Project Schedule

**phase 1 :: vision & analysis**

- Confirm aspirational vision for the West Campus
- Review existing planning documents
- Conduct stakeholder interviews with University, community, and regulatory representatives / develop recurrent themes
- Conduct history of development analysis
- Develop growth profile for the West Campus
- Conduct a site and capacity analysis

**phase 2 :: scenario development**

- Develop foundational framework parameters – variables
- Variables outreach
- Develop physical planning scenarios
- Identify and develop near-term transformative projects for each scenario

**phase 3 :: documentation**

- Finalize scenarios
- Implementation
- Write final report
Variables Outreach

**Steering Committee :: May 21**

**Planners Forum :: June 4**

**FCUFS :: June 12**

**ULAC :: June 19**

**Architectural Commission :: June 23**

**UDP Urban Design Committee :: July 11**

**CUCAC :: August 12**
<table>
<thead>
<tr>
<th>IDENTITY</th>
<th>PROGRAM QTY</th>
<th>DENSITY</th>
<th>MIX OF USES</th>
<th>LANDSCAPE</th>
<th>CIRCULATION</th>
<th>ENABLING</th>
<th>IMPLEMENTATION</th>
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<tbody>
<tr>
<td>COLLEGIATE</td>
<td>CONSTANT ACROSS ALL THREE SCENARIOS 75% OF DEVELOPMENT IN WEST CAMPUS 4.35M GSF</td>
<td>CORRIDORS</td>
<td>OPPORTUNISTIC ORGANIZATION</td>
<td>URBAN GARDEN</td>
<td>HIGHLY MIXED</td>
<td>INTERCONNECTED GRID</td>
<td>BELLWETHER BUILDING</td>
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<tr>
<td>URBAN DISTRICT</td>
<td>TEST MULTIPLE DEVELOPMENT SCENARIOS 50% (2.9M GSF) 80% (3.5M GSF) 75% (4.35M GSF)</td>
<td>NODES OR GATEWAYS</td>
<td>ZONES OR PRECINCTS</td>
<td>CENTRAL SQUARE</td>
<td>LINEAR LANDSCAPES</td>
<td>PERIPHERAL CIRCULATION</td>
<td>CATALYTIC LANDSCAPE</td>
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<tr>
<td>RESEARCH PARK</td>
<td>HOLES</td>
<td>HIGHLY MIXED</td>
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<td>INTEGRATED MODEL</td>
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Feedback on Variables

Consistent Support
- Support for an urban district model
- Prefer highly mixed organization of uses
- Desire a hybrid approach to landscape that reinforces a landscape hierarchy
- Minimal pushback on development sites

Debate
- Approach to program quantity

Non-Starters
- Notion of a no growth scenario
- Extending Central Campus character to the West Campus
  - Works against desire to integrate campus and community
  - Works against the desire to create a distinct character and identity for the West Campus
  - Would require street closures
- West Campus as a corporate research park
- Creation of uniform zones or precincts
- Even density and building heights
SCENARIOS
Scenario Context

Constants

: Goal is to achieve a program of 4.35M gsf gross (3.75M gsf net), or 75% of UW's anticipated future development over the next ~20 years
: Reinforce Brooklyn as a significant connector
: Reinforce east-west and north-south pedestrian connections

Variables Tested Across Scenarios

: Time and assumptions regarding development sites
: Public realm character
: Circulation systems
: Mix of uses / building use
: Density and building heights / where development is concentrated
Evaluation Criteria to Consider

Support the University's educational and research missions
Accommodate programmatic need
Facilitate collaboration and innovation
Create a memorable image and distinct identity for the West Campus
Create a pedestrian-scaled, vibrant, active, safe and livable place
Create an accessible district that is welcoming to the public
Create a flexible framework that can accommodate multiple uses over time
Represent an implementable, realistic plan
Development Sites

Near Term Sites
- Typically include parking lots and smaller structures
- Removes 318,000 gsf

