

2001 ANNUAL REPORT

UNIVERSITY OF WASHINGTON

**GENERAL PHYSICAL
DEVELOPMENT PLAN**

2001 ANNUAL REPORT
ON THE
UNIVERSITY OF WASHINGTON
GENERAL PHYSICAL DEVELOPMENT PLAN FOR 1991-2001

University of Washington
Capital Projects Office

March 2002

PREFACE

This document is the tenth report following the Board of Regents' May 1992 approval of the University of Washington General Physical Development Plan (GPDP). This report was prepared in accordance with the 1998 City-University Agreement (which replaced the 1983 City-University Agreement) and the Seattle City Council's Conditions Approval for the GPDP. As an addendum to the GPDP, it provides current information on University development projects and their environmental impacts. It also provides current data and plans concerning traffic and parking. Upon adoption of the new University of Washington Master Plan for the Seattle Campus (CMP), annual reports will continue to be issued in accordance with the 1998 City-University Agreement.

Detailed environmental information about current development projects, impacts and mitigating measures is available in separate environmental documents. Information regarding University development and environmental information for the 1983-2001 is available in previous annual reports. Copies of these documents and the GPDP, as well as related background information, are available for review at the Capital Projects Office, (206) 543-5200.

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INTRODUCTION

THE MASTER PLAN AND ANNUAL REPORT

The 1998 City-University Agreement, adopted by the City Council and UW Board of Regents, specifies that each year an addendum to the Master Plan be published that provides status reports on the following information:

- Ongoing development (Section 1)
- Proposed project development changes and major and minor plan amendments (Section 2)
- Changes in environmental impacts as a result of changes to the proposed development schedule (Section 3)
- Biennial campus and U-District cordon counts (Section 4)
- Progress made in the transportation management program (Section 5)
- Purchases and proposed uses of property located within primary and secondary impact zones (Section 7)
- Gifts of real property located within primary and secondary impact zones (Section 7)
- Summary of all leases within the primary and secondary impact zones (Section 7)

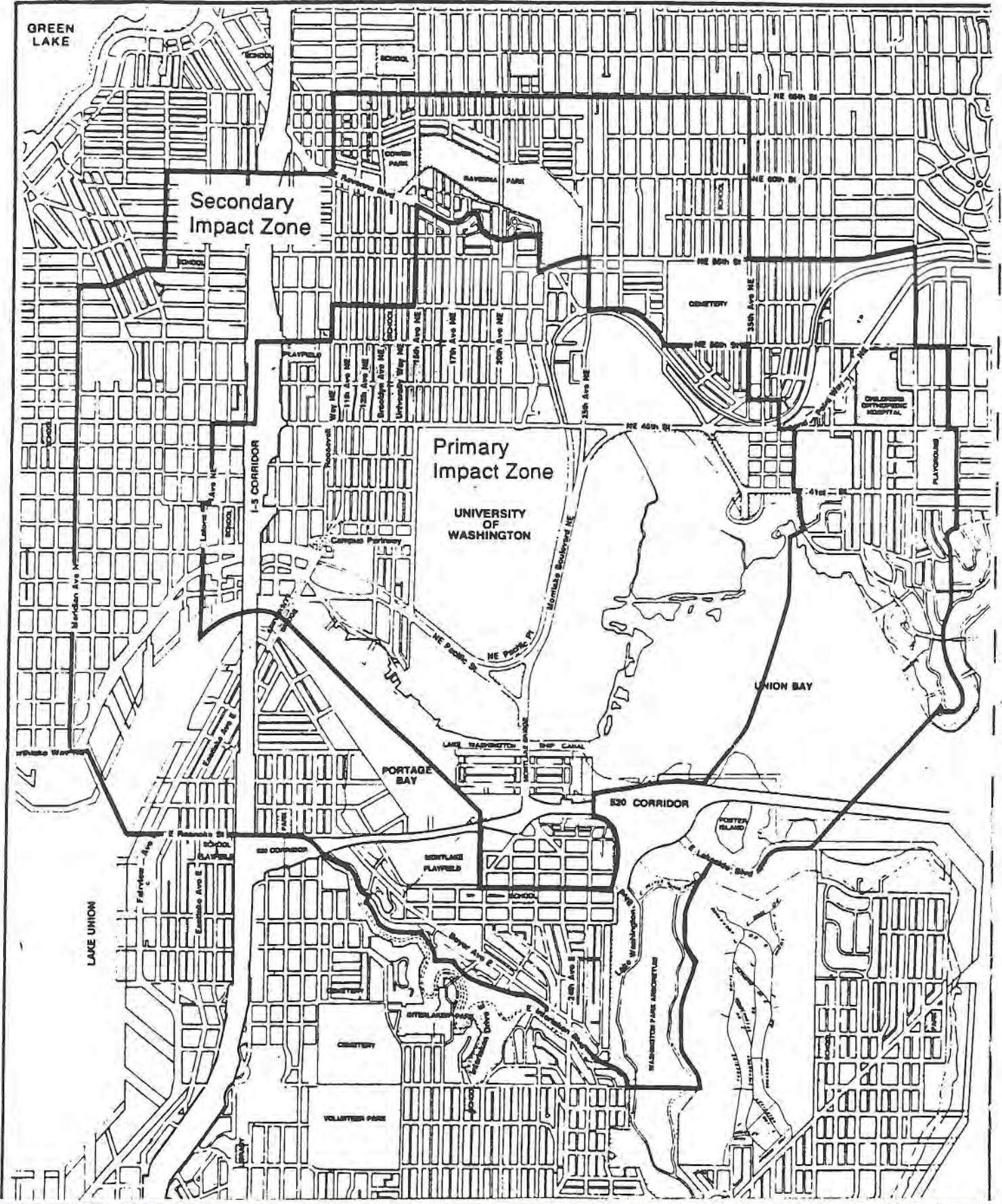
In addition, this document provides information on revisions to UW long-range planning and decentralization policies.

These annual reports have been issued each year since the adoption of the first General Physical Development Plan (GPDP) in 1985. Pursuant to the 1998 Agreement, the Annual Report is submitted to the Seattle Department of Construction and Land Use at the same time other major institutions submit their reports.

The University of Washington Master Plan Seattle Campus (CMP) sets out goals, planning context, and assumptions and describes general policies and plans for land use, design, open space and landscaping, site development and transportation. The CMP also includes a Transportation Management Program (the U-PASS program) for mitigating traffic impacts. It outlines a conceptual 10-year development program and provides potential development sites detailing proposed development plans and identifying overall campus development plans. General policies for waterfront planning are included as well.

The Final Environmental Impact Statement (EIS) for the CMP assesses the impacts of the proposed 10-year plan for all relevant elements of the environment and includes measures for reducing those impacts. The University performs supplemental environmental review for each project determined to have potentially significant impacts not addressed in the CMP EIS.

At the time of this publication, the CMP is before the City Council for consideration and approval. It will then be brought to the UW Board of Regents for adoption.



UNIVERSITY OF WASHINGTON
PRIMARY & SECONDARY IMPACT ZONES
 UNIVERSITY OF WASHINGTON GENERAL PHYSICAL DEVELOPMENT PLAN

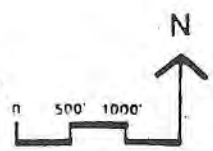


FIGURE
1

DESIGN AND ENVIRONMENTAL REVIEW FOR UNIVERSITY FACILITIES

The University's process for design and environmental review helps ensure that the architectural and environmental quality of the campus is enhanced when new development occurs.

An Architectural Opportunities Report (AOR) is prepared for projects anticipated to be valued over one million dollars and which affects wither public spaces and/or the exterior of buildings. The AOR is prepared before design work begins and identifies, at the earliest point possible in project development, important issues, opportunities and constraints. The report assesses the architectural context of the site location, its historical context, as well as environmental considerations, Campus Master Plan guidelines and landscape/open space context. The AOP accompanies the project through the development process and may be added to and refined based on new information. The AOR is reviewed by the Site Programming Committee, the Campus Landscape advisory Committee, the Architectural Commission, the Provost and/or the Executive Vice President and the Board of Regents.

A Site Programming committee is established for major projects to involve a wide spectrum of University faculty and staff in determining the objectives related to the site and supporting the academic purpose of the project. The objectives may be functional, such as providing a service access route, or aesthetic, such as creating a new vista or reducing visual and noise impacts of a loading dock. Each committee produces a site program document, which guides project development.

The Campus Landscape Advisory Committee reviews proposed projects that affect the landscape environment of the campus. The committee includes University experts in planning, botany, landscape architecture, urban design, horticulture, art, architectural history, and grounds maintenance.

The Architectural Commission includes distinguished design professionals from the University and nationally from the private sector, the chair of the Campus Landscape Advisory Committee (ex officio), the Campus Architectural Advisor and a student representative. The Commission recommends the selection of architects and reviews projects affecting the exterior appearance of buildings or changes to major public interior spaces and which are valued at over one million dollars. The Commission selects architects, and reviews projects at each state of the design process (planning, pre design, schematics, and design development) and recommends applicable design guidelines and considerations for projects in accordance with their design expertise in light of the Campus Master Plan goals and policies. The Commission is highly regarded by the University community and the design community at large and its advice is carefully integrated into the project development process.

As the lead agency for SEPA (State Environmental Policy Act), the University invites prepares environmental checklists, threshold determinations, and EIS (environmental impact statements) documents, and conducts environmental review. The University, as lead agency, invites public comment on proposed Declarations of Non-Significance, Mitigated Declarations of Non-Significance and the proposed scope of the project's Draft Supplemental EIS, and responds to comments in the final Supplemental EIS and in appropriate cases, processes EIS Addenda. The University's SEPA Advisory Committee reviews preliminary environmental documents and makes recommendations regarding their adequacy, identifies environmental issues and concerns of a campus-wide nature, and suggests mitigating measures. Under the 1998 City-University Agreement, environmental documents are provided to the City University Community Advisory Committee (CUCAC) for review and comment.

