# UW CMP - West Campus 09 February, 2015 UNIVERSITY of WASHINGTON "History within The wife.

Overall Campus Framework

West Campus Framework

West Campus Development Standards



Overall Campus Framework



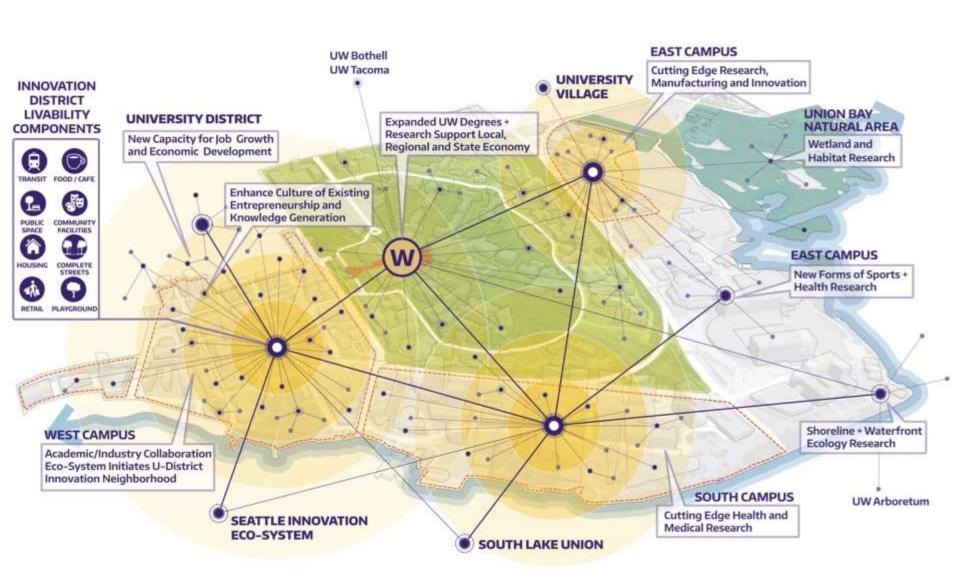
### 1. FLEXIBLE FRAMEWORK

Create a lasting and flexible planning framework to guide the university's future growth in support of UW's education, research and service missions.



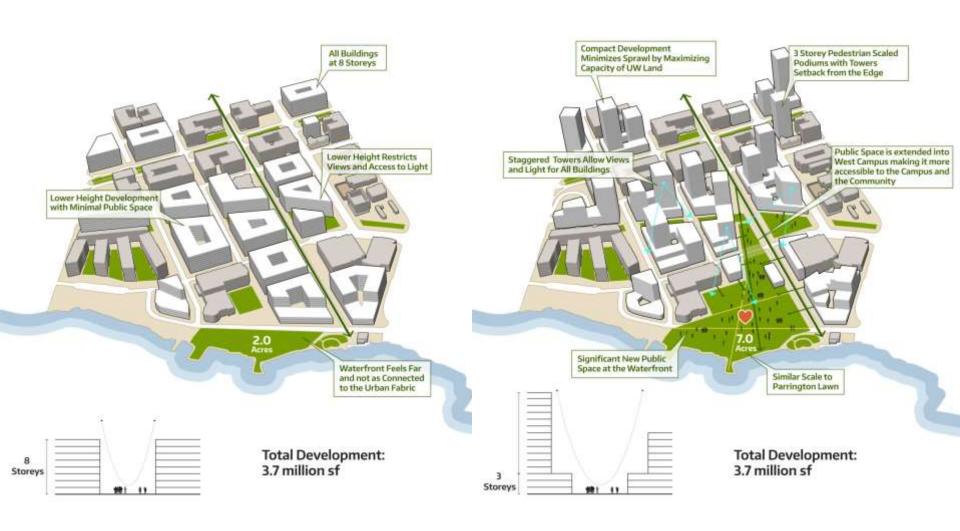
## 2. PEDAGOGY-BASED UNIVERSITY / INDUSTRY PARTNERSHIPS

Support and catalyze academic and research partnerships with allied industries, contribute to a highly livable innovation district, and stimulate job growth and economic development.



#### 3. SUSTAINABLE DEVELOPMENT

Extend UW's commitment to sustainable land use to maximize the utilization of its existing property and better connect the UW internally and with its broader context.



LOWER HEIGHT DEVELOPMENT SPREAD OUT

COMPACT HIGHER DENSITY DEVELOPMENT BALANCED WITH PUBLIC OPEN SPACES

### 4. CONNECTIVITY

Extend UW's commitment to sustainable land use and public realm to better connect the UW internally and with its broader context, and maximize the utilization of its existing property.



## 5. STEWARDSHIP OF HISTORIC AND CULTURAL RESOURCES

Continue responsible and proactive stewardship of UW's campus assets through preservation of its historic and cultural resources and managed strategy of property development.



