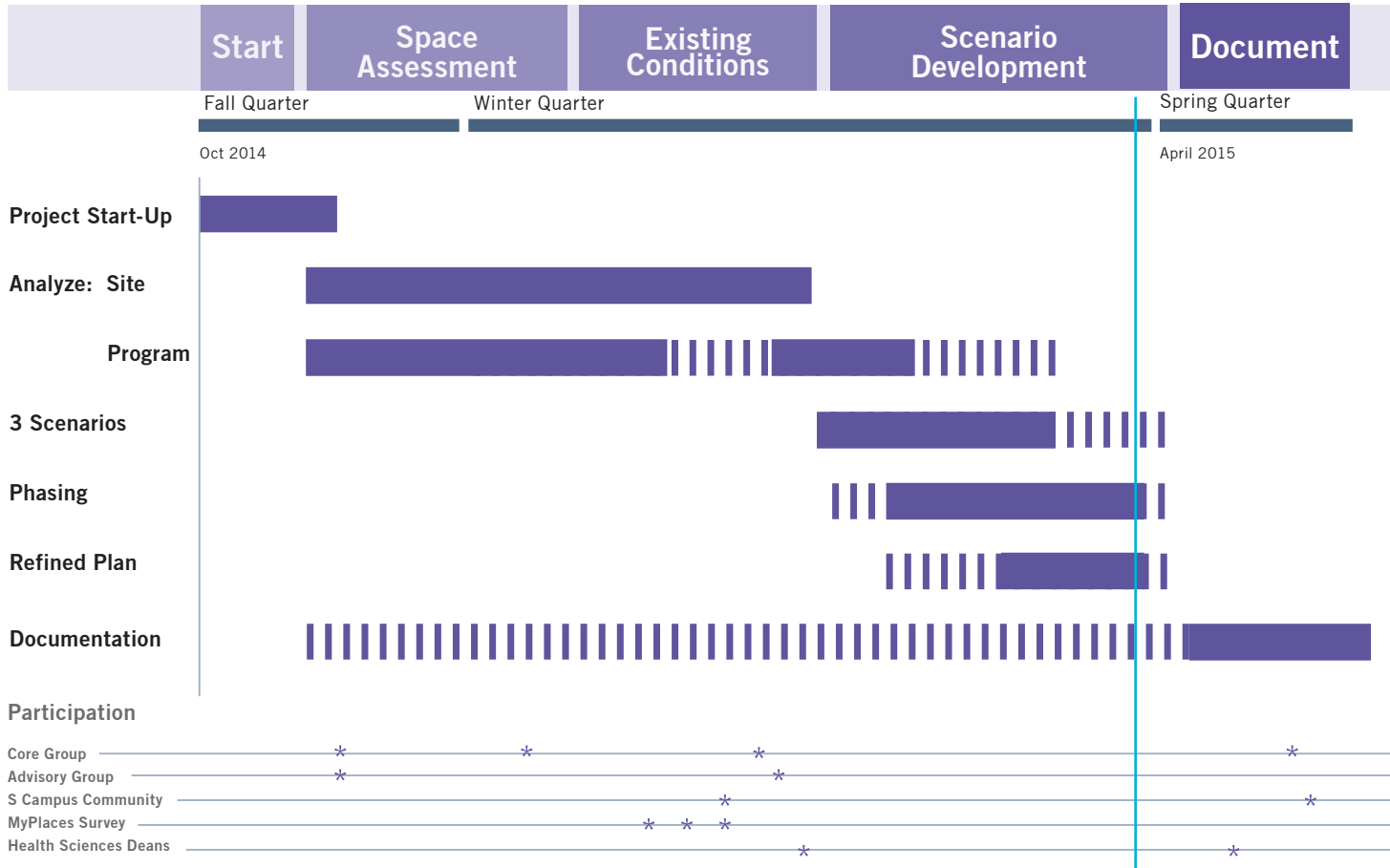


SOUTH CAMPUS STUDY PHASE II

MARCH 30, 2015



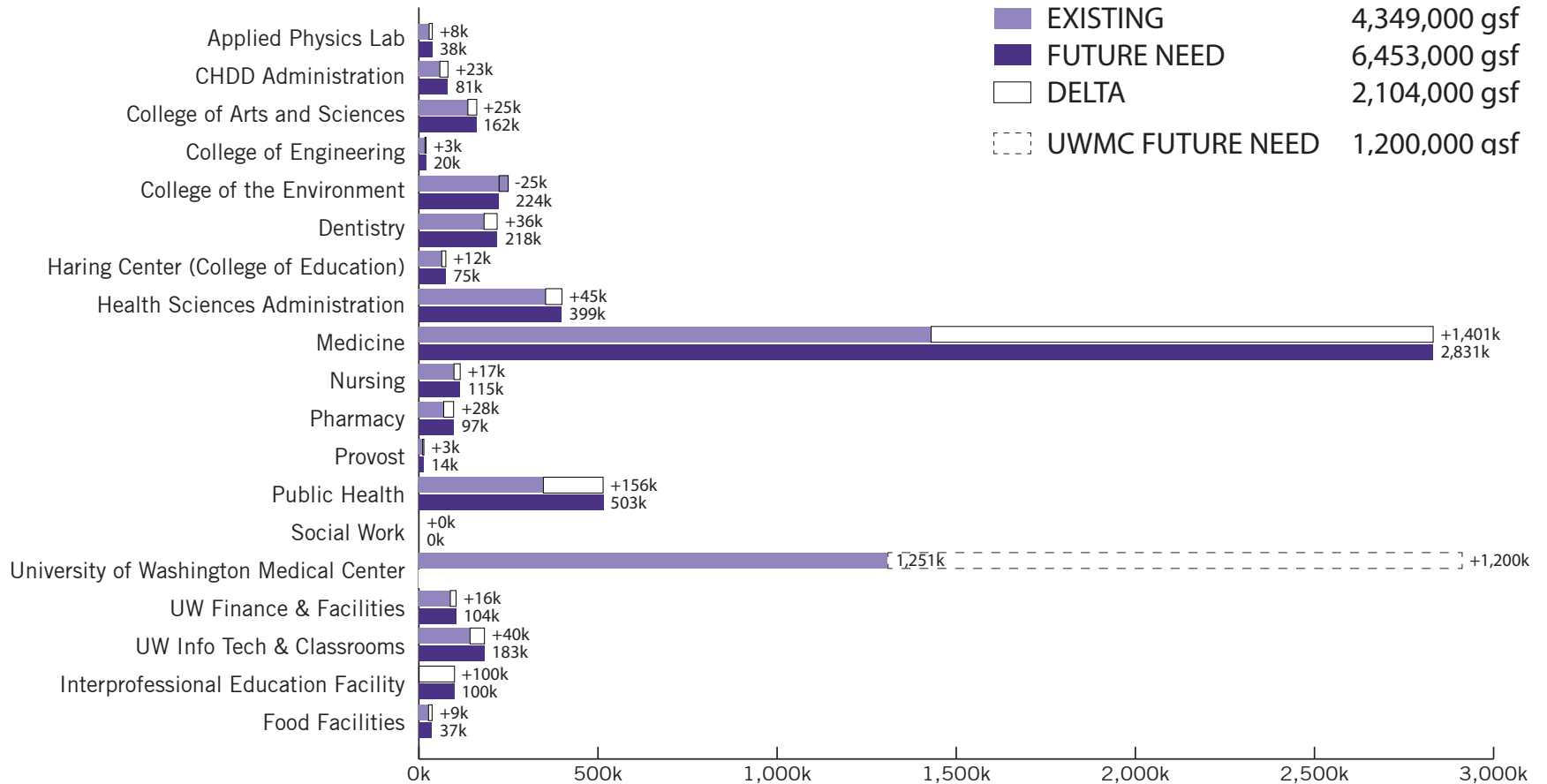
PROCESS



PROGRAM

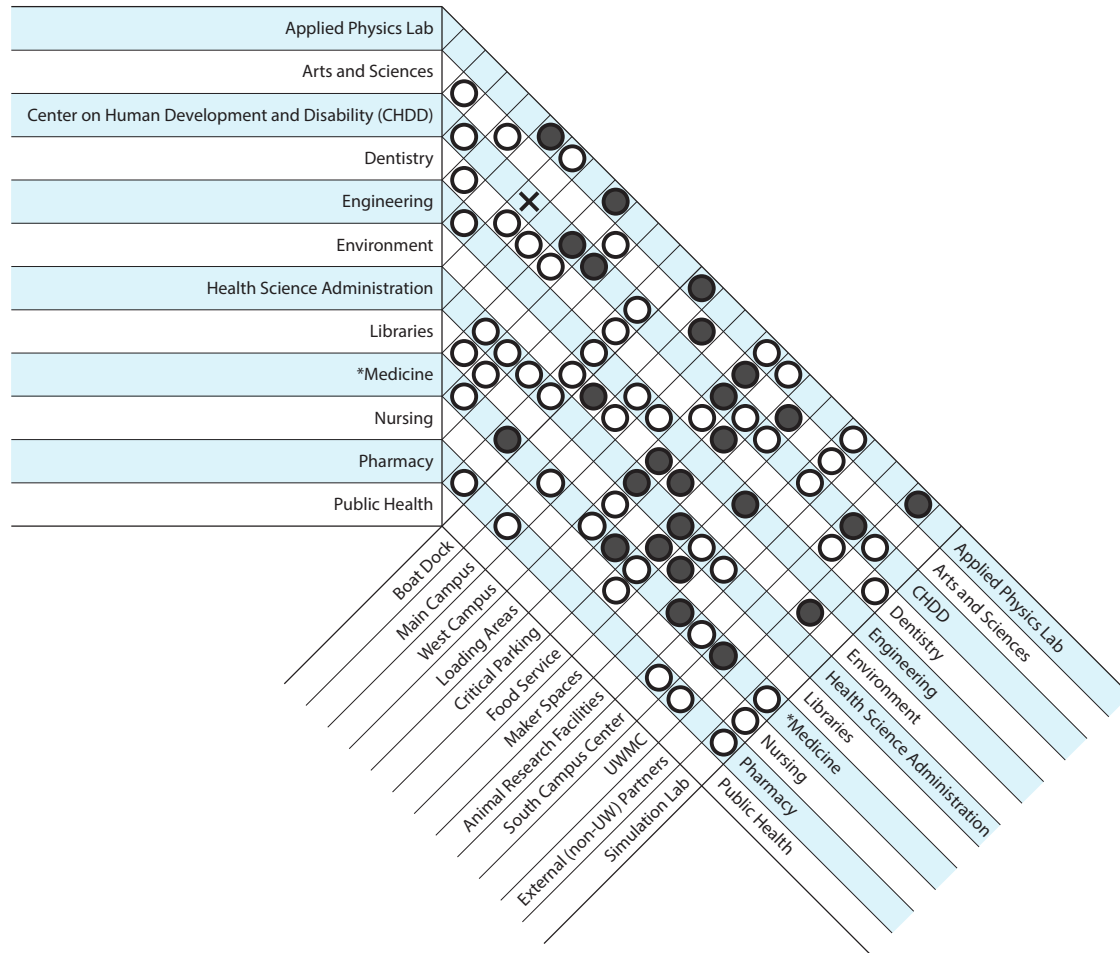
PLAN CHANGED	VERIFIED IN PERSON	PHOTO AVAILABLE	FLOOR CODE	ROOM NUMBER	ORL ROOM TYPE CODE	ORL ROOM TYPE NAME	NEW ROOM TYPE CODE	NEW ROOM TYPE NAME	ROOM SQFT	NEW ROOM SQFT	ORL SEAT CAPACITY	NEW SEAT CAPACITY	# OF ASSOCIATED RESEARCHERS	ORL ASSIGNEE ORG CODE	ORL ASSIGNEE ORG NAME	FICM Code	Space Type	Range	Standard
X	X	X	02	A206	317	(OTHER SPACE/DESK)			327					3020014000	(DENTISTRY-DEANS OFFICE)	110	(GENERAL CLASSROOM)	21-60 seats	25 sf/person
X	X	X	02	A206A	317	(OTHER SPACE/DESK)			101					3020014000	(DENTISTRY-DEANS OFFICE)	110A	Auditorium	≤ 60 seats	14 sf/person
X	X	X	02	A212	317	(OTHER SPACE/DESK)			468					3020014000	(DENTISTRY-DEANS OFFICE)	110B	Small Classroom	1-20 seats	30 sf/person
X	X	X	04	A407	318	(OFFICE STORAGE)	317	(OTHER SPACE/DESK)	136	12				3020010000	(PERIODONTICS)	111	(ASSIGNED CLASSROOM)		25 sf/person
X	X	X	04	A407A	314	(CLERICAL OFFICE/DESK)	311	(FACULTY OFFICE/DESK)	105	1	1			3020010000	(PERIODONTICS)	112	(COMPUTER CLASSROOM)		40 sf/person
X	X	X	04	A407C	317	(OTHER SPACE/DESK)	311	(FACULTY OFFICE/DESK)	63	1	1			3020010000	(PERIODONTICS)	210	(LAB CLASSROOM)		38 sf/person
X	X	X	04	A407D	892	(STAFF BREAK ROOM)	314	(CLERICAL OFFICE/DESK)	87	2	2			3020010000	(PERIODONTICS)	230	(COMPUTER LABORATORY)		40 sf/person
X	X	X	01	B102	318	(OFFICE STORAGE)	360	(BREAKROOM/KITCHEN)	119	10	8			3020008000	(ORTHODONTICS)	250	(RESEARCH LAB)		-
X	X	X	01	B108	250	(RESEARCH LAB)	255	(RESEARCH LAB SERVICE)	181					3020001000	(ORAL HEALTH SCIENCES)	260	(BL3)		-
X	X	X	01	B108A	250	(RESEARCH LAB)			127			4*		3020001000	(ORAL HEALTH SCIENCES)	262	(BL2 WET LAB)		-
X	X	X	01	B108B	250	(RESEARCH LAB)			79			*		3020001000	(ORAL HEALTH SCIENCES)	311	FACULTY OFFICE/DESK	≤	140 sf/person
X	X	X	01	B108C	250	(RESEARCH LAB)			125			*		3020001000	(ORAL HEALTH SCIENCES)	311A	PART-TIME FACULTY	≤	70 sf/person
X	X	X	01	B108D	250	(RESEARCH LAB)			60			*		3020001000	(ORAL HEALTH SCIENCES)	311B	EMERITI (active)	≤	120 sf/person
X	X	X	01	B108E	250	(RESEARCH LAB)	255	(RESEARCH LAB SERVICE)	13					3020001000	(ORAL HEALTH SCIENCES)	311C	Emeriti (Inactive)	≤	48 sf/person
X	X	X	01	B108F	250	(RESEARCH LAB)	255	(RESEARCH LAB SERVICE)	12					3020001000	(ORAL HEALTH SCIENCES)	312	(DEAN/CHAIR/DIR/OFF)	≤	240 sf/person
X	X	X	01	B110	255	(RESEARCH LAB SERVICE)	318	(OFFICE STORAGE)	89	1				3020001000	(ORAL HEALTH SCIENCES)	314	(CLERICAL OFFICE/DESK)	≤	48 sf/person
X	X	X	01	B110A	255	(RESEARCH LAB SERVICE)	318	(OFFICE STORAGE)	93	3				3020001000	(ORAL HEALTH SCIENCES)	316	(POSTSTAFF OFFICE/DESK)	≤	120 sf/person
X	X	X	01	B112	317	(OTHER SPACE/DESK)			55					3020007000	(ORAL MAXILLO SURGERY)	317	(OTHER SPACE/DESK)	≤	64 sf/person
