

# University of Washington Master Plan

Seattle Campus



SEMI-ANNUAL REPORT

JANUARY 2006

# Executive Summary

## July 1, 2005 to December 31, 2005

In the last six months the University added 2,460 square feet of leased space within the University District Northwest Urban Center Village (UDNUCV) area, bringing the total leased space to 488,486 square feet. Leased space outside of the the UDNUCV, but within the Impact Zones, remained the same at 2,000 total square feet. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is 561,780 square feet. This is a decline of 1,232 square feet since the last report. The University has no current plans to lease additional space during the next year. However, The University has signed a letter of intent to lease space within a new building to be developed by UNICO at 42nd & 15th.

University employment in the UDNUCV is now 1,834 people. This is an increase of six people since the last semi-annual report.

The University engaged in a variety of projects in the community over the past six months including: continued support for the Husky Neighborhood Clean-Up, the Community Gathering and the Martin Luther King, Jr. Day of Service.

## Preface

This document is the fifth 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 July through December 2005.

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](mailto:sfolk@u.washington.edu)

This report can be printed from the web and is posted on the web at [www.washington.edu/community](http://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. Renewal and restoration of Campus Buildings, \$157 million: Capital Budget Request for 2005 - 2007

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 2005 - 2007 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.

Renovate critical buildings — \$63 million.

- Renovate Guggenheim Hall (\$25 million), Architecture Hall (\$22.9 million) and Health Sciences H-Wing (\$5 million).
- Provide planning and design for future renovation of Savery Hall (\$6.6 million), Playhouse Theater (\$1 million) and Clark Hall (\$2.5 million).

Expand UW Bothell Capacity — \$14 million.

- Complete SR 522 South Campus Access project required by the City of Bothell for future expansion of UWB;
- Update pre-design and fund schematics for Phase 2B to create new capacity for 600 additional students.

Expand UW Tacoma Capacity — \$13 million.

- Renovate UWT Assembly Hall (\$7.5 million)
- Provide land acquisition and soils remediation for future expansion (\$5.5 million).

Upgrade Computing and Communication — \$20 million.

- Fund large-scope building communication and computing upgrades and data center improvements.

Repair UW Facilities — \$47 million:

- Preservation projects including roofing, plumbing, electrical, exterior, utilities, road and sidewalk improvements, and seismic corrections.
- \$5 million is requested for improvements and adaptations of existing spaces to support changes and expansions in UW programs.

2. Sites Chosen for Development Under CMP

Table 1 below shows CMP sites that have been approved 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 1**  
**Campus Master Plan Chosen Sites**

<b>PROJECT NAME</b>	<b>CMP Site</b>	<b>GSF</b>	<b>Program Description</b>	<b>Anticipated Schedule for Construction to begin</b>
Research and Technology	27W	145,000	Academic	January 2005 (Under Construction)
West Campus Parking Garage	68S	300 to 500 stalls	Transportation	February 2006
Educational Outreach	34W	55,000	Academic	March 2006
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	Academic	Not known at this time
Public Health and Community Medicine	52S	87,000	Academic	Not know at this time

3. Sites Under Construction or Projects Completed During Reporting Period

Site 27W is under construction and site 34W will break ground soon.

Table 2 below shows the amount of approved development capacity by sector of the campus. The last column in the chart shows the amount of development capacity that has been used as of this reporting period.

**TABLE 2**  
**Development Capacity By Campus Area**

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

**B. PROPOSED PROJECT DEVELOPMENT CHANGES AND MAJOR AND MINOR PLAN AMENDMENTS**

1. Proposed Project Changes

*There have been no project changes during this reporting period.*

2. Major and Minor Plan Amendments

*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 feet of space during the life of the plan. Page 84 of the CMP describes the development process and discusses the difficulty in determining a development time table for projects and which site will be developed during what time period on the campus over the life of the plan. The development schedule as set forth in the CMP says the following:

“Based on past development trends, need and funding sources, it is anticipated that during the life of the plan the University will build approximately 600,000 gsf of new buildings every biennium up to 3 million gsf. However, there may be some biennia where the development is less than 600,000 gsf or more than 600,000 gsf.”

The development schedule, as anticipated in the EIS and defined in the CMP above, has been followed and consequently no direct, indirect or cumulative adverse environmental impacts have occurred.

