

I. Introduction

The University of Washington Seattle Campus Master Plan will guide conservation and development on the Campus. This Plan follows, builds on, and replaces the 1992 General Physical Development Plan (GPDP), extending the continuity of planning developed over the last century into the 21st century. The plan includes guidelines and policies for developing 3 million gross square feet (gsf). While a 10-year planning period was used in its formulation, the Campus Master Plan will remain in effect until the development of the 3 million gsf is complete or a new master plan is approved. The history of Campus Planning at the University of Washington can be found in Appendix C.

The University of Washington, founded in 1861, is the oldest state institution of higher education on the Pacific Coast. The University is a comprehensive teaching and research institution comprised of sixteen schools and colleges, offering undergraduate, graduate and professional education, extending knowledge through research, and providing continuing education and public service to the citizens of the Seattle metropolitan area, the state, and the region.

The largest college on campus, the College of Arts and Sciences includes the traditional humanities, social sciences, and arts in addition to natural sciences and mathematics. Arts and Sciences also administers some of the major cultural facilities on the campus: the Henry Art Gallery, the Washington State Museum (the Burke Museum), and Meany Center for the Performing Arts, which houses ongoing music and performance events that are open to the public. Drama performances take place at four playhouses on campus, including the Penthouse Theater as well as in more informal settings.

Other Schools and Colleges include Business Administration, the Daniel J. Evans Graduate School of Public Affairs, Education,

Engineering, the Graduate School, Architecture and Urban Planning, Forest Resources, and Ocean and Fishery Sciences. Six schools comprise the Health Sciences which, along with the University Medical Center, make up a prestigious and complex health science program that delivers direct care, trains students, and conducts research. The health science schools are Dentistry, Medicine, Nursing, Pharmacy, Public Health and Community Medicine, and Social Work.

The physical assets of the campus are located within boundaries designated by a Major Institutional Overlay (MIO) zone as defined in the City of Seattle Land Use and Zoning Code. Together these assets form a campus structure of open space, circulation, and buildings that successfully supports the campus mission. Growth, evolving functional needs, and changing technologies necessitate development that supports the University mission. In accordance with the 1998 Agreement between the City of Seattle and the University of Washington, the University has agreed to formulate a ten year conceptual master plan and Environmental Impact Statement (EIS).

This Campus Master Plan has been formulated to maintain and enhance the fundamental mission of the University, its multiple important roles in undergraduate, graduate, and professional education, and its dedication to research and public service (see page 8).

The growth proposed in the Campus Master Plan is necessary to accommodate the projected growth of the Washington population seeking higher education and the directive by the State to the University of Washington to accommodate a portion of that public demand. In addition, federally funded research with significant public benefit is creating a demand for space. The population that benefits from higher education and research is part of the population that also benefits from the University campus as a public amenity. The theme of this Campus Master Plan is conserving and enhancing the open space of the campus and guiding future development. It describes characteristics and built environment components of the campus physical environment which will guide future design and decisions that impact the campus, the environment, and surrounding

communities. The scope of the Campus Master Plan includes defining open spaces, circulation patterns, building sites, and campus physical capacity along with planned growth. Impacts on the campus and the primary and secondary impact zones of surrounding communities are analyzed through the EIS analysis process.

The Campus Master Plan describes the recommendations for open space, circulation, transportation, and development (Chapter IV). General uses for new construction projects are identified on the matrix found on page 86 and all fall within the mission of the University. It is difficult to predict departmental uses on specific sites as past plans have done because of the dynamic nature of education, continual changes in technology and the uncertainty of funding for new construction. Thus, the Campus Master Plan focuses on creating a development framework for the 3 million gsf. Potential development sites are identified (page 87) and general guidelines are outlined under which those sites would be developed. The process for selecting specific sites and their desired development characteristics are described in *Chapter III* and *IV, General Policies and Development Program*, respectively.

Both the City and the University recognize the need for coordinated development and conservation planning that allows the University to continue to pursue its instruction, research, and service goals. At the same time, the planning process is intended to foresee, assess, and outline mitigation measures for the direct, indirect, and cumulative impacts of long-term development. The outcome of the process maximizes positive impacts and minimize adverse impacts upon the City, particularly to communities surrounding the University, and promotes the health and vitality of the residential, business, and academic communities.

Community outreach has been a major part of the planning process. The University is committed to developing a plan that will reflect the interests of the large and diverse community it serves. To achieve this goal, the University developed a program to facilitate and encourage meaningful and ongoing community involvement throughout the planning process. The result has been extensive public involvement that began in the earliest phases of the process and continued throughout the Campus Master Plan's development. Chapter VIII outlines the community outreach program in detail.

The Visioning Project and Community Outreach

The community outreach program began with a visioning phase. This phase facilitated ongoing and meaningful participation from the broad community to help identify and understand the less tangible but essential qualities of the campus environment.

