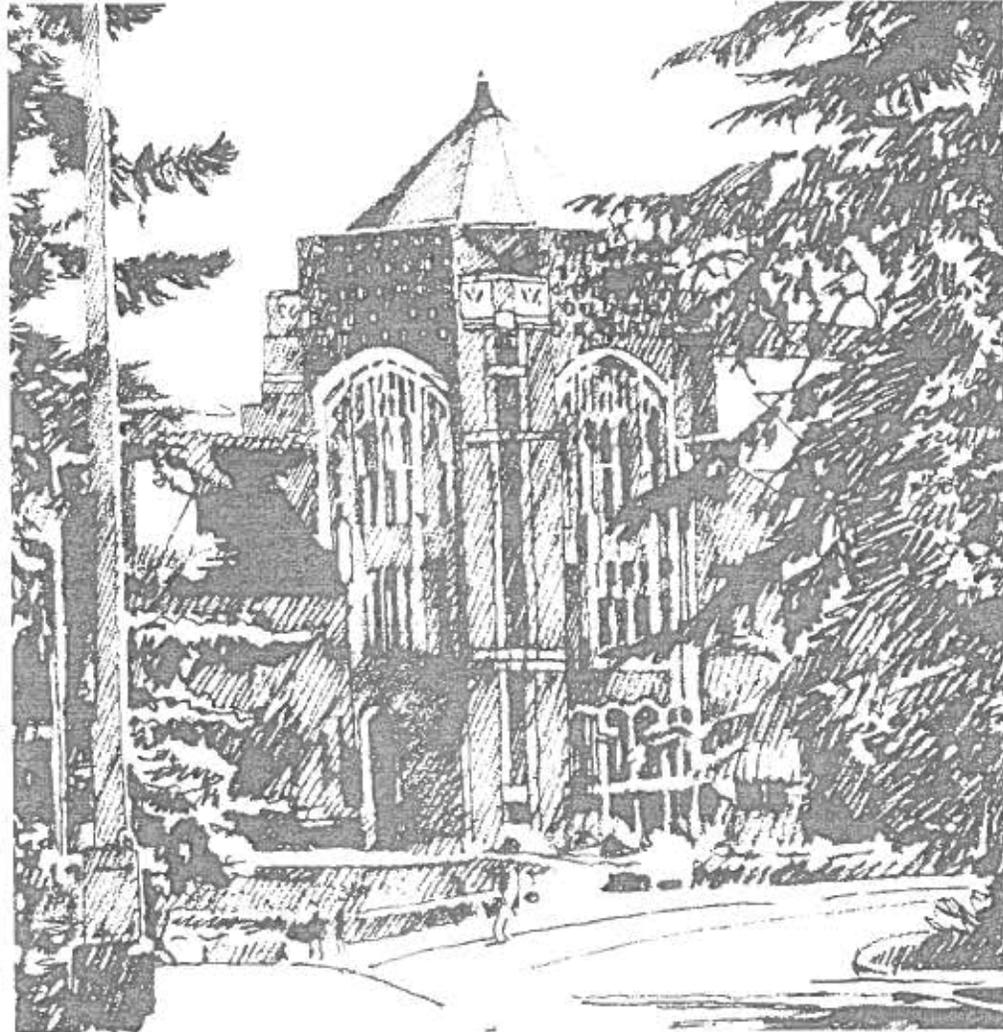


ATTACHMENT E

UNIVERSITY OF WASHINGTON MASTER PLAN SEATTLE CAMPUS



Approved Compiled Plan
January 2003

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'd SF lists the square footage 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.