## Public / Community benefits demonstrate Guiding Principles

#### 1. FLEXIBLE FRAMEWORK

- Responsible UW development strengthens vital U District urban center
- Increased density maximizes land with public benefit
- Significant new open spaces complement development of west, south and east campus

#### 2. PEDAGOGY-BASED UNIVERSITY / INDUSTRY PARTNERSHIPS

- Expanded UW degrees and research support local, regional and state economy, values
- Academic/industry collaboration eco-system initiates UDistrict innovation district
- · Density anticipates mix of academic and business/industry uses
- New capacity for job growth

#### 3. SUSTAINABLE DEVELOPMENT

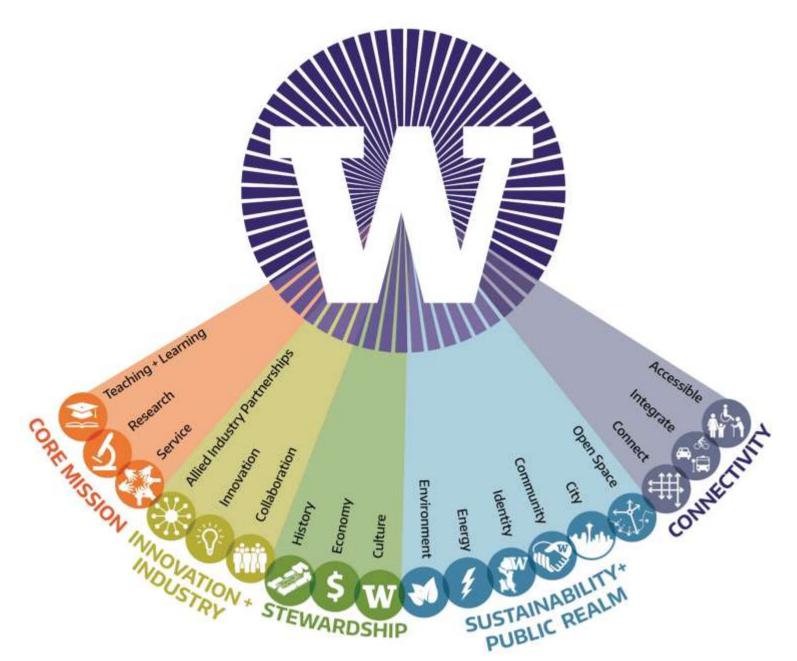
- · Minimizes sprawl by maximizing capacity of university land
- Campus development builds public assets
- Major waterfront park serves university and community
- Preserves significant trees and adds canopy cover
- 15<sup>th</sup> Avenue re-characterized as connector, not barrier, between community and university
- Brooklyn re-characterized with attractions that activate this north-south connector
- Increased bike- and pedestrian-friendly west campus increases connectivity of U District and waterfront

#### 4. CONNECTIVITY

#### 5. STEWARDSHIP OF HISTORIC AND CULTURAL RESOURCES

- Preserves historic campus structures and open spaces
- Envisions underdeveloped areas with future experiential qualities of historic central campus
- Continuous, accessible shoreline access is amenity from Union Bay to Lake Union

# Components of the Guiding Principles



## Mixed Use versus Innovation District



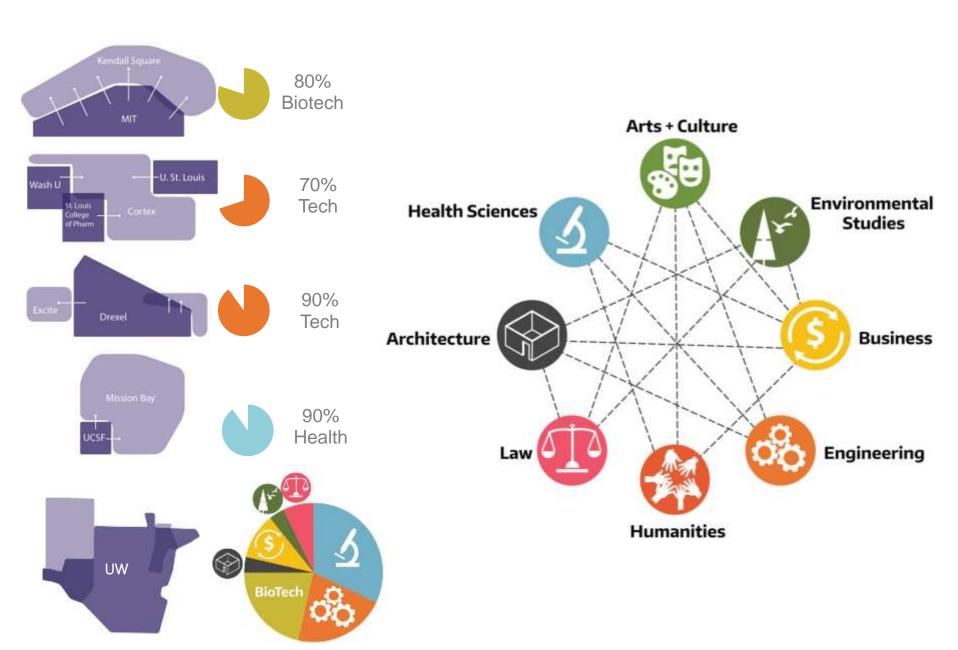
Mixed Use District



**Innovation District** 

Innovation districts primarily focus on production by capitalizing on programmatic synergies and fostering collaboration

