

2022 PROJECT PROPOSAL CHECKLIST
2023-25 Biennium Four-year Higher Education Scoring Process

INSTITUTION	CAMPUS LOCATION
360 - University of Washington	Tacoma Campus
PROJECT TITLE	FPMT UNIQUE FACILITY ID # (OR NA)
UW Tacoma - Land Acquisition	40000101
PROJECT CATEGORY	PROJECT SUBCATEGORY
Acquisition	NA
PROPOSAL IS	
New or Updated Proposal (for scoring)	Resubmitted Proposal (retain prior score)
<input checked="" type="checkbox"/> New proposal <input type="checkbox"/> Resubmittal to be scored (more than 2 biennia old or significantly changed)	<input type="checkbox"/> Resubmittal from 2019-21 biennium <input type="checkbox"/> Resubmittal from 2021-23 biennium
CONTACT	PHONE NUMBER
John Wetzel	206-616-5924

PROPOSAL CONTENT

- Project Proposal Checklist: this form; one for each proposal
- Project Proposal Form: Specific to category/subcategory (10-page limit)
- Appendices: templates, forms, exhibits and supporting/supplemental documentation for scoring.

INSTITUTIONAL PRIORITY

- Institutional Priority Form. Sent separately (not in this packet) to: [Darrell Jennings](#).

Check the corresponding boxes below if the proposed project meets the minimum threshold or if the item listed is provided in the proposal submittal.

MINIMUM THRESHOLDS

- Project is not an exclusive enterprise function such as a bookstore, dormitory or contract food service.
- Project meets LEED Silver Standard requirements.
- Institution has a greenhouse gas emissions reduction policy in place in accordance with RCW [70A.45.050](#) and vehicle emissions reduction policy in place per RCW 47.01.440 or RCW 43.160.020 as applicable.
- Design proposals: A complete predesign study was submitted to OFM by July 1, 2022.
- Growth proposals: Based on solid enrollment projections and is more cost-effectively providing enrollment access than alternatives such as university centers and distance learning.
- Renovation proposals: Project should cost between 60 – 80% of current replacement value and extend the useful life of the facility by at least 25 years.
- Acquisition proposals: Land acquisition is not related to a current facility funding request.
- Infrastructure proposals: Project is not a facility repair project.
- Stand-alone, infrastructure and acquisition proposals: is a single project requesting funds for one biennium.

2022 PROJECT PROPOSAL CHECKLIST
2023-25 Biennium Four-year Higher Education Scoring Process

REQUIRED APPENDICES

- Capital Project Report CBS 002
- Project cost estimate: Excel C-100 **APPENDIX A**
- Degree Totals and Targets template to indicate the number of Bachelors, High Demand and Advanced degrees expected to be awarded in 2023. (Required for Overarching Criteria scoring criteria for Major Growth, Renovation, Replacement and Research proposals).
- Availability of Space/Campus Utilization template for the campus where the project is located. (Required for all categories/subcategories except Infrastructure and Acquisition proposals).
- Assignable Square Feet template to indicate program-related space allocation. (Required for Growth, Renovation and Replacement proposals, all categories/subcategories).

OPTIONAL APPENDICES

Attach supplemental and supporting project documentation, *limit to materials directly related to and needed for the evaluation criteria*, such as:

- Degree and enrollment growth projections
- Selected excerpts from institutional plans
- Data on instructional and/or research space utilization
- Additional documentation for selected cost comparables (acquisition) **SEE BELOW**
- Selected materials on facility conditions
- Selected materials on code compliance
- Tables supporting calculation of program space allocations, weighted average facility age, etc.
- Evidence of consistency of proposed research projects with state, regional, or local economic development plans
- Evidence of availability of non-state matching funds
- Selected documentation of prior facility failures, high cost maintenance, and/or system unreliability for infrastructure projects
- Documentation of professional assessment of costs for land acquisition, land cleanup, and infrastructure projects **SEE BELOW**
- Selected documentation of engineering studies, site survey and recommendations, or opinion letters for infrastructure and land cleanup projects
- Other: See list below (Appendices in **RED** considered CONFIDENTIAL):

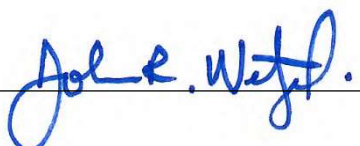
Appendix B CBRE – Estimated Property Valuation Letter

Appendix C UW Tacoma Campus Master Plan Excerpts - Campus Boundaries

Appendix D Maps of Campus Development Sites

I certify that the above checked items indicate either that the proposed project meets the minimum thresholds or the corresponding items have been included in this submittal.

Name: John Wetzel Title: Director – Capital Budget

Signature:  Date: August 15, 2022

INSTITUTION	CAMPUS
University of Washington	Tacoma Campus
PROJECT TITLE	
UW Tacoma - Land Acquisition	

SUMMARY NARRATIVE

- Problem statement (short description of the project – the needs and the benefits)
- History of the project or facility
- University programs addressed or encompassed by the project

Funding is requested to acquire seven (7) properties within the existing established boundaries of the University of Washington - Tacoma Campus. Acquisition of these properties from the current private owners will prevent development by those owners into facilities that do not support the mission of the UW Tacoma Campus. In addition, if the properties are privately developed, they will be far more expensive to acquire at a later date to support campus needs.

GENERAL CATEGORY SCORING CRITERIA

1. Support by planning

Describe the proposed project's relationship and relative importance to the institution's:

- A. Campus or facilities master plan
- B. Ongoing academic and/or research program need and strategic plan

The properties identified for acquisition are within the established and legislatively defined boundaries of the UW Tacoma campus and are thus included in the current Campus Master Plan. The Campus Master Plan footprint is relatively small at only 46 acres and is becoming land-locked due to increasing development at the campus periphery. Campus development opportunities are further constrained by multiple arterial and secondary roadways cutting through the campus footprint and, more recently, private sector multifamily developments on privately owned parcels in the campus interior. Each remaining under/undeveloped parcel is therefore critical to long-term growth and functionality of the campus. Growth beyond the established campus boundaries is unlikely, which is another reason the sites within the campus footprint are essential to its future development. After acquisition, the seven sites will be incorporated over time into development by the University to provide facilities that support the urban-serving mission of the UW Tacoma campus.

