

University of Washington Master Plan

Seattle Campus



SEMI-ANNUAL REPORT

AUGUST 2004

Executive Summary

January 1, 2004 to June 30, 2004

In the last six months the University added 699 square feet of leased space within the UNDUCV area, bringing the total leased space to 470,031 square feet. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is 549,217 square feet. No space was added outside of the the UDNUCV but within the Impact Zones. In addition, the University has plans to lease an additional 21,038 square feet during the next year (from July 2004 until June of 2005).

Employment in the UDNUCV increased by eleven, bringing University total employment to 1755.

The University engaged in three significant community projects in the past six months: Husky Neighborhood Clean-Up, public art (Give Voice) on Campus Parkway, and seasonal plantings on Campus Parkway.

Preface

This document is the second Semi-Annual Report on the development of the Seattle Campus under the University of Washington Master Plan, Seattle Campus as approved with conditions by the Seattle City Council in December of 2003. 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 the entire year of 2003. Future reports will cover six month periods from January to June and July to December.

Annual reports regarding the 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 will now be issued on a semi-annual basis from 2003 until 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 Design, the City Council and the City University Community Advisory Committee (CUCAC).

This report was compiled by staff in the Office of Regional Affairs and the University of Washington Capital Projects Office.

For questions or comments please contact Susan Folk in the Office of Regional Affairs, 221-4183 or sfolk@u.washington.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

The development report in this section focuses on the development that is occurring under the new Campus Master Plan (CMP). Two projects approved under the previous plan, the General Physical Development Plan (GPDP), are currently under construction. The projects include the Conibear Shellhouse (site 60E) and the Bioengineering and Genome Science Building (Site 48S). Because these projects were approved under the previous plan and are using square footage approved under the GPDP, they are not reported on in this document.

1. Capital Budget Request for 2003-2005

The University of Washington is committed to maintaining an environment that fully supports our fundamental mission of providing education, research, and service. The projects included in the 2003-2005 Capital Budget Request to the State Legislature reflect the University's long term capital strategy to address the restoration and preservation of core campus facilities and infrastructure.

The University of Washington did not request state funding for the building of any new buildings on campus in the 2003-2005 Capital Budget Request. The funds requested from the state were for building renewal and up-grades.

**TABLE 1
2003-05 Capital Budget Request**

State Funded Projects	2003-2005 State request
Preservation Projects	
Johnson Hall	\$50,353,000
Urgent Deferred Renewal/modernization	\$50,000,000
Campus communications infrastructure	\$5,000,000
Guggenheim Hall	\$3,312,000
Architecture Hall	\$2,634,000
HSC H Wing-infrastructure	\$4,997,000
Major Renovation	\$1,000,000
Emergency power Expansion, Phase II	\$14,461,000
TOTAL STATE REQUEST for SEATTLE CAMPUS	\$131,757,000

2. Sites Chosen for Development Under CMP

Table 2 below shows CMP sites that have been approved for development by the University of Washington Capital Facilities Committee (CFC) for development. 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 begin to raise funds for the building project.

**TABLE 2
Campus Master Plan Chosen Sites**

PROJECT NAME	CMP Site	GSF	Program Description	Anticipated Schedule for Construction to begin
Research and Technology	27W	145,000	Academic	January 2005
West Campus Parking Garage	68S	300 to 500 stalls	Transportation	February 2006
Educational Outreach	34W	55,000	Academic	Not known at this time
Business School	4C	272,000	Academic	Not known at this time.
Golf Driving Range	57E	22,500	Academic	Not known at this time
Soccer Stands	58E	0	Academic	Not known at this time
Baseball Stands	59E	0	Academic	Not known at this time
More Hall Annex	16C	-6,677		Demolition in 2005
Public Health and Community Medicine	52S	87,000	Academic	Not know at this time

3. Sites Under Construction or Projects Completed During Reporting Period

There were no CMP approved sites under construction or completed during this reporting period.

