

University of Washington Master Plan

Seattle Campus



SEMI-ANNUAL REPORT

APRIL 2004

Preface

This document is the first Semi-Annual Report on the development of the Seattle Campus under the University of Washington Master Plan, Seattle Campus as approved with conditions by the Seattle City Council in December of 2003. In addition to reporting on the conditions of approval as outlined by the Campus Master Plan (CMP), it also responds to the reporting requirements as directed by Ordinance 121193, the First Amendment to the 1998 City University Agreement adopted by the City Council in June of 2003. This report covers the entire year of 2003. Future reports will cover six month periods from January to June and July to December.

Annual reports regarding the development on the Seattle Campus have been issued each year since the adoption of the first General Physical Development Plan (GPDP) in 1985. Pursuant to the passage of the CMP and the First Amendment to the 1998 Agreement, the reports will now be issued on a semi-annual basis from 2003 until 2007 and will be issued on an annual basis thereafter. As directed by the ordinance, the reports will be submitted to the Seattle Department of Planning and Design, the City Council and the City University Community Advisory Committee (CUCAC).

This report was compiled by staff in the Office of Regional Affairs and the University of Washington Capital Projects Office.

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This report can be printed from the web and is posted on the web at www.washington.edu/community

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SECTION 1 Development

A. STATUS REPORT ON ALL ONGOING DEVELOPMENT

The development report in this section focuses on the development that is occurring under the new Campus Master Plan (CMP). Two projects approved under the previous plan, the General Physical Development Plan (GPDP), are currently under construction. The projects include the Conibear Shellhouse (site 60E) and the Bioengineering and Genome Science Building (Site 48S). Because these projects were approved under the previous plan and are using square footage approved under the GPDP, they are not reported on in this document.

1. Capital Budget Request for 2003-2005

The University of Washington is committed to maintaining an environment that fully supports our fundamental mission of providing education, research, and service. The projects included in the 2003-2005 Capital Budget Request to the State Legislature reflect the University's long term capital strategy to address the restoration and preservation of core campus facilities and infrastructure.

The University of Washington did not request state funding for the building of any new buildings on campus in the 2003-2005 Capital Budget Request. The funds requested from the state were for building renewal and up-grades.

**TABLE 1
2003-05 Capital Budget Request**

State Funded Projects	2003-2005 State request
Preservation Projects	
Johnson Hall	\$50,353,000
Urgent Deferred Renewal/modernization	\$50,000,000
Campus communications infrastructure	\$5,000,000
Guggenheim Hall	\$3,312,000
Architecture Hall	\$2,634,000
HSC H Wing-infrastructure	\$4,997,000
Major Renovation	\$1,000,000
Emergency power Expansion, Phase II	\$14,461,000
TOTAL STATE REQUEST for SEATTLE CAMPUS	\$131,757,000

2. Sites Chosen for Development Under CMP

Table 2 below shows CMP sites that have been approved for development by the University of Washington Capital Facilities Committee (CFC) for development. In each of these cases the CFC has assigned the site to the department or school. Once assigned, the school or department is able to hire architects to review the building program and begin to raise funds for the building project.

**TABLE 2
Campus Master Plan Chosen Sites**

PROJECT NAME	CMP Site	GSF	Program Description	Anticipated Schedule for Construction to begin
Research and Technology	27W	145,000	Academic	January 2005
West Campus Parking Garage	68S	300 to 500 stalls	Transportation	February 2006
Educational Outreach	34W	55,000	Academic	Not known at this time
Business School	4C	272,000	Academic	Not known at this time.
Golf Driving Range	57E	22,500	Academic	Not known at this time

3. Sites Under Construction or Projects Completed During Reporting Period

There were no CMP approved sites under construction or completed during this reporting period.

Table 3 below shows the amount of approved development capacity by sector of the campus. The last column in the chart shows the amount of development capacity that has been used as of this reporting period.

**TABLE 3
Development Capacity By Campus Area**

Campus Area	% of Total Campus Development Capacity in Campus Area	Permitted GSF Development	% of Development Capacity constructed as of this report
Central	53%	1,590,000	0%
West	29%	870,000	0%
South/Southwest	13%	390,000	0%
East	5%	150,000	0%
TOTAL	100%	3,000,000	0%

B. PROPOSED PROJECT DEVELOPMENT CHANGES AND MAJOR AND MINOR PLAN AMENDMENTS

1. Proposed Project Changes

There have been no project changes during this reporting period.

2. Major and Minor Plan Amendments

There have been no major or minor plan amendments to the CMP during this reporting period.

C. IDENTIFIED CHANGES IN ENVIRONMENTAL IMPACTS AS A RESULT OF CHANGES TO THE PROPOSED DEVELOPMENT SCHEDULE SET FORTH IN THE MASTER PLAN

The approval of the CMP gave the University the ability to develop 3 million square of feet of space during the life of the plan. Page 84 of the CMP describes the development process and discusses the difficulty in determining a development time table for projects and which site will be developed during what time period on the campus over the life of the plan. The development schedule as set forth in the CMP says the following:

“Based on past development trends, need and funding sources, it is anticipated that during the life of the plan the University will build approximately 600,000 gsf of new buildings every biennium up to 3 million gsf. However, there may be some biennia where the development is less than 600,000 gsf or more than 600,000 gsf.”

The development schedule, as anticipated in the EIS and defined in the CMP above, has been followed and consequently no direct, indirect or cumulative adverse environmental impacts have occurred.

SECTION 2 Housing and Jobs

A. THE NUMBER OF JOBS ADDED THROUGH UW LEASING IN THE UDNUCV

In 2003 the University added 15,884 square feet of space to its leasing inventory within the Primary and Secondary Impact Zones. At the end of 2002, the University leased 532,634 gsf and at the end of 2003 the number was 548,518. Eighty-six percent (86%) of University leasing within the Primary and Secondary Impact Zones is within the University District Northwest Urban Center (UDNUCV). The additional square footage of space leased by the University during 2003 brought an additional 67 employees into the district, bringing the total number of UW employees working in leased space in the UDNUCV to 1,744.

The employment estimate above is based on a survey of all occupants of leased space within the UDNUCV. For those occupants who did not respond to the survey, employee counts were estimated based on the square feet per employee for other respondents. This employment estimate is based on head counts.

B. A DESCRIPTION OF EFFORTS THE UW HAS MADE TO FACILITATE, INFLUENCE, PROMOTE AND ENCOURAGE THE CREATION OF HOUSING INCLUDING FACULTY AND STAFF HOUSING OPTIONS

The University has made several efforts in the past year to further the development of more housing in the U-District:

1. The University testified in favor of extending the Multifamily Tax Credits to the University District. Over 1/3 of University faculty and staff have household incomes at 60-80% of median income. These tax credits could help stimulate production of much needed housing for this group of employees.
2. The University surveyed all faculty and staff about their interest in employee housing. The survey found that affordability & proximity to campus were the two most critical factors for employees when deciding where to live. Seventeen percent of respondents said that they would be interested in purchasing a condominium in the U-District. The final report on this survey will be done in April of 2004 and will be shared with housing developers and community members to show that there is an interest and a market for development of work force housing in the University District.
3. The University recently signed a letter of intent to lease space within a new building developed by UNICO at 42nd & 15th. This building will include 32-64 housing units with rents that will be attractive to faculty and staff. The University's role as an anchor tenant helps to make construction of this building financially feasible and enables these new housing units to be built.
4. The University participates in the Hometown Home Loan Program. This program offers UW employees a series of discounts on loan fees, escrow, title, and related financing costs. Additional benefits are available to households with modest incomes and located in the City of Seattle. Since bringing this program to campus in 1998, more than 1500 UW employees have taken part. Over 70 of these were first time home buyers.

C. CITY’S REPORT ON THE PROGRESS OF HOUSING DEVELOPMENT IN THE UDNUCV

Section II.D.2 of the 1998 Agreement as amended, requires that the City provide to UW the following information for inclusion in UW’s semiannual reports to the Department of Design Construction and Land Use, the City Council, and the City/University Community Advisory Committee:

- a report on the progress of housing development in the UDNUCV, including the number and type of units built, the jobs/housing balance in the area, and progress in meeting City housing and jobs targets in the UDNUCV

The following information was provided by the City of Seattle. Please contact Mark Troxel (mark.troxel@seattle.gov) for more information.

Progress of Housing Development in the UDNUCV

Number and types of housing units built in the UDNUCV. DPD permitting data indicates the following projects are complete or under construction. If completed per plans, the projects shown on Table 6 will add approximately 328 residential units to the UDNUCV and its immediate vicinity.

**TABLE 4
Recent or Pending Residential Projects in the UDNUCV**

Address	Status per online permitting data
4707 12 th Ave. NE	Active application. Project #2205331 to construct 98 units of congregate housing.
4726 11 th Ave. NE	Completed in Feb 2002. Project #9902119. 75 apartments.
4751 12 th Ave. NE	Active application for Project #9900308, but no building permit was issued. Existing structure is boarded up and property is for sale.
5110 40 th Ave. NE	Project 2201710. Active building permit 732542. 10 units associated with the Ronald McDonald House.
5200 Roosevelt Way	Project 2102513. Active building permit 729786 for 18 MF units. Unclear whether rentals or condominiums.
905 NE 45 th St.	Under construction. Projects #2002807 & 2005211 for 125 residential units in mixed use building with retail, restaurant and customer service office.
4218 Pasadena Pl NE	Add two units to existing triplex
4546 Roosevelt Way NE	Demolish single family residence and change use to vehicle sales
5252 Brooklyn Ave NE	Change single family residence to two-unit townhouse
1409 NE Boat St.	Demolish existing floating home and construct new two-story floating home

Jobs/housing balance in the UDNUCV. Seattle’s Comprehensive Plan of 1994 set forth targets for new jobs and housing units to be achieved by 2014. The Comprehensive Plan Update¹ of 2003 examined progress toward these 2014 targets. Note that the latest available data on job growth in Seattle’s urban villages is from 2001, while data on new housing units is available as of 2003. This may postpone an accurate description of the jobs/housing balance until the third report under this schedule.

Progress in meeting housing growth targets in the UDNUCV. The University District Northwest Urban Center Village had achieved 32% of its 2014 growth targets as of July 2003. Table 7 presents information on housing growth in the University Community Urban Center, and in two of its constituent urban villages.

