



DPD MUP #204350 / UW PROJECT #204350

**PROJECT ADDRESS**

Building B  
4320 NE Whitman Lane  
Seattle, WA

Building C  
4340 NE Whitman Place  
Seattle, WA

Building D  
4294 NE Whitman Lane  
Seattle, WA

# NORTH CAMPUS HOUSING

KIERAN TIMBERLAKE

**OLIN**

**W** UNIVERSITY of WASHINGTON



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DPD MUP #3020291  
UW PROJECT #204350

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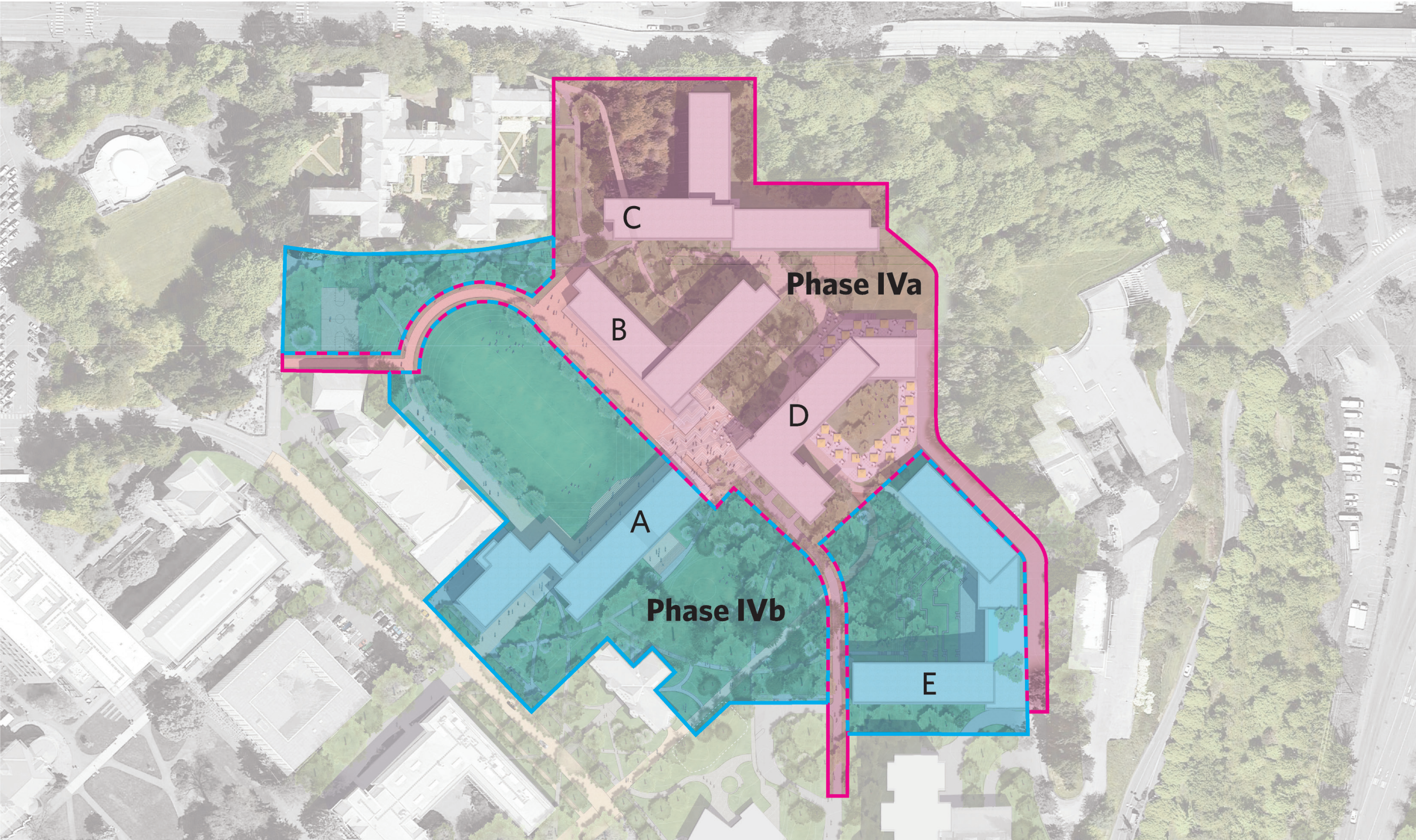
Site Design

Design Guidelines

Architectural Concept

Appendix





NORTH CAMPUS PHASING PLAN



PROJECT INTRODUCTION

While this Early Design Guidance packet addresses the replacement of McCarty Hall on the University of Washington campus (termed Phase IVa by UW), the planning work has been done in consideration of a revisioning of the North Campus area of the campus as a contemporary living and learning community. Phase IVb, which will involve the replacement of Haggett Hall, just to the south of McCarty Hall, will be addressed in a later submission.

The central challenge posed by the redevelopment of the North Campus is one of connection. The area to the north of Stevens Way is today largely disjointed both physically and programmatically from the campus core. Opportunities exist at several levels to change the perception and functionality of the North Campus through replacement facilities and redeveloped landscape. These opportunities include enhancing physical planning and landscape connections to the campus core; to the city and community north of 45th Street; and to Kincaid Ravine and University Village. Perhaps even more important is the prospect of connecting students to each other through the creation of a true residential living and learning community that fuses common facilities including dining, a learning center, meeting, and recreational spaces with a suite of carefully crafted outdoor spaces that extend the core campus fabric northward.

The originating early twentieth century plans for the University of Washington proposed a great arc formed by the earliest buildings at the university: Denny Hall along with Lewis and Clark Halls. Much has changed in the intervening years as the campus expanded beyond this early planning idea. The original notion of a compelling conclusion to the North Campus axis has been all but lost. This new plan takes up the challenge of extending the campus fabric across Stevens Way into a new network of intimate and memorable outdoor places formed by and fused to the surrounding residential community. The objective here is to forge a lively residential community that is of the Pacific Northwest, a place that fuses outside spaces with interior architecture—in short, a place in which the landscape is an equal partner with the architecture in service of enhancing student community and learning.

A further challenge posed by the North Campus evolves from its unique position between the remnant Northwest forests of the Kincaid Ravine and the more formal courtyards and axes of the historic campus to the south. The development of a landscape that is of both worlds in equal measure—a landscape that connects the natural and the man-made—is a truly exceptional opportunity to forge a place of distinction within the university and beyond. Central to this effort is the necessity to preserve as many of the mature

stands of trees as possible through careful placement of buildings and infrastructure in existing developed areas. Kincaid Ravine needs to become accessible so the forest there can be experienced, maintained, and enjoyed by all as a unique and long awaited conclusion to the North Campus axis envisioned in the earliest plans for the university.

Lastly, there is the challenge posed by the existing housing towers and blocks. The systems in Haggett and McCarty Halls are beyond their useful lives, and there are seismic challenges throughout. Most importantly, however, the architecture and surrounding landscape of these towers do not sustain the vision and necessity to transform residence life from a dormitory model to true living and learning communities for the present century. The connection of students to each other, to the larger campus, and to the city beyond can be enhanced by planning decisions. The opportunities here are many. The common space program to support student life is expansive. It includes a learning center, meeting spaces, a café and store, dining, indoor and outdoor recreation. Locating these at ground level along prominent circulation passages and fusing their interiors with adjoining landscape features can give rise to a lively and visible student life of connection and encounter across the entire site, with landscape and architecture equal partners in sustaining student community.

The position of the North Campus as the threshold to off-campus communities north of 45th Street presents yet a further opportunity to support and connect these students through well placed common facilities for recreation, food, and meeting places.

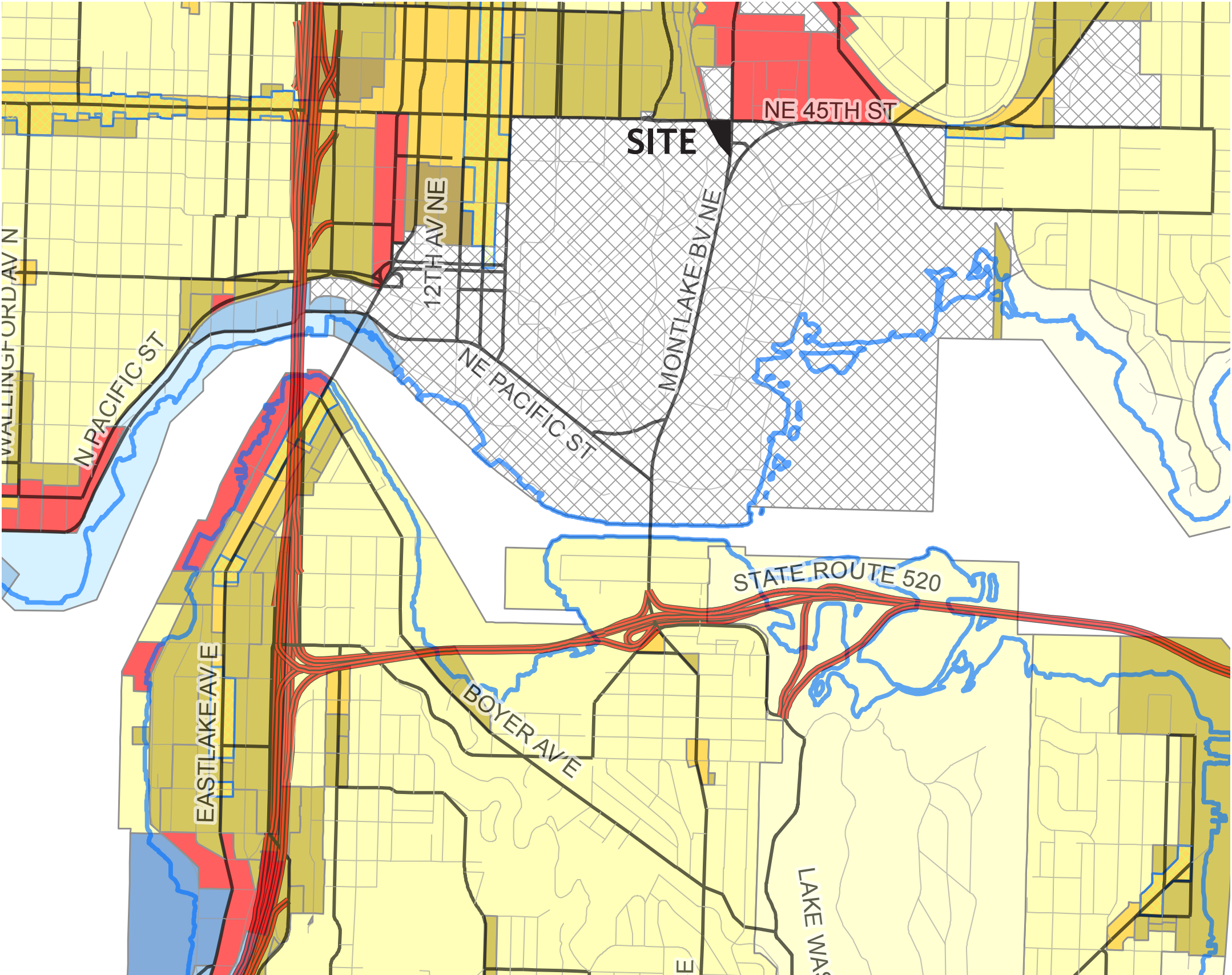
<b>NUMBER OF RESIDENTIAL UNITS:</b>	<b>823</b>
BUILDING B	179
BUILDING C	388
BUILDING D	256
<b>NUMBER OF PARKING STALLS:</b>	<b>8*</b>

\*Additional Stalls will be added in next phase



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CONTEXT ANALYSIS

A detailed zoning analysis is included in the appendix of this packet.

- Site
- Major Institution
- Commercial
- Neighborhood Commercial
- Industrial Buffer
- Industrial Commercial
- Industrial General 1
- Industrial General 2
- Single Family 5000
- Single Family 7200
- Single Family 9600
- Residential Small Lot
- Lowrise
- Midrise
- Highrise

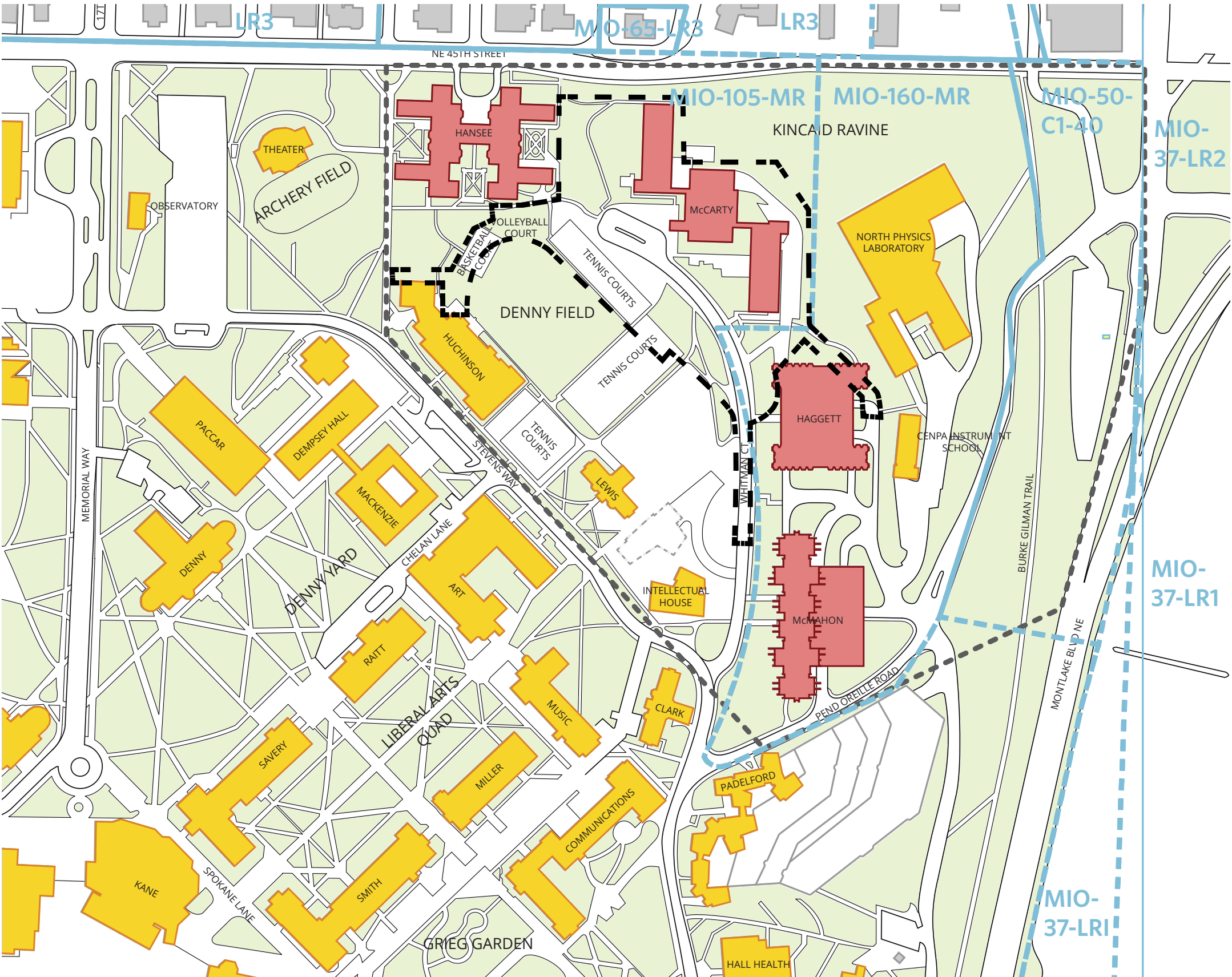


CONTEXT ZONING



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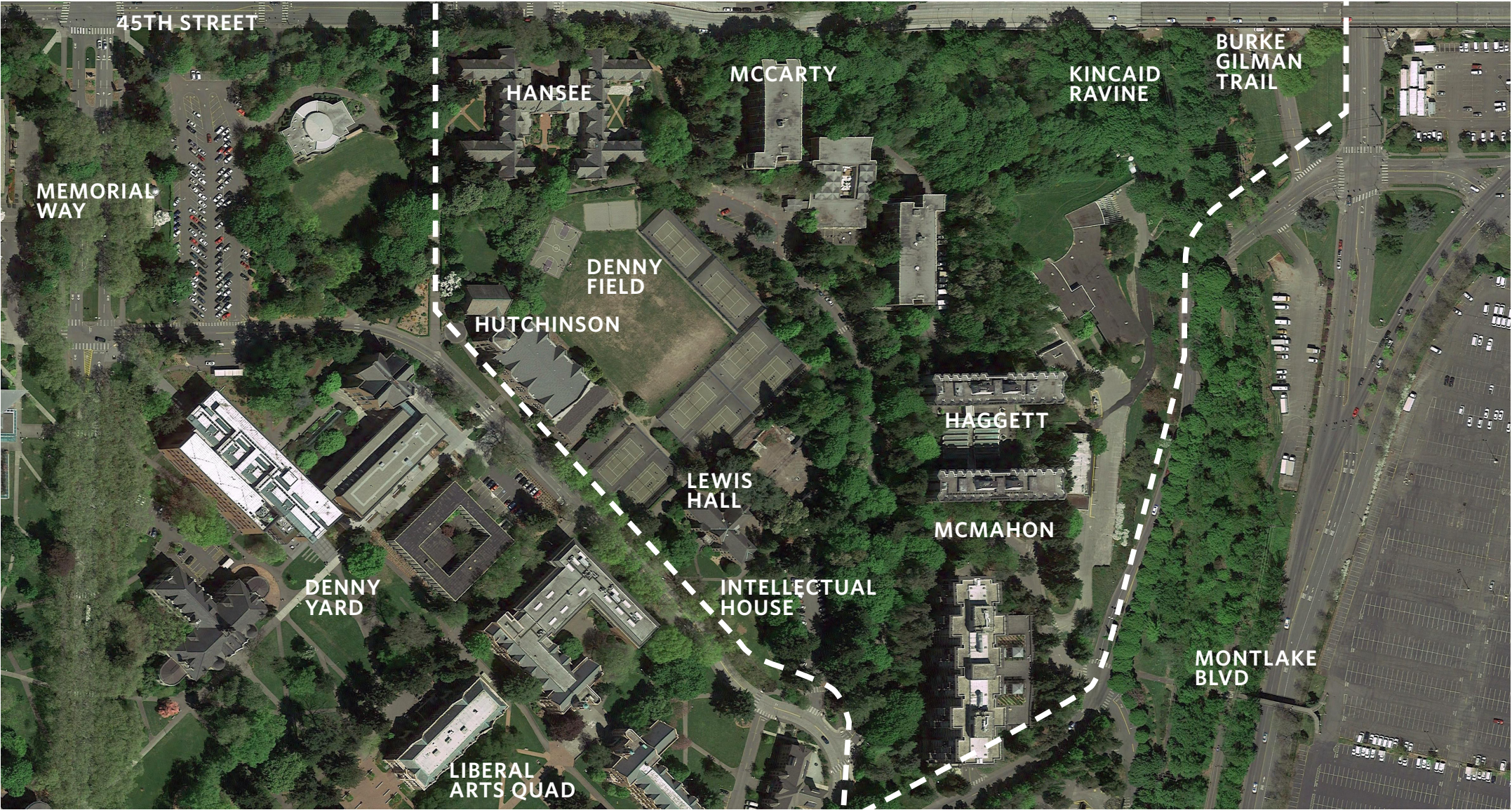
EXISTING SITE CONDITIONS

- Academic Buildings
- Residence Halls
- Zoning Boundaries
- Phase 4A Site
- North Campus



SITE STRUCTURES, PROGRAMS, AND ZONING

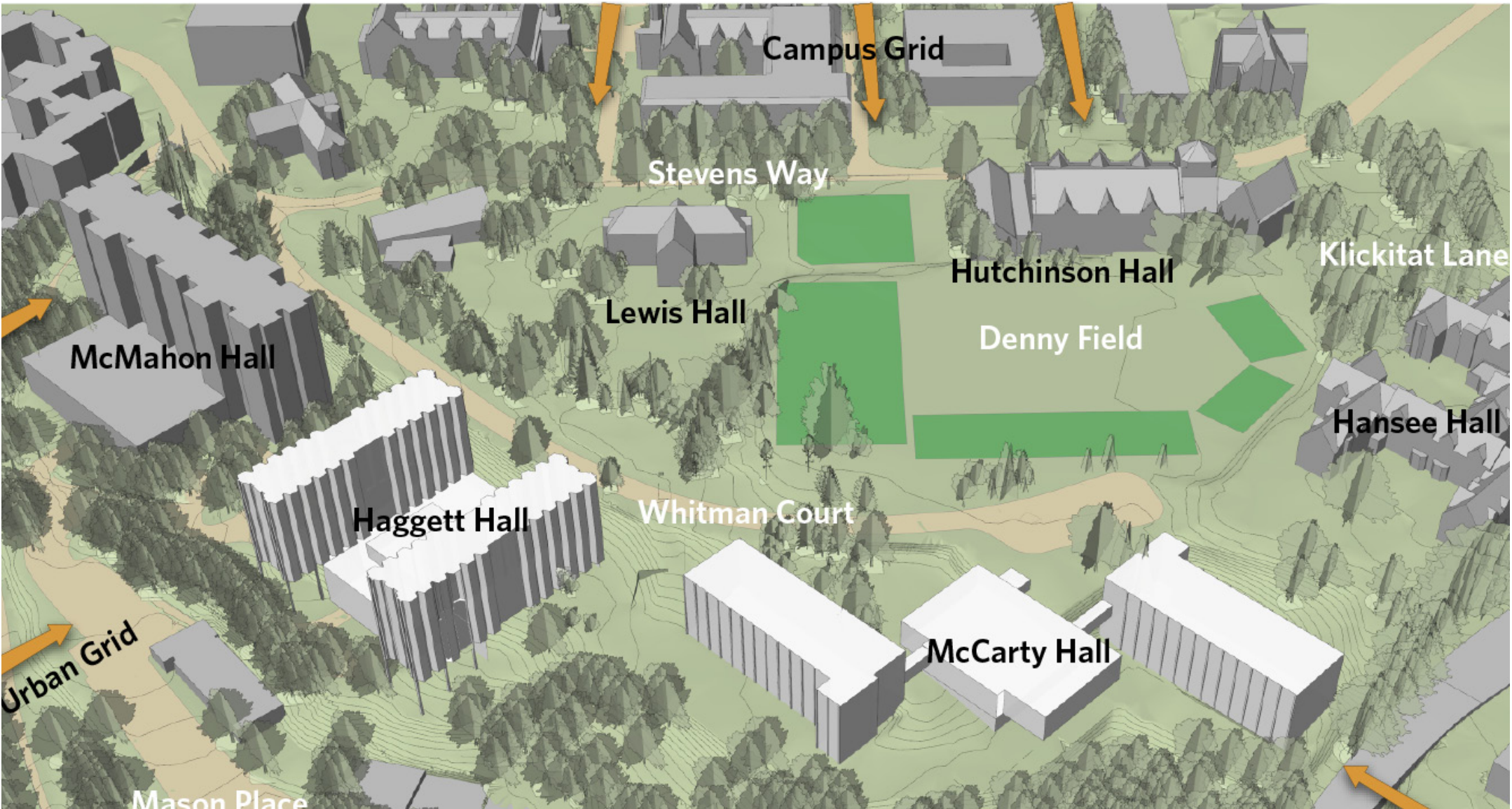




NORTH CAMPUS AREA







Buildings depicted as white are proposed to be demolished. McCarty Hall is scheduled to be demolished at the beginning of Phase 4A, while Haggett Hall will be taken down at the beginning of Phase 4B.