Table 3 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 3
Development Capacity By Campus Area**

Campus Area	% of Total Campus Development Capacity in Campus Area	Permitted GSF Development	% of Development Capacity constructed as of this report
Central	53%	1,590,000	0%
West	29%	870,000	0%
South/Southwest	13%	390,000	0%
East	5%	150,000	0%
TOTAL	100%	3,000,000	0%

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

There have been no major or minor plan amendments to the CMP during this reporting period.

C. IDENTIFIED CHANGES IN ENVIRONMENTAL IMPACTS AS A RESULT OF CHANGES TO THE PROPOSED DEVELOPMENT SCHEDULE SET FORTH IN THE MASTER PLAN

The approval of the CMP gave the University the ability to develop 3 million square of 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 UW LEASING IN THE UDNUCV

In the past six months, the University added 699 square feet of space to its leasing inventory within the UDNUCV. The total amount of space leased by the University within the UDNUCV is now 470,031 square feet. This represents 86% of the total space leased by the University within the Primary and Secondary Impact Zones. The University added eleven more employees within the UDNUCV, bringing total University employment in this area to 1,755.

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.

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

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

1. The University testified in favor of extending the Multifamily Tax Credits to the University District. Approximately 1/3 of University faculty and staff have household incomes less than 80% of median income. These tax credits could help stimulate production of much needed housing for this group of employees.
2. The University surveyed 33,000 faculty and staff about their interest in housing options in the U-District and surrounding neighborhoods. The survey found that affordability & proximity to campus were the two most critical factors for employees when deciding where to live. Nearly 17% of all respondents (803 people) indicated an interest in purchasing a condominium in the University District, and another 36% indicated that they might be interested in such an option. More than 30% of all respondents indicated that they would be interested in rental housing. This report was shared with developers in the U-District to encourage them to produce housing suitable for University employees.
3. The University recently signed a letter of intent to lease space within a new building developed by UNICO at 42nd & 15th. This building will include 32-64 housing units with rents that will be attractive to faculty and staff. The University's role as an anchor tenant helps to make construction of this building financially feasible and enables these new housing units to be built.
4. The University participates in the Hometown Home Loan Program. This program offers UW 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, more than 1,800 UW employees have taken part. One-hundred Eighteen of these were first time home buyers. The program has financed 73 homes in the 98105 zip code; the area that covers the University District.

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 UW the following information for inclusion in UW's semiannual reports to the Department of Design Construction and Land Use, 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. 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 6 will add approximately 244 residential units to the UDNUCV and its immediate vicinity. Approximately 88 of these units were first reported to UW in this July 2004 report. Approximately 156 of these units were reported to UW in January 2004. Table 4 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 4
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 98 units of congregate housing. Active building permit 736783.
4751-57 12th Ave. NE	January 2004	1/21/1999	Active application for Project 9900308, but no building permit was issued. Existing structure is boarded up and property is for sale.
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. Expired building permit 729786 for 18 MF units; property remains in parking use.
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. Active building permit 737483.
4218 Pasadena PI NE	January 2004	3/24/2004	Project 2402107. Add two units to existing triplex. Active 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. Demolish existing floating home and construct new two-story floating home. Active building permit 739804.
4533 9th Ave NE	July 2004	5/16/2001	Project 2101408. Demolish existing single-family residences and construct 20-unit apartments.
4551 8th Ave NE	July 2004	6/28/2004	Project 2403941. Demolish existing single-family residence and construct congregate residence.
4245 8th Ave NE	July 2004	12/11/2002	Project 2205654. Demolish existing single-family residence and construct 3-unit townhouse.
4744 12th Ave NE	July 2004	1/14/2003	Project 2300322. Construction of 60 units in 6-story office/residential building. Active 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.
5256 11th Ave. NE	July 2004	10/6/2003	Project 2306336. Replace existing single family residence with three units. Active 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.