## Section 2 Housing and Jobs

### **A. THE NUMBER OF JOBS ADDED THROUGH UNIVERSITY OF WASHINGTON LEASING IN THE UDNUCV**

In the past six months, the University added 2,460 square feet of space to its leasing inventory within the UDNUCV. As a result of this increase, total University employment in the UDNUCV is now 1,832. This is an increase of 6 people since the last semi-annual report. The total amount of space leased by the University within the UDNUCV is now 488,486 square feet. This represents 87% of the total space leased by the University within the Primary and Secondary Impact Zones – an increase of 1% since the last semi-annual report.

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

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

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

1. 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 and 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. The University continues to share this information with developers in the U-District to encourage construction of housing suitable for University employees.
2. The University has signed a letter of intent to lease space within a new building developed by UNICO at 42<sup>nd</sup> and 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.
3. The University participates in the Hometown Home Loan Program. This program offers University employees a series of discounts on loan fees, escrow, title, and related financing costs. Additional benefits are available to households with modest incomes and located in the City of Seattle. Since bringing this program to campus in 1998, nearly 2,100 UW employees have taken part. Over 900 of these were first time home buyers.

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

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

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

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

**PROGRESS OF HOUSING DEVELOPMENT IN THE UDNUCV**

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

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

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

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

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

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

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

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

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

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

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

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

## SECTION 3 Transportation

### A. Annual Campus Traffic Counts

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

Results of the Annual Campus Traffic Count can be found at:

[http://www.washington.edu/upass/news\\_and\\_reports/upass\\_reports/05\\_campus\\_traffic/05\\_traffic.pdf](http://www.washington.edu/upass/news_and_reports/upass_reports/05_campus_traffic/05_traffic.pdf)

In 2005 the Annual Campus Traffic Count measured:

- 5,960 morning peak period inbound vehicle trips (down 4 percent from 2004)
- 8,257 afternoon peak period outbound vehicle trips (down 8 percent from 2004)
- 57,787 total vehicles in a 24-hour period (down 10% from 2004).

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

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

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

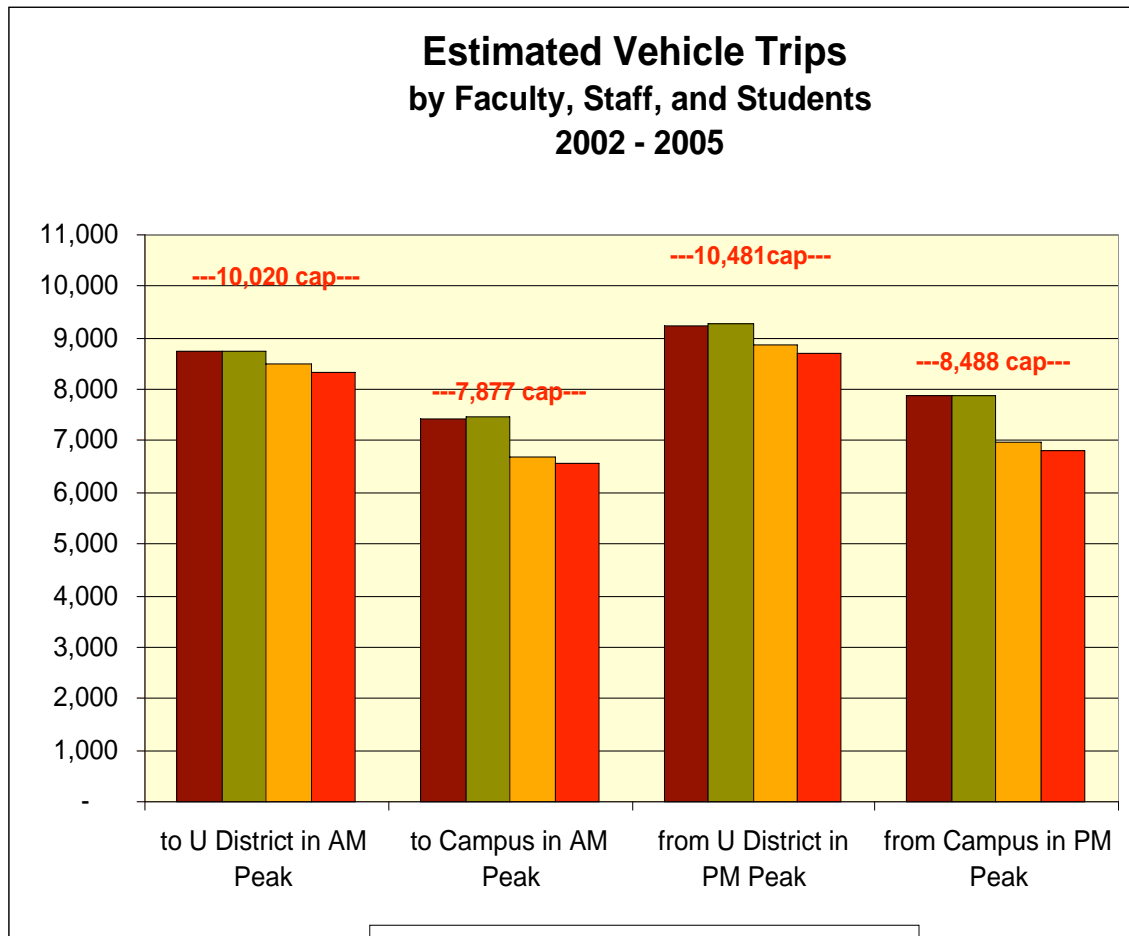
An estimate the number of vehicle trips made by faculty, staff, and students is derived from a biennial transportation survey of faculty, staff, and students (most recently done in fall 2004), and campus population statistics. The most recent estimate (fall 2005) shows the University is currently under the caps established in the 2003 CMP.

