

University of Washington  
Master Plan

Seattle Campus



ANNUAL REPORT

2019

# Executive Summary

## January 1, 2018 through December 31, 2018

In 2018, the amount of space leased by the University within the University District Northwest Urban Center Village (UDNUCV) area increased slightly by 500 square feet, bringing the total to 307,339. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is now 369,974 square feet (see pg.19 for zone maps).

University employment in the UDNUCV increased by 72 people to a total of 3,939. Of this number, 1,391 employees are in leased space.

The University continued to support the University District Partnership and the University District Business Improvement area through the voluntary contribution of money and staff time. The University also continued its work through the North of 45<sup>th</sup> Committee to improve the neighborhoods north of campus. This work included University of Washington Police Department (UWPD) patrols, community meetings, and neighborhood cleanups. The University continued working on the Doorway Project in partnership with community-based non-profits. This project is meant to increase service capacity through student placements in community-based non-profits and, in the long-term, establish more effective pathways to stability and housing for young people experiencing homelessness. In 2018-2019, work included “pop-up services cafés” to engage homeless youth in the neighborhood who are not yet service-connected.

## Preface

This document is the twentieth 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 2018.**

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 Construction & Inspections (the successor 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 Planning & Development, UW Transportation 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 2003 Campus Master Plan (CMP).

### 1. Capital Budget Requests

The final 2017-19 Legislative Capital Budget (including changes from the biennial and supplemental budgets, which were both approved during the 2018 legislative session) appropriates \$84 million in new funding from the State Building Construction Account for major projects. This includes appropriations for the College of Engineering pre-design (\$600,000) and Burke Museum (\$24.9 million). Funding for Health Sciences related projects include Magnuson Health Sciences T-wing renovation (\$10 million) and funding for the Population Health Sciences building (\$15 million). The budget also appropriates \$20 million for the Center for Advanced Materials and Clean Energy Technology, \$10 million to renovate Parrington Hall (Evans School), pre-design and design funds for new buildings at our Bothell and Tacoma campuses, and \$100,000 from state funds for the Buy Clean Washington Study.

The final budget appropriates \$56.3 million from the UW Building Account to fund minor capital repair and preventative maintenance. Minor capital repair includes infrastructure upgrades, building repairs, utilities and site work repair, life safety, and classroom improvements. The budget also appropriated \$17.5 million from the UW Building Account for seismic upgrades to existing buildings.

### 2. Sites Chosen for Development under the CMP

Table 1, below, shows CMP sites that have been approved for development by the University of Washington, but are not currently under construction. Table 2 shows sites that have been approved for development and are either currently under construction or completed.

**TABLE 1  
Campus Master Plan Chosen Sites**

Project Name	CMP Site	Program Description	Anticipated Start
Housing & Food Service (HFS) North Campus Housing (Oak)	NA	Academic	2019

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

**TABLE 2**  
**Sites Under Construction or Projects Completed**

Project Name	CMP Site	Program Description	Status
Population Health	22C	Academic	Under Construction
Biological and Environmental Sciences	21C	Academic	Completed
Burke Museum	1C	Academic	Under Construction
Business School (PACCAR Hall)	4C	Academic	Completed
Business School Phase II (Balmer Hall)	6C	Academic	Completed
Computer Science and Engineering II	16C	Academic	Under Construction
Denny Hall Renovation	NA	Academic	Completed
Fluke Hall Renovation	NA	Academic	Completed
House of Knowledge Longhouse (wəʔəbʔaltx <sup>w</sup> )	7C	Academic	Completed
Molecular Bioengineering	25C	Academic	Completed
Nano Engineering and Sciences Building	25C	Academic	Completed
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	Completed
HFS – Mercer Hall	29W/42W	Academic	Completed
HFS – Lander Hall	NA	Academic	Completed
HFS – Terry Hall	NA	Academic	Completed
HFS – Maple Hall	NA	Academic	Completed
HFS – North Campus Housing (Willow, McCarty, Madrona Halls)	NA	Academic	Completed
Animal Research and Care Facility	NA/Underground	Academic	Completed
Ethnic Cultural Center	38W	Academic	Completed
SW Campus Central Utility Plant	41W	Academic	Completed
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
UWMC Expansion Ph.II	NA	Academic	Completed
Cunningham Relocation	70C	Academic	Completed
HUB Renovation	NA	Academic	Completed