Jobs/housing balance in the UDNUCV. Seattle's Comprehensive Plan of 1994 set forth targets for new jobs and housing units to be achieved by 2014. The Comprehensive Plan Update¹ of 2003 examined progress toward these 2014 targets. Note that the latest available data on job growth in Seattle's urban villages is from 2001, while data on new housing units is available as of 2003. This may postpone an accurate description of the jobs/housing balance until the third report under this schedule.

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 5 presents information on housing growth in the University Community Urban Center, and in two of its constituent urban villages.

TABLE 5
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 6 presents 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. Ravenna experienced the fastest growth, in terms of percentage, than any other Seattle neighborhood, but only gained 739 jobs over the period from 1995 to 2001. The UDNUCV gained 1,005 jobs over the period, 34% of its 2015 growth target.

¹ Department of Planning and Development, *Monitoring Our Progress: Seattle's Comprehensive Plan* (2003).

TABLE 6
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 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:	68%	34%	106%

SECTION 3

Transportation

A. RESULTS OF THE ANNUAL CAMPUS TRAFFIC COUNTS AND SURVEY RESULTS FOR THE CAMPUS AND BIENNIAL UNIVERSITY DISTRICT AREA ESTIMATES

1. Annual Campus Traffic Counts

Since 1983, the number of vehicles entering and exiting campus has been monitored for one week in October each year. Historically, this was done to determine the University's adherence to the 1983 agreement with the City of Seattle, which placed limits on the total number of vehicles that could enter campus during the morning peak period, the total number of vehicles that could exit campus during the afternoon peak period, and the total number of vehicles entering and exiting campus over a 24 hour period. Beginning in 2003, following the adoption of the Campus Master Plan (CMP), new limits were placed on campus vehicle trips replacing the old limits. Whereas the 1983 agreement limited the total number of vehicle trips to and from campus, the CMP limits the trips of faculty, staff, and students.

The 2003 Campus Master Plan specifies a set of monitoring and reporting activities that should be undertaken to measure performance of the University's Transportation Management Program (TMP). This program includes the Annual Campus Traffic Count, the results of which can be found at www.washington.edu/upass/. This seventy page report retains continuity with past reports. However, in 2003 there was an increase in the number of locations in East Campus included in the count. The extent to which apparent trip growth is attributable to this change in methodology is described in the report.

In 2003 there were 7,010 morning peak period inbound vehicle trips (of those 210 were from new locations in East Campus) and 9,290 afternoon peak period outbound trips (of these 374 were from new locations in East Campus). The total 24-hour count was 62,370 (with 3,686 of these trips associated with new locations in East Campus.)

As the figure on page 2 of the Annual Campus Traffic Count report shows, the 2003 24-hour count of vehicle trips surpassed the 2002 24-hour count. However, this apparent increase was due to the change in methodology, which added new locations in East Campus to the locations counted in previous years. Without the change in methodology, the number of vehicle trips to and from campus in a 24-hour period decreased between 2002 and 2003.

2. Campus and Biennial University District Area Estimates

The CMP was approved by the City in June of 2003 with conditions limiting vehicle trips and monitoring of those trips. In general, these conditions were consistent with those placed on the earlier University of Washington General Physical Development Plan. A change in the conditions is that the CMP vehicle trip cap will limit only vehicle trips of faculty, staff and student in the peak periods, peak directions. Previous limitations and monitoring were focused on all vehicle trips in the peak periods, peak directions. This change in conditions requires a change in the vehicle estimation mechanisms.

A CMP vehicle trip model that uses information about travel and parking behavior of employees and students was developed to estimate the commute trips to the U District in 1990 and to compare them with subsequent years. The model uses information about the population of employees and students in the U District and trip factors gathered from a third party survey of this population to estimate vehicle trips. The model was compared to previous monitoring mechanisms and found to be consistent. The model has been revised to reflect the best available data, has been thoroughly reviewed by City staff and has been found to be a reasonable mechanism to monitor the performance of the University's TMP and its attainment of transportation limitation goals.

Based on the CMP vehicle trip model, trip estimates for "U District Trips" and "Campus Trips" were made. The model shows that the University is still under its CMP trip caps.

