

2002 ANNUAL REPORT

UNIVERSITY OF WASHINGTON

**GENERAL PHYSICAL
DEVELOPMENT PLAN**

2002 ANNUAL REPORT
ON THE
UNIVERSITY OF WASHINGTON
GENERAL PHYSICAL DEVELOPMENT PLAN 1991-2001

University of Washington
Capital Projects Office

April 2003

PREFACE

This document is the eleventh and final report following the Board of Regents' May 1992 approval of the University of Washington General Physical Development Plan (GPDP). This report was prepared in accordance with Section IID of the 1998 City-University Agreement. It provides current information on University development projects and their environmental impacts as a result of changes to the proposed development schedule set forth in the 1991-2001 University of Washington GPDP. It also provides current data and plans concerning traffic and parking.

The 2004 Annual Report will be guided by the 1998 City-University Agreement and the Seattle City Council Conditions of Approval for the 2003 Campus Master Plan (CMP). Since the GPDP remained in effect and guided development for 2002, the analysis of campus development contained in this 2002 Annual Report document is based on the GPDP.

Detailed environmental information about current development projects, impacts and mitigating measures is available in separate environmental documents. Information regarding University development and environmental information for the 1983-2001 is available in previous annual reports. Copies of these documents, the GPDP, the CMP, as well as related background information, are available for review at the Capital Projects Office, (206) 543-5200.

CONTENTS

INTRODUCTION	PAGE
The Master Plan and Annual Reports	1
Design and Environmental Review for University Facilities	3
The GPDP Development Program	4
The Campus Master Planning Process	4
SECTION 1. STATUS REPORT	
Projects Completed in 2002	
Improvements to Sports Field #3	9
Ongoing Development	
Paul G. Allen Center for Computer Science & & Engineering	11
William H. Gates Hall (New Law School Building)	13
Intramural Activities (IMA) Building Addition	15
UWMC Surgery and Treatment Pavilion and Garage	17
Nordheim Court (25 th Avenue Housing Project)	19
Merrill Hall Replacement	21
Conibear Shell House Renovation and Addition	23
Bioengineering and Genome Sciences Building	25
SECTION 2. PROPOSED PROJECT DEVELOPMENT CHANGES AND MAJOR AND MINOR AMENDMENTS	 27
SECTION 3. CHANGES IN ENVIRONMENTAL IMPACTS	29
Geography and Topography	29
Plants and Animals	29
Land Use	30
Population	30
Housing	31
Air Quality	34
Noise	34
Water and Sewage	35
Solid Waste	35
Recreation, Police and Fire Services, Historical Resources	35
Light and Glare, Aesthetics	35
Risk of Upset/Hazardous Emissions/Human Health	35
SECTION 4. BIENNIAL CAMPUS AND U-DISTRICT CORDON COUNTS	37
SECTION 5. TRANSPORTATION MANAGEMENT PROGRAM	39
SECTION 6. REVISIONS TO LONG-RANGE PLANNING AND DECENTRALIZATION POLICIES	 43
SECTION 7. LEASES, PURCHASES, AND GIFTS OF REAL PROPERTY	
Current Leases	45
Plans for Additional Leasing in 2003	45

CONTENTS, CONTINUED

	PAGE
Property Purchases Completed in 2002 or Planned for 2003 And Anticipated Uses	46
Gifts of Property in 2002, and Anticipated Uses	46

FIGURES

1. Primary and Secondary Impact Zones	2
2. Paul G. Allen Center for Computer Science & Engineering	10
3. William H. Gates Hall	12
4. Intramural Activities (IMA) Building Addition	14
5. UWMC Surgery and Treatment Pavilion	16
6. Nordheim Court (formerly 25 th Street Housing Addition)	18
7. Merrill Hall Replacement	20
8. Conibear Shell House Renovation and Addition	22
9. Bioengineering and Genome Sciences Building	24
10. University of Washington Permitted Leasing Zone	47

TABLES

1. The GPDP Development Program and Project Changes	5
2. Ongoing Projects and New Projects to Begin Construction in 2003	9
3. Earth Excavation Changes	29
4. Building Coverage Changes in Gross Square Feet	30
5. Population Changes (Autumn Quarter Headcount)	31
6. On-Campus Vacancy and Rental Rates	32
7. Off-Campus Vacancy and Rental Rates	33
8. Carbon Monoxide Monitoring Results	34
9. Campus Vehicle Trips (October)	38
10. Parking Space Inventory	39
11. Parking System/Transportation Indicators (October)	40
12. Total U-PASSes Outstanding (Autumn Quarter)	41
13. University of Washington Leases by Impact Zones	48

INTRODUCTION

THE GPDP AND ANNUAL REPORT

The 1998 City-University Agreement, adopted by the City Council and University of Washington Board of Regents, specifies that each year an addendum to the Master Plan be published that provides status reports on the following information:

- Ongoing development (Section 1)
- Proposed project development changes and major and minor plan amendments (Section 2)
- Changes in environmental impacts as a result of changes to the proposed development schedule (Section 3)
- Biennial campus and U-District cordon counts (Section 4)
- Progress made in the transportation management program (Section 5)
- Purchases and proposed uses of property located within primary and secondary impact zones (Section 7)
- Gifts of real property located within primary and secondary impact zones (Section 7)
- Summary of all leases within the primary and secondary impact zones (Section 7)

These annual reports have been issued each year since the adoption of the first General Physical Development Plan (GPDP) in 1985. Pursuant to the 1998 Agreement, the Annual Report is submitted to the Seattle Department of Design, Construction and Land Use at the same time other major institutions submit their reports.

The University of Washington Master Plan Seattle Campus (CMP) sets out goals, planning context, and assumptions and describes general policies and plans for land use, design, open space and landscaping, site development and transportation. The CMP also includes a Transportation Management Program (the U-PASS program) for mitigating traffic impacts. It outlines a conceptual development program and provides potential development sites detailing proposed development plans and identifying overall campus development plans. General policies for waterfront planning are included as well.

The Final Environmental Impact Statement (EIS) for the CMP assesses the impacts of the proposed plan for all relevant elements of the environment and includes measures for reducing those impacts. The University performs supplemental environmental review for each project determined to have potentially significant impacts not addressed in the CMP EIS.

