



Minutes #193

(Adopted February 8, 2022)

City of Seattle/University of Washington Community Advisory Committee (CUCAC)

Tuesday, June 8, 2021

6:30 p.m. – 7:30 p.m.

WebEx

Attendees/CUCAC Members:

Don Blakeney	Kerry Kahl
Julie Blakeslee	Kay Kelly (phone)
Douglas Campbell	Colleen McAleer (phone)
Ashley Emery	Amanda Winters
John Gaines	Katy Ricchiuto

Staff and Others Present:

Sally Clark	University of Washington
Shane Ruegamer	University of Washington
Kevin Klustner	University of Washington
Nelson Pesigan	City of Seattle Department of Neighborhoods

1. Welcome and Introductions

Nelson Pesigan opened the meeting. Brief introductions followed.

The May 11, 2021, minutes was not adopted due to lack of quorum.

2. Public Comments

There were no public comments.

3. Campus Master Plan Site W27

Shane Ruegamer, Senior Project Manager for the Project Delivery Group presented an overview of the Campus Master Plan Site W27.

A map orientation of the location of the West Campus along with the major boundaries was presented.

The primary goal of the project is to establish the tone and character for all West Campus. The site will create a project through innovation and design quality and incorporating the Pacific Northwest spirit and its indigenous heritage. The site will foster a lively urban environment with a mixture of arts and culture, retail, and gathering spaces for students, staff, and partners to interact. The developer is Wexford Development

A planning view of the site was shown to reinforce the campus gateway and public realm. It is a key gateway to the northeast corner of the west campus. A development map was shown to summarize the zoning requirements of the site. Site 27 is limited to 200' in height with active edges that need to be addressed (Burke-Gilman, Green Streets of Brooklyn, University Ave). The criteria are to activate the ground floor and be engaging to pedestrian traffic and accessibility to Burke-Gilman trail.

The project vision for Site W27 includes up to 340,000 sq. ft. of lab, office, classrooms, and meeting space that will foster collaborations with industry, government, and the University. The site will house the UW Clean Energy Institute (CEI), an interdisciplinary research unit that supports the advancement of next-generation technology, and the Northwest Institute on Material Physics, Chemistry, and Technology (NW Impact), a joint research center for UW and the Department of Energy's Pacific Northwest National Labs (PNNL).

The balance of the building will be developed for private and public tenants that have research and/or products and services aligned with UW's education and research mission.

A diagram was shown that summarizes the Campus Master Plan criteria for the site including the required setbacks, midblock crossings, allowable gross square feet, and perimeter zones to accommodate daylight and views. The diagram also shows the cross-directional study of the maximum 200' height building with up to thirteen floors.

John Gaines asked if there are any requirements for the floor ceiling height, Shane noted that there are not any requirements, and it is all about building heights. The focus of the preliminary diagram of the building is open and engaging the users of the building.

The overall project vision is to create an inside and outside relationship with the building and community spaces and corner activation to engage the ground level and enhance the connectedness of the building.

The early building concept includes having the upper floors dedicated to larger tenants for laboratory and office spaces. The first two floors that are engaged in the ground would be a combination of areas that draws the public into the building (i.e., community spaces or art spaces, retail, café, where the public could engage with the occupants).

Shane Ruegamer noted that the concept of setting up the building by breaking down its mass is to allow light and views and to accommodate the natural grade of the area and create a shared space among users of the building.

Doug Campbell asked about building security and Shane Reugamer mentioned that the first two floors will be accessible to retail spaces and the current details are being reviewed.

Shane Ruegamer commented about the landscape opportunity through the Burke Gilman trail improvements. There will be upgrades to pedestrian pathways to make them identifiable and an accessible path from the University. The UW grounds maintain the Burke Gilman trail.

Shane Ruegamer mentioned that the UW partnered with Wexford as the developer for the project. The final approval will be presented to the Board of Regents in the fall. The project team is currently pursuing its due diligence in reviewing the sites and it is working with UW to identify logistics and program. The target date of the presentation to the Board of Regents in mid-November.

After the Board of Regents presentation, an early permit process goes to the City of Seattle. The project schedule is at a two-year construction sequence with a groundbreaking scheduled in July 2022.

4. Committee Deliberation/Q&A

John Gaines commented that it is great to see the first level diagram and schematic design and the landscaping vision for the site. John would like to see at the next meeting is the manifestation of the vision and goals and any substantive information the project team would like to present and share with the Committee.

Douglas Campbell commented about the allowable target percentage of the site and if it complies with the maximum building height and floor area. Julie Blakeslee commented that the development site is under the 340,000 sq. ft. limit and it is about close to the allowed maximum.

Don Blakeney commented about the future development and asked if there is any other complimentary work that is happening along the greenway and the Brooklyn green street and would like to know about future opportunities in understanding the connections. Don also inquired about circulation in the future.

Sally Clark mentioned that the UW does not have any separate budget projects for developing green streets and it gets developed project by project.

Don Blakeney asked if there is a place that shows the vision for Brooklyn, south of 44th that exists as part of the UW Campus Master Plan. Julie Blakeslee commented that there has not been any recent development. There is a section in the development standard that highlights a few different streets.

Don Blakeney added that applying the lens of the Ave and Brooklyn will be interesting to investigate to encourage folks who may want to live or move in the area.

5. New Business

John Gaines commented about any topics for the upcoming meetings.

Sally Clark noted that the UW is to present an Annual Report at the next meeting.

Kerry Kahl commented that the Board of Regents is set to approve the five-year capital project plan and it will be good for the Committee to get a presentation overview.

Sally Clark noted that the following items for the upcoming meetings will be the Annual Report presentation, the Board of Regents five-year capital project plan, any other building project updates including the Engineering building. UW is also ready to present another building project at the September meeting.

Sally Clark added that the Health and Science building has gone through the CUCAC review and would like to invite CUCAC to have a tour of the building in the upcoming meetings.

John Gaines commented that if there is no urgent project to present, canceling the July meeting and reconvening in August and September to discuss what Sally Clark proposed as possible agenda items.

Sally Clark noted that any new updates to the W27 site and the detailed ground floor site plans may be presented at the September or October meeting.

Douglas Campbell inquired about in-person meetings in the future and Nelson Pesigan noted that due to the current Governor's proclamation, all City boards and commissions meetings are being held virtually until further notice.

6. Adjournment

Nelson Pesigan adjourned the meeting at 7:25 p.m.