

University of Washington Master Plan

Seattle Campus



ANNUAL REPORT

2014

Executive Summary

January 1, 2013 through December 31, 2013

In 2013, the amount of space leased by the University within the University District Northwest Urban Center Village (UDNUCV) area decreased slightly by 9,221 square feet, bringing the total leased space to 304,229 square feet. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is now 357,378 square feet.

Total University employment in the UDNUCV remained approximately the same at 3,746 people. Of this number, 1,200 are in leased space.

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

Preface

This document is the fifteenth 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 2013.

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

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

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

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

Table of Contents

The 1998 City-University Agreement, as amended, outlines the information to be included in the semi-annual reports. The information to be included in the report is as follows:

Section 1: DEVELOPMENT	Page 5
A. Status report on all ongoing development	
1. Capital Budget Request	
2. Sites chosen for development under the CMP	
3. Sites under construction or projects completed during reporting period	
B. Proposed project development changes and major and minor plan amendments	
1. Proposed Project Changes	
2. Major and Minor Plan Amendments	
C. Identified changes in environmental impacts as a result of changes to the proposed development schedule set forth in the Campus Master Plan	
Section 2: HOUSING AND JOBS	Page 9
A. The number of jobs added through UW leasing in the UDNUCV	
B. A description of efforts the UW has made to facilitate, influence, promote and encourage the creation of housing including faculty and staff housing options	
C. City's report on the progress of housing developed in the UDNUCV	
Section 3: TRANSPORTATION	Page 11
A. Results of the annual campus traffic counts and survey results for the campus and biennial University District area estimates	
B. Progress made in the transportation management program	
Section 4: LEASING, PURCHASING AND GIFTS OF REAL PROPERTY	Page 14
A. City report on commercial real estate conditions and UDNUCV progress towards reaching the housing plan goals	
B. Purchases completed and proposed uses of property located within primary and secondary impact zones	
C. Gifts of real property and proposed uses of such property located within primary and secondary impact zones	
D. Summary of all leases within the City of Seattle, both inside and outside the primary and secondary impact zones. This list will include the location, amount of space, amount of residential space within the building, use, term, known plans for additional leases, underlying zone designation, identification of which leases and associated uses are for street-level spaces, and which leases are within the UDNUCV	
Section 5: UNIVERSITY IN THE COMMUNITY	Page 16
A. Development of the Housing Quality complaint program and completion of the "Guide to Student Community Relations – Neighbor to Neighbor Expectations"	
B. Description of how UW leasing & development is consistent with applicable neighborhood plans	

List of Appendices

Appendix A	MAP OF UDNUCV	Page 21
Appendix B	UW LEASING SUMMARY	Page 22
Appendix C	LIST OF ERRORS IN THE CAMPUS MASTER PLAN	Page 23
Appendix D	List of Approved Minor Plan Amendments	Page 24

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**

Project Name	State Funding	UW Building Account	UW Bond Authority
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
Total:	\$57.41M	\$84.74M	\$21.2M

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
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
Animal Research and Care Facility	NA/Underground	Academic	Mid-2015
SW Campus Central Utility Plant	41W	Academic	2015

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	Completed
HFS – Terry	NA	Academic	Under Construction
HFS – Maple	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

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

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 decreased the amount space leased within the UDNUCV by 9,221 square feet. The number of UW employees in leased spaces stayed approximately the same at 1,200. The amount of space leased by the University within the UDNUCV is now 304,229 square feet. This represents 85% of the total space leased by the University within the Primary and Secondary Impact Zones. This percentage increased by 2% since the last annual report as a result of decreased leasing in the primary and secondary zones (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 is estimated at 3,746 people.

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

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

1. The University participates in the Hometown Home Loan Program. This program offers University employees a series of discounts on loan fees, escrow, title, and related financing costs. Additional benefits are available to households with modest incomes and located in the City of Seattle. Since bringing this program to campus in 1998, over 2,800 UW employees have taken part. Approximately 1,130 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 11th Ave NE between 45th and 47th 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 is developing this project 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

