

Puget Sound Regional Council
2002 Regional Growth Centers Report

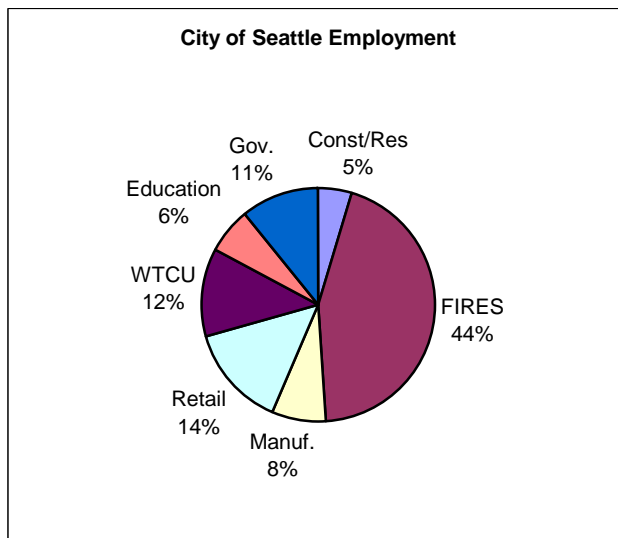
SEATTLE UNIVERSITY COMMUNITY REGIONAL GROWTH CENTER

Community Context

Founded in 1869, the City of Seattle is located on Puget Sound in the State of Washington, 113 miles south of the U.S.-Canadian border. Seattle is the leading commercial, cultural and advanced technology center of the U.S. Pacific Northwest, and a major port city for trans-Pacific and European trade. Surrounded by mountains and water, the greater Seattle area features abundant recreational opportunities year-round. With a 2000 population of more than 563,000, and spread over 84 square miles, the city is the region’s largest and most diverse in terms of population, economic activity, and transportation options.

Seattle City-Wide Snapshot	
Area (square miles)	83.8
Population (2000)	563,374
Population per square mile	6,723
Employment (2000)	503,104
Employees per square mile	6,004
Housing units (2000):	270,524
Employees per housing unit	1.9

*Source: 2000 U.S. Census, Washington State Employment Security Department
 Puget Sound Regional Council*



The majority of employment in the city of Seattle is devoted to Finance, Insurance, Real Estate, and Services. This sector provides 44% of all the city's employment. Retail provides 14% of the city's employment. Other major job sectors include Wholesale trade, Transportation, Communication, and Utilities (12%), and Government (11%).

Comprehensive Plan

Seattle's *Toward a Sustainable Seattle* comprehensive plan, originally adopted in 1994, was developed to accommodate 72,000 new residents, a range of 131,400 to 146,600 new jobs, and between 50,000 and 60,000 new households by the year 2014. The plan uses an "Urban Village" strategy to preserve the best qualities of the city's distinct neighborhoods. The strategy combines small changes in the city's development pattern with a more complete and competitive intermodal public transportation system. The preferred overall pattern and character of development in the city will be achieved through directing growth to Urban Villages, where conditions and infrastructure can best support increased densities. Dispersed growth along arterials and in other areas not considered conducive to pedestrian and cohesive community development and is discouraged. The overall intent of the strategy is to focus future development in Urban Village locations in order to protect existing single-family areas.

As part of this strategy, the City has designated five major Regional Growth Centers, along with a number of smaller Urban Villages, to absorb much of projected growth. The plan specifically recognizes the relationship of its designated Regional Growth Centers and Manufacturing Industrial Centers to regional guidance contained in King County's Countywide Planning Policies, and contains a stated policy to meet the density criteria they contain. All of the Regional Growth Centers and Urban Villages are planned to be vibrant, active areas, with a mix of housing, retail, cultural, educational, and employment opportunities. The plan assigns 45 percent of future household growth (22,500 – 26,700 households) and 65 percent of job growth (85,410 – 95,500 jobs) to the five larger Regional Growth Centers. In addition, the plan designates two Manufacturing/Industrial Centers, Ballard Interbay Northend, and Duwamish. Although the city has no housing goals for these MI Centers, they are expected to absorb approximately 10 percent of new jobs (13,140 – 14,660 jobs).

