

University of Washington
Master Plan

Seattle Campus



ANNUAL REPORT

2017

Executive Summary

January 1, 2016 through December 31, 2016

In 2016, the amount of space leased by the University within the University District Northwest Urban Center Village (UDNUCV) area remained relatively stable with an increase of 280 square feet, bringing the total to 309,218. Total leasing in the Primary & Secondary Impact Zones (which includes the UDNUCV) is now 371,603 square feet. (see pg. 19 for zone maps)

University employment in the UDNUCV declined by five people to a total of 3,852. Of this number, 1,304 employees are in leased space.

The University participated in the University District Partnership and the University District Business Improvement area through the voluntary contribution of money and staff time. The University also continued its work through the North of 45th Committee to improve the neighborhoods north of campus. This work included UWPD patrols, safety walks, newsletters, food/sock drives and neighborhood cleanups. In late 2016, the University also hosted Tent City 3 on campus for the first time.

Preface

This document is the eighteenth report on the development of the Seattle Campus as approved with conditions by the Seattle City Council in December of 2003 under the University of Washington Master Plan. In addition to reporting on the conditions of approval as outlined by the Campus Master Plan (CMP), it also responds to the reporting requirements as directed by Ordinance 121193, the First Amendment to the 1998 City University Agreement adopted by the City Council in June of 2003. **This report covers January through December 2016.**

Annual reports regarding development on the Seattle Campus have been issued each year since the adoption of the first General Physical Development Plan (GPDP) in 1985. Pursuant to the passage of the CMP and the First Amendment to the 1998 Agreement, the reports were issued on a semi-annual basis from 2003 through 2007, and will be issued on an annual basis thereafter. As directed by the ordinance, the reports will be submitted to the Seattle Office of Planning & Community Development (the successor to the Seattle Department of Planning and Development), the City Council and the City University Community Advisory Committee (CUCAC).

This report was compiled by staff in the UW Office of Regional & Community Relations, UW Capital Planning & Development, UW Transportation Services Office, and UW Real Estate Office.

For questions or comments, please contact Aaron Hoard in the Office of Regional & Community Relations at ahoard@uw.edu or 206-221-7684.

This report can be printed from the web and is posted on the web at:
www.washington.edu/community

Table of Contents

The 1998 City-University Agreement, as amended, outlines the information to be included in the semi-annual reports. The information to be included in the report is as follows:

Section 1: DEVELOPMENT	Page 5
A. Status report on all ongoing development	
1. Capital Budget Requests	
2. Sites chosen for development under the CMP	
3. Sites under construction or projects completed during reporting period	
B. Proposed project development changes and major and minor plan amendments	
1. Proposed Project Changes	
2. Major and Minor Plan Amendments	
C. Identified changes in environmental impacts as a result of changes to the proposed development schedule set forth in the Campus Master Plan	
Section 2: HOUSING AND JOBS	Page 8
A. The number of jobs added through UW leasing in the UDNUCV	
B. A description of efforts the UW has made to facilitate, influence, promote and encourage the creation of housing including faculty and staff housing options	
C. City's report on the progress of housing developed in the UDNUCV	
Section 3: TRANSPORTATION	Page 10
A. Results of the annual campus traffic counts and survey results for the campus and biennial University District area estimates	
B. Progress made in the transportation management program	
Section 4: LEASING, PURCHASING AND GIFTS OF REAL PROPERTY	Page 13
A. City report on commercial real estate conditions and UDNUCV progress towards reaching the housing plan goals	
B. Purchases completed and proposed uses of property located within primary and secondary impact zones	
C. Gifts of real property and proposed uses of such property located within primary and secondary impact zones	
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	
Section 5: UNIVERSITY IN THE COMMUNITY	Page 15
A. Development of the Housing Quality complaint program and completion of the "Guide to Student Community Relations – Neighbor to Neighbor Expectations"	
B. Description of how UW leasing & development is consistent with applicable neighborhood plans	

List of Appendices

Appendix A	MAP OF UDNUCV	Page 20
Appendix B	UW LEASING SUMMARY	Page 21
Appendix C	LIST OF ERRORS IN THE 2003 CAMPUS MASTER PLAN	Page 22
Appendix D	List of Approved Minor Plan Amendments	Page 23

SECTION 1 Development

A. STATUS REPORT ON ALL ONGOING DEVELOPMENT

This section focuses on the development that is occurring under the 2003 Campus Master Plan (CMP).

