

# University of Washington Master Plan

Seattle Campus



ANNUAL REPORT

2013

# Executive Summary

## January 1, 2012 through December 31, 2012

In the last year, the amount of space leased by the University within the University District Northwest Urban Center Village (UDNUCV) area increased by 27,495 square feet, bringing the total leased space to 313,450 square feet. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is now 371,895 square feet.

Total University employment in the UDNUCV is approximately 3,747 people, an increase of 265 people. Of this number, 1,199 are in leased space.

The University continued to participate in the University District Livability Partnership and funded a successful series of community conversations called U District Next. In addition, the University continued to support improvements in the North of 45<sup>th</sup> area including UWPD patrols, neighborhood cleanups and volunteer projects.

## Preface

This document is the fourteenth 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 2012.

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

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

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

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[www.washington.edu/community](http://www.washington.edu/community)

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# SECTION 1 Development

## A. STATUS REPORT ON ALL ONGOING DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 2. Sites Chosen for Development under CMP

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

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

Project Name	CMP Site	Program Description	Anticipated Start
House of Knowledge Longhouse	7C	Academic	2014
Biological and Environmental Sciences Building	21C	Academic	Not known at this time
HFS – Terry	NA	Academic	2014
UWPD Police Station	36W	Academic	2015
Global Public Health and Pharmacy	52S	Academic	Not known at this time
Burke Museum	1C	Academic	Not known at this time

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

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

Project Name	CMP Site	Program Description	Status
Business School (PACCAR Hall)	4C	Academic	Completed
Business School Phase II (Balmer Hall)	6	Academic	Completed
Molecular Bioengineering	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
HFS – Mercer Hall	29W/42W	Academic	Completed
HFS Lander Hall	NA	Academic	Under Construction
Ethnic Cultural Center	38W	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
Cunningham Relocation	70C	Academic	Completed
HUB Renovation	NA	Academic	Completed

Table 4 below shows the amount of approved development capacity by sector of the campus. The last column in the chart shows the amount of development capacity that has been used as of this reporting period.

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

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

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

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

**1. Proposed Project Changes**

There have been no project changes during this reporting period.

**2. Major and Minor Amendments During this Reporting Period**

There have been no project changes 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 space leased within the UDNUCV by 27,495 square feet. The number of UW employees in leased spaces increased by 263 to a total of 1,199. The amount of space leased by the University within the UDNUCV is now 313,450 square feet. This represents 83% of the total space leased by the University within the Primary and Secondary Impact Zones. This percentage decreased by 2% since the last annual report as a result of slightly increased leasing in the primary zone (outside of the UDNUCV).

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

In addition to its employees in leased space, the University also has approximately 1,620 employees working in the UW Tower and 928 employees in the two buildings located at 4225 Roosevelt and 4245 Roosevelt. Total University employment in the UDNUCV consists of roughly 3,747 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, approximately 3,378 UW employees have taken part. Nearly 1,314 of these were first time home buyers.
2. The University is partnering with Children's Hospital to build a workforce housing project at a surface parking lot on 11<sup>th</sup> Ave NE between 45<sup>th</sup> and 47<sup>th</sup> Streets. This project will include approximately 184 units with 34 of those priced to be affordable to people making 75% or less of area-median-income. Security Properties was selected to develop this project. Construction will begin in July 2013 with completion sometime in 2014.
3. UW Housing and Food Services is building 2,133 new beds for students in West Campus. These new spaces will be in apartments and residence halls located on five different building sites.

### **C. CITY'S REPORT ON THE PROGRESS OF HOUSING DEVELOPMENT IN THE UDNUCV**

Section II.D.2 of the 1998 Agreement as amended, requires that the City provide to University the following information for inclusion in University's semiannual reports to the Department of Planning and Development, the City Council, and the City/University Community Advisory Committee:

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

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

## SECTION 3 Transportation

### A. ANNUAL CAMPUS TRAFFIC COUNTS

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

[www.uwcommute.com/upass/reports](http://www.uwcommute.com/upass/reports)

Main U-PASS Web Page: [www.uwcommute.com/upass](http://www.uwcommute.com/upass)

