

University of Washington Master Plan

Seattle Campus



SEMI-ANNUAL REPORT

MARCH 2008

Executive Summary

July 1, 2007 to December 31, 2007

In the last six months the University slightly increased space within the University District Northwest Urban Center Village (UDNUCV) area by 518 square feet, bringing the total leased space to 495,173 square feet. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is now 570,931 square feet. Leased space outside of the the UDNUCV but within the Impact Zones remains at 2,000 square feet. The University plans to increase leased space in the UDNUCV by 815 square feet in the coming year.

The University continues plans for occupying the buildings purchased from Safeco last year. University employees who move to these buildings will come from a variety of locations in the U-District, campus and areas around Seattle. The University will begin to occupy these buildings in March 2008. Use will be primarily administrative offices. Further information can be found at: <http://www.washington.edu/admin/pb/UW-Tower/index.htm>

University employment in the UDNUCV is now 1,855 people. This is a slight decrease of 11 people since the last semi-annual report. UW employment in this area is anticipated to rise as former Safeco properties are occupied by University employees.

The University engaged in a variety of projects in the community over the past six months including: extension of the Student Conduct Code, increased alley lighting off-campus, expansion of the UWPD Incident Prevention Teams, and ongoing support for the North of 45th Work Group.

Preface

This document is the ninth Semi-Annual 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 July through December 2007.

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 Office of Regional Affairs, the University of Washington Capital Projects Office, and the University of Washington Real Estate Office.

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

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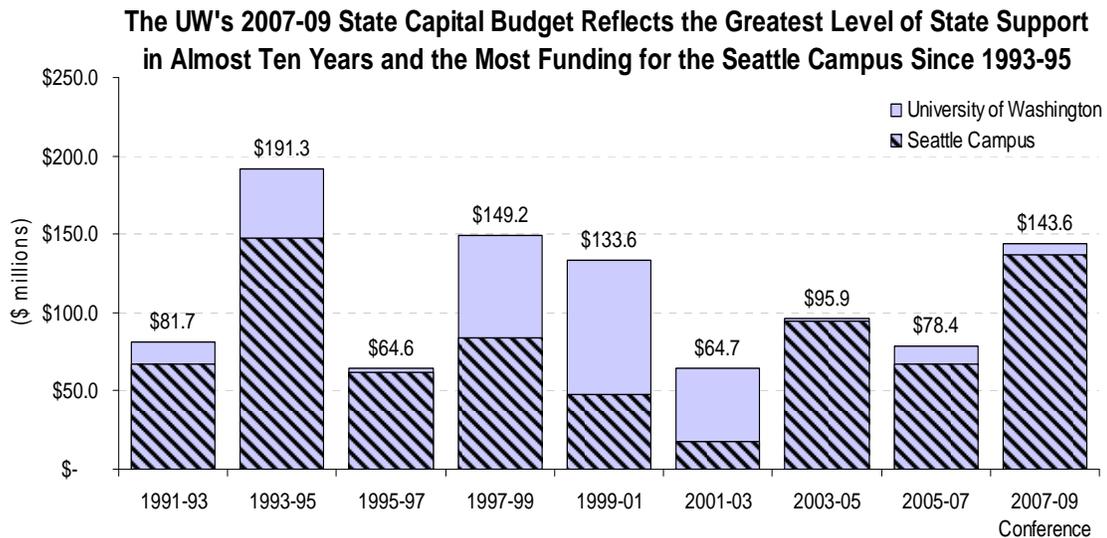
SECTION 1 Development

A. STATUS REPORT ON ALL ONGOING DEVELOPMENT

The development report in this section focuses on the development that is occurring under the new Campus Master Plan (CMP).

1. Capital Budget Request allocation for 2007-09: \$143M.

New state capital budget resources for the UW total approximately \$143.6 million for the 2007-09 biennium. This includes \$60.4 million from the State Building Construction Account, \$54.9 million from the Gardner Evans Higher Education Construction Account and \$28.3 million from the Education Construction Account. The \$143.6 million is the highest level of state capital budget support for the UW in ten years and represents 72 percent of the University's original capital budget request.



Restore the Core

The University's "Restore the Core" package of requests to renovate historic capital buildings on the Seattle campus is funded with \$94.0 million in new state capital appropriations. This includes full funding of construction for Savery Hall, Clark Hall, Playhouse Theater and Magnuson H-Wing (which also received \$3.0 million from local funds). In addition, full funding for planning and design is provided for the next phase of restoration projects which include Balmer Hall, Lewis Hall and Denny Hall.