1. 2015-2017 State Capital Budget:

The final Legislative Capital Budget appropriates \$76.3 million in new funding from State Building Construction Account for major projects. This includes appropriations for the Computer Science & Engineering Expansion (\$17.5 million), and Burke Museum (\$26 million). Funding for Health Sciences related projects include MHSC T-wing Renovation predesign (\$623,000), Nursing Simulation Learning Lab (\$4 million), and Interprofessional Education (IPE) Classroom (\$2.71 million). The budget also appropriates \$9 million for the Center for Advanced Materials and Clean Energy Research Test Beds.

Funding was not appropriated for two UW requested projects: Life Sciences Building and Lewis Hall Renovation.

The final budget appropriates \$28.175 million from the UW Building Account to fund Minor Capital Repair - Preservation to support the preservation and renewal of facilities across all three campuses. Projects in this category include infrastructure upgrades, building repairs, utilities and site work repair, life safety, and classroom improvements. Preventative Facility Maintenance and Building System Repairs (\$25.8 million) shifts resources from the capital budget to provide operating resources for UW preventative facility maintenance on the UW Seattle campus.

2. Sites Chosen for Development under CMP

Table 1 below shows CMP sites that have been approved for development by the University of Washington, but are not currently under construction. Table 2 shows sites that have been approved for development and are either currently under construction or completed.

**TABLE 1
Campus Master Plan Chosen Sites**

Project Name	CMP Site	Program Description	Anticipated Start
Population Health	22C	Academic	2018
Computer Science and Engineering II	16C	Academic	2017

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

TABLE 2
Sites Under Construction or Projects Completed

Project Name	CMP Site	Program Description	Status
Biological and Environmental Sciences	21C	Academic	Under Construction
Burke Museum	1C	Academic	Under Construction
Business School (PACCAR Hall)	4C	Academic	Completed
Business School Phase II (Balmer Hall)	6C	Academic	Completed
Denny Hall Renovation	NA	Academic	Completed
Fluke Hall Renovation	NA	Academic	Under Construction
House of Knowledge Longhouse	7C	Academic	Completed
Molecular Bioengineering	25C	Academic	Completed
Nano Engineering and Sciences Building	25C	Academic	Under Construction
HFS – Cedar Hall	31W	Academic	Completed
HFS – Elm Hall	32W	Academic	Completed
HFS – Poplar Hall	33W	Academic	Completed
HFS – Alder Hall	35W	Academic	Completed
UWPD Police Station	36W	Academic	Completed
HFS – Mercer Hall	29W/42W	Academic	Completed
HFS – Lander Hall	NA	Academic	Completed
HFS – Terry Hall	NA	Academic	Completed
HFS – Maple Hall	NA	Academic	Completed
HFS – North Campus Housing	NA	Academic	Under Construction
Animal Research and Care Facility	NA/Underground	Academic	Under Construction
Ethnic Cultural Center	38W	Academic	Completed
SW Campus Central Utility Plant	41W	Academic	Completed
Soccer Stands	58E	Academic	Completed
Baseball Stands	59E	Academic	Completed
Husky Stadium Renovation	64E	Academic	Completed
West Campus Parking Garage	68S	Transportation	Completed
UWMC Expansion	69S	Academic	Completed
UWMC Expansion Ph.II	NA	Academic	Under Construction
Cunningham Relocation	70C	Academic	Completed
HUB Renovation	NA	Academic	Completed

Table 3 below shows the amount of approved development capacity by sector of the campus. The last column in the chart shows the amount of development capacity that has been used as of this reporting period.

TABLE 3
Amended Development Capacity by Campus Area as of 12/31/15

Campus Area	% of Total Campus Development Capacity in Campus Area	Permitted GSF Development	% of Total Development Capacity constructed as of this report
Central	32%	965,000	11%
West	47%	1,405,000	43%
South/Southwest	16%	468,000	10%
East	5%	162,000	3%
Total	100%	3,000,000	67%

For a complete list of all amendments requested and approved since the 2003 CMP was approved, please refer to Appendix D. As allowed in the CMP on page 82 (*The square footage of development may exceed the allocation for each campus area by up to 20% on a cumulative basis over the life of the Plan without Plan amendment*), the CMP allocation for the East Area was changed from 150,000 gsf to 162,000 gsf, an increase of 8.00%, by reallocating 12,000 gsf from the Central Area to the East Area.

