

# University of Washington Master Plan

Seattle Campus



ANNUAL REPORT

2015

# Executive Summary

## January 1, 2014 through December 31, 2014

In 2014, the amount of space leased by the University within the University District Northwest Urban Center Village (UDNUCV) area increased slightly by 10,334 square feet, bringing the total leased space to 314,563 square feet. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is now 370,258 square feet.

Total University employment in the UDNUCV increased slightly to 3,789 people. Of this number, 1,241 are in leased space.

The University continued to participate in the University District Partnership by contributing staff time and money to help start the organization. The University also worked with neighbors and students to improve the North of 45<sup>th</sup> area. These efforts included UWPD patrols, safety walks, newsletters and neighborhood cleanups.

## Preface

This document is the sixteenth report on the development of the Seattle Campus as approved with conditions by the Seattle City Council in December of 2003 under the University of Washington Master Plan. 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 January through December 2014.

Annual reports regarding 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 were issued on a semi-annual basis from 2003 through 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 Development, the City Council and the City University Community Advisory Committee (CUCAC).

This report was compiled by staff in the UW Office of Regional & Community Relations, UW Capital Projects Office, UW Commuter Services Office, and UW Real Estate Office.

For questions or comments, please contact Aaron Hoard in the Office of Regional & Community Relations at [ahoard@uw.edu](mailto:ahoard@uw.edu) or 206-221-7684.

This report can be printed from the web and is posted on the web at:  
[www.washington.edu/community](http://www.washington.edu/community)

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# SECTION 1 Development

## A. STATUS REPORT ON ALL ONGOING DEVELOPMENT

This section focuses on the development that is occurring under the new Campus Master Plan (CMP).

### 1. Capital Budget Request for 2013-15:

The final Legislative Capital Budget appropriates \$44.4 million in new funding from State Building Construction Account; \$40.9 million for major projects including the renovation of Denny Hall, incremental renovation of Lewis Hall, Magnuson Health Sciences Center Roof Replacement, design for the UW Tacoma Urban Solutions Center, and \$3.5 million for minor capital repair and upgrades for the preservation of building systems.

The compromise Capital Budget also appropriates \$69.8 million from the UW Building Account for minor capital preservation (\$43.2 million), Magnuson Health Sciences Center Roof Replacement (\$.735 million), and Preventative Facility Maintenance and Building System Repairs (\$25.8 million). Finally, the compromise budget appropriates an additional \$130,000 from the UW Building Account to the Office of Financial Management for costs associated with updating Higher Education Preservation Information for UW buildings in the state's comparable framework capital study. A summary of the funds approved is shown in the table below:

**TABLE 1  
2013-2015 Biennium State Capital Funds**

<b>Project Name</b>	<b>State Funding</b>	<b>UW Building Account</b>	<b>UW Bond Authority</b>
Minor Capital Repairs – Preservation	\$3.5M	\$43.2M	
Major Infrastructure – MHSC Roofing Replacement Project	\$5.7M	\$0.7M	
UW Tacoma Classroom Building Renovation - Urban Solutions Center	\$1.9M		
Denny Hall Renovation	\$30.6M		\$20M
Lewis Hall Renovation	\$2.6M		
Preventative Facility Maintenance & Building System Repairs		\$25.8M	
Burke Museum Renovation	\$3M		
High Voltage Infrastructure Improvements	\$0.2M		
House of Knowledge Longhouse	\$2.4M		
Odegaard Undergraduate Learning Center	\$0.9M		
UW Bothell	\$1.7M	\$12.9M	
UW Minor Capital Repairs	\$0.5M	\$2M	
UW Tacoma Campus Development & Soils Remediation	\$4.3M		\$0.7M
UW Tacoma – Soils Remediation			\$0.5M
<b>Total:</b>	<b>\$57.41M</b>	<b>\$84.74M</b>	<b>\$21.2M</b>

**Detailed descriptions of the State- and UW Building Account-funded projects are below:**

**Denny Hall Renovation (\$50.6 million):** A full renovation and preservation of Denny Hall, the oldest building on the UW Seattle Campus, will support multiple undergraduate and graduate programs in the College of Arts & Sciences. This renovation will extend the life of the iconic and historic building. The final State Capital Budget appropriates \$30.590M in State funds and UW bonding authority of \$20M to fund the remainder of design and construction of the renovation.