The Seattle University Community Regional Growth Center

Background

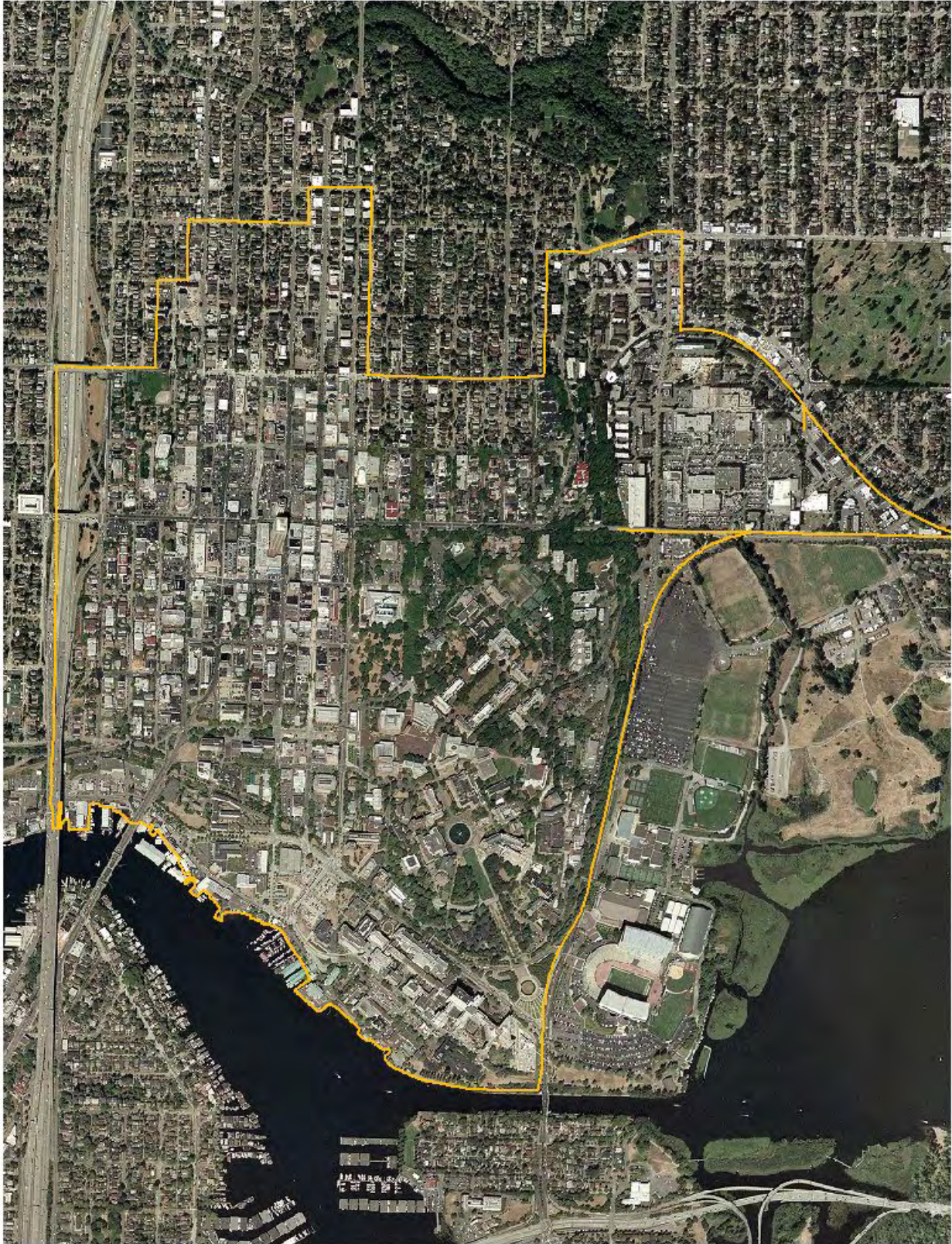
The area that is now known as the University District, or University Community, was largely undeveloped when Seattle annexed it in 1891. It was opened up to development in 1888 when a University District stop was included on Seattle, Lakeshore and Eastern Railway's service to Sumas. With the move of the University of Washington from its downtown site to its new campus, the University Community grew rapidly. Between 1895 and 1909, ten subdivisions were platted in the vicinity of the University. Following a succession of tremendously popular world's fairs around the world in the late nineteenth and early twentieth centuries, local civic boosters successfully developed plans for a fair in Seattle intended to promote the region's economic and cultural ties to Alaska, the Canadian Northwest, and the Pacific Rim. In the summer of 1909, the Alaska-Yukon-Pacific Exposition took place on the grounds of the University of Washington. The fair shaped the campus and surrounding area in ways that are visible today, creating the Rainier Vista and Drumheller Fountain, and a series of landscaped boulevards linking the campus to the surrounding community. The famous firm of Olmsted Brothers, whose plan influenced all later designs for the campus, did landscaping for the fair. Today, the University Community is still most heavily influenced by the presence of the University of Washington, which covers over one-third of the land in the Regional Growth Center. The UW's large number of students gives the entire neighborhood its young orientation. The intellectual and artistic life of the campus is reflected in the cultural events, galleries, bookstores and films on and around the university.