Preliminary Square Footage Estimates (1) Table IV-4

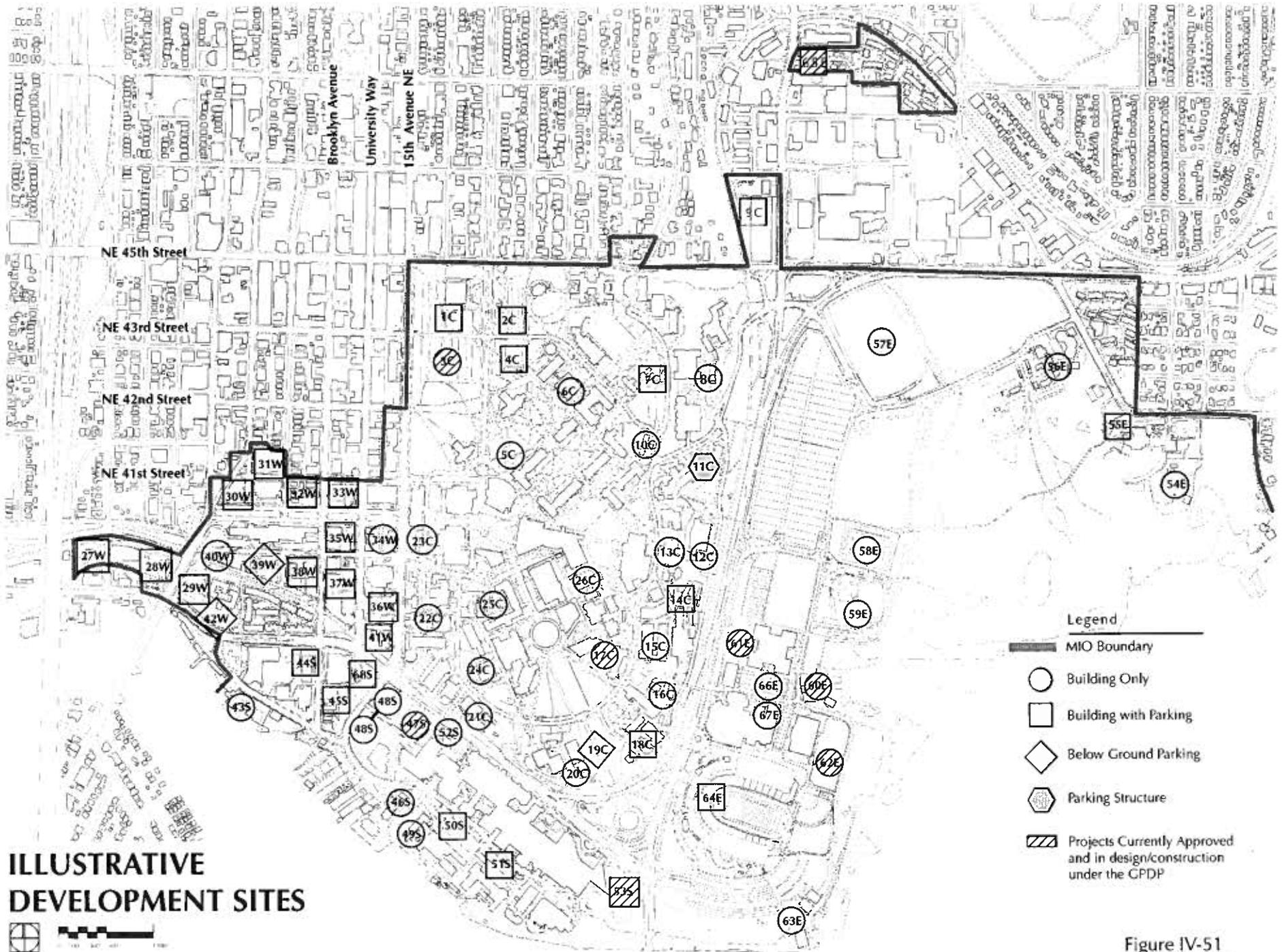
Site (description)	Max. Allowable Height		Max. Envel. Est'd (4)	Demo'd SF	General Use (5)
	Feet(2)	Est'd Floors(3)			
1C (Burke Museum)	105	8	312,000		A/T
2C (East of Observatory)	105	8	280,000		A/T
3C (New Law School Building)*					A
4C (North of Denny)	105	8	272,000		A
5C (NW of Savery Hall)	105	8	128,000		A
6C (MacKenzie / Balmer)	105	8	207,200	43,099	A
7C (Southeast of Lewis)	105	8	330,400	5,560	A/T
8C (Cyclotron Shop)	160	10	140,000		A
9C (Phys. Plant)	50	4	204,000		A/MU/T
10C (Northeast of Music)	105	8	102,000		A
11C (Padeford Garage)	105	8			T
12C (South of Fluke Hall)	105	8	96,800		A
13C (Adjacent Faculty Center)	105	8	17,600		A
14C (Phys. Plant Offices)	105	8	160,000	44,756	A/T
15C (Eng. Annex)	105	8	303,200	125,896	A
16C (Nuclear Reactor, undergrnd.)	65	5	100,000	6,677	A
17C (EE/CSE Phase 2)*					A
18C (Rain. Vista/Robts. Hall)	65	5	241,000	50,328	A/T
19C (Rainier Vista Garage)	0	0			T
20C (Adj. Blood. & Wink.)	65	5	66,000		A
21C (Greenhouses & Plant Lab)	105	8	336,000	22,112	A
22C (Guthrie)	105	8	292,000	22,736	A
23C (South of Henry)	105	8	89,600		A
24C (Chem. Library)	105	8	160,000	39,363	A
25C (West of Johnson)	105	8	250,000	14,758	A
26C (Sieg)	105	8	140,800	57,180	A
27W (West of Pub. Serv.)	65	5	145,000		A/MU/T
28W (East of Pub. Serv.)	65	5	168,000	22,077	A/MU/T
29W (West of Mercer Hall)	65	5	160,000		A/MU/T
30W (West of Condon Hall)	105	8	165,600		A/MU/T
31W (North of Condon Hall)	65	5	195,000		A/MU/T
32W (East of Condon Hall)	105	8	264,000	28,716	A/MU/T
