

Preliminary Draft CMP Concepts

January 12, 2016
CUCAC presentation



- 1 GROWTH PROFILE**
- 2 CAMPUS FRAMEWORK**
- 3 CAMPUS PRECINCTS**

MIO Boundary



1 GROWTH PROFILE

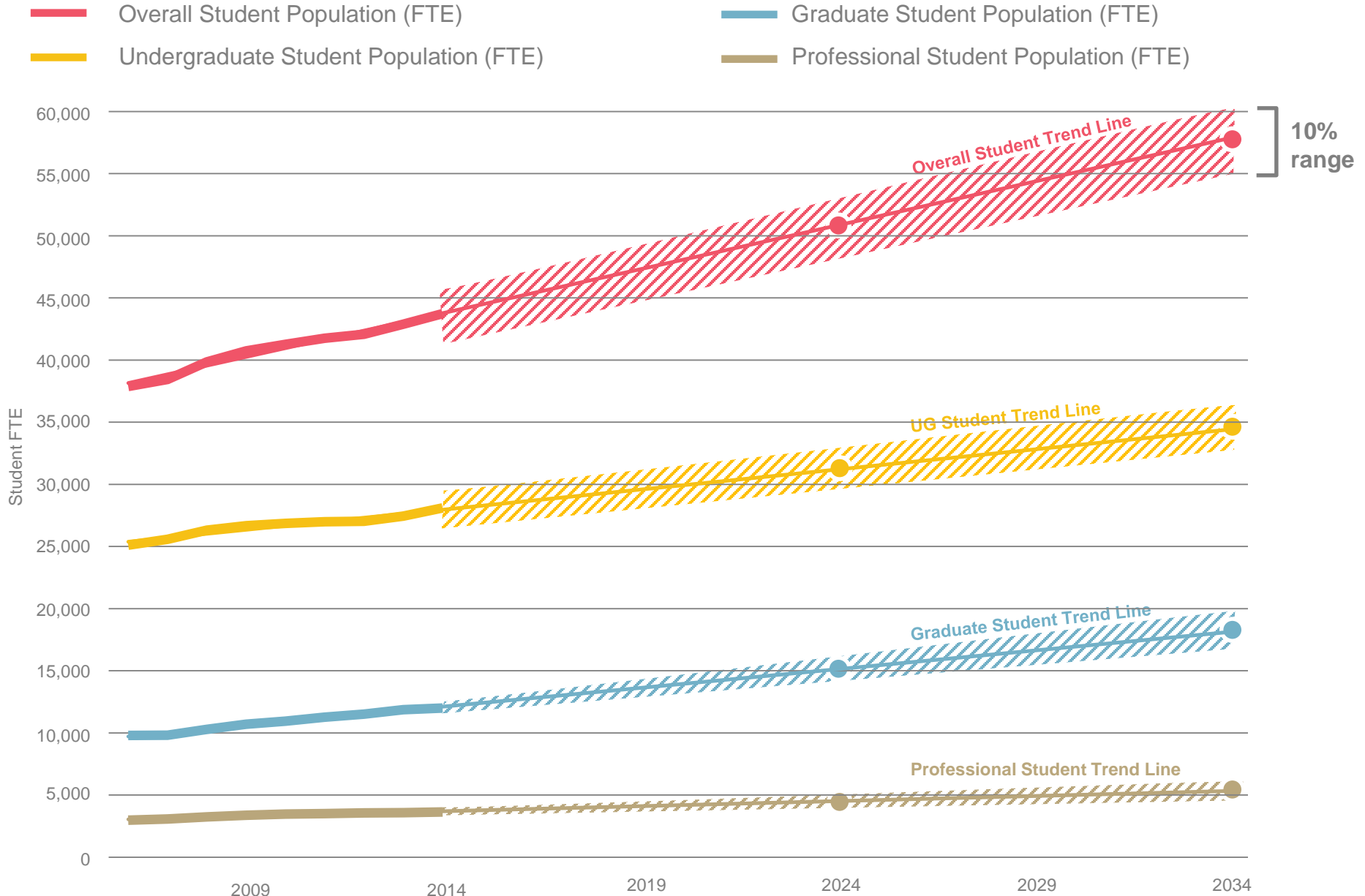
enrollment trends

space needs model

benchmarking

industry and innovation

Enrollment Trends by Student Population

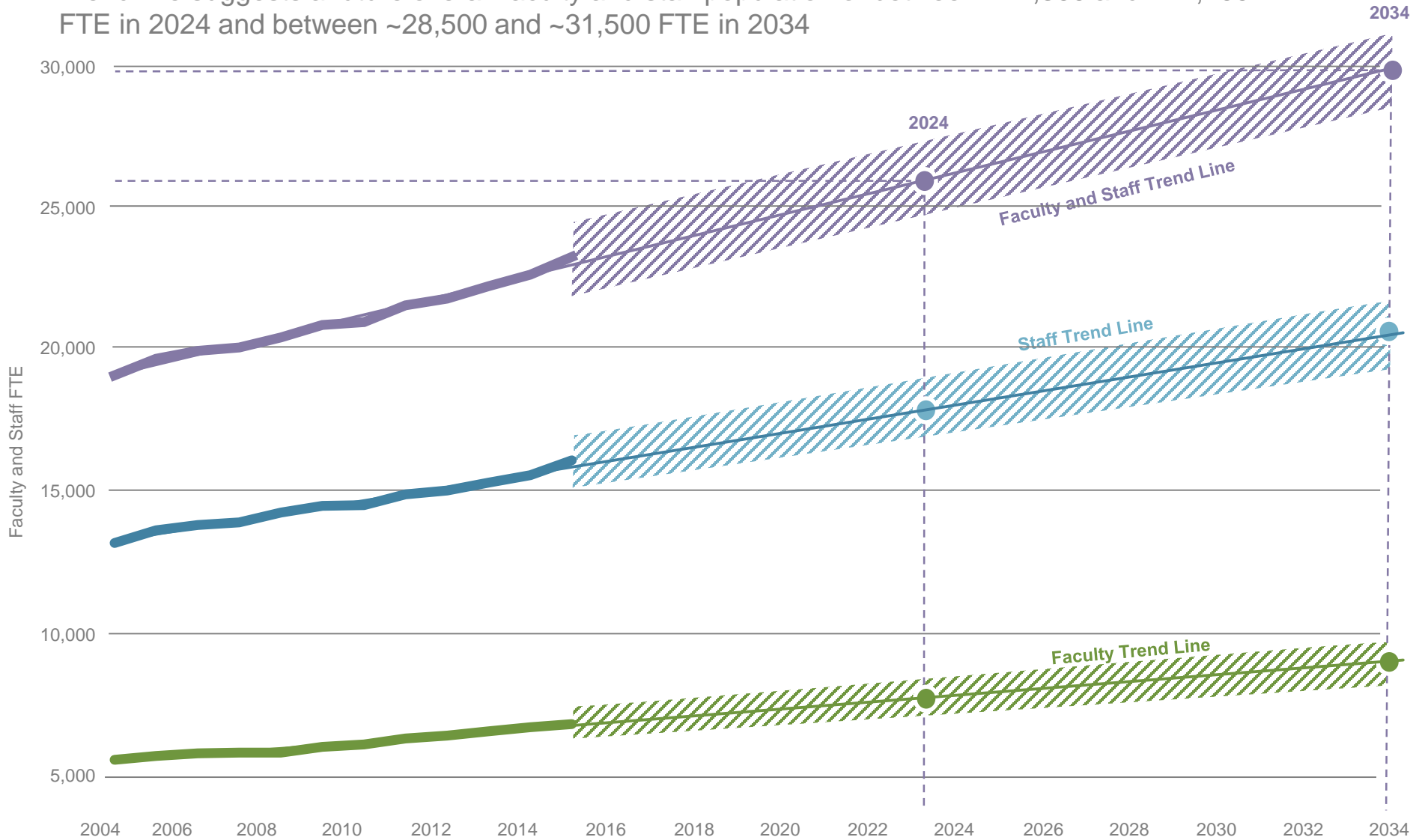


Source: Office of Institutional Analysis, UW Seattle FTE Enrollment by Level

Enrollment Trends – Faculty and Staff

: Faculty and staff FTE grew by 16% between 2006 and 2014 (3,160 FTE)

: Trend line suggests a future overall faculty and staff population of between ~24,500 and ~27,100 FTE in 2024 and between ~28,500 and ~31,500 FTE in 2034



Source: HRIS, numbers are Seattle Campus and UWMC and are FTE Sums

Enrollment Summary

Current Enrollment

- : **Students:** 46,100 FTE, Fall 2015
- : **Faculty/Staff:** 20,600 FTE, Fall 2015
- : **TOTAL:** 66,700 FTE, Fall 2015

Significant growth projected across all populations (10% spread in range)

- : **Students:** 48,000 to 53,000 FTE by 2024; 55,000 to 60,000 FTE by 2034
- : **Faculty:** between 7,100 and 7,700 FTE by 2024; between 8,100 and 9,000 FTE by 2034
- : **Staff:** between 16,600 and 18,200 FTE by 2024; between 19,400 and 21,400 FTE by 2034

TOTAL:

2024 Range: 71,700 to 78,900

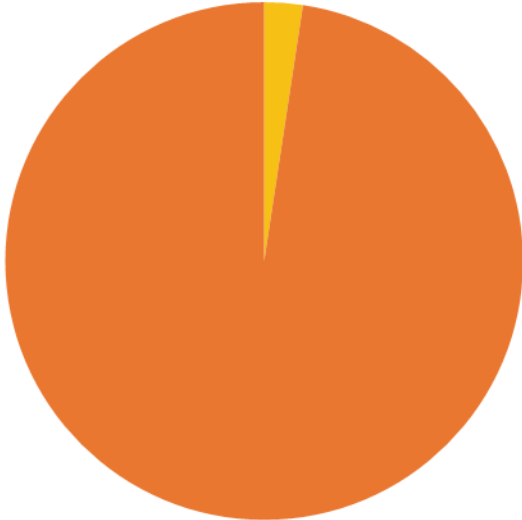
2034 Range: 82,500 to 90,400

The CMP will test a range of growth projections

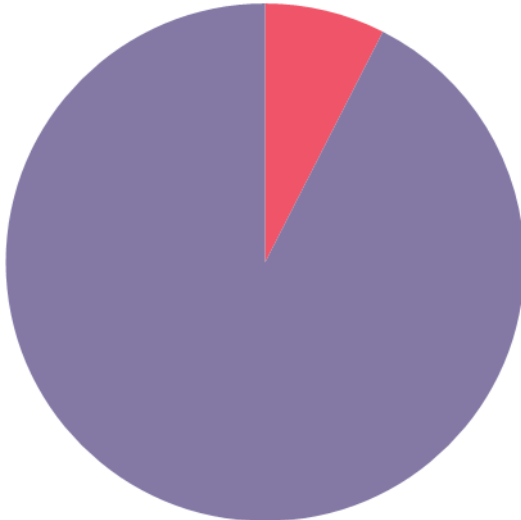
space needs model

Overall Existing Space

Total UW Seattle Built Space ~18,300,000 GSF



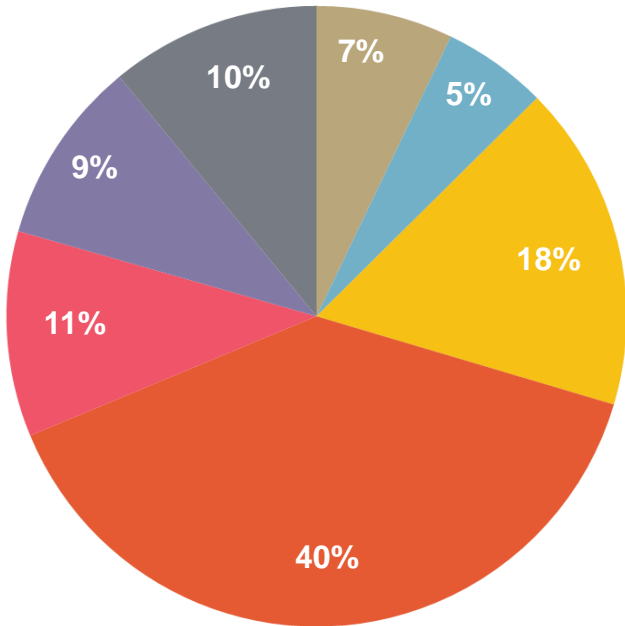
98% (17,600,000 GSF)
Owned by UW



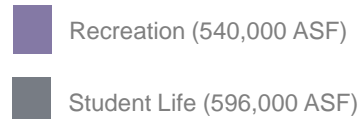
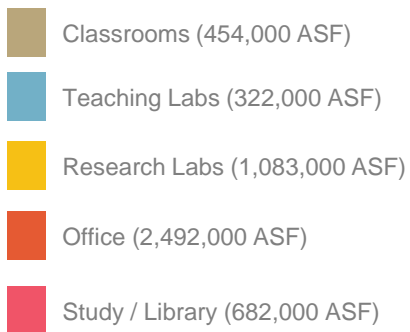
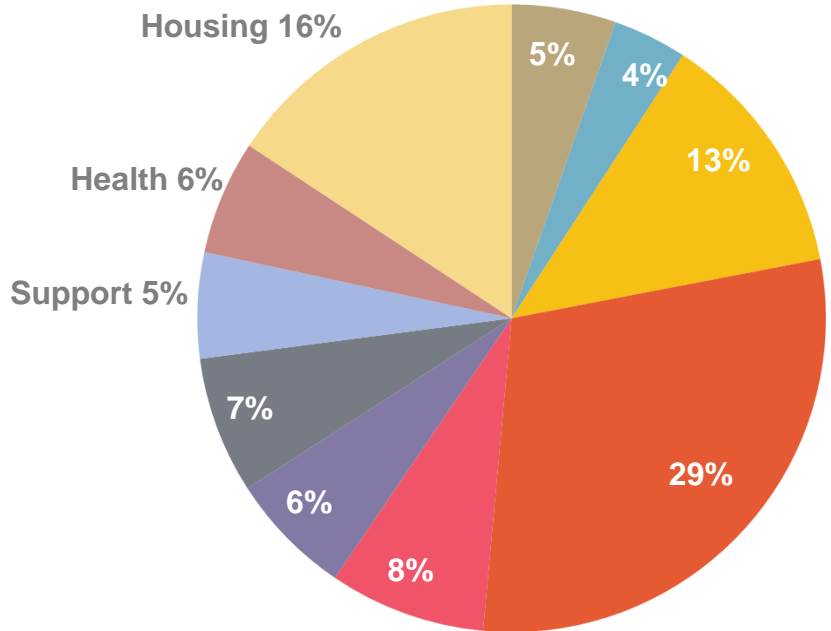
92% (16,600,000 GSF)
Inside the Major Institutional Overlay (MIO)

Existing Space Breakdown

CORE SPACE



ALL SPACE



- Captures a 2014 snapshot of existing space
- Excludes all parking facilities, both underground and structured
- Represents assignable square feet, not gross square feet

Methodologies for Assessing Space Need

1. **Space Needs Model**
2. **Development History / Projection Analysis**
3. **Benchmarking**
4. **Industry and Innovation**

Space Needs Model

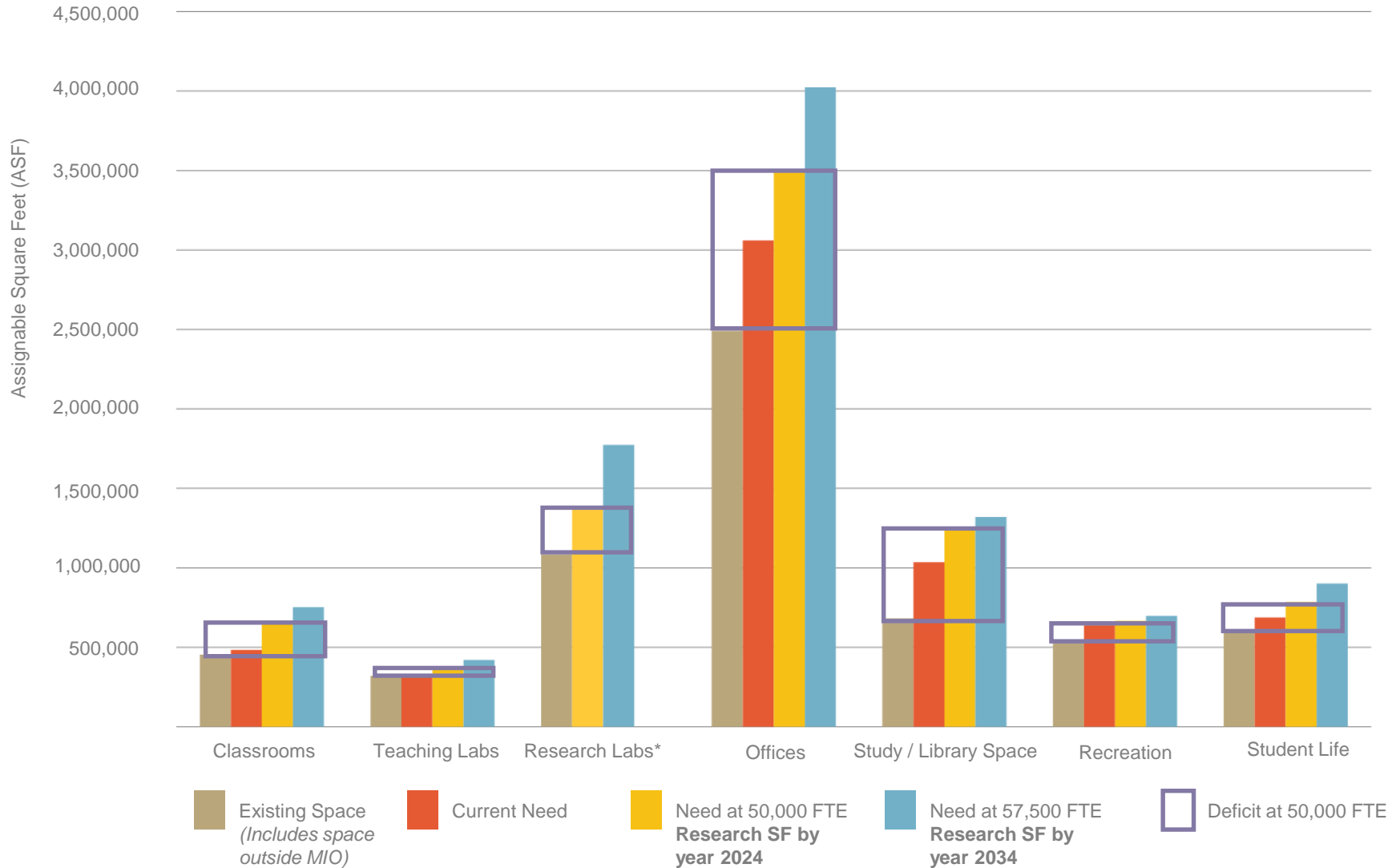
Background and Inputs

- : Projects space need for a number of higher education space categories
- : Model is based upon national space guidelines
- : Inputs include:
 - › UW student, faculty and staff counts
 - › WSCH for instructional spaces
 - › Best practices for station sizes
 - › Assumptions around utilization and occupancy levels
- : Does not assess industry and innovation spaces

Assumptions

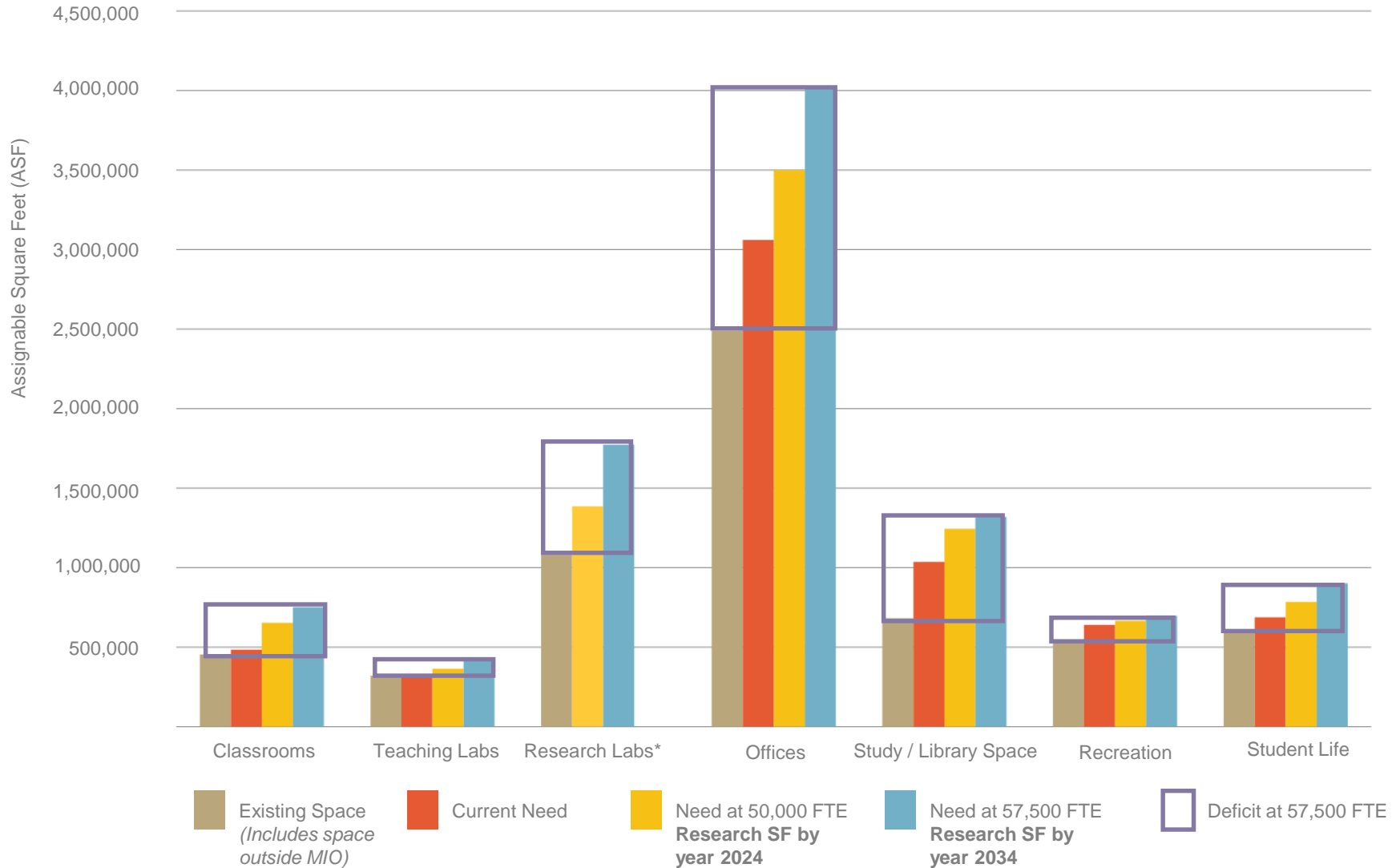
Space Type	Methodology
Classroom	Future Weekly Student Contact Hours * station size / (room hours per week * station occupancy) + 10% service 26 / 65% of 45 hours * 65%
Teaching Lab	Future Weekly Student Contact Hours * station size / (room hours per week * station occupancy) + 15% service 50 / 30% of 45 hours * 80%
Research Lab	Assumes 2.5% increase in expenditures drives similar growth in space, not dependent on FTE
Office	Faculty FTE * 155 asf / station + Staff FTE * 120 asf / station
Study	Study = 28 asf * 30% faculty FTE + 30% student FTE + 10 % service Stack = .07 asf / volume @ 2.5% collection growth per year + 10% service
Athletics / Recreation	10.5 asf / student FTE + spectator seating @ 10 asf * 65% student FTE
Student Life	16 asf / student FTE : 21% Assembly & Exhibition, 38% Dining, 13% Lounge, 13% Merchandising, 10% Recreation, 5% Meeting Rooms

Deficit at 50,500 Student FTE (3,400,000 ASF / 5,200,000 GSF)*



*Research assumes 2.5% growth annually, Research is not dependent on FTE but is included as part of the ASF/GSF totals for the purpose of this exercise.

