

LONG-TERM VISION INFORMS THE 10-YEAR CONCEPTUAL PLAN

This Campus Master Plan (CMP) accomplishes two objectives. It establishes a bold, long-term vision, and guides the development that shall occur over its 10-year planning horizon, as required by the City-University Agreement.

The CMP identifies approximately 12.0 million net new gross square feet of development capacity. It also identifies the growth allowance that the University is planning to develop over the 10-year planning horizon. The growth allowance is 6.0 million net new gross square feet of development. The CMP shall remain in effect until the growth allowance is used up. The CMP identifies potential development sites that could:

- Accommodate the growth allowance and provide room for continuous growth in student enrollment and research demands.
- Guide creation of an active public realm.
- Complement the existing lexicon of higher education spaces on campus with new settings for collaboration and research partnerships.

The CMP creates a progressive and sustainable framework that shall enable UW's continued evolution as a 21st century institution. The CMP balances the preservation of historic campus assets with increased density; and integrates the University's strategic goals and academic, research, and service missions with capital plan objectives to guide the physical development of the campus.

Long-Term Vision - Illustrative Plan



Figure 72. Long-Term Vision, Graphics are for Illustrative Purposes Only

Table 6. Development Capacity and Permitted Development by Campus Sector

| | POTENTIAL NET NEW DEVELOPMENT (GROSS SQUARE FEET) | NET NEW MAXIMUM DEVELOPMENT (GROSS SQUARE FEET) | MAXIMUM DEVELOPMENT LIMIT (%) |
|--------------|---|---|-------------------------------|
| CENTRAL | 1,631,941 | 900,000 | 15% |
| WEST | 3,762,199 | 3,000,000 | 50% |
| SOUTH | 2,208,735 | 1,350,000 | 23% |
| EAST | 4,293,885 | 750,000 | 12% |
| TOTAL | 11,896,760 | 6,000,000 | 100% |

10-Year Conceptual Plan

Figure 73. Graphics are for Illustrative Purposes Only



- Potential Building
- Existing Building
- Significant Open Space
- 200' Shoreline District Overlay
- MIO Boundary

GUIDING PRINCIPLES

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The CMP serves as a long-term aspirational framework for future development, and is founded on five underlying principles:

1. Flexible Framework
2. Learning Based Academic and Research Partnerships
3. Sustainable Development
4. Connectivity
5. Stewardship of Historic and Cultural Resources

GUIDING PRINCIPLE #1 FLEXIBLE FRAMEWORK

Create a lasting and flexible planning framework to guide development of University projects during the identification of a development site and implementation of development guidelines and standards in support of the University of Washington's education, research, and service missions.

In the absence of a definitive future, the CMP needs to respond to changing conditions,

new pedagogies, evolving technology, and increasingly scarce resources in a flexible manner. The CMP may reinforce strategic decision-making in a manner that is responsive to its mission, potential growth, and that benefits the community. Identifying multiple development sites—more than what is needed for the growth allowance—throughout each of the four campus sectors provides the University with flexibility in responding to changing needs.



Figure 74. Flexible Framework
Graphics are for Illustrative Purposes Only

GUIDING PRINCIPLE #2 LEARNING-BASED ACADEMIC AND RESEARCH PARTNERSHIPS

Support and catalyze academic and teaching research partnerships with allied industries, contribute to a highly livable innovation district, and stimulate job growth and economic development.

The CMP embraces new modes of teaching and learning to create a flexible and dynamic framework that accommodates the need for growth in student enrollment and research demands. It complements the existing lexicon of higher education spaces with new settings for collaboration and multiple opportunities for innovative learning that extend beyond the classroom. The University is part of a growing network of industries in Seattle

and beyond that support the local, regional and state economies. The CMP creates a structure to catalyze academic and research partnerships within UW and allied external entities, stimulate job growth, and economic development in the larger University District, and transform UW into a global hub for cutting edge thinking and entrepreneurship.