**TABLE 6**  
**2005 Vehicle Trip Estimates**

	<b>AM Peak Inbound To U-District</b>	<b>AM Peak Inbound To Campus</b>	<b>PM Peak Outbound From U-District</b>	<b>PM Peak Outbound From Campus</b>
<b>CMP Cap</b>	10,020	7,877	10,481	8,488
<b>2005 Vehicle Trip Estimates</b>	8,314	6,562	8,686	6,815
<b>Percentage Under CMP Cap</b>	-17%	-17%	-17%	-20%

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

**TABLE 7**  
**Vehicle trips by Faculty, Staff, and Students, 2002-2005**

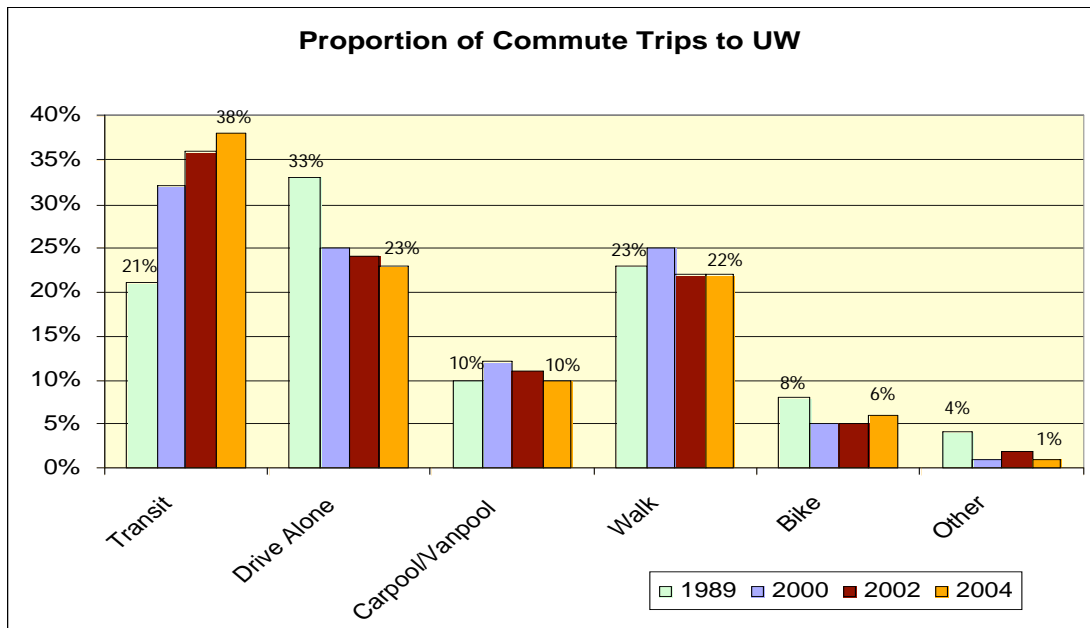


**C. PROGRESS ON TRANSPORTATION MANAGEMENT PROGRAM**

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

The U-PASS program has been a success: Today, less than one-fourth (23 percent) of the campus population drives alone to campus. The rest rides transit (38 percent), walks or bikes (28 percent), or rideshare (10 percent). These data are derived from the biennial transportation survey of faculty, staff, and students, last conducted in 2004. The next survey will occur in the fall of 2006.