TABLE 5
Housing Growth Targets in the University Community Urban Center, University District Northwest Urban Center Village and Ravenna Urban Village

	UCUC	UDNUCV	Ravenna
Net units built 1995-2003:	647	527	139
20 -year growth target:	2110	1630	480
% of growth target achieved:	31%	32%	29%
Unbuilt units permitted at 7/2003	171	23	146
% of growth target achieved if all permitted units are built:	39%	34%	60%

Progress in meeting jobs growth targets in the UDNUCV. Table 8 presents information on housing growth in the University Community Urban Center, and in the University District Northwest Urban Center Village and the Ravenna Urban Village. Ravenna experienced the fastest growth, in terms of percentage, than any other Seattle neighborhood, but only gained 739 jobs over the period from 1995 to 2001. The UDNUCV gained 1,005 jobs over the period, 34% of its 2015 growth target.

TABLE 6
Covered Jobs in the University Community Urban Center, University District Northwest Urban Center Village and Ravenna Urban Village

	UCUC	UDNUCV	Ravenna
Number of jobs in 2001:	34,181	8,146	2,005
20 -year growth target (1995-2015):	36,886	10,141	1,966
% change from 1995 to 2001	20%	14%	58%
% of growth target achieved:	68%	34%	106%

¹ Department of Planning and Development, *Monitoring Our Progress: Seattle’s Comprehensive Plan* (2003).

SECTION 3

Transportation

A. RESULTS OF THE ANNUAL CAMPUS TRAFFIC COUNTS AND SURVEY RESULTS FOR THE CAMPUS AND BIENNIAL UNIVERSITY DISTRICT AREA ESTIMATES

1. Annual Campus Traffic Counts

Since 1983, the number of vehicles entering and exiting campus has been monitored for one week in October each year. Historically, this was done to determine the University's adherence to the 1983 agreement with the City of Seattle, which placed limits on the total number of vehicles that could enter campus during the morning peak period, the total number of vehicles that could exit campus during the afternoon peak period, and the total number of vehicles entering and exiting campus over a 24 hour period. Beginning in 2003, following the adoption of the Campus Master Plan (CMP), new limits were placed on campus vehicle trips replacing the old limits. Whereas the 1983 agreement limited the total number of vehicle trips to and from campus, the CMP limits the trips of faculty, staff, and students.

The 2003 Campus Master Plan specifies a set of monitoring and reporting activities that should be undertaken to measure performance of the University's Transportation Management Program (TMP). This program includes the Annual Campus Traffic Count, the results of which can be found at www.washington.edu/upass/. This seventy page report retains continuity with past reports. However, in 2003 there was an increase in the number of locations in East Campus included in the count. The extent to which apparent trip growth is attributable to this change in methodology is described in the report.

In 2003 there were 7,010 morning peak period inbound vehicle trips (of those 210 were from new locations in East Campus) and 9,290 afternoon peak period outbound trips (of these 374 were from new locations in East Campus). The total 24-hour count was 62,370 (with 3,686 of these trips associated with new locations in East Campus.)

As the figure on page 2 of the Annual Campus Traffic Count report shows, the 2003 24-hour count of vehicle trips surpassed the 2002 24-hour count. However, this apparent increase was due to the change in methodology, which added new locations in East Campus to the locations counted in previous years. Without the change in methodology, the number of vehicle trips to and from campus in a 24-hour period decreased between 2002 and 2003.

2. Campus and Biennial University District Area Estimates

The CMP was approved by the City in June of 2003 with conditions limiting vehicle trips and monitoring of those trips. In general, these conditions were consistent with those placed on the earlier University of Washington General Physical Development Plan. A change in the conditions is that the CMP vehicle trip cap will limit only vehicle trips of faculty, staff and student in the peak periods, peak directions. Previous limitations and monitoring were focused on all vehicle trips in the peak periods, peak directions. This change in conditions requires a change in the vehicle estimation mechanisms.

A CMP vehicle trip model that uses information about travel and parking behavior of employees and students was developed to estimate the commute trips to the U District in 1990 and to compare them with subsequent years. The model uses information about the

population of employees and students in the U District and trip factors gathered from a third party survey of this population to estimate vehicle trips. The model was compared to previous monitoring mechanisms and found to be consistent. The model has been revised to reflect the best available data, has been thoroughly reviewed by City staff and has been found to be a reasonable mechanism to monitor the performance of the University's TMP and its attainment of transportation limitation goals.

Based on the CMP vehicle trip model, trip estimates for "U District Trips" and "Campus Trips" were made. The model shows that the University is still under its CMP trip caps.

**TABLE 7
CMP Trip Estimates**

	AM Peak to U District	Inbound to Campus	PM Peak from U District	Outbound from Campus
CMP Cap	10,020	7,877	10,481	8,488
2003 Vehicle Trip Estimates	8,735	7,464	9,263	7,887
Percentage (under) over CMP Cap	-13%	-5%	-12%	-7%

B. PROGRESS MADE IN THE TRANSPORTATION MANAGEMENT PROGRAM

Since 1991 the U Pass program has provided the campus community with an array of flexible, low cost transportation choices. Despite 12 years of population growth, University related peak hour traffic levels today remain below 1990 levels. Over three fourths of the campus population commutes using an alternative to driving alone. Because the U Pass program reduces vehicle trips, the university has saved over \$100 million in avoided construction costs of new parking spaces. The U Pass program prevents roughly 8.2 million vehicle miles traveled and 3,300 tons of carbon dioxide from being emitted annually. Below are two charts showing the commuting mode choices for the faculty, staff and students at the UW. As the figures below show, significant progress has been made towards decreasing the percentages of UW employees who drive alone to work.

COMMUTING MODE CHOICES

(PERCENTAGES)

	FACULTY	STAFF	STUDENTS	WEIGHTED AVERAGE
	'89 '02 '	89 '02 '	89 '02	'89 '02
PUBLIC TRANSIT	11 24	25 36	21 39	21 36
CARPPOOL/VANPOOL	11 16	15 15	9 9	10 11
BICYCLE	9 9	6 5	9 4	8 5
WALK	7 6	6 4	31 31	23 22
OTHER	2 2	4 2	4 2	4 2
DRIVE ALONE	60 43	44 38	25 16	33 24

DRIVE ALONE COMMUTING

(PERCENTAGES)

	FACULTY	STAFF	STUDENTS	WEIGHTED AVERAGE
PRE U-PASS				
1989	60	44	25	33
POST U-PASS				
1992	50	37	13	23
1994	52	38	13	24
1996	57	40	15	26
1998	55	40	16	25
2000	54	39	16	25
2002	43	38	16	24

For a complete update on the UW Transportation Management Program and its success in meeting the TMP, please see the fifteen page "2003 U Pass Report" at www.washington.edu/upass/news_and_reports/upass_reports/annualreport2003.pdf

(The biennial U-PASS Survey results represent a sampling of faculty, staff and students. The next U-PASS Survey will be conducted in the Fall of 2004.)

SECTION 4

Leases, Purchases, and Gifts of Real Property

A. CITY REPORT ON COMMERCIAL REAL ESTATE CONDITIONS AND UDNUCV PROGRESS TOWARDS REACHING THE HOUSING PLAN GOALS

Section II.D.2 of the 1998 Agreement, as amended, between the City of Seattle (City) and the University of Washington (UW) requires that the City provide to UW the following information for inclusion in UW's semiannual reports to the Department of Design Construction and Land Use, the City Council, and the City/University Community Advisory Committee:

- a report on commercial real estate conditions, including lease rates and vacancy rates in the University District Northwest Urban Center Village (UDNUCV) compared to other areas;

The following information was provided by the City of Seattle. Please contact Mark Troxel (mark.troxel@seattle.gov) for more information.

Commercial Real Estate Conditions

Apartment vacancy rates. Table 8 presents vacancy and rental rates for the University District along with several other Seattle neighborhoods for comparison.² The boundaries of the University District as reported differ from the boundaries of the University District Northwest Urban Center Village. Comparable neighborhoods shown on the table include neighborhoods of similar density or urban form (Capitol Hill/Eastlake, First Hill, and Beacon Hill) and nearby Northeast Seattle neighborhoods (Greenlake/Wallingford and North Seattle).

The University District's Fall 2003 vacancy rate of 11.4% was similar to that in some comparable neighborhoods, but sharply higher than rates for the preceding two years. Table 9 presents vacancy rates for all units in the University District since Spring 2001.

² Patty Dupre, Dupre+Scott Apartment Advisors, *Central Puget Sound Real Estate Research Report*, Vol. 54 No. 2, Fall 2003.

TABLE 8
Market Vacancy/Actual Rent by Neighborhood and Unit Size

University District:	Capitol Hill/Eastlake:	Beacon Hill:	First Hill:	Greenlake/Wallingford:	North Seattle:
All units: 11.4%/\$812	All: 5.6%/\$816	All: 6.0%/\$793	All: 9.3%/\$791	All: 10.3%/\$956	All: 6.9%/\$766
Studio: 6.7%/\$629	Studio: 5.8%/\$662	Studio: 9.2%/\$476	Studio: 8.2%/\$627	Studio: 8.4%/\$762	Studio: 7.9%/\$630
1 Bdrm: 9.1%/\$765	1 Bdrm: 5.3%/\$799	1 Bdrm: 4.5%/\$693	1 Bdrm: 10.8%/\$826	1 Bdrm: 8.6%/\$868	1 Bdrm: 6.5%/\$691
2 Bdrm/1 Bath: 19.7%/\$925	2 Bdrm/1 Bath: 6.4%/\$1,038	2 Bdrm/1 Bath: 5.0%/\$1,007	2 Bdrm/1 Bath: 8.9%/\$1,088	2 Bdrm/1 Bath: 16.8%/\$974	2 Bdrm/1 Bath: 7.0%/\$816
2 Bdrm/2 Bath: 10%/\$1,074	2 Bdrm/2 Bath: 4.9%/\$1,251	2 Bdrm/2 Bath: 8.7%/\$1,182	2 Bdrm/2 Bath: 5.3%/\$1,417	2 Bdrm/2 Bath: 4.7%/\$1,333	2 Bdrm/2 Bath: 7.9%/\$951
3 Bdrm/2 Bath: 0%/\$1,225	3 Bdrm/2 Bath: 21.1%/\$1,905	3 Bdrm/2 Bath: -/-	3 Bdrm/2 Bath: 0.0%/\$1,928	3 Bdrm/2 Bath: 5.4%/\$1,173	3 Bdrm/2 Bath: 5.2%/\$1,243

* Note on Central Puget Sound Real Estate Research Report Methodology:
"Questionnaires are mailed to either the property manager or owner of apartment buildings with 20+ units The owners/managers are asked to complete the questionnaires as of the 10th of March for the Spring survey, and the 10th of September for the Fall survey.