**TABLE 7
CMP Trip Estimates**

	AM Peak to U District	Inbound to Campus	PM Peak from U District	Outbound from Campus
CMP Cap	10,020	7,877	10,481	8,488
2003 Vehicle Trip Estimates	8,735	7,464	9,263	7,887
Percentage (under) over CMP Cap	-13%	-5%	-12%	-7%

B. PROGRESS MADE IN THE TRANSPORTATION MANAGEMENT PROGRAM

Since 1991 the U Pass program has provided the campus community with an array of flexible, low cost transportation choices. Despite 12 years of population growth, University related peak hour traffic levels today remain below 1990 levels. Over three fourths of the campus population commutes using an alternative to driving alone. Because the U Pass program reduces vehicle trips, the university has saved over \$100 million in avoided construction costs of new parking spaces. The U Pass program prevents roughly 8.2 million vehicle miles traveled and 3,300 tons of carbon dioxide from being emitted annually. Below are two charts showing the commuting mode choices for the faculty, staff and students at the UW . As the figures below show, significant progress has been made towards decreasing the percentages of UW employees who drive alone to work.

COMMUTING MODE CHOICES

(PERCENTAGES)

	FACULTY	STAFF	STUDENTS	WEIGHTED
	'89 '02 '	89 '02 '	89 '02	AVERAGE
				'89 '02
PUBLIC TRANSIT	11 24	25 36	21 39	21 36
CARPOOL/VANPOOL	11 16	15 15	9 9	10 11
BICYCLE	9 9	6 5	9 4	8 5
WALK	7 6	6 4	31 31	23 22
OTHER	2 2	4 2	4 2	4 2
DRIVE ALONE	60 43	44 38	25 16	33 24

DRIVE ALONE COMMUTING

(PERCENTAGES)

	FACULTY	STAFF	STUDENTS	WEIGHTED
				AVERAGE
PRE U-PASS				
1989	60	44	25	33
POST U-PASS				
1992	50	37	13	23
1994	52	38	13	24
1996	57	40	15	26
1998	55	40	16	25
2000	54	39	16	25
2002	43	38	16	24

For a complete update on the UW Transportation Management Program and its success in meeting the TMP, please see the fifteen page "2003 U Pass Report" at www.washington.edu/upass/news_and_reports/upass_reports/annualreport2003.pdf

(The biennial U-PASS Survey results represent a sampling of faculty, staff and students. The next U-PASS Survey will be conducted in the fall of 2004.)

SECTION 4

Leases, Purchases, and Gifts of Real Property

A. CITY REPORT ON COMMERCIAL REAL ESTATE CONDITIONS AND UDNVCV 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 Design Construction and Land Use, 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. Please contact Mark Troxel (mark.troxel@seattle.gov) for more information.

COMMERCIAL REAL ESTATE CONDITIONS

Apartment vacancy rates. Table 8 presents vacancy and rental rates for the University District along with several other Seattle neighborhoods for comparison². 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 2004 vacancy rate of 4.7% was substantially lower than that of Fall 2003 (11.4%), but more in line with, and slightly lower than vacancy rates since 2001. Table 9 presents vacancy rates for all units in the University District since Spring 2001.

