

U District Alliance Proposed Comments on UW CMP - October 2018

The U District Alliance for Equity and Livability (UDAEL) (see list on p.3) views the Seattle City Council's Resolution 31839 as an important first step towards mitigating environmental, livability and equity impacts of the University of Washington's (UW) Campus Master Plan (CMP). We ask that the Council, in balancing the UW's institutional needs with equity and livability, consider the additional changes listed below to clarify and strengthen the CMP resolution.

Affordable Housing

The resolution creates a requirement that the UW make a commitment to affordable housing by building 450 units by 2028. The Council did not adopt a proposal to make the UW subject to the Mandatory Housing Affordability requirements for its development.

While the Council did not address the problem of housing cost burdens faced by existing UW employees, it did accept UDAEL's unchallenged analysis that there will be at least 944 new UW employees in households earning less than 80% of AMI and 322 earning less than 50% of AMI. When considering Academic Student Employees and Postdoctoral Scholars, the number is significantly higher. Moreover, the Council recommended a condition that UW provide 450 housing units, with the assumption that UW employees will double up in each unit. This is an unreasonable and unworkable assumption for many reasons. The Alliance calls on the Council to amend the resolution with the following conditions on the UW:

1. To increase the requirement from 450 to at least 1,250 total affordable units to ensure that UW employees with the greatest housing cost burdens will qualify for affordable housing that suits their household size.¹
2. To require the UW housing to include a mix of housing sizes to accommodate families, and to provide childcare onsite for housing.
3. To set an intermediate goal for the UW of producing 450 housing units by 2023.
4. To specify that half of the affordable units be near or on campus, and half be within 45 minutes of campus by public transit and located in transit-oriented development. This would give employees a choice on whether to live on or near campus, and possibly reduce the cost of the required housing.
5. To require that employees and residents be represented in decisions on where to locate housing, and how housing should be constructed, maintained and administered.
6. To require the housing must be non-profit or publicly owned so rents are held affordable in perpetuity (not just 12 to 15 years, or the term of the loan). This prevents

¹ The UW EIS (3.8-27) assumes that students will average two per household. The Resolution uses a similar assumption for staff without evidence that staff can or will live together.

for-profit developers from raising rents to market rates after their investors are paid off and in the case of transferring public land under HB 2382, reaping private equity from land that was previously in public hands.

7. To require that UW contribute more than just land to the effort. They should actually provide the housing.

If the UW does not meet these housing benchmarks, SDCI shall not issue further master use or building permits until the respective benchmarks are achieved.

Transportation

On the environment and livability, the Alliance supports the conditioning of the CMP on reducing the single-occupancy vehicle (SOV) rate to 12 percent, reducing the parking cap to 9,000 spaces and improving bike facilities and pedestrian/bike routes through campus. The Alliance asks that the Council add the following provisions to strengthen and clarify the Council's intentions:

1. **Parking Cap:** As the UDAEL proposed in its December 2017 oral and written comments to the Hearing Examiner, require the UW to include the 750 spaces that support the UW in the old Safeco Building as part of their parking supply. This makes particular sense as 50% of the growth in the UW Master Plan will be on the West Campus, close to the old Safeco Building parking garages. It is our understanding that the 750 spaces are not now included in the existing parking cap.
2. **Residential Parking Zones** – neighborhoods around the UW are concerned that limits on UW parking should be combined with a strong RPZ program for surrounding neighborhoods. Given that the UW is the largest employer in NE Seattle, the UW should be required to pay the total cost of RPZs in residential neighborhoods within the primary and secondary impact zones.
3. **Bicycle/Pedestrian Improvements:** Strike the word "potential" from Potential Bicycle Improvement Strategies and require the University to commit to specific improvements without the caveat "as funding allows". Specifically, Strategy 6, "Improve the capacity of the Burke-Gilman Trail as defined in the Burke-Gilman Design Concept plan" and strike the term "as funding allows" and add "by 2021." This would be in concert with the UDAEL's original petition to the City Council.
4. **Bike Parking:** Strategy 7 should read "Provide adequate bike parking supply to serve specific demand in all four quadrants of the Campus." Strategy 8 should read "Improve quality and security of bike parking through investments to expand covered and high-security parking, lighting, bike lockers and shower facilities in all four quadrants on Campus to meet demand."

5. The Alliance recommends keeping the requirement for achieving a 12% SOV rate by 2024, following the recommendation of the Hearing Examiner. While the UW has now committed to providing UPasses to represented employees, more than half of UW employees and students will not receive an employer-paid UPass in the foreseeable future without a firm deadline on the UW to achieve the 12% goal. In addition, a large percentage of UW employees present and future will not be using the north Link Light Rail since they commute from other areas, so tying the 12% SOV goal to the light rail extension is irrelevant for a majority of UW employees.

Zoning – the Alliance supports CUCAC’s position on height limits for two UW parcels (W22 and W37) at the north end of the University Bridge.

Child Care Vouchers – the Alliance requests that the Council include goals for a joint City-University study and program to institute a child care voucher program for UW employees.

Resolutions on Childcare, Priority Hire, Local and Minority/Women-owned businesses and Renegotiating City-University Agreement (CUA). The Alliance requests an addition to these recitals:

“Whereas the City requests that the University of Washington include a report on progress towards the goals of the above resolutions on City of Seattle priority areas of Childcare, Priority Hire, Local and Minority/Women-owned businesses and the renegotiation of the City-University Agreement in its annual report to the City of Seattle (required by the existing City-University Agreement), and that the UW and the City should widely publicize the annual progress report each year.”

The Alliance looks forward to further Council discussion of these conditions and would welcome the opportunity to answer questions and provide more information at a future Committee or Council meeting.

U District Alliance for Equity and Livability - Amer. Assoc. of Univ. Professors (AAUP)-UW Chapter, Beacon Hill United Methodist Church, Church Council of Greater Seattle, Coalition of Immigrants, Refugees and Communities of Color (CIRCC), Eritrean Association in Greater Seattle, Feet First, Laborers Local 242, Low Income Housing Institute (LIHI), M. L. King County Labor Council, Puget Sound Sage, Roosevelt Neighborhood Association, Seattle Building Trades Council, Seattle Human Services Coalition, SEIU Local 925, SEIU 6, SEIU Health Care 1199NW, Sierra Club, Teamsters Local 117, Transit Riders Union, United Students Against Sweatshops, UAW Local 4121 (Academic Student Employees and Postdoctoral Scholars), Univ. District Community Council, UNITE HERE (Hotel) Local 8, UW Faculty Forward, UW Young Democrats, Wallingford Community Council, WA Community Action Network, WA Federation of State Employees Local 1488, WA State Nurses Association