Center Planning and Implementation

Like its fellow Regional Growth Centers, the University Community Regional Growth Center has an adopted community plan that contains specific policies and development priorities for two separate University District Northwest and Ravenna Urban Villages within its boundaries. As the center grows, community members envision adding a mix of condos, townhouses and duplexes that junior faculty and middle-class families can afford. Other goals include softening the edges between the UW campus and the neighborhood by encouraging more faculty and staff to visit shops and restaurants on University Way Northeast, also known as "The Ave," and by welcoming more neighbors onto the campus.

An important first step toward the revitalization of the flagging retail district along the Ave began with the commencement of construction in June 2002 on "streetscape" improvements. The project features wider sidewalks, consolidated bus zones, bus-bulbs for passenger loading, a new street light and signal system, pedestrian level lighting, a new watermain, drainage and landscaping improvements, and urban design and art enhancements. The primary goals of the project are to improve pedestrian safety and mobility, to improve transit speed and reliability and to upgrade the street character through urban design and art enhancements. The project, which is expected to take approximately 15 months to complete, will meet community objectives identified in the University Community Regional Growth Center Neighborhood Plan.

See the aerial photo on the following page for a depiction of the University Community Regional Growth Center.



Population, Housing, and Employment

The University Community center had a year 2000 population of 19,512, an increase of 8% from the 1990 figure of 18,060. Housing units increased 9% in the 10-year period, from 6,342 in 1990 to 6,899 in 2000, and households also increased, from 6,066 in 1990 to 6,626 in 2000. The city's population target for the center is 21,013 and its household unit target is 13,791. As of 2000 the center had reached 92.9% of its population target and 48.0% of its household target.

With the increase in population and housing from 1990 to 2000, the University Community center also saw an increase in densities, with population increasing from 15,011 to 16,388 persons per square mile, housing units increasing from 8.2 to 9.1 units per gross acre, and households increasing from 7.9 to 8.7 per gross acre.

The center contained some 32,781 employees in 2000, compared with an employment target of 39,927. This places the center at 82.1% of its target as of 2000. The employment target is consistent with the Regional Council's *VISION 2020* employment guideline, which established 15,000 jobs as the minimum level of employment for a center. With its 32,781 employees, the University Community center had an employment density of 43 employees per gross acre in 2000. This compares with the *VISION 2020* density guideline of 25 employees per acre. If the center retains its current size and achieves its target jobs, it would reach an employment density of over 52 employees per acre, over doubling the *VISION 2020* guideline.

Seattle University Community Regional Growth Center Population, Housing, and Employment			
	1990*	2000	Target
Population	18,060	19,512	21,013
Persons per square mile	15,011	16,388	—
Housing units	6,342	6,899	—
Housing units per gross acre	8.2	9.1	—
Households	6,066	6,626	13,791
Households per gross acre	7.9	8.7	18.1
Employment	2,8692	32,781	39,927
Employees per gross acre	—	43	—
Employees per housing unit	4.52	4.75	—
* Employment data is for 1995			

Source: US Bureau of Census, City of Seattle Comprehensive Plan

Seattle University Community Regional Growth Center Employment by Sector (2000)	
<i>Sector</i>	<i>Percent</i>
Const/Res	0.38%
FIRE/Manuf.	9.45%
Retail	11.71%
Services	8.77%
WTCU	0.82%
Education	68.34%
Government	0.53%
Total	32,781