The CMP was approved by the City Council in December 2002 and adopted by the University of Washington Board of Regents in January 2003.

DESIGN AND ENVIRONMENTAL REVIEW FOR UNIVERSITY FACILITIES

The University's process for design and environmental review helps ensure that the architectural and environmental quality of the campus is enhanced when new development occurs.

An Architectural Opportunities Report (AOR) is prepared for projects anticipated to be valued over five million dollars and which affects either public spaces identified in Figure III-2, page 25 of the CMP and/or the exterior of buildings. The AOR is prepared before design work begins and identifies, at the earliest point possible in project development, important issues, opportunities and constraints. The report assesses the architectural context of the site location, its historical context, as well as environmental considerations, Campus Master Plan guidelines and landscape/open space context. The AOR accompanies the project through the development process and may be added to and refined based on new information. The AOR is reviewed by the Site Programming Committee, the Campus Landscape Advisory Committee, the Architectural Commission, the Provost and/or the Executive Vice President and the Board of Regents.

A Site Programming committee is established for major projects to involve a wide spectrum of University faculty and staff in determining the objectives related to the site and supporting the academic purpose of the project. The objectives may be functional, such as providing a service access route, or aesthetic, such as creating a new vista or reducing visual and noise impacts of a loading dock. Each committee produces a site program document, which guides project development.

The Campus Landscape Advisory Committee reviews proposed projects that affect the landscape environment of the campus. The committee includes University experts in planning, botany, landscape architecture, urban design, horticulture, art, architectural history, and grounds maintenance.

The Architectural Commission includes distinguished design professionals from the University and nationally from the private sector, the chair of the Campus Landscape Advisory Committee (*ex officio*), the Campus Architectural Advisor and a student representative. The Commission recommends the selection of architects and reviews projects affecting the exterior appearance of buildings or changes to major public interior spaces and which are valued at over one million dollars. The Commission selects architects, and reviews projects at each stage of the design process (planning, pre design, schematics, and design development) and recommends applicable design guidelines and considerations for projects in accordance with their design expertise in light of the Campus Master Plan goals and policies. The Commission is highly regarded by the University community and the design community at large and its advice is carefully integrated into the project development process.

As the lead agency for SEPA (State Environmental Policy Act), the University prepares environmental checklists, threshold determinations and EIS (environmental impact statements) documents, and conducts environmental review. The University, as lead agency, invites public comment on proposed Declarations of Non-Significance, Mitigated Declarations of Non-Significance and the proposed scope of the project's Draft Supplemental EIS, and responds to comments in the final Supplemental EIS and in appropriate cases, processes EIS Addenda. The University's SEPA Advisory Committee reviews preliminary environmental documents and makes recommendations regarding their adequacy, identifies environmental issues and concerns of a campus-wide nature, and suggests mitigating measures. Under the 1998 City-University Agreement, environmental documents are provided to the City University Community Advisory Committee (CUCAC) for review and comment.

THE GPDP DEVELOPMENT PROGRAM

Table 1 (on pages 5 through 8 of this document) lists the projects proposed in the GPDP for each biennium in the 1991-2001 periods. (Some of these projects were originally proposed in the GPDP for 1983-1991). The development Plan called for construction of 2,774,000 gross square feet (gsf) of new building space and 1,750 parking spaces in new parking garages, demolition of 556,000 gsf in existing buildings, and displacement of several existing surface parking lots. The net amount of proposed new building space is 2,218,000 gsf. The proposed number of parking spaces is well below the approved maximum of 12,300.

THE CAMPUS MASTER PLANNING PROCESS

In January 2003, the University adopted a new campus master plan entitled University of Washington Master Plan Seattle Campus (CMP) to replace the existing 1991-2001 General Physical Development Plan (GPDP) for the Seattle Campus. The GPDP remained in effect and guided development for 2002. Thus, the analysis of campus development contained in this 2002 Annual Report document is based on the GPDP. Any remaining capacity in the current GPDP was carried forward into the new CMP.

Insert Table 1 – Development Program, pages 5 - 8

SECTION 1 STATUS REPORT

This section of the Annual Report updates the status of ongoing projects and describes proposed development projects scheduled to begin construction in 2003. In addition, this section explains departures in the GPDP program schedule.

PROJECTS COMPLETED IN 2002

Improvements to Sports Field #3 were completed.

ONGOING DEVELOPMENTS

Development information about ongoing projects and new projects scheduled to begin construction in 2003 is listed in Table 2, below. Eight major construction projects are currently either underway or in the design phase:

- Paul G. Allen Center for Computer Science & Engineering (Figure 2)
- William H. Gates Hall (formerly the New Law School Building, Figure 3)
- Intramural Activities Building (IMA) Addition (Figure 4)
- UW Medical Center Surgery and Treatment Pavilion and Parking Garage (Figure 5)
- Nordheim Court, (formerly 25th Avenue Housing Addition, Figure 6)
- Merrill Hall (Figure 7)
- Conibear Shell House Renovation and Addition (Figure 8)
- Bioengineering and Genome Sciences Building (Figure 9)

These projects are illustrated and described on the following pages.

Table 2. Ongoing Projects and New Projects to Begin Construction in 2003				
Project	GSF (in thousands)		Construction Duration	
	GPDP	Revised	Start	Completion
Paul G. Allen Center for Computer Science & Engineering	117	71	3/01	6/03
William H. Gates Hall (Law School)	0	196	9/01	5/03
IMA Building Addition	50	97	7/01	8/03
UWMC Surgery & Treatment Pavilion	80	160	4/01	6/03
Nordheim Court (25 th Avenue Housing)	50	250	3/02	9/03
Merrill Hall Replacement	0	1.5	7/03	8/04
Conibear Shell House Renovation and Addition	20	34.5	12/03	7/05
Bioengineering & Genome Sciences Building	190	265	10/03	3/06
Total GSF	507	1,075		

EE/CSE graphic

FIGURE 2 – PAUL G. ALLEN CENTER FOR COMPUTER SCIENCE & ENGINEERING

Phase I of this project (located near Drumheller Fountain on the Central Campus), was completed in early 1998 and resulted in construction of a 208,000 gsf building for teaching, research, and office functions. Following completion of Phase I, the building design for Phase II was substantially revised. Draft and Final Supplemental Impact Statements were issued in January and March 2000, respectively to supplement the SEIS issued for the entire project in June 1993.