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**  
**Amended Development Capacity by Campus Area as of 12/31/18**

<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	29%
West	47%	1,405,000	43%
South/Southwest	16%	468,000	10%
East	5%	162,000	3%
<b>Total</b>	<b>100%</b>	<b>3,000,000</b>	<b>85%</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**

There were no amendments 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 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 of space leased within the UDNUCV by 500 square feet. The number of UW employees in leased spaces increased somewhat to 1,391. The amount of space leased by the University within the UDNUCV is now 307,339 square feet. This represents 83% of the total space leased by the University within the Primary and Secondary Impact Zones. This proportion has remained the same since the last 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 Way NE and 4245 Roosevelt Way NE. Total University employment in the UDNUCV is estimated at 3,939 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, nearly 3,340 UW employees have taken part. Approximately 1,335 of these were first-time home buyers.
2. The University partnered with Seattle Children's to build a workforce housing project called Bridges@11th. This project includes 172 apartments with 37 of those priced to be affordable to people making 65%-85% of area median income.
3. UW Housing & Food Services (HFS) built 2,133 new beds for students in West Campus. These new spaces are in apartments and residence halls located on five different building sites. HFS is replacing two residential buildings in North Campus with four new buildings. When complete in 2020, these new buildings should net approximately 650 more beds of on-campus housing.



4. The University and Seattle Housing Authority (SHA) continued to work on a proposal to build 150 affordable rental units on a piece of UW property located at NE 42<sup>nd</sup> St and Roosevelt Way NE. These units would be income restricted to those making 60% of area median income. If feasible, a portion of the units would be reserved for homeless young adult housing. The project may also include services for homeless young adults and childcare. UW and SHA are currently developing the RFQ/P for this project.

**C. CITY'S REPORT ON THE PROGRESS OF HOUSING DEVELOPED 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 Seattle Department of Construction & Inspections, the City Council, and the City University Community Advisory Committee:

- A report on the progress of housing developed 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 Gordon Clowers (Gordon.Clowers@seattle.gov) for more information.**

Housing growth trends in the University Urban Center reflect a continuation of a multi-year development boom influencing strong growth in many neighborhoods. In the decade prior to 2015, the primary portion of the Urban Center (U-District Northwest) gained 1,775 dwelling units, to reach a total of 7,674 dwelling units. Following the 2015 adoption of the new City Comprehensive Plan, housing growth has continued at a strong rate over the past four years, increasing in total units by another 13 percent (1,021 dwelling units), to total 8,695 dwelling units. This growth rate is similar to the average growth rate seen in all the City's urban centers and urban villages over the last three years. It also represents a contribution of approximately 30% toward reaching the University Urban Center's overall residential 20-year growth estimate of 3,500 additional residential units.

A variety of large and small multifamily buildings are also under construction as of mid-2019 in the heart of the University District, and others are under permit review. With relatively recent zoning changes, this growth trend is significantly increasing the resident population of the University District, which should provide increasing opportunities for students as well as U-District-based workers to find housing nearby the University of Washington campus.

Employment growth is tracked more infrequently than housing growth, due to timing of State employment data source updates. The last reported information for City growth areas was in 2017, showing annual data from 2015 to 2017. Between 2015 and 2017, the University Urban Center experienced growth of 2,187 jobs, a two-year increase of 4.6%. This rate was slower than the 8.4% two-year job growth rate in the city as a whole and slower than the main job growth centers of Downtown and South Lake Union.

These trends confirm a perspective that residential growth is occurring faster than job growth in the University District. This might change over time with future possible employment growth in the neighborhood. However, the steady addition of housing to the University District is an encouraging trend that should boost transportation efficiencies for the neighborhood and city as a whole.

