

UNIVERSITY *of* WASHINGTON

208772

Welcome Center Project Introduction

CUCAC Meeting
November 12, 2025



Welcome Center



Lease Crutcher Lewis & Studio Tsien Architects



Presentation Agenda

- 1. Introductions**
- 2. Project Overview**
- 3. Development Site & Standards**
- 4. Site Approach**
- 5. Next Steps**



2. Project Overview

Problem Statement

As the UW continues to grow and evolve, the need for a centralized, visitor-focused space has become increasingly important. The idea for a comprehensive Welcome Center to address this need has been in development for over seven years.

The project is focused on enhancing the experience of prospective students, visitors, alumni and neighbors, and will be designed to be a dynamic, engaging space that serves as a gateway to the University.



Goals & Objectives

PORCH

Serve as a front porch for the University -
a launching place with a generous
welcome for generations

BRIDGE

Create a community bridge with an active
approach to engaging and connecting the
public to the University's ethos

HOME

Create an action-oriented working facility
and a permanent campus home

CHARACTER

Contribute to the campus's exceptional
character with an iconic physical
representation of the UW



Project Overview

- > **30,000 gsf** admissions, visitor and alumni welcome center facility
- > **\$61,400,000** project cost
- > Adjacent to Burke Museum, northwest corner of campus



Project Program

The proposed Welcome Center will be a vibrant, inspiring place housing a variety of uses, including:

- the UW Visitors Center
- the starting point for campus tours and prospective student programming
- the alumni center and UW Alumni Association (UWAA) programming
- community and neighborhood programming
- event, conference, and lecture space
- University-branded retail sales
- social space for casual gatherings, coffee service
- programmed exterior plaza

Broad Program:

- Meeting/gathering spaces
- Administrative offices
- Collaboration spaces



Design-Build Delivery Model



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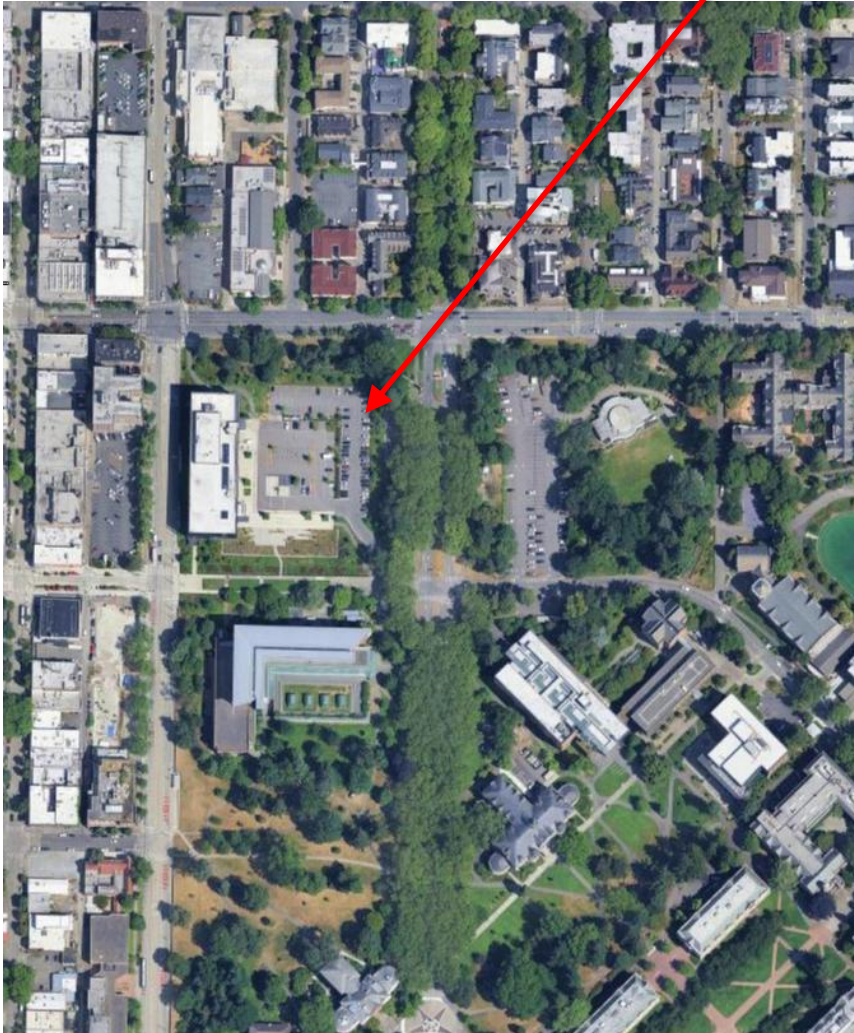
Timeline