Source: Washington State Employment Security Department

Land Use, Character & Urban Form

The center contains approximately 762 acres, divided into 120 blocks averaging 4.9 net acres (6.4 gross acres) in size, as opposed to about two acres for a traditional, pre-auto era downtown. The large parcels that comprise the university significantly skew this figure. The average of the balance of blocks is much smaller, at around 2.0 acres in size. Most blocks in the center have developed service alleys. Land use is varied in the center, with over 50 percent of the area associated with employment producing land uses, and about 14 percent devoted to exclusive multifamily and single family housing use. If the comprehensive plan's growth targets are met, the center will have 39,927 jobs, and 13,791 households. In 2000 there are 120 blocks compared with the 134 blocks reported for 1995. The average block size remained largely the same, with an average of 4.7 acres in 1995, compared to 4.3 acres in 2000.

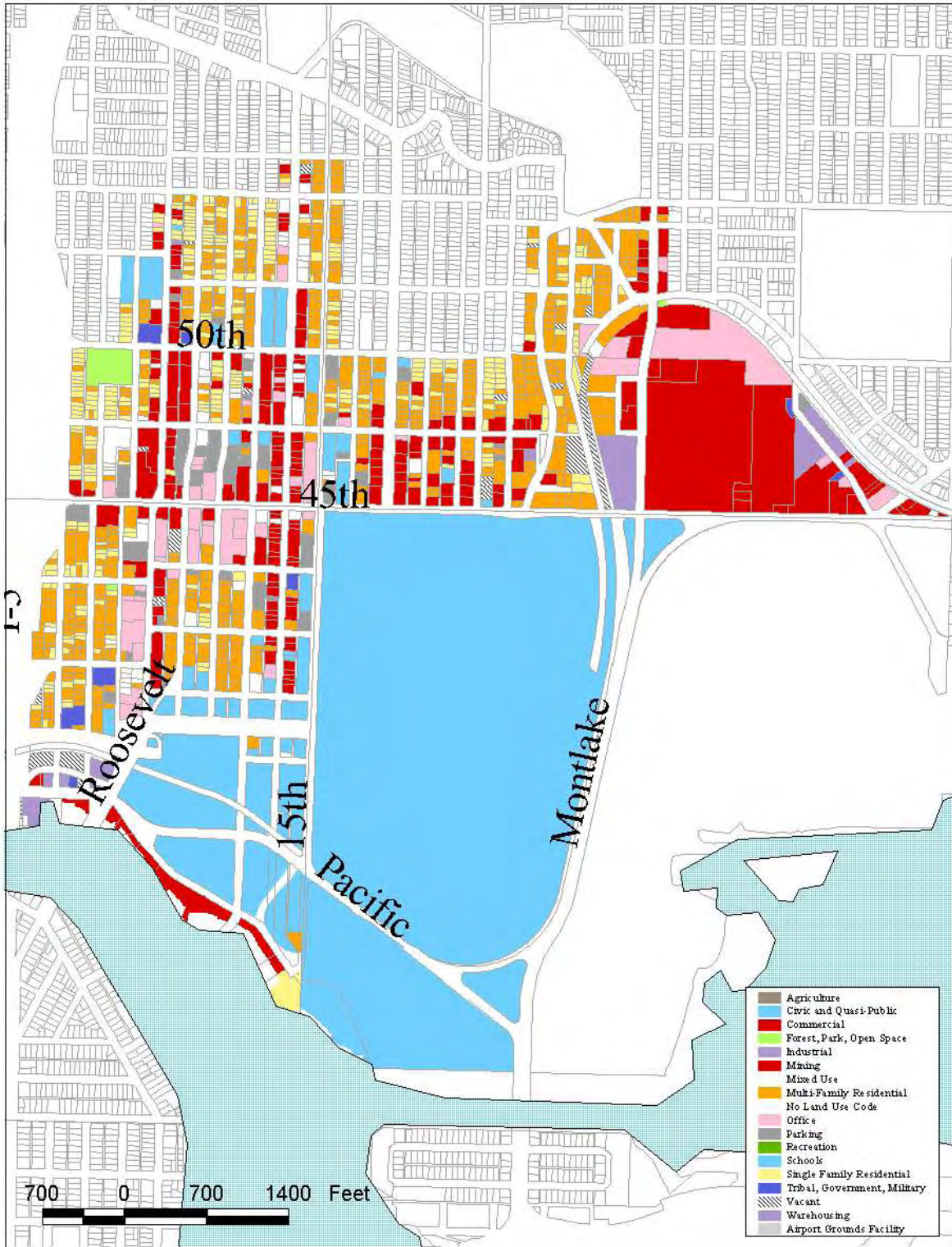
Seattle University Community Regional Growth Center Character and Urban Form	
Total area (acres)	762
Number of blocks	120
Average block size (net acres)	4.9
Number of parcels	1,368
Average parcel size (net acres)	0.43
Road network (linear miles)	32.78
Intersection density (intersections/acre)	0.23