33W (W4 + Thir. Bldg. Add.)	105 / 65	8 / 5	240,000	10,831	A/MU/T
34W (W5 + Info. office)	65	5	55,000	3,075	A/MU
35W (W6 + Ticket office)	65	5	182,400	20,904	A/MU/T
36W (Adjacent Gould)	65	5	100,000	5,811	A/T
37W (West of Gould Hall)	65	5	309,000	63,507	A/T/MU
38W (S. of Terry Lander)	65	5	208,000	32,497	A/MU/T
39W (W10, underground)	65	5			T
40W (W42, West of Henderson)	105	8	48,400		A/MU
41W (South of Gould Hall)	65	5	63,000	4,188	A/T
42W (S. of Mercer Hall, undergrnd.)					T
43S (Bryant Marina)	37	3	45,000	86,782	A
44S (Academic Computing)	50	4	145,200		A/T
45S (South of W. Camp.Gar.)	20	4	110,800		A/T
46S (North of Ocean Tchng.)	65	5	60,500		A
47S (Biosciences)*					A
48S (Bioengineering/Biotechnology)	65	5	250,000		A
49S (Portion of Harris Hydr.)	65	5	75,000	13,058	A
50S (North of S. Camp Cir.)	65	5	165,000		A/T
51S (Old Fisheries)	65	5	150,000	99,870	A/T
52S (J-Wing Expansion)	105	6	120,000		A
53S (UWMC Surgery Pavilion)*					A
68S (E. of W. Campus Parking Gar)	50	4	28,000		A/MU
54E (S. Douglas Rsch. Conserv.)	37	3	90,000		A
55E (W. of Urban Hort. Ctr.)	37	3	22,500		A/T
56E (Grounds Maintenance)	37	3	4,500		A/MU
57E (Golf Driving Range)	37	3	22,500		A/MU
58E (Soccer Field Stands)	37	3			A
59E (Baseball Field Stands)	37	3			A
60E (Crew House)*					A
61E (IMA Expansion)*					A
62E (Indoor Practice Facility)*					A
63E (Waterfront Act. Ctr.)	37	3	15,000		A/MU
64E (Stadium)	160	13			A/T
65E (Blakely Village)*					A/MU/T
66E (Tubby Graves/Tennis Courts)	65	5	180,000	29,000	A
67E (Pool/Tubby Graves Annex)	105	8	56,250	17,000	A
CAMPUSWIDE TOTAL AVAILABLE SITES			8,272,250	869,781	

