

JOINT STATEMENT OF GOALS AND POLICIES OF THE CITY OF SEATTLE  
AND THE UNIVERSITY OF WASHINGTON

The University of Washington and the City of Seattle, in fulfilling their primary missions, recognize that each has a common interest in working cooperatively to resolve those issues of mutual interest arising from the development of the University of Washington campus within the confines of the City of Seattle.

The City recognizes that the University of Washington has a responsibility to all of the people of the State of Washington and, indeed, to the region and the nation, in carrying out its education and research programs and its programs of public service. The City recognizes that the presence of the University of Washington within the confines of the City of Seattle has contributed enormously to the cultural, social and economic well-being of the City. The University recognizes that in fulfilling its missions it has an impact upon the City of Seattle and particularly upon the communities which surround the campus. The impact of the University on its surrounding communities is positive in many ways, including the easy availability of its cultural and educational programs to the residents of the surrounding communities, the University-dependent jobs and businesses created by its presence, the aesthetic quality of its campus grounds and buildings which have caused it to be called one of the most beautiful university campuses in the world, the quality and diversity of its faculty and staff and their families, many of whom have made important contributions to the quality of life in the surrounding communities. The University recognizes that the fulfillment

of its missions may also have adverse impacts upon the City and its surrounding communities by such things as the generation of additional vehicular traffic in the vicinity of the University campus, affecting housing patterns in the general area surrounding the campus, affecting neighborhood patterns and land-use policies by the location of University facilities off the campus. At the same time, the surrounding communities support and complement the activities of the University, contribute to the quality of the environment and to the institution's overall viability.

This Joint Statement, then, is to define certain areas wherein the University, in its planning and development, may fulfill its mission in such a way as to continue to enhance the positive impact upon the City as a whole and particularly upon the surrounding communities, and at the same time minimizing any adverse impact it may have by working cooperatively with appropriate City agencies and community groups in order that problems may be identified at the earliest possible stage and that, where necessary, mitigating actions can be taken to maximize positive impacts and minimize adverse impacts upon the City and particularly by the communities surrounding the University, and to promote the health and vitality of the residential, business and academic communities. In turn, the City and community should endeavor to plan and develop in a manner which contributes to the quality of the University environment, complements the mission of the University and minimizes any adverse impacts. Following are statements of principle and goals which the University and the City will jointly (or individually where appropriate) seek to implement wherever possible:

A. Campus size. Before undertaking any new capital construction, the University will consider remodeling existing facilities as an alternative; examine the use and scheduling of existing facilities, identifying any deficiencies or surpluses which may substantiate the lack of need or the need for additional space or facilities; identify feasible operational modifications designed to utilize existing facilities more effectively; and strive to meet recognized spatial standards. Prior to acquisition of land for construction purposes, the University will consider the policies in Section B through the public process set out in Section G, including the feasibility and environmental implications of constructing new facilities on its existing land holdings; with the assistance of the City and the Community Advisory Committee, identify any off-campus facilities or sites, either private or public, which might be available and appropriate for University uses; and consider the financial and operational feasibility of and environmental implications of locating new facilities to off-campus locations outside the greater University District area as an alternative to new on-campus construction.

B. Land use and acquisition policies. The University, in planning and allocating its uses of land to satisfy its teaching, research and public service missions, shall make every effort (1) to maximize the positive impact and minimize the adverse impact of such use upon the surrounding area and to locate uses in areas compatible in size and nature with the immediately surrounding area; (2) to locate facilities in areas which will minimize the need for travel unless such location will result in other impacts greater in magnitude than those related to



transportation; (3) to limit non-University uses on the campus to those activities which are compatible and supportive of the University's missions and which will have a minimum adverse impact on the adjacent community; (4) to plan and develop the University's shoreline in a manner consistent with the Seattle Shoreline Master Program and the Shoreline Management Act; (5) to limit the leasing of off-campus facilities in accordance with a published policy (attached) which restricts leasing off campus to those uses which are compatible with the general area and which are not appropriately located on campus because of inadequate capacity or incompatibility; (6) to acquire additional land adjacent to the campus only in accordance with a published University land acquisition policy (attached) which designates established campus boundaries within which the University plans to consolidate its holdings and to provide relocation assistance in accordance with state laws; any changes in such plan will not be made until such proposed changes have been subjected to the review provided for herein; (7) to comply fully with the Seattle Shoreline Master Program and all applicable state and federal laws and regulations, including provision of relocation assistance to a suitable location in accordance with the Master Program and applicable state law where a shoreline dependent use is displaced; (8) to dispose of University-owned land, to the extent possible, for such uses as are in accord with City land use controls and in the best interest of the University and the surrounding community.

