



# Seattle Campus Master Plan

## CUCAC

October 11, 2016

UNIVERSITY of WASHINGTON



# CURRENT SCHEDULE for 2018 CAMPUS MASTER PLAN



- Kick off of Campus Master Plan and EIS Scoping - October 14 & 15, 2015
- Preliminary Plan Concepts Developed – Winter and Spring 2016
- Draft Plan and Draft EIS published – Oct 5, 2016  
Comments due by Nov 21, 2016
- Final Plan and Final EIS published – Winter 2017
- Hearing Examiner and City Council – Summer 2017
- City Council and Board of Regents approval – Late 2017 or early 2018

# OPPORTUNITIES for PUBLIC COMMENT



## **Campus Master Plan (CMP)**

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Wednesday, October 12

Noon – 1 p.m.

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### **Open House**

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**Haggett Hall** Cascade Room  
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7 – 9 p.m.

**UW Tower** Mezzanine Auditorium  
4333 Brooklyn Ave NE

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## **Drop in Office Hours**

### **Suzzallo Library Café**

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### **Café Allegro**

Monday, October 24, 3– 5 p.m.

4214 University Way NE

Enter from the alley behind Magus Books

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Wednesday, November 2, 2:30 – 4:30 p.m.

4507 Brooklyn Ave NE

In the Hotel Deca

# PRESENTATION ORDER

**OVERVIEW OF SEATTLE CAMPUS MASTER PLAN**  
**CAMPUS SECTOR DESCRIPTIONS AND BIG MOVES**  
**DEVELOPMENT STANDARDS**  
**QUESTIONS AND INPUT**



# REASONS FOR GROWTH



- Student enrollment
- Faculty and staff growth
- Changes in teaching methods, space standards
- Desire for increased industry partnerships
- Deferred maintenance: Building condition, building standards

## TRENDS/BEST PRACTICES

### Active Learning Environments



Lecture Halls  
Paccar Hall, UW Seattle

### Learning Beyond the Classroom



Multi-Use Spaces  
Paccar Hall, UW Seattle

### Student Amenities



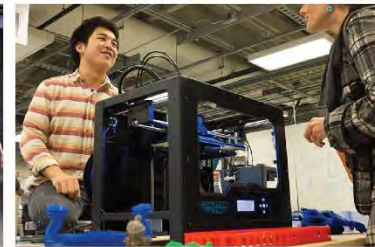
Stony Brook University Recreation Center

### Interdisciplinary Research



Interdisciplinary Research Lab, Paul Allen Center CSE, UW

### Fostering Innovation and Industry



Makerspace  
Fluke Hall, UW Seattle

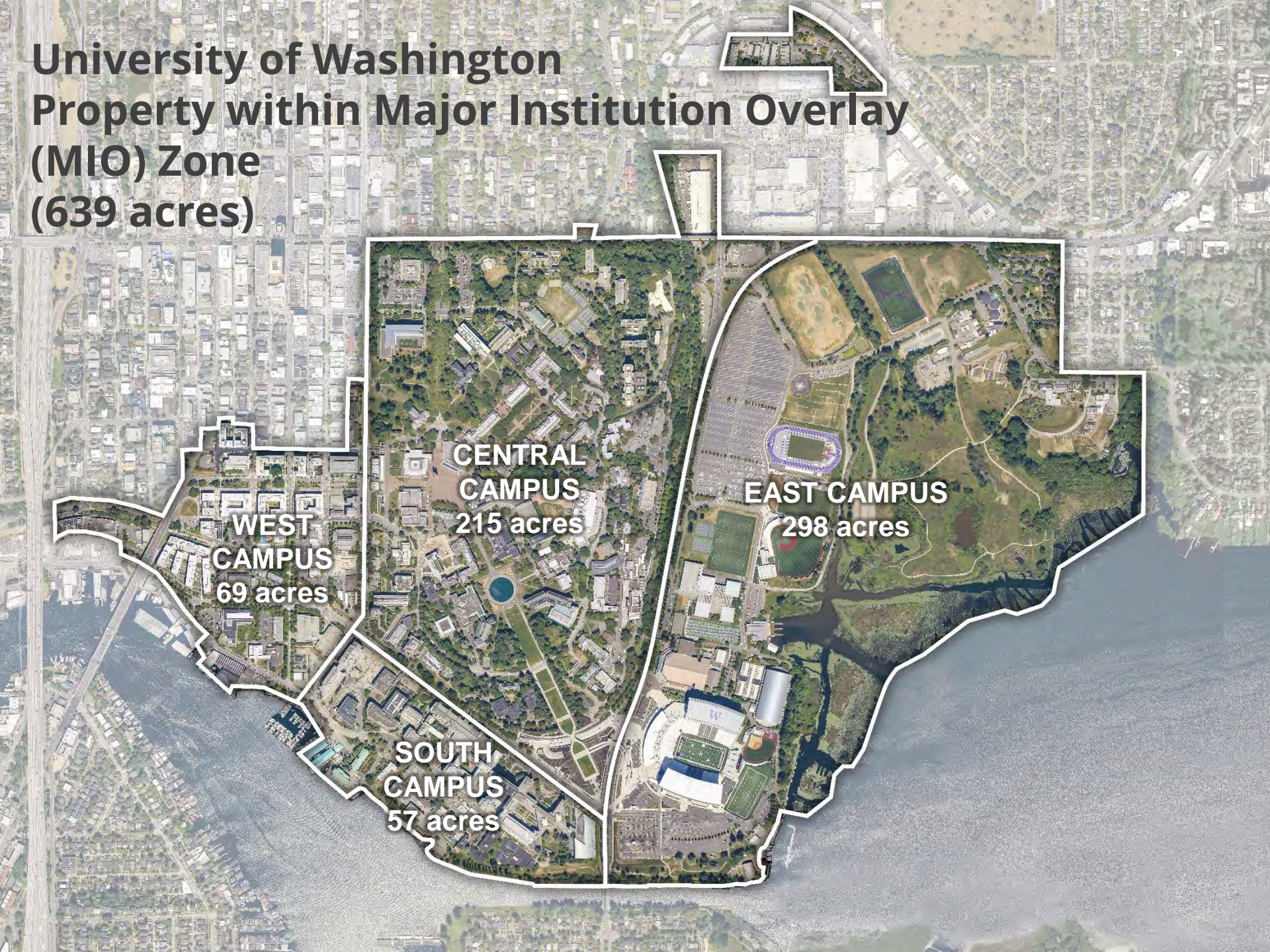
# University of Washington Property within Major Institution Overlay (MIO) Zone (639 acres)

**WEST  
CAMPUS**  
69 acres

**CENTRAL  
CAMPUS**  
215 acres

**EAST CAMPUS**  
298 acres

**SOUTH  
CAMPUS**  
57 acres



# CITY/UNIVERSITY AGREEMENT (CUA) REQUIREMENTS

The City/University Agreement (CUA) establishes the official requirements of the campus master planning process. The draft and final master plans will address each of these areas.