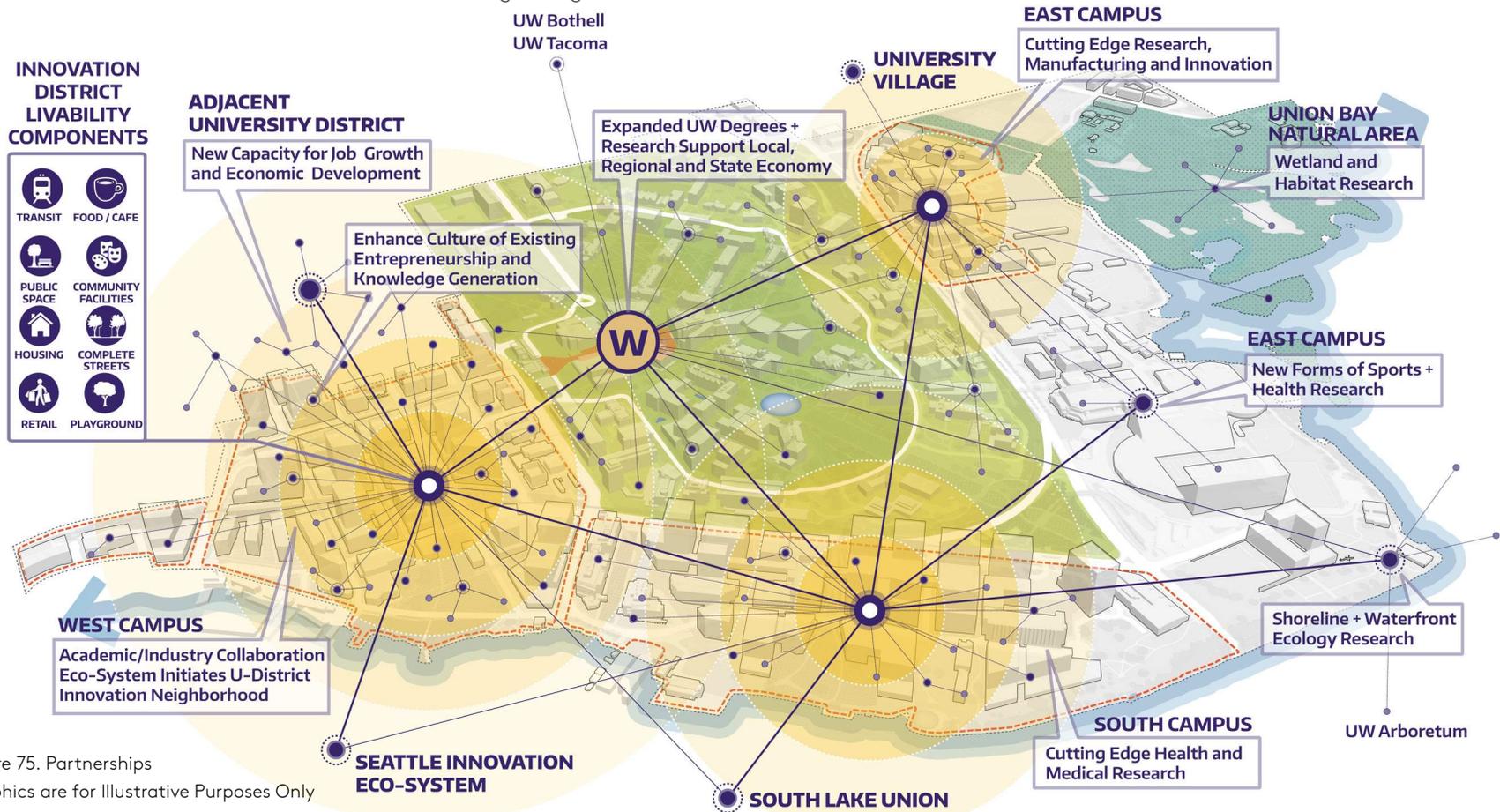


Figure 75. Partnerships
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GUIDING PRINCIPLE #3 SUSTAINABLE DEVELOPMENT

Implement UW's commitment to sustainable land use through the preservation and utilization of its existing property and the balance of development, open space, and public use.

The University is at the national forefront of campus sustainability related to tracking, education, and campus outreach. The CMP supports existing sustainability efforts and extends those efforts to future development.

Open spaces and parks are amenities that are integral to creating an active and vibrant public realm and urban form.

