

UW Campus Master Plans Overview

March 24, 2025
UW Architectural Commission



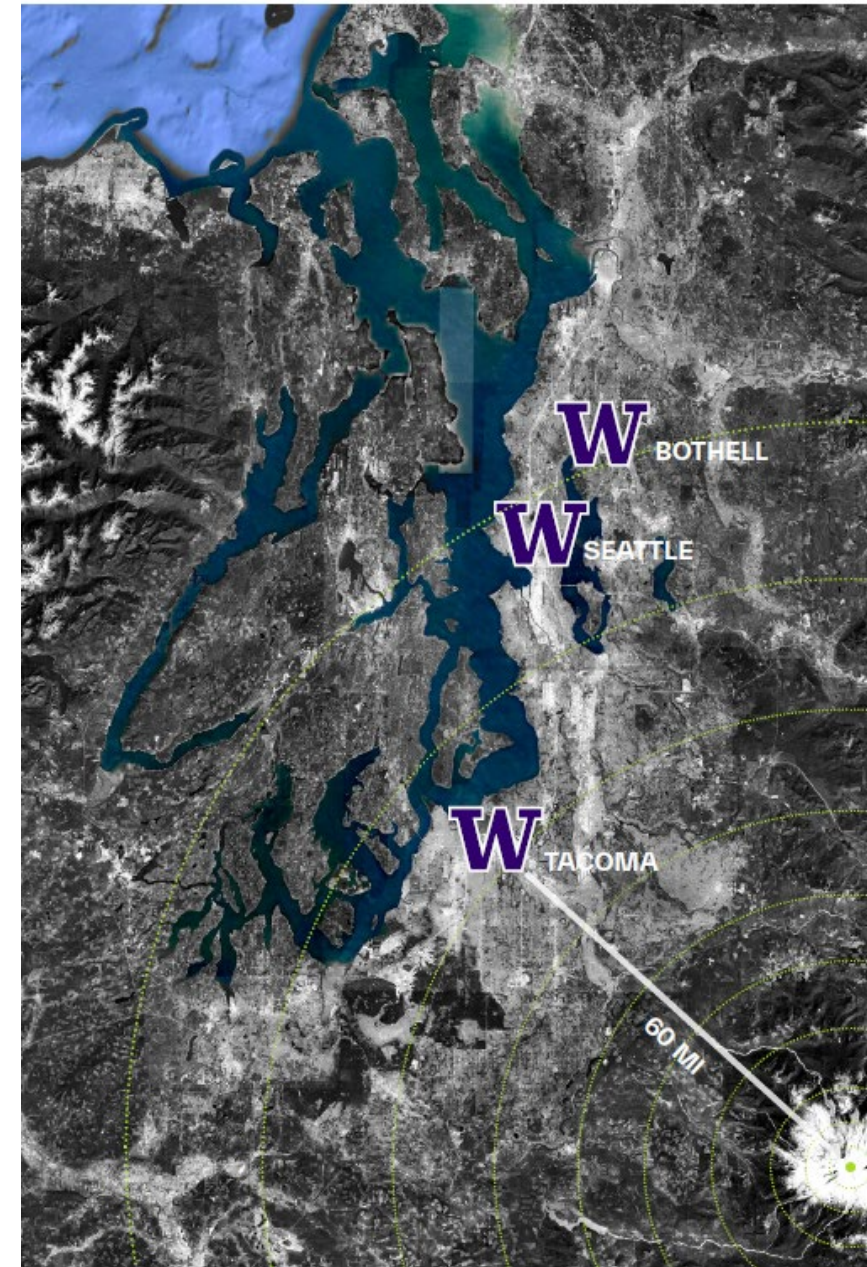
Presentation Objectives

1. Brief overview of each UW campus – size, growth allowance, and capacity
2. Understanding the development regulation relationship with each corresponding jurisdiction
3. Campus site history and character
 1. Campus Design Guidance and/or Development Standards



Campus Master Plans

- UW Bothell, 2017
 - Approved by Bothell City Council with a development agreement; adopted into code
- UW Seattle, 2019
 - Approved by Board of Regents and Seattle City Council per code; plan overrides underlying zoning
- UW Tacoma, 2008 (*2025)
 - Embedded in City Downtown Plan + 2008 UWT Planning Vision; update to planning vision underway
- UWMC-Northwest, 1991 (*2025)
 - Update currently under Seattle City Council review; plan overrides underlying zoning



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



Campus Plan Common Elements

Each campus is unique but common elements to each campus plan include:

- Development allowance
- Design principles & guidance
- Development standards
- View corridors
- Open Space framework
- Hydrology
- Pedestrian & bicycle amenities
- Accessibility
- Transit, auto & parking access
- Utilities