**TABLE 8
Market Vacancy/Actual Rent by Neighborhood and Unit Size**

University District:	Capitol Hill/Eastlake:	Beacon Hill:	First Hill:	Greenlake/Wallingford:	North Seattle:
All units: 4.7%/\$814	All: 4.6%/\$816	All: 10.7%/\$749	All: 8.1%/\$791	All: 3.3%/\$926	All: 7.0%/\$757
Studio: 2.7%/\$605	Studio: 4.1%/\$656	Studio: 4.5%/\$458	Studio: 6.5%/\$621	Studio: 2.5%/\$718	Studio: 6.8%/\$609
1 Bdrm: 5.5%/\$743	1 Bdrm: 5.1%/\$819	1 Bdrm: 12.9%/\$621	1 Bdrm: 9.5%/\$814	1 Bdrm: 2.3%/\$856	1 Bdrm: 6.4%/\$687
2 Bdrm/1 Bath: 4.2%/\$942	2 Bdrm/1 Bath: 4.7%/\$1,049	2 Bdrm/1 Bath: 13.5%/\$941	2 Bdrm/1 Bath: 7.4%/\$1,090	2 Bdrm/1 Bath: 5.5%/\$920	2 Bdrm/1 Bath: 9.0%/\$812
2 Bdrm/2 Bath: 5.5%/\$1,124	2 Bdrm/2 Bath: 1.1%/\$1,294	2 Bdrm/2 Bath: 5.3%/\$1,203	2 Bdrm/2 Bath: 7.2%/\$1,423	2 Bdrm/2 Bath: 2.3%/\$1,275	2 Bdrm/2 Bath: 6.7%/\$935
3 Bdrm/2 Bath: 0%/\$1,267	3 Bdrm/2 Bath: 18.8%/\$1,868	3 Bdrm/2 Bath: -/-	3 Bdrm/2 Bath: 0.0%/\$1,752	3 Bdrm/2 Bath: 6.1%/\$1,520	3 Bdrm/2 Bath: 11.8%/\$1,208

* 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;

² Patty Dupre, Dupre+Scott Apartment Advisors, *Central Puget Sound Real Estate Research Report*, Vol. 55 No. 1, Spring 2004.

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 9
Trends in University District Vacancy Rate for All Units

Spring 2001	Fall 2001	Spring 2002	Fall 2002	Spring 2003	Fall 2003	Spring 2004
1.3%	3.9%	5.5%	6.0%	6.4%	11.4%	4.7%

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 submarket contains approximately 100 buildings totaling approximately 4.3 million square feet, excluding owner-occupied facilities. In addition to being home to the University of Washington, this submarket also contains several notable companies including Safeco Insurance, Adobe, Zymogenetics, WRQ, and Fred Hutchinson Cancer Research. 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 are currently infeasible.

The Canal submarket experienced a 6.95% vacancy rate in Spring 2004, up slightly from 6.84% in Fall 2003. Table 10 presents Canal submarket office data for 2003 and Spring 2004.³

TABLE 10
Canal Submarket Office Market Data

	# of Buildings	Square Footage	Vacancy Rate	Vacancy w/oSublease	Vacancy Class A4	Vacancy Class B	Vacancy Class C
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 11 shows vacancy rates and net rentable area for the Canal submarket since Spring 2001.

TABLE 11
Trends in Canal Submarket Office Market Data (vacancy rate and net rentable area)

Spring 2001	Fall 2001	Spring 2002	Fall 2002	Spring 2003	Fall 2003	Spring 2004
2.03%	6.43%	21.02%	10.26%	10.16%	6.84%	6.95%
720,255sf	850,313	836,450	1,132,095	1,157,095	1,179,095	1,182,095

³ Jeff Scanlan, CB Richard Ellis, *Central Puget Sound Real Estate Research Report*, Vol. 55 No. 1, Spring 2004.

⁴ 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.

TABLE 12
Vacancy Rates in Adjacent Office Submarkets (vacancy rate and net rentable area) for Spring 2004

Central Business District	Denny Regrade	Lake Union	Uptown	Pioneer Square
14.14% 18,685,453sf	21.00% 5,300,463sf	20.89% 2,736,082sf	15.45% 2,547,998sf	13.33% 3,451,790sf

TABLE 13
Estimated Gross Asking Lease Rate by Class in Canal Submarket (per square foot) for Spring 2004

Full Service Lease Rates			Operating Expenses		
Class A	Class B	Class C	Class A	Class B	Class C
\$15 - \$28	\$15 - \$24	\$12 - \$18	\$5.75 - \$7.75	\$6.00 - \$7.25	\$4.50 - \$6.50

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

7/1/03 – 12/31/03: None.

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

7/1/03-12/31/03: 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.

* Please contact Carol Haire at chaire@u.washington.edu for “Appendix B.”