"A unit is considered vacant if no rent is received on it by the due date for the information. Average rent figures reported are for rents in occupied units. All new construction, i.e., properties still leasing up, are excluded from vacancy totals so as not to skew the averages; these buildings are included in the average rent calculations. The survey generally represents a sampling of 75% of all of the 20+ unit apartment buildings in the region."

TABLE 9
Trends in University District Vacancy Rate for All Units

Spring 2001	Fall 2001	Spring 2002	Fall 2002	Spring 2003	Fall 2003
1.3%	3.9%	5.5%	6.0%	6.4%	11.4%

Office space. Available sources describe office market conditions in an area designated the Canal submarket, which includes other neighborhoods located along the Lake Washington Ship Canal, including Fremont, Salmon Bay and Ballard but excluding Lake Union. The Canal submarket experienced a 6.84% vacancy rate in Fall 2003, down from 10.16% in Spring 2003. Table 10 presents Canal submarket office data for 2003.³

³ Jeff Scanlan, CB Richard Ellis, *Central Puget Sound Real Estate Research Report*, Vol. 54 No. 2, Fall 2003.

**TABLE 10
Canal Submarket Office Market Data**

	# of Buildings	Square Footage	Vacancy Rate	Vacancy w/oSublease	Vacancy Class A	Vacancy Class B	Vacancy Class C
Fall 2003	27	1,179,095	6.84%	5.27%	4.41%	8.86%	15.14%
Spring2003	26	1,157,095	10.16%	7.14%	9.02%	14.12%	2.43%

Placing these numbers in a context over time, Table 11 shows vacancy rates and net rentable area for the Canal submarket since Spring 2001.

**TABLE 11
Trends in Canal Submarket Office Market Data
(vacancy rate and net rentable area)**

Spring 2001	Fall 2001	Spring 2002	Fall 2002	Spring 2003	Fall 2003
2.03%	6.43%	21.02%	10.26%	10.16%	6.84%
720,255sf	850,313	836,450	1,132,095	1,157,095	1,157,095

**TABLE 12
Vacancy Rates in Adjacent Office Submarkets (vacancy rate and net rentable area)
for Fall 2003**

Central Business District	Denny Regrade	Lake Union	Uptown	Pioneer Square
15.18%	14.41%	24.58%	20.63%	18.59%
18,576,568sf	5,203,813sf	2,421,130sf	2,547,998sf	3,382,653sf

B. PURCHASES COMPLETED AND PROPOSED USES OF PROPERTY LOCATED WITHIN PRIMARY AND SECONDARY IMPACT ZONES

7/1/03 – 12/31/03: None.

C. GIFTS OF REAL PROPERTY AND PROPOSED USES OF SUCH PROPERTY LOCATED WITHIN PRIMARY AND SECONDARY IMPACT ZONES

7/1/03-12/31/03: None.

D. SUMMARY OF ALL LEASES WITHIN THE CITY OF SEATTLE, BOTH INSIDE AND OUTSIDE THE PRIMARY AND SECONDARY IMPACT ZONES. THIS LIST WILL INCLUDE THE LOCATION, AMOUNT OF SPACE, AMOUNT OF RESIDENTIAL SPACE WITHIN THE BUILDING, USE, TERM, KNOWN PLANS FOR ADDITIONAL LEASES, UNDERLYING ZONE DESIGNATION, IDENTIFICATION OF WHICH LEASES AND ASSOCIATED USES ARE FOR STREET-LEVEL SPACES, AND WHICH LEASES ARE WITHIN THE UDNUCV AND THE PERCENTAGE OF LEASES WITHIN THE UDNUCV.

Appendix “B” includes a summary of UW leases as described in the paragraph above. For the purposes of accounting for street level uses, the University counts every space on the ground floor as a “street level use” regardless of whether it has access to the street. All of the uses at the ground floor are allowed under the zonings for the site.

* Please contact Carol Haire at chaire@u.washington.edu for “Appendix B.”

**TABLE 13
UDNUCV Leasing Report
(as of 12/31/03)**

Leases within Seattle	Total sq. ft.
Impact Zones and UDNUCV UDNUCV*	469,332
Primary Zone (outside UDNUCV) Total Primary Zone	64,975 534,307
Secondary Zone (outside UDNUCV) Total Primary and Secondary Zones	14,211 548,518
Outside Impact Zone University of Washington Harborview	440,937 65,507
Total within Seattle	1,054,962
Leases outside Seattle but within Washington	65,628
Total	1,120,590

Known Plans for Additional leases in the UDNUCV:

Leasing plans for the next year (1/1/2004 – 12/31/2004) in UDNUCV in the University District Bldg, Suite #441 – 3 year term	1,680 NRSF
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Percentage of UW leasing within Primary & Secondary Impact Zones that is within the UDNUCV: **86%**

Amount of residential space within buildings leased by UW:

Square feet of residential space in buildings within which UW leases space in UDNUCV:	none
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SECTION 5

The University in the Community

A. DEVELOPMENT OF THE HOUSING QUALITY COMPLAINT PROGRAM AND COMPLETION OF THE “GUIDE TO STUDENT COMMUNITY RELATIONS – NEIGHBOR TO NEIGHBOR EXPECTATIONS” BROCHURE.

Off-Campus Housing Complaints & Information

The Associated Students of the University of Washington's (ASUW) Student Housing Affairs office provides information about off-campus housing. While this student-run office is a useful resource, there have been problems with landlords who take advantage of students or violate land use regulations. As a result, the ASUW has revised its Housing Complaint Policy to respond more effectively to students' issues with landlords and property management firms in a manner consistent with City policy. The ASUW is also educating students about their rights under the Landlord-Tenant Act and how to file land use complaints with the Department of Planning & Development (formerly DCLU). ASUW's complaint policy meets requirements in the new City/University Agreement.

Complaint Policy: http://depts.washington.edu/asuwsha/c_policy.html

Student Housing Education: <http://depts.washington.edu/asuwsha/links.html>

Hold it Down Please! - A Guide to Off-Campus Living

The recently published Guide to Off-Campus Living provides students with tips on being a good neighbor, noise expectations, parking restrictions and resources to help solve neighborhood problems. With publication of this guide, the University is fulfilling a commitment made to the City and neighbors during adoption of the Campus Master Plan. This document was sent out to more than 6,400 students living in the 98105 zip code.

Hold it Down Please: http://depts.washington.edu/ovpsa/Hold_It_Down.pdf

B. A DESCRIPTION OF HOW UW LEASING ACTIVITY AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS.

University of Washington leasing supports the following goals in the University Community Urban Center plan:

- *Goal A-3-Support long-term commercial redevelopment to maintain the UCUC's diverse economic base:* University leasing encourages the redevelopment of commercial areas in the U-District. For example, the University recently agreed to be an anchor tenant in a new UNICO development that will include ground floor retail and housing. Without the University's commitment to leasing space in this project, the building would not be feasible to construct.
- *Policy A-3.1-Accommodate new knowledge-based industries that have a positive impact on their neighbors:* The University uses leased space in the U-District to house many different research projects. These projects are an important cornerstone of knowledge-based industries in the neighborhood and City. The University's presence draws other knowledge-based industries to the neighborhood - such as Intel Corporation at the 45th Street Plaza Building.
- *Goal A-5.2 -Allow UW uses off campus where there is also a benefit to the community:* University leasing brings employees to the U-District who support small businesses. Concentrating UW employees closer to campus can also reduce traffic congestion as these employees are able to walk to campus for meetings and classes rather than drive.
- *Policy A-5.3-Encourage University related commercial development such as "technology transfer" and institute knowledge-based incubatory businesses where such uses are of benefit to the university and the community. Focus such uses along Roosevelt Avenue NE south of NE 50th and the University Gardens core, between the freeway and Brooklyn Avenue NE, NE 50th Street, and NE 43rd Street:* Many UW leased spaces house research and activities related to: environmental & occupational health, psychiatry, family & child nursing, alcohol & drug abuse, fertility & endocrinology, and intellectual & property transfer. This important work supports & attracts biotech and other businesses throughout the City and region.

Appendix A
Map of UDNUCV

Appendix B
UW Leasing Summary

Please contact Carol Haire at chaire@u.washington.edu for Appendix B.

Appendix C

List of Errors in the Campus Master Plan

During the course of working with the CMP over the past year, several errors in the Plan have been noted by University staff. Below are three errors that have been noted thus far.

1. List of campus buildings in Appendix “G” has several errors. The following buildings are listed as leased when they should be listed as owned: Ocean Research Buildings 1 and 2. In addition, 4100 and 4516 University Way NE are leased by the University but are outside of the MIO boundaries and are therefore not appropriate for inclusion in this list.
2. One of the sites listed as approved under the GPDP is incorrect. The list of buildings on Table IV-4, page 86, lists site 47S as one of the eight “GPDP Projects currently approved and in design/construction.” This table should show site 48S as the one approved under the GPDP, not site 47S.
3. One of the sites listed on Table IV-4, page 86, does not include demolished square footage. Site 44S should include 30,468 gsf in the “Demo’d SF” column. The Academic Computing center is on site 44S and would be demolished if a new building were built on this site.