**Lewis Hall (\$2.6 million):** This phased renovation of Lewis Hall targets major infrastructure, life safety, and structural systems in groups over a period of several biennium to extend the useful life of one of the oldest buildings on the UW Seattle Campus. The total project is anticipated to cost approximately \$20M funded over three biennia from the State Building Construction Account. Funding this biennium will be used for roof replacement and upgrades to the building exterior.

**UW Tacoma – Urban Solutions Center – Classroom Building Renovation (\$1.9 million)**

This project will provide UW Tacoma the capacity necessary to meet its mandate for higher education opportunity in the South Puget Sound Region by renovating the TPS Company Building. Funding this biennium is for design. This project anticipates a total project cost of approximately \$40M, with the balance to be funded in future biennium.

**Major Infrastructure -Magnuson Health Sciences Roofing Replacement (\$6.5 million):** Over the years, the UW has expended significant resources to repair multiple leaks in the Magnuson Health Sciences complex. Replacement of portions of the Magnuson Health Sciences Center roof will remedy the water intrusion and extend its useful life. This project will be funded by State and UW Building Account funds.

**Minor Preservation (\$46.8 million):** Through a combination of state, building account and local funds, the UW intends to reinvest in the preservation and renewal of facilities across campus. Projects in this category include infrastructure upgrades to support information technology, building repairs, utilities and site work repair, and life safety improvements. Upgrades to UW-IT Network Routing Centers will also be funded as part of this appropriation.

**UW Preventative Facility Maintenance (\$25.8 million):** Included in the State Capital Budget is a budget shift from capital to operating resources for UW preventative facility maintenance. The total biennial appropriation in the State Capital Budget from the UW Building Account is \$25.8 million.

## 2. Sites Chosen for Development under CMP

Table 2 below shows CMP sites that have been approved for development by the University of Washington but are not currently under construction. Table 3 shows sites that have been approved for development and are either currently under construction or completed.

**TABLE 2**  
**Campus Master Plan Chosen Sites**

Project Name	CMP Site	Program Description	Anticipated Start
Biological and Environmental Sciences Building	21C	Academic	Not known at this time
Global Public Health and Pharmacy	52S	Academic	Not known at this time
Burke Museum	1C	Academic	Not known at this time

## 3. Sites Under Construction or Projects Completed Under the current CMP

**TABLE 3**  
**Sites Under Construction or Projects Completed**

Project Name	CMP Site	Program Description	Status
Business School (PACCAR Hall)	4C	Academic	Completed
Business School Phase II (Balmer Hall)	6	Academic	Completed
House of Knowledge Longhouse	7C	Academic	Completed
Molecular Bioengineering	25C	Academic	Completed
Nano Engineering and Sciences Building	25C	Academic	Under Construction
HFS – Cedar Hall	31W	Academic	Completed
HFS- Elm Hall	32W	Academic	Completed
HFS – Poplar Hall	33W	Academic	Completed
HFS – Alder Hall	35W	Academic	Completed
UWPD Police Station	36W	Academic	Under Construction
HFS – Mercer Hall	29W/42W	Academic	Completed
HFS Lander Hall	NA	Academic	Completed
HFS – Terry	NA	Academic	Under Construction
HFS – Maple	NA	Academic	Under Construction
Animal Research and Care Facility	NA/Underground	Academic	Under Construction
Ethnic Cultural Center	38W	Academic	Completed
SW Campus Central Utility Plant	41W	Academic	Under Construction
Soccer Stands	58E	Academic	Completed
Baseball Stands	59E	Academic	Completed
Husky Stadium Renovation	64E	Academic	Completed
West Campus Parking Garage	68S	Transportation	Completed
UWMC Expansion	69S	Academic	Completed

Cunningham Relocation	70C	Academic	Completed
HUB Renovation	NA	Academic	Completed

Table 4 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 4**  
**Amended Development Capacity by Campus Area**