C. Site development and design policies. The University and the City will continue to develop and redevelop their facilities in a manner

which shows a high regard of aesthetic and environmental quality, and to this end the City and the University will develop a mechanism for community input at appropriate points in the design process of major facilities. It will continue to preserve major campus open space areas of recognized aesthetic, recreational and historical value, such as the Arts and Sciences quadrangle and the Rainier Vista mall, and will identify and preserve selected buildings, landmarks and natural features of recognized architectural, historical and environmental value. The University's General Physical Development Plan will give full consideration to the City's official general development policies and land use controls and the character and needs of the communities. The City's official general development policies and land use controls will give full consideration to the University's General Physical Development Plan and the character and needs of the communities. The City and the University will coordinate landscaping plans in order to assure the attractiveness and continuity of the campus and the adjacent areas.

D. Transportation policies. Using as a basis the University of Washington transportation policy (attached) and the City's transportation goals (Seattle 2000 Report), the City and the University will cooperatively plan and manage their resources in order to minimize the adverse impact of transportation on the campus and the adjacent areas.

The University will continue to examine the use of its facilities in order to determine areas or operational strategies which will reduce travel need and to diminish demand upon transportation corridors especially

those now at or beyond capacity, and more efficiently use existing transportation facilities. The University and the City will consider the energy and transportation consequences of all operational and planning decisions and, wherever possible, provide for modes of travel other than the automobile, in order to reduce private automobile use. The University and the City will advocate non-automobile modes of transportation, with the exception of carpooling, as a basic policy. The University and the City will work with Metro to improve the level of service to the University of Washington general area with emphasis on University community needs. The City will aggressively enforce on- and off-street parking regulations in order to minimize the adverse impact of parking on communities surrounding the University. The University of Washington will, wherever possible, consolidate and reduce the existing parking pool to reallocate land for other uses. University parking regulations and rate structure will be designed to encourage alternative modes of transportation such as carpooling and transit to, from and within the University.

E. Housing policies. The University and the City agree that University housing needs will be met primarily by the private market. When these needs are not met by the private market, cooperative public-private development either with funding from non-University or University sources will be explored. Should this option also be proved to be inadequate, self-sustaining and/or subsidized University housing, as necessary and appropriate, will be considered.

The highest housing priority of the University will be to maintain the current number of University-owned, low-income family

housing units. Consideration will be given to providing additional low-income housing units as financial resources permit. The City shall cooperate with the University in every way in identifying resources to develop additional low-income housing.

The University and the City will cooperate with the private sector so that it may provide student, staff and faculty housing serving the University population without unduly disrupting established community patterns. The University will not knowingly list any rental accommodations in its housing office which do not comply with applicable city codes and ordinances.

The City recognizes that it is the University's policy to allow all students, staff and faculty to have the freedom of choice in selecting housing accommodations.

The University and the City will endeavor to preserve residential neighborhoods having a variety of housing types within close proximity to the University campus. The City and the University will encourage the development and maintenance of private housing accommodations in the University area that will be of service to students, faculty and staff. Such housing accommodations should be consistent with neighborhood scale and character. The City will identify and pursue ways in which public improvement programs may provide amenities which enhance residential neighborhoods in the vicinity of the University.



The City will assist in providing rehabilitation information assistance upon request and continue to pursue and advocate changes in lending practices of lending institutions which will increase the opportunity for housing rehabilitation and code compliance within the University area. The City will enforce the Fire Code and safe exit provisions of the Housing Code. On a complaint basis, the City will enforce the Housing, Building and Zoning Ordinances.

F. University-Community interface policies. The City and the University recognize that the presence of the University of Washington campus has many favorable impacts upon the surrounding area which undoubtedly encouraged the establishment and growth of the nearby residential and business areas. At the same time, the University and the City recognize the need for sensitivity as to the effect of the University decisions on the needs and goals of the surrounding communities. Finally, the City and the University recognize a need to increase citizen sensitivity to the obligation of the University to serve not just the local community, but the City, the State and the region, and that, being an agency of the State of Washington, the University has an obligation to all of its citizens in determining its policy and program needs. Therefore, the City and the University will cooperate with the Community Advisory Committee and representatives of the surrounding residential and business communities throughout the planning process whenever actions are being proposed which could materially affect those communities.