Deficit at 57,500 Student FTE (4,800,000 ASF / 7,400,000 GSF)*



*Research assumes 2.5% growth annually, Research is not dependent on FTE but is included as part of the ASF/GSF totals for the purpose of this exercise.

Housing

9,380 Beds on-campus
3,800 Greek Beds

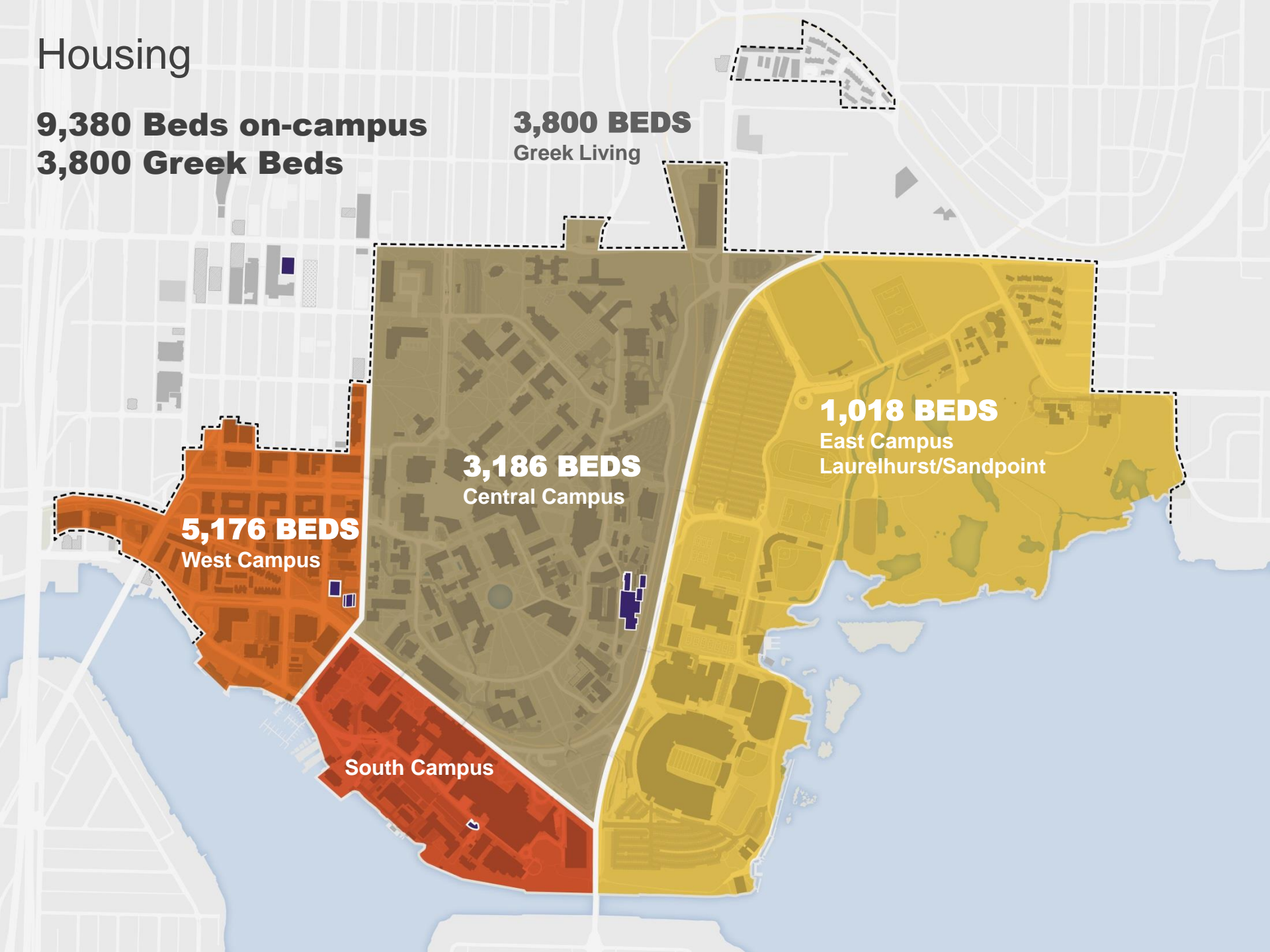
3,800 BEDS
Greek Living

5,176 BEDS
West Campus

3,186 BEDS
Central Campus

South Campus

1,018 BEDS
East Campus
Laurelhurst/Sandpoint

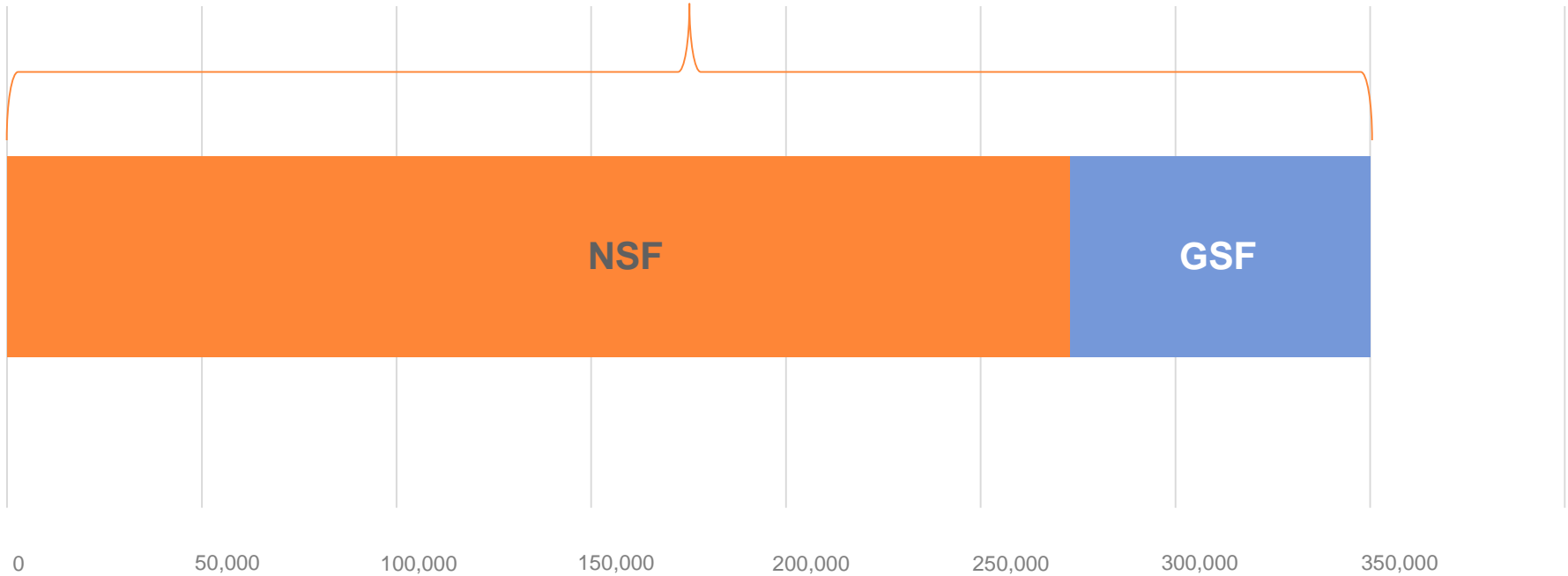


Housing

1,000 beds @ 350 GSF per bed = 350,000 GSF

Allocation assumes suite dormitory configuration

78% efficiency



TEST AT CURRENT RESIDENTIAL RATIO (20% of Student FTE):

- For a population of 50,000 Student FTE at current ratio: 700 beds @ 350 GSF per bed = 245,000 GSF
- For a population of 57,500 Student FTE at current ratio: 2,200 beds @ 350 GSF per bed = 770,000 GSF

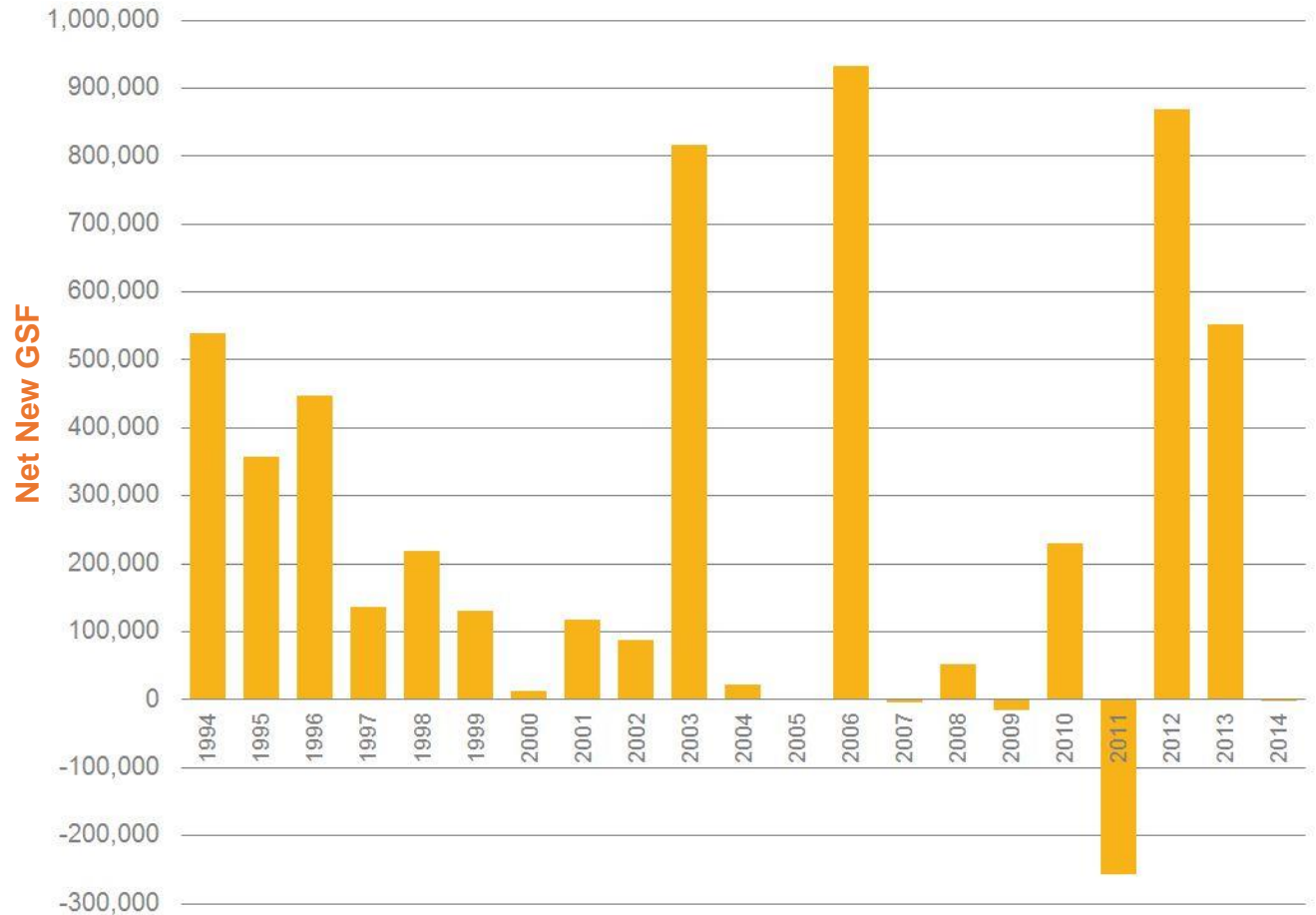
Development History / Projection Analysis

Development history reflects periods of growth and restraint

On average, the UW introduced roughly:

- : **250,000 Net GSF per year, taking into account buildings that were demolished**
- : **290,000 GSF per year of new construction**

If the University was to grow by the same rate it has over the last 10 years, it would suggest a need for ~5.8M GSF of new construction over the next 20 years



benchmarking

Benchmarking

Another lens to situate the University's existing space relative to other higher education institutions, including **peers institutions**:

- : University of Michigan
- : University of Texas at Austin
- : Ohio State University
- : Rutgers University
- : Johns Hopkins University

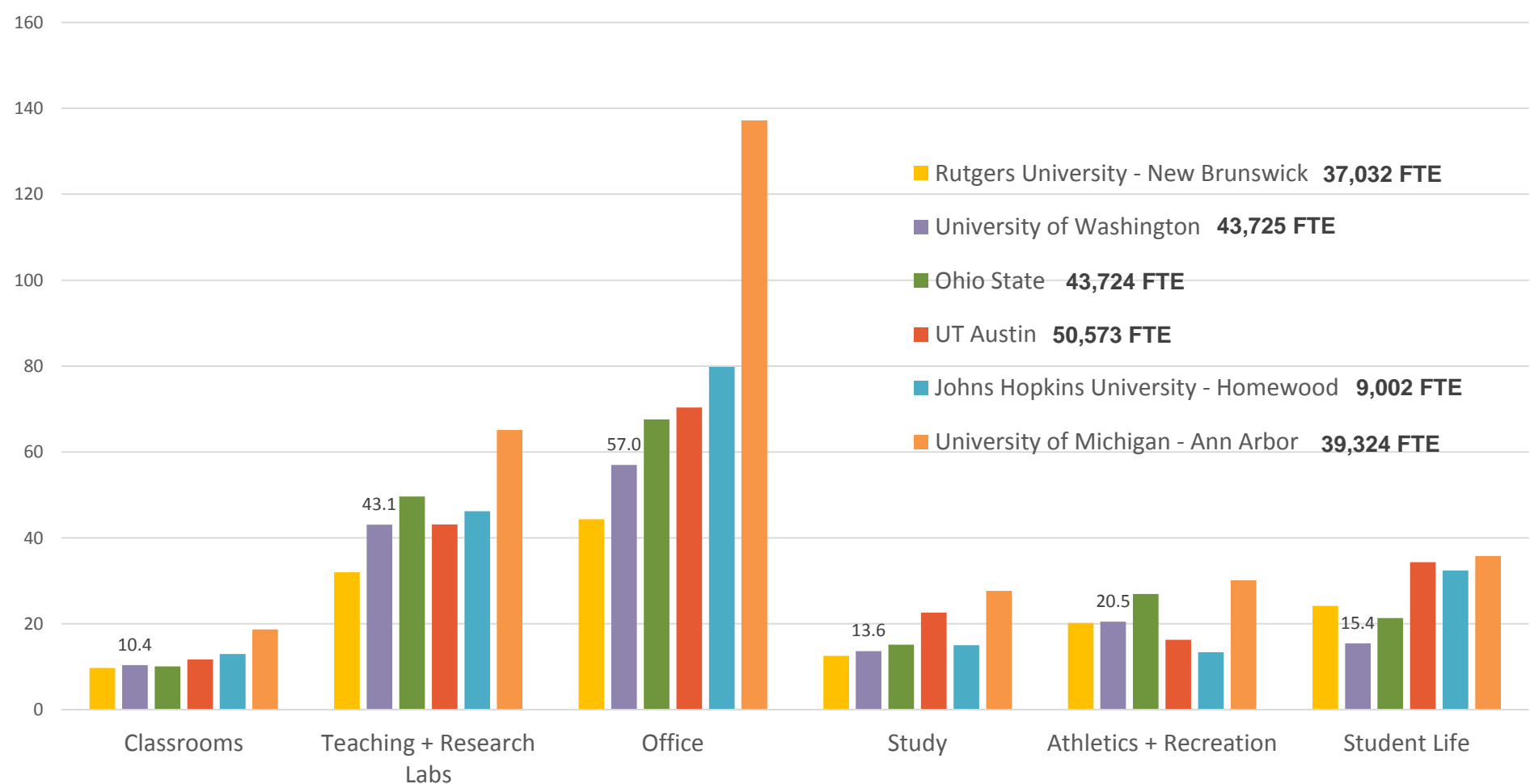
Draws upon an institutional database of **more than 100 institutions**

Benchmarks UW's space for the following categories on an **ASF per Student FTE basis**

- : Classrooms
- : Teaching and Research Labs
- : Offices
- : Study and Library Space
- : Athletics and Recreation
- : Student Life Space

Benchmarking – Assignable Square Feet (ASF) / Student FTE

Peer benchmarking comparisons



Space Needs Summary

Model projects the potential need for 5.6M GSF (at 50,500 FTE) to 7.8M GSF (at 57,500 FTE with research and housing projections) of space in the future.

If the University was to grow by the same rate it has over the last 10 years, it would suggest a need for ~5.8M GSF of new construction over the next 20 years

Across all categories UW's ASF per student is low compared to the peers evaluated

Projections do not account for industry & innovation space

industry and innovation

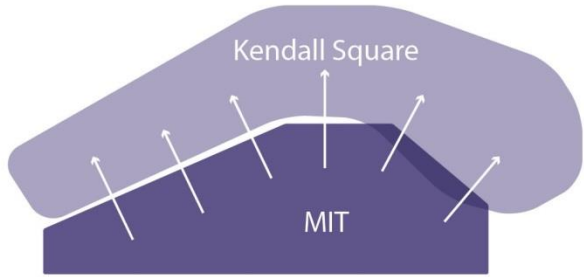
Why University Related Innovation Districts

Federal funding in academic research is waning and institutions are finding new ways to adjust to this continuing trend by engaging allied industries in the private sector.

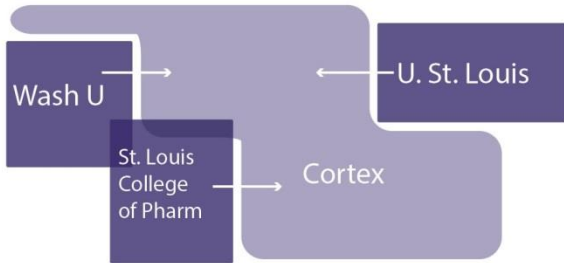
Urban institutions are leveraging their proximity to economic centers, access to transit, and an educated workforce to develop long-lasting partnerships with cities and corporations and secure continued research growth in the future. The physical relocation of key innovation assets has now become a critical competitiveness strategy for companies, universities, and even states.

Companies also realize the benefits of partnering with research-intensive institutions as a way to develop new ideas. More and more companies are outsourcing research to universities and realize the benefits of a captive talent pool.

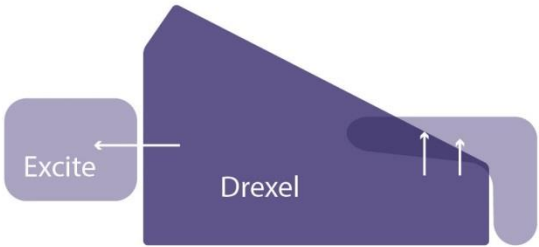
Innovation District Precedents



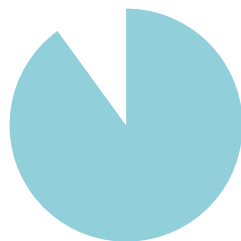
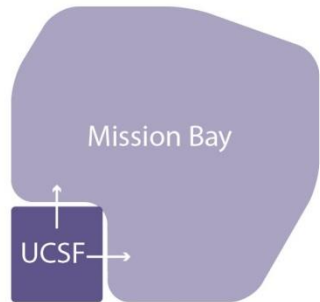
80%
Biotech



70%
Tech



90%
Tech



90%
Health



Current Innovation Landscape at UW

UW ranked as the most innovative public university by Reuters (Sept 2015)

UW is the top recipient in the nation among public universities for federal research dollars and second overall; it generates \$12.5 billion in economic impact for the state and ranks among the top universities for tech startups

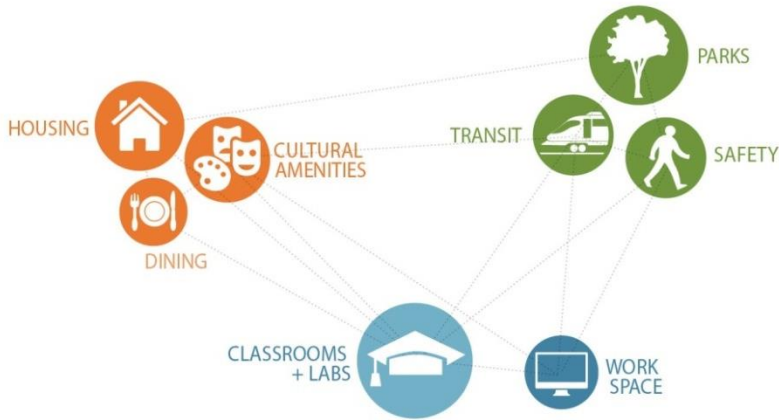
Establishment of Comotion, Urban@UW, Future Earth Lab

Global Innovation Exchange opening in Fall 2016

In 2014 **18 new startups** based on UW research technologies were launched. Totally **103 startups** launched.