THE GPDP DEVELOPMENT PROGRAM

Table 1 (on pages 5 through 8 of this document) lists the projects proposed in the GPDP for each biennium in the 1991-2001 periods. (Some of these projects were originally proposed in the GPDP for 1983-1991). The development calls for construction of 2,774,000 gross square feet (gsf) of new building space and 1,750 parking spaces in new parking garages, demolition of 556,000 gsf in existing buildings, and displacement of several existing surface parking lots. The net amount of proposed new building space is 2,218,000 gsf. The proposed number of parking spaces is well below the approved maximum of 12,300.

THE CAMPUS MASTER PLANNING PROCESS

The University has developed a new campus master plan entitled University of Washington Master Plan Seattle Campus (CMP) to replace the existing 1991-2001 General Physical Development Plan (GPDP) for the Seattle Campus. For more information about the Plan, please visit the Campus Master Planning website at: www.washington.edu/community/cmp.html.

The GPDP will remain in effect and guide development until the new campus master plan is adopted. In addition, any remaining capacity in the current GPDP will be carried forward into the new Campus Master Plan.

Table 1. The GPDP Development Program and Project Changes

Biennium	Project	Proposed GSF (1000)	Revised GSF (1000)	Revised Schedule	Parking Spaces Proposed/Revised
1991-1993	Chemistry I Building	100	105	Completed	
	Health Sciences H-Wing Addition	192	211	Completed	
	Biomedical Sciences (K-Wing)	224	224	Completed	
	Henderson Hall Addition	26	0	Deferred ¹	
	Stevens Court Addition	100	100	Completed	
	Stevens Court Addition Garage	---		Completed	150/155
	West Campus Garage	---		Completed	600/650
	Physics Building + Kincaid Hall Addition	252 + 22	252	Completed	
	Paul G. Allen Center for Computer Sciences & Engineering	325	Phase I – 208 Phase II – 71.1	Phase I Completed	Note: Remaining capacity is 46,000 sf.
	Business Administration Executive Center (BAEC)	12+40	46.5	Completed	
	Condon Hall Library Annex	60	0		Square footage moved to Central/East Campus for Law School
	Police/Custodial Services Building	35	0		Square footage moved to Central/East Campus for Law School

Note: GSF means Gross Square Feet

¹A deferred project is no longer scheduled for construction in the biennia identified in the GPDP, and has yet to be rescheduled. Square footage remains included in the 1991-2001 development capacity.

²A project is considered dropped when it is no longer scheduled for construction during the life of the GPDP.

Table 1. The GPDP Development Program and Project Changes						
Biennium	Project	Proposed GSF (1000)	Revised GSF (1000)	Revised Schedule	Parking Spaces Proposed/Revised	
1993-1995	New Fisheries Building (OFS II)	115	115	Completed		
	Henry Gallery Addition (HGA) and Theater Replacement	45	37.5	Completed		
	Fisheries Hatcheries & Ponds	16	16	Deferred ¹		
	Business Administration Addition	0	(Included in BAEC)	Completed		
	Surgery Pavilion	80	160	Under construction	60 sf from Mechanical/Civil Engineering Building; 33 sf from Music Building Addition	
	Surgery Pavilion Garage	---	---	2001-2003	200/180	
	Faculty Center Addition	15	15	Deferred		
	Science Instructional Facility	155	0	Sf moved to East Campus for 25 th Avenue Housing Project and Conibear Shell House		
	Social Work Building Addition	5	9	Completed		
	Montlake Underpass	0	0	Dropped ²		
	Rainier Vista Parking Garage	---	0	Deferred	400/0	

¹A deferred project is no longer scheduled for construction in the biennia identified in the GPDP, and has yet to be rescheduled. Square footage remains included in the 1991-2001 development capacity.

²A project is considered dropped when it is no longer scheduled for construction during the life of the GPDP.

Table 1. The GPDP Development Program and Project Changes, continued.

Biennium	Project	Proposed GSF (1000)	Revised GSF (1000)	Revised Schedule	Parking Spaces Proposed/Revised
1995-1997	Mary Gates (Physics) Hall Renovation	0	17	Completed	
	Life Sciences I Building (Bioengineering Bldg)	140	115	2001-2003; Pre-design phase is complete	
	Life Sciences II and III Building	190	125	2003-2005 - 65,000 sf moved to East Campus for 25 th Avenue Housing Project	
	New Oceanography Building	45	106	Completed	
	Facilities Management Building	45	0	Sf moved to Central/West Campus for the Law School	
	Plant Services Building Addition	30	0	Sf moved to East Campus for IMA Addition	
	Urban Horticulture Conservatory Addition	10	0	Sf moved and allocated to Graves Field Clubhouse	
	Blakeley Village Addition (25 th Avenue Housing)	50	250	2000-2003 - 155,000 sf transferred from Science Instructional Building; 45,000 sf transferred from Life Sciences = 250,000 gsf total.	
	Oceanography Pier Addition	10	0	Dropped	
	Intramural Activities Building Addition	50	100	Under construction; 30,000 sf moved from Plant Services Building; 20,000 sf moved from Music Building Addition	
	Graves Field Clubhouse	5	15	Completed; Reallocated 10,000 sf to Graves Field Clubhouse	
	UWMC East Wing Expansion/Recladding	42	43	Completed	
	Ethnic Cultural Center Replacement	25	22	Remodeled and used 3,000 gsf	
	Southwest Campus Mall	0		Began in 1996	

Table 1. The GPDP Development Program and Project Changes, continued.					
Biennium	Project	Proposed GSF (1000)	Revised GSF (1000)	Revised Schedule	Parking Spaces Proposed/Revised
1997-2001	ICA Indoor Practice Facility (IPF)	0	100	Completed – 100,000 sf from Mechanical & Civil Engineering Building Facility moved to Central/East Campus	
	Conibear Shell House	20	48	Existing 28,000 sf; Added 20,000 from Science Instructional Facility	
	Mechanical and Civil Engineering Building	160	0	100,000 sf moved to East Campus (IPF); 60,000 moved to Surgery Pavilion	
	Music Building Addition	60	7	20,000 sf moved to IMA; 33,000 sf moved to Surgery Pavilion	
	Fine Arts Library	0	0	Deferred	
	Padelford Parking Garage Addition			Deferred	400/0
	West Campus Recreational Facility	60	10	50,000 sf moved to Central/ West Campus for Law School	
	Merrill Hall Replacement	0	0	To replace fire-damaged structure; design work to begin Jan. 2002; No change in sf.	
	GRAND TOTAL	2,739	2,519.5		1,750/1165

¹A deferred project is no longer scheduled for construction in the biennia identified in the GPDP, and has yet to be rescheduled. Square footage remains included in the 1991-2001 development capacity.

²A project is considered dropped when it is no longer scheduled for construction during the life of the GPDP.

SECTION 1 STATUS REPORT

This section of the Annual Report summarizes the development of projects completed in the past year, updates the status of ongoing projects, and describes proposed development projects scheduled to begin construction in 2001. In addition, this section explains schedule changes anticipated for the remainder of the 1991-2001 GDPD Development Program.

PROJECTS COMPLETED IN 2001

The Indoor Practice Facility, located to the east of the Husky Stadium, was completed in August 2001 (see Figure 2 and associated description).

ONGOING DEVELOPMENTS

Sports Field #3 Improvement Project is a smaller scale project currently underway. A Declaration of Non-Significance was issued in April 2001. The 138,000 sf field is surrounded by a 6-foot chain link fence and lit by eight 80-foot tall light poles. The project calls for removal of approximately 8,219 cubic yards of existing grass, topsoil and gravel, regrading of the site, and then over-covering it with imported artificial field material, including drain rock and sub-base, sand infill and artificial turf.

Development information about larger ongoing projects and new projects scheduled to begin construction in 2002 or 2003 is listed in Table 2, below. Five major construction projects are currently underway:

- Paul G. Allen Center for Computer Science & Engineering (Figure 3)
- William H. Gates Hall (formerly the New Law School Building, Figure 4)
- Intramural Activities Building (IMA) Addition (Figure 5)
- UW Medical Center Surgery and Treatment Pavilion and Parking Garage (Figure 6)
- 25th Avenue Housing/Blakeley Addition (Figure 7)
- Merrill Hall (In early planning stages, construction to begin in 2003)

The first five projects listed above are illustrated and described on the following pages.

Project	GSF (in thousands)		Construction Duration	
	GPDP	Revised	Start	Completion
Sports Field #3 Improvements	0	0	4/01	9/02
Paul G. Allen Center for Computer Science & Engineering	117	71	3/01	6/03
William H. Gates Hall (Law School)	0	196	9/01	5/03
IMA Building Addition	50	97	7/01	3/03
UWMC Surgery & Treatment Pavilion	80	160	4/01	6/03
25 th Avenue Housing/Blakeley Addition	50	250	3/02	8/03
Merrill Hall Replacement	0	0	2003	2004
Total GSF	297	774		



FIGURE 2 – INDOOR PRACTICE FACILITY

The **INDOOR PRACTICE FACILITY** is located on a site in the East Campus that was previously used as a grass practice field. The site is bounded on the west by the Nordstrom Tennis Center, on the north and east by Walla Walla Road and on the south by the Women's Softball Facility. The University issued a SEPA Addendum on October 29, 1999 (Addendum to the Final Environmental Impact statement for the 1991-2001 General Physical Development Plan issued September 1, 1990).

The project resulted in construction of a 100,000-gsf intercollegiate indoor practice facility containing a full-size football field, 4-lane track and practice facilities for football, track, soccer, baseball/softball, and golf. Construction began in July 2000 and was completed in August 2001. In addition, the track and field area at the east side of the Husky Stadium was renovated into a football-sized field to serve as a practice field for Intercollegiate Athletics sports. This new field replaces the existing grass field displaced by the Indoor Practice Facility.

