

# UW Campus Master Plans Overview

March 24, 2025  
UW Architectural Commission





A black and white photograph of a two-story house with a gabled roof and a front porch. The house is surrounded by trees, including some bare deciduous trees in the foreground and tall evergreens in the background. A white fence runs across the middle ground. The overall scene is quiet and somewhat somber due to the monochrome palette.

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# UW Bothell Campus

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# UW Bothell - Campus Site History

- Near the Sammamish River, home to Duwamish Tribe
- 1909 – Bothell incorporated
- 1990 – UW Bothell founded
- 1995 – First Campus Plan co-locating UW Bothell and Cascadia Community College on the Boone-Truly site
- 1998 – Planned Unit Development (PUD) with City of Bothell for development. Amended 6 times.
- 1998-2002 – 400,000 gsf academic buildings and 2 parking garages
- 2011 – Purchase of garden-style apartment complex and converted to student housing 'Husky Village'
- 2017 – Adoption of third Campus Master Plan and Development Agreement eliminating PUD process





# UW Bothell - Campus Character

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South entrance of the Promenade (Founders Hall)



UW1 – Campus Way - Founders Hall (left) and library (right)



# UW Bothell - Campus Character

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UW 2 – Commons Hall



UW3 – Discovery Hall (right) and Commons Hall (left)



# UW Bothell - Campus Character

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North Creek Wetlands



Food Forest – Campus Gardens



# UW Bothell - Campus Character

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Library Reading Room



Innovation Hall - 2024



# UW Bothell - Campus Character

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Husky Village – the original (demolished)



Husky Village 2024 – Summit Hall (left) and Dining Hall (right)



# UW Bothell - Campus Character

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Landscape – West Campus



Well-studied Crows



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### Site History and Planning Context

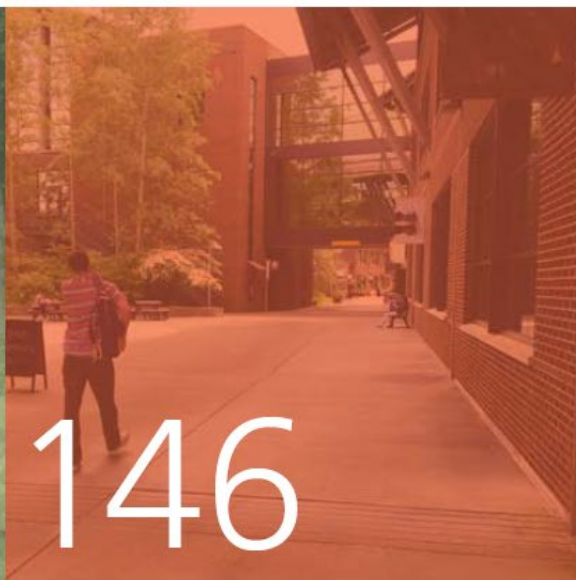
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Existing Campus Development in 2017



Campus Plan Vision

## Campus Plan Vision:

- Grey - existing buildings in 2017
- Orange – conceptual buildings within Development Areas





Campus 2017



Campus Vision (yellow circles = planned)



Campus Today (2025)



# UW Bothell – Design Principles

- Topography
- Open Space and View Corridors
- Campus Vegetation and Character
- Wetlands (seen here)
- Tree Canopy
- Hydrology
- Geotechnical Considerations
- Snugness
- Building Modulation and Scale
- Roof Design and Mechanical Screening
- Complementary Materials
- Enhanced Public Realm
- Active Facades
- Sustainability, durability, conservation



## DESIGN PRINCIPLES: WETLANDS

- :: Demonstrate the interconnectedness of campus wetland ecosystems, including preservation of upland pocket wetlands and visible/functional linkage to the North Creek floodplain wetland.
- :: Enhance opportunities for educational engagement and research of campus wetlands.
- :: Preserve and enhance existing wetlands with new development.