VIEW OF EXISTING NORTH CAMPUS AREA FROM THE NORTHEAST



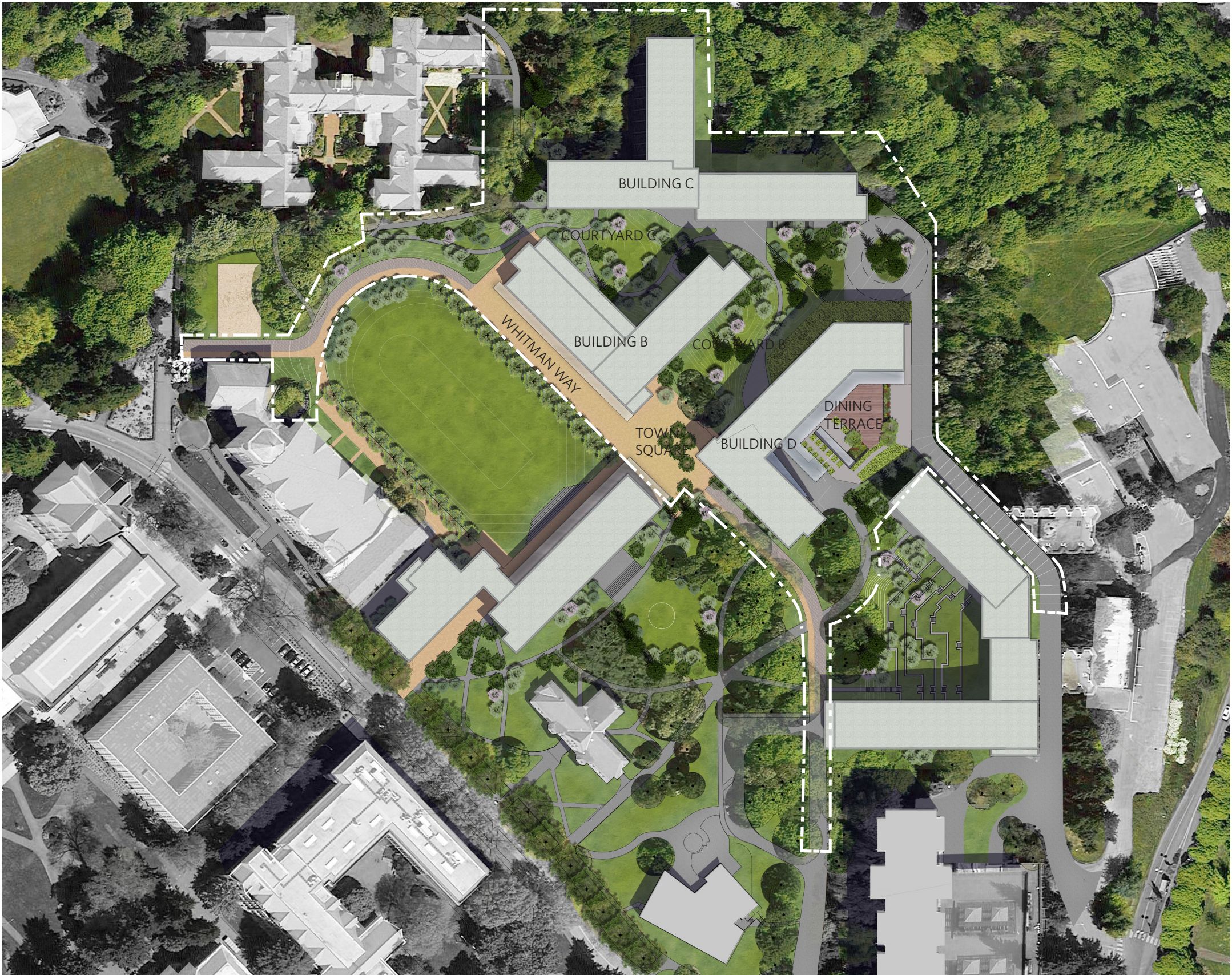
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## SITE DESIGN

The development of the site plan began with an understanding of the holistic goals of the Campus Landscape Framework and the place of North Campus within the larger vision of the campus as a whole. Currently, North Campus retains a woodland character, though it has neither sufficient density nor adequate curation to achieve a coherent identity.

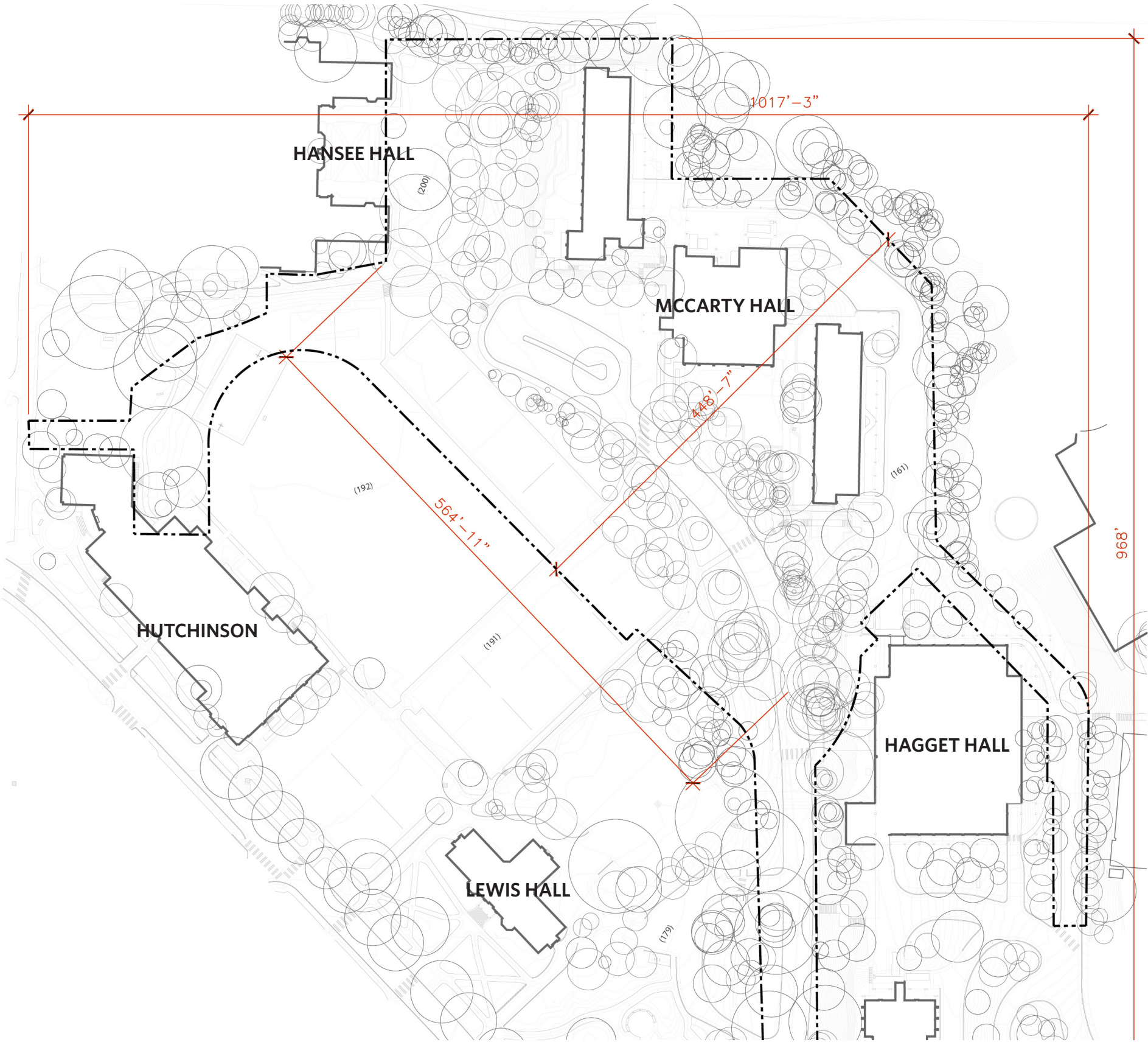
The most notable space is Denny Field, which is in poor condition and suffers from somewhat incoherent and sometimes unappealing perimeter conditions. Creating a variety of well crafted, memorable open spaces is central to the site planning strategy. The location of buildings is a critical aspect of achieving this goal. Both existing buildings and new construction are used to define perimeters and interact dynamically with the landscape. View corridors are central to the expression of the landscape, and buildings are used less as focal points in themselves and more to frame views between open spaces or out to distant horizons.



PROPOSED SITE PLAN SHOWING PHASE 4A BOUNDARY

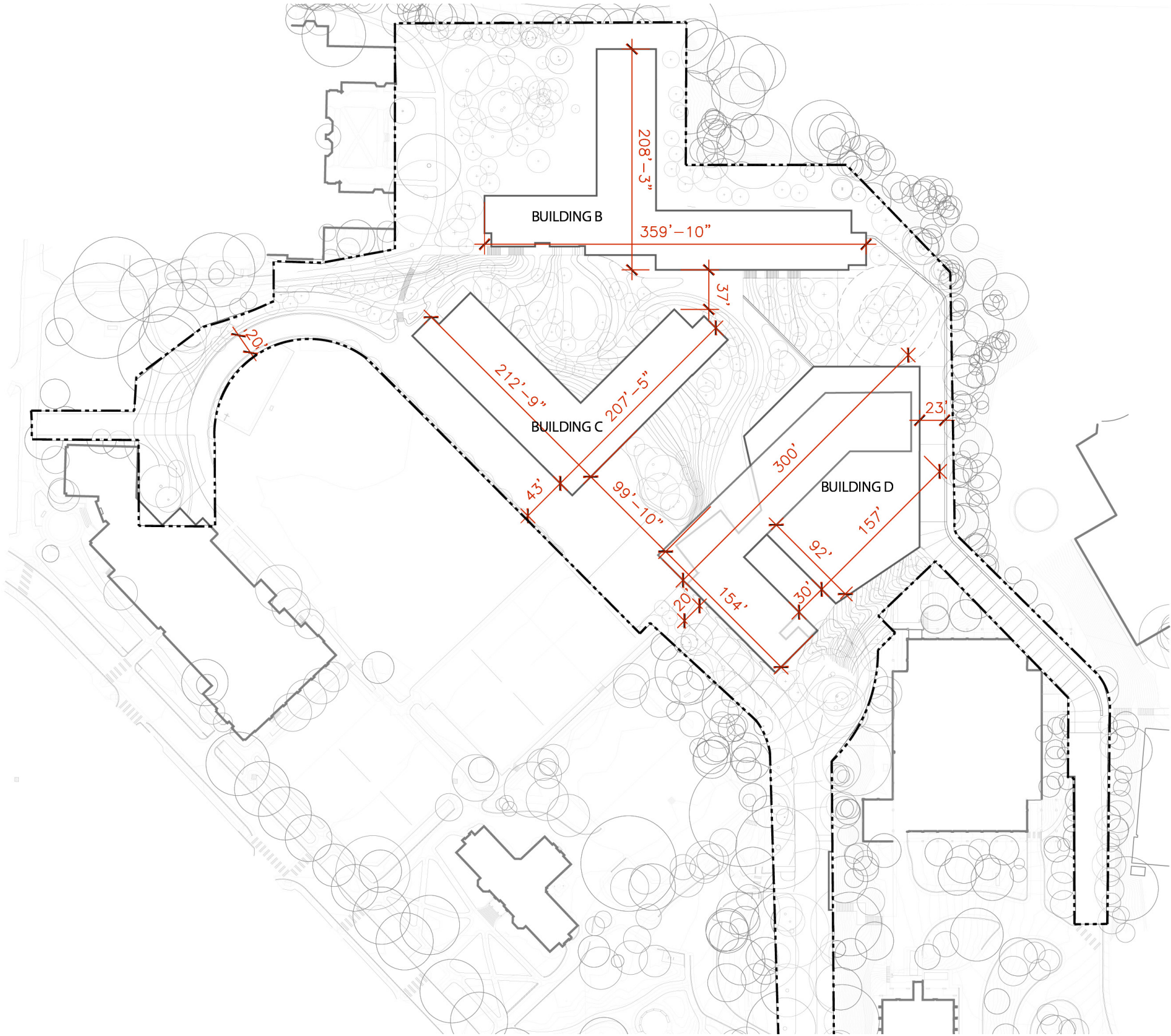






AREA OF IMPACT





PROPOSED PLAN SHOWING KEY DIMENSIONS



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**PHASE 4A BUILDING DEMOLITION  
TREE REMOVAL**

<b>TOTAL TREES REMOVED:</b>	<b>219</b>
4A DEMOLITION:	40
4A BUILD-OUT:	179
<b>EXCEPTIONAL TREES REMOVED:</b>	<b>90</b>
4A DEMOLITION:	7
4A BUILD-OUT:	83
<b>TREES IN POOR HEALTH REMOVED:</b>	<b>18</b>
4A DEMOLITION:	4
4A BUILD-OUT:	14
<b>TRANSPLANTED TREES:</b>	<b>10</b>
4A DEMOLITION:	1
4A BUILD-OUT:	9
<b>DEAD TREES:</b>	<b>5</b>



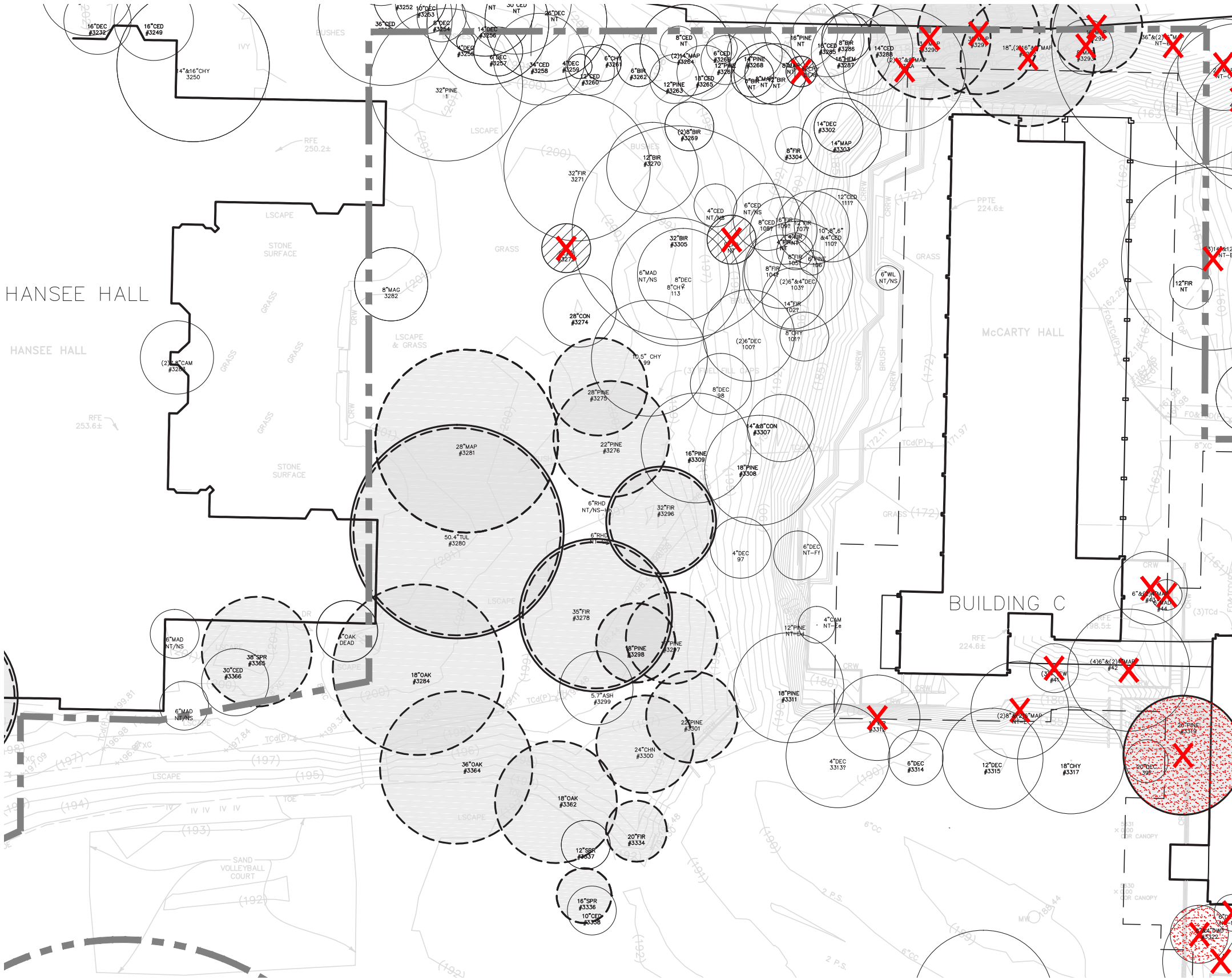
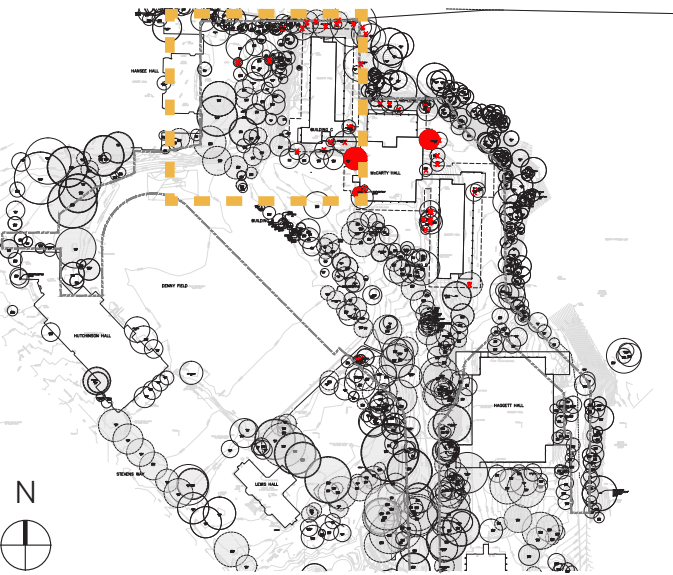


PHASE 4A DEMOLITION - AREA A

LEGEND

- EXCEPTIONAL TREE, GROVE
- EXCEPTIONAL TREE, SIZE
- EXCEPTIONAL TREE, GROVE + SIZE
- PROJECT EXTENTS
- BUILDING DEMOLITION 15' OFFSET

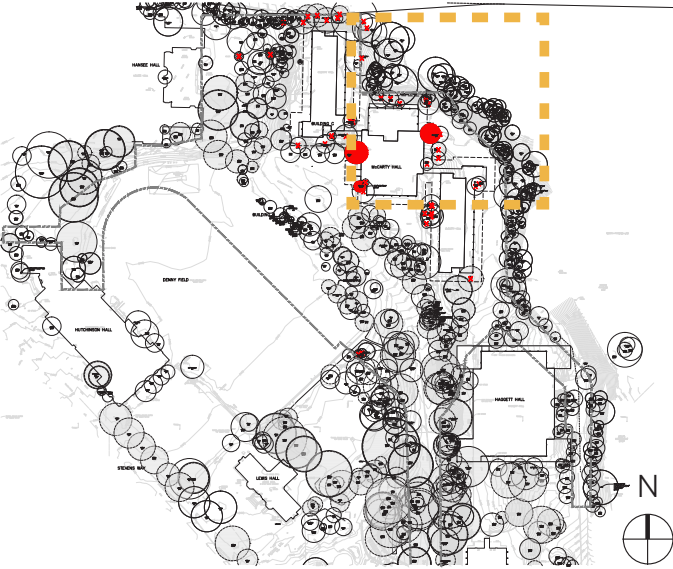
- EXISTING TREE TO REMAIN
- TREE IN GOOD/FAIR CONDITION TO BE REMOVED
- TREE IN POOR CONDITION TO BE REMOVED
- DEAD TREE TO BE REMOVED