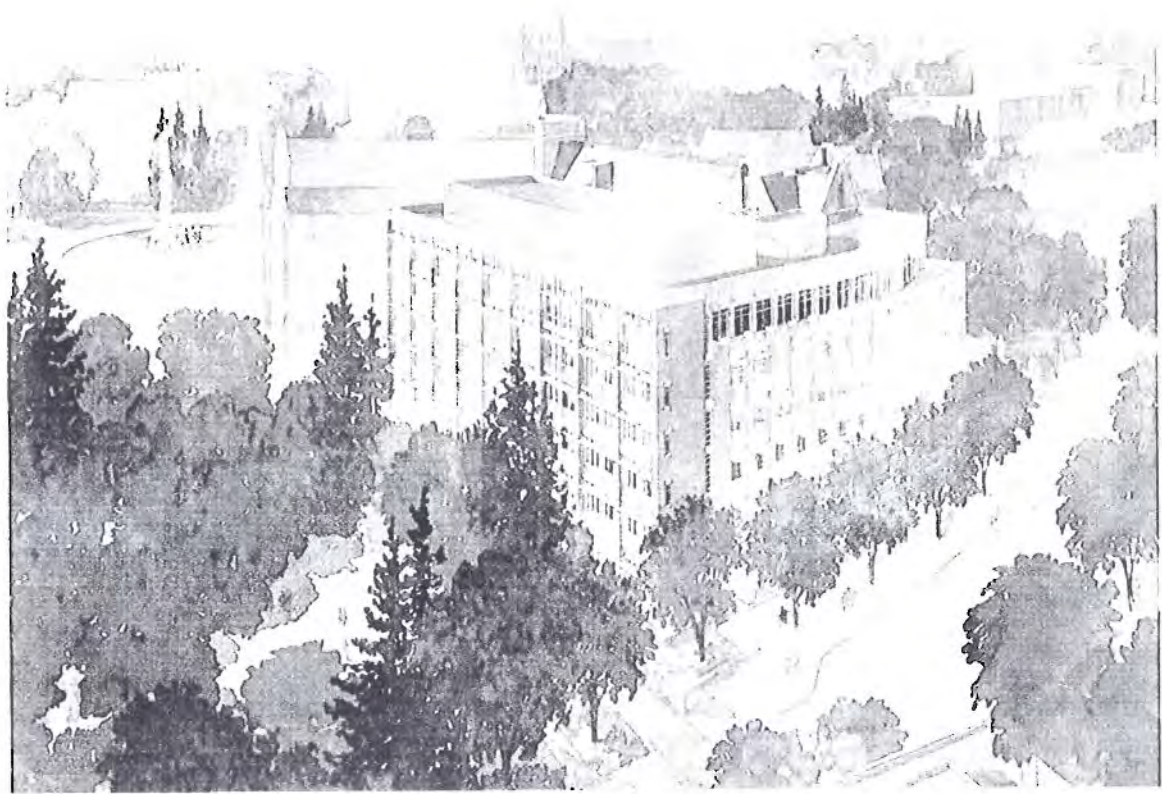


FIGURE 3 – PAUL G. ALLEN CENTER FOR COMPUTER SCIENCE & ENGINEERING

Phase I of this project (located near Drumheller Fountain on the Central Campus), was completed in early 1998 and resulted in construction of a 208,000 gsf building for teaching, research, and office functions. Draft and Final Supplemental EISs for the Paul G. Allen Center were issued in March 1993 and June 1993, respectively. In the interim, the building design for Phase II was substantially revised. Draft and Final Supplemental Impact Statements were issued in January and March 2000, respectively.

The current proposal calls for demolition of the entire existing old Electrical Engineering Building (93,000 gsf) and construction of approximately 165,000 gsf (71,100 net new gsf) in a new six-story structure to be used for functions similar to those in the phase I Building. Demolition began in May 2001 and building construction is scheduled for completion in summer 2003.

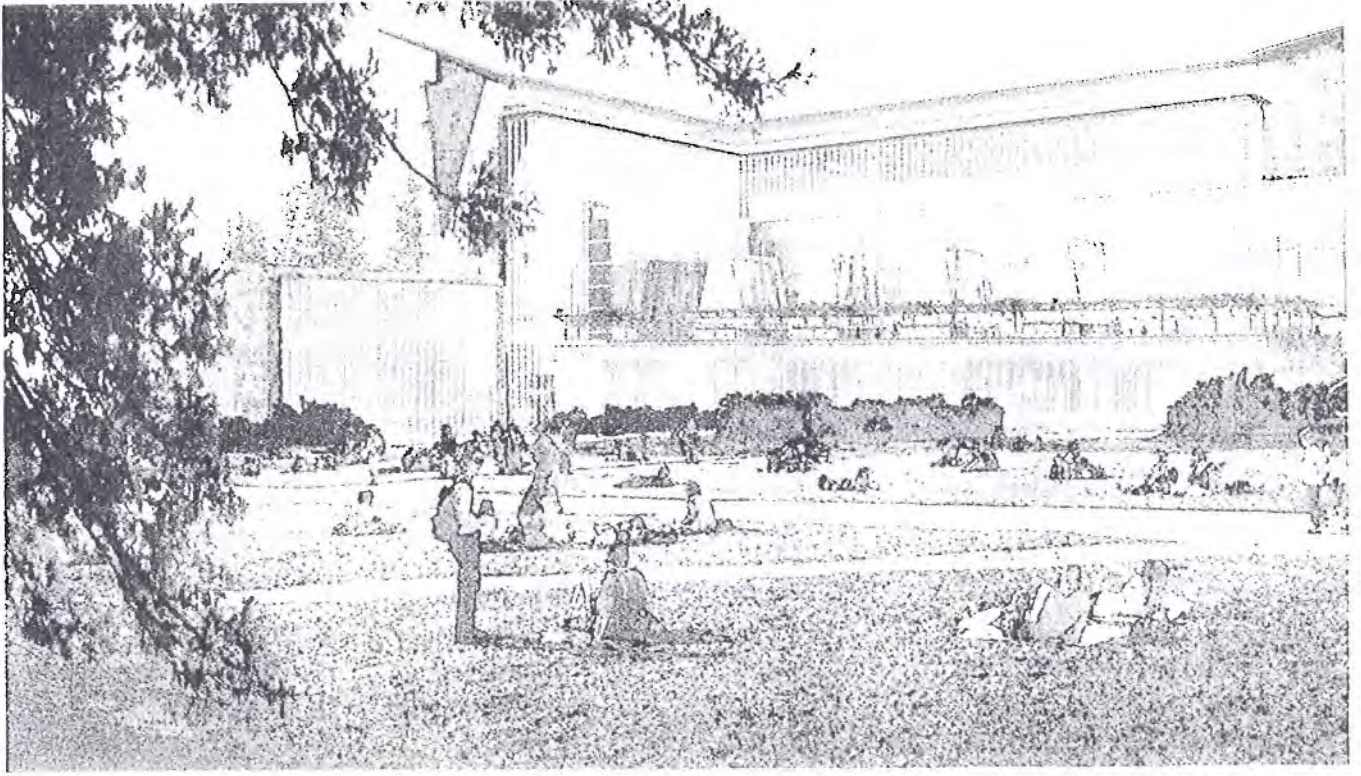


FIGURE 4 – THE WILLIAM H. GATES HALL

The four-story 196,00 gsf **WILLIAM H. GATES HALL** will replace the existing N1 parking lot located south of the Burke Museum. The building will contain classrooms, lecture halls, the Law School library, as well as offices for faculty, staff and administrative purposes. Draft and Final Supplemental Environmental Impact Statements were issued in April 1997 and December 1998, respectively. The two-year construction period began in August 2001. Completion is expected in summer 2003.