<b>Campus Area</b>	<b>% of Total Campus Development Capacity in Campus Area</b>	<b>Permitted GSF Development</b>	<b>% of Total Development Capacity constructed as of this report</b>
Central	32%	965,000	8%
West	47%	1,405,000	41%
South/Southwest	16%	468,000	10%
East	5%	162,000	3%
<b>Total</b>	<b>100%</b>	<b>3,000,000</b>	<b>62%</b>

For a complete list of all amendments requested and approved since the 2003 CMP was approved, please refer to Appendix D. As allowed in the CMP on page 82 (*The square footage of development may exceed the allocation for each campus area by up to 20% on a cumulative basis over the life of the Plan without Plan amendment*), the CMP allocation for the East Area was changed from 150,000 gsf to 162,000 gsf, an increase of 8.00%, by reallocating 12,000 gsf from the Central Area to the East Area.

**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 Amendments During this Reporting Period**

Minor plan amendments approved by DPD to create a new development site, 71C, to build more student housing on North campus around Denny Field.

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

The CMP permits the University to develop 3 million square 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 UNIVERSITY OF WASHINGTON LEASING IN THE UDNUCV**

In the past year, the University increased the amount space leased within the UDNUCV by 10,334 square feet. The number of UW employees in leased spaces increased slightly to 1,241. The amount of space leased by the University within the UDNUCV is now 314,563 square feet. This represents 85% of the total space leased by the University within the Primary and Secondary Impact Zones. This percentage remained the same since the last annual report.

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.

In addition to its employees in leased space, the University also has approximately 1,620 employees working in the UW Tower and 928 employees in the two buildings located at 4225 Roosevelt and 4245 Roosevelt. Total University employment in the UDNUCV is estimated at 3,789 people.

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

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

1. The University participates in the Hometown Home Loan Program. This program offers University 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, over 2,935 UW employees have taken part. Approximately 1,180 of these were first time home buyers.
2. The University is partnering with Children’s Hospital to build a workforce housing project on 11<sup>th</sup> Ave NE between 45<sup>th</sup> and 47<sup>th</sup> Streets. This project will include 184 units with 36 of those priced to be affordable to people making 75% or less of area-median-income. Security Properties is developing this project with completion in June 2015.

3. UW Housing and Food Services is building 2,133 new beds for students in West Campus. These new spaces will be in apartments and residence halls located on five different building sites. The final of these buildings – Terry Hall – is under construction.

**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 University the following information for inclusion in University's semiannual reports to the Department of Planning and Development, 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 City of Seattle last provided information responding to this section in July 2005. This information has not been updated since then. Please see the 2009 Annual Report for this information: <http://www.washington.edu/community/files/Annual-Report-2009.pdf> Contact Gordon Clowers (Gordon.Clowers@seattle.gov) for more information.

## SECTION 3 Transportation

### A. ANNUAL CAMPUS TRAFFIC COUNTS

Since 1983, the number of vehicles entering and exiting campus has been monitored for one week in October each year. This study's initial purpose was to determine the University's adherence to the 1983 General Physical Development Plan (GPDP). In this agreement with the City of Seattle, limits were placed on the number of vehicles that could enter and exit campus during peak periods and during a 24-hour period. These limits continued until 2003, when the current Campus Master Plan (CMP) was adopted. Now the study continues to be conducted for the purpose of making historical comparisons, and to understand the overall traffic volumes associated with the campus. Results of the Annual Campus Traffic Count can be found at:

[transportation.uw.edu/publications](http://transportation.uw.edu/publications)

