

West Campus Green, South Campus Green & Continuous Waterfront Trail

Attachment 1 – Summary Details

BACKGROUND

UW's 2019 Seattle Campus Master Plan (CMP) represents the City's acceptance of the UW's physical development vision, a vision based on providing appropriate public realm qualities and specific open space features in combination with increased development capacity and building height.

To ensure the campus' significant open space features are designed in a manner that reinforces physical relationships and are implemented as development occurs throughout the west and south campus, "Design & Implementation Plans" (DIPs) are required per the CMP to accompany City of Seattle permit submittals for development that occurs on specified parcels adjacent to significant open space features in the CMP. These significant open spaces include the West Campus Green (WCG) and South Campus Green (SCG). Similarly, a Concept Plan for the Continuous Waterfront Trail (CWT) is triggered by plans for developing certain parcels in West, South, and East Campus.

The CMP requires construction of the significant open space features and waterfront trail improvements simultaneously with the completion of specified net square footage quantities in the campus area (West, South, and East) or the campus as a whole. The DIPs are documents that describe the UW's intended path to realizing key open space commitments outlined in the CMP, in concert with the Vision, Project Review, Design Guidelines, and Development Standard also found in the CMP.

CMP OPEN SPACE COMMITMENT

Over the life of the CMP, the approximately 4-acre area designated as the West Campus Green shall be reserved for open space. Minor structures supporting the open space function and structures and improvements required for utility infrastructure are allowed. The trigger for developing the Design and Implementation Plan for the West Campus Green and the west section of the Continuous Waterfront Trail is the pending development of site W27. This also triggers the development of a concept plan for all sections of the Continuous Waterfront Trail.

The construction of the West Campus Green and west section of the Continuous Waterfront Trail shall occur at the latest, when 3/0 million square feet of net new development is completed in the West Campus sector. Annual updates on progress in the planning and completion of the WCG and CWT are required in the UW's annual report to the City.

WEST CAMPUS GREEN (CMP pg. 98-102, 240)

The West Campus Green strengthens connections to the waterfront, the surrounding University District, and adjacent campus sectors, and serves as the heart of West Campus. The WCG is envisioned to:

- Establish an urban and green public realm character in West Campus, currently missing.

- Tie into the City of Seattle's new Portage Bay Park.
- Provide needed outdoor relief from the added density throughout West Campus.
- Integrate with and improve outdoor space that provides a sense of place for Fishery Science.
- Activate the ground floor through two new pavilions to create a destination open space that is expressive of the University's activities and welcomes the larger community.
- Includes a stepped terrace to the north of Pacific Street that ties into both the Burke-Gilman Trail and the mid-block connector back to Central Campus, affording sweeping views of Portage Bay.
- Provide an origin for the continuous waterfront trail.
- Enhance access and features along the waterfront, including Aqua Verde and Sakuma viewpoint.

The Design and Implementation Plan (DIP) for the West Campus Green needs to take into consideration the potential for the open space to be implemented in phases as relocation of existing program on-site occurs. It should also consider the potential for the preservation of existing buildings to remain due to historic significance and the impact these may have on the design of the open space. In addition to the Green, the design of the Plaza to the north of Pacific Street is essential to include in the development of the DIP.

CONTINUOUS WATERFRONT TRAIL (CMP pg. 104-105, 108-111, 240)

A potential continuous waterfront trail proposed along the shoreline connects the West Campus Green, Portage Bay Vista, the South Campus Green, the Glade, and Union Bay Natural Area and the East Campus Connection, emphasizing the University's connection to the water. The trail facilitates unique and dynamic activities and features for community and University use.

The University has proposed a Shoreline Public Access Plan as part of the CMP that incorporates and supports the continuous waterfront trail. The trail's design will incorporate the Access Plan improvements that relate to the trail including: through walkways, programmed open space, unprogrammed open space, boat launch/marinas, convenient pickup and drop off facilities, signage that reflects local Native American history, public docks, view corridors, and natural habitat areas. These improvements differ based on the Shoreline Management Zone they are situated within; Urban Commercial, Conservancy Management, and Conservancy Preservation.

The concept plan for the continuous waterfront trail will also be reviewed by SDCI for compliance with the City's Shoreline Management Master Program and the University's Shoreline Public Access Plan.

The Design and Implementation Plan for the Continuous Waterfront Trail needs to take into consideration and leverage the potential for these connections to be implemented in phases as development opportunities occur within the West, South and East sectors of campus. It should also consider the potential for the preservation of existing buildings to remain due to historic significance and the impact these may have on the layout of the trail and access to the waterfront.

PROJECT GOALS

The West Campus Green (WCG), as part of the West Campus Core is intended to become the social and cultural hub of the Innovation District, providing a breadth of fresh air in what is anticipated to become a dense urban neighborhood. The public realm, in combination with a variety of open spaces (West Campus Green, Plaza, and Belvedere) will provide a memorable, urban landscape image and identity unique to the district, similar to other signature campus spaces of comparable size.

The West Campus Green anchors the southern end of the West Campus Core, serving as the primary open space and heart of West Campus. To reinforce the crucial role the WCG provides to the district's identity, the Design and Implementation Plan will support the following goals:

- Create a new significant open space that encourages exploration and social interaction for groups that range in size from a handful to 3,000, with a variety of flexible spaces and functional landscape typologies.
- Develop an open space that establishes an enduring image and identity of the UW's West Campus that will serve as the basis of design for, and is attuned to future adjacent conditions, campus circulation, and development opportunities that will be built incrementally.
- Emphasize the university and community's connection to the waterfront through an open and inclusive design that provides visual and physical connections from the Innovation District to the City of Seattle's new Portage Bay Park.
- Demonstrate a new approach to stewardship and sustainable place making by implementing best practices and innovative approaches to ecology, hydrology, planting, and maintenance of an urban open space in anticipation of a warming climate.

The Continuous Waterfront Trail weaves its way through the West, South, and East campus sectors, each providing unique experiences and opportunities to access to the water. The vision provided in the CMP leverages existing connections with new connections to provide a continuous, uninterrupted trail experience with multiple connections back to campus. The Design and Implementation Plan will support the following goals:

- Improve pedestrian connections and public access from campus to the waterfront that implements sustainable best management strategies and innovative approaches to paving, lighting and planting.
- Provide a variety of opportunities to "touch the water" throughout the length of the trail, in consideration to the natural habitat with minimum impact to native fauna and flora.
- Identify opportunities to communicate the historic significance of Native American History and use of the waterfront as a means to provide a sense of identity and connection to the University, City and Region.