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

1. Proposed Project Changes

There have been no project changes during this reporting period.

2. Major and Minor Amendments During this Reporting Period

There were no amendments 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 CMP permits the University to develop 3 million square feet of space during the life of the plan. Page 84 of the CMP describes the development process and discusses the difficulty in determining a development time table for projects and which site will be developed during what time period on the campus over the life of the plan. The development schedule as set forth in the CMP says the following:

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

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

SECTION 2

Housing and Jobs

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

In the past year, the University slightly increased the amount of space leased within the UDNUCV by 280 square feet. The number of UW employees in leased spaces decreased somewhat to 1,304. The amount of space leased by the University within the UDNUCV is now 309,218 square feet. This represents 83% of the total space leased by the University within the Primary and Secondary Impact Zones. This proportion declined by 2% since the last 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.

In addition to its employees in leased space, the University also has approximately 1,620 employees working in the UW Tower and 928 employees in the two buildings located at 4225 Roosevelt and 4245 Roosevelt. Total University employment in the UDNUCV is estimated at 3,852 people.

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

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

1. The University participates in the Hometown Home Loan Program. This program offers University employees a series of discounts on loan fees, escrow, title, and related financing costs. Additional benefits are available to households with modest incomes and located in the City of Seattle. Since bringing this program to campus in 1998, nearly 3,200 UW employees have taken part. Approximately 1,260 of these were first time home buyers.
2. The University partnered with Children's Hospital to build a workforce housing project called Bridges@11th. This project includes 172 apartments with 37 of those priced to be affordable to people making 65%-85% of area median income. The project is now completely rented and 13% of the total units are occupied by UW employees. Of the affordable units, 43% are occupied by UW employees
3. Over the past several years, UW Housing and Food Services (HFS) built 2,133 new beds for students in West Campus. These new spaces are in apartments and residence halls located on five different building sites. The final of these buildings – Terry Hall – was completed in summer 2015. HFS is replacing two residential buildings in North Campus with four new buildings. When complete in 2020, these new buildings should net approximately 650 more beds of on-campus housing.

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 Construction & Inspections, the City Council, and the City/University Community Advisory Committee:

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

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

SECTION 3 Transportation

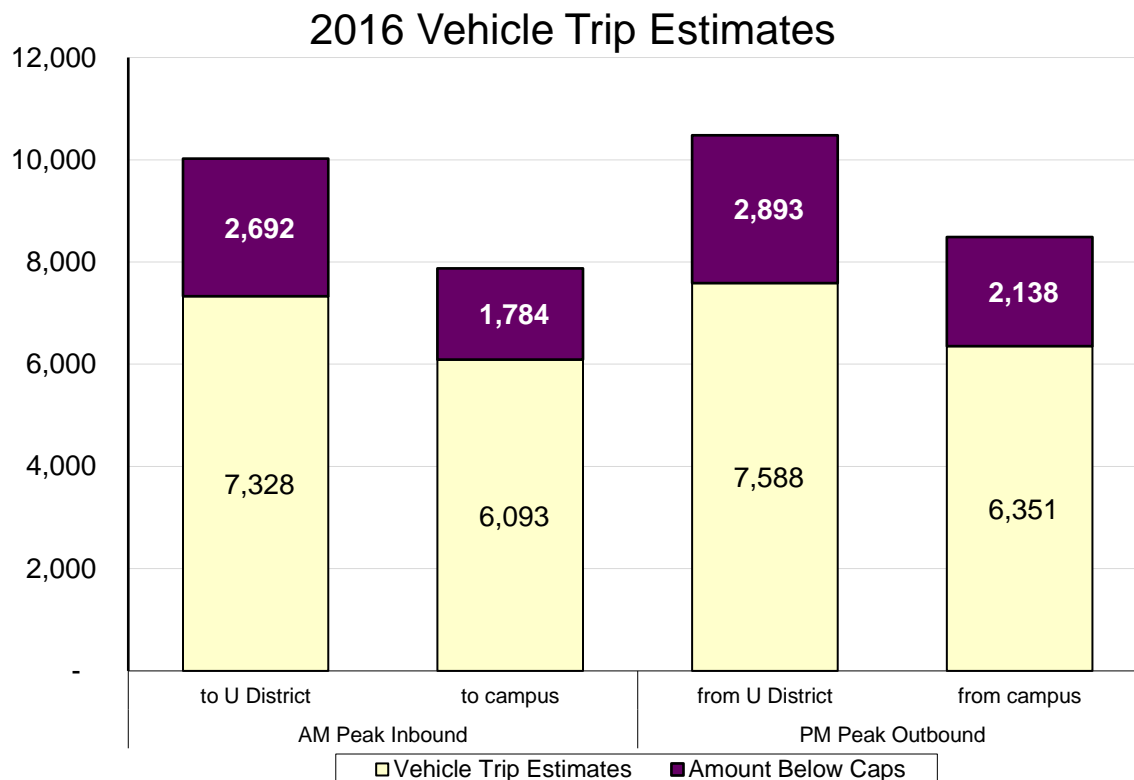
A. CURRENT VEHICLE TRIP ESTIMATES FOR FACULTY, STAFF, AND STUDENTS

The 2003 CMP established new limits on campus vehicle trips. Under the CMP, only trips made by faculty, staff, and students are limited; vehicle trips made by visitors and patients are excluded from the limits.

An estimate of the number of vehicle trips made by faculty, staff, and students is derived from a transportation survey of faculty, staff, and students (most recently conducted in 2016), and campus population statistics. The most recent estimate (Fall 2016) shows the University is currently under the caps established in the 2003 CMP.

**TABLE 5
2016 Vehicle Trip Estimates**

	AM Peak Inbound To U- District	AM Peak Inbound To Campus	PM Peak Outbound From U- District	PM Peak Outbound From Campus
CMP Cap	10,020	7,877	10,481	8,488
2016 Vehicle Trip Estimates	7,328	6,093	7,588	6,351
Percentage Under CMP Cap	-27%	-23%	-28%	-25%



B. PROGRESS ON TRANSPORTATION MANAGEMENT PROGRAM

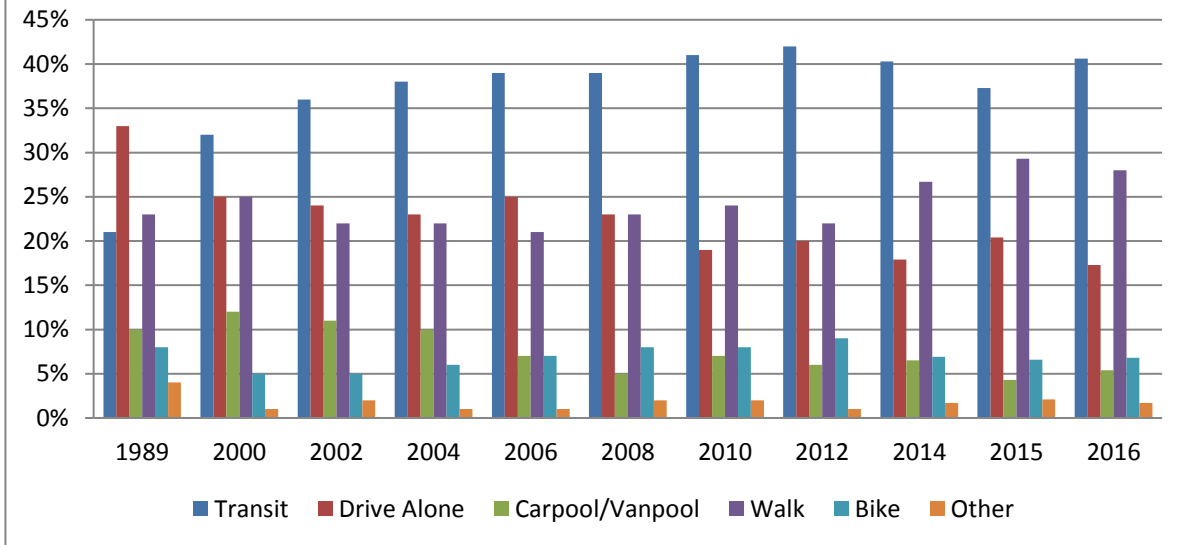
The U-PASS program has been the cornerstone of the University's Transportation Management Plan (TMP) since its inception in 1991. The U-PASS program was created to reduce congestion coming to and from the UW Seattle Campus and provide the UW community with an affordable, sustainable suite of transportation options. For the 25 years, U-PASS has been in existence, vehicle traffic volumes on and around campus have decreased despite a 49% increase in the campus population. U-PASS provides benefits not only to individual U-PASS members; it benefits the UW community and student body as a whole by reducing congestion, noise, and emissions while creating a safer environment for people in cars and buses, on foot, and on bike.