**MAJOR INSTITUTION OVERLAY (MIO) BOUNDARY**



**GENERAL USE AND LOCATION OF PROPOSED DEVELOPMENT**



**FUTURE ENERGY AND UTILITY NEEDS**



**NON-INSTITUTIONAL ZONES**



**INSTITUTIONAL ZONE AND DEVELOPMENT STANDARDS**



**ALTERNATIVE PROPOSALS FOR PHYSICAL DEVELOPMENT**



**HEIGHT AND LOCATION OF EXISTING FACILITIES**



**EXISTING AND PROPOSED CIRCULATION NETWORK**



**PROPOSED DEVELOPMENT PHASES AND TIMETABLE**



**EXISTING AND PROPOSED OPEN SPACE**



**TRANSPORTATION MANAGEMENT PLAN (TDM)**



**PROPOSED STREET AND ALLEY VACATIONS**

# Long-Term Vision vs 10-Year Conceptual Plan



LONG-TERM VISION

10-YEAR CONCEPTUAL PLAN

	TOTAL GROSS SQUARE FEET OF NEW DEVELOPMENT ON ALL 2018 SITES	TOTAL DEMOLISHED GROSS SQUARE FEET ON ALL 2018 SITES	NET NEW DEVELOPMENT (GROSS SQUARE FEET) ON ALL 2018 SITES	NET NEW MAXIMUM DEVELOPMENT (GROSS SQUARE FEET)	MAXIMUM DEVELOPMENT LIMIT (% OF TOTAL)
CENTRAL	3,225,000	1,163,045	2,061,955	900,000	15%
WEST	4,040,000	792,801	3,247,199	3,000,000	50%
SOUTH	5,710,000	2,776,265	2,933,735	1,350,000	23%
EAST	5,070,000	361,115	4,708,885	750,000	12%
<b>TOTAL</b>	<b>18,045,000</b>	<b>5,093,226</b>	<b>12,951,774</b>	<b>6,000,000</b>	<b>100%</b>