# Multidisciplinary Innovation District



## Innovation District Potential at UW











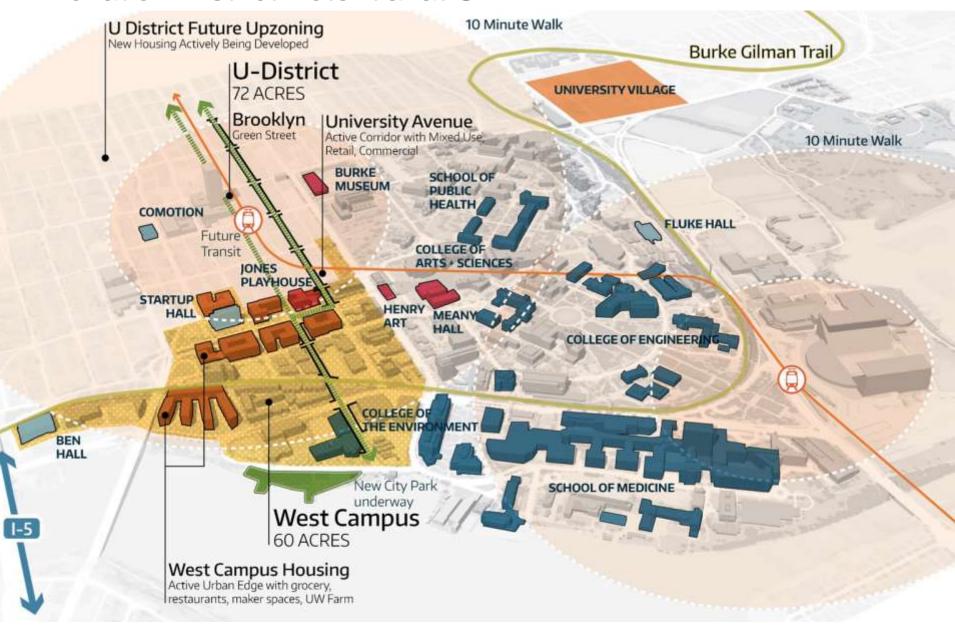








## Innovation District Potential at UW



# **Conceptual Strategies**



Organizational Axes



**Existing Primary Open Spaces** 



Primary Open Space Interventions



**Connected Campus** 



Activating the Public Realm



Integration with the Broader Neighborhood



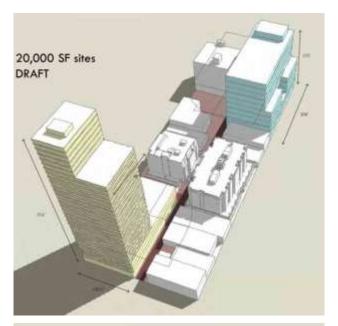


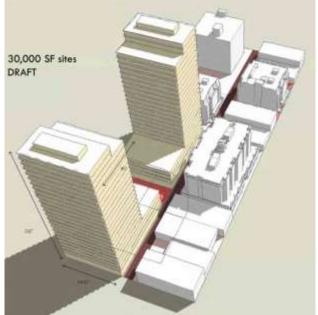


# Proposed Increase in Building Heights



# U District Proposed Zoning







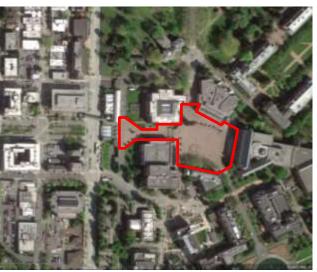




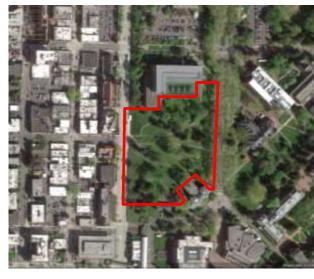
## Proposed Waterfront Park: Scale Comparison