Based on the 2016 Biennial U-PASS Survey, less than one-fifth (17 percent) of all student and employee trips to campus are drive-alone. The highest percentage of trips are on transit (41 percent), walking and biking (35 percent), or rideshare (5 percent). In fall quarter 2011, U-PASS became a universal program for students in response to a two-year student-led process to address rising program costs and provide sustainable transportation options for all students. At this time, the U-PASS also transitioned to an ORCA-powered transit pass integrated into the UW ID Card. This change further enhanced the convenience of transit access provided by the U-PASS.

UW Transportation Services manages a variety of customer-facing programs that contribute to the success of the University's TMP. The department's innovative individualized commute planning service, providing commute assistance to students and employees, has helped promote non-drive alone modes to campus as transportation options are changing. In its first three years, the program has served over 8,000 customers. The department continues to offer a number of programs to promote and encourage walking and bicycling. These include Ride in the Rain and Bike to Campus Month events, which attracted thousands of participants and created hundreds of new bicyclists. To provide additional encouragement to bike commuters, Transportation Services offered valet bicycle parking during Husky football games, and provided bike racks, lockers, repair stations, and secure bike cages across campus. Throughout the year, the department continued its partnership with the Cascade Bicycle Club to offer free bicycle skills and safety classes to students and employees, providing on average one class per month. In 2016, Transportation Services led the completion of overhauling a central section of the Burke-Gilman Trail, providing better capacity for bicycle and pedestrians trips to and around the campus.

These efforts to satisfy the TMP have put the University of Washington at the forefront of the transportation services field. At its 2014 annual conference, the International Parking Institute named the UW Transportation Services as the 2014 Parking Organization of the Year, recognizing its efforts to enhance sustainability and meet high standards for excellent customer service. The University was also recognized with platinum-level distinction (the highest level) at the City of Seattle's 2015 Commute Trip Reduction Champions Awards, and again with gold-level distinction at the 2016 and 2017 awards ceremonies. The University of Washington has been named a gold-level Bicycle Friendly University, based substantially on programs managed and maintained by Transportation Services.

Commute Trips to University of Washington, 1989-2016



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

TABLE 6
Travel Mode Shares by Faculty, Staff and Students

Mode	Faculty		Staff		Students	
	1989	2016	1989	2016	1989	2016
Transit	11%	35%	25%	44%	21%	40%
Drive Alone	60%	32%	44%	36%	25%	6%
Carpool/Vanpool	11%	9%	15%	9%	9%	3%
Bicycle	9%	15%	6%	6%	9%	6%
Walk	7%	7%	6%	3%	31%	43%
Other	2%	3%	4%	3%	4%	1%

C. ANNUAL CAMPUS TRAFFIC COUNTS

Since 1983, the number of vehicles entering and exiting campus has been monitored for one week in October each year. This study's initial purpose was to determine the University's adherence to the 1983 General Physical Development Plan (GPDP). In this agreement with the City of Seattle, limits were placed on the number of vehicles that could enter and exit campus during peak periods and during a 24-hour period. These limits continued until 2003, when the current Campus Master Plan (CMP) was adopted. Now the study continues to be conducted for making historical comparisons, and to understand the overall traffic volumes associated with the campus. Since 2013, Transportation Services has not formally reported the results of the Annual Campus Traffic Count; results from 1999 to 2012 can be found at:

transportation.uw.edu/publications

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 Construction & Inspections, the City Council, and the City/University Community Advisory Committee:

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

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

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

None

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

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, AND AMOUNT OF RESIDENTIAL

SPACE WITHIN THE BUILDING: THE USE, TERM AND KNOWN PLANS FOR ADDITIONAL LEASES; THE UNDERLYING ZONE DESIGNATION; AND THE IDENTIFICATION OF WHICH LEASES AND ASSOCIATED USES ARE FOR STREET-LEVEL SPACES, AND WHICH ARE WITHIN THE UDNUCV; AND THE PERCENTAGE OF LEASES WITHIN THE UDNUCV.

Appendix “B” includes a summary of University 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 zoning for the sites.