PHASE 4A DEMOLITION - AREA B





PHASE 4A DEMOLITION - AREA C

LEGEND

EXCEPTIONAL TREE, GROVE

EXCEPTIONAL TREE, SIZE

EXCEPTIONAL TREE, GROVE + SIZE

PROJECT EXTENTS

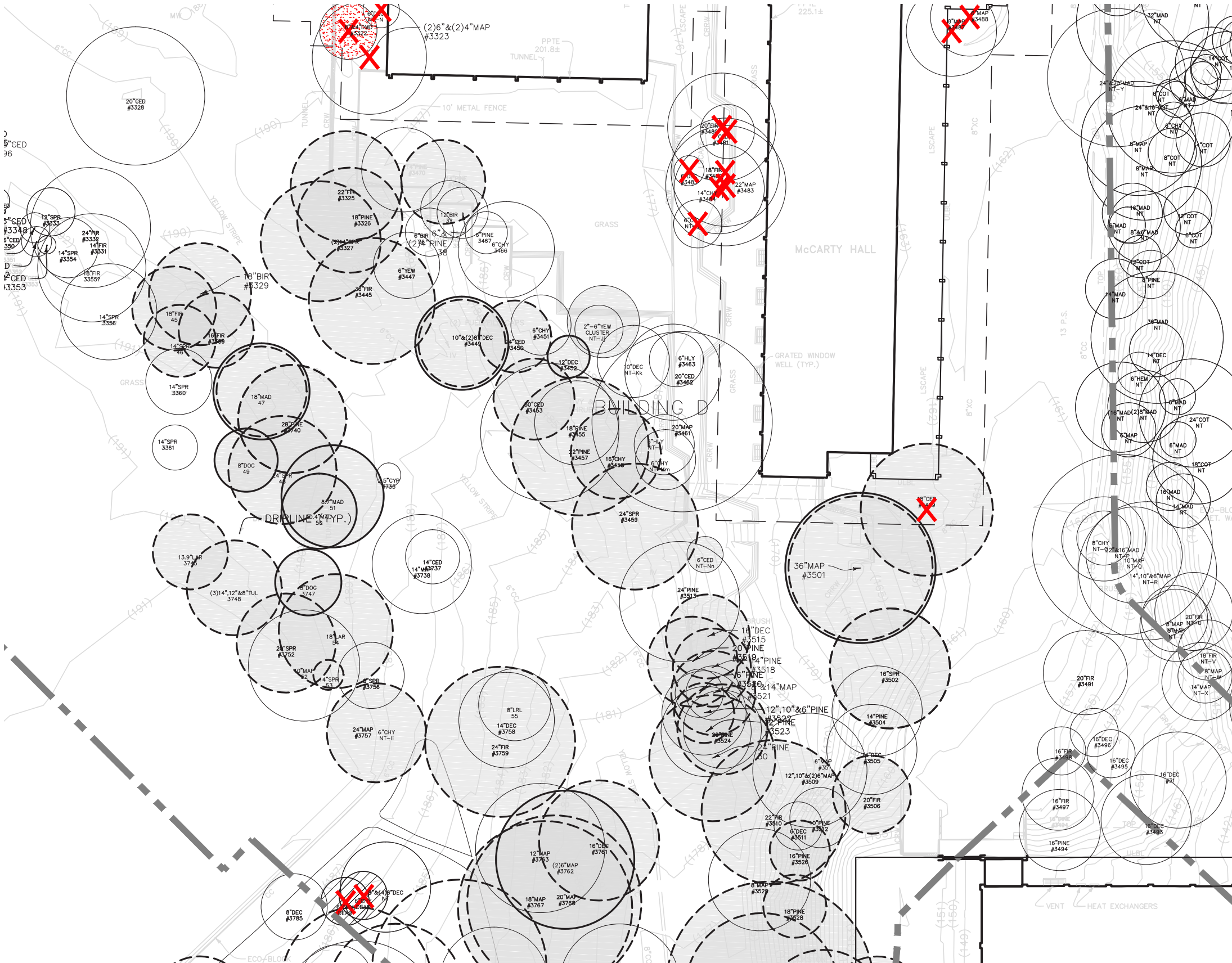
BUILDING DEMOLITION 15' OFFSET

EXISTING TREE TO REMAIN

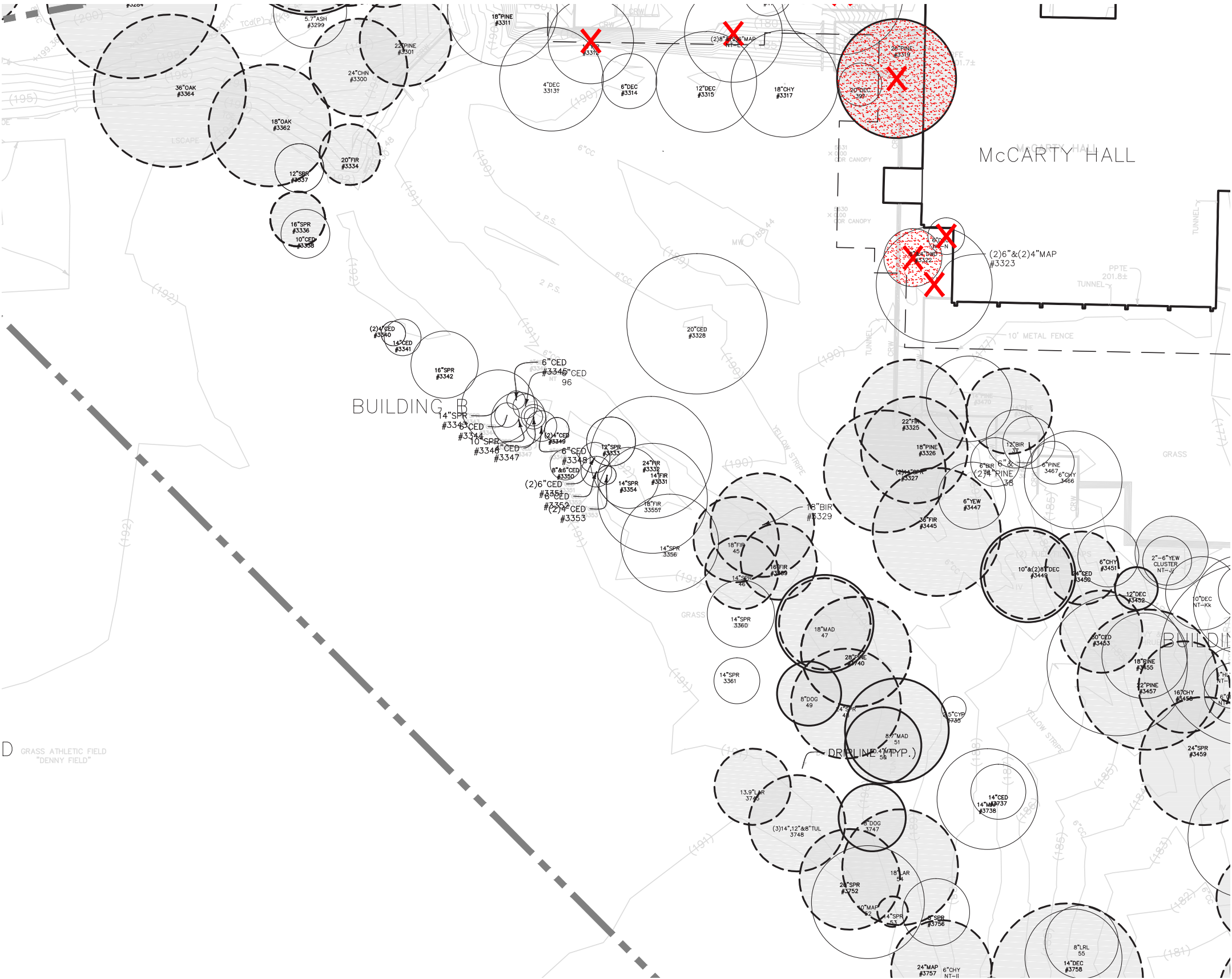
TREE IN GOOD/FAIR CONDITION TO BE REMOVED

TREE IN POOR CONDITION TO BE REMOVED

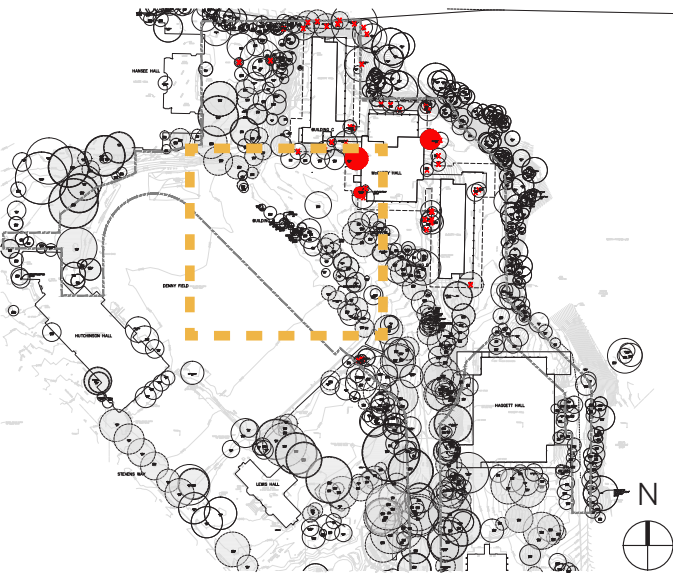
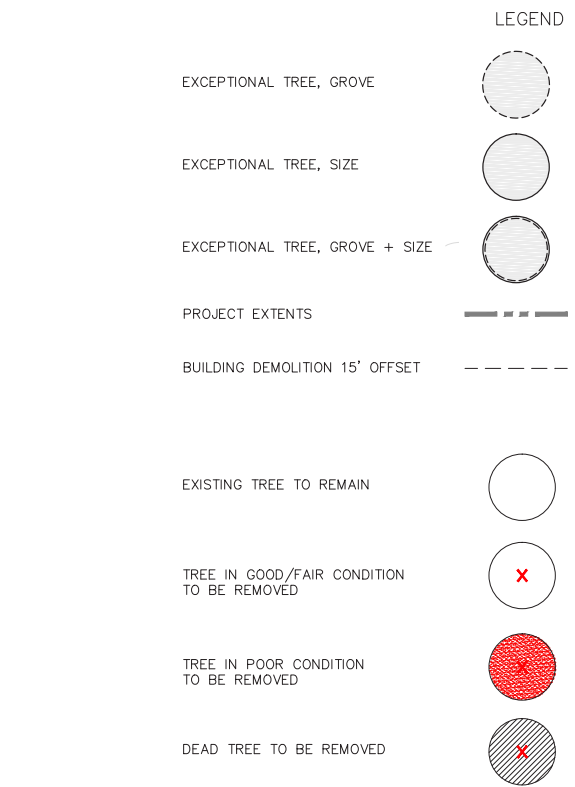
DEAD TREE TO BE REMOVED







PHASE 4A DEMOLITION - AREA D

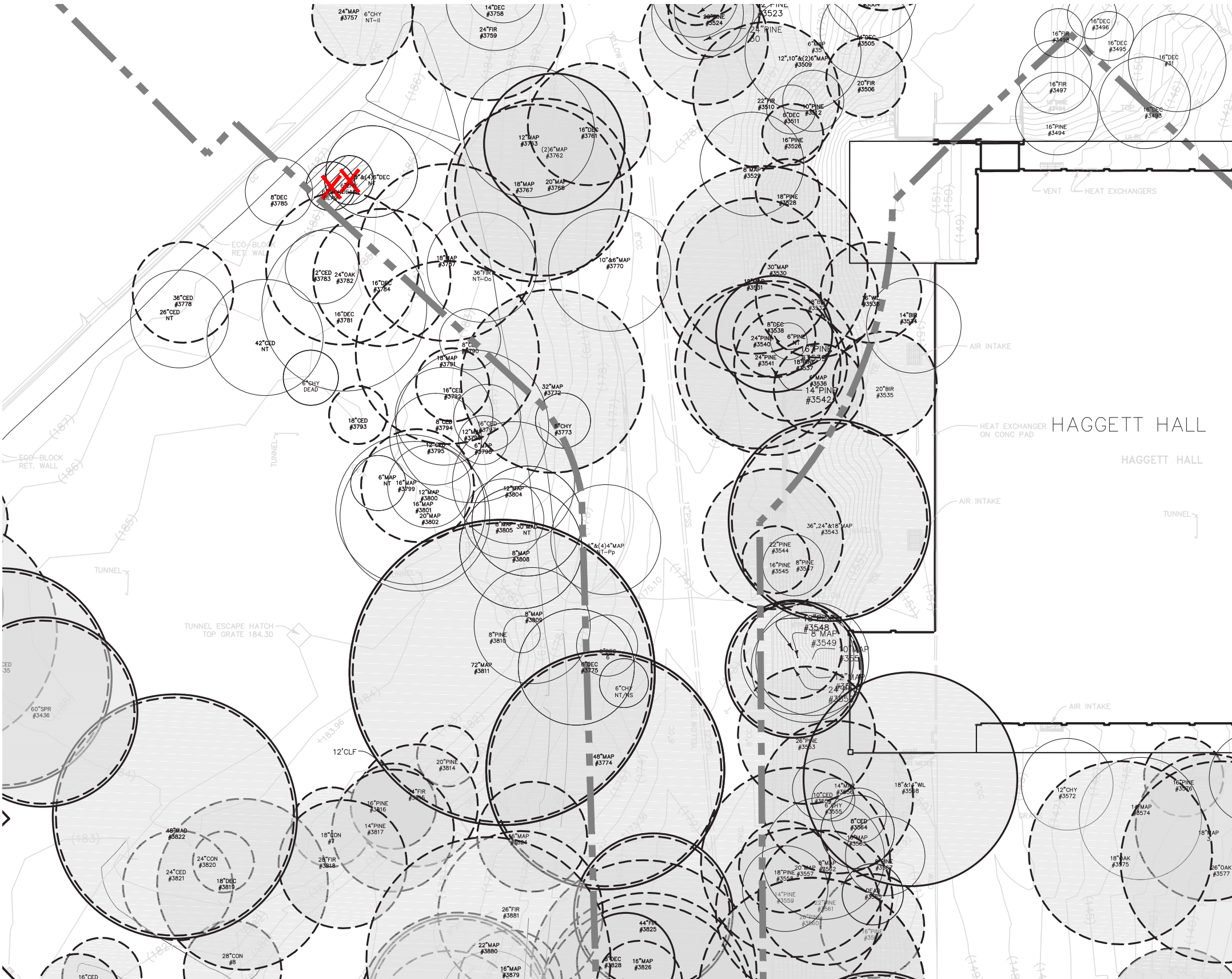
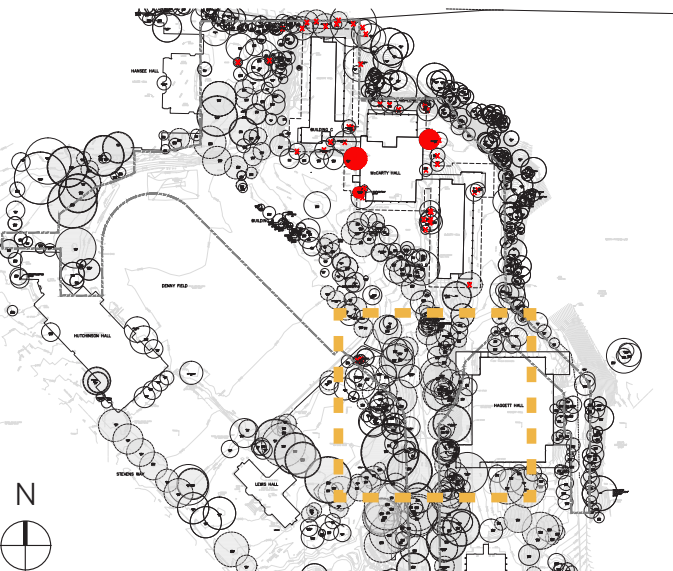




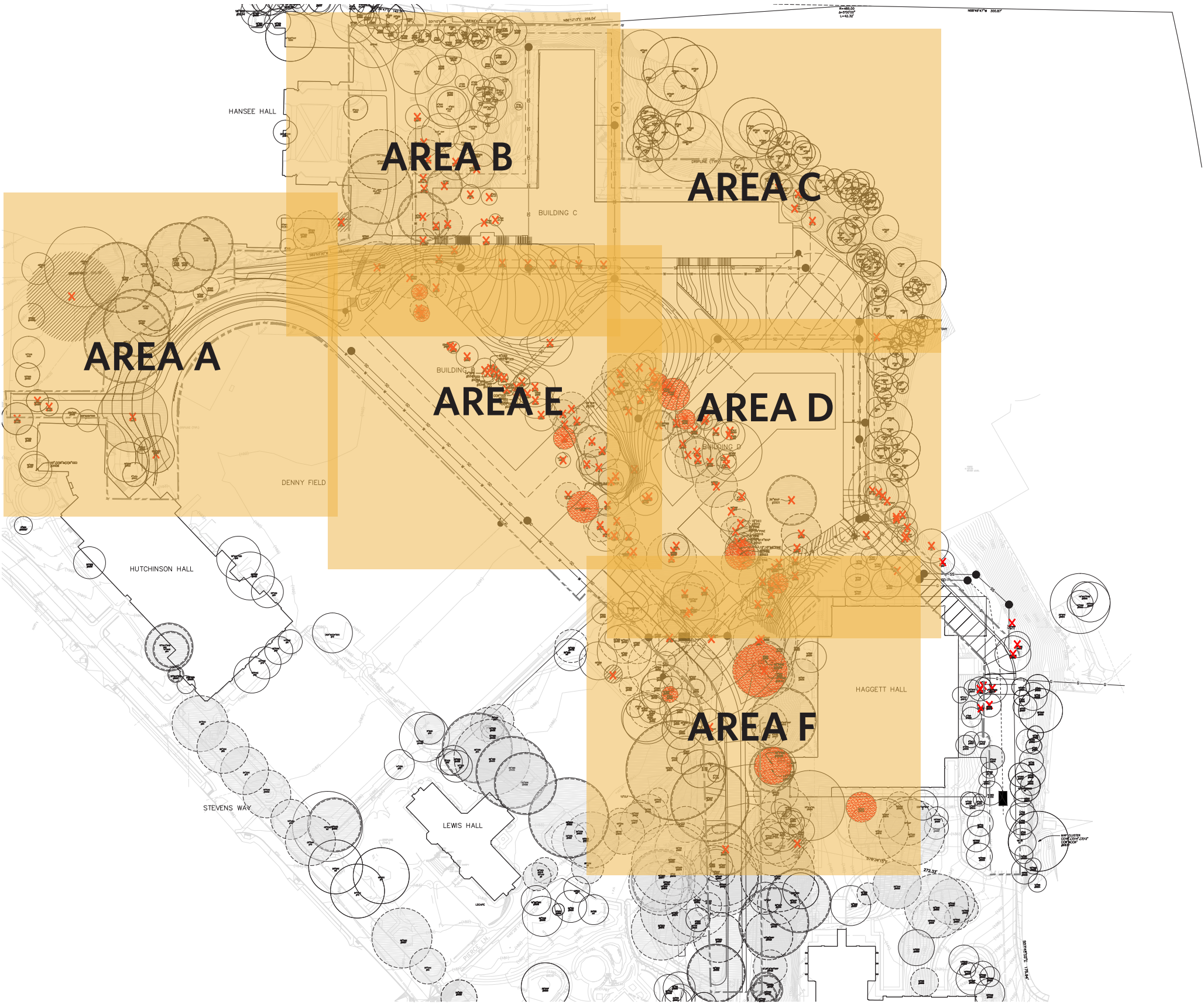
PHASE 4A DEMOLITION - AREA E

- LEGEND
- EXCEPTIONAL TREE, GROVE
  - EXCEPTIONAL TREE, SIZE
  - EXCEPTIONAL TREE, GROVE + SIZE
  - PROJECT EXTENTS
  - BUILDING DEMOLITION 15' OFFSET

- EXISTING TREE TO REMAIN
- TREE IN GOOD/FAIR CONDITION TO BE REMOVED
- TREE IN POOR CONDITION TO BE REMOVED
- DEAD TREE TO BE REMOVED