Mixed Use versus Innovation District



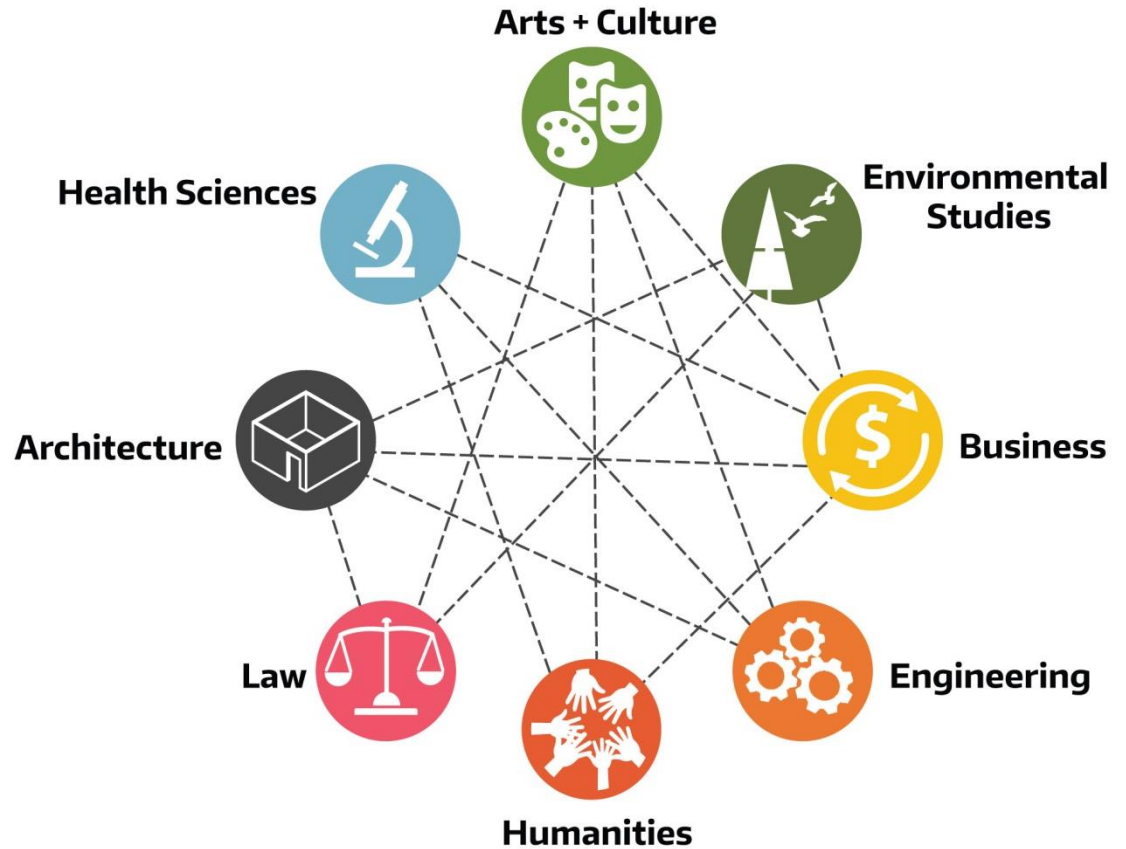
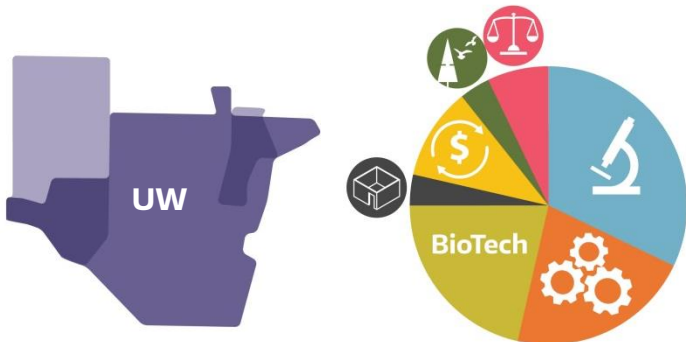
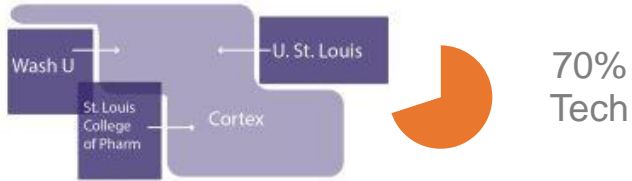
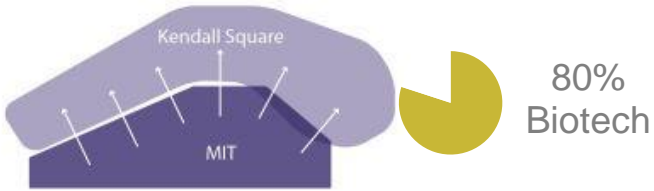
Mixed Use District



Innovation District

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

Multidisciplinary Innovation District



2 CAMPUS FRAMEWORK

big ideas






public realm framework

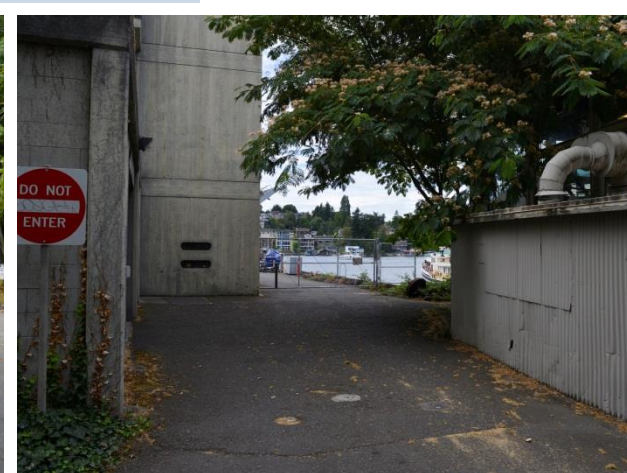
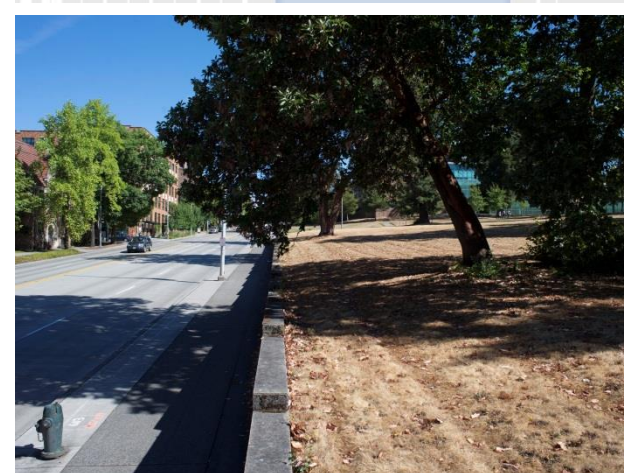
circulation framework

built environment framework

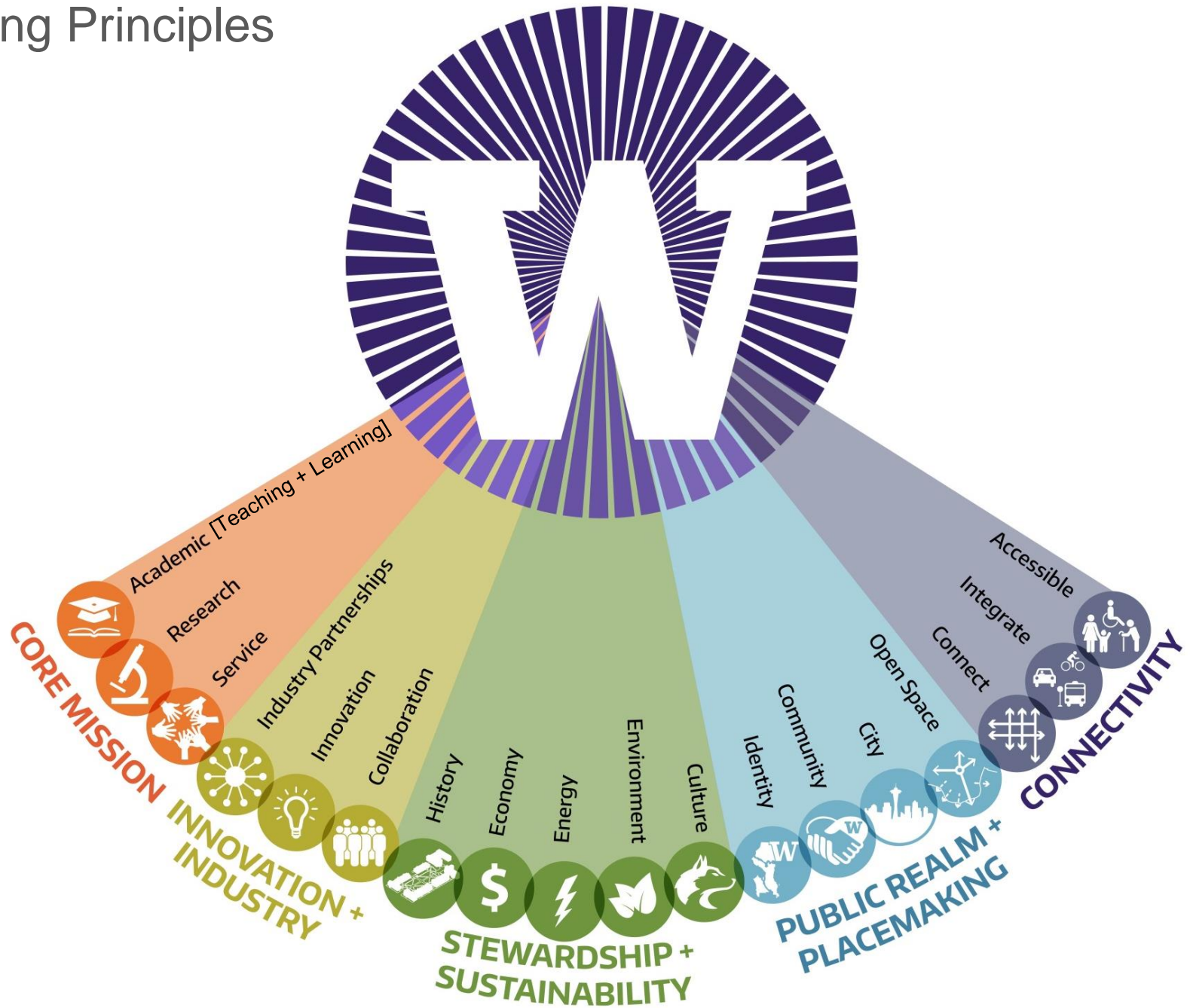
Opportunities



-  Pedestrian Connections
-  Major Road
-  Stevens Way
-  Burke Gilman Trail
-  Retaining Wall
-  Building Edges
-  Waterfront
-  Steep Slope

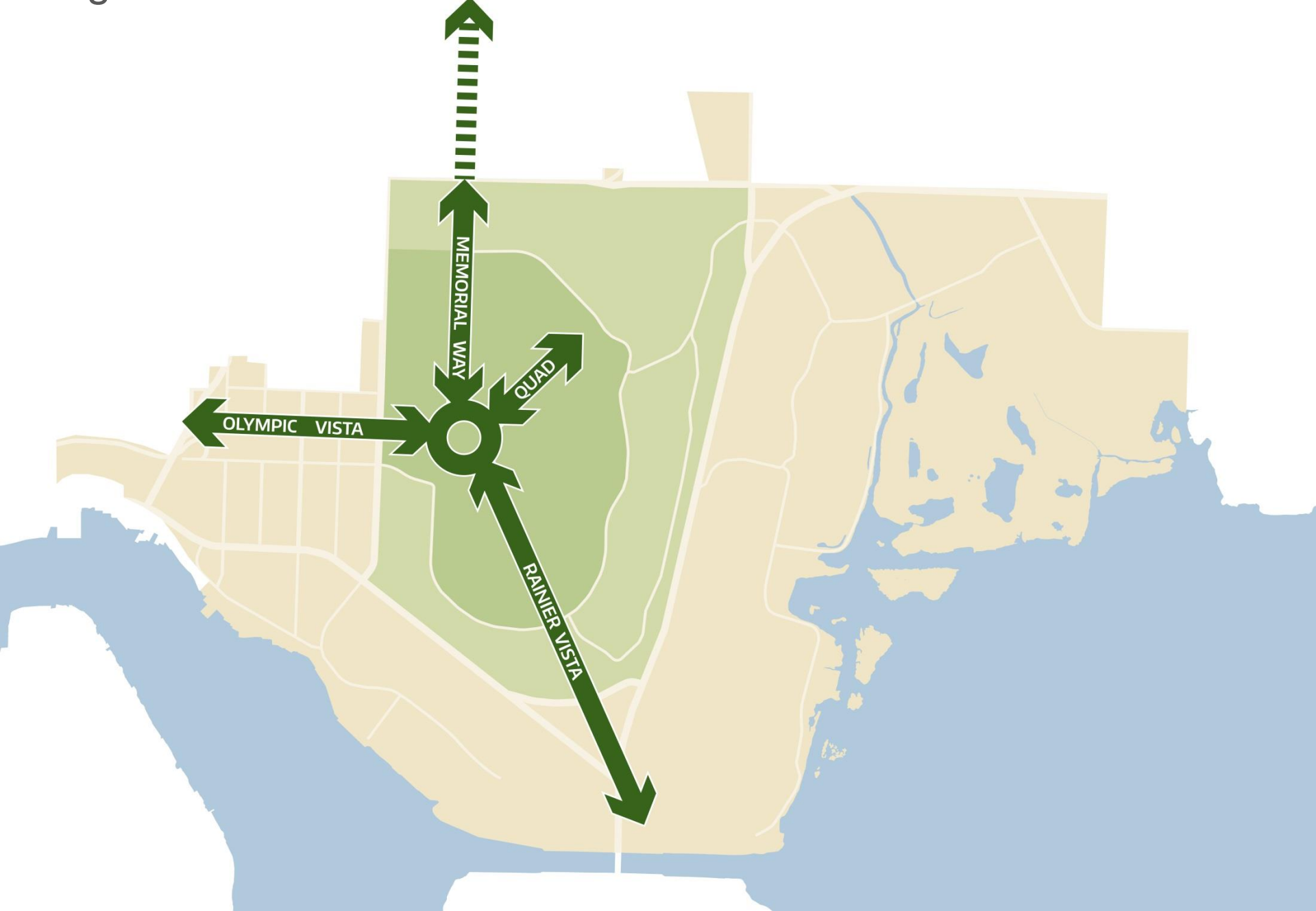


Guiding Principles



big ideas

Organizational Axes



Existing Primary Open Spaces



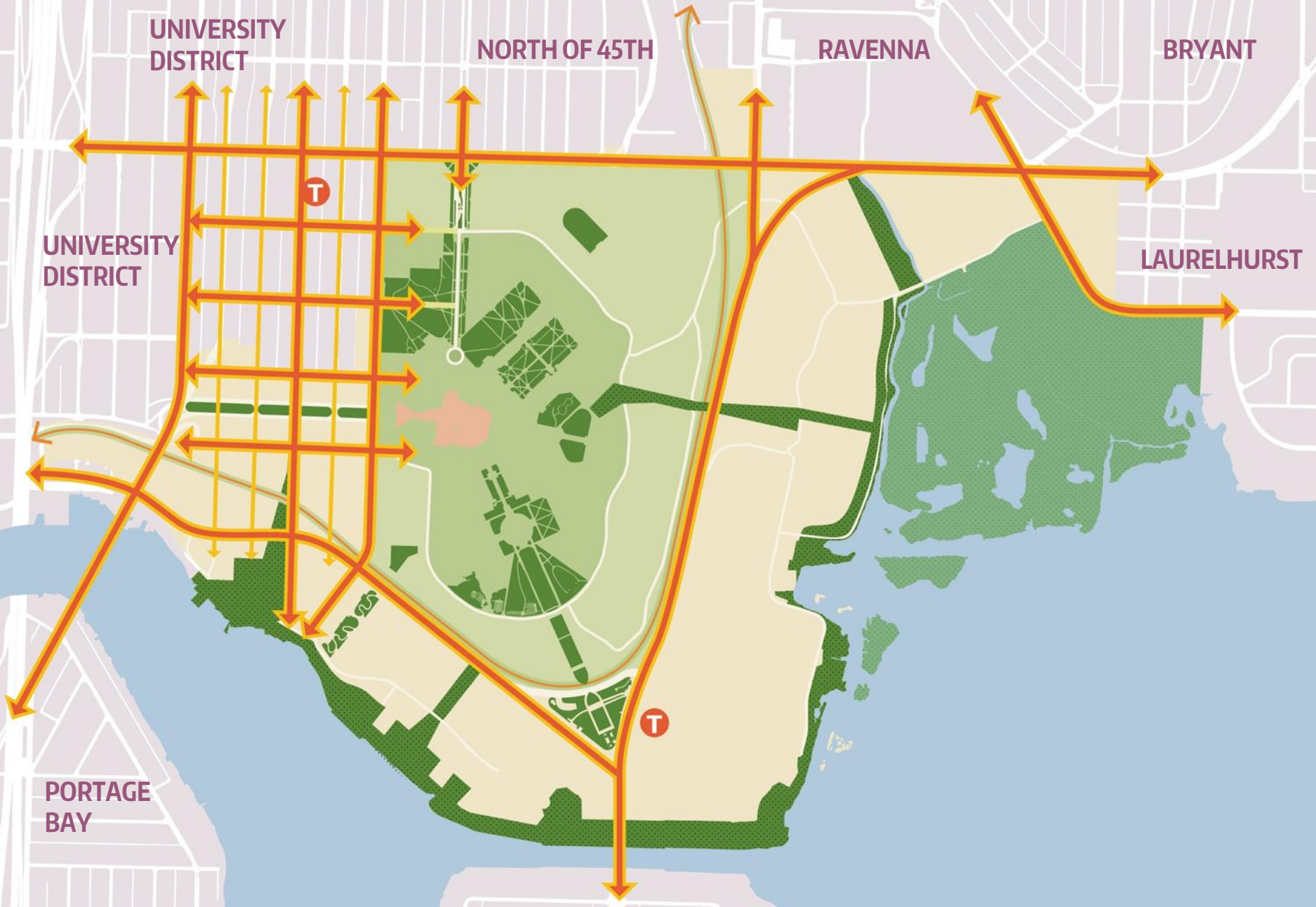
Proposed Primary Open Space Interventions