X	X	X	01	B125	250	(RESEARCH LAB)	313	(TA/RA OFFICE/DESK)	273	4				3020001000	(ORAL HEALTH SCIENCES)	317A	Post-Doc	≤	64 sf/person
X	X	X	01	B125A	318	(OFFICE STORAGE)			73	1				3020001000	(ORAL HEALTH SCIENCES)	317B	Research Associate	≤	48 sf/person
X	X	X	01	B127	262	(BL2 WET LAB)			700		1			3020014050	(DENTISTRY OFF RESEARCH)	317C	PhD Candidate	≤	64 sf/person
X	X	X	01	B127A	250	(RESEARCH LAB)	255	(RESEARCH LAB SERVICE)	146	1				3020014000	(DENTISTRY-DEANS OFFICE)	317D	Visitor/Hoteling	≤	64 sf/person
X	X	X	01	B127B	215	(CLASS LAB SERVICE)			20					3020014050	(DENTISTRY OFF RESEARCH)	313	(TA/RA OFFICE/DESK)	≤	48 sf/person
X	X	X	01	B128	250	(RESEARCH LAB)			635	5	1			3020001000	(ORAL HEALTH SCIENCES)	313A	Master's Candidate	≤	48 sf/person
X	X	X	01	B129	255	(RESEARCH LAB SERVICE)			106					3020001000	(ORAL HEALTH SCIENCES)	350	(CONFERENCE ROOM)		20 sf/person
X	X	X	01	B129A	255	(RESEARCH LAB SERVICE)			137					3020001000	(ORAL HEALTH SCIENCES)	410	(LIBRARY STUDY ROOM)	≤ 8 seats	30 sf/person
X	X	X	01	B134	313	(TA/RA OFFICE/DESK)			246	6	9			3020001000	(ORAL HEALTH SCIENCES)	412	(NON-LIBRARY STUDY RM)	≤ 8 seats	30 sf/person
X	X	X	01	B137	250	(RESEARCH LAB)			404	4				3020001000	(ORAL HEALTH SCIENCES)	540	(CLINIC)		100 sf each
X	X	X	01	B137A	317	(OTHER SPACE/DESK)	313	(TA/RA OFFICE/DESK)	129	2	3			3020001000	(ORAL HEALTH SCIENCES)	680	(MEETING ROOM)		20 sf/person
X	X	X	01	B143	250	(RESEARCH LAB)	255	(RESEARCH LAB SERVICE)	228	396	2	-		3020001000	(ORAL HEALTH SCIENCES)	880	(PUBLIC WAITING)		15 sf/person
X	X	X	01	B144	318	(OFFICE STORAGE)	031	(ELECTRICAL CLOSET)	102	6				3020001000	(ORAL HEALTH SCIENCES)	850	(TREATMENT/EXAM)		100 sf each
X	X	X	01	B147A	316	(PROSTAFF OFFICE/DESK)	313	(TA/RA OFFICE/DESK)	106	2	2			3020001000	(ORAL HEALTH SCIENCES)	315	Copy Machine		28 sf each
X	X	X	01	B147B	311	(FACULTY OFFICE/DESK)			106	1	2			3020001000	(ORAL HEALTH SCIENCES)	315	Kitchenette		40 sf each
X	X	X	01	B147C	311	(FACULTY OFFICE/DESK)			109	1	1			3020001000	(ORAL HEALTH SCIENCES)	315	Break area		40 sf each
X	X	X	01	B147D	311	(FACULTY OFFICE/DESK)			122	1	1			3020001000	(ORAL HEALTH SCIENCES)	255	Freezer		30 sf each
X	X	X	01	B147E	255	(RESEARCH LAB SERVICE)	318	(OFFICE STORAGE)	44					3020001000	(ORAL HEALTH SCIENCES)	855	Reception w/ seats		80 sf each
X	X	X	01	B147F	255	(RESEARCH LAB SERVICE)	315	(OFFICE GENERAL SUPT)	100	1	1			3020001000	(ORAL HEALTH SCIENCES)	855	Reception w/o seats		60 sf each
X	X	X	01	B147G	311	(FACULTY OFFICE/DESK)	255	(RESEARCH LAB SERVICE)	84	1	-			3020001000	(ORAL HEALTH SCIENCES)	455	Locker		1.5 sf each
X	X	X	01	B147H	311	(FACULTY OFFICE/DESK)	255	(RESEARCH LAB SERVICE)	84	1	-			3020001000	(ORAL HEALTH SCIENCES)	410	Student Carrels	≤	48 sf/person
X	X	X	01	B148	575	(ANIMAL QUARTERS SERV)	255	(RESEARCH LAB SERVICE)	128					3020001000	(ORAL HEALTH SCIENCES)				
X	X	X	01	B149	250	(RESEARCH LAB)			642	6	3			3020001000	(ORAL HEALTH SCIENCES)				

