

# THE UNIVERSITY OF WASHINGTON SOUTH CAMPUS STUDY

ANALYSIS AND EXISTING CONDITIONS

DRAFT REPORT



MICHAEL  
VAN  
VALKENBURGH  
ASSOCIATES  
INC

FEHR & PEERS

kpff Consulting Engineers

ROEN  
ASSOCIATES AEI Affiliated  
Engineers

PERKINS  
+ WILL





Figure 1: Aerial view of South Campus, looking east

# SECTION 2 / PROGRAM ANALYSIS

**SPACE INVENTORY / TOTAL SPACE NEED**

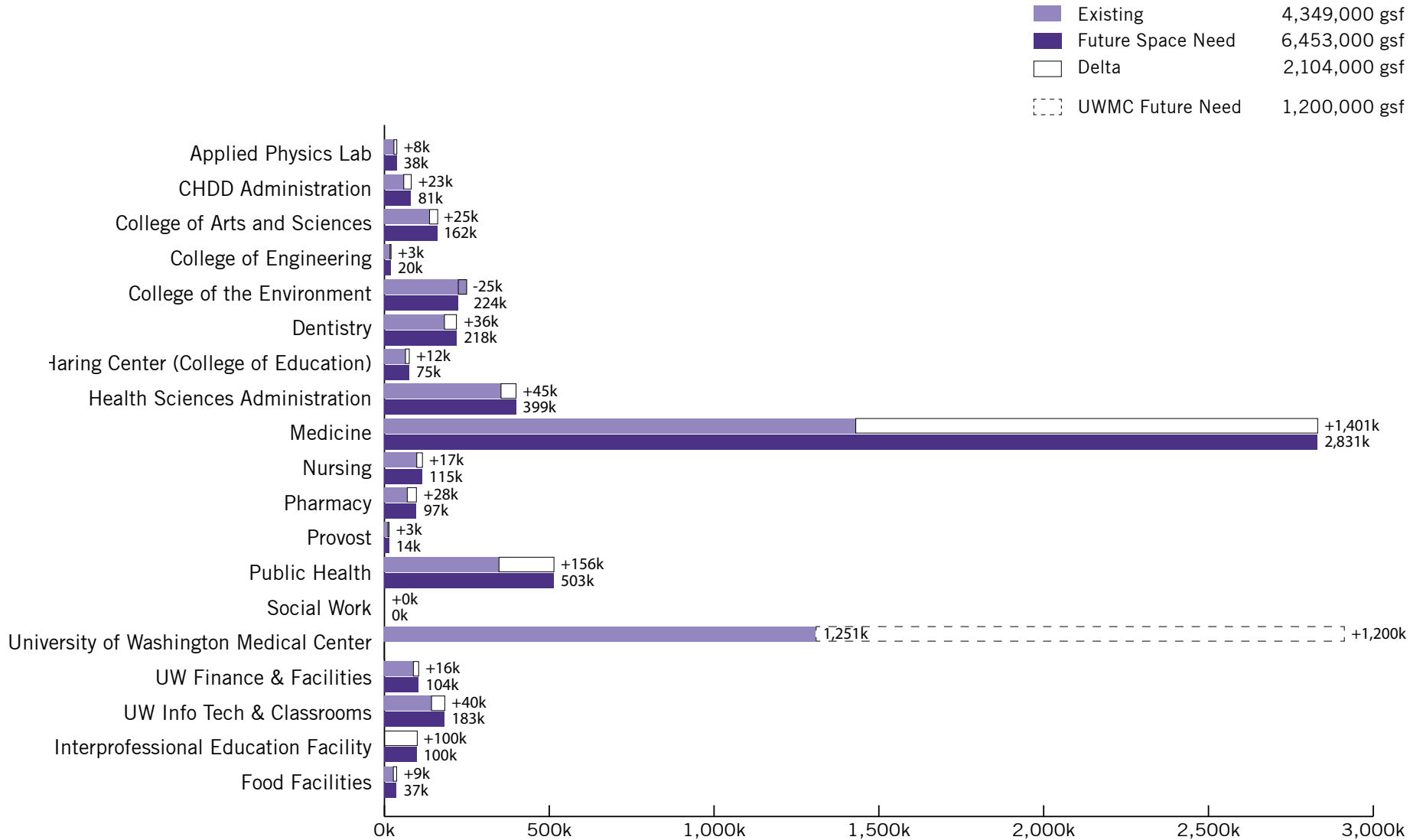


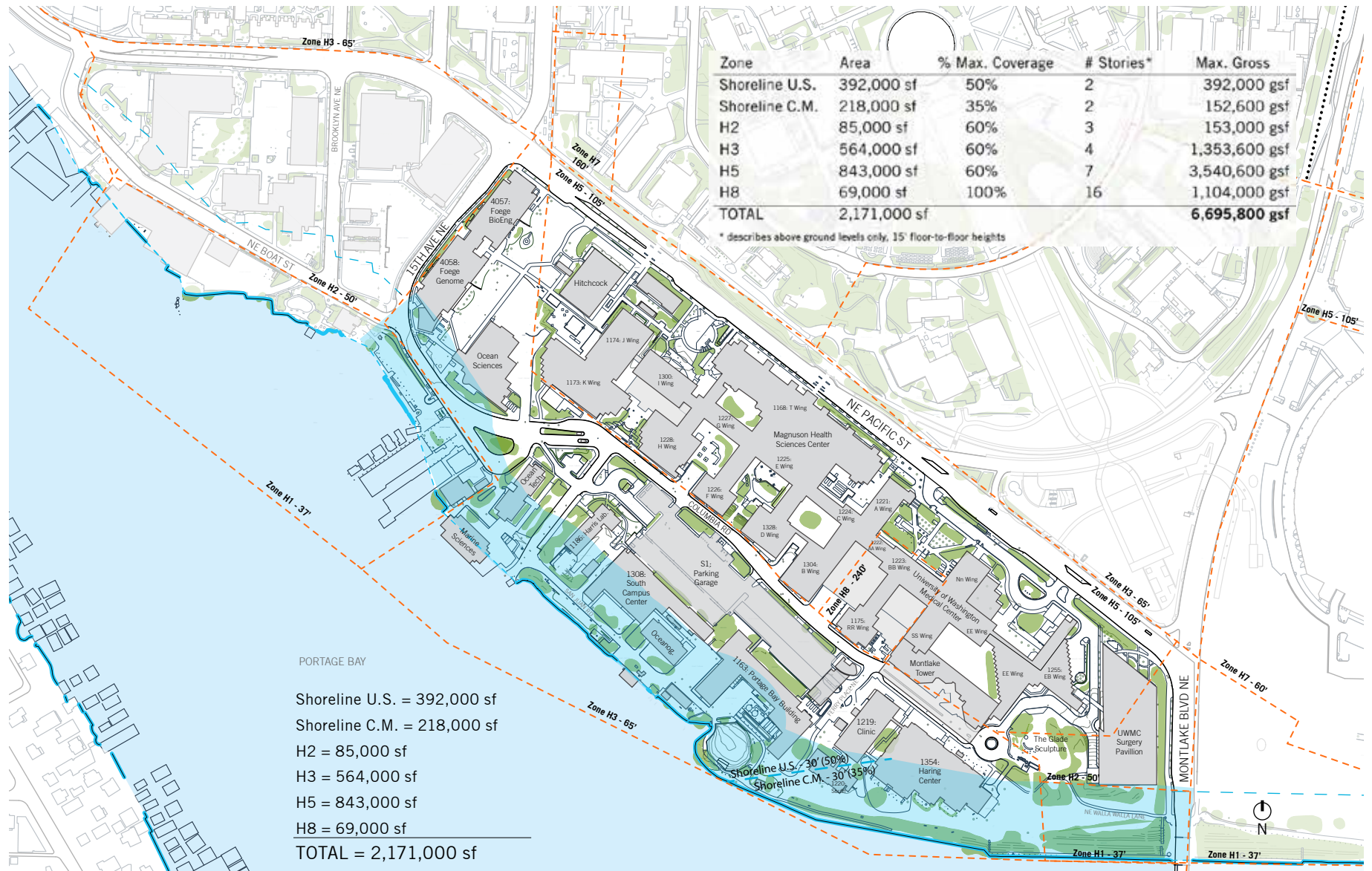
Figure 2: Current vs. Need GSF

**SECTION 3 /  
EXISTING  
CONDITIONS**



REGULATORY REQUIREMENTS /

Figure XX: Site Capacity



# SECTION 1 / OVERVIEW AND VISION

## GUIDING PRINCIPLES /

We envision a great setting that provides world class resources to advance the Educational, Research, Service, including clinical, missions of all by facilitating and supporting the following guiding principles in the environmentally sustainable development of the physical and landscape space of the South Campus.

### Improve **CONNECTIVITY** (facility) + **COLLABORATION**

- Create innovative, collaborative and interactive spaces for students, faculty, industry, regional and global partnerships
- Provide viable density for growth and contiguity to allow for maximizing open space and access to natural daylight
- Support accessibility through a combination of multi-modal transportation and linkages to off-site collaborators (HV, SLU, Fed agencies)

### Emphasize **DIVERSITY**

- Enrich campus & student life through the creation of respectful learning environments
- Bringing together unique and diverse cultural perspectives strengthens different ideas, creativity and discovery
- Provide for flexibility by breaking down physical and perceived barriers

### Establish **SENSE OF PLACE**

- Create an interior sense of place to help identify individual schools and departments and outside through landscape, open space and reinvigoration of the waterfront
- Develop an environment with inviting uses and encouraging an increased sense of community through shared use for all stakeholders
- Reimagine South Campus as a destination through enhanced artistic & cultural experience

### Promote **PERSONAL WELL-BEING**

- Emphasis on access to resources that promote physical and mental health for recreation and convenience
- Create spaces for social interactions to promote learning, discovery and innovation
- Stewardship and protection of the site and unique environments

