INTRODUCTION
• PURPOSE AND PROCESS
• CITY-UNIVERSITY AGREEMENT
• PLANNING CONTEXT AND ASSUMPTIONS
• PHYSICAL GROWTH
The University of Washington is one of the world’s preeminent public universities. Its impact on individuals, on the region, and on the world is profound — whether it is launching young people into a boundless future or confronting the grand challenges of our time through undaunted research and scholarship. Educating more than 54,000 students annually on its three campuses, students, faculty, and staff at the University of Washington work together to turn ideas into impact, and in the process transform lives and our world.

While the University of Washington has three major campuses, located in Seattle, Bothell, and Tacoma this master planning effort focuses on its Seattle campus. The 2018 Seattle Campus Master Plan (CMP) is approved by the Seattle City Council and the UW Board of Regents. The CMP serves as the primary regulatory vehicle for the University’s future development, defining the growth allowance to be constructed and the potential geographic locations for such development. This CMP also provides a long-term aspirational vision for future development, and includes a public realm strategy that serves the campus and surrounding community with significant open spaces and enhanced connections.

The primary mission of the University of Washington is the preservation, advancement, and dissemination of knowledge. The University preserves knowledge through its libraries and collections, its courses, and the scholarship of its faculty. It advances new knowledge through many forms of research, inquiry and discussion; and disseminates it through the classroom and the laboratory, scholarly exchanges, creative practice, international education, and public service. As one of the nation’s most highly respected teaching and research institutions, the University is committed to maintaining an environment for objectivity and imaginative inquiry and for the original scholarship and research that ensure the production of new knowledge in the free exchange of facts, theories, and ideas.

The University fosters an environment in which its students can develop and exercise mature and independent judgment and an appreciation of the range and diversity of human achievement.
previous plan was its 2003 Campus Master Plan. Since then, the University has been a national leader in campus planning, design, and construction, successfully implementing a significant number of possible capital projects anticipated in the 2003 Campus Master Plan. Such growth means that the University has approximately 211,000 gross square feet of development left out of the 3.0 million gross square feet approved in the 2003 Campus Master Plan. Work on this CMP began in 2015 so that by 2018, the CMP would be in place to accommodate the new growth requirements.

This CMP follows, builds on, and replaces the 2003 Seattle Campus Master Plan, extending the continuity of planning developed over the history of the University of Washington. This CMP includes guidelines and development standards for developing 6.0 million net new gross square feet of development on the Seattle campus.

The physical assets of the campus are located within boundaries designated by a Major Institutional Overlay (MIO) as established by Ordinance 112317 and subsequently amended. Together these assets form a campus structure of open space, circulation, and buildings that successfully supports the campus mission. Growth, evolving functional needs, and changing technologies necessitate development that supports the University mission. This CMP has been formulated to maintain and enhance the fundamental mission of the University, its multiple important roles in undergraduate, graduate, and professional education, and its dedication to research and public service.

This CMP conserves and enhances the open space of the campus and guides future development. It describes characteristics and built environment components of the campus physical environment which shall guide future design and decisions that impact the campus, the environment, and surrounding communities. The scope of the CMP includes defining future open spaces, circulation patterns, building sites, and campus physical capacity along with planned growth. Impacts on the campus and the primary and secondary impact zones of surrounding communities are analyzed through the EIS process.

The 2018 CMP includes recommendations for open space, circulation, transportation, and physical development (Chapter 5 - Vision, Principles, Frameworks). Uses for new construction projects all help fulfill the University’s mission and are considered “academic.” These uses are further defined in the Development Standards chapter found on page 256. It is impossible to predict specific categories of academic uses on specific sites because of the dynamic nature of education, continual changes in technology, and the uncertainty of funding sources for new construction. Thus, this CMP creates a development framework to guide the 6.0 million growth allowance. Potential development sites (pages 124 to 125), development standards (pages 228 to 257) and design guidance (pages 156 to 157) outline how each site would be developed. Specific development sites and their desired development characteristics are described in the Project Review and Design Guidance chapter of this document, pages 148 to 227.

Both the City and the University recognize the need for coordinated planning that allows the University to continue to pursue its instruction, research, and service goals. At the same time, the CMP planning process is intended to foresee, assess, and outline mitigation measures for the potential direct, indirect, and cumulative impacts of long-term
development. This maximizes positive effects and minimizes adverse impacts upon the city and campus environments, particularly to communities surrounding the University, and promotes the health and vitality of residential, business, and academic communities.