PROGRAM METRICS



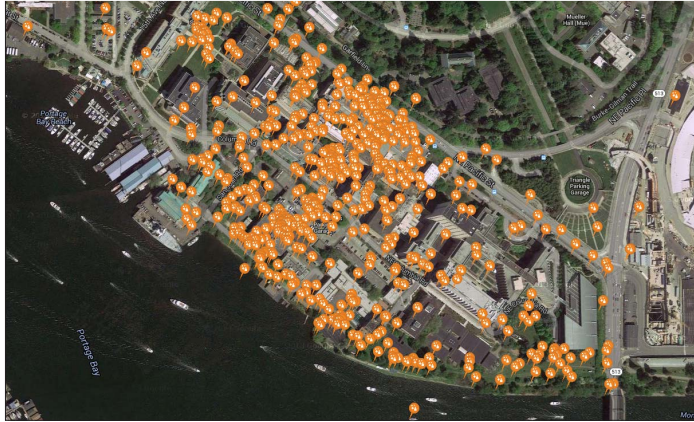
PROGRAM ADJACENCIES

- CONVENIENT ADJACENCY
- DIRECT ADJACENCY
- ✕ INTEGRATED UNITS



SURVEY

Feels dungeon-like.



OPPORTUNITY AREAS

Waterfront.



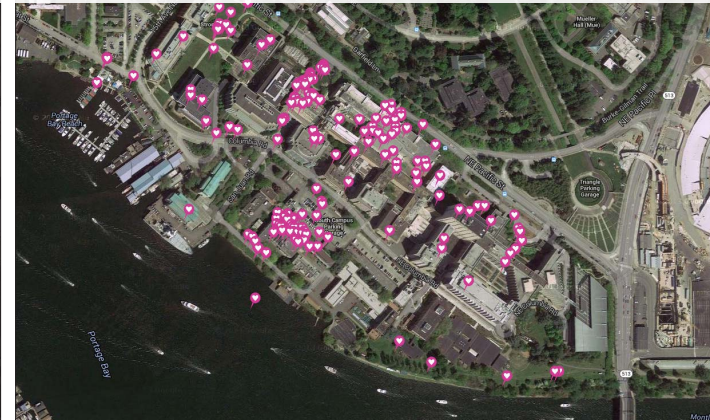
MEMORABLE / ICONIC

Crow's nest - Space is great but too small.