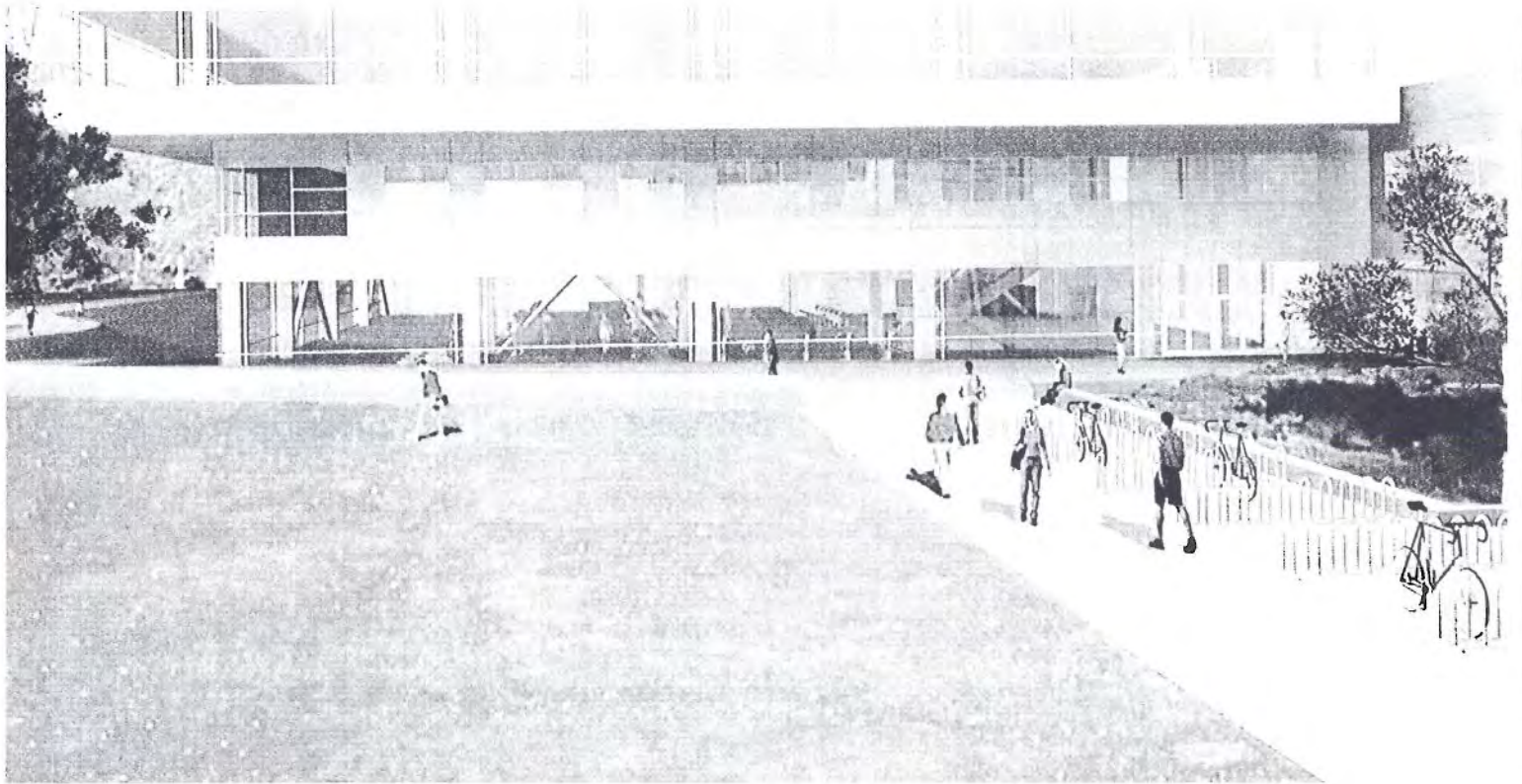


FIGURE 5 – THE INTRAMURAL ACTIVITIES BUILDING ADDITION

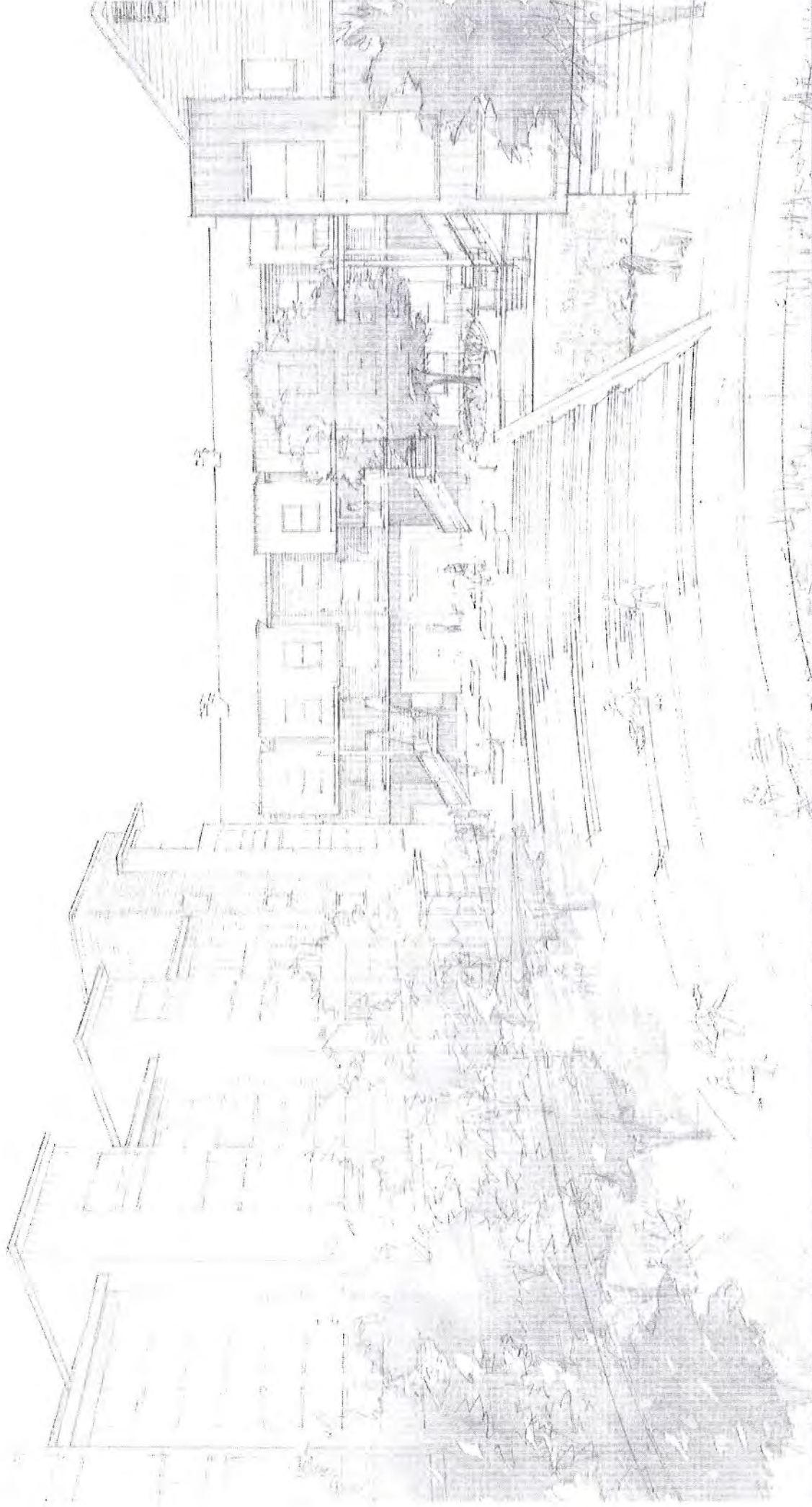
The **INTRAMURAL ACTIVITIES (IMA) BUILDING ADDITION** involves 100,000 gsf of new construction, 40,000 gsf of remodel work, a seismic upgrade and installation of air conditioning. The addition, which would extend 150 feet by 230 feet oriented north-south, includes a climbing area, a cardio-fitness, free weight room and a running track. In association with the IMA project is the conversion of a 130,000-gsf natural turf field into an artificial field with night lights. Construction began in August 2001 and occupancy is scheduled for summer of 2003.



FIGURE 6 – UNIVERSITY OF WASHINGTON MEDICAL CENTER SURGERY AND TREATMENT PAVILION AND PARKING GARAGE

The proposed building site was previously occupied by the S10 and S11 parking lots located adjacent south and east of the UW Medical Center. This project, originally named the Diagnostic and Ancillary Facility (DAF) and Garage in the 1991-2001 GPDP development program, proposed an 80,000-gsf structure for medical clinics served by a 200-stall parking garage.

The UWMC Surgery and Treatment Pavilion has is a 160,000-gsf outpatient facility equipped with ambulatory surgery and treatment areas, diagnostic and ancillary services and faculty offices, with a 180-stall parking garage situated in three floors below ground, offsetting the displacement of the S10 parking lot. Construction began in April 2001 with completion scheduled for summer of 2003.



PERSPECTIVE LOOKING
AT COURTYARD

May 2001

UW BLAKELEY VILLAGE

FIGURE 7 – 25TH AVENUE HOUSING (BLAKELEY VILLAGE)

The 25th Avenue Housing/Blakeley Village Addition is located near the Blakeley Village Apartments north of the University Village shopping center on 25th Avenue NE. A Declaration of Non-Significance was issued for the project, which calls for construction of approximately 133-four bedroom housing units (containing 400-450 beds). Construction began in March 2002 and is scheduled for completion in autumn 2003.

SECTION 2

PROJECT DEVELOPMENT CHANGES AND MINOR AND MAJOR PLAN AMENDMENTS

PROJECT CHANGES

Table 1 (on pages 5-8 of this document) lists building projects proposed in the 1991-2001 GPDP Development Program, as well as revisions to the original building sizes and construction scheduling. Most of the information on schedule changes for 1997-2001 provided in the table is derived from the University of Washington *1991—2001 Capital Budget Request* and *1999-2009 Capital Plan* which reflect the University's current priorities for projects and construction schedules for state-funded projects.

Eighteen development projects proposed for construction between 1991 and 2001 are presently deferred, dropped, or the square footage has been reallocated to another project. These include: Henderson Hall Addition, Condon Hall Library Annex, Police/Custodial services Building, Fish Hatcheries & Ponds, Faculty Center addition, Science Instructional Facility, Montlake Underpass, Rainier Vista Parking Garage, Facilities Management Building, Plant Services Building Addition, Urban Horticulture Conservatory Addition, Oceanography Pier Addition, Ethnic Cultural Center Replacement, Mechanical and Civil Engineering Building, Music Building addition, Fine Arts Library, Padelford Parking Garage Addition, and West Campus Recreational Facility. Given the number of deferred projects, actual environmental impacts will be less than those described for the 1999-2001 biennium in the GPDP EIS.

Four projects, William H. Gates Hall, Indoor Practice Facility, Merrill Hall Replacement, and the Conibear Shellhouse Renovation and Addition are new projects not contained in the 1991-2001 GPDP. The first two are ongoing projects and thus discussed in Section 1 of this report.

The Merrill Hall Replacement project would rebuild the original 2-story wood framed structure destroyed by fire in 2001, as well as upgrade it to program requirements and current building, energy, accessibility and engineering code standards. The nine-month construction period is scheduled to begin in April 2003.

The existing Conibear Shellhouse is located on the waterfront of the east campus, north of the Nordstrom Tennis Center and east of the IMA Building. Preliminary design for the Shellhouse Renovation and Addition calls for 11,000 gsf of renovation and approximately 37,000 gsf of new construction, thereby increasing the facility to approximately 48,000 gsf. Proposed site improvements include enhanced pedestrian and vehicular access, as well as improved public access to the shoreline. The 13-month construction period is scheduled to begin in March 2003.

In addition, three projects are currently in the very preliminary planning stages: S-1 Parking Garage; the Bioengineering (Life Sciences I) Building; and upgrading, expansion and restructuring of the Business School facilities.

