

# Seattle Campus Master Plan ULAC and UWAC

June 22 and 26, 2017

UNIVERSITY of WASHINGTON



# UPDATE

## Overview of Key Changes to Seattle Campus Master Plan between Draft and Final

- Building Height and Massing adjustments
- Public Realm implementation
- Standards and Guidelines clarification and organization



# Process Milestones

- Draft Plan and Draft EIS published – Oct 5, 2016
- Final Plan and Final EIS published – June 2017
- Hearing Examiner and City Council – Fall 2017
- City Council and Board of Regents approval – Winter 2018

# OVERVIEW OF CHANGES TO THE CMP



# Overview of Changes to the CMP

## Structural Changes to the Document

- Additional emphasis placed on 10-Year Conceptual Plan
- Added Inclusive Innovation Framework to Existing Conditions chapter
- Reorganization of Development Standards section for greater clarity and to focus on specific requirements
- Transportation Management Plan called out as a separate section

## Key Items that Remain Unchanged

- General approach
- Growth allowance request of 6.0 million net new GSF
- Distribution of growth allowance to four sectors
- Enrollment projections
- Guiding Principles and Planning Frameworks

# Long Term Vision – October Draft CMP



**Total Net New Development Capacity (GSF) – 12.9 million net new GSF**

**Growth Allowance Request – 6.0 million net new GSF**

# Long Term Vision – June Final CMP



**Total Net New Development Capacity (GSF) – 11.6 million net new GSF**

**Growth Allowance Request – 6.0 million net new GSF**

# October Draft CMP Conceptual Plan



## Final CMP

- Adjust height and massing at periphery in several locations
- Remove vacation of Boat Street in West Campus
- Update Central Campus current projects (CSE2, Pop Health, Haggett replacement)
- Land bridge remains in vision, not in 10-year plan
- Added sites in East Campus for ICA
- Move East Campus 10-year example south of Stadium, off E1