The Visioning Project was led by faculty in the Department of Landscape Architecture and guided by an advisory committee made up of faculty, staff, and community representatives. The process used surveys and focus groups to learn how different groups use the campus and perceive its value. Questions emphasized open space and the outdoor environment addressing the common spaces of the campus. The survey was not a rigorous scientific study, but an attempt to get at a broader understanding of the influence of the physical environment and the value that it holds for different members of the University community and its neighbors. Surveys were distributed in the spring through fall of 1998 and posted on an interactive website. Six two-hour focus groups were held over the summer of 1998 in different areas of the campus. A total of 1,882 surveys were completed and over 100 faculty, students, staff and community members attended the focus group sessions, providing a rich multiplicity of viewpoints in regard to the campus. The summary of the Visioning Project results and directives for the master planning process can be found in *Appendix B, A Vision for the Campus*.

The Campus Master Plan also had a significant public involvement process to include the broader community. A summary can be found in *Chapter VIII, Community Involvement Process*.

The 1998 City-University Agreement

The elements considered in the development of the Campus Master Plan followed those outlined in the City University Agreement. The University worked closely with the City University Community Advisory Committee (CUCAC) and the City Department of Design, Construction, and Land Use to assure that all elements of the Campus Master Plan were addressed. The 1998 City-University Agreement requires the University to formulate a 10-year conceptual Master Plan and Environmental Impact Statement.¹ Elements that are addressed in the Campus Master Plan include:

- Current boundaries and any proposed boundary. (pp. 126)
- Proposed non-institutional zone designations for areas within the boundaries. (pp. 126-127)
- A site plan designating height and location of existing facilities (p.132), location of existing and proposed open space (pp. 55-57), landscaping and screening (pp. 43-57), and general use and location of any proposed development and proposed alternatives. (pp. 87-122)
- The institutional zone (p. 124) and development standards to be used (pp. 123-135) by the University.
- A general description of existing and proposed parking facilities (pp. 76-79) and bicycle (pp. 64-67), pedestrian (pp. 60-63), and traffic circulation systems (pp. 68-75) within the University boundaries and their relationship to the external street system.
- A transportation plan which will include specific University programs to reduce traffic impacts and encourage the use of public transit, carpools, vanpools, and other alternatives to single-occupancy vehicles. (157-168)
- A general description of future energy and utility needs, system and capacity improvements, and proposed means of

¹ The University's 10 year planning period is based on this requirement. Consistent with the life of the GDPD, the Campus Master Plan will remain in effect until the 3 million gsf is constructed or a new master plan is approved. The development of a new master plan will not be required unless changes in the planning context and assumptions warrant.

- increasing energy efficiency. (pp. 197-200)
- A description of alternative proposals for physical development including explanation of the reasons for considering each alternative. (pp. 82-122)
- Proposed development phases, including development priorities, estimated timetable for proposed developments, and proposed interim uses of property awaiting development. (p. 86-122)
- A description of any proposed street or alley vacation. (pp. 137-155)
- Proposed changes to the land acquisition and leasing policy. (p.129)

Planning Context and Assumptions

This Campus Master Plan has been developed in the context of the University's ongoing planning and capital budgeting process, growth forecasts and assumptions which are described in the Final Environmental Impact Statement.

Regulatory Authority and Planning Process

1. The University of Washington Board of Regents exercises full control of the University and its property, except as otherwise provided by State law.
2. The University may develop in the University District only in accordance with the adopted Campus Master Plan.
3. The University has an established planning process which involves many standing committees including the University Budget Committee, the Capital Budget Committee, the Board of Deans, the Architectural Commission, the Faculty Council on University Facilities and Services, the Landscape Advisory Committee, the University Transportation Committee, Design Review Board, and the State Environmental Policy Act Advisory Committee.
4. The 1998 City-University Agreement (as well as the provisions of the City of Seattle's Major Institutions Policy and Code) governs preparation of the Campus Master Plan. The Campus Master Plan includes development standards and other elements which differ from or are in addition to those included in the City's Major Institutions Code, consistent with the 1998 Agreement. However, a Major Institution Overlay (MIO) district and boundaries are established through the Campus Master Plan adoption.
5. The University will comply with the provisions of the State Environmental Policy Act (SEPA) in the review and approval of the Campus Master Plan. Additional SEPA review will be provided through supplemental environmental review prepared on a project level. The University is the SEPA "lead agency."

6. The University will comply with the provisions of the Seattle Shoreline Master Program and other applicable State or Federal laws.
7. Planning of specific projects is subject to additional review through the capital budget process by the Office of Financial Management and the State Legislature.

Capital Budgeting

1. The Campus Master Plan is intended as a framework for future development of capital projects. The University's biennial capital budgeting process will continue to be the primary basis for the identification of specific facility needs and priorities.
2. The Campus Master Plan and the capital budgeting process must provide long-term flexibility to accommodate unexpected continuous program changes as well as State and National initiatives.
3. Not all projects included in the capital budgets will be included in the Campus Master Plan. Buildings less than 4,000 gross square feet, in-fill development of existing buildings, temporary facilities, renovation projects that will not involve material expansion and other projects categorically exempt from SEPA review will not be included.