Appendix A
Map of UDNUCV

Appendix B
UW Leasing Summary

UDNUCV by Building as of 12/31/2003

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
		<u>EXPIRE DT</u>					
BUILDING: 00452 <i>permitted</i> 4100 University Way Zoning Code: NC3 0 Res SqFt							
00564	WELLS FARGO 4100 University Way	01/27/2001 1/31/2006	OFFICE	Office of Minority Affairs	11	1,586	2,605
BUILDING: 00594 <i>permitted</i> 4311 Building (Roosevelt Commons) Zoning Code: NC3 0 Res SqFt							
00956A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE #430	12/01/2002 11/30/2007	OFFICE	Office of Educational Assessment	18	0	5,281
00957A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE Floor 2 & #200	12/01/2002 11/30/2007	OFFICE	School of Medicine	86	0	17,189
00958A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE #630	12/01/2002 11/30/2007	OFFICE	Risk Management	7	0	2,371
00959A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE #600	12/01/2002 11/30/2007	OFFICE	Treasury Office	20	0	7,534
00960A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE #120	12/01/2002 11/30/2007	MIXED	Human Resources 56% Classroom & 44% office	13	1,765	3,109
00961A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE #400	02/01/2003 1/31/2008	OFFICE	The Information School	27	0	9,732

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
		<u>EXPIRE DT</u>					
00962A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE #500	12/01/2002 11/30/2007	OFFICE	Office of Intellec. Prop & Tech Transfer Office of Technology Licensing	58	0	15,721
00965A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE Surge 3	11/12/2002 11/30/2012	OFFICE		0	0	2,197
00966A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE #s 100, 110, 130, 320, 620 & 640	01/01/2003 12/31/2007	OFFICE	UW Educational Outreach	118	2,095	20,633
01068A	ROOSEVELT COMMONS LLC 4311 Building (Roosevelt Commons) 4311 11th Ave NE Ptn of Surge 3 space #300	07/01/2003 6/30/2008	OFFICE	National Alzheimer's Coordinating Cente	15	0	5,706
BUILDING: 00058 <i>permitted</i>							
4545 Building							
Zoning Code: NC2							
0 Res SqFt							
00066	UNIVERSITY PRESBYTERIAN CHURCH 4545 Building 4545 15th Ave NE Floors 1-4	06/19/1985 4/30/2006	OFFICE	Computing & Communication	139	7,000	31,652
00067	UNIVERSITY PRESBYTERIAN CHURCH 4545 Building 4545 15th Ave NE Basement	07/25/1973 4/30/2006	OFFICE	University Computing Services	78	0	33,110
00377	UNIVERSITY PRESBYTERIAN CHURCH 4545 Building 4545 15th Ave NE Generator Pad	08/28/1999 4/30/2006	OTHER Generator Pad - No Employees	Computing & Communication	0	0	0
BUILDING: 00691 <i>permitted</i>							
45th Street Plaza Building							
Zoning Code:							
0 Res SqFt							

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u> <u>EXPIRE DT</u>	<u>PRIME</u> <u>USE</u>	<u>UW_TENANT</u>	<u># Employees</u>	<u>STREET</u> <u>LEVEL</u> <u>SQ FT</u>	<u>RENTABLE</u> <u>SQ FT</u>
01078	BLUME 45TH LLC 45th Street Plaza Building 1100 N.E. 45th Street Suite 555	09/01/2003 8/31/2008	OFFICE	Psychiatry and Behavioral Sciences	6	0	2,022
01086	BLUME 45TH LLC 45th Street Plaza Building 1100 N.E. 45th Street Suite 400	10/01/2003 9/30/2006	OFFICE	Laboratory Medicine	16	0	3,922
BUILDING: 00130 <i>permitted</i>							
Corbet Building							
Zoning Code: NC3							
0 Res SqFt							
00168	SEAFIRST BANK Corbet Building 4507 University Way NE Suite 204, 208, & 209	12/01/1995 11/30/2005	OFFICE	Educational Partnerships & Learning Tech Office of Development State Auditor's Office	74	0	6,007
BUILDING: 00496 <i>permitted</i>							
Gelb Building							
Zoning Code: NC3							
0 Res SqFt							
00633	GELB BUILDING, INC. Gelb Building 4534-1/2 University Way NE Second Floor	03/01/2001 2/28/2006	OFFICE	Computer Science & Engineering	25	0	3,244
BUILDING: 00046 <i>permitted</i>							
Goodway Building							
Zoning Code: C1							
0 Res SqFt							
00052	GENESIS PROPERTIES LLC Goodway Building 4041 Roosevelt Way NE Suite 1	07/01/1997 9/30/2004	OFFICE	Equipment Inventory Office	5	0	1,800

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL</u>	<u>RENTABLE</u>
		<u>EXPIRE DT</u>				<u>SO FT</u>	<u>SO FT</u>
BUILDING: 00067 <i>permitted</i>	Harris Alumni House (aka) WA Alumni Assoc						
Zoning Code: NC3	Harris Alumni House (aka) WA Alumni Assoc	10/01/2002	OFFICE	Internal Audit	10	0	2,050
0 Res SqFt	1415 NE 45th Street	9/30/2007					
	Suite 401						
BUILDING: 00048 <i>permitted</i>	Limantzakis 4516						
Zoning Code: NC3	Limantzakis 4516	09/01/2003	MIXED	University Computing Services	11	0	2,883
0 Res SqFt	4516 University Way NE	8/31/2005	82% Office (2,392) & 18% Storage (491)				
	2nd Floor						
BUILDING: 00060 <i>permitted</i>	Limantzakis Buildings 4518 & 4522						
Zoning Code: NC3	Limantzakis Buildings	01/01/1997	OFFICE	University Computing Services	25	0	7,097
0 Res SqFt	4518 University Way NE	12/31/2006					
	Suite 200						
BUILDING: 00017	LIMANTZAKIS PROPERTIES INC.						
	Limantzakis Buildings	07/01/1998	OFFICE	KUOW Radio	45	0	16,302
	4518 University Way NE	6/30/2028					
	Suite 200						
BUILDING: 00855	LIMANTZAKIS PROPERTIES, INC.						
	Limantzakis Buildings	02/01/2002	OFFICE	University Computing Services	28	0	7,671
	4518 (3rd Fl) & 4522 University Way NE	1/31/2007					
	Limantzakis Buildings						
	4518 University Way NE						
	Basement Level						
BUILDING: 00167 <i>permitted</i>	Roosevelt 1 (4225 Roosevelt)						
Zoning Code: C1							
0 Res SqFt							

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u> <u>EXPIRE DT</u>	<u>PRIME</u> <u>USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET</u> <u>LEVEL</u> <u>SQ FT</u>	<u>RENTABLE</u> <u>SQ FT</u>
00601A	4225 ROOSEVELT BLDG Roosevelt 1 (4225 Roosevelt) 4225 Roosevelt Way NE 4th Floor	08/01/2000 5/31/2009	OFFICE	Dermatology, Cosmetic & Refractive Surg.	87	0	20,662
00618A	4225 ROOSEVELT BLDG Roosevelt 1 (4225 Roosevelt) 4225 Roosevelt Way NE Suite 305	04/01/2000 12/31/2004	OFFICE	Obstetrics & Gynecology	12	0	2,753
00802A	4225 ROOSEVELT BLDG Roosevelt 1 (4225 Roosevelt) 4225 Roosevelt Way NE #306 & 308	04/01/2000 12/31/2004	OFFICE	School of Medicine UWMC - Administration	60	0	14,322
00803A	4225 ROOSEVELT BLDG Roosevelt 1 (4225 Roosevelt) 4225 Roosevelt Way NE #101	04/01/2000 5/31/2009	CLINIC	UWMC - Fertility & Endocrine Ctr	26	5,627	5,627
01064A	4225 ROOSEVELT BLDG Roosevelt 1 (4225 Roosevelt) 4225 Roosevelt Way NE Suites #100, 103, 200, 300, 301 & 303	02/01/2003 1/31/2006	MIXED	Medicine - General Internal Medicine 65% Lab (43,069) & 35% Office (23,191)	123	300	66,260
BUILDING: 00120 <i>permitted</i>							
Roosevelt Center II (4245 Roosevelt)							
Zoning Code: C1							
0 Res SqFt							
00170	ALUMNI ASSOCIATION Roosevelt Center II (4245 Roosevelt) 4245 Roosevelt Way NE	09/01/1994 9/30/2014	MIXED	UWMC Roosevelt Administration 90% Clinic (83,700) & 10% Office (9,300) per SK	350	0	93,000
BUILDING: 00039 <i>permitted</i>							
University District Building							
Zoning Code: NC3							
0 Res SqFt							
00013	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 440	11/01/1998 10/31/2006	OFFICE	Radiology	15	0	3,342

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u> <u>EXPIRE DT</u>	<u>PRIME</u> <u>USE</u>	<u>UW TENANT</u>	# Employees	<u>STREET</u> <u>LEVEL</u> <u>SO FT</u>	<u>RENTABLE</u> <u>SO FT</u>
00039	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 428	10/01/1998 9/30/2004	OFFICE	Office of Minority Affairs	2	0	546
00043	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 305 & 320	04/01/1998 3/31/2005	OFFICE	Family & Child Nursing	27	0	3,548
00044	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 355	04/01/1998 6/30/2004	OFFICE	Environmental & Occupational Health Scien	10	0	2,372
00045	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 400	06/01/1998 9/30/2004	OFFICE	Health Services	7	0	2,020
00048	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 535	05/01/1998 4/30/2006	OFFICE	TRAC	25	0	5,982
00235	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 501	07/01/1999 12/31/2004	OFFICE	Family & Child Nursing	8	0	1,898
00369	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 405	10/01/1999 9/30/2008	OFFICE	Health Services	14	0	2,814
00390	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 505 (New)	12/10/1999 5/31/2004	OFFICE	Biostatistics	24	0	5,807
00399	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 502	12/20/1999 11/30/2005	OFFICE	Surgery	10	0	2,395
00634	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 121	06/11/2001 6/30/2006	OFFICE	Alcohol & Drug Abuse Institute	10	1,517	1,517

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u> <u>EXPIRE DT</u>	<u>PRIME</u> <u>USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET</u> <u>LEVEL</u> <u>SQ FT</u>	<u>RENTABLE</u> <u>SQ FT</u>
00635	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 120	06/11/2001 6/30/2006	MIXED 13% Library (900) & 87% Office Exempt st. level designation	Alcohol & Drug Abuse Institute	22	7,074	7,074
00779	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 114	09/01/2001 12/31/2006	OFFICE	Alcohol & Drug Abuse Institute	9	2,105	2,105
00996	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 200	01/01/2003 1/31/2006	OFFICE	Health Services	19	0	4,626
01010	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 345	02/01/2003 1/31/2005	OFFICE	Family & Child Nursing	5	0	1,277
01073	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite #410	08/01/2003 Mo to Mo	OFFICE	Center for Clinical Research	1	0	779
01079	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 205	09/01/2003 8/31/2006	OFFICE	Human Services Policy Center	12	0	2,771
01125	API/PICHON VIII, L.L.C. University District Building 1107 NE 45th Street Suite 441	12/01/2003 11/30/2006	OFFICE		4		1,680
BUILDING: 00062 <i>permitted</i>							
Warren Building							
Zoning Code: C1							
0 Res SqFt							
00072	JACK STRAW FOUNDATION Warren Building 909 NE 43rd Suite 302	05/01/1998 4/30/2004	OFFICE	Center for Mind, Brain & Learning	2	0	420