Community outreach has been a major part of the planning process. The University believes this CMP reflects the interests of the large and diverse communities it serves. To achieve this, the University facilitated and encouraged meaningful and ongoing community involvement throughout the planning process. The Public Participation Program, which documents this involvement, is included in the Appendix on page 280.
THE CITY-UNIVERSITY AGREEMENT

The elements considered in the development of this Campus Master Plan are those outlined in the City-University Agreement. The City-University Agreement requires the University to formulate a 10-year conceptual Master Plan and Environmental Impact Statement.\(^1\) The University worked closely with the City-University Community Advisory Committee (CUCAC), and the City Department of Neighborhoods and Construction and Inspections to assure that all required elements of the Campus Master Plan were addressed. Elements that are addressed in the Campus Master Plan include:

- Current boundaries and any proposed boundary changes (page 26). No changes are being proposed.
- Proposed non-institutional zone designations for areas within the boundaries. No changes are being proposed.
- A site plan designating height and location of existing facilities (page 75), location of existing and proposed open space (pages 41 and 97), landscaping and screening (page 45 to 47), and general use and location of any proposed development and proposed alternatives (page 234 to 237).
- The institutional zone (page 26) and development standards to be used by the University (pages 232 to 253).
- A general description of existing and proposed parking facilities (pages 69 and 121) and bicycle (pages 59 and 115), pedestrian (pages 53 and 113), and traffic circulation systems (pages 61, 63, 117, and 119) within the University boundaries and their relationship to the external street system.
- A Transportation Management Plan (TMP) which includes a menu of specific University programs to minimize traffic impacts and encourage the use of public transit, carpools, vanpools, and other alternatives to single-occupancy vehicles (pages 258 to 269). A broader discussion of the TMP is provided in the Transportation Discipline Report of the Campus Master Plan EIS.
- A general description of future energy and utility needs, system and capacity improvements, and proposed means of increasing energy efficiency (pages 140 to 147).
- A description of alternative proposals for physical development including explanation of the reasons for considering each alternative has been provided in the EIS.
- Proposed development phases, including development priorities, an estimated timetable for proposed developments, and proposed interim uses of property awaiting development (page 151).
- A description of any proposed street or alley vacation (pages 118 to 119).
- Proposed changes to the land acquisition and leasing policy. No changes are being proposed but the current land acquisition and leasing policies are listed on page 155 in the Project Review and Design Guidance chapter (pages 148 to 227).

\(^1\) The University’s 10-year planning horizon is based on this requirement. Consistent with the planning horizon of the GPDP and the 2003 Campus Master Plan, this 2018 Campus Master Plan shall remain in effect until the growth allowance of 6.0 million net new gross square feet is constructed or a new master plan is approved. The development of a new master plan shall not be required unless changes in the planning context and assumptions warrant.
PLANNING CONTEXT AND ASSUMPTIONS

REGIONAL SETTING
The University of Washington is comprised of three campuses including locations in Bothell—12 miles to the north, Tacoma—36 miles to the south, along with its campus in Seattle. The Seattle campus benefits from its proximity to downtown Seattle and local and regional transit facilities including Sound Transit’s North Link connecting the University of Washington Station and the U District Station to downtown Seattle and Northgate by 2021.

NEIGHBORHOOD CONTEXT
The University of Washington is situated within Seattle’s University District, an “urban center” according to the City’s Comprehensive Plan, and is bounded by I-5 on the west, Ravenna and NE 45th street to the north, 15th Ave NE on the east, and the shoreline to the south. The University District is home to a significant portion of off-campus student housing, cafes, and amenities, including the University Bookstore, located along University Way, also referred to as “The Ave.” The University owns and leases space throughout the University District, notably the UW Tower; such properties fall outside the Major Institution Overlay, or MIO.

The University’s broader neighborhood context includes ten surrounding neighborhoods, all of which are located within a ten-minute walk from campus. The surrounding neighborhoods include Roosevelt, University Park, the University District, Wallingford, Eastlake, Laurelhurst, Montlake, Portage Bay Roanoke, Ravenna, and Bryant. Off-campus student housing and Greek housing are concentrated throughout University Park and the University District.

Figure 9. Regional Context (above) and Figure 10. Neighborhoods around the University (opposite)
Figure 10. Neighborhood Planning Context

- NE 45th St
- 15th Ave NE
- NE 41st St
- Montlake Blvd NE
- NE Pacific St
- University Bridge
- I-5
- 520

MIO Boundary
University Community Urban Center Boundary

Introduction - July 2017 Final Plan
REGULATORY AUTHORITY AND PLANNING PROCESS

This CMP reflects the context of the University’s ongoing planning and capital budgeting process, and the related growth forecasts and assumptions which are described in the Environmental Impact Statement.

1. The University of Washington Board of Regents exercises full control of the University and its property, except as otherwise provided by State law.