### Strategically **BALANCE EXISTING AND FUTURE RESOURCES**

- Maximize the use of the resources such as land, waterfront and open space through environmental and fiscally sustainable infrastructure
- Plan for density of facilities adequate to achieve the mission of the Guiding Principles and the goals and activities of all stakeholders within and surrounding South Campus

1. **IMPROVE CONNECTIVITY** to foster **COLLABORATION** and support **DIVERSITY**
2. **CREATE A SENSE OF PLACE** and **PROMOTE PERSONAL WELL-BEING**
3. Strategically **BALANCE EXISTING AND FUTURE RESOURCES**



## GOALS

The South Campus is a place of extraordinary potential and must add value to the whole campus and enhance the UW mission. In addition to the Guiding Principles, the study process identified the following goals that must be applied to every planning scenario studied.

- **Maximize Collaboration** opportunities
  - Internal connections
  - Interprofessional Education (IPE)
  - UWHS / UWMC adjacency
  - Central gathering spaces
- **Connections** to adjacent zones
  - West:
    - Skamania Lane
    - Waterfront
    - Pacific Street
  - North:
    - Existing bridges
    - Pacific Street
  - East:
    - New pedestrian path under the Montlake Bridge
    - Waterfront
    - Pacific Street
- **Improve**
  - Waterfront
  - Open Space framework and public realm
  - Edges (NE Pacific Street)
  - Pedestrian experience
- **Accommodate**
  - Health Sciences program (6.5M gsf)
  - Parking Need (1,790 - 2,830 stalls)
- **Minimize Vehicular/Parking/Service** presence
- **Ensure Feasibility** and the implementation is possible given physical constraints and phasing

## CONSTRAINTS

A number of constraints also must be assumed with every scenario.

- **Phased Development** over time
- **Programs** to be accommodated with minimal interruption (only one move if possible)
- **Vehicular Access + Parking**
  - New Pacific St. access required to accommodate growth
- **Daylight** access to greenhouses at the new Life Sciences Building across NE Pacific Street
- **Upzoning** to be explored
- **Current Zoning** to be studied as part of the recommended plan to identify which units might have to move off of South Campus
- **Shoreline Management Act** regulations
- **Montlake Corridor** requires increased capacity
- **Timing and Extend of Funding** is unknown
- **Existing Infrastructure** capacity and condition to be addressed (utility expansion required)
- **No Obvious Surge Strategy**

**SECTION 4 /  
PLANNING  
ALTERNATIVES**



**DEVELOPMENT POTENTIAL /**

**UPZONING AND PROPOSED BUILDING HEIGHT**

Existing regulatory conditions as set by the 2003 UW Campus Master Plan cannot accommodate the total future needs identified in *Section 2*. **Current zoning and shoreline regulations allow for only a total of approximately 5.2M gsf.** This would require some functions to move outside of South Campus. Accommodating all of the estimated future program needs, without loss of critical functions, would require increased zoning heights within South Campus.

All development strategies explored in this section accommodate the total 6.45M gsf of future needs, assuming an upzone. This will allow for the projected growth, and right-sizing and decompression of existing space to meet current need required for every program. The total capacity of the upzoned scenario as shown here accommodates approximately 6.7M gsf, more than needed (though it should be noted as mentioned earlier, that the projected needs do not account for any additional UW Medical Center space).