# Long-Term Vision



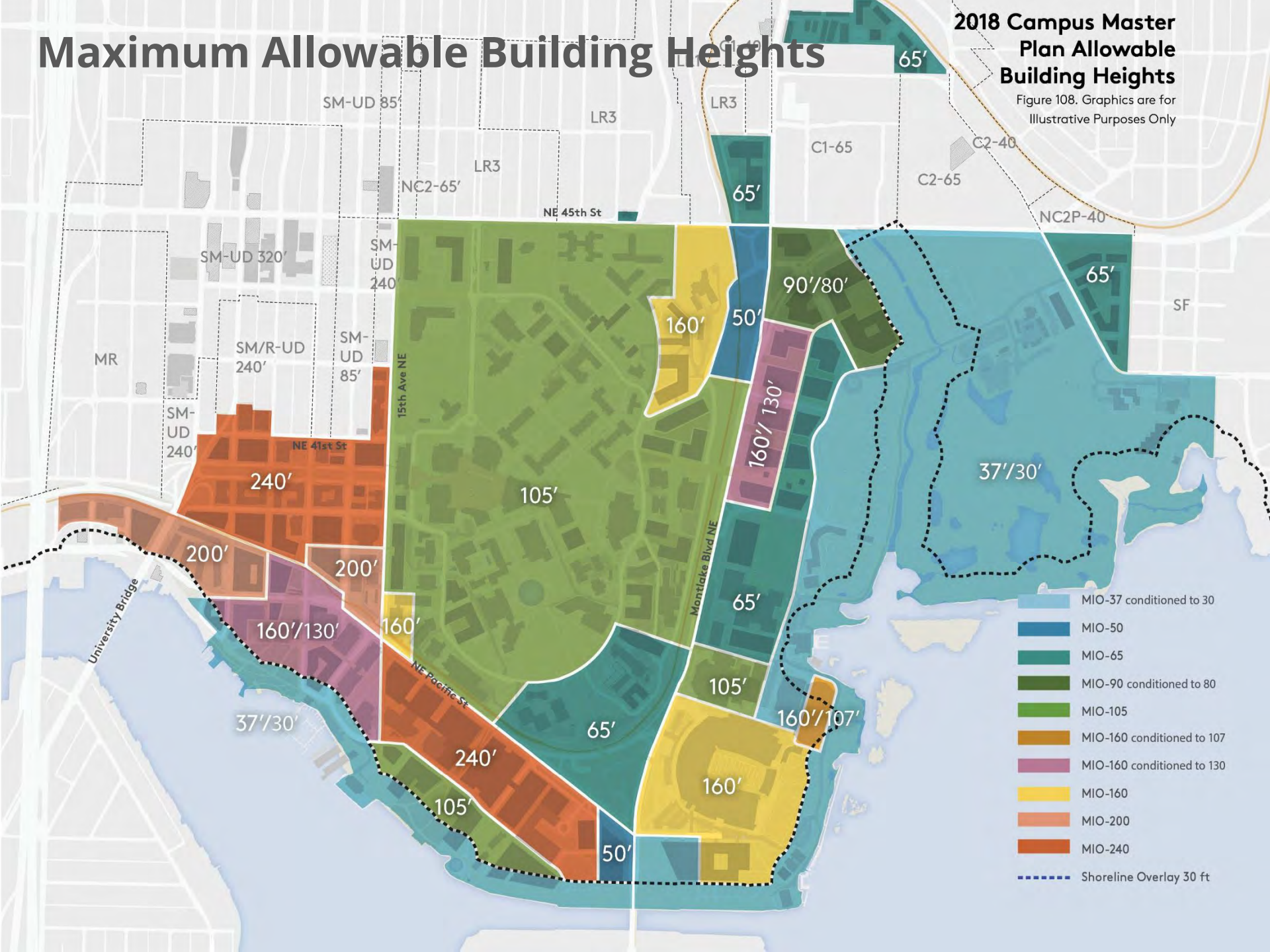
# 10-Year Conceptual Plan



# Maximum Allowable Building Heights

## 2018 Campus Master Plan Allowable Building Heights

Figure 108. Graphics are for Illustrative Purposes Only



# Proposed Increase in Building Heights

- Potential Buildings
- Existing Buildings



# Proposed Massing 2008 CMP

- Potential Buildings
- Existing Buildings

Growth request – 3 million  
Identified Growth Capacity – 8.3 million

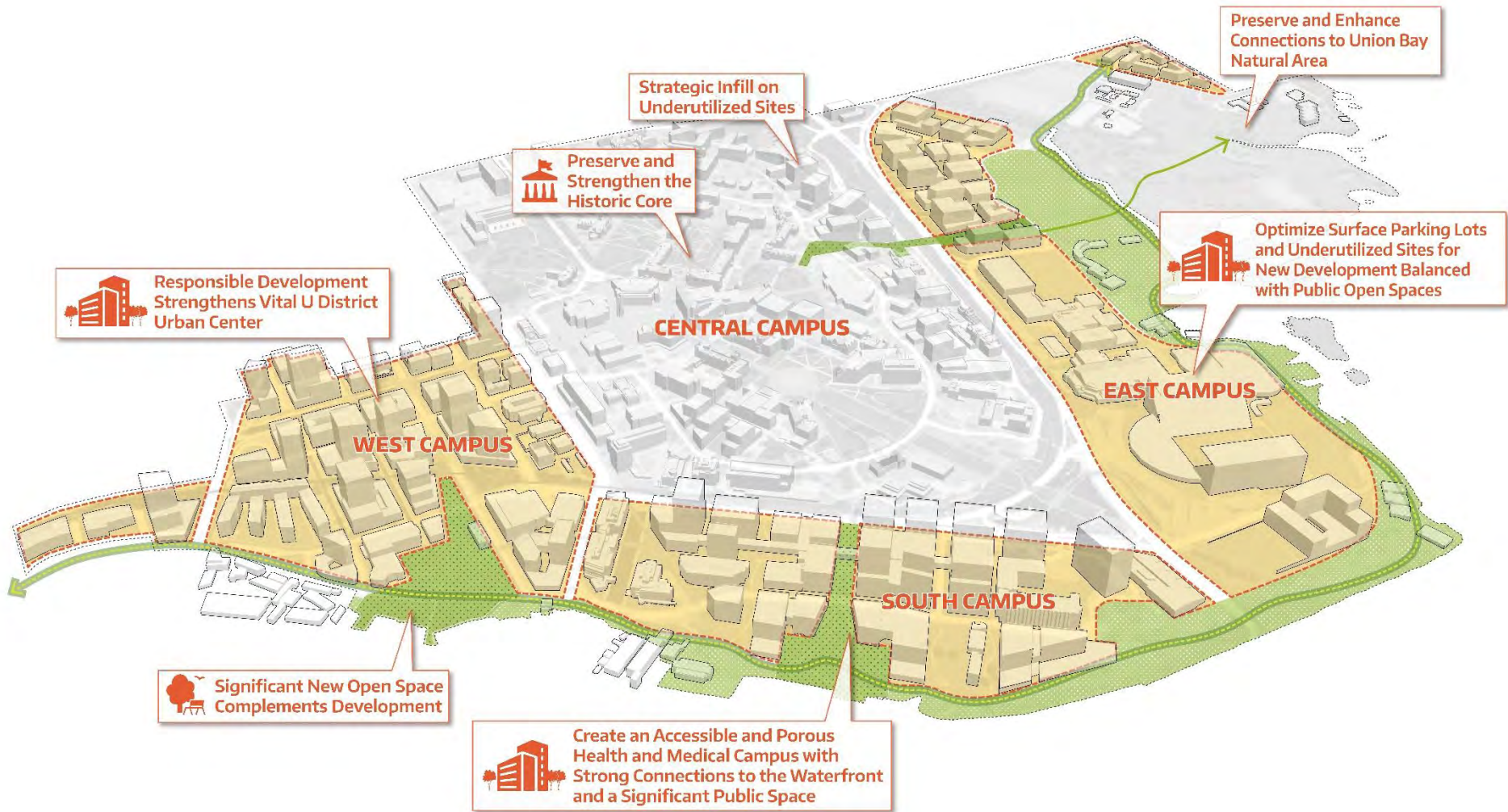
# 2018 CMP

Growth request – 6 million  
Identified Growth Capacity – 12.9 million



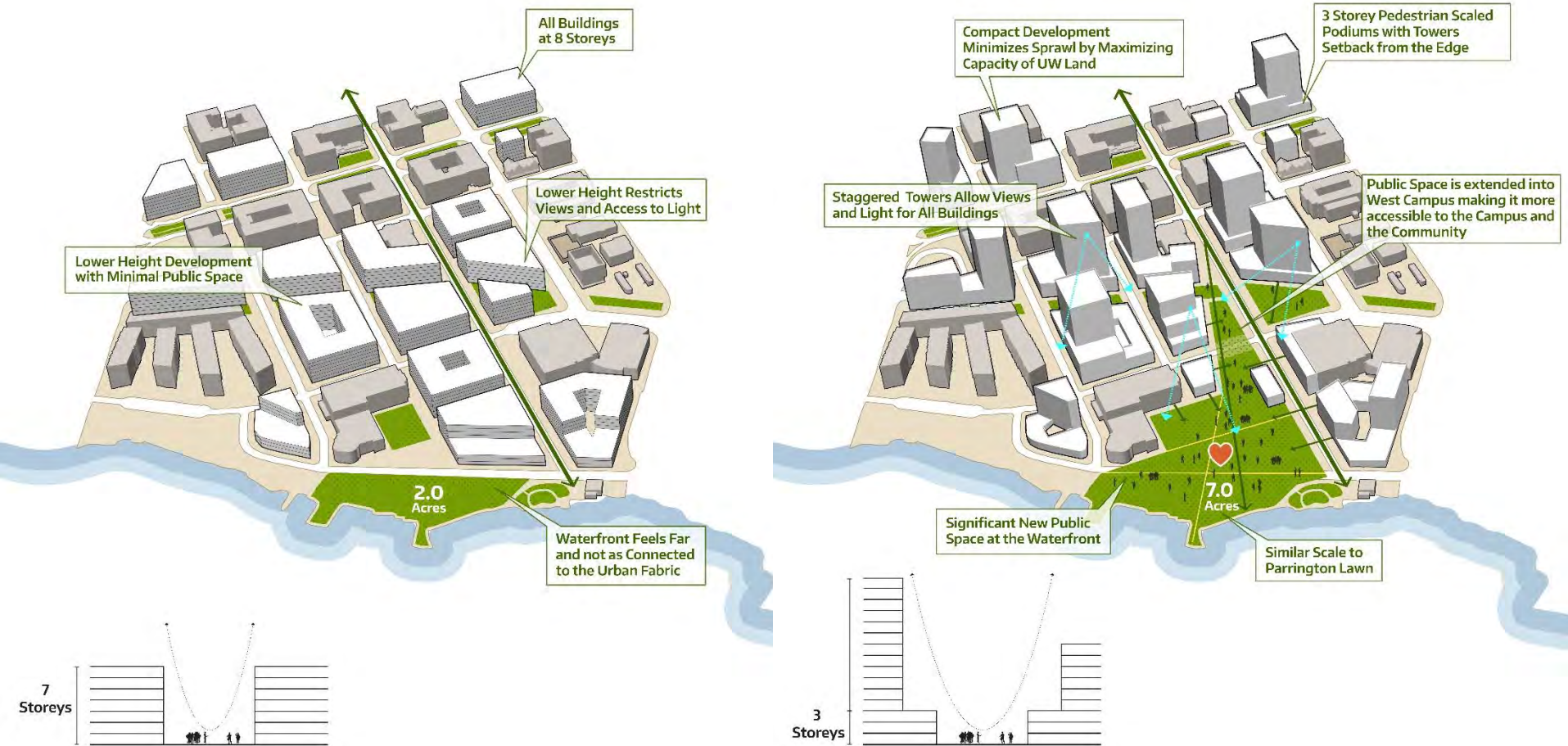
# 1. FLEXIBLE FRAMEWORK

Create a lasting and flexible planning framework to guide the university's future growth in support of UW's education, research and service missions.



