

University of Washington Master Plan

Seattle Campus



ANNUAL REPORT

MAY 2011

Executive Summary

January 1, 2010 through December 31, 2010

In the last year, the University increased the amount of space leased within the University District Northwest Urban Center Village (UDNUCV) area by 13,580 square feet, bringing the total leased space to 496,560 square feet. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is now 544,488 square feet. The University currently has no plans to lease additional space in the UDNUCV in the coming year.

The University now occupies 100% of the UW (formerly Safeco) Tower. Further information can be found at: <http://www.washington.edu/facilities/uwtower/index> or <http://www.cpo.washington.edu/gaia/Main.aspx>

With occupancy of the UW Tower, University employment in the UDNUCV is approximately 3,482 people. Of this number, 1,864 are in leased space. Total employment in the UDNUCV decreased by four people since the last report.

The University engaged in a variety of community projects over the past year including: providing volunteers and support for the MLK Jr. Day of Service & U-District Spring Clean, continued UWPD IPT patrols, and a variety of other work in the North of 45th area.

Preface

This document is the twelfth 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 2010.

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

This report can be printed from the web and is posted on the web at:

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 2011-13:

The University of Washington requested¹ a total of \$240.1 million in state capital funds in the 2011-13 biennium and authority to spend \$47 million out of the UW Building Account (for a total of \$287,095,000). A summary of the UW's 2011-13 capital budget request (in priority order) is shown in the table below and brief project descriptions follow on the next page:

Project Name	2011-13	
	State Funds	UW Building Account
Minor Capital Repair - Infrastructure and Program Allocations	66,000,000	47,000,000
Denny Hall Renovation	54,615,000	-
House of Knowledge (New Academic Building)	2,700,000	-
Odegaard Undergraduate Learning Center - Phase 1 (Renovation)	19,500,000	-
UW Bothell Phase 3 (New Academic Building)	62,850,000	-
UW Tacoma Land Acquisition/Remediation	5,000,000	-
Anderson Hall Renovation	2,300,000	-
Lewis Hall Renovation	23,130,000	-
Miller Hall Renovation	4,000,000	-
Biennial TOTALS	\$240,095,000	\$47,000,000

Denny Hall Renovation, \$54,615,000: After a delay of one biennium due to state funding constraints, Denny Hall is scheduled for construction in the 2011-13 biennium. The project scope includes strengthening the building to better resist earthquakes and the replacement of the electrical, lighting, mechanical, communications systems to bring the building into compliance with current building codes, and LEED Silver certification.

House of Knowledge. \$2,700,000: The UW is requesting state funds for a new building with the balance of the project to be funded from non-state sources.

¹ This section summarizes the University's capital funding requests at the time of this report's publication. It is unknown at this time which of these requests will be funded by the State.

Odegaard Undergraduate Learning Center- Phase 1, \$19,500,000: This request is for design and construction of Phase I renovation of Odegaard to reinvigorate student learning spaces, increase access to technology and support undergraduate education.

UW Bothell Phase 3, \$62,850,000: The UW is requesting state funds for the construction phase of UW Bothell Phase 3, a new academic building and associated site work to accommodate enrollment growth.

UW Tacoma Land Acquisition/Remediation, \$5,000,000: This request is for the acquisition of properties as well as for funds to address remediation requirements within the 46 acre footprint of the UW Tacoma campus. This appropriation would allow the UW to proceed with procuring individuals parcels of land as they become available.

Anderson Hall Renovation, \$2,300,000: This building has not had a major upgrade in over 40 years; this request is for the design phase of its renovation. The renovation will address outdated building systems such as the heating/ventilation, electrical, lighting, and plumbing, as well as addressing the needs to upgrade seismic, life safety, access and building code issues.

Lewis Hall Renovation, \$23,130,000: This request is for the construction phase of Lewis Hall, which is listed on the Washington Heritage Register. The exterior and interior of Lewis Hall are in dire need of a complete renovation and upgrade. The project will update all major building systems utilizing sustainability goals to LEED Silver certification as well as address important seismic, life safety, accessibility and current building code requirements.

Miller Hall Renovation, \$4,000,000: Miller Hall is home to the College of Education and has not had a major upgrade in over 46 years; this request is for a combined predesign/design phase of its renovation. The project will address major building issues including the exterior shell, heating/ventilation system, plumbing, electrical, fire protection, access issues and computing infrastructure.