Main U-PASS Web Page: www.uwcommute.com/upass

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

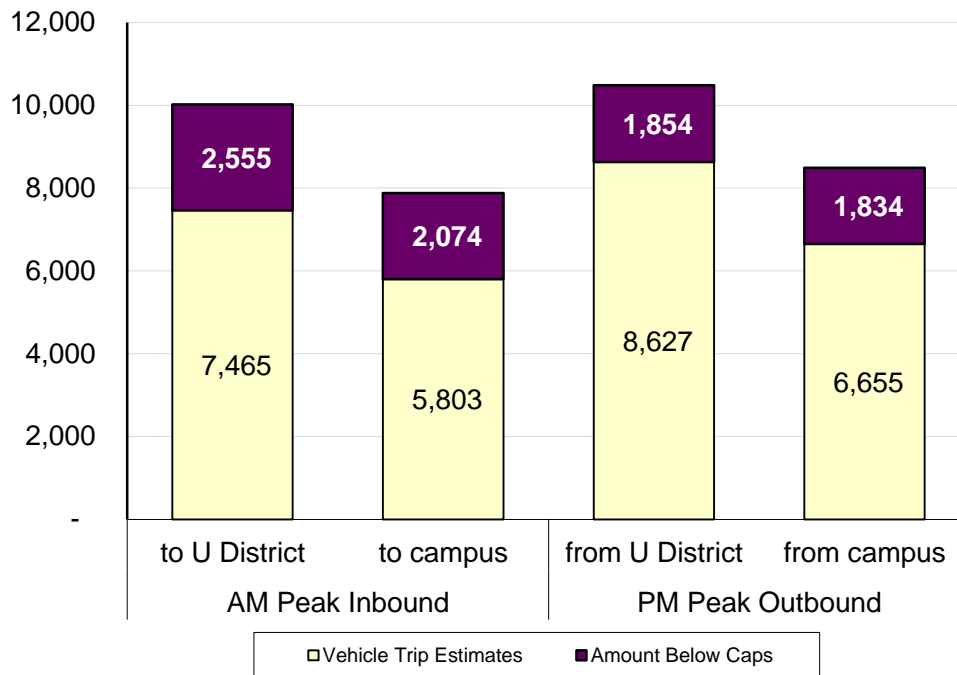
The 2003 CMP established new limits on campus vehicle trips. Under the CMP, only trips made by faculty, staff, and students are limited; vehicle trips made by visitors and patients are excluded from the limits.

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 2013) shows the University is currently under the caps established in the 2003 CMP.

**TABLE 5
2013 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
CMP Cap	10,020	7,877	10,481	8,488
2013 Vehicle Trip Estimates	7,465	5,803	8,627	6,655
Percentage Under CMP Cap	-26%	-26%	-18%	-22%

2013 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 22 years U-PASS has been in existence, vehicle traffic volumes on and around campus have decreased despite an approximately 37% 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.

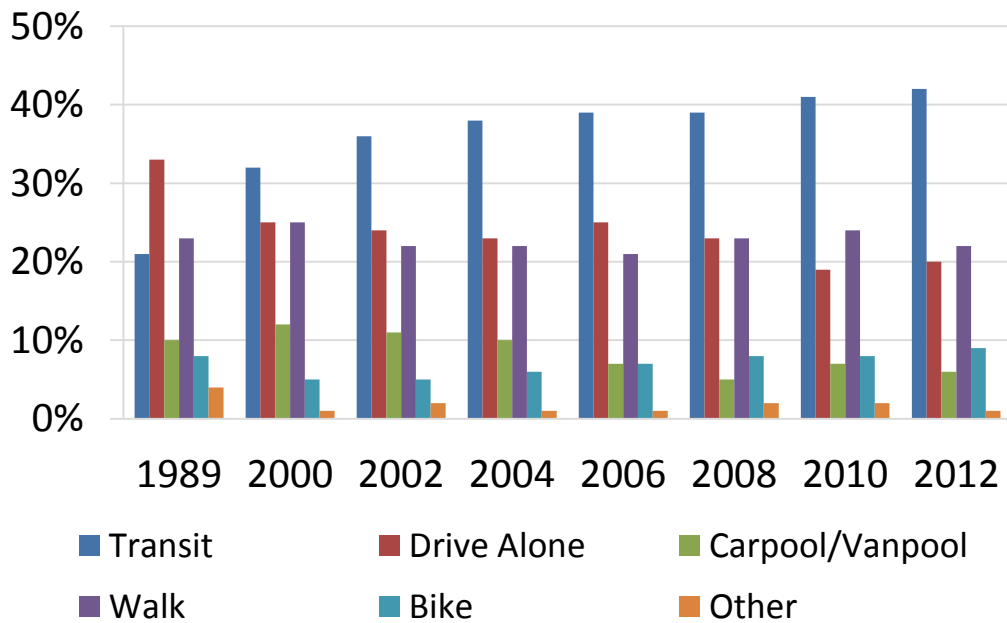
Based on the 2012 Biennial U-PASS Survey, one-fifth (20 percent) of the campus population drives alone to campus. The vast majority rides transit (42 percent), walks or bikes (31 percent), or uses rideshare (6 percent). In fall quarter 2011, U-PASS became a universal program for students in response to a two-year student-led process to address rising program costs and provide sustainable transportation options for all students. At this time, the U-PASS also transitioned to an ORCA-powered transit pass integrated into the UW ID Card. This change further enhanced the convenience of transit access provided by the U-PASS.

