

University of Washington Master Plan

Seattle Campus



ANNUAL REPORT

JUNE 2012

Executive Summary

January 1, 2011 through December 31, 2011

In the last year, the amount of space leased by the University within the University District Northwest Urban Center Village (UDNUCV) area decreased by 135,254 square feet, bringing the total leased space to 361,306 square feet. This change is a result of the purchase of two formerly leased properties (4225 & 4245 Roosevelt) by the University. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is now 411,825 square feet.

With occupancy of the UW Tower, total University employment in the UDNUCV is approximately 3,482 people. Of this number, 936 are in leased space.

The University engaged in a variety of community projects over the past year including: participation in the University District Livability Partnership (UDLP), UWPD IPT patrols, Husky Neighborhood Cleanup and other work in the North of 45th area.

Preface

This document is the thirteenth 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 2011.

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 requested 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 funds approved is shown in the table below and brief project descriptions follow on the next page:

**TABLE 1
2011-2013 Biennium State Capital Funds**

Project Name	State Funding
Minor Capital Repairs – Infrastructure and Program Allocations	\$10M
House of Knowledge (new academic building)	\$2.7M
Odegaard Undergraduate Learning Center – Phase 1 (renovation)	\$19.5M
UW Bothell Phase 3 (new academic building)	\$62.85M*
UW Tacoma Land Acquisition/Remediation	\$5M
Burke Museum - Design	\$3M
Total:	\$103.05M

**Includes funding from a variety of State and UW sources*

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.

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.

Burke Museum Design, \$3,000,000: Funding to design future expansion of the Burke Museum.

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	2012
Moore Hall Annex	16C	Academic	Not known at this time
Biological and Environmental Sciences Building	21C	Academic	Not known at this time
HFS – Terry/Lander	NA	Academic	2014
UWPD Police Station	36W	Academic	Not known at this time
Global Public Health and Pharmacy	52S	Academic	Not known at this time
Golf Driving Range	57E	Academic	Postponed indefinitely
Graves Annex Addition	67E	Academic	Not known at this time

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

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

Project Name	CMP Site	Program Description	Status
Business School (PACCAR Hall)	4C	Academic	Completed
Business School Phase II (Balmer Hall)	6	Academic	Completed
Molecular Engineer Relocation	25C	Academic	Under Construction
HFS – Cedar Hall	31W	Academic	Completed
HFS- Elm Hall	32W	Academic	Under Construction
HFS - Poplar	33W	Academic	Completed
HFS – Alder Hall	35W	Academic	Under Construction
HFS – Mercer	29W/42W	Academic	Under Construction
UWPD Police Station	36W	Academic	Not known at this time
Ethnic Cultural Center	38W	Academic	Under Construction
Soccer Stands	58E	Academic	Completed
Baseball Stands	59E	Academic	Completed
Husky Stadium Renovation	64E	Academic	Under Construction
West Campus Parking Garage	68S	Transportation	Completed
UWMC Expansion	69S	Academic	Under Construction
Cunningham Relocation	70C	Academic	Completed
HUB Renovation	NA	Academic	Under Construction

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

The following minor plan amendments were approved in 2011:

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.

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 135,254 square feet. This is the result of the University purchasing two buildings (4225 Roosevelt and 4245 Roosevelt) that it had previously been leasing. Employment within leased space decreased to a total of 936 as a result of these purchases. The amount of space leased by the University within the UDNUCV is now 361,306 square feet. This represents 88% of the total space leased by the University within the Primary and Secondary Impact Zones. This percentage decreased by 3% since the last annual report – again, as a result of the purchase of two buildings.

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 recently purchased buildings. Total University employment in the UDNUCV consists of roughly 3,482 people.

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

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

1. The University participates in the Hometown Home Loan Program. This program offers University employees a series of discounts on loan fees, escrow, title, and related financing costs. Additional benefits are available to households with modest incomes and located in the City of Seattle. Since bringing this program to campus in 1998, approximately 3,036 UW employees have taken part. Nearly 1,219 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 185 units with 34 of those priced to be affordable to people making 75% or less of area-median-income. Security Properties was selected to develop this project. Construction is estimated to begin in 2013 with completion sometime in 2014.
3. UW Housing and Food Services is building 2,133 new beds for students in West Campus. These new spaces will be in apartments and residence halls located on five different building sites.