2. Sites Chosen for Development under CMP

Table 1 below shows CMP sites that have been approved for development by the University of Washington.

TABLE 1
Campus Master Plan Chosen Sites

PROJECT NAME	CMP Site	Program Description	Anticipated Schedule for Construction to Begin
Business School (PACCAR Hall)	4C	Academic	Completed
Business School Phase II (Balmer Hall)	6C	Academic	2011
House of Knowledge Longhouse	7C	Academic	2012
Moore Hall Annex	16C	Academic	Not known at this time
Biological and Environmental Sciences Building	21C	Academic	Not known at this time
Molecular Engineering Relocation)	25C	Academic	Under Construction
HFS	29W	Academic	2012 or later
HFS – Cedar Hall	31W	Academic	Under Construction
HFS – Elm Hall	32W	Academic	Under Construction
HFS - Poplar Hall	33W	Academic	Under Construction
HFS – Alder Hall	35W	Academic	Under Construction
Ethnic Cultural Center	38W	Academic	2011
Global Public Health & Pharmacy	52S	Academic	Not known at this time
Golf Driving Range	57E	Academic	Postponed indefinitely
Soccer Stands	58E	Academic	2011
Baseball Stands	59E	Academic	2011
Husky Stadium Renovation	64E	Academic	2012
West Campus Parking Garage	68S	Transportation	Completed
UWMC Expansion	69S	Academic	Under Construction
Cunningham Relocation	70C	Academic	Completed
HUB Renovation	NA	Academic	Under Construction

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

- PACCAR Hall (Business School) is complete; Phase II is under construction
- UWMC Expansion is under construction
- Cunningham Hall has been relocated
- Molecular Engineering Building is under construction
- Housing – Elm, Poplar and Alder Halls are under construction

Table 2 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 2
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	53%	1,590,000	4%
West	29%	870,000	5%
South/Southwest	13%	390,000	0%
East	5%	150,000	
Total	100%	3,000,000	9%

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

The University sent one letter to DPD on December 28, 2010 requesting three minor amendments all relating to the student housing projects occurring on West Campus. The amendments regard the following issues:

1. Add to the Campus Master Plan: a) demolition of Lander Hall and the Center Building; b) the development of new residence halls on the Lander Hall and Center Building sites; and c) construct an addition to Terry Hall
2. Revise the Campus Master Plan with regard to planned open space and development on sites 42W and 29W, including demolition of Mercer Hall.
3. Revise the Campus Master Plan with regard to allocation of development capacity between sectors by transferring 535,000 square feet from the Central Campus Area to the West Campus Area.

While these amendments were submitted in 2010, the DPD response was not received until 2011 so the approval will be reflected in the next Annual Report.

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 13,580 square feet. Employment within this space decreased slightly by four people and now totals 1,864. The amount of space leased by the University within the UDNUCV is now 496,560 square feet. This represents 91% of the total space leased by the University within the Primary and Secondary Impact Zones. This percentage has increased by 5% since the last annual report.

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

In addition to its employees in leased space, the University also has approximately 1,620 employees working in the UW Tower. Total University employment in the UDNUCV consists of roughly 3,484 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 2,892 UW employees have taken part. Nearly 1,177 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 192 units with 34 of those priced to be affordable to people making 75% or less of area-median-income. A RFQ/RFP process is currently underway to select a developer. Construction is anticipated to begin in 2013.
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.washington.edu/facilities/transportation/commuterservices/upass/reports