UW Transportation Services manages a variety of active transportation and rideshare programs that contribute to the success of the University’s TMP. In 2013, the department offered a number of programs to promote and encourage walking and bicycling. These include Ride in the Rain and Bike to Campus Month events, which attracted thousands of participants and created hundreds of new bicyclists. To further encourage bike commuting, Transportation Services offered valet bicycle parking during Husky football games, installed

new bike racks, lockers and repair stations, and upgraded bike cages. 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 2013 through new programs and events, such as We Heart Rideshare week, to encourage and reward carpoolers and vanpoolers, and a streamlined vanpool fare subsidy program.

These efforts to satisfy the TMP have put the University of Washington at the forefront of the transportation services field. At its 2014 annual conference, the International Parking Institute named the UW Transportation Services as the 2014 Parking Organization of the Year, recognizing its efforts to enhance sustainability and meet high standards for excellent customer service.

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	<u>Faculty</u>		<u>Staff</u>		<u>Students</u>	
	1989	2012	1989	2012	1989	2012
Transit	11%	23%	25%	41%	21%	46%
Drive Alone	60%	45%	44%	34%	25%	9%
Carpool/Vanpool	11%	7%	15%	11%	9%	4%
Bicycle	9%	15%	6%	8%	9%	8%
Walk	7%	8%	6%	4%	31%	32%
Other	2%	3%	4%	2%	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

None

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

The University was gifted one property within the primary impact zone at 5039 19th Ave NE.

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

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

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

Leases within Seattle	Total sq. ft.
Primary Zone within UDNUCV*	304,229
Primary Zone outside UDNUCV	53,149
Total Primary Zone	357,378
Secondary Zone	0
Total Primary and Secondary Zones	357,378
Outside Impact Zones University of Washington Harborview**	845,981 32,613
Total within Seattle	1,235,972
Leases outside Seattle but within Washington	264,547
Total	1,500,519

* 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: 85%

Amount of residential space within buildings leased by UW: None

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

Gifts of property within in the Primary and Secondary Impact Zones and proposed use during the last six months: The University was gifted one property within the primary impact zone at 5039 19th Ave NE.

Change in ground level space during the last six months: Total ground level space in the UDNUCV declined from 22,139 to 13,405 square feet.

SECTION 5

The University in the Community

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

Off-Campus Housing Complaints & Information

The Associated Students of 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 Partnership

The U District Partnership is a 501(c)3 non-profit public benefit corporation, that is dedicated to a Vibrant – Innovative –Diverse U District Community.

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

The 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.

Front Porch Newsletter

The University published a community newsletter called *Front Porch*. This was sent three times per year to 23,000 households around the University. The newsletter highlighted 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/>

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

The full North of 45th Work Group report can be found here:

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

Office of Community Standards and Student Conduct

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

Husky Neighborhood CleanUp

More than 600 cubic yards of extra garbage are typically generated in the University District as students move out for the summer and return in the fall. Much of this garbage gets piled next to dumpsters and other places. In response, the University of Washington has sponsored efforts to keep adjacent neighborhoods clean during these times. The "Husky Neighborhood Clean-Up", established in 2004, provides centralized garbage collection, reusable goods collection, recycling, and increased garbage service for student housing. In the spring and fall of 2013, the collection site was located at NE 17th Ave & 47th St. The UW PanHellenic Council, UW Interfraternity Council, Seattle Public Utilities and Waste Management are all partners in the Husky Neighborhood CleanUp.

Incident Prevention Teams

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

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.

As part of the sky bridge permit renewal process, Seattle Department of Transportation proposed that the UW tear down the Hec Ed Bridge. UW Transportation Services had bridge utilization data from the Burke-Gilman planning process that showed that the connection was vital (nearly 7,000 crossings on a typical weekday) and that removal of the bridge would require significant out-of-direction travel for pedestrians and cyclists. At one point bridge replacement was envisioned as an element of the Burke-Gilman project but the complexities and cost associated with bridge replacement was determined reduce the competitiveness of the project for federal funds by degrading project readiness.