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



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

**TABLE 9**  
**Travel Modes by Faculty, Staff and Students**

	Faculty		Staff		Students	
	'89	'04	'89	'04	'89	'04
<b>Transit</b>	11%	20%	25%	40%	21%	41%
<b>Drive Alone</b>	60%	48%	44%	38%	25%	13%
<b>Carpool/Vanpool</b>	11%	11%	15%	13%	9%	9%
<b>Bicycle</b>	9%	12%	6%	5%	9%	5%
<b>Walk</b>	7%	7%	6%	5%	31%	31%
<b>Other</b>	2%	1%	4%	1%	4%	1%

For a complete update on the UW Transportation Management Program and its success in meeting the TMP, please see the “2004 U-PASS Annual Report” at:

[http://www.washington.edu/upass/news\\_and\\_reports/upass\\_reports/annualreport2004.pdf](http://www.washington.edu/upass/news_and_reports/upass_reports/annualreport2004.pdf)

## Section 4

# Leasing, Purchases, and Gifts of Real Property

### **A. CITY REPORT ON COMMERCIAL REAL ESTATE CONDITIONS AND UDNUCV PROGRESS TOWARDS REACHING THE HOUSING PLAN GOALS**

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

- a report on commercial real estate conditions, including lease rates and vacancy rates in the University District Northwest Urban Center Village (UDNUCV) compared to other areas;

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

#### **COMMERCIAL REAL ESTATE CONDITIONS**

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

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

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<sup>1</sup> Patty Dupre, Dupre+Scott Apartment Advisors, *Central Puget Sound Real Estate Research Report*, Vol. 56 No. 1, Spring 2005.

**TABLE 10**  
**Market Vacancy/Actual Rent by Neighborhood and Unit Size**

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

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

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

**TABLE 11**  
**Trends in University District Vacancy Rate for All Units**

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

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

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

**TABLE 12  
Canal Submarket Office Market Data**

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

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

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

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

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

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

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

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

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

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

*7/1/05 – 12/31/05: None.*

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

*7/1/05-12/31/05: 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](mailto:chaire@u.washington.edu) for “Appendix B.”

**TABLE 16**  
**UDNUCV Leasing Report**  
**(as of 12/31/05)**

<b>Leases within Seattle</b>	<b>Total sq. ft.</b>
Impact Zones and UDNUCV UDNUCV*	488,486
Primary Zone (outside UDNUCV) Total Primary Zone	71,294 559,780
Secondary Zone (outside UDNUCV) Total Primary and Secondary Zones	2,000 561,780
Outside Impact Zone University of Washington Harborview	604,562 34,538
Total within Seattle	1,200,880
Leases outside Seattle but within Washington	50,884
Total	1,252,764

**Known Plans for Additional leases in the UDNUCV:** No specific Leases in progress AS OF 12/31/05. However, the University has signed a letter of intent to lease space within a new building to be developed by UNICO at 42<sup>nd</sup> and 15th.

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

**Amount of residential space within buildings leased by UW:** NONE

**Purchase of property within the Primary and Secondary Impact Zones and proposed use during the last six months:** NONE

**Gifts of property within in the Primary and Secondary Impact Zones and proposed use during the last six months:** NONE

**Change in Ground Level space during the last six months (7/1/05 to 12/31/05):** 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 and 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](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 Guide to Off-Campus Living provides students with tips on being a good neighbor, noise expectations, parking restrictions and resources to help solve neighborhood problems. With publication of this guide, the University is fulfilling a commitment made to the City and neighbors during adoption of the Campus Master Plan. This document was sent out this fall to 5,494 student housing units (representing approximately 8,400 students) in the 98105 zip code. This document was also sent to 722 single-family homes north of campus.