After the properties are purchased, they will be preserved and/or operated as revenue generating assets by the University until such time as they are developed according to strategic priorities and in alignment with the Campus Master Plan. Such development is not specifically identified at this time. As noted above, these properties are strategically important due to the small campus footprint, increasing private development on the

perimeter of campus and on sites within the campus not yet owned by UW, and the presence of multiple public rights of way. There are no alternatives to these sites. Acquisition in the near term is imperative to avoid higher costs in the future and to minimize private developments that conflict with the campus mission and strategic plan.

2. Reasonableness of cost

Provide as much detailed cost information as possible, including baseline comparison of costs per acre of two comparable properties in the same geographic region as the proposed land acquisition. For each comparison, identify how the selected parcel(s) is comparable.

COMPARABLE LAND ACQUISITION	LOCATION	TOTAL ACREAGE	ACQUISITION COST	COST PER ACRE
Land with Commercial Building	2365 Tacoma Ave S, Tacoma, WA	.07	\$595,000	\$8.5M
Vacant Land	1555 Tacoma Ave S, Tacoma, WA	.25	\$1,000,000	\$4.0M

The comparable land acquisitions above show the cost per acre for land that has an existing building and land that is vacant. These comparables were provided by a commercial brokerage company, CBRE. They have been used to inform the potential purchase price for each of the seven parcels that would be acquired with land acquisition funding. See Appendix B.

3. Intended use

Identify the intended use of the site/acquisition if known. If for a future facility, indicate the purpose of the future facility.

The sites that will be acquired with land acquisition funding will eventually be used to implement elements of the UW Tacoma Master Plan, primarily campus housing, community/student life, and playfields/open space. Acquisition from current private owners will prevent development by those owners into facilities that do not support UW Tacoma.

Three of the properties to be acquired are vacant land. Four of the properties have existing commercial buildings built in the early 1900's. After the properties are purchased, they will be preserved and/or operated as revenue generating assets by UW until such time as they are developed according to campus strategic priorities and the Campus Master Plan.

4. Respond to either 4a or 4b, and 4c

Land acquisition with non-usable buildings percentage of buildable area.

For land acquisitions with non-usable buildings: Indicate the percentage of the total property that is suitable for development based on the results of an environmental review and engineering inspection of the property, if available.

UW Tacoma does not intend to utilize the existing buildings on four of the sites for academic or other university purposes. After those properties are acquired, the existing buildings will continue to be occupied by the existing tenants, or otherwise managed appropriately until such time as the University seeks to develop those sites. The other three sites are vacant land.

No environmental studies or engineering inspections have been done for any of the properties. Phase 1 and Phase 2 environmental site assessments would be performed as part of standard due diligence prior to purchasing any property.

The UW Tacoma Campus Master Plan assumes 100% of property would be suitable for development.

A. Facility acquisition or land acquisition with usable facilities (condition).

Provide the facility's condition score (1 superior – 5 marginal functionality) as described by the 2016 comparable framework study and summarize the major structural and systems conditions that resulted in that score. Provide selected supporting documentation in appendix, and reference in the body of the proposal.

Not applicable.

B. Capital improvements required to adapt facility to proposed use.

Describe any improvements that may be required to adapt the facility to its intended use. Provide as much detailed cost information as possible and describe the construction methodology that will be used for the proposed project. Additionally, reflect the cost of the improvements as a percentage of the appraised value or as a percentage of the average comparable value.

Not applicable. No improvements intended at this point.

5. Savings to operating costs

Provide calculations demonstrating any cost savings to the operating costs due to the proposed acquisition. Provide as much detailed information as possible. Represent the cost savings in terms of the number of years that it will take to pay back the cost of the acquisition.

Not applicable. The sites to be acquired are not currently occupied by the University, and thus there are no existing operating costs. Four of the sites have existing buildings, and assuming these continue to be leased to tenants, they would generate rental revenue. During the process of buying the properties, as part of due diligence, we would seek to obtain information about the rental terms and gross revenue currently generated by the properties. Until we begin that process, we do not have access to this information.

APPENDIX A

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Univresity of Washington	
Project Name	UW Tacoma - Land Acquisition	
OFM Project Number	40000101	

Contact Information

Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics

Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	
Construction Type		A/E Fee Percentage	
Remodel		Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %		Location Used for Tax Rate	
Contingency Rate	5%		
Base Month (Estimate Date)	August-22	OFM UFI# (from FPMT, if available)	NA
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$7,700,000	Total Project Escalated	\$7,700,000
		Rounded Escalated Total	\$7,700,000

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$7,700,000	Acquisition Subtotal Escalated	\$7,700,000

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$0		

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0		

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	NA		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0		

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	\$7,700,000	Total Project Escalated	\$7,700,000
		Rounded Escalated Total	\$7,700,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$7,700,000		\$7,700,000		\$0
Consultant Services					
Consultant Services Subtotal	\$0				\$0
Construction					
Construction Subtotal	\$0				\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$0				\$0
Agency Project Administration					
Project Administration Subtotal	\$0				\$0
Other Costs					
Other Costs Subtotal	\$0				\$0
Project Cost Estimate					
Total Project	\$7,700,000	\$0	\$7,700,000	\$0	\$0
	\$7,700,000	\$0	\$7,700,000	\$0	\$0
	Percentage requested as a new appropriation		100%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)
 Acquisition.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 Not applicable.
 Insert Row Here

What is planned with a future appropriation?
 Not applicable.
 Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$7,700,000				
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$7,700,000		NA	\$7,700,000	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$0

\$0

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
	<i>NA</i>		<i>NA per 0</i>	

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$0"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.0000"/>	<input type="text" value="\$0"/>

