

VII. STANDING COMMITTEES**B. Finance, Audit and Facilities Committee**Planning West of 15thINFORMATION:

This presentation will describe a long-range look at the future growth and expansion of the University into the University District west of 15th Avenue NE. This is an overview of early planning initiatives being undertaken by UW and others which, separately and collectively, are designed to contribute to the redevelopment and revitalization of this area as a successful, attractive, urban center for jobs and housing, and a vital mix of retail, hospitality, cultural, research, and academic uses, well served by multiple modes of transportation. This item is for information only.

Envisioning the University District West of 15th Ave. NE

University of Washington Board of Regents March 17, 2011








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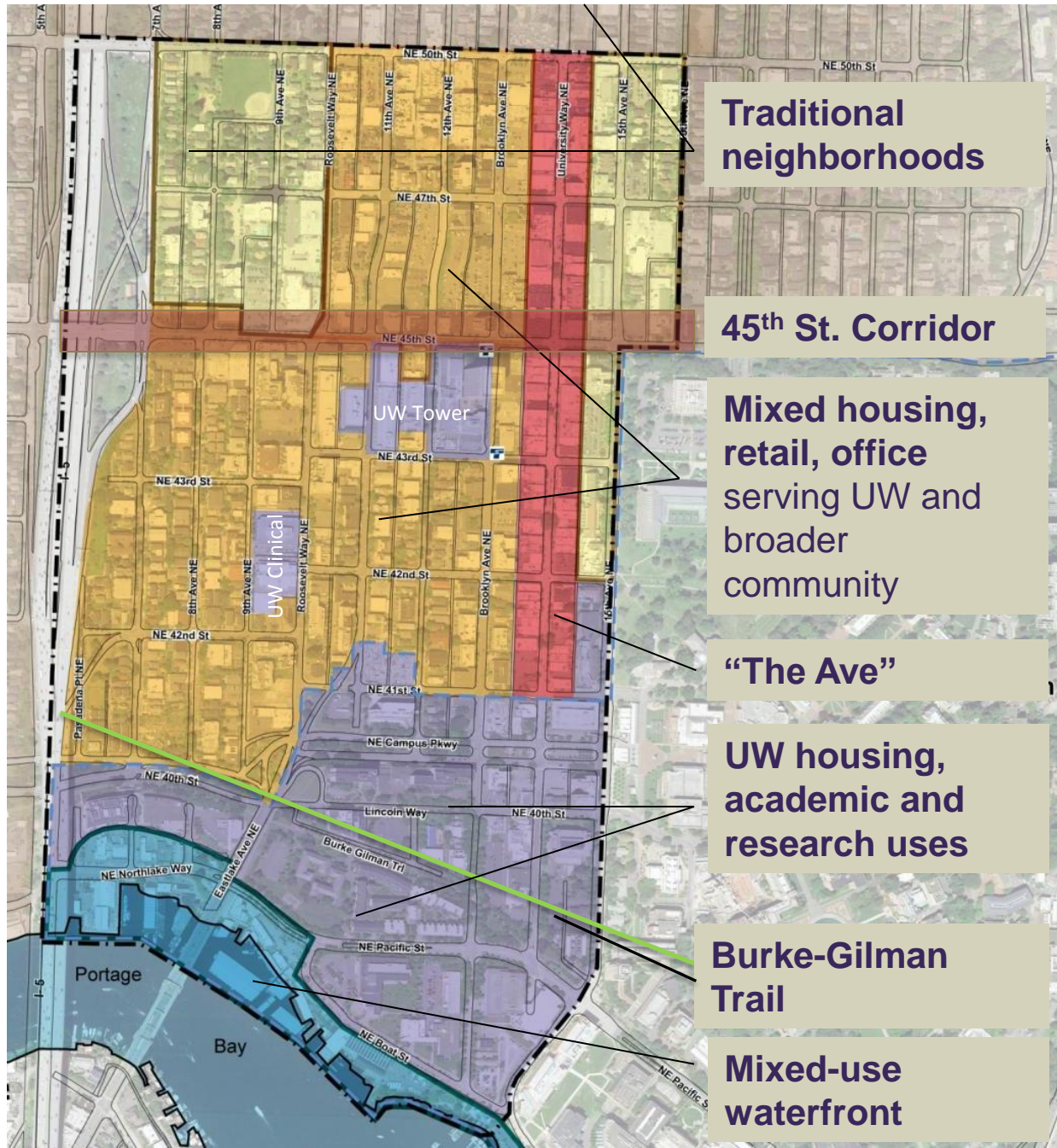
Current Planning Context

- **Academic precinct planning**
has begun to inform thinking in the colleges
- **Transit area development opportunities**
have begun to engage the community, including the university, in the Brooklyn Station area
- **Urban center neighborhood planning**
in which the City and community focus on achieving community goals
- **Shared community/university values**
of sustainable economic growth and environmental stewardship
- **Shared community vision**
is founded on an inclusive approach
- **Partnerships**
require leadership and collaboration

Land Use Mix: UW & Community Share Issues & Future

Legend

-  Traditional neighborhoods
-  Mixed-use with student, faculty, staff and community housing
-  UW research, academic and student housing uses
-  The "Ave" - retails with student focus
-  Mixed-use waterfront



Why Plan Now?