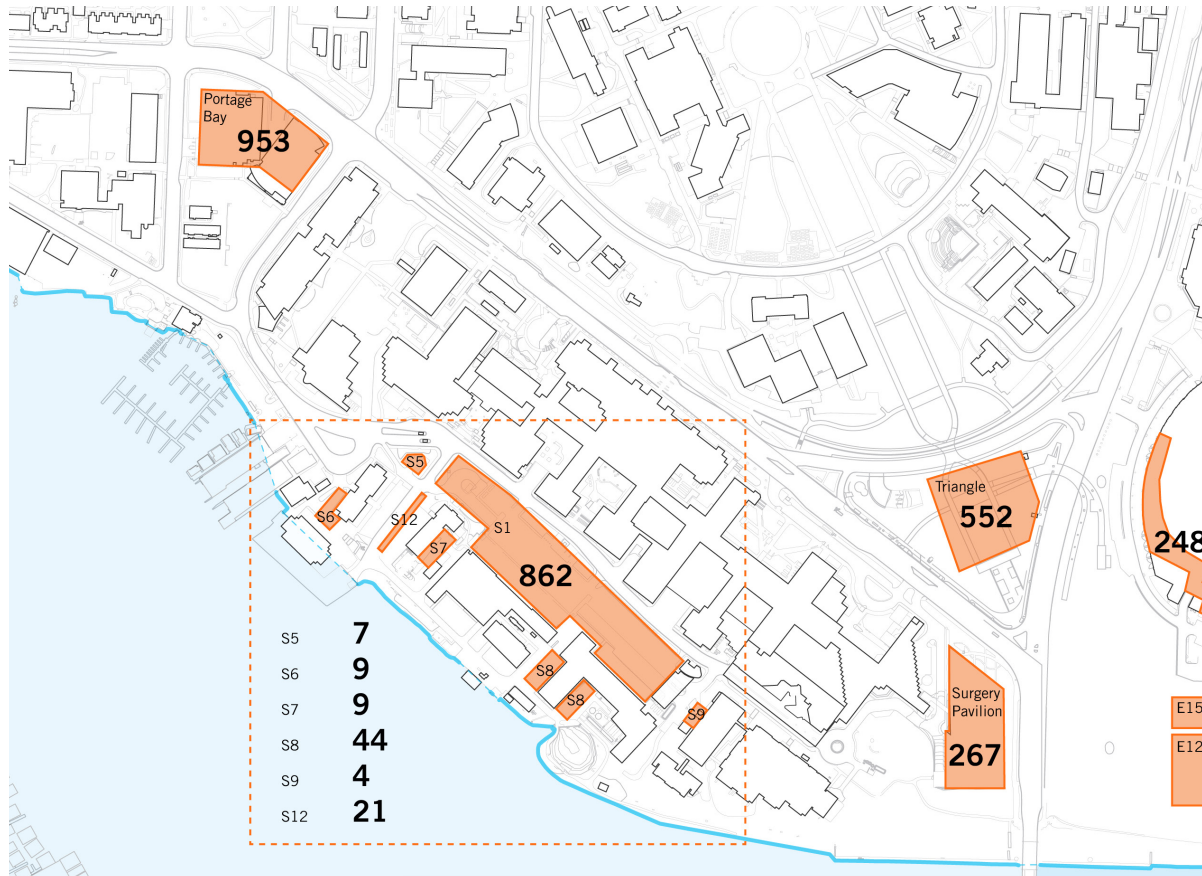
COLLABORATION

Health Sciences Building - Dark Heart.



HEART OF SOUTH CAMPUS

PARKING / Existing and Future Need



SOUTH CAMPUS

Existing	956 stalls
Current Need	1,060 stalls
Future Need	1,700-2,800 stalls

ADJACENT

Existing	3,123 stalls
----------	--------------

BUILDING CONDITION

- 1 - SUPERIOR
- 2 - ADEQUATE
- 3 - FAIR, DEFERRABLE
- 4 - NEEDS IMPROVEMENT
- 5 - NEEDS IMMEDIATE IMPROVEMENT
- NOT STUDIED



