**PROCESS**

<table>
<thead>
<tr>
<th>Start</th>
<th>Space Assessment</th>
<th>Existing Conditions</th>
<th>Scenario Development</th>
<th>Document</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall Quarter</td>
<td>Winter Quarter</td>
<td></td>
<td></td>
<td>Spring Quarter</td>
</tr>
<tr>
<td>Oct 2014</td>
<td></td>
<td></td>
<td></td>
<td>April 2015</td>
</tr>
</tbody>
</table>

- **Project Start-Up**
- **Analyze:** Site, Program
- **3 Scenarios**
- **Phasing**
- **Refined Plan**
- **Documentation**

**Participation**
- Core Group
- Advisory Group
- S Campus Community
- MyPlaces Survey
- Health Sciences Deans

[perkinswill.com](http://perkinswill.com)
<table>
<thead>
<tr>
<th>FICM Code</th>
<th>Space Type</th>
<th>Range</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>110</td>
<td>(GENERAL CLASSROOM)</td>
<td>21-60 seats</td>
<td>25 sf/person</td>
</tr>
<tr>
<td>110A</td>
<td>Auditorium</td>
<td>≤ 60 seats</td>
<td>14 sf/person</td>
</tr>
<tr>
<td>110B</td>
<td>Small Classroom</td>
<td>1-20 seats</td>
<td>30 sf/person</td>
</tr>
<tr>
<td>111</td>
<td>(ASSIGNED CLASSROOM)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>112</td>
<td>(COMPUTER CLASSROOM)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>210</td>
<td>(LAB CLASSROOM)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>230</td>
<td>(COMPUTER LABORATORY)</td>
<td>40 sf/person</td>
<td></td>
</tr>
<tr>
<td>250</td>
<td>(RESEARCH LAB)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>260</td>
<td>(BL2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>262</td>
<td>(BL2 WET LAB)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>311</td>
<td>FACULTY OFFICE/DESK</td>
<td>≤ 140 sf/person</td>
<td></td>
</tr>
<tr>
<td>311A</td>
<td>PART-TIME FACULTY</td>
<td>≤ 70 sf/person</td>
<td></td>
</tr>
<tr>
<td>311B</td>
<td>EMERITI (active)</td>
<td>≤ 120 sf/person</td>
<td></td>
</tr>
<tr>
<td>311C</td>
<td>Emeriti (Inactive)</td>
<td>≤ 48 sf/person</td>
<td></td>
</tr>
<tr>
<td>312</td>
<td>(DEAN/CHAIR/DIR/OFF)</td>
<td>≤ 240 sf/person</td>
<td></td>
</tr>
<tr>
<td>314</td>
<td>(CLERICAL OFFICE/DESK)</td>
<td>≤ 48 sf/person</td>
<td></td>
</tr>
<tr>
<td>316</td>
<td>(PROSTAFF OFFICE/DESK)</td>
<td>≤ 120 sf/person</td>
<td></td>
</tr>
<tr>
<td>317</td>
<td>(OTHER SPACE/DESK)</td>
<td>≤ 64 sf/person</td>
<td></td>
</tr>
<tr>
<td>317A</td>
<td>Post-Doc</td>
<td>≤ 64 sf/person</td>
<td></td>
</tr>
<tr>
<td>317B</td>
<td>Research Associate</td>
<td>≤ 48 sf/person</td>
<td></td>
</tr>
<tr>
<td>317C</td>
<td>PhD Candidate</td>
<td>≤ 64 sf/person</td>
<td></td>
</tr>
<tr>
<td>317D</td>
<td>Visitor/Hotel</td>
<td>≤ 64 sf/person</td>
<td></td>
</tr>
<tr>
<td>313</td>
<td>(TA/RA OFFICE/DESK)</td>
<td>≤ 48 sf/person</td>
<td></td>
</tr>
<tr>
<td>313A</td>
<td>Master's Candidate</td>
<td>≤ 48 sf/person</td>
<td></td>
</tr>
<tr>
<td>315</td>
<td>(CONFERENCE ROOM)</td>
<td>20 sf/person</td>
<td></td>
</tr>
<tr>
<td>410</td>
<td>(LIBRARY STUDY ROOM)</td>
<td>8 seats</td>
<td>30 sf/person</td>
</tr>
<tr>
<td>412</td>
<td>(NON-LIBRARY STUDY RM)</td>
<td>≤ 8 seats</td>
<td>30 sf/person</td>
</tr>
<tr>
<td>540</td>
<td>(CLINIC)</td>
<td>100 sf each</td>
<td></td>
</tr>
<tr>
<td>680</td>
<td>(MEETING ROOM)</td>
<td>20 sf/person</td>
<td></td>
</tr>
<tr>
<td>880</td>
<td>(PUBLIC WAITING)</td>
<td>≤ 15 sf each</td>
<td></td>
</tr>
<tr>
<td>850</td>
<td>(TREATMENT/EXAM)</td>
<td>100 sf each</td>
<td></td>
</tr>
<tr>
<td>315</td>
<td>Copy Machine</td>
<td>28 sf each</td>
<td></td>
</tr>
<tr>
<td>315</td>
<td>Kitchenette</td>
<td>40 sf each</td>
<td></td>
</tr>
<tr>
<td>315</td>
<td>Break area</td>
<td>40 sf each</td>
<td></td>
</tr>
<tr>
<td>275</td>
<td>Freezer</td>
<td>30 sf each</td>
<td></td>
</tr>
<tr>
<td>885</td>
<td>Reception w/ seats</td>
<td>80 sf each</td>
<td></td>
</tr>
<tr>
<td>885</td>
<td>Reception w/o seats</td>
<td>60 sf each</td>
<td></td>
</tr>
<tr>
<td>455</td>
<td>Locker</td>
<td>1.5 sf each</td>
<td></td>
</tr>
<tr>
<td>410</td>
<td>Student Carrels</td>
<td>≤ 48 sf/person</td>
<td></td>
</tr>
</tbody>
</table>
PROGRAM METRICS