## 2. SUSTAINABLE DEVELOPMENT

Extend UW's commitment to sustainable land use to maximize the utilization of its existing property and balance development with public space.



LOWER HEIGHT DEVELOPMENT SPREAD OUT

COMPACT HIGHER DENSITY DEVELOPMENT  
BALANCED WITH PUBLIC OPEN SPACES

# 3. CONNECTIVITY

Extend UW's commitment to better connect the university internally and with its broader context.





# 4. STEWARDSHIP OF HISTORIC AND CULTURAL RESOURCES

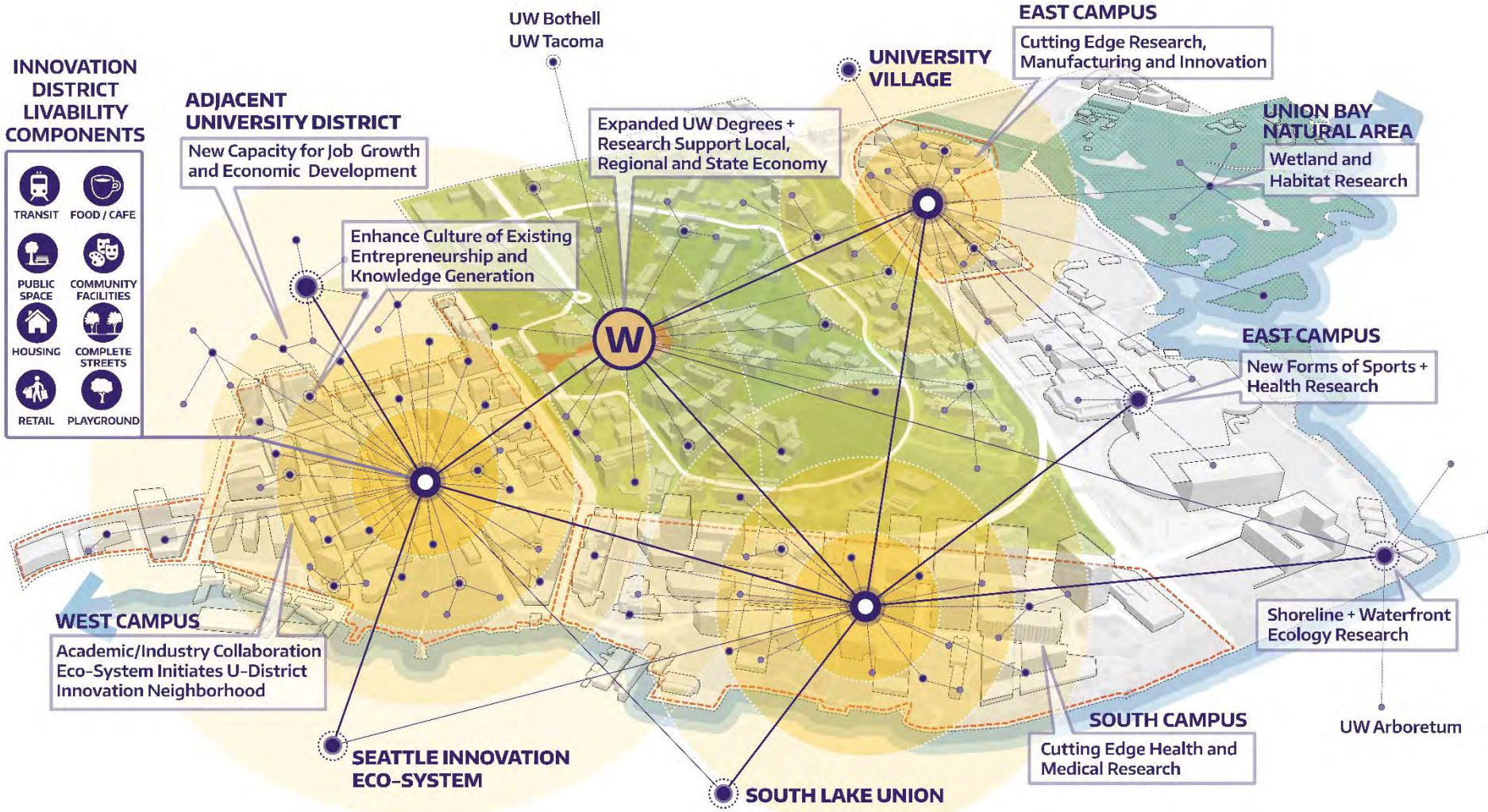
Continue responsible and proactive stewardship of UW's campus assets through preservation of its historic and cultural resources and managed strategy of property development.

