



Minutes #196

(Adopted TBD)

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

Tuesday, February 8, 2022

6:30 p.m. – 8:00 p.m.

WebEx

Attendees/CUCAC Members:

Jorgen Bader	Kerry Kahl
Don Blakeney	Kay Kelly
Julie Blakeslee	Colleen McAleer
Douglas Campbell	Katy Ricchiuto
Ashley Emery	
John Gaines	

Staff and Others Present:

Sally Clark	University of Washington
Julie Knorr	University of Washington
Lara Sirois	University of Washington
Nelson Pesigan	City of Seattle Department of Neighborhoods
Patty Camacho	City of Seattle Department of Neighborhoods

1. Welcome and Introductions

Nelson Pesigan opened the meeting. Brief introductions followed.

2. Public Comments

There were no public comments.

3. Haring Center Temporary W35 Site

Lara Sirois presented the Haring Center Temporary W35 site. The presentation can be found [here](#).

Lara is currently working on a design-build project to renovate the Haring Center. The Center is an early education unit that focuses on experimental and educational methodologies with the focus on birth to kindergarten. The Haring Center is a small, single-story building that needs a major renovation. The core program will be temporarily relocating to the W35 parking lot during the construction period. Six portable units will be installed in the parking lot. Accessibility, parking, safety, open space, and circulation are in place around the area to accommodate the staff, parents, and children.

Katy Ricchiuto asked about circulation and if public parking is going to change on Boat Street for the bus pick-up and drop-off. Lara Sirois mentioned that there has been discussion and coordination with Seattle Public Schools and SDOT on how to address street parking.

Lara Sirois mentioned that the construction on the site will begin in May and the installation of the portables will happen in the summer. The goal is to have the portables ready to move into in August to allow a minimum of two weeks to get settled before the school year starts. The renovated Haring Center should be ready to move back in December 2023 or January 2024.

John Gaines asked about the improvements to the Haring Center that requires the serge space. Lara Sirois mentioned that much of the interior will be renovated, and the construction will be extensive. There was a predesigned report that was conducted that identified because children at the Center have various disabilities including sensory issues, it was determined that a different location for the program during renovation is necessary.

Lara Sirois mentioned that the Center's renovation includes bringing it up to the current energy code for thermal performance, including new windows and wall installations and other interior work.

4. University District Station Building

Julie Knorr presented the University District Station Building. The presentation can be found [here](#).

The goal of the presentation is to provide a review and status update of the building.

The UW occupancy of the building is estimated begin in January 2025. The goal for the occupants is to reduce the off-campus leases and consolidate them in this building; most will be administrative capacities.

John Gaines asked how the UW chose the development partner. Julie Knorr commented that the UW along with its expanded development partners went through a RFQ process which was typical for all the design partners.

John Gaines asked about the appeal of the development partner, Lincoln Property. Julie Knorr noted that the partner has innovative and collaborative solutions including building design sustainability as well as an expert partner in the Seattle area.

The construction of the building will begin this fall and end in the summer of 2024. Julie Knorr mentioned the UW has control of the building scale, tenant improvement, and design of the building. At a certain point, the building design refinement goes to Lincoln Property.

Julie Knorr noted that there has been some evolution of the interior space of the ground floor. There will be sections on the ground floor for a public lobby and retail space which has yet to be programmed or tenant identified.

Don Blakeney asked if the UW plans to expand the lobby as part of the public facing area or a separate business that is affiliated with UW. Julie Knorr noted that the idea would be separate due to a grade change.

Colleen McAleer asked about the glass and glare design of the building and if there have been any studies that was integrated along with the design. Julie Knorr noted that there was an initial solar study that was done, and the focus is more on the interior experience and the energy usage of the building rather than the glare. Julie Knorr mentioned that she will further research if building glare were studied.

Julie Knorr commented about an ongoing collaboration between the UW, Lincoln Property, and the community regarding the important aspects of an open public space. Currently, the idea is to have a mixture of greenery and an open area to show public art and public safety.

Doug Campbell asked about the space is different from the UW Tower courtyard space. Julie Knorr noted that they are not too dissimilar in scale and the intent of the space will be more programs and events.

Don Blakeney commented that he would like to partner with UW to make this open space more vibrant and successful.

Doug Campbell asked if the park is controlled by the developer regarding security and safety. Julie Knorr noted that the developer will be responsible for the building and maintaining the pocket park site.

Colleen McAleer asked if a public restroom facility is part of the development of the light rail station. Julie Knorr noted that it was mentioned to Lincoln Property and understand that there are logistical challenges. As the retail component is being programmed and developed, the design team will learn more on how to utilize the space.

Doug Campbell commented that UW should pursue creating a public restroom for that space as a service to the community since UW has the ground lease. UW needs to have its employees want to come to work in the U District and a lack of a public restroom in the U District is a problem.

Jorgen Bader commented about showing where the Metro Buses are along the streets of the building for the public. Julie Knorr commented that she will relay the information to Lincoln Property. The streetscape is more of a Sound Transit element than a Lincoln Property element.

Don Blakeney and Doug Campbell commented if any of the building design studied wind patterns. Julie Knorr noted to check if wind pattern studies were conducted.

5. Committee Deliberation

Doug Campbell made a motion to have CUCAC recommend that UW should rent space from the developer to provide a public restroom in the station building, and Colleen McAleer seconded. The Committee voted and the motion was adopted. The vote was 6-1.

Don Blakeney suggested that he would like to explore this further to understand how logistically this would work in the space.

Nelson Pesigan will work on the language regarding the recommendation letter from the Committee about the public restrooms.

Julie Blakeslee commented that this is the 3rd presentation of the project to the Committee, and this will be the last presentation for the building. The project is now at the City's Design Review process.

Sally Clark noted that all the documents and presentations about this project is available for review at the City's Design Review webpage. Nelson Pesigan will provide and share the link to the members

6. Adjournment

John Gaines adjourned the meeting at 7:48 p.m.

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