Source: Puget Sound Regional Council

Existing development in the Regional Growth Center is typically two stories with both on-street, and off-street parking. Most blocks in the Regional Growth Center have sidewalks, and many have street trees, landscaping, and other amenities that support walking. The center has 1,368 parcels with an average size of 0.43 acres. Again, the university skews this average size. There are 32.78 miles of roadways in the center, with an average of one intersection per every 4.35 acres.

See the map on the following page for a depiction of future land uses in the Seattle University Community Regional Growth Center.

University District Urban Center (Current Land Use)



The University of Washington dominates the University District Regional Growth Center - the campus occupies nearly a third of the entire Regional Growth Center.

Seattle University Community Regional Growth Center Existing Land Use	
	Percentage
Civic/Quasi-public	1.22%
Commercial	10.66%
Parks/Open Space	0.75%
Industrial	0.11%
Mixed Use	0.78%
Residential – Multi Family	9.35%
Office	2.94%
Parking	1.39%
Schools	32.48%
Residential – Single Family	3.62%
Government/Military	0.39%
Unknown (No Data)	34.52%
Vacant	0.87%
Warehousing	0.95%
Total	100%
Employment Related Land Use	50.28%
Residential Related Land Use	13.75%

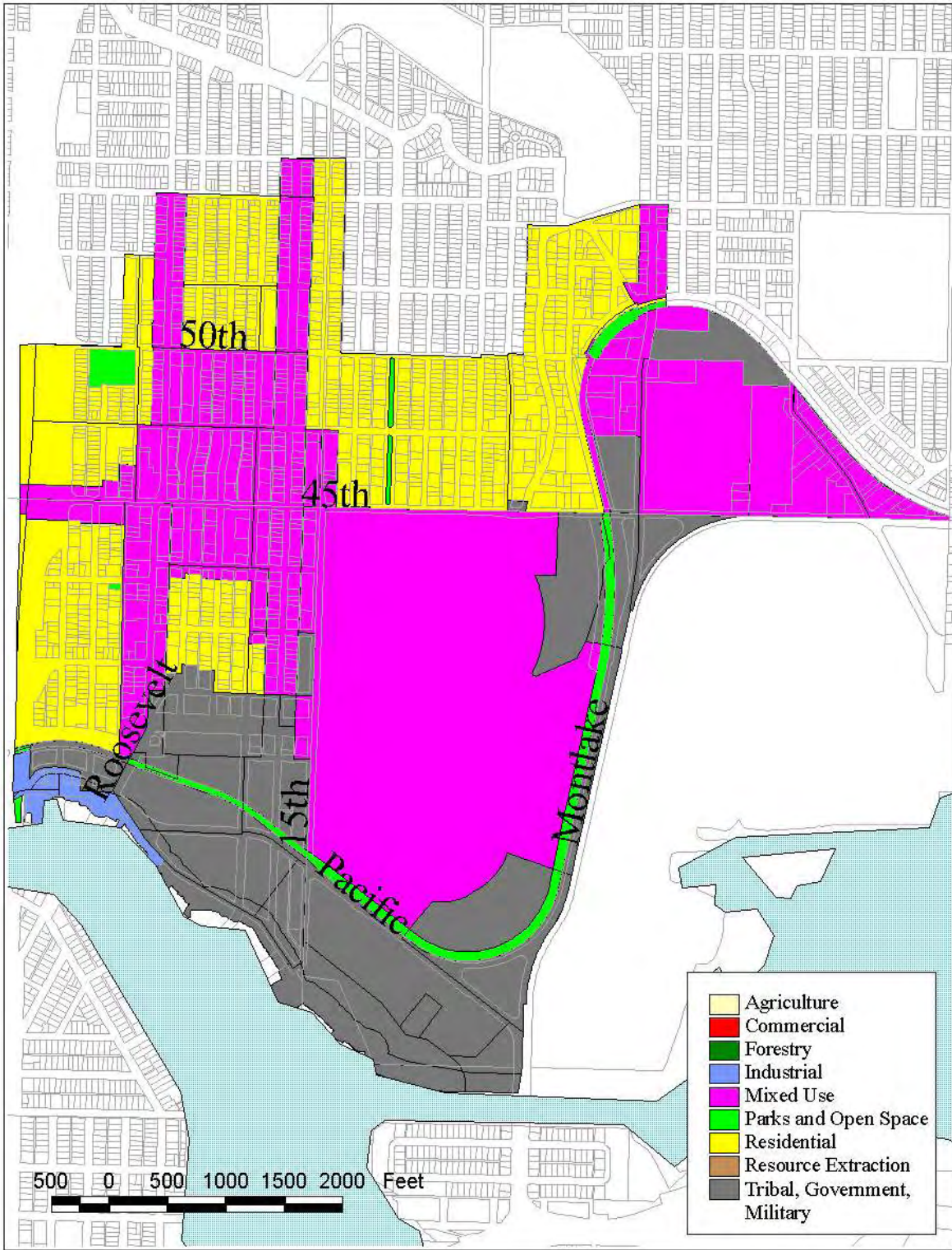
Source: King County Assessor, Puget Sound Regional Council