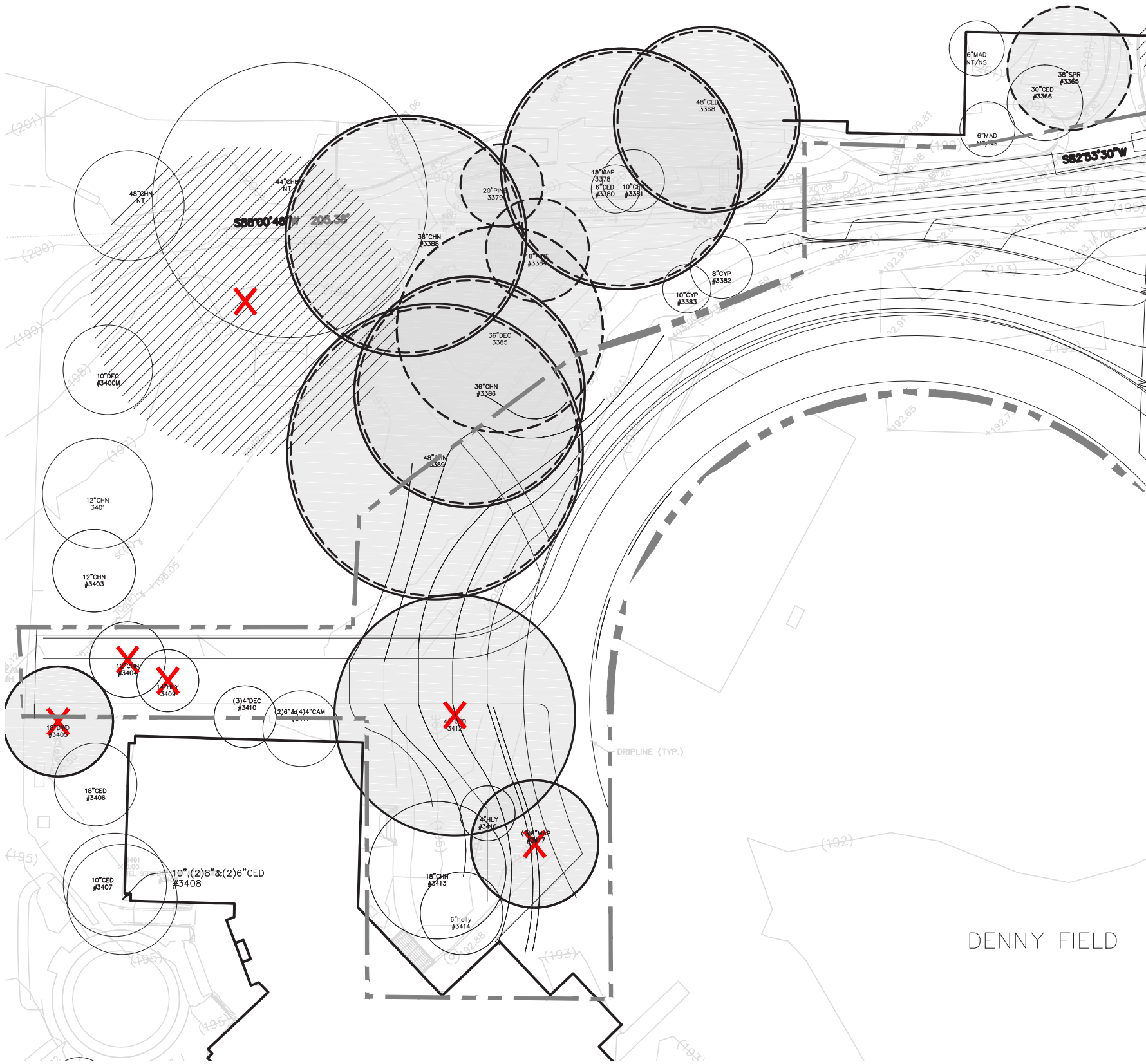
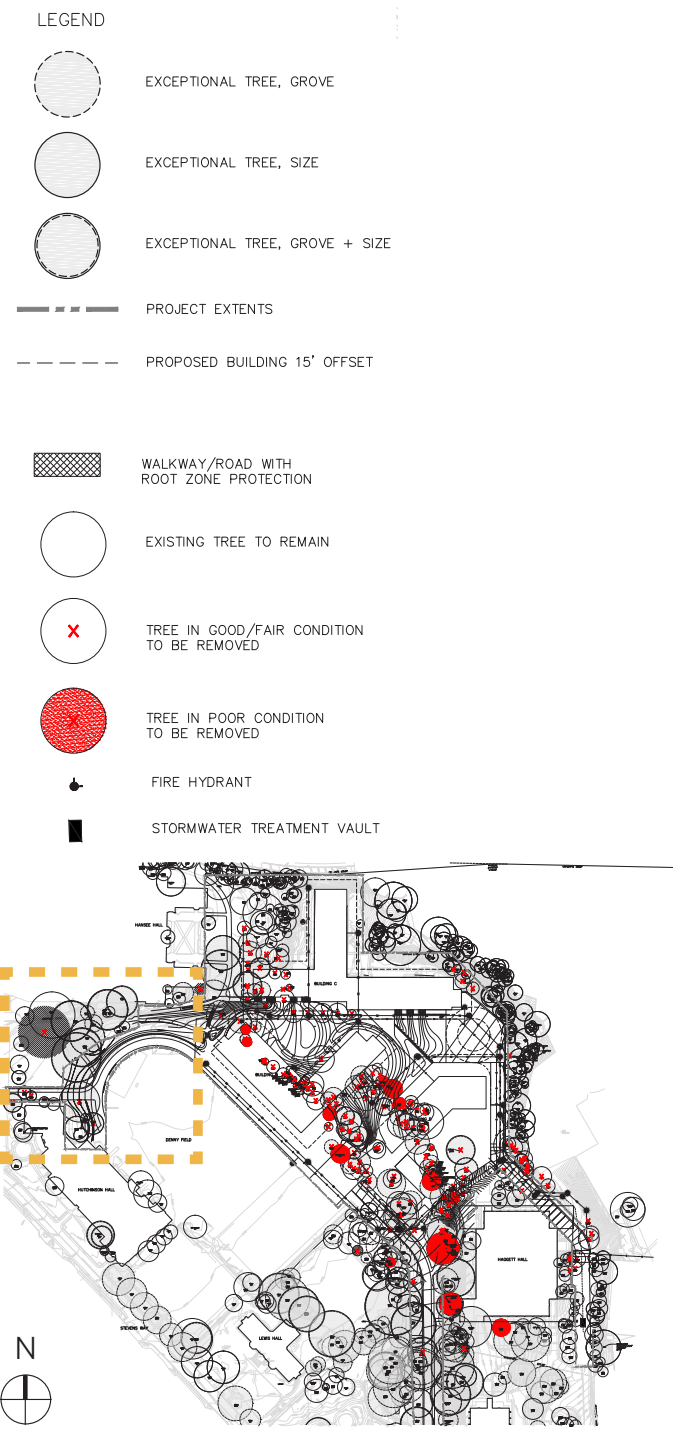
**PHASE 4A PROJECT BUILD OUT  
TREE REMOVAL**

<b>TOTAL TREES REMOVED:</b>	<b>219</b>
4A DEMOLITION:	40
4A BUILD-OUT:	179
<b>EXCEPTIONAL TREES REMOVED:</b>	<b>90</b>
4A DEMOLITION:	7
4A BUILD-OUT:	83
<b>TREES IN POOR HEALTH REMOVED:</b>	<b>18</b>
4A DEMOLITION:	4
4A BUILD-OUT:	14
<b>TRANSPLANTED TREES:</b>	<b>10</b>
4A DEMOLITION:	1
4A BUILD-OUT:	9
<b>DEAD TREES:</b>	<b>5</b>





PHASE 4A BUILD OUT - AREA A



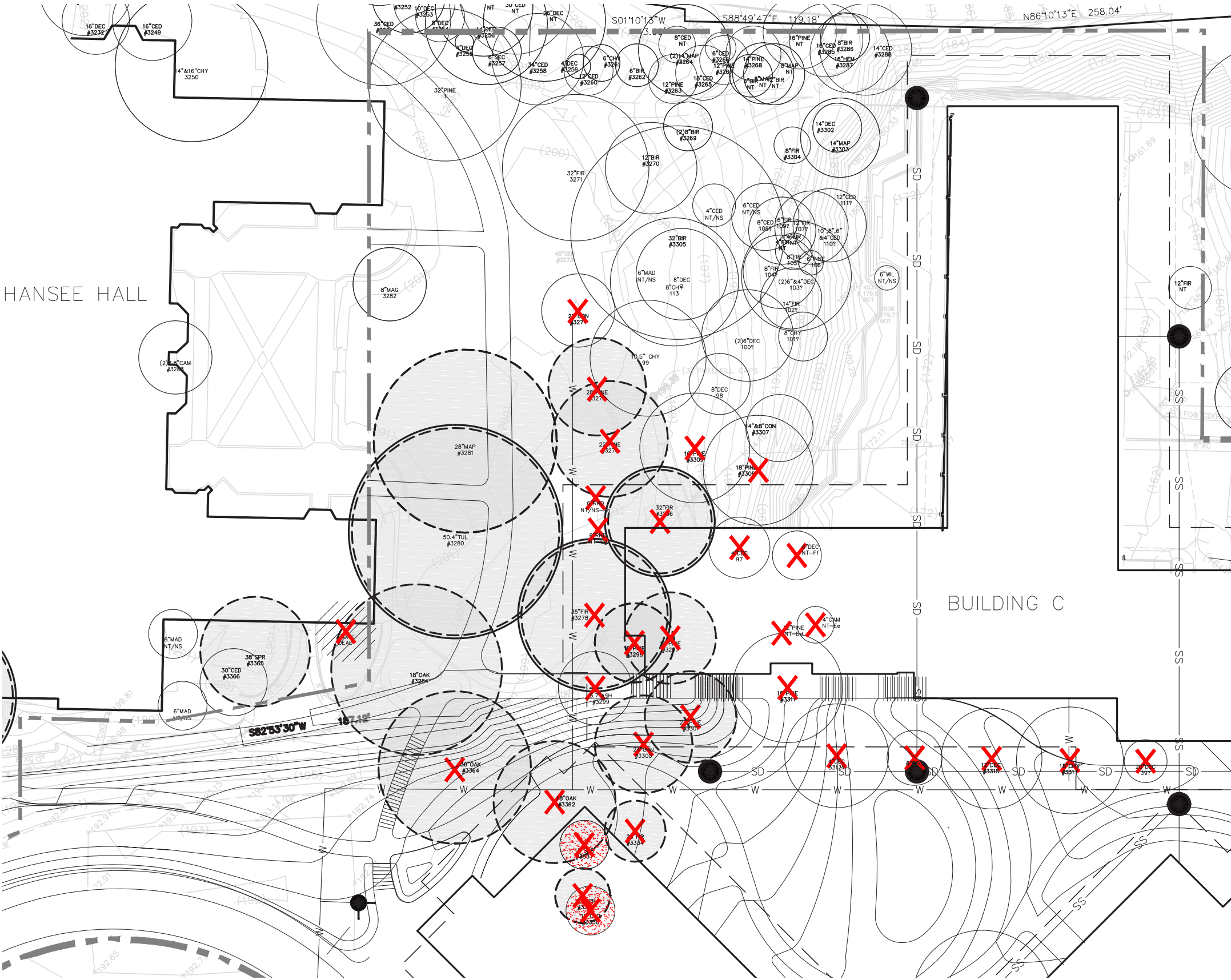
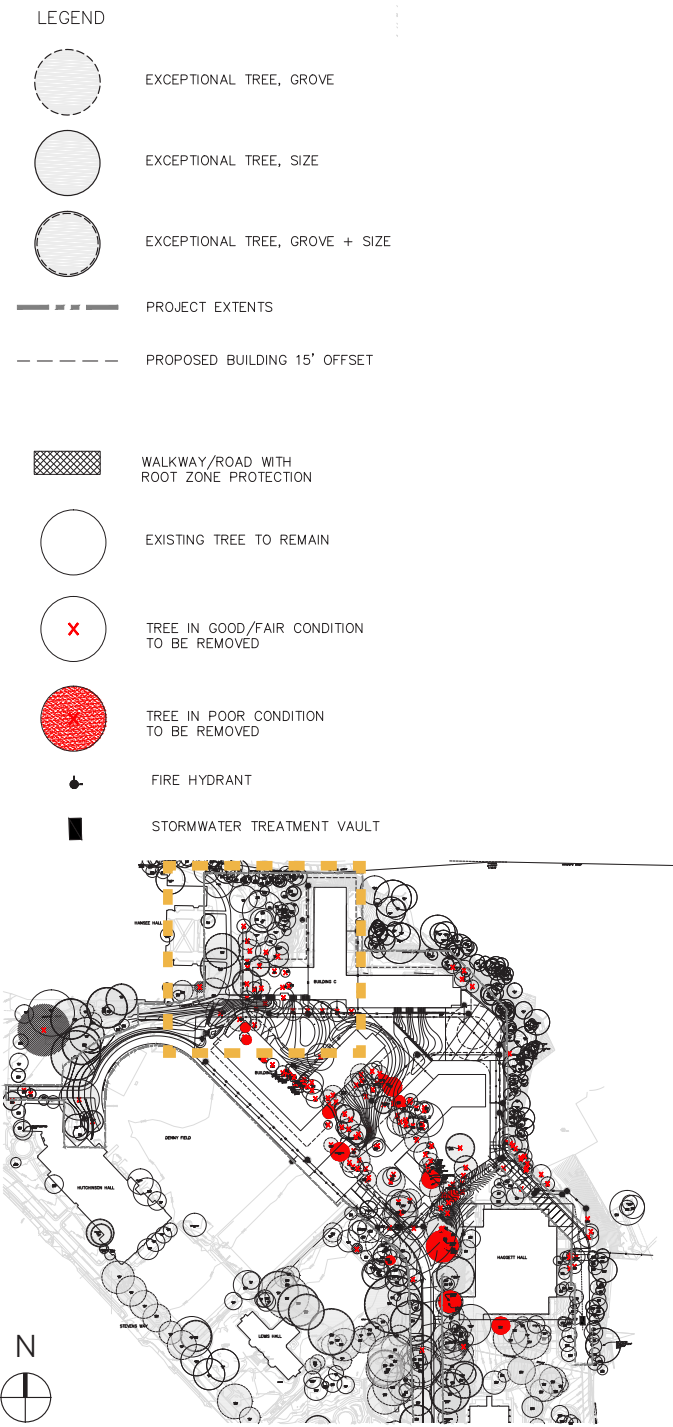


EXISTING CONDITIONS - AREA A





PHASE 4A BUILD OUT - AREA B





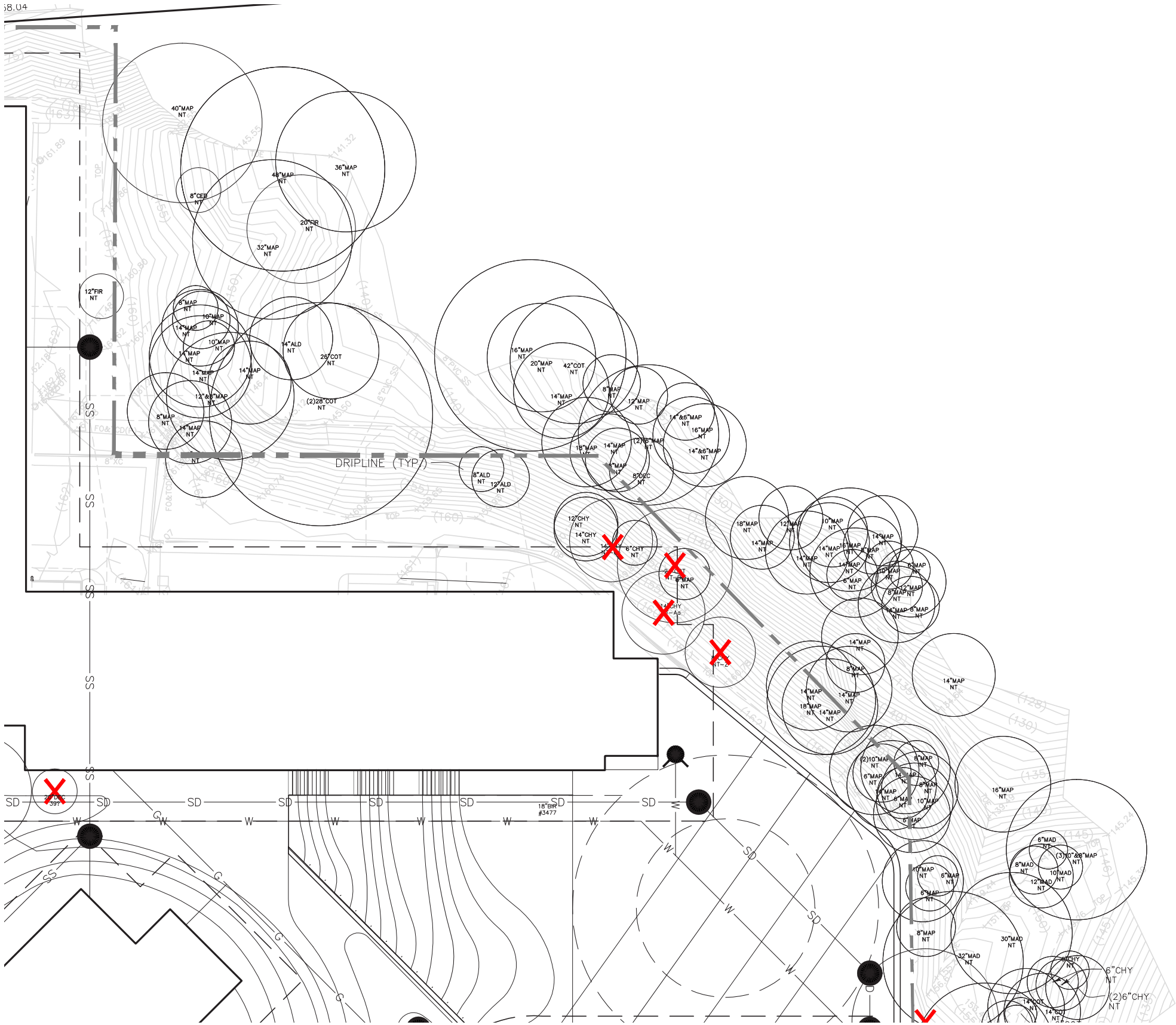
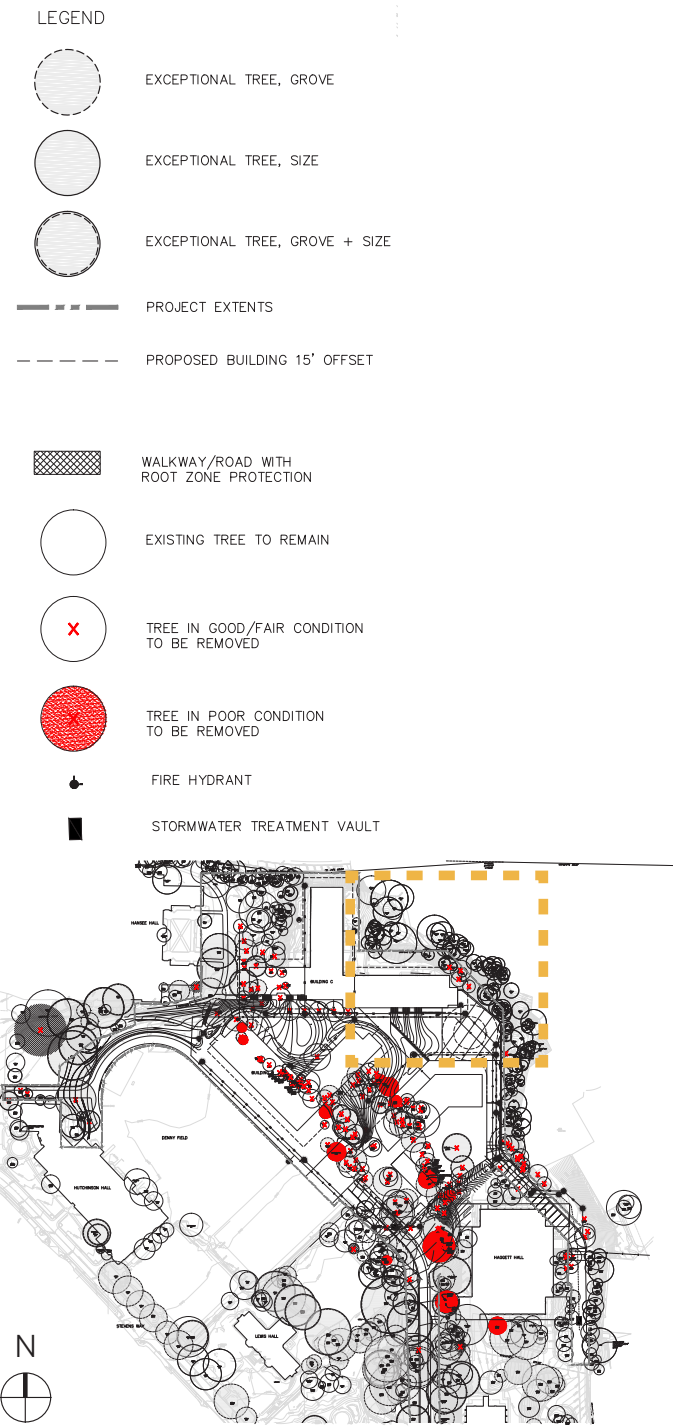


