

VII. STANDING COMMITTEES

A. Academic and Student Affairs Committee

UW Tower Planning Decision Structure and Strategic Principles

The recent acquisition of the Safeco properties in the University District (now referred to as the UW Tower properties) provides the University of Washington with a landmark opportunity to optimize the use of on-campus space for teaching and research as some units are relocated into the UW Tower properties. In addition, our goal is to improve the efficiency of the institution's leased space portfolio through lease consolidation. A transparent and clear decision-making process is being put in place to ensure that planning for the new properties and associated released spaces achieves the maximum benefit to the university. The decision structure and strategic principles outlined below will be applied in the occupancy planning for the UW Tower properties and associated released spaces.

Decision Structure

The advisory and decision structure for assignment of new and released space will include the following roles and responsibilities:

- Regents – Receive regular reports of progress on occupancy planning.
- Executive Committee – President, Provost, and Executive Vice President receive recommendations regarding process and space allocations from the Planning Advisory Committee. Provost will make final space allocation decisions regarding occupancy of the UW Tower properties and related released spaces.
- Planning Advisory Committee – Will receive and review occupancy proposals in the context of strategic principles, and will make recommendations to the Executive Committee.
- Staff in many University of Washington administrative areas are already engaged in providing technical assistance in support of this planning effort and will be available to serve the committees as needed throughout the planning effort.

Strategic Principles

The initial strategic principles listed below will be presented to the Planning Advisory Committee for review and confirmation as one of the committee's first tasks. The Planning Advisory Committee may also expand on these principles.

- Acquisition of the Safeco properties has allowed the UW to obtain approximately 500,000 sf of office space in the University District at a price well below the cost of new construction, and in order to realize the

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benefits of this savings, planning for occupancy of the property should remain consistent with the financial base case for the acquisition.

- A chief outcome of the UW Tower properties acquisition will be the availability of more space on campus for teaching and research; occupancy proposals will be evaluated in consideration of both the initial UW Tower property space assignments as well as associated released spaces.
- Space will be assigned based on the highest and best institutional use when considering UW Tower properties and related released spaces.
- Occupancy planning should target an overall program of approximately 300,000 sf of lease consolidation.
- To the extent that the university receives state support for operations and maintenance during the 2007 legislative session, the remaining UW Tower properties space will be assigned to existing programs, with the result of releasing current space in central and west campus for assignment to alternative uses. To the extent that operations and maintenance are not supported by the state, third party or self-sustaining uses will be considered for the remaining space.
- The UW Tower properties were acquired based on their financial feasibility due to the ability to use the space in the existing open floor-plan configuration. Significant changes to this configuration will trigger code requirements and require costly upgrades of major building systems. Therefore, the existing configuration will be used. Uses that cannot be accommodated without significant infrastructure changes will be considered for alternative space.
- In making space assignments in the UW Tower properties and associated released spaces, consideration will be given to all special needs and preferences of the programs. Final assignment of all space, including the UW Tower properties and associated released spaces, will be made by the Provost per the decision structure outlined above.