UW Seattle Campus

UW Seattle - Campus History





Figure 13. Central Campus looking south



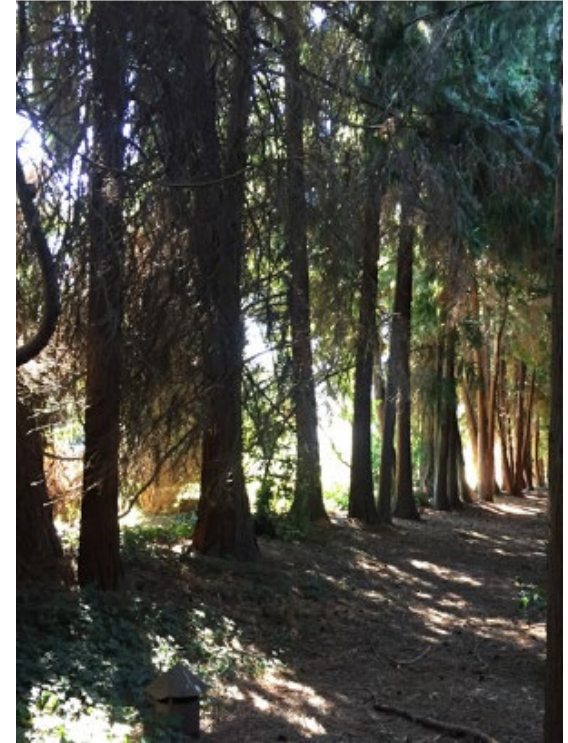
Figure 14. West Campus looking north



Figure 15. South Campus looking west



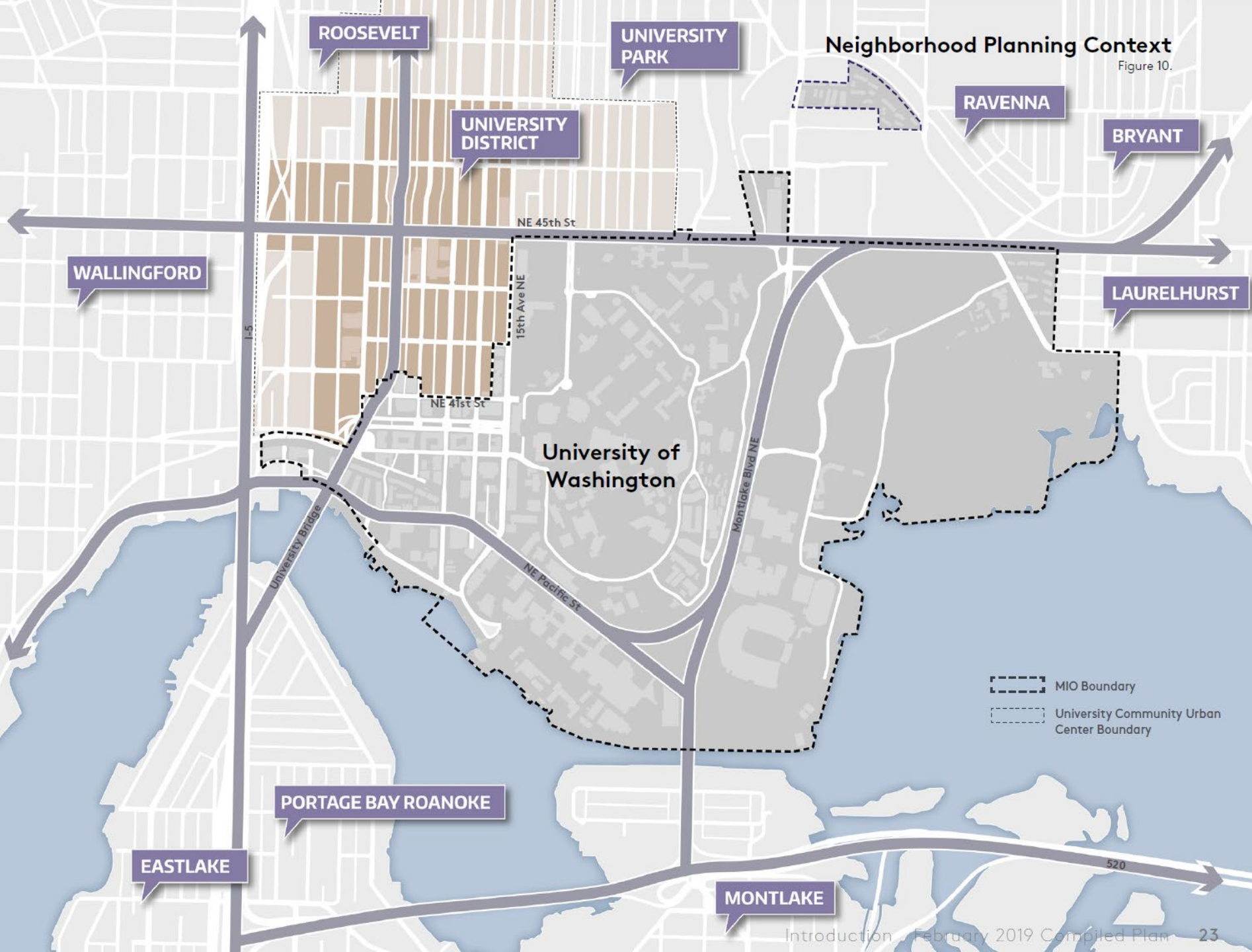
Figure 16. East Campus looking southwest



UW Seattle – City-University Agreement

All 13 Seattle Major Institutions under the Seattle Municipal Code must have a master plan. UW also has an agreement. Elements that must be addressed:

- Establish Major Institution boundary
- Height and location of facilities, open space, and general use
- An institutional zone in which Development Standards apply
- Description of parking, bicycle, pedestrian, and traffic circulation systems
- A Transportation Management Plan to minimize traffic impacts
- Utility needs
- Any street/alley vacations
- Land acquisition and leasing policies