## SECTION 3 Transportation

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

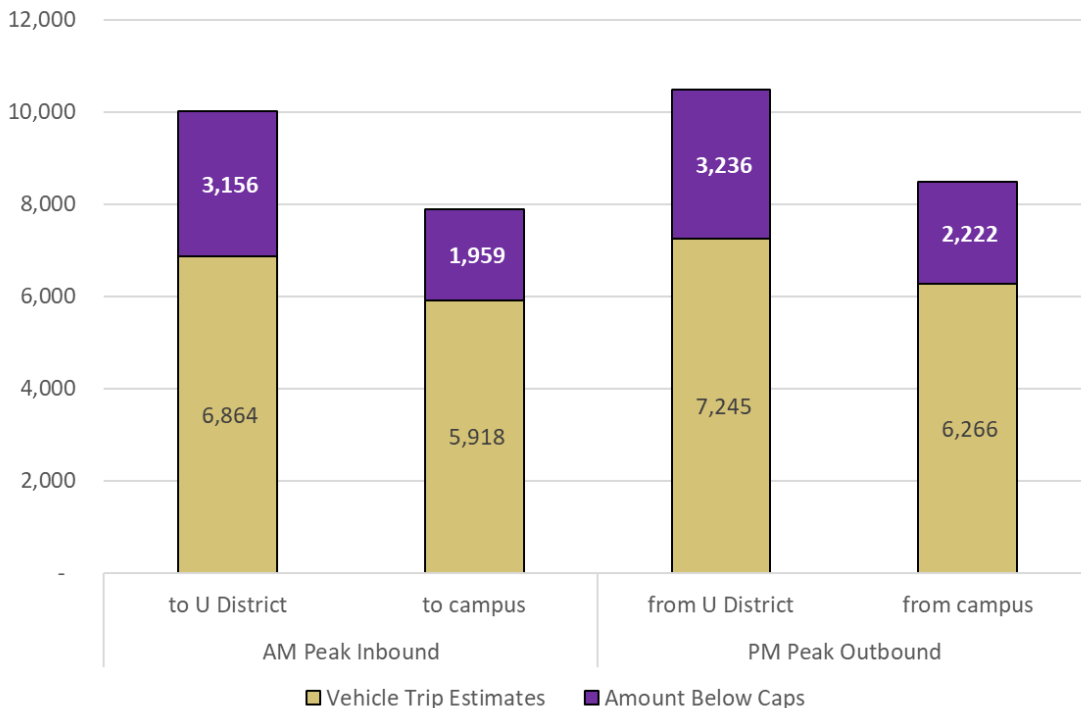
The 2003 CMP established new limits on campus vehicle trips. Under the CMP, only trips made by faculty, staff, and students are limited; vehicle trips made by visitors and patients are excluded from the limits.

An estimate of the number of vehicle trips made by faculty, staff, and students is derived from a transportation survey of faculty, staff, and students, and campus population statistics. The most recent estimate (Fall 2018) shows the University is currently under the caps established in the 2003 CMP.

**TABLE 4  
2018 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>2018 Vehicle Trip Estimates</b>	6,864	5,918	7,245	6,266
<b>Percentage Under CMP Cap</b>	-32%	-25%	-31%	-26%