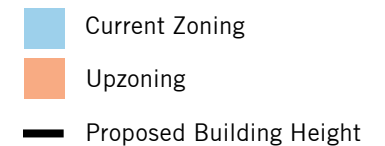
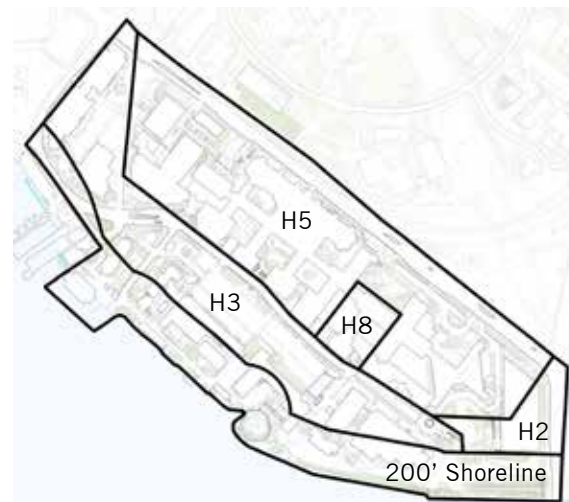
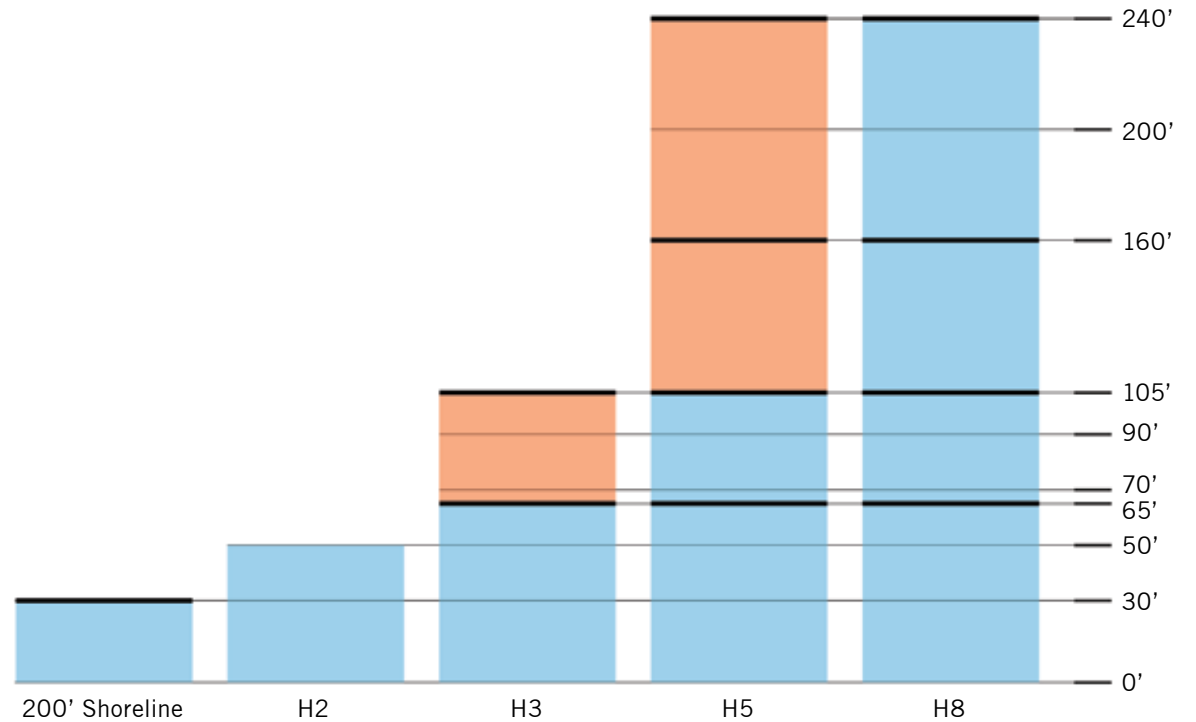


Figure 3: Proposed Upzoning Building Height

## STRATEGIES /

### 3 STRATEGIES

A variety of strategies were explored to achieve the goals and accommodate constraints, givens, constants and assumptions. Each of the three strategies diagrammed below focus on a range of strategies for edges, circulation, development patterns and character, using open space as the main variable. This allowed the team to fully explore the pros and cons of a range of attributes (see *page 91*). In all cases, the character envisioned is meant to provide a sense of place and a unique identity to South Campus as a setting for an integral, collaborative and cohesive set of teaching, research and clinical activities, with strategic connections to the Central Campus, the UWMC, the waterfront and the community.



Figure 4: Strategy Thumbnails

## STRATEGIES / ASSESSMENT CRITERIA

### ASSESSMENT CRITERIA

Each strategy was assessed for its effectiveness and ability to provide desired outcomes based on a range of attributes. The strategies are evaluated in detail in this section, and are intended to inform a comprehensive Hybrid scenario to be reviewed in *Section 5*.




|                      | <b>GRID</b>  | <b>CENTRAL GREEN</b>  | <b>OPEN SHORELINE</b>   |
|----------------------|--|---|---|
|                      |  |  |  |
| Character            | maximize connections   | centralized focus   | waterfront focus  |
| Density              | evenly distributed   | emphasis on N-S axis  | emphasis on Pacific St. and E-W axis  |
| Open Space           | decentralized  | centralized   | corridors   |
| Edges and Entries    | porous edges and multiple entries  | less porous and centralized entries   | less porous and centralized entries   |
| Up-Zoning Benefits   | reduced bulk   | central space   | widened waterfront  |
| Waterfront Character | urban, constructed edge  | park/constructed edge, passive recreation   | major park, informal recreation   |
| Block Typology       | city block towers  | north/south orientation   | east/west orientation   |
| NE Columbia Road     | at grade   | at grade service, parking below   | below elevated park   |
| NE Pacific Street    | upper setback, no lid  | at grade setback, no lid  | upper setback, lid  |
| Parking              | decentralized, underground & at grade  | centralized, underground  | centralized, underground  |
| Service / Loading    | decentralized, at grade  | clustered above grade access on Columbia  | clustered underground   |

Table 1: Assessment Criteria



# SECTION 5 / RECOMMENDED PLAN

## SECTION FIVE / Recommended Plan

### HYBRID DEVELOPMENT SCENARIO

After development of the alternative strategies in *Section 4*, particularly successful attributes of each were incorporated into a hybrid scenario for further refinement including studies of phasing and cost analysis.

The Hybrid scenario most directly draws upon the Central Green and Open Shoreline strategies to facilitate collaborative opportunities between the Health Sciences programs, waterfront uses, connections to adjacent campus precincts, and provide a sense of place and unique identity to South Campus.