**TABLE 6
UDNUCV Leasing Report
(as of 12/31/16)**

Leases within Seattle	Total sq. ft.
Primary Zone within UDNUCV*	309,218
Primary Zone outside UDNUCV	62,385
Total Primary Zone	371,603
Secondary Zone	0
Total Primary and Secondary Zones	371,603
Outside Impact Zones	
University of Washington	1,063,286
Harborview	12,830
Total within Seattle	1,447,719
Leases outside Seattle but within Washington	195,561
Total	1,643,280

**University District Northwest Urban Center Village*

Known Plans for Additional leases in the UDNUCV: None

Percentage of UW leasing within Primary & Secondary Impact Zones that is within the UDNUCV: 83%

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: Total ground level space in the UDNUCV remained approximately the same at 13,335 square feet.

SECTION 5

The University in the Community

A. DEVELOPMENT OF THE HOUSING QUALITY COMPLAINT PROGRAM AND COMPLETION OF THE “GUIDE TO STUDENT COMMUNITY RELATIONS – NEIGHBOR TO NEIGHBOR EXPECTATIONS” BROCHURE.

Off-Campus Housing Complaints & Information

The Associated Students of University of Washington recently closed their Off-Campus Housing Affairs Office. Some of the duties of this office are now being handled by Student Legal Services (SLS). SLS works to educate students about tenant rights and helps them with legal matters related to housing, including reviewing leases. The ASUW also partnered with the Department of Construction & Inspections to educate students about the City’s Rental Registration and Inspection Ordinance.

Student Legal Services: <http://depts.washington.edu/slsuw/>

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, meeting noise expectations, following parking restrictions, and locating 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.

Additional University Projects in the Community:

University District Partnership

The U District Partnership is a 501(c)3 non-profit public benefit corporation, that is dedicated to a Vibrant – Innovative – Diverse U District Community. The University has helped fund and provide leadership for this organization over the past two years.

The partnership was forged through a four-year period of time that saw unprecedented levels of community engagement and collaboration between the City, the University, Sound Transit, business owners, property owners, social service providers, churches and residents of the District. Together they crafted a Strategic Plan guided by a Steering Committee. Their efforts produced this long-term, sustainable organization that provides the community with the leadership capacity required to realize their own goals.

The UDP is a four-year strategic initiative to encourage investment for a vibrant, walkable University District community. The Partnership will accomplish the following tasks:

1. University District Commercial Revitalization: (In collaboration with Seattle Office of Economic Development, OED). Identify short- and long-term actions to promote a unique and vital commercial district that will adapt to change over time. Areas of focus include:
 - Organizational leadership capacity
 - Clean and safe community
 - Marketing and promotion
 - Shaping future development and urban design
 - Retail and other small business development
2. University District Urban Design Framework: (Sponsored by the Seattle Office of Planning & Community Development). Recommend & review strategies to integrate future elements of urban design/ development that:
 - Build on the unique attributes of the U District neighborhood;
 - Complement the U District LINK light rail station (at Brooklyn); and
 - Foster a diverse mix of residents, workers, businesses, students and community activities.
3. New Partnerships: Building successful working relationships among the community, the university and the City to plan for change now, and to work together for the betterment of the U District community over the coming years.

Ongoing North of 45th Street Work Group

Now in its tenth year, the North of 45th Work Group 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 was tasked to obtain a clearer understanding of what is occurring in University Park and the Greek community and provide recommendations on how to work collectively to improve the environment. After thorough discussion and analysis, the group made the following recommendations:

1. Develop an ongoing committee to work on these issues
2. Strengthen police coordination and enforcement
3. Hold students accountable for certain behaviors off-campus
4. Amend & enforce land use and housing codes
5. Encourage the University to purchase homes in the area for faculty, staff or students
6. Establish a Housing Quality Assurance Program
7. Enhance efforts to educate students about community expectations
8. Develop an "Adopt an Area" program
9. Improve safety
10. Encourage communication between students and residents

An ongoing North of 45th Committee was formed in 2007 to implement these ideas. This group includes University faculty, staff, students, neighbors and City representatives. The committee meets once per quarter. For more information, please contact Aaron Hoard at 206-221-7684 or ahoard@uw.edu.