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.0000"/>	<input type="text" value="\$0"/>

9) Sales Tax

Sub TOTAL	<input type="text" value="\$0"/>		<input type="text" value="\$0"/>
------------------	----------------------------------	--	----------------------------------

CONSTRUCTION CONTRACTS TOTAL	<input type="text" value="\$0"/>		<input type="text" value="\$0"/>
-------------------------------------	----------------------------------	--	----------------------------------

Green cells must be filled in by user

Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
EQUIPMENT TOTAL	\$0		\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$38,500				0.5% of total project cost for new and renewal construction
Does Not Apply to Acquisition	-\$38,500				
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	NA				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.0000	\$0	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0000	\$0	

Green cells must be filled in by user

C-100(2022)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

APPENDIX B



Jeff M. Jochums
Executive Vice President

Noah U. Roehl
Senior Advisor

CBRE, Inc.
Advisory & Transaction Services

929 108th Avenue NE
Suite 700
Bellevue, WA 98004-4788

+1 425 462 6971 Tel
+1 425 462 6966 Fax
+1 425 829 8788 Cell

www.cbre.com

January 24, 2022

University of Washington
Attention: Ben Mauk
1900 Commerce Street | Box 358451 |
Tacoma, WA 98402
BY ELECTRONIC MAIL: bmauk@uw.edu

RE: UWT Adjacent Property Market Values

Dear Ben:

Thank you for reaching out and inquiring about CBRE's opinion of value for the subject properties that UWT may be interested in acquiring in the future. Please keep in mind that the values provided are estimates, as we have seen with other property owners, our estimates may not match what owners are ultimately willing to sell the properties for.

The table below outlines the subject properties with an estimated range of high & low values based on CBRE's review of comparable property sales in the greater downtown Tacoma area.

<u>Street Address</u>	<u>Parcel Number</u>	<u>Owner</u>	<u>Zoning</u>	<u>Last Sale price</u>	<u>Last Sale Date</u>	<u>Property Category</u>	<u>Comp Value High</u>	<u>Comp Value Low</u>
1754 Fawcett Avenue	2017100181	STW GROUP LLC	DMU	\$578,200	11/14/2020	Land	\$1,315,699	\$1,149,489
1956 Jefferson Street	2019080070/80	See, George & Marian	DMU			Land	\$1,172,382	\$1,024,277
1918-26 Jefferson Ave.	2019070030	DiDenti Family LLC	DMU-HIST			Investment	\$747,408	\$649,619
1920 Fawcett Avenue	2019100040	PNW SEATTLE LLC	DMU	\$95,000	12/23/2021	Land	\$587,366	\$513,165
Court D Street Vacation	Unable to Locate	City of Tacoma					\$0	\$0
1928 Fawcett Avenue	2019100080	Fort Rock, LLC	DMU	\$30,000	5/23/2011	Land	\$293,683	\$256,582
1950-54 Pacific Ave.	2019040090	Tacoma School District	DMU-HIST	\$2,620,000	9/22/2006	Investment	\$4,813,361	\$4,183,594
1938-48 Pacific Ave	2019040080	Harmon Building II, LLC	DMU-HIST			Investment	\$26,165,965	\$22,742,480
1701-15 Fawcett Ave	2017090011/30/40/50	Hongwanji Buddhist Church	DMU			Land	\$3,113,039	\$2,719,774
1909-13 Fawcett Ave.	2019090041	Fawcett OZ Sub LLC	DMU	\$825,000	12/5/2019	Land	\$1,028,869	\$898,894
1944 Fawcett Avenue	2019100132	21st & Fawcett LLC	DMU	\$1,200,000	3/23/2021	Land	\$1,281,600	\$1,219,588
1929 Tacoma Avenue	2019110061	Grandview North LLC	DMU	\$2,250,000	6/30/2021	Land	\$2,403,000	\$2,295,695
1943 Tacoma Avenue	2019110110/120/130/140	KLS Properties, LLC	DMU			Land	\$2,525,673	\$2,206,609
1701 Commerce St	2017040010	Whisper Holdings	DMU-HIST	\$1,400,000	4/19/2006	Land	\$724,124	\$632,647



Typically, an appraiser will use three methods to determine value, the Income Approach, the Sales Approach and the Cost Approach. For this exercise the Sales approach was used to provide the estimated values.

The properties were put into two categories, Land/Redevelopment or Investment/Income. Properties that have an assessed land value greater than the improvement value were categorized as a Land/Redevelopment property. Properties with the inverse, where the assessed land value was less than the improvement value, were categorized as an investment property.

- Sites categorized as Land/Redevelopment were compared to sales from similar zoned properties.
- Sites categorized as Investment/Income properties were compared those with sales of similar use properties, i.e. retail and/or office buildings.
- For all comparable sales the Average, the Median, and the Average minus outliers on the high and low end, were used to calculate a per square foot basis. This demonstrated three value tranches; high, mid, & low, which were used to estimate the high and low values in the table above.
- The Sales Approach uses prior sales to estimate current market value. Tacoma has seen a 6-7% growth in property values, which was factored into the high value estimate for the subject properties.
- The Court D Street Vacation Property was not located in the county system.
- The property at 1938-48 Pacific Ave has a ~35k square foot garage associated with the property and will need more research to determine if the property value is reflective of the use and income.
- The properties at 1944 Fawcett Avenue and 1929 Tacoma Avenue both recently sold, so those values did not change much.

Attached at the end of this letter is a table of comparable properties that sold in the vicinity of UW Tacoma campus as of January 2022.

We would like to work with UWT on a strategic approach to acquiring properties that are important. The values provided for the subject properties can help establish target level pricing and in turn help determine a budget and hierarchy for which properties UWT wants to pursue. We are eager to jump in and help with this process.

Sincerely,

CBRE, Inc.