- > Pre-Planning January 2024 – December 2024
- > DB Team Selection January 2025 – July 2025
- > Project Definition August 2025 – December 2025
- > Design & Preconstruction January 2026 – December 2026
- > Construction January 2027 – August 2028
- > Occupancy September 2028



3. Development Site & Standards

Project Location



View to west



Project Location



Site Selected – C1

Campus Master Plan – Central Campus

Central Campus

Central Campus is a hub of learning activity and knowledge sharing, and accommodates many academic and research facilities. Central Campus is home to the culturally significant academic core and is characterized by significant open spaces framed by a mix of historic and new buildings. The long-term vision for Central Campus:

- Significant Pedestrian Path
- Significant Open Space
- Active Ground Floor
- Existing Building
- Potential Building
- Gateway



Figure 4. Central Campus. Graphics are for Illustrative Purposes Only



Site Selected – C1

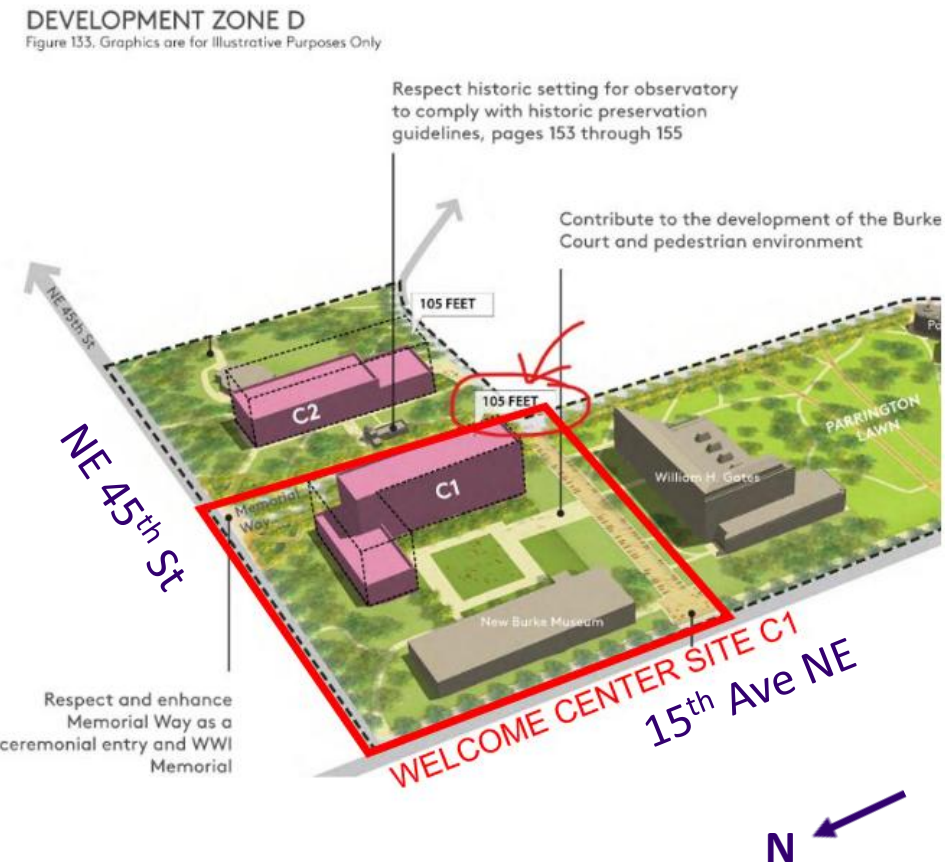


Site Development Standards

Table 9. Central 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
C1	West of Memorial Way / N1 Parking Lot	290,000	200,000	69%	68,916	131,084	7	105		213	A/MU/T
C2	East of Memorial Way / N5 Parking Lot	265,000	135,000	51%		135,000	5	105	70	170	A/MU/T
C3	Mackenzie Replacement / N3 Parking Lot	165,000	145,000	88%	43,099	101,901	7	105		9	A/MU
C4	Intellectual House Phase 2	40,000	5,000	13%		5,000	1	105			A/MU
C5	North Campus Housing 1 (Building A)**/**	170,000	110,000	65%		110,000	5	105			A/H