**Student U-PASS Web Page:** <http://transportation.uw.edu/student-u-pass>

**Faculty/Staff U-PASS Web Page:** <http://transportation.uw.edu/employee-u-pass>

### B. CURRENT VEHICLE TRIP ESTIMATES FOR FACULTY, STAFF, AND STUDENTS

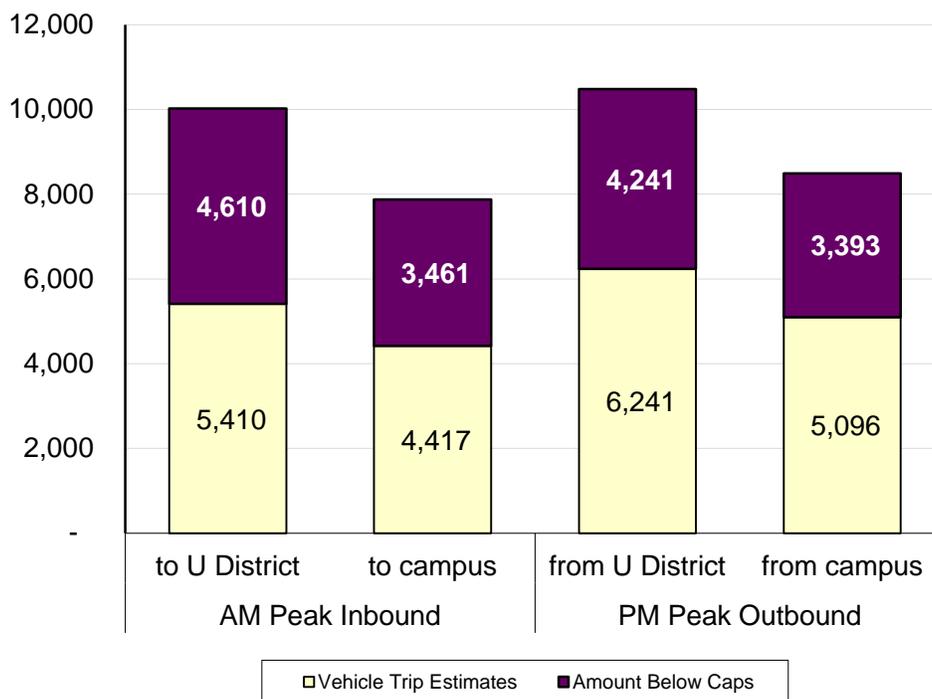
The 2003 CMP established new limits on campus vehicle trips. Under the CMP, only trips made by faculty, staff, and students are limited; vehicle trips made by visitors and patients are excluded from the limits.

An estimate of the number of vehicle trips made by faculty, staff, and students is derived from a biennial transportation survey of faculty, staff, and students (most recently conducted in 2014), and campus population statistics. The most recent estimate (Fall 2014) shows the University is currently well under the caps established in the 2003 CMP.

**TABLE 5  
2014 Vehicle Trip Estimates**

	AM Peak Inbound To U-District	AM Peak Inbound To Campus	PM Peak Outbound From U- District	PM Peak Outbound From Campus
<b>CMP Cap</b>	10,020	7,877	10,481	8,488
<b>2014 Vehicle Trip Estimates</b>	5,410	4,417	6,241	5,096
<b>Percentage Under CMP Cap</b>	-46%	-44%	-40%	-40%

2014 Vehicle Trip Estimates



**C. PROGRESS ON TRANSPORTATION MANAGEMENT PROGRAM**

The U-PASS program has been the cornerstone of the University’s Transportation Management Plan (TMP) since its inception in 1991. The U-PASS program was created to reduce congestion coming to and from the UW Seattle Campus and provide the UW community with an affordable, sustainable suite of transportation options. For the 24 years U-PASS has been in existence, vehicle traffic volumes on and around campus have decreased despite a 40% increase in the campus population. U-PASS provides not only benefits to individual U-PASS members; it benefits the UW community and student body as a whole by reducing congestion, noise, and emissions while creating a safer environment for people in cars and buses, on foot, and on bike.