### 2018 Vehicle Trip Estimates



## **B. PROGRESS MADE IN THE TRANSPORTATION MANAGEMENT PROGRAM**

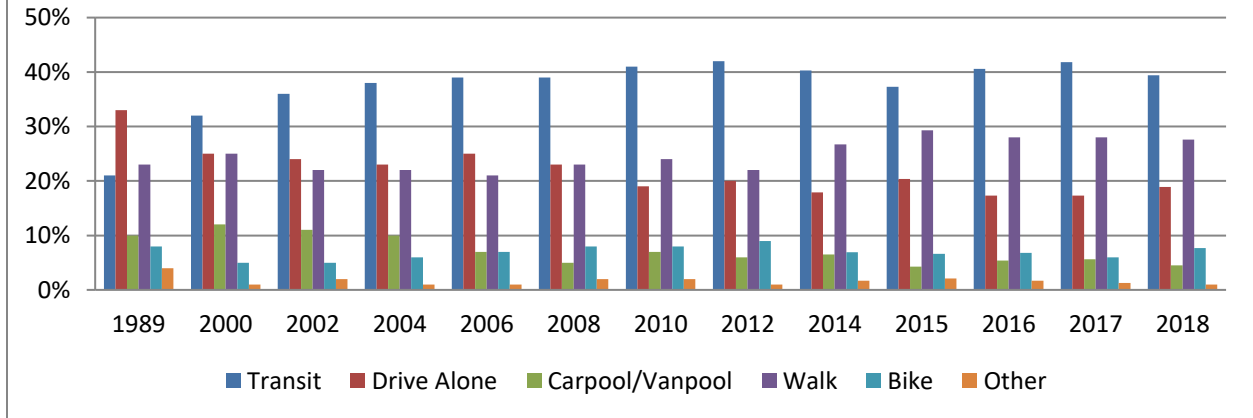
The U-PASS program has been the cornerstone of the University's Transportation Management Plan (TMP) since its inception in 1991. The U-PASS program was created to reduce congestion coming to and from the UW Seattle Campus and provide the UW community with an affordable, sustainable suite of transportation options. For the 28 years the U-PASS has existed, vehicle traffic volumes on and around campus have decreased despite a more than 50% increase in the campus population. U-PASS provides benefits not only to individual U-PASS members, but also to the UW community and student body by reducing congestion, noise, and emissions while creating a safer environment for pedestrians, bicyclists and people in cars.

Based on the 2018 annual U-PASS Survey, less than one-fifth (18.9 percent) of all student and employee trips to campus are drive-alone. The highest percentage of trips are on transit (39.4 percent), walking and biking (35.3 percent), or rideshare (4.5 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. Several additional municipal and community initiatives are underway to further improve transit access and ridership on campus. These local projects include a redesign of the Montlake triangle to better accommodate bus transfers from Link light rail, stakeholder meetings for the future light rail station in the U District, and Rapid Ride upgrades to and from the U District.

UW Transportation Services manages a variety of customer-facing programs that contribute to the success of the University's TMP. The department's innovative individualized commute planning service, providing commute assistance to students and employees, has helped promote non-drive alone modes to campus as transportation options are changing. The department continues to offer a number of programs to promote and encourage walking and bicycling. These include Ride in the Rain and Bike Everywhere Month events, which attracted thousands of participants and created hundreds of new bicyclists. To provide additional encouragement to bike commuters, Transportation Services offered valet bicycle parking during Husky football games, and provided bike racks, lockers, repair stations, and secure bike houses across campus. Transportation Services is also working closely with bikeshare vendors in Seattle to provide outreach and discounts to UW students and employees.

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 and 2019 Commute Trip Reduction Champions Awards, and with gold-level distinction at the 2016 and 2017 awards ceremonies. The University of Washington has been named a gold-level Bicycle Friendly University, based substantially on programs managed and maintained by Transportation Services.

## Commute Trips to University of Washington, 1989-2018



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

**TABLE 5**  
**Travel Mode Shares by Faculty, Staff and Students**

Mode	Faculty		Staff		Students	
	1989	2018	1989	2018	1989	2018
Transit	11%	32%	25%	42%	21%	40%
Drive Alone	60%	39%	44%	35%	25%	8%
Carpool/Vanpool	11%	7%	15%	9%	9%	2%
Bicycle	9%	15%	6%	8%	9%	6%
Walk	7%	6%	6%	3%	31%	43%
Other	2%	1%	4%	3%	4%	1%

## C. 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 making historical comparisons and to understand the overall traffic volumes associated with the campus. Since 2013, Transportation Services has not formally reported the results of the Annual Campus Traffic Count; results from 1999 to 2012 can be found at:

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

## 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 Construction & Inspections, 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 Gordon Clowers ([Gordon.Clowers@seattle.gov](mailto:Gordon.Clowers@seattle.gov)) for more information.**

Current commercial market data indicate that the north Seattle "suburban" sub-market (broader than the U-District) is experiencing strong market conditions similar to the rest of Seattle, with a vacancy rate of around 7.8% and average lease rate around 32.70/square foot. While the north Seattle sub-market's lease rates are somewhat lower than rates in the Seattle CBD, they are higher than suburban and South King County cities. Lease rates have continued to rise, around 2% year-over-year in the "suburban" office market that includes north Seattle (Cushman & Wakefield, 2019).