C6	North Campus Housing 2 (Building E) / Haggett Hall Site / N9, 10, 11 Parking Lots **/**	535,000	290,000	54%	206,114	83,886	6	160		77	A/H
C7	McMahon Hall Site / N13, 14, 15 Parking Lots	600,000	400,000	67%	288,352	111,648	11	160		177	A/MU/H/T
C8	Padelford Garage North Site / N16, 18, 20, 21*	315,000	245,000	78%	138,555	106,445	8	105		217*	A/MU/T
C9	Padelford Hall South Site*	185,000	155,000	84%		155,000	8	105		217*	A/MU/T
C10	Padelford Garage South Site*	230,000	145,000	63%		145,000	7	105		218*	A/MU/T
C11	Facility Services Admin Bldg / University Facilities Bldg and Annex 1	120,000	85,000	71%	20,125	64,875	7	105			A/MU/T
C12	Plant Op Annexes 2-6 / University Facilities Annex 2 / C23 Parking Lot	230,000	115,000	50%	18,860	96,140	6	105		1	A/MU/T
C13	Sieg Hall Replacement	145,000	130,000	90%	57,180	72,820	7	105			A/MU
C14	Mechanical Eng / Eng Annex / C15 Parking Lot	300,000	215,000	72%	125,896	89,104	8	105		23	A/MU
C15	Wilcox / Wilson Ceramics Lab Site / Wilson Annex	90,000	60,000	67%	50,328	9,672	4	65		56	A/MU
C16	Benson Hall / C7 Parking Lot	320,000	210,000	66%	76,271	133,729	7	105		11	A/MU
C17	Chem Library Site	130,000	85,000	65%	39,363	45,637	7	105			A/MU
C18	South of Henry Art Gallery	70,000	35,000	50%		35,000	4	105			A/MU

Preferred Site – Site C1 on Memorial Way



- Close proximity to Burke Museum and formal Memorial Way entry to the University
- C1 site accommodates up to **200,000 gsf, 105-foot height limit**
- Challenges include significant topographic change and loading access needs

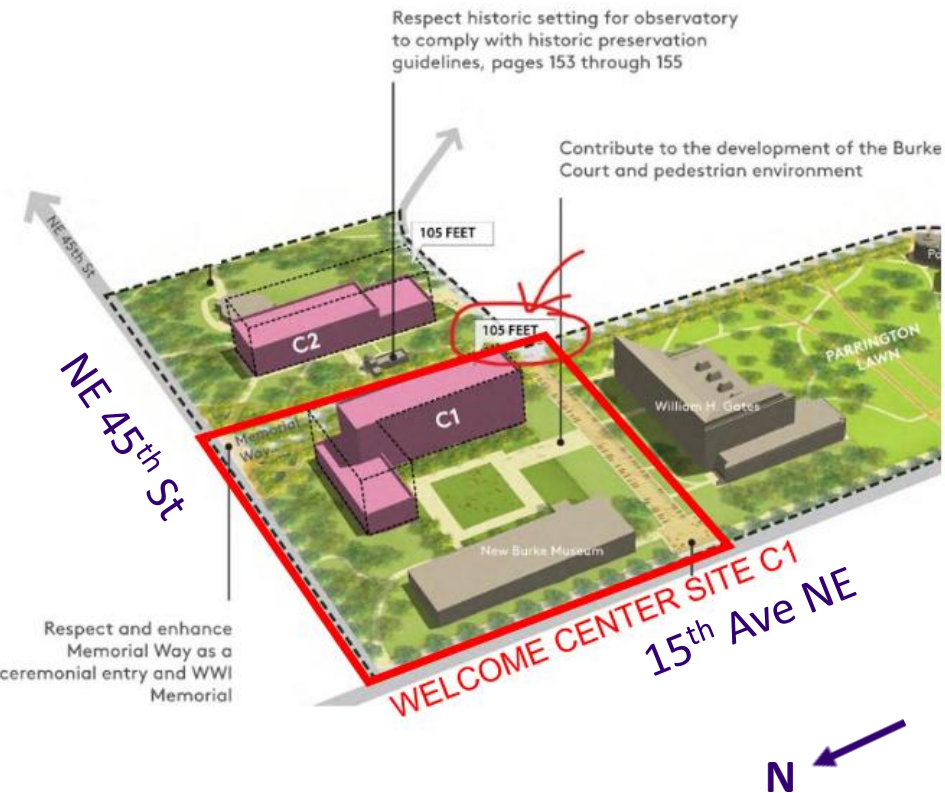
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4. Site Approach