LONG TERM ASSUMPTIONS

- Buildings to Remain
- - - 200' Shoreline Setback

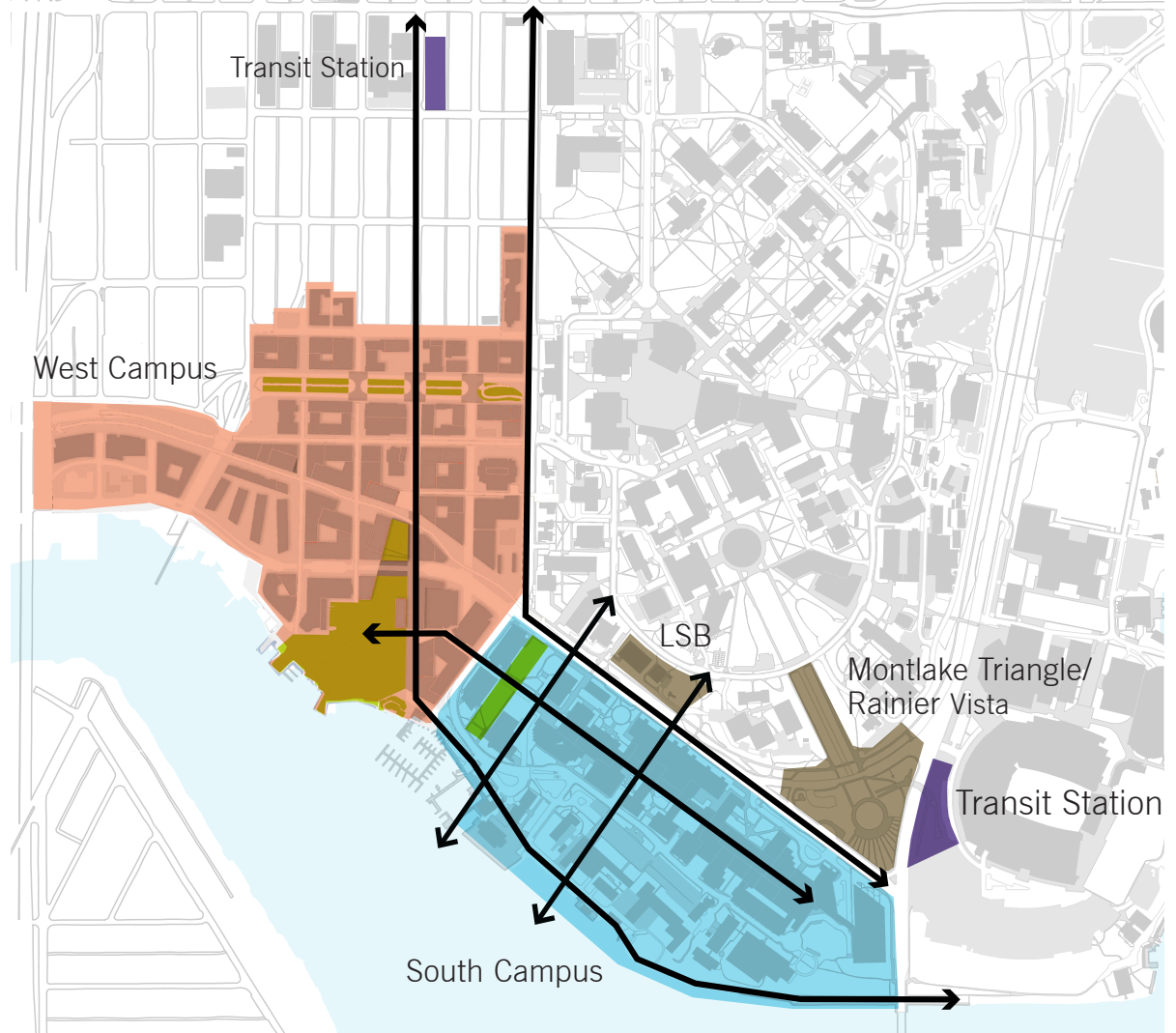


ZONING



PLANNING CONTEXT

Goal:
Maximize Connections



FRAMEWORK



CONNECTIONS



WATERFRONT



OPEN SPACE NETWORK



VIEWS / DAYLIGHT

FRAMEWORK



EXISTING



ADDITIONAL FUTURE NEED

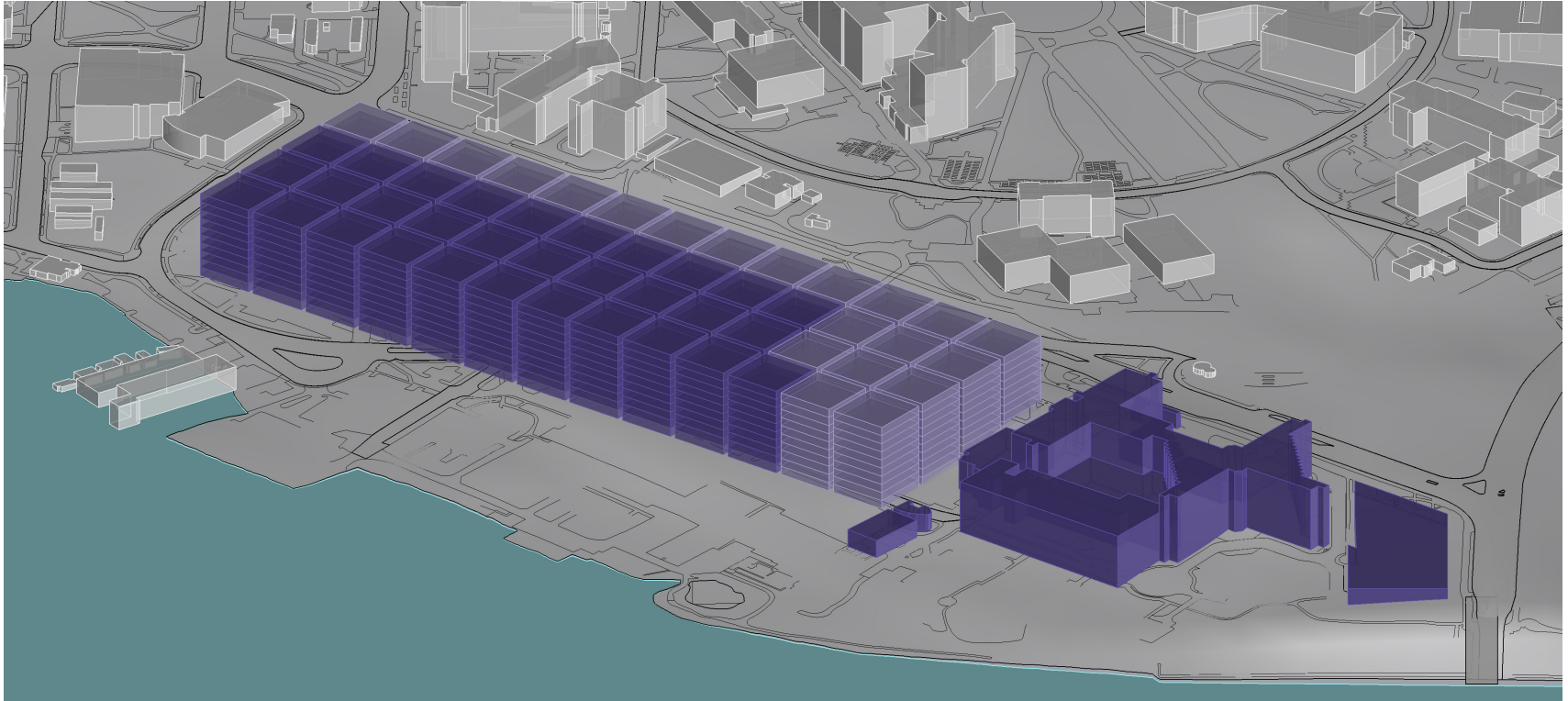
TOTAL*

4,349,000 gsf

2,104,000 gsf

6,453,000 gsf

*Does not include UWMC future program need.



GUIDING PRINCIPLES

The future development of South Campus will:

1. **IMPROVE CONNECTIVITY** to foster **COLLABORATION** and support **DIVERSITY**
2. **CREATE A SENSE OF PLACE** and **PROMOTE PERSONAL WELL-BEING**
3. Strategically **BALANCE EXISTING AND FUTURE RESOURCES**

GIVENS

GOALS

Improve functionality to allow for collaboration:

- **Maximize Collaboration** Opportunities
 - Internal connections
 - Interprofessional Education (IPE)
 - UWHS / UWMC adjacency
 - Central gathering spaces
- **Connections** to adjacent zones
 - West:
 - Skamania Lane
 - Waterfront
 - Pacific Street
 - North:
 - Existing bridges
 - Pacific Street
 - East:
 - New pedestrian path under Montlake Bridge
 - Waterfront
 - Pacific Street
- **Waterfront**
- **Open Space** framework/public realm
- **Edges** improve pedestrian experience (Pacific St)
- **Pedestrian** Experience
- **Minimize vehicular/parking/service** presence
- **Accommodate Health Sciences program** (6.5M)
- **Parking** needs accommodated in full
- **Feasibility / Implementation**

GIVENS

CONSTRAINTS

- **Phased development** over time
- **Program** to be accommodated w/o interruption
- **Vehicular access + Parking**
 - New Pacific St access required to accommodate growth
- **Daylight** access to greenhouses at LSB
- **Upzoning** to be explored, current zoning will not accommodate projected growth
- **Shoreline** Regulations
- **Montlake corridor** requires increased capacity
- **Available funding**
- **Existing Infrastructure**
- **Expansion of utilities** required
- **No obvious surge strategy**

CONSTANTS / ASSUMPTIONS

- **UWMC expansion** not included
- **Buildings to remain** long term
 - Foege/Genome Science Bldg., Ocean Sciences, K-Wing, H-Wing, Ocean Tech Bldg., Marine Sciences, Chiller Plant, ARCF
 - Marine Sciences dock
- **Protected Landscapes**
 - Portage Bay Vista, “The Glade” sculpture
- **Parking underground** integrated w/ each bldg.
- **Phasing**
 - First moves will balance reasonable decanting of existing occupied space
 - Resource and operational issues will require phased implementation
- **Program** to be accommodated w/o interruption

DEVELOPMENT STRATEGIES



GRID



CENTRAL GREEN



OPEN SHORELINE

ASSESSMENT CRITERIA

	GRID	CENTRAL GREEN	OPEN SHORELINE
Character	maximize connections	centralized focus	waterfront focus
Density	evenly distributed	emphasis on N-S axis	emphasis on Pacific St. and E-W axis
Open Space	decentralized	centralized	corridors
Edges and Entries	porous edges and multiple entries	less porous and centralized entries	less porous and centralized entries
Up-Zoning Benefits	reduced bulk	central space	widened waterfront
Waterfront Character	urban, constructed edge	park/constructed edge, passive recreation	major park, informal recreation
Block Typology	city block towers	north/south orientation	east/west orientation
Columbia Street	at grade	at grade service, parking below	below elevated park
Pacific Street	upper setback, no lid	at grade setback, no lid	upper setback, lid
Parking	decentralized, underground & at grade	centralized, underground	centralized, underground
Service/loading	decentralized, at grade	clustered above grade access on Columbia	clustered underground

GRID



Maximize
connections.

CENTRAL GREEN



A central place
to bring everyone
together.

OPEN SHORELINE



Create major connection from campus to waterfront.