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u> <u>EXPIRE DT</u>	<u>PRIME</u> <u>USE</u>	<u>UW TENANT</u>	# Employees	<u>STREET</u> <u>LEVEL</u> <u>SO FT</u>	<u>RENTABLE</u> <u>SO FT</u>
00073	JACK STRAW FOUNDATION Warren Building 909 NE 43rd Suite 210 & 204	09/01/1998 5/31/2004	OFFICE	Psychology	6	0	1,116
00074	JACK STRAW FOUNDATION Warren Building 909 NE 43rd Suite 206, 208, 304 & 308	10/01/1998 6/30/2005	OFFICE	Innovative Programs Research Group	19	0	2,801
Total Headcount for UDNUCV					1,744		
Leases and Occupancy Agreements Inside UDNUCV							469,332

Primary Zone OUTSIDE UDNUCV by Building as of 12/31/2003

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
		<u>EXPIRE DT</u>					
BUILDING: 00080 4535 Union Bay Place NE Zoning Code: C2 0 Res SqFt	<i>primary</i>	03/01/1994	MIXED	Property & Transport Services	10	6,400	6,400
00095 SAFEWAY, INC. 4535 Union Bay Place NE		2/28/2006	8% Office (554) & 91% Other-production area for recycling p				
BUILDING: 00107 668 NE Northlake Way Zoning Code: IC 0 Res SqFt	<i>primary</i>	07/01/1997	LAB	Environmental & Occupational Health Sci	0	3,279	3,279
00128 SATTERTHWAITE, JOHN S. & KAROL 668 NE Northlake Way		6/30/2006					
BUILDING: 00040 Blakeley Building Zoning Code: C1 0 Res SqFt	<i>primary</i>	06/01/1998	STORAGE	Computer Maintenance Group	0	3,692	3,692
00040 UNIVERSITY BOOKSTORE Blakeley Building 2923 NE Blakeley Street		5/31/2004					
BUILDING: 00076 Bowman Building Zoning Code: C2 0 Res SqFt	<i>primary</i>	06/01/1990	MIXED	Communications Technologies	75	23,072	31,053
00091 BOWMAN, STEVEN G. Bowman Building 4625 Union Bay Place NE		5/31/2005	19% Office (6,000) & 81% Storage/Warehouse (25,053)				

ID LANDLORD - LOCATION START DT PRIME UW TENANT # Employees STREET RENTABLE
EXPIRE DT USE LEVEL SO FT
SO FT

BUILDING: 00064 *primary*
Lisa Li Building
 Zoning Code: C1
 0 Res SqFt

00076 LI, LISA (KING)
 Lisa Li Building
 4909 25th Ave NE

10/01/1990 OFFICE JISAO 0 9,461 18,921
 9/30/2005 UW Educational Outreach

BUILDING: 00075 *primary*
University Plaza Building
 Zoning Code: C1
 0 Res SqFt

12/01/1997 OFFICE Database Marketing-Ed Outreach 0 0 1,630
 11/30/2004

Total Headcount for Primary Zone outside UDNUCV 85
Leases and Occupancy Agreements Inside Primary Zone outside UDNUCV 64,975

Secondary Zone OUTSIDE UDNUCV by Building as of 12/31/2003

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
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BUILDING: 00068
4800 Sand Point Way NE
 Zoning Code: MIO-90-SF5000
 0 Res SqFt

secondary

00083	CHILDRENS HOSPITAL & MEDICAL CENTER 4800 Sand Point Way NE Suite G8	01/01/1996 12/31/2007	LAB	Laboratory Medicine	0	0	2,000
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BUILDING: 00118
Cochran Building
 Zoning Code: C1
 0 Res SqFt

secondary

00152	WESTERN HOMES Cochran Building 2121 N 35th Street	05/01/1994 8/31/2004	LAB	Northwest Lipid Research Laboratories	0	6,105	12,211
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Total Headcount for Secondary Zone outside UDNUCV 0
Leases and Occupancy Agreements Inside Secondary Zone outside UDNUCV 14,211

Transactions outside UDNUCV and Impact Zones in Seattle by Building as of 12/31/2003

University of Washington Seattle Campus

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
BUILDING: 00074 1016 Jefferson Street Zoning Code: HR 0 Res SqFt	00089 SAYRE, M.M. MATT & SHERI 1016 Jefferson Street 2nd & 3rd Floors	10/01/1997 9/30/2004	OFFICE	Epidemiology	0	0	2,207
BUILDING: 00149 10303 Meridian Avenue North Zoning Code: L-3 0 Res SqFt	00211 LEE, ICK WHAN 10303 Meridian Avenue N Suite #301	03/01/1999 4/30/2004	OFFICE	Engineering Professional Programs	0	0	4,551
BUILDING: 00416 1334 Alaskan Way Zoning Code: DMC 0 Res SqFt	00508 SHURGARD STORAGE CENTERS, INC. 1334 Alaskan Way, Pier 57 3000 15th Ave. W., #1010 #s 2040, 2004, 2006 & 2007 for Pier 57	05/01/2000 Mo to Mo	STORAGE	RPRC	0	0	2,7
BUILDING: 00038 1411 Fourth Avenue Zoning Code: DCR 0 Res SqFt	00038 HARBOR PROPERTIES 1411 Fourth Ave Suite 210	11/01/1997 10/31/2007	CLASSRM	Computing & Communications-Ed Outreach	150	0	4,785

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
		<u>EXPIRE DT</u>					
BUILDING: 00698 2021 41st Ave. E. Zoning Code: SF 0 Res SqFt	01094 AMERICAN'S HOME CARETAKERS AS AGENT F 2021 41st Ave. E.	09/16/2003 7/15/2004	RES-SF	Materials Science & Engineering	0	0	0
BUILDING: 00083 3000 Western Ave Zoning Code: DCM 0 Res SqFt	00100 ARE 3000 Western Ave 3010 Western Ave 3018 Western Ave	02/19/1998 2/18/2014	LAB	NPRP	0	10,000	40,975
BUILDING: 00077 4025 13th Ave West Zoning Code: IG1 0 Res SqFt	00092 SALMON BAY TERMINALS, INC. 4025 13th Ave W	10/01/1996 4/30/2007	MIXED	Applied Physics Lab 15% Shop (1,538) & 85% Warehouse (8,716) per EM	0	10,255	10,255
BUILDING: 00648 412 Maynard Ave. South Zoning Code: IDM 0 Res SqFt	00940 INTERNATIONAL COMMUNITY HEALTH SERVI 412 Maynard Ave. South Office space on 3rd floor	08/19/2002 7/31/2005	OFFICE	General Internal Medicine	0	0	962
BUILDING: 00606 4242 24th Ave. W. Zoning Code: IG2 0 Res SqFt							

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL</u>	<u>RENTABLE</u>
		<u>EXPIRE DT</u>				<u>SO FT</u>	<u>SO FT</u>
00854	HOLMES, MONTY & DARCY 4242 24th Ave W	01/22/2002 1/30/2005	MIXED 80%warehouse	Washington National Primate Research Ctr (2,400) & 20% office (600) per EM	0	3,000	3,000
BUILDING: 00670							
515 Minor Avenue							
Zoning Code: NC3							
0 Res SqFt							
01020	NORTHWEST COUNSELING ASSOCIATES 515 Minor Avenue Portion of 1st Fl.	11/01/2002 2/28/2004	MIXED 90% Clinic (162) & 10%Office (18) per EM	Northwest Counseling	0	180	180
BUILDING: 00082							
6 Nickerson Street							
Zoning Code: C2							
0 Res SqFt							
00097	DINA CORPORATION 6 Nickerson Street Suite 300	07/01/1996 12/31/2005	OFFICE	Turning Point	0	0	3,016
BUILDING: 00095							
613 Ninth Ave							
Zoning Code: HR							
0 Res SqFt							
00111	GERMAN HERITAGE SOCIETY 613 Ninth Ave Rooms 3, 4 & 1	01/01/1996 7/31/2004	OFFICE	CFS Research Center	0	800	1,422
BUILDING: 00633							
664 N.E. Northlake Way							
Zoning Code: IC							
0 Res SqFt							
00905	EMEDIA MUSIC CORPORATION 664 N.E. Northlake Way Portion of Storage	06/24/2002 4/15/2005	OTHER Portion of Yard/Storage behind building	Environmental and Occupational Health	0	0	230

ID LANDLORD - LOCATION START DT PRIME UW TENANT # Employees STREET RENTABLE
EXPIRE DT USE SQ FT LEVEL SQ FT

BUILDING: 00502 825 Eastlake Ave. E. Zoning Code: C2 0 Res SqFt	00642 SEATTLE CANCER CARE ALLIANCE 825 Eastlake Ave E 3rd Fl.	01/25/2001 1/24/2011	OFFICE	School of Medicine SCCA	28	0	4,620
BUILDING: 00680 Blue Flame Building Zoning Code: C2 0 Res SqFt							
01058 WASHINGTON BIOMEDICAL RESEARCH PROP Blue Flame Building 801 Mercer Street		08/18/2003 8/17/2039	LAB	School of Medicine	0	0	0
BUILDING: 00087 Broadway Medical Center Zoning Code: NC3 0 Res SqFt							
00103 SWEDISH MEDICAL CENTER Broadway Medical Center 600 Broadway Suite 385		05/01/1998 5/19/2005	OFFICE	HMC Women's Research Clinic	0	0	2,785
00887 SWEDISH MEDICAL CENTER Broadway Medical Center 600 Broadway Suite 400		06/01/2002 5/31/2007	OFFICE	Virology Research and Remington Clinics	0	0	3,510
BUILDING: 00136 Canal Place Building Zoning Code: C1 0 Res SqFt							
00185 CANAL OFFICE LTD PARTNERSHIP Canal Place Building 180 Nickerson Street Suite 308 & 309		09/01/1994 7/31/2004	OFFICE	Psychiatry & Behavioral Sciences	0	0	4,474

ID LANDLORD - LOCATION START DT PRIME UW TENANT # Employees STREET RENTABLE
EXPIRE DT USE SO FT LEVEL SO FT

BUILDING: 00081
Canal Street Building
 Zoning Code: IG2
 0 Res SqFt

00101	BLUME, BRUCE & ANN STEVER Canal Street Building 146 North Canal Street Suite 111	09/01/1998 8/31/2004	OFFICE	Psychology Fast Track Project	0	1,649	1,649
00580	BLUME, BRUCE & ANN STEVER Canal Street Building 146 North Canal Street Suite 100	01/01/2001 12/31/2004	OFFICE	Psychiatry/Division of Public Behav.	0	2,469	2,469
00848	BLUME, BRUCE & ANN STEVER Canal Street Building 146 North Canal Street Suite 215	01/01/2002 4/30/2004	OFFICE	Epidemiology Psychiatry Psychiatry & Behavioral Sciences	0	0	2,723
00863	BLUME, BRUCE & ANN STEVER Canal Street Building 146 North Canal Street Suite 200	03/01/2002 2/28/2007	OFFICE	Cardiology	0	0	2,387
01040	BLUME, BRUCE & ANN STEVER Canal Street Building 146 North Canal Street #310 & 313	01/01/2003 12/31/2005	OFFICE	Medicine/General Internal Med	0	0	3,185
01065	BLUME, BRUCE & ANN STEVER Canal Street Building 146 North Canal Street Suite 300 & 331	01/01/2003 12/31/2004	OFFICE	Medicine - General Internal Medicine	0	0	4,392