Data Center

The budget provides \$25.0 million to construct a new primary Data Center in the UW Tower and to provide ongoing campus computing and communications infrastructure and connectivity.

Interdisciplinary Academic Building

\$5.0 million is provided for pre-design and design for a new facility that will enable significant advances in the UW's molecular engineering program.

Intermediate Student Service and Classroom Improvements

\$13.3 million is provided to continue renovation of general assignment classrooms on the Seattle campus, consolidate and modernize space for Student Services programs and provide classroom space for the WWAMI/RIDE medical and dental expansion.

2. Sites Chosen for Development under CMP

Table 1 below shows CMP sites that have been approved for development by the University of Washington Capital Facilities Committee (CFC). In each of these cases the CFC has assigned the site to the department or school. Once assigned, the school or department is able to hire architects to review the building program and can begin to raise funds for the building project.

TABLE 1
Campus Master Plan Chosen Sites

PROJECT NAME	CMP Site	GSF	Program Description	Anticipated Schedule for Construction to begin
Research & Technology	27W	145,000	Academic	Completed
West Campus Parking Garage	68S	300 to 500 stalls	Transportation	Under Construction
Business School	4C	272,000	Academic	2008
Golf Driving Range	57E	22,500	Academic	Postponed indefinitely
Soccer Stands	58E	0	Academic	Not known at this time
Baseball Stands	59E	0	Academic	Not known at this time
Demolition Moore Hall Annex	16C	-6,677	Academic	Summer 2008
Public Health & Community Medicine	52S	87,000	Academic	Not known at this time
UWMC	69S	226,000	Academic	2008
Molecular Engineering	25C	160,000	Academic	December 2009
Housing Food & Services 29W/40W	29W	271,750	Academic	August 2013
Housing Food & Services 30W	30W	74,569	Academic	August 2013
Housing Food & Services 32W	32W	148,428	Academic	August 2011
Housing Food & Services 33W	33W	71,054	Academic	August 2011
Housing Food & Services 35W	35W	133,429	Academic	August 2012

3. Sites Under Construction or Projects Completed During Reporting Period

West Campus Parking Garage

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	0%
West	29%	870,000	5%
South/Southwest	13%	390,000	0%
East	5%	150,000	0%
<i>TOTAL</i>	<i>100%</i>	<i>3,000,000</i>	<i>5%</i>

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 Plan Amendments

The Department of Planning and Development approved the first minor amendment to the Campus Master Plan. The amendment created a new development site in its South/Southwest Campus Sector. The site is located between the University of Washington Medical Center (UWMC) to the north and the Center on Human Development and Disability (CHDD) to the south. The intent is to plan for a new addition to the UWMC totaling no more than 226,000 gross square feet (gsf). The number of the new site is 69S.

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 six months, the University added 518 square feet of space from its leasing inventory within the UDNUCV. However, employment in the UDNUCV decreased by 11 people and now totals 1,855. The amount of space leased by the University within the UDNUCV is now 495,173 square feet. This represents 87% of the total space leased by the University within the Primary and Secondary Impact Zones. This percentage is unchanged since the last semi-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.

With the recent acquisition of Safeco properties, it is anticipated that more UW employees will work in the University District starting in March 2008. These changes will be reported in future reports as the University occupies these properties.

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 2,200 UW employees have taken part. Nearly 1,000 of these were first time home buyers.
2. The University is looking at opportunities to acquire homes in the North of 45th area for faculty and staff. Some of these properties are currently used as boarding homes. Transforming them into faculty/staff housing may, in some cases, improve their compliance with land use code and other requirements. The University believes this may have a stabilizing affect on the neighborhood.
3. The University continues to evaluate the feasibility of building employee housing on two surface parking lots that were acquired as part of the Safeco purchase. These properties, located in the heart of the U-District, have the potential to develop a number of units appropriate for faculty and staff. However, developing affordable units on these sites remains a challenge.
4. UW Housing and Food Services is proposing 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 following information was provided by the City of Seattle in July 2005. Please contact Mark Troxel (mark.troxel@seattle.gov) for more information.

PROGRESS OF HOUSING DEVELOPMENT IN THE UDNUCV

Number and types of housing units built in the UDNUCV. DPD permitting data indicates the following projects are complete or under construction. If completed per plans, and excluding congregate housing units, the projects shown on Table 7 will add approximately 609 residential units to the UDNUCV and its immediate vicinity. More than 267 of these units were first reported to UW in this July 2005 report. Approximately 342 of these units were reported to UW in prior reports. Table 3 shows the date of application for construction permits. Note that master use permits are sometimes applied for years in advance of construction. The property may change ownership during that time and plans may change in response to regulatory and other factors.