Preferred Site – Site C1 on Memorial Way

DEVELOPMENT ZONE D

Figure 133. Graphics are for Illustrative Purposes Only



- Welcome Center design aims for **30,000 gsf**
- Building will be about **20-30 feet tall**

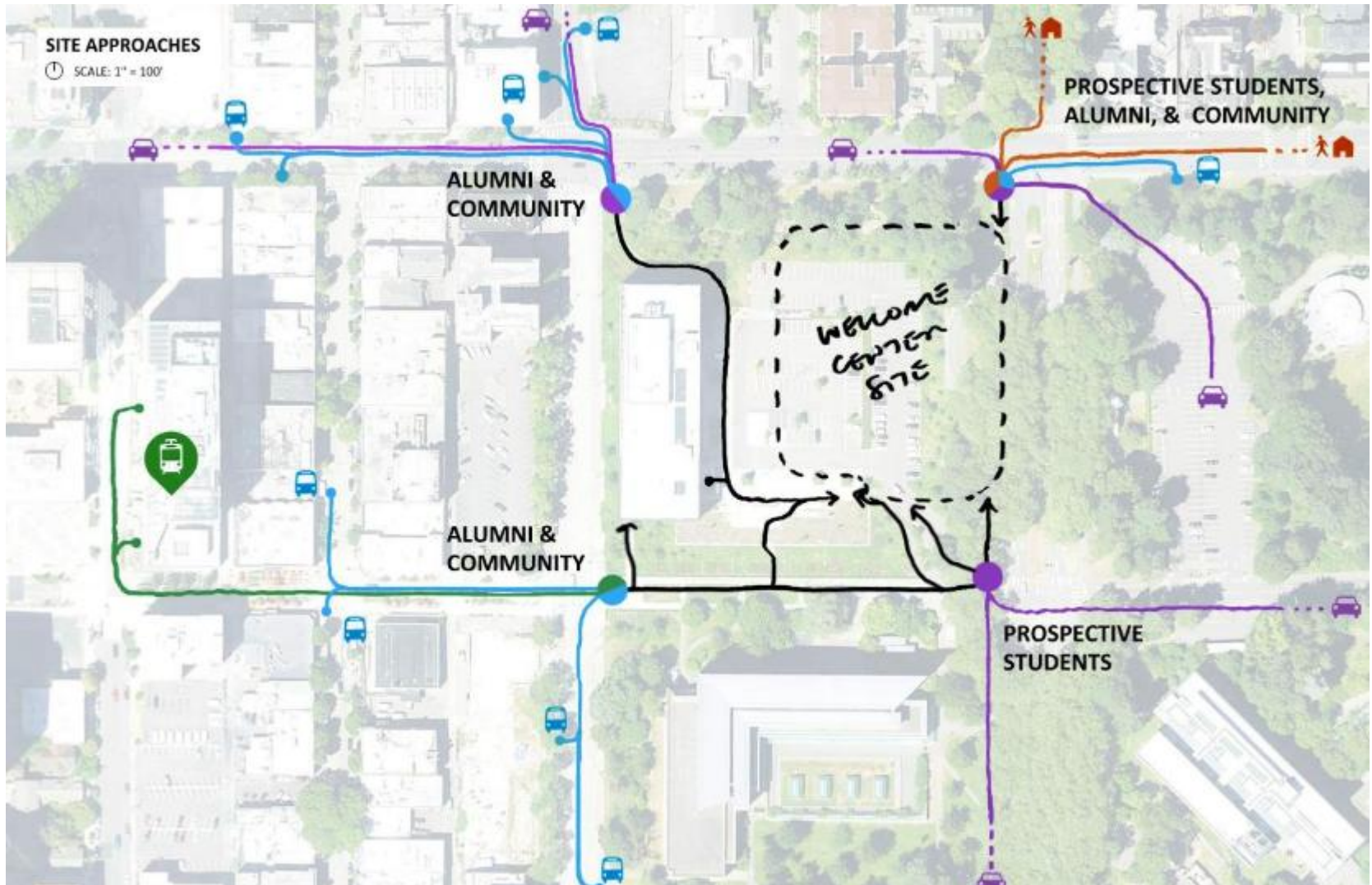
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Site design to preserve:

- Planted edge/canopy along 45th Street
- Significant trees along Memorial Way
- Existing drop-off loop at Memorial Way
- Multiple pedestrian routes across site



Site Arrival & Circulation



Site Fit

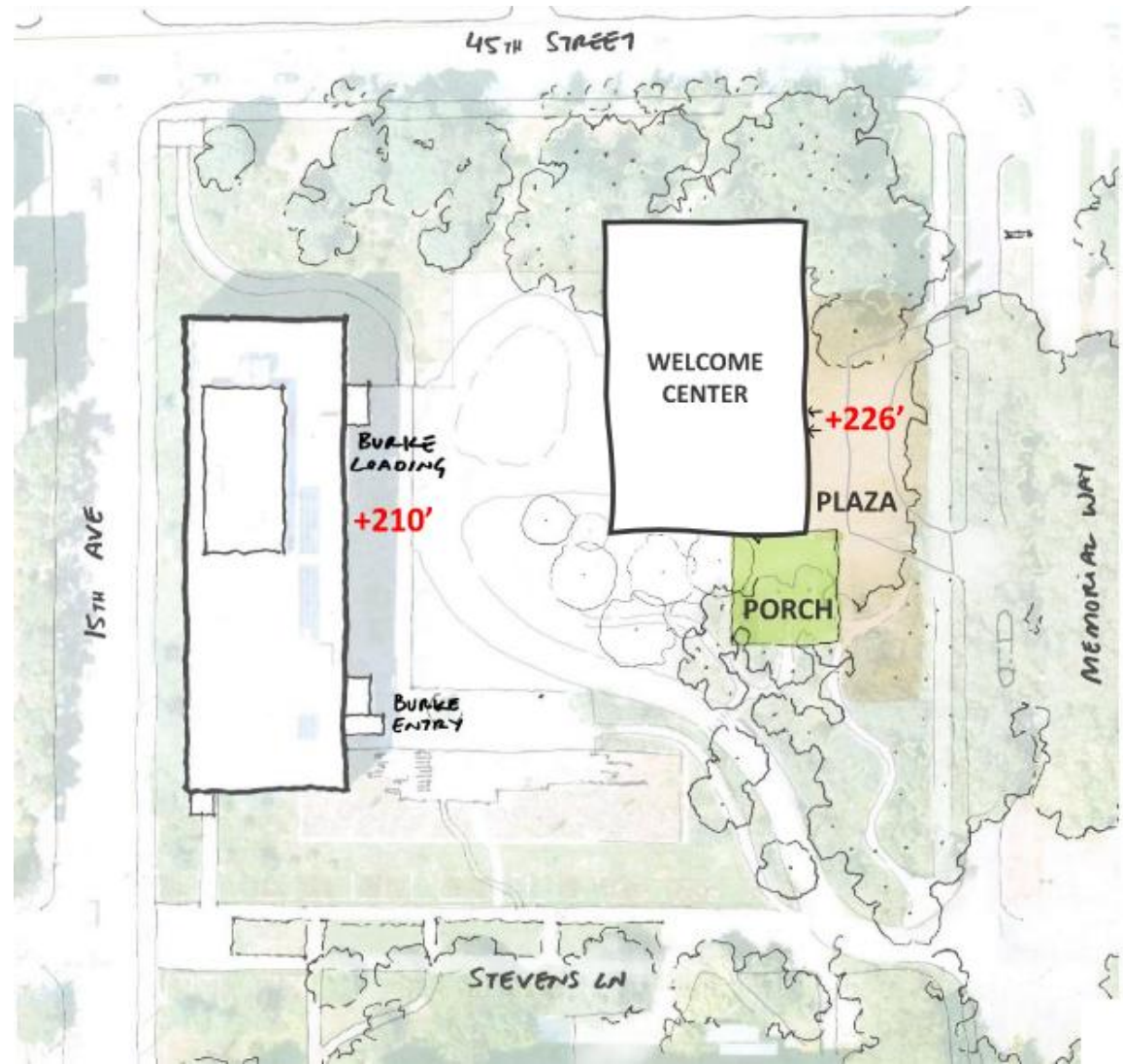
- Building location is toward the northeast corner of site
- Entry is off of Memorial Way