Figure 5: Recommended Plan Thumbnail

## RECOMMENDED PLAN /

### ASSESSMENT CRITERIA

#### Selected Attributes

Attributes studied in *Section 4* were reviewed and assessed for the support of the plan's desired goals and guiding principles. Those that were thought to be most supportive are highlighted in orange and incorporated into the Hybrid Development Scenario.




|                      | GRID   | CENTRAL GREEN   | OPEN SHORELINE  |
|----------------------|--|---|---|
|                      |  |  |  |
| Character            | maximize connections   | centralized focus   | waterfront focus  |
| Density              | evenly distributed   | emphasis on N-S axis  | emphasis on Pacific St. and E-W axis  |
| Open Space           | decentralized  | centralized   | corridors   |
| Edges and Entries    | porous edges and multiple entries  | less porous and centralized entries   | less porous and centralized entries   |
| Up-Zoning Benefits   | reduced bulk   | central space   | widened waterfront  |
| Waterfront Character | urban, constructed edge  | park/constructed edge, passive recreation   | major park, informal recreation   |
| Block Typology       | city block towers  | north/south orientation   | east/west orientation   |
| NE Columbia Road     | at grade   | at grade service, parking below   | below elevated park   |
| NE Pacific Street    | upper setback, no lid  | at grade setback, no lid  | upper setback, lid  |
| Parking              | decentralized, underground & at grade  | centralized, underground  | centralized, underground  |
| Service / Loading    | decentralized, at grade  | clustered above grade access on Columbia  | clustered underground   |

Table 2: Assessment Criteria



Figure XX: Hybrid Development Scenario Plan



## OVERVIEW

### South Campus Vision

The vision of South Campus in the long term (20-30+ years) supports growth of all programs (excluding UWMC at time of study), phased development with flexibility for funding, a unique identity, a sense of place internal to the buildings and external to the surrounding landscape, and strong connections

within, to other campus areas and to the waterfront.

A sustainable and resilient area of intense growth and change over time, the South Campus will be a research and teaching hub for collaborative interprofessional education of a world class caliber.

## RECOMMENDED PLAN /

### OPEN SPACE CHARACTER

The envisioned character throughout South Campus varies to accommodate the dynamic culture, functionality and connectivity of the Health Sciences district and adjacent areas. Each of the characteristics have unique qualities that can and should be incorporated into a larger framework of open spaces.



Figure 6: Open Space Characters



RECOMMENDED PLAN / LANDSCAPE / PRECEDENT IMAGES

Figure 7



urban/constructed edge

Figure 8



park/constructed edge, passive

Figure 9



major Park, informal recreation

Figure 10



Brooklyn Bridge Park, Brooklyn, NY

Figure 11



Corktown Common, Toronto, Ontario, Canada

Figure 12



Brooklyn Bridge Park, Brooklyn, NY

There are many waterfront precedents that can be drawn on for South Campus.

The Portage Bay waterfront is a unique feature of the UW that is relatively inaccessible to the South Campus community and also relatively unknown to the campus as a whole. One of its current assets is its heterogeneity and mixture of park-like uses with research efforts. As its identity is developed in the future, multiple precedents can be explored that invite more public use.



RECOMMENDED PLAN / LANDSCAPE / PRECEDENT IMAGES

Figure 13



School of Medicine, South Lake Union, Seattle, WA

Figure 14



Rockefeller University, New York, NY

Figure 15



Vera List Courtyard, New York, NY

Figure 16



Northeastern University, Boston, MA

Figure 17



Northeastern University, Boston, MA

Figure 18



Northeastern University, Boston, MA

Robust outdoor spaces support collaboration and social vibrancy on campus.

The landscape can be a vital contributor to social vibrancy and overall quality of life on campus. As buildings become larger and taller, there is even greater necessity to provide a robust landscape environment and study microclimatic conditions related to rain and wind to ensure user comfort.