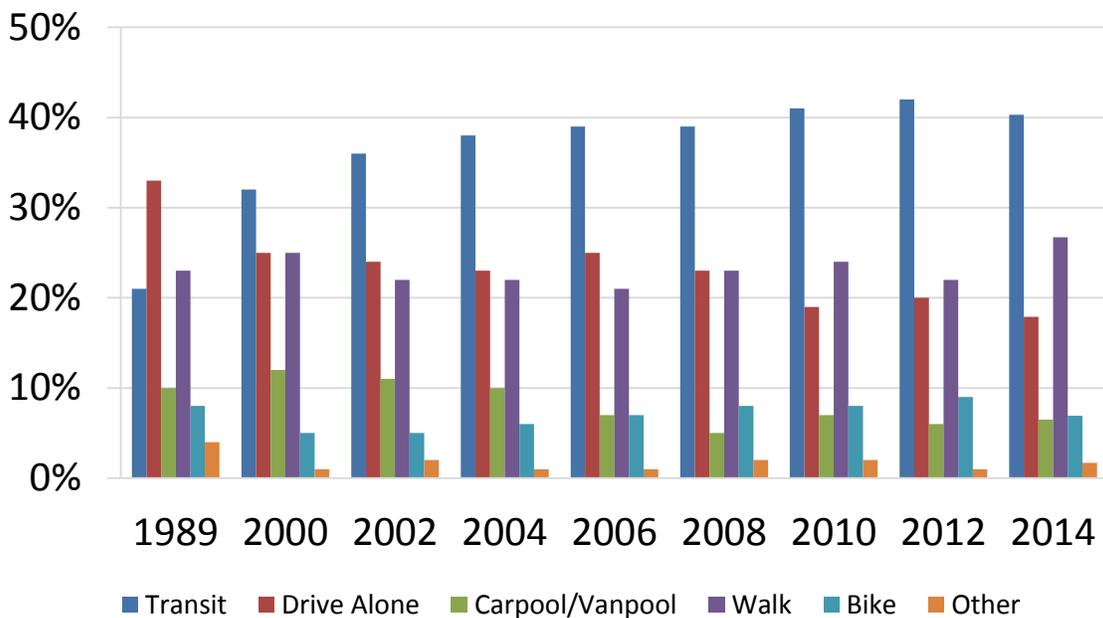
Based on the 2014 Biennial U-PASS Survey, less than one-fifth (18 percent) of the campus population drives alone to campus. The vast majority rides transit (40 percent), walks or bikes (34 percent), or uses rideshare (7 percent). In fall quarter 2011, U-PASS became a universal program for students in response to a two-year student-led process to address rising program costs and provide sustainable transportation options for all students. At this time, the U-PASS also transitioned to an ORCA-powered transit pass integrated into the UW ID Card. This change further enhanced the convenience of transit access provided by the U-PASS.

UW Transportation Services manages a variety of customer-facing programs that contribute to the success of the University’s TMP. In 2014, the department launched its Commute Concierge service, providing individualized commute assistance to students and employees, promoting non-drive alone modes to campus. In its first 5 months, the program served nearly 700 customers. The department continues to offer a number of programs to promote and encourage walking and bicycling. These include Ride in the Rain and Bike to Campus Month

events, which attracted thousands of participants and created hundreds of new bicyclists. To further encourage bike commuting, Transportation Services offered valet bicycle parking during Husky football games, and provided bike racks, lockers, repair stations, and secure bike cages across campus. Throughout the year, the department continued its partnership with the Cascade Bicycle Club to offer free bicycle skills and safety classes to students and employees, providing on average one class per month.

These efforts to satisfy the TMP have put the University of Washington at the forefront of the transportation services field. At its 2014 annual conference, the International Parking Institute named the UW Transportation Services as the 2014 Parking Organization of the Year, recognizing its efforts to enhance sustainability and meet high standards for excellent customer service. The University was also recognized with platinum-level distinction (the highest level) at the City of Seattle’s 2015 Commute Trip Reduction Champions Awards..

### Commute Trips to University of Washington, 1989-2014



Since the U-PASS program’s inception, transit use by the campus population has nearly doubled. Significant shifts in travel modes have occurred for faculty, staff, and students.

**TABLE 6**  
**Travel Mode Shares by Faculty, Staff and Students**

Mode	<u>Faculty</u>		<u>Staff</u>		<u>Students</u>	
	1989	2014	1989	2014	1989	2014
Transit	11%	27%	25%	43%	21%	42%
Drive Alone	60%	44%	44%	32%	25%	7%
Carpool/Vanpool	11%	9%	15%	11%	9%	4%
Bicycle	9%	13%	6%	7%	9%	6%
Walk	7%	6%	6%	4%	31%	40%
Other	2%	1%	4%	3%	4%	0%

## SECTION 4

# Leasing, 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 Planning and Development, 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 City of Seattle last provided information responding to this section in July 2005. This information has not been updated since then. Please see the 2009 Annual Report for this information: <http://www.washington.edu/community/files/Annual-Report-2009.pdf> Contact Gordon Clowers (Gordon.Clowers@seattle.gov) for more information.