- **Support University mission**

 - Best use of resources

 - Environment that attracts and retains best faculty, students, staff

- **Meet UW's needs over time**

 - Timely, effective, economic, community-acceptable

 - UW precinct planning for Engineering, Arts & Sciences creates visions & expectations

- **Maximize suitable options, desirable choices**

 - Flexibility for changed conditions, new goals

 - Sound Transit Brooklyn Station is in design

 - Prepare for leadership & partnership in City-led planning for this urban center community

- **Maximize potential for partnerships**

 - 3 types: Internal to UW; with external private and public partners; with community

Planning Policy Context: Existing Plans

1998

- City/University Agreement
- University Community Urban Center Plan

2003

- UW Campus Master Plan
(1 million gsf remain of 3 million gsf allowed)

2004

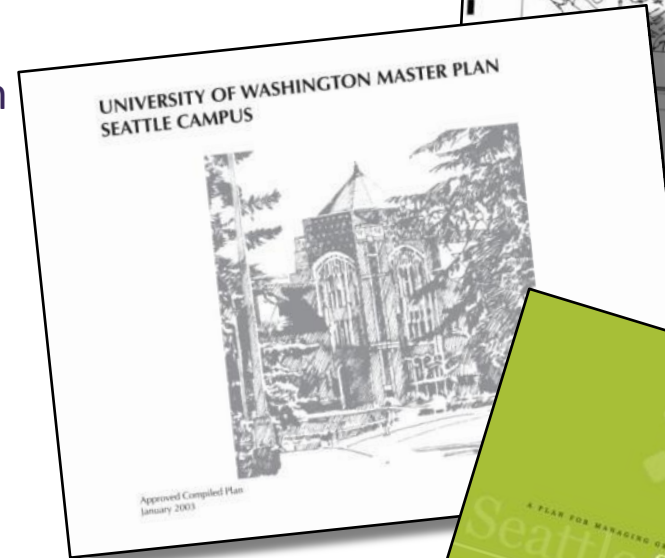
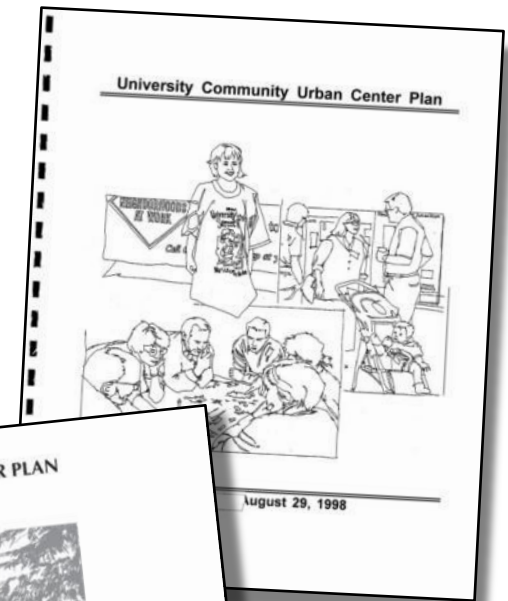
- City of Seattle Comprehensive Plan