PLAN AMENDMENTS

The 1998 City-University Agreement provisions in Section II.C govern changes to the University's Master Plan. The City has approved nine plan change requests since the adoption of the GDPD. The University has withdrawn one plan change request in 1995 that dealt with leasing of space in the University District (Ave Arcade Building).

Interpretation Number 9101767 involved the height of the Physics Astronomy Building. The University requested an interpretation that the height of the structure did not substantially exceed the allowable height. The City approved this request in July 1991.

In Interpretation Number 9506321, the University requested a minor plan change to transfer 190,000 gsf of development capacity from the West Campus to the Central/West Campus for the construction of the William H. Gates Hall. This request was approved in March 1996.

Interpretation Number 9700539 requested a minor plan change to amend the development standards of the master plan, allowing exhaust ducts to be included among the features that are exempt from height controls. The City approved this request in April 1997.

Interpretation Number 9804067 approved moving 130,000 gsf of development capacity from the Central/East Campus to the East Campus. Square footage was reallocated from the Mechanical/Civil Engineering and the plant services Buildings for construction of the Indoor Practice Facility and the IMA Expansion, both located in the East Campus. The City approved this request in November 1998.

Interpretation Number 2006210 requested a minor amendment to reallocate 20,000 gsf from the Central Campus to the East Campus for the IMA Expansion. This request was approved in October 2000.

Interpretation Number 9906453, the University requested a minor amendment to transfer approximately 93,000 gsf of development capacity from the Central/East Campus to the South Campus for the proposed UW Medical Center Surgery and Treatment Pavilion [formerly the Ancillary Care Facility]. The City approved this request in December 1999.

Interpretation Number 9907878 requested a minor amendment to clarify the GDPD Development Standards to include antennae and satellite dishes accessory to wireless communication to be permitted as rooftop features. This request was approved in March 2000.

Ordinance 119984 approved a major amendment increasing the height for the Indoor Practice Facility. The City approved this request in February 2000.

Interpretation/MUP 2008781 approved a minor amendment moving 220,000 gsf to the East Campus allocated to the proposed Blakeley Village/25th Avenue Housing and renovation and expansion of the Conibear Shellhouse. This request was approved in February 2001.

**SECTION 3
CHANGES IN ENVIRONMENTAL IMPACTS**

This section identifies changes in environmental impacts from the impacts described in the GPDP EIS for ongoing projects under construction at the end of 2001, and projects scheduled to begin construction in 2002. This section also identifies changes in cumulative impacts, as well as changes in the environment (population and housing) and programs that mitigate transportation and circulation impacts. Impacts of projects deferred to later biennia are expected to be similar to those described in the EIS but will occur later.

GEOLOGY AND TOPOGRAPHY

Table 3 identifies the volume of excavation indicated in the GPDP EIS for ongoing projects, and compares these estimates with current data. Current estimates are about 4,000 cubic yards (cy) less than the 174,000 cy estimated in the EIS.

Table 3 Earth Excavation Changes		
	Cubic Yards (1,000)	
	GPDP	Updated
COMPLETED PROJECTS		
Indoor Practice Facility	0	19.6
ONGOING PROJECTS		
Paul G. Allen Center for Computer Science & Engineering	78	43
William H. Gates Hall	0	4.5
Intramural Activities Building Addition	42	42
UWMC Surgery and Treatment Pavilion	46	46
PROJECTS TO BEGIN CONSTRUCTION IN 2002 OR 2003		
25 th Avenue Housing/Blakeley Addition	8	15
GRAND TOTAL	174	170.1
The replacement of fire-damaged Merrill Hall is not included in the above table because it does not incur earth excavation impacts.		

PLANTS AND ANIMALS

For ongoing and new projects, impacts on plants and animals are not expected to differ significantly from the impacts described in the GPDP EIS. Construction of the William H. Gates Hall will primarily displace an existing parking lot and will result in a net increase in tree specimens and other plant materials.

LAND USE

Table 4 shows the estimates given in the GPDP EIS for building coverage changes resulting from ongoing and new projects, and shows current data for those projects. Building coverage is the building "footprint" which differs from a building's total gross square footage. The figures are net (new building coverage less demolition/removals on the same site). The increased building coverage

resulting from 2002 construction can be attributed to the addition of two buildings not proposed in the original master plan (William H. Gates Hall and Indoor Practice Facility), as well as the increase in square footage of the IMA Addition.

	Square Feet	
	GPDP	Updated
PROJECTS COMPLETED IN 2001		
Indoor Practice Facility	0	100,000
ONGOING PROJECTS		
Paul G. Allen Center for Computer Sciences & Engineering	30,900	16,525
William H. Gates Hall	0	38,000*
Intramural Activities (IMA) Building	5,850	11,200
UWMC Surgery and Treatment Pavilion	34,000	34,000
PROJECTS TO BEGIN IN 2002		
25 th Avenue Housing/Blakeley Addition	39,856	62,000
TOTAL	110,606	261,725
* This building site displaced an existing parking lot, resulting in no change in existing impervious surface.		

The replacement of fire-damaged Merrill Hall is not included in the above table because it represents no net change in building coverage.

POPULATION

Changes in population (students, faculty and staff) reflect various factors. Student enrollment increased 5% in 2001. Faculty and staff population has generally grown at the rate estimated in the GPDP. Table 5 shows that total autumn quarter on-campus head count for student, faculty and staff for the years 1990 through 2001. The increase in 1999 faculty population can be attributed to more precise calculations in the University District than were conducted in previous years.

Year	Students	Faculty	Staff	Total
1990	33,049	4,563	12,296	49,980
1991	33,792	4,609	12,559	50,960
1992	34,096	4,655	12,828	51,579
1993	33,470	4,700	12,800	50,970
1994	33,335	4,750	13,250	51,335
1995	33,635	4,795	13,670	52,100
1996	33,966	4,840	13,960	52,766
1997	34,190	4,890	14,260	53,340
1998	34,625	4,941	14,570	54,136
1999	35,062	6,035	14,428	55,525
2000	35,582	6,087	15,188	56,857
2001	37,412	6,124	15,699	59,235

HOUSING

As part of GPDP, the University agreed to monitor and report housing conditions, including vacancy and rental rates in both primary and secondary impact areas of the University area. Tables 6 and 7 show vacancy and rental rates on and off campus.

	Percent of Units Vacant			Average Rent per Month		
	Residence Halls	Single Student Apts	Family Housing	Residence Halls	Single Student Apts	Family Housing
Fall 1990	11.8	1.0	1.0	\$210	\$266	\$355
Spring 1991	19.4	4.0	1.3			
Fall 1991	6.7	5.0	6.9	\$219	\$285	\$376
Spring 1992	19.8	5.0	5.0			
Fall 1992	10.2	2.0	3.4	\$229	\$304	\$400
Spring 1993	25.0	38.1	5.0			
Fall 1993	15.6	0.9	1.0	\$245	\$327	\$423
Spring 1994	28.0	4.3	3.9			
Fall 1994	14.2	0	8.3	\$253	\$338	\$437
Spring 1995	27.6	5.6	3.6			
Fall 1995	11.6	3.2	3.1	\$264	\$353	\$460
Spring 1996	25.0	5.2	4.5			
Fall 1996	6.0	3.2	3.8	\$272	\$363	\$488
Spring 1997	14.8	2.7	3.2			
Fall 1997	0	3.8	5.0	\$284	\$374	\$516
Spring 1998	11.7	3.2	1.4			
Fall 1998	0	1.5	1.6	\$291	\$383	\$541
Spring 1999	9.2	1.3	3.4			
Fall 1999	0	1.6	3.8	\$298	\$398	\$568
Spring 2000	7.3	1.1	2.4			
Fall 2000	3.0	1.1	4.7	\$311	\$423	\$595
Spring 2001	8.2	7.3	1.4			
Fall 2001	0	0	3.8	\$382	\$470	\$693

In 2001, University-owned housing stock consisted of 5,343 residence hall beds for single students, 132 beds in 34 apartments for single students, 43 family (one-bedroom) units, and 164 family (two- and three-bedroom) units. The University has no faculty or staff housing.

Renovation of the University-owned 139-unit Commodore-Duchess Apartment Building by a private development company was completed in the fall of 1997. A property management company will operate the building for thirty years. The University will supply student lists of potential tenants to the property management company. In November 1999, the University Board of Regents approved a plan to redevelop family housing at Sand Point through a public-private partnership. The Sand Point property consists of three contiguous parcels: 1) Sand Point Homes, constructed in 1942, and at the end of its useful life; 2) Sand Point Addition, constructed in 1967 and in need of major renovation; and 3) the Navy parcel, which is an adjacent site recently acquired by the University for use as student housing.

Table 7		
Off-Campus Vacancy and Rental Rates		
	Percentage of Units Vacant	Average Rent Per Month
Fall 1990	4.3	\$491
Spring 1991	2.3	\$517
Fall 1991	5.5	\$525
Spring 1992	4.3	\$553
Fall 1992	2.9	\$551
Spring 1993	3.2	\$560
Fall 1993	4.8	\$563
Spring 1994	3.6	\$592
Fall 1994	4.8	\$596
Spring 1995	2.8	\$605
Fall 1995	3.5	\$607
Spring 1996	1.9	\$602
Fall 1996	1.4	\$614
Spring 1997	0.9	\$652
Fall 1997	1.2	\$672
Spring 1998	1.5	\$701
Fall 1998	1.4	\$729
Spring 1999	1.3	\$735
Fall 1999	2.6	\$755
Spring 2000	1.5	\$776
Fall 2000	1.8	\$824
Spring 2001	2	\$811
Fall 2001	4.1	\$835

To pursue the redevelopment of Sand Point, in January 2000, the University entered into a lease and a use agreement with Radford Court Properties (RCP). Under this agreement, RCP, a non-profit organization, is responsible for financing, construction and operation of student housing at Sand Point. Construction of Radford Court is underway

and will be completed in two phases. Phase I was completed in August 2001, with Phase II to be finished in August 2002. The net result will be an increase of 167 family housing apartments, for a total of 399 apartments.