Lake Union Park - 10.0 acres



Red Square - 3.2 acres



Parrington Lawn - 7.8 acres





Gas Works Park - 20.0 acres **Proposed Waterfront Park** – 7.0 acres

Olympic Sculpture Park – 11.0 acres

# Proposed Waterfront Park



Waterfront Park – 7.0 acres









West Campus Framework

# West Campus Today



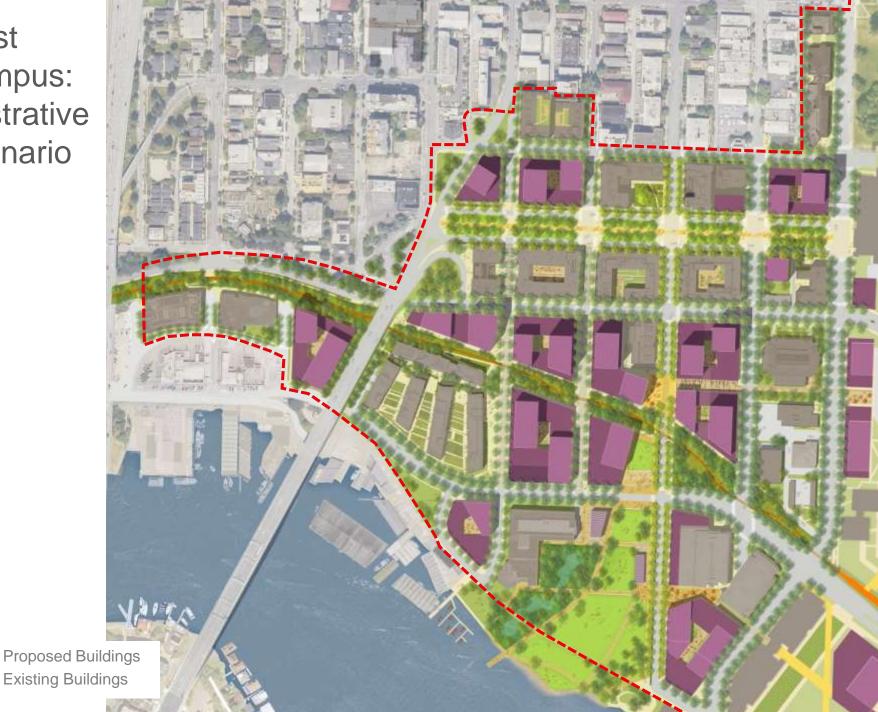
# West Campus: Proposed Big Moves



West Campus Today



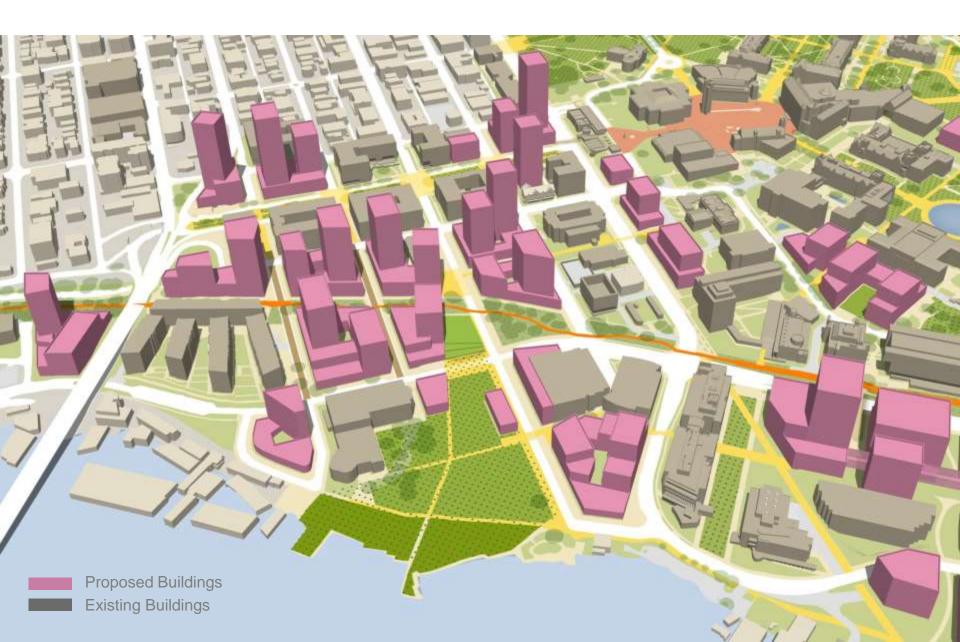
West Campus: Illustrative Scenario



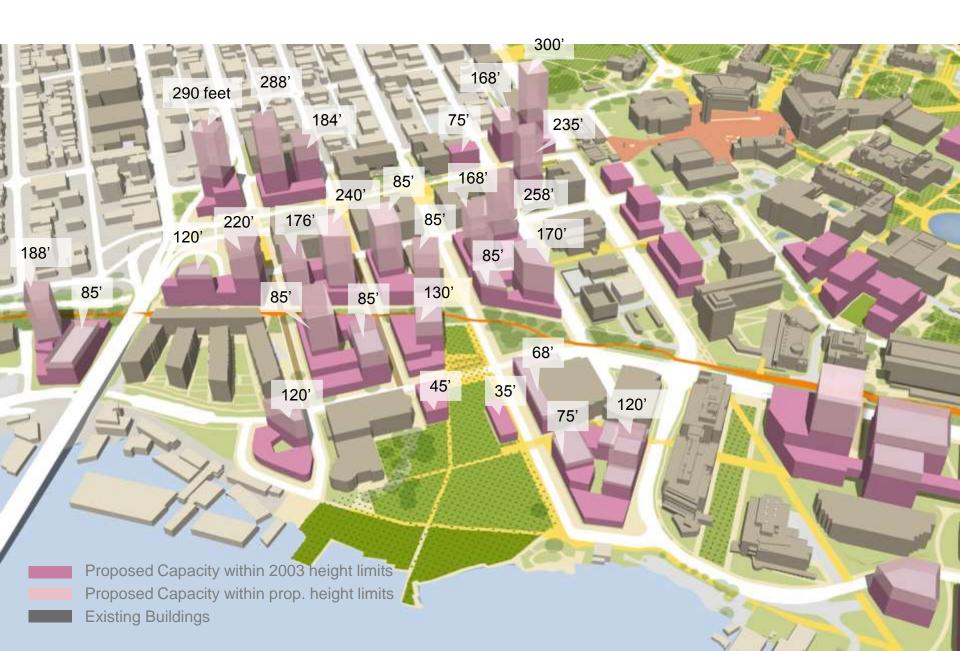




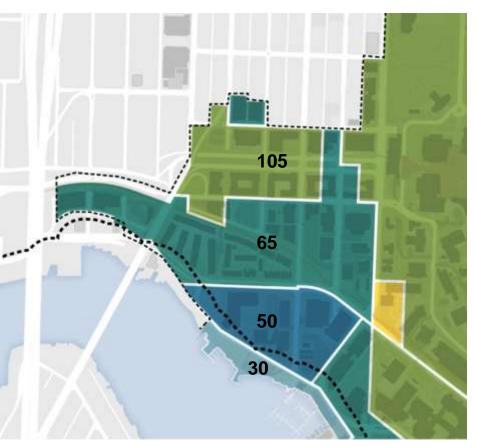
# West Campus: Proposed Massing



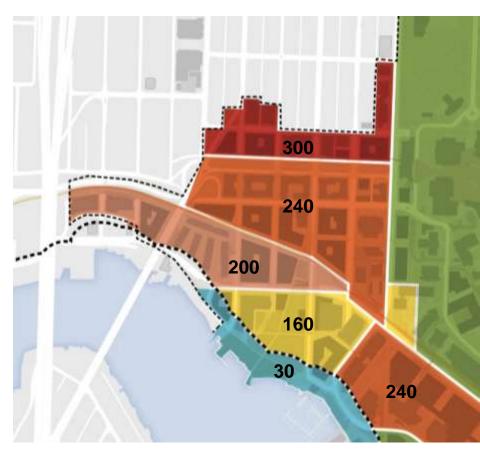
# West Campus: Proposed Building Heights