CHARACTER

GRID



CENTRAL GREEN



OPEN SHORELINE



urban



campus



natural

DENSITY



GRID

evenly distributed

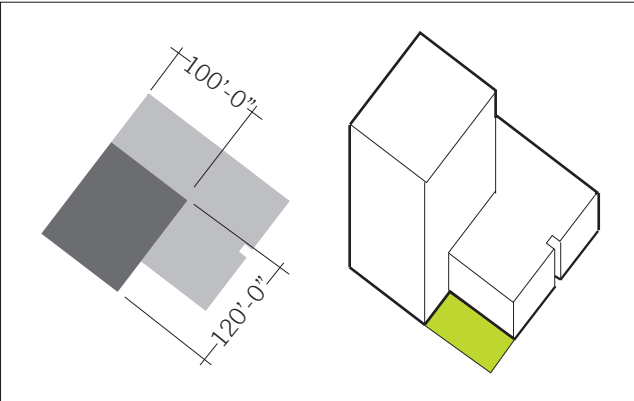
CENTRAL GREEN

emphasis on N-S axis

OPEN SHORELINE

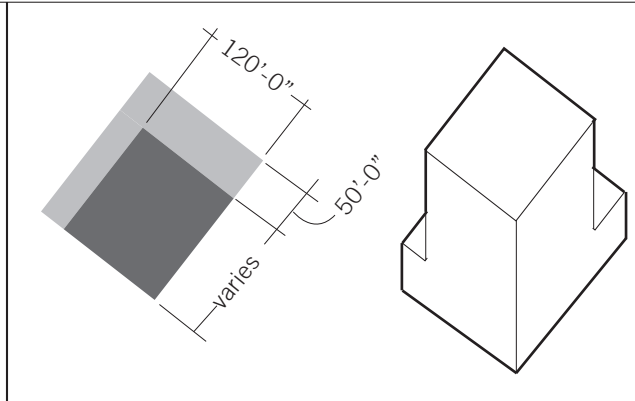
emphasis on Pacific
St. and E-W axis

BLOCK TYPOLOGY



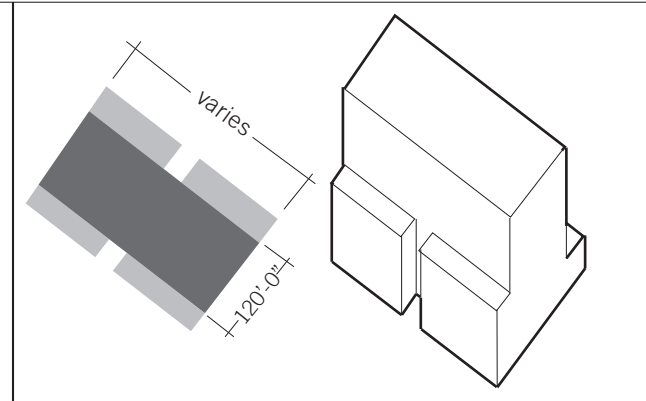
GRID

city block towers



CENTRAL GREEN

North/South orientation



OPEN SHORELINE

East/West orientation

OPEN SPACE



GRID

decentralized

CENTRAL GREEN

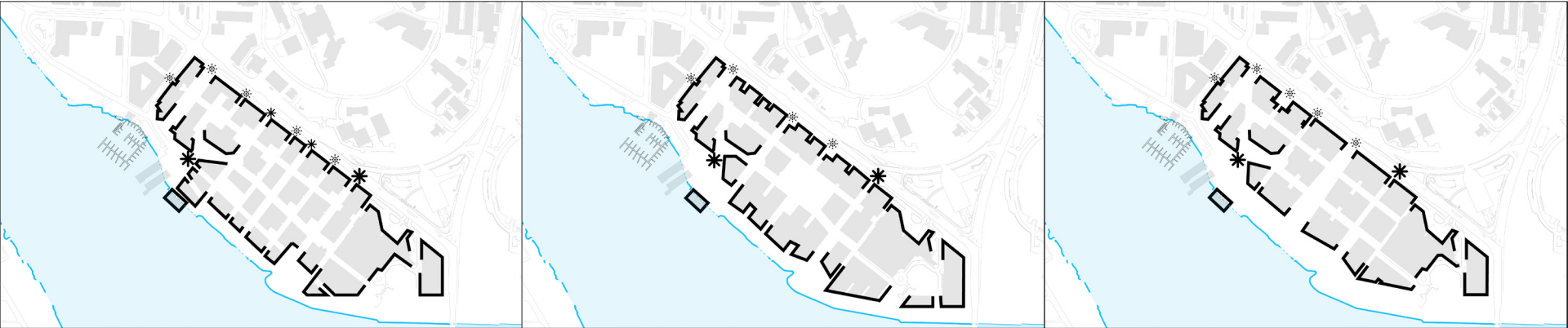
centralized

OPEN SHORELINE

corridors

EDGES + ENTRIES

- ☼ Major Pedestrian Entry
- * Major Vehicular Entry



GRID

porous edges and
multiple entries

CENTRAL GREEN

less porous and
centralized entries

OPEN SHORELINE

less porous and
centralized entries

WATERFRONT CHARACTER



GRID

urban,
constructed edge



CENTRAL GREEN

park/constructed
edge, passive



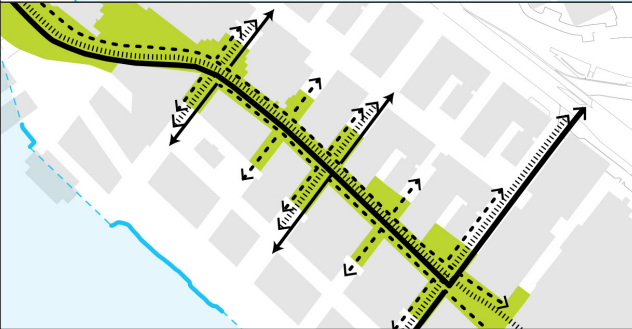
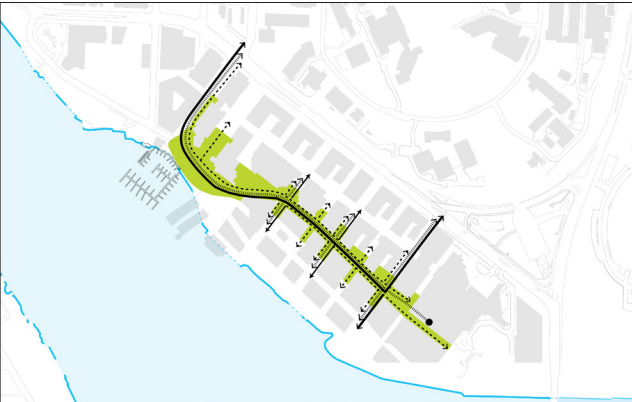
OPEN SHORELINE

major park,
informal recreation

COLUMBIA STREET

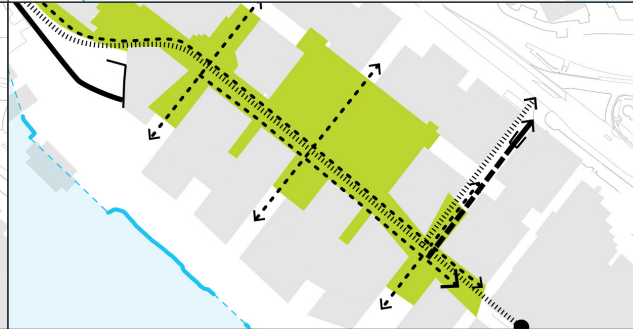
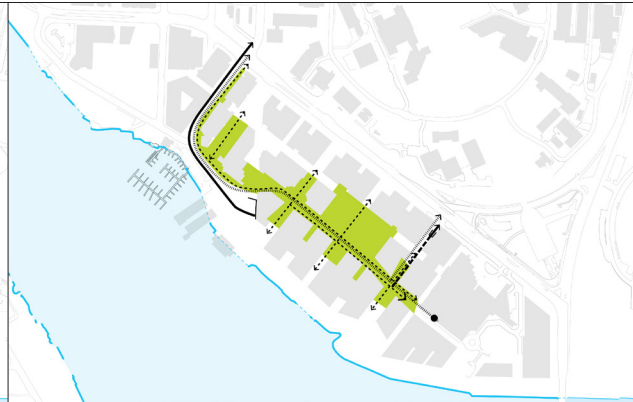
- Vehicular access
- ||||| Service access
- - - Pedestrian access
- Open Space

GRID



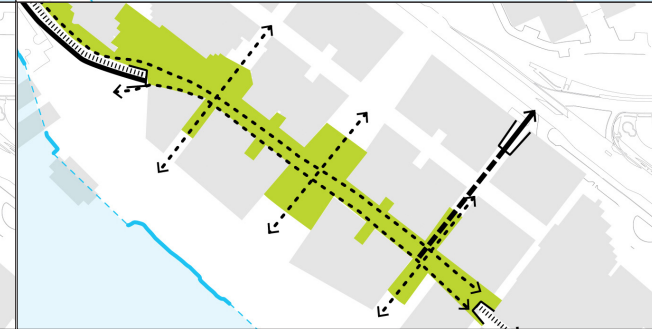
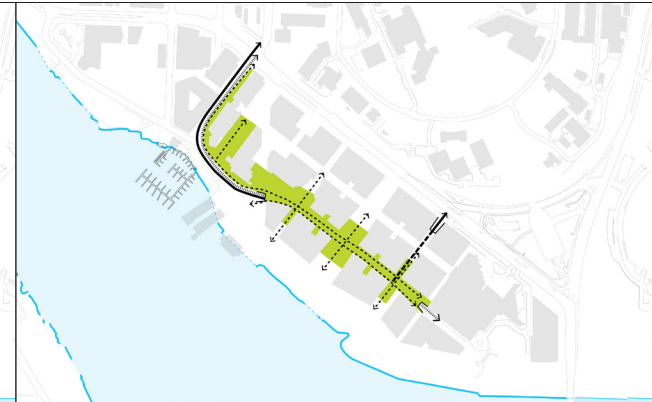
at grade