TABLE 14
UDNUCV Leasing Report
(as of 6/30/04)

Leases within Seattle	Total sq. ft.
Impact Zones and UDNUCV UDNUCV*	470,031
Primary Zone (outside UDNUCV) Total Primary Zone	64,975 535,006
Secondary Zone (outside UDNUCV) Total Primary and Secondary Zones	14,211 549, 217
Outside Impact Zone University of Washington Harborview	457,458 58,412
Total within Seattle	1,065,087
Leases outside Seattle but within Washington	44,148
Total	1,109,235

Known Plans for Additional leases in the UDNUCV:

Leasing plans for the next year (7/1/2004 to 6/30/2005) in the UDNUCV:

1,680 NRSF In the University District Bldg, Suite #441 - 3 year term

5,430 NRSF in the 45th Street Plaza, Suite 405 - 5 year term

10,151 NRSF in 45th Street Plaza, Suite 300 - 5 year term

3,777 NRSF in University Cooperative School Bldg, Suite 50 - 3 year term

Percentage of UW leasing within Primary & Secondary Impact Zones that is within the UDNUCV: 86%

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: NONE

Change in Ground Level space during the last six months (1/1/04 to 6/30/04): NONE
 (Total Ground Level Space within the UDNUCV: 29,069 RSF)

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 & Development (formerly DCLU). ASUW's complaint policy meets requirements in the new City/University Agreement.

Complaint Policy: http://depts.washington.edu/asuwsha/c_policy.html

Student Housing Education: <http://depts.washington.edu/asuwsha/links.html>

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

The recently published 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 to more than 6,400 students living in the 98105 zip code.

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

Additional University Projects in the Community:

Husky Neighborhood Clean-Up

Each year, more than 600 cubic yards of extra garbage are generated in the University District as students move out for the summer. Much of this garbage is piled next to dumpsters and other places. In response, the University of Washington, Seattle Public Utilities and Waste Management sponsored efforts to keep adjacent neighborhoods clean. The “Husky Neighborhood Clean-Up” included large dumpsters, reusable goods tents, and increased garbage service for student housing. More than 260 cubic yards of trash were placed in the dumpster and approximately sixteen cubic yards of reusable goods were collected during the project. The program ran from June 9th through June 21st and will be implemented again in the fall.

Give Voice – Student Public Art Project on Campus Parkway

The smoothly rusted steel structures in the strip of land between Schmitz Hall and the Visitors Information Center comprise a public art project called “Give Voice,” entirely conceived, built and installed by undergraduate and graduate UW students. They gathered from various artistic disciplines for a spring quarter class called Design-Build Studio, otherwise known as Art 332. The project sprang from the multi-million-dollar improvements to University Way last year. The budget included about \$25,000 for sidewalks along the site of the art project. For this relatively small amount, the student artists installed the entire public art project, plus sidewalks.