## 10 Year

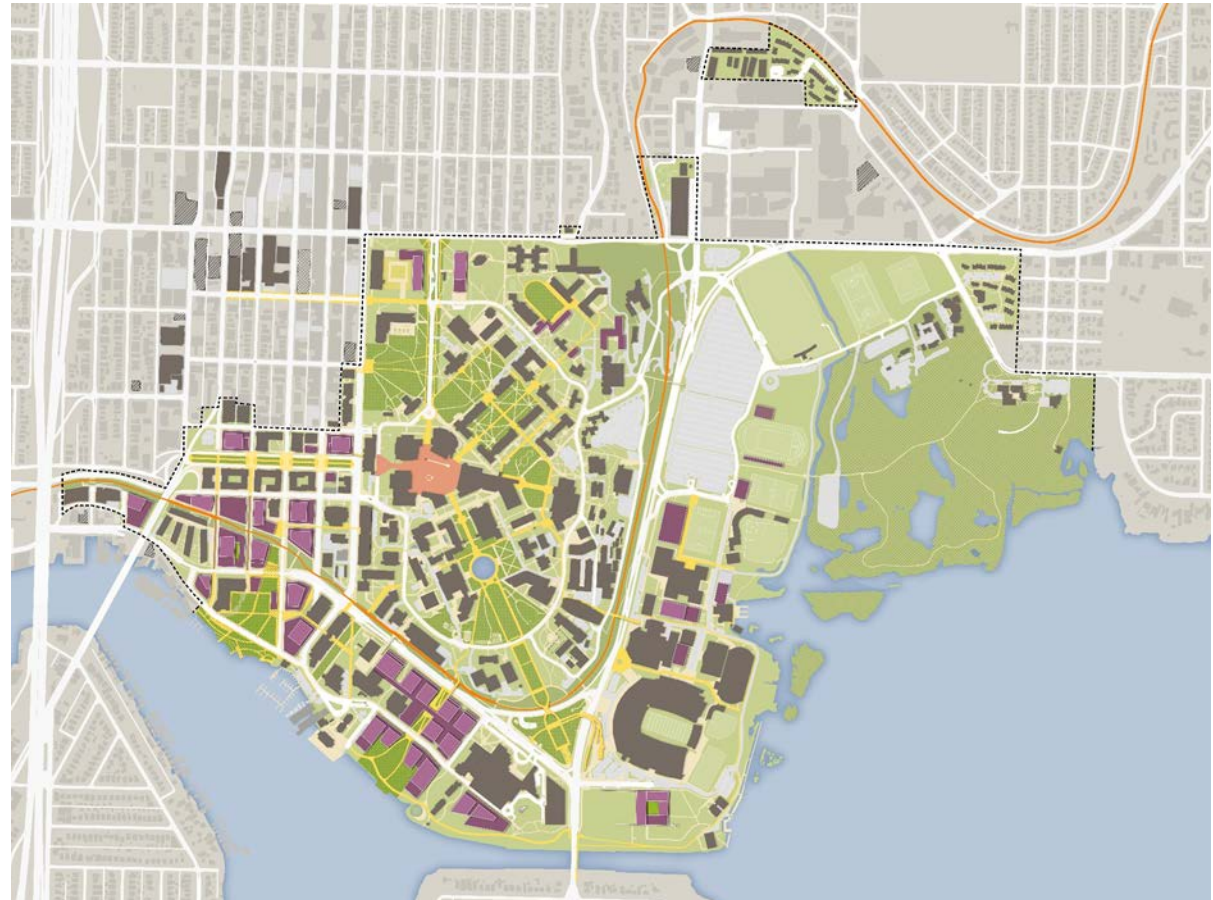
*Illustrative Representations*

Central – 900,000 net new GSF

West – 3.0 million net new GSF

South – 1.35 million net new GSF

East – 750,000 net new GSF





# Public Realm



# Significant Public Realm Modifications

- Removed vacation of Boat Street
- Added new unique and significant landscapes to preserve, including existing landscapes as well as the West Campus Green and South Campus Green
- East Campus Land Bridge has been removed from the 10 Year Conceptual Plan

# Open Space Commitments – West Campus Green

- Design and Implementation Plan for the West Campus Green and West Campus section of the trail will align with the development of 1.0 million net new GSF