The University of Washington dominates the University District Regional Growth Center, occupying nearly a third of the center’s land area. The western portion of the center is characterized by a wide range and mix of commercial and residential land uses. King County lacks current land use data for approximately one third of the parcels in the center.

Planned future land use was derived from the land use element of Seattle’s comprehensive plan. According to the city’s plan, there are two mixed-use designations: one allows multifamily residential and commercial uses according to development standards established for urban villages, and one allows a similar mix of uses developed at standards designed for non-village areas. These designations account for nearly half of the parcels in the center. Institutional, residential and other designations round out planned land use in the center.

See the map on the following page for a depiction of future land uses in the Seattle University Community Regional Growth Center.

University District Urban Center (Future Land Use)



Seattle University Community Regional Growth Center Future Land Use	
	Percentage
Commercial/Mixed Use in Centers/Villages	43.29%
Commercial/Mixed Use not in Centers/Villages	2.25%
Industrial	0.55%
Major Institutional	22.83%
Multi-Family Residential Areas	21.60%
Public Open Space	2.95%
Single Family Residential Areas	6.53%
Total	100%

Source: *Seattle's Comprehensive Plan – Toward a Sustainable Seattle (2000)*

Transportation and Access

The University Community Regional Growth Center has a wide variety of transportation routes and options. It lies adjacent to and is served by several major regional transportation corridors. Interstate 5 lies just to the west, and provides two exits serving the center at NE 45th and NE 50th Streets. State Route 520 crosses Lake Washington and joins I-5 just south of the center. The center has a fine grid of east west streets and north south avenues, providing a wide variety of route choices. Major city arterials providing access to and passing through the center include 23rd Avenue East, Eastlake Avenue East, and 10th Avenue East from the South, and Roosevelt Avenue NE, University Way NE and 15th Avenue NE from the north. 25th Avenue NE and Sand Point Way NE provide access from the north and east. NE 45th and NE 50th Streets provide primary east west movement and access to the freeway system. NE Pacific Street provides access to the southern portion of the center, (defined by Portage Bay, the Montlake Cut and Lake Washington), the Montlake Bridge, and State Route 520. The Burke Gilman Trail, an important regional multimodal trail, runs along the eastern and southern boundaries of the center, providing a non-motorized transportation route.

University Way NE and 15th Avenue East are the primary transit corridors, served by 108 express, local, and shuttle transit routes. The community and the city have long planned a high capacity transit light rail hub station adjacent to the university on 15th Avenue NE between NE 43rd and NE 45th Streets. A connection from the University Community center is not included in the revised Sound Transit Phase I proposal, which has its northernmost station located at Convention Place in downtown Seattle.