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

None

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

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, AND AMOUNT OF RESIDENTIAL SPACE WITHIN THE BUILDING; THE USE, TERM AND KNOWN PLANS FOR ADDITIONAL LEASES; THE UNDERLYING ZONE DESIGNATION; AND THE IDENTIFICATION OF WHICH LEASES AND ASSOCIATED USES ARE FOR STREET-LEVEL SPACES, AND WHICH 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 zoning for the sites.

**TABLE 7**  
**UDNUCV Leasing Report**  
**(as of 12/31/12)**

<b>Leases within Seattle</b>	<b>Total sq. ft.</b>
Primary Zone within UDNUCV*	314,563
Primary Zone outside UDNUCV	55,695
<b>Total Primary Zone</b>	<b>370,258</b>
Secondary Zone	0
<b>Total Primary and Secondary Zones</b>	<b>370,258</b>
Outside Impact Zones University of Washington Harborview**	1,033,259 49,402
<b>Total within Seattle</b>	<b>1,452,919</b>
Leases outside Seattle but within Washington	109,046
<b>Total</b>	<b>1,561,965</b>

\* University District Northwest Urban Center Village

\*\* Harborview square footage includes a 27,772 SF lease in the Financial Center for a UW Medicine Contact Center

**Known Plans for Additional leases in the UDNUCV:** The lease for Roosevelt Commons West (4300 Roosevelt Way NE) began in February 2015.

**Percentage of UW leasing within Primary & Secondary Impact Zones that is within the UDNUCV:** 85%

**Amount of residential space within buildings leased by UW:** None

**Purchase of property within the Primary and Secondary Impact Zones and proposed use during the last six months:** None

**Gifts of property within in the Primary and Secondary Impact Zones and proposed use during the last six months:** None

**Change in ground level space during the last six months:** Total ground level space in the UDNUCV remained the same at 13,405 square feet.

## 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 University of Washington recently closed their Off-Campus Housing Affairs Office. Some of the duties of this office are now being handled by Student Legal Services (SLS). SLS works to educate students about tenant rights and helps them with legal matters related to housing, including reviewing leases. The ASUW is also partnering with the Department of Planning and Development to educate students about the City’s Rental Registration and Inspection Ordinance.

Student Legal Services: <http://depts.washington.edu/slsuw/>  
Student Housing Education: <http://housing.asuw.org/system/wp-content/uploads/2013/05/HuskyHousingHandbook2013.pdf>

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

The “Guide to Off-Campus Living” provides students with tips on being a good neighbor, meeting noise expectations, following parking restrictions, and locating 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.

#### **Additional University Projects in the Community:**

##### University District Partnership

The U District Partnership is a 501(c)3 non-profit public benefit corporation, that is dedicated to a Vibrant – Innovative –Diverse U District Community. The University has helped fund and provide leadership for this organization over the past year.

The partnership was forged through a four year period of time that saw unprecedented levels of community engagement and collaboration between the City, the UW, Sound Transit, Business Owners, Property Owners, and Residents of the District. Together they crafted a Strategic Plan guided by a Steering Committee. Their efforts produced this long term, sustainable organization that provides the community with the leadership capacity required to realize their own goals.

The UDP is a four-year strategic initiative to encourage investment for a vibrant, walkable University District community. The Partnership will accomplish the following tasks

1. University District Commercial Revitalization: (In collaboration with Seattle Office of Economic Development, OED). Identify short- and long-term actions to promote a unique and vital commercial district that will adapt to change over time. Areas of focus include:

- Organizational leadership capacity
  - Clean and safe community
  - Marketing and promotion
  - Future development and urban design
  - Retail and business development
2. University District Urban Design Framework: (Sponsored by Seattle Department of Planning and Development, DPD). Recommend & review strategies to integrate future elements of urban design/ development that:
- Build on the unique attributes of the U District neighborhood;
  - Complement the Brooklyn light rail station; and
  - Foster a diverse mix of residents, workers, businesses, students and community activities.
3. New Partnerships: Building successful working relationships among the community, the university and the City to plan for change now, and to work together for the betterment of the U District community over the coming years.