**TABLE 3
Recent or Pending Residential Projects in the UDNUCV**

Address	First reported to UW	Application date	Status per online permitting data
4707 12th Ave. NE	January 2004	8/21/2002	Project 2205331 to construct six stories of congregate housing. Building permit 736783.
5110 40th Ave. NE	January 2004	5/1/2002	Project 2201710. Project complete. 10 units associated with the Ronald McDonald House.
5200 Roosevelt Way	January 2004	4/27/2001	Project 2102513. The Sagamore; 18 MF units.
905 NE 45th St.	January 2004	7/2/2001	Project 2005211 for 125 residential units in mixed use building with retail, restaurant and customer service office. Building permit 737483.
4218 Pasadena PI NE	January 2004	3/24/2004	Project 2402107. Add two units to existing triplex. Building permit 741355.
5252 Brooklyn Ave NE	January 2004	9/18/2000	Project 2006095. Project complete. Change single family residence to two-unit townhouse.
1409 NE Boat St.	January 2004	12/3/2003	Project 2308389. Replace existing floating home. Building permit 739804.
4533 9th Ave NE	July 2004	5/16/2001	Project 2101408. Demolish existing single-family residences and construct 20-unit apartments. Active application, but no building permit issued yet.

4551 8th Ave NE	July 2004	6/28/2004	Project 2403941. Demolish existing single-family residence and construct congregate residence. Active demolition permit 742377.
4245 8th Ave NE	July 2004	12/11/2002	Project 2205654. Demolish existing single-family residence and construct 3-unit townhouse. Finaled permit 738582.
4744 12th Ave NE	July 2004	1/14/2003	Project 2300322. Construction of 60 units in 6-story office/residential building. Building permit 737142.
4344 7th Ave NE	July 2004	12/18/2003 2/10/2004	Projects 2308093 and 2400200. Demolish existing single-family residences and construct two 4-unit townhouse condominiums. Finaled permit 746676.
5256 11th Ave. NE	July 2004	10/6/2003	Project 2306336. Replace existing single family residence with three units. Finaled building permit 742148.
4719 12th Ave. NE	July 2004	4/19/2004	Project 2402300. Replace 2 single family residences with a 59-room hotel with two residence apartments.
4218 7th Ave. NE	January 2005	6/18/2004	Project 2400354. Convert single family home to duplex in L-3 zone. Finaled permit 743288.
5258 11th Ave NE	January 2005	3/21/2003	Project 2301152. Construct new single family residence on unit lot in L-1 zone. Finaled permit 736562.
400 NE 45th St.	January 2005	3/9/2004	Project 2307698. Convert existing hotel to mixed use building with 84 units.
5008 12th Ave. NE	January 2005	6/3/2004	Project 2403502. Replace existing single family residence with two triplexes (6 units). Building permit 746190.
4316 8th Ave NE	January 2005	8/19/2004	Project 2402620. Replace two single family residences with four duplexes (8 units). Building permit 745919
4726 17th Ave. NE	January 2005	3/23/2000	Project 2306321. Reestablishing canceled permit to construct addition to single family residence to establish two townhouses. Building permit 737629.
4201 15th Ave NE	July 2005	7/13/2005	Project 2405113. The proposal is for a six-story residential (c. 48 units) and commercial structure with accessory parking at northeast corner of NE 42nd and 15th Av NE.
4301 Roosevelt Way NE	July 2005	12/22/2004	Project 2408239. The proposal is for a six-story, mixed-use development with parking at grade and below grade for approximately 152 cars on 43rd Av NE between Roosevelt Way NE and 9th Av NE.
5611 University Way NE	July 2005	4/4/2005	Project 2409670. The proposal is for a four-story building containing 2,100 sq. ft. of retail at ground level with 12 apartments units on levels one through four. Parking for 15 vehicles to be provided in one level below grade. Project includes future demolition of existing structures.