The entire existing old Electrical Engineering Building (93,000 gsf) has been demolished and construction of approximately 165,000 gsf (71,100 net new gsf) in a new six-story structure will be used for functions similar to those in the phase I Building, primarily for the Department of Computer Science & Engineering. Demolition began in May 2001 and building construction is scheduled for completion in summer 2003.

William H. Gates picture

FIGURE 3 – THE WILLIAM H. GATES HALL

The four-story, 196,000 gsf **WILLIAM H. GATES HALL** will replace the existing N1 parking lot located south of the Burke Museum. The building will contain classrooms, lecture halls, the library, as well as offices for faculty, staff and administrative purposes. Draft and Final Supplemental Environmental Impact Statements were issued in April 1997 and December 1998, respectively. The two-year construction period began in August 2001. Completion is expected in summer 2003.

IMA graphic

FIGURE 4 – THE INTRAMURAL ACTIVITIES BUILDING ADDITION

The **INTRAMURAL ACTIVITIES (IMA) BUILDING ADDITION** involves 100,000 gsf of new construction, 40,000 gsf of remodel work, a seismic upgrade and installation of air conditioning. The addition extends 150 feet by 230 feet and is oriented north-south, includes a climbing area, a cardio-fitness, free weight room and a running track. In association with the IMA project was the conversion of a 130,000-gsf natural turf field into an artificial field with night lights. Construction began in August 2001 and occupancy is scheduled for summer of 2003.

Surgery Treatment Pavilion

FIGURE 5 – UNIVERSITY OF WASHINGTON MEDICAL CENTER SURGERY AND TREATMENT PAVILION AND PARKING GARAGE

The building site was previously occupied by the S10 and S11 parking lots located adjacent south and east of the UW Medical Center.

The UWMC Surgery and Treatment Pavilion is a 160,000-gsf outpatient facility equipped with ambulatory surgery and treatment areas, diagnostic and ancillary services and faculty offices, with a 288-stall parking garage situated in three floors below ground, offsetting the displacement of the two parking lots. Construction began in April 2001 with completion scheduled for summer of 2003.

25th St. Housing graphic

FIGURE 6 – NORDHEIM COURT (FORMERLY 25TH AVENUE HOUSING)

Nordheim Court is located near the Blakeley Village Apartments north of the University Village shopping center on 25th Avenue NE. A Declaration of Non-Significance was issued for the project, which calls for construction of approximately 94-four bedroom, 32-two bedroom, and 20 studio housing units (containing a total of 460 beds). Construction began in March 2002 and is scheduled for completion in September 2003.

FIGURE 7 – MERRILL HALL REPLACEMENT

The original 2-story wood framed 17,022-gsf structure was destroyed by fire in 2001. This project would replace that original structure, as well as upgrade it to program requirements and current building, energy, accessibility and engineering code standards. Private donations have been secured to construct 1,471 GSF of additional building area to provide a total building area of 18,493 GSF.

Merrill Hall is the keystone facility of the Center for Urban Horticulture. The facility houses outreach programs, administrative offices, the Elizabeth C. Miller Horticultural Library, student study space and ecological laboratory research space. The Center is an applied research and teaching facility as well as a community outreach program of the College of Forestry Resources. CUH is responsible for the stewardship of the adjacent 80 acre Union Bay Natural Area, on the shores of Lake Washington on the eastern edge of the Seattle main campus adjacent the Laurelhurst neighborhood.

The City of Seattle issued a Master Use Permit for the project in December 2002. Building permits will be applied for in March 2003. The construction period is scheduled to begin in July 2003 and be completed in late summer 2004.

CONIBEAR GRAPHIC

FIGURE 8 – CONIBEAR SHELL HOUSE RENOVATION AND ADDITION

Preliminary design for the Conibear Shell house Renovation and Addition calls for 11,000 gsf of renovation and approximately 34,500 gsf of new construction, thereby increasing the facility to approximately 45,480 gsf. Proposed site improvements include enhanced pedestrian and vehicular access, as well as improved public access to the shoreline. Master Use and Shoreline permits were issued in January 2002. The construction period is scheduled to begin in December 2003 and be completed in summer 2005.

Bioengineering/Genome

FIGURE 9 – BIOENGINEERING AND GENOME SCIENCES BUILDING

This project combines two buildings originally listed in the GPDP as Life Sciences II Building and Life Sciences III Building. The Bioengineering and Genome Sciences building would total approximately 265,000 gsf of state-of-the-art teaching and research facilities.

The Bioengineering component of the project will house a multi-disciplinary program to support research and academic curriculum. The Genome Sciences component will contain a mix of research spaces to serve the emerging program of genome research. The total project program includes soils remediation, a shared underground loading facility, auditorium, café, and the design of a portion of the Portage Bay Vista. A draft Supplemental Environmental Impact Statement was issued in February 2002. Construction is scheduled to begin in August 2003 and be completed in phases in early 2006.

SECTION 2

PROJECT DEVELOPMENT CHANGES AND MINOR AND MAJOR PLAN AMENDMENTS

PROJECT CHANGES

Table 1 (on pages 5-8 of this document) lists building projects proposed in the 1991-2001 GPDP Development Program, as well as revisions to the original building sizes and construction scheduling. Most of the information on schedule changes for 1997-2001 provided in the table is derived from the University of Washington *1991—2001 Capital Budget Request* and *1999-2009 Capital Plan* which reflect the University's current priorities for projects and construction schedules for state-funded projects.

Eighteen development projects proposed for construction between 1991 and 2001 are presently deferred, dropped, or the square footage has been reallocated to another project. These include: Henderson Hall Addition, Condon Hall Library Annex, Police/Custodial Services Building, Fish Hatcheries & Ponds, Faculty Center Addition, Science Instructional Facility, Montlake Underpass, Rainier Vista Parking Garage, Facilities Management Building, Plant Services Building Addition, Urban Horticulture Conservatory Addition, Oceanography Pier Addition, Ethnic Cultural Center Replacement, Mechanical and Civil Engineering Building, Music Building Addition, Fine Arts Library, Padelford Parking Garage Addition, and West Campus Recreational Facility. Given the number of deferred projects, actual environmental impacts will be less than those described for the 1999-2001 biennium in the GPDP EIS.