- West Campus Green will align with the 3.0 million net new gross square feet of development for the West Campus
- Within the 10-year conceptual plan for the West Campus
- Site preserved



# Open Space Commitments – South Campus Green

- Design and Implementation Plan for the South Campus Green and South Campus section of the trail will align with the development of the first site listed below
- Lower section of South Campus Green will align with development of sites S52, S53, S54, and S55
- Upper section of South Campus Green will align with development of sites S43, S44, S47, S48
- In 10-year conceptual plan



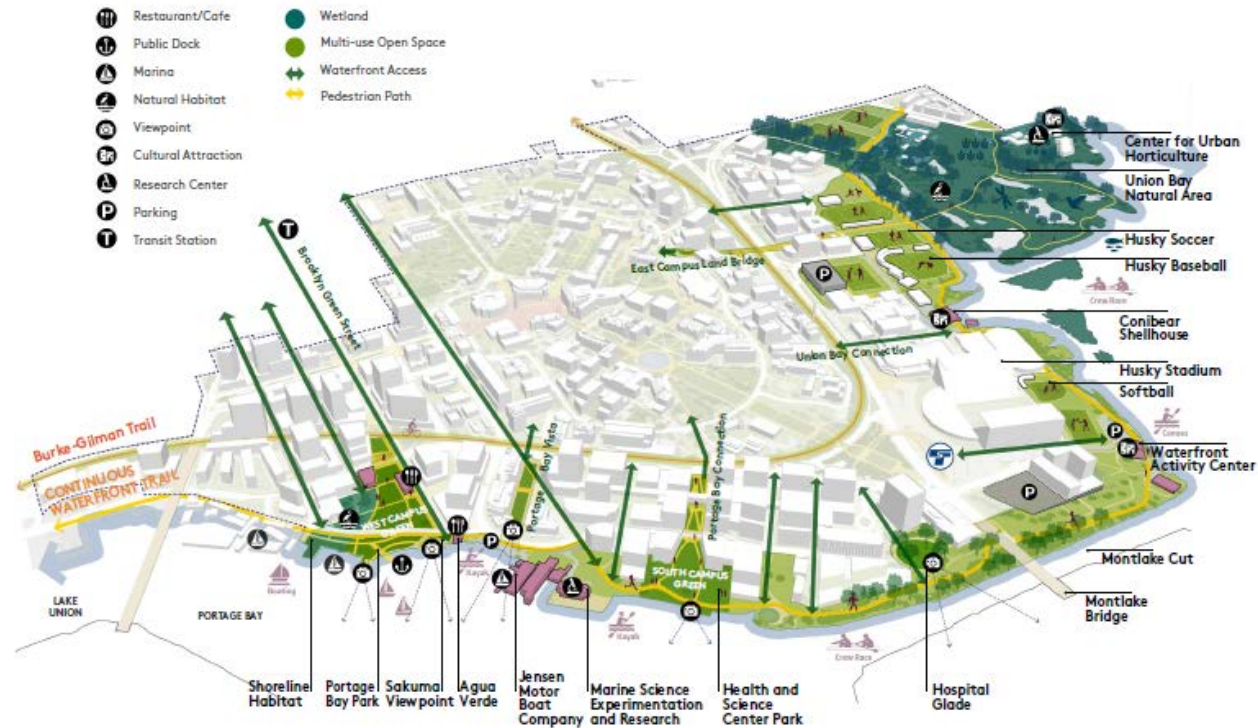
# Open Space Commitments – East Campus Land Bridge