5250 12th Ave NE	July 2005	9/23/2004	Project 2404996. Establish use as two dwelling units, town homes with attached garages. Existing single family house is to remain.
4700 University Way NE	July 2005	3/16/2005	Project 2403456. Master Use Permit to establish use for future construction of a seven-story building containing, 8,000 sq. ft of retail at ground level, 13,000 sq. ft. of administrative offices on second level, 125 apartment units on levels 3-7. Existing 88 unit apartment building (Wilsonian) to remain. Parking for 161 vehicles to be provided in four levels at and below grade.
4751-57 12th Ave. NE	January 2004 Revised July 2005	1/21/1999 3/22/2001 (DPD Decision date: 5/2/2005)	Project 2007695. Master Use Permit for future construction of a six-story, mixed-use building with 70 residential units and ground-level administrative office space. Parking for 93 vehicles is to be provided in an at-grade/below-grade garage. The project includes demolition of four existing structures. Related Project 9900308.
4515 8th Ave NE	July 2005	3/17/2005	Project 2501426. Demolish existing two single family residences; construct two duplex townhouses (4 units).
5610 15th Ave NE	July 2005	12/8/2004	Project 2408309. Establish two 2-unit ground-related apartments with attached garages.

Jobs/housing balance in the UDNUCV. Seattle's Comprehensive Plan, *Toward a Sustainable Seattle*, sets forth targets for new jobs and housing units to be achieved by 2024. Note that the latest available data on job growth in Seattle's urban villages is from 2002, while data on new housing units is available as of 2004.

Progress in meeting housing growth targets in the UDNUCV. The University District Northwest Urban Center Village had achieved 33% of its 2014 growth targets as of November 2003. Table 4 presents information on housing growth in the University Community Urban Center, and in two of its constituent urban villages.

TABLE 4
Housing Growth Targets in the University Community Urban Center, University District Northwest Urban Center Village and Ravenna Urban Village

	UCUC	UDNUCV	Ravenna
Net units built 1995-2003:	663	543	139
20 -year growth target:	2110	1630	480
% of growth target achieved:	31%	33%	29%
Unbuilt units permitted at 10/2003	281	138	146
% of growth target achieved if all permitted units are built:	39%	34%	60%

Progress in meeting jobs growth targets in the UDNUCV. Table 5 presents the most recent readily available information from the Washington State Employment Security Department on employment growth in the University Community Urban Center, and in the University District Northwest Urban Center Village and the Ravenna Urban Village.

TABLE 5
Covered Jobs in the University Community Urban Center, University District Northwest Urban Center Village and Ravenna Urban Village

	UCUC	UDNUCV	Ravenna
Number of jobs in 2002:	32,360	6,170	1,960
Number of jobs in 2001:	34,181	8,146	2,005
20 -year growth target (1995-2015):	36,886	10,141	1,966
% change from 1995 to 2001:	20%	14%	58%
% of growth target achieved as of 2001:	68%	34%	106%

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 limits on the total volume of vehicles in 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:

<http://www.washington.edu/commuterservices/programs/upass/reports/2007TrafficCount.pdf>

In 2007 the Annual Campus Traffic Count measured:

- 5,606 morning peak period inbound vehicle trips (down 2.7 percent from 2006)
- 7,944 afternoon peak period outbound vehicle trips (up 0.1 percent from 2006)
- 53,568 total vehicles in a 24-hour period (down 3.6% from 2006).

It should be noted that this study does not distinguish vehicle trips made by visitors and patients from vehicle trips made by faculty, staff, and students.

B. Current Vehicle Trip Estimates for Faculty, Staff, and Students

The 2003 Campus Master Plan (CMP) established new limits on campus vehicle trips. Now, only trips made by faculty, staff, and students are limited; vehicle trips made by visitors and patients are excluded from the limits.

An estimate 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 done in fall 2006), and campus population statistics. The most recent estimate (early 2007) shows the University is currently under the caps established in the 2003 CMP.