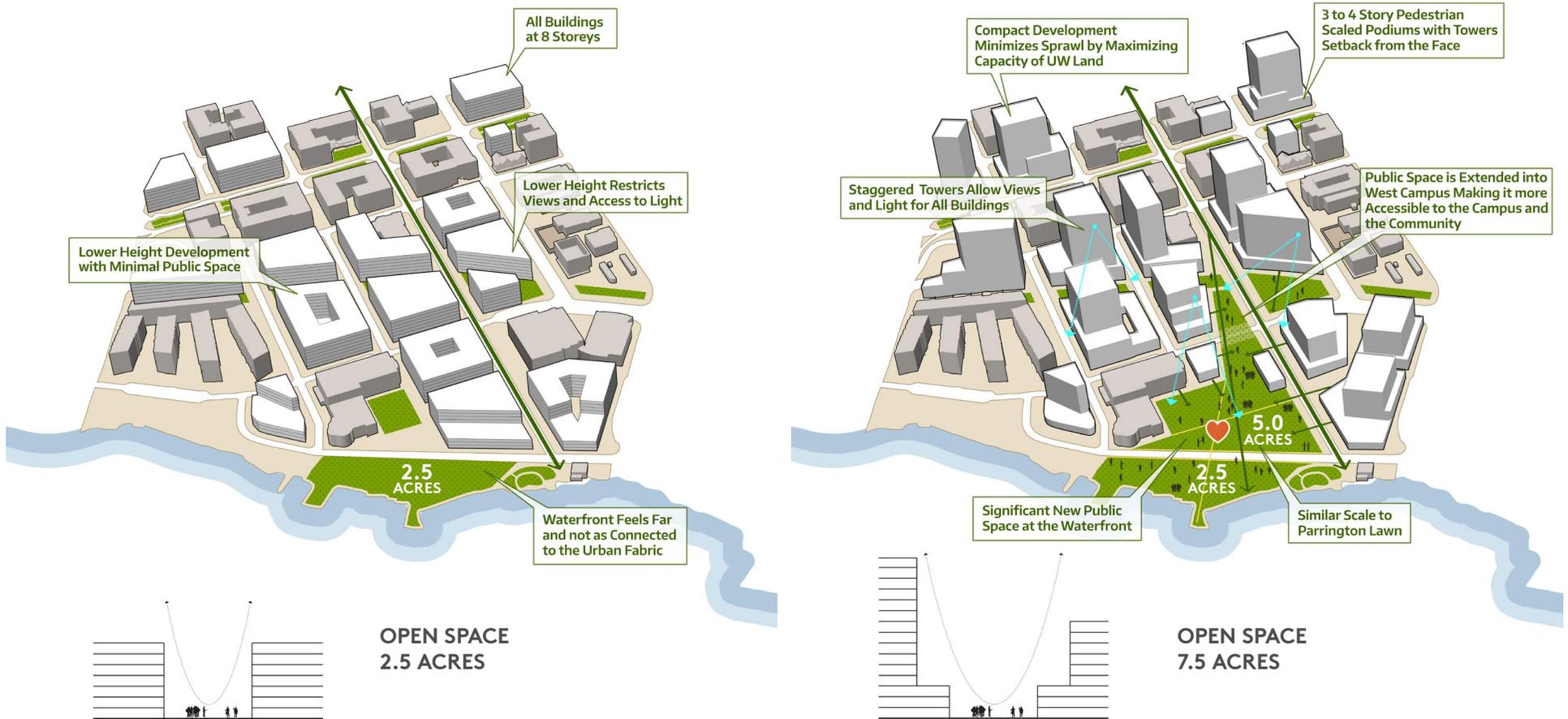


Figure 76. Sustainable Development Graphics are for Illustrative Purposes Only

GUIDING PRINCIPLE #4 CONNECTIVITY

Extend UW's commitment to better connect the University internally and with its broader context.

The CMP embraces UW's urban identity, seamlessly integrating it with its surrounding community. The University plays an important role as a regional connector and destination. The CMP prioritizes pedestrian movement and establishes strong synergies between UW and its neighboring communities by creating an extensive and accessible public realm with multiple connections to the waterfront, improving regional access through the two new light rail stations, introducing significant

new outdoor spaces, integrating the City's Green Street initiatives and leveraging the unique natural setting of UW to create a continuous and active shoreline. Street level interventions strengthen major pathways on campus, while 15th Avenue and Brooklyn Avenue are re-characterized as connectors between the community and University with active street level uses.



Figure 77. Connectivity
Graphics are for Illustrative Purposes Only

GUIDING PRINCIPLE #5 STEWARDSHIP OF HISTORIC, CULTURAL AND ECOLOGICAL RESOURCES

Continue responsible and proactive stewardship of UW's campus assets through preservation of its historic, cultural, and ecological resources and managed strategy of property development.