- Registered State and Federal Historic Building
- At least 50 year old (not registered)
- Turning 50 by 2021
- Turning 50 by 2031



# 5. LEARNING-BASED UNIVERSITY / INDUSTRY PARTNERSHIPS

Support and catalyze academic and research partnerships with allied industries, contribute to a highly livable innovation district, and stimulate job growth and economic development



# Central Campus Today



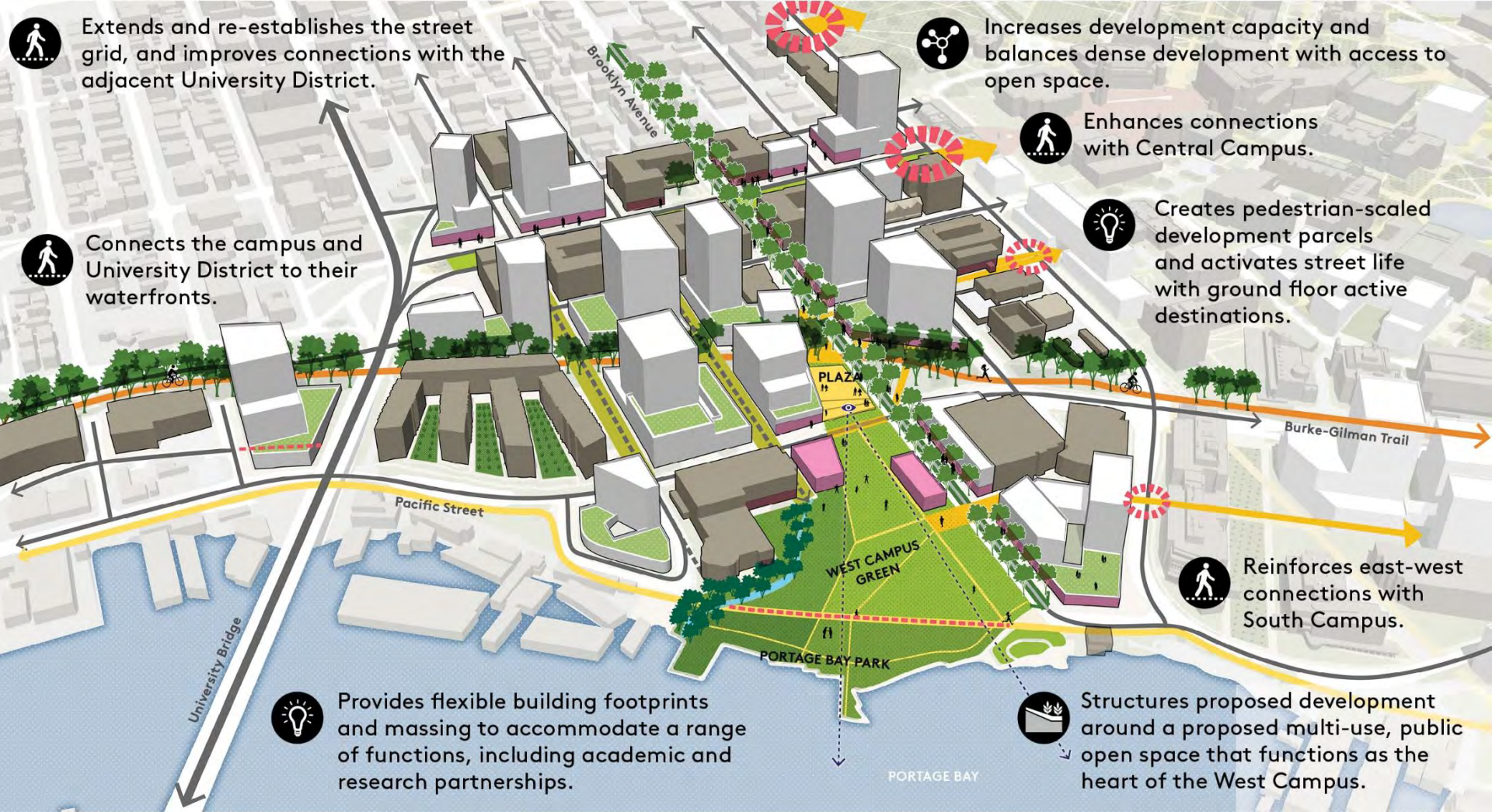
# Central Campus: Big Moves




# West Campus Today




# West Campus: Proposed Big Moves




 Extends and re-establishes the street grid, and improves connections with the adjacent University District.


 Connects the campus and University District to their waterfronts.


 Provides flexible building footprints and massing to accommodate a range of functions, including academic and research partnerships.

 Increases development capacity and balances dense development with access to open space.

 Enhances connections with Central Campus.

 Creates pedestrian-scaled development parcels and activates street life with ground floor active destinations.

 Reinforces east-west connections with South Campus.

 Structures proposed development around a proposed multi-use, public open space that functions as the heart of the West Campus.