In June 2001, the University entered into a lease and a use agreement with Twenty-fifth Avenue Properties (TAP) construct approximately 133-four bedroom housing units (containing 400-450 beds) at 25th Avenue NE, located near the Blakeley Village Apartments north of the University Village shopping center. If financing can be secured, the project could open by 2003.

The 25th Avenue Housing project uses square footage approved under the GPDP and meets housing demand projected in the new Campus Master Plan (CMP). The GPDP did not anticipate growth in student population. Overlap in planning horizons has created a need to utilize GPDP square footage to met CMP projected housing demand.

Due to increases in freshman class size, a high rate of retention in residence halls and low city rental vacancy rates, recent demonstrated demand for single-student housing at the UW has been and is growing. The Campus Master Plan projects that by 2012, the UW student population will grow by 3,000-4,000 students. Though the Department of Housing and Food Services (HFS) has some flexibility to reconfigure housing space to accommodate more students, HFS anticipates the need to increase its housing inventory by 850-1000 bed spaces by 2012.

HFS is a self-sustaining auxiliary unit of the University and receives no funding from the University, State or Federal governments for its operations. Any decision to build new housing facilities must be made based on sustained, proven housing demand that will ensure an occupancy level to adequately cover all construction and long-term operating costs associated with these news facilities.

Based on this proven need, the aforementioned project near Blakeley Village will be built by autumn 2003, adding approximately 134 apartment units (440 bed spaces) to the current HFS inventory. This project will partially address the increased need for campus housing. With the Radford Court increase in units and the 25th Avenue Housing development, 607 of the 850-1000 bed spaces will be met. Future development will depend on the actual growth in enrollment and resulting housing demand. If the CMP projections are realized and if building new housing projects is financially feasible, HFS will meet the increased housing need.

AIR QUALITY

For ongoing and 2002 projects, air quality impacts are not expected to differ significantly from those described in the GPDP. Table 8 shows carbon monoxide monitoring results from 1992 through 2001 at the monitoring station at 1307 NE 45th Street.

Table 8. Carbon Monoxide Monitoring Results		
	Highest 8-Hour Average (In parts per million)	Number of Violation Days
1992	12.9	1
1993	7	0
1994	8.2	0
1995	8.1	0
1996	8.7	0
1997	6.7	0
1998	6.2	0
1999	7.0	0
2000	7.0	0
2001	6.5	0

NOISE

Given the deferral of a number of proposed projects, noise impacts for ongoing and new projects are expected to be less than those described in the GPDP EIS.

WATER AND SEWAGE

For ongoing and new projects, impacts on water usage and sewage flow would be slightly less than described in the GPDP EIS. The Declaration of Non-Significance prepared for the 25th Avenue Housing development (UW Blakeley Addition) did not identify adverse impacts on water usage and sewage flow. Water usage and sewage flow within the University central monitoring system for 2001 were 890,277 and 587,583 units of water, respectively, where one unit equals 100 cubic feet.

SOLID WASTE

On the basis of population growth with full implementation of the GPDP, the GPDP EIS estimated that solid waste would total about 362 more tons per year by 2001 than in 1988. In 2001, the University generated approximately 11,958 tons of waste with about 37% (4,499 tons) of that being recycled. Given the deferral of many projects proposed in the GPDP, the onset of increased levels of solid waste generation would be postponed until completion of the deferred projects in the 1997-2001 planning period.

RECREATION, POLICE AND FIRE SERVICES, HISTORICAL RESOURCES, LIGHT AND GLARE, AESTHETICS, AND RISK OF UPSET/HAZARDOUS EMISSION/HUMAN HEALTH

Impacts of ongoing and new projects of all the above elements are not expected to differ significantly from the impacts described in the GPDP EIS.

SECTION 4
BIENNIAL CAMPUS AND U-DISTRICT CORDON COUNTS

TRANSPORTATION AND CIRCULATION

The conditions for approval of the GPDP established two measures to determine the potential traffic impacts associated with University development. The first is the University District Cordon Count, and the second is the Annual Campus Traffic Count, conducted since 1983.

U-DISTRICT CORDON COUNT

In the past, the City of Seattle conducted the University District Cordon Count every two years on the streets surrounding the University campus to estimate both non-University trips and University trips. In 2001, the City of Seattle elected not to measure trips using the Cordon Count method. A new tracking mechanism is under review by the City and the University.

ANNUAL CAMPUS TRAFFIC COUNT

The annual campus traffic count is performed every autumn quarter. The maximum University vehicle trips for the AM peak period (7-9 AM) to campus and the PM peak period (3-6 PM) from campus and the total two-way 24-hour trips are shown in Table 9. The maximum trips are based on an average of the campus vehicle counts for the years 1988 to 1990 plus an error factor for random variation (a condition of the 1991 GPDP).

Between 1990 (pre-U-Pass) and 2001 the AM trips to campus have decreased almost 12 percent. During the same period, the PM peak period trips from campus have decreased 1 percent, with 24-hour trips up 5 percent.

Table 9
Campus Vehicle Trips
(October)

	Maximum Allowed	Pre-U-Pass	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	% Change 1990-2001	% Beneath Maximum (2001)
Time/Direction																
AM Trips TO Campus [7-9 AM]	8,267	7,800	6,628	6,456	6,458	6,660	6,612	6,770	6,322	6,329	6,878	6,872	6,868	-11.9%	-16.9%	
PM Trips FROM Campus [3-6 PM]	9,782	8,979	8,205	8,246	8,267	8,120	8,259	8,709	8,055	8,294	8,634	9,084	8,852	-1.4%	-9.5%	
24-Hour Campus Vehicle Trips	63,200	59,132	56,316	54,596	55,870	54,494	55,272	58,460	54,514	56,092	59,667	61,879	62,344	5.4%	-1.4%	

**SECTION 5
TRANSPORTATION MANAGEMENT PROGRAM**

PARKING

The University addresses the parking needs of faculty, staff, students and visitors through the University's transportation management program (U-Pass). The University is also limited to a maximum of 12,300 parking spaces per the conditions of the 1991-2001 GPDP. In order to remain under the parking cap, the University instituted the U-Pass program, which encourages the use of non-single occupant vehicle (SOV) modes of travel, such as walking, biking, transit, carpool and vanpool, as well as telework and compressed workweeks. The University Biennial Parking Plan of Record, which addresses the parking needs of faculty, staff, students and visitors in the context of the U-Pass program, was first produced in 1992 and updated in 1994, 1997, 1999, and again in 2001.

PARKING INVENTORY

As of October 2001, 11,693 parking spaces are located in five campus sectors as shown in Table 10. Four types of space are provided: permit/visitor, disabled, daily pay (Montlake lots) and reserved carpool. Table 10 also lists the number of campus parking spaces by campus sector and parking type. Over 65 percent, or 7,585 of the total 11,693 parking spaces, are assigned to visitor and SOV/carpool permit parking. Over 1,000 spaces are set aside for daily carpool parking on the main campus and in the east campus.

Sector	Permit/Visitor	Disabled	Montlake Daily Pay	Reserved Carpool	Total
North	1,728	69	-	175	1,972
Central	1,383	121	-	275	1,779
South	867	133	-	-	1,000
East	1,947	17	2,660	625	5,249
West	1,660	33	-	-	1,693
Total	7,585	373	2,660	1,075	11,693

PARKING SYSTEM INDICATORS

Table 11 provides information on the number of SOV permits, user costs, campus parking utilization, carpool and vanpool use for the years 1990 through 2001. Since the U-Pass program started in October 1991, the monthly SOV parking rates have increased by 147 percent. One of the results of this increase has been a 25 percent decrease in the SOV permits sold.

Parking lot utilization has also decreased from 87.5 percent before U-Pass to 85 percent as of October 2001. During the same period, permit carpools have increased 91 percent. In October 2001 over 4,900 individuals participated in the carpool program, an increase of 38 percent over the 1990 rate. The number of vanpools in operation has grown from 8 prior to the U-Pass to 31 as of October 2001.

Table 11
Parking System/Transportation Indicators
(October)

	Pre U-Pass 1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	% Change 1990-2001
SOV Permits													
Monthly Parking Rate	\$24	\$ 36	\$ 40	\$ 40	\$ 42	\$ 42	\$ 42	\$ 45	\$ 46.50	\$ 48.50	\$ 53.58	\$ 59.22	146.8 %
Faculty/Staff Permits	6,440	5,507	4,940	4,786	4,705	4,816	4,907	5,004	5,087	5,150	5,170	4,899	-23.9%
Student Permits	1,027	840	724	614	651	811	948	806	848	607	858	670	-34.8%
Total	7,467	6,347	5,664	5,400	5,356	5,627	5,855	5,810	5,935	5,757	6,028	5,569	-25.4%
Parking Utilization	87.5%	78.6%	78.5%	80.8%	81.1%	83.0%	82.9%	84.2%	87.2%	84.5%	84.9%	84.9%	-3%
Carpools													
Permit Carpools	698	827	837	926	965	964	1,022	1,045	1,117	1,149	1,219	1,330	90.5%
Daily Carpools	760	810	899	923	966	971	1,018	862	937	919	913	987	29.9%
Total	1,458	1,637	1,736	1,849	1,931	1,935	2,040	1,907	2,054	2,068	2,132	2,317	58.9%
Participants	3,587	4,075	4,260	4,535	4,722	4,705	4,877	4,467	4,762	4,761	4,875	4,962	38.3%
Vanpools	8	11	22	24	23	23	27	28	27	31	26	31	287.5%

U-PASS

On September 30, 1991, the University began the U-Pass program as advance mitigation for the anticipated traffic impacts associated with the GDP. The U-Pass is a comprehensive transportation demand management (TDM) program consisting of nine features: increased transit service and subsidized bus fare, shuttle services, fee carpool parking, subsidized vanpool fares, ridematch services, a bicycle program, merchant discounts and reimbursed ride home and discount daily parking passes for faculty and staff. Additionally, in March 2001 the University signed an agreement with Flexcar, a private membership-based car sharing program, to allow three Flexcar vehicles to park on the Seattle campus. Membership is offered to U-Pass holders at a discount. The Flexcar eliminates the need to bring a personal car to campus. Individuals may opt to use any combination of these services to meet their daily transportation needs.