EXISTING CONDITIONS - AREA B





PHASE 4A BUILD OUT - AREA C

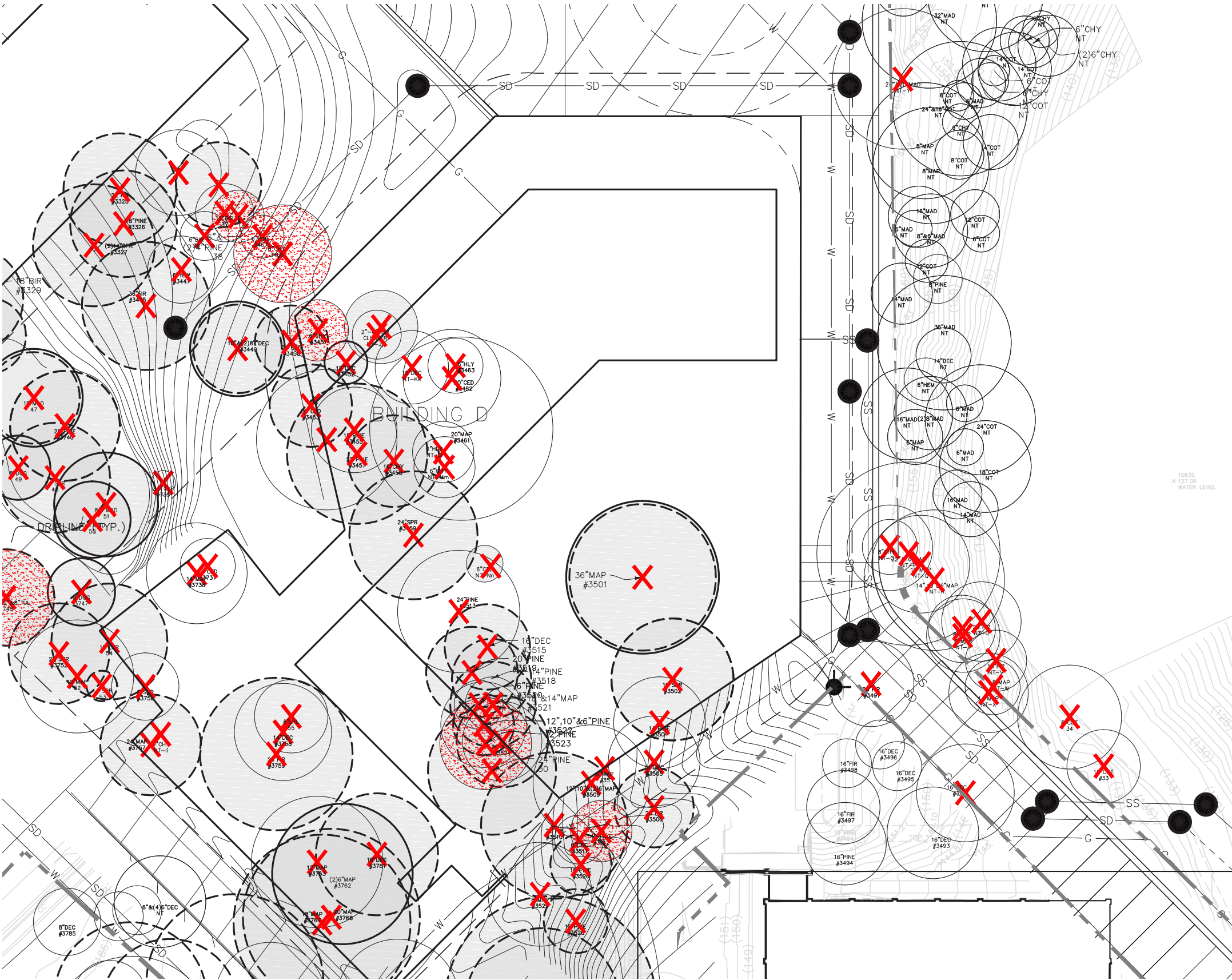
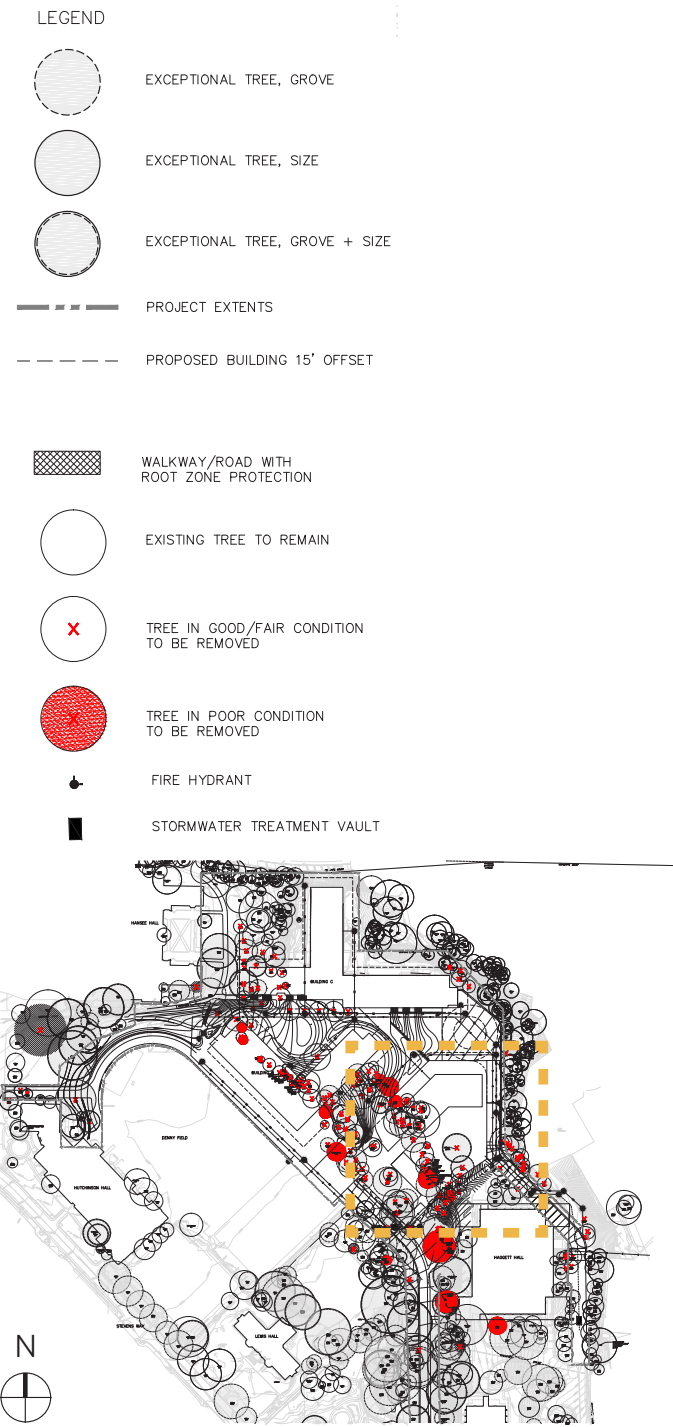




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PHASE 4A BUILD OUT - AREA D







EXISTING CONDITIONS - AREA D



PHASE 4A BUILD OUT - AREA E

LEGEND

EXCEPTIONAL TREE, GROVE

EXCEPTIONAL TREE, SIZE

EXCEPTIONAL TREE, GROVE + SIZE

PROJECT EXTENTS

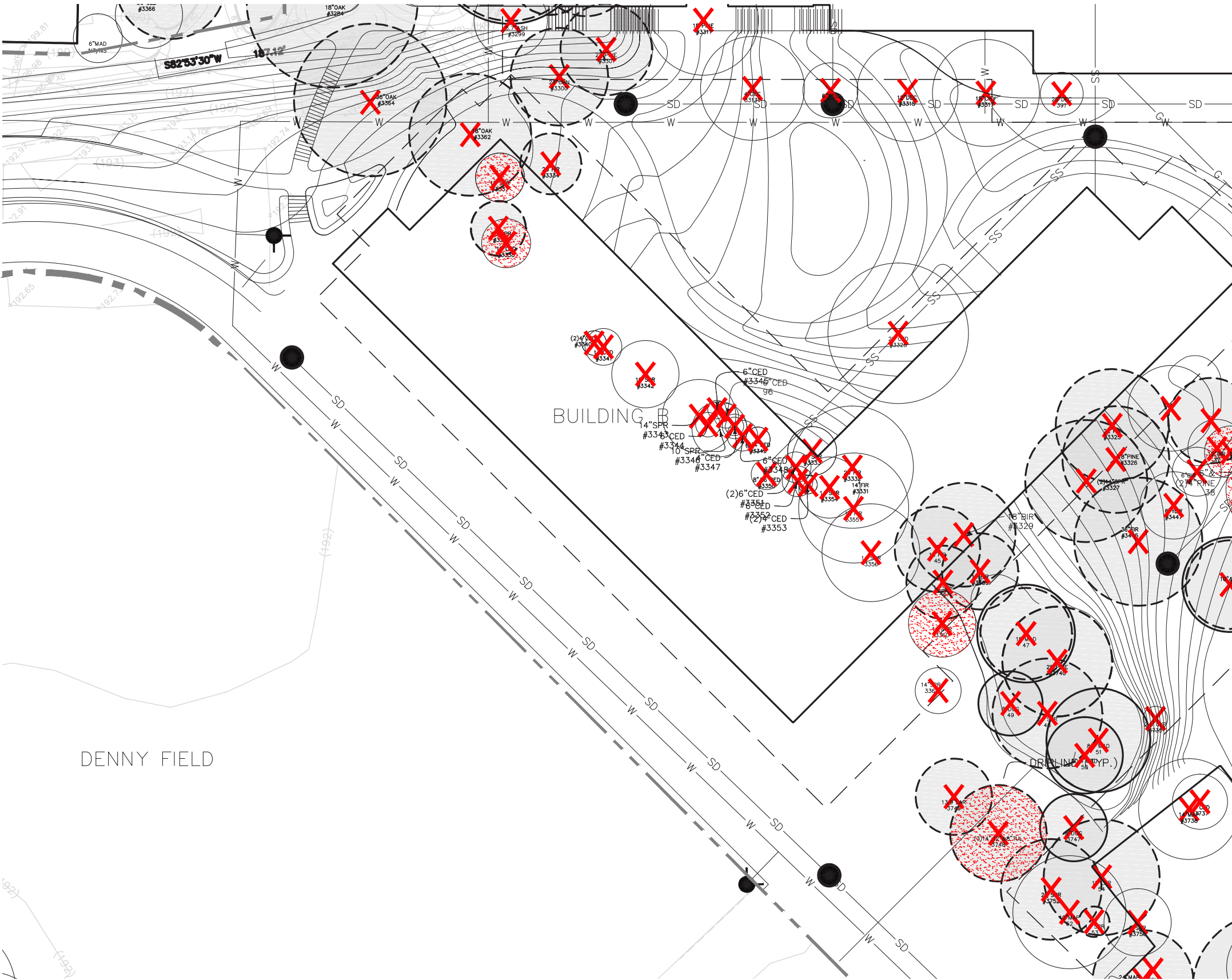
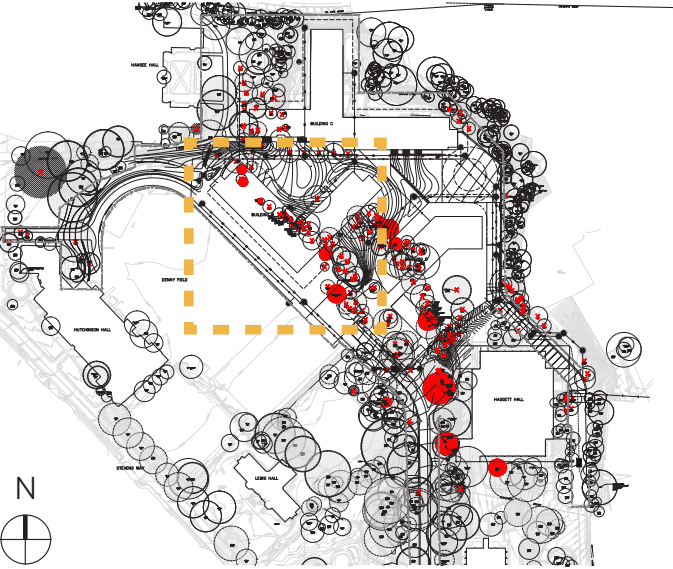
BUILDING DEMOLITION 15' OFFSET

EXISTING TREE TO REMAIN

TREE IN GOOD/FAIR CONDITION TO BE REMOVED

TREE IN POOR CONDITION TO BE REMOVED

DEAD TREE TO BE REMOVED



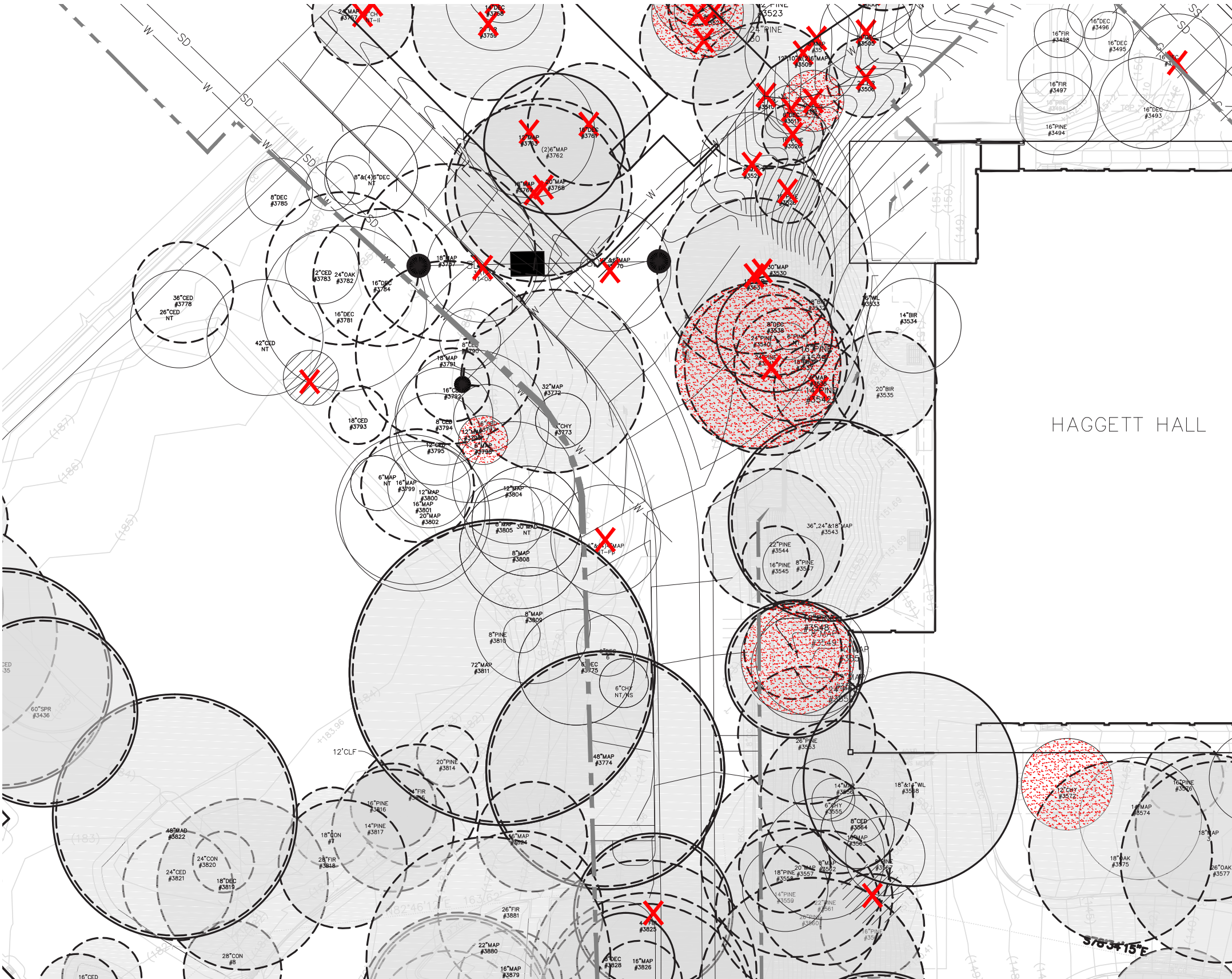
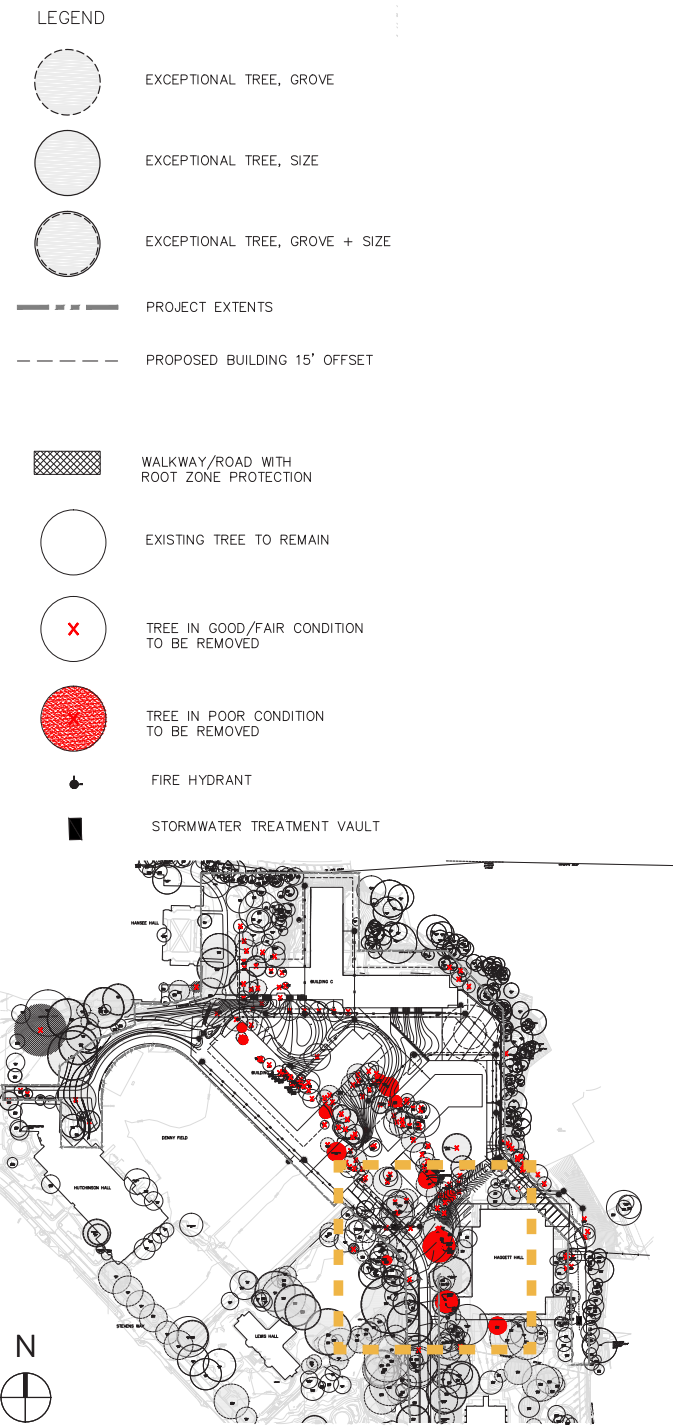




EXISTING CONDITIONS - AREA E



PHASE 4A BUILD OUT - AREA F







EXISTING CONDITIONS - AREA F





CONIFEROUS TREES



*Chamaecyparis nootkatensis*  
Yellow Cedar



*Cryptomeria*  
Cryptomeria



*Pinus contorta* var. *latifolia*  
Lodgepole Pine



*Pinus monticola*  
Western White Pine



*Pseudotsuga menziesii*  
Douglas Fir



*Thuja plicata*  
Western Red Cedar



*Tsuga heterophylla*  
Western Hemlock

DECIDUOUS TREES



*Acer macrophyllum*  
Bigleaf Maple



*Arbutus menziesii*  
Pacific Madrone\*



*Betula papyrifera*  
Paper Birch



*Cercidiphyllum japonicum*  
Katsura



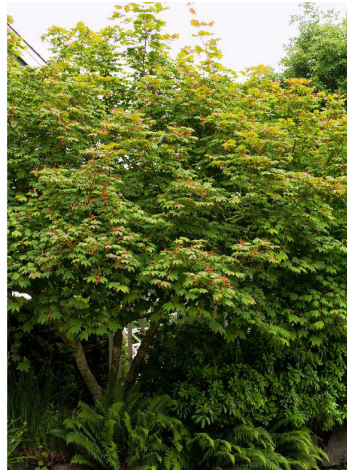
*Cledrastis kentukea*  
Kentucky Yellowwood



*Fraxinus latifolia*  
Oregon Ash

Additional Trees:  
--*Aesculus hippocastanum*  
Horse Chestnut  
--*Liquidambar styraciflua*  
Sweetgum  
--*Plantanus x occidentalis*  
Plane Tree  
--*Populous tremuloides*  
Quaking Aspen  
--*Quercus garryana*  
Garry Oak  
--*Salix alba*  
White Willow

UNDERSTORY TREES



*Acer circinatum*  
Vine Maple



*Amelanchior* spp.  
Serviceberry



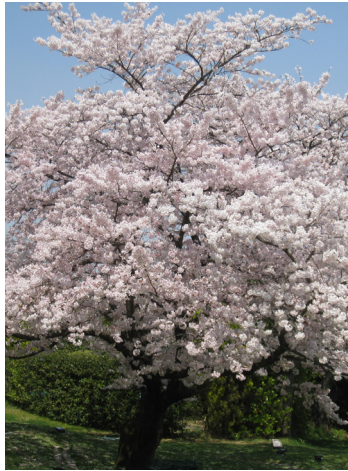
*Cornus* 'Eddies White Wonder'  
Dogwood