Four projects, William H. Gates Hall, Indoor Practice Facility, Merrill Hall Replacement, and the Conibear Shellhouse Renovation and Addition are new projects not contained in the 1991-2001 GPDP. These projects are discussed in Section 1 of this report. Major renovation of existing space is currently taking place in Johnson Hall.

In addition, five projects are currently in the very preliminary planning stages: West Campus Parking Garage; the Bioengineering and Genome Building; upgrading, expansion and restructuring of the Business School facilities; Special Research Building and replacement building for Educational Outreach.

PLAN AMENDMENTS

The 1998 City-University Agreement provisions in Section II.C govern changes to the University's Master Plan. The City has approved nine plan change requests since the adoption of the GPDP. The University has withdrawn one plan change request in 1995 that dealt with leasing of space in the University District (Ave Arcade Building).

Interpretation Number 9101767 involved the height of the Physics Astronomy Building. The University requested an interpretation that the height of the structure did not substantially exceed the allowable height. The City approved this request in July 1991.

In Interpretation Number 9506321, the University requested a minor plan change to transfer 190,000 gsf of development capacity from the West Campus to the Central/West Campus for the construction of the William H. Gates Hall. This request was approved in March 1996.

Interpretation Number 9700539 requested a minor plan change to amend the development standards of the master plan, allowing exhaust ducts to be included among the features that are exempt from height controls. The City approved this request in April 1997.

Interpretation Number 9804067 approved moving 130,000 gsf of development capacity from the Central/East Campus to the East Campus. Square footage was reallocated from the Mechanical/Civil Engineering and the plant services Buildings for construction of the Indoor Practice Facility and the IMA Expansion, both located in the East Campus. The City approved this request in November 1998.

Interpretation Number 2006210 requested a minor amendment to reallocate 20,000 gsf from the Central Campus to the East Campus for the IMA Expansion. This request was approved in October 2000.

Interpretation Number 9906453, the University requested a minor amendment to transfer approximately 93,000 gsf of development capacity from the Central/East Campus to the South Campus for the proposed UW Medical Center Surgery and Treatment Pavilion [formerly the Ancillary Care Facility]. The City approved this request in December 1999.

Interpretation Number 9907878 requested a minor amendment to clarify the GPDP Development Standards to include antennae and satellite dishes accessory to wireless communication to be permitted as rooftop features. This request was approved in March 2000.

Ordinance 119984 approved a major amendment increasing the height for the Indoor Practice Facility. The City approved this request in February 2000.

Interpretation/MUP 2008781 approved a minor amendment moving 220,000 gsf [155,000 sf from the Central Campus and 65,000 from the West Campus] to the East Campus allocated to the proposed Nordheim Court/25th Avenue Housing and renovation and expansion of the Conibear Shellhouse. This request was approved in February 2001.

SECTION 3 CHANGES IN ENVIRONMENTAL IMPACTS

This section identifies changes in environmental impacts from the impacts described in the GPDP EIS for ongoing projects under construction at the end of 2001, and projects scheduled to begin construction in 2002. This section also identifies changes in cumulative impacts, as well as changes in the environment (population and housing) and programs that mitigate transportation and circulation impacts. Impacts of projects deferred to later biennia are expected to be similar to those described in the EIS but will occur later.

GEOLOGY AND TOPOGRAPHY

Table 3 identifies the volume of excavation indicated in the GPDP EIS for ongoing projects, and compares these estimates with current data. Current estimates are about 69,000 cubic yards (cy) more than the 212,000 cy estimated in the EIS, an increase of approximately 32 percent.

Table 3 Earth Excavation Changes		
	Cubic Yards (1,000)	
	GPDP	Updated
ONGOING PROJECTS		
Paul G. Allen Center for Computer Science & Engineering	78	43
William H. Gates Hall	0	4.5
Intramural Activities Building Addition	42	42
UWMC Surgery and Treatment Pavilion	46	46
PROJECTS TO BEGIN CONSTRUCTION IN 2002 OR 2003		
Nordheim Court/25 th Avenue Housing	8	15
Merrill Hall Replacement	0	0
Conibear Shell House Renovation and Addition	0	.82
Bioengineering & Genome Sciences Building	38	130
GRAND TOTAL	212	281.32

PLANTS AND ANIMALS

For ongoing and new projects, impacts on plants and animals are not expected to differ significantly from the impacts described in the GPDP EIS. Construction of the William H. Gates Hall will primarily displace an existing parking lot and mature trees, but will result in a net increase in tree specimens and other plant materials. Nordheim Court significantly protected a small pond and mature habitat at the edges, including mature tree canopy.

LAND USE

Table 4 shows the estimates given in the GPDP EIS for building coverage changes resulting from ongoing and new projects, and shows current data for those projects. Building coverage is the building "footprint" which differs from a building's total gross square footage. The figures are net (new building coverage less demolition/removals on the same site).

Table 4		
Building Coverage Changes in Gross Square Feet		
	Square Feet	
	GPDP	Updated
PROJECTS COMPLETED IN 2002		
Sports Field # 3 Improvements	0	0
ONGOING PROJECTS		
Paul G. Allen Center for Computer Sciences & Engineering	30,900	16,525
William H. Gates Hall	0	0*
Intramural Activities (IMA) Building	5,850	11,200
UWMC Surgery and Treatment Pavilion	34,000	34,000
PROJECTS TO BEGIN IN 2002		
Nordheim Court/25 th Avenue Housing	13,251	62,000
Merrill Hall Replacement	0	3,810
Conibear Shell House Renovation and Addition	0	8,680
Bioengineering & Genome Sciences Building	34,336	43,760
TOTAL	118,337	179,975
* This building site is displacing an existing parking lot, resulting in no change in existing impervious surface.		

POPULATION

Changes in University population (students, faculty, and staff) reflect various factors. Student enrollment increased 7% in 2002. Faculty and staff population has generally grown at the rate estimated in the GPDP. Table 5 shows that total autumn quarter on-campus head count for student, faculty and staff for the years 1990 through 2002. The increase in 1999 faculty population can be attributed to more precise calculations in the University District than were conducted in previous years.