Planning and design for the replacement of the Hec Ed Bridge will cost \$1.7M. UW Transportation will receive, on behalf of the University a grant award of \$1,470,500. A local match of \$229,500 will be provided by UW Transportation Services. The SDOT/WSDOT contribution to the design effort will be staff time, with primary benefit to the University being project buy-in and solidification of the coalition in preparation to jointly seek construction funds

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>

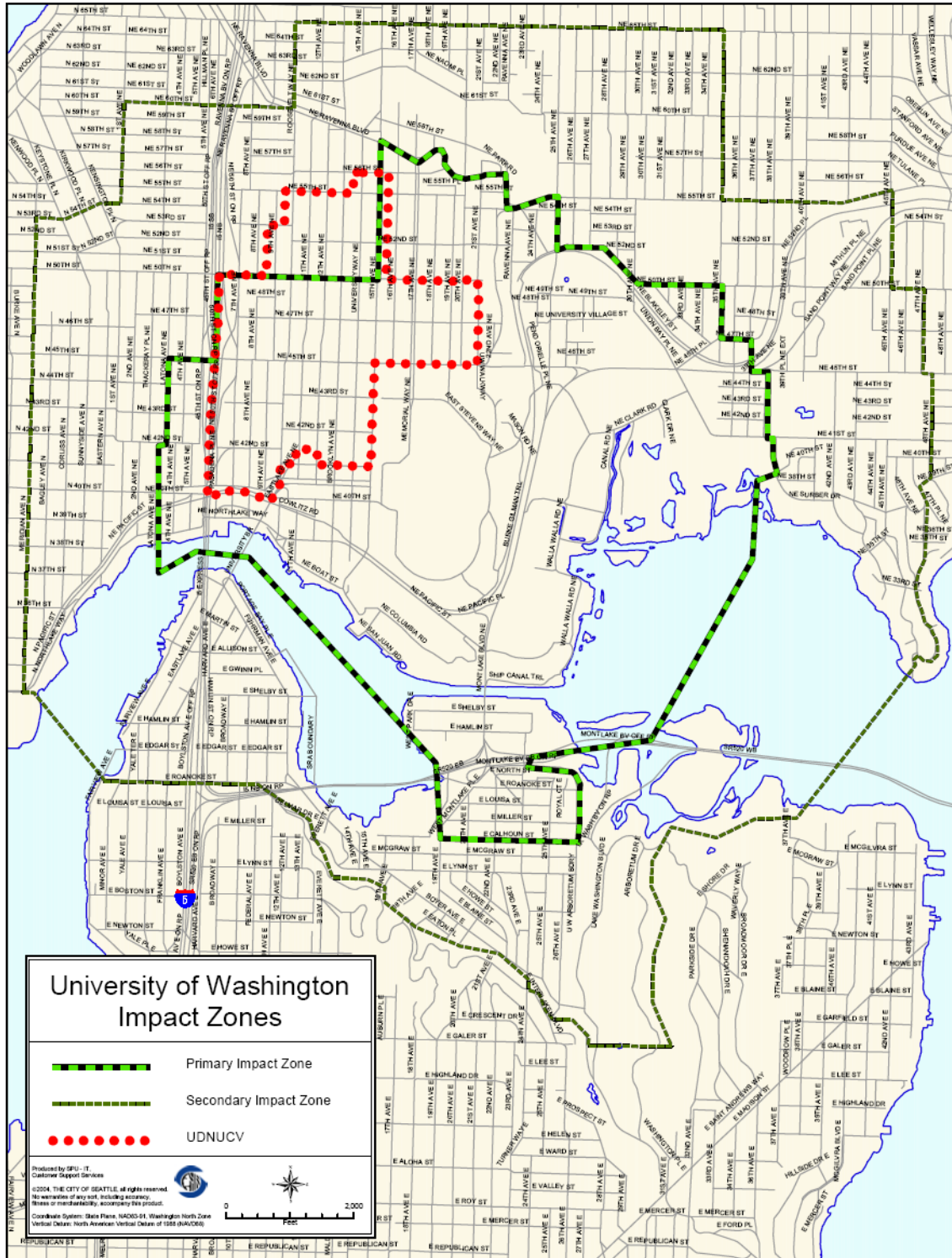
B. A DESCRIPTION OF HOW UW LEASING ACTIVITY AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS.

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 45th Street Plaza Building.
3. *Goal A-5.2 -Allow UW uses off campus where there is also a benefit to the community:* University leasing brings employees who support small businesses to the U-District. Concentrating UW employees closer to campus can also reduce traffic congestion as these employees are able to walk to campus for meetings and classes rather than drive.
4. *Policy A-5.3-Encourage University-related commercial development such as "technology transfer" and institute knowledge-based incubatory businesses where such uses are of benefit to the university and the community. Focus such uses along Roosevelt Avenue NE south of NE 50th and the University Gardens core, and between the freeway and Brooklyn Avenue NE, NE 50th Street, and NE 43rd Street.* Many UW leased spaces house research and activities related to environmental and occupational health; psychiatry, family and child nursing; alcohol and drug abuse; and intellectual & property transfer. This important work supports and attracts biotech and other businesses throughout the City and region.

Appendix A

Map of UDNUCV



Appendix B

UW Leasing Summary

Please contact Ameer Patel at apatel@uw.edu 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.