G. City-Community advisory structure. A Community Advisory Committee shall be established jointly by the City and the University composed of one designee each selected annually by organizations representing the Montlake, Ravenna-Bryant, University District, University Park, Wallingford and Laurelhurst residential communities, the University District business community; one, at-large, unaffiliated residential area outside the aforementioned neighborhoods but within those areas which are affected by the University (e.g., Capitol Hill, Eastlake, etc.), who will be selected annually by the City; and one representative each of the University faculty, the undergraduate students, and the graduate and professional students who will be selected annually by the University. The City and the University administration will provide staff members to act as staff to the Committee and as liaison with their respective employers.

The purpose of the Community Advisory Committee shall be to advise the City and the University on the orderly physical development of the greater University area; to encourage the provision of adequate City services to the University and adjacent community and business areas; to assist the University and the City in preserving the many positive aspects of the University's presence in the community; to review and comment upon potential adverse effects of removing aspects of University programs from the University campus; and to assist in the protection of the adjacent community and business areas from the adverse effects of University and City actions.

APPENDIX A

LIST OF UNIVERSITY "ACTIONS" Subject to City and Community Review

1. Major actions, policies and/or policy revisions related to:
  - a. Transportation and parking
  - b. Housing
  - c. Land acquisition
  - d. Capital budgets
2. Campus and sub-area physical development plans, including review of scope of work of major planning studies.
3. Proposals for new buildings or wings and remodeling involving change in use of existing buildings except for those projects qualifying as categorical exemptions under the State Environmental Policy Act Guidelines.
4. Proposals for major transportation facilities and programs, including parking structures or lots with a capacity greater than twenty spaces; roads, trails and paths with direct off-campus connections; campus transit services utilizing City streets and/or equipment, and car and vanpool programs and incentives.

5. Land acquisition, leasing or disposition, except for leases involving less than 4,000 a.s.f. of building space when the proposed use of such space is consistent with City zoning.

LIST OF CITY "ACTIONS" Subject to University and Community Review

1. Major actions, policies or policy changes related to:
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  - b. Land use, building and housing regulations applicable to University development and facilities
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UNIVERSITY OF WASHINGTON

TRANSPORTATION POLICY

Excerpt from Board of Regents' Minutes September 28, 1973

RESOLUTION

WHEREAS, the Board of Regents recognizes that the University of Washington generates substantial commuter, business, service, tourist, and visitor traffic and that the University therefore has a responsibility to participate with the City of Seattle, the communities surrounding the campus, and other governmental agencies in the development of both short- and long-range transportation plans, and

WHEREAS, the President appointed an ad hoc Committee on Transportation Policy in September 1972, pursuant to a Board of Regents resolution of August 18, 1972, to develop a recommended transportation policy, and

WHEREAS, the committee after receiving input from throughout the community has submitted its report to the President, and the Board has considered the committee's report and the recommendations of the President,

THEREFORE, BE IT RESOLVED, that the Board of Regents (1) accepts the report of the ad hoc Committee on Transportation Policy dated May 14, 1973 and commends that committee for its major contribution to University planning, (2) approves in principle the goals and policies set forth on pages 4 through 10 of the report (see Appendix A) and (3) in order to begin implementation at an early date, requests the staff to prepare specific recommendations for Board consideration based on the following guidelines relating to University transportation policy:

1. Transportation priorities from most to least desirable are (1) walking, (2) bicycle, (3) bus, (4) car pool, (5) car with driver only, and (6) motorcycle.
2. The University's operating and planning staff should give a high priority to transportation considerations in assessing the environmental impact of new facilities and the use of facilities in connection with new academic programs.
3. In order to minimize the need for intra-campus use of private vehicles, efficient facilities should be developed for the movement of people and the delivery of goods and services.



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transportation priorities from most to least desirable are (1) walking, (2) bicycle, (3) bus, (4) car pool, (5) car with driver only, and (6) motorcycle.

University's operating and planning staff should give a high priority to transportation considerations in assessing the environmental impact of new facilities and of the use of facilities in connection with new academic programs.

Efforts should be made to minimize the need for intra-campus use of private vehicles, efficient systems should be developed for the movement of people and the delivery of goods and services.