Ongoing North of 45<sup>th</sup> Street Work Group

The North of 45th Work Group was formed in March of 2006 to study the concerns of neighbors, the Greek community, and the University in the area immediately north of campus. A variety of incidents in this area, including excessive noise, safety issues, and the influence of illegal behavior have been a continuing source of concern. This group was tasked to obtain a clearer understanding of what is occurring in University Park and the Greek community and provide recommendations on how to work collectively to improve the environment. After thorough discussion and analysis, the group made the following recommendations:

- 1) Develop an ongoing committee to work on these issues
- 2) Strengthen police coordination and enforcement
- 3) Hold students accountable for certain behaviors off-campus
- 4) Amend & enforce land use and housing codes
- 5) Encourage the University to purchase homes in the area for faculty, staff or students
- 6) Establish a Housing Quality Assurance Program
- 7) Enhance efforts to educate students about community expectations
- 8) Develop an "Adopt an Area" program
- 9) Improve safety
- 10) Encourage communication between students and residents

An ongoing North of 45<sup>th</sup> Committee was formed in 2007 to implement these ideas. This group includes University faculty, staff, students, neighbors and City representatives. The committee meets once per quarter. For more information, please contact Aaron Hoard at 206-221-7684 or ahoard@uw.edu

The full North of 45<sup>th</sup> Work Group report can be found here:

<http://www.washington.edu/community/files/2006/02/report.pdf>

### Office of Community Standards and Student Conduct

The Office of Community Standards and Student Conduct administers the off-campus code and promotes respectful student behavior. In the past year, this office worked closely with neighbors, the University of Washington and Seattle Police to identify problem houses rented by students. In addition, the office encouraged students to be better neighbors through a number of educational efforts including community meetings, sending emails and the creation of a web page.

### Husky Neighborhood CleanUp

More than 600 cubic yards of extra garbage are typically generated in the University District as students move out for the summer and return in the fall. Much of this garbage gets piled next to dumpsters and other places. In response, the University of Washington has sponsored efforts to keep adjacent neighborhoods clean during these times. The "Husky Neighborhood Clean-Up", established in 2004, provides centralized garbage collection, reusable goods collection, recycling, and increased garbage service for student housing. In the spring and fall of 2014, the collection site was located at NE 17th Ave & 47th St. The UW PanHellenic Council, UW Interfraternity Council, Seattle Public Utilities and Waste Management are all partners in the Husky Neighborhood CleanUp.

### Incident Prevention Teams

University of Washington Police Incident Prevention Teams (IPT's) continue to patrol in the Greek community and University Park. Under an inter-local agreement with the Seattle Police Department, these teams enforce liquor and noise ordinances in neighborhoods north of campus. Patrols were increased this year to seven nights per week (up from five) and four officers (up from two). This expansion is in response to recommendations made by the North of 45th Work Group. University Police worked closely with residents in University Park to identify problem houses and respond to noise disturbances.