The full North of 45th Work Group report can be found here:

<http://www.washington.edu/community/files/2006/02/report.pdf>

Office of Community Standards and Student Conduct

The Office of Community Standards and Student Conduct administers the off-campus code and promotes respectful student behavior. In the past year, this office worked closely with neighbors, the University of Washington and Seattle Police to identify problem houses rented by students. In addition, the office encouraged students to be better neighbors through a number of educational efforts including community meetings, sending emails and the creation of a web page.

Husky Neighborhood CleanUp

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”, established in 2004, provides centralized garbage collection, reusable goods collection, recycling, and increased garbage service for student housing. In the spring and fall of 2016, the collection site was located at NE 17th Ave & 47th St. The UW PanHellenic Council, UW Interfraternity Council, Seattle Public Utilities and Waste Management are all partners in the Husky Neighborhood CleanUp.

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 were increased this year to seven nights per week (up from five) and four officers (up from two). This expansion is in response to recommendations made by the North of 45th Work Group. University Police worked closely with residents in University Park to identify problem houses and respond to noise disturbances.

Husky Neighborhood Interns

The University hired four interns in 2016 to work on community building activities in the North of 45th area. These interns developed a neighborhood newsletter (The Bark) that was distributed to over 300 households on a monthly basis. They organized neighborhood cleanups, food & sock drives and safety walks. They also developed educational materials for students regarding housing rights, personal safety and alcohol use.

University District Street Medicine

The University funded a program called University District Street Medicine that connects homeless individuals with healthcare resources. Under this program, students from different disciplines provided outreach to underserved individuals in order to direct them to existing community clinics. They counseled patients on how to communicate with their primary care providers effectively on their current and ongoing health needs.

Tent City 3 Hosting

Homelessness is a crisis in Seattle, with [the 2016 One Night Count](#) revealing that 4,505 people in King County were unsheltered, up 19 percent from the previous year. As part of the community's response to this crisis, the University of Washington hosted an organized tent city community – Tent City 3 – on its Seattle campus for 90 days starting on December 17, 2016.

In addition to donations made by individuals, student groups and professional organizations, the Tent City Collective raised money, [including through USEED@UW](#) to support Tent City 3's stay on campus. During Tent City 3's stay on campus, numerous connections between residents and members of the UW community were made. The [Carlson Leadership & Public Service Center](#) served as a liaison for opportunities, which included eight courses that incorporated issues related to homelessness into their curriculum. Additionally, several clinics and other service days were held and numerous units, professional organizations, student groups and individuals made connections, whether through shared meals or simply the daily interactions that come from being neighbors.