Connecting to the Shoreline



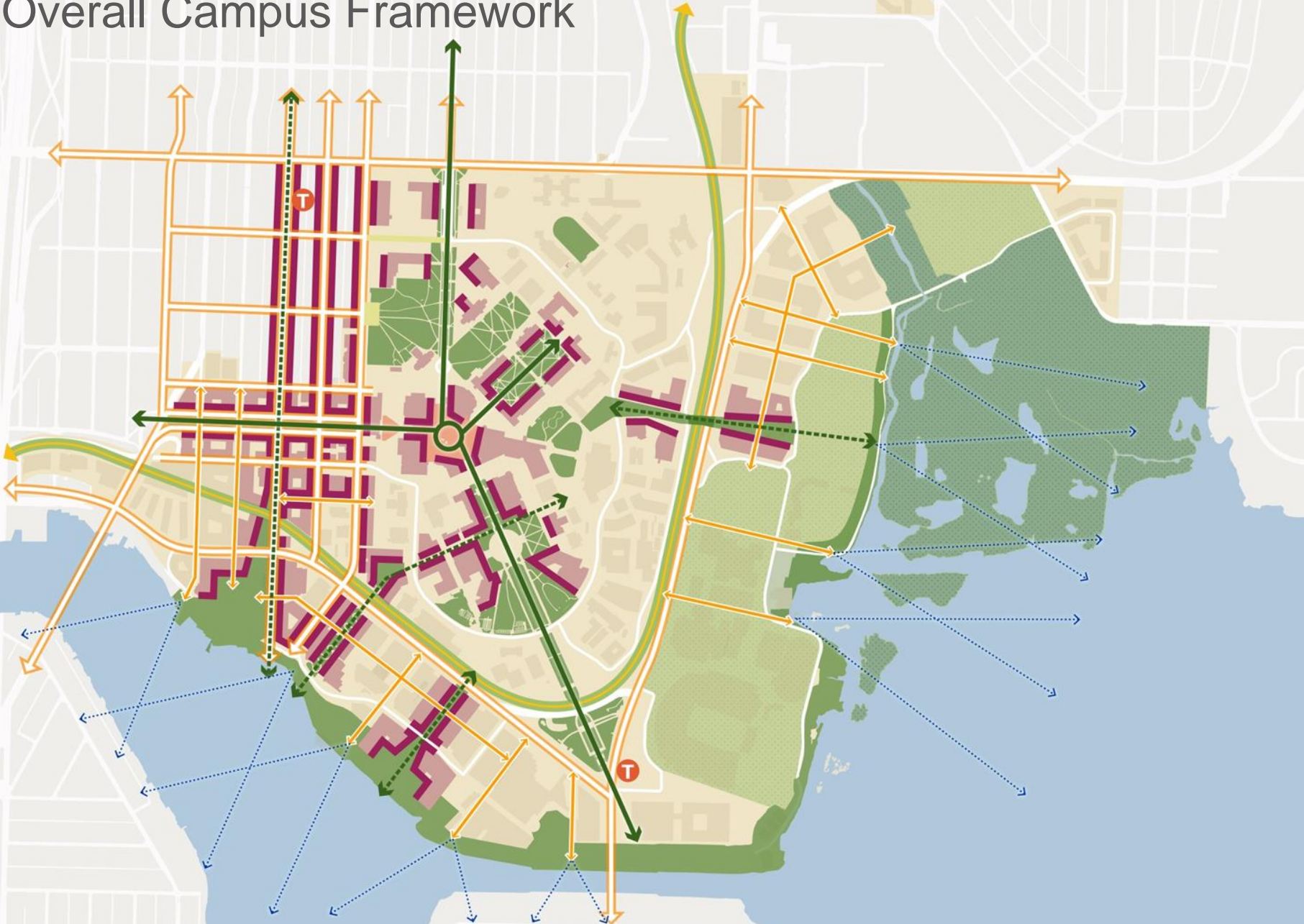
Integration with the City



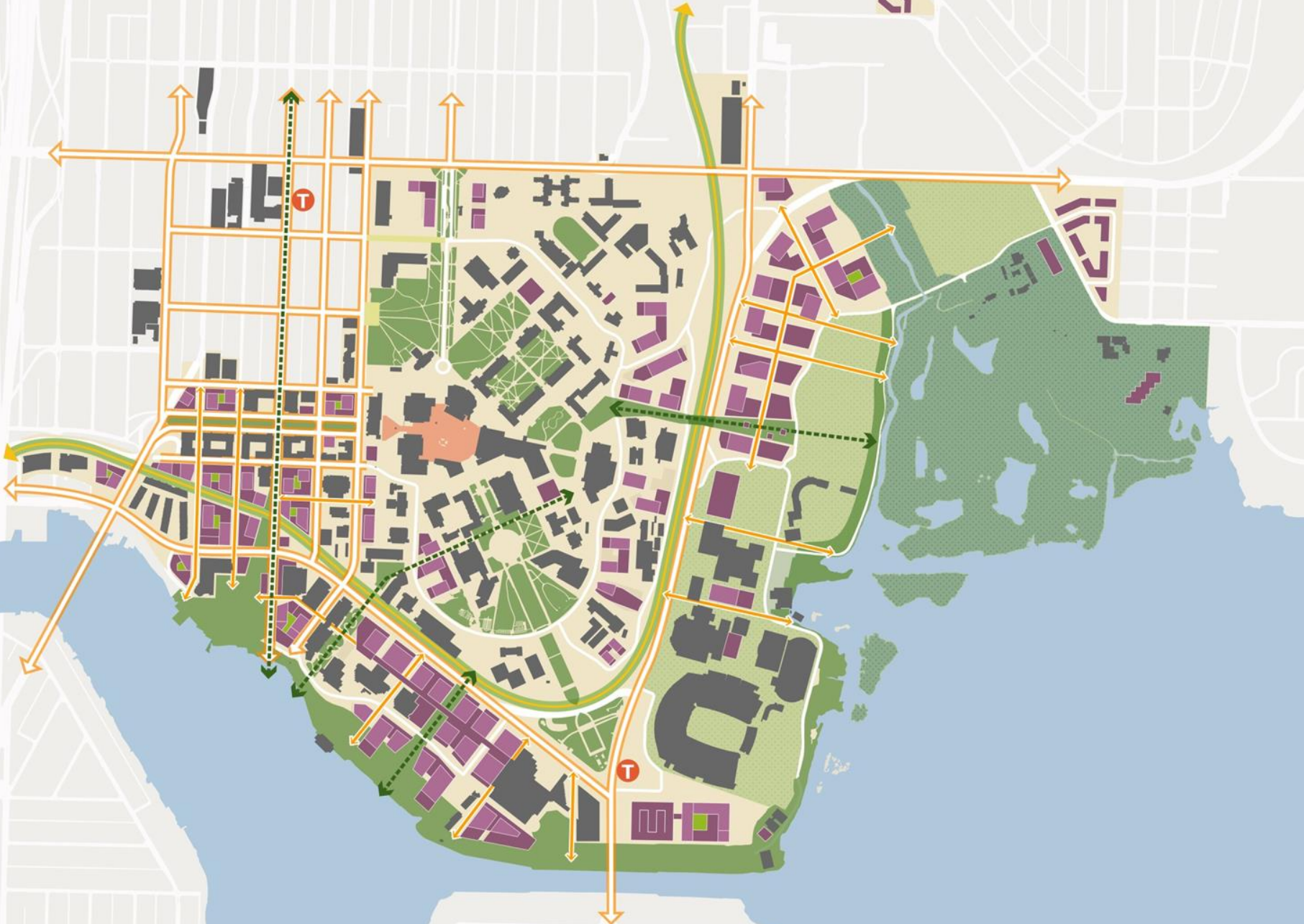
Activating the Public Realm



Combining Conceptual Strategies = Overall Campus Framework



Proposed Building Fabric



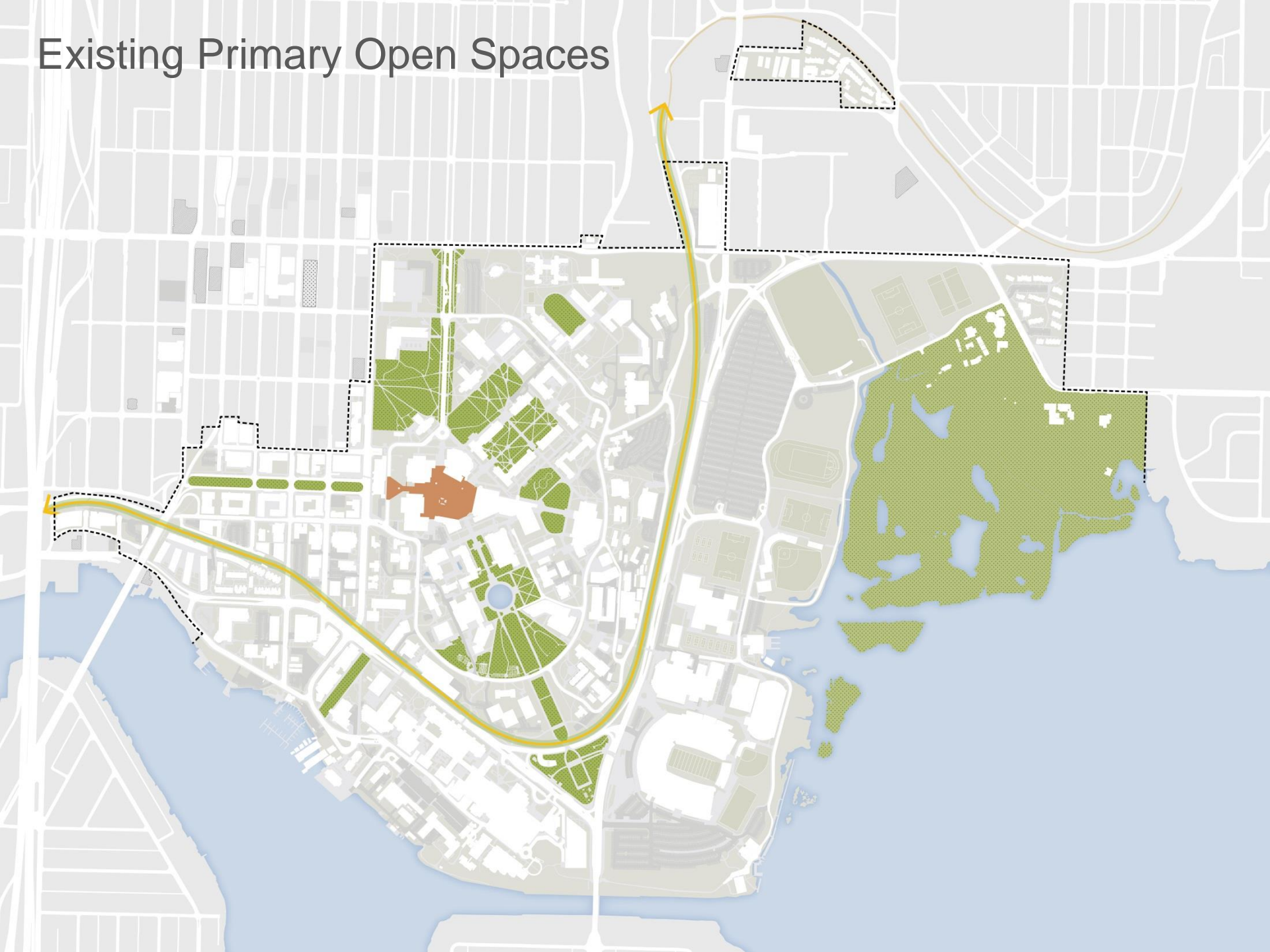
public realm framework



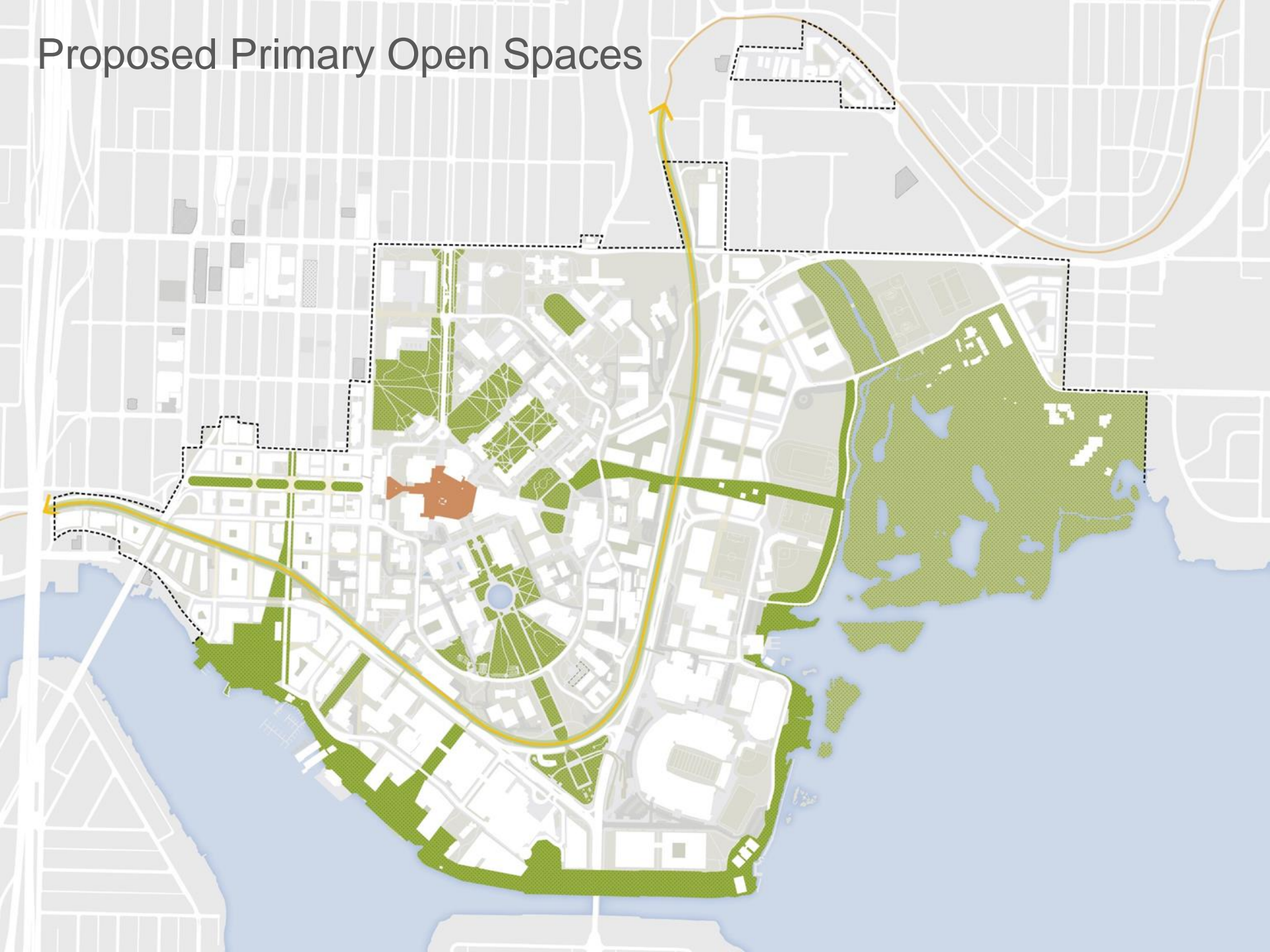
Organizational Axes



Existing Primary Open Spaces



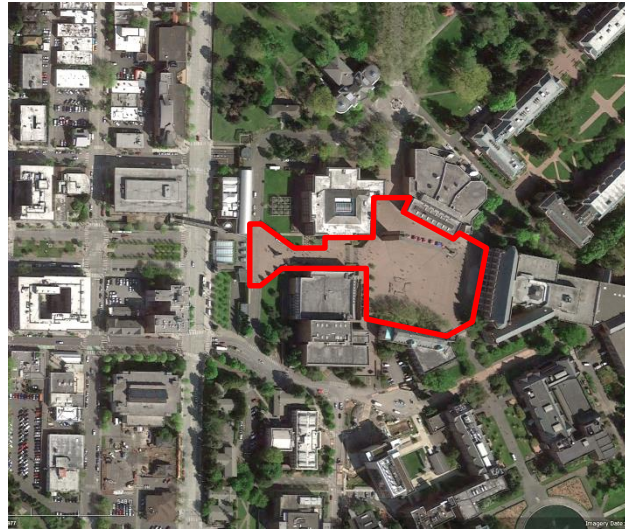
Proposed Primary Open Spaces



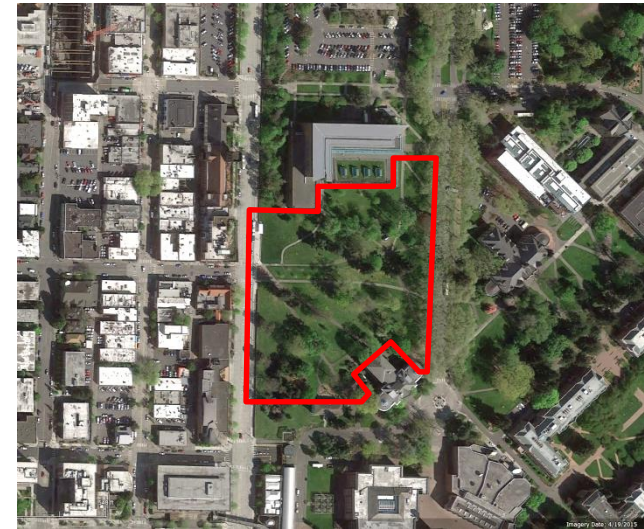
Proposed Waterfront Park: Scale Comparison



Lake Union Park – 10.0 acres



Red Square – 3.2 acres



Parrington Lawn – 7.8 acres



Olympic Sculpture Park – 11.0 acres



Gas Works Park – 20.0 acres



Proposed Waterfront Park – 7.0 acres

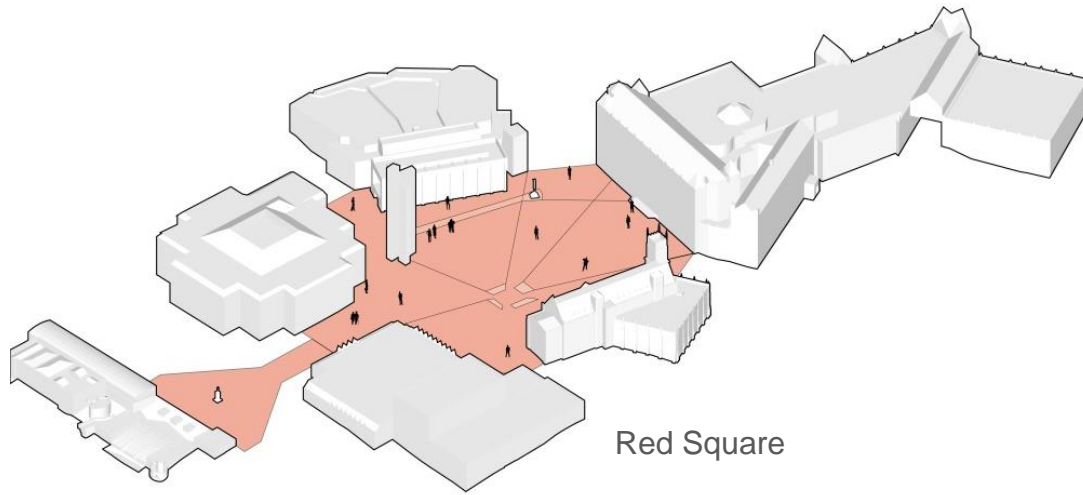
Proposed Waterfront Park



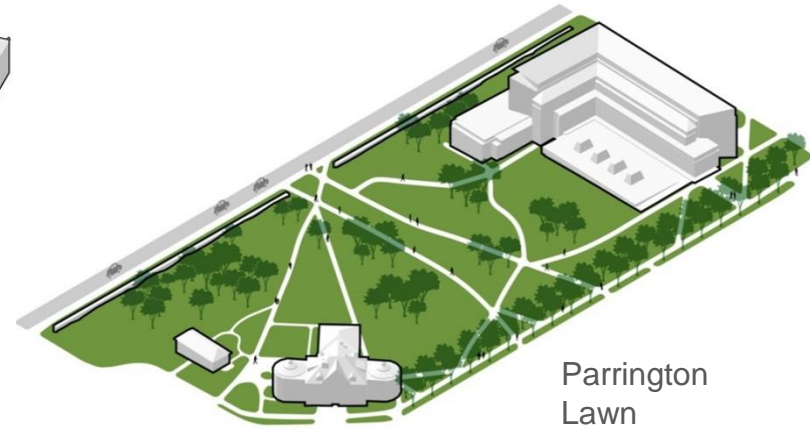
Waterfront Park – 7.0 acres



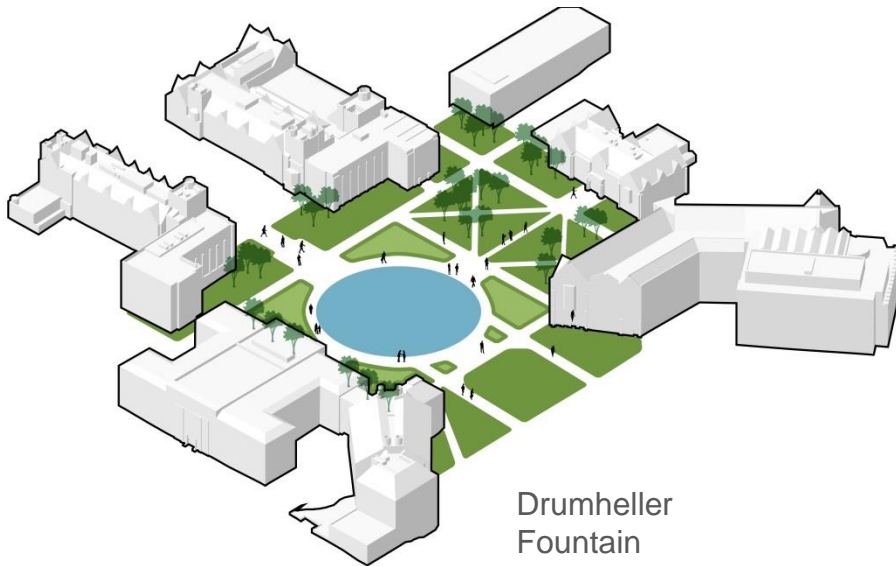
Significant Landscapes on Central Campus