The University has changed the way it reports the number of students at the Seattle Campus. Historically, total students less employees in tuition-exempt classes (who are already reported as employees) have been reported as student population. Prior to 2002, non-degree seeking students enrolled only in fee-based classes (i.e. not supported with state tuition funds) were excluded from the population of total students. Students in this group typically have fewer credits per quarter and typically attend classes during evenings or weekends. Non-degree seeking students enrolled only in fee-based classes were added to the official student population in the autumn quarter of 2002 for the first time. The effect of this reporting change is that approximately 1,400 students who were previously not included in the official student tally are now included.

Year	Students	Faculty	Staff	Total
1990	33,049	4,563	12,296	49,980
1991	33,792	4,609	12,559	50,960
1992	34,096	4,655	12,828	51,579
1993	33,470	4,700	12,800	50,970
1994	33,335	4,750	13,250	51,335
1995	33,635	4,795	13,670	52,100
1996	33,966	4,840	13,960	52,766
1997	34,190	4,890	14,260	53,340
1998	34,625	4,941	14,570	54,136
1999	35,062	6,035	14,428	55,525
2000	35,582	6,087	15,188	56,857
2001	37,412	6,124	15,699	59,235
2002	39,216	6,348	15,800	61,364

HOUSING

As part of GPDP, the University agreed to monitor and report housing conditions, including vacancy and rental rates in both primary and secondary impact areas of the University area. Tables 6 and 7 show vacancy and rental rates on and off campus.

In 2002, University-owned housing stock consisted of 5,343 residence hall beds for single students, 132 beds in 34 apartments for single students, 43 family (one-bedroom) units, and 160 family (two- and three-bedroom) units.

Renovation of the University-owned 139-unit Commodore-Duchess Apartment Building by a private development company was completed in the fall of 1997. A property management company will operate the building for thirty years. The University will supply to the property management company student lists of potential tenants who receive first priority for housing.

A similar public/private development model was used to redevelop the University-owned student housing at Sandpoint, now called Radford Court. A total of 399 units were constructed or renovated at the site, primarily for student family housing. Construction was completed in Fall 2002.

To pursue the redevelopment of Sand Point, in January 2000, the University entered into a lease and a use agreement with Radford Court Properties (RCP). Under this agreement, RCP, a non-profit organization, is responsible for financing, construction and operation of student and faculty housing at Sand Point. Construction of Radford Court is complete. The net result is an increase of 167 family housing apartments, for a total of 399 apartments.

	Percent of Units Vacant			Average Rent per Month		
	Residence Halls	Single Student Apts	Family Housing	Residence Halls	Single Student Apts	Family Housing
Fall 1990	11.8	1.0	1.0	\$210	\$266	\$355
Spring 1991	19.4	4.0	1.3			
Fall 1991	6.7	5.0	6.9	\$219	\$285	\$376
Spring 1992	19.8	5.0	5.0			
Fall 1992	10.2	2.0	3.4	\$229	\$304	\$400
Spring 1993	25.0	38.1	5.0			
Fall 1993	15.6	0.9	1.0	\$245	\$327	\$423
Spring 1994	28.0	4.3	3.9			
Fall 1994	14.2	0	8.3	\$253	\$338	\$437
Spring 1995	27.6	5.6	3.6			
Fall 1995	11.6	3.2	3.1	\$264	\$353	\$460
Spring 1996	25.0	5.2	4.5			
Fall 1996	6.0	3.2	3.8	\$272	\$363	\$488
Spring 1997	14.8	2.7	3.2			
Fall 1997	0	3.8	5.0	\$284	\$374	\$516
Spring 1998	11.7	3.2	1.4			
Fall 1998	0	1.5	1.6	\$291	\$383	\$541
Spring 1999	9.2	1.3	3.4			
Fall 1999	0	1.6	3.8	\$298	\$398	\$568
Spring 2000	7.3	1.1	2.4			
Fall 2000	3.0	1.1	4.7	\$311	\$423	\$595
Spring 2001	8.2	7.3	1.4			
Fall 2001	0	0	3.8	\$382	\$470	\$693
Spring 2002	7.5	8.1	4.3			
Fall 2002	0	5.6	8.5	\$402	\$485	\$701

In June 2001, the University entered into a lease and a use agreement with Twenty-fifth Avenue Properties (TAP), a non-profit organization, to construct approximately 134 apartment housing units (containing 460 beds) at 25th Avenue NE, located on the UW Campus near the Blakeley Village Apartments north of the University Village shopping center. The project is scheduled to be open in autumn 2003.

The Nordheim Court (formerly named the 25th Avenue Housing project) uses square footage approved under the GPDP and meets housing demand projected in the Campus Master Plan (CMP). The GPDP did not anticipate growth in student population. Overlap in planning horizons has created a need to utilize GPDP square footage to meet CMP projected housing demand.

Table 7		
Off-Campus Vacancy and Rental Rates		
	Percentage of Units Vacant	Average Rent Per Month
Fall 1990	4.3	\$491
Spring 1991	2.3	\$517
Fall 1991	5.5	\$525
Spring 1992	4.3	\$553
Fall 1992	2.9	\$551
Spring 1993	3.2	\$560
Fall 1993	4.8	\$563
Spring 1994	3.6	\$592
Fall 1994	4.8	\$596
Spring 1995	2.8	\$605
Fall 1995	3.5	\$607
Spring 1996	1.9	\$602
Fall 1996	1.4	\$614
Spring 1997	0.9	\$652
Fall 1997	1.2	\$672
Spring 1998	1.5	\$701
Fall 1998	1.4	\$729
Spring 1999	1.3	\$735
Fall 1999	2.6	\$755
Spring 2000	1.5	\$776
Fall 2000	1.8	\$824
Spring 2001	2	\$811
Fall 2001	4.1	\$835
Spring 2002	5.7	\$839
Fall 2002	5.9	\$835

Due to increases in freshman class size and a high rate of retention in residence halls, recent demonstrated demand for single-student housing at the UW has been and is growing. The CMP projects that by 2012, the UW student population will grow by 3,000-4,000 students. Though the Department of Housing and Food Services (HFS) has some flexibility to reconfigure housing space to accommodate more students, HFS anticipates the need to increase its housing inventory by 850-1000 bed spaces by 2012. [Nordheim Court is meeting a portion of this need].