As for the future, a 2013 report by Heartland suggested, in a conservative fashion, that "[t]he U-District is a less proven sub-market for commercial office uses, including general office, research and development office and biotech... Looking ahead, it is difficult to forecast the potential demand for high-rise office development because there is little demand for any type of commercial office development at present [2013]; [however]...given historic demand for office city-wide, it is not inconceivable that a major office tenant would wish to locate in the U-District over the next 20 years."

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

The University purchased a vacant piece of land located at 805 NE Northlake Pl. This property is approximately 3,200 square feet in size.

**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.**

Table 6 includes a summary of University 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 6  
UDNUCV Leasing Report  
(as of 12/31/18)**

<b>Leases within Seattle</b>	<b>Total sq. ft.</b>
Primary Zone within UDNUCV*	307,339
Primary Zone outside UDNUCV	62,635
<b>Total Primary Zone</b>	<b>369,974</b>
Secondary Zone	0
<b>Total Primary and Secondary Zones</b>	<b>369,974</b>
Outside Impact Zones	
University of Washington	1,188,118
Harborview	13,849
<b>Total within Seattle</b>	<b>1,571,931</b>
Leases outside Seattle but within Washington	528,346
<b>Total</b>	<b>2,100,277</b>

\*University District Northwest Urban Center Village

**Known plans for additional leases in the UDNUCV:** None

**Percentage of UW leasing within Primary & Secondary Impact Zones that is within the UDNUCV:** 83%

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

**Change in ground level space during the last six months:** Total ground level space in the UDNUCV remained approximately the same at 13,395 square feet.

## SECTION 5 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”**

#### *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 also partnered with the Seattle Department of Construction & Inspections to educate students about the City’s Rental Registration and Inspection Ordinance.

Student Legal Services: <http://depts.washington.edu/slsuw/>

#### *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 fulfilled 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 (UDP) is a 501(c)3 non-profit public benefit corporation that is dedicated to a vibrant, innovative and diverse U District Community. The University has helped fund and provide leadership for this organization over the past two years.

The partnership was forged through a four-year period of time that saw unprecedented levels of community engagement and collaboration between the City, the University, Sound Transit, business owners, property owners, social service providers, churches 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 has 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
  - Shaping future development and urban design
  - Retail and other small business development
2. University District Urban Design Framework: (Sponsored by the Seattle Office of Planning & Community Development). Recommend and review strategies to integrate future elements of urban design/ development that:
  - Build on the unique attributes of the U District neighborhood;
  - Complement the U District LINK light rail station (at Brooklyn); 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 45th Street Work Group

Now in its eleventh year, the North of 45th Work Group was formed 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 and 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 45th 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](mailto:ahoard@uw.edu).

The full North of 45th 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 Clean Up*

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 2018, the collection site was located at the intersection of 17<sup>th</sup> Ave NE and NE 47<sup>th</sup> St. UW PanHellenic Council, UW Interfraternity Council, Seattle Public Utilities and Waste Management are all partners in the Husky Neighborhood Clean-Up.

### *Incident Prevention Teams*

University of Washington Police Incident Prevention Teams (IPTs) 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.

### *The Doorway Project*

Building on its resources and strengths as a community-engaged research institution, the University of Washington's Urban@UW faculty consortium has developed the Homelessness Research Initiative to specifically address homelessness through a research lens. The Doorway Project is an offshoot of this Initiative that focuses the UW's research and student service learning into the University District. This project, a partnership with YouthCare and other area non-profit service providers, includes community mapping, focus groups, digital storytelling, and individual interviews. It engages in these research methods through a combination of Pop-Up Cafés for homeless young people and through partnerships with existing service providers in the U District. The service learning, the increased capacity for service providers and the future brick-and-mortar services hub unite the University and community in action. The Doorway Project is made possible by funding from the State of Washington.