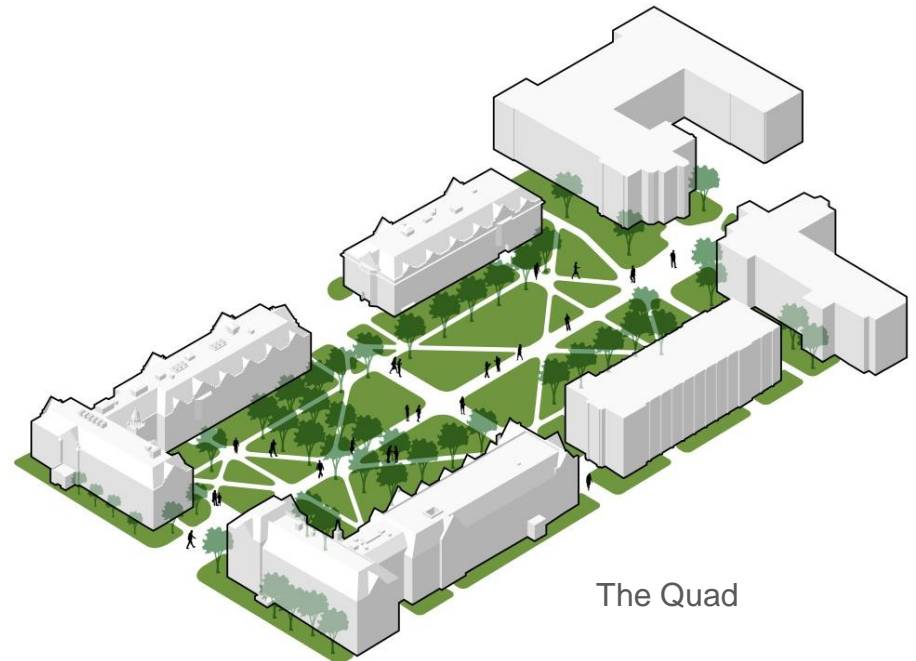
Red Square



Parrington
Lawn

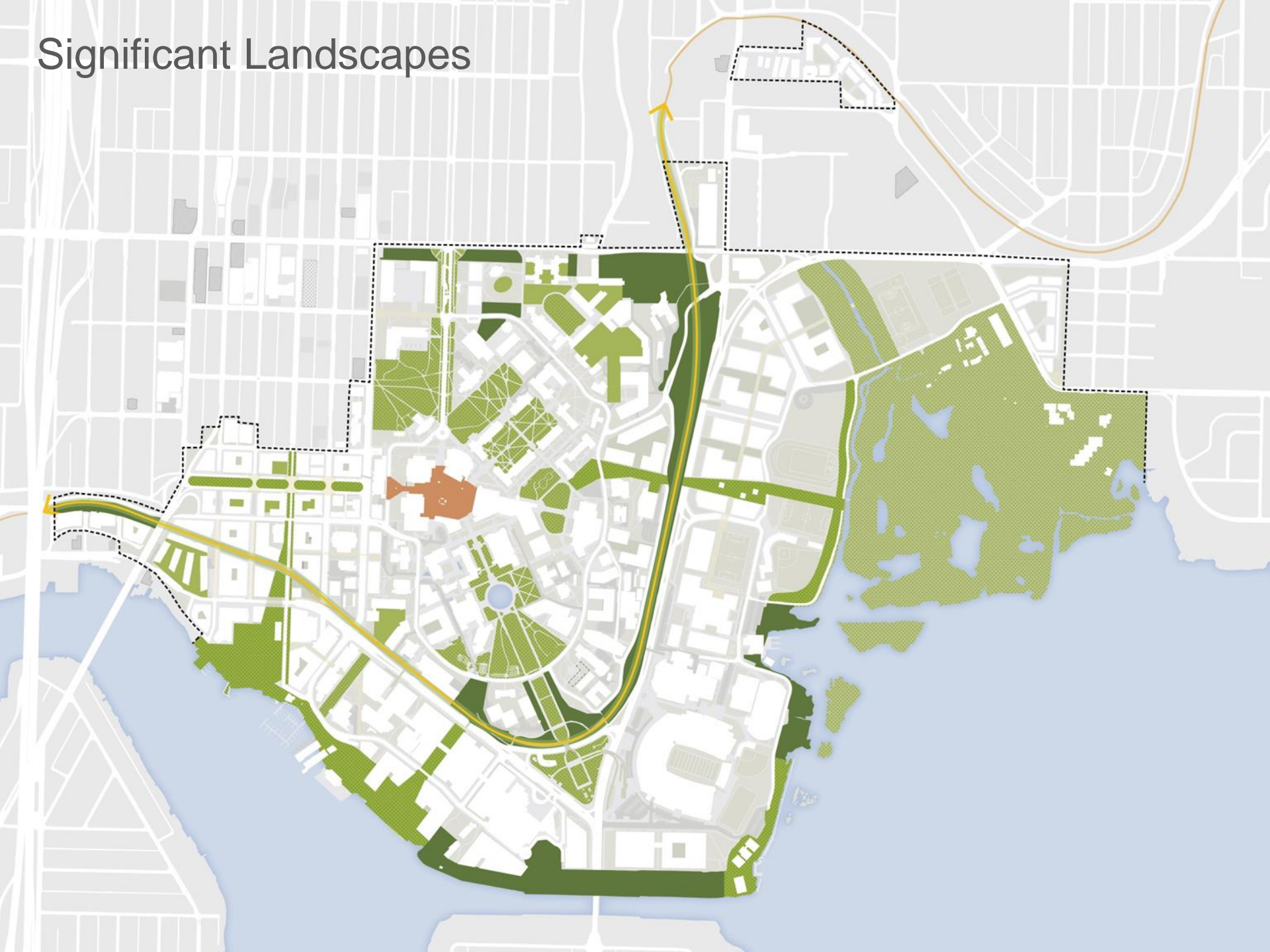


Drumheller
Fountain

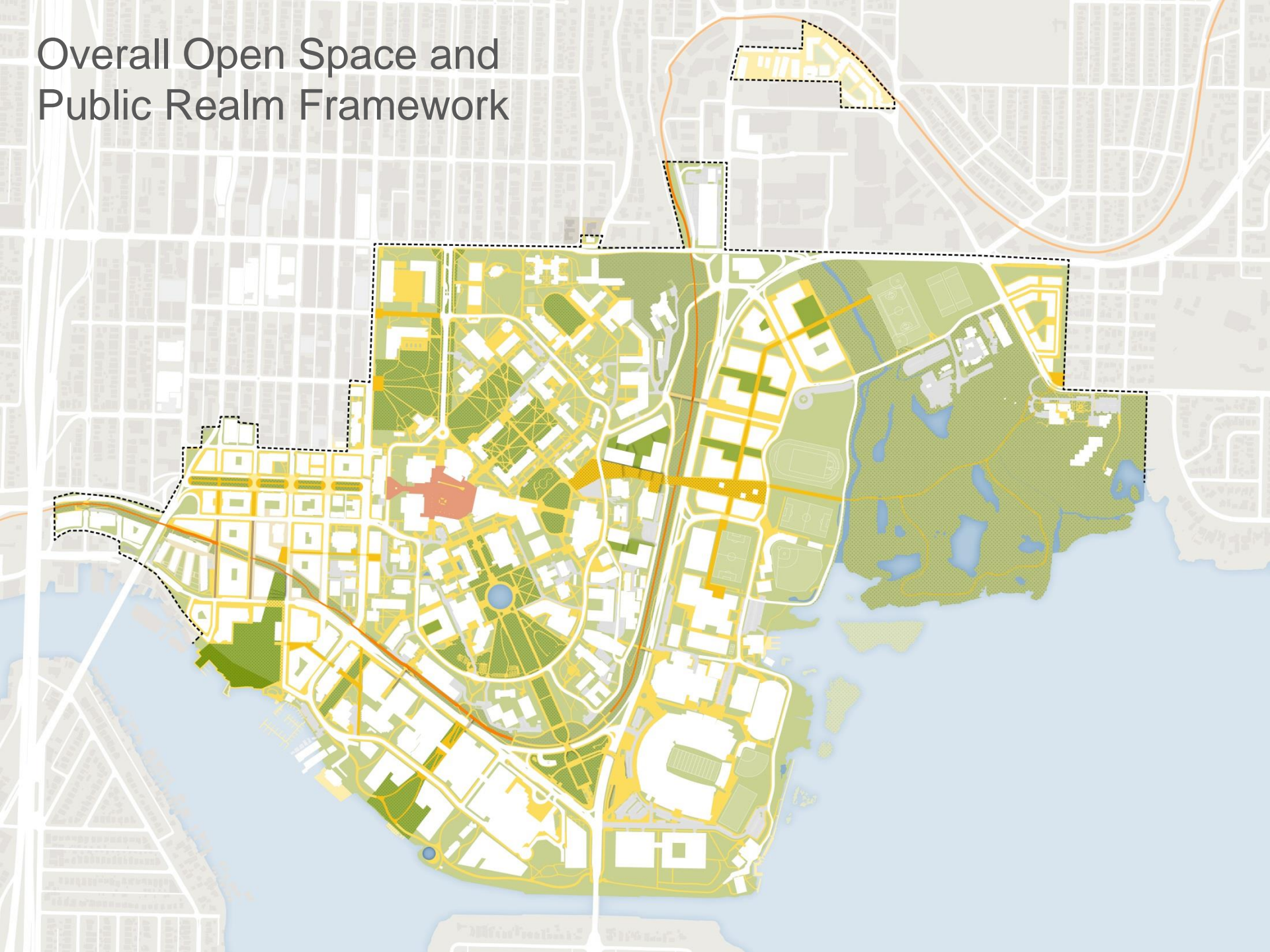


The Quad

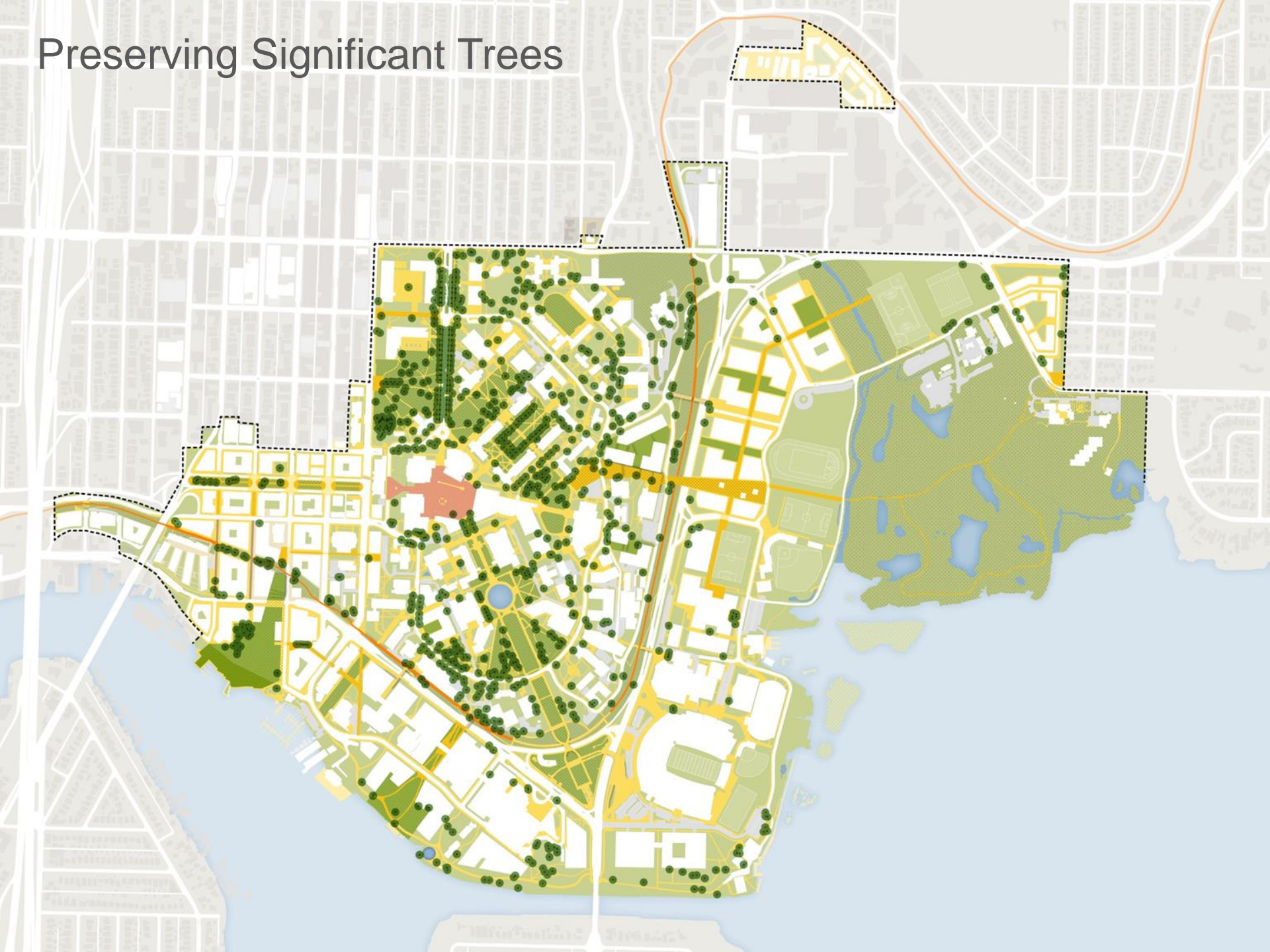
Significant Landscapes



Overall Open Space and Public Realm Framework



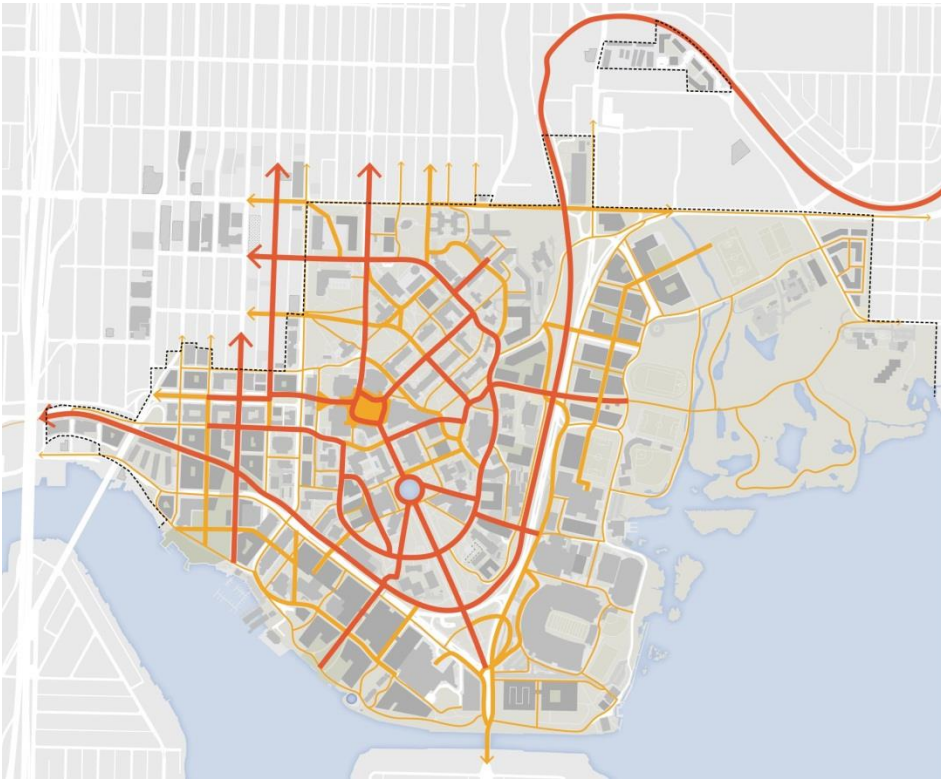
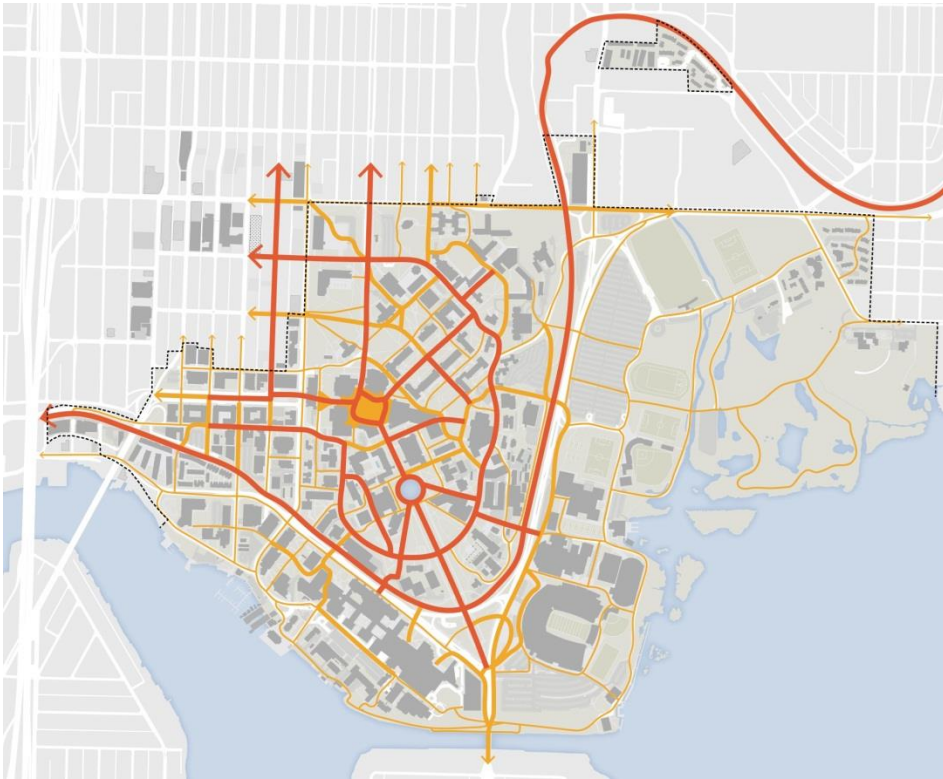
Preserving Significant Trees



Pedestrian Circulation

Existing Pedestrian Circulation

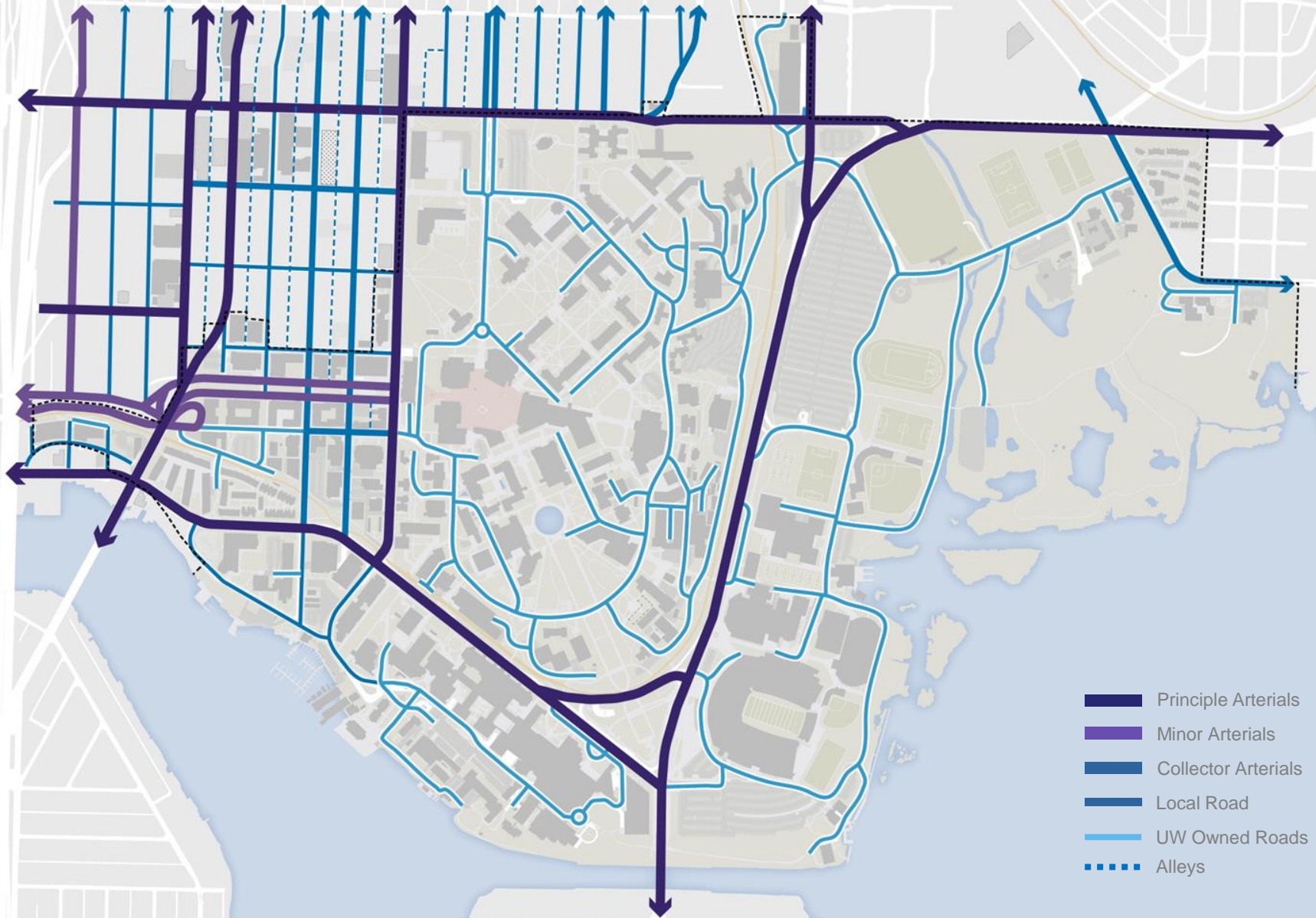
Proposed Pedestrian Circulation



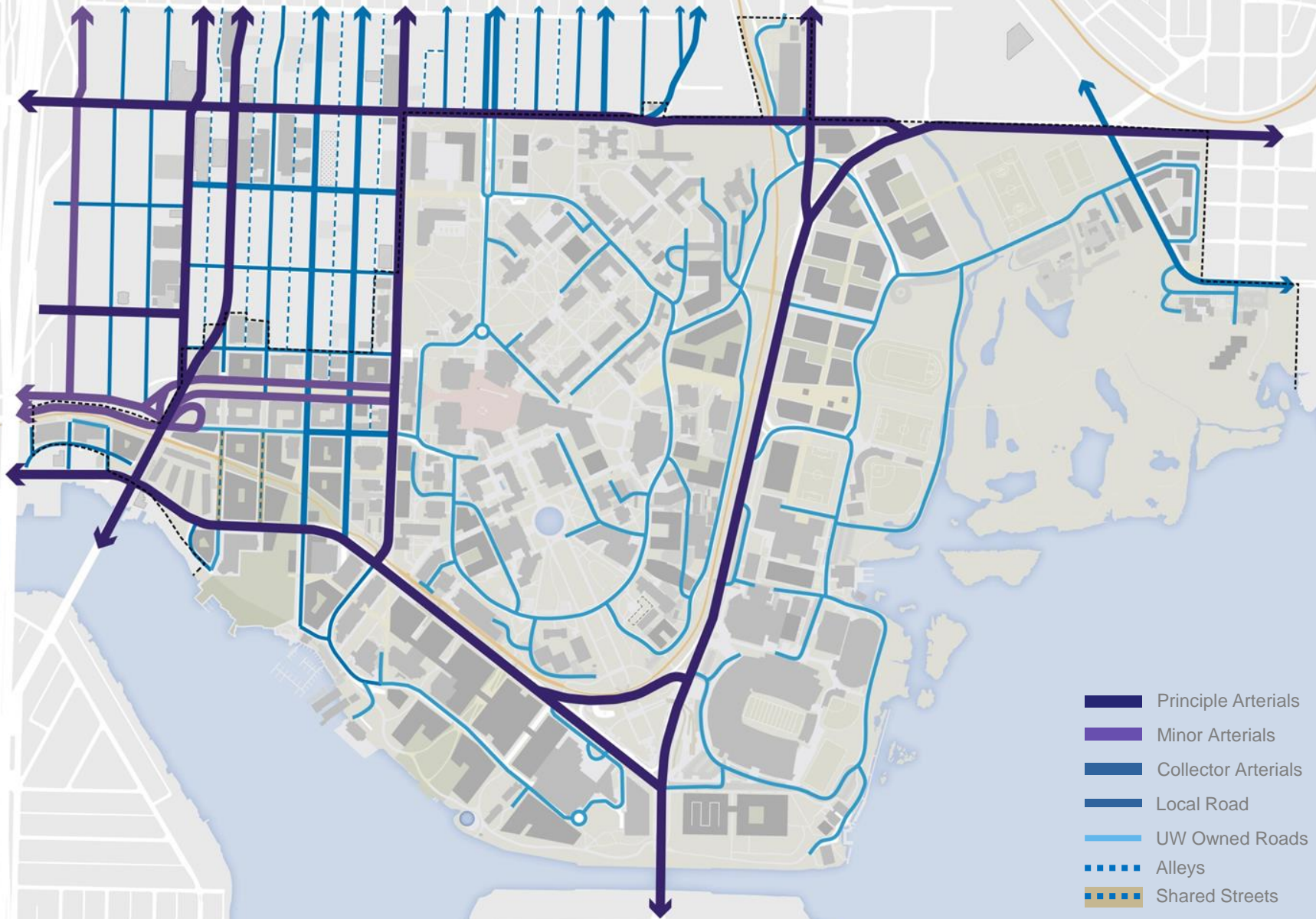
- Primary
- Secondary

circulation framework

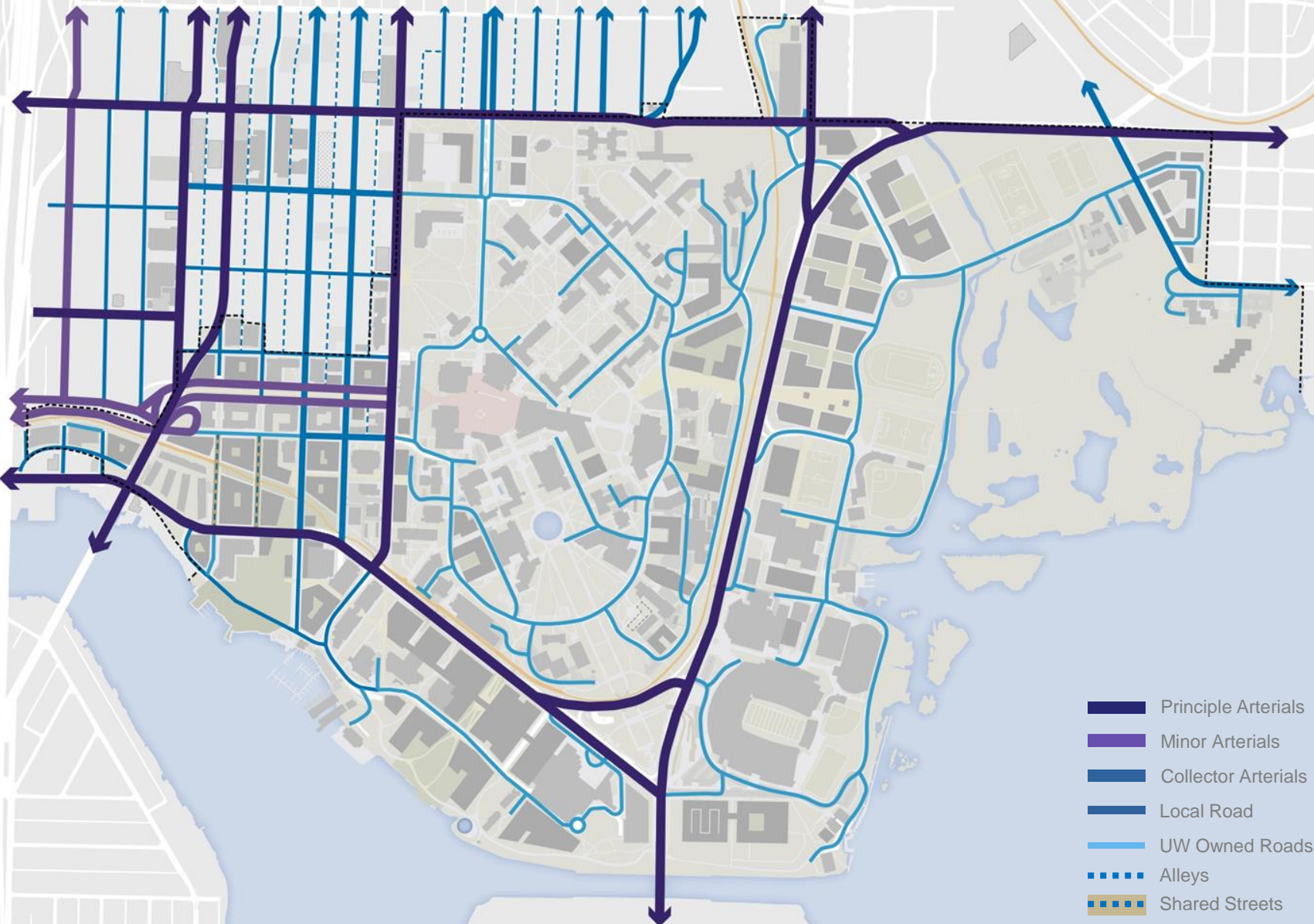
Existing Vehicular Circulation



Proposed Vehicular Circulation



Proposed Vehicular Circulation Alternative



- Principle Arterials
- Minor Arterials
- Collector Arterials
- Local Road
- UW Owned Roads
- ⋯ Alleys
- ⋯ Shared Streets

Proposed Street, Alley and Aerial Vacations

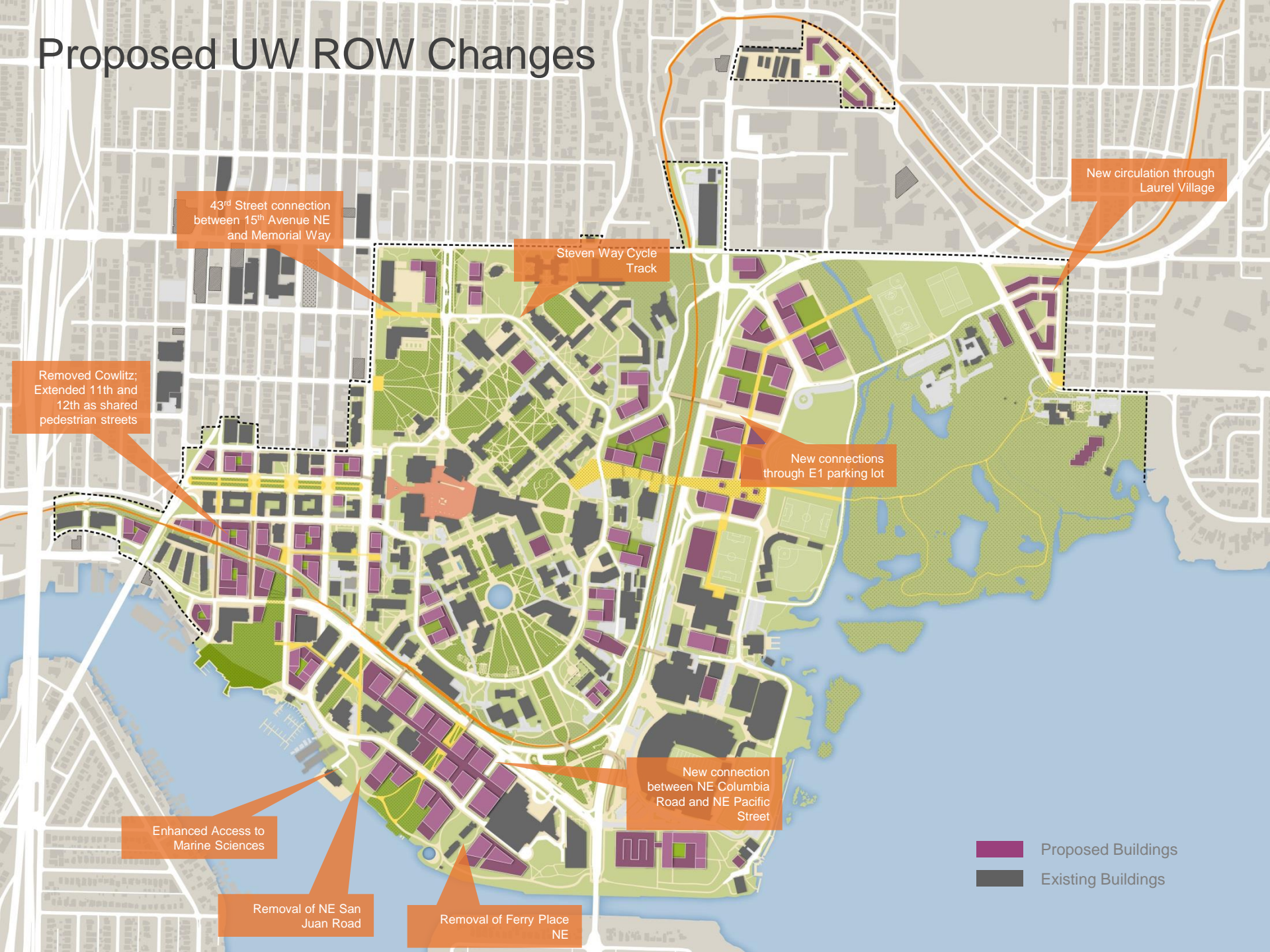


Street Vacation - Boat Street Options to be studied: Street vacation, Woonerf and no street vacation