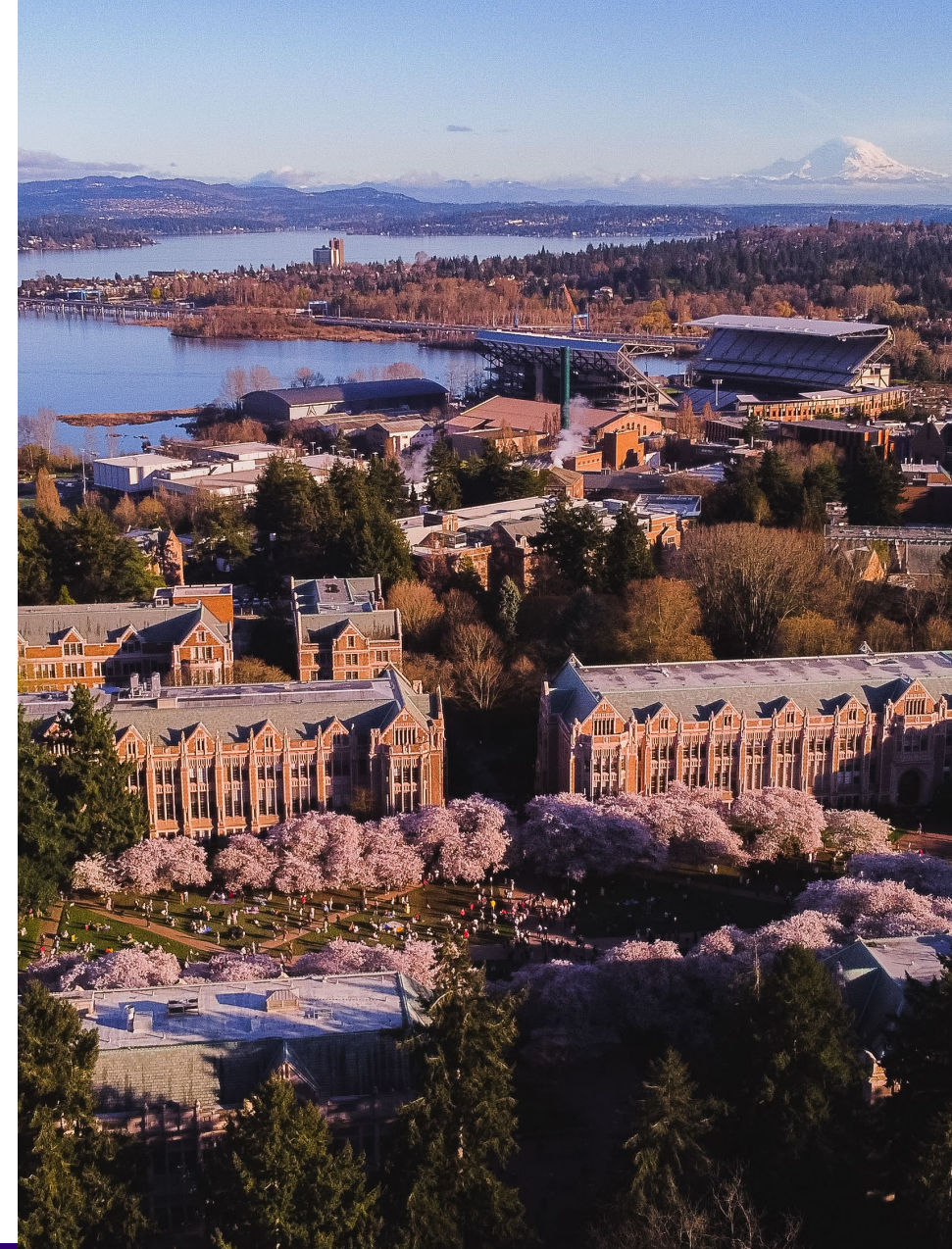
Neighborhood Planning Context
Figure 10.

- Establish, staff, and meeting regularly with the City-University Community Advisory Committee.
- Conduct design review through the *UW Architectural Commission* and UW Design Review Board

UW Seattle - Campus Master Plan

Conditions of Approval

- Transportation – Mitigation; tied to a timeline and City of Seattle street optimization projects
- Single Occupancy Vehicle rate (12% goal)
- 9,000 stall parking cap (decrease ~2,500 stalls)
- Open Space – West & South Campus Greens, Waterfront Trail
- 450 affordable housing units
- Annual Reporting on ~25 items



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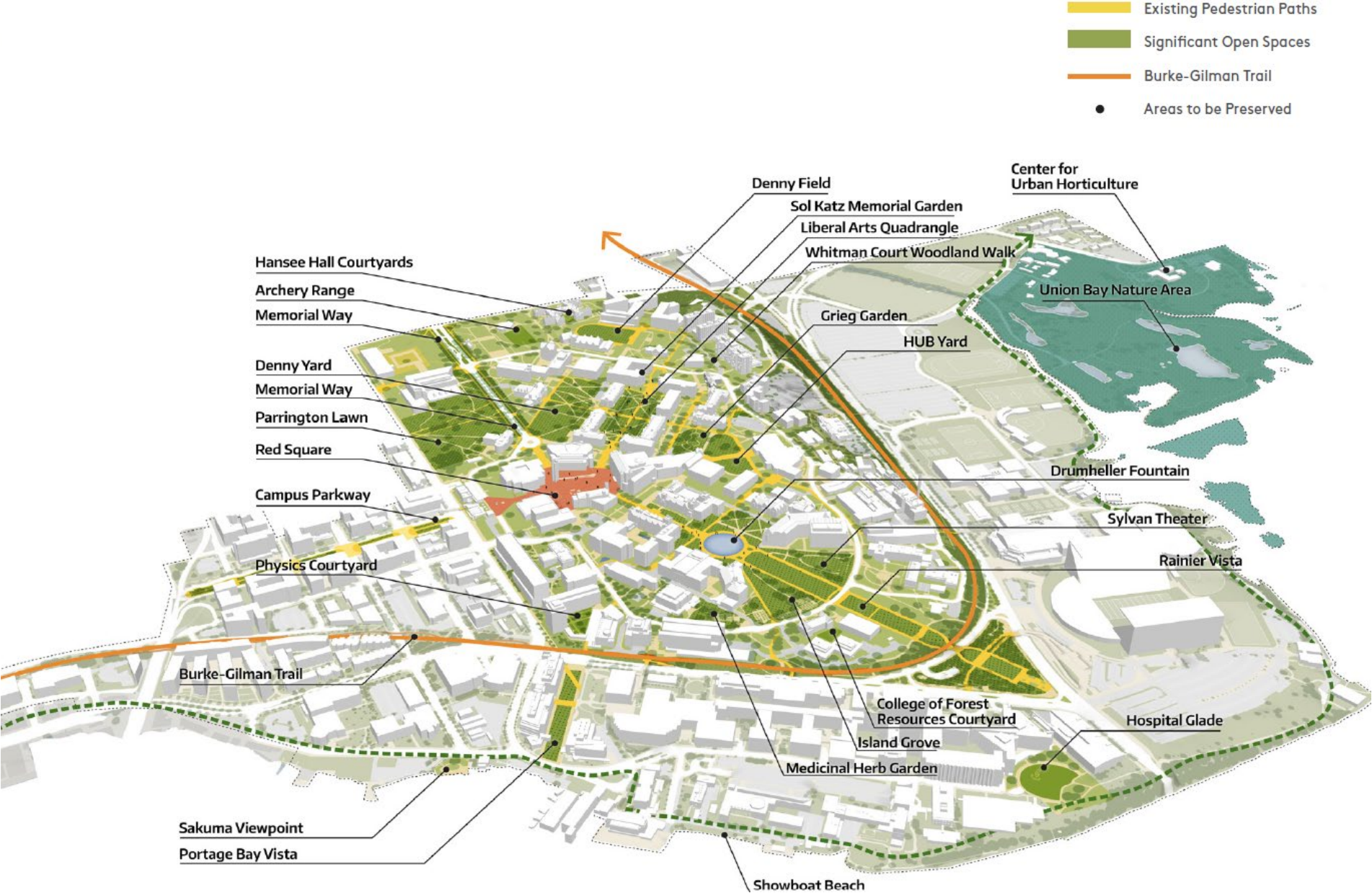