- Land bridge is not part of the 10-year conceptual plan
- Illustrates a long-term vision for East Campus
- Existing pedestrian overpasses in that area will be sufficient to accommodate the 750,000 gsf growth allowance identified for East Campus



# Open Space Commitments – Continuous Waterfront Trail

- Design for the East Campus section of the trail will align with development of site E60
- Concept Plan for the Continuous Waterfront Trail (West, South, East) will align with the Design of the West Campus section of the trail
- Construction of the trail in each of those sectors will align with the construction of the West Campus Green, the South Campus Green, and development of 750,000 net new gsf in the East Campus



# Open Space Commitments – Brooklyn Avenue

- The City of Seattle has designated Brooklyn Avenue NE, 43rd Street, and NE 42nd Street neighborhood green streets
- U District Green Streets Concept Plan articulates a voluntary design intention for each street
- The University will strive to follow the guidance provided in the Concept
- Street ROW will be preserved
- Public Realm Allowance has been increased by 1.5' to be consistent with U District Green Streets



# Mid-Block Passages

- Draft CMP encouraged the use of mid-block passages, but did not require them
- Two mid-block passages will be required in the West Campus, and will be identified in the Final CMP document.
- A mid-block passage shall maintain a minimum width of 25'





# **Building Heights and Massing**

**West Campus**

**South Campus**

**East Campus**

**Central Campus**

# Building Heights and Massing

**West Campus**

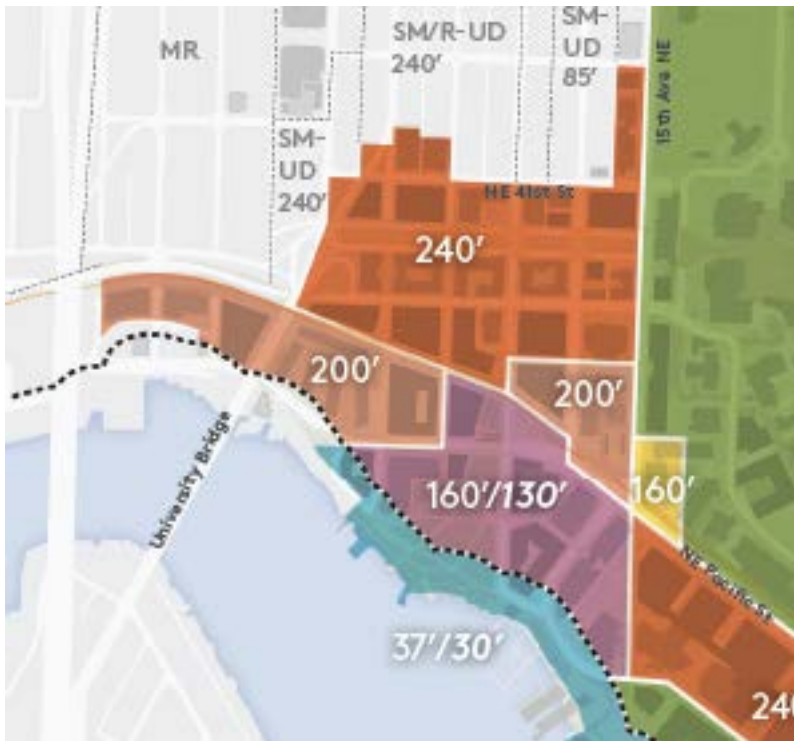
**South Campus**

**East Campus**

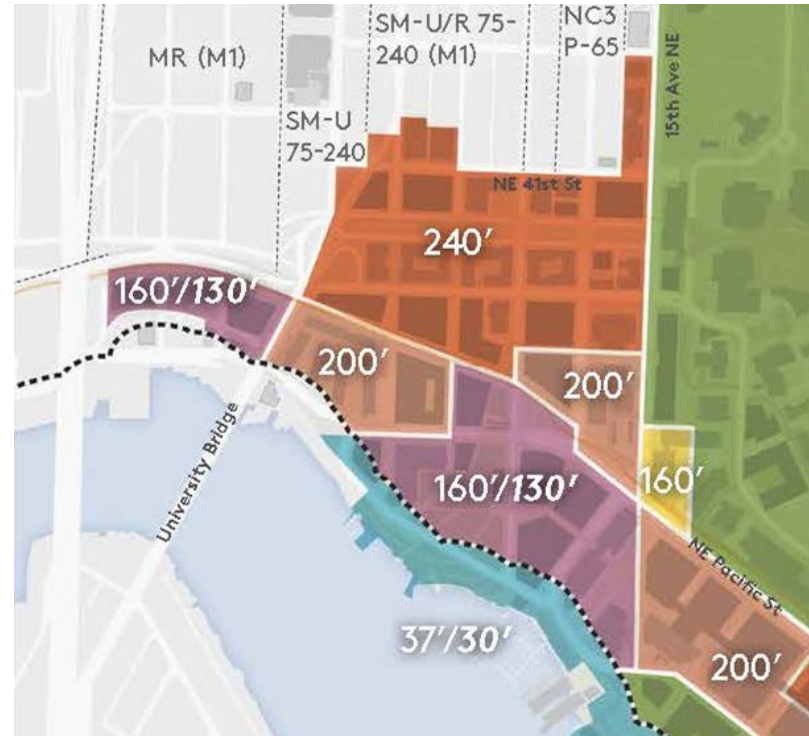
**Central Campus**

# Allowable Building Heights

- Area west of University Bridge has been reduced from 200' to 130'
- Specific sites conditioned down to lower heights



October - Draft CMP



June - Final CMP

# Special Second Upper Level Setback – University Way & Campus Pkwy

- Sites with footprints that exceed 20,000 square feet and whose building height exceeds 160' that are located in the transition zone along University Way and Campus Parkway, will be required to step back an additional 20' at 90' in height.
- Required along a minimum of one façade, generally facing the more prominent edge.





# University Way Looking South



# W25 (W42 Parking Lot / Henderson Hall Site)

- More gradual transition from west to east



October – Draft CMP



June – Final CMP

# W36, 37 (Portage Bay Parking Garage)

- Redevelops the Portage Bay Parking structure as two sites
- Maintains proposed allowable building height of 130'
- Introduces pedestrian path and plaza between buildings
- Provides a more direct connection between the Ave and the waterfront



October – Draft CMP



June – Final CMP

# W39 (Former W38, Northlake Building / W40 Parking Lot Site)

- Reduced maximum allowable building height from 200' to 130'
- Modified the orientation of the building and massing to enhance view corridor along Eastlake
- Added the view corridor to the Development Standards Protected View Corridors



October – Draft CMP



June – Final CMP



# West Campus – October Draft CMP



**Total Net New Development Capacity (GSF) – 3.2 million net new GSF**

**Growth Allowance Request – 3.0 million net new GSF**

# West Campus – June Final CMP



**Total Net New Development Capacity (GSF) – 3.36 million net new GSF**

**Growth Allowance Request – 3.0 million net new GSF**

# Building Heights and Massing

**West Campus**

**South Campus**

**East Campus**

**Central Campus**

# Allowable Building Heights

- Modifies substantial portion of the 240' allowable building height zone to 200'
- Allowable building heights on S41, S48, S49, S50 have been reduced from 240' to 200'
- Introduces a more gradual transition in height between Pacific Street



October - Draft CMP



June - Final CMP

# Special Second Upper Level Setback – Pacific Street

- Sites with footprints that exceed 20,000 square feet and whose building height exceeds 160' that are located along Pacific Street, will be required to step back an additional 20' at 120' in height.
- Required along a minimum of one façade, generally facing the more prominent edge.