4. University staff should cooperate with local governmental agencies, surrounding communities and representatives of student, faculty and staff interested in developing air quality information and improved transportation plans and programs to lessen the impact of motor vehicles on the University area and its environment.
5. The number of parking spaces for commuters and visitors should not be increased; these parking spaces should be consolidated to minimize the total land utilized for parking, and as alternative means of transportation and financial feasibility including parking revenues permit, the total number of parking spaces should be reduced.
6. To improve the esthetic quality of the campus, all feasible methods should be pursued to eliminate or minimize parking from the campus.
7. The University should not operate transportation systems outside the campus, except for service transportation needed for the achievement of the University's principal missions.
8. The University should encourage and assist where necessary the development of practical alternative and innovative means of transportation for commuting students, faculty, staff, and visitors.
9. Any parking fee schedule adopted shall take into consideration special uses of parking facilities (i. e., car pools, needs of the handicapped), the type of facility, and the costs of providing parking facilities, and shall be consistent with the foregoing guidelines.

UNIVERSITY OF WASHINGTON  
LAND ACQUISITION AND LEASING POLICY  
1975-77 BIENNIUM

Policy Guidelines

(1) These policy guidelines on land acquisition and leasing apply to the greater University District area, that is, the area contiguous or close to the University of Washington campus including Wallingford, University/University Park, Ravenna/Bryant, Laurelhurst, Montlake, Portage Bay-Roanoke and Eastlake.

(2) These guidelines shall not restrict the acceptance of any gift, bequest or proffered deed of land or real estate.

(3) These guidelines apply only to the University of Washington and University-affiliated agencies or organizations for which the University of Washington Board of Regents has administrative authority.

(4) These policy guidelines and the declared boundaries included herein will be regularly reviewed every two years in conjunction with the University's biennial capital budget request. The University of Washington will solicit review of and comment on these policy guidelines and its declared boundaries from concerned persons and residential and business groups in addition to consultation with University faculty, staff and students before recommending changes to them.

Land Acquisition

(1) The land acquisition program of the University of Washington for the 1975-77 biennium, that is, July 1, 1975, to and including June 30, 1977, within the greater University District area as specified in these policy guidelines, will be limited to consolidation of land holdings within its declared boundaries. The University's "declared boundaries" are indicated on the map accompanying these guidelines.

(2) The parcels of land within the University's declared boundaries which might be purchased are designated as "lands planned for purchase" or "lands which may be purchased."



(3) By identifying "lands planned for purchase" and "lands which may be purchased," the University does not mean to imply that all or any of the affected properties within these declared boundaries will actually be purchased during the 1975-77 biennium. These designations are meant only to indicate the University's planned or potential interest.

(4) "Lands planned for purchase"--These properties will be sought by the University. These parcels have been included in the University's General Development Plan and are programmed in the 1975-77 Budget Request.

(5) "Lands which may be purchased"--Purchase of these properties is not planned in the 1975-77 biennium but will be considered if the property is offered for sale and if needs are identified which cannot be met more economically or in an environmentally superior manner by the development of existing University landholdings.

(a) Academic and research activities of the University of Washington will be located within University facilities within the declared boundaries whenever possible excepting facilities requirements made necessary by agreements with affiliated hospitals and other programs involving specialized teaching and research.

(b) Before a decision to purchase any of these properties is made, the University will consult with appropriate residential and business groups, students, and faculty and conduct an assessment of the environmental effects of the proposed purchase and planned use of the property.

#### Leasing or Renting

(1) The University of Washington will limit its real property leasing to the use of office and/or research spaces or land as necessary to carry on the University's educational, research and community services programs which cannot be accommodated within existing University facilities. This means that prior to considering leasing or rental agreements, the University will make reasonable attempts to locate academic and research activities within available and suitable University facilities.

(2) When existing University facilities are not available or suitable for these uses, the University will make reasonable attempts to lease real property for academic and/or research and related office uses in areas where the University-related activity is a use compatible with the existing uses in the area surrounding the proposed lease location.

(3) When needed land or office space for academic and/or research and related office uses cannot be leased in an area with which the University use is compatible, or when a proposed change in a current lease or rental agreement might result in a use which is not compatible with the surrounding areas, the University will consult with appropriate residential and/or business groups in the affected areas to determine what, if any, impact such a proposed lease or change of lease would have prior to making any final decision.

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