Noah U Roehl

Noah Roehl
Senior Advisor
+1 360.720.5662
noah.roehl@cbre.com

Table-1

Comparable Property Sales near or adjacent to the University of Washington Tacoma Campus
As of January 2022

<u>Street Address</u>	<u>Parcel Number</u>	<u>Owner</u>	<u>Zoning</u>	<u>Assessed Land Value</u>	<u>Assessed Building Value</u>	<u>Last Sale price</u>	<u>Last Sale Date</u>	<u>Price/SF (bldg)</u>	<u>Price/SF (land)</u>
1909-13 Fawcett Ave.	2019090041	Fawcett OZ Sub LLC	DMU	\$211,500	\$0	\$825,000	12/5/2019		\$78.50
1944 Fawcett Avenue	2019100132	21 st & Fawcett LLC	DMU	\$896,000	\$0	\$1,200,000	3/23/2021		\$78.43
1929 Tacoma Avenue	2019110061	Grandview North LLC	DMU	\$1,344,700	\$0	\$2,250,000	6/30/2021		\$78.13
1542 Fawcett Ave	2015100121	Trent Mummery (Fawcett Avenue Owner LLC)	DMU	\$3,140,200	\$0	\$7,000,000	1/28/2021		\$119.02
1544 Fawcett Ave	2015100151	Cubic Housing LLC	DMU	\$823,900	\$1,000	\$1,395,000	10/21/2021		\$103.33
1555 Tacoma Ave S	2015110161	Mengru Zhou (1555 Tacoma Ave LLC)	DMU	\$543,200	\$0	\$1,000,000	11/17/2020		\$92.56
2365 Tacoma Ave S	2023110100	Sues Way LLC (Courtney Moore)	WR	\$146,500	\$143,900	\$595,000	9/15/2021	\$193.68	
1310 Tacoma Ave S	2013120030	1310 TACOMA LLC (Kizuki Ramen)	DR	\$488,200	\$1,000	\$400,000	10/26/2020	\$163.27	
938 Broadway	2009060060	DNCJ HOLDINGS LLC (Casey Arbenz etc)	DCC	\$274,400	\$754,500	\$2,400,000	8/30/2021	\$266.67	
1113 A St	2011010030	Glendon & Sophie McCallum	DCC	\$271,600	\$982,300	\$1,900,000	5/14/2021	\$189.19	
724 Yakima Ave	2007160093	Seneca Family of Agencies	NCX	\$357,800	\$398,600	\$1,150,000	12/14/2021	\$259.71	
2156 Pacific Ave	2021040090	2156 Sussman Bldg LLC (Ed McFerran/McFerran Law)	WR-CONS	\$1,134,100	\$2,178,100	\$5,450,000	8/25/2021	\$232.91	
1209 6th Ave	2005240123	Multicare	C-2	\$147,100	\$296,300	\$950,000	6/16/2021	\$246.56	
1211 6th Ave	7646000010 /20/30/40/50/60	Transcend Properties LLC (Mostafa Norooz)	C-2	\$357,800	\$252,200	\$700,000	7/1/2020	\$175.00	
744 Fawcett Ave	2007100080	Schatzi Group LLC (James & Amanda Harris)	DCC	\$707,600	\$320,100	\$909,820	2/24/2020	\$257.89	
233 Tacoma Ave S	2002090030	TAS 223 LLC	DR	\$741,300	\$20,000	\$875,000	12/7/2021	\$159.67	
2310 Tacoma Ave S	2805000240	DBML LLC (David Murray)	WR	\$703,000	\$50,000	\$875,000	12/11/2020	\$87.50	

APPENDIX C

Introduction

Site Context

UW Tacoma is an urban campus which, along with the historic building fabric, establishes its unique character and sense of place. UW Tacoma is dedicated to interdisciplinary and innovative teaching and scholarship and to engaging the community in mutually beneficial partnerships.

Downtown Tacoma

The UW Tacoma campus is nestled within the varied and culturally rich fabric of Downtown Tacoma neighborhoods. To the south of campus is the Tacoma Dome District and the Brewery District, which through redevelopment of the historic brewery buildings and its direct adjacency to the Museum District, is becoming an active arts community. On its north side, the campus connects to the Upper Tacoma Business District, which is the City of Tacoma's civic and financial center. Residential neighborhoods and St. Joseph's Medical Center are located directly west of campus.



Figure 1 | UW Tacoma Vicinity Map 1

Zoning

UW Tacoma is located within the DMU (Downtown Mixed Use) zone. This zone allows for a variety of activities to occur within buildings, including educational services, retail, residential, and industrial use.

There are historic and conservation overlay zones east of Market Street, and the University will continue to respect the historic buildings and features on its site. The existing height limit for the overlays is 85 feet.

The following are the existing height limits for Downtown Tacoma zones:

Downtown Commercial Core	400 feet
Downtown Mixed Use	100 feet
Downtown Residential	90 feet
Hospital/Medical	150 feet
Residential Commercial Mixed Use	60 feet
Multiple Family R4	60 feet
Multiple Family R5	150 feet
Combined Shoreline	100 feet
Warehouse Residential	100 feet
Urban Center Mixed Use	120 feet