Long Term Sites
- Defined by increased degree of difficulty to redevelop
- Requires surge space strategy
- Removes 938,000 gsf, including 322,000 gsf of housing
Existing Parameters

Existing Building Height Limits

- 2003 CMP regulates existing building height and setbacks

PUDA Restrictions (Site Q)

- Requires replacement of 60 parking spaces

Shoreline Requirements

- 30’ height limit within 200’ of shoreline

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<table>
<thead>
<tr>
<th>Potential Development Sites</th>
<th>H7 – 160’ Building Height</th>
<th>H5 – 105’ Building Height</th>
<th>H3 – 65’ Building Height</th>
<th>H2 – 50’ Building Height</th>
<th>H1 – 37’ Building Height</th>
<th>200’ Shoreline Setback</th>
</tr>
</thead>
</table>
EIS Option 1 – 160’
EIS Option 2 – 340’
Introducing the Scenarios

**Strong Spine**
Incrementally reinforcing Brooklyn as a collaborative corridor

**Three Hearts**
Celebrating the distinct characters of the West Campus

**Campus and City Meet at the Shore**
Leverages the bluff to link the city and campus with the shore

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**Near Term Sites**

**Long Term Sites**

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**Long Term Sites**
INCREMENTALY RENFORCING BROOKLYN AS A COLLABORATIVE CORRIDOR
Big Idea :: Collaborative Spine

- Reinforces Brooklyn and the Ave as key organizing elements
Activating the Spine

- Strategically locates buildings and open spaces along Brooklyn and the Ave
East-West Connections

- Positions 40th as a Campus Street
- EW links reinforce campus connections
- NS links reinforce community / public connections
Public Realm Structure

- Strategically distributes pocket parks at key locations
- Street structure reinforces connection to the waterfront and to the campus
Public Realm Character
Circulation Network

- Calms traffic along 40th to enhance Campus Street
- Removes median and introduces curb bulb-outs along Pacific Street to reinforce N-S connections
- Removes portion of Cowlitz Road to create a unified block
- Introduces N-S and E-W pedestrian connections
- Introduces new pedestrian crossing south of Gould
Ground Floor Access

- Public access prioritized along Brooklyn
- Student / restricted access generally concentrated along Campus Parkway

- **Public**: Open to the broader public
- **Semi Public**: Public can access, but generally designed for UW community, e.g. Local Point
- **Limited Access**: Requires a card-swipe to enter, e.g. residence halls
Building Uses

- Housing
- Institutional Use / Flexible
- Retail / Arts / Cultural
- Support / Utilities
Building Heights

- 308'
- 112'
- 224'
- 196'
- 196'
- 154'
- 140'
Development Potential

- Total Area Within Existing Building Heights (2003 CMP):
  - Total Gross: 1.7M gsf
  - Total Net: 1.4M gsf

- Total Area (Entire Building):
  - Total Gross: 2.7M gsf
  - Total Net: 2.4M gsf
View to the West
THREE HEARTS

Celebrating the distinct characters of the West Campus
Big Idea :: Three Hearts

Celebrates the distinct characters of the West Campus through three connected neighborhoods, each anchored by a significant open space / heart.
Activating the Hearts

Strategically leverages existing uses and introduces new buildings to reinforce Campus Parkway, the Urban Plaza, and the Waterfront Park.
Connecting the Neighborhoods

Introduces strong North-South links to connect the neighborhoods.
Public Realm Structure

- Organized around three significant open spaces
- Transforms Campus Parkway into a cohesive open space by removing 2-lanes of traffic and widening the median
- Introduces an urban plaza that connects to the BGT and N-S links
Urban Plaza

Urban Plaza – 1.6 acres

Red Square – 2.88 acres
Public Realm Character
Circulation Network

- Reconfigures street at Roosevelt and 41st
- Removes 1-lane of traffic on both sides of Campus Parkway to widen the median
- Introduces elevated tables along Campus Parkway to create a cohesive landscape
- Removes Cowlitz Road to create a unified block
- Positions 12th as a pedestrian greenway
- Calms traffic along Pacific
- Converts Boat Street into a woonerf to calm traffic and better connect to the waterfront
Ground Floor Access

- Public access is prioritized around the Urban Plaza, and along Brooklyn.
- Public access at the intersection of 15th and Campus Parkway supports adjacent arts / culture functions.