2009

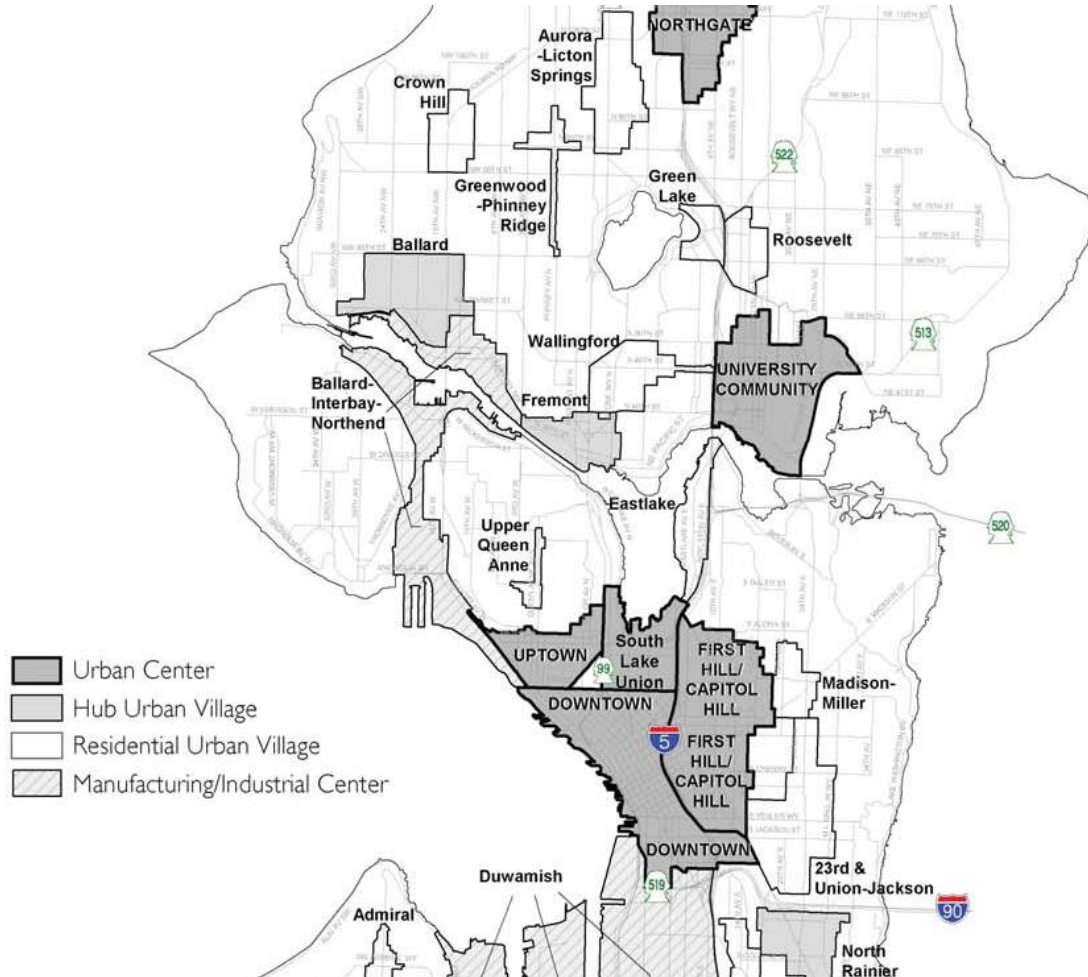
- City of Seattle Design Guidelines

2011

- City of Seattle's Shoreline Master Program
(proposed revisions of 1987 policies)



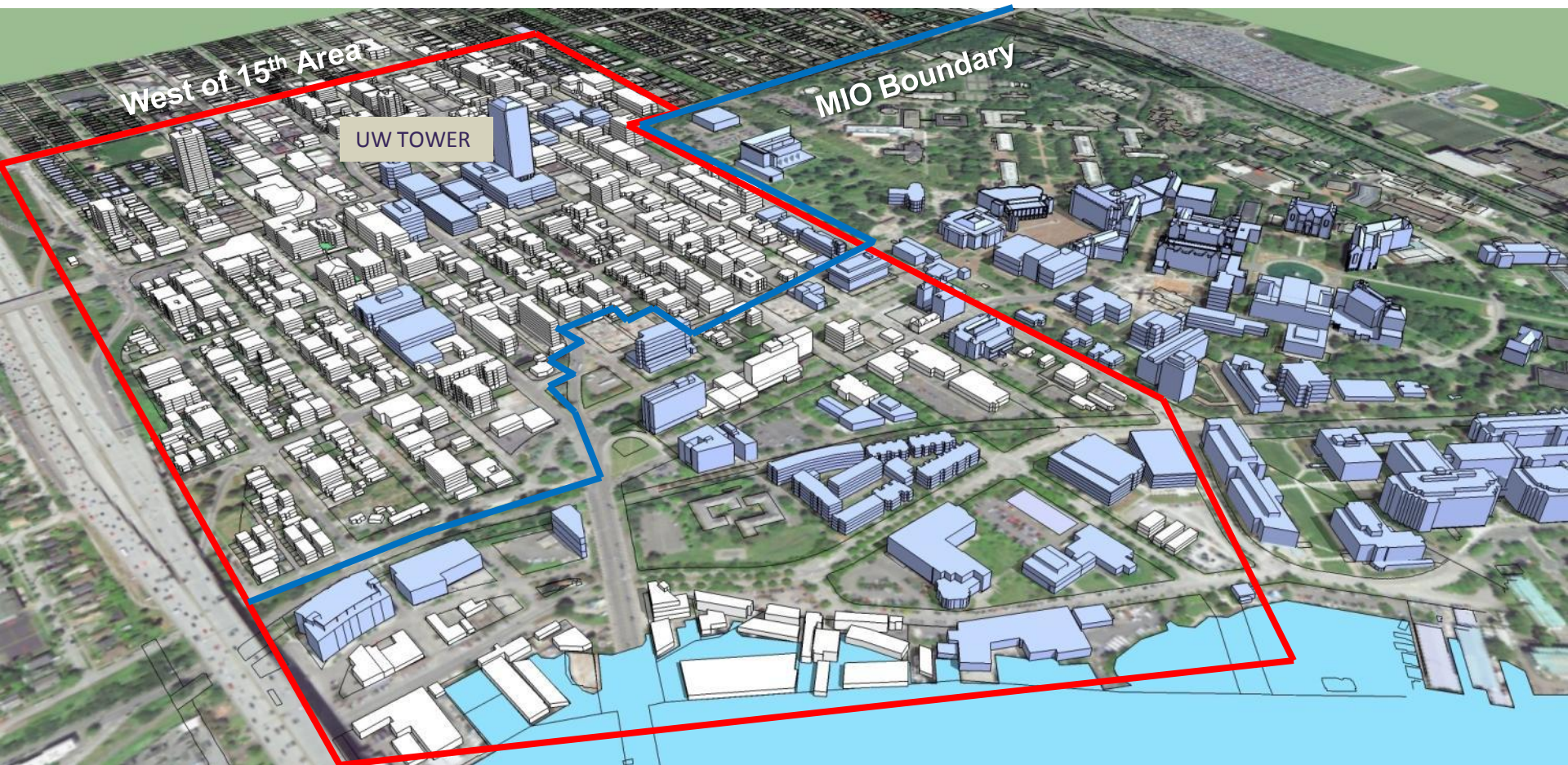
“University Community Urban Center” is UW’s Neighborhood