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

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

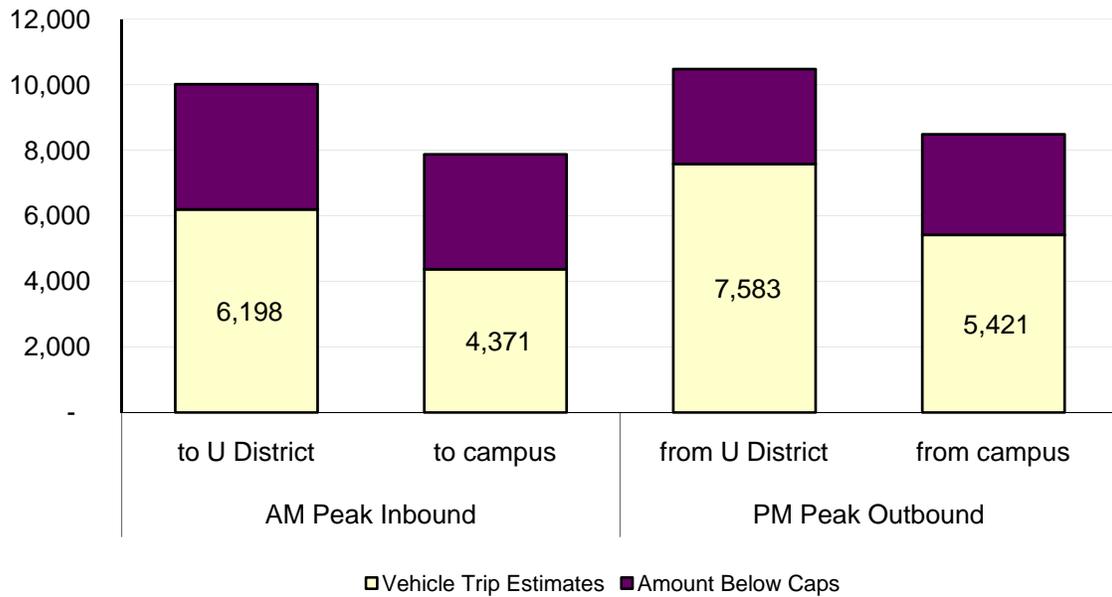
The 2003 CMP established new limits on campus vehicle trips. Under the CMP, only trips made by faculty, staff, and students are limited; vehicle trips made by visitors and patients are excluded from the limits.

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 2010), and campus population statistics. The most recent estimate (Fall 2010) shows the University is currently under the caps established in the 2003 CMP.

2010 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
2010 Vehicle Trip Estimates	6,198	4,371	7,583	5,421
Percentage Under CMP Cap	-38%	-45%	-28%	-36%

2010 Vehicle Trips by Faculty, Staff, and Students

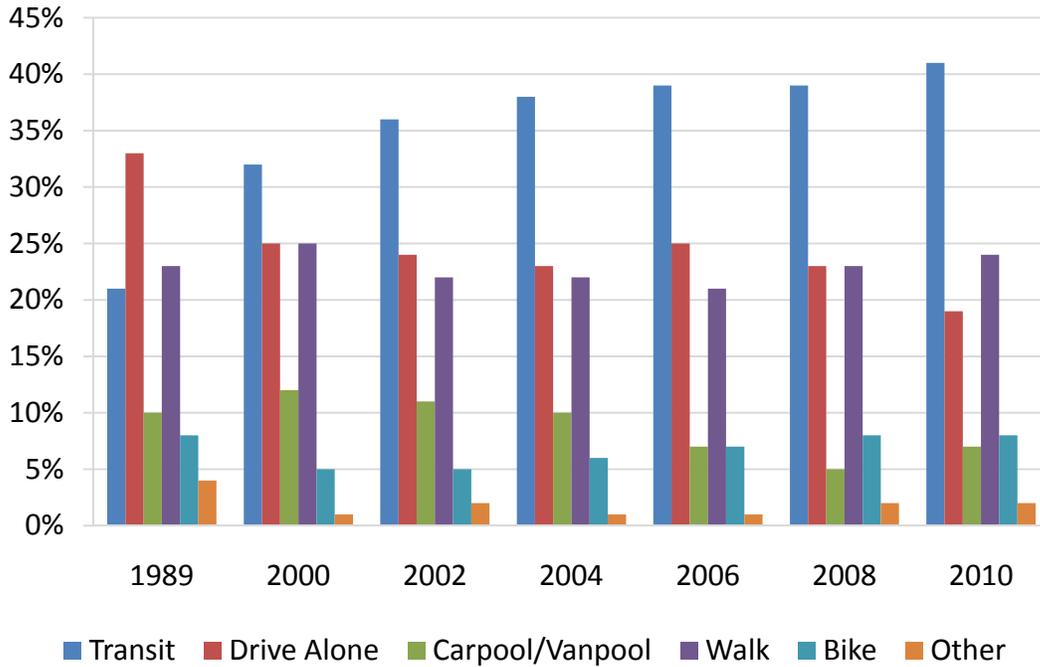


C. PROGRESS ON TRANSPORTATION MANAGEMENT PROGRAM

The U-PASS program has been the cornerstone of the University's Transportation Management Plan (TMP) since its inception in 1991. U-PASS continues to provide the campus community with an array of flexible, low cost transportation choices. The program is aligned with parking management to achieve the goal of limiting automobile trips to campus.