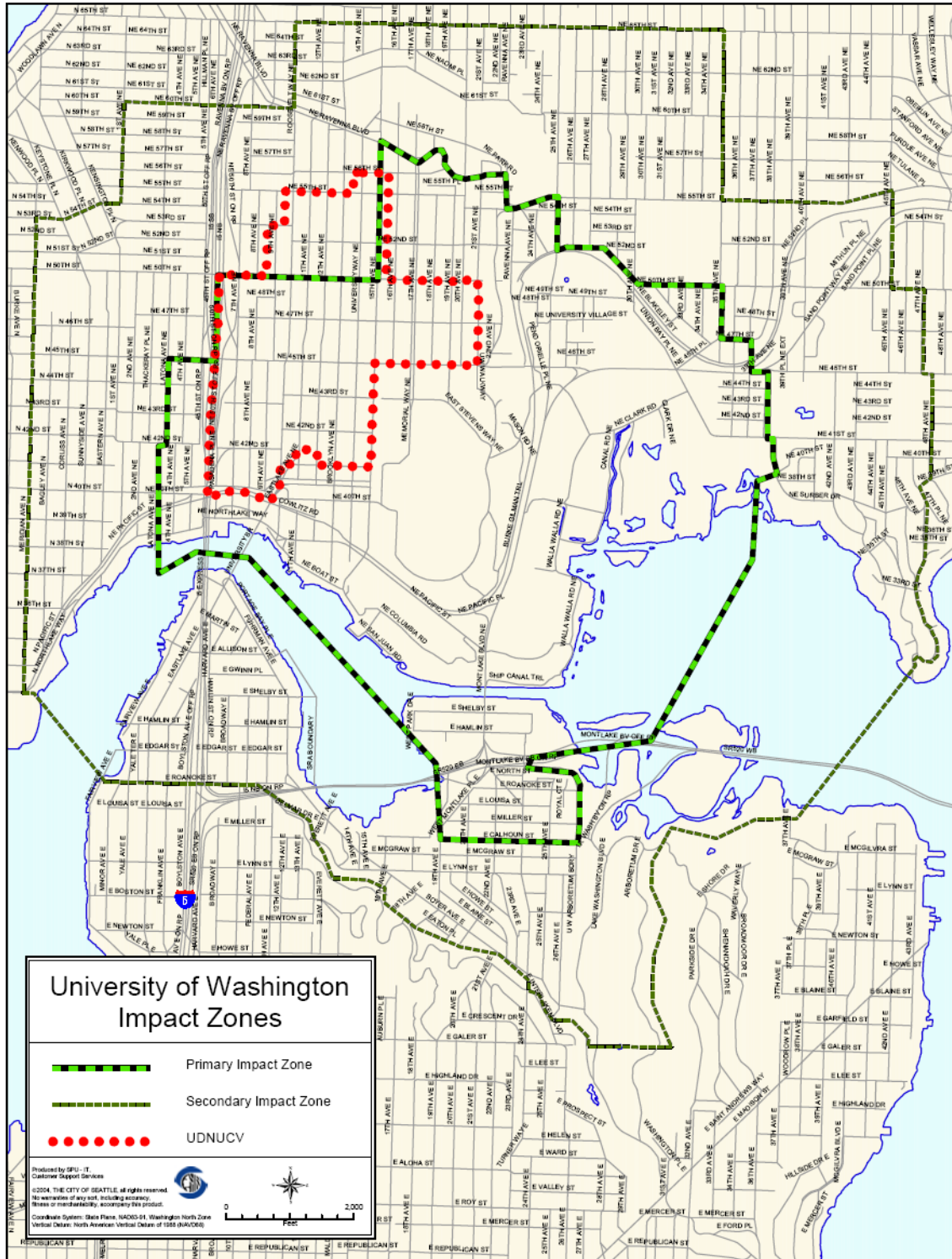
**B. DESCRIPTION OF HOW UW LEASING AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS**

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 45th 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 and 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 Anais Munoz at [anaism@uw.edu](mailto:anaism@uw.edu) for Appendix B.

## Appendix C

### List of Errors in the 2003 Campus Master Plan

During the course of working with the 2003 Campus Master Plan, several errors in the Plan have been noted by University staff. Below are three errors that have been identified 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

### List of 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.