(1) GPDP Projects currently approved and in design/construction

(2) Excluding new construction below grade (3) Per Development Standards, Ch. V

(4) Assume 12-15' flr to flr, depending on typ. use of adj. sites (4) Based on recom'd footpr. X max. ht.

(5) A=Academic H=Housing AU=Mixed Use T=Transportation (See Ch. V-Development Standards for def'n's)

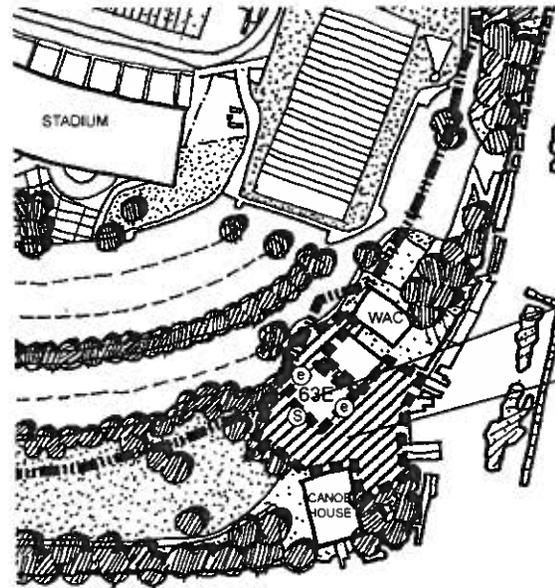


**ILLUSTRATIVE
DEVELOPMENT SITES**



Approved Compiled Plan January 2003

Figure IV-51



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

ILLUSTRATIVE DEVELOPMENT AREA E-1 

Approved Compiled Plan January 2003

Figure IV-77
SITES 63E

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

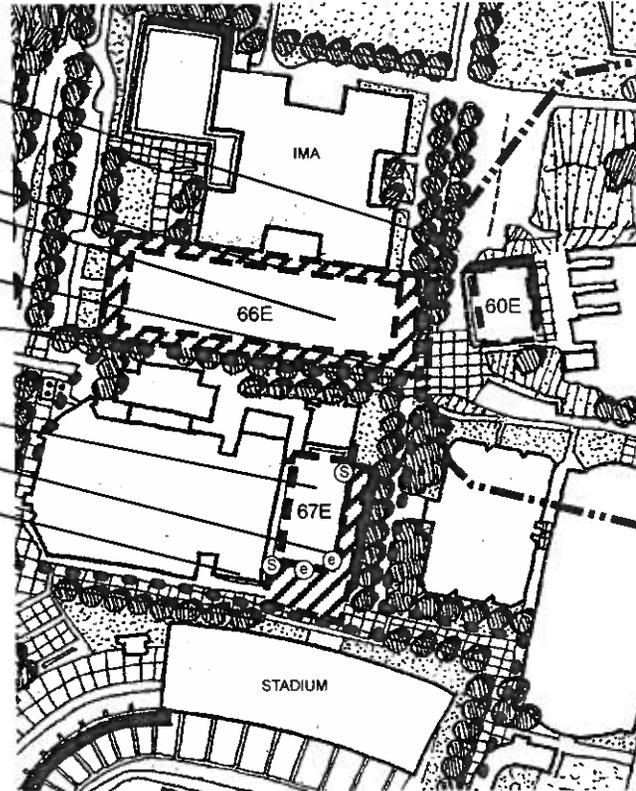
Improve intersection at Walla Walla Road and Snohomish Lane

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



Legend

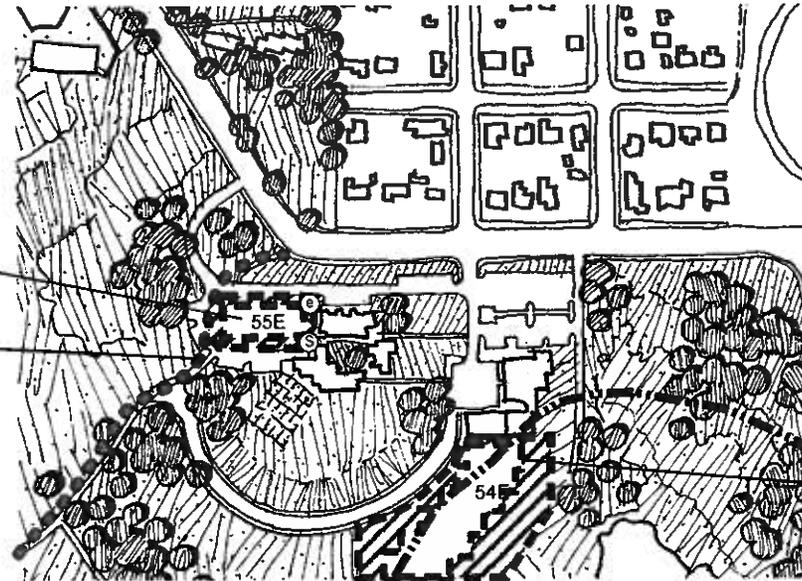
-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation
-  200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA E-2 