# South Campus – October Draft CMP



**Total Net New Development Capacity (GSF) – 2.9 million net new GSF**

**Growth Allowance Request – 1.35 million net new GSF**

# South Campus – June Final CMP



**Total Net New Development Capacity (GSF) – 2.2 million net new GSF**

**Growth Allowance Request – 1.35 million net new GSF**

# Building Heights and Massing

**West Campus**

**South Campus**

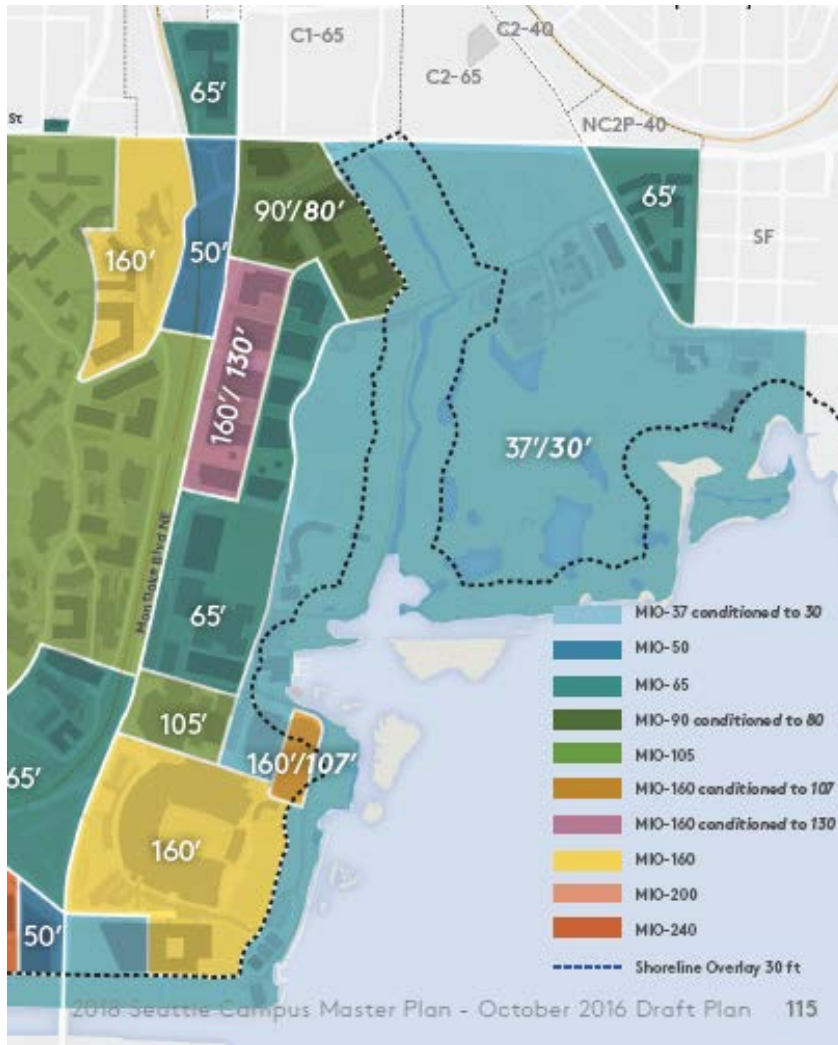