A Regional Center for Jobs, Housing and Higher Education

West of 15th area contains existing 12 million GSF

- 8 million GSF Privately-owned Housing (65%), Retail (10%), Office (20%), Hotel (5%)
- 4 million GSF UW uses including Academic (20%), Research (30%), Residential (20%), Admin (30%)



Recent Game-Changers

- **UW's expanded presence in U District**
Purchase of Safeco Tower (2007) absorbed 1600 + relocated UW administrative employees
- **Regional Transit Connections**
U District Sound Transit Station on Brooklyn between 43rd and 45th opens in 2020 (UW Station at Montlake opens in 2016)
- **Increased UW student housing density**
2300 additional student beds @ Campus Parkway in West Campus by 2017
- **UW research expands to S. Lake Union**
5 buildings, 430,000 GSF planned
- **Sustainability commitment by UW**
Reflects shared community values



Key Issues & Opportunities West of 15th

- UW growth and change

Area between Campus Parkway and Portage Bay – Inter-disciplinary sciences
Area west of core campus – Integration of the arts throughout
University Bridge Gateway area

- Transit-served district @ Brooklyn Sound Transit Station

Increased density and mixed-use potential of Station vicinity
Transit-oriented community development opportunities (Seattle Planning Commission report)
Urban housing neighborhood developing north of 45th

- Improved connections to UW campus

East/West streets between Roosevelt and 15th: Pacific to 45th
North/South on Brooklyn (designated “green street”) from Station area to
Portage Bay through Housing Village and Campus Parkway
Convert to welcoming 15th Ave. edge and entries

- Re-characterized waterfront

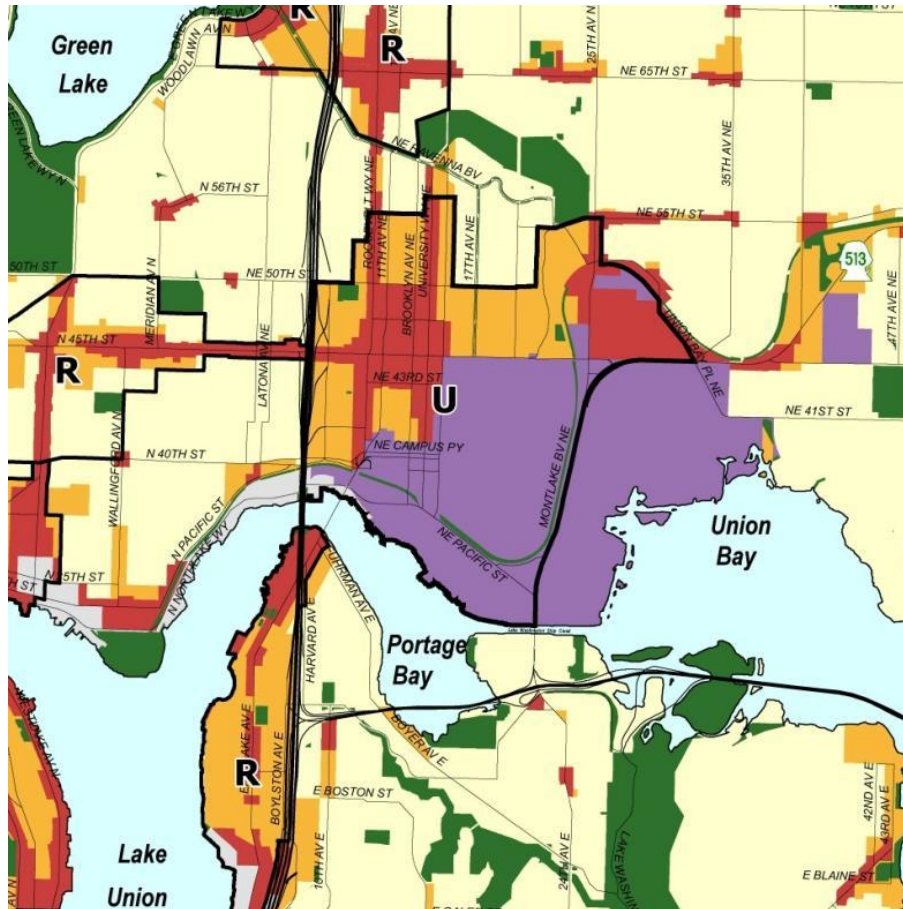
New open space park on Portage Bay

- Build effective partnerships with City and community

Collaborative planning / community benefits
Housing options / gentrification
Sustainability / eco-district / district energy

Opportunity for Collaborative Community Planning

(Updating UW's Campus Master Plan is not impending. An update may be considered as growth is planned over the next several years.)