# West Campus Green



# West Campus Green: Scale Comparison



**Lake Union Park** – 10.0 acres



**Red Square** – 3.2 acres



**Parrington Lawn** – 7.8 acres



**Olympic Sculpture Park** – 11.0 acres



**Gas Works Park** – 20.0 acres



**Proposed Waterfront Park** – 7.0 acres



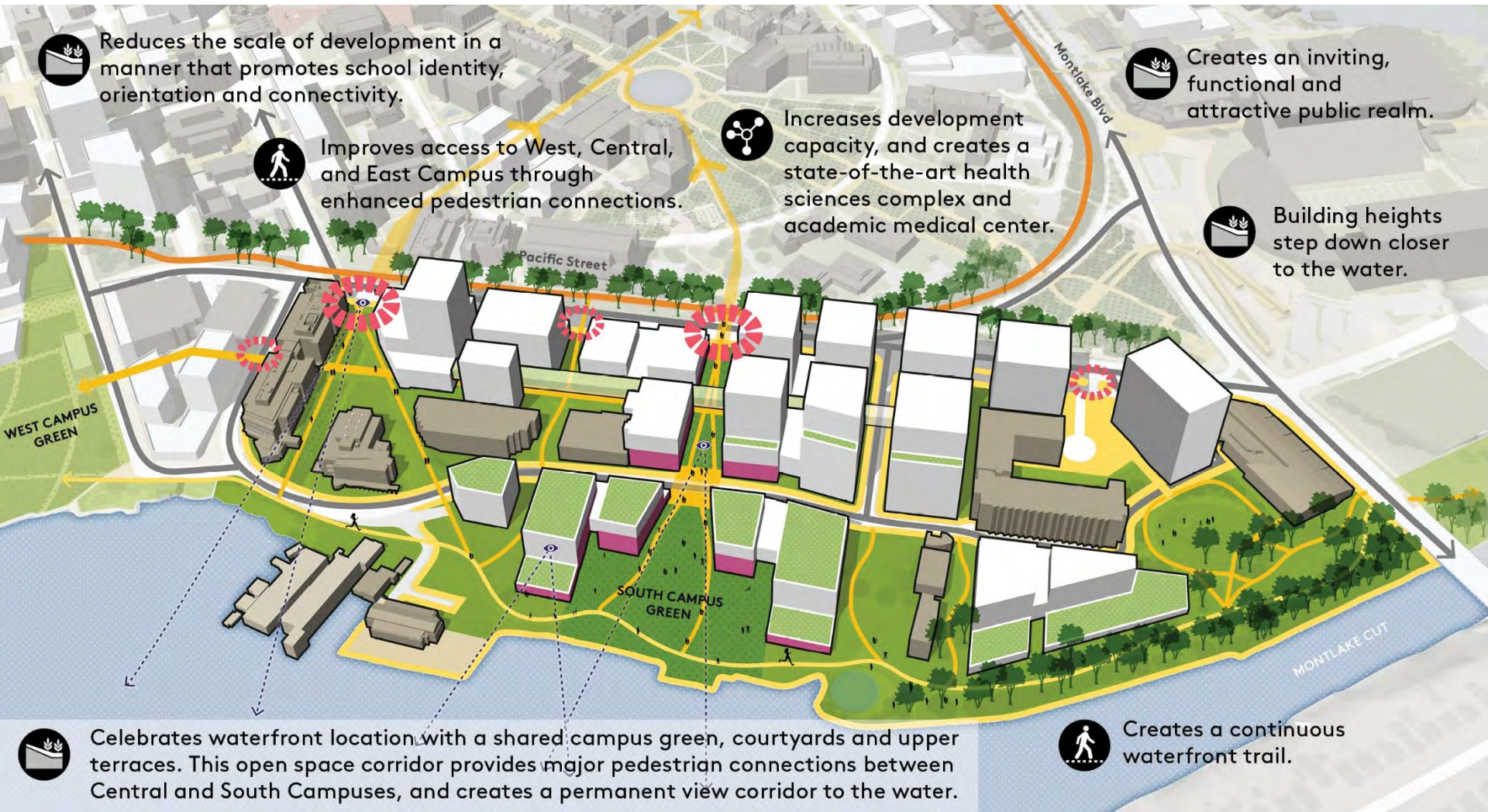
# Brooklyn Avenue Green Street



# South Campus Today





# South Campus: Big Moves





 Reduces the scale of development in a manner that promotes school identity, orientation and connectivity.


 Improves access to West, Central, and East Campus through enhanced pedestrian connections.

 Increases development capacity, and creates a state-of-the-art health sciences complex and academic medical center.

 Creates an inviting, functional and attractive public realm.

 Building heights step down closer to the water.

 Celebrates waterfront location with a shared campus green, courtyards and upper terraces. This open space corridor provides major pedestrian connections between Central and South Campuses, and creates a permanent view corridor to the water.

 Creates a continuous waterfront trail.