Hold it Down Please: [http://depts.washington.edu/ovpsa/Hold\\_It\\_Down.pdf](http://depts.washington.edu/ovpsa/Hold_It_Down.pdf)

### **Additional University Projects in the Community:**

#### North of 45<sup>th</sup> Street Committee

This Committee was formed to study the concerns of neighbors, the Greek community, and the University in the area immediately north of campus. A variety of incidents in this area, including excessive noise, safety issues, and the influence of illegal behavior have been a continuing source of concern. This group has been tasked to: obtain a clearer understanding of what is occurring in University Park and the Greek community and provide recommendations on how to work collectively to improve the environment. Julia Gold, Senior Lecturer and Director of the Medication Clinic, School of Law, and Will Rasmussen, third-year law student, will co-chair this committee. The committee is scheduled to meet every Tuesday between February 28 and May 30, 2006.

### Husky Neighborhood Clean-Up

More than 600 cubic yards of extra garbage are typically generated in the University District as students move out for the summer and return in the fall. Much of this garbage gets piled next to dumpsters and other places. In response, the University of Washington has sponsored efforts to keep adjacent neighborhoods clean during these times. The “Husky Neighborhood Clean-Up” provides large dumpsters, reusable goods collection, recycling and increased garbage service for student housing.

The University of Washington sponsored this program again in fall 2005 and collected over 450 cubic yards of garbage. Collection sites were located at NE 17th Ave & 47th St and 20th Ave and 52nd St. UW Panhellenic Council, UW Interfraternity Council, Seattle Public Utilities and Waste Management were significant partners in the Husky Neighborhood Clean-Up.

### Incident Prevention Teams

University of Washington Police Incident Prevention Teams (IPT's) continue to patrol in the Greek community and University Park. Under an inter-local agreement with the Seattle Police Department, these teams enforce liquor and noise ordinances in neighborhoods north of campus. Patrols generally operate Thursday through Saturday nights. However, schedules are adjusted throughout the year based on activity and special events. University Police are working closely with residents in University Park to identify problem houses and respond to noise disturbances

### Wi-Fi Access along University Way

The University of Washington is partnering with the City of Seattle and University District Chamber of Commerce to provide free Wi-Fi access along the Ave. The goal of this pilot project is to attract customers to local businesses and provide additional incentive to live along the Ave. The University provides internet connectivity through its PNW Gigapop organization. The City purchased and installed hardware and provides technical support. The Chamber pays for electricity and pole rental. In the first month of operation, more than 6,500 people have used the free access.

### Community Dinner

For the third year, the University sponsored a Community Gathering at University Heights to welcome new students to the neighborhood. Over 500 students and community members attended this year. This gathering was designed to introduce students to issues and opportunities that exist in the University District, with strong encouragement for students to get involved through volunteering or service learning. Community members were invited to meet students and facilitate discussions about the neighborhood. The gathering included dinner catered by local restaurants, giving some students their first taste of the diverse cuisine available along the Ave.

### Martin Luther King, Jr. Day of Service

More than 1000 volunteers participated in service activities in celebration of the Martin Luther King, Jr., holiday. This year, volunteers worked on 40 projects throughout the Puget Sound, including: building a community garden at Jackson Place; yard projects for elderly residents; work for Northwest Harvest; protecting & enhancing heron habitat; and removing invasive plants from Ravenna Park.