Aerial Vacation - Land bridge

- Street, Alley or Aerial Vacations
- Proposed Buildings
- Existing Buildings

Proposed UW ROW Changes



43rd Street connection between 15th Avenue NE and Memorial Way

Steven Way Cycle Track

New circulation through Laurel Village

Removed Cowlitz; Extended 11th and 12th as shared pedestrian streets

New connections through E1 parking lot

New connection between NE Columbia Road and NE Pacific Street

Enhanced Access to Marine Sciences

Removal of NE San Juan Road

Removal of Ferry Place NE

Proposed Buildings
Existing Buildings

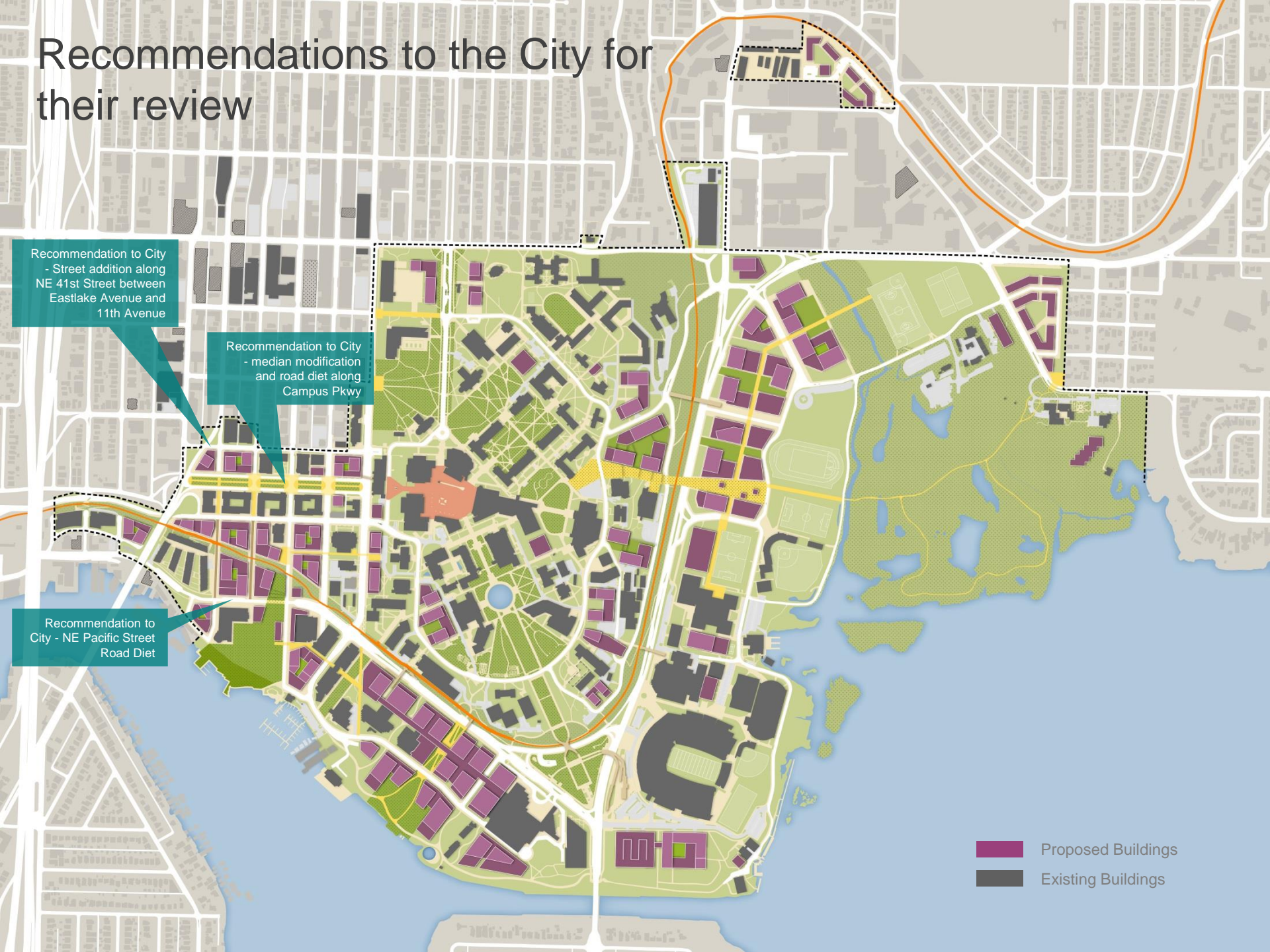
Recommendations to the City for their review

Recommendation to City - Street addition along NE 41st Street between Eastlake Avenue and 11th Avenue

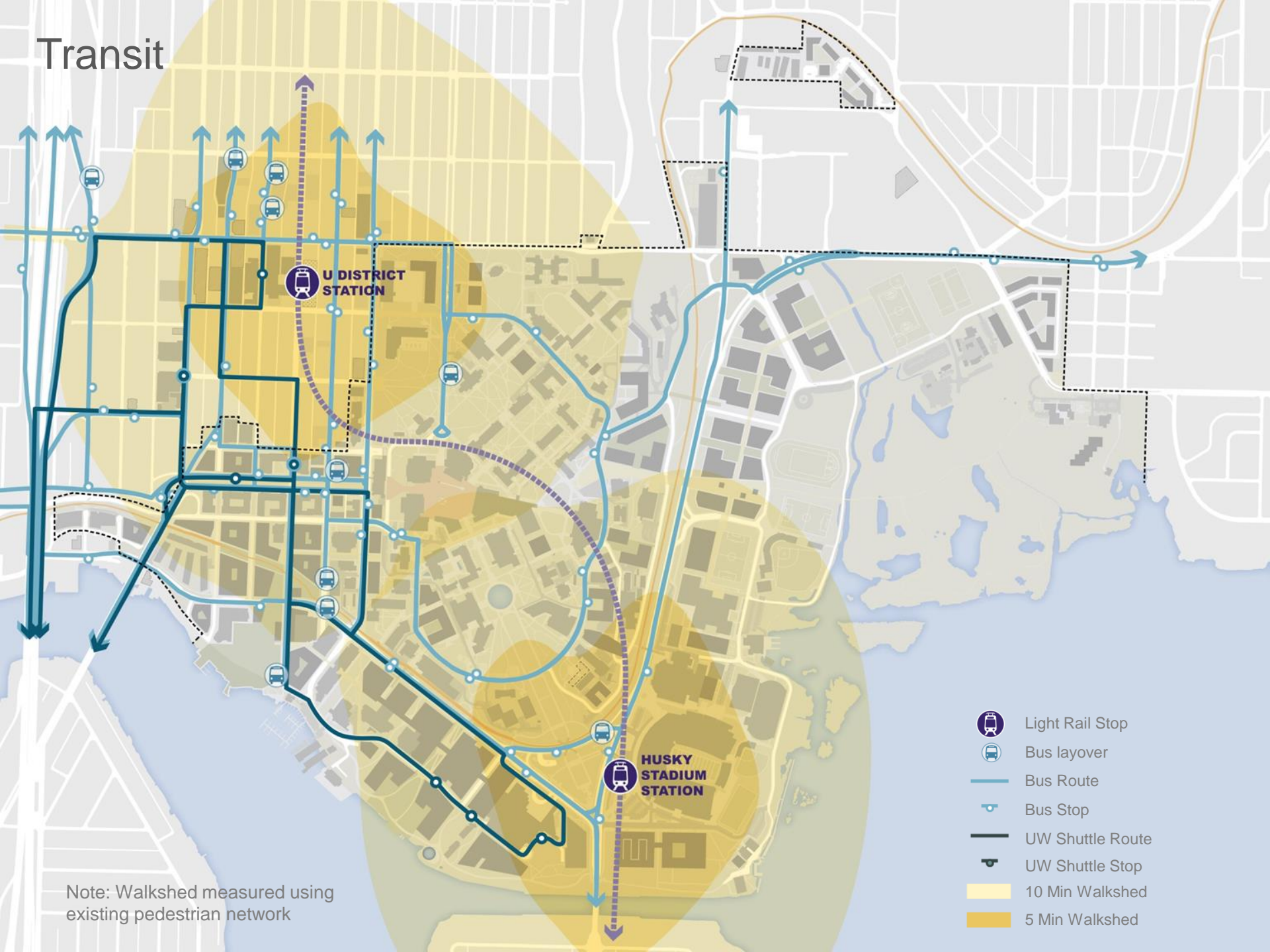
Recommendation to City - median modification and road diet along Campus Pkwy

Recommendation to City - NE Pacific Street Road Diet

Proposed Buildings
Existing Buildings











Transit



U DISTRICT STATION

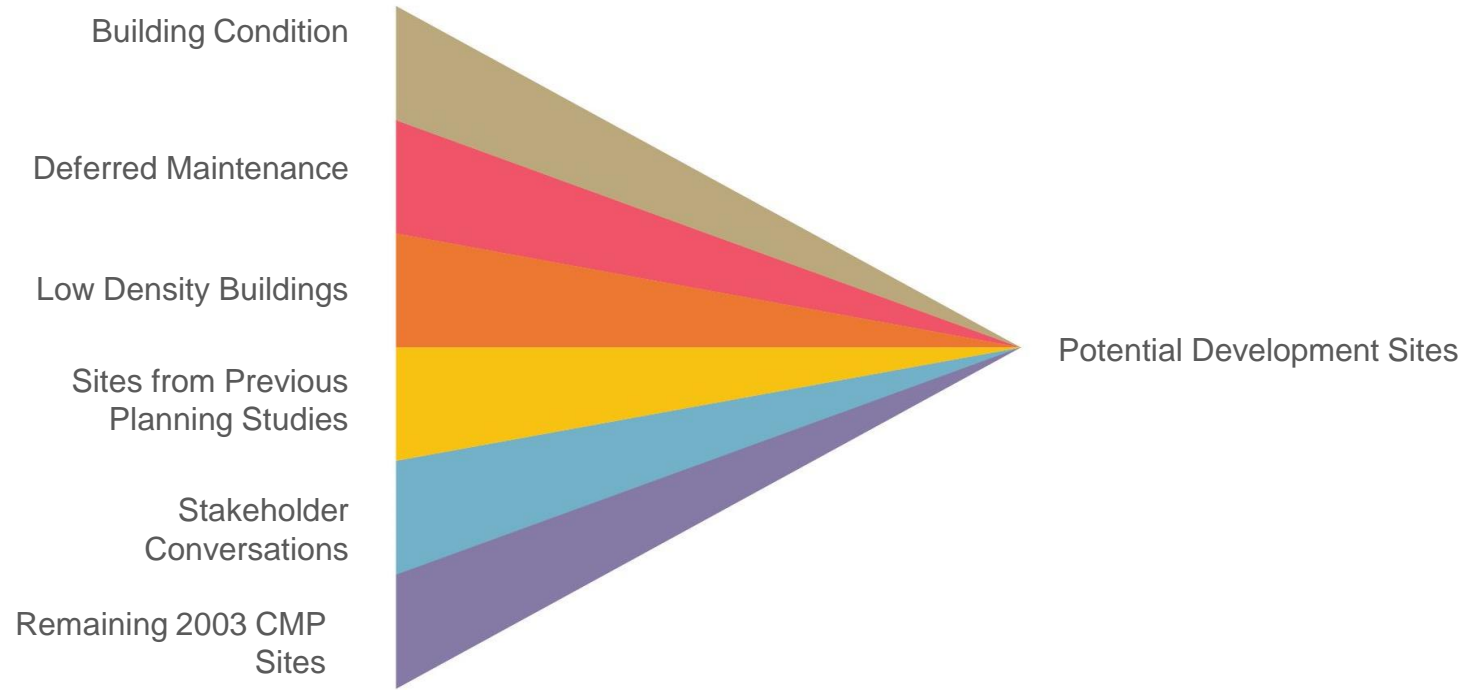
HUSKY STADIUM STATION

-  Light Rail Stop
-  Bus layover
-  Bus Route
-  Bus Stop
-  UW Shuttle Route
-  UW Shuttle Stop
-  10 Min Walkshed
-  5 Min Walkshed

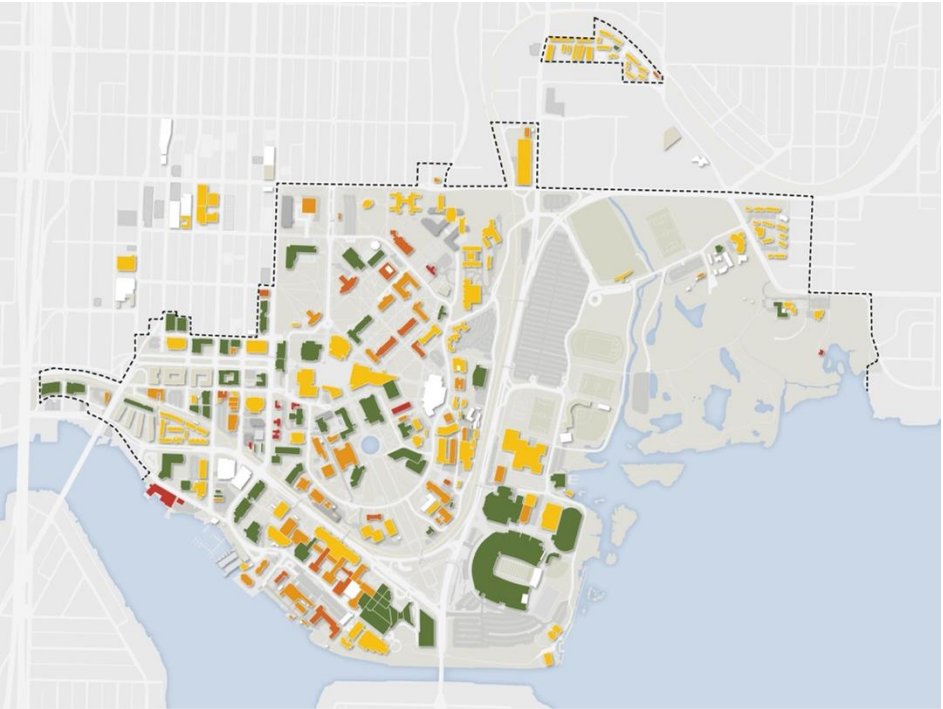
Note: Walkshed measured using existing pedestrian network

built environment framework

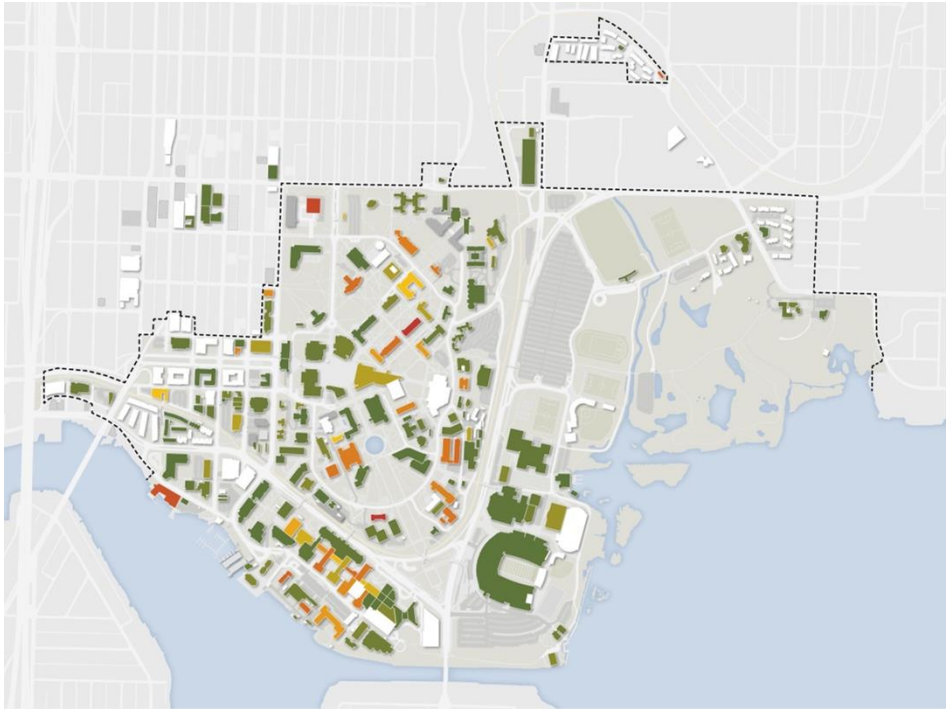
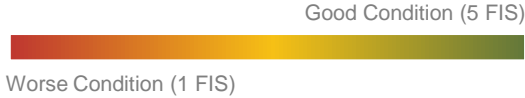
Rationale for Development Sites