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

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

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

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

SECTION 3 Transportation

A. ANNUAL CAMPUS TRAFFIC COUNTS

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

www.uwcommute.com/upass/reports

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

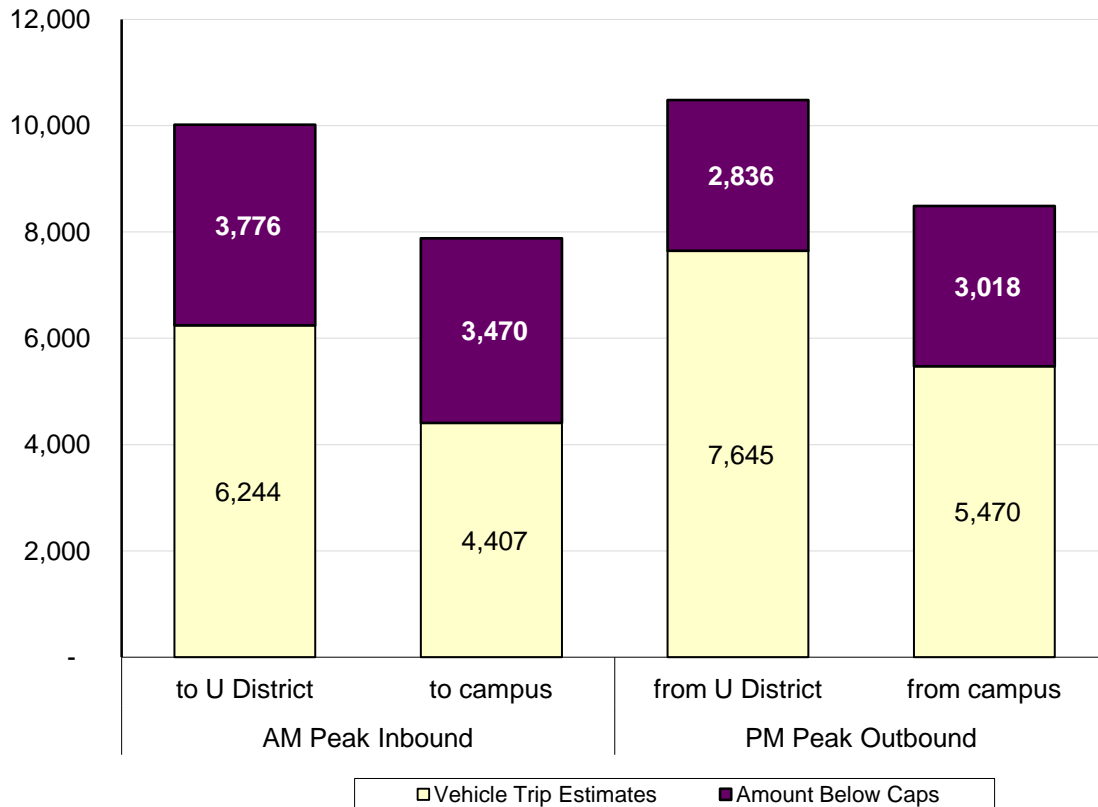
B. CURRENT VEHICLE TRIP ESTIMATES FOR FACULTY, STAFF, AND STUDENTS

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 2011) shows the University is currently under the caps established in the 2003 CMP.

**TABLE 5
2011 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
2011 Vehicle Trip Estimates	6,244	4,407	7,645	5,470
Percentage Under CMP Cap	-38%	-44%	-27%	-36%



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 20 years U-PASS has been in existence, vehicle traffic volumes on and around campus have decreased despite an approximately 31% 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 2010 Biennial U-PASS Survey, less than one-fifth (19 percent) of the campus population drives alone to campus. The vast majority rides transit (41 percent), walks or bikes (32 percent), or uses rideshare (7 percent). As a result of recent transitions to universal student U-PASS and U-PASS powered by ORCA, the drive-alone share is expected to decline further in 2012, with corresponding increases in transit use. Universal student U-PASS is a comprehensive transportation benefits program that all eligible UW Seattle students pay for and from which all students benefit. Beginning fall quarter 2011, U-PASS became a universal program for students in response to a two-year student-led process to address rising program costs. The result of the process fixed the quarterly U-PASS fee at \$76/quarter for two-years.