*Crataegus douglasii*  
Black hawthorn



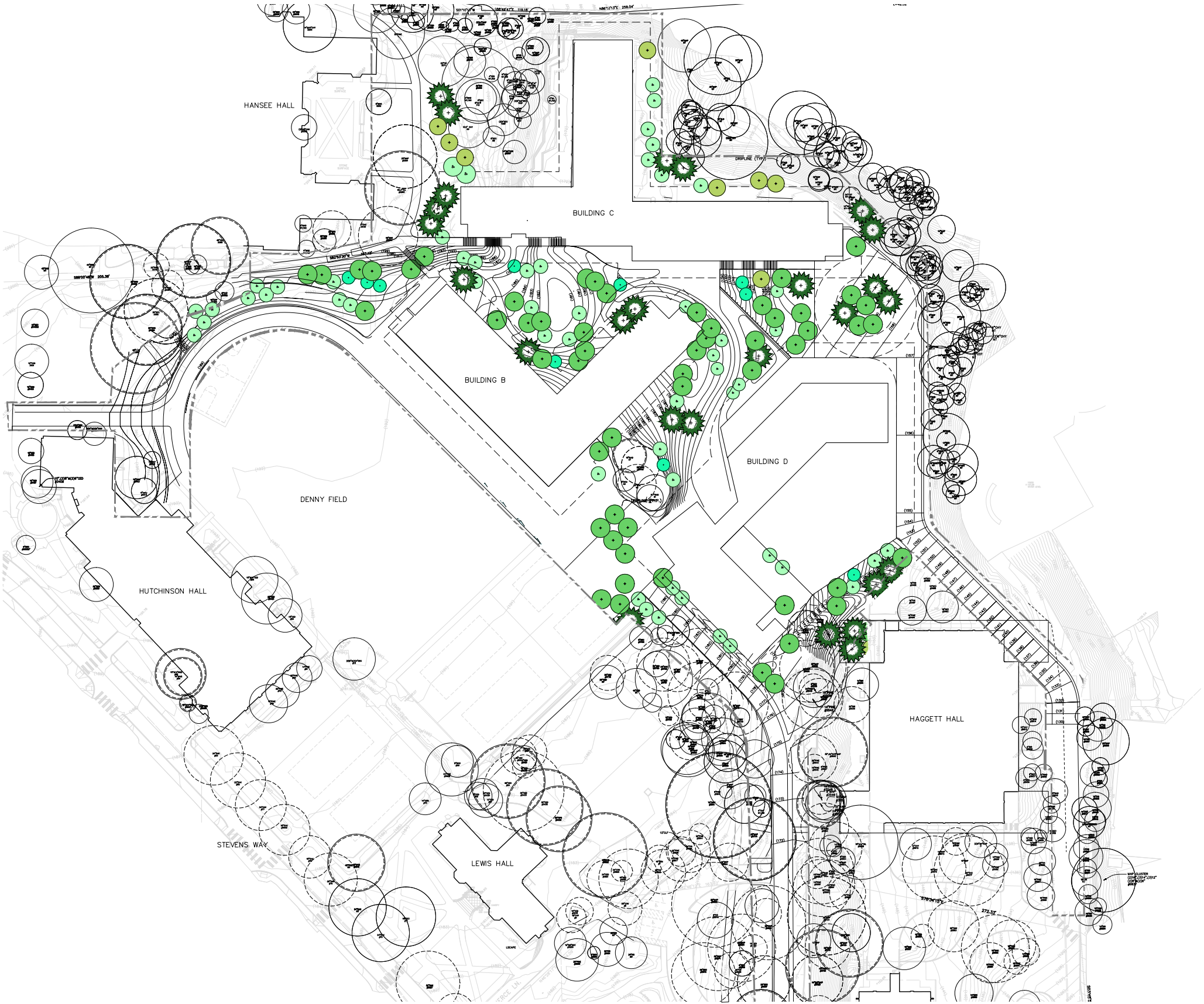
*Malus fucsa*  
Pacific Crabapple



*Prunus* spp.  
Cherry

\*Madrone available only in limited size  
Additional Trees:  
--*Rhamnus purshiana*  
Cascara





**TREE PROPOSAL**

“Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces...”  
*Seattle Design Guidelines DC4 D1*

TOTAL TREES PROPOSED:	152
10-12' MULTISTEM UNDERSTORY:	54
3" CAL. UNDERSTORY:	10
4" CAL. DECIDUOUS CANOPY	8
6" CAL. DECIDUOUS CANOPY	55
16-24' CONIFEROUS TREE	25

PHASE 4A BOUNDARY

FIRE TRUCK TURN-AROUND

MULTISTEM UNDERSTORY

UNDERSTORY

4" CAL. DECIDUOUS CANOPY

6" CAL. DECIDUOUS CANOPY

10" CAL. SALIX ALBA

16-24' CONIFER

**LEGEND**

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		Scientific Name	Common Name	Number of Trees Removed	
EXCEPTIONAL TREES REMOVED:	90	Deciduous Canopy			
		Acer campestre	Hedge Maple	1	
		Acer circinatum	Vine Maple	1	
		Acer macrophyllum	Big Leaf Maple	11	
		Acer palmatum	Japanese Maple	2	
		Acer pseudoplatanus	Sycamore	1	
		Acer saccharum	Sugar Maple	2	
		Arbutus menziesii	Pacific Madrone	8	
		Betula papyrifera	Paper Birch	1	
		Betula pendula	Silver Birch	1	
4A DEMOLITION:	7	Liriodendron tulipifera	Tuliptree	2	
4A BUILD-OUT:	83	Magnolia stellata	Star Magnolia	1	
		Quercus robur	English Oak	2	
		Salix matsudana	Corkscrew Willow	1	
		Salix scouleriana	Scouler's Willow	1	
		Total			35
		Understory			
		Cornus florida	Flowering Dogwood	1	
		Cornus nuttallii	Pacific Dogwood	3	
		Prunus serrulata	Japanese Cherry	1	
		Total			5
Conifer					
		Cedrus deodara	Deodar Cedar	2	
		Larix decidua	European Larch	3	
		Larix occidentalis	Western Larch	1	
		Picea abies	Norway Spruce	2	
		Pinus albicaulis	Whitebark Pine	3	
		Pinus monticola	Western White Pine	4	
		Pinus nigra	Black Pine	10	
		Pinus strobiformis	Southwestern White Pine	3	
		Pinus strobus	Eastern White Pine	5	
		Pinus sylvestris	Scots Pine	2	
		Pseudotsuga menziesii	Douglas Fir	11	
		Thuja plicata	Western Redcedar	3	
		xCupressocyparis leylandii	ii Leyland cypress	1	
Total			50		
Total all:			90		



Tree ID	Scientific Name	Common Name	DSH (inches)	DSH (multi-stem)	Drip line (feet)	Health Condition	Structural Condition	Exceptional Threshold	Exceptional	REMOVE?	4A or 4B?	DEMO
3761	<i>Acer campestre</i>	Hedge maple	15.8		20	Good	Good	22.2	GROVE	REMOVE	4A	
3762	<i>Acer circinatum</i>	Vine maple	8.5**	5.9, 6.1	23	Good	Fair	8	SIZE	REMOVE	4A	
3290	<i>Acer macrophyllum</i>	Bigleaf maple	26.1		25.0	Good	Good	30	GROVE	REMOVE	4A	DEMO
3291	<i>Acer macrophyllum</i>	Bigleaf maple	26.0*		25.0	Good	Good	30	GROVE	REMOVE	4A	DEMO
3292	<i>Acer macrophyllum</i>	Bigleaf maple	26.7*		22.0	Good	Good	30	GROVE	REMOVE	4A	DEMO
3295	<i>Acer macrophyllum</i>	Bigleaf maple	13.2		11.0	Good	Good	30	GROVE	REMOVE	4A	DEMO
3501	<i>Acer macrophyllum</i>	Bigleaf maple	33.4		25	Good	Good	30	SIZE/GROVE	REMOVE	4A	
3461	<i>Acer macrophyllum</i>	Bigleaf maple	19.9		30	Good	Good	30	GROVE	REMOVE	4A	
3509	<i>Acer macrophyllum</i>	Bigleaf maple	15.8**	5.3, 5.6, 9.5, 10.0	19	Good	Fair	30	GROVE	REMOVE	4A	
3530	<i>Acer macrophyllum</i>	Bigleaf maple	23.5		34.5	Good	Good	30	GROVE	REMOVE	4A	
3531	<i>Acer macrophyllum</i>	Bigleaf maple	16.0		25.5	Good	Fair	30	GROVE	REMOVE	4A	
3768	<i>Acer macrophyllum</i>	Bigleaf maple	17.2		29	Good	Good	30	GROVE	REMOVE	4A	
3767	<i>Acer macrophyllum</i>	Bigleaf maple	14.7		29	Good	Good	30	GROVE	REMOVE	4A	
3417	<i>Acer palmatum</i>	Japanese maple	14.0**	9.2, 10.5	18.5	Good	Good	12	SIZE	REMOVE	4A	
42	<i>Acer palmatum</i>	Japanese maple	12.6**	3.5, 5.5, 7.2, 8.1	17	Fair	Fair	12	SIZE	REMOVE	4A	DEMO
3300	<i>Acer pseudoplatanus</i>	Sycamore	19.0		16.0	Good	Good	30	GROVE	REMOVE	4A	
3515	<i>Acer saccharum</i>	Sugar maple	14.2		14	Good	Good	30	GROVE	REMOVE	4A	
3521	<i>Acer saccharum</i>	Sugar maple	18.4**	11.9, 14.0	14	Good	Fair	30	GROVE	REMOVE	4A	
3616	<i>Arbutus menziesii</i>	Pacific madrone	8.7		22	Good	Good	6	SIZE	REMOVE	4A	
3614	<i>Arbutus menziesii</i>	Pacific madrone	13.4		25	Good	Good	6	SIZE	REMOVE	4A	
3608	<i>Arbutus menziesii</i>	Pacific madrone	10.7		15	Good	Good	6	SIZE	REMOVE	4A	
3605	<i>Arbutus menziesii</i>	Pacific madrone	14.8		18	Good	Good	6	SIZE	REMOVE	4A	
3603	<i>Arbutus menziesii</i>	Pacific madrone	10.3		17	Good	Good	6	SIZE	REMOVE	4A	
47	<i>Arbutus menziesii</i>	Pacific madrone	14.4		16	Fair	Good	6	SIZE/GROVE	REMOVE	4A	
50	<i>Arbutus menziesii</i>	Pacific madrone	10.4		12.5	Good	Good	6	SIZE	REMOVE	4A	
51	<i>Arbutus menziesii</i>	Pacific madrone	8.7		17	Good	Good	6	SIZE	REMOVE	4A	
3329	<i>Betula papyrifera</i>	Paper birch	14.2		17	Good	fair	20	GROVE	REMOVE	4A	
3532	<i>Betula pendula</i>	Silver birch	15.4		20	Good	Fair	24	GROVE	REMOVE	4A	
3412	<i>Cedrus deodara</i>	Deodar cedar	45.1		35.0	Good	Good	30	SIZE	REMOVE	4A	
3502	<i>Cedrus deodara</i>	Deodar cedar	14.3		20	Good	Good	30	GROVE	REMOVE	4A	
3405	<i>Cornus florida</i>	Flowering dogwood	15.7*		16.0	Good	Good	12	SIZE	REMOVE	4A	
3538	<i>Cornus nuttallii</i>	Pacific dogwood	9.0		19	Good	Good	6	SIZE	REMOVE	4A	



Tree ID	Scientific Name	Common Name	DSH (inches)	DSH (multi-stem)	Drip line (feet)	Health Condition	Structural Condition	Exceptional Threshold	Exceptional	REMOVE?	4A or 4B?	DEMO
49	Cornus nuttallii	Pacific dogwood	6.2		10.5	Poor	Good	6	SIZE	REMOVE	4A	
3747	Cornus nuttallii	Pacific dogwood	8.2		11	Good	Good	6	SIZE	REMOVE	4A	
3752	Larix decidua	European larch	17.5		16.5	Good	Good	25.9	GROVE	REMOVE	4A	
53	Larix decidua	European larch	15.4		5	Fair	Fair	25.9	GROVE	REMOVE	4A	
54	Larix decidua	European larch	18.3		19	Good	Good	25.9	GROVE	REMOVE	4A	
3745	Larix occidentalis	Western larch	13.9		12.5	Good	Good	15	GROVE	REMOVE	4A	
3748	Liriodendron tulipifera	Tuliptree	22.8**	7.1, 9.2, 10.8, 11.5, 11.6	15.8	Fair	Poor	30	GROVE	REMOVE	4A	
3757	Liriodendron tulipifera	Tuliptree	20.6		16.5	Good	Fair	30	GROVE	REMOVE	4A	
3449	Magnolia stellata	Star magnolia	13.0**	6.7, 7.3, 8.8	15.5	Fair	fair	6	SIZE/GROVE	REMOVE	4A	
46	Picea abies	Norway spruce	12.2		12	Good	Good	30	GROVE	REMOVE	4A	
48	Picea abies	Norway spruce	23.5		18	Good	Fair	30	GROVE	REMOVE	4A	
3336	Pinus albicaulis	Whitebark pine	14.8		9.0	Fair	Good	30	GROVE	REMOVE	4A	
3275	Pinus albicaulis	Whitebark pine	23.2		16.0	Good	Good	30	GROVE	REMOVE	4A	
3274	Pinus albicaulis	Whitebark pine	23.0		12.0	Good	Good	30	GROVE	REMOVE	4A	
3519	Pinus monticola	Western white pine	20.3		15	Good	Good	24	GROVE	REMOVE	4A	
3518	Pinus monticola	Western white pine	11.7			Good	Good	24	GROVE	REMOVE	4A	
3513	Pinus monticola	Western white pine	23.4		20	Good	Good	24	GROVE	REMOVE	4A	
3459	Pinus monticola	Western white pine	21.4		21	Good	Good	24	GROVE	REMOVE	4A	
6862	Pinus nigra	Black pine	26.0**	17.3, 19.5	24	Good	Good	24	SIZE	REMOVE	4A	
3524	Pinus nigra	Black pine	16.7		15	Good	Good	24	GROVE	REMOVE	4A	
30	Pinus nigra	Black pine	22.2		21	Good	fair	24	GROVE	REMOVE	4A	
3526	Pinus nigra	Black pine	16.0		10	Good	Good	24	GROVE	REMOVE	4A	
3542	Pinus nigra	Black pine	12.4		28.5	Good	Fair	24	GROVE	REMOVE	4A	
3541	Pinus nigra	Black pine	20.2		27.5	Good	Poor	24	GROVE	REMOVE	4A	
3539	Pinus nigra	Black pine	16.5		13.5	Good	Fair	24	GROVE	REMOVE	4A	
3540	Pinus nigra	Black pine	20.8		26	Good	Good	24	GROVE	REMOVE	4A	
3457	Pinus nigra	Black pine	20.2		23	Good	Fair	24	GROVE	REMOVE	4A	
3326	Pinus nigra	Black pine	15.4		17.5	Good	Fair	24	GROVE	REMOVE	4A	
3522	Pinus strobiformis	Southwestern white pine	13.9**	6.3, 8.3, 9.2	10	Fair	Fair	17.9	GROVE	REMOVE	4A	
3319	Pinus strobiformis	Southwestern white pine	23.8		19.5	Good	Poor	17.9	SIZE	REMOVE	4A	DEMO
3469	Pinus strobiformis	Southwestern white pine	12.0		14	Good	Good	17.9	GROVE	REMOVE	4A	
3298	Pinus strobus	Eastern white pine	18.0		13.0	Good	Good	30	GROVE	REMOVE	4A	



Tree ID	Scientific Name	Common Name	DSH (inches)	DSH (multi-stem)	Drip line (feet)	Health Condition	Structural Condition	Exceptional Threshold	Exceptional	REMOVE?	4A or 4B?	DEMO
3297	<i>Pinus strobus</i>	Eastern white pine	19.0		15.0	Good	Good	30	GROVE	REMOVE	4A	
3325	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.5		18.5	Good	Good	30	GROVE	REMOVE	4A	
45	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.2		14	Good	Good	30	GROVE	REMOVE	4A	
3359	<i>Pseudotsuga menziesii</i>	Douglas-fir	13.3		12.5	Good	Good	30	GROVE	REMOVE	4A	
3759	<i>Pseudotsuga menziesii</i>	Douglas-fir	21.4		25	Good	Good	30	GROVE	REMOVE	4A	
3364	<i>Quercus robur</i>	English oak	26.0		25.0	Good	Good	30	GROVE	REMOVE	4A	
3362	<i>Quercus robur</i>	English oak	15.8		20.0	Good	Good	30	SIZE/GROVE	REMOVE	4A	
3533	<i>Salix matsudana</i> 'Tortuosa'	Corkscrew willow	13.1		16.5	Poor	Fair	24	GROVE	REMOVE	4A	
3452	<i>Salix scouleriana</i>	Scouler's willow	9.7**	6.4, 7.3	7	Good	Good	8	SIZE	REMOVE	4A	
3462	<i>Thuja plicata</i>	Western redcedar	19.3		16	Fair	Good	30	GROVE	REMOVE	4A	
3453	<i>Thuja plicata</i>	Western redcedar	27.0**	11.8, 24.3	13.5	Good	fair	30	GROVE	REMOVE	4A	
3450	<i>Thuja plicata</i> 'Zebrina'	Zebra redcedar	21.3		12	Good	Good	30	GROVE	REMOVE	4A	
3489	<i>xCupressocyparis leylandii</i>	Leyland cypress	18.2		22	Good	Good	30	GROVE	REMOVE	4A	DEMO
3301	<i>Pinus strobus</i>	Eastern white pine	22.0		15.0	Good	Good	30	GROVE	REMOVE	4A	
3276	<i>Pinus strobus</i>	Eastern white pine	22.0		19.0	Good	Good	30	GROVE	REMOVE	4A	
3740	<i>Pinus strobus</i>	Eastern white pine	22.9		18	Good	Good	30	GROVE	REMOVE	4A	
3528	<i>Pinus sylvestris</i>	Scots pine	14.7		10.5	Good	Fair	24	GROVE	REMOVE	4A	
3327	<i>Pinus sylvestris</i>	Scots pine	17.2**	12.0, 12.3	20	Good	Fair	24	GROVE	REMOVE	4A	
3458	<i>Prunus serrulata</i>	Japanese cherry	12.6		15	Fair	Good	23	GROVE	REMOVE	4A	
3334	<i>Pseudotsuga menziesii</i>	Douglas-fir	24.0*		10.0	Good	Good	30	GROVE	REMOVE	4A	
3278	<i>Pseudotsuga menziesii</i>	Douglas-fir	35.3		25.0	Good	Good	30	SIZE/GROVE	REMOVE	4A	
3296	<i>Pseudotsuga menziesii</i>	Douglas-fir	32.3*		18.0	Good	Good	30	SIZE/GROVE	REMOVE	4A	
3825	<i>Pseudotsuga menziesii</i>	Douglas-fir	38.6		26	Good	Good	30	SIZE/GROVE	REMOVE	4A	
3506	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.8		13	Good	Good	30	GROVE	REMOVE	4A	
3510	<i>Pseudotsuga menziesii</i>	Douglas-fir	20.0		24	Good	Fair	30	GROVE	REMOVE	4A	
3445	<i>Pseudotsuga menziesii</i>	Douglas-fir	27.2		21	Good	fair		GROVE	REMOVE	4A	









DESIGN GUIDELINES

The northeast precinct of the University of Washington is a distinct landscape, possessing a natural character that rivals the built context that typically defines the environment of an academic campus. The precinct is distinguished by its associations with the iconic landscapes of the Pacific Northwest and is defined by its forest-like canopy of trees and iconic views from the eastern ridge overlooking the Cascades and Lake Washington. These physical qualities and vistas are proposed as organizing elements for campus development that should be enhanced and preserved with the new residential hall projects. The precinct also contains celebrated landmarks such as Denny Field and Lewis Hall. Denny Field was the site of the University's first stadium and functions today as a space for intramural athletics but lacks the physical recognition of this center of athletic tradition. Historically, Lewis Hall is one of the oldest remaining buildings on the University of Washington campus and one of the first campus residence halls.

In keeping with the goals of the UW Landscape Framework Plan, the intention of this project is to unite the precinct's open spaces and residence halls together in a continuum that integrates the cultural and sylvan elements of the campus and provides an outstanding academic campus environment.



**“Complement and contribute to the network of open spaces around the site and the connections among them.”**

*Seattle Design Guidelines PL1 A*

**“Encourage human interaction and activity at the street level with clear connections to building entries and edges”**

*Seattle Design Guidelines PL3*

*University Neighborhood Design Guidelines PL3*

**“Integrate open space design with the design of the building so that each complements the other”**

*Seattle Design Guidelines DC3 A1, C1*

*University Neighborhood Design Guidelines DC3*

Creating strong connections within the community and to the surrounding areas is at the core of decision making about the site. A key circulation axis from Denny Yard is carried across Stevens Way and through North Campus, forming a spine between the bars of Building A and leading pedestrians to the central plaza (Town Square). The central axis of the Liberal Arts Quad is extended past Lewis Hall, runs alongside a new green space, and leads to the dramatic terraced courtyard at Building E. The organization of buildings reinforces an attitude of accentuating the drama of the topography, with circulation and activity occurring at common

The cultural and social life of the campus is best observed through the outdoor fabric of common

spaces. These programs encourage creative and recreational engagement at multiple scales of socializing from the individual to small groups to large gatherings. The largest space for events, advocacy drives, festival space and barbecues will be the Town Square, the crossroads of the North Campus. This plaza enjoys views across Denny Field and shares common space with A, B and D residence halls. A woodland amphitheater space at Building E has capacity for watching movies, hosting plays or simply overlooking the Cascades. A covered terrace surrounds and overlooks Denny Field. There are areas for natural studies and observation from Kincaid Ravine, places for studying or impromptu play at Lewis Grove, and outdoor dining at the centrally located Residence Hall D. The Courtyard spaces shared by building B and C create more intimate “forest courts,” which are more private outdoor spaces for the residents along the Mid-Slope Path.

Symbiotic relationships occur with linkages between indoor and outdoor dining, the residence hall courtyards, and the terraces overlooking Denny Field. They concentrate at the central “Town Square,” where the games room, learning resource center and multipurpose spaces open out to the plaza space. The open space of the North Campus will be designed to support residential needs, flexible academic programmings, intramural and informal activities for the UW student body throughout the year.