- **Existing** 4,349,000 gsf
- **Future Need** 6,453,000 gsf
- **Delta** 2,104,000 gsf

UWMC Future Need 1,200,000 qsf
**SURVEY**

**OPPORTUNITY AREAS**

Feels dungeon-like.

**MEMORABLE / ICONIC**

Waterfront.

**COLLABORATION**

Crow's nest - Space is great but too small.

**HEART OF SOUTH CAMPUS**

Health Sciences Building - Dark Heart.
PARKING / Existing and Future Need

SOUTH CAMPUS
- Existing: 956 stalls
- Current Need: 1,060 stalls
- Future Need: 1,700-2,800 stalls

ADJACENT
- Existing: 3,123 stalls
LONG TERM ASSUMPTIONS

- Buildings to Remain
- 200' Shoreline Setback
Buildings in gray are above current zoning limits.
PLANNING CONTEXT

Goal: Maximize Connections
<table>
<thead>
<tr>
<th>FRAMEWORK</th>
<th>EXISTING</th>
<th>ADDITIONAL FUTURE NEED</th>
<th>TOTAL*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4,349,000 gsf</td>
<td>2,104,000 gsf</td>
<td>6,453,000 gsf</td>
</tr>
</tbody>
</table>

*Does not include UWMC future program need.
GUIDING PRINCIPLES

The future development of South Campus will:

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**
GIVENS

GOALS
Improve functionality to allow for collaboration:

- **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 Montlake Bridge
    - Waterfront
    - Pacific Street

- **Waterfront**
- **Open Space** framework/public realm
- **Edges** improve pedestrian experience (Pacific St)
- **Pedestrian Experience**
- **Minimize vehicular/parking/service** presence
- **Accommodate Health Sciences program** (6.5M)
- **Parking** needs accommodated in full
- **Feasibility / Implementation**
GIVENS

CONSTRAINTS

• Phased development over time
• Program to be accommodated w/o interruption
• Vehicular access + Parking
  • New Pacific St access required to accommodate growth
• Daylight access to greenhouses at LSB
• Upzoning to be explored, current zoning will not accommodate projected growth
• Shoreline Regulations
• Montlake corridor requires increased capacity
• Available funding
• Existing Infrastructure
• Expansion of utilities required
• No obvious surge strategy

CONSTANTS / ASSUMPTIONS

• UWMC expansion not included
• Buildings to remain long term
  • Foege/Genome Science Bldg., Ocean Sciences, K-Wing, H-Wing, Ocean Tech Bldg., Marine Sciences, Chiller Plant, ARCF
  • Marine Sciences dock
• Protected Landscapes
  Portage Bay Vista, “The Glade” sculpture
• Parking underground integrated w/ each bldg.
• Phasing
  • First moves will balance reasonable decanting of existing occupied space
  • Resource and operational issues will require phased implementation
• Program to be accommodated w/o interruption
DEVELOPMENT STRATEGIES