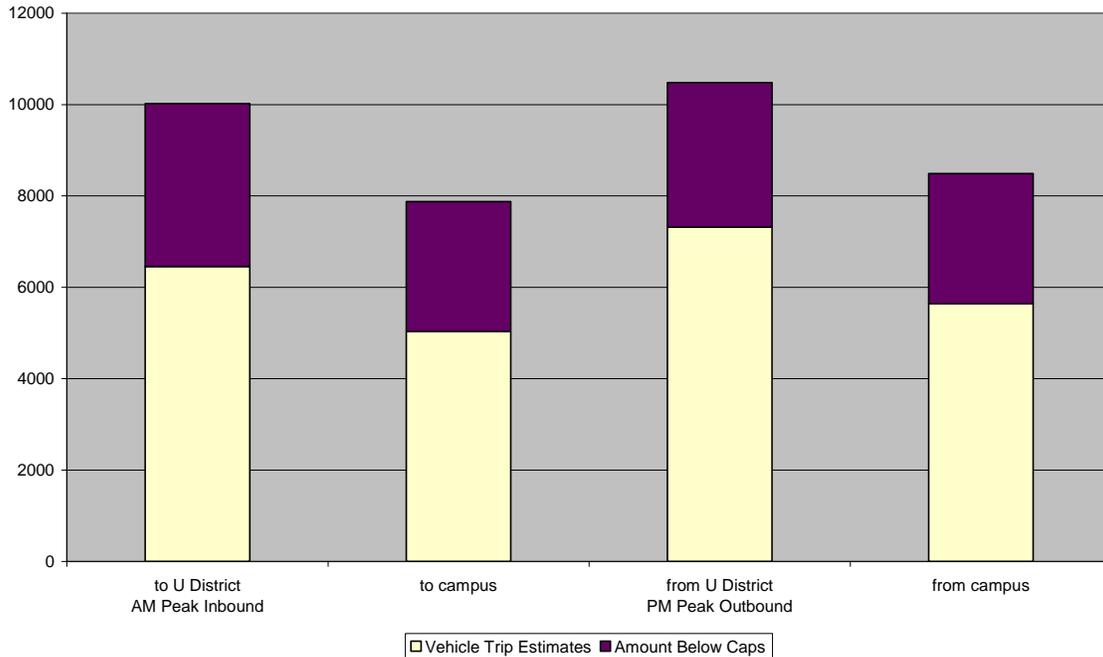
TABLE 6
2007 Vehicle Trip Estimates

	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
2005 Vehicle Trip Estimates	6,455	5,038	7,316	5,641
Percentage Under CMP Cap	-36%	-36%	-30%	-34%

There has been a decline in vehicle trips made by faculty, staff, and students in recent years.

TABLE 7
Vehicle trips by Faculty, Staff, and Students 2007

**2007 Estimated Vehicle Trips of Employees and Students compared to
Campus Master Plan Trip Caps**



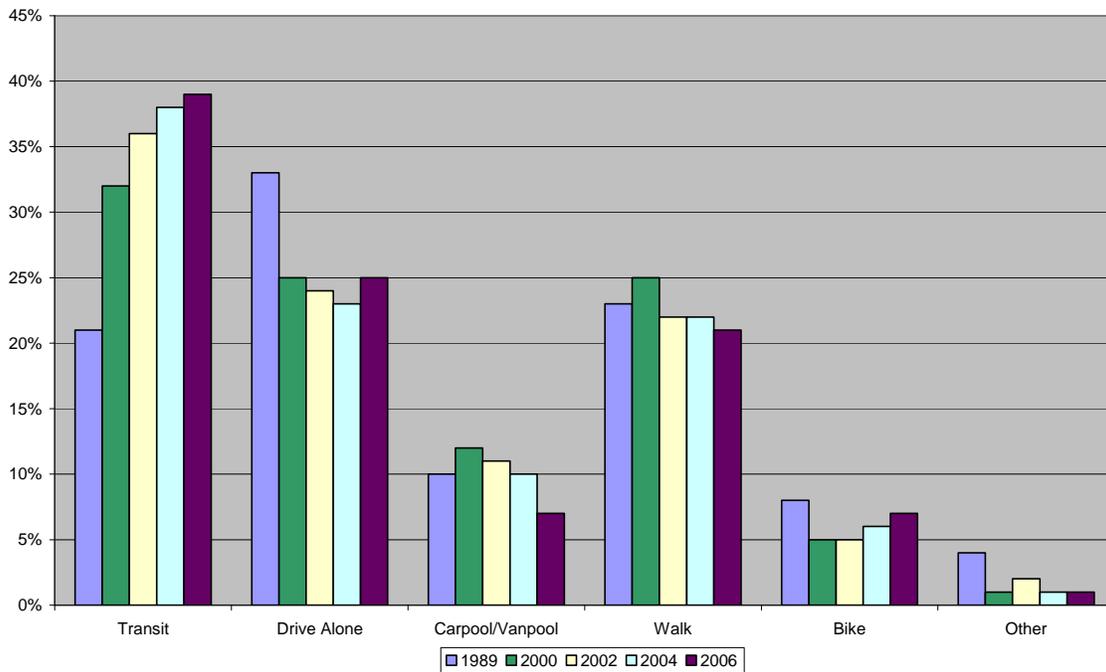
C. PROGRESS ON TRANSPORTATION MANAGEMENT PROGRAM

The U-PASS program has been the cornerstone of the University’s transportation management plan (TMP) since its creation 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 vehicle trips to campus.

The U-PASS program has been a success: Today, only one-fourth (25 percent) of the campus population drives alone to campus. The rest rides transit (39 percent), walks or bikes (28 percent), or rideshare (7 percent). These data are derived from the biennial transportation survey of faculty, staff, and students, last conducted in 2006. The next survey will occur in the fall of 2008.