Rationale for Development Sites: Deferred Maintenance & Building Condition



Building Condition

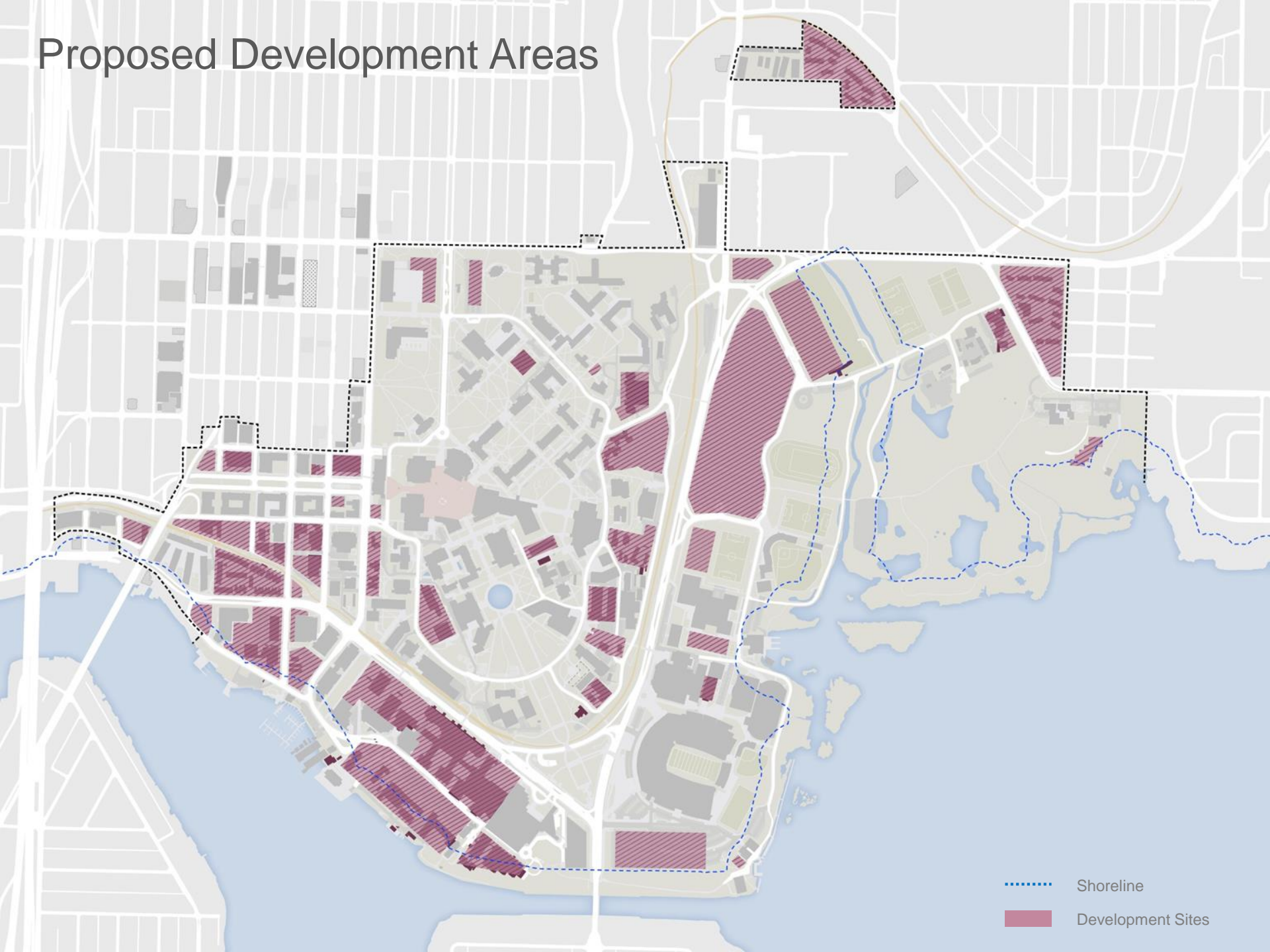


Deferred Maintenance



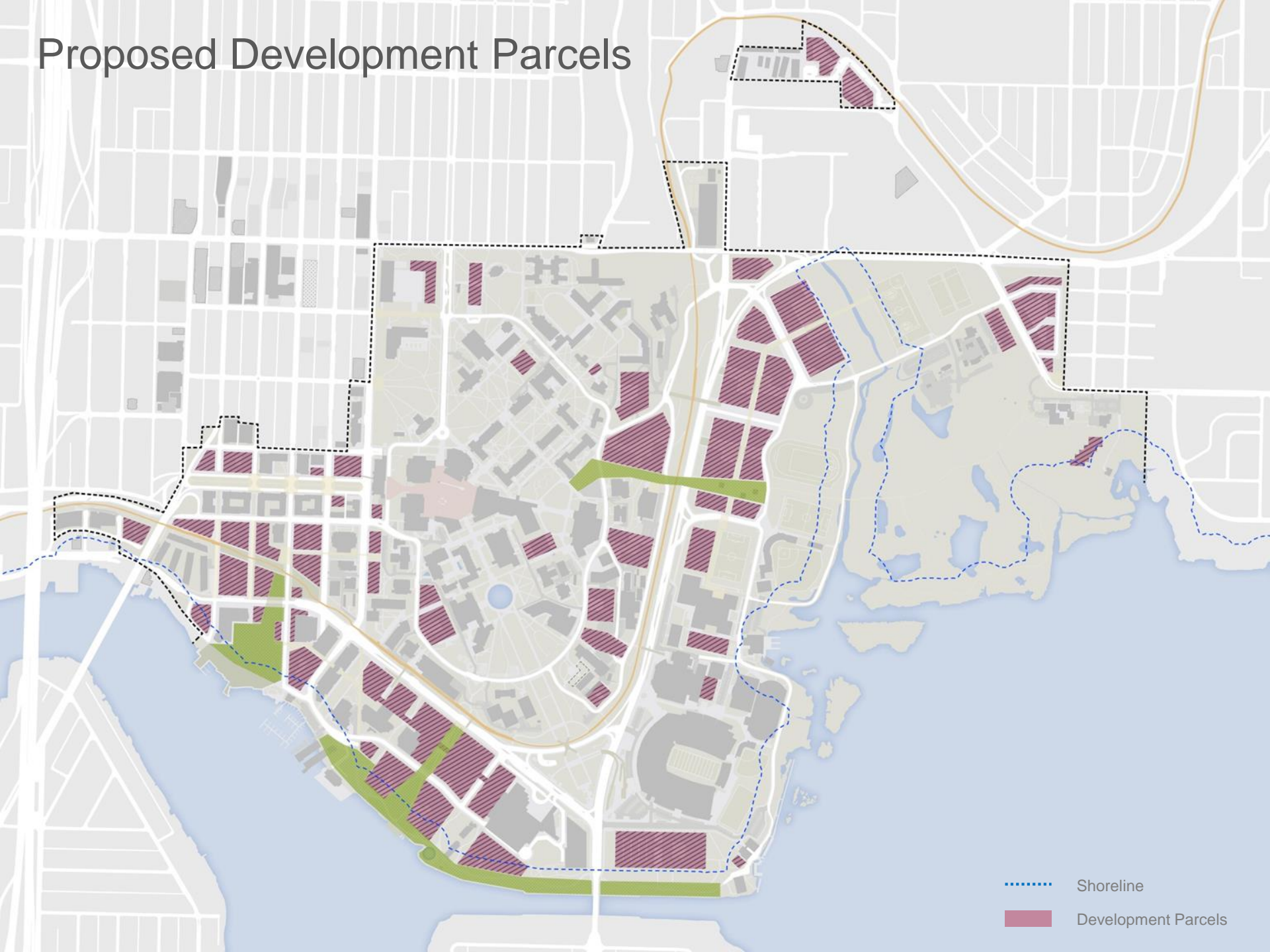
Source: Facilities Services Data

Proposed Development Areas



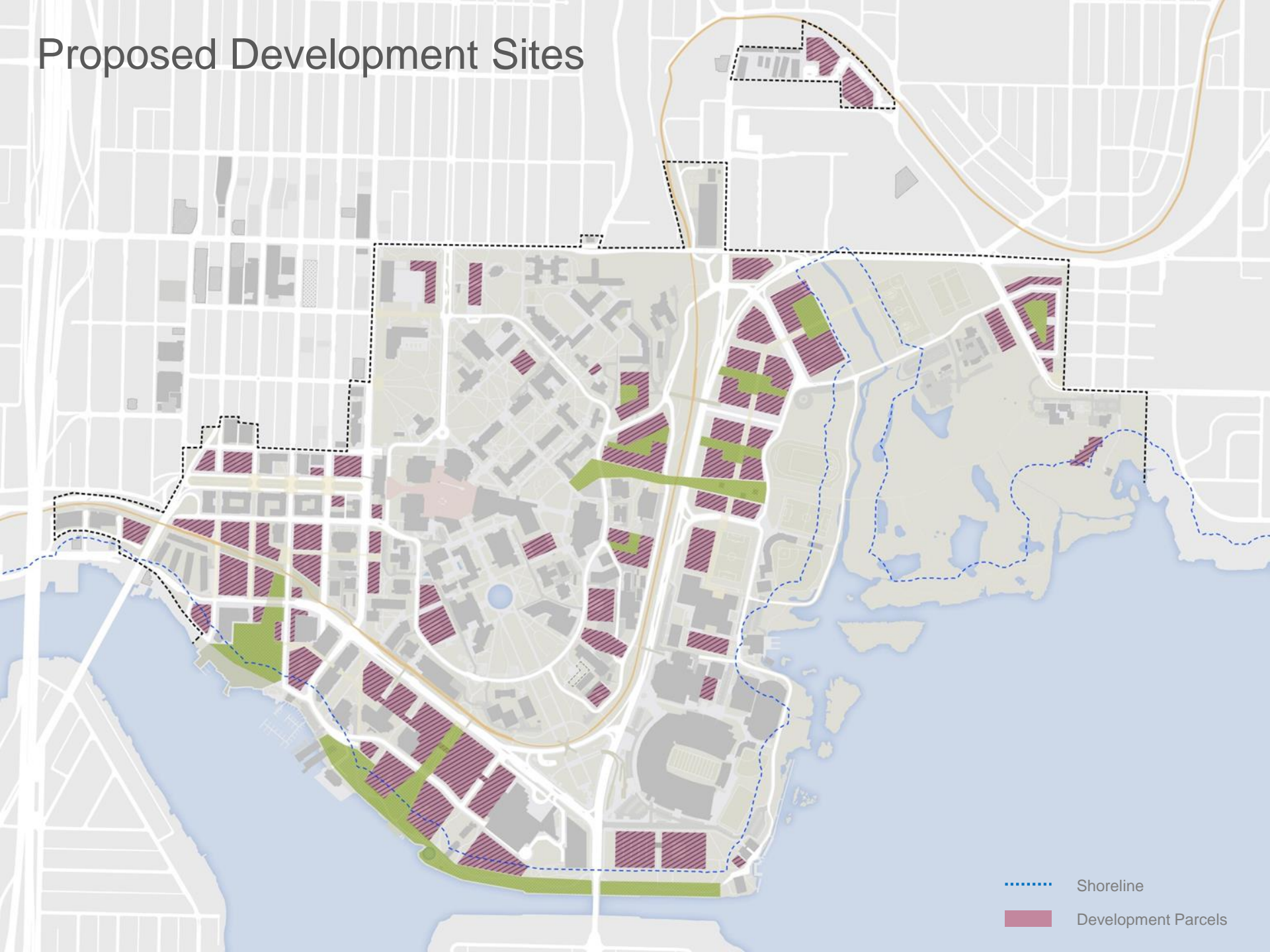
- Shoreline
- Development Sites

Proposed Development Parcels



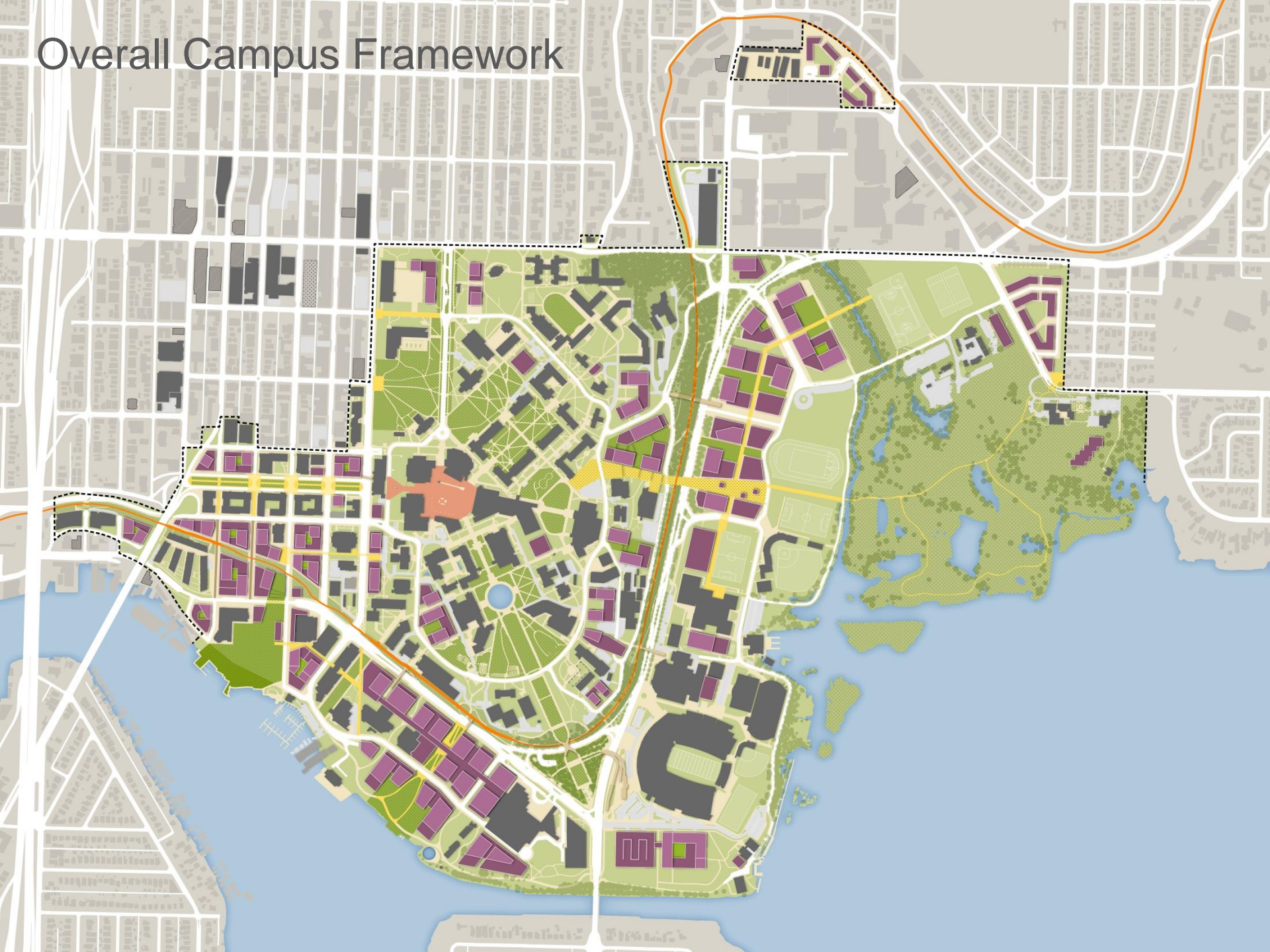
- Shoreline
- Development Parcels

Proposed Development Sites



- Shoreline
- Development Parcels

Overall Campus Framework





Existing Massing

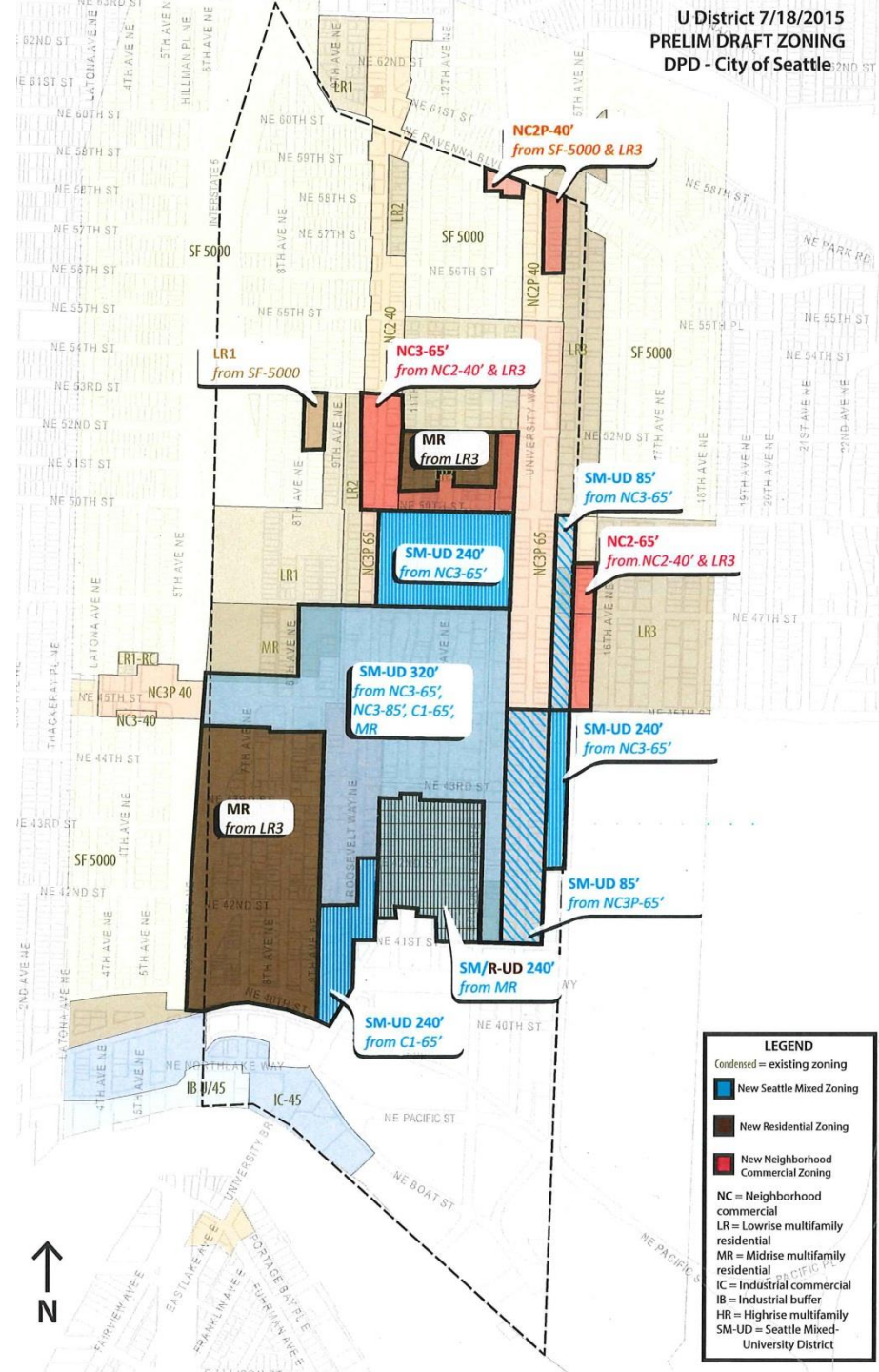
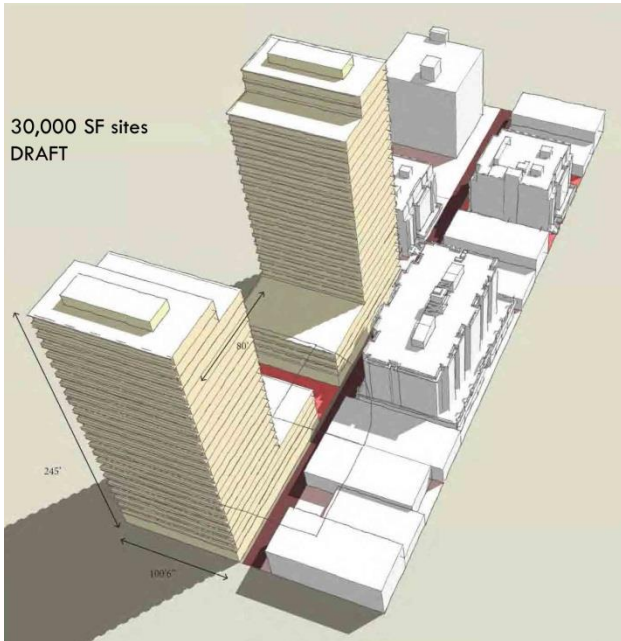
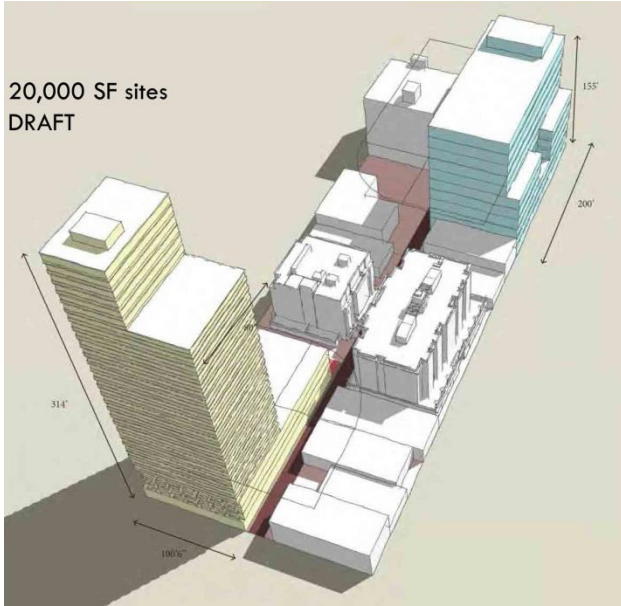


Proposed Massing

West Campus:	3,700,000 GSF
Central Campus:	2,200,000 GSF
South Campus:	7,100,000 GSF (including UWMC)
East Campus:	4,800,000 GSF
Total:	17,800,000 GSF



U District Proposed Zoning



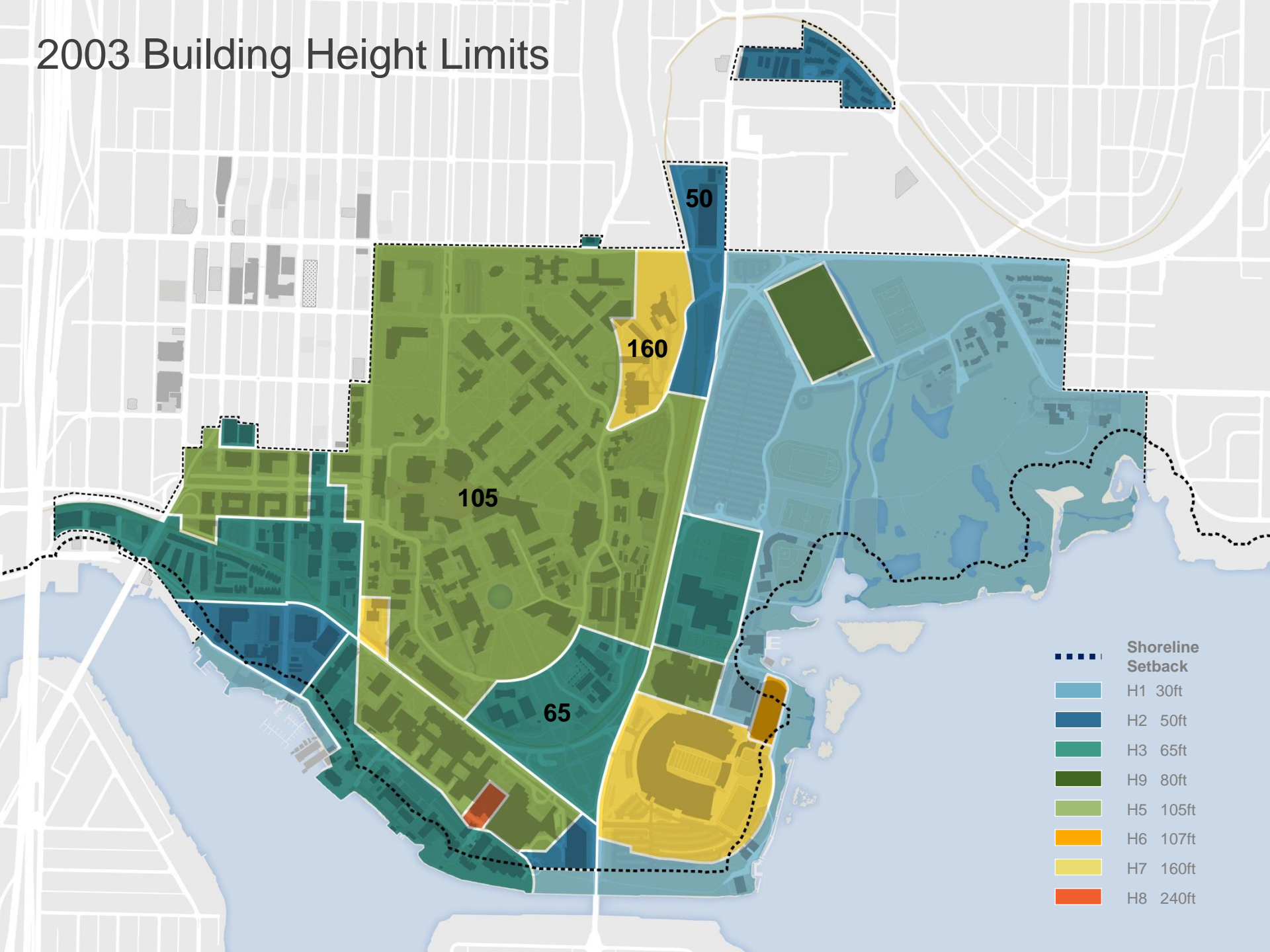
2003 Height Limits vs Proposed Height Limits

U-District zoning changes - for Illustrative Purposes Only

- Capacity within 2003 height limits
- Capacity within proposed height limits

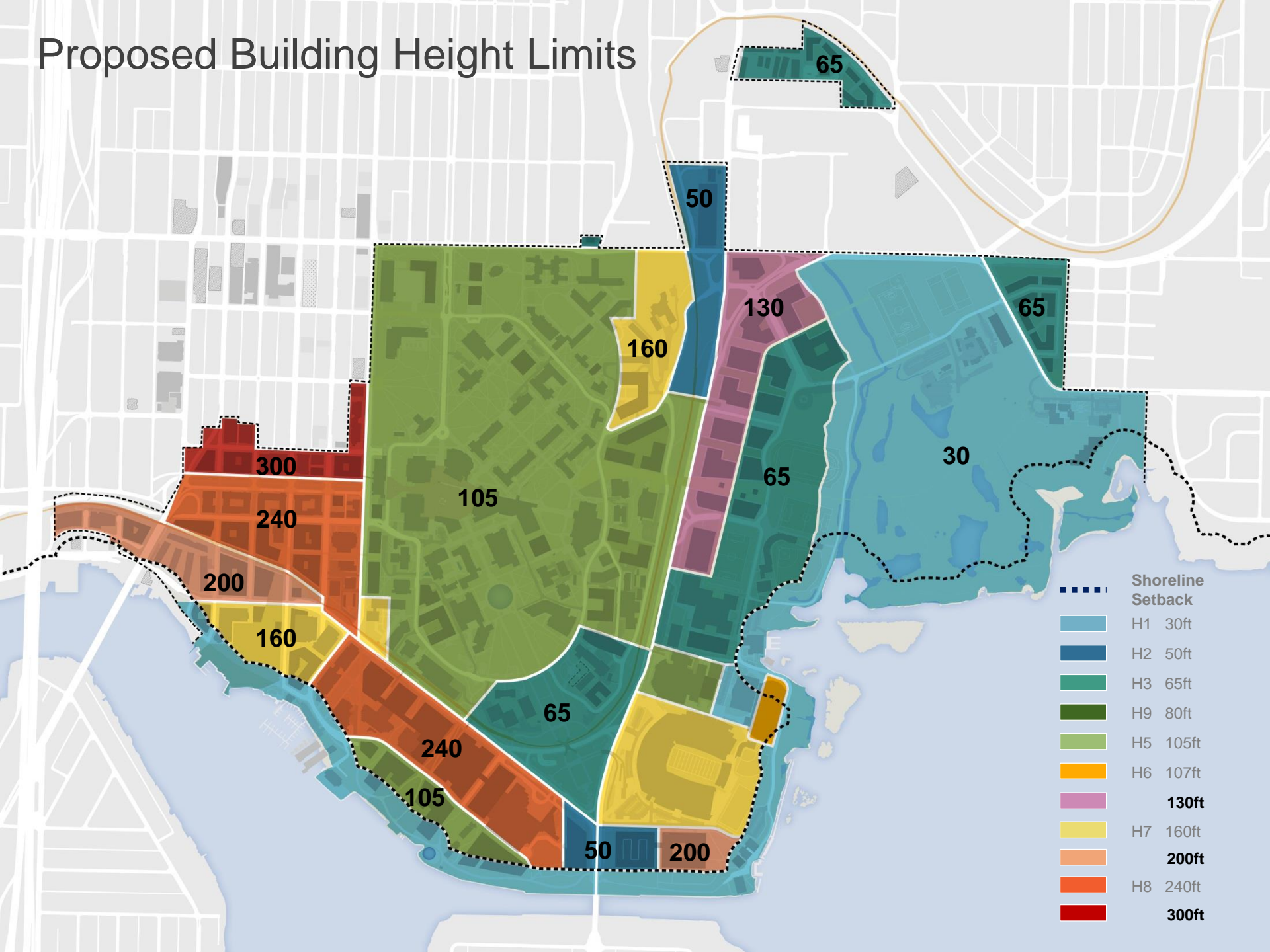


2003 Building Height Limits



- Shoreline Setback
- H1 30ft
- H2 50ft
- H3 65ft
- H9 80ft
- H5 105ft
- H6 107ft
- H7 160ft
- H8 240ft