**East Campus**

**Central Campus**

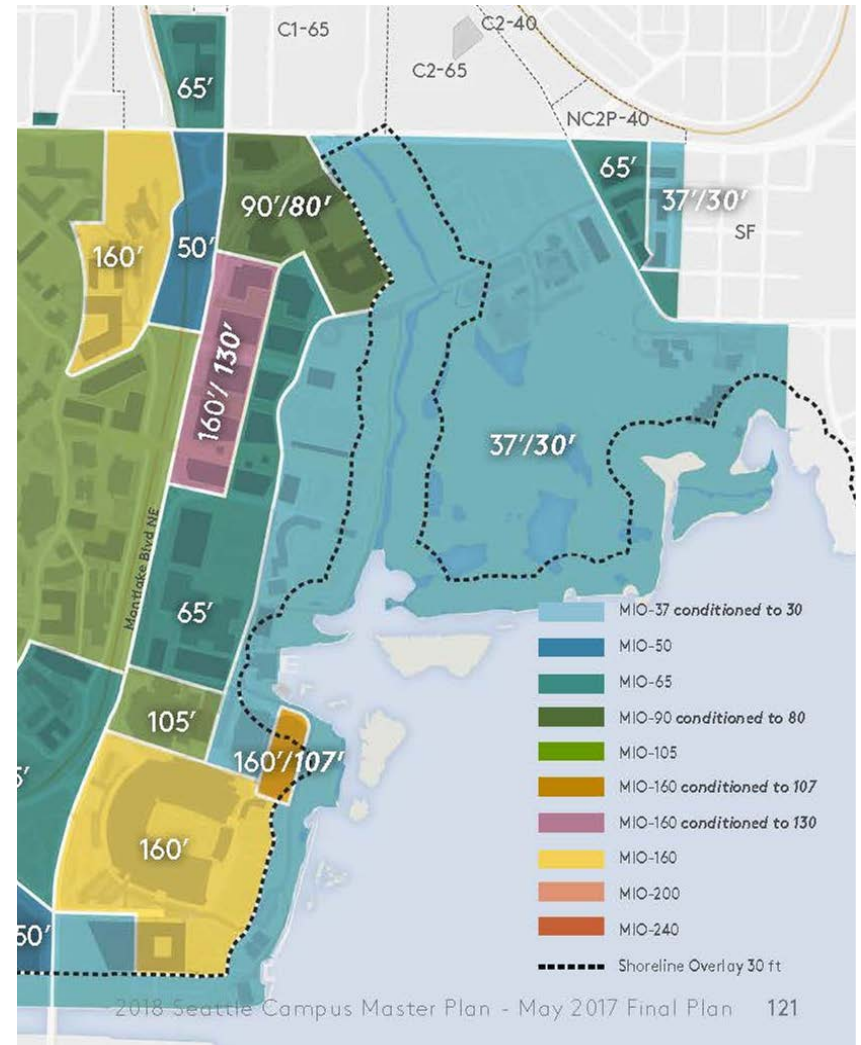


# Allowable Building Heights

- Eastern portions of sites E86 and E87 reduced from 65' to 30'



October - Draft CMP



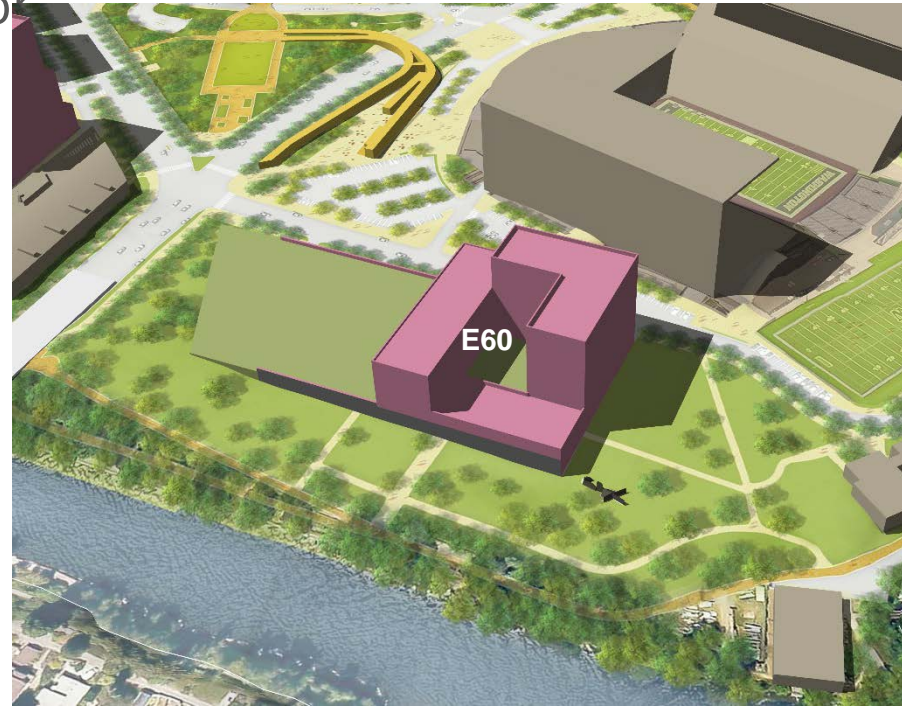
June - Final CMP

# E60 (Formerly E85, E12 Parking Lot South of Husky Stadium)

- Shifted the building further west to maintain current location of the UW Climbing Rock
- Preserved Dainior Vista view corridor