Site Fit

Site design to include:

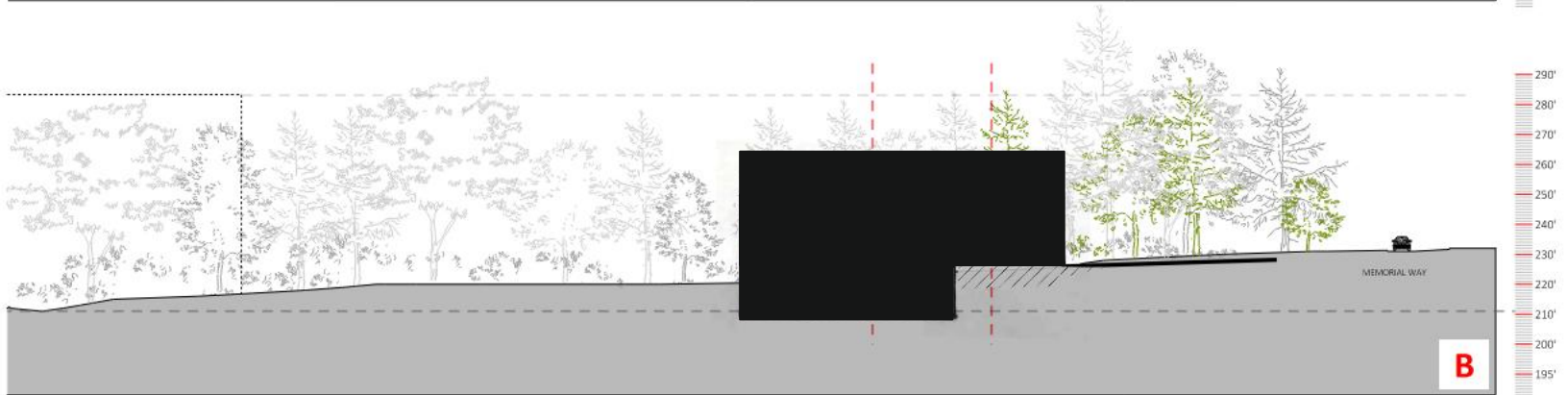
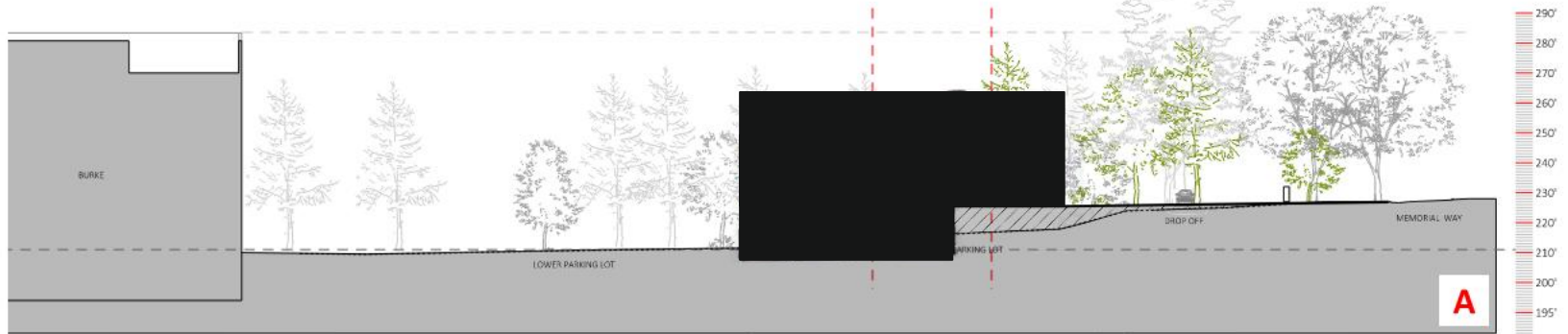
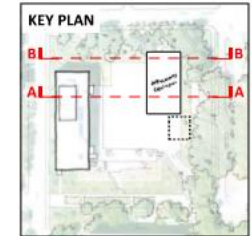
- Main Entry Location (off Memorial way) existing drop-off/curb cuts
- Cross-site pedestrian circulation
- Required vehicular circulation (car, bus, truck)
- Loading for Burke/Welcome Center is between buildings
- Engaging Porch + Plaza
- ADA Parking