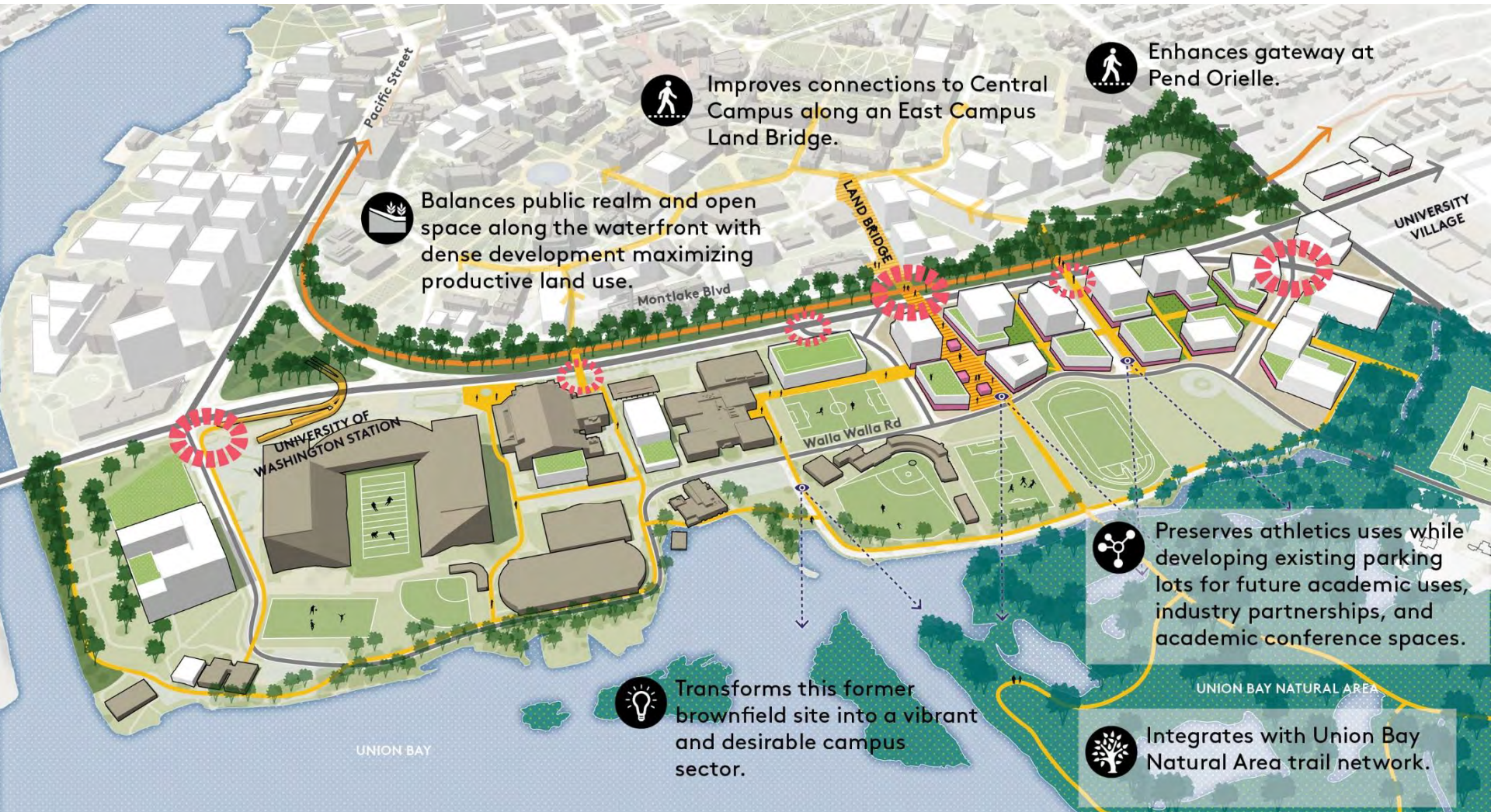
# Pedestrian Connections and the South



# East Campus Today



# East Campus: Big Moves



# East Campus Land Bridge



# Development Standards

## Development Envelope



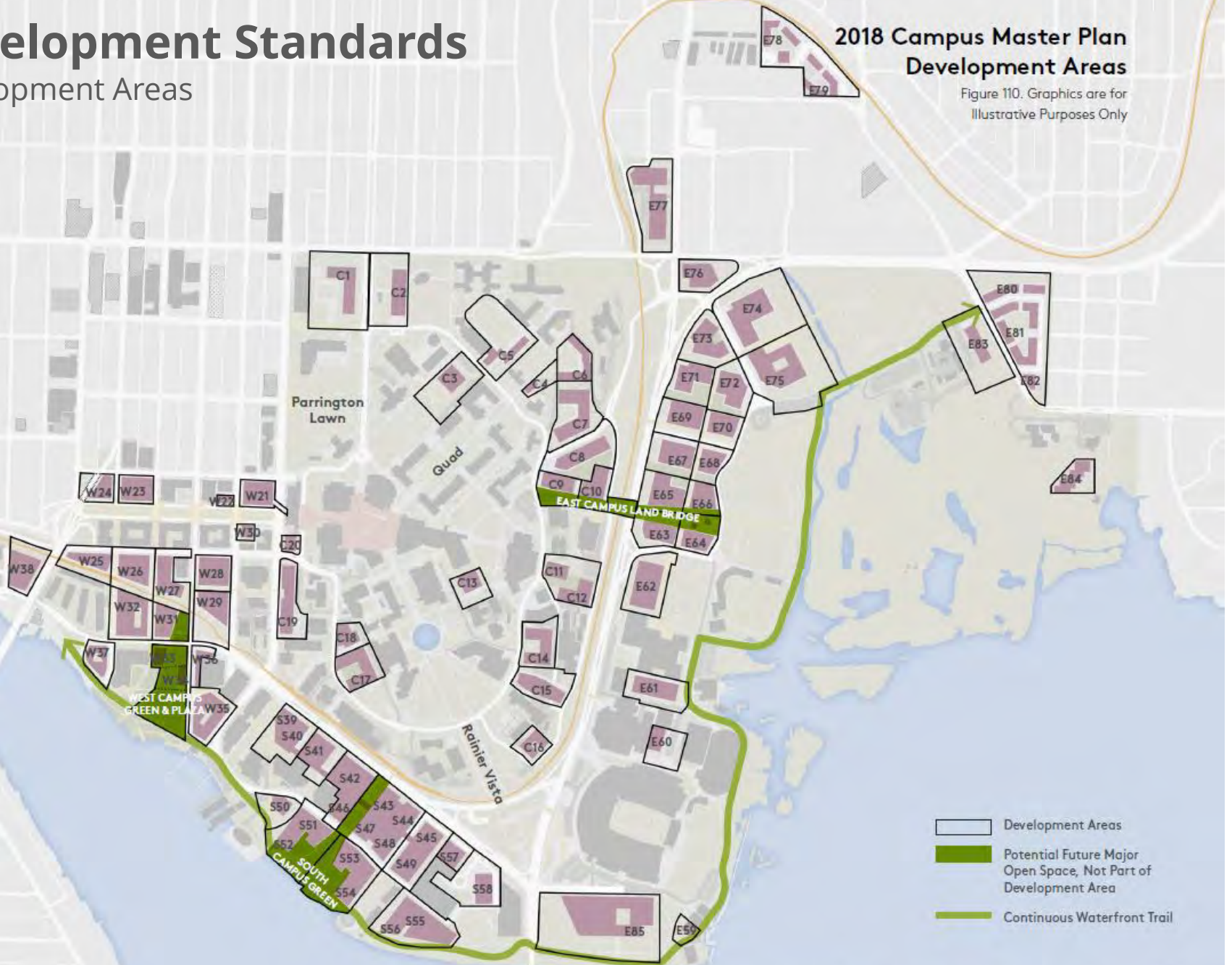


# Development Standards

## Development Areas

### 2018 Campus Master Plan Development Areas

Figure 110. Graphics are for  
Illustrative Purposes Only



- Development Areas
- Potential Future Major Open Space, Not Part of Development Area
- Continuous Waterfront Trail

# Development Standards

## Public Realm Allowance

1



Figure 179. Section through Stevens Way. Graphics are for Illustrative Purposes Only.