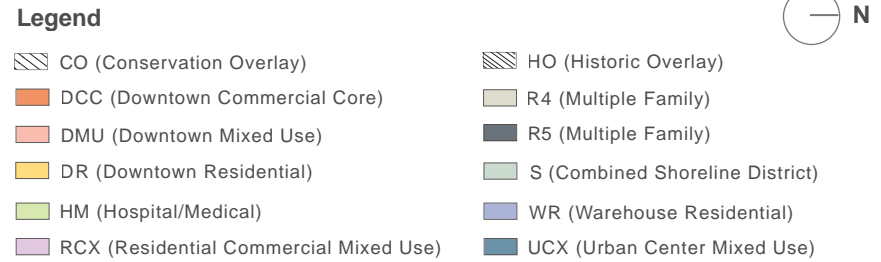
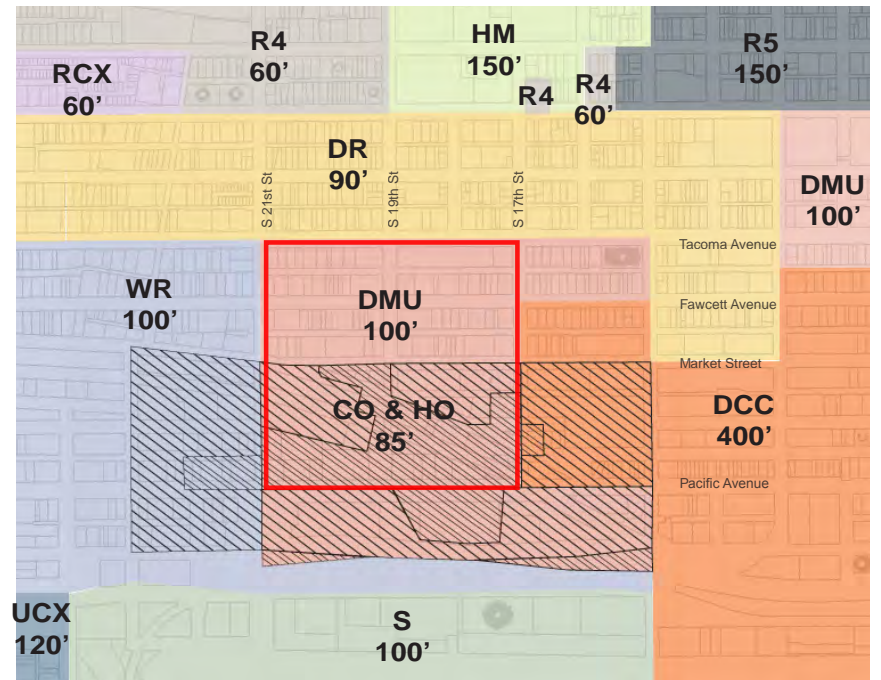


Figure 2 | UW Tacoma Zoning Map

Introduction

The Campus

As stated in the 2003 Campus Master Plan, “The eight block, downtown site of the UW Tacoma Campus is unified by its orthogonal downtown street grid and steep east to west topography. Its upper and lower halves are sharply contrasted by their differing uses and character. The lower, core area is located across Pacific Avenue from the city’s restored Beaux Arts railroad station and the new State Historical Museum and is part of the Union Depot/Warehouse Special Review District. An inactive diagonal rail right-of-way, located to achieve a relatively flat rail road gradient, further accentuates the tough, industrial feel of the lower site. Note that this right-of-way has since been designated for a future bicycle and pedestrian path. The upper site is essentially open and undeveloped. Together, the two halves afford remarkable opportunities to create a unique and exciting urban educational institution for the 21st century.”

Topography

Also from the 2003 Campus Master Plan: “The 46-acre overall site area is sloped significantly with an east-facing orientation. This slope facilitates dramatic views and presents challenges for building design as well as vehicular and pedestrian accessibility. Generally

the fairly uniform slope equates to two building stories per east-west block, or one-story to mid-block court. This grade change offers a variety of opportunities in the stacking of functions by creating two potential entry levels in each building, as well as allowing for stepped, terraced buildings and mixed uses to exist.”