The U-Pass is a sticker applied to a University identification card. Currently, the U-Pass costs students \$11.00 per month (\$33 per quarter) and faculty/staff \$15.50 per month (\$46.50 per quarter).

The U-Pass program is funded from the parking system, U-Pass purchasers and other University sources. In October 1991, parking rates were increased significantly to help pay for the program and to discourage driving alone to campus.

In autumn quarter 2001, the number of student U-Passes in circulation reached 31,538, a 25 percent increase over 1991. In all, 45,454 people purchased a U-Pass during autumn quarter 2001. Table 12 shows the October U-Pass participation rates for students and faculty/staff.

Type	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	% Change 1991-2001
Student	25,173	27,765	27,447	27,297	27,830	28,502	29,126	29,087	29,569	30,265	31,538	25.3%
Faculty/Staff	11,345	12,084	11,841	11,690	11,717	12,064	12,321	12,345	13,006	13,563	13,916	22.7%
Total	36,518	39,849	39,288	38,987	39,547	40,566	41,447	41,4332	42,575	43,828	45,454	24.5%

SECTION 6
REVISIONS TO LONG-RANGE PLANNING AND DECENTRALIZATION POLICIES

The conditions for Approval of the GPDP call for a report of revisions to the University's long-range planning and decentralization policies. There have been no policy revisions regarding either long-range planning or decentralization since development of the GPDP. Any policy revisions would be encompassed in the Campus Master Plan currently under review by the Seattle City Council.

LONG-RANGE PLANNING

The GPDP is the University's long-range planning guide for general physical development. It reflects the University's urgent need to improve science and engineering facilities for the present and into the 21st century. The GPDP provides a net increase of 2.2 million gsf by the year 2001 and for up to 1,750 covered parking spaces to replace surface parking.

The University selected a preferred plan for the Southwest Campus Plan in 1993, and the City Department of Construction and Land Use, and the City Hearing Examiner have all approved the plan with certain conditions. Final approval by the City Council and the Board of Regents was completed in the winter of 1994. After approval of the Southwest Campus Plan, the GPDP was revised to incorporate plans for the area. The University's goals regarding long-range planning are stated in Section II of the GPDP.

MASTER PLANNING PROCESS

The University has developed a new Master plan to replace the existing 1991-2001 General Physical Development Plan. The University of Washington Seattle Campus Master Plan (CMP) is currently under review by the Seattle City Council. The CMP will be more flexible and conceptual, evaluating the interrelationship between open space, circulation patterns and building sites. Although decisions about siting specific projects will be determined by the University's ongoing Capital Planning process, the plan will set forth guidelines for future building decisions. The CMP will also project the University's ten-year population growth and development needs, update the Transportation Management Plan (TMP) and integrate with the University neighborhood plan.

For more information about the Plan, please visit the Campus Master Planning website at: www.washington.edu/community/cmp.html. Like other Major Institution Master Plans, the University's plan will remain in place and guide development until the capacity identified in the plan has been reached. In addition, any remaining capacity in the current 1991-2001 GPDP will be carried forward into the new plan.

DECENTRALIZATION

The GPDP states "decentralization of academic programs will occur primarily at the campuses" (Vol. I, p. 13). The GPDP also states that some of the University's facilities needs may be provided off campus "to meet special siting criteria, preserve building sites for high priority projects which require on-campus locations, or mitigate adverse transportation impacts." These policies have not changed since development of the GPDP.

In addition to decentralization through development of two new campuses (discussed below), decentralization of University programs has occurred through leasing of off-campus space. The University now leases about 504,860 sf in Seattle outside the

primary and secondary impact zones. This compares with 98,310 sf reported in June 1989. The Education Outreach program, which offers noncredit courses and certificate programs occupies 15,622 sf of space in downtown Seattle, and 16,140 sf in Bellevue.

Construction of the Harborview Medical Center Research and Training Building (R & T Building) was completed under the joint management of the UW and Harborview Medical Center. The R&T Building, located at the northeast corner of 9th and Alder, is included in the *Harborview Medical Center Major Institution Master Plan*. It replaces antiquated facilities formerly located in Harborview Hall and houses training, classrooms, research and materials management functions.

BOTHELL AND TACOMA CAMPUSES

A significant development related to future decentralization was the approval of the Washington State Master Plan for Higher Education by the Higher Education Coordinating Board (HEC Board) in December 1987. In August 1988, the University submitted to the HEC Board the Plan to Expand Upper-Division and Graduate Programs in the Puget Sound Region. This plan included recommendations for two campuses for the Tacoma and Bothell-Woodinville areas.

Initial funding for the planning of these campuses was provided for the 1989-91 biennium. The profile of the campuses in the year 2010 assumes that together they will serve about 9,000 upper-division students and 1,800 students in applied master's programs. It is expected that these campuses will help to alleviate pressures to increase enrollment at the main University campus in Seattle.

Environmental review of alternative sites and site selection took place during 1990. The HEC Board chose the site for the Tacoma-area campus in November 1990 and the site for the Bothell-area campus in December 1990. Both campuses opened in September 1990 in leased facilities. The state legislature provided funding for site acquisition, master planning, and first-phase design in 1991.

The 2001 fall quarter student enrollment was 1,998 at the Tacoma Campus. Development phases IA and IB in Tacoma were completed in 1997 and early 2000, respectively. Phase IIA-North at the Tacoma Campus opened in September 2000. Phase IIA-Central has been completed. Design is currently underway for Phase IIB, with construction scheduled to begin in August 2002.

The HEC Board subsequently determined that a community college and the University should be co-located at a site in the Bothell-Woodinville area. An alternate site for this purpose has been purchased and construction of Phase I was completed in Fall 2000. The 2001 fall quarter student enrollment at the Bothell Campus was 1,249 FTE students. Phase II construction on the Bothell Campus was completed in September 2001. No additional construction is slated for the Bothell Campus in the next biennium.

**SECTION 7
LEASES, PURCHASES, AND GIFTS OF REAL PROPERTY**

Both the 1998 City/University Agreement and the City's Conditions of Approval for the GPDP call for the annual report to include information on leasing in the primary and secondary impact zones.

CURRENT LEASES

The University's current limit is 550,000 sf for leases in the primary, secondary and permitted impact zones.

Table 13 lists impact zone leases as of December 31, 2001, giving for each lease the address, square footage, use and term. A total of approximately 447,972 sf was being leased in the impact zones by the University as of December 31, 2001; 433,761 sf in the primary zone and 14,211 sf in the secondary zone. The University's total leased space in the impact zones increased by about 5.74 percent in 2001 compared to 2000.

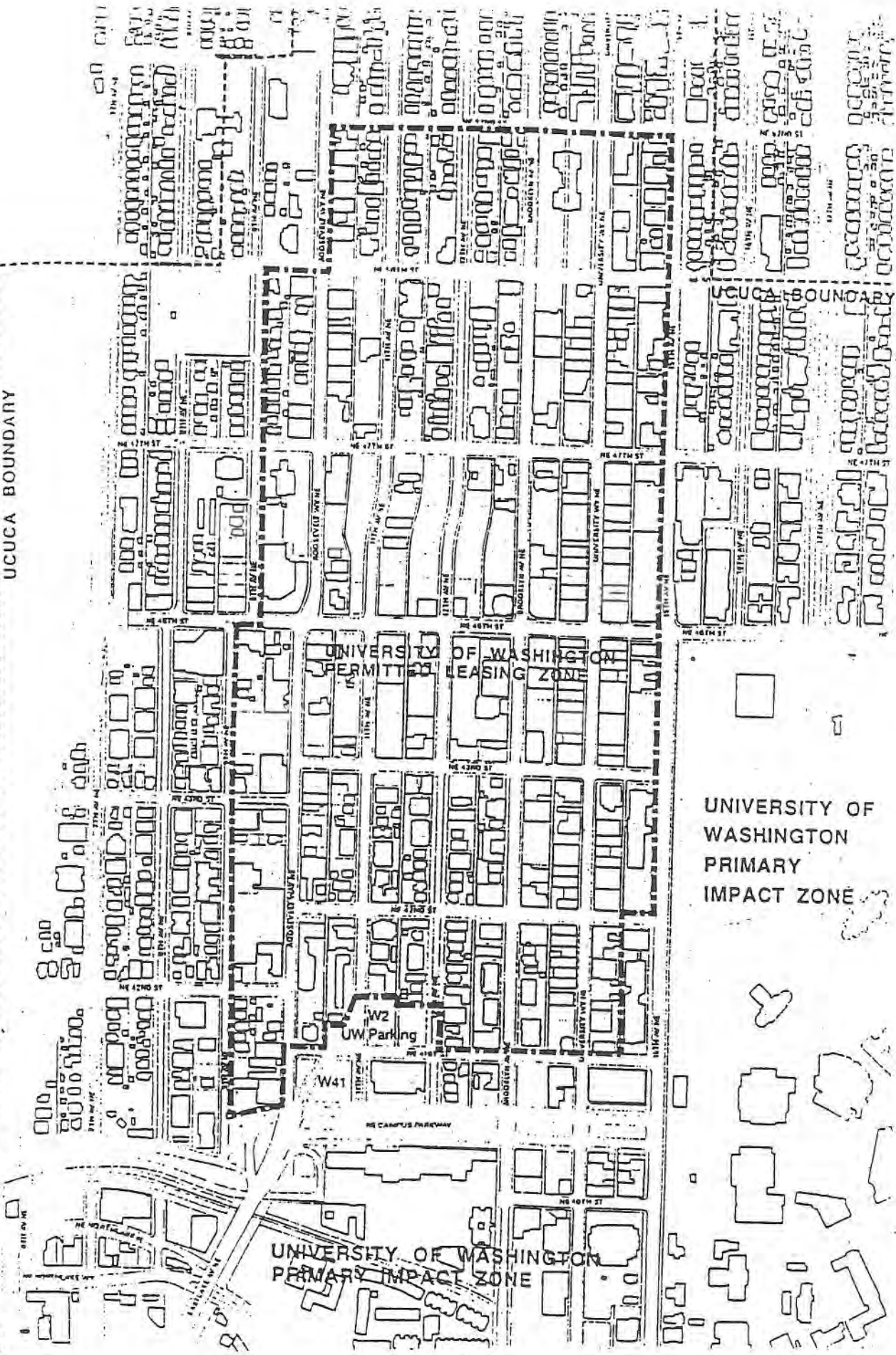
The amount of parking available with leased space in the impact zones is not exactly known because many leases do not specify the number of associated parking spaces. The number is estimated to be about 200.