The center is served by 42 separate transit routes, which operate an average AM peak frequency of one bus approximately every 26 minutes. Frequent express routes run to downtown Seattle and downtown Bellevue during peak periods. Sound Transit, Metro Transit, and Community Transit provide service.

Seattle University Community Regional Growth Center Transit Routes and Frequencies (AM Peak Period)			
Item	Route #	Destination	Freq
1	7	UW-CBD	16.11
2	9	UW-Rainier	29.20
*	7/9	UW	10.00
3	25	Laurelhurst	30.00
4	31	Magnolia	30.00
5	43	Capitol Hill-UW-CBD	15.23
*	43/43tb	Cap Hill-UW	12.10
6	44	Ballard	11.63
7	45	Queen Anne	30.00
8	46	Ballard	30.00
9	48	Loyal Heights-MLK Way	12.96
*	48	Columbia City	22.00
*	48	Rainier Beach	30.00
*	48	EXPRESS	35.00
10	65	Lake City	23.08
11	66	CBD	30.10
12	67	Northgate	22.50
*	66/67	Roosevelt Corridor	13.83
13	68	Northgate	30.00
14/15/16/17	70-73	Eastlake Local Service	12.00
*	71-73	CBD-UW Express	7.50
*	71	Wedgewood	30.00
*	72	Lake City	30.00
*	73	Jackson Park	30.00
*	73	Roosevelt	30.00
18	74	NOAA	30.00
19	74x	NOAA	30.00
20	75	Ballard	27.69
*	75/75tb	Lake City	20.69
21	78	Jackson Park	30.00
22	79	Lake City	29.50
23	133	Burien	30.00
24	167	UW	26.00
25	197	UW	18.33
26	205	UW	51.00
27	243	BTC	34.00
28	271/271tb	UW	15.00
*	271	Issaquah	30.00
29	272	Eastgate	30.00

Seattle University Community Regional Growth Center Transit Routes and Frequencies (AM Peak Period)			
Item	Route #	Destination	Freq
30	275	Kingsgate	25.67
31	276	Redmond	39.67
32	355	Shoreline	22.50
33	370	Aurora	47.33
34	372	Woodinville	18.22
35	510	Everett	30.00
36	511	Lynnwood	30.00
37	850	Lynnwood	38.75
38	855	Lynnwood	19.13
39	860	Mariner	30.20
40/41	870/875	Edmonds	27.00
42	880	Mukilteo	29.67
			26.15

Source: Puget Sound Regional Council, Community Transit, Everett Transit, Kitsap Transit, Metro Transit, Pierce Transit, Sound Transit

Transit Station Areas

Phase 1 of Link Light Rail was initially defined to include 2 stations in the University Community Regional Growth Center. One would be located in the vicinity of 15th Ave NE and NE 45th Street (north campus) and another south of the main campus in the 15th Ave NE / NE Pacific St vicinity. Depending on the alternative routes currently being considered to connect downtown Seattle with the University District, the south campus station location could change. The south campus station would be further west along Pacific Street under the Eastlake route option and further east (serving Husky stadium) under the Montlake route option. The University District would also be served by the Roosevelt Station to be located either in the vicinity of I-5 / NE 65th St or Roosevelt / NE 65th St. Sound Transit continues to investigate route options to extend the initial segment of light rail to the University Community. Light rail service is projected to start in 2009. It is undetermined whether the connection to the University District would be completed by that date.

Seattle University Community Regional Growth Center Parking Requirements			
	Min.	Max.	
Multi family	Varies	Varies	
Office	1	-	Per 1000 sf
Retail (general)	1	-	Per 350 sf
Restaurant, other	1	-	Per 100 sf

Source: PSRC Survey: Application of Physical Design Guidelines in Regional Growth Centers, 2002

Regional Growth Center References and Contacts

Seattle's Comprehensive Plan: Toward a Sustainable Seattle: A Plan for Managing Growth 1994 – 2014, City of Seattle, 1994. (Updated January 2001)

University Community Regional Growth Center Neighborhood Plan
(Adopted 11/16/98, Ord. 119231)

Tom Hauger 206-684-8380

Denis Meier 206-684-8270