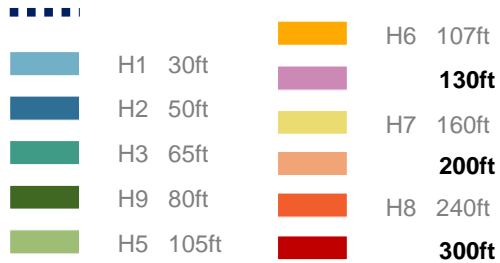
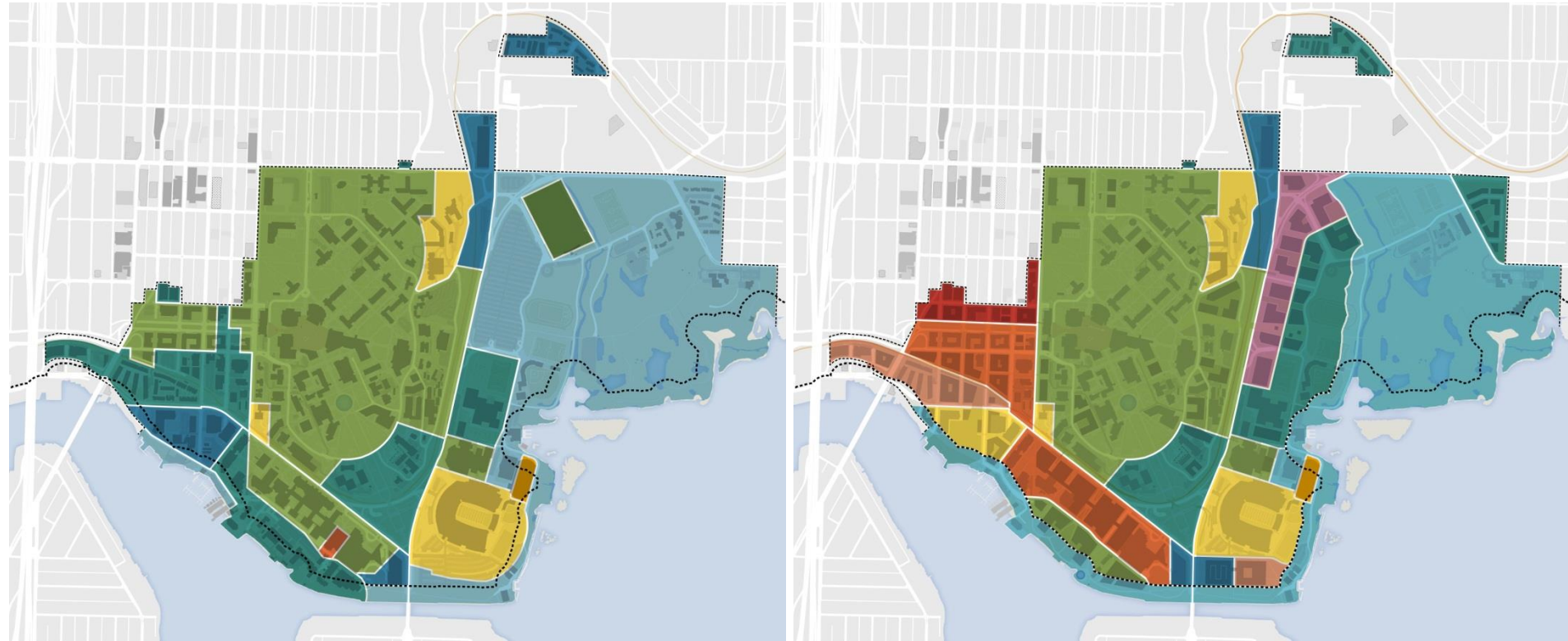
Proposed Building Height Limits



Building Height Limits

2003 Building Height Limits

Proposed Building Height Limits



3 CAMPUS PRECINCTS

west campus

south campus

east campus

central campus

Campus Precincts

**WEST
CAMPUS**

**CENTRAL
CAMPUS**

EAST-CAMPUS

**SOUTH
CAMPUS**



west campus



West Campus Concepts




West Campus Concepts



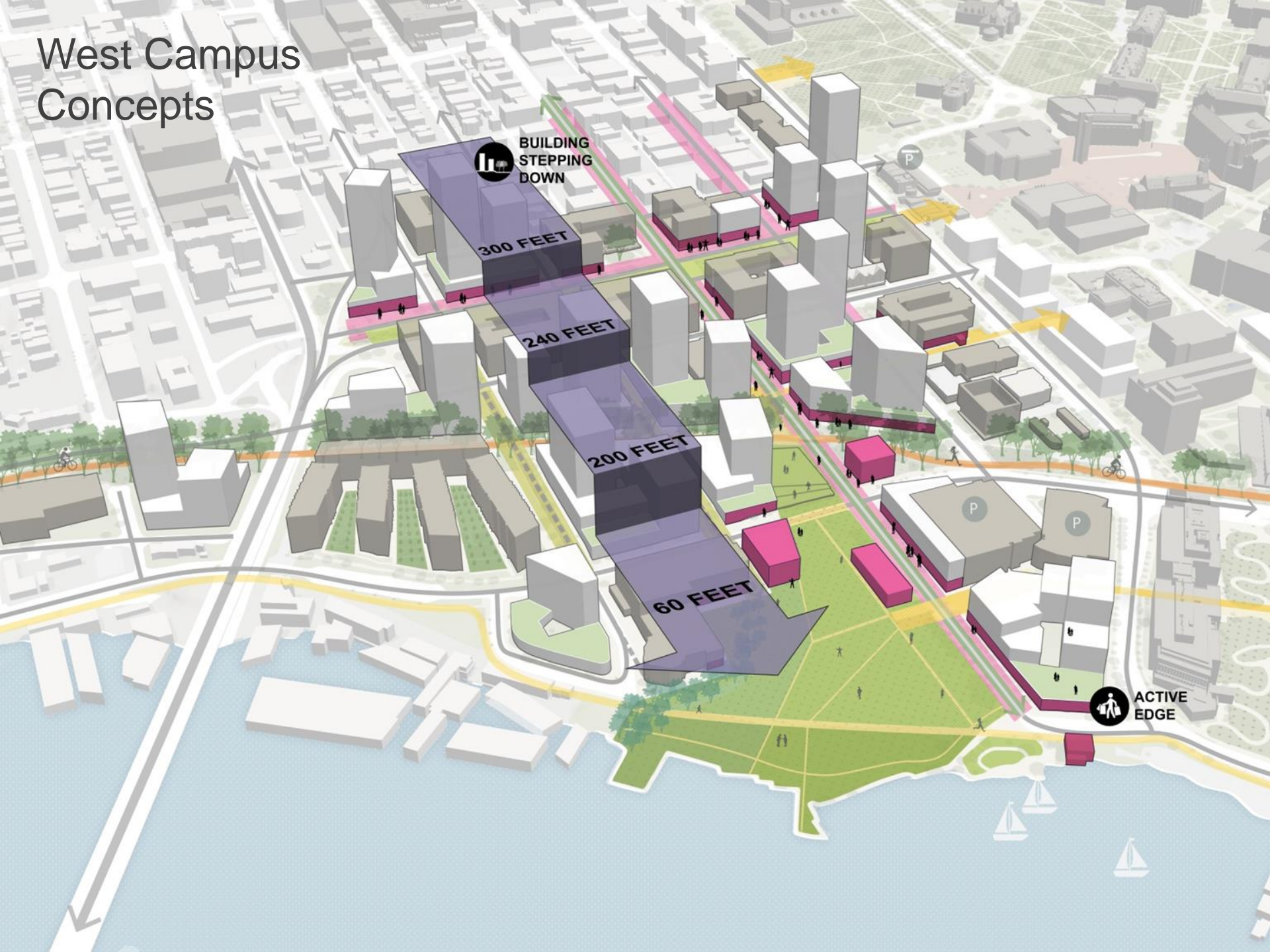
 URBAN FARMING

 STORM WATER RESEARCH

 CONNECT TO CENTRAL CAMPUS

 WATER ACTIVITIES

West Campus Concepts



BUILDING STEPPING DOWN

300 FEET

240 FEET

200 FEET

60 FEET



ACTIVE EDGE

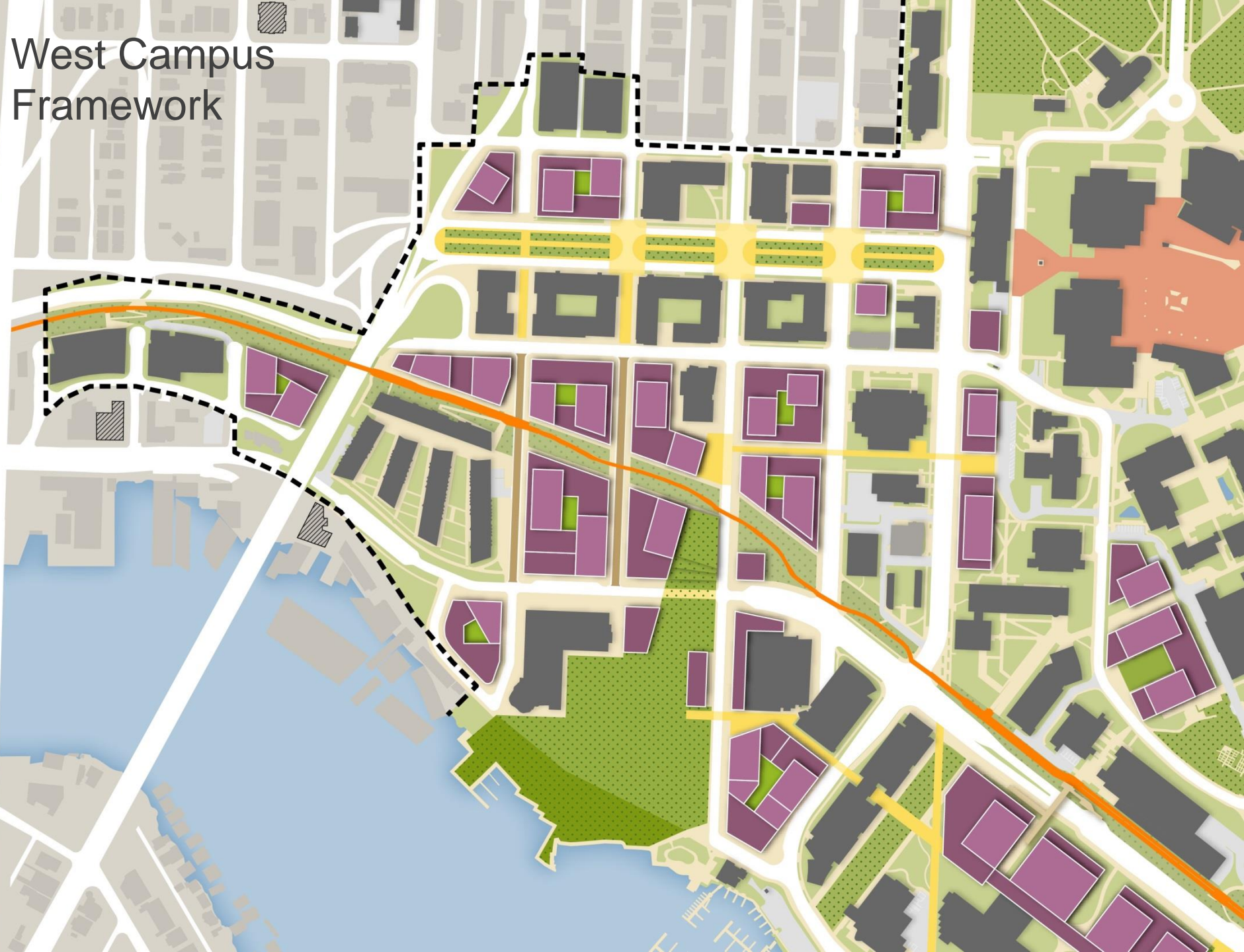
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Building Heights



West Campus Framework



south campus



South Campus Today



South Campus – Big Moves



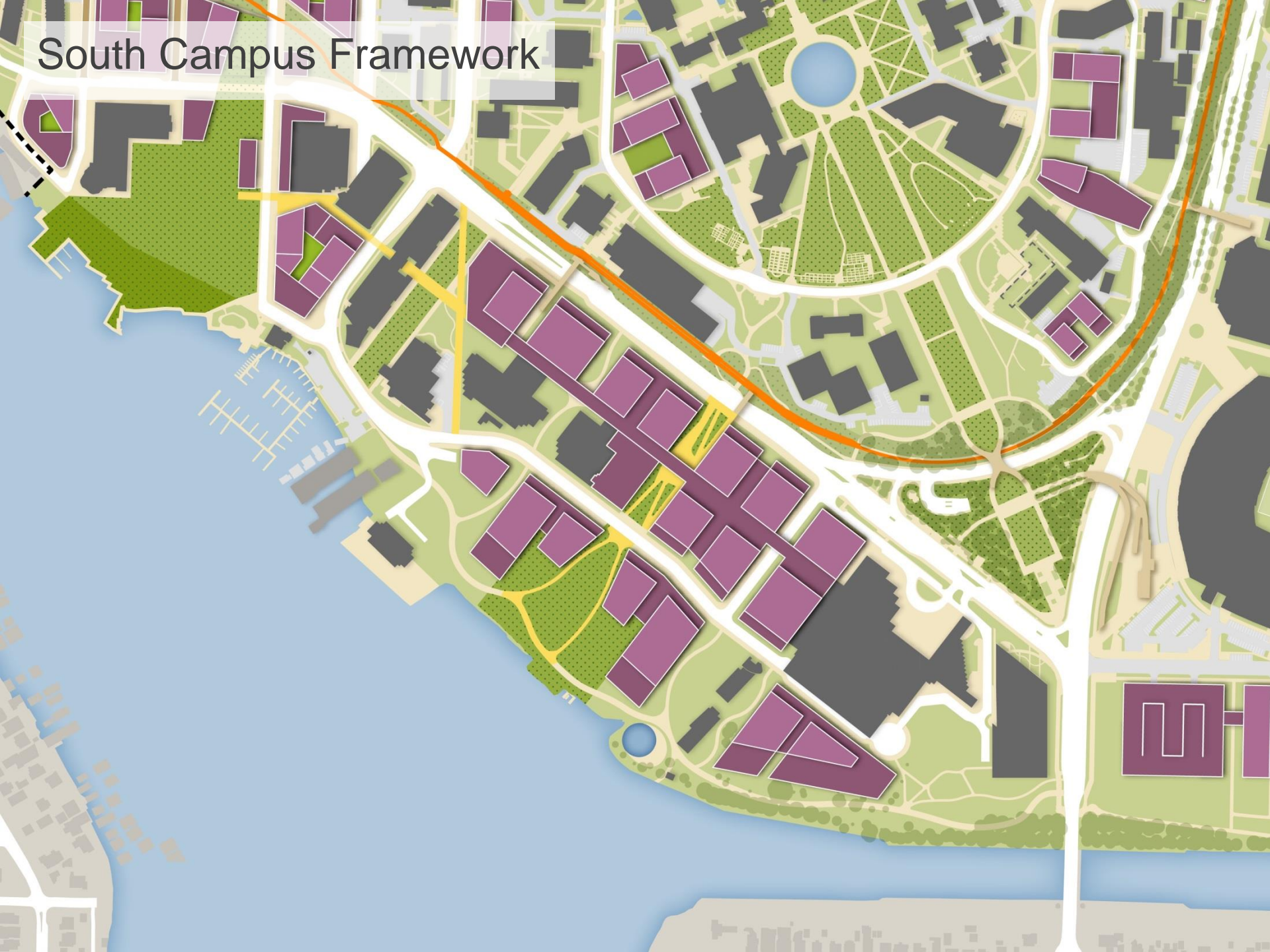
South Campus – Integrated Massing



South Campus – Building Heights



South Campus Framework



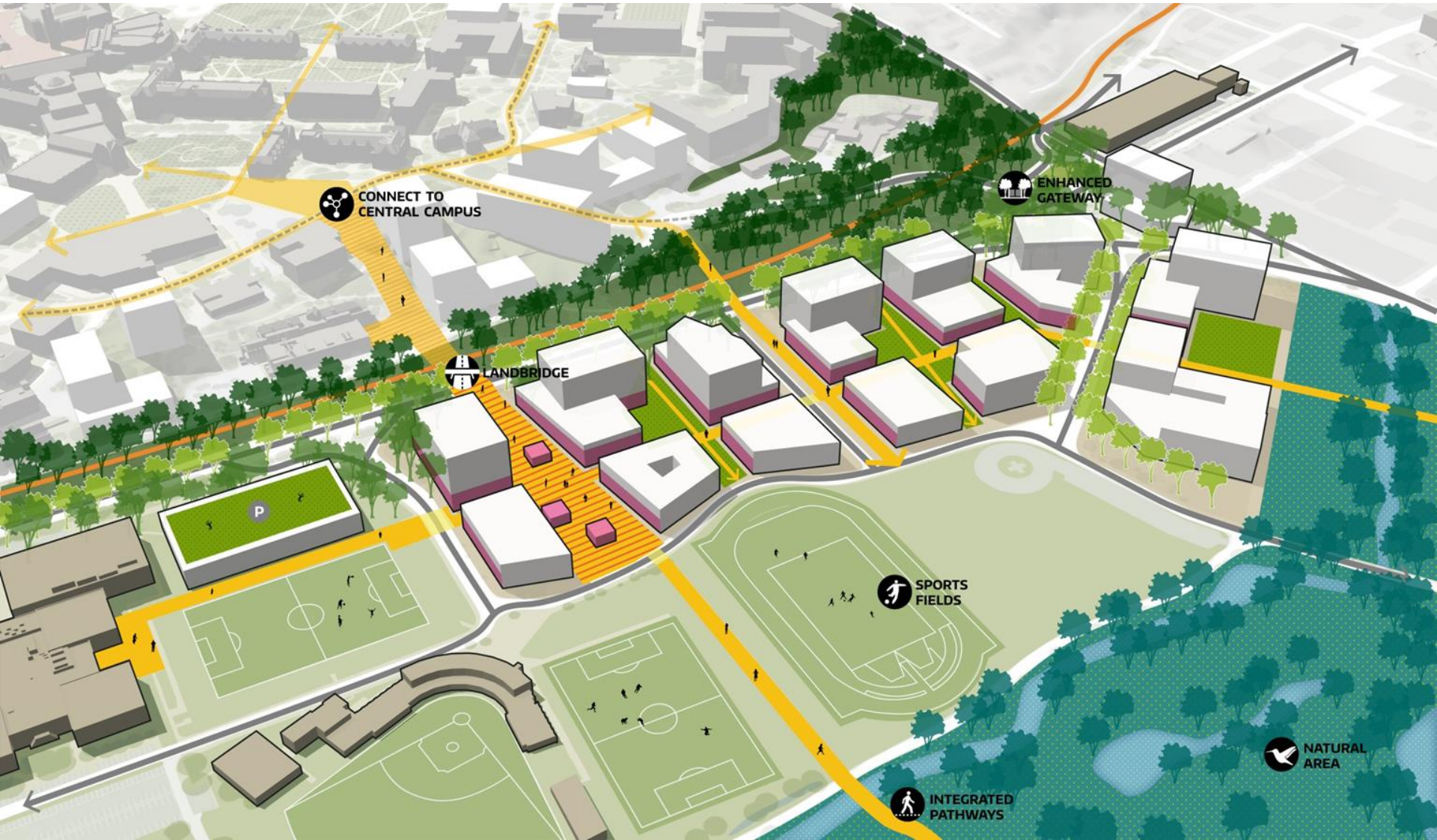
east campus



East Campus Today



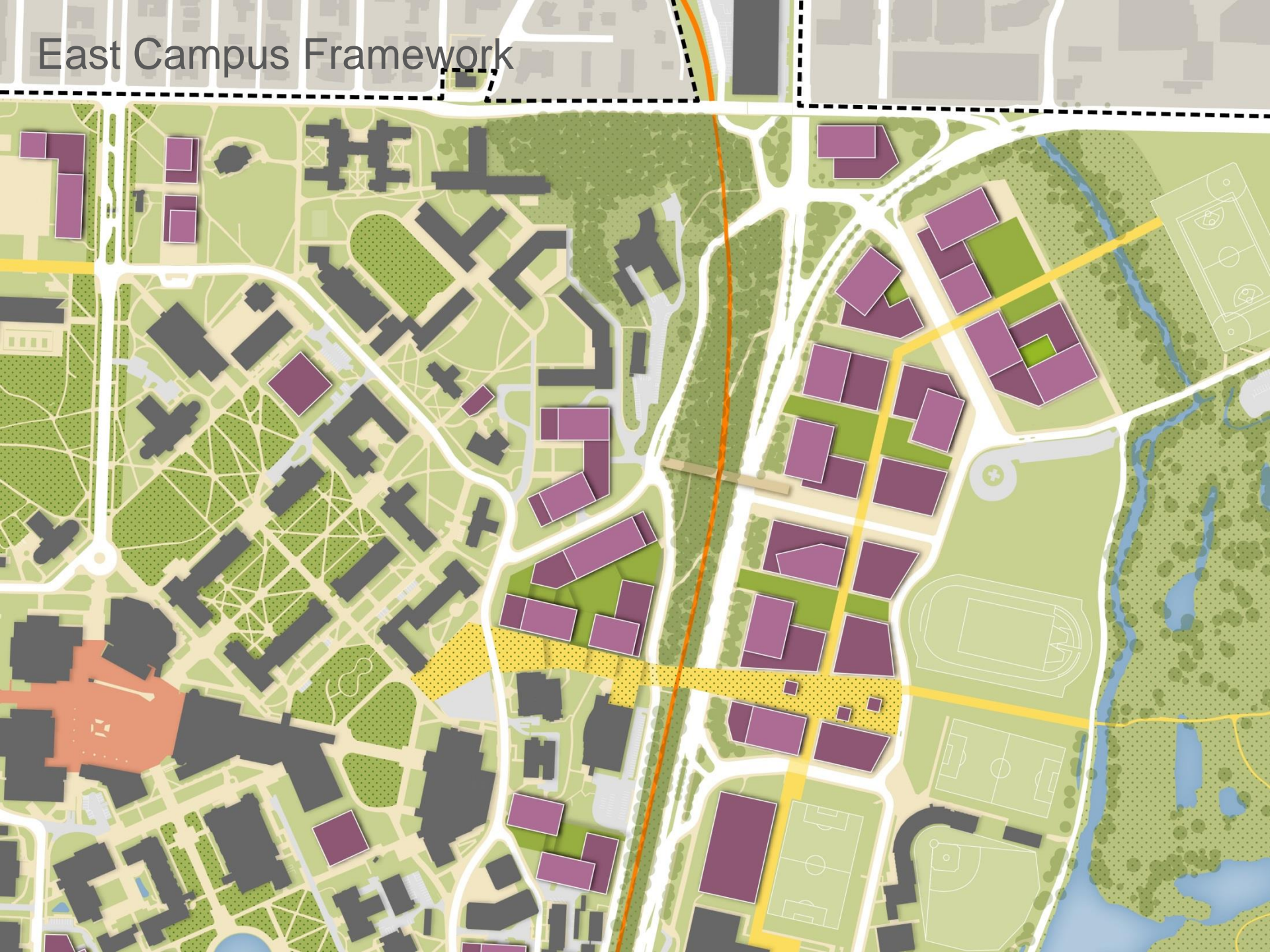
East Campus Concepts



Integrated Massing



East Campus Framework





East Campus Framework





central campus



Central Campus Today



Central Campus – Big Moves



Integrated Massing



Central Campus