October - Draft CMP



June - Final CMP

# Additional East Campus Sites

- Additional sites (~30,000 gsf or less) added to co-locate athletics functions



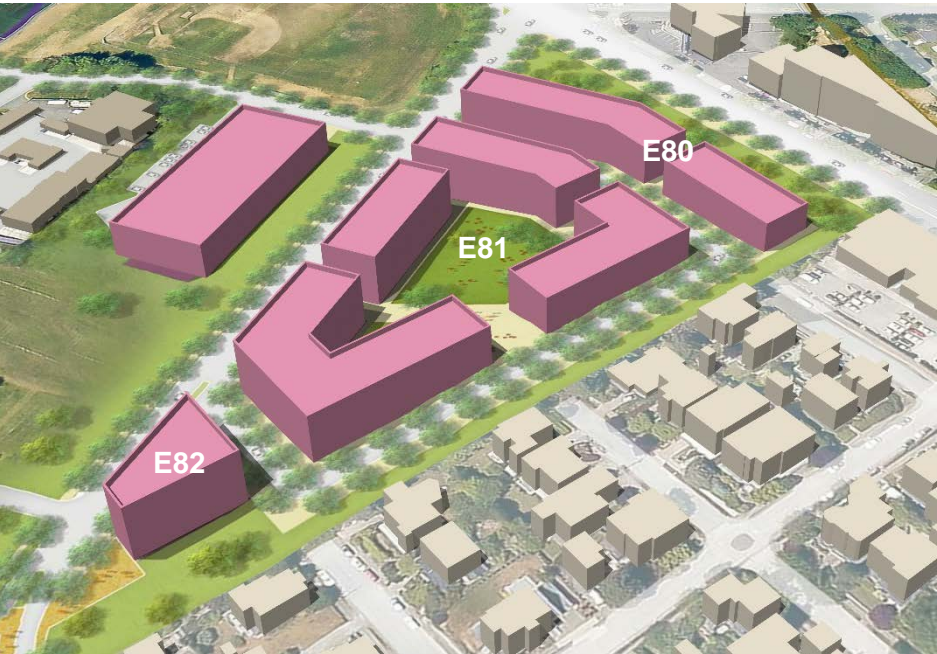
October – Draft CMP



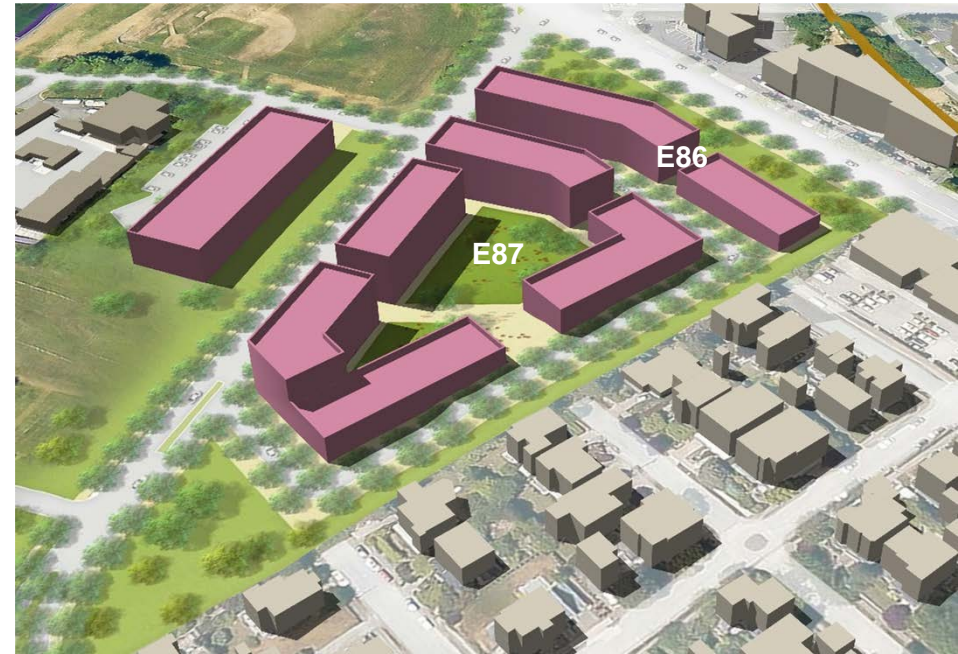
June – Final CMP

# E87 (Formerly E80, 81, 82 Laurel Village)

- Removed the southern building proposed in the October Draft (former E82)
- Reduced the building height of the buildings that abut the neighborhood from 65' to 30'