GRID

CENTRAL GREEN

OPEN SHORELINE
<table>
<thead>
<tr>
<th>ASSESSMENT CRITERIA</th>
<th>GRID</th>
<th>CENTRAL GREEN</th>
<th>OPEN SHORELINE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Character</strong></td>
<td>maximize connections</td>
<td>centralized focus</td>
<td>waterfront focus</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>evenly distributed</td>
<td>emphasis on N-S axis</td>
<td>emphasis on Pacific St. and E-W axis</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>decentralized</td>
<td>centralized</td>
<td>corridors</td>
</tr>
<tr>
<td><strong>Edges and Entries</strong></td>
<td>porous edges and multiple entries</td>
<td>less porous and centralized entries</td>
<td>less porous and centralized entries</td>
</tr>
<tr>
<td><strong>Up-Zoning Benefits</strong></td>
<td>reduced bulk</td>
<td>central space</td>
<td>widened waterfront</td>
</tr>
<tr>
<td><strong>Waterfront Character</strong></td>
<td>urban, constructed edge</td>
<td>park/constructed edge, passive recreation</td>
<td>major park, informal recreation</td>
</tr>
<tr>
<td><strong>Block Typology</strong></td>
<td>city block towers</td>
<td>north/south orientation</td>
<td>east/west orientation</td>
</tr>
<tr>
<td><strong>Columbia Street</strong></td>
<td>at grade</td>
<td>at grade service, parking below below elevated</td>
<td></td>
</tr>
<tr>
<td><strong>Pacific Street</strong></td>
<td>upper setback, no lid</td>
<td>at grade setback, no lid</td>
<td>upper setback, lid</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>decentralized, underground &amp; at grade</td>
<td>centralized, underground</td>
<td>centralized, underground</td>
</tr>
<tr>
<td><strong>Service/loading</strong></td>
<td>decentralized, at grade</td>
<td>clustered above grade access on Columbia</td>
<td>clustered underground</td>
</tr>
</tbody>
</table>
Maximize connections.
A central place to bring everyone together.
Create major connection from campus to waterfront.
DENSITY

GRID
- evenly distributed

CENTRAL GREEN
- emphasis on N-S axis

OPEN SHORELINE
- emphasis on Pacific St. and E-W axis
BLOCK TYPOLOGY

GRID
- city block towers

CENTRAL GREEN
- North/South orientation

OPEN SHORELINE
- East/West orientation

varies
OPEN SPACE

GRID: decentralized

CENTRAL GREEN: centralized

OPEN SHORELINE: corridors
EDGES + ENTRIES

**GRID**
- porous edges and multiple entries

**CENTRAL GREEN**
- less porous and centralized entries

**OPEN SHORELINE**
- less porous and centralized entries
WATERFRONT CHARACTER

GRID

urban, constructed edge

CENTRAL GREEN

park/constructed edge, passive

OPEN SHORELINE

major park, informal recreation
PACIFIC STREET

GRID

CENTRAL GREEN

OPEN SHORELINE

upper setback, no lid

at grade setback, no lid

upper setback, lid

Vehicular access
Service access
Pedestrian access
Open Space

perkinswill.com
PARKING

Vehicular routes
Underground parking

decentralized, underground & at grade
centralized, underground
centralized, underground

GRID
CENTRAL GREEN
OPEN SHORELINE
SERVICE / LOADING

GRID
- decentralized

CENTRAL GREEN
- clustered above grade
- access on Columbia

OPEN SHORELINE
- clustered underground
LANDSCAPE

GRID

CENTRAL GREEN

OPEN SHORELINE
PEDESTRIAN CONNECTIONS

TEARDROP PARK, NEW YORK, NY

PRINCETON UNIVERSITY,
PRINCETON, NJ

STREICKER BRIDGE, PRINCETON UNIVERSITY,
PRINCETON, NJ
PLAZA / TERRACE

SCIENCE CENTER, HARVARD UNIVERSITY, CAMBRIDGE, MA

BAILEY PLAZA, CORNELL UNIVERSITY, ITHACA, NY

BAILEY PLAZA, CORNELL UNIVERSITY, ITHACA, NY
DEVELOPMENT STRATEGIES

GRID

CENTRAL GREEN

OPEN SHORELINE