# UW Bothell Design Principle – Open Space & View Corridors

1. Cascadia College 'quad'
2. UW Bothell 'quad'
3. Athletic Fields
4. Library and Crescent Path (photo below)
5. Campus Crossing (naturalized)
6. Student housing 'quad'
7. Entry plaza at Beardslee Blvd.





# UW Bothell Design Principles – Topography & Building Orientation



## DESIGN PRINCIPLES: TOPOGRAPHY

- :: Orient buildings either parallel or perpendicular to the topography (Figure 4-15).
- :: Consider sloped shed roof forms complementing existing building massing for buildings oriented parallel to topography.
- :: Consider flat roof forms with parapets complementing existing building massing for buildings oriented perpendicular to campus topography.
- :: Locate elevators in buildings perpendicular to topography to enhance Universal Access.

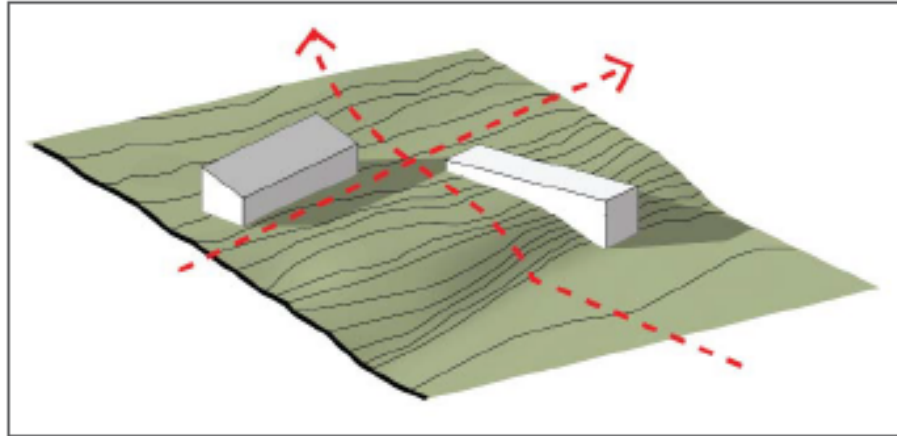
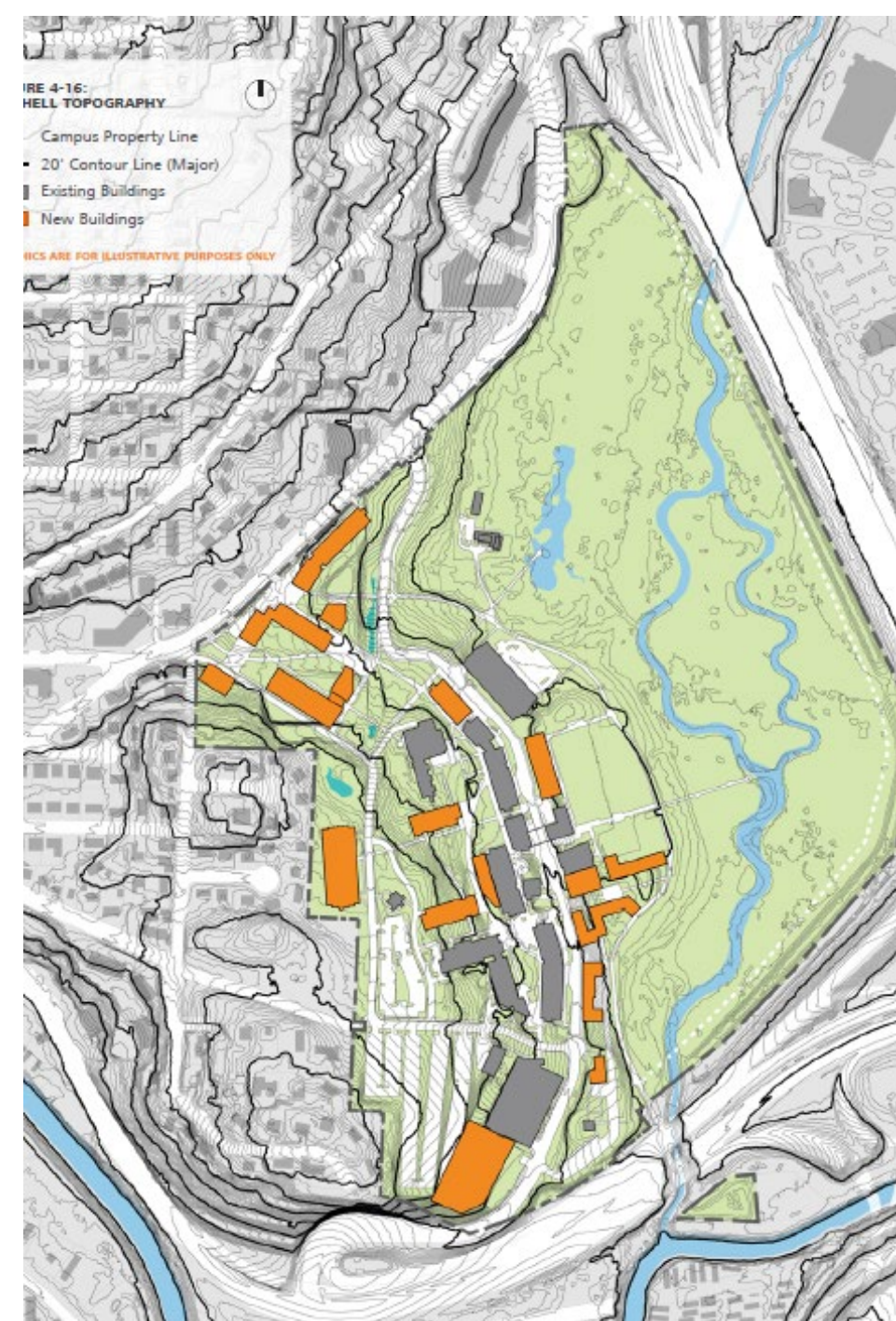