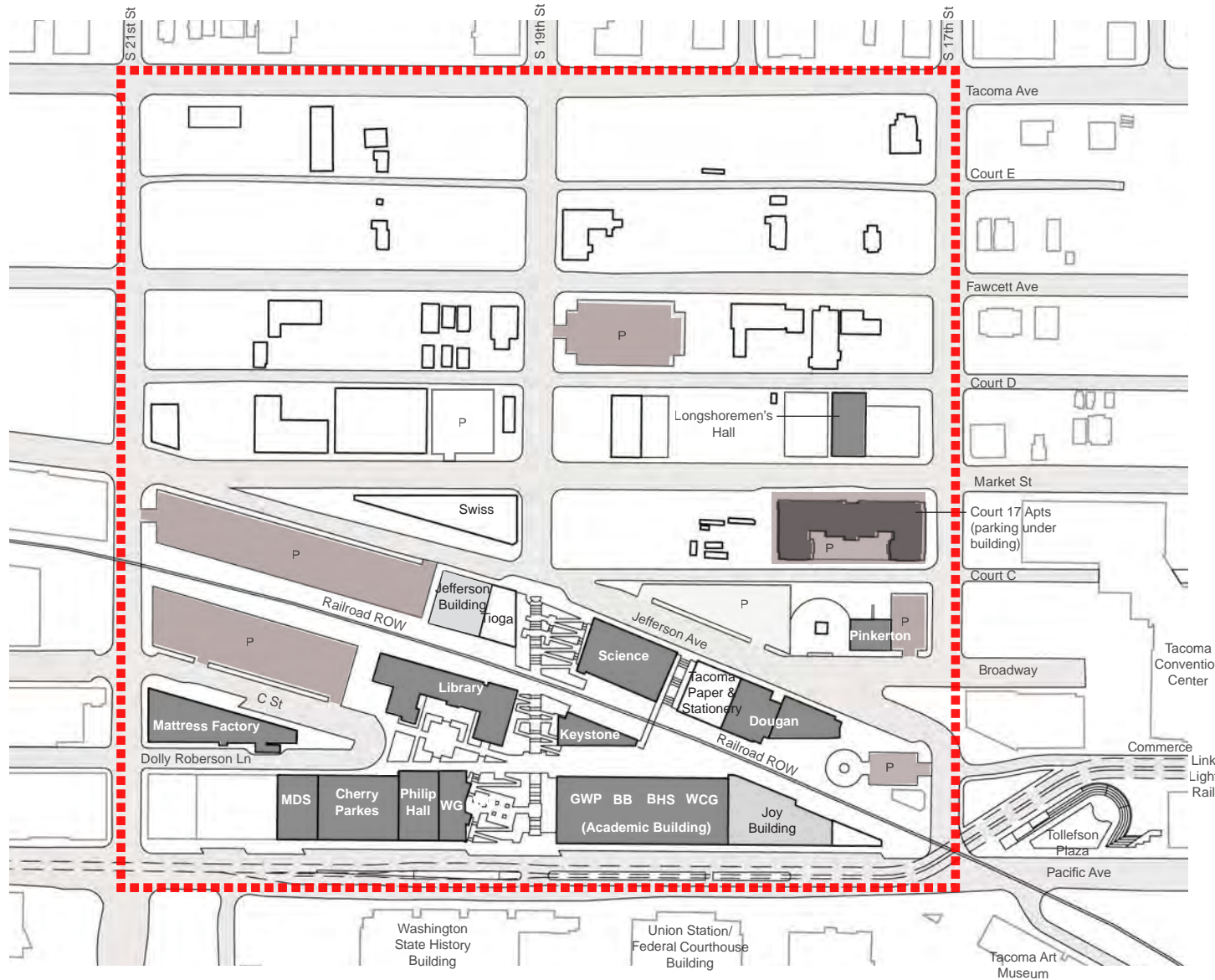
 UW Tacoma Campus Boundary



Figure 3 | UW Tacoma Vicinity Map 2

Introduction



Legend

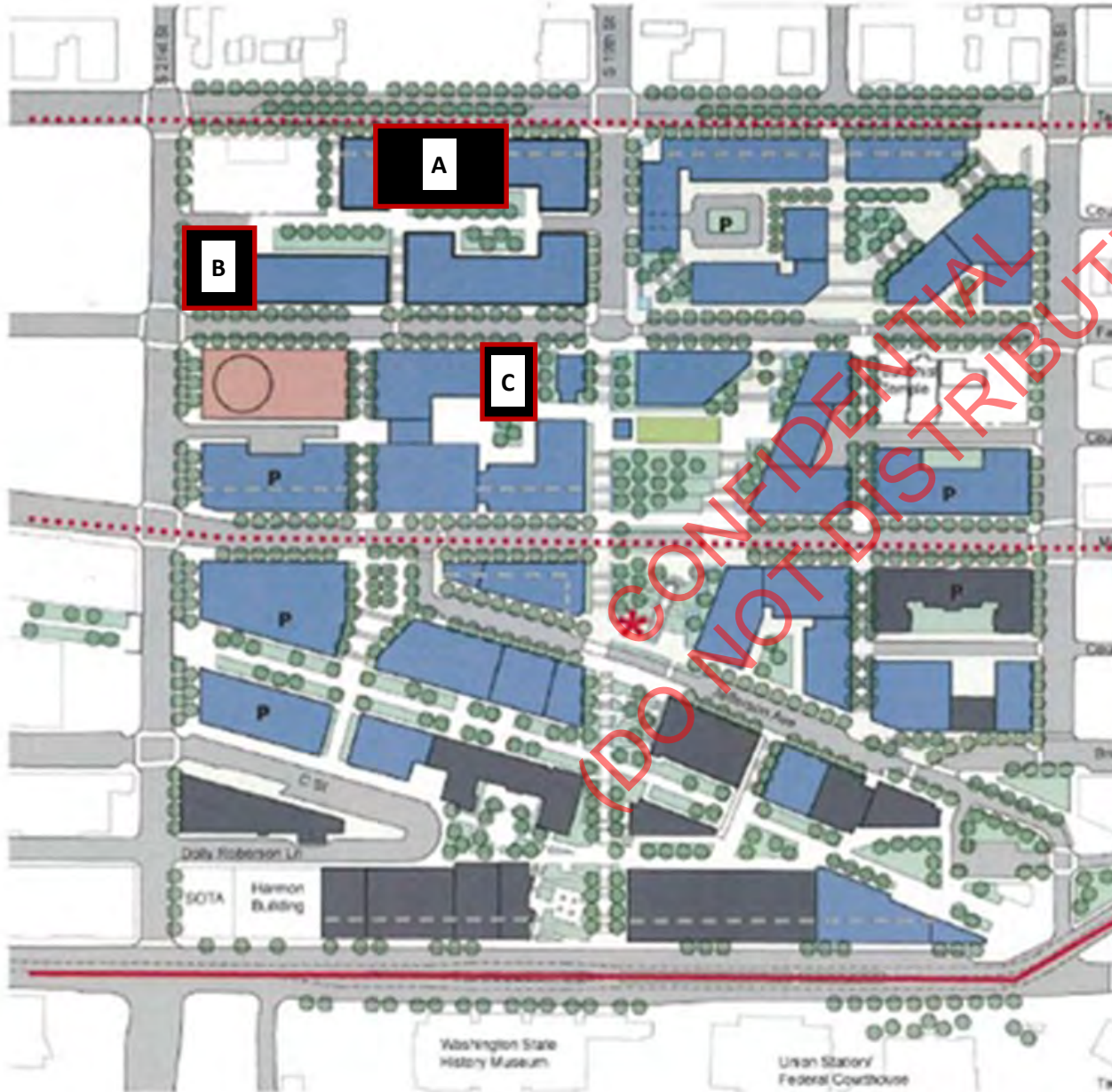
- Existing UW Tacoma Use
- Phase 3
- University Parking Lot
- Commercial Parking Lot
- UW Tacoma Campus Boundary