Site Topography

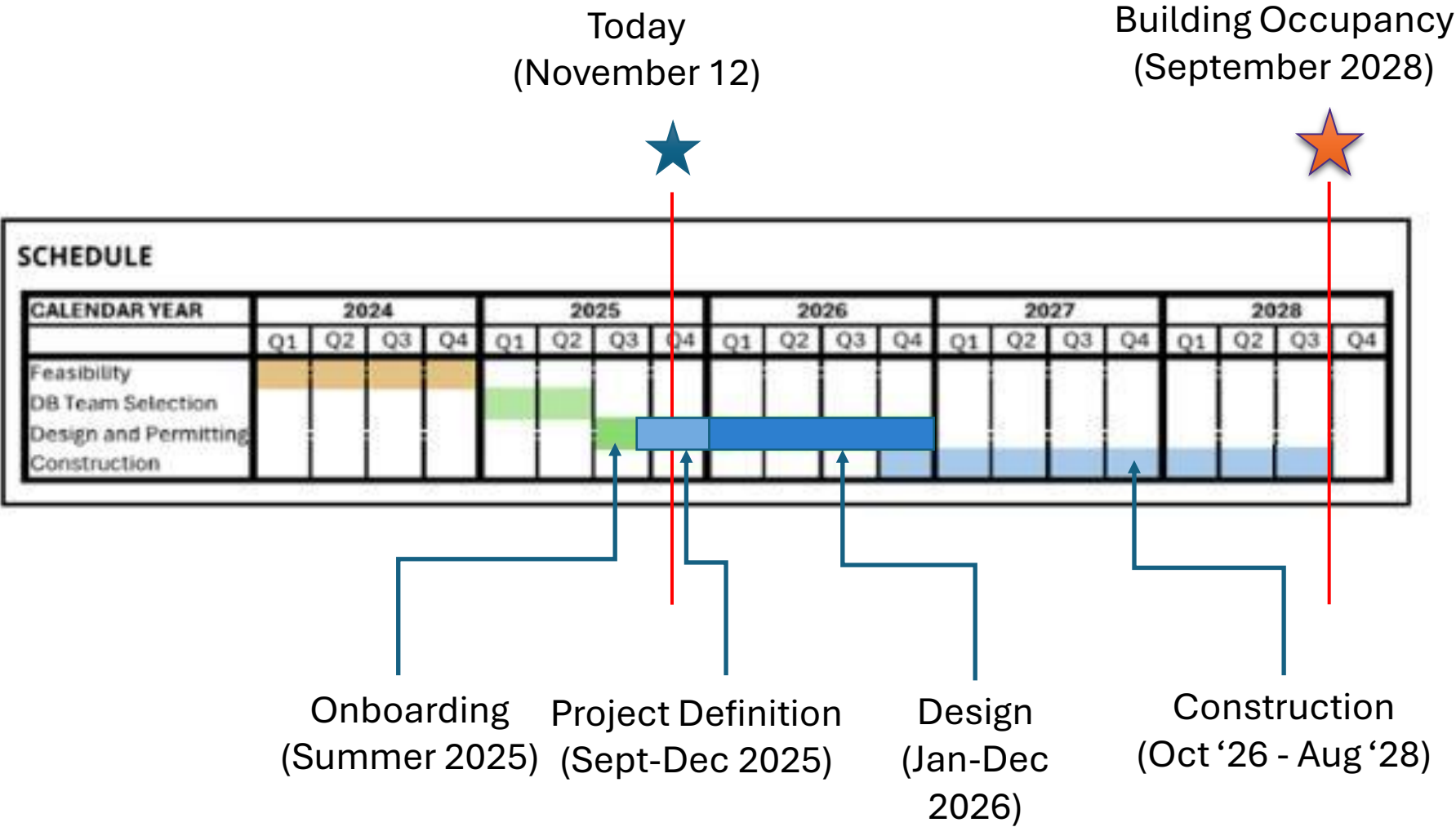
EAST - WEST SECTIONS

⌚ SCALE: 1' = 1/32"



5. Next Steps

Draft Project Schedule





Questions?

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