FIGURE 4-15: RELATIONSHIP TO TOPOGRAPHY: BUILDING ORIENTATION PARALLEL AND PERPENDICULAR TO TOPOGRAPHY





# City of Bothell Development Area Regulations

## = UW Bothell Development Standards

CMP FIGURE 6-3:  
TABLE 12.64.108, CAMPUS DISTRICT DEVELOPMENT REGULATIONS MATRIX (BY DEVELOPMENT AREA)

	DEVELOPMENT AREA					
	A	B	C	D	E	F
ALLOWED USES						
Academic	Permitted	Permitted	Permitted (Except as provided in BMC 12.64.108.C.4)	Permitted	Permitted	Permitted
DEVELOPMENT REGULATIONS						
Maximum Height	65'	65'	65'	65'	100'	65'
30' Landscaped Buffer at Campus Boundary Adjacent to Single-Family Zoning	Required	N/A	Required	N/A	N/A	N/A
Minimum Building Setback at Campus Boundary	25' unless adjacent to single-family. If building height adjacent to single-family exceeds 35' a setback increase of 3' for each 1' of height.	25'	25' unless adjacent to single-family. If building height adjacent to single-family exceeds 35' a setback increase of 3' for each 1' of height.	0'	N/A	N/A
Maximum Net New Gross Square Footage Allowed	293,100	407,200	144,800	295,900	425,800	10,000

NOTES: N/A = NOT APPLICABLE AND NOT REQUIRED





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# Campus Growth & Capacity

	Acres	Existing Development GSF	Total Development Allowance GSF	Existing Student FTE	Student Vision FTE	Existing Housing GSF	Housing Vision GSF
UW Bothell	135	825,800 (2016)	1,800,000	7,850 105 gsf/FTE (2016)	10,000 150 gsf/FTE	74,100	300,000
UW Seattle	639	17,000,000	+6,000,000 more	47,219 (2018)	52,399 (2028)	3,738,000	4,040,000
UW Tacoma	46	1,101,600 (2024)	3,900,000 Zoning 2,400,000 Need	4,980 159 gsf/FTE (2024)	10,000 159 gsf/FTE	118,000	363,900