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

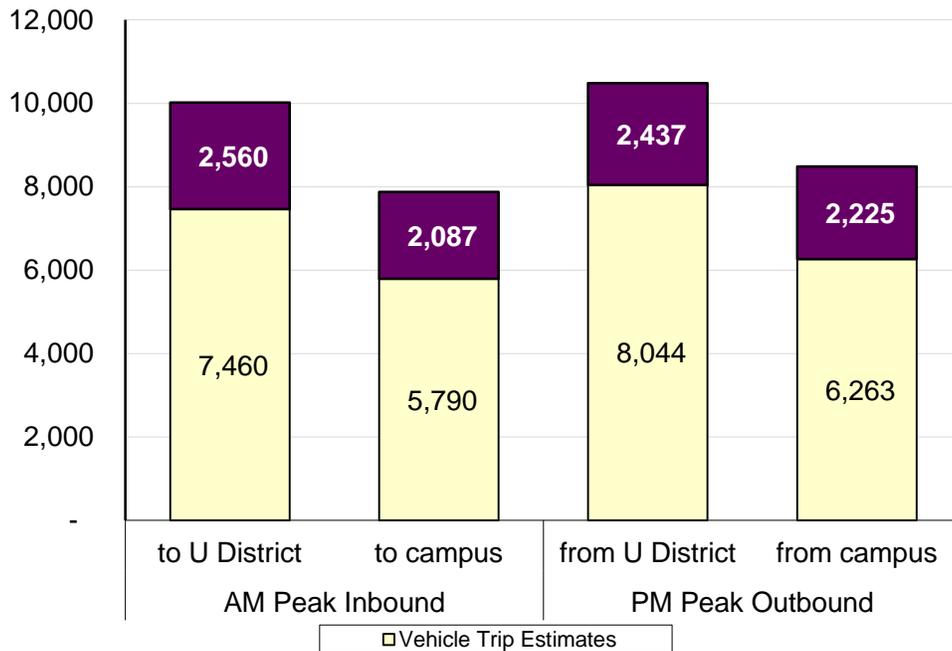
The 2003 CMP established new limits on campus vehicle trips. Under the CMP, only trips made by faculty, staff, and students are limited; vehicle trips made by visitors and patients are excluded from the limits.

An estimate of the number of vehicle trips made by faculty, staff, and students is derived from a biennial transportation survey of faculty, staff, and students (most recently conducted in 2012), and campus population statistics. The most recent estimate (Fall 2012) shows the University is currently under the caps established in the 2003 CMP.

**TABLE 5  
2012 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>2012 Vehicle Trip Estimates</b>	8,168	5,790	8,774	6,263
<b>Percentage Under CMP Cap</b>	-18%	-26%	-16%	-26%

## 2012 Vehicle Trip Estimates



### C. PROGRESS ON TRANSPORTATION MANAGEMENT PROGRAM

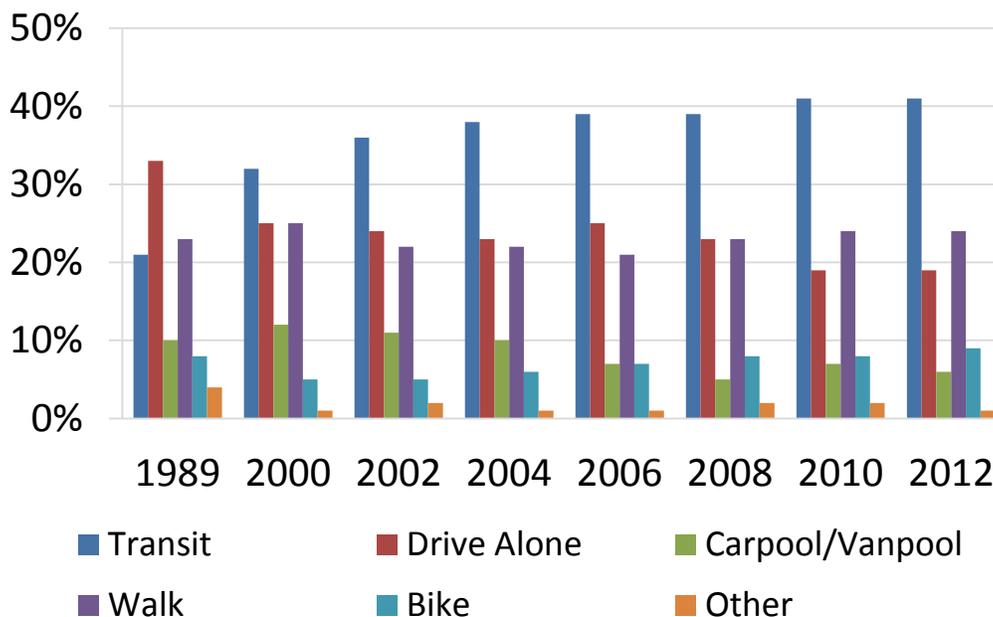
The U-PASS program has been the cornerstone of the University’s Transportation Management Plan (TMP) since its inception in 1991. The U-PASS program was created to reduce congestion coming to and from the UW Seattle Campus and provide the UW community with an affordable, sustainable suite of transportation options. For the 21 years U-PASS has been in existence, vehicle traffic volumes on and around campus have decreased despite an approximately 33% increase in the campus population. U-PASS provides not only benefits to individual U-PASS members; it benefits the UW community and student body as a whole by reducing congestion, noise, and emissions while creating a safer environment for people in cars and buses, on foot, and on bike.