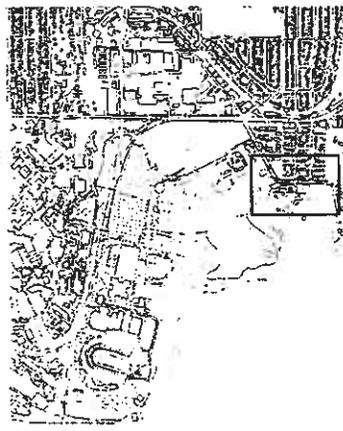
Figure IV-78
SITES 66E,67E

55E
Three story building

Maintain and improve
Wahkiakum Lane access
from Mary Gates Way to
Memorial Way



54E
Potential greenhouse additions
or other development



Legend

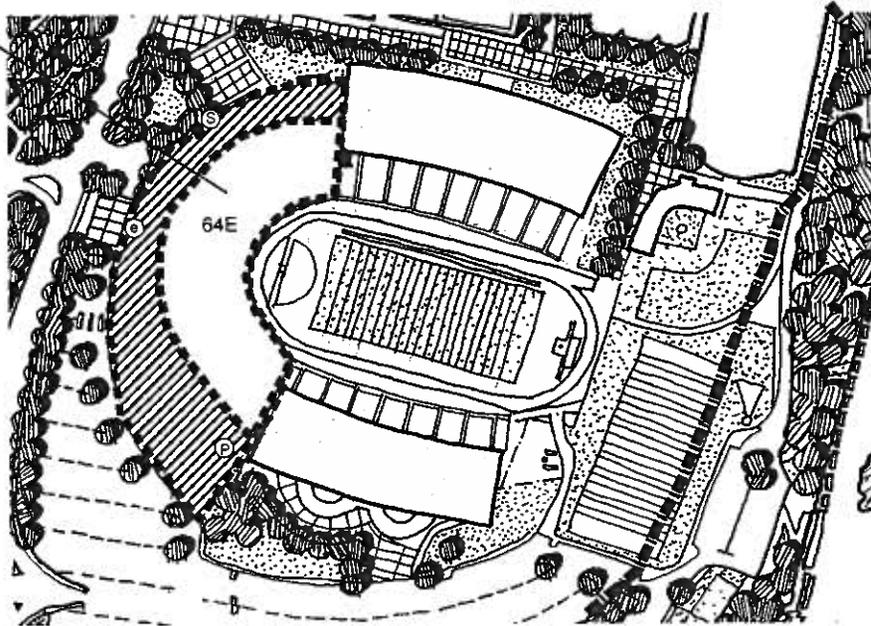
-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation
-  200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA E-5 