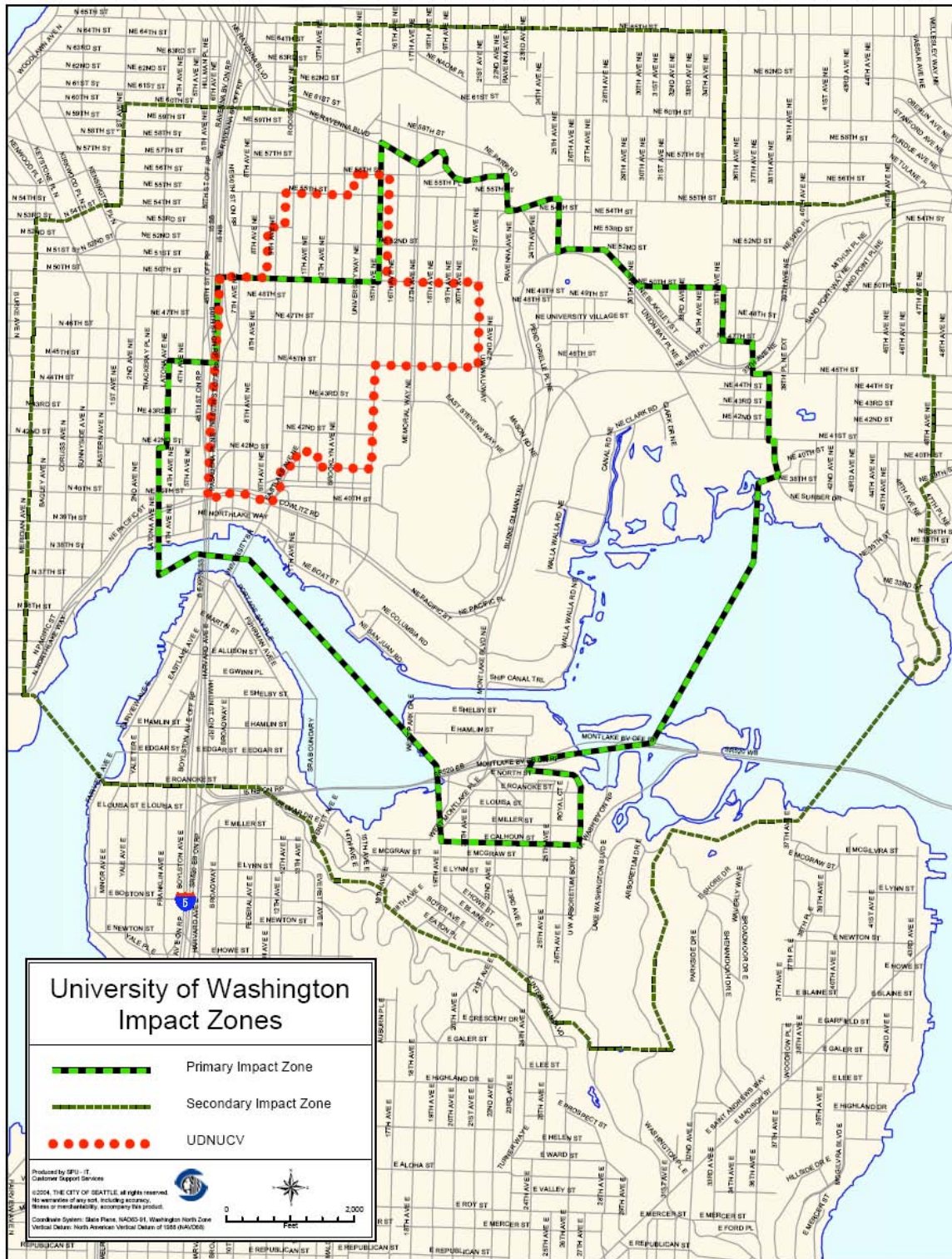
**B. A DESCRIPTION OF HOW UW LEASING ACTIVITY AND DEVELOPMENT IS CONSISTENT WITH APPLICABLE NEIGHBORHOOD PLANS.**

University of Washington leasing supports the following goals in the University Community Urban Center plan:

1. *Goal A-3-Support long-term commercial redevelopment to maintain the UCUC's diverse economic base:* University leasing encourages the redevelopment of commercial areas in the U-District. 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.
2. *Policy A-3.1-Accommodate new knowledge-based industries that have a positive impact on their neighbors:* The University uses leased space in the U-District to house many different research projects. These projects are an important cornerstone of knowledge-based industries in the neighborhood and City. The University's presence draws other knowledge-based industries to the neighborhood - such as Intel Corporation at the 45<sup>th</sup> Street Plaza Building.
3. *Goal A-5.2 -Allow UW uses off campus where there is also a benefit to the community:* University leasing brings employees who support small businesses to the U-District. Concentrating UW employees closer to campus can also reduce traffic congestion as these employees are able to walk to campus for meetings and classes rather than drive.
4. *Policy A-5.3-Encourage University related commercial development such as "technology transfer" and institute knowledge-based incubatory businesses where such uses are of benefit to the university and the community.* Focus such uses along Roosevelt Avenue NE south of NE 50th and the University Gardens core, between the freeway and Brooklyn Avenue NE, NE 50th Street, and NE 43rd Street: Many UW leased spaces house research and activities related to: environmental and occupational health, psychiatry, family and child nursing, alcohol and drug abuse, fertility and endocrinology, and intellectual & property transfer. This important work supports and attracts biotech and other businesses throughout the City and region.

# Appendix A

## Map of UDNUCV



**Appendix B**

UW Leasing Summary

Please contact Carol Haire at [chaire@u.washington.edu](mailto: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.