**TABLE 8
Commuter Trips to University of Washington**

Proportion of Commute Trips to UW



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

TABLE 9
Travel Modes by Faculty, Staff and Students

	Faculty		Staff		Students	
	'89	2006	'89	2006	'89	2006
Transit	11%	27%	25%	36%	21%	43%
Drive Alone	60%	47%	44%	39%	25%	16%
Carpool/Vanpool	11%	<8%	15%	13%	9%	3%
Bicycle	9%	11%	6%	7%	9%	7%
Walk	7%	6%	6%	4%	31%	30%
Other	2%	1%	4%	<1%	4%	1%

For a complete update on the UW Transportation Management Program and its success in meeting the TMP, please see the “2006 U-PASS Annual Report” at:

<http://www.washington.edu/commuterservices/programs/upass/reports/annualreport2006.pdf>

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 following information was provided by the City of Seattle in July 2005. Please contact Mark Troxel (mark.troxel@seattle.gov) for more information.

COMMERCIAL REAL ESTATE CONDITIONS

Apartment vacancy rates: Table 10 presents vacancy and rental rates for the University District along with several other Seattle neighborhoods for comparison.¹ The boundaries of the University District as reported differ from the boundaries of the University District Northwest Urban Center Village. Comparable neighborhoods shown on the table include neighborhoods of similar density or urban form (Capitol Hill/Eastlake, First Hill, and Beacon Hill) and nearby Northeast Seattle neighborhoods (Greenlake/Wallingford and North Seattle).

The University District's spring 2005 vacancy rate of 4.1% was incrementally lower than that of Fall 2004 (4.3%), and generally returns to vacancy rates that prevailed in 2001. Table 11 presents vacancy rates for all units in the University District since fall 2001.

¹ Patty Dupre, Dupre+Scott Apartment Advisors, *Central Puget Sound Real Estate Research Report*, Vol. 56 No. 1, spring 2005.

Table 10
Market Vacancy/Actual Rent by Neighborhood and Unit Size

University District:	Capitol Hill/Eastlake:	Beacon Hill:	First Hill:	Greenlake/Wallingford:	North Seattle:
All units: 4.1%/\$760	All: 4.4%/\$821	All: 5.3%/\$878	All: 5.8%/\$829	All: 5.7%/\$936	All: 5.9%/\$746
Studio: 3.9%/\$583	Studio: 3.5%/\$655	Studio: 3.8%/\$510	Studio: 5.8%/\$626	Studio: 6.7%/\$733	Studio: 5.7%/\$607
1 Bdrm: 4.5%/\$723	1 Bdrm: 4.9%/\$824	1 Bdrm: 5.8%/\$705	1 Bdrm: 4.9%/\$889	1 Bdrm: 4.2%/\$850	1 Bdrm: 5.3%/\$672
2 Bdrm/1 Bath: 4.1%/\$933	2 Bdrm/1 Bath: 4.8%/\$1,087	2 Bdrm/1 Bath: 6.5%/\$1,133	2 Bdrm/1 Bath: 10.2%/\$1,180	2 Bdrm/1 Bath: 7.8%/\$972	2 Bdrm/1 Bath: 5.9%/\$800
2 Bdrm/2 Bath: 3.7%/\$1,097	2 Bdrm/2 Bath: 5.3%/\$1,282	2 Bdrm/2 Bath: 0.0%/\$1,213	2 Bdrm/2 Bath: 7.6%/\$1,390	2 Bdrm/2 Bath: 8.2%/\$1,265	2 Bdrm/2 Bath: 7.6%/\$924
3 Bdrm/2 Bath: -/-	3 Bdrm/2 Bath: 7.7%/\$2,012	3 Bdrm/2 Bath: -/-	3 Bdrm/2 Bath: 0.0%/\$2,159	3 Bdrm/2 Bath: 0.0%/\$1,473	3 Bdrm/2 Bath: 9.9%/\$1,212

* Note on Central Puget Sound Real Estate Research Report Methodology:
 "Questionnaires are mailed to either the property manager or owner of apartment buildings with 20+ units The owners/managers are asked to complete the questionnaires as of the 10th of March for the spring survey, and the 10th of September for the fall survey.

"A unit is considered vacant if no rent is received on it by the due date for the information. Average rent figures reported are for rents in occupied units. All new construction, i.e., properties still leasing up, are excluded from vacancy totals so as not to skew the averages; these buildings are included in the average rent calculations. The survey generally represents a sampling of 75 percent of all of the 20+ unit apartment buildings in the region."