PLANS FOR ADDITIONAL LEASING IN 2002

The University plans to lease additional space within the permitted impact zone in 2002. As indicated in Table 13, two leases totaling 117,408 sf are currently pending. Other leases will terminate prior to occupancy of these, resulting in the University's occupancy of 550,000 sf of leased space in 2003. The total amount of space leased will not exceed the limit of 550,000 gsf as specified in the 1998 Agreement. All new leased space will be located within the permitted leasing zone indicated on Figure 7.

TABLE 13 UNIVERSITY OF WASHINGTON IMPACT ZONE REPORT, AS OF 12/31/01		
Leases within Seattle	Impact Zone	Total SF
	Permitted Zone	350,887
	Primary Zone (outside Permitted)	82,874
	Total Primary Zone	443,761
	Secondary Zone	14,211
	Total Primary and Secondary Zones*	447,972
	Outside Impact Zone	
	University of Washington Seattle Campus	408,748
	Harborview	96,113
	Total within Seattle	952,833
Leases outside Seattle but within Washington		106,888
* Two leases totaling 117,408 sf are currently pending. Other leases will terminate prior to occupancy of these, resulting in the University's occupancy of 550,000 sf of leased space in 2003.		

UCUCA BOUNDARY



UNIVERSITY OF WASHINGTON
PRIMARY
IMPACT ZONE

UNIVERSITY OF WASHINGTON
PRIMARY IMPACT ZONE



The University will not lease any additional office space in the Eastlake Avenue East Corridor south of the University Bridge to East Galer Street during the interim period until adoption of the next master plan (letter dated 9/4/97 from Neal Lessenger, University Real Estate Office to Mr. Christopher Lehman, Eastlake Community Council).

In addition, the University will neither lease nor purchase any additional office space in the area west of Meridian Avenue North to the western side of Stone Way Avenue North and north of Lake Union to North 53rd Street during the interim period until the new master plan is adopted (letter dated November 13, 1997 from Neal Lessenger, UWA Real Estate Officer to Mr. Steven Cyr, President, Wallingford Community Council).

PROPERTY PURCHASES COMPLETED IN 2001 OR PLANNED FOR 2002, AND ANTICIPATED USES

The University did not purchase any additional properties in the primary or secondary zones in 2001 and has no plans to do so in 2002.

GIFTS OF PROPERTY IN 2001, AND ANTICIPATED USES

The University received no gifts of real property in the impact zones in 2001.

Primary Impact Zone - Leases Inside the Permitted Zone

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>EXPIRES</u>	<u>UW TENANT</u>	<u>AREA (SF)</u>
00369	API PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #405	07/31/2003	Health Services	2,814
00635	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #120	03/31/2006	Alcohol & Drug Abuse Institute	7,074
00634	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #121	03/31/2006	Alcohol & Drug Abuse Institute	1,517
00210	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #200, 345	02/28/2002	Office of Technology Transfer	5,873
00235	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #201	06/30/2002	Family & Child Nursing	1,898
00234	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #205	06/30/2002	Alcohol & Drug Abuse Institute	2,771
00043	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #305, 320	03/31/2005	Parenting Clinic	3,548
00099	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #310	09/30/2002	Center for Clinical Research	2,632
00044	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #355	06/30/2002	Environmental Health	2,118
00045	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #400	07/31/2003	Health Services	2,028
00039	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #428	09/30/2004	Office of Minority Affairs	546
00013	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #440	10/31/2003	Radiology	3,342
00394	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #441	11/30/2002	The Information School	1,680
00048	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - #535	04/30/2006	TRAC	5,982
00390	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG - NEW #505	11/30/2002	Biostatistics	5,807
00779	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG, #114	08/31/2004	Office of Intellec. Prop & Tech Transfer	2,105
00399	API/PICHON VIII, L.L.C.-UNIVERSITY DISTRICT BLDG, - #502	11/30/2002	Surgery	2,395
00232	EDUCATIONAL RESEARCH PROPERTIES -4225 ROOSEVELT-FOURTH FLOOR	05/31/2009	UWMC	20,662
00231	EDUCATIONAL RESEARCH PROPERTIES-4225 ROOSEVELT-CONSOLIDATED	05/31/2009	Family Medicine	31,558
00633	GELB BUILDING, INC. - 4534 1/2 UNIVERSITY WAY	02/28/2006	Obstetrics & Gynecology	3,244
00052	GENESIS PROPERTIES LLC - 4041 ROOSEVELT WAY NE - #1	09/30/2004	Psychiatry & Behavioral Sciences	1,800
00238	GENESIS PROPERTIES LLC - 4041 ROOSEVELT WAY NE - #5	06/30/2002	UWMC - Administration	1,300
00530	HANSCOM, ROBERT & DOROTHY-4512 UNIVERSITY WAY NE-SUITE #103	06/30/2003	Alcohol & Drug Abuse Institute	600
00556	HANSCOM, ROBERT & DOROTHY-4512 UNIVERSITY WAY NE-SUITE 102	03/31/2002	Alcohol & Drug Abuse Institute	400
00035	HEALTH ALLIANCE INT'L-UN. DIST BLDG - #410 - SHARED USE AGR	12/31/2003	Health Services	200
00072	JACK STRAW FOUNDATION - WARREN BLDG - #302	04/30/2002	CHDD	420
00074	JACK STRAW FOUNDATION-WARREN BLDG - #206, #304 & 308	06/30/2003	School of Social Work	2,225

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>EXPIRES</u>	<u>UW_TENANT</u>	<u>AREA (SF)</u>
00073	JACK STRAW FOUNDATION-WARREN BLDG - #210 & 204	05/31/2004	Psychology	1,116
00010	LIMANTZAKIS PROPERTIES INC. -4518 UNIVERSITY WAY NE #200	12/31/2006	C&C - Planning & Facilities Infrastuct.	4,866
00016	LIMANTZAKIS PROPERTIES INC.-4516 UNIVERSITY WAY NE	04/30/2003	Capital & Space Planning	2,883
00017	LIMANTZAKIS PROPERTIES INC.-4518 (3RD FL) & 4522 UNI. WAY NE	06/30/2028	KUOW Radio	23,399
00168	SEAFIRST BANK-CORBET BLDG - #204, 208 & 209	11/30/2005	Office of Development	6,007
00022	THEATER ARTS BUILDING PARTNERSHIP-4500 9th AVE NE STE 3	10/31/2002	Family Medicine	1,772
00066	UNIVERSITY PRESBYTERIAN CHURCH - FLOORS 1, 2, 3, 4	04/30/2004	Computing & Communication	31,652
00067	UNIVERSITY PRESBYTERIAN CHURCH-4545 15TH AVE NE - BASEMENT	04/30/2004	Computing & Communication	33,110
00082	UW ALUMNI ASSOCIATION - 1415 NE 45TH - 4TH FLOOR	09/30/2002	Internal Audit	5,245
00170	UW ALUMNI ASSOCIATION - 4245 ROOSEVELT WAY NE	09/30/2014	UWMC - Roosevelt	93,000
00564	WELLS FARGO - 4100 UNIVERSITY WAY	01/31/2006	Office of Minority Affairs	2,605
00233A	ZYMOGENETICS-4225 ROOSEVELT WAY NE STE 100	01/23/2003	Environmental Health	28,693

Subtotal for Primary Impact Zone - Leases Inside the Permitted Zone: 350,887

Primary Impact Zone - Leases Outside the Permitted Zone

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>EXPIRES</u>	<u>UW TENANT</u>	<u>AREA (SF)</u>
00090	BONACI ASSOCIATES-5025 25TH AVE NE - #204	11/30/2002	UW Educational Outreach	1,630
00091	BOWMAN, INEZ J.-BOWMAN BUILDING	05/31/2002	Computing & Communication	31,053
00076	LI, LISA (KING)- 4909 25TH AVENUE NE	09/30/2005	JISAO	18,921
00088	OLSON, DONALD A.-5001 - 25TH AVENUE NE	11/30/2002	UW Educational Outreach	17,899
00095	SAFEWAY, INC.-4535 UNION BAY PLACE NE	02/28/2006	Facilities Services	6,400
00128	SATTERTHWAITE, JOHN S. & KAROL-668 NE NORTHLAKE WAY	06/30/2006	Property & Transport Services	3,279
00040	UNIVERSITY BOOKSTORE - BLAKELEY BUILDING	05/31/2002	Computer Maintenance Group	3,692

Subtotal for Primary Impact Zone - Leases Outside the Permitted Zone: 82,874

Secondary Impact Zone

<u>ID</u>	<u>LANDLORD - LOCATION</u>	<u>EXPIRES</u>	<u>UW TENANT</u>	<u>AREA (SF)</u>
00083	CHILDRENS HOSPITAL & MEDICAL CENTER - 4800 SANDPOINT WAY NE	12/31/2007	Laboratory Medicine	2,000
00152	WESTERN HOMES - COCHRAN BUILDING - 2121 N 35TH ST	08/30/2004	Northwest Lipid Research Laboratories	12,211
Subtotal for Secondary Impact Zone:				14,211