CENTRAL GREEN



at grade service, parking below

OPEN SHORELINE

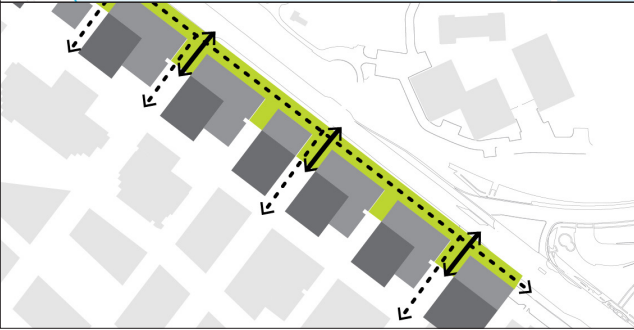


below elevated park

PACIFIC STREET

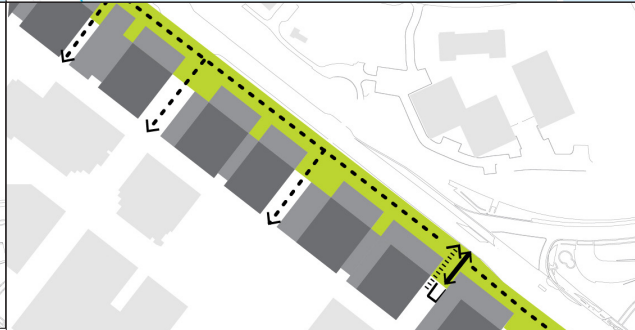
- Vehicular access
- ||||| Service access
- - - Pedestrian access
- Open Space

GRID



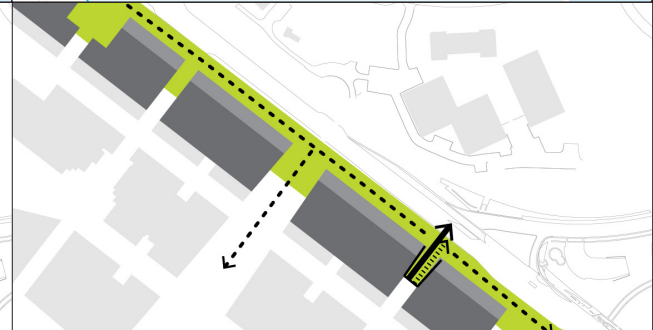
upper setback, no lid

CENTRAL GREEN



at grade setback, no lid

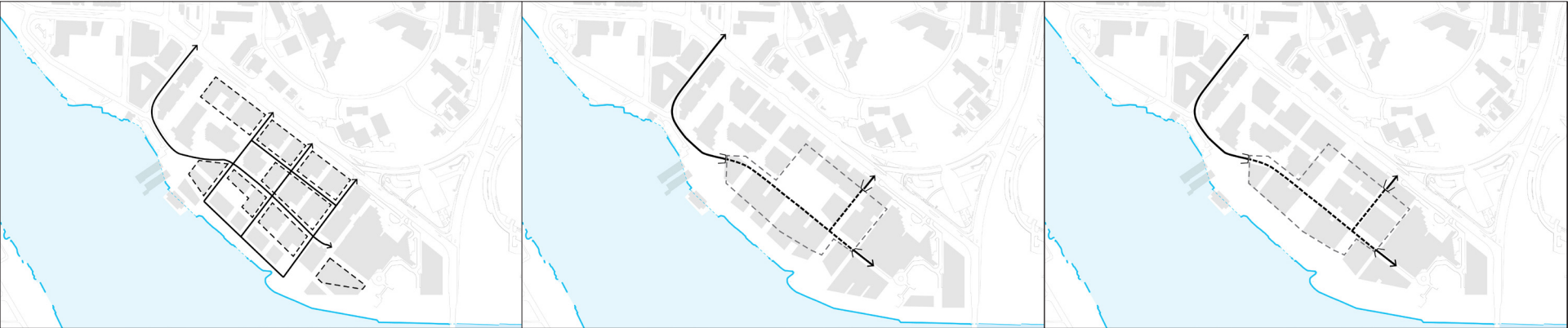
OPEN SHORELINE



upper setback, lid

PARKING

- Vehicular routes
- [] Underground parking



GRID

CENTRAL GREEN





OPEN SHORELINE

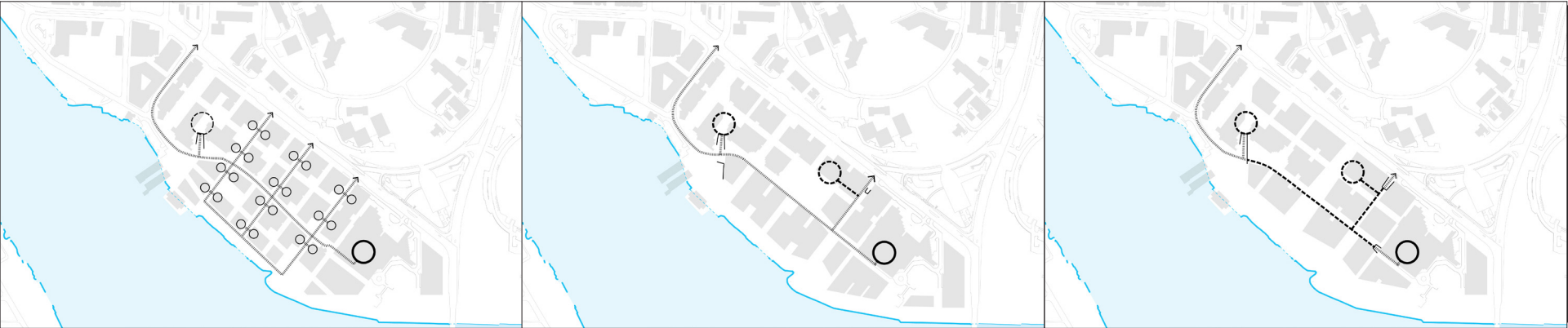
decentralized,
underground & at grade

centralized,
underground

centralized,
underground

SERVICE / LOADING

-  Centralized service
-  Distributed docks
-  Service routes
-  Underground



GRID

decentralized

CENTRAL GREEN

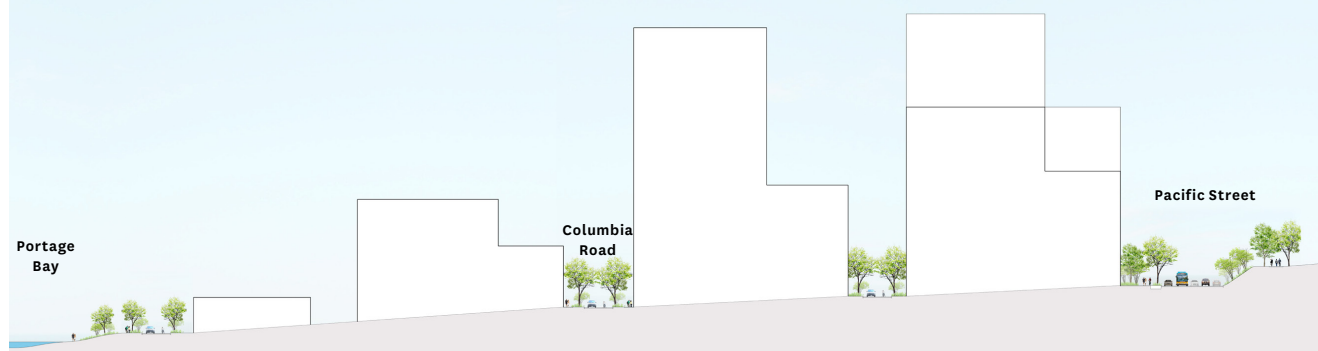
clustered above grade
access on Columbia