Table 11
Trends in University District Vacancy Rate for All Units

Fall 2001	Fall 2002	Spring 2003	Fall 2003	Spring 2004	Fall 2004	Spring 2005
3.9%	6.0%	6.4%	11.4%	4.7%	4.3%	4.1%

Office space: Available sources describe office market conditions in an area designated the Canal submarket, which includes other neighborhoods located along the Lake Washington Ship Canal, including Fremont, Salmon Bay and Ballard but excluding Lake Union. This wide data area makes analysis of UW effects on the University District difficult to isolate, but the cost of conducting a twice yearly survey of that more narrow geographic area is currently infeasible.

The Canal office submarket experienced a low 3.67% vacancy rate in spring 2005, down significantly from 9.91% in fall 2004. By comparison, the Downtown Seattle market (of which the Canal submarket makes up a small part) experienced a vacancy rate of 14.81% and the Puget Sound region's office vacancy rate was 15.27%.

Table 12
Canal Submarket Office Market Data

	# of Buildings	Square Footage	Vacancy Rate	Vacancy w/o Sublease	Vacancy Class A ²	Vacancy Class B	Vacancy Class C
Spring2005	27	1,182,095	3.67%	3.67%	2.79%	5.94%	0.00%
Fall 2004	27	1,182,095	9.91%	6.45%	7.93%	9.06%	0.00%
Spring2004	27	1,182,095	6.95%	5.02%	6.63%	8.32%	0.00%
Fall 2003	27	1,179,095	6.84%	5.27%	4.41%	8.86%	15.14%
Spring2003	26	1,157,095	10.16%	7.14%	9.02%	14.12%	2.43%

Placing these numbers in a context over time, Table 13 shows vacancy rates and net rentable area for the Canal submarket since spring 2001.

Table 13
Trends in Canal Submarket Office Market Data (vacancy rate and net rentable area)

Spring 2001	Spring 2002	Spring 2003	Spring 2004	Spring 2005
2.03%	21.02%	10.16%	6.95%	3.67%
720,255sf	836,450	1,157,095	1,182,095	1,182,095

Table 14
Vacancy Rates in Adjacent Office Submarkets (vacancy rate and net rentable area) for Spring 2005

Central Business District	Denny Regrade	Lake Union	Uptown	Pioneer Square
13.55%	18.33%	14.10%	16.85%	12.58%
18,645,453sf	5,507,463sf	2,953,512sf	2,547,998sf	3,451,790sf

Table 15
Estimated Gross Asking Lease Rate by Class in Canal Submarket (per square foot) for Spring 2005

Full Service Lease Rates			Operating Expenses		
Class A	Class B	Class C	Class A	Class B	Class C
\$16 - \$24	\$15 - \$20	\$12 - \$18	\$5.75 - \$7.75	\$6.00 - \$7.25	\$4.50 - \$6.50

² Class A office space typically means newer properties (built since 1980) of 100,000 square feet or larger in prime business districts. These buildings usually have at least five floors and are constructed of steel and concrete. They offer many business amenities and good access. Class B typically means smaller properties, older and of wood frame construction. They have usually been renovated and are in good locations. If the buildings are newer then they are typically smaller and not in a prime location. Class C typically means properties that are older and have not been renovated. Their condition is fair but not considered good.

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

No properties within the Primary or Secondary Impact Zones were purchased during this reporting period.

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

A rooming housing located at 5211 19th Ave NE was received on October 15, 2007 and will be listed for sale in early 2008.

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 12/31/05)

Leases within Seattle	Total sq. ft.
Primary Zone within UDNUCV*	495,173
Primary Zone outside UDNUCV	73,758
Total Primary Zone	568,931
Secondary Zone	2,000
Total Primary and Secondary Zones	570,931
Outside Impact Zones University of Washington Harborview	629,058 20,461
Total within Seattle	1,220,450
Leases outside Seattle but within Washington	61,742
Total	1,282,192

* University District Northwest Urban Center Village

Known Plans for Additional leases in the UDNUCV: 815 rental square feet of office space in the University District Building

Percentage of UW leasing within Primary & Secondary Impact Zones that is within the UDNUCV: 87%

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: A rooming house at 5211 19th Ave NE we received by the University on October 15, 2007 and will be listed for sale in early 2008.

Change in ground level space during the last six months: Total ground level space in the UDNUCV remained unchanged at 22,069 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:

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 group was formed in November to implement these ideas. This group includes University faculty, staff, students and neighbors. The Initial focus of the group has been on developing ways to hold students accountable for off-campus behavior.