RECOMMENDED PLAN /

BEFORE AND AFTER

Figure 19: Before



Figure 20: After





RECOMMENDED PLAN /

VIEW OF PHASE 1 AND CENTRAL OPEN SPACE

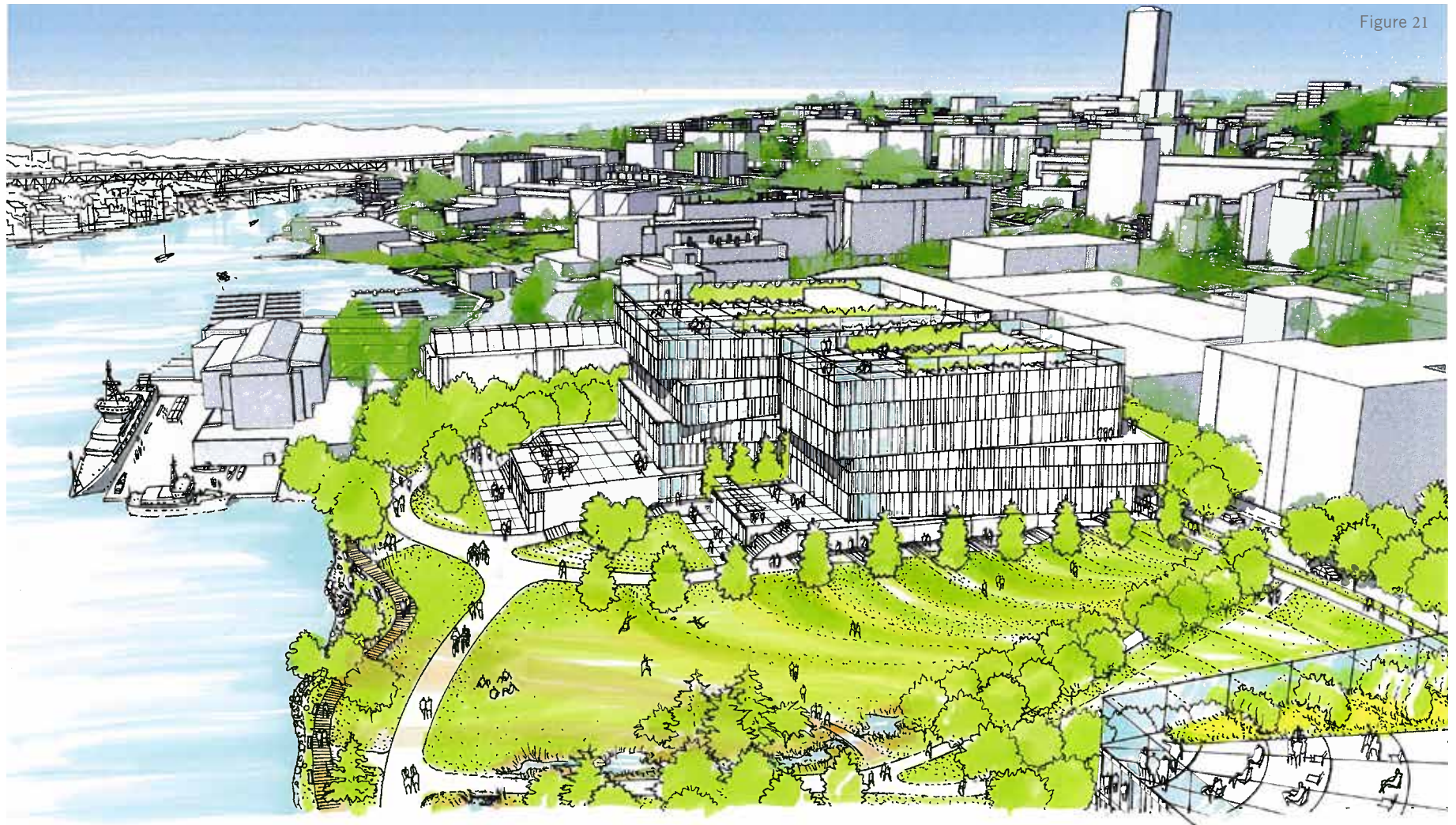


Figure 21

# SECTION 6 / PHASING AND IMPLEMENTATION

## PHASING / EXISTING

Figure 22:



### SUMMARY:

- Existing South Campus with 4.3M gsf building program and 956 parking stalls (UWMC Surgery Pavilion parking not included).

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0M gsf                  | 0 stalls       |
| <b>New</b>        | 0M gsf                  | 0 stalls       |
| <b>Net</b>        | 0M gsf                  | 0 stalls       |
| <b>Total</b>      | 4.3M gsf                | 956 stalls     |



## PHASING / PHASE 1

Figure 23:



### SUMMARY:

- Phase 1 includes infill sites only. Demolition of existing buildings is not required.
- Replace S1, S5 and S12 parking.
- Establish underground parking.
- Improve NE Columbia Road to be more pedestrian friendly.
- Improve pedestrian connection to South Campus Center.
- 1,049 parking stalls are built, but only 878 stalls are accessible.

|            |             |
|------------|-------------|
| Building A | 63,000 gsf  |
| Building B | 97,000 gsf  |
| Building H | 367,000 gsf |
| Building M | 101,000 gsf |
| Building N | 238,000 gsf |
| Building P | 314,000 gsf |

|                   | BUILDING PROGRAM | PARKING     |
|-------------------|------------------|-------------|
| <b>Demolition</b> | 0M gsf           | 890 stalls  |
| <b>New</b>        | 1.2M gsf         | 878 stalls  |
| <b>Net</b>        | 1.2M gsf         | - 12 stalls |
| <b>Total</b>      | 5.5M gsf         | 944 stalls  |

## PHASING / PHASE 2A

Figure 24:



### SUMMARY:

- Phase 2 requires demolition of F Wing, D Wing, and B Wing.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>  |
|-------------------|-------------------------|----------------|--|
| <b>Demolition</b> | 0.4M gsf                | 0 stalls       | Health Sciences Administration<br>School of Dentistry<br>School of Medicine<br>School of Public Health |



**PHASING / PHASE 2B**

Figure 25:



**SUMMARY:**

- Replace F Wing, D Wing, and B Wing.
- Establish major North-South connection to South Campus Center.
- Widen and improve NE Columbia Road.
- Begin to establish new vehicular outlet to NE Pacific Street.
- Expand underground parking from Phase 1.

|            |             |
|------------|-------------|
| Building I | 159,000 gsf |
| Building J | 319,000 gsf |
| Building K | 346,000 gsf |

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.4M gsf                | 0 stalls       |
| <b>New</b>        | 0.8M gsf                | 948 stalls     |
| <b>Net</b>        | 0.4M gsf                | 948 stalls     |
| <b>Total</b>      | 5.9M gsf                | 1,892 stalls   |

## PHASING / PHASE 3A

Figure 26:



### SUMMARY:

- Phase 3 requires demolition of the central portion of T Wing.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>  |
|-------------------|-------------------------|----------------|--|
| <b>Demolition</b> | 0.3M gsf                | 0 stalls       | Health Sciences Administration<br>School of Medicine<br>School of Nursing<br>School of Public Health |



**PHASING / PHASE 3B**

Figure 27:



**SUMMARY:**

- Replace central portion of T Wing.
- Establish major North-South connection to Main Campus. Replace and relocate pedestrian bridge crossing NE Pacific Street.
- Improve elevation changes and connections between W Stevens Way NE, Burke-Gilman Trail, NE Pacific Street, and the pedestrian bridge.
- Begin to establish East-West spine.
- Improve pedestrian and edge conditions along NE Pacific Street.
- Expand underground parking from previous phases.

Building F 315,000 gsf

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.3M gsf                | 0 stalls       |
| <b>New</b>        | 0.3M gsf                | 297 stalls     |
| <b>Net</b>        | 0M gsf                  | 297 stalls     |
| <b>Total</b>      | 5.9M gsf                | 2,189 stalls   |

## PHASING / PHASE 4A

Figure 28:



### SUMMARY:

- Phase 4 requires demolition of A Wing, C Wing, and the east portion of T Wing.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>                               |
|-------------------|-------------------------|----------------|---|
| <b>Demolition</b> | 0.3M gsf                | 0 stalls       | Health Sciences Administration<br>School of Nursing |



**PHASING / PHASE 4B**

Figure 29:



**SUMMARY:**

- Replace A Wing, C Wing and the east portion of T Wing.
- Complete vehicular outlet to NE Pacific Street.
- Continue to improve pedestrian and edge conditions along NE Pacific Street.
- Expand East-West spine.
- Expand underground parking from previous phases. 171 parking stalls under Building H (Phase 1) is now accessible.

Building G 359,000 gsf

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.3M gsf                | 0 stalls       |
| <b>New</b>        | 0.4M gsf                | 494 stalls     |
| <b>Net</b>        | 0.1M gsf                | 494 stalls     |
| <b>Total</b>      | 6.0M gsf                | 2,683 stalls   |



**PHASING / PHASE 5A**

Figure 30



**SUMMARY:**

- Phase 5 requires demolition of BB Wing, RR Wing, and UWMC SW Wing.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>  |
|-------------------|-------------------------|----------------|--|
| <b>Demolition</b> | 0.4M gsf                | 0 stalls       | Center on Human Development and Disability<br>Food Services<br>Health Sciences Administration<br>School of Medicine<br>University of Washington Medical Center |

**PHASING / PHASE 5B**

Figure 31:



**SUMMARY:**

- Replace BB Wing, RR Wing, and UWMC SW Wing.
- Complete widening and improving NE Columbia Road.
- Expand underground parking from previous phases.
- Establish second entrance to underground parking.

Building L 504,000 gsf

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.4M gsf                | 0 stalls       |
| <b>New</b>        | 0.5M gsf                | 334 stalls     |
| <b>Net</b>        | 0.1M gsf                | 334 stalls     |
| <b>Total</b>      | 6.1M gsf                | 3,017 stalls   |



**PHASING / PHASE 6A**

Figure 32:



**SUMMARY:**

- Phase 6 requires demolition of South Campus Center, Oceanography Building and Oceanography Dock Building.
- Demolition of S7 and S8 parking.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>  |
|-------------------|-------------------------|----------------|--|
| <b>Demolition</b> | 0.1M gsf                | 53 stalls      | Applied Physics Lab<br>College of the Environment<br>Health Sciences Administration<br>School of Nursing<br>School of Pharmacy |

## PHASING / PHASE 6B

Figure 33:



### SUMMARY:

- Complete major North-South connection between Main Campus, South Campus and the waterfront.
- Restore and improve the waterfront.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.1M gsf                | 53 stalls      |
| <b>New</b>        | 0.0M gsf                | 0 stalls       |
| <b>Net</b>        | - 0.1M gsf              | - 53 stalls    |
| <b>Total</b>      | 6.0M gsf                | 2,964 stalls   |



**PHASING / PHASE 7A**

Figure 34:



**SUMMARY:**

- Phase 7 requires demolition of Ocean Teaching Building, Harris Hydraulic Laboratory, and a portion of Portage Bay Building.
- Demolish S6 parking.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>   |
|-------------------|-------------------------|----------------|---|
| <b>Demolition</b> | 0.2M gsf                | 9 stalls       | Applied Physics Lab<br>Center on Human Development and Disability<br>College of Engineering<br>College of the Environment<br>School of Medicine |