OPEN SHORELINE

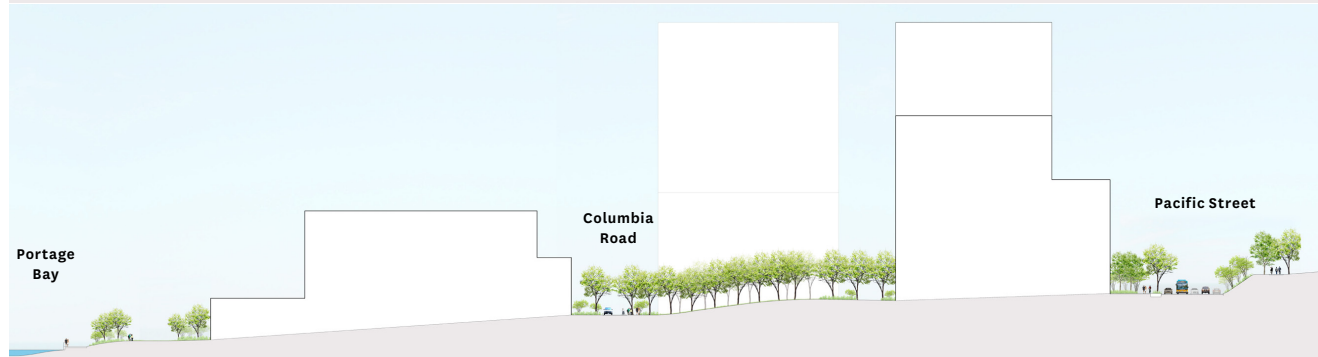
clustered
underground

SECTIONS

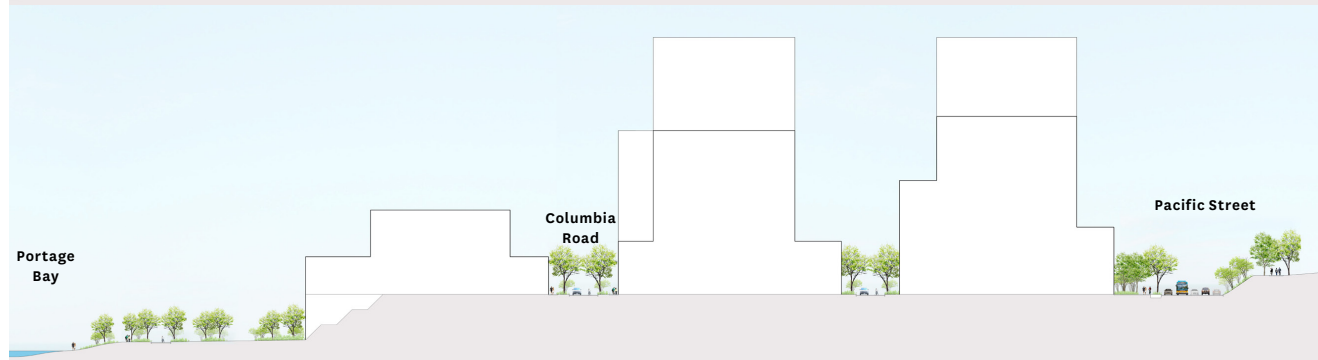
GRID



CENTRAL GREEN



OPEN SHORELINE



LANDSCAPE



GRID

CENTRAL GREEN

OPEN SHORELINE

LANDSCAPE / GRID



LANDSCAPE / CENTRAL GREEN



LANDSCAPE / OPEN SHORELINE



CIRCULATION

- ■ ■ ■ Vehicular
- ■ ■ ■ Pedestrian



GRID

CENTRAL GREEN

OPEN SHORELINE

CIRCULATION / GRID

- ■ ■ ■ Vehicular
- ■ ■ ■ Pedestrian



CIRCULATION / CENTRAL GREEN

- ■ ■ ■ Vehicular
- ■ ■ ■ Pedestrian



CIRCULATION / OPEN SHORELINE

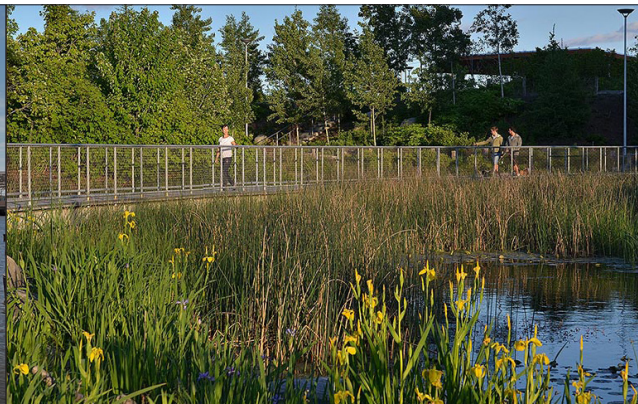
- ■ ■ ■ Vehicular
- ■ ■ ■ Pedestrian



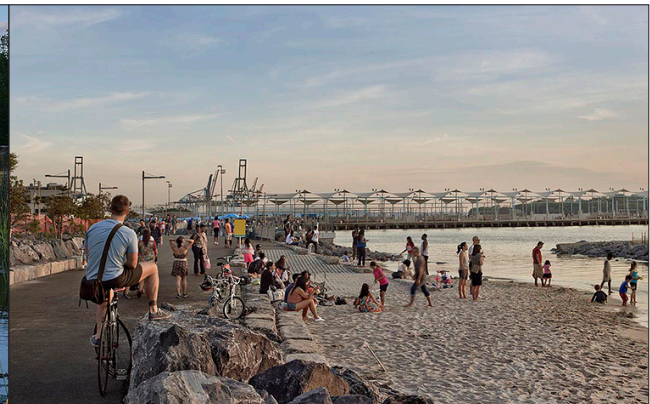
WATERFRONT ACCESS



BROOKLYN BRIDGE PARK, BROOKLYN, NY



CORKTOWN COMMON TORONTO, ONTARIO, CANADA



BROOKLYN BRIDGE PARK, BROOKLYN, NY

COURTYARD



BUTLER COLLEGE, PRINCETON
UNIVERSITY, PRINCETON, NJ



VERA LIST COURTYARD, THE NEW SCHOOL
UNIVERSITY, NEW YORK, NY



CARNEGIE MELLON UNIVERSITY,
PITTSBURGH, PA

COURTYARD



SCHOOL OF MEDICINE, SEATTLE, WA



ROCKFELLER UNIVERSITY, NEW YORK, NY



VERA LIST COURTYARD, NEW YORK, NY

PROMENADE



NORTHEASTERN UNIVERSITY, BOSTON, MA

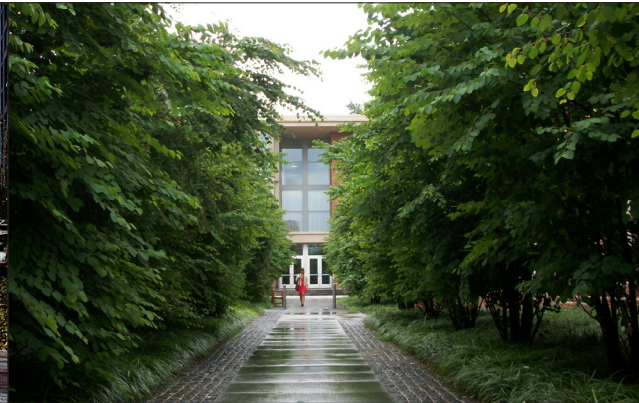
NORTHEASTERN UNIVERSITY, BOSTON, MA

NORTHEASTERN UNIVERSITY, BOSTON, MA

PEDESTRIAN CONNECTIONS



TEARDROP PARK, NEW YORK, NY



PRINCETON UNIVERSITY,
PRINCETON, NJ



STREICKER BRIDGE, PRINCETON UNIVERSITY,
PRINCETON, NJ

PLAZA / TERRACE



SCIENCE CENTER, HARVARD UNIVERSITY,
CAMBRIDGE, MA



BAILEY PLAZA, CORNELL UNIVERSITY,
ITHACA, NY



BAILEY PLAZA, CORNELL UNIVERSITY,
ITHACA, NY

CAMPUS GREEN



HARVARD YARD, HARVARD UNIVERSITY,
CAMBRIDGE, MA



NEUROSCIENCE AND PSYCHOLOGY,
PRINCETON UNIVERSITY, PRINCETON, NJ



TEARDROP PARK, NEW YORK, NY

DEVELOPMENT STRATEGIES



GRID



CENTRAL GREEN



OPEN SHORELINE

Perkins+Will

Michael Van Valkenburgh Associates, Inc.

Fehr & Peers

KPFF

Roen Associates

AEI