Potential Development Sites

Figure IV-50 shows 68 potential development sites identified throughout the University Campus. In addition to the eight projects currently approved and in design/construction under the GPDP, a total of 60 new sites have been identified including those on undeveloped land or existing surface parking lots and those replacing existing buildings. Sites identified for development vary from proposed buildings only, to buildings combined with parking and dedicated parking structures above and below ground. As mentioned previously, all displaced parking must be replaced to retain the required campus inventory, but not necessarily on the same site or at the same time.

The accompanying table shows the potential gross square footage for each site based on maximum height and recommended footprints. The gross square footages do not include potential new construction below grade. The second column lists the maximum allowable height limits based on Table V-2, Maximum Height Limits listed in Chapter V, Development Standards. The third column shows estimated floors based on the maximum height limit and floor-to-floor heights of 12-15 feet. The Maximum Envelope Estimated is the number of levels multiplied by the recommended footprint for the site. Demo’ed SF lists the square foot area of buildings that may be demolished on each site to accommodate new construction.

The total area available for new construction is estimated to be 8.3 million gross square feet not including the eight projects approved and in design/construction under the GPDP. The potentially demolished space (870,000 gsf) is considered replacement area and is in addition to the 8.3 million gsf available. The total potential for new construction on campus could approximate 9.1 million gsf.

During the life of the plan, the University is expected to grow by 3 million additional gross square feet (not including parking or the eight sites approved and in design/construction under the GPDP) to accommodate academic programs, research activities and new student growth. The 3 million gsf will be a portion of the total 8.3 million gsf available. (Any existing buildings demolished during the next ten years will be considered replacement square footage and in addition to the 3 million gsf. The total new construction (excluding parking) thus may include 3 million gsf plus the total area of all the demolished buildings.) All sites presented are expected to continue in their current use until selected by the Administration as sites that best meet the University’s development needs. Demolition of current structures may occur prior to development.
ILLUSTRATIVE DEVELOPMENT AREA E-1

63E Expansion site

Development must be sensitive to existing shoreline and historic canoe house

Legend
- Potential Building Envelope
- Area of Influence
- Service
- Parking
- Entry
- 200' Shoreline Setback

Figure IV-77
SITES 63E

Approved Compiled Plan January 2003
66/67E
Improve walk on Walla Walla Road and Snohomish Lane
Possible connection to IMA
Eastern face should not extend beyond face of IMA, realign Walla Walla Road
Improve intersection at Walla Walla Road and Snohomish Lane
Improve pedestrian walk and preserve view corridor
Possible expansion of Graves Annex
Possible expansion into portion of parking
Southern face should not extend beyond existing building face to west

ILLUSTRATIVE DEVELOPMENT AREA E-2

Legend
- Potential Building Envelope
- Area of Influence
+ Service
P Parking
E Entry
- - Enhanced Pedestrian Circulation
- - - 200' Shoreline Setback

Figure IV-78
SITES 66E,67E

University of Washington Master Plan -- Seattle Campus: Development Program
Maintain and improve Wahkiakum Lane access from Mary Gates Way to Memorial Way

Legend
- Potential Building Envelope
- Area of Influence
- Service
- Parking
- Entry
- Enhanced Pedestrian Circulation
- 200' Shoreline Setback

Figure IV-81
SITES 55E, 54E

ILLUSTRATIVE DEVELOPMENT AREA E-5

Approved Compiled Plan January 2003
64E
Expand concourse and Don James Center levels and possibly stadium seats. Expansion of seating would be done in conjunction with review of the existing Husky Stadium TMP

ILLUSTRATIVE DEVELOPMENT AREA E-6

Legend

Figure IV-82
SITES 64E
University of Washington Master Plan -- Seattle Campus: Development Program
58E/59E
Projects will include spectator stands and support facilities (lockers, concessions, etc.) Alternatively soccer stands and support may be constructed on the south side of the soccer field

Develop coordinated entry plaza at the pedestrian scale to be shared by both sites

ILLUSTRATIVE DEVELOPMENT AREA E-8

Legend
- Potential Building Envelope
- Area of Influence
- Service
- Parking
- Entry
- Enhanced Pedestrian Circulation
- 200 Shoreline Setback

Figure IV-84
SITES 58E, 59E
University of Washington Master Plan -- Seattle Campus: Development Program
Sector: In this Campus Master Plan, ‘sector’ refers to the entire campus-wide area located within the MIO boundaries.

Upland Property: A property wholly or partly within the shoreline district which is separated as of March 17, 1977, from the water by a street, arterial highway, railroad right-of-way or government-controlled property which prevents access to and use of the water. Streets and other areas which create upland property include, but are not limited to: Canal Road, NE Boat Street, San Juan Road, Walla Walla Road, Columbia Road, and parking lots E-11 and E-12, and any other road or street which runs between the shoreline and the water.

Waterfront Property: Any portion of property which is offshore or abuts upon the ordinary high watermark or mean high watermark and any other property partially or entirely within the Shoreline District which is not separated as of March 17, 1977, from the water by a street, arterial, highway, or railroad right-of-way or government-controlled property which prevents access and use of the water.

Boundaries

Figure V-I illustrates the campus boundaries. No expansions to the MIO boundaries are planned. If an expansion is sought in the future, the provisions of the City/University Agreement would apply. Current non-University ownerships within the MIO District are shown in the figure.

Burke-Gilman Trail

The setback from the Burke-Gilman Trail will be measured from the paved edges of the trail. The minimum setback requirement for new University buildings will be generally 20 feet. In some cases the setback is or may be less than 20 feet from the trail. For example, if there is an existing structure, significant landscaping, topography, some other kind of structure such as a bridge abutment, the setback may be varied. In these kinds of situations, project specific review will be conducted in order to mitigate impacts on the trail. This review will follow the University's design review process.

Density: Gross Square Footage

The following is the method by which the University will calculate the gross square footage (GSF) for the Campus Master Plan maximum growth limit.

The objective is to establish a procedure that allows the University to utilize its current and established FICM-GSF in calculating an adjusted GSF, herein after referred to as “Campus Master Plan GSF.” (FICM stands for the Post-Secondary Facilities Inventory and Classification Manual published by the U.S. Department of Education). It is important that the University retain the FICM method as a base line because all of its historical GSF, frequently used to measure growth and change, has been calculated using FICM; the method for measuring is clearly defined and not subjective; the need for data comparability between institutions (who also use FICM) is critical; and the ability to correlate Campus Master Plan GSF with FICM is important.

The purpose of the Campus Master Plan GSF is to achieve a measurement comparable to those commonly used measures for calculating, permitting, and zoning GSF.

The Campus Master Plan GSF will be calculated by first, calculating the FICM GSF, as described below, and second, adjusting the FICM-GSF in accordance with the Adjustments and Exceptions listed below.

FICM GSF Calculation:

1. The FICM-GSF will apply only to “buildings” on the Seattle Main Campus. A “building” is defined as a roofed structure for permanent or temporary shelter of persons, animals, plants, materials, or equipment, and exhibits the following characteristics: it is attached to a foundation and has a roof, is serviced by a utility, exclusive of lighting, and is the source of significant maintenance and repair activities.

2. FICM-GSF is the sum of all areas on all floors of a building included within the outside faces of its exterior walls,