The U-PASS program has been a success. Today, less than one-fifth (19 percent) of the campus population drives alone to campus. The vast majority rides transit (41 percent), walks or bikes (32 percent), or uses rideshare (7 percent). These data were derived from the biennial transportation survey of faculty, staff, and students, last conducted in 2010.

Commute Trips to University of Washington, 1989-2010



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.

Travel Mode Shares by Faculty, Staff and Students

Mode	Faculty		Staff		Students	
	1989	2010	1989	2010	1989	2010
Transit	11%	25%	25%	44%	21%	43%
Drive Alone	60%	44%	44%	33%	25%	10%
Carpool/Vanpool	11%	9%	15%	11%	9%	4%
Bicycle	9%	13%	6%	6%	9%	8%
Walk	7%	7%	6%	4%	31%	34%
Other	2%	2%	4%	2%	4%	2%

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

1415 NE 45th Street, Seattle, WA: UW acquired the UW Alumni Association Building to be used as surge space until final use is determined.

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, 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 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 16
UDNUCV Leasing Report
(as of 12/31/10)

Leases within Seattle	Total sq. ft.
Primary Zone within UDNUCV*	496,560
Primary Zone outside UDNUCV	41,323
Total Primary Zone	537,883
Secondary Zone	6,605
Total Primary and Secondary Zones	544,488
Outside Impact Zones University of Washington Harborview	836,949 5,040
Total within Seattle	1,386,477
Leases outside Seattle but within Washington	116,874
Total	1,503,351

* University District Northwest Urban Center Village

Known Plans for Additional leases in the UDNUCV: None

Percentage of UW leasing within Primary & Secondary Impact Zones that is within the UDNUCV: 91%

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: 1415 NE 45th Street, Seattle, WA: UW acquired the UW Alumni Association Building to be used as surge space until final use is determined.

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) Student 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/sitemap.php#renting101>

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, noise expectations, parking restrictions and 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. This document was sent out this fall to 5,494 student housing units (representing approximately 8,400 students) in the 98105 zip code. This document was also sent to 722 single-family homes north of campus.

Hold it Down Please: http://depts.washington.edu/ovpsl/Hold_It_Down.pdf

Additional University Projects in the Community:

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 special interest.

Husky Neighborhood Assistants

Husky Neighborhood Assistants is a program designed to get students more involved in the neighborhood. Students were hired to provide residents with information, resources and opportunities to create a better living environment in their neighborhood. They went door-to-door to distribute a newsletter called *The Bark*, organized a food drive, enhanced the University's communication with students by maintaining a Facebook group, and dramatically increased student participation in the annual U-District spring cleanup.

Martin Luther King, Jr. Day of Service

On Monday, January 17th, the Martin Luther King Jr. Holiday, the Carlson Leadership & Public Service Center and United Way of King County coordinated members of the University of Washington to volunteer in over 60 different service projects, hosted by non-profit organizations all over King County. This event celebrated Dr. King's legacy and timeless values of compassion, dignity, humility and sacrifice, asking the question "What are you doing for others?"

University District Spring Clean

The University helped to coordinate and provide volunteers for the annual University District Spring Clean. This event is an opportunity to clean up the neighborhood in preparation for the U-District Street Fair. Neighbors meet at University Heights Center and clean an area from I-5 to University Park.

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) University should 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 twice 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/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, UW and Seattle Police to identify problem student houses. In addition, the office encouraged students to be better neighbors through a number of educational efforts including the creation of a web page, community meetings and sending emails.

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" provides centralized garbage collection, reusable goods collection, recycling and increased garbage service for student housing.

The University of Washington sponsored this program again in the spring and fall of 2010. The collection site was located at NE 17th Ave & 47th St. UW Panhellenic Council, UW Interfraternity Council, Seattle Public Utilities and Waste Management are all partners in the Husky Neighborhood Clean-Up.