University Community Urban Center
Seattle Comprehensive Plan 2004
Neighborhood Plan 1998

Campus Master Plan

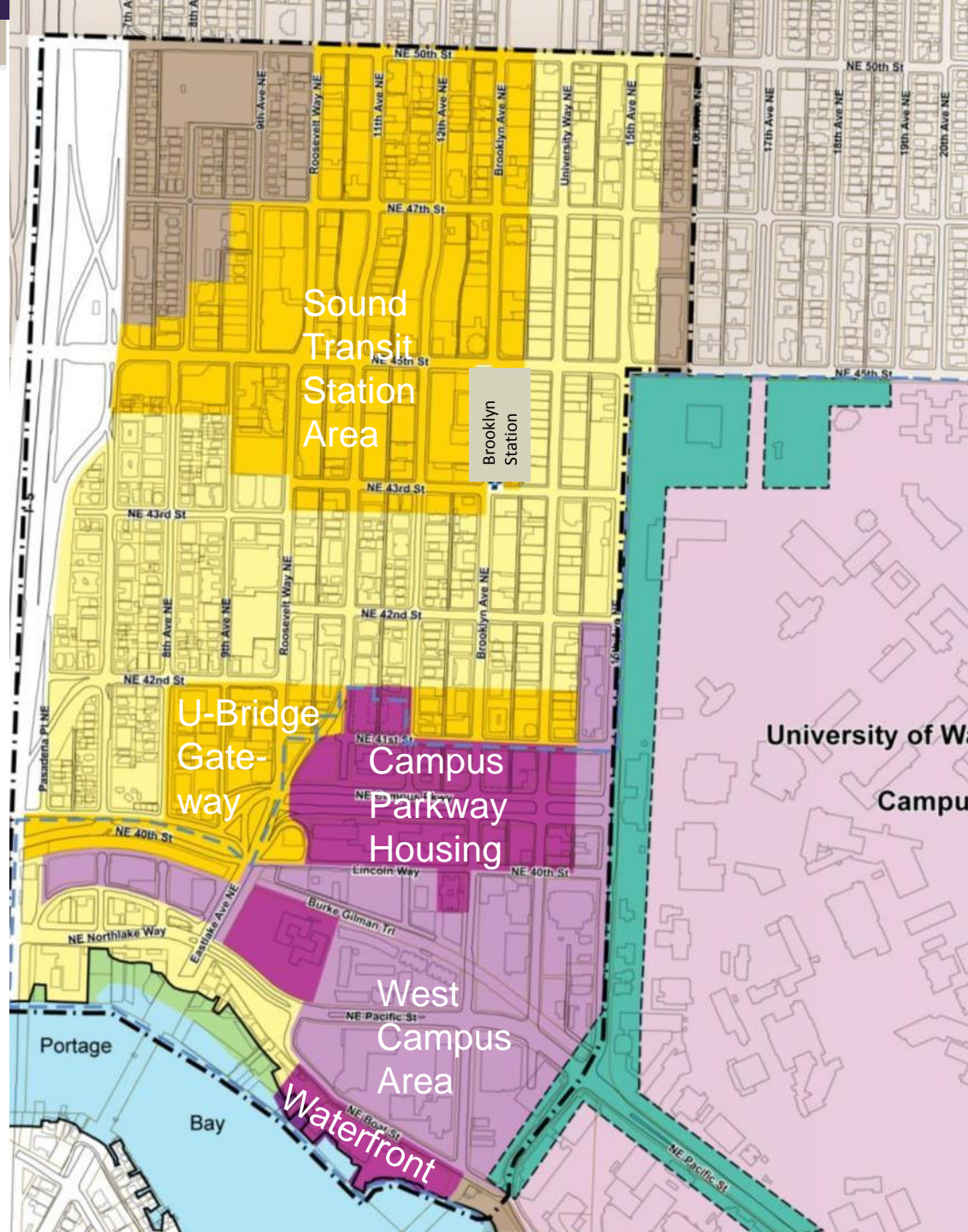
Campus Master Plan 2003
1 million allowable GSF remain of
3 million GSF approved in CMP

Collaborative Planning

Outside of Campus Master Plan
City, Community and University
share goals for this area
Transit community & Urban Center
planning are collaborative
planning and partnership
opportunities

Potential for Change West of 15th

- Sound Transit Station Area will support increased housing and jobs as a TOD (Transit-oriented Development) area
- “University Bridge Gateway” a major entrance to the U District
- Campus Parkway open space and transit hub is at the heart of UW’s growing student housing village
- West Campus Area has significant, underutilized building sites
- Waterfront Access is critical to the area’s attractiveness