## West Campus: Existing and Proposed Building Height Zones

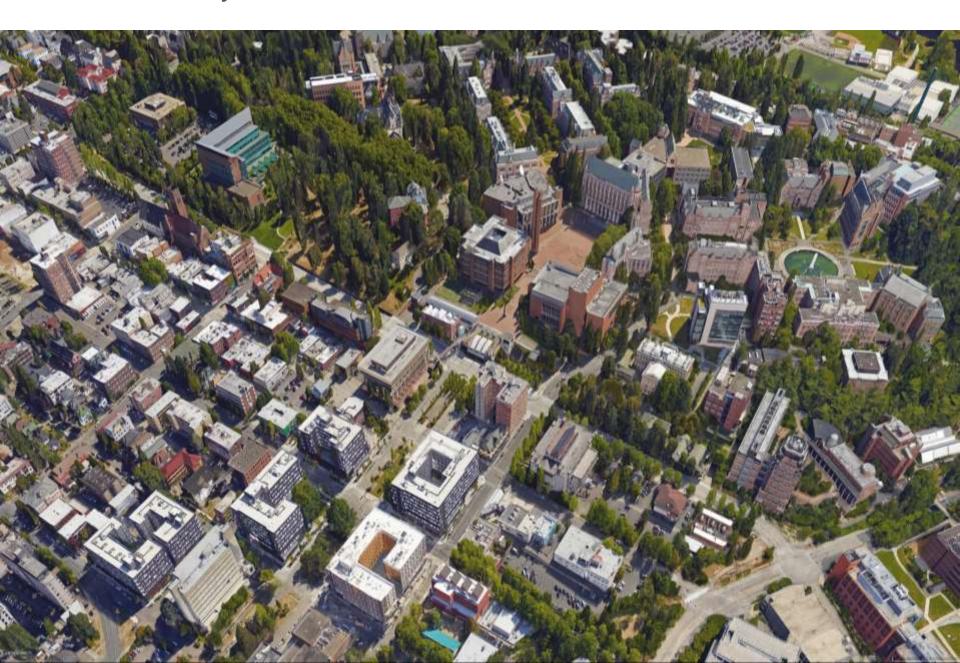


Heights established in the 2003 CMP



Proposed heights for 2018 CMP

# 15<sup>th</sup> Ave Today



# 15<sup>th</sup> Ave Today

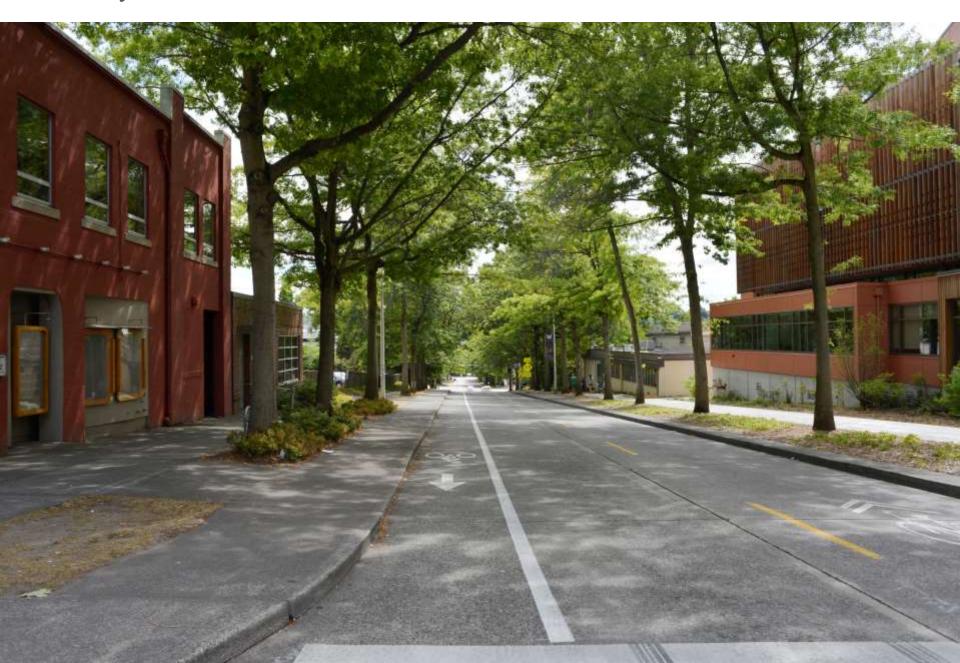




## Re-imagining 15th Ave



# Brooklyn Ave



## Brooklyn Ave: Illustrative Scenario



# The West Campus Today

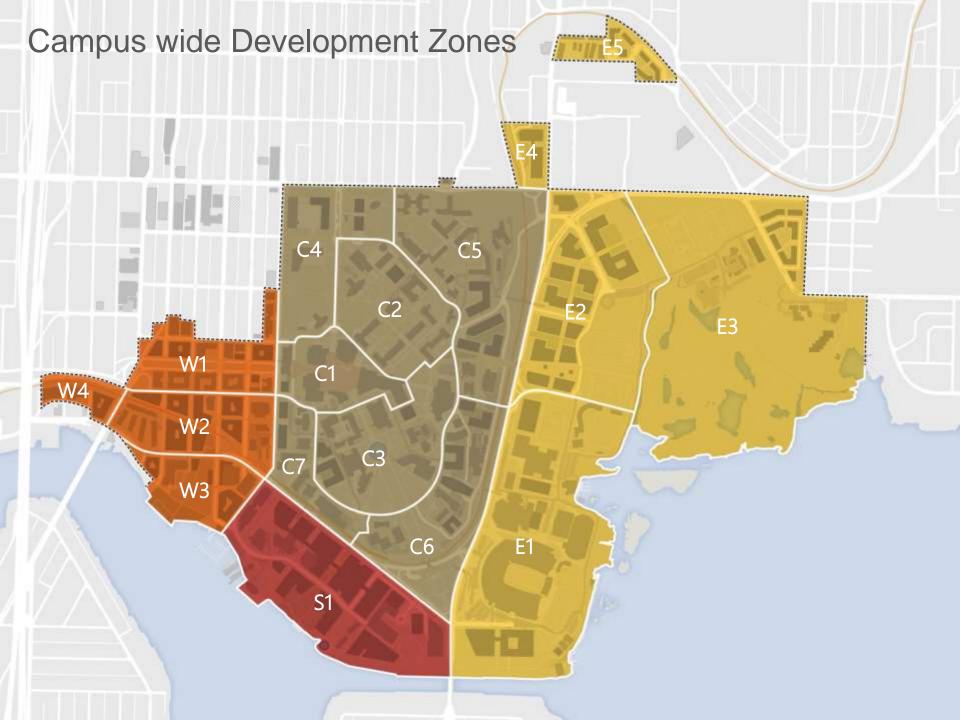








West Campus Development Standards



#### Campus wide Development Standards: Key Parameters

- 1. Site Coverage and Building Envelope
- 2. Setbacks (street level and podium level)
- 3. Edge Conditions (active uses, UW access, service)
- 4. View Corridors and Sightlines
- 5. Building Orientation (light and shadow)
- 6. Public Realm (courtyards, plazas, green spaces, streets accessibility)
- 7. Service Access
- 8. Parking Access and Location
- 9. Pedestrian Access (major transit nodes, water access, universal design, etc)
- 10. Relationship to Existing Buildings and Landscape
- 11. Street Character (green street, parking, bike integration, etc)
- 12. Sustainability Parameters (bio swales, green roofs, solar, etc)

#### West Campus Development Principles

The following development principles/standards apply to all West Campus development sites:

#### **Building Footprints**

- 1. For development parcels consisting of an entire block (EBP), building footprint will consist of no more than 80% of total development site footprint. The remaining 15% will be allocated to internal courtyard spaces or public open spaces.
- 2. Smaller development parcels can maximize allowable building envelope and development capacity.
- 3. Entire block parcels (EBP) should maximize lot line on the ground floor.

#### **Setbacks**

- 1. EBP's over eight stories or 96' require a podium level at 42'. All subsequent floors will setback a minimum of 10' along at least 50% of the perimeter at the podium level.
- 2. Smaller parcels are not required to meet setback restrictions.

#### **Design Standards**

- All buildings should meet or exceed UW building standards related to energy consumption, water management, and material quality/sourcing.
- 2. All development sites with active ground floor allocations are responsible for improving street character to meet or exceed UW streetscape standards.