Incident Prevention Teams

University of Washington Police Incident Prevention Teams (IPT's) continued 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

Wi-Fi Access along University Way

The University of Washington is partnering with the City of Seattle and University District Chamber of Commerce to provide free Wi-Fi access along the Ave. The goal of this pilot project is to attract customers to local businesses and provide additional incentive to live along the Ave. The University provides internet connectivity through its PNW Gigapop organization. The City purchased and installed hardware and provides technical support. The Chamber pays for electricity and pole rental.

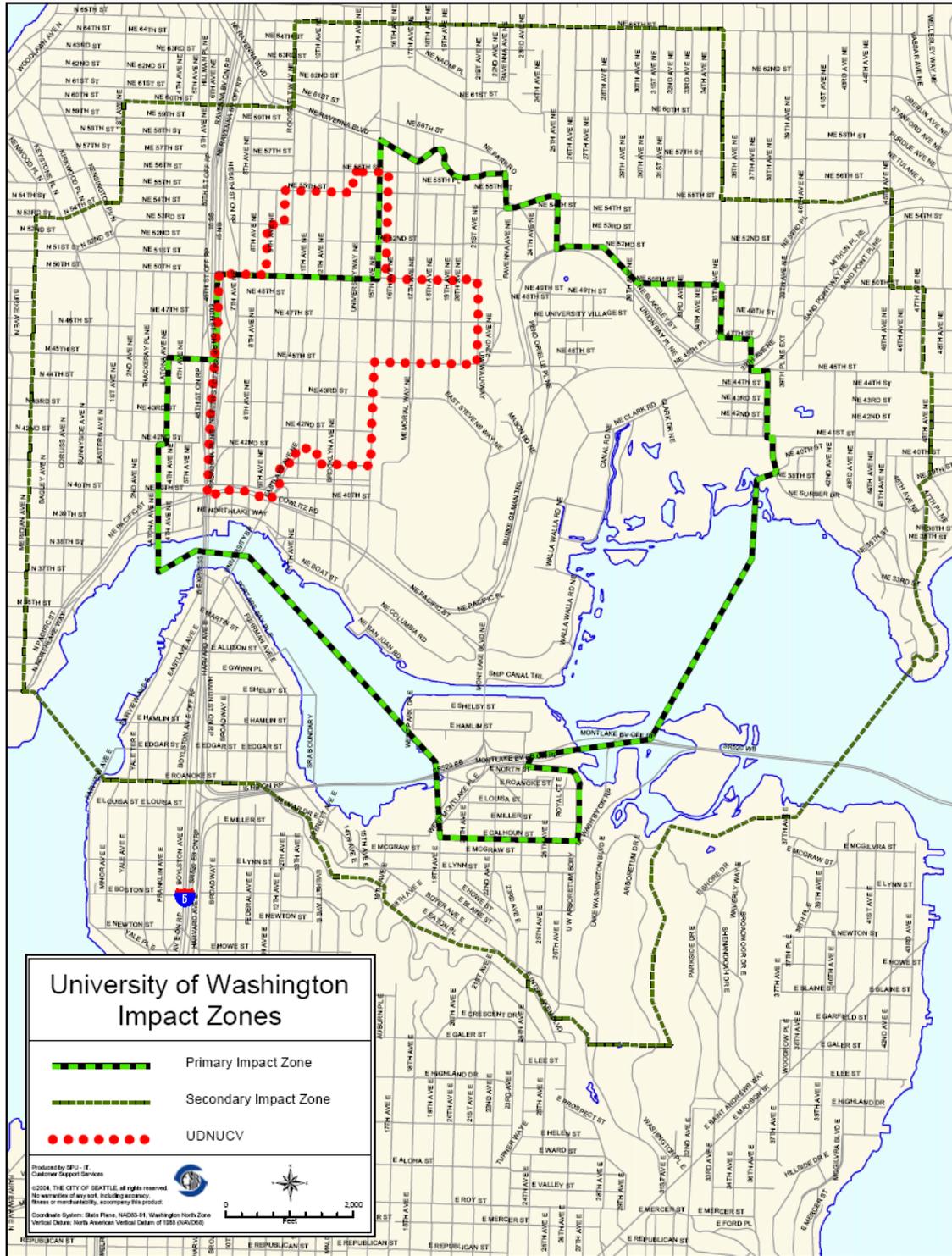
B. A DESCRIPTION OF HOW UW LEASING ACTIVITY AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS.

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, 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 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.