Framework to Guide Change

More intense activity and mixed uses around **transit**





New **mixed-use development** replacing parking lots, low commercial

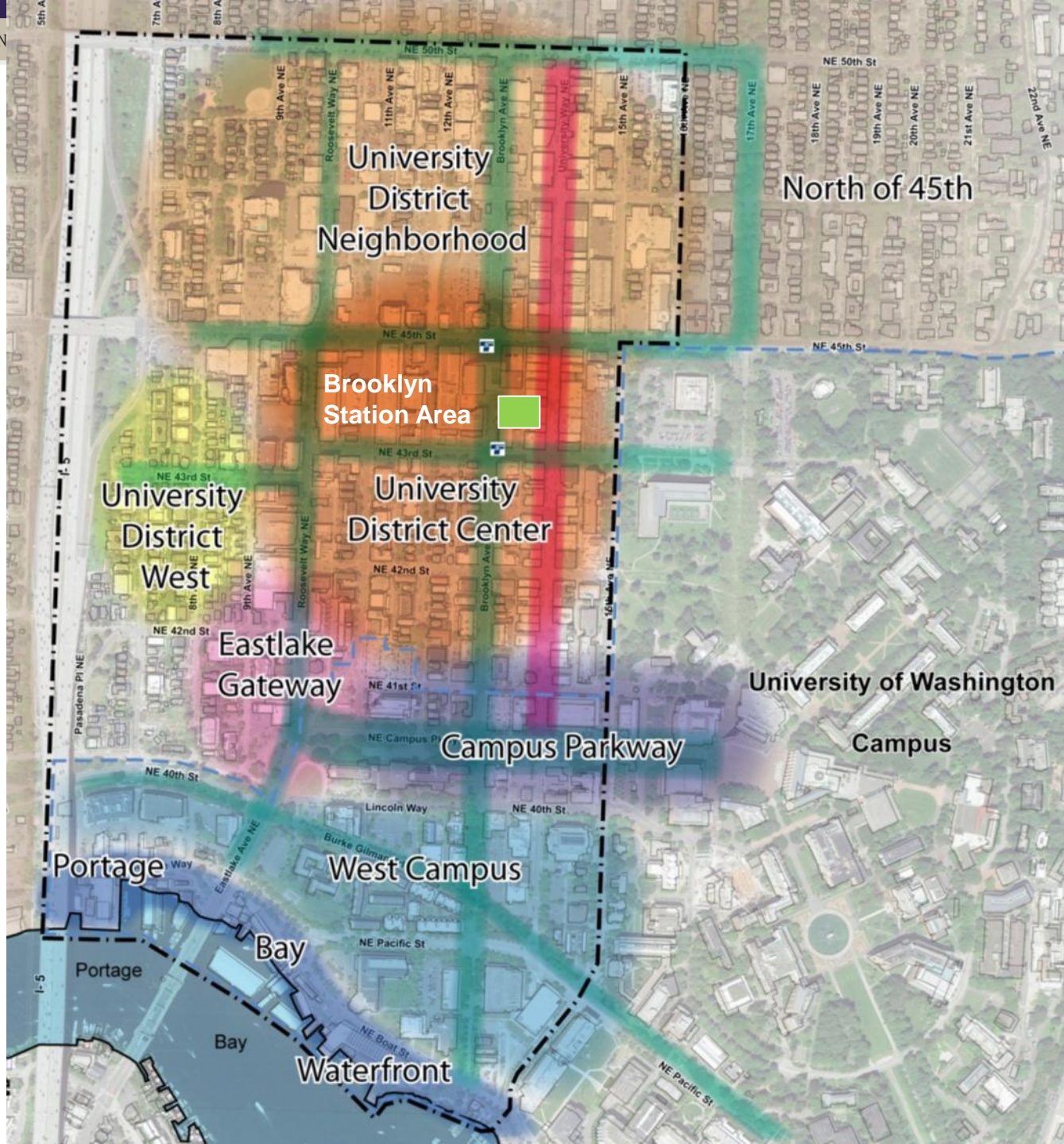
Sensitive transitions to **traditional neighborhoods**

Continued UW focus in **West Campus, Campus Parkway**

More **accessible waterfront amenities**

Legend

-  The "Ave"
-  Additional corridors important to place making
-  Waterfront
-  Study area

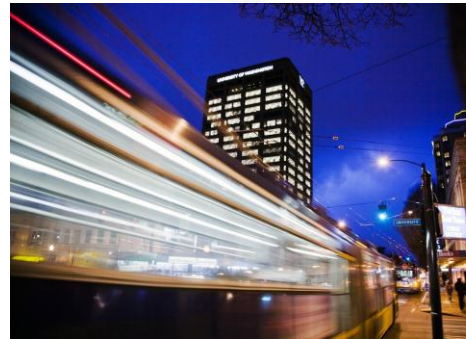
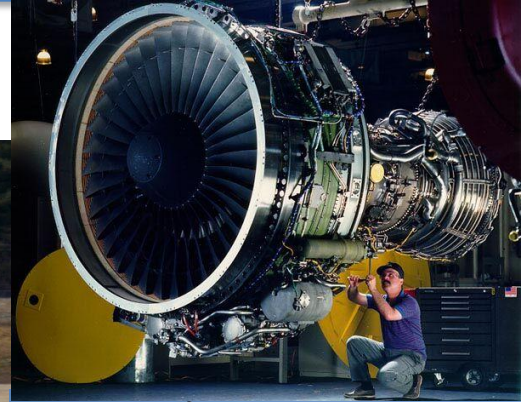