Beginning in 2008, the Student Conduct Code will be extended to include areas north of campus. This group is also looking at ways to improve public safety and code compliance in the area. The group meets monthly, with several sub-committees meeting on a more frequent basis. For more information on this group, please contact Aaron Hoard at 206-221-7684 or ahoard@u.washington.edu

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

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

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 fall 2007. The collection site was located at NE 17th Ave & 47th St. UW Panhellenic Council, UW Interfraternity Council, Seattle Public Utilities and Waste Management were significant 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 generally operated Tuesday through Saturday nights. This is an expansion 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.

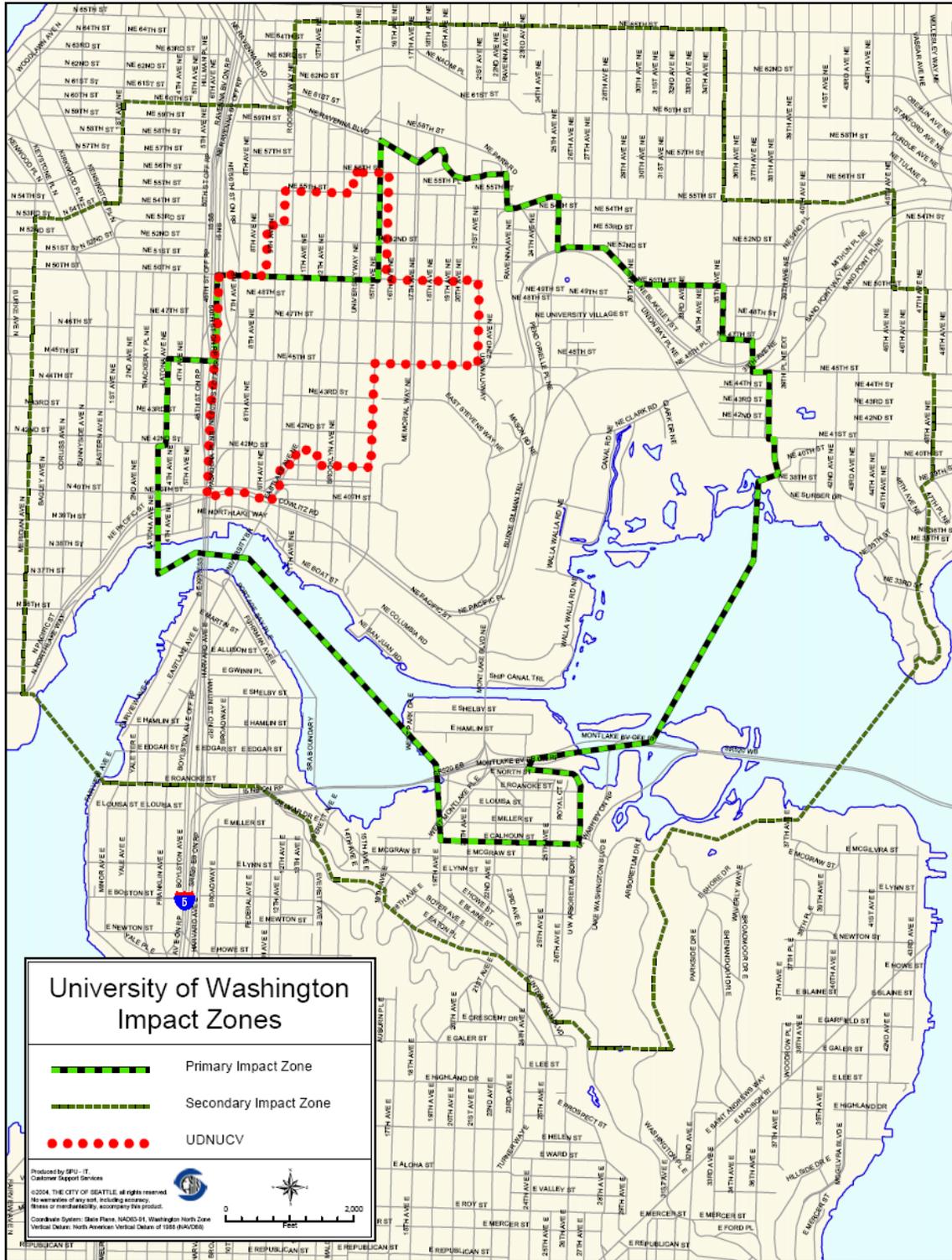
B. A DESCRIPTION OF HOW UW LEASING ACTIVITY AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS.

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.