Based on the 2012 Biennial U-PASS Survey, less than one-fifth (19 percent) of the campus population drives alone to campus. The vast majority rides transit (41 percent), walks or bikes (33 percent), or uses rideshare (6 percent). Beginning 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 provide by the U-PASS.

UW Transportation Services manages a variety of active transportation and rideshare programs that contribute to the success of the University’s TMP. In 2012, the department offered a number of programs to promote and encourage walking and bicycling. These include UWALK, an online community that connects UW students and employees with metrics and promotions to encourage walking for all the many reasons people walk. 2012 also saw successful Ride in the Rain and Bike to Campus Month events, which attracted

thousands of participants and created hundreds of new bicyclists. To further encourage bike commuting, Transportation Services painted shared lane markings on campus roadways, installed new bicycle parking, and completed the planning phase of the Burke-Gilman Trail Improvement Project, which seeks to expand, upgrade, and improve the flow of pedestrian and bicycle traffic on campus. Throughout the year, the department continued its partnership with the Cascade Bicycle Club to offer free bicycle skills and safety classes to students and employees, providing on average one class per month. Transportation Services also increased its promotion of ridesharing in 2012 through new programs and events, such as We Heart Rideshare week, to encourage and reward carpoolers and vanpoolers.

### Commute Trips to University of Washington 1989-2012



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

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

Mode	Faculty		Staff		Students	
	1989	2012	1989	2012	1989	2012
Transit	11%	23%	25%	42%	21%	45%
Drive Alone	60%	45%	44%	35%	25%	8%
Carpool/Vanpool	11%	7%	15%	11%	9%	4%
Bicycle	9%	16%	6%	7%	9%	8%
Walk	7%	7%	6%	4%	31%	35%
Other	2%	1%	4%	1%	4%	1%

## SECTION 4

# Leasing, Purchases, and Gifts of Real Property

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

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

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

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

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

The University acquired 4201 Roosevelt Way NE and 902 NE 42<sup>nd</sup> St in 2012. Both properties are being leased to third parties for office (4201 Roosevelt) and residential (902 NE 42<sup>nd</sup>) uses.

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

None

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

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

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

<b>Leases within Seattle</b>	<b>Total sq. ft.</b>
Primary Zone within UDNUCV*	313,450
Primary Zone outside UDNUCV	58,445
<b>Total Primary Zone</b>	<b>371,895</b>
Secondary Zone	6,505
<b>Total Primary and Secondary Zones</b>	<b>378,500</b>
Outside Impact Zones University of Washington Harborview**	803,177 32,420
<b>Total within Seattle</b>	<b>1,214,097</b>
Leases outside Seattle but within Washington	228,233
<b>Total</b>	<b>1,442,330</b>

\* University District Northwest Urban Center Village

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

**Known Plans for Additional leases in the UDNUCV:** 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

**Purchase of property within the Primary and Secondary Impact Zones and proposed use during the last six months:** The University acquired 4201 Roosevelt Way NE and 902 NE 42<sup>nd</sup> Street in 2012. Both properties are being leased to third parties for office (4201 Roosevelt) and residential (902 NE 42<sup>nd</sup>) uses.

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

**Change in ground level space during the last six months:** None - total ground level space in the UDNUCV remains at 22,139 square feet.

## SECTION 5

# The University in the Community

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

#### Off-Campus Housing Complaints & Information

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

Complaint Policy: <http://housing.asuw.org/>

Student Housing Education: <http://housing.asuw.org/system/wp-content/uploads/2013/05/HuskyHousingHandbook2013.pdf>

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

The “Guide to Off-Campus Living” provides students with tips on being a good neighbor, meeting noise expectations, following parking restrictions, and locating resources to help solve neighborhood problems. With publication of this guide, the University is fulfilling a commitment made to the City and neighbors during adoption of the Campus Master Plan.