**Public**
Open to the broader public

**Semi Public**
Public can access, but generally designed for UW community, e.g. Local Point

**Limited Access**
Requires a card-swipe to enter, e.g. residence halls.
Collaboration Zone

Housing
Institutional Use / Flexible
Retail / Arts / Cultural
Support / Utilities
Development Potential

Total Area Within Existing Building Heights (2003 CMP)
- Total Gross: 2.9M gsf
- Total Net: 2.0M gsf

Total Area ( Entire Building)
- Total Gross: 4.0M gsf
- Total Net: 3.1M gsf
View to the West
CAMPUS AND CITY MEET AT THE SHORE

Leverages the bluff to link the city and campus with the shore
Big Idea ::
Connecting the City and Campus to the Shore

- Extends the city grid to the south, while pulling the waterfront to the north
- City and shore come together at a stepped Terrace, at the intersection of the BGT and Brooklyn
- Waterfront Park serves as a significant civic and campus amenity
Activating the Waterfront

- Strategically locates uses to activate the Terrace and Waterfront Park
- Terrace affords views of Portage Bay to the south
Public Realm Structure

- Pavilions
- University Way
- Roosevelt 15th Ave NE
- Waterfront Park
- City Grid
- Commercial Street (Pacific)
- Green Street (Brooklyn)
- Campus Street (Campus Parkway)
- Pedestrian Pathway
- Park and Garden Character
- Campus Parkway Park
Waterfront Anchor

Balance between programmed and passive spaces

Activating pavilions

Waterfront Park – 7.0 acres

Parrington Lawn – 7.8 acres
Brooklyn Green Street
Proposed Buildings

Waterfront Park
City Grid
Commercial Street (Pacific)
Campus Street (Campus Parkway)
Park and Garden Character
Green Street (Brooklyn)
Existing Buildings

Legend:
- Proposed Buildings
- Existing Buildings
- Green Street (Brooklyn)
- Campus Street (Campus Parkway)
- Commercial Street (Pacific)
- City Grid
- Waterfront Park
- Pedestrian Pathway
- Park and Garden Character
- Campus Parkway Park
Circulation Network

- Same conditions as Scenario 2, except a portion of Boat Street is removed to allow for a larger, more significant open space
Public access is organized to activate and support the Waterfront Park and stepped Terrace.

**Public**
- Open to the broader public

**Semi Public**
- Public can access, but generally designed for UW community, e.g. Local Point

**Limited Access**
- Requires a cardSwipe to enter, e.g. residence halls
Collaboration Zone
Development Potential

- **Total Area Within Existing Building Heights (2003 CMP)**
  - Total Gross: 2.7M gsf
  - Total Net: 1.8M gsf

- **Total Area (Entire Building)**
  - Total Gross: 4.4M gsf
  - Total Net: 3.5M gsf
View to the West
Overall Fabric
Scenarios

1. Strong Spine
2. Three Hearts
3. City and Campus Meet at the Shore
Scenarios

1. Strong Spine
2. Three Hearts
3. City and Campus Meet at the Shore
Evaluation Criteria

Support the University's educational and research missions
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Create a flexible framework that can accommodate multiple uses over time
Represents an implementable, realistic plan
SKETCHES
Scenario 1 – Strong Spine
Scenario 1 – Strong Spine
Scenario 2 – Three Hearts
Scenario 2 – Three Hearts
Scenario 3 – City and Campus Meet at the Shore
Scenario 3 – City and Campus Meet at the Shore