**PHASING / PHASE 7B**

Figure 35:



**SUMMARY:**

- Replace Ocean Teaching Building, Harris Hydraulic Laboratory, and a portion of Portage Bay Building.
- Continue to restore and improve the waterfront.

|            |             |
|------------|-------------|
| Building O | 129,000 gsf |
| Building Q | 145,000 gsf |

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.2M gsf                | 9 stalls       |
| <b>New</b>        | 0.3M gsf                | 0 stalls       |
| <b>Net</b>        | 0.1M gsf                | - 9 stalls     |
| <b>Total</b>      | 6.1M gsf                | 2,955 stalls   |

**PHASING / PHASE 8A**

Figure 36:



**SUMMARY:**

- Phase 8 requires demolition of Hitchcock Hall.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>                              |
|-------------------|-------------------------|----------------|--|
| <b>Demolition</b> | 0.1M gsf                | 0 stalls       | College of Arts and Sciences<br>School of Medicine |



**PHASING / PHASE 8B**

Figure 37:



**SUMMARY:**

- Replace Hitchcock Hall.
- Improve pedestrian and edge conditions along NE Pacific Street.
- Expand East-West spine.
- 159 new parking stalls are built under Building C, but they are not accessible until phase 11.

Building C 310,000 gsf

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.1M gsf                | 0 stalls       |
| <b>New</b>        | 0.3M gsf                | 0 stalls       |
| <b>Net</b>        | 0.2M gsf                | 0 stalls       |
| <b>Total</b>      | 6.3M gsf                | 2,955 stalls   |



**PHASING / PHASE 9A**

Figure 38:



**SUMMARY:**

- Phase 9 requires demolition of Center on Human Development and Disability Clinic, Center on Human Development Disability South, and Center on Human Development and Disability School.
- Demolish S9 parking.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>   |
|-------------------|-------------------------|----------------|---|
| <b>Demolition</b> | 0.1M gsf                | 4 stalls       | Center on Human Development and Disability<br>College of Education<br>School of Nursing<br>School of Medicine |

**PHASING / PHASE 9B**

Figure 39:



**SUMMARY:**

- Replace Center on Human Development and Disability Clinic, Center on Human Development Disability South, and Center on Human Development and Disability School.
- Enhance pedestrian and bicycle connections to the East of South Campus.
- Continue to restore and improve the waterfront.

Building R      391,000 gsf  
 Building S      22,000 gsf

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.1M gsf                | 4 stalls       |
| <b>New</b>        | 0.4M gsf                | 0 stalls       |
| <b>Net</b>        | 0.3M gsf                | - 4 stalls     |
| <b>Total</b>      | 6.6M gsf                | 2,951 stalls   |



**PHASING / PHASE 10A**

Figure 40:



**SUMMARY:**

- Phase 10 requires demolition of I Wing, G Wing, and the west portion of T Wing.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>   |
|-------------------|-------------------------|----------------|---|
| <b>Demolition</b> | 0.4M gsf                | 0 stalls       | Food Services<br>Health Sciences Administration<br>School of Dentistry<br>School of Medicine<br>School of Public Health |



**PHASING / PHASE 10B**

Figure 41:



**SUMMARY:**

- Replace I Wing, G Wing, and the west portion of T Wing.
- Improve pedestrian and edge conditions along NE Pacific Street.
- Expand East-West spine.

Building F 315,000 gsf

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.4M gsf                | 0 stalls       |
| <b>New</b>        | 0.3M gsf                | 548 stalls     |
| <b>Net</b>        | - 0.1M gsf              | 548 stalls     |
| <b>Total</b>      | 6.5M gsf                | 3,499 stalls   |

**PHASING / PHASE 11A**

Figure 42:



**SUMMARY:**

- Phase 10 requires demolition of J Wing.

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> | <b>UNITS AFFECTED</b>                                |
|-------------------|-------------------------|----------------|--|
| <b>Demolition</b> | 0.2M gsf                | 0 stalls       | Health Sciences Administration<br>School of Medicine |



**PHASING / PHASE 11B**

Figure 43:



**SUMMARY:**

- Replace J Wing.
- Complete East-West spine.
- Complete pedestrian and edge condition improvements along NE Pacific Street.
- In addition to the new 204 parking stalls under Building D, 159 parking stalls under Building C from phase 8 is now accessible.

Building D 411,000 gsf

|                   | <b>BUILDING PROGRAM</b> | <b>PARKING</b> |
|-------------------|-------------------------|----------------|
| <b>Demolition</b> | 0.2M gsf                | 0 stalls       |
| <b>New</b>        | 0.4M gsf                | 363 stalls     |
| <b>Net</b>        | 0.2M gsf                | 363 stalls     |
| <b>Total</b>      | 6.7M gsf                | 3,862 stalls   |



PHASING / NEW BUILDING GSF

Figure 44:

