

**Committed
Dialogue and
Leveraged
Partnerships**

UW Bothell/
Cascadia College
Campus
Master Plan



PRESENTED BY UW BOTHELL & MAHLUM ARCHITECTS
SCUP 2019 PACIFIC REGIONAL CONFERENCE

Presenters



Mark Cork

Partner,
Higher Education
Studio Leader
Mahlum Architects



Kelly Snyder

Assistant Vice Chancellor,
Campus and
Community Development,
UW Bothell



Amy Van Dyke

Director,
Physical Planning
and Space Management,
UW Bothell

Agenda

Campus Context and History:

A Unique
Institutional
Partnership

Campus Master Plan:

Vision and
Guiding
Principles for
Development

From Planning to Project Implementation:

Developing
Strategic
Partnerships

Questions and Answers

Learning Outcomes



Identify **new partners** for campus growth.



Foster **positive collaboration** with local agencies and communities to drive smart, mutually beneficial development.



Apply **outside-the-box thinking** to achieve master planning goals.



Build trust through focused engagement with campus and neighborhood communities to help realize institutional priorities and goals.

**Campus
Context
and History**

A Unique
Institutional
Partnership

UW Bothell and Cascadia College Campus

Co-located in
Bothell, Washington

20 miles northeast
of Seattle



CASCADIA
COLLEGE

BOTHELL



EVERETT

BOEING

BOTHELL

PUGET SOUND

SEATTLE

UW SEATTLE

MICROSOFT

BELLEVUE

Lake Washington

mahlum

STARBUCKS
HEADQUARTERS

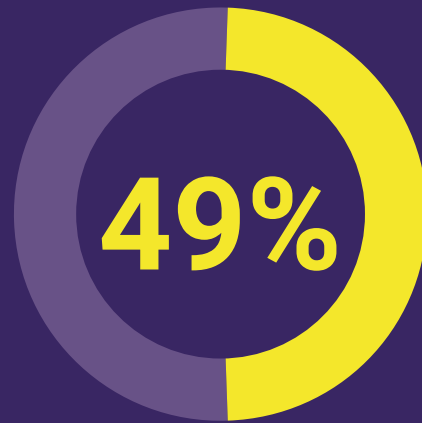


UW Bothell Demographics



90%

in State



49%

First in Family



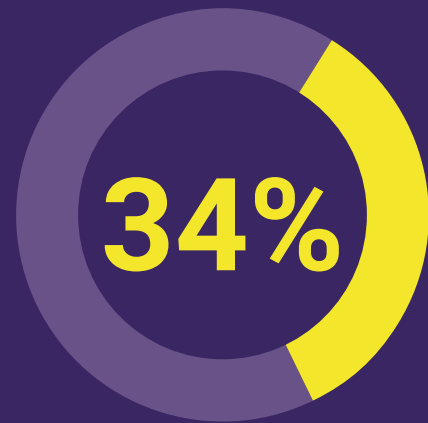
5,995

Head Count



20,000

Alumni



34%

Undergraduates Eligible
for Federal Pell Grants

5

Schools

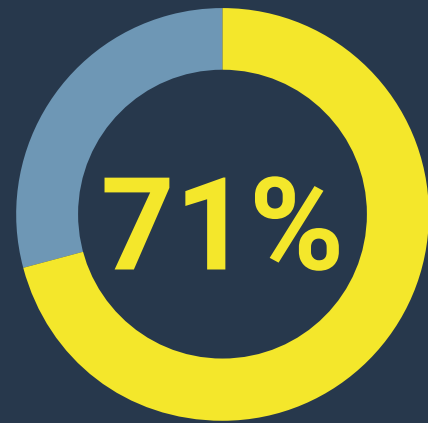
55+

Degrees

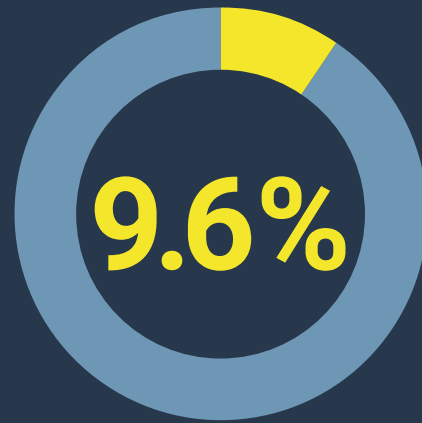


Post-graduation salaries
in Washington State

Cascadia College Demographics



Intend to Transfer



Hybrid Classes



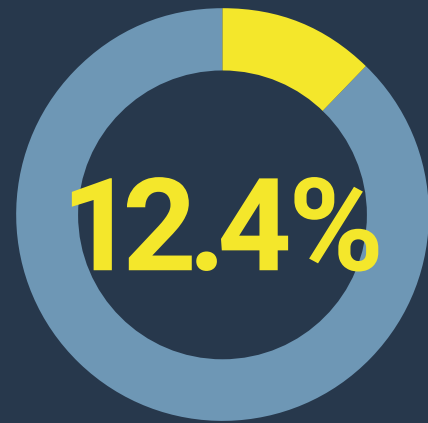
3,873

Head Count



6,602

Alumni



Online Classes

19

Median Age

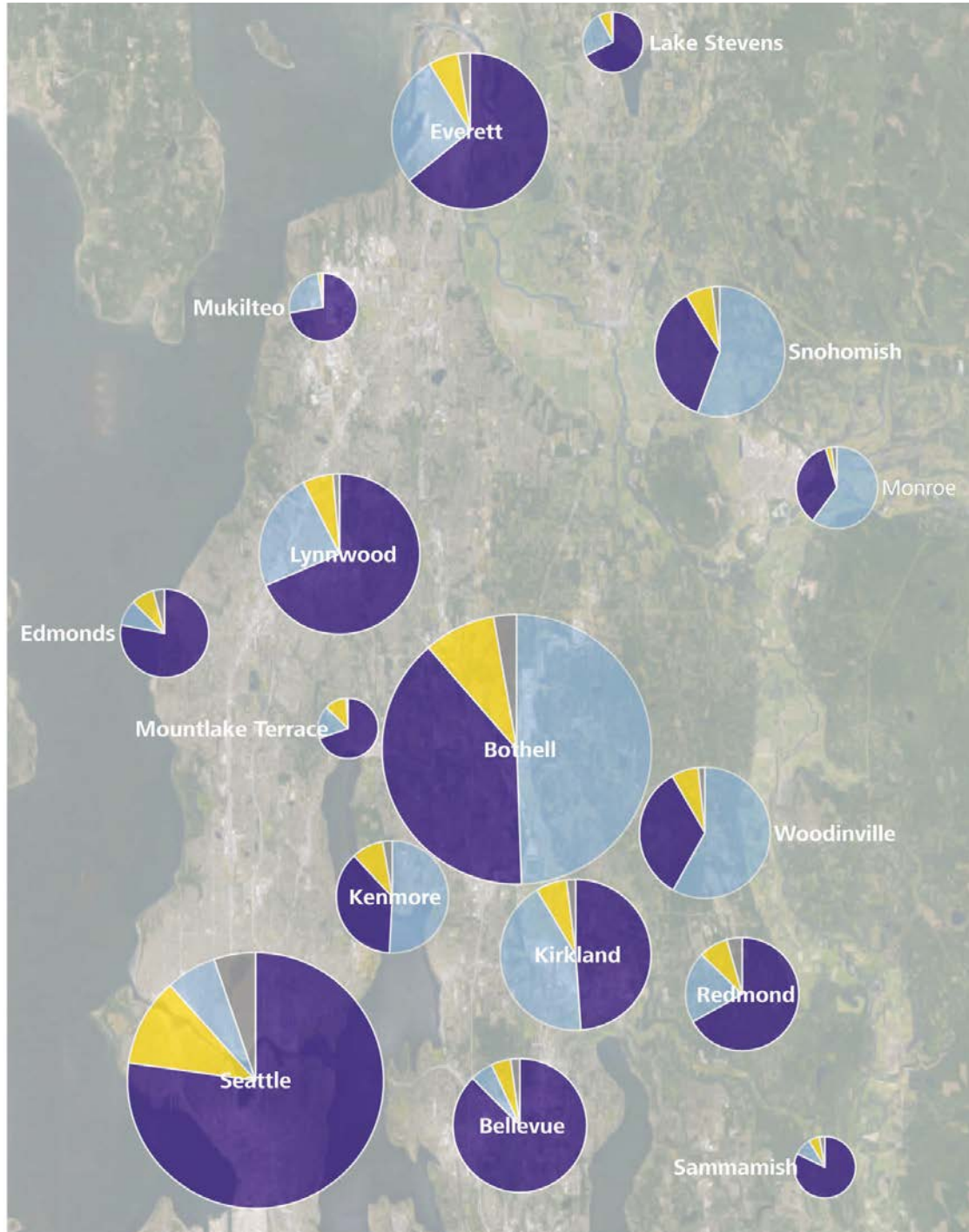
'94

Year Started

**Applied Bachelor
Associates Degrees
Certificates
Running Start**

Degree Options

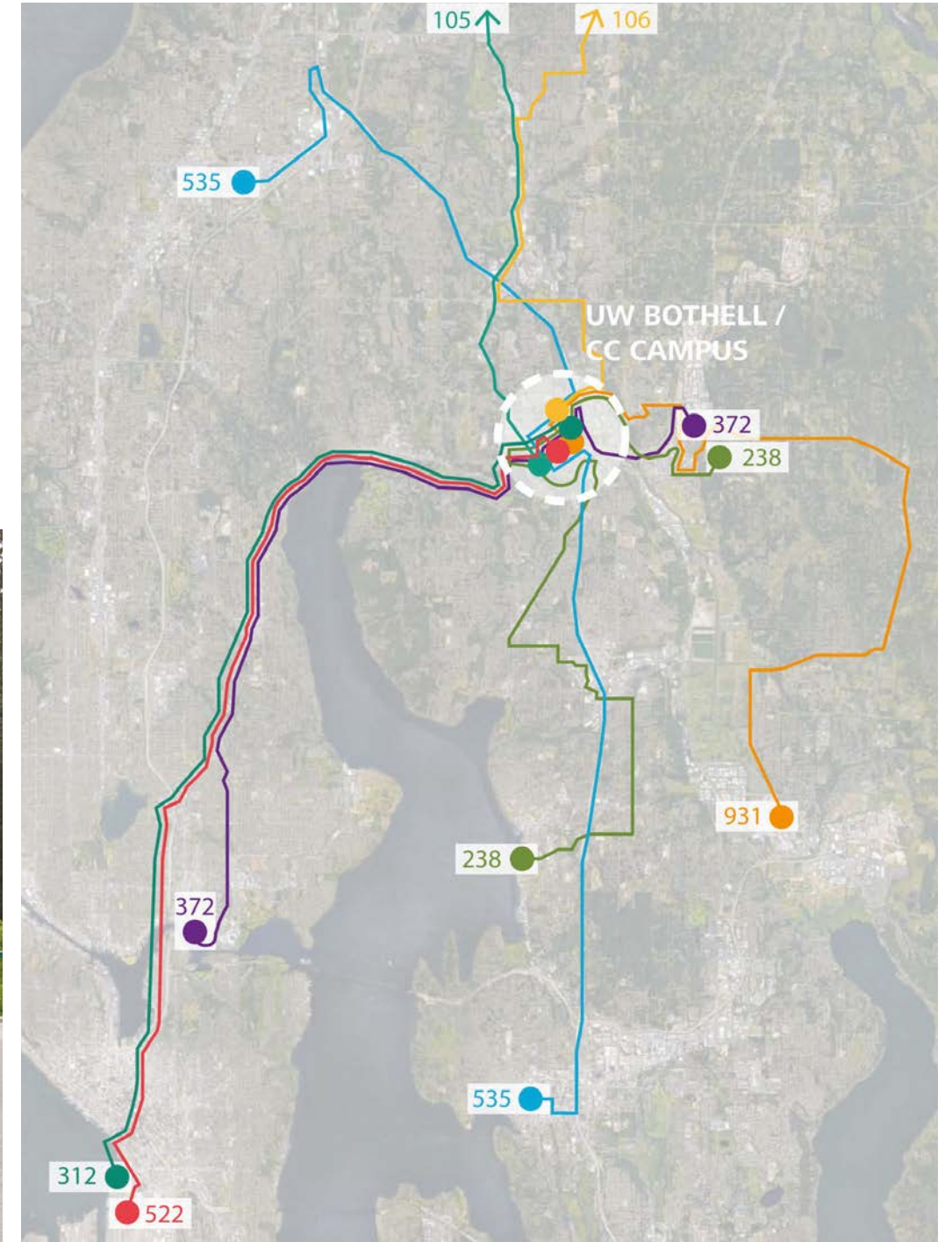
Catchment Area



- CAMPUS RESIDENTS**
- Cascadia Faculty
 - Cascadia Students
 - UW Bothell Faculty
 - UW Bothell Students



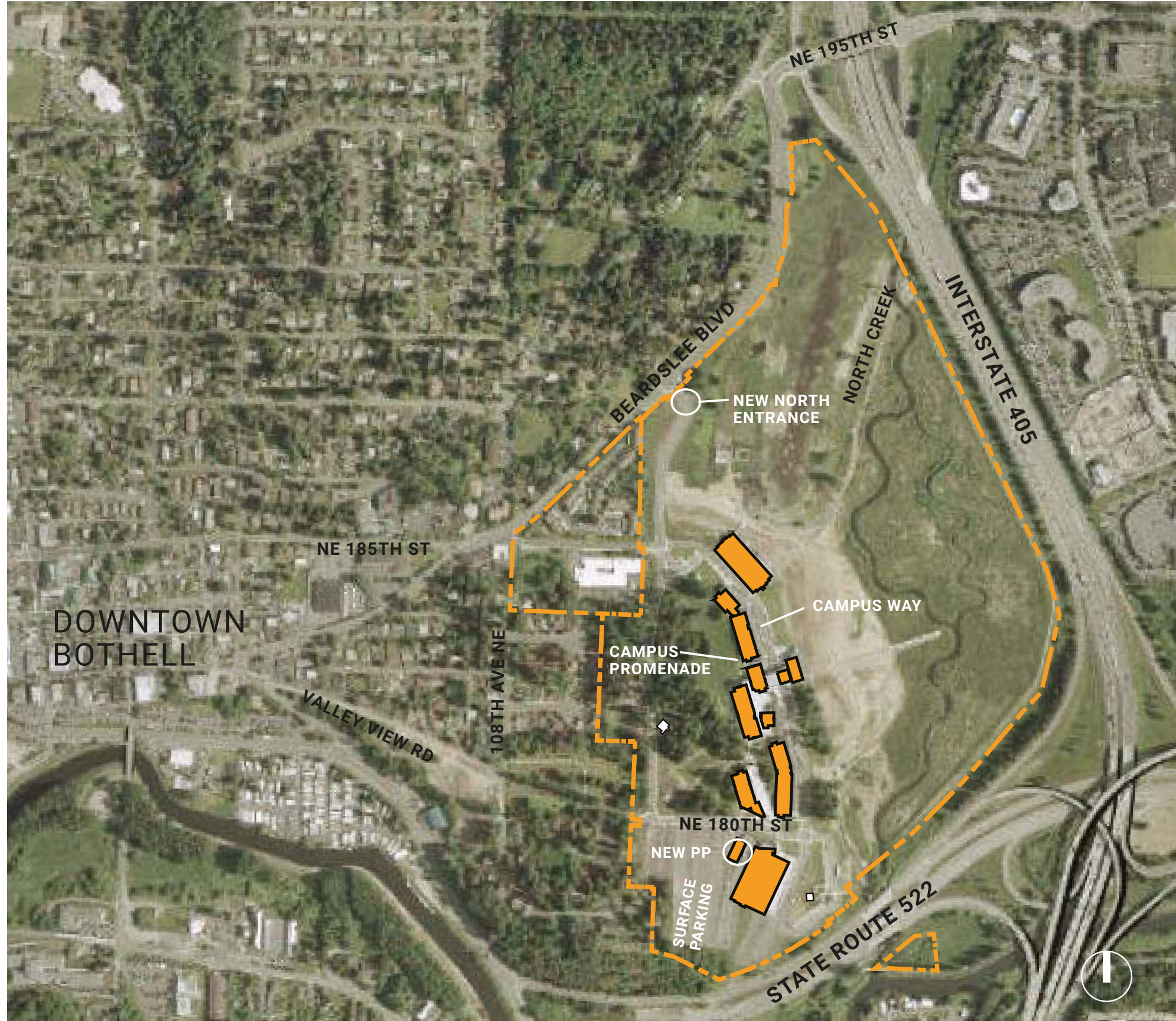
Regional Transit



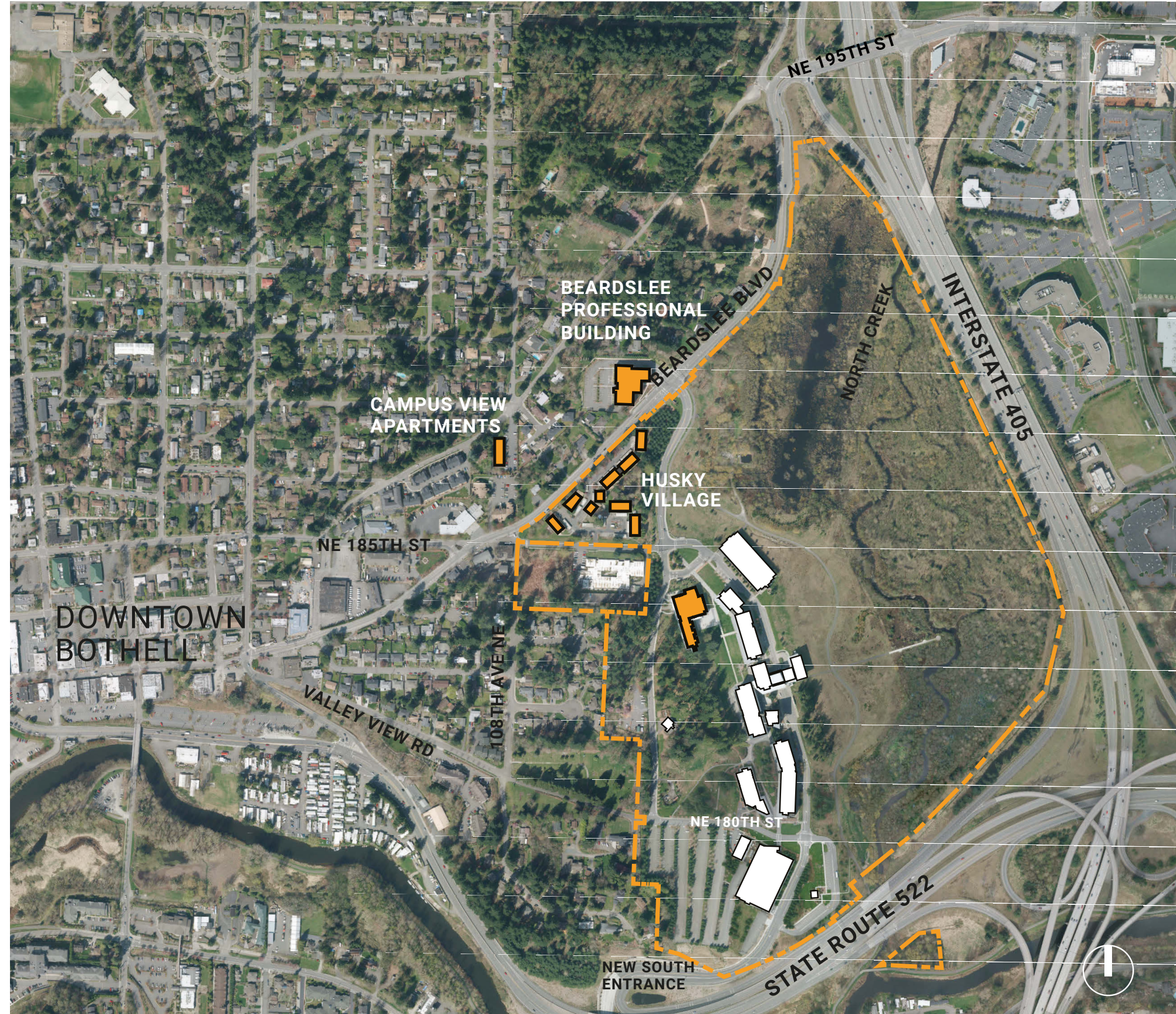
Development History: Original Campus Site, 1998



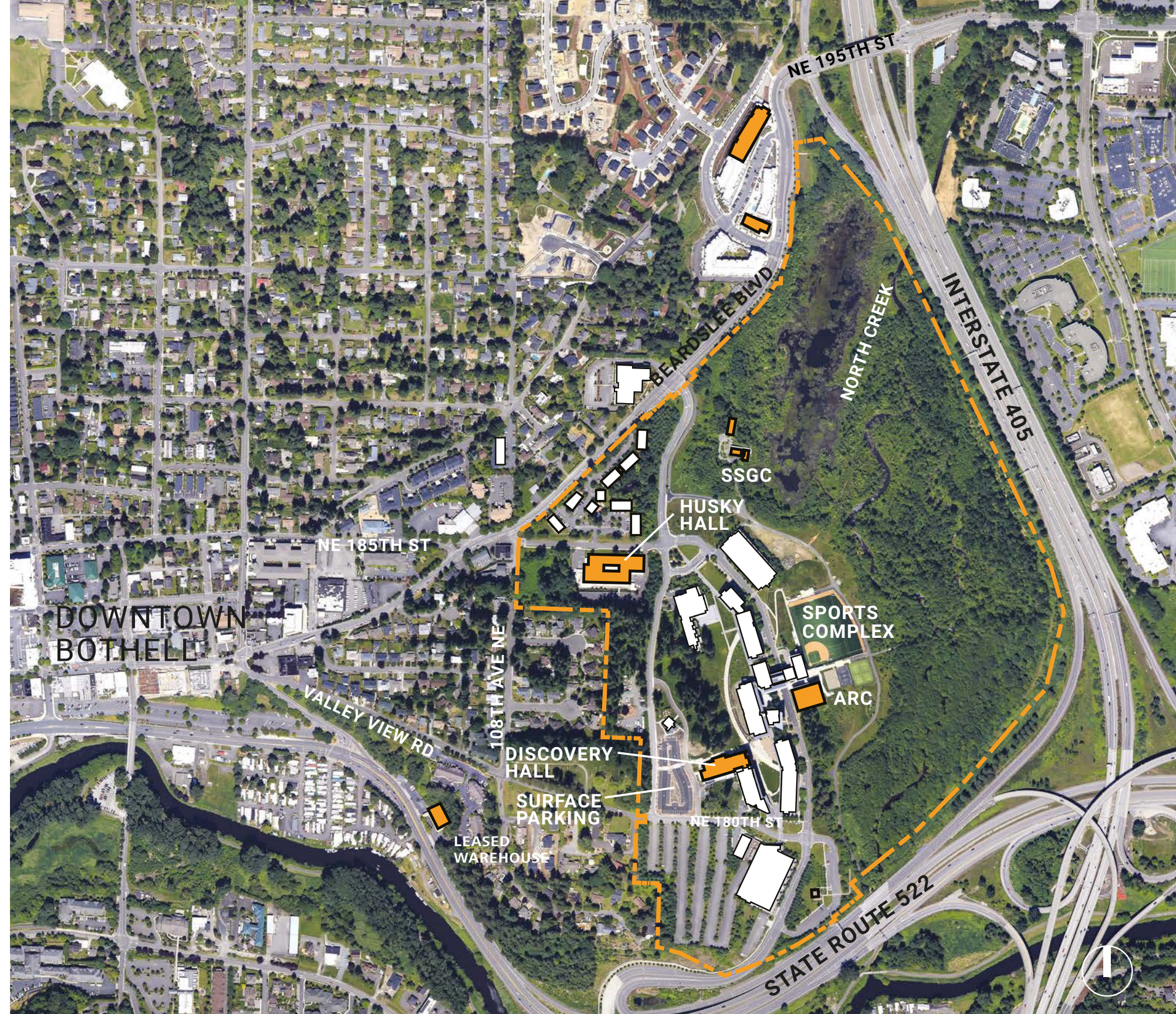
Development History: 2002



Development History: 2011



Development History: 2017



Key Drivers

Rapid Enrollment Growth

Institutional Transitions:

UWB becomes a residential campus; CC begins offering Bachelor of Applied Science degrees

**PUD Process/
Development Regulations**

Flexibility for Future Development

Relationship Building:
Institutions, Neighborhood, Community, Regional Partners

Flashpoint!

Student Housing Project Fuels
Community Activism and Need
for Greater Transparency Through
Community Engagement



Community Points of View

City of Bothell

Community concerns

Zoning changes

Permit process

Height limits and setbacks to adjacent neighbors

Allowed uses

PUD requirements

Mitigation measures

Campus

Community concerns

Zoning changes

Permit process length of time

Height limits and setbacks to adjacent neighbors

Allowed uses

PUD requirements

Mitigation measures

Neighborhood

Community engagement

Permit process

Height limits and setbacks

Allowed uses adjacent to their properties (housing, parking, administrative, trees)

PUD requirements (extra steps with the hearing examiner)

Buffers and lighting adjacent to their properties

Community Points of View

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PUD requirements (extra steps with the hearing examiner)

Buffers and lighting adjacent to their properties

Campus Master Plan: 2016/2017 Process

1

CITY OF BOTHELL

Adopt enabling legislation that establishes a process for city approval of the Campus Master Plan and development agreement.

2

CITY OF BOTHELL

Adopt a comprehensive plan amendment to expand the campus district boundary to include four parcels owned or leased by UW Bothell.

SEP '16

OCT

NOV

DEC

JAN '17

FEB

MAR

APR

MAY

JUN

JUL

AUG

3

CAMPUS: CAMPUS MASTER PLANNING

Collect, Review and Analyze Existing Conditions and Capacity // Develop Vision, Growth Profile and Planning Parameters // Develop Preferred Option // Environmental Impact Statement scoping // Finalize Master Plan // Continuous Community Engagement For Each Detail

4

CITY OF BOTHELL

Council considers adoption of Campus Master Plan and Development Agreement.

CAMPUS

Future construction on campus will not move forward until Campus Master Plan is complete and Development Agreement is approved by City of Bothell.



COMMUNITY ENGAGEMENT EVENTS

Campus Master Plan: Scope

1

**Establish
New Land
Regulations
that Entitle
Growth**

2

**Test Options
for Siting
Anticipated
and Future
Facilities**

3

**Test Options
for Financial
Feasibility
and
Capacity**

4

**Near-Term
Vision
Presumes
Additions
for Each
Institution**

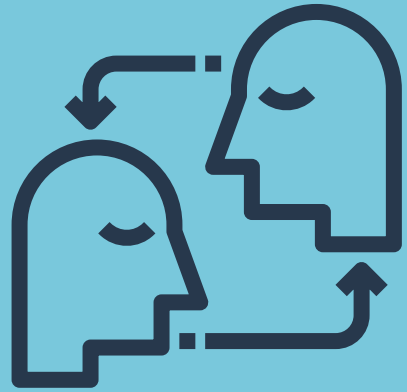
5

**Should
Reflect
Current
and Shared
Facilities**

6

**Anticipate
Possible
Transit Center
(Partnerships)**

Campus Master Plan: Opportunities



**Stronger
Collaboration
and Financial
Commitment
Between
UWB & CC**



**Deeper
Community
Engagement**



**Minimizes
Transit
Operations on
Campus**



**Greater
Alternative
Funding
Possibilities**

Campus Master Plan

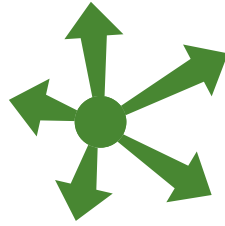
Vision and
Guiding
Principles for
Development

Guiding Principles



GUIDING PRINCIPLE NO. 1: COHESIVE CAMPUS CHARACTER

The physical setting of the campus expresses the institutional values and commitment to educational excellence with regard to contextual integration within the surrounding community and region. The architectural expression of buildings, landscapes, and circulation patterns should be context-driven to enhance the character and quality of the campus while retaining the identity of each institution and providing a welcoming and user-friendly experience for first-time and daily users.



GUIDING PRINCIPLE NO. 2: DURABLE AND ADAPTABLE FACILITIES

Ongoing demands to maximize the versatility of space must be considered in the design of academic buildings to meet evolving program needs. Buildings should be designed with flexible interiors to allow for the reconfiguration of space over time without major structural or utility modifications, and infrastructure should be provided to meet current and future technology needs.



GUIDING PRINCIPLE NO. 3: ENRICHED CAMPUS COMMUNITY EXPERIENCE

Providing a vibrant, student-centered campus with ease of access and amenities that encourage the interdisciplinary exchange of ideas and discovery is vital to achieving academic excellence. Maximizing resources and co-location opportunities to meet the needs of commuting and residential students through inclusiveness and equity will enrich the student experience. Providing resources and co-location opportunities for faculty and staff to socially and academically interact with each other and with students will help enhance a culture of learning, innovation and partnership.



GUIDING PRINCIPLE NO. 4: ENHANCED ENVIRONMENTAL AND HUMAN HEALTH

The commitment of both UW Bothell and Cascadia College to environmental protection, sustainability, and the well-being of students, staff, faculty, and the surrounding community is integral to the Campus Master Plan. Energy conservation, natural daylight and ventilation, efficient use of resources, preservation of environmentally valuable features, and a mix of vibrant and passive open spaces are all means of enhancing the environmental and human health of campus and community. The campus' environmental resources and critical habitats will continue to be managed in a manner that promotes academic, research, and partnership opportunities for UW, CC, and the community-at-large.



GUIDING PRINCIPLE NO. 5: INTEGRATION WITH THE CITY OF BOTHELL

Considerations for enrollment growth of UW Bothell and Cascadia College and the physical development of the campus to meet space needs require close collaboration and connectivity with the City of Bothell's long-range vision. Development along the edges of campus should acknowledge, and where appropriate, complement adjacent uses relative to scale and proximity. Pedestrian and bicycle connections between the campus and downtown core should continue to be strengthened.



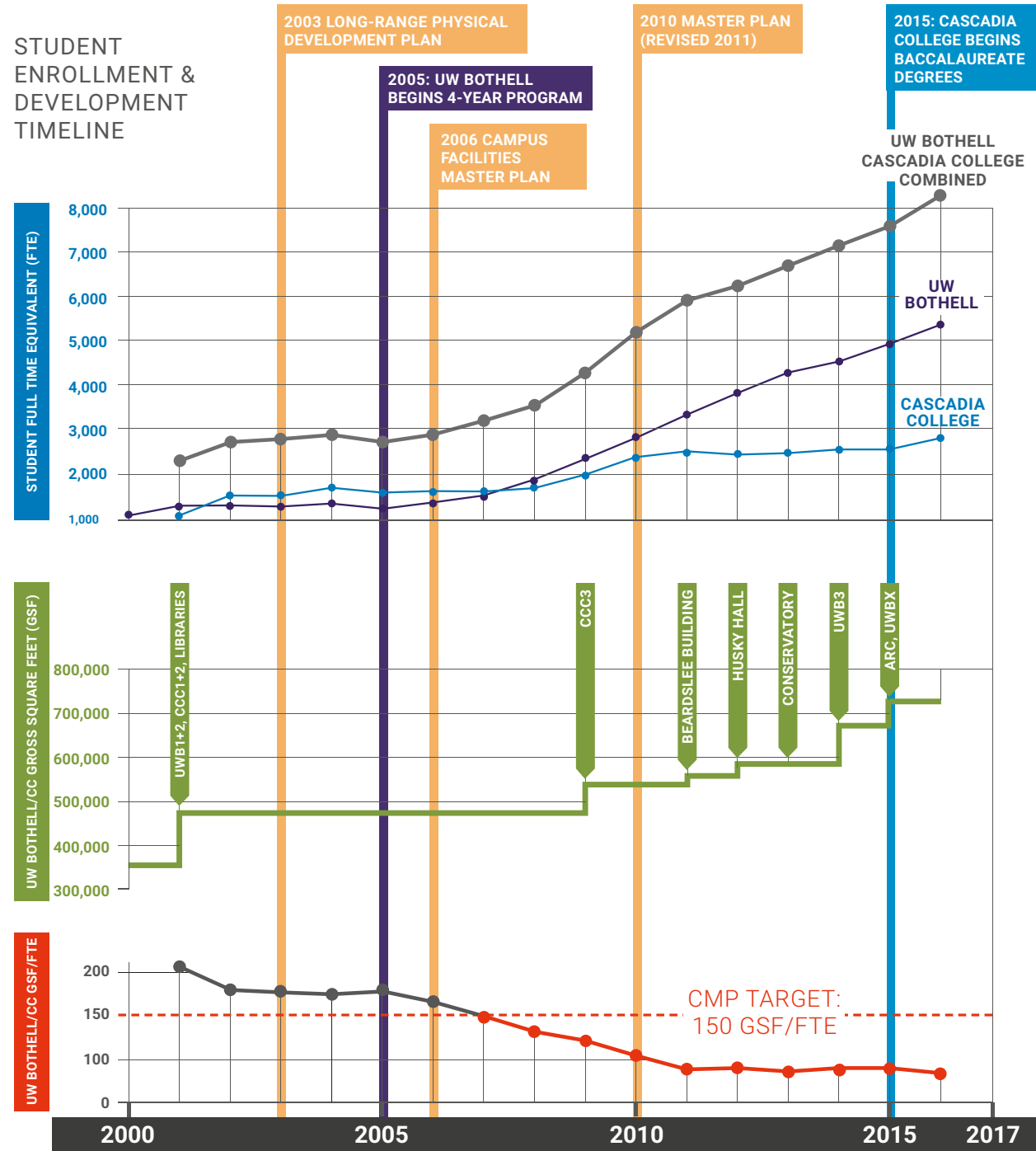
GUIDING PRINCIPLE NO. 6: MOBILITY, ACCESS, AND SAFETY

Safe, efficient, and effective movement of people and vehicles (including personal, service, emergency and transit) to and through campus requires regular monitoring and management. Sufficient and appropriately located parking, transit connectivity, universally accessible pathways, and intentionally designed intersections and crossings are necessary both on and off campus, requiring close collaboration with the City of Bothell and local transit agencies.



Growth & Development

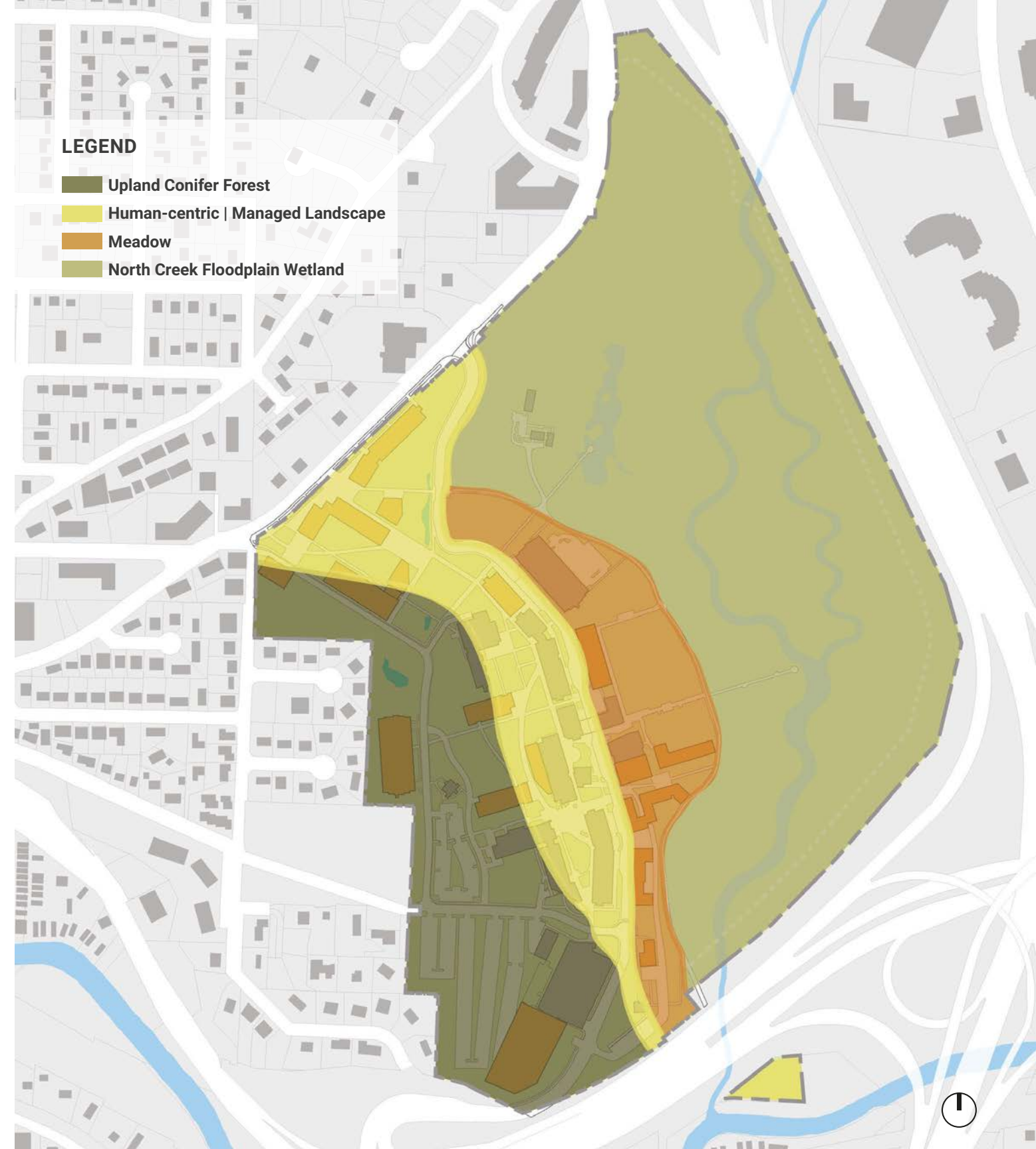
STUDENT ENROLLMENT & DEVELOPMENT TIMELINE



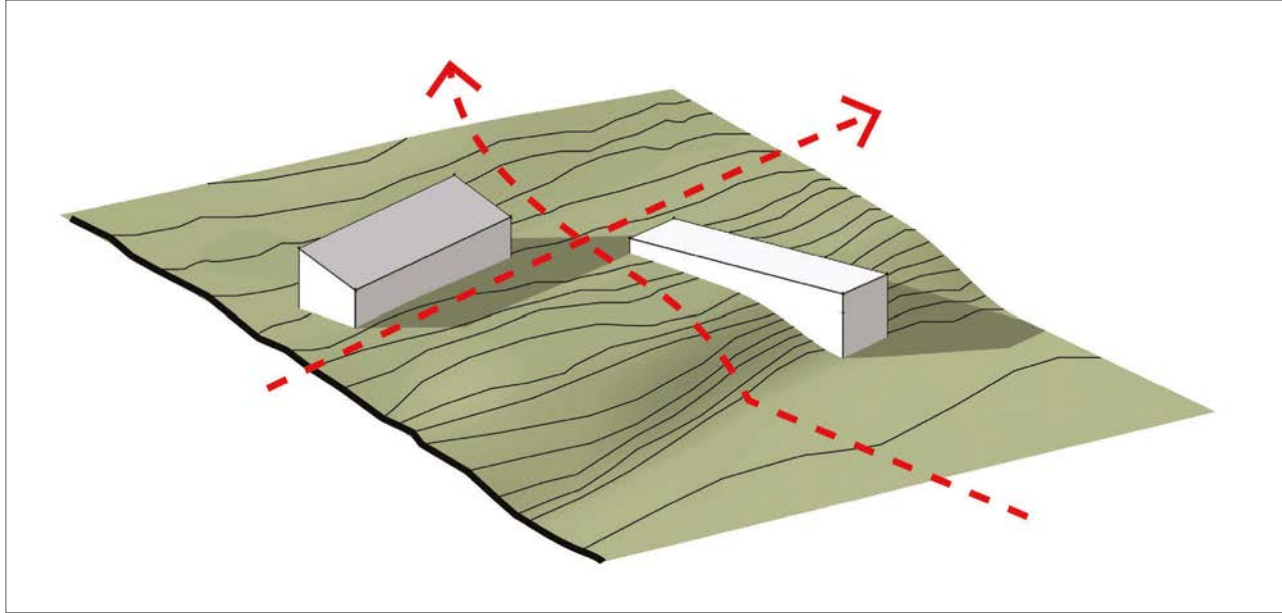
Campus Master Plan



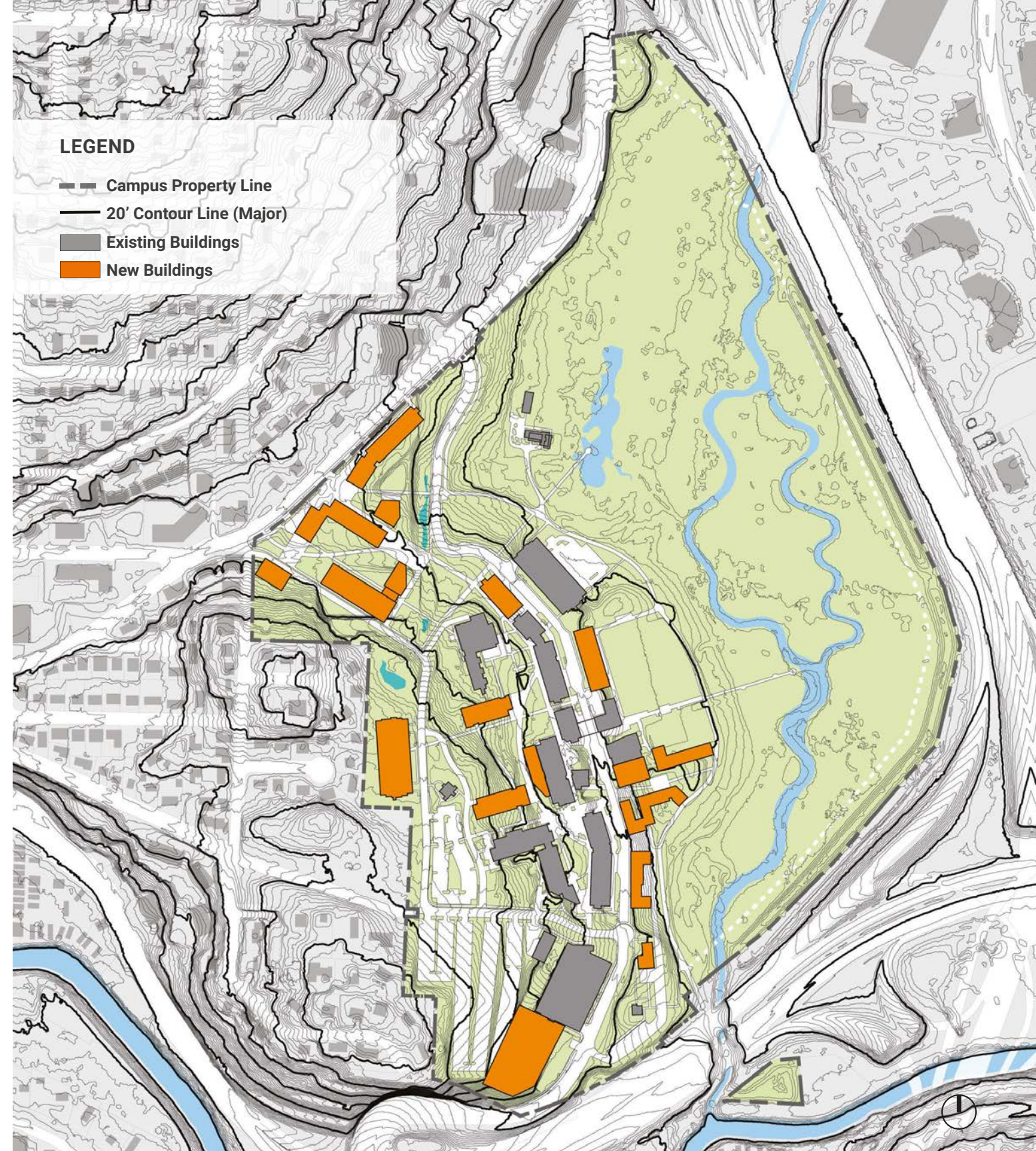
Campus Vegetation and Landscape Character



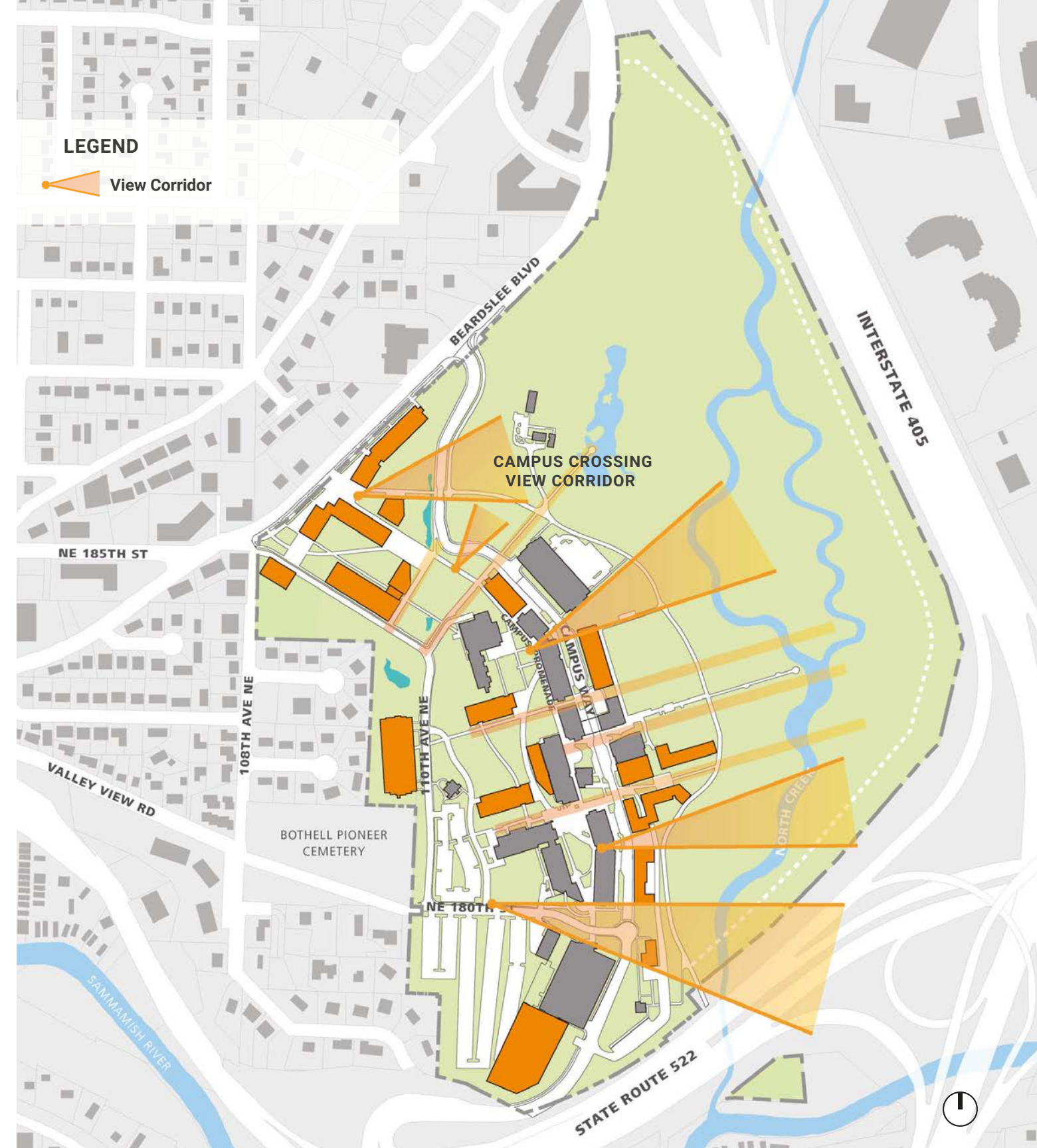
Topography



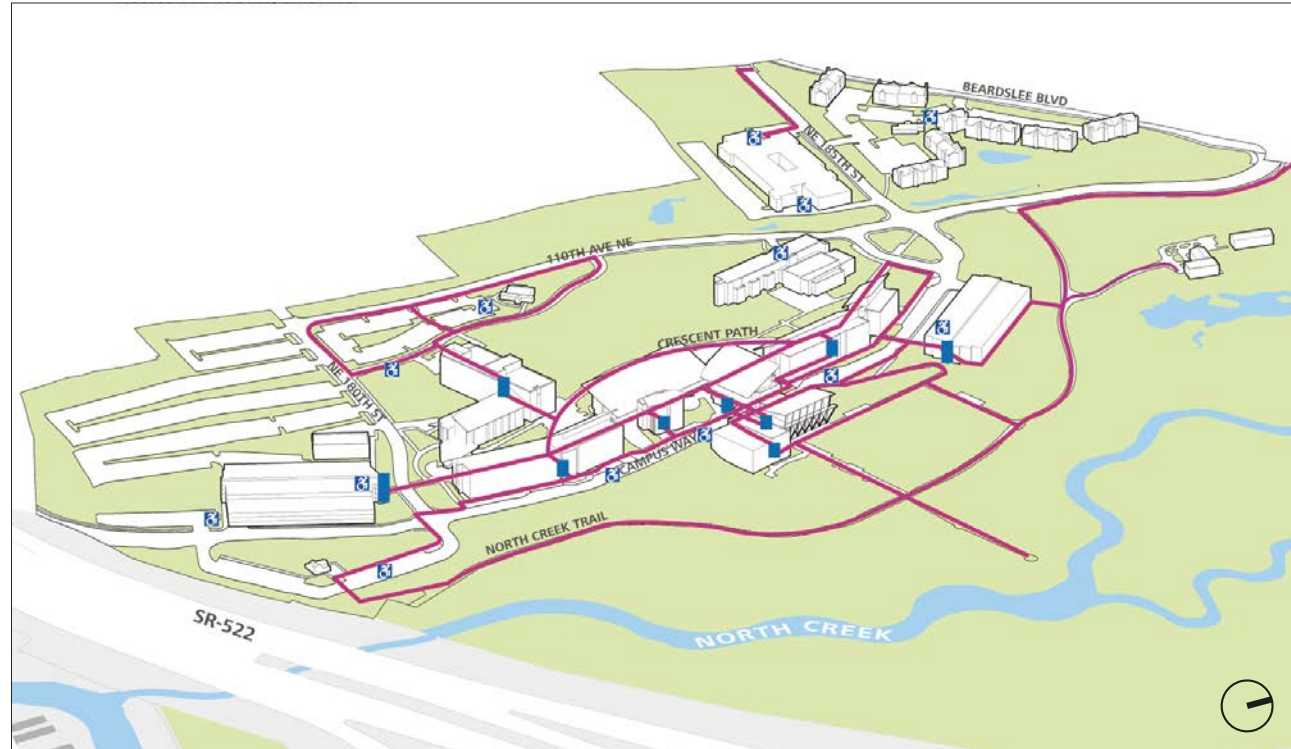
BUILDING ORIENTATION PARALLEL AND PERPENDICULAR TO TOPOGRAPHY



Open Space and View Corridors



Circulation: Pedestrian Routes

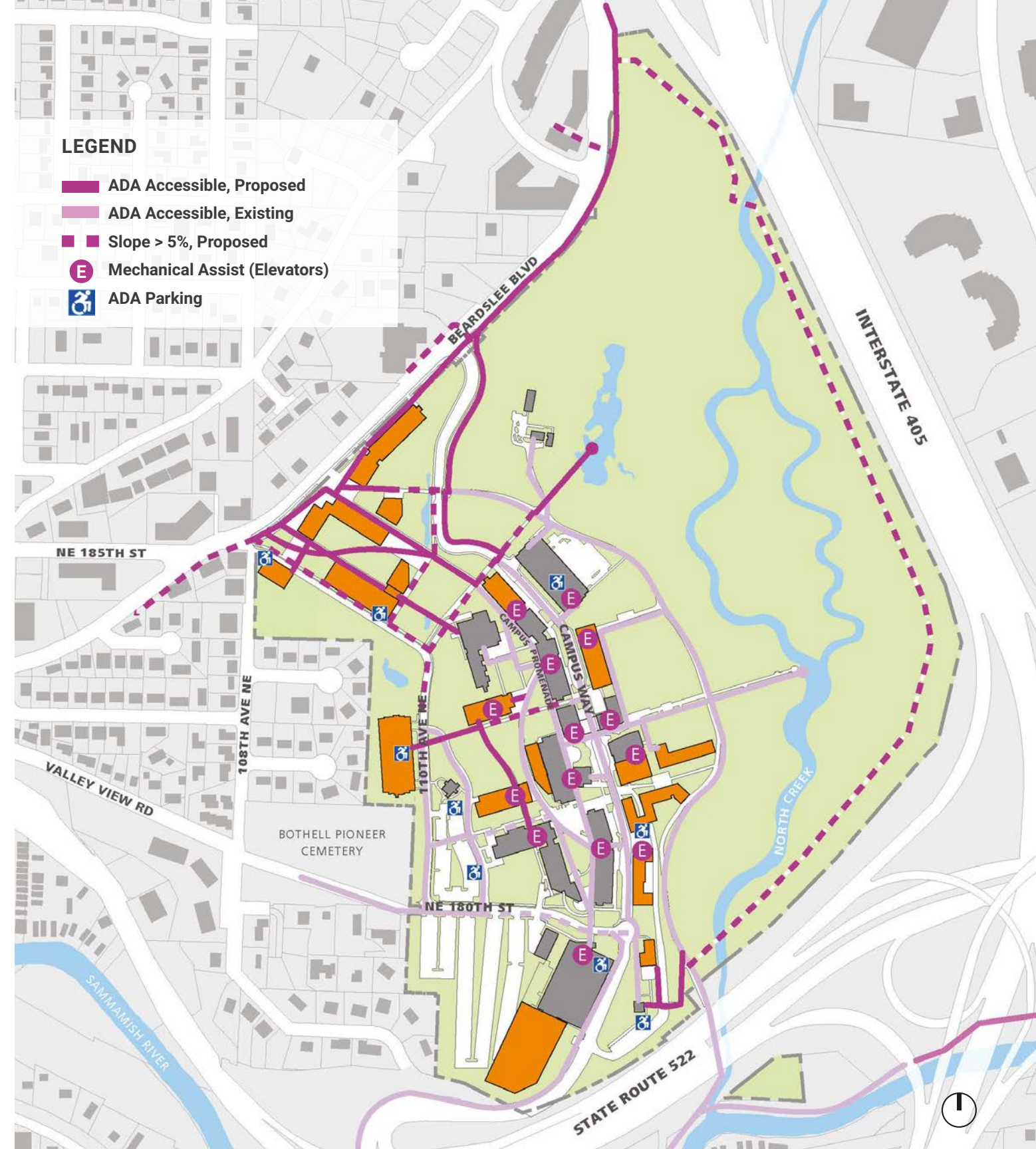


EXISTING CONDITIONS

LEGEND

- ADA Accessible Routes
- Mechanical Assist (Elevators)
- ADA Parking

NOTE: Determination of inaccessible routes is based on known or assumed information regarding grades and surface conditions. Future development should confirm accessibility based on more detailed topographic information.



LEGEND

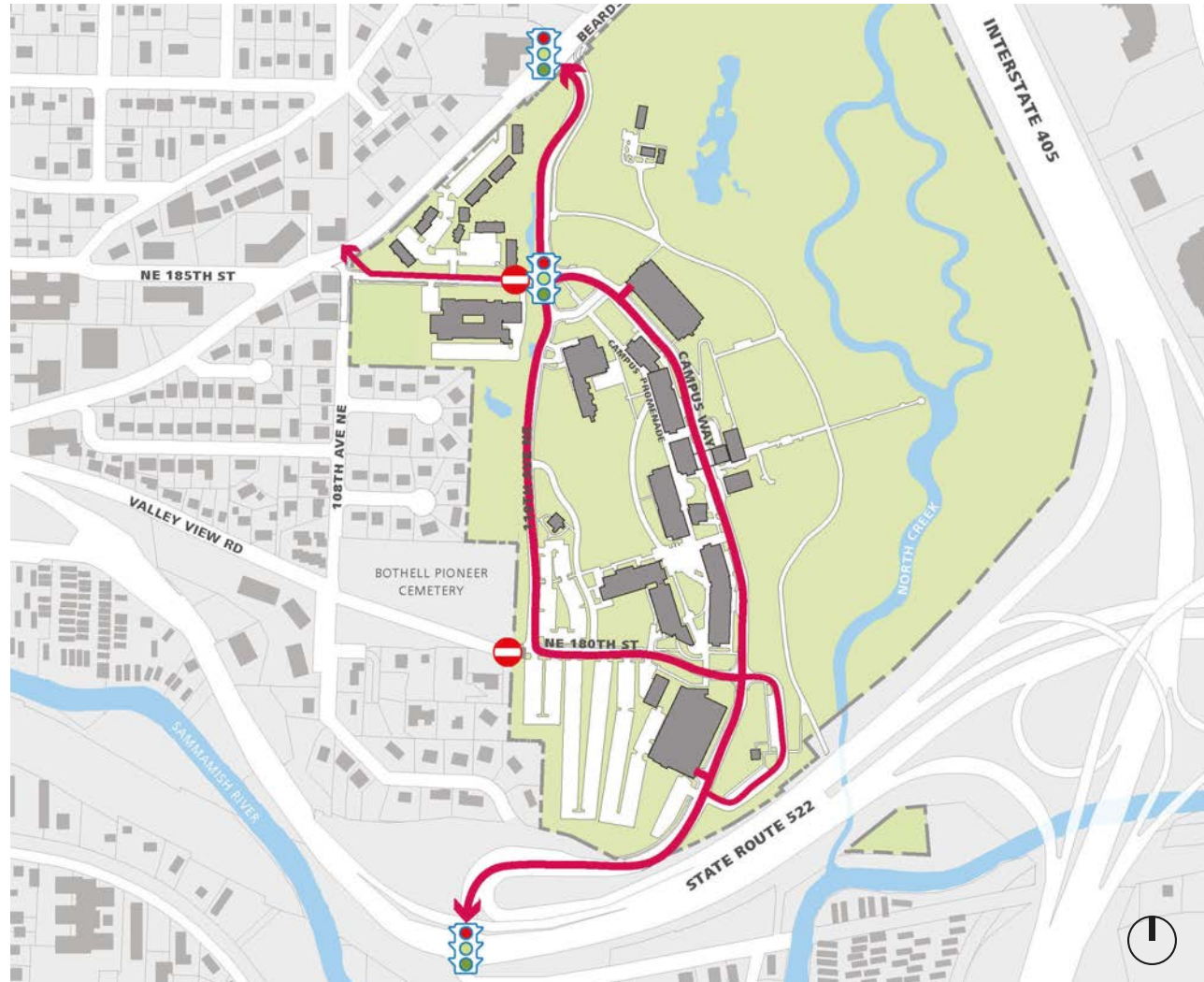
- ADA Accessible, Proposed
- ADA Accessible, Existing
- - - Slope > 5%, Proposed
- E Mechanical Assist (Elevators)
- ♿ ADA Parking



Circulation: Transit Routes



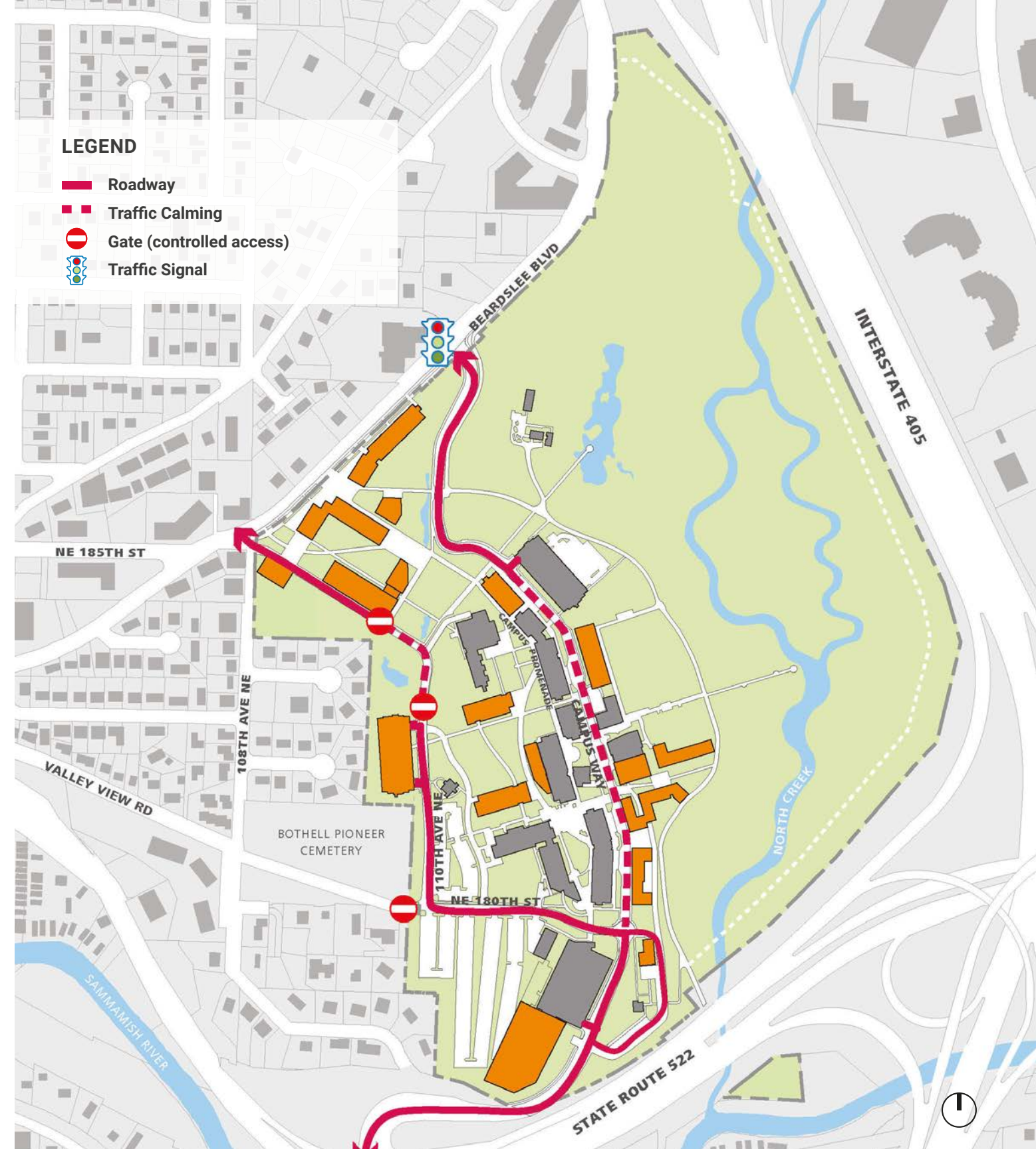
Circulation: Vehicular Routes



EXISTING CONDITIONS

LEGEND

- Roadway
- Gate (controlled access)
- Traffic Signal

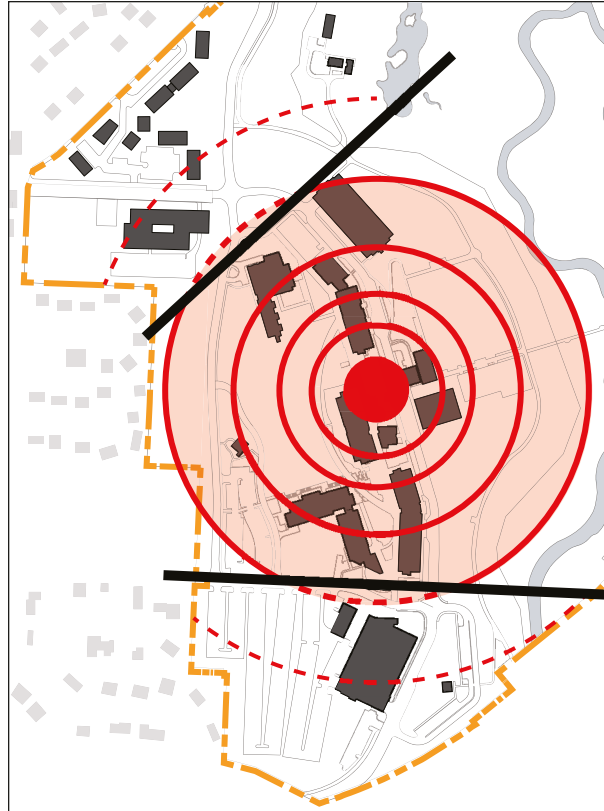


LEGEND

- Roadway
- - - Traffic Calming
- Gate (controlled access)
- Traffic Signal



Near-Term Campus Vision: Develop the Core

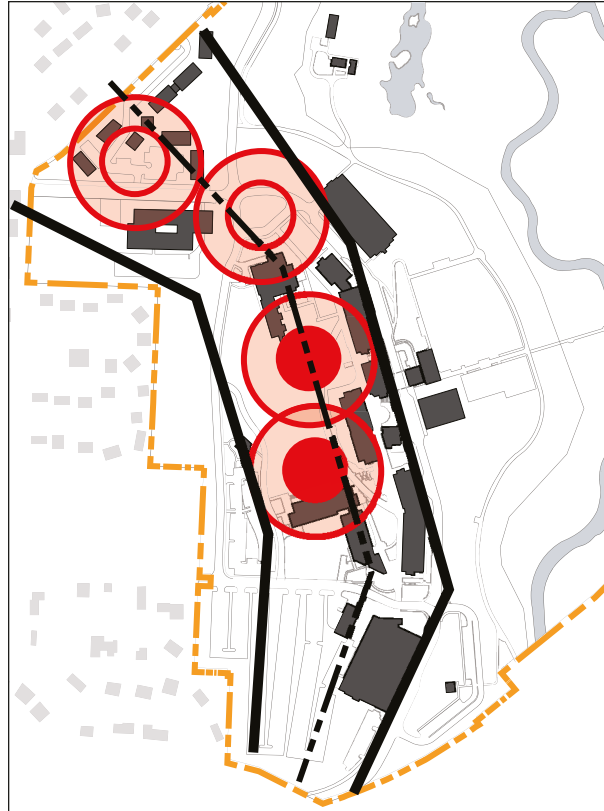


KEY PROJECTS

- 1 Corporation Yard
- 2 Parking
- 3 UW-4 (STEM)
- 4 CC-4 (STEM)
- 5 Student Housing/Life



Long-Term Campus Vision: Grow Northward Along Topography








KEY PROJECTS

1. North Campus Development
Student Housing/
Academics/Mixed Use
Transit Center
2. Campus Way Transformation
Student Housing/Dining
Traffic Calming
3. Shared Academic Building



Long-Term Campus Vision

CAMPUS FOCUS AREAS

-  Campus Core
-  Student Life
-  Campus Crossing
-  Beardslee Commons
-  South Entrance



Long-Term Campus Vision: Beardslee Commons

Campus promenade extends universal access from the core of campus out to Beardslee Blvd

New campus quadrangle provides a space for shared student life activities

Limited service and emergency access road from 185th and Beardslee Blvd

Pedestrian pathway provides convenient access to the North Creek Trail

Enhanced Beardslee Blvd and transit center in partnership with others

Active ground floor academic uses and student housing provide vibrant new plaza and edge along Beardslee Blvd

New plaza on Beardslee Blvd provides new opportunity for shared identity of both institutions

Protected bikeway provides safe connection from North Creek Trail to downtown

Existing and new plantings buffer campus and adjacent residential neighborhood

Transit Options

145th and SR 522 Bus Rapid Transit

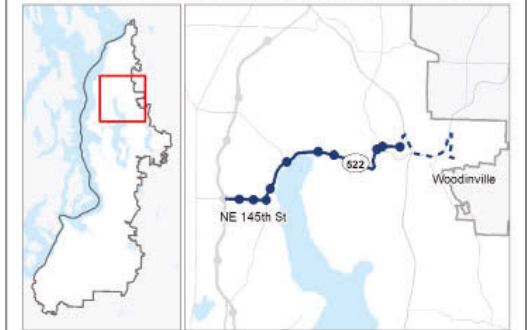
Subarea	North King
Primary Mode	BRT
Facility Type	Corridor
Length	8 miles
Date Last Modified	July 1, 2016

SHORT PROJECT DESCRIPTION




This 8-mile BRT project would design and implement BRT on NE 145th Street/SR 523 from the Link station at I-5 to SR 522, with BRT treatments continuing on SR 522 to UW Bothell, and with connecting service at lower frequencies to Woodinville. On NE 145th Street, this project would include transit priority spot treatments, with two stations. On SR 522, the majority of the corridor through Lake Forest Park, Kenmore and Bothell will feature BAT lanes to downtown Bothell, and transit priority treatments on arterials to UW Bothell.

Note: The elements included in this representative project will be refined during future phases of project development and are subject to change.

PROJECT AREA AND REPRESENTATIVE ALIGNMENT



LEGEND

-  Campus Bus Route
-  Layover Area
-  Campus Bus Stop

EXISTING



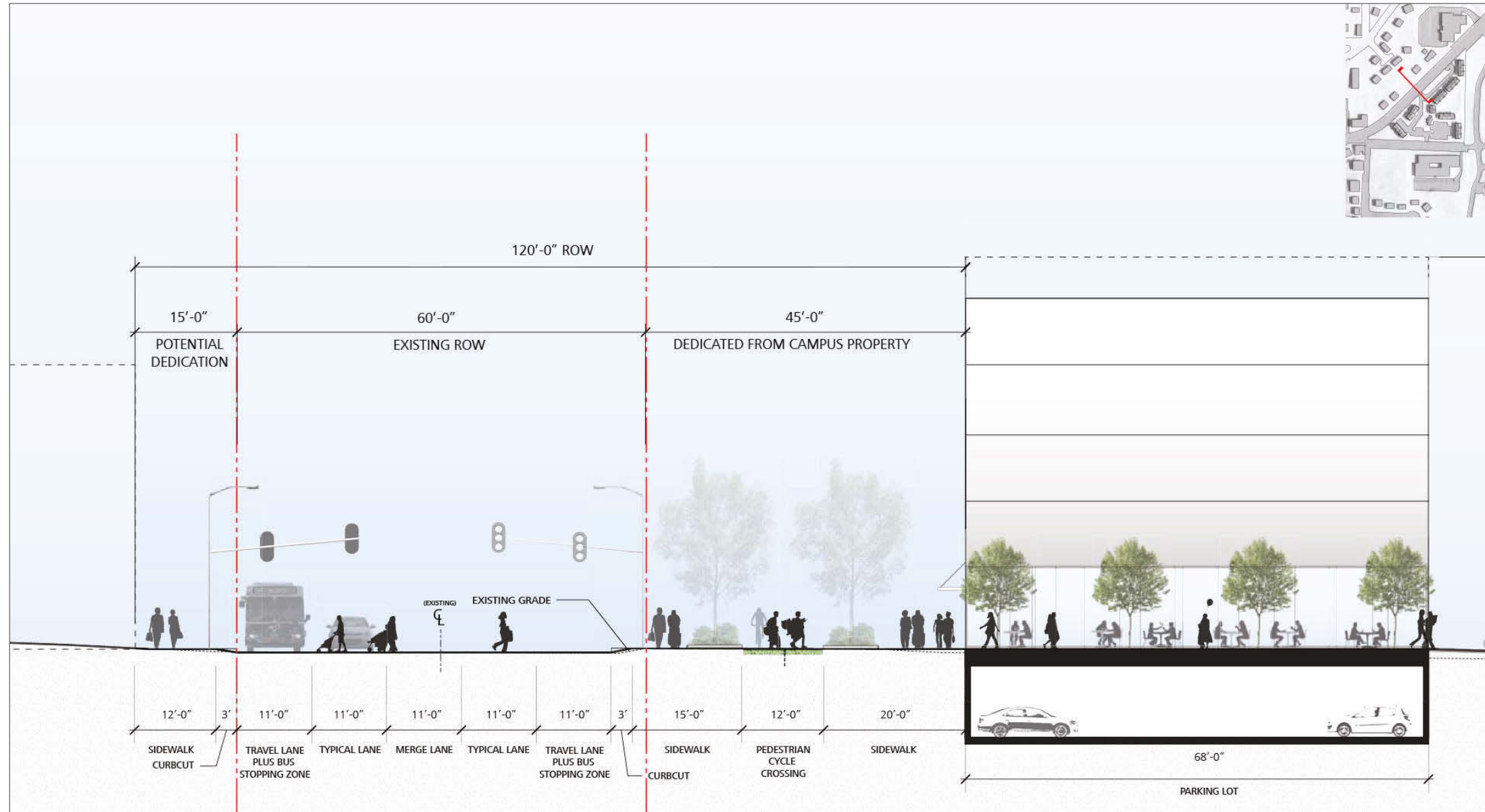
BEARDSLEE TRANSIT HUB



NE 185TH STREET TRANSIT LOOP



Beardslee Transit Hub



Long-Term Campus Vision: Beardslee Commons



Long-Term Campus Vision: Student Life/Campus Way

Pedestrianized Campus Way enhances safety, provides convenient bike access and storage, and provides opportunities for stormwater management that support an ecologically diverse and engaging landscape

Enhanced east-west connection provides greater access between the academic core of campus and student life

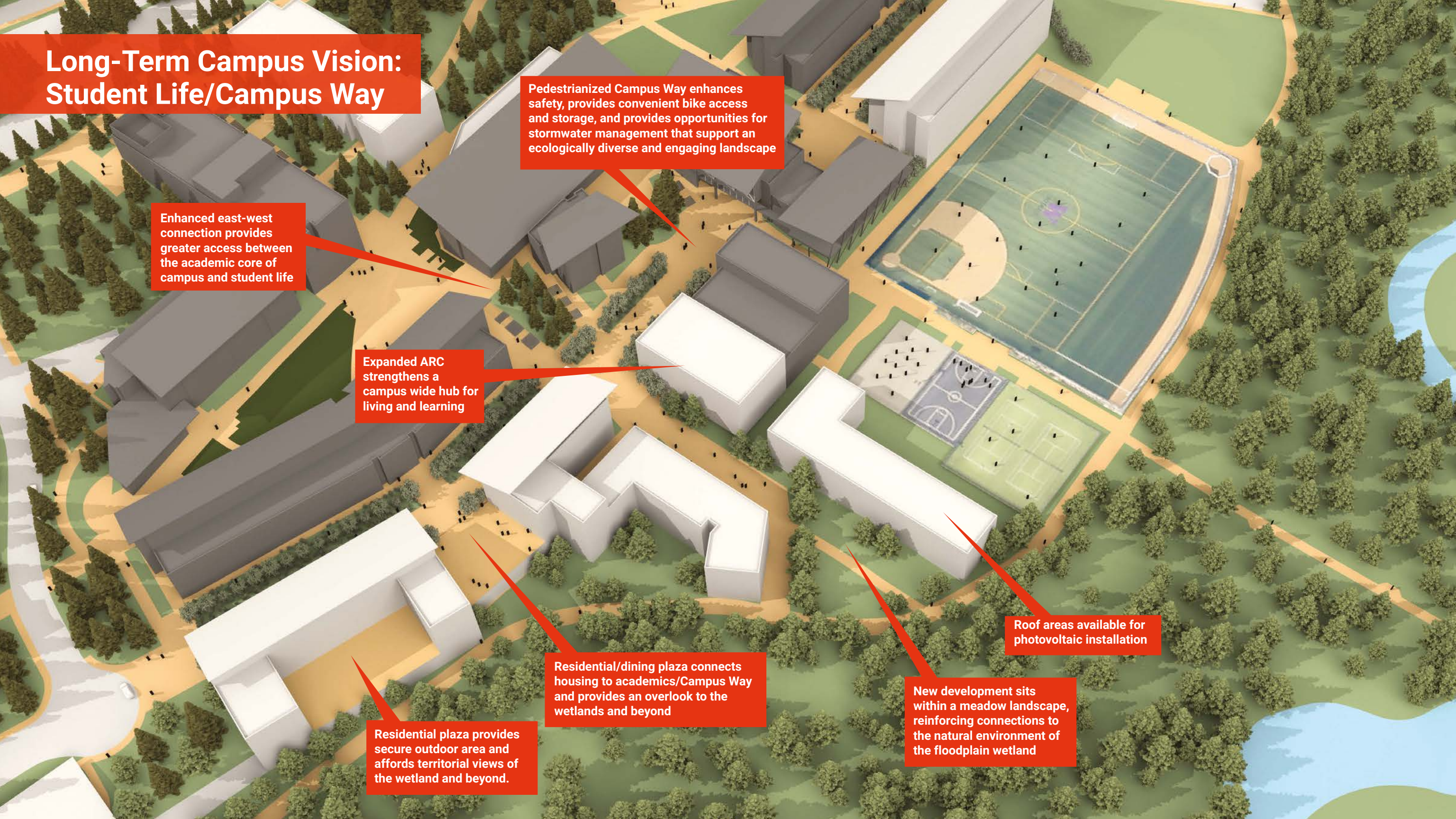
Expanded ARC strengthens a campus wide hub for living and learning

Residential/dining plaza connects housing to academics/Campus Way and provides an overlook to the wetlands and beyond

Residential plaza provides secure outdoor area and affords territorial views of the wetland and beyond.

Roof areas available for photovoltaic installation

New development sits within a meadow landscape, reinforcing connections to the natural environment of the floodplain wetland



**Long-Term Campus Vision:
Student Life/Campus Way**



Long-Term Campus Vision: Campus Crossing

Pedestrianized Campus Way enhances safety, provides convenient bike access and storage, and provides opportunities for stormwater management that supports an ecologically diverse and engaging landscape

Existing wetlands are linked and enhanced

Biodiversity is integrated into the fabric of the campus

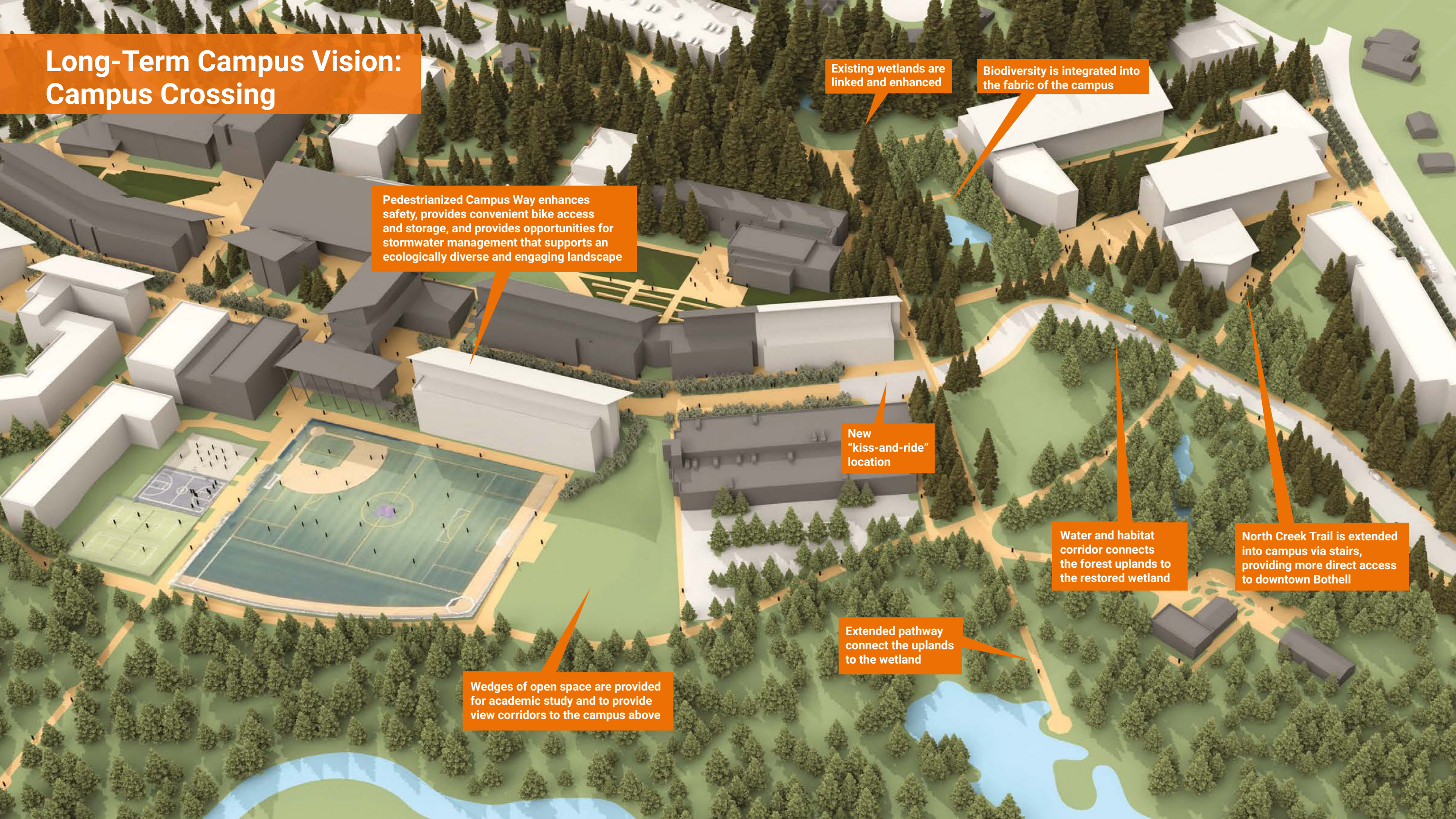
New "kiss-and-ride" location

Water and habitat corridor connects the forest uplands to the restored wetland

North Creek Trail is extended into campus via stairs, providing more direct access to downtown Bothell

Extended pathway connect the uplands to the wetland

Wedges of open space are provided for academic study and to provide view corridors to the campus above



Long-Term Campus Vision: Campus Crossing



Campus Master Plan: By the Numbers

FTE Students

EXISTING:

UW Bothell: 5,240
Cascadia College: 2,741

Total: 7,891



PLANNED:

UW Bothell: 6,000
Cascadia College: 4,000

Total: 10,000

Academic GSF/ Student FTE

EXISTING:

UW Bothell: 90 GSF/FTE
Cascadia College: 100 GSF/FTE



PLANNED:

**Total:
150 GSF/FTE**

Development Area (GSF)

EXISTING:

Academic: 729,600
Housing: 90,400



PLANNED:

**Academic: 1.5M
Housing: 300K
(Max.)**

Parking

EXISTING:

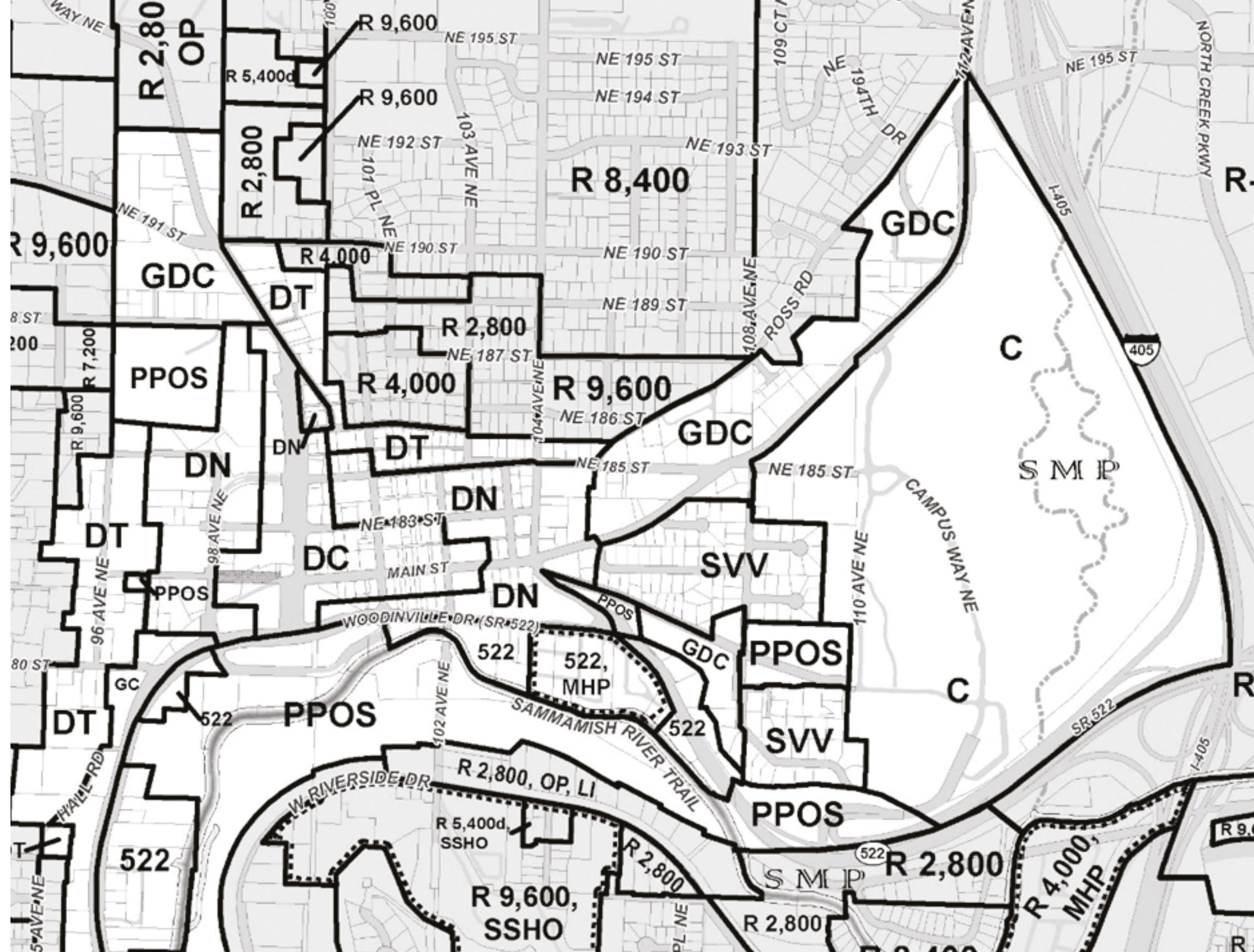
2,492 Stalls



PLANNED:

**4,200 Stalls
(Max.)**

Current Zoning Map



Implementing Code Amendments

Campus development now controlled by the Downtown Subarea Regulations (Title 12.64), with minor amendments to 12.64.001 and 12.64. 201, and a wholly new Campus District Requirements section in 12.64.108, which establishes heights and setbacks:

	DEVELOPMENT AREA					
	A	B	C	D	E	F
ALLOWED USES						
Academic	Permitted	Permitted	Permitted (Exception: Dormitory not permitted)	Permitted	Permitted	Permitted
DEVELOPMENT REGULATIONS						
Maximum Height	65'	65'	65'	65'	65'	65'
30-foot 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 adjacent to single-family exceeds 35', a setback increase of 3' for each 1' of height.	25'	25' unless adjacent to single-family. If 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



Implementing Plan Amendments

The Long-term Vision to redevelop the Husky Village site and create a more urban “front door” to campus requires a slight amendment to the Community Vision for the Campus District in the Downtown Subarea Plan.

Alt-3

9. Campus District

The co-located University of Washington Bothell / Cascadia Community College (UW Bothell / CCCascadia) dramatically overlook the wetlands of North Creek and provide a landmark eastern presence for Downtown Bothell, particularly as seen from I-405. Figure 1.51 shows the boundaries of the Campus District. Its “northwest modern” buildings and park-like setting are well buffered from the adjacent Sunrise/Valley View and Downtown Corridor Districts, with ~~almost~~ district buildings well set back behind green belts of trees and open space edges. **In the long term, the frontages along Beardslee Boulevard between NE 108th and NE 110th will be redeveloped as a more urban “front door.”** ~~Three streets—Valley View Road/NE 180th Street, NE 185th Street, and Beardslee Boulevard—currently connect the Campus to Downtown Bothell, through the first two Valley View Road/NE 180th Street and NE 185th Street are gated to prevent cut-through traffic, and thus are only for pedestrian and bicycle access. The South Access, providing a second vehicular connection, to SR 522, will soon be constructed. Access from the south is provided by a recently constructed SR 522 interchange.~~ The Downtown Plan recognizes the potential for mutual benefit in strengthening safe and attractive pedestrian and bicycle connectivity between the downtown core and the campus via public streets, ~~improving~~ quality development along the Beardslee Boulevard corridor, and strengthening the downtown to better serve as a convenient and attractive “campus town” and residential district for students, faculty and staff.

See District Requirements in 12.64.108 and other Development Regulations in 12.61 for regulations governing design and development in this District.




Fig. 1.51 Campus District
View of central-south campus area and buildings.




Fig. 1.52 Campus District
View of central-south campus area and buildings.

Updated text to reflect recent changes to Campus

Updated map

Note: all maps in the Community Vision section will be updated to show the Campus expansion.

Updated Image




Fig. 1.54 Campus District
Aerial view of campus.




Fig. 1.53 Campus District
Aerial view of central campus area (image from 2016 aerial map in 2016 map) View of north campus.

New aerial image

Updated image

Updated text to reflect new image

**From
Planning
to Project
Implementation**

Developing
Strategic
Partnerships

Current Projects

KEY PROJECTS

- 1 Corporation Yard
- 2 Parking
- 3 Phase 4 (STEM)
- 4 Student Housing
- 5 Transit Center (T.B.D.)



Corp Yard

KEY DRIVERS

Campus Facilities is a shared operation, jointly funded through operating budgets

Consolidating operations creates important service adjacencies, reduces off-site lease costs, and provides staffing efficiencies

On-site centralized shipping and receiving will enable more efficient pick up and deliveries at one location with a loading dock

Adjacency to the south campus entrance reduces vehicle/pedestrian conflicts, provides the most direct highway access, and does not require navigating steeply sloped campus roads which are inaccessible during inclement weather

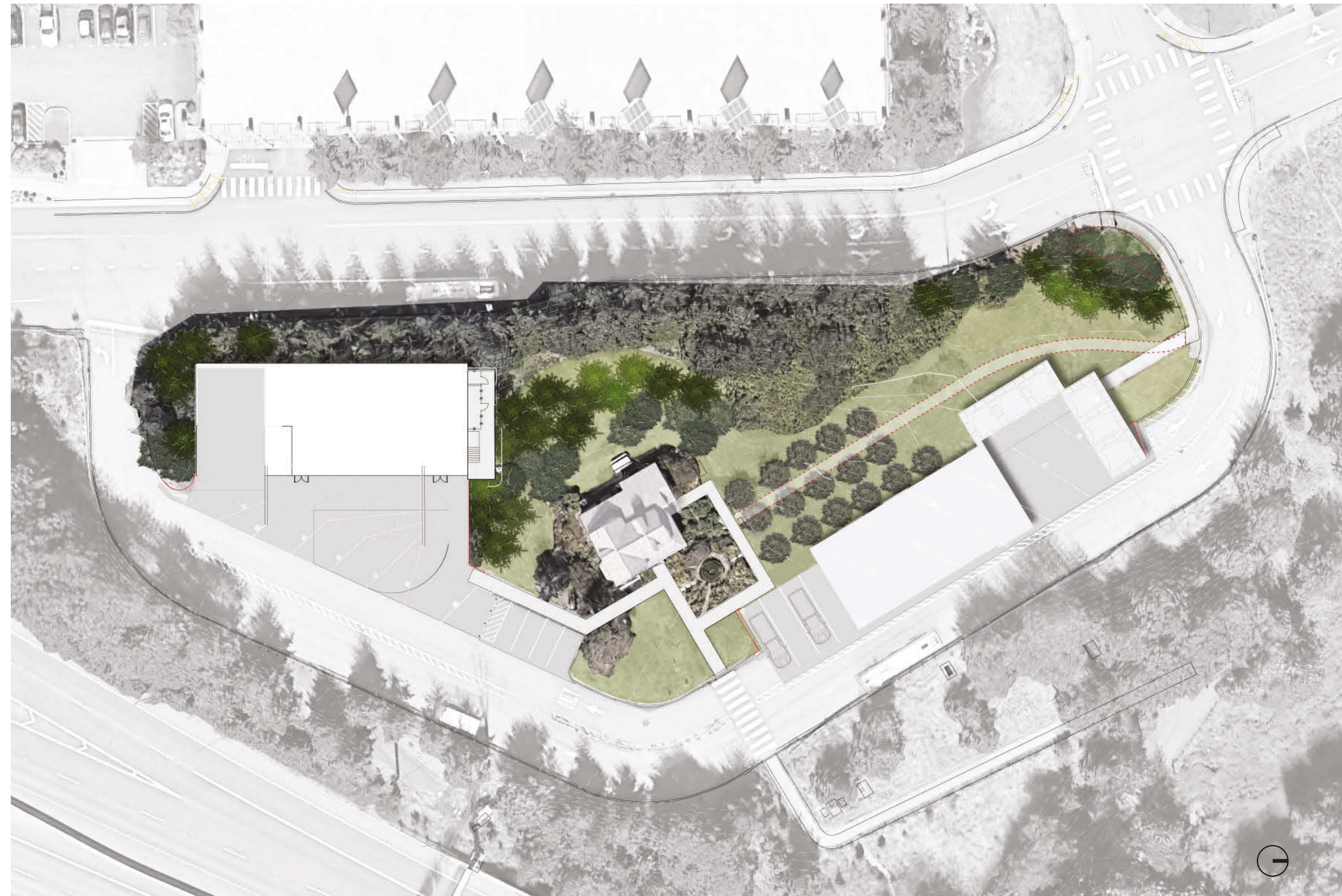
KEY PARTNERSHIPS

UW Bothell & Cascadia College

Progressive Design Build Delivery (first on campus)

CONSTRUCTION

To be completed **November 2019**



Parking

KEY DRIVERS

Campus parking is a shared operation, jointly funded through parking fees

Student enrollment growth

Capacity: Utilization of parking on campus during peak class periods is approximately 95%, well above the 85% utilization level standard

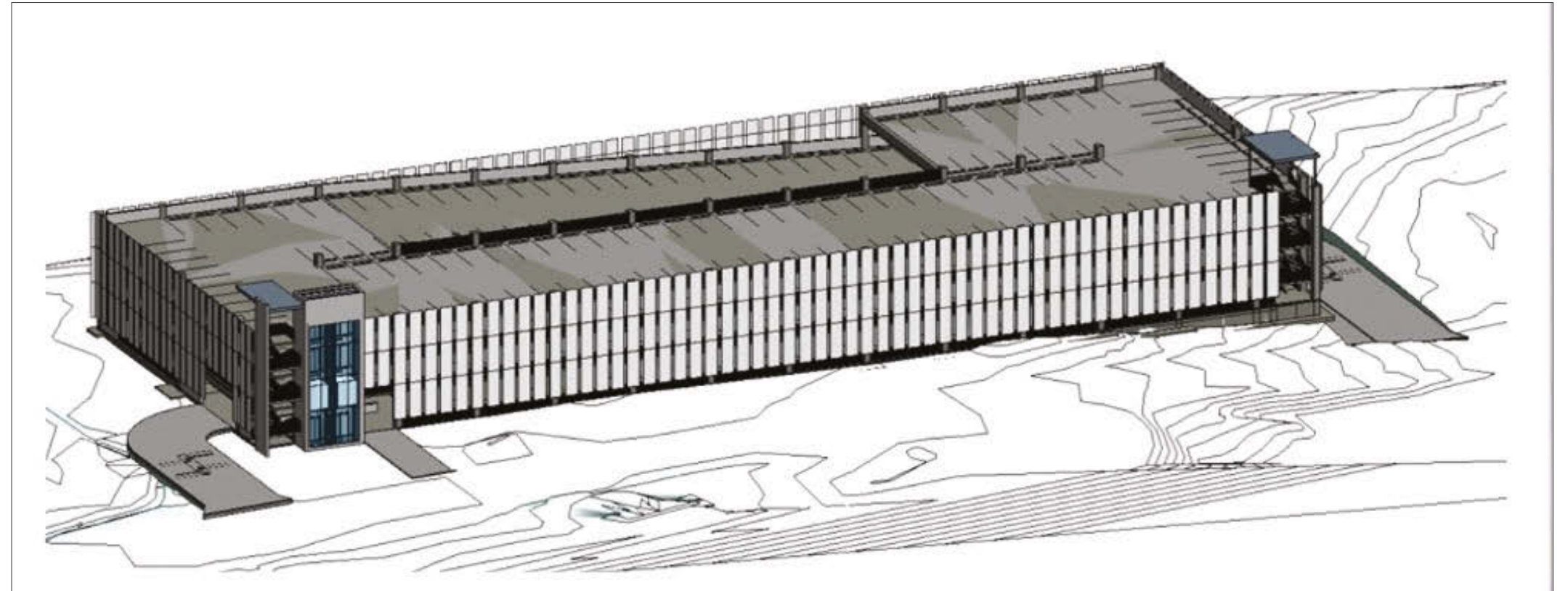
City of Bothell parking requirements

KEY PARTNERSHIPS

UW Bothell & Cascadia College

CONSTRUCTION

To be completed **July 2020**



STEM Building

KEY DRIVERS

Leverage two smaller state-funded STEM buildings into a single shared building

Single construction project will save state resources

Emphasize benefits of the institutions' co-located campus

KEY PARTNERSHIPS

UW Bothell & Cascadia College Academic Programs

CONSTRUCTION

State funding determined **April 2019**



Student Housing

KEY DRIVERS

Student-focused housing to be built in accordance with the Campus Master Plan (CMP) to catalyze north campus Beardslee Boulevard development

Maximize development capacity at the Husky Village property from a 270-bed to 600-bed complex

Demand and Feasibility Studies

Ground lease does not impact lending or borrowing capacity

KEY PARTNERSHIPS

UW Bothell/Private Developer/
City of Bothell

CONSTRUCTION

To be completed in **2023**



Transit Center: SR 522/NE 145th Bus Rapid Transit

KEY DRIVERS

Move bus traffic off-campus to minimize bus/vehicle/bike/pedestrian congestion and conflicts on-campus

Maintain and increase transit service and connectivity to campus

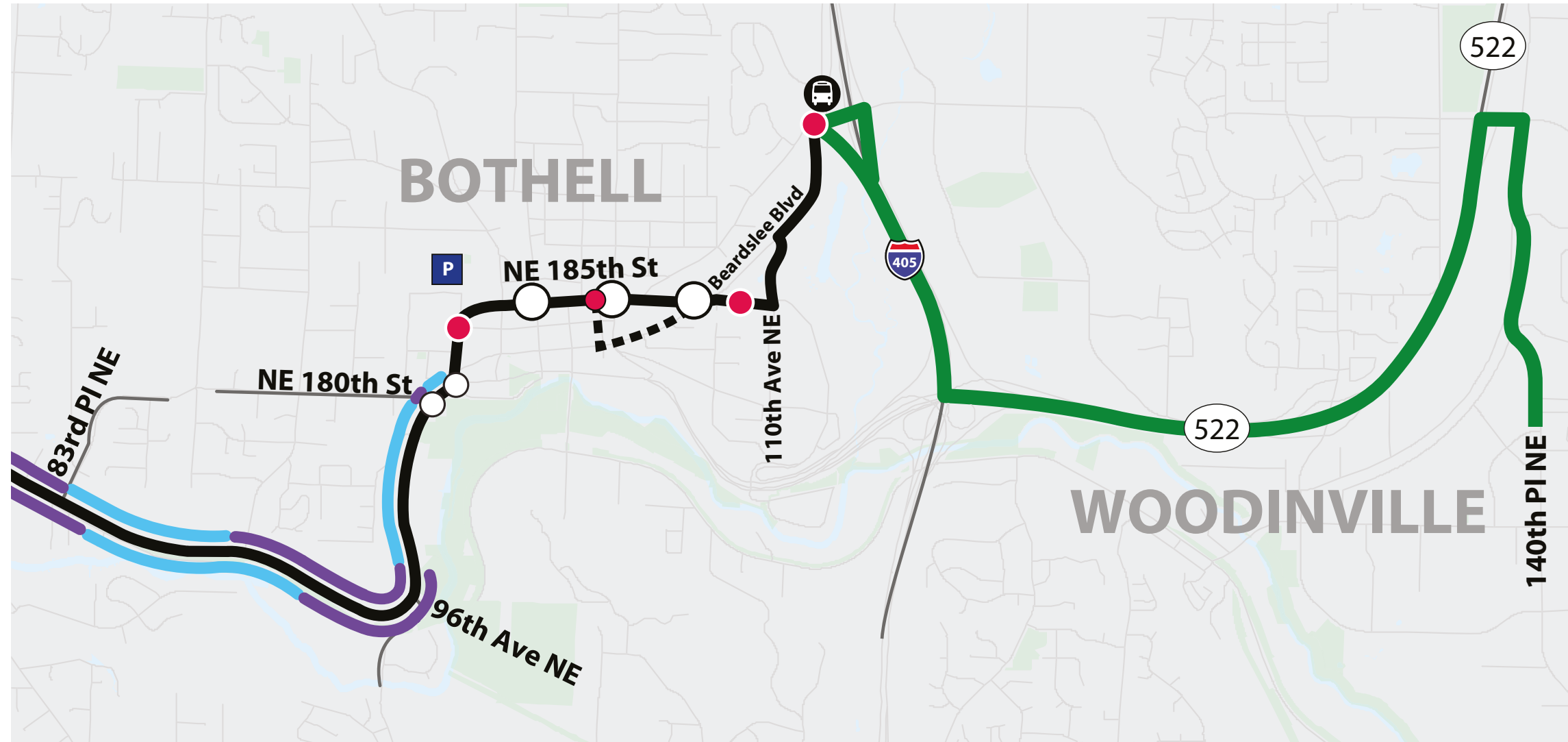
Capitalize on Sound Transit (ST3) service changes in region

KEY PARTNERSHIPS

UW Bothell, Cascadia College, City of Bothell and Regional Transit Agencies

CONSTRUCTION

To be completed in **2024**



Lessons Learned

**Vital to work
in partnership**

with
interested and
uninterested
parties and
governing
bodies

**Focus on
motivating
partners**

to
participate and
stay engaged

**Clearly identify
project goals**

and barriers to
success

**Communicate
and engage**

early, often and
consistently
until the end

**Have the right
experts**

on your
team

Questions

& Answers

Thank You



Mark Cork
mcork@mahlum.com

mahlum



Kelly Snyder
snyderk@uw.edu

W
BOTHELL



Amy Van Dyke
amyv@uw.edu

W
BOTHELL