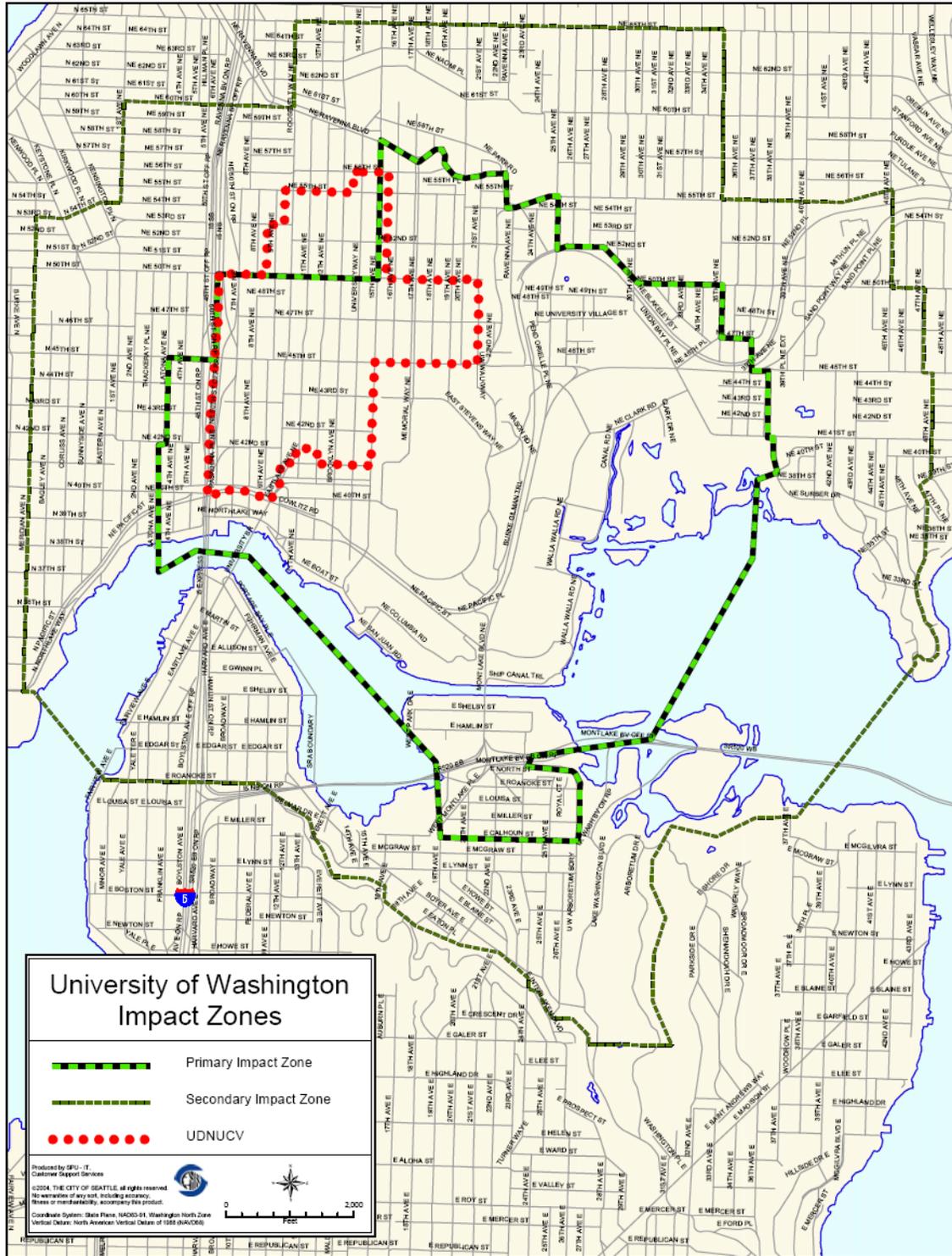
**B. A DESCRIPTION OF HOW UW LEASING ACTIVITY AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS.**

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

1. *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.
2. *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 45<sup>th</sup> Street Plaza Building.
3. *Goal A-5.2 -Allow UW uses off campus where there is also a benefit to the community:* University leasing brings employees who support small businesses to the U-District. 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.
4. *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, and 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 and occupational health; psychiatry, family and child nursing; alcohol and drug abuse; and intellectual & property transfer. This important work supports and attracts biotech and other businesses throughout the City and region.

# Appendix A

## Map of UDNUCV



## **Appendix B**

### UW Leasing Summary

Please contact Ameer Patel at [apatel@uw.edu](mailto:apatel@uw.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 D

### Approved Minor Plan Amendments

1. DPD Interpretation 06-003: Minor amendment approval to create a new development site for the UWMC Hospital Expansion, site 68S.
2. DPD Interpretation 09-001: Minor amendment to create a new development site for Cunningham Hall, site 70C.
3. DPD Interpretation 09-006: Three minor plan amendments approved by DPD that include: 1) structure setback elimination; 2) clarification of bed allocation; and 3) clarification of Cavalier Apartments.
4. DPD Interpretation 11-001: Three minor plan amendments approved by DPD that include: 1) demolition of Lander; 2) open space on sites 42W and 29W; and 3) transfer of 535,000 gsf from Central Campus to West Campus.
5. DPD Interpretation 3019080, December 18, 2014. Creation of a new development site 71C which would allow a new site for student housing around Denny Field.

Please visit <http://www.washington.edu/community/approved-minor-plan-amendments/> for more information on these minor plan amendments to the Campus Master Plan.