2. The University has an established planning process which involves many standing committees including the following committees (or their successors) the University Budget Committee, the Capital Budget Committee, the Board of Deans, the UW Architectural Commission (UWAC), the Faculty Council on University Facilities and Services (FCUFS), the University Landscape Advisory Committee (ULAC), the University Transportation Committee, Design Review Board (DRB), and the State Environmental Policy Act Advisory Committee.

3. The City-University Agreement governs preparation of the CMP. The CMP includes design guidance, development standards, and other elements which differ from or are in addition to those included in the City’s Major Institutions Code, consistent with the City-University Agreement. A Major Institution Overlay (MIO) district and boundaries are established through the CMP adoption and city ordinance.

4. The University shall comply with the provisions of the State Environmental Policy Act (SEPA) in the review and approval of the CMP. The University is the SEPA Lead Agency per RCW 43.21C, WAC 197-11-050 and WAC 478-324, and is responsible for SEPA compliance.

5. The University shall comply with the provisions of the Seattle Shoreline Master Program and other applicable State or Federal laws.

CAPITAL BUDGETING

1. The Campus Master Plan is intended as a framework for future development of capital projects. The University’s biennial capital budgeting process is the primary basis for the identification of specific facility needs and priorities.

2. Not all projects included in the capital budgets are included in the Campus Master Plan. Projects categorically exempt from SEPA review are not included in all instances, such as buildings less than 12,000 gross square feet, in-fill development of existing buildings, temporary facilities, renovation projects that do not involve material expansion, and other projects.

3. The Campus Master Plan and the capital budgeting process provide long-term flexibility to accommodate unexpected continuous program changes as well as State and National initiatives.
RELATIONSHIP TO EXISTING PLANS

1. The Campus Master Plan adopted in 2003 remains in effect until this 2018 Campus Master Plan is adopted by the University of Washington Board of Regents and Seattle City Council.

2. The remaining development capacity under the 2003 Campus Master Plan at the time of publication of the 2018 CMP is approximately 211,000 gross square feet.

3. The Campus Master Plan does not include the University’s plans for the Tacoma or Bothell campuses.

4. The University can purchase and lease property according to the City-University Agreement.

EXISTING CONDITIONS AND DEVELOPMENT CONSTRAINTS

1. The University owns approximately 639 acres within the campus boundaries (page 38). Five non-University owned properties are located within the MIO boundaries.

2. The campus includes approximately 12,000 linear feet of shoreline which is subject to the regulations of the Seattle Shoreline Master Program adopted pursuant to the Shoreline Management Act of 1971. These regulations extend landward for 200 feet, and place stringent restrictions on approximately 55 acres of campus (page 108).

3. West Campus is bisected by numerous City streets which may have implications for development.

4. The campus contains substantial landscaped open space which the University is committed to conserve for historical, aesthetic, functional, and environmental reasons (see page 41).

5. Detailed information regarding the existing conditions of the campus is included in this document as well as in the EIS and has been considered in the development of this Campus Master Plan.
Within the MIO boundary, as of September 2016, the University housed its functions in 16.6 million gross square feet of space. To accommodate both the increase in the number of students as well as the continued growth in the area of academics, research, academic and research partnerships, and service, an additional 6.0 million net new gross square feet of space is required.

A vision for the long-term physical build-out for the Seattle Campus is the foundation for this Master Plan. The long-term build-out of the campus utilizes 86 potential development sites within the existing MIO boundary. No expansion of or change to the MIO boundary is planned in this CMP. The 86 potential development sites enable a maximum development potential of almost 12.0 million gross square feet of net new development (see table on page 86).

During the planning horizon of this CMP, the University may build a total of 6.0 million net new gross square feet on some of the 86 sites. Identification of specific sites and phasing to accommodate the 6.0 million net new gross square feet shall be determined through the University’s annual capital planning and budgeting processes.
Any non-institutional use has to comply with underlying zoning. Non-Institutional uses within the MIO include:

- Church of Latter Day Saints
  MIO-65-NC3-65
  Neighborhood Commercial 3

- College Inn
  MIO-65-NC3-65
  Neighborhood Commercial 3

- Jensen Motor Boat Company
  MIO-37-IC-45
  Industrial Commercial

- City of Seattle Portage Bay Park (Seattle Parks and Recreation) and the Brooklyn Street end park which is a portion of Sukuma Viewpoint park
  MIO-37-IC-45
  Industrial Commercial

- Seattle Department of Transportation
  MIO-65-IC-45
  Industrial Commercial

The University does not propose to change the zoning for non-University uses.

For underlying zoning within the University’s MIO boundary, please refer to the City of Seattle’s Official Zoning Map, copies of which are included on page 290.