BUILDING: 00066
Hart Crowser Building
 Zoning Code: C1
 0 Res SqFt

00079	HART CROWSER PROPERTIES Hart Crowser Building 1910 Fairview Ave E Suite 201	07/01/1998 12/31/2004	OFFICE	UWMC - Finance	0	0	543
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<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u> <u>EXPIRE DT</u>	<u>PRIME</u> <u>USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET</u> <u>LEVEL</u> <u>SQ FT</u>	<u>RENTABLE</u> <u>SQ FT</u>
00080	HART CROWSER PROPERTIES Hart Crowser Building 1910 Fairview Ave E Suite 203	10/12/1988 10/31/2006	OFFICE	Gerontology & Geriatric Medicine	0	0	1,280
00081	HART CROWSER PROPERTIES Hart Crowser Building 1910 Fairview Ave E Suite 205	03/01/1998 12/31/2004	OFFICE	UWMC - Planning and Marketing	0	0	3,570
00904	HART CROWSER PROPERTIES Hart Crowser Building 1910 Fairview Ave E Suite 304	08/01/2002 6/13/2006	OFFICE	UWPN	16	0	2,634
BUILDING: 00036							
IBM Building							
Zoning Code: DOC 1							
0 Res SqFt							
00036	UNICO PROPERTIES, INC. IBM Building 1200 Fifth Ave Locker #A-6	09/01/1997 Mo to Mo	STORAGE	Office of Development	0	0	76
00218	UNICO PROPERTIES, INC. IBM Building 1200 Fifth Ave Room 414-424	05/24/1999 12/31/2004	OFFICE	Office of Development	0	0	4,288
00631	UNICO PROPERTIES, INC. IBM Building 1200 Fifth Ave Suite 1201	01/01/2001 12/31/2004	OFFICE	Finance & Administration	0	0	3,834
00632	UNICO PROPERTIES, INC. IBM Building 1200 Fifth Ave Suite 1215	01/01/2001 12/31/2004	OFFICE	Finance & Administration	20	0	2,738
01000	UNICO PROPERTIES, INC. IBM Building 1200 Fifth Ave 5th Floor	10/15/1994 12/31/2004	OFFICE	Finance & Administration	0	0	11,232

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL</u>	<u>RENTABLE</u>
		<u>EXPIRE DT</u>				<u>SQ FT</u>	<u>SQ FT</u>
BUILDING: 00108 Jane Addams Summit School Zoning Code: SF 7200 0 Res SqFt	00129 SEATTLE SCHOOL DISTRICT Jane Addams Summit School 11051 34th Ave NE	09/01/1998 6/30/2004	CLINIC	Family and Child Nursing	0	190	190
BUILDING: 00671 Julie's Landing Building Zoning Code: C2 0 Res SqFt	01021 DIAMOND, JOEL Julie's Landing Building 2100 Westlake Avenue North #205	03/17/2003 2/28/2005	MIXED	Cancer & Exercise Lab 50% Office (423) & 50% Clinic (424) per EM	0	0	847
BUILDING: 00135 Lake Union Place Zoning Code: C1 0 Res SqFt	00014 AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 401	07/01/1998 12/31/2004	OFFICE	Radiology	0	0	1,202
00018 AVTECH CORPORATION Lake Union Place 1914 N 34th Street	00018 AVTECH CORPORATION Lake Union Place 1914 N 34th Street	08/01/1998 Mo to Mo	OFFICE	Department of Medicine Medical Genetics Medicine - Dermatology	0	950	5
00019 AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 105	Suite 106 00019 AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 105	08/01/1998 7/31/2004	OFFICE	Cardiology	0	1,071	1,071

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		<u>EXPIRE DT</u>				<u>SQ FT</u>	
00176	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 409	08/01/1998 7/31/2004	OFFICE	Institute for Public Health Genetics	0	0	401
00177	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 209	05/01/1998 1/31/2005	OFFICE	Medical Genetics, Dept. of Medicine.	0	0	758
00178	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 101, 102, 103	01/01/1998 Mo to Mo	OFFICE	Environmental & Occupational Health Sci	0	1,300	1,300
00179	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 100	08/09/1998 4/30/2005	OFFICE	Psychiatry & Behavioral Sciences	0	400	400
00180	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 204	08/01/1998 7/31/2005	OFFICE	Cardiology	0	0	1,144
00181	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 405	04/01/1998 6/30/2004	OFFICE	Medical Genetics	0	0	425
00182	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 107	04/01/1998 1/31/2005	OFFICE	Medical Genetics, Dept. of Medicine.	0	282	282
00183	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 309	01/01/1998 9/30/2005	OFFICE	Environmental and Occupational Health	0	0	400
00204	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 104 & 402	01/01/1999 Mo to Mo	OFFICE	Pulmonary & Critical Care Medicine	0	0	761
00206	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 300	02/01/1999 1/31/2005	OFFICE	Epidemiology - HPV Research Group	0	0	3,060

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u> <u>EXPIRE DT</u>	<u>PRIME</u> <u>USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET</u> <u>LEVEL</u> <u>SO FT</u>	<u>RENTABLE</u> <u>SO FT</u>
00209	AVTECH CORPORATION Lake Union Place 1914 N 34th Street Suite 400	02/01/1999 1/31/2005	OFFICE	Biological Structure	0	0	960
BUILDING: 00124							
Lakeside Plaza Building							
Zoning Code: NC2							
0 Res SqFt							
00160	M&G INVESTMENT & FINANCING CO Lakeside Plaza Building 7900 East Green Lake Drive N Suite 302	11/01/1996 10/31/2005	OFFICE	Urban Health Initiative	0	0	2,970
00819	M&G INVESTMENT & FINANCING CO Lakeside Plaza Building 7900 East Green Lake Drive N Suite 212	11/01/2001 10/31/2004	OFFICE	Small Schools Project	0	0	2,200
BUILDING: 00446							
Metropolitan Park East Tower							
Zoning Code: DMC							
0 Res SqFt							
00553	BENAROYA CAPITAL COMPANY, LLC Metropolitan Park East Tower 1730 Minor Ave Suite 1360 & Room 23 for Storage	03/01/2001 2/28/2006	OFFICE	General Internal Medicine	0	0	3,136
01080	GROUP HEALTH COOPERATIVE Metropolitan Park East Tower 1730 Minor Avenue Suite #1308	09/01/2003 5/31/2004	OFFICE	Department of Medicine	0	0	0
BUILDING: 00079							
Nathan Hale High School							
Zoning Code: SF7200							
0 Res SqFt							
00094	SEATTLE SCHOOL DISTRICT Nathan Hale High School 10750 30th Ave NE	09/01/1998 6/30/2004	CLINIC	Family and Child Nursing	0	1,378	1,378

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		<u>EXPIRE DT</u>				<u>SO FT</u>	<u>SO FT</u>
BUILDING: 00667							
Northgate Executive Center I							
Zoning Code: NC3							
0 Res SqFt							
01015	GATEWAY MUIRLAND Northgate Executive Center I 155 NE 100th #304	03/01/2003 1/31/2007	MIXED 50% Office (768) & 50% Classroom (767) per EM	Biobehavioral Nursing and Health Systems	0	0	1,535
01071	GATEWAY MUIRLAND Northgate Executive Center I 155 NE 100th Suite #500	06/01/2003 8/31/2006	OFFICE	UWMC - Administration	0	0	10,257
01072	GATEWAY MUIRLAND Northgate Executive Center I 155 NE 100th Suite 510	06/01/2003 8/31/2006	OFFICE	UWMC - Administration	0	0	4,578
BUILDING: 00101							
Northgate Executive Center II							
Zoning Code: NC3							
0 Res SqFt							
00116	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 100 & 300	12/01/1996 11/30/2006	OFFICE	UWMC - Patient Financial Services	0	2,958	21,928
00117	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 201, 203, 205, 305 & 400	12/01/1996 11/30/2006	OFFICE	MCIS	0	0	15,000
00118	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 215	11/01/1998 11/30/2006	OFFICE	MCIS	0	0	1,760
00119	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 302 & 401	01/13/1997 1/31/2007	OFFICE	Social Development Research Group	0	0	11,118

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		<u>EXPIRE DT</u>					
00121	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 500 & 601	12/01/1994 11/30/2006	OFFICE	MCIS	0	0	6,386
00476	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 303 Bldg C	05/05/2000 4/30/2006	OFFICE	MCIS	0	0	1,843
00820	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 304	10/01/2001 9/30/2004	OFFICE	MCIS	0	0	4,153
00828	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 603	11/01/2001 10/31/2006	OFFICE	Social Development Research Group	0	0	2,255
01033	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 207	04/01/2003 3/31/2006	OFFICE	Social Development Research Group	0	0	4,186
01102	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite #505	11/01/2003 10/31/2006	OFFICE	MCIS	0	0	2,514
00733	9709 THIRD AVENUE INVESTORS, LLC Northgate Plaza 9709 Third Ave NE Suite 507	06/08/2001 8/31/2005	OFFICE	Psychosocial & Community Health	0	0	3,823
00813	9709 THIRD AVENUE INVESTORS, LLC Northgate Plaza 9709 Third Ave NE Suite 306	10/01/2001 9/30/2004	OFFICE	Institute for K-12 Leadership	0	0	1,794