- Listed on the Washington Heritage Register and/or National Register of Historic Places
- At least 50 years old (not registered)
- Turning 50 by 2021
- Turning 50 by 2031

UW strives to be a good steward of its historic, natural, economic, cultural and built resources. The CMP positions the campus as a living lab for research and learning by adopting a holistic systems-thinking approach to sustainability, structured around five themes - ecological systems, mobility, engagement, built environment, and economic development. The CMP creates a balanced approach to future growth on campus by adopting a compact,

high density approach to development that enables the preservation of historic campus assets, the creation of new public spaces and an integrated pedestrian and bike network. The University is working with the City and State to complete a Historic and Cultural Resources Survey that shall be common reference material for historic preservation implementation.

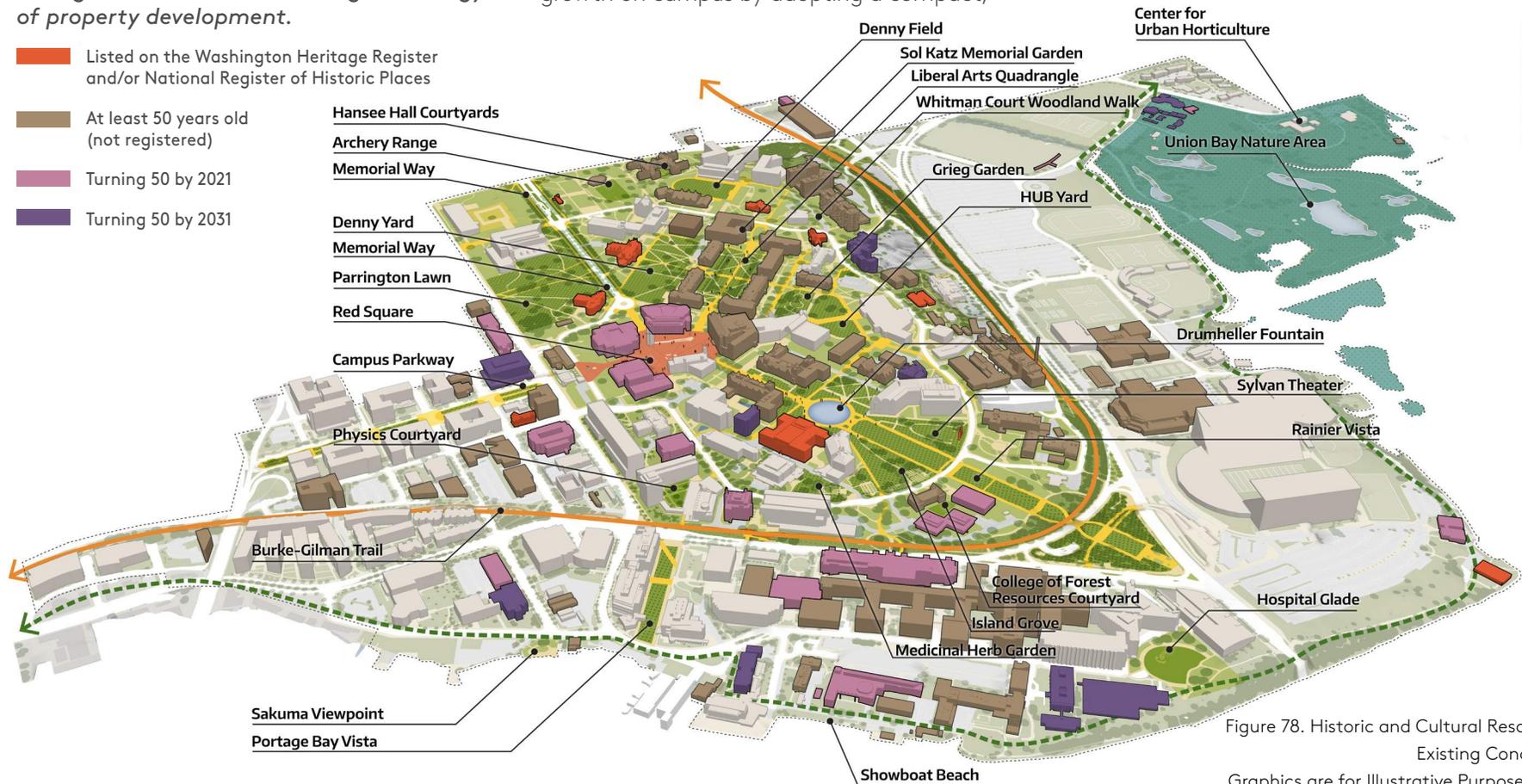


Figure 78. Historic and Cultural Resources, Existing Conditions
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