October – Draft CMP



June – Final CMP

# East Campus – October Draft CMP



**Total Net New Development Capacity (GSF) – 4.7 million net new GSF**

**Growth Allowance Request – 750,000 net new GSF**

# East Campus – June Final CMP



**Total Net New Development Capacity (GSF) – 4.35 million net new GSF**

**Growth Allowance Request – 750,000 net new GSF**

# Building Heights and Massing

**West Campus**

**South Campus**

**East Campus**

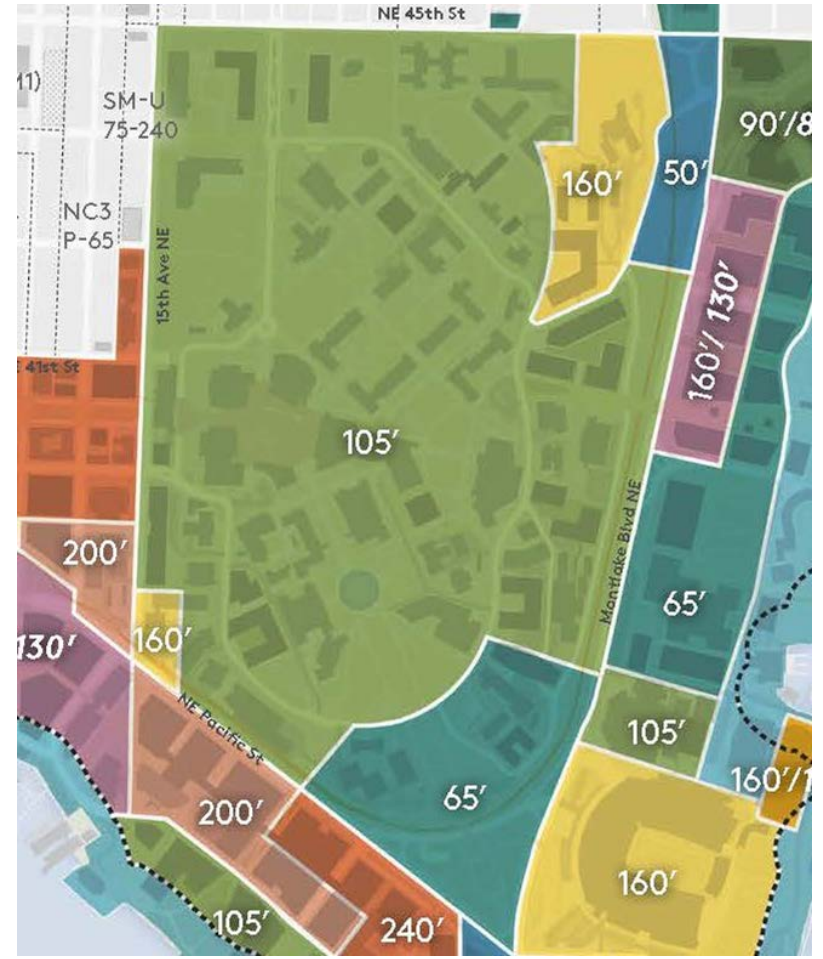
**Central Campus**

# Allowable Building Heights

- Reflects 2003 CMP Allowable Building Heights
- No modifications proposed



October - Draft CMP



June - Final CMP



# Central Campus – October Draft CMP



**Total Net New Development Capacity (GSF) – 2.0 million net new GSF**

**Growth Allowance Request – 900,000 net new GSF**

# Central Campus – June Final CMP



**Total Net New Development Capacity (GSF) – 1.7 million net new GSF**

**Growth Allowance Request – 900,000 net new GSF**

**THANK YOU**



**Thank you**

**Questions:**

**Theresa Doherty, Senior Project  
Director**

**[cmpinfo@uw.edu](mailto:cmpinfo@uw.edu)**

**206-221-2603**

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