Campus Parkway Planting

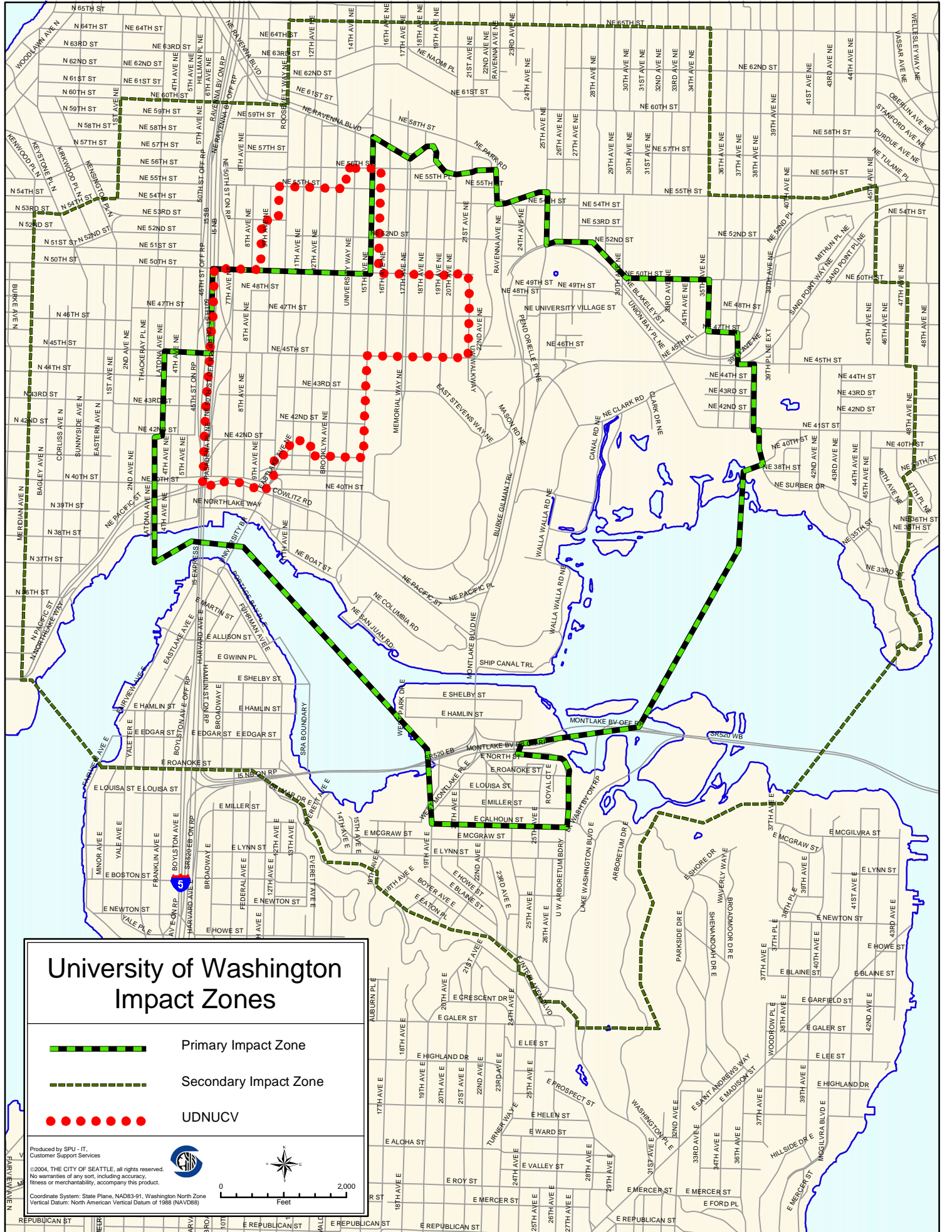
The University is working with the community to complete landscape restoration for Campus Parkway with new seasonal plantings. Plantings will include colorful foliage plants such as shrubs & perennials and seasonal color from perennials & annuals. The University of Washington will take the lead on providing labor to design, install and maintain this project. In addition, the U-District Youth and Community Project (UYACP) will provide ten homeless youth to assist with the planting under the supervision of the UW crews. The University is providing \$7300 in goods and services for this project. The remaining \$3800 will be paid for out of a City of Seattle Neighborhood Matching Fund grant.

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:

- *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. For example, the University recently agreed to be an anchor tenant in a new UNICO development that will include ground floor retail and housing. Without the University's commitment to leasing space in this project, the building would not be feasible to construct.
- *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.
- *Goal A-5.2 -Allow UW uses off campus where there is also a benefit to the community:* University leasing brings employees to the U-District who support small businesses. 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.

- *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 & occupational health, psychiatry, family & child nursing, alcohol & drug abuse, fertility & endocrinology, and intellectual & property transfer. This important work supports & attracts biotech and other businesses throughout the City and region.*






University of Washington Impact Zones

-  Primary Impact Zone
-  Secondary Impact Zone
-  UDNUCV

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Coordinate System: State Plane, NAD83-91, Washington North Zone
Vertical Datum: North American Vertical Datum of 1988 (NAVD88)

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.