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

##### University District Livability Partnership (UDLP)

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

1. University District Commercial Revitalization: (In collaboration with Seattle Office of Economic Development, OED). Identify short- and long-term actions to promote a unique and vital commercial district that will adapt to change over time. Areas of focus include:
  - Organizational leadership capacity
  - Clean and safe community
  - Marketing and promotion
  - Future development and urban design
  - Retail and business development
2. University District Urban Design Framework: (Sponsored by Seattle Department of Planning and Development, DPD). Recommend & review strategies to integrate future elements of urban design/ development that:
  - Build on the unique attributes of the U District neighborhood;

- Complement the Brooklyn light rail station; and
  - Foster a diverse mix of residents, workers, businesses, students and community activities.
3. New Partnerships: Building successful working relationships among the community, the university and the City to plan for change now, and to work together for the betterment of the U District community over the coming years.
  4. U District Next: From October 2012 through January 2013, the University U District Next hosted three large public events at which members of the community were invited to hear perspectives from local and national planning experts and share their thoughts and ideas about the future of the University District. Each event focused on a specific theme and engaged participants through group discussions. These large community events were the focal point of U District Next and were designed to provide a forum for the public to share perspectives, explore new ideas, help identify and cultivate a shared sense of possibilities, and develop a cohesive vision for the University District's future.

U District Next also held several smaller outreach events to connect with community stakeholders and to provide opportunities for more in-depth conversations about the work of the UDLP. Outreach tools such as a photo journal and online surveys using iPads were available at each event to create a fun and inviting atmosphere and to encourage people to share their ideas for the future University District. Printed project materials were also provided, including a U District Next fact sheet and information on the UDLP.

#### Front Porch Newsletter

The University publishes a community newsletter called *Front Porch*. This is sent three times per year to 23,000 households around the University. The newsletter highlights free events on campus; arts programs; UW faculty, staff and students who live in the neighborhood; University research; and other topics of local interest.

#### Neighborhood Web Portals

The Office of Regional and Community Relations compiled a portal for each of Seattle's thirteen neighborhood areas. The portal includes stats on the number of UW students, UW alumni, UW employees and Husky Promise students living in each neighborhood. It also compiles UW-related stories for each neighborhood. Please visit <http://www.washington.edu/community/map/> to find out more, or contact Kathleen Dannenhold at [kathyd@uw.edu](mailto:kathyd@uw.edu)

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

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

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

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

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

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

### Office of Community Standards and Student Conduct

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

### Husky Neighborhood 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 2012, the collection site was located at NE 17th Ave & 47th St. The UW Panhellenic Council, UW Interfraternity Council, Seattle Public Utilities and Waste Management are all partners in the Husky Neighborhood Clean-Up.

### Incident Prevention Teams

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

### Burke Gilman Trail Project

The Burke-Gilman Trail Multi-Modal Connector (BGC) revitalizes the most congested bicycle and pedestrian transportation corridor in the state and expands its capacity to enable efficient functioning of the regional transportation network. The BGC is at the nexus of two critical federally supported transportation projects – the SR 520 Bridge Replacement and HOV program, including the construction of a multi-use path, and the Sound Transit University Link and North Link light rail project. Unless the BGC is constructed and operating before the University of Washington Link light rail station opens in 2016, severe congestion will throttle the full realization and potential use of the SR 520 multiuse path and Link light rail.

The BGC will be used by students, seniors and workers of all income levels, and will provide safe and economical transportation options for people of all ages, abilities and backgrounds. By serving projected demand for bicycle and pedestrian transportation in this corridor, the BGC will help optimize transportation efficiency and support economic competitiveness; improve public health; reduce greenhouse gas emissions and reliance on foreign oil; and enhance community livability.