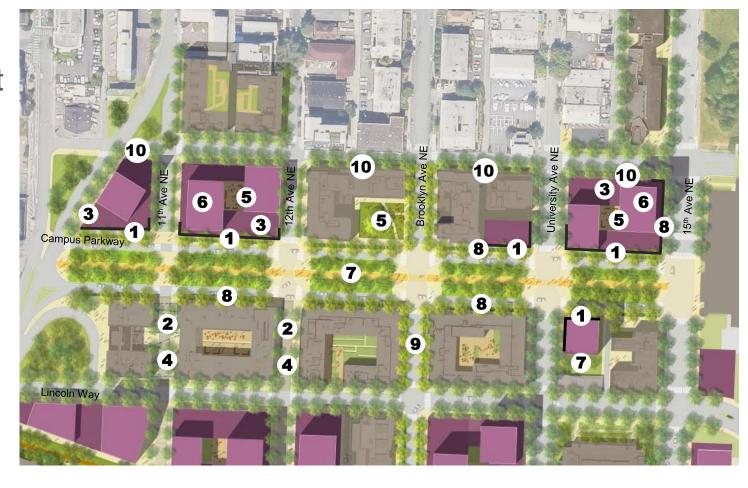
## Zone W1: Existing Condition

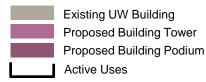


#### Zone W1: Illustrative Scenario



### Zone W1: Development Standards

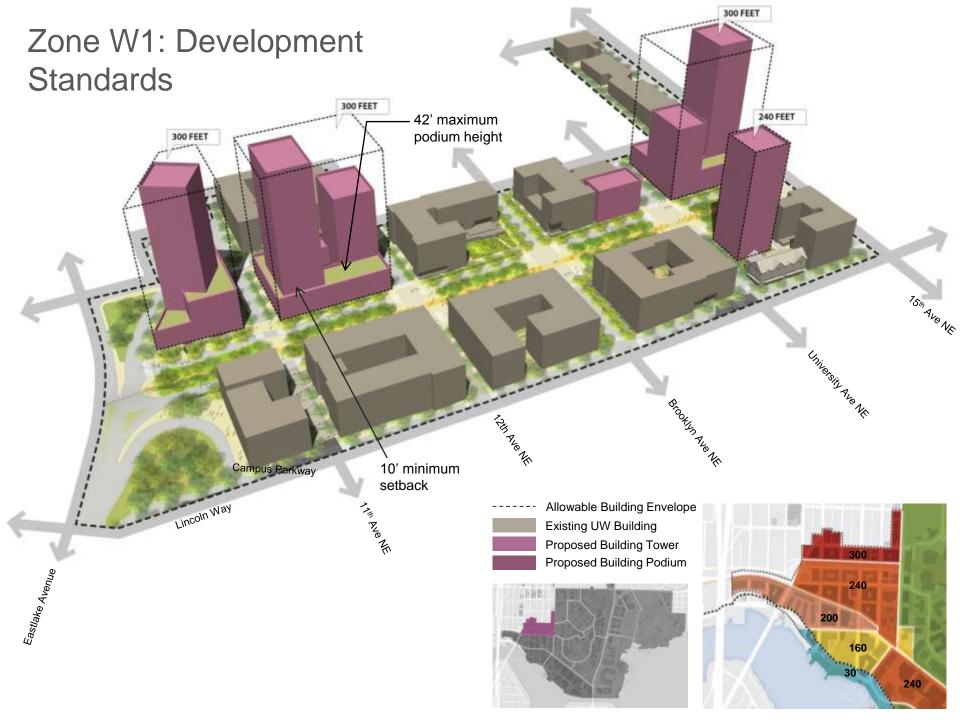






- Primary pedestrian entries on Campus Parkway and 15<sup>th</sup> Avenue to promote active ground floor uses
- 2. Allow pedestrian connections through the block
- 3. Building podiums should have a maximum height of 42'
- 4. Pedestrian street with service & emergency access
- 5. Integrate internal blocks or open spaces accessible by the public
- 6. Orient towers to minimize shadows on existing streets and building

- 7. Flexible / multi-use green space
- 8. Re-inforce planting and green space along street edge
- 9. Maintain Brooklyn Avenue as a 'green street'
- Access for service and parking underground, along secondary streets – 40<sup>th</sup> Street, 11<sup>th</sup> Avenue, and 12<sup>th</sup> Avenue
- 11. Increase permeability on-site