UW Seattle – Planning Framework

- Public Realm
- Shoreline Public Access
- Circulation and Parking
- Built Environment
- Inclusive Innovation
- Sustainability
- Utility



Unique and Significant Landscapes



Shoreline Public Access



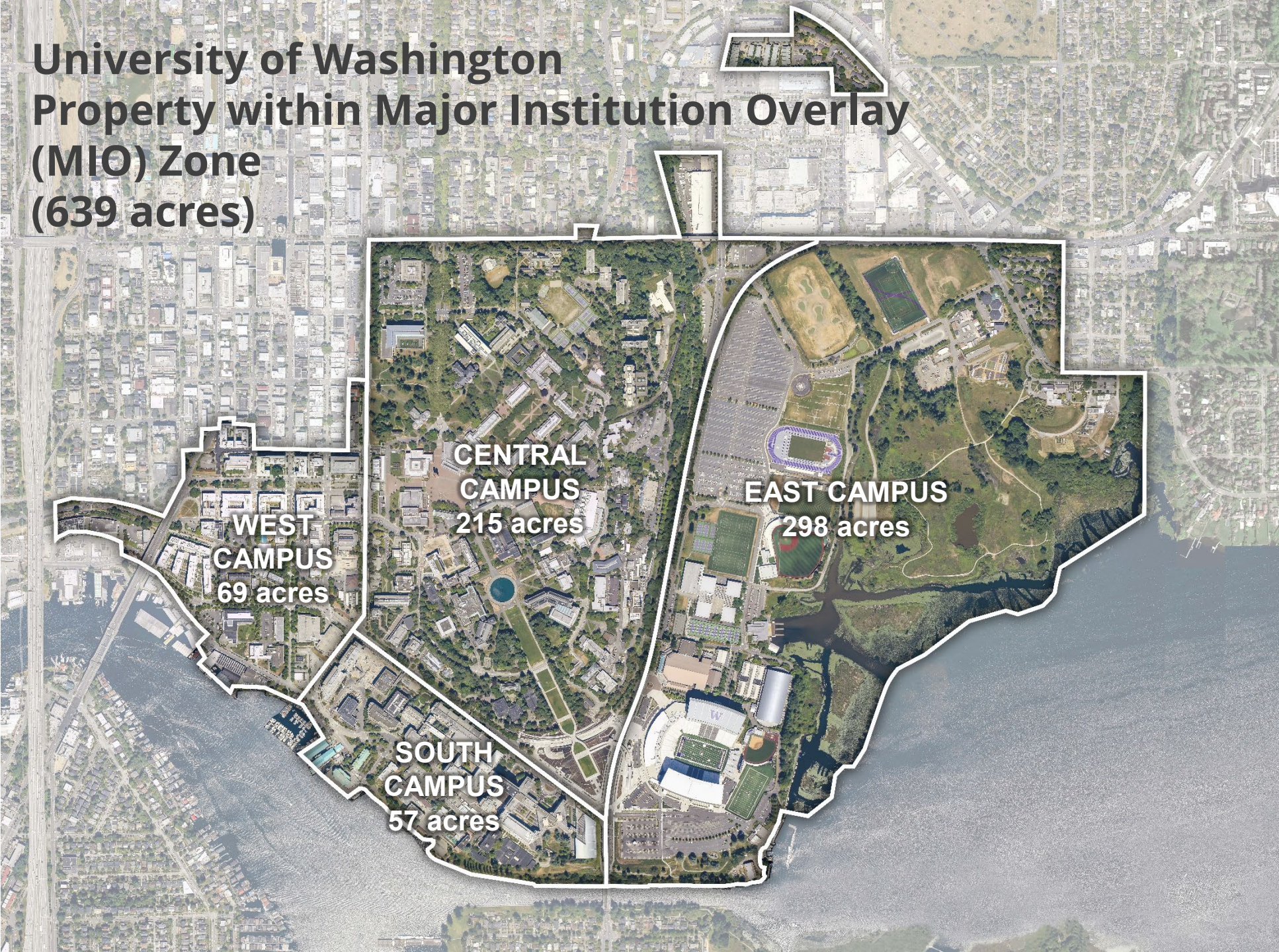
University of Washington Property within Major Institution Overlay (MIO) Zone (639 acres)