**“Optimize the arrangement of uses and activities on the site”**

**“...Take advantage of views and physical connections to exterior spaces and uses...”**

*Seattle Design Guidelines DC1 A4*

The inspiration for the future of North Campus arose from an appreciation of the views enjoyed today in this sylvan setting. The siting and the residence halls are all predicated on an understanding of how these views will both shape common space as well as vistas of forest, the greater landscape beyond of the Cascades and Union Bay. From an interior perspective, the new residence halls will also share space with historically and architecturally important buildings on campus, namely Lewis Hall, Hutchinson Hall and Hansee Hall. These considerations have placed an emphasis on the preservation of trees and the ultimate configuration of open space and circulation in the North Campus.

Regional landscape elements such as Union Bay, Lake Washington, the Cascade Mountains, and Mount Rainier define the historic vistas and essence of some of the beloved spaces on the UW campus. From the residence halls’ outdoor common spaces, these views are captured from McMahon Hall, Whitman Way South through Building E and from the outdoor dining

terrace at building D. Views of the forest context of the North Campus are equally important. As one approaches the campus from Montlake Boulevard, it is intended that the residence halls remain embraced by the fingers of forest rising up from the ridge.



**“Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.”**

*Seattle Design Guidelines PL2 A1*

*University Neighborhood Design Guidelines PL2*

A key goal of the project design is to create safe and inviting pedestrian passages between the residence halls and the central campus. Key improvements include an extension of Chelan Lane linking the precinct with Denny Yard as well as clarifying circulation across Stevens from the Liberal Arts Quad. Another important initiative is to pedestrianize Whitman Way which runs parallel to the residence halls conveying a significant number of pedestrians North and South along this heavily traveled corridor. Additionally, access is improved to natural areas such as the Burke Gilman Trail and Kincaid Ravine. Values embedded in the design of the circulation patterns are the development of universally accessible routes across campus, reducing conflict between pedestrians, cyclists and motorized vehicles and efficient destination routes that take advantage of natural vistas and cultural elements in the campus landscape.

Like most of Seattle, the terrain of the North Campus has significant changes in elevation over short distances along portions of the site, making circulation routes more circuitous and nuanced. The North Campus is characterized by a plateau that extends to the eastern edge of Whitman Court before dropping steeply into the Kincaid Ravine and lower portions of the campus. Universal access for residents, campus employees, and visitors is proposed for all buildings, but the constraints of the site restrict universal access in limited portions of the campus landscape. These conditions occur in areas where grade change is exceptionally steep; in these limited locations, direct routes require stairs, ramps, or internal building navigation.







**“Use the natural systems and features of the site and its surroundings as a starting point for project design”**

*Seattle Design Guidelines CS1 C1, C2*

*University Neighborhood Design Guidelines CS1 II*

The northeast precinct of campus is a distinct landscape of campus, possessing a natural character that rivals the built context that typically defines the environment of an academic campus. The precinct is distinguished by its associations with the iconic landscapes of the Pacific Northwest and is defined by its forest-like canopy of trees and iconic views from the eastern ridge overlooking the Cascades and Lake Washington. These physical qualities and vistas are proposed as organizing elements for campus development that should be enhanced and preserved with the new residential hall projects.



### Arboriculture and Tree Protection

The protection of existing forest canopy and trees of significant size is a primary goal with the intent of retaining as much of the forest-like quality this precinct of campus is admired for. Special emphasis on arboriculture methods for tree protection will be required. Work included will be the establishment of root protection zones, limiting construction circulation to prescribed areas, tree protection fencing and retaining walls and banks to limit site work to paths of circulation and building pads.

- Protection of trees, plantings and site improvements to remain.
- Provide staging areas, pedestrian traffic control and safety including temporary chain link fences, and vehicular access and control.
- Provide temporary erosion and sedimentation control.
- Stripping and stockpiling topsoil on site.
- Materials:
  - o Erosion control materials including synthetic filter fabric, 1" x 2" wood stakes, staples, and protective hay or mulch.
  - o Construction fence shall be 9 ga., 8' high chain link fence.
  - o Tree protection to be metal posts driven into the ground with 6' chain link fabric. The fence shall be located away from the trunk of the tree at

the drip line.

- An arboriculture program shall be implemented in accordance with recommendations for procedures and materials set forth by arborist retained by the Owner in subsequent design phase. Work shall include, but not be limited to:
  - o Pruning of existing trees.
  - o Fertilization and aeration of existing trees.
  - o Removal of invasive, deceased or other specified species within designated area.

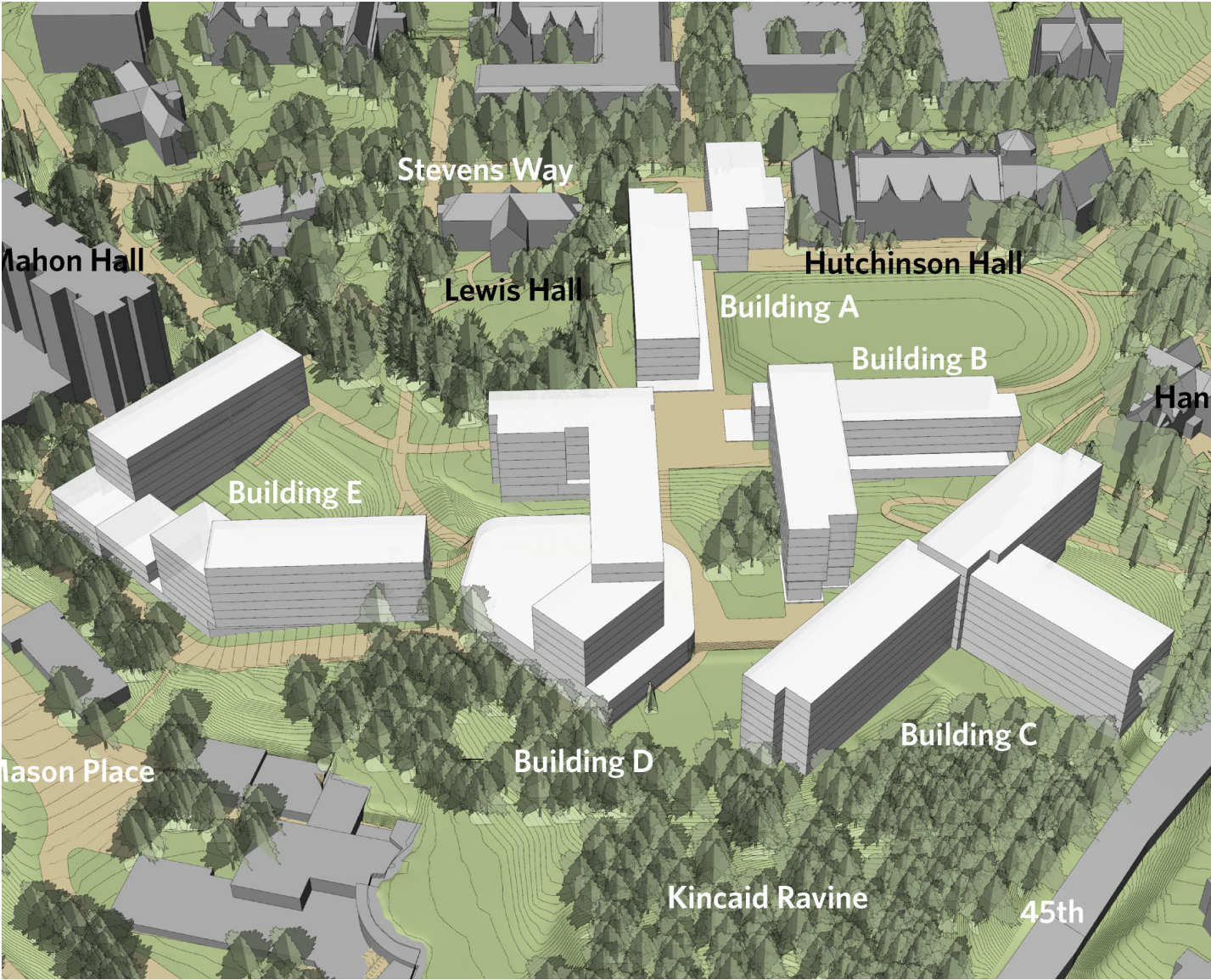
### Soils

- Amended on-site soils will be used where possible. Existing topsoil will be amended and stockpiled on site. A soils protection and amendment plan will be required for site reclaimed soil material. It is assumed that most soils on site are heavily compacted and difficult to amend due to the nature of glacial till soil materials. A significant volume of manufactured top soil will be required.
- Manufactured soils may be required for the following purposes:
  - o If existing on-site soil is in poor condition and does not meet Landscape Architects planting soil requirements.
  - o Structural soils (soils capable of supporting vehicular or heavy pedestrian traffic) may be needed in the courtyard or other paved areas where trees are planted flush with paving.





## ARCHITECTURAL CONCEPT

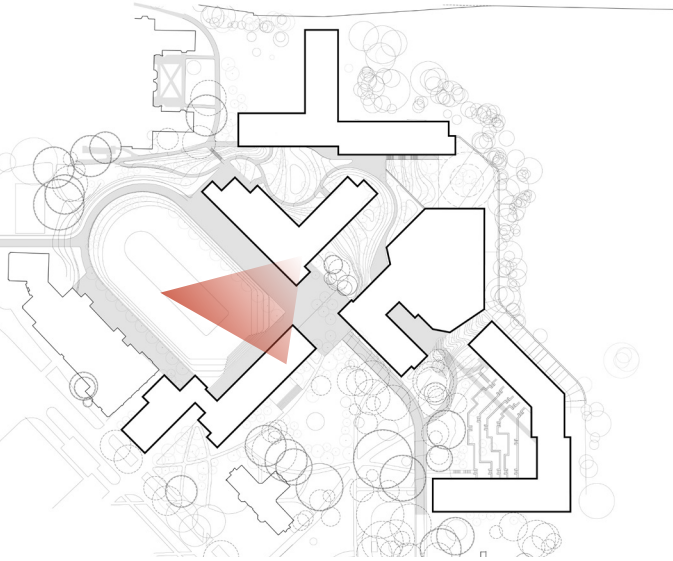


VIEW OF PROPOSED MASSING FROM THE NORTHEAST

The proposed buildings will each have a mix of uses, categorized as Residential, Community and Regional. Residential spaces are primarily student bedrooms with in-suite bath. There are also a small number of apartments, as well as lounges and small group study spaces. Community spaces are common areas dedicated to the use of residents within a particular building. These include large lounges, group kitchen and dining areas, music practice rooms, laundry and storage spaces. Regional spaces serve the larger North Campus community of over 3,000 residents. The specific uses are a Dining Hall, a Fitness Center, a Learning Resource Center, an information, mail and package center. Additionally, a catering facility is planned that will serve the entire campus. Structured parking is planned for the second phase that will replace spaces lost to demolition.

While specific building façade materials and glazing proportions and patterns have yet to be finalized, the buildings will follow the common “5 over 2” typology much in use in the Seattle multi-family residential market and utilized on seven recently constructed student residential buildings by the University of Washington on the west side of their Seattle campus. Most of the buildings will rise seven stories above grade, with numerous steps in the massing where buildings are negotiating steep slopes. Upper floors will house the residential spaces and will employ a punched-window aesthetic, while larger storefront glazing will be utilized at public areas on the lower floors.



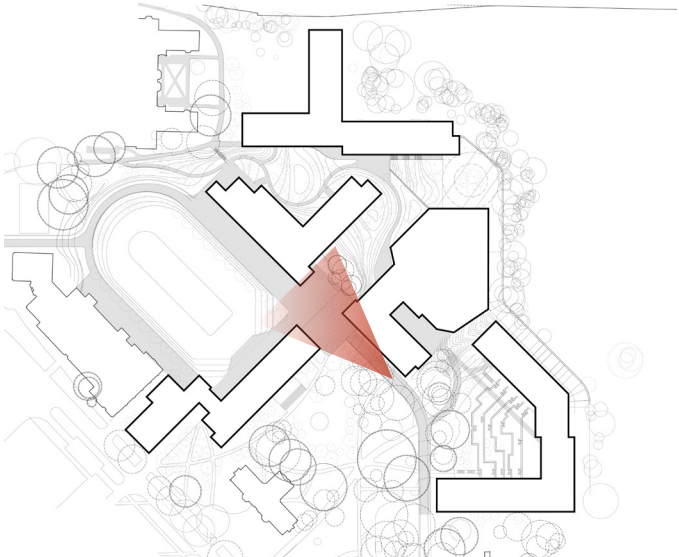


DENNY FIELD LOOKING TOWARD TOWN SQUARE

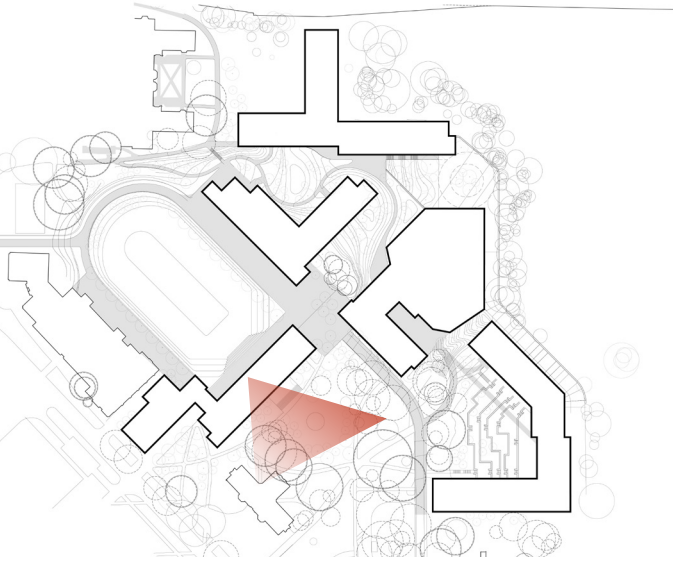




TOWN SQUARE LOOKING TOWARD HANSEE





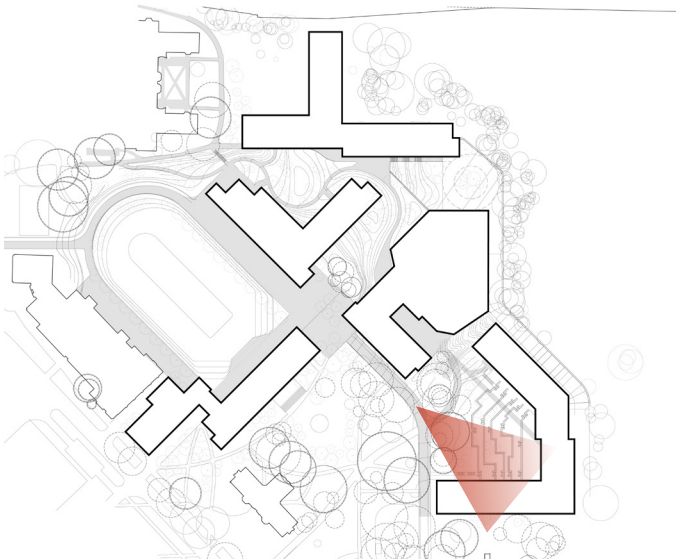


LEWIS GROVE LOOKING TOWARD BUILDING A AND LEWIS HALL

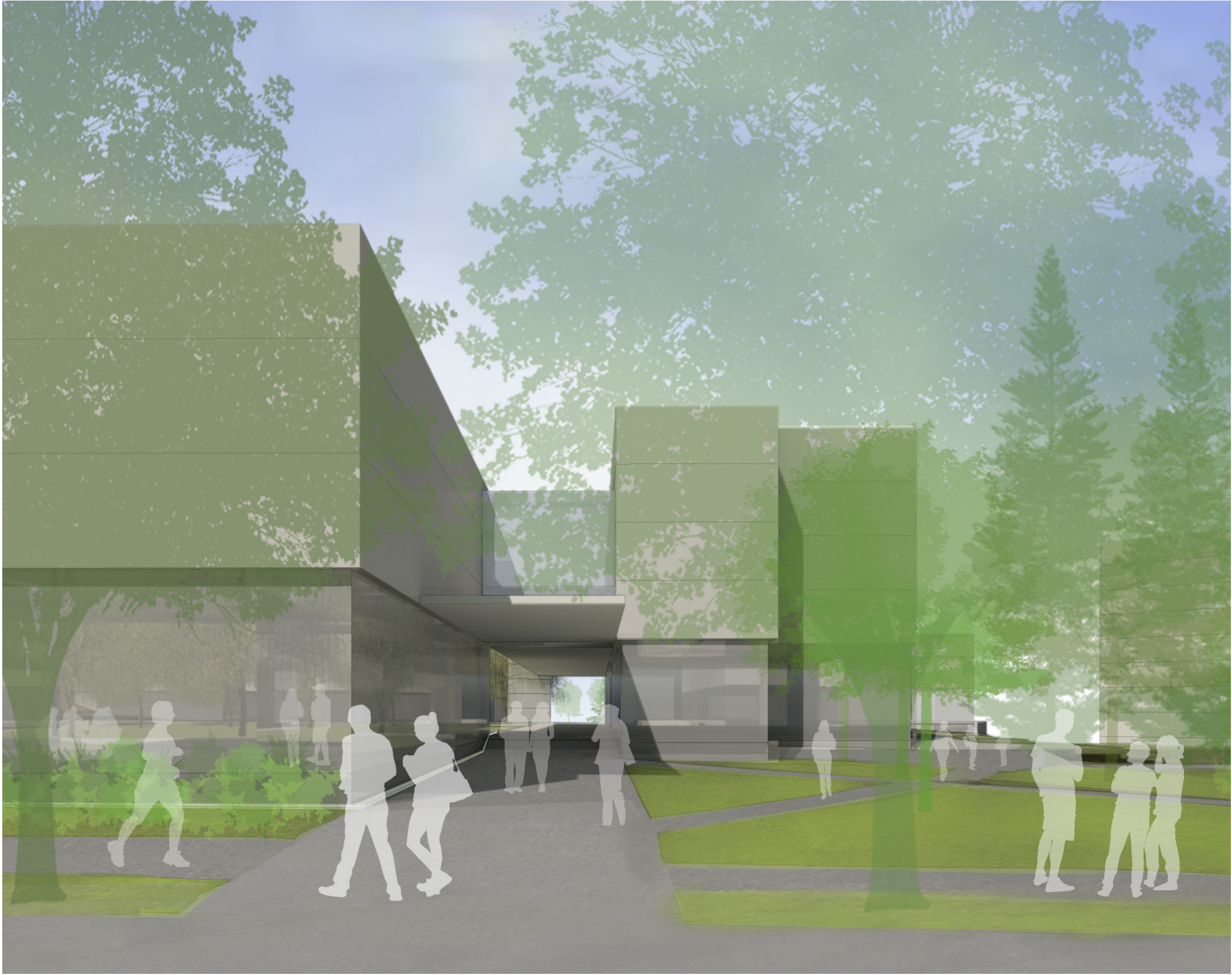
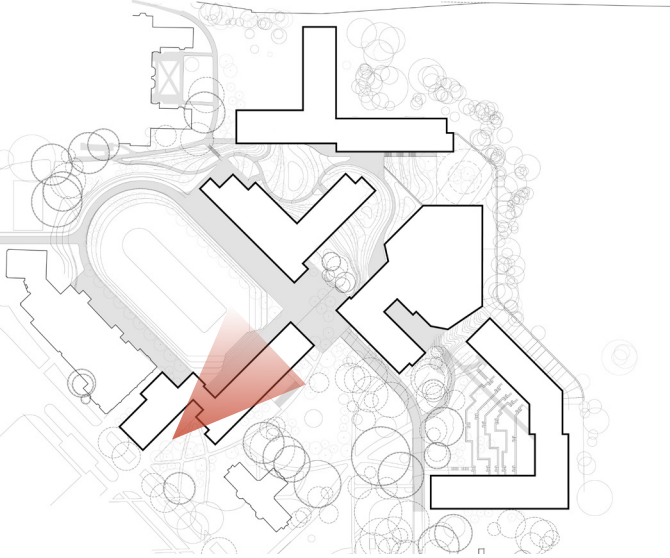