HFS is a self-sustaining auxiliary unit of the University and receives no funding from the University, State or Federal governments for its operations. Any decision to build new housing facilities must be made based on sustained, proven housing demand that will ensure an occupancy level to adequately cover all construction and long-term operating costs associated with these news facilities.

Based on this proven need, Nordheim Court will be completed by autumn 2003, adding approximately 134 apartment units (460 bed spaces) to the current HFS inventory. This project will partially address the increased need for campus housing identified in the CMP. With the Radford Court increase in units and the Nordheim Court development, 627 of the 850-1000 bed spaces will be met. Future development will depend on the actual growth in enrollment and resulting housing demand. If the CMP projections are realized and if building new housing projects is financially feasible, HFS will meet the increased housing need.

AIR QUALITY

For ongoing and 2002 projects, air quality impacts are not expected to differ significantly from those described in the GPDP. Table 8 shows carbon monoxide monitoring results from 1992 through 2002 at the monitoring station at 1307 NE 45th Street.

Table 8. Carbon Monoxide Monitoring Results		
	Highest 8-Hour Average (In parts per million)	Number of Violation Days
1992	12.9	1
1993	7	0
1994	8.2	0
1995	8.1	0
1996	8.7	0
1997	6.7	0
1998	6.2	0
1999	7.0	0
2000	7.0	0
2001	6.5	0
2002	6.5	0

NOISE

Given the deferral of a number of proposed projects, noise impacts for ongoing and new projects are expected to be less than those described in the GPDP EIS.

WATER AND SEWAGE

For ongoing and new projects, impacts on water usage and sewage flow would be slightly less than described in the GPDP EIS. The Declaration of Non-Significance prepared for the 25th Avenue Housing development (UW Blakeley Addition) did not identify adverse impacts on water usage and sewage flow. Water usage and sewage flow within the University central monitoring system for 2002 were 727,374 and 480,067 units of water, respectively, where one unit equals 100 cubic feet.

SOLID WASTE

On the basis of population growth with full implementation of the GPDP, the GPDP EIS estimated that solid waste would total about 362 more tons per year by 2002 than in 1988. In 2002, the University exceeded that projection by 1,200 tons, due to the unanticipated increase in student population. Specifically, in 2002 the University generated approximately 11,945 tons of waste with about 38% (4,500 tons) of that being recycled. Given the deferral of many projects proposed in the GPDP, the onset of increased levels of solid waste generation would be postponed until completion of the deferred projects in the 1997-2002 planning period.

RECREATION, POLICE AND FIRE SERVICES, HISTORICAL RESOURCES, LIGHT AND GLARE, AESTHETICS, AND RISK OF UPSET/HAZARDOUS EMISSION/HUMAN HEALTH

Impacts of ongoing and new projects of all the above elements are not expected to differ significantly from the impacts described in the GPDP EIS. The new sports field lighting system is state-of-the-art and designed to minimize off-site spillage of light and glare.

SECTION 4
BIENNIAL CAMPUS AND U-DISTRICT CORDON COUNTS

TRANSPORTATION AND CIRCULATION

The conditions for approval of the GPDP established two measures to determine the potential traffic impacts associated with University development. The first is the University District Cordon Count, and the second is the Annual Campus Traffic Count, conducted since 1983.

U-DISTRICT CORDON COUNT

In the past, the City of Seattle conducted the University District Cordon Count every two years on the streets surrounding the University campus to estimate both non-University trips and University trips. In 2001, the City of Seattle elected not to measure trips using the Cordon Count method. A new tracking mechanism is under review by the City and the University.

ANNUAL CAMPUS TRAFFIC COUNT

The annual campus traffic count is performed every autumn quarter. The maximum University vehicle trips for the AM peak period (7-9 AM) to campus and the PM peak period (3-6 PM) from campus and the total two-way 24-hour trips are shown in Table 9. The maximum trips are based on an average of the campus vehicle counts for the years 1988 to 1990 plus an error factor for random variation (a condition of the 1991 GPDP).

Between 1990 (pre-U-PASS) and 2002 the AM trips to campus have decreased almost 14 percent. During the same period, the PM peak period trips from campus have decreased 0.3 percent, with 24-hour trips up 1.5 percent. All measurements under the annual traffic count indicate that the University remains below the limits established under the GPDP.

Table 9
Campus Vehicle Trips
(October)

	Max-imum Allowed	Pre-U-PASS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	% Change 1990-2002	% Beneath Maximum (2002)
Time/Direction																	
AM Trips TO Campus [7-9 AM]	8,267	7,800	6,628	6,456	6,458	6,660	6,612	6,770	6,322	6,329	6,878	6,872	6,868	6,738	-13.6%	-18.5%	
PM Trips FROM Campus [3-6 PM]	9,782	8,979	8,205	8,246	8,267	8,120	8,259	8,709	8,055	8,294	8,634	9,084	8,852	8,951	-0.3%	-8.5%	
24-Hour Campus Vehicle Trips	63,200	59,132	56,316	54,596	55,870	54,494	55,272	58,460	54,514	56,092	59,667	61,879	62,344	60,010	1.5%	-5.3%	

**SECTION 5
TRANSPORTATION MANAGEMENT PROGRAM**

PARKING

The University addresses the parking needs of faculty, staff, students and visitors through the University's transportation management program (U-PASS). The University is also limited to a maximum of 12,300 parking spaces per the conditions of the 1991-2001 GPDP. In order to remain under the parking cap, the University instituted the U-PASS program, which encourages the use of non-single occupant vehicle (SOV) modes of travel, such as walking, biking, riding the bus, carpooling and vanpooling, as well as working from home and compressing work weeks. The University Biennial Parking Plan of Record, which addresses the parking needs of faculty, staff, students and visitors in the context of the U-PASS program, was first produced in 1992 and updated in 1994, 1997, 1999, and again in 2001.