**WEST
CAMPUS**
69 acres

**CENTRAL
CAMPUS**
215 acres

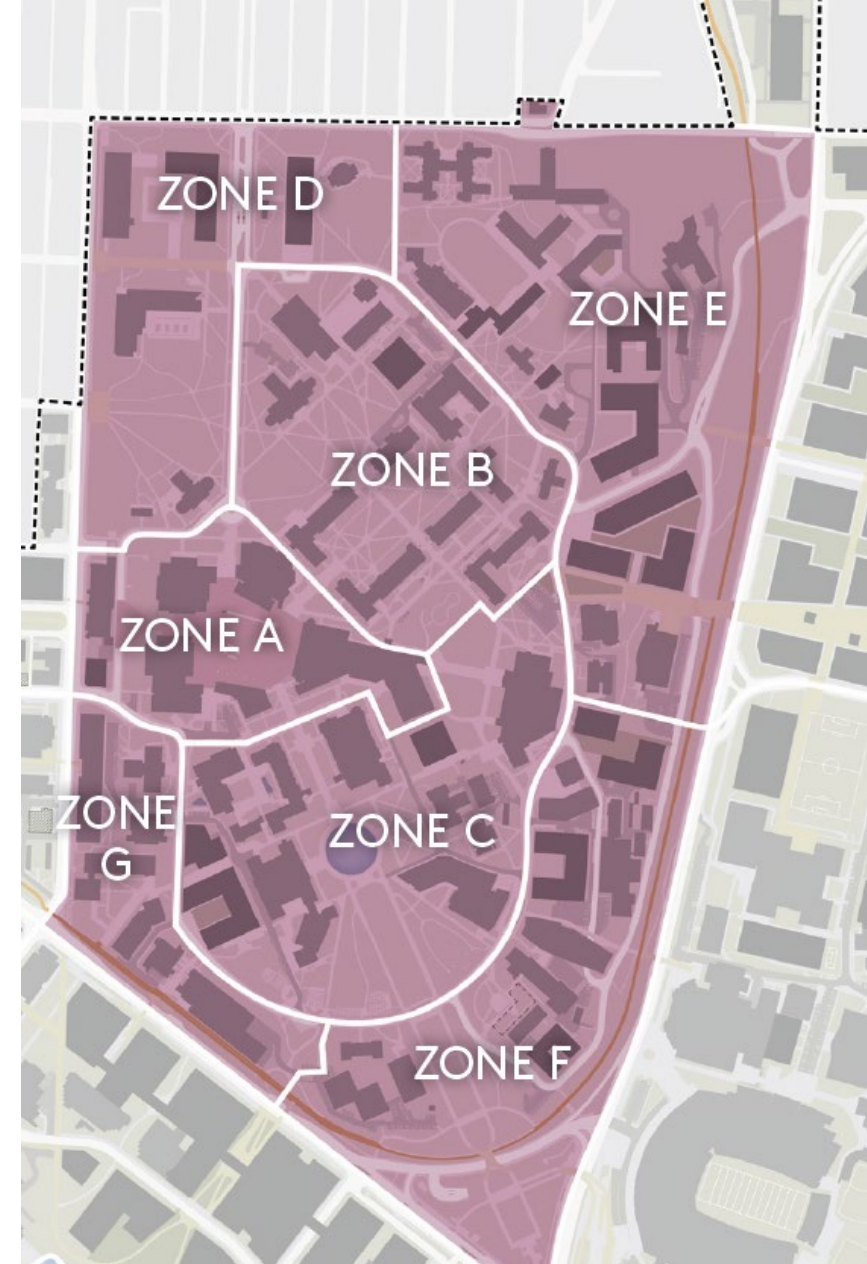
EAST CAMPUS
298 acres

**SOUTH
CAMPUS**
57 acres



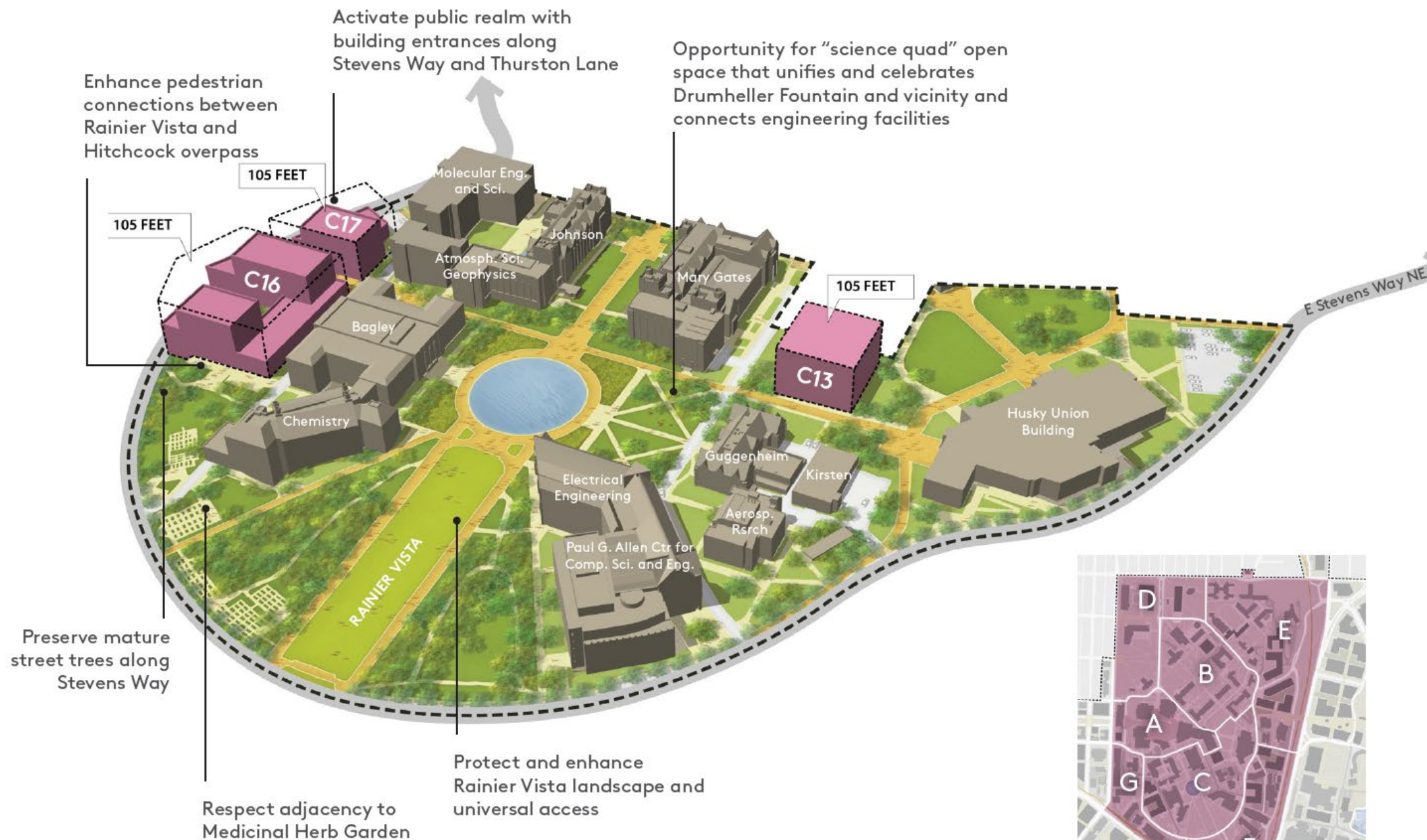
UW Seattle – Design Guidance

Design guidance provided by zones within a campus sector



DEVELOPMENT ZONE C

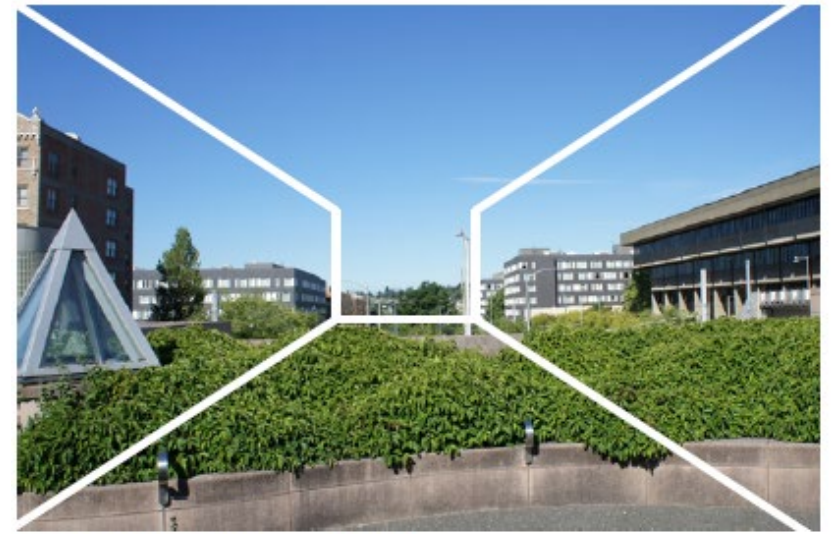
Figure 132. Graphics are for Illustrative Purposes Only



UW Seattle – Development Standards

The Campus Master Plan Development Standards override underlying Seattle zoning. Standards include:

- Active street-level use
- Ground level setbacks
- Mid-block & secondary access corridors
- Open space commitments (campus greens (2) & waterfront trail)
- Parking
- Public realm allowance
- Shorelines
- Significant open spaces
- Signs & banners
- Height limits
- Temporary facilities
- Tower separation & upper-level setbacks
- Trees
- View corridors