More information: <http://www.washington.edu/facilities/transportation/tip/BGT>

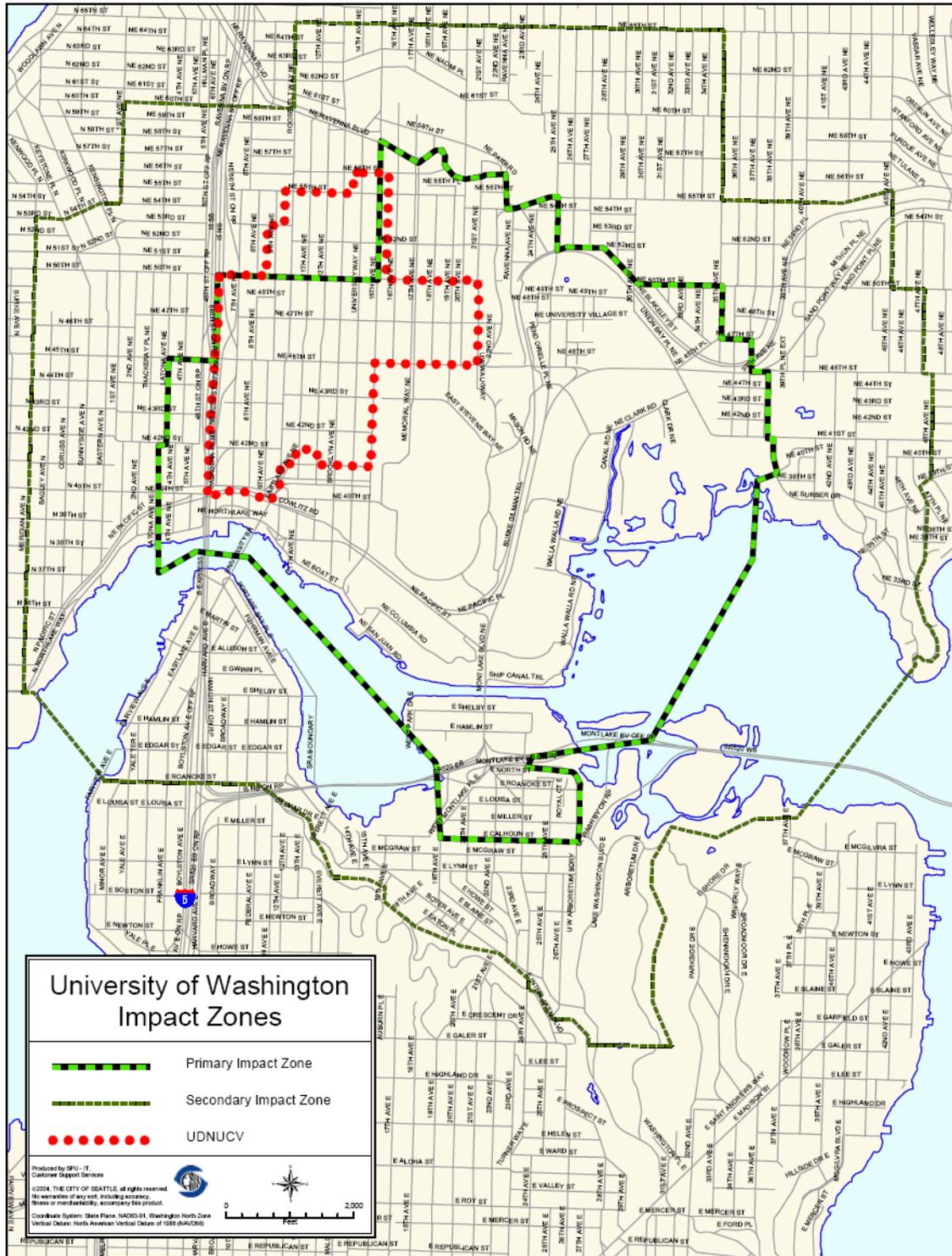
**B. A DESCRIPTION OF HOW UW LEASING ACTIVITY AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS.**

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

1. *Goal A-3-Support long-term commercial redevelopment to maintain the UCUC's diverse economic base:* University leasing encourages the redevelopment of commercial areas in the U-District.
2. *Policy A-3.1-Accommodate new knowledge-based industries that have a positive impact on their neighbors:* The University uses leased space in the U-District to house many different research projects. These projects are an important cornerstone of knowledge-based industries in the neighborhood and City. The University's presence draws other knowledge-based industries to the neighborhood, such as Intel Corporation at the 45<sup>th</sup> Street Plaza Building.
3. *Goal A-5.2 -Allow UW uses off campus where there is also a benefit to the community:* University leasing brings employees who support small businesses to the U-District. Concentrating UW employees closer to campus can also reduce traffic congestion as these employees are able to walk to campus for meetings and classes rather than drive.
4. *Policy A-5.3-Encourage University-related commercial development such as "technology transfer" and institute knowledge-based incubatory businesses where such uses are of benefit to the university and the community. Focus such uses along Roosevelt Avenue NE south of NE 50th and the University Gardens core, and between the freeway and Brooklyn Avenue NE, NE 50th Street, and NE 43rd Street.* Many UW leased spaces house research and activities related to environmental and occupational health; psychiatry, family and child nursing; alcohol and drug abuse; and intellectual & property transfer. This important work supports and attracts biotech and other businesses throughout the City and region.

# Appendix A

## Map of UDNUCV



## **Appendix B**

### UW Leasing Summary

Please contact Carol Haire at [chaire@u.washington.edu](mailto:chaire@u.washington.edu) for Appendix B.

## Appendix C

### List of Errors in the Campus Master Plan

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

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

## **Appendix D**

### Approved Minor Plan Amendments

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

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