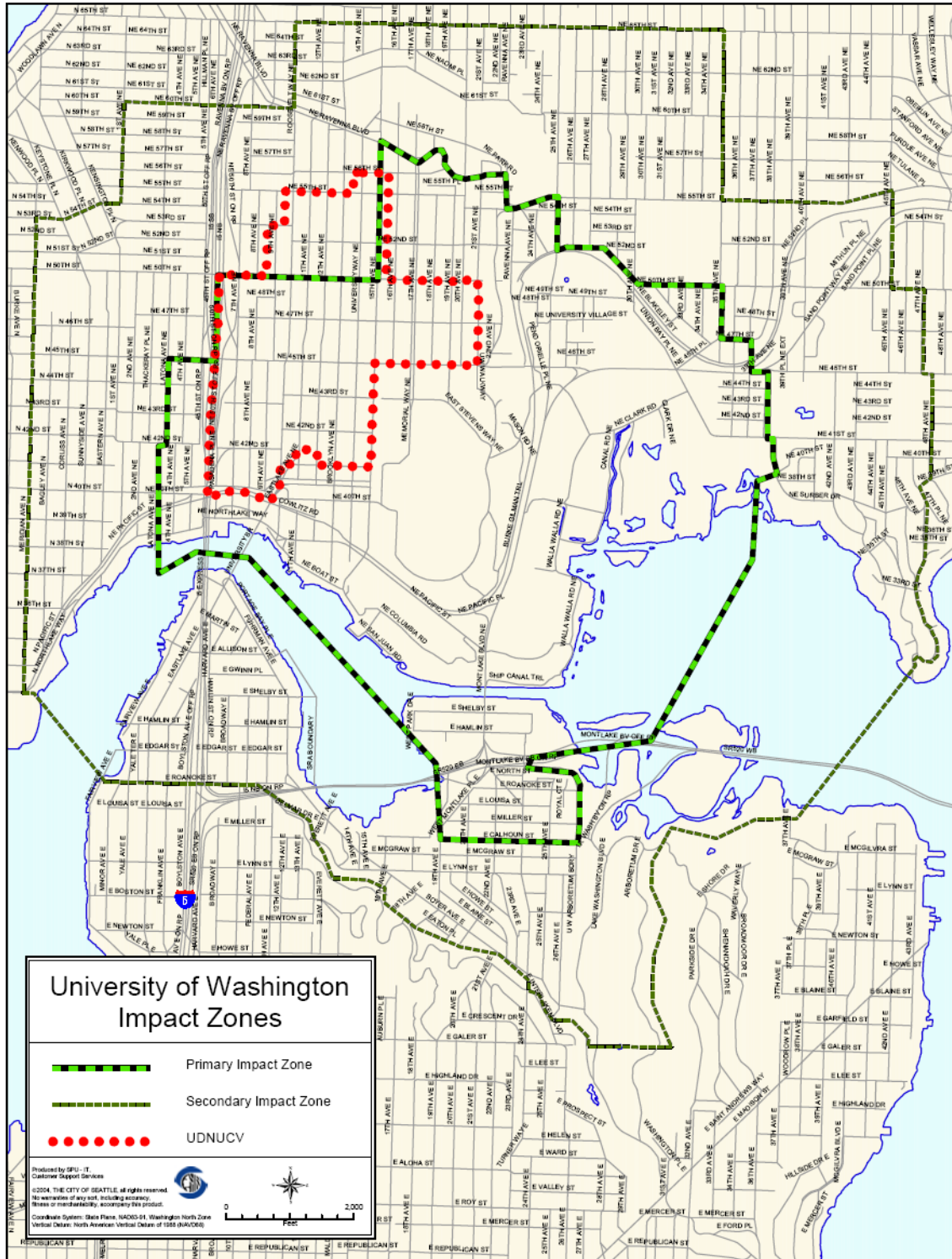
By all accounts, Tent City 3's stay at the UW was a success, thanks to the planning, work and generous spirit of residents, students, faculty, staff and alumni. That assessment is supported by [the results of a program evaluation](#) conducted by the School of Public Health. Hosting provided service learning opportunities in line with the UW's educational mission and furthered our role as a public university committed to helping solve the challenges of our city, state and world.

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

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

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

Appendix A
Map of UDNUCV



Appendix B

UW Leasing Summary

Please contact Ameer Patel at apatel@uw.edu for Appendix B.

Appendix C

List of Errors in the 2003 Campus Master Plan

During the course of working with the 2003 Campus Master Plan, several errors in the Plan have been noted by University staff. Below are three errors that have been identified thus far:

1. List of campus buildings in Appendix "G" has several errors. The following buildings are listed as leased when they should be listed as owned: Ocean Research Buildings 1 and 2. In addition, 4100 and 4516 University Way NE are leased by the University but are outside of the MIO boundaries and are therefore not appropriate for inclusion in this list.
2. One of the sites listed as approved under the GPDP is incorrect. The list of buildings on Table IV-4, page 86, lists site 47S as one of the eight "GPDP Projects currently approved and in design/construction." This table should show site 48S as the one approved under the GPDP, not site 47S.
3. One of the sites listed on Table IV-4, page 86, does not include demolished square footage. Site 44S should include 30,468 gsf in the "Demo'd SF" column. The Academic Computing center is on site 44S and would be demolished if a new building were built on this site.

Appendix D

Approved Minor Plan Amendments

1. DPD Interpretation 06-003: Minor amendment approval to create a new development site for the UWMC Hospital Expansion, site 68S.
2. DPD Interpretation 09-001: Minor amendment to create a new development site for Cunningham Hall, site 70C.
3. DPD Interpretation 09-006: Three minor plan amendments approved by DPD that include: 1) structure setback elimination; 2) clarification of bed allocation; and 3) clarification of Cavalier Apartments.
4. DPD Interpretation 11-001: Three minor plan amendments approved by DPD that include: 1) demolition of Lander; 2) open space on sites 42W and 29W; and 3) transfer of 535,000 gsf from Central Campus to West Campus.
5. DPD Interpretation 3019080, December 18, 2014. Creation of a new development site 71C which would allow a new site for student housing around Denny Field.

Please visit <http://www.washington.edu/community/approved-minor-plan-amendments/> for more information on these minor plan amendments to the Campus Master Plan.