UW Physical Planning Informs One Capital Plan

- **Major Capital Projects Planning (>\$5 M, or visually significant)**
Pre-design @ OPB
Design scope and designer selection @ Architectural Commission/Univ. Architect
Design @ CPO with Architectural Commission/Univ. Architect
Construction @ CPO
- **Project Planning for Minor Projects**
Maintenance & Renewal @ Facilities
Facilities or CPO Project Management
- **Precinct Planning**
Ongoing initiative of OPB/CRG – Engineering, Arts & Sciences, others TBD
- **Campus Planning**
Stewardship of Living Campus – building siting, site improvements, public realm
Campus Master Plan of 2003 and City/University Agreement of 1998
Campus growth and expansion – beyond Campus Master Plan boundaries,
coordination of UW interest in infrastructure, other urban projects

College of Engineering Objectives

- Celebrate Engineering
- Enhance the UW Brand
- New Engineer of the Future
- Embrace Collaboration
- Foster Translation Engineering
- Lab – Prototype – Market – Assessment
- Street Life is the Story
- Create a 24-hour District
- Create a Vibrant Experience
- Enable and Motivate Partners
- Devise Innovative Infrastructure Strategies
- Create a New Model of Education and Neighborhood



College of Engineering Key Issues

Recruitment, Retention, the Next Generation

Create a home for Freshman & Sophomores

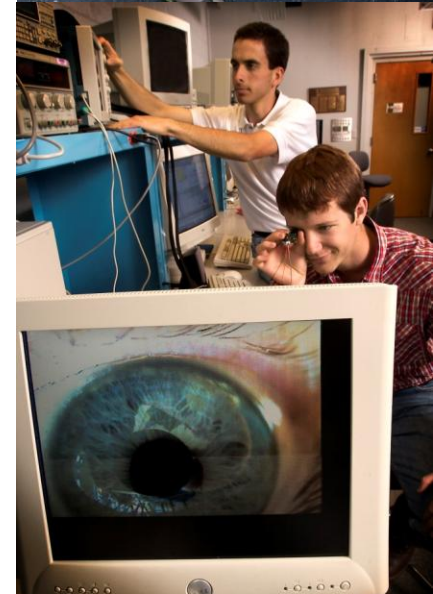
Interdisciplinary

External Partnerships

Cost Efficiency

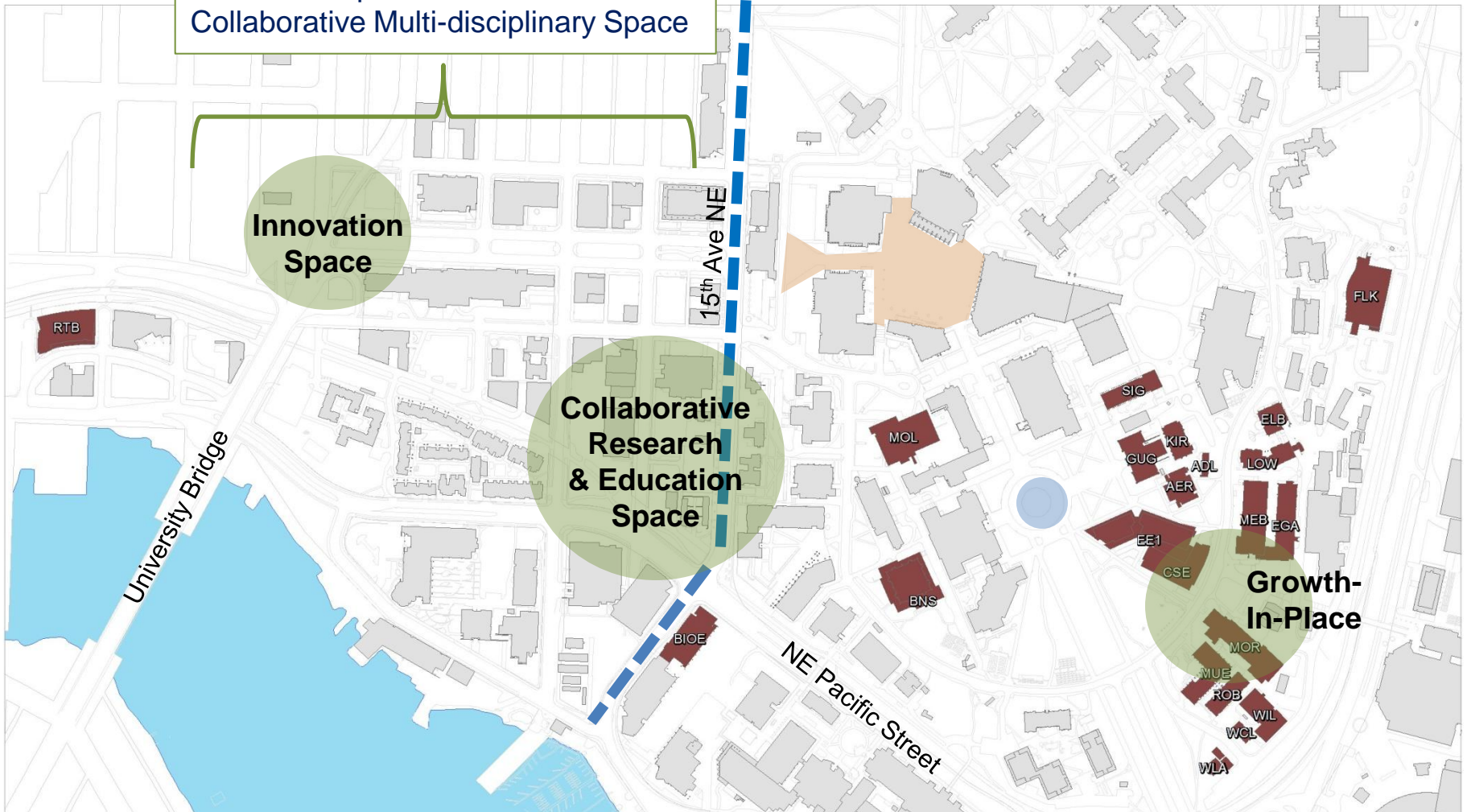
Modern Facilities

Infrastructure



College of Engineering Facilities Development Opportunities

600,000 GSF
Mechanical Engineering
Civil & Environmental Engineering
Materials Science & Engineering
Innovation Space
Collaborative Multi-disciplinary Space



College of Arts & Sciences Key Issues & Guiding Principles

PEOPLE – Students, Faculty, Administrators, Researchers, Staff

- College of Arts & Sciences Identity and Brand
- Interdisciplinary and Diverse
- Moderate Growth of Undergraduate Population

FUNCTIONS – Teaching, Learning, Scholarship, Research, Engagement

- Globalization of Learning
- Increasing Individual and Small Group Interactions
- Basic Scientific Discovery
- Trans-Disciplinary Research
- Public Engagement in the Arts and Humanities
- Energy and Nimbleness

College of Arts & Sciences Key Issues & Guiding Principles

RESOURCES – Buildings, Equipment, Technology, \$ Capital, \$ Operating

- Synergy Centers & Shared Spaces
- Incorporation of Technology in Classroom / Labs / Research