# Zone W2: Existing Condition

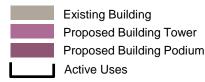


#### Zone W2: Illustrative Scenario



### Zone W2: Development Standards

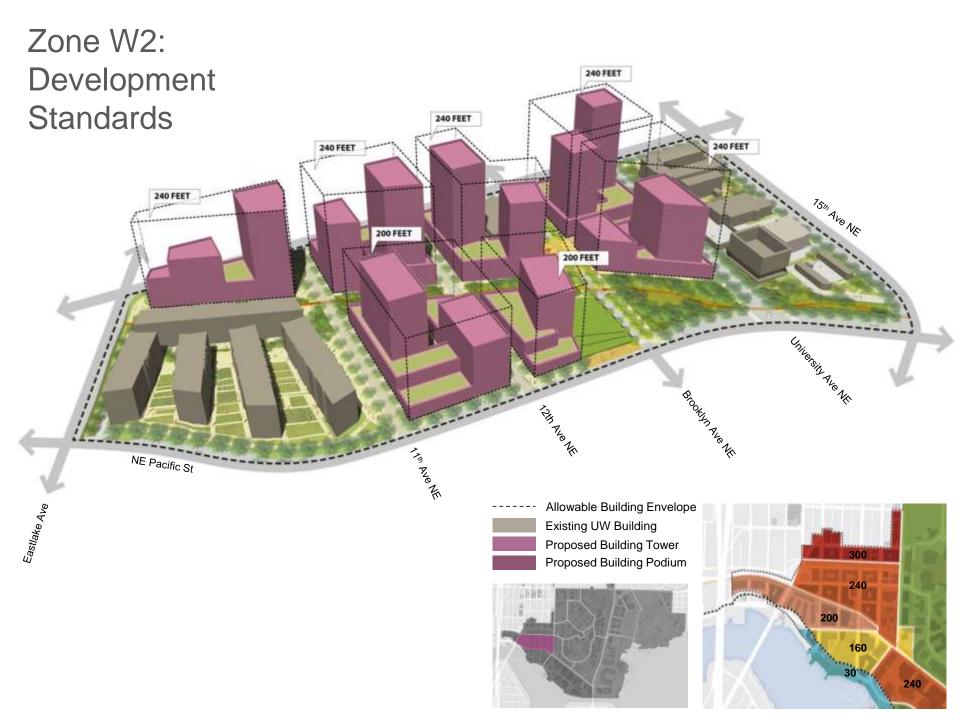






- Primary pedestrian entries on Brooklyn Avenue and the Burke Gilman Trail to promote active ground floor uses
- 2. Maintain a minimum setback of 20' from the path centerline of the Burke Gilman trail
- 3. Building podiums should have a max. height of 42'
- 4. Pedestrian / Shared street
- 5. Integrate internal blocks or open spaces accessible by the public
- 6. Flexible / multi-use green space

- 7. Orient towers to minimize shadows on existing streets and building
- 8. Re-inforce planting and green space along street edge
- 9. Maintain Brooklyn Avenue as a 'green street'
- Access for service and parking underground, along secondary streets – 40<sup>th</sup> Street, 11<sup>th</sup> Avenue, and 12<sup>th</sup> Avenue



## Zone W3: Existing Condition

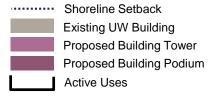


#### Zone W3: Illustrative Scenario



### Zone W3: Development Standards



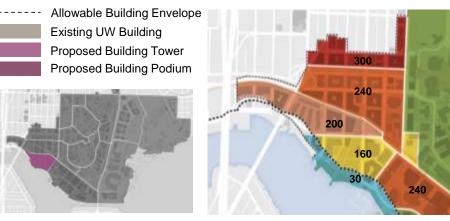




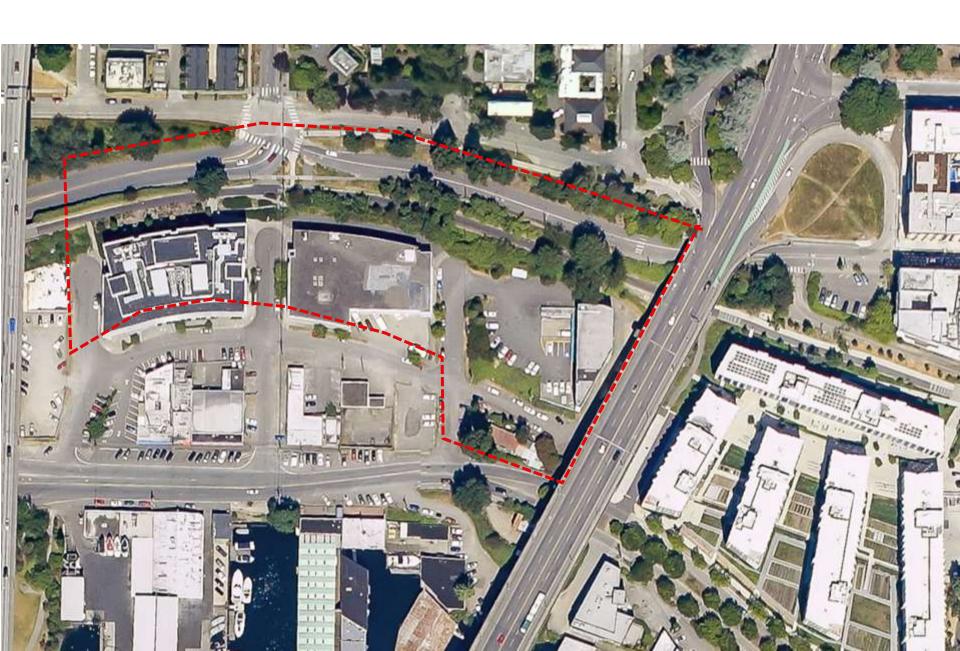
- Primary pedestrian entries on Brooklyn Street and Pacific Street to promote active ground floor uses
- 2. Potential re-characterization of Boat Street
- 3. Building podiums should have a maximum height of 42'
- 4. Integrate internal blocks or open spaces accessible by the public
- 5. Flexible / multi-use green space

- 6. Orient towers to minimize shadows on existing streets and building
- 7. Re-inforce planting and green space along street edge
- 8. Maintain Brooklyn Avenue as a 'green street'
- 9. Access for service and parking screened
- 10. New city park connected to absorptive landscape





# Zone W4: Existing Condition

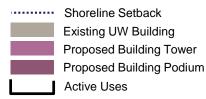


#### Zone W4: Illustrative Scenario



## Zone W4: Development Standards







- 1. Primary pedestrian entries on Pacific Street
- 2. Maintain a minimum setback of 20' from the path centerline of the Burke Gilman trail
- 3. Building podiums should have a max. height of 42'
- 4. Integrate internal blocks or open spaces accessible by the public
- 5. Street vacation

- 6. Orient towers to minimize shadows on existing streets and building
- 7. Re-inforce planting and green space along street edge
- 8. Access for service and parking