View Corridor 1: Olympic Vista



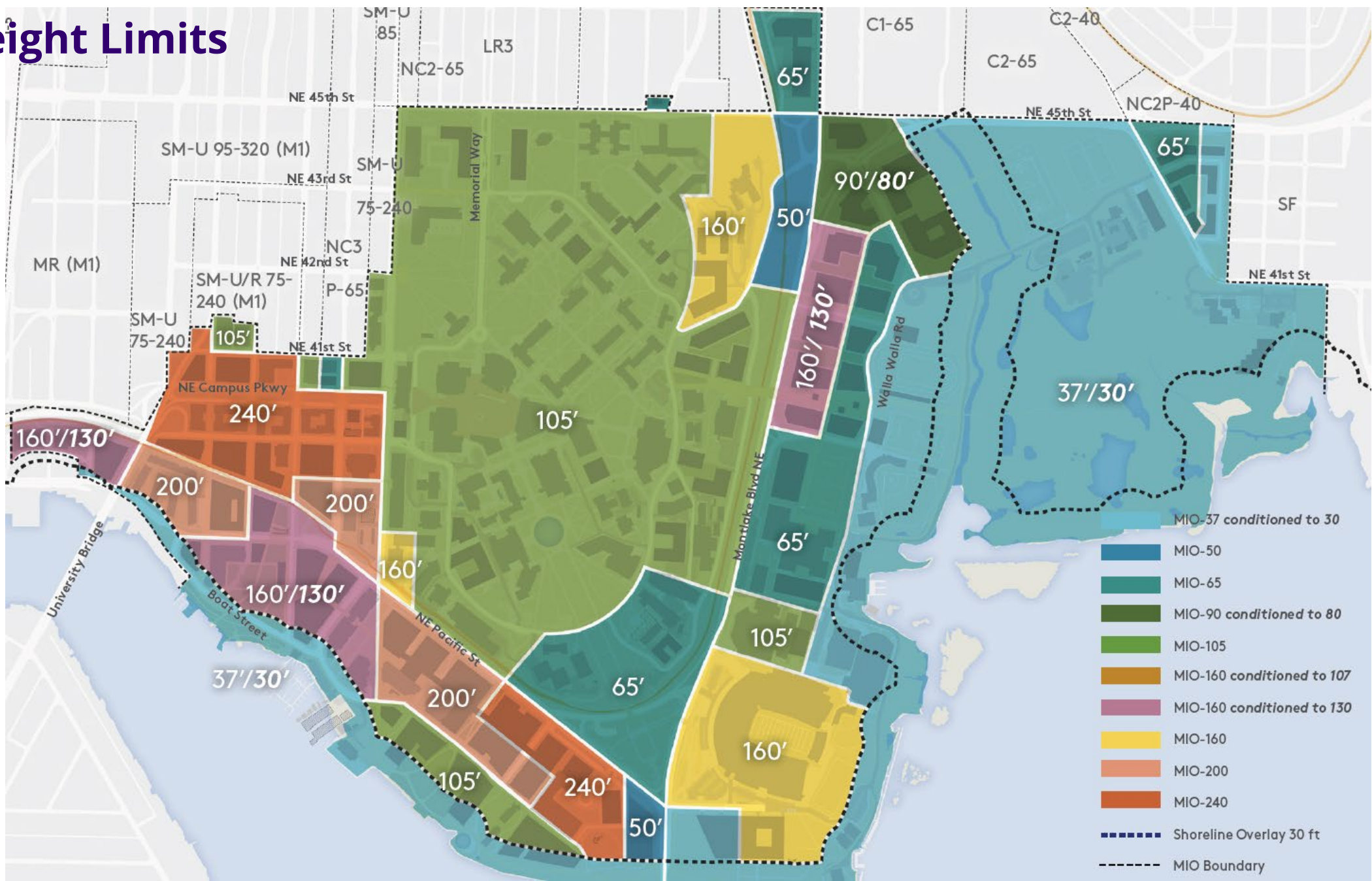
View Corridor 2: Rainier Vista

Height Limits

Map of Mountlake Terrace, WA, showing proposed Maximum Intensity Overlay (MIO) boundaries and height limits. The map is color-coded by MIO zone, with height limits indicated by numbers within the zones.

Legend:

- MIO-50
- MIO-65
- MIO-90 conditioned to 80
- MIO-105
- MIO-160 conditioned to 107
- MIO-160 conditioned to 130
- MIO-160
- MIO-200
- MIO-240
- Shoreline Overlay 30 ft
- MIO Boundary