BUILDING: 00561
Northgate Plaza
Zoning Code: NC3
0 Res SqFt

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		<u>EXPIRE DT</u>				<u>SQ FT</u>	<u>SO FT</u>
00814	9709 THIRD AVENUE INVESTORS, LLC Northgate Plaza 9709 Third Ave NE Suite 510	11/15/2001 11/14/2006	OFFICE	Psychosocial & Community Health	0	0	7,312
00857	9709 THIRD AVENUE INVESTORS, LLC Northgate Plaza 9709 Third Ave NE Suite 300	02/15/2002 6/30/2006	OFFICE	Family and Child Nursing	0	0	2,300
BUILDING: 00102							
Northlake Landing Building							
Zoning Code: C2							
0 Res SqFt							
00123	NORTHLAKE MARINE WORKS, INC Northlake Landing Building 927 N Northlake Way Suite 210	01/01/1998 8/31/2004	OFFICE	School of Social Work	0	0	1,378
00429	NORTHLAKE MARINE WORKS, INC Northlake Landing Building 927 N Northlake Way Suite 200	01/01/2000 8/31/2004	OFFICE	School of Social Work	0	0	489
BUILDING: 00597							
Northway Square East							
Zoning Code: NC3							
0 Res SqFt							
00830	NORTHWEST KIDNEY CENTERS Northway Square East 2150 N 107th Street Portion of Suite 160	07/01/2001 6/30/2004	OFFICE	Medicine/Nephrology	0	195	1
BUILDING: 00441							
Plaza 600 Building							
Zoning Code: DOC2							
0 Res SqFt							
00541	PLAZA 600 BUILDING LLC Plaza 600 Building 600 Stewart Street Suite 700	12/01/2000 11/30/2005	OFFICE	UW Educational Outreach	0	0	8,037

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00826	PLAZA 600 BUILDING LLC Plaza 600 Building 600 Stewart Street Suite 1503	12/01/2001 11/30/2005	OFFICE	Severe Chronic Neutropenia Int's Reg.	0	0	1,198
00827	PLAZA 600 BUILDING LLC Plaza 600 Building 600 Stewart Street Storage Locker 21	12/31/2001 Mo to Mo	STORAGE	Chronic Neutropenia International Reg.	0	0	48
BUILDING: 00069							
Port of Seattle							
Zoning Code: IG1							
0 Res SqFt							
00084	PORT OF SEATTLE Port of Seattle 124 Fisherman's Terminal 1735 W. Thurman Street	07/01/1977 Mo to Mo	OFFICE	Washington Sea Grant Program	0	225	255
BUILDING: 00112							
Puget Sound Plaza							
Zoning Code: DOC1							
0 Res SqFt							
00138	UNICO PROPERTIES, INC. Puget Sound Plaza 1325 Fourth Ave Room 1820-1837	02/01/1996 1/31/2006	OFFICE	Aquatic & Fishery Sciences	0	0	5,546
00141	UNICO PROPERTIES, INC. Puget Sound Plaza 1325 Fourth Ave Rooms 402, 409-411, 418-445 (aka 400)	10/01/1991 3/31/2008	CLASSRM	UW Downtown ESL Program	300	0	10,2
00186	UNICO PROPERTIES, INC. Puget Sound Plaza 1325 Fourth Ave Suite 1427-1433, 1600, 1902-1905, 20th FL	09/01/1998 8/31/2006	OFFICE	School of Medicine	0	0	23,240
00378	UNICO PROPERTIES, INC. Puget Sound Plaza 1325 Fourth Ave Locker 56	11/01/1998 Mo to Mo	STORAGE	School of Medicine	0	0	280

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00763	UNICO PROPERTIES, INC. Puget Sound Plaza 1325 Fourth Ave Suite 1900, 1928, 1942 & 1945	09/01/2001 8/31/2006	OFFICE	School of Medicine	65	0	8,566
	BUILDING: 00583 R Building Zoning Code: IBU 0 Res SqFt						
00809	ORCAS BUSINESS PARK, LLC R Building 650 S Orcas Suite 103	09/01/2001 8/31/2005	OFFICE	Psychiatry & Behavioral Sciences	0	1,728	1,728
	BUILDING: 00610 Republican Building Zoning Code: SCM 0 Res SqFt						
00869	WEISS JENKINS VI, LLC Republican Building 501 Eastlake Ave. E. Suite 102	04/15/2002 3/31/2010	OFFICE	Dept. of Mechanical Engineering	0	2,059	2,059
01090	WEISS JENKINS VI, LLC Republican Building 501 Eastlake Ave. E. Suite 300	11/01/2003 10/31/2008	MIXED 33% Light Industrial (1,466), 33% Clinic (1,466) & 33% Off	UWMC - Rehabilitation Medicine	0	0	4,401
	BUILDING: 00306 Rosen Building Zoning Code: IC-65 0 Res SqFt						
00384	LAKE UNION 1, LLC Rosen Building 960 Republican Street	09/01/1999 9/30/2015	LAB	Micro Dept	0	16,594	60,375
	BUILDING: 00111 Skinner Building Zoning Code: DOC1 0 Res SqFt						

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00136	UNICO PROPERTIES, INC. Skinner Building 1326 Fifth Ave Room 531-570	06/01/1993 4/30/2006	OFFICE	University Press	30	0	10,851
00727	UNICO PROPERTIES, INC. Skinner Building 1326 Fifth Ave Suite 459	05/01/2001 4/30/2006	OFFICE	University Press	15	0	3,997
00764	UNICO PROPERTIES, INC. Skinner Building 1326 Fifth Ave Locker 671-C	06/01/2001 Mo to Mo	STORAGE	University Press	0	0	72
00832	UNICO PROPERTIES, INC. Skinner Building 1326 Fifth Ave Suite 400	05/01/2002 4/30/2012	OFFICE	Real Estate Office	17	0	4,702
BUILDING: 00047							
SODO Center							
Zoning Code: IG1							
0 Res SqFt							
00053	FIRST & UTAH STREET ASSOCIATES Starbucks Center (formerly Sodo) 2401 Utah Ave S First Floor	02/01/1997 1/31/2005	STORAGE	School of Drama	0	3,930	3,930
BUILDING: 00006							
St. Cabrini Medical Tower							
Zoning Code: HR							
0 Res SqFt							
00006	MISSIONARY SISTERS OF THE SACRED HEART St. Cabrini Medical Tower 901 Boren Ave Suite 1100 & 1731	05/01/1998 4/30/2008	OFFICE	Center for Health Education & Research	0	0	6,723
00007	MISSIONARY SISTERS OF THE SACRED HEART St. Cabrini Medical Tower 901 Boren Ave Suite 1300	10/01/1997 10/31/2006	CLINIC	Medicine - Allergy & Infectious Diseases	0	0	2,977

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00112	MISSIONARY SISTERS OF THE SACRED HEART St. Cabrini Medical Tower 901 Boren Ave Suite 1320 & 1333	01/15/1997 9/30/2005	OFFICE	UW/FHCRC Vaccine Eval Unit	0	0	3,704
00811	MISSIONARY SISTERS OF THE SACRED HEART St. Cabrini Medical Tower 901 Boren Ave Suite 1500	11/01/2001 9/30/2006	OFFICE	Medicine - Allergy & Infectious Diseases	0	0	1,272
00831	MISSIONARY SISTERS OF THE SACRED HEART St. Cabrini Medical Tower 901 Boren Ave Suite 900	01/01/2002 12/31/2004	MIXED 70% Office (1751), 10% Lab (250) & 20% Clinic (500) per E	Psychiatry & Behavioral Sciences	0	0	2,501
00856	MISSIONARY SISTERS OF THE SACRED HEART St. Cabrini Medical Tower 901 Boren Ave Suite 600	02/15/2002 2/14/2007	MIXED 90% Office (915), 5% Lab (50) & 5% Clinic (50) per EM	School of Medicine	0	0	1,600
BUILDING: 00037							
The Financial Center							
Zoning Code: DOC1							
0 Res SqFt							
00037	UNICO PROPERTIES, INC. The Financial Center 1215 Fourth Ave Locker 2	08/01/1997 Mo to Mo	STORAGE	School of Medicine	0	0	188
00375	UNICO PROPERTIES, INC. The Financial Center 1215 Fourth Ave Locker 8	11/01/1998 Mo to Mo	STORAGE	School of Medicine	0	0	240
00749	UNICO PROPERTIES, INC. The Financial Center 1215 Fourth Ave Locker 9	03/01/2001 Mo to Mo	STORAGE	School of Medicine	0	0	267
00833	UNICO PROPERTIES, INC. The Financial Center 1215 Fourth Ave Locker 12	12/01/2001 Mo to Mo	STORAGE	School of Medicine	0	0	208

Transactions outside UDNUCV and Impact Zones: Harborview Medical Center by Building as of 12/31/2003

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
		<u>EXPIRE DT</u>					
BUILDING: 00042 1401 East Jefferson Street Zoning Code: 0 Res SqFt	00042 JEFFERSON COMPANY 1401 East Jefferson Street	05/08/1992 5/8/2006	OFFICE	Harborview Sexual Assault Center	0	0	11,571
BUILDING: 00008 411 12th Avenue Zoning Code: 0 Res SqFt	00009 CENTER FOR PROSTHETICS & ORTHOTICS 411 12th Avenue Suite 301	03/15/1999 3/31/2006	OFFICE	Occupational Therapy/Physical Therapy	0	0	3,850
BUILDING: 00050 6987 Perimeter Road South Zoning Code: 0 Res SqFt	00477 GALVIN FLYING SERVICES, INC 6987 Perimeter Road South Suite 110 & 2nd Floor Nurse's Quarters	05/01/2000 4/30/2004	OTHER Combination of Hanger, Sleeping Quarters & Office	Airlift Northwest	0	0	7,000
BUILDING: 00007 700 Ninth Avenue Zoning Code: 0 Res SqFt	00008 MERRICK, HOFSTEDT, & LINDSEY, P.S. 700 Ninth Avenue	07/01/1995 12/31/2005	OFFICE	HMC - Materials Management	0	0	10,607

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		<u>EXPIRE DT</u>					
BUILDING: 00569 710 Ninth Avenue Zoning Code: 0 Res SqFt	00011 MERRICK, HOFSTEDT, & LINDSEY, P.S. 710 Ninth Avenue	07/01/1998 12/31/2005	OFFICE	HMC - Neurology	0	0	3,470
BUILDING: 00053 Cleveland High School Zoning Code: 0 Res SqFt	00060 SEATTLE SCHOOL DISTRICT Cleveland High School 5511 15th Ave South	06/26/1995 6/30/2004	CLINIC	Teen Health Clinic	0	0	900
BUILDING: 00057 Kobe Park Building Zoning Code: 0 Res SqFt	00064 KOBE PARK BUILDING CO Kobe Park Building 633 Yesler Way # 333	06/01/1997 5/31/2004	OFFICE	HMC - Compliance Department HMC - Patient Financial Relations	0	0	1,606
00065	KOBE PARK BUILDING CO. Kobe Park Building 633 Yesler Way #330 & 332	11/01/2000 10/31/2004	OFFICE	HMC - HIPRIC	0	0	6,470
00069	KOBE PARK BUILDING CO. Kobe Park Building 624 S. Washington St. 1st Fl.	06/01/1997 12/31/2004	OFFICE	HMC - General Internal Medicine	0	0	1,791
00070	KOBE PARK BUILDING CO. Kobe Park Building 632 S. Washington St. 1st Level	06/01/1997 12/31/2004	OFFICE	HMC - Finance Administration	3	0	538