Figure 6 | UW Tacoma Campus Map

APPENDIX D

CURRENT STATE - PRIVATE SECTOR DEVELOPMENTS ON CAMPUS FOOTPRINT PRECLUDE FULL IMPLEMENTATION OF MASTER PLAN

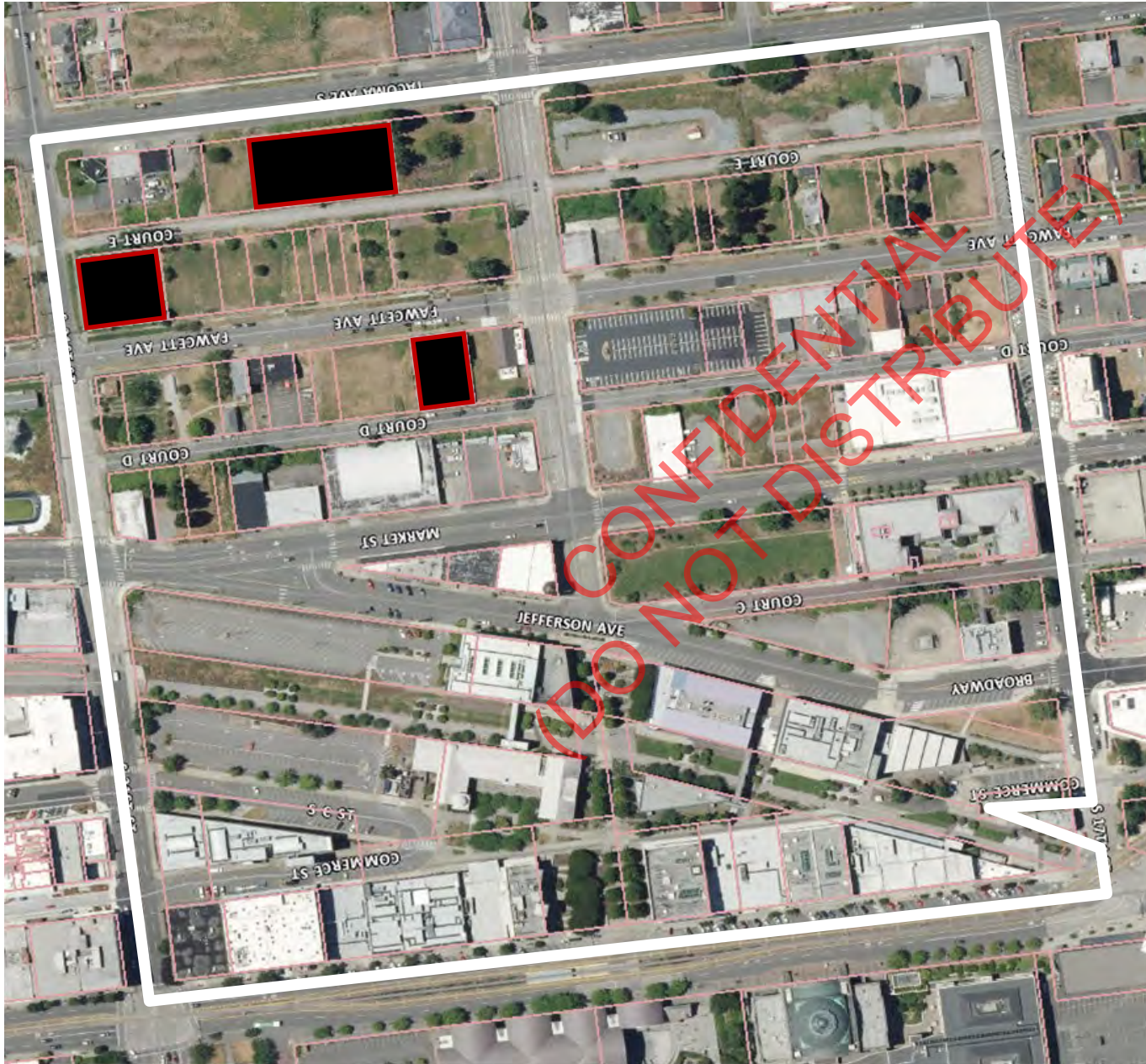


**A - 6-story multifamily building;
178 market rate units**

**B - 8-story multifamily building;
152 market rate units**

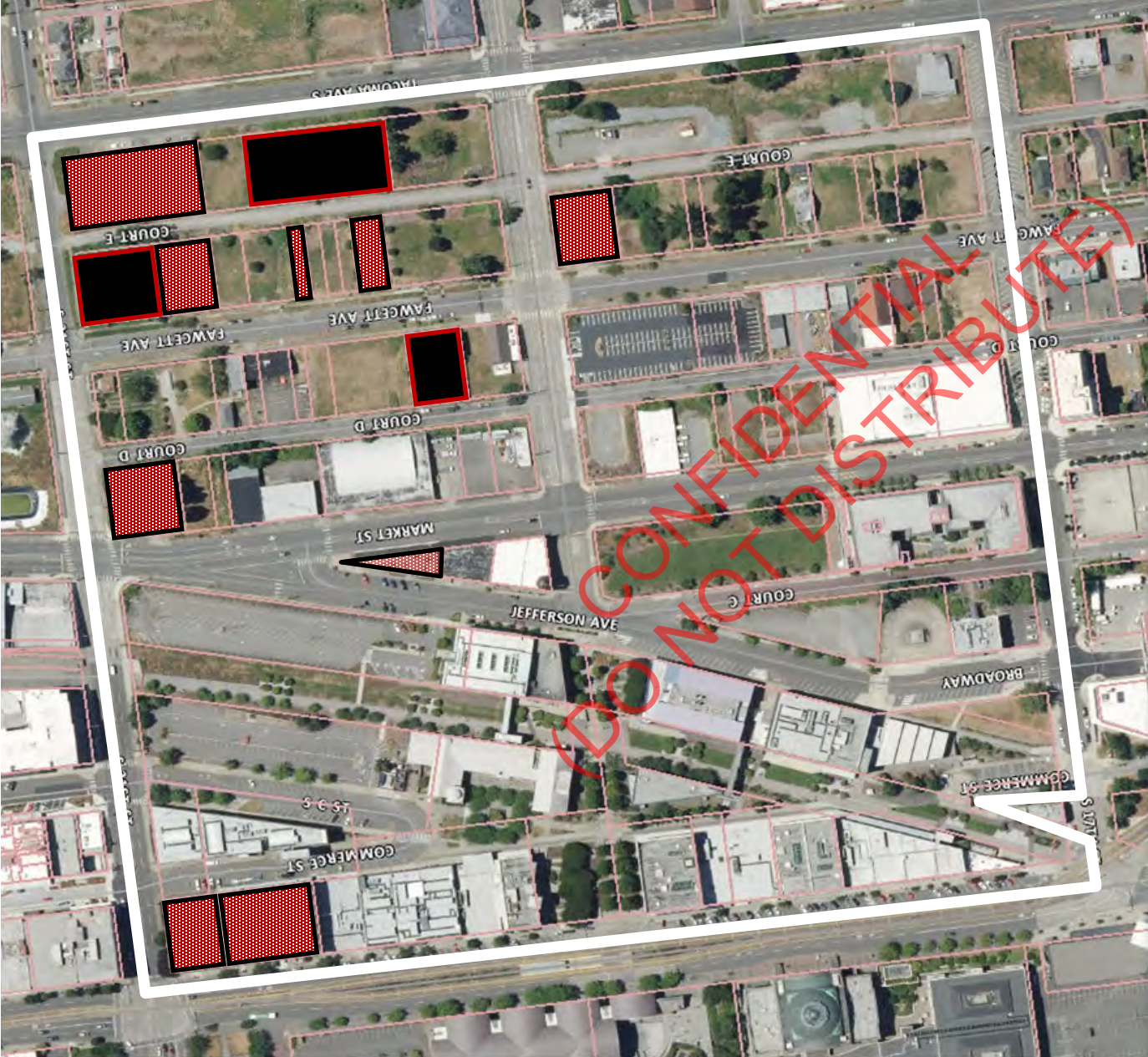
**C - 7-story multifamily building;
100 market rate micro-units**