- Flexibility & Efficiencies
- Decompression / Reconfiguration of Spaces



Long Term Future Opportunities

Arts (Fine Arts and Performing)

Natural Sciences



Additional Planning Will Support West of 15th Vision

- Health Sciences
- Libraries
- Energy
- Infrastructure
- Transportation
- Landscape Framework

University Community Development Precedents

- University-Community Partnerships

Quasi-independent organization primarily funded and staffed through university; participation of nearby institutions, community organizations, City; strong emphasis on early planning

The Ohio St. Univ. – Campus Partners for Community Redevelopment

Revitalization stressing faculty and staff home ownership, support services

University of Cincinnati – Uptown Consortium

Neighborhood revival, economic development

Emory University – Clifton Community Partnership

Enhanced urban amenity, walkability, faculty and staff home ownership

- University-Led Redevelopment

Primary funding, leadership and staffing from within University; fee-based development partners; wide range in degree of early planning, community/city engagement

University of Pennsylvania – West Philadelphia Initiative & Penn Connects

Revitalization stressing retail, hotel, research; services, faculty and staff home ownership, rehab loans

Georgia Tech

Revitalization, extensive retail, hospitality, services, research

Yale University

Retail redevelopment, faculty and staff home ownership

Columbia University

Revitalization stressing retail, hotel, research; services, faculty and staff home ownership

The University of Chicago

Revitalization with retail emphasis, faculty and staff home ownership

Next Steps in West of 15th Planning

- Define a Shared Vision – 2011-2012
 - Broad-based, inclusive engagement - UW students, faculty and staff; City; Community
 - Creating a shared sense of values, potential, priorities and partnership
 - Action-oriented guidance for achieving shared goals
- Create a Set of Tools for Unlocking Opportunity – 2012-2014
 - Vision Framework
 - U District Urban Center Plan / Neighborhood Plan update – focus on implementation
 - Transit-community Planning around Brooklyn Station
 - Eco-District Plan / Infrastructure /Energy Plan
 - Plans for Academic Precincts
 - Campus Landscape Framework
 - District Transportation Plan
 - UW / Community Partnership Organization
 - Housing planning & development
 - Retail planning & development
 - Open space planning & development
 - Community services
 - Area management