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00203	KOBE PARK BUILDING CO Kobe Park Building 633 Yesler Way #220 & 222	06/01/1997 5/31/2004	OFFICE	HMC - Planning & Regulatory Affairs	0	0	7,110
00212	KOBE PARK BUILDING CO. Kobe Park Building 626 S. Washington St. 1st Fl.	10/15/1996 10/31/2004	OFFICE	HMC - Financial Decision Support	0	0	1,100
BUILDING: 00101							
Northgate Executive Center II							
Zoning Code: NC3							
0 Res SqFt							
00402	GATEWAY MUIRLAND Northgate Executive Center II 9725 Third Ave NE Suite 509	02/01/2000 12/31/2004	OFFICE	UWMC - Patient Financial Services	0	0	3,200
BUILDING: 00561							
Northgate Plaza							
Zoning Code: NC3							
0 Res SqFt							
00924	9709 THIRD AVENUE INVESTORS, LLC Northgate Plaza 9709 Third Ave. NE Suite 303	08/01/2002 7/31/2004	OFFICE	HMC - Patient Data Services	0	0	1,151
BUILDING: 00650							
Yesler Terrace Service Building							
Zoning Code:							
0 Res SqFt							
00944	HOUSING AUTHORITY OF SEATTLE Yesler Terrace Service Building 120 8th Avenue Upper and Lower levels	01/01/2003 12/31/2007	MIXED 44% Carpentry Shop (2,260) & 55% Office (2,780) per RAM	Steam Plant	0	0	5,040
Total Headcount for Harborview Medical Center							3
Leases and Occupancy Agreements for Harborview Medical Center							65,507

Transactions outside UDNUCV and Impact Zones outside Seattle inside WA by Building as of 12/31/2003

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	# Employees	<u>STREET LEVEL SOFT</u>	<u>RENTABLE SOFT</u>
BUILDING: 00510 120 E. Union Ave. Zoning Code: 0 Res SqFt	00662 WASHINGTON, STATE OF 120 E. Union Ave. Dept of General Administration Room 210 & 211	02/12/2001 3/31/2004	OFFICE	Office of Government Relations	0	0	288
BUILDING: 00105 1201 Jadwin Avenue Zoning Code: 0 Res SqFt	00126 RL SMART, INC 1201 Jadwin Avenue Suite 101	11/01/1997 9/30/2004	OFFICE	Occupational Medicine	0	0	675
BUILDING: 00121 14700 NE 95th Zoning Code: 0 Res SqFt	00157 LSR PROPERTIES, INC. 14700 NE 95th Suite 102	02/01/1996 1/31/2005	MIXED 76.2% Lab (5,736) & 23.7% Office (1,787) per SIMS	Aeronautics & Astronomics	0	0	7,523
BUILDING: 00168 17210 110th Avenue East Zoning Code: 0 Res SqFt	00236 PIERCE CO FIRE PROTECTION DISTRICT SIX 17210 110th Avenue East	07/01/1999 4/30/2006	MIXED 40% Office, Storage & Sleeping (685) & 60% Helicopter la	Airlift Northwest	0	0	1,685

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET</u>	<u>RENTABLE</u>
		<u>EXPIRE DT</u>	<u>USE</u>			<u>LEVEL</u>	<u>SQ FT</u>
						<u>SQ FT</u>	<u>SQ FT</u>
BUILDING: 00436 221 W. Railroad Ave. Zoning Code: 0 Res SqFt	01011 1912 INVESTMENTS, LLC 221 W. Railroad Ave. Suite 7	01/01/2003 12/31/2004	OFFICE	Washington Sea Grant	0	0	180
BUILDING: 00115 320 North Sixth Street Zoning Code: 0 Res SqFt	00144 SUNNYSIDE SCHOOL DISTRICT 320 North Sixth Street	10/01/1997 Mo to Mo	OFFICE	Education/C-STARS	0	0	450
BUILDING: 00571 3703 River Road Zoning Code: 0 Res SqFt	00768 BUTLER_HANEY PROPERTIES, L.L.C. 3703 River Road Suite 6	08/01/2001 7/31/2005	OFFICE	MEDEX Northwest-SOM	0	0	1,664
BUILDING: 00156 606 West Sharp Ave. Zoning Code: 0 Res SqFt	00217 EASTER SEALS, WASHINGTON 606 West Sharp Ave.	10/01/1998 Mo to Mo	OFFICE	DO-IT Program	0	0	128
BUILDING: 00051 925 Building Zoning Code: 0 Res SqFt							

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u> <u>EXPIRE DT</u>	<u>PRIME</u> <u>USE</u>	<u>UW TENANT</u>	# Employees	<u>STREET</u> <u>LEVEL</u> <u>SO FT</u>	<u>RENTABLE</u> <u>SO FT</u>
00058	OVERLAKE HEALTH CARE ASSOCIATION 925 Building 925 - 116th Ave NE #205 & 219	09/15/1995 8/31/2005	CLINIC	Children's Response Center	0	0	3,102
	BUILDING: 00612 Cedar Plaza Zoning Code: 0 Res SqFt						
00871	BREKKE PROPERTIES Cedar Plaza 3630 South Cedar Suite G	04/01/2002 3/31/2007	OFFICE	Parent/Child Assistance Program	0	0	2,240
	BUILDING: 00600 Diabetes Care Center Zoning Code: 0 Res SqFt						
00837	YAKIMA HMA INC. DBA YAKIMA REGIONAL Diabetes Care Center 307 South 12th Ave. Suite 20	07/01/2001 6/30/2005	CLINIC	Cardiology	0	0	0
	BUILDING: 00094 Fifth & Browne Medical-Dental Building Zoning Code: 0 Res SqFt						
00110	SACRED HEART MEDICAL CENTER Fifth & Browne Medical-Dental Building West 104 Fifth Avenue Room 100W	07/01/1997 7/31/2005	CLINIC	MEDEX Northwest-SOM	0	0	1,700
	BUILDING: 00002 Hangar A Zoning Code: 0 Res SqFt						

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
		<u>EXPIRE DT</u>					
00002	ARLINGTON AIRPARK PARTNERS Hangar A 5100 West Side Drive	10/01/1997 9/30/2004	OTHER Sleeping Quarters, Office space, Helicopter parking	Airlift Northwest	0	0	1,338
BUILDING: 00411							
Heritage College Campus							
Zoning Code:							
0 Res SqFt							
00500	HERITAGE COLLEGE Sycamore & Cedars Building 3240 Fort Road	04/15/2000 Holdover	OFFICE	OEP-Office of Educational Partnerships	0	0	1,104
01019	HERITAGE COLLEGE Heritage College Campus 1100 Merriman Building 1st Floor	04/15/2002 Holdover	OFFICE		0	0	5
BUILDING: 00439							
Pangborn Memorial Airport							
Zoning Code:							
0 Res SqFt							
00536	EXECUTIVE FLIGHT, INC Pangborn Memorial Airport Second Floor	05/01/2000 Mo to Mo	OFFICE	Airlift Northwest	0	0	400
BUILDING: 00150							
Park 140							
Zoning Code:							
0 Res SqFt							
00213	API/PICHON VIII, L.L.C. Park 140 2445 140th Avenue NE Suite B-100	01/23/1998 1/31/2008	CLASSRM	Program Support Services-Ed Outreach	0	0	11,858
BUILDING: 00033							
Southeast Community Center							
Zoning Code:							
0 Res SqFt							

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>START DT</u>	<u>PRIME USE</u>	<u>UW TENANT</u>	<u># Employees</u>	<u>STREET LEVEL SQ FT</u>	<u>RENTABLE SQ FT</u>
		<u>EXPIRE DT</u>					
00033	YAKIMA PARKS & RECREATION Southeast Community Center 1211 South 7th Street Suite #B-West	10/01/1998 12/31/2005	OFFICE	Southeast Yakima Community Center	0	0	720
BUILDING: 00152							
The Earlington Building							
Zoning Code:							
0 Res SqFt							
00215	AMB PARTNERS II, LP The Earlington Building 760 Thomas Avenue SW	03/15/1999 3/31/2004	MIXED 80% Storage (17,280), 10% Shipping (4320) & 10% Receivi	Materials Management	0	0	21,600
BUILDING: 00654							
The Plaza at Yarrow Bay							
Zoning Code:							
0 Res SqFt							
00951	THE PLAZA AT YARROW BAY, INC. The Plaza at Yarrow Bay 10220 NE Points Drive Suite 100	01/06/2003 1/5/2010	OFFICE	Technology Management MBA	0	0	7,613
BUILDING: 00581							
Vista del Rey							
Zoning Code:							
0 Res SqFt							
00805	VISTA PROPERTIES Vista del Rey 319 Tacoma Ave. N. #503	09/15/2001 Mo to Mo	RES-SF	Urban Studies Program UW Tacoma-Finance & Administration	0	0	8
Total Headcount outside Seattle inside WA Outside UDNUCV and Zones							0
Leases and Occupancy Agreements outside Seattle inside WA outside UDNUCV and Impact Zones							65,628

Appendix C

List of Errors in the Campus Master Plan

During the course of working with the CMP over the past year, several errors in the Plan have been noted by University staff. Below are three errors that have been noted thus far.

1. List of campus buildings in Appendix "G" has several errors. The following buildings are listed as leased when they should be listed as owned: Ocean Research Buildings 1 and 2. In addition, 4100 and 4516 University Way NE are leased by the University but are outside of the MIO boundaries and are therefore not appropriate for inclusion in this list.
2. One of the sites listed as approved under the GPDP is incorrect. The list of buildings on Table IV-4, page 86, lists site 47S as one of the eight "GPDP Projects currently approved and in design/construction." This table should show site 48S as the one approved under the GPDP, not site 47S.
3. One of the sites listed on Table IV-4, page 86, does not include demolished square footage. Site 44S should include 30,468 gsf in the "Demo'd SF" column. The Academic Computing center is on site 44S and would be demolished if a new building were built on this site.