Relationship to Existing Plans

1. The GDPD adopted in 1992 will remain in effect until the Campus Master Plan is adopted by the University of Washington Board of Regents and City Council.
2. The remaining development capacity under the GDPD is approximately 1.5 million gsf. Of the 1.5 million gsf, 1.2 million gsf is allocated to eight projects in design or construction under the GDPD. These projects are the Law School, EE/CSE, BioSciences, UWMC Surgery Pavilion, Crew House, IMA Expansion, Indoor Practice Facility and 25th Avenue Housing (i.e.

Blakeley Village Addition). The unallocated balance is approximately 300,000 gsf.

3. The Campus Master Plan does not include the University's plans for branch campuses or off-campus facilities, except for plans for acquisition or leasing of land within the primary and secondary impact zones as provided by Section II.E.2. and 3. of the 1998 City-University Agreement.

Existing Conditions and Development Constraints

1. The University owns approximately 643 acres within the campus boundaries (page 126-127). Approximately 60 acres of non-University property are located within these boundaries.
2. Of the 643 acres owned by the University, approximately 70 acres are under water and 165 additional acres are unstable wetland and landfill areas which are environmentally sensitive and unsuitable for major building construction.
3. The campus includes approximately 12,000 linear feet of shoreline which is subject to the regulations of the Seattle Shoreline Master Program adopted pursuant to the Shoreline Management Act of 1971. These regulations extend landward for 200 feet and place stringent restrictions on approximately 55 acres of campus (page 38).
4. The West and Southwest campuses are bisected by numerous City streets which may have implications on development.
5. The campus contains substantial landscaped open space which the University is committed to conserve for historical, aesthetic and environmental reasons (see *Chapter IV Development Program*).
6. Detailed information regarding the existing conditions of the campus is included in the Environmental Impact Statement and has been considered in the development of the Campus Master Plan.

Projected Faculty, Staff, and Student Growth

According to the Higher Education Coordinating Board (HECB), some 70,000 more full-time equivalent (FTE) students will seek a college education in Washington State between 2001 and 2010. To accommodate this demand, the HECB assumes that all independent, public two-year and public four-year institutions will plan and accommodate for increases in student populations. The University of Washington will be part of the solution by working with the Legislature to fund its share of the new students projected for the three campuses, Seattle, Bothell and Tacoma.

Table I-1 shows the projected increase to campus population by 2012. Expected growth continues to be driven by two main factors: the success of research on campus as well as increases in the college-age population. The University of Washington Seattle campus projects an increase in students during the next 10 years (2002 to 2012) to be between 3,000 to 4,000 full-time equivalent (FTE) new students. This translates to an increase in headcount of up to 4,120. (Headcount refers to the number of individuals enrolled whether part-time or full-time). The estimated corresponding increase in faculty and staff is approximately 5,000 based on a total campus population increase of 8,000 to 9,000 FTE's and increase in headcount of up to 9,120 during the planning period.

In the Autumn quarter of 1999, the University of Washington student enrollment was approximately 33,800 FTE. During that same period, the number of faculty and staff working within the campus boundaries was approximately 20,800 FTE's totaling 54,600 FTE's in campus population. By the fall of 2012, the total campus population is projected to be between 62,700 and 63,700 FTE.

*Table I-1
Projected University Population*

Population	1999		2012		Increase	
	FTE	Headcnt.	FTE	Headcnt.	FTE	Headcnt.
Students	33,800	35,062	36-37,800	39,182	3-4,000	4,120
Faculty/Staff	20,800	20,463	26,000	25,463	5,000	5,000
Total	54,600	55,525	62-63,700	64,645	8-9,000	9,120

Physical Growth

Within the MIO boundary, as of October 2000, the University houses its functions in 14.9 million gsf of space. To accommodate both the increase in the number of students as well as the continued growth in the area of research and service, an additional 3 million gsf will be required (this is in addition to projects currently approved under the GPDP and under way).

The long-range growth potential on the Seattle Campus was a fundamental starting point for the master planning process. A total of 68 proposed development sites have been identified with a maximum development potential of over 8 million gsf. However, during the life of the Campus Master Plan, the University will build a total of 3 million gsf (assuming funding is available) on only a portion of these 68 sites. Identification of specific sites and phasing to accommodate the 3 million gsf will be determined through the University's annual capital planning and budgeting process (see Chapter IV).

Transportation Management Program

The goal of the Transportation Management Program (TMP) is to maintain peak-hour motor vehicle travel levels of students, staff, and faculty to the University at or below 1990 levels. Improvements to the TMP will be made as needed to achieve this goal. See Chapter VII for measures that are being proposed in the Campus Master Plan TMP.