2



Figure 180. Section through Brooklyn Avenue. Graphics are for Illustrative Purposes Only.



# Development Standards

## Public Realm Allowance



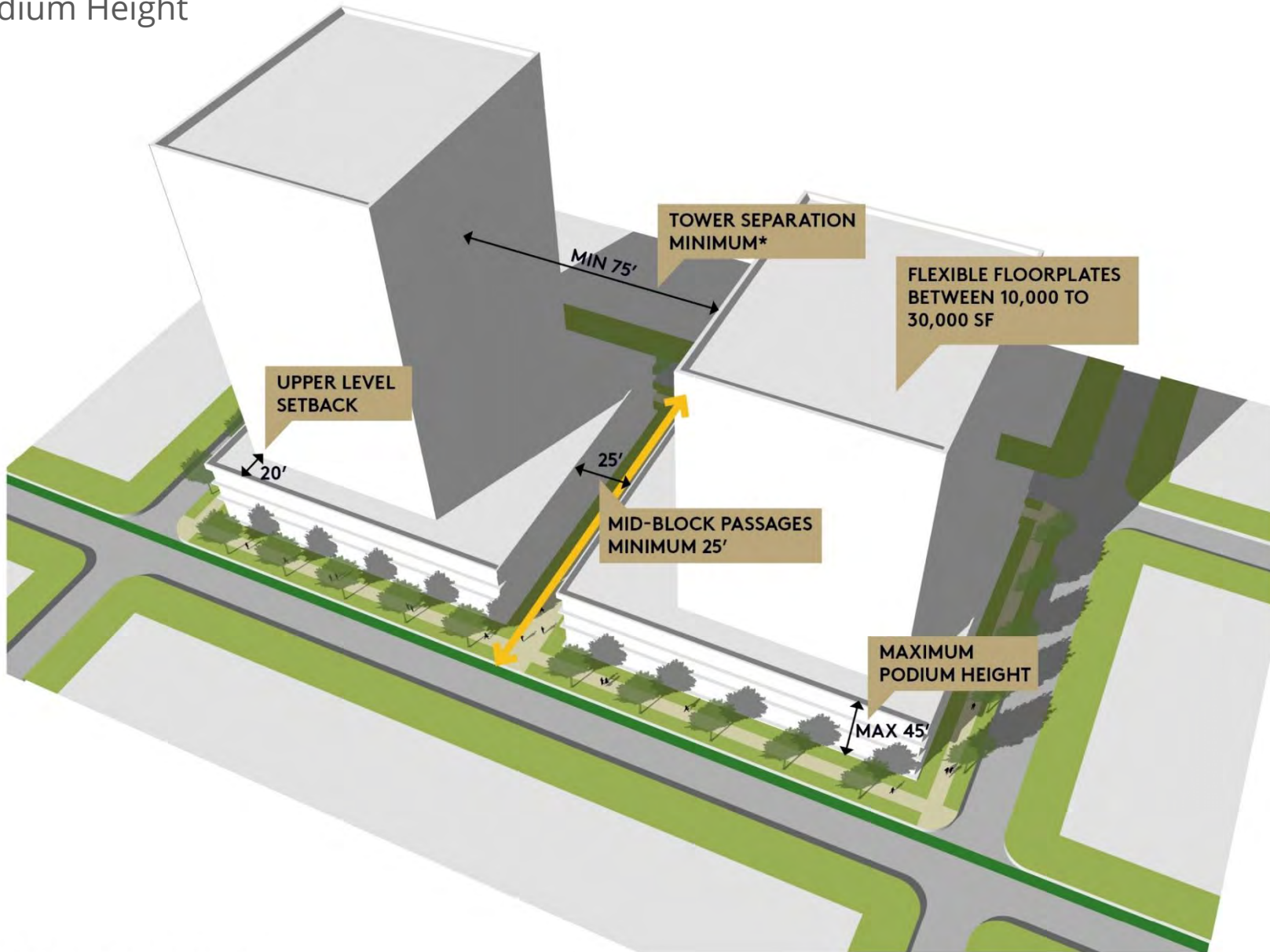
Figure 181. Section through Pacific Avenue. Graphics are for Illustrative Purposes Only.



Figure 182. Section through Montlake Boulevard. Graphics are for Illustrative Purposes Only.

# Development Standards

Upper Level Setbacks, Mid-Block Passages, Tower Separation, Flexible Floorplates, Podium Height



\* With exceptions on South Campus

# Central Campus Development Guidelines

Figure 184. Graphics are for Illustrative Purposes Only



- Active Edge
- Major Open Space
- Pedestrian Connection
- Development Zone Boundary
- 200 Foot Shoreline District Overlay
- Shared Street
- Streetscape Improvements
- Protected View Corridors
- Service Access
- Potential Parking Access
- Forested Edge
- Buildings on the Historic Register



# South Campus Development Guidelines

Figure 186. Graphics are for  
Illustrative Purposes Only



-  Active Edge
-  Major Open Space
-  Forested Edge
-  Pedestrian Connection
-  Development Zone Boundary
-  200 Foot Shoreline District Overlay
-  Shared Street
-  Streetscape Improvements
-  Protected View Corridors
-  Service Access
-  Potential Parking Access

# East Campus Development Guidelines

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Thank you

Questions:

Theresa Doherty, Senior Project Director

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206-221-2603

<http://pm.uw.edu/campus-master-plan>