PARKING INVENTORY

As of October 2002, 11,629 parking spaces are located in five campus sectors as shown in Table 10. Four types of space are provided: permit/visitor, disabled, daily pay (Montlake lots) and reserved carpool. Table 10 also lists the number of campus parking spaces by campus sector and parking type. Approximately 65 percent, or 7,504 of the total 11,629 parking spaces, are assigned to visitor and SOV/carpool permit parking. Over 1,000 spaces are set aside for daily carpool parking on the main campus and in the east campus.

Table 10 Parking Space Inventory					
Sector	Permit/Visitor	Disabled	Montlake Daily Pay	Reserved Carpool	Total
North	1,637	70	-	175	1,882
Central	1,370	119	-	275	1,764
South	855	132	-	-	987
East	1,947	14	2,677	625	5,243
West	1,715	38	-	-	1,753
Total	7,504	373	2,677	1,075	11,629

PARKING SYSTEM INDICATORS

Table 11 provides information on the number of SOV permits, user costs, campus parking utilization, carpool and vanpool use for the years 1990 through 2002. Since the U-PASS program started in October 1991, the monthly SOV parking rates have increased by 173 percent. One of the results of this increase has been a 19 percent decrease in the SOV permits sold.

The University created the Pay Per Use Parking program in 2002 in its West Campus Garage. The program is designed to increase the number of employees who pay for parking on a unit cost basis. This is intended to decrease volume discounts for parking and provide incentives to occasionally commute by alternative mode. Preliminary indications are that the number of trips per person who had an SOV permit in the West Campus Garage prior to the start of the program has decreased from 4.7 to 4.0 times per calendar week.

Table 11 Parking System/Transportation Indicators (October)														
	Pre U-PASS 1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	%Change 1990-2002
SOV Permits														
Monthly Parking Rate	\$24	\$ 36	\$ 40	\$ 40	\$ 42	\$ 42	\$ 42	\$ 45	46.50	48.50	53.58	\$ 59.22	65.44	172.7 %
Faculty/Staff Permits	6,440	5,507	4,940	4,786	4,705	4,816	4,907	5,004	5,087	5,150	5,170	4,899	4,392	-31.8%
Student Permits	1,027	840	724	614	651	811	948	806	848	607	858	670	633	-38.4%
Pay Per Use Parking	-	-	-	-	-	-	-	-	-	-	-	-	1,010	-
Total	7,467	6,347	5,664	5,400	5,356	5,627	5,855	5,810	5,935	5,757	6,028	5,569	6,035	-19.2%
Parking Utilization	87.5%	78.6%	78.5%	80.8%	81.1%	83.0%	82.9%	84.2%	87.2%	84.5%	84.9%	84.9%	84.9%	-3.0%
Carpools														
Permit Carpools	698	827	837	926	965	964	1,022	1,045	1,117	1,149	1,219	1,330	1,505	155.6%
Daily Carpools	760	810	899	923	966	971	1,018	862	937	919	913	987	1,129	27.7%
Total	1,458	1,637	1,736	1,849	1,931	1,935	2,040	1,907	2,054	2,068	2,132	2,317	2,634	58.9%
Participants	3,587	4,075	4,260	4,535	4,722	4,705	4,877	4,467	4,762	4,761	4,875	4,962	5,634	38.3%
Vanpools	8	11	22	24	23	23	27	28	27	31	26	31	31	287.5%

Parking lot utilization has also decreased from 87.5 percent before U-PASS to 85 percent as of October 2002. During the same period, permit carpools have increased 116 percent. In October 2002 over 5,600 individuals participated in the carpool program, an increase of 57 percent over the 1990 rate. The number of vanpools in operation has grown from 8 prior to the U-PASS to 31 as of October 2002.

U-PASS

On September 30, 1991, the University began the U-PASS program as advance mitigation for the anticipated traffic impacts associated with the GPDP. The U-PASS is a comprehensive transportation demand management (TDM) program, which consists of the following features: increased transit service and subsidized bus fare, shuttle services, free carpool parking, subsidized vanpool fares, ridematch services, a bicycle program, merchant discounts, reimbursed ride home and discount daily parking passes for faculty and staff. Additionally, the University has signed an agreement with Flexcar, a private membership-based car sharing program. To date eight Flexcar vehicles are parked on the Seattle campus. Memberships and hourly rates are offered to U-PASS holders at a discount. Flexcar eliminates the need to bring a personal car to campus. Individuals may opt to use any combination of these services to meet their daily transportation needs.

The U-PASS is a sticker applied to a University identification card. Currently, the U-PASS costs students \$11.67 per month (\$35 per quarter) and faculty/staff \$16.32 per month (\$48.96 per quarter).

The U-PASS program is funded from the parking system, U-PASS purchasers and other University sources. In October 1991, parking rates were increased significantly to help pay for the program and to discourage driving alone to campus. Again in 2000 a series of price increases were initiated, increasing parking costs by 35 percent in 2002.

In autumn quarter 2002, the number of student U-PASSes in circulation reached 32,155, a 28 percent increase over 1991. In all, 46,737 people purchased a U-PASS during autumn quarter 2002. Table 12 shows the October U-PASS participation rates for students and faculty/staff.

Type	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	% Change 1991- 2002
Student	25,173	27,765	27,447	27,297	27,830	28,502	29,126	29,087	29,569	30,265	31,538	32,155	27.7%
Faculty/Staff	11,345	12,084	11,841	11,690	11,717	12,064	12,321	12,345	13,006	13,563	13,916	14,582	28.5%
Total	36,518	39,849	39,288	38,987	39,547	40,566	41,447	41,4332	42,575	43,828	45,454	46,737	28.0%

SECTION 6

REVISIONS TO LONG-RANGE PLANNING AND DECENTRALIZATION POLICIES

The conditions for Approval of the GPDP call for a report of revisions to the University's long-range planning and decentralization policies. There have been no policy revisions regarding either long-range planning or decentralization since development of the GPDP.

LONG-RANGE PLANNING

The GPDP was the University's long-range planning guide for general physical development. It reflected the University's urgent need to improve science and engineering facilities for the present and into the 21st century. The GPDP provided a net increase of 2.2 million gsf by the year 2001 and for up to 1,750 covered parking spaces to replace surface parking.