Figure IV-81
SITES 55E, 54E

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



Legend

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

ILLUSTRATIVE DEVELOPMENT AREA E-6 

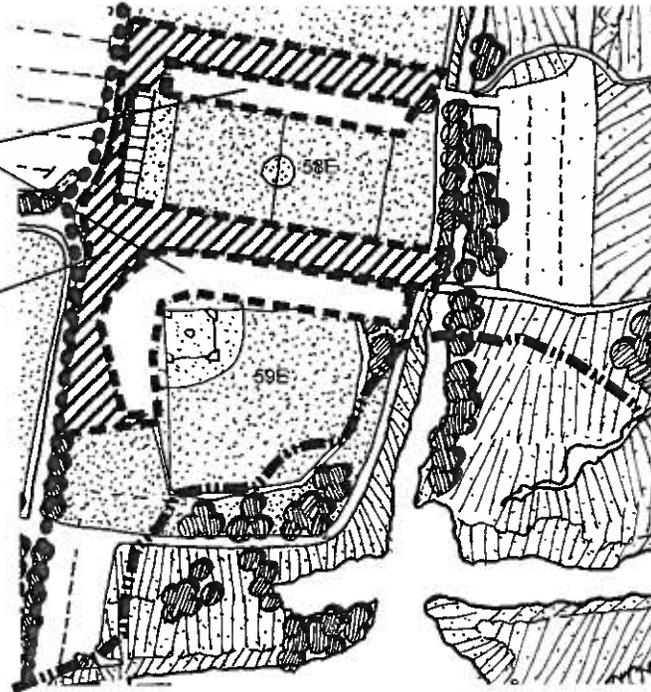
Figure IV-82

SITES 64E

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



Legend

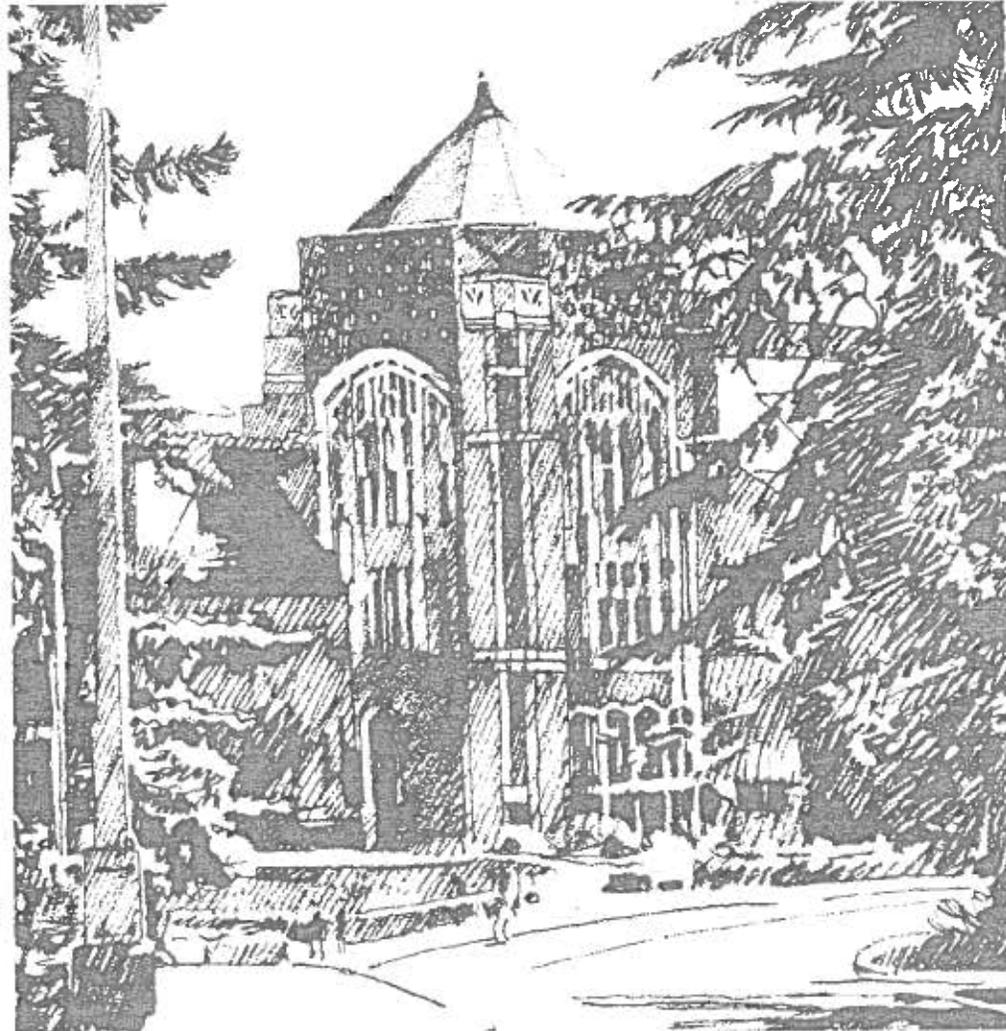
-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation
-  200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA E-8 

Figure IV-84
SITES 58E, 59E

ATTACHMENT F

UNIVERSITY OF WASHINGTON MASTER PLAN SEATTLE CAMPUS



Approved Compiled Plan
January 2003

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-1 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,