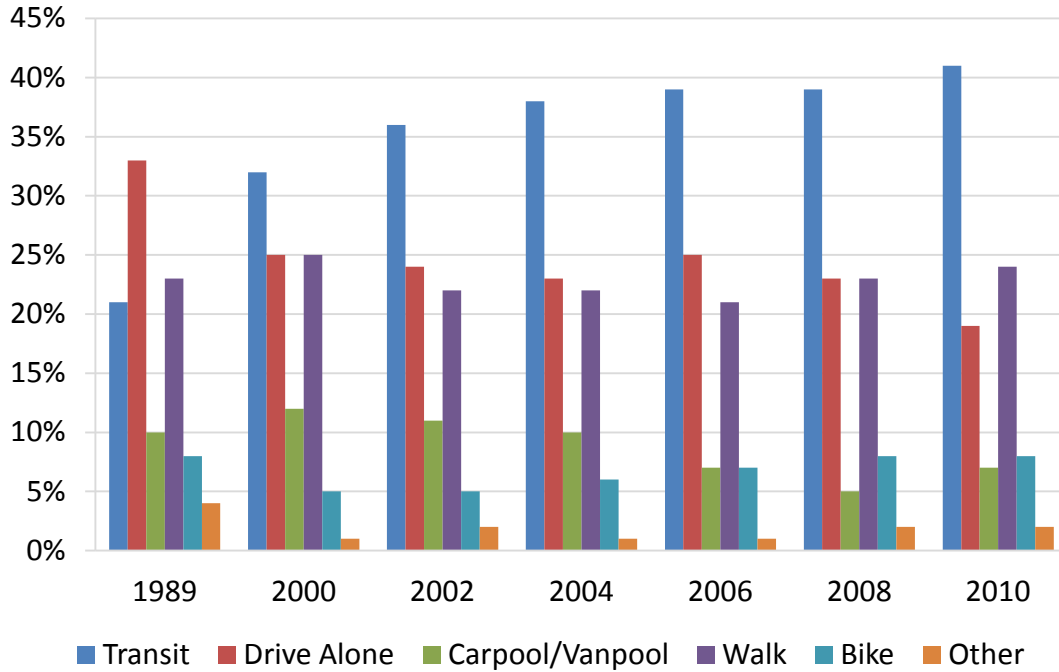
The universal student U-PASS provides eligible students with all the benefits of the student U-PASS program, including:

- Full fare coverage on Metro Transit, Community Transit, Pierce Transit, Kitsap Transit, Everett Transit, and Sound Transit buses
- Full fare coverage on Sounder commuter train service
- Full fare coverage on Link light rail
- Full fare coverage on paratransit services provided by King County Metro ACCESS, Community Transit DART Paratransit, Kitsap Transit ACCESS, Pierce Transit Shuttle, and Everett ParaTransit for eligible riders
- Discounted occasional (impromptu) carpooling
- Free rides on the NightRide Shuttle
- Vanpool fare credit
- Discounts on Zipcar car-sharing program membership
- Discounts and special offers at more than 40 businesses

ORCA stands for One Regional Card for All, the regional transit fare payment system. All transit pass programs in King, Kitsap, Pierce and Snohomish counties, including U-PASS, were required to transition to ORCA technology for fare payment. Riders simply tap their ORCA-powered U-PASS at the card reader and the fare is paid. The adoption of U-PASS powered by ORCA is a final step in the region's process for adopting a new smart card technology for transit fare media that has taken over a decade to achieve. The University of Washington – at all campuses – has adopted ORCA-powered transit fare media, joining other institutions and employers within the cities and counties who provide commuter transit programs to transit agencies accepting ORCA for fare payment.

UW Commuter Services manages a variety of active transportation programs that contribute to the success of the University's TMP. In 2011, Commuter Services offered a number of programs to promote and encourage walking and bicycling. These include UWALK, an online community that connects UW students and employees with metrics and promotions to encourage walking for all the many reasons people walk. 2011 also saw successful Ride in the Rain and Bike to Campus Month events, which attracted thousands of participants and created hundreds of new bicyclists. In partnership with the UW Campus Sustainability Fund, Commuter Services also installed five self-service bicycle repair stations at popular bike parking areas throughout campus. Commuter Services 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. Finally, Commuter Services continued to expand its covered and secure bicycle parking offerings, including new bicycle shelters at Paccar and Johnson Halls, as well as new secure bike houses at Roosevelt Commons, Paccar Hall, and the 4545 Parking Garage.

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.

TABLE 6
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

Two properties occupied by the UW under long term leases that were originally financed by lease-revenue bonds were refinanced in 2011. As a result, the leases terminated and UW is now the owner of 4225 Roosevelt (109,624 sf) and 4245 Roosevelt (93,000 sf).

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

5115 Ravenna Ave NE - Seattle, WA - UW received a 50% interest. Seattle University received a 33% interest & the Fulerum Foundation a 17% interest. This property was sold in 2011.

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 7
UDNUCV Leasing Report
(as of 12/31/11)**

Leases within Seattle	Total sq. ft.
Primary Zone within UDNUCV*	361,306
Primary Zone outside UDNUCV	44,014
Total Primary Zone	405,320
Secondary Zone	6,605
Total Primary and Secondary Zones	411,825
Outside Impact Zones University of Washington Harborview	830,176 5,040
Total within Seattle	1,242,001
Leases outside Seattle but within Washington	159,636
Total	1,401,637

* 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: 88%

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: Two properties occupied were purchased by the UW: 4225 Roosevelt (109,624 sf) and 4245 Roosevelt (93,000 sf).

Gifts of property within in the Primary and Secondary Impact Zones and proposed use during the last six months: 5115 Ravenna Ave NE - Seattle, WA - UW received a 50% interest. Seattle University received a 33% interest & the Fulerum Foundation received a 17% interest. This property was sold in 2011.

Change in ground level space during the last six months: None - total ground level pace 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:

University District Livability Partnership (UDLP)

The UDLP is a three to 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 between the community, the university and the City to plan for change now, and to work together for the betterment of the U District community over the coming years.
4. Community Conversations: Sponsored by the University of Washington, three “conversations” will be created to invite the University District Stakeholders into a conversation about Transit Oriented Communities, Eco and Economic Districts and University Community Partnerships. The first one will be in September 2012, second in November 2012 and the third in February of 2013

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.

Neighborhood Web Portals

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

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 2011. 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

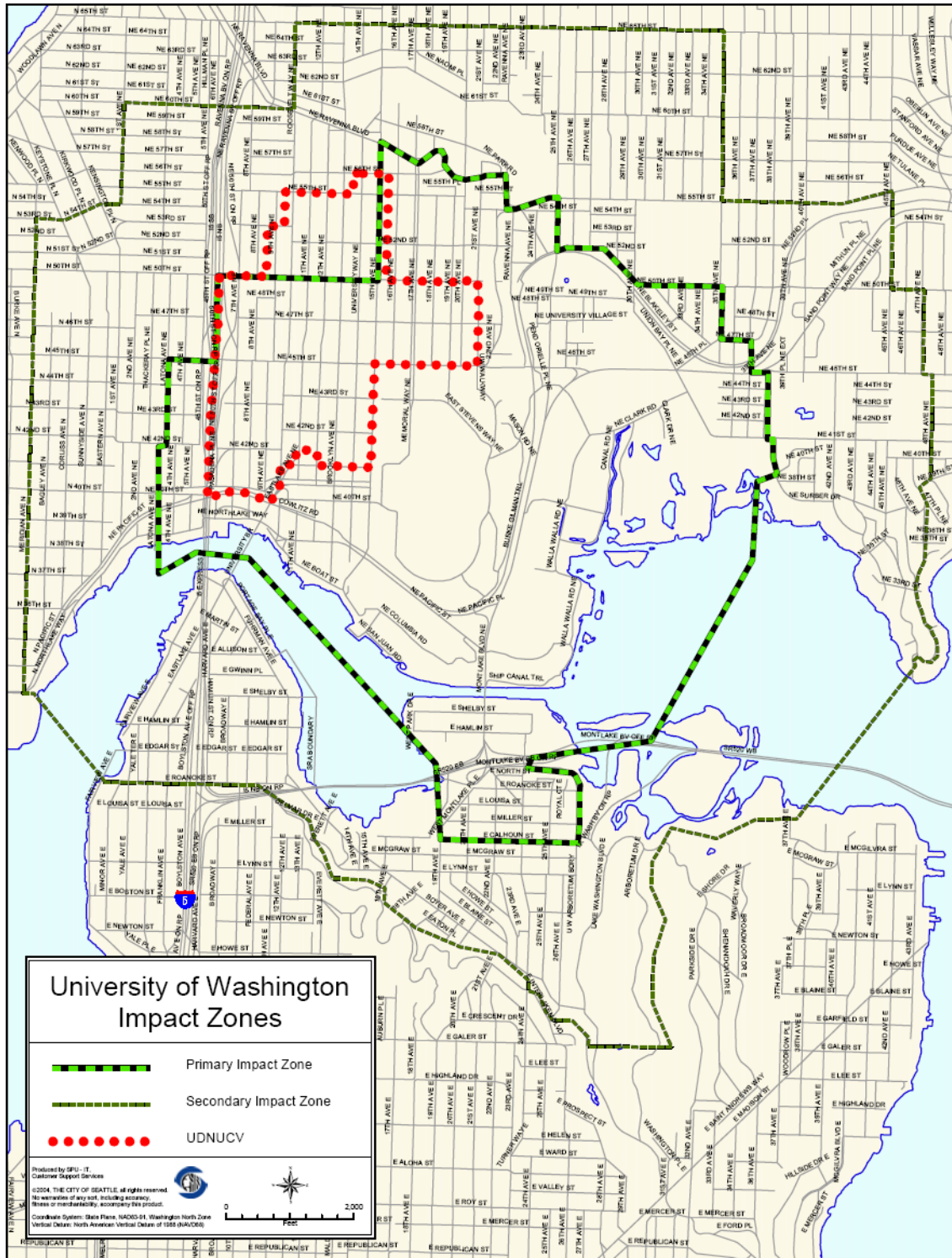
B. A DESCRIPTION OF HOW UW LEASING ACTIVITY AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS.

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.

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) opens 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.