Corridors



UW Seattle - Development Allowance and Sites



LONG-TERM VISION

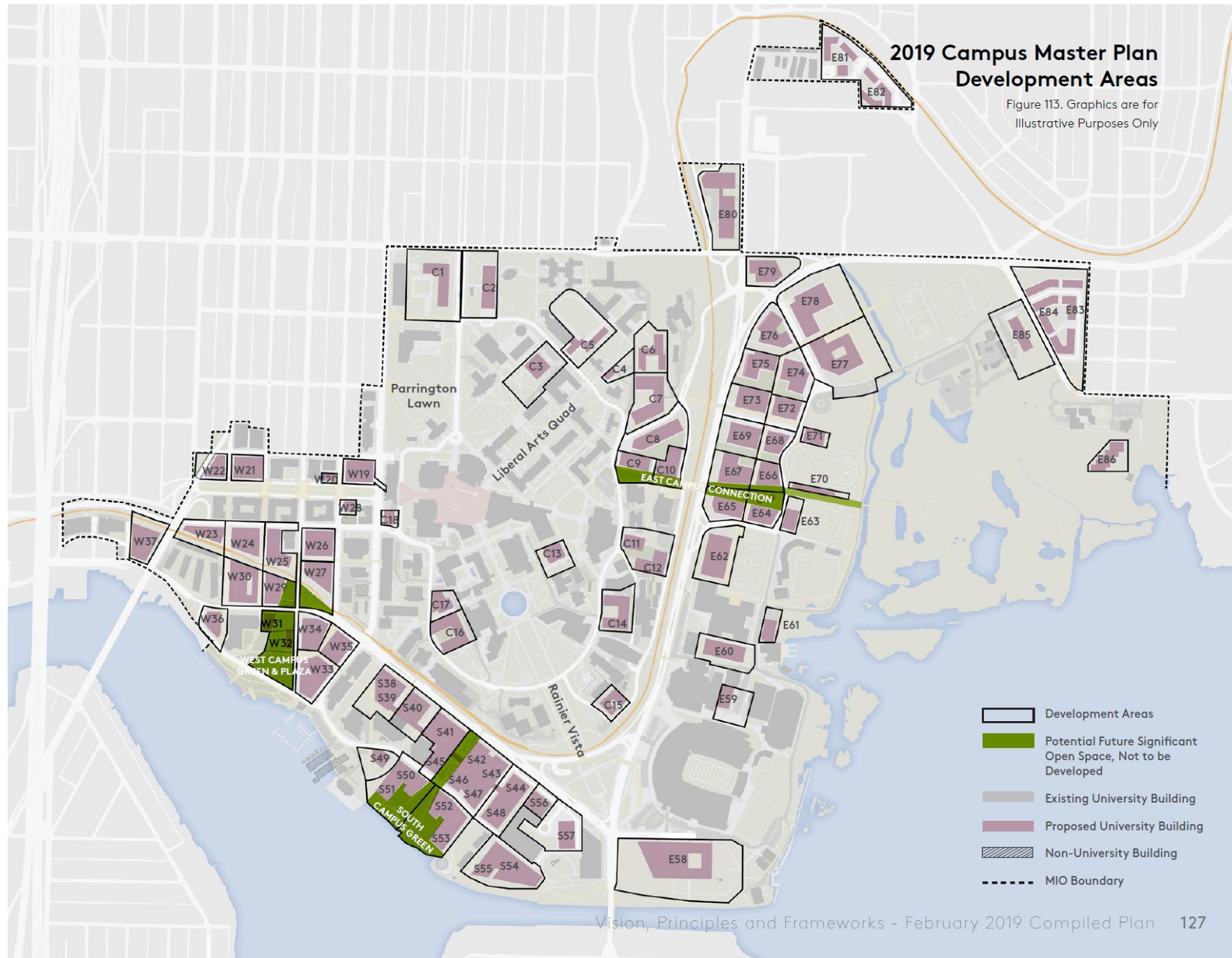


10-YEAR CONCEPTUAL PLAN

	TOTAL GROSS SQUARE FEET OF NEW DEVELOPMENT ON ALL 2018 SITES	TOTAL DEMOLISHED GROSS SQUARE FEET ON ALL 2018 SITES	NET NEW DEVELOPMENT (GROSS SQUARE FEET) ON ALL 2018 SITES	NET NEW MAXIMUM DEVELOPMENT (GROSS SQUARE FEET)	MAXIMUM DEVELOPMENT LIMIT (% OF TOTAL)
CENTRAL	3,225,000	1,163,045	2,061,955	900,000	15%
WEST	4,040,000	792,801	3,247,199	3,000,000	50%
SOUTH	5,710,000	2,776,265	2,933,735	1,350,000	23%
EAST	5,070,000	361,115	4,708,885	750,000	12%
TOTAL	18,045,000	5,093,226	12,951,774	6,000,000	100%

2019 Campus Master Plan Development Areas

Figure 113. Graphics are for
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*The potential number of new parking spaces for South Campus. Specific parking spaces per development site have not been identified, since the proposed parking is designed as a contiguous podium.

**Please reference Appendix for specific names of buildings and year constructed associated with demolished area

*** Growth Allowance refers to Net New Gross Square Feet column

Table 11. South Campus Development Sites Spreadsheet

SITE ID	SITE NAME	TOTAL ENVELOPE GROSS SQUARE FEET	TOTAL MAXIMUM GROSS SQUARE FEET	PERCENT OF ENVELOPE	DEMO GROSS SQUARE FEET**	NET NEW GROSS SQUARE FEET***	APPROX# OF FLOORS	MAXIMUM BLDG HT LIMIT	CONDITIONED DOWN BUILDING HEIGHTS	EXISTING PARKING SPACES	ACADEMIC USES
S38	SCSII B	370,000	160,000	43%		160,000	7	200			A/MU
S39	SCSII C / Hitchcock Hall Site	280,000	270,000	96%	116,416	153,584	17	200			A/MU
S40	SCSII D / J Wing	580,000	425,000	73%	170,719	254,281	11	200			A/MU/T
S41	SCSII E / I Wing and G Wing	685,000	280,000	41%	215,620	64,380	7	200			A/MU
S42	SCSII F / T Wing	500,000	340,000	68%	493,496	-153,496	17	240			A/MU
S43	SCSII G / A Wing and C Wing	375,000	320,000	85%	101,489	218,511	17	240			A/MU
S44	SCSII H	385,000	310,000	81%		310,000	17	240			A/MU
S45	SCSII I / F Wing	340,000	165,000	49%	122,767	42,233	3	200			A/MU
S46	SCSII J / D Wing	275,000	245,000	89%	183,975	61,025	14	200			A/MU
S47	SCSII K / B Wing	525,000	345,000	66%	117,619	227,381	14	200			A/MU
S48	SCSII L / RR Wing, BB Wing, SW Wing	520,000	415,000	80%	454,692	-39,692	3	200			A/MU
S49	SCSII M / Ocean Teaching / S5, S6 Parking Lot	100,000	100,000	100%	51,552	48,448	8	105		7	A/MU
S50	SCSII N / S1 Parking Garage	385,000	260,000	68%		260,000	6	105		805	A/MU
S51	SCSII O / Harris Hydraulics Lab / South Campus Center / S7, S12 Parking Lot	30,000	20,000	67%	92,785	-72,785	2	37	30	6	A/MU
S52	SCSII P	490,000	320,000	65%		320,000	6	105			A/MU
S53	SCSII Q / Portage Bay Building / Oceanography Bldg, Dock, and Shed / S8 Parking Lot	35,000	25,000	71%	128,712	-103,712	2	37	30	24	A/MU
S54	SCSII R / CHDD Clinic and School / S9 Parking Lot	440,000	350,000	80%	115,943	234,057	7	105		4	A/MU
S55	SCSII S / CHDD South Building	35,000	25,000	71%	12,378	12,622	2	37	30		A/MU
S56	SCSII T / NN Wing	385,000	280,000	73%	122,217	157,783	15	240			A/MU
S57	SCSII U / EA Wing and EB Wing	430,000	360,000	84%	275,885	84,115	16	240			A/MU
TOTAL - SOUTH		7,165,000	5,015,000	72%	2,776,265	2,208,735				846	

Academic General Uses: A - Academic; H - Housing; MU - Mixed Use; T - Transportation; OS - Open Space; IP - Industry Partnership/Manufacturing; ACC - Academic Conference Center

"Maximum Building Height Limit" refers to the height limit allowed under the MIO zoning height.

Development Site C17 (example)



Existing Condition

Data accurate as of 2018; refer to source for potential updates

(CMP fig 113, p. 127; UW Facilities public trees GIS data; UW Facilities Campus Memorials and Trees of Distinction GIS data)



Development Standards & Design Guidelines

(CMP fig. 137, p. 174)

Development Site Factors

- Site Overview & Responsibilities
- Development Standards
- Design Guidelines
- Site Capacity (square feet, building height allowed)
- Site Access Requirements
- Historic Preservation Status
- Permitting Requirements
- Environmental Regulations
- Landscape Framework Considerations
- Adjusted Internal Requirements or Recommendations



Pause for questions...

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