CURRENT STATE - UW TACOMA CAMPUS FOOTPRINT PRIVATE SECTOR PROJECTS PERMITTED OR UNDERWAY



Project Permitted or Underway

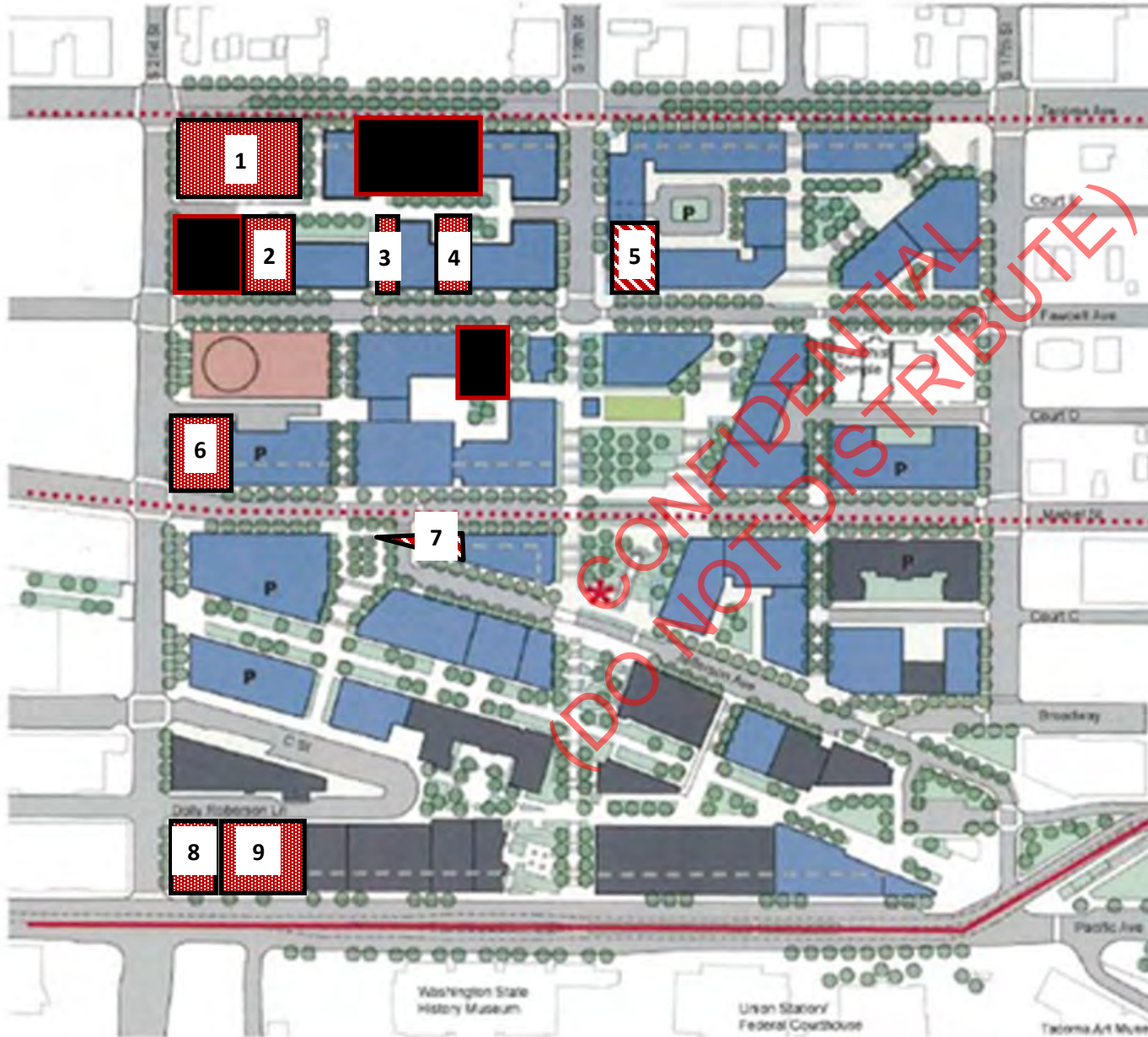
UW TACOMA FOOTPRINT - SHRINKING ACQUISITION OPPORTUNITIES



 Lost Opportunity:
Project Permitted or
Underway

 Acquisition
Opportunity

SHRINKING ACQUISITION OPPORTUNITIES AND IMPACT ON MASTER PLAN



 Lost Opportunity:
Project Permitted or
Underway

 Acquisition
Opportunity