The University selected a preferred plan for the Southwest Campus in 1993, and the City Department of Construction and Land Use, and the City Hearing Examiner approved the plan with certain conditions. Final approval by the City Council and the Board of Regents was completed in the winter of 1994. After approval of the Southwest Campus Plan, the GPDP was revised to incorporate plans for the area. The University's goals regarding long-range planning could be found in Section II of the GPDP.

MASTER PLANNING PROCESS

The University has developed a new master plan to replace the existing 1991-2001 General Physical Development Plan. The University of Washington Seattle Campus Master Plan (CMP) has been approved by both the City of Seattle and the University of Washington Board of Regents. The CMP is more flexible and conceptual, evaluating the interrelationship between open space, circulation patterns and building sites. Although decisions about siting specific projects will be determined by the University's ongoing Capital Planning process, the plan sets forth guidelines for future building decisions. The CMP also projects the University's ten-year population growth, development needs, updates the Transportation Management Plan (TMP) and integrates with the University neighborhood plan.

For more information about the Plan, please visit the Campus Master Planning website at: www.washington.edu/community/cmp.html. Like other Major Institution Master Plans, the University's plan will remain in place and guide development until the capacity identified in the plan has been reached. In addition, any remaining capacity in the current 1991-2001 GPDP has been carried forward.

DECENTRALIZATION

The GPDP states "decentralization of academic programs will occur primarily at the campuses" (Vol. I, p. 13). The GPDP also states that some of the University's facilities needs may be provided off campus "to meet special siting criteria, preserve building sites for high priority projects which require on-campus locations, or mitigate adverse transportation impacts." These policies have not changed since development of the GPDP.

In addition to decentralization through development of two new campuses (discussed below), decentralization of University programs has occurred through leasing of off-campus space. The University now leases about 494,008 sf in Seattle outside the primary and secondary impact zones. This compares with 98,310 sf reported in June 1989. The Education Outreach program, which offers noncredit courses and certificate programs occupies 15,622 sf of space in downtown Seattle, and 16,140 sf in Bellevue.

Construction of the Harborview Medical Center Research and Training Building (R & T Building) was completed under the joint management of the UW and Harborview Medical Center. The R&T Building, located at the northeast corner of 9th and Alder, is included in the *Harborview Medical Center Major Institution Master Plan*. It replaces antiquated facilities formerly located in Harborview Hall and houses training, classrooms, research and materials management functions.

BOTHELL AND TACOMA CAMPUSES

A significant development related to future decentralization was the approval of the Washington State Master Plan for Higher Education by the Higher Education Coordinating Board (HEC Board) in December 1987. In August 1988, the University submitted to the HEC Board the Plan to Expand Upper-Division and Graduate Programs in the Puget Sound Region. This plan included recommendations for two campuses for the Tacoma and Bothell areas.

Initial funding for the planning of these campuses was provided for the 1989-91 biennium. The profile of the campuses in the year 2010 assumes that together they will serve about 9,000 upper-division students and 1,800 students in applied master's programs. It is expected that these campuses will help to alleviate pressures to increase enrollment at the main University campus in Seattle.

Environmental review of alternative sites and site selection took place during 1990. The HEC Board chose the site for the Tacoma-area campus in November 1990 and the site for the Bothell-area campus in December 1990. Both campuses opened in September 1990 in leased facilities. The state legislature provided funding for site acquisition, master planning, and first-phase design in 1991.

The 2002 fall quarter student enrollment was 2,075 at the Tacoma Campus. Development phases IA and IB in Tacoma were completed in 1997 and early 2000, respectively. Phase IIA-North at the Tacoma Campus opened in September 2000. Phase IIA-Central has been completed. Construction for Phase IIB began in August 2002.

The HEC Board subsequently determined that a community college and the University should be co-located at a site in the Bothell-Woodinville area. An alternate site for this purpose has been purchased and construction of Phase I was completed in Fall 2000.

The 2002 fall quarter student enrollment at the Bothell Campus was 1,488 FTE students. Phase II construction on the Bothell Campus was completed in September 2001. No additional construction is slated for the Bothell Campus in the next biennium.

**SECTION 7
LEASES, PURCHASES, AND GIFTS OF REAL PROPERTY**

the 1998 City/University Agreement requires the annual report to include information on leasing in the primary and secondary impact zones.

CURRENT LEASES

The University's current limit is 550,000 sf for leases in the primary, secondary and permitted impact zones.

Table 13 lists impact zone leases as of December 31, 2002, giving for each lease the address, square footage, use and term. A total of approximately 532,634 sf was being leased in the impact zones by the University as of December 31, 2002; 489,730 sf in the primary zone and 42,904 sf in the secondary zone. The University's total leased space in the impact zones increased by about 12.5 percent in 2002 compared to 2001.

The amount of parking available with leased space in the impact zones is not precisely known because many leases do not specify the number of associated parking spaces. The number is estimated to be about 605.

PLANS FOR ADDITIONAL LEASING IN 2003

The University plans to lease additional space within the permitted impact zone in 2003. As indicated in Table 13, a new occupancy of 28,693 sf is currently pending. The total amount of space leased will not exceed the limit of 550,000 gsf as specified in the 1998 Agreement. All new leased space will be located within the permitted leasing zone indicated on Figure 10.

TABLE 13 UNIVERSITY OF WASHINGTON IMPACT ZONE REPORT, AS OF 12/31/02		
Leases within Seattle	Impact Zone	Total SF
	Permitted Zone	424,755
	Primary Zone (outside Permitted)	64,975
	Total Primary Zone	489,730
	Secondary Zone	42,904
	Total Primary and Secondary Zones*	532,634
	Outside Impact Zone	
	University of Washington Seattle Campus	433,541
	Harborview	60,467
	Total within Seattle	1,026,642
Leases outside Seattle but within Washington		105,353
<p>* A new lease occupancy of 28,693 sf is located at 4225 Roosevelt Way. In addition, new leased space may be required to house Educational Outreach on a long-term basis as a result of the destruction of their former building by fire in December 2002.</p>		

PROPERTY PURCHASES COMPLETED IN 2002 OR PLANNED FOR 2003, AND ANTICIPATED USES

The University did not purchase any additional properties in the primary or secondary impact zones in 2002 and has no plans to do so in 2003.

GIFTS OF PROPERTY IN 2002, AND ANTICIPATED USES

The University received no gifts of real property in the impact zones in 2002.