BUILDING E LOOKING TOWARD UNION BAY







CHELAN AXIS LOOKING NW



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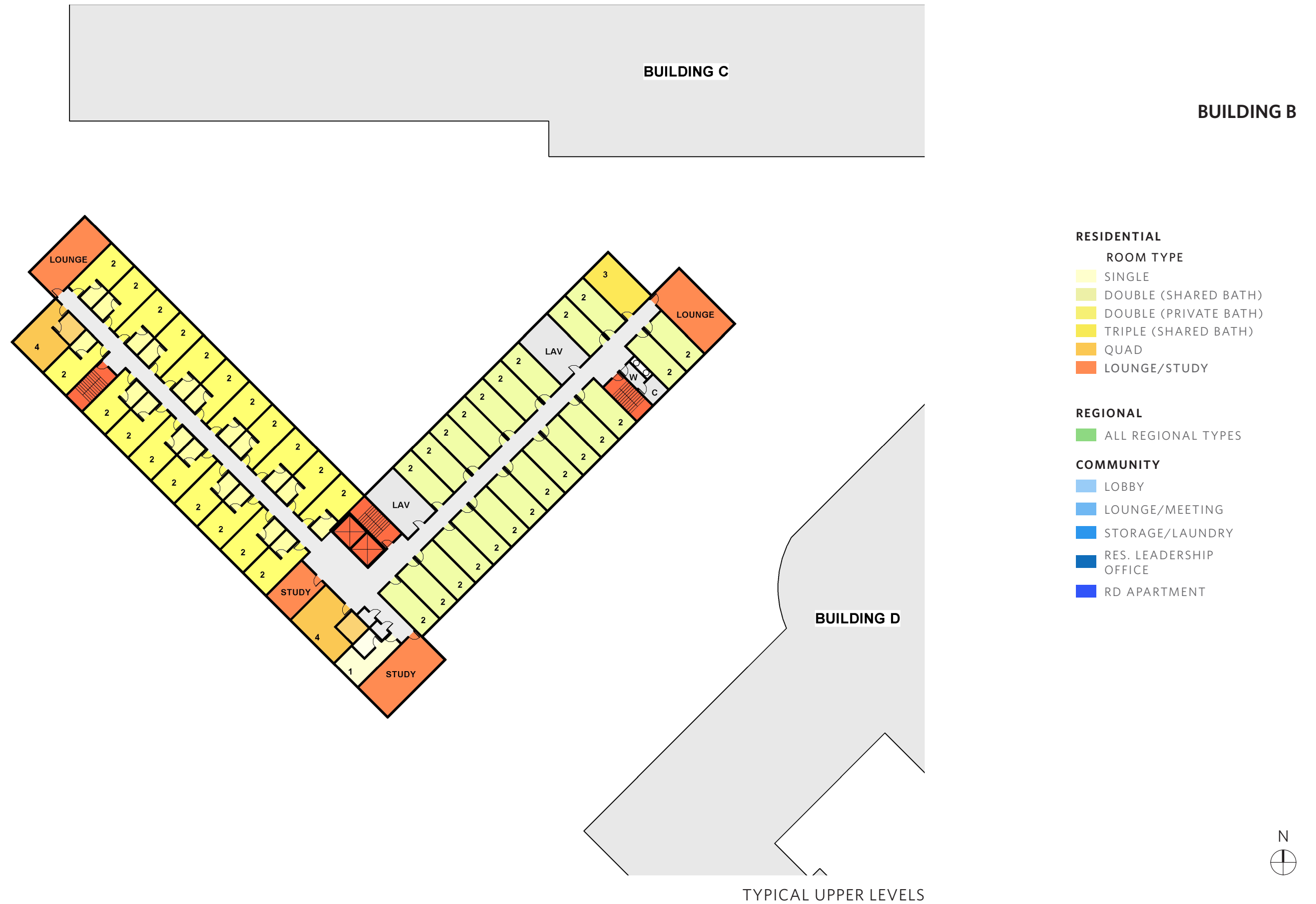
BUILDING B

- RESIDENTIAL
- ROOM TYPE
- SINGLE
- LOUNGE/STUDY
- REGIONAL
- ALL REGIONAL TYPES
- COMMUNITY
- LOBBY
- LOUNGE/MEETING
- STORAGE/LAUNDRY
- RES. OFFICE
- RD APARTMENT



GROUND FLOOR







BUILDING C

- REGIONAL
- ALL REGIONAL TYPES
- COMMUNITY
- LOBBY
  - LOUNGE/MEETING
  - STORAGE/LAUNDRY
  - RES. OFFICE
  - RD APARTMENT

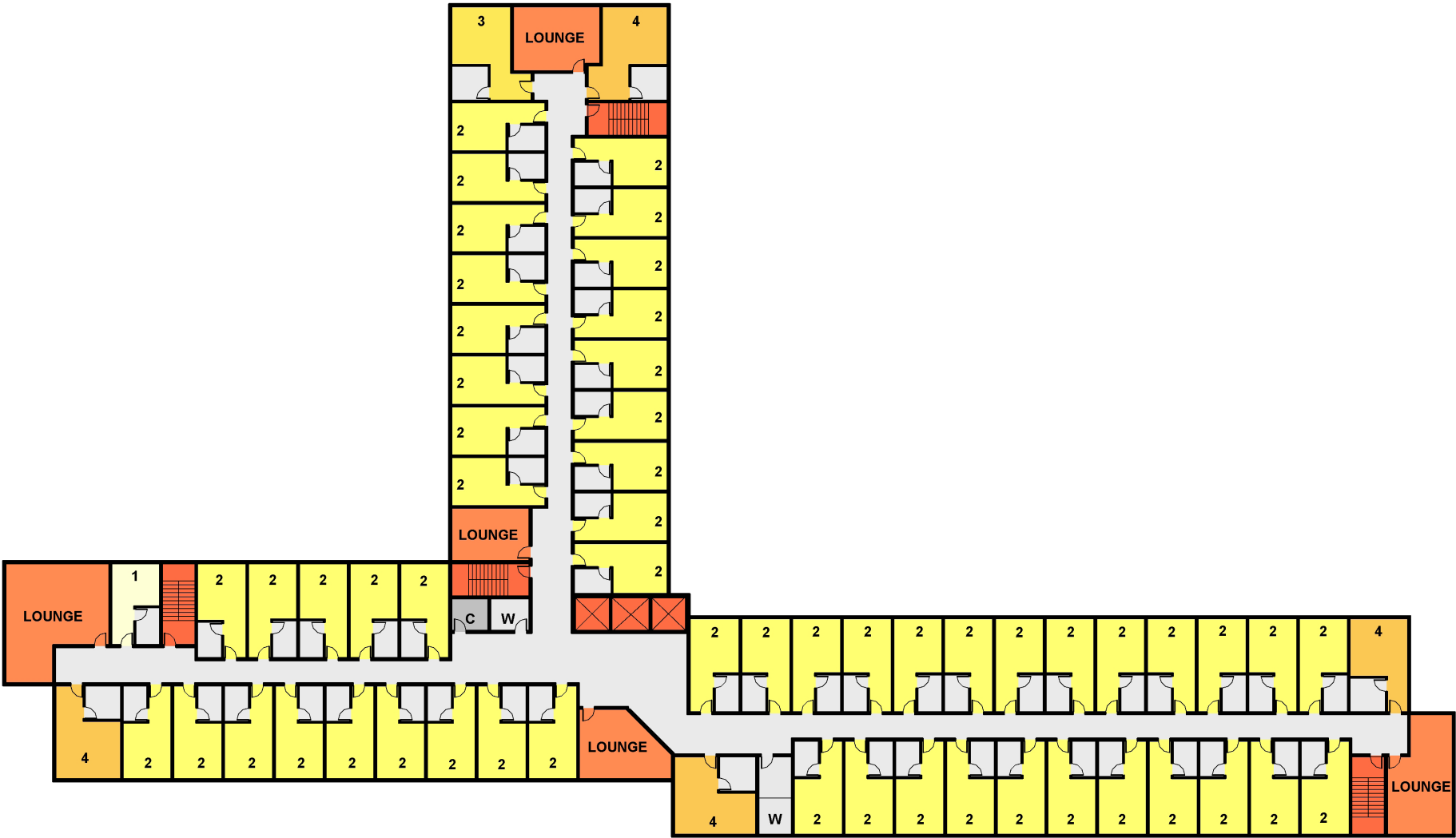


GROUND FLOOR

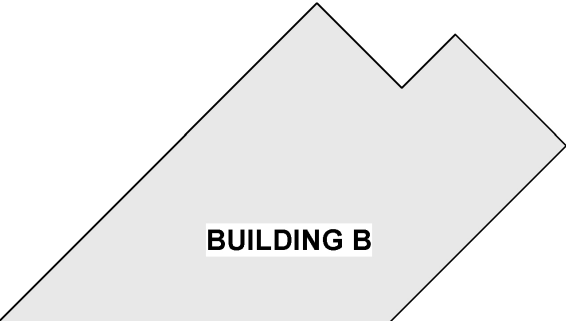
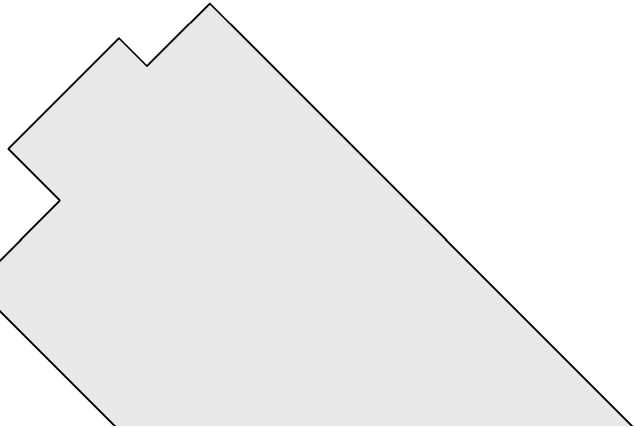




BUILDING C



- RESIDENTIAL**
- ROOM TYPE**
- SINGLE
  - DOUBLE (SHARED BATH)
  - DOUBLE (PRIVATE BATH)
  - TRIPLE (SHARED BATH)
  - QUAD
  - LOUNGE/STUDY
- REGIONAL**
- ALL REGIONAL TYPES
- COMMUNITY**
- LOBBY
  - LOUNGE/MEETING
  - STORAGE/LAUNDRY
  - RES. LEADERSHIP OFFICE
  - RD APARTMENT



TYPICAL UPPER LEVELS





BUILDING D  
GROUND FLOOR

- REGIONAL
- ALL REGIONAL TYPES
- COMMUNITY
- LOBBY
  - LOUNGE/MEETING
  - STORAGE/LAUNDRY
  - RES. OFFICE
  - RD APARTMENT







**BUILDING D**

**TYPICAL UPPER LEVELS**

- RESIDENTIAL**
- ROOM TYPE**
- SINGLE
  - DOUBLE (SHARED BATH)
  - DOUBLE (PRIVATE BATH)
  - TRIPLE (SHARED BATH)
  - QUAD
  - LOUNGE/STUDY
- REGIONAL**
- ALL REGIONAL TYPES
- COMMUNITY**
- LOBBY
  - LOUNGE/MEETING
  - STORAGE/LAUNDRY
  - RES. LEADERSHIP OFFICE
  - RD APARTMENT



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APPENDIX

LAND USE SUMMARY



Land Use Summary

Site 29W is zoned MIO-65-C1-65. It lies within a Major Institutional Overlay District with a height limit of 65 feet. The underlying zone is C1, Commercial, with a height limit of 65 feet.

The following is the review and comparison of the standards in Section 23.47A (C1-65) and other pertinent sections of the Seattle Land Use Code, and the Development Standards in the UW Campus Master Plan, as pertaining to future development on Site 29W. The goal of this document is to identify the differences in the standards and show response to the Master Plan.

Seattle Land Use Code Description	UW Master Plan Development Standards Description	Response
<b>23.69.030</b> Contents of Master Plan <ul style="list-style-type: none"><li>Development Standards in an adopted master plan shall become the regulations for development within MIO District and shall supersede development standards of the underlying zone. Where standards of underlying zone have not been modified by master plan, the underlying zone standards shall continue to apply.</li></ul>	<b>Pg. 135</b> Development Review <ul style="list-style-type: none"><li>Development within the MIO is governed by this Campus Master Plan, not the underlying zoning or land use code. If a development standard of the underlying zone is not discussed in this chapter, it does not apply. The lack of specificity in the Campus Master Plan shall not result in application of provisions of the underlying zoning or other provisions in the City’s land use code.</li></ul>	Development Standards are governed by UW Campus Master Plan. No portions of the Seattle Land Use Code for the underlying zone shall apply.
<b>23.47A.004</b> Permitted and Prohibited Uses: <ul style="list-style-type: none"><li>Residential and retail/service uses are permitted outright</li><li>Live-work units are permitted</li></ul>	<b>Pg. 135</b> Uses <ul style="list-style-type: none"><li>Academic, Housing, Mixed Use, and Transportation are allowed. (Table IV-4 on pg. 86). Food services, recreation facilities, daycare, and</li></ul>	Uses include housing and associated support spaces, daycare, office, and parking, which are all



<p>outright in all commercial zones.</p> <ul style="list-style-type: none"><li>Food Services are allowed outright.</li></ul>	<p>commercial uses fall within these categories as allowable.</p>	<p>allowed uses in the UW Master Plan.</p>	<p>height of 13’.</p> <ul style="list-style-type: none"><li>When residential use is at street level:<ul style="list-style-type: none"><li>At least one of the street-level street-facing facades containing a residential use must have a visually prominent pedestrian entry.</li><li>Either the first floor of the structure at or above grade shall be at least four (4) feet above or below sidewalk grade or the street-level façade shall be set back at least ten (10) feet from the sidewalk.</li></ul></li></ul>		
<p><b>23.47A.005</b> Street Level Uses:</p> <ul style="list-style-type: none"><li>Residential use may not exceed 20% of street-level street-facing façade on arterials.</li><li>NE Pacific is a designated Principal Arterial.</li><li>Roosevelt Way (University Bridge) and N. 40<sup>th</sup> St. are designated Minor Arterials but may or may not be considered street-level street-facing facades.</li></ul>	<p><b>Pg. 128</b> Ground Floor Uses</p> <ul style="list-style-type: none"><li>A variety of ground floor uses are encouraged, particularly in West Campus. Offices, commercial, academic, housing, mixed use, and parking are acceptable.</li></ul>	<p>Ground Floor Uses include housing and associated support spaces, daycare, office, and parking, which are all allowed uses in the UW Master Plan.</p>			
<p><b>23.47A.008</b> Street Level Development Standards:</p> <ul style="list-style-type: none"><li>Blank segments of the street-facing facade between 2’ and eight 8’ above the sidewalk may not exceed 20’ in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.</li><li>Street-level street-facing facades must be located within 10 feet of the street lot line unless wider sidewalks or approved open spaces are provided.</li><li>60 percent of the street-facing facade between 2’ and 8’ shall be transparent.</li><li>Non residential uses must extend an average of 30’ deep and a minimum of 15’ deep and have a minimum floor to floor</li></ul>	<p>UW Campus Master Plan does not address Street Level Development Standards except as follows:</p> <p><b>Pg. 130</b> Modulation</p> <ul style="list-style-type: none"><li>Modulation is not required, however the design of buildings will incorporate measures that provide for appropriate variety, express carrying functions of the building and respect the pedestrian scale at the ground level.</li></ul>	<p>Building design and modulation will be addressed with the Architectural Commission.</p>	<p><b>23.47A.012</b> Structure Height:</p> <ul style="list-style-type: none"><li>Smokestacks, chimneys, flagpoles are exempt from height limits if they are min. 10’ from side or rear lot line.</li><li>Open railings, planters, skylights, clerestories, greenhouses, parapets, and fire walls may extend up to 4’ above the height limit.</li><li>Solar collectors may extend up to 7’ above the height limit, with unlimited rooftop coverage.</li><li>Solar collectors, mechanical equipment, play equipment and enclosing fencing (if 15 feet from roof edge), and wind-driven power generators may extend up to 15 feet above the applicable height limit, as the combined total coverage of all features listed does not exceed 20% of the roof area or 25% of the roof area if the total includes stair or elevator penthouses or</li></ul>	<p><b>Pg. 133</b> Structure Height</p> <ul style="list-style-type: none"><li>Measured from finished or existing grade, whichever is lower, up to a plane parallel to the existing or finished grade.</li><li>On sloped sites, when more than 50% of the roof area is below the height limit, the remainder of that floor may be built above the height limit, not to exceed 15 feet.</li><li>Central Utility stack, communication aerials, flagpoles, light poles, and exhaust ducts are exempt from height limits.</li><li>Stair and elevator penthouses, chimneys, mech equipment, telecomm utilities, greenhouses, and open mesh fencing may extend up to 15 feet above max height limit if combined rooftop coverage does not exceed 25%</li><li>Screening may exceed height and coverage limits to insure views and vistas are not adversely impacted.</li></ul>	<p>Structure height and exceptions shall be per the UW Master Plan.</p>



screened mechanical equipment. Stair and elevator penthouses may extend up to 16 feet above height limit. <ul style="list-style-type: none"><li>The features discussed immediately above, and non-firewall parapets, shall be located at least 10 feet from north edge of roof unless a shadow diagram is provided that shows no more shading on properties to the north on January 21<sup>st</sup> at noon than a structure built to max height and FAR.</li><li>On sloped lots, additional height is permitted on the lower elevation of a structure footprint at the rate of 1 foot for each 6% of slope, up to 5 additional feet.</li></ul>			from, a residential zone.	along City of Seattle streets or alleys, when property across from the structure is not owned by the University. <ul style="list-style-type: none"><li>University structures across a City street or alley from commercial, manufacturing, or industrial zones will have no required setbacks.</li><li>Pedestrian bridges, retaining walls, raised plazas, sculpture and other site elements shall have no setback reqt's in any zone.</li><li>Underground structures, pedestrian bridges and walkways are permitted within setbacks.</li><li>The setback from the Burke-Gilman trail is measured from the paved edges of the trail. Minimum setback is 20 feet. In some cases it may be less, and a project specific review will be conducted to determine impacts on trail.</li></ul>	required.  The zones across NE Pacific St and Eastlake Ave NE (under bridge) are commercial or industrial, no setback required.
<b>23.47A.013</b> Floor Area Ratio: <ul style="list-style-type: none"><li>When multiple structures are on a lot, the highest FAR limit to any one structure on the lot applies to the combined Gross Floor Area of al structures on the lot.</li><li>For structures containing both residential and non-residential uses - 4.75 factor.</li><li>For structures containing only residential use - 4.25 factor.</li><li>Measure by area bounded by the inside surface of the exterior wall.</li><li>Gross floor area below grade is exempt from FAR calculation.</li></ul>	<b>Pg. 127</b> Density: Gross Square Footage Describes methods to measure floor areas but does not specify any area restrictions or requirements.  UW Campus Master Plan does not address Floor Area Ratio.	No FAR limits apply.			
<b>23.47A.014</b> Setback Requirements: <ul style="list-style-type: none"><li>None, since Site 29W does not abut, nor is across an alley</li></ul>	<b>Pg. 130</b> Setbacks <ul style="list-style-type: none"><li>Setbacks are req'd only for structures at the boundary of the campus and</li></ul>	A 20 foot setback from the Burke-Gilman Trail is	<b>23.47A.016</b> Landscaping/Screening Requirements: <ul style="list-style-type: none"><li>Requires green area factor score of .30 or greater. See SMC 23.86.019.</li><li>Street trees are required except the Director may reduce or waive req't on unopened ROW's.</li><li>Garbage dumpsters required 6 foot high screening.</li><li>Parking garage occupying street-level street-facing façade between 5 and 8 feet above sidewalk grade requires</li></ul>	<b>Pg. 129</b> Landscape and Open Space <ul style="list-style-type: none"><li>Parking should be screened with landscape to avoid detracting from overall quality of environment. Parking lots adjacent to City streets and adjacent property not owner by the University outside of the MIO should be screened. In the west campus, parking shall be screened from the street by landscaping, structure, or another use.</li></ul>	Landscape and screening will be per UW Master Plan. Green Factor is not a requirement.



screening. <ul style="list-style-type: none"><li>• Parking garage that is 8 feet or more above grade requires 3.5 foot screening along perimeter of each floor.</li></ul>			lighting level permitted by Energy Code. <ul style="list-style-type: none"><li>• Glare diagrams req'd when a façade of reflective material is either: 1) oriented toward and less than 200 feet from a residential zone, or 2) oriented toward and less than 400 feet from an arterial.</li></ul>	residential zone, or 2) oriented toward and less than 500 feet from an arterial.	
<b>23.47A.018</b> Noise Standards <ul style="list-style-type: none"><li>• Refuse compacting and recycling is not required to occur within an enclosed structure because structure is not located within 50 feet of residential zone.</li><li>• Major noise generators (exterior heat exchangers, ventilation, air conditioning) may require mitigation to meet noise standards.</li></ul>	<b>Pg. 130</b> Noise <ul style="list-style-type: none"><li>• University facilities will be designed to meet the provisions of applicable noise control regulations.</li></ul>	Noise control measures will conform to UW Master Plan.			
<b>23.47A.020</b> Odor Standards <ul style="list-style-type: none"><li>• Venting of odors, vapors, smoke, dust, gas, and fumes shall be at least 10 feet above finished sidewalk grade and directed away from residential uses within 50 feet of vent.</li></ul>	<b>Pg. 130</b> Odors <ul style="list-style-type: none"><li>• Ventilation devices and other sources of odors will be directed away from residential zoned property.</li></ul>	Odor control measures will conform to UW Master Plan. Site 29 does not abut a residential zone.	<b>23.47A.024</b> Residential Amenity Areas: <ul style="list-style-type: none"><li>• Amenity area including, but not limited to, decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sport courts shall be required in an amount equal to 5 percent of the structure's gross floor area in residential use. Gross floor area does not include mechanical equipment, accessory parking, and residential amenity areas.</li><li>• All residents must have access to at least one amenity area.</li><li>• Amenity area may not be enclosed.</li><li>• Common recreation area should have a minimum horizontal dimension of at least of 10' and cannot be less than 250 SF</li><li>• Private balconies and decks must have minimum area of 60 SF and no horizontal dimension should be less than 6 feet.</li><li>• Rooftop areas within 8' of antennas cannot qualify as residential amenity areas.</li></ul>	UW Campus Master Plan does not address Residential Amenity Areas.	Residential Amenity Areas will be provided per program needs.
<b>23.47A.022</b> Light and Glare Standards <ul style="list-style-type: none"><li>• Exterior lighting must be shielded and directed away from adjacent uses.</li><li>• Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.</li><li>• Exterior lighting on poles has max height of 40 feet from grade if watts:area ratio is at least 20% below max ext.</li></ul>	<b>Pg. 130</b> Light and Glare <ul style="list-style-type: none"><li>• Lighting shall conserve energy and mitigate adverse impacts of light and glare on campus buildings, spaces, and adjacent residential areas.</li><li>• Exterior lighting will be shielded or directed away from structures in adjacent or abutting residential zones and arterials.</li><li>• Glare diagrams will be provided when a façade of highly reflective material is either: 1) oriented toward and less than 200 feet from a</li></ul>	Lighting will conform to UW Master Plan. Site 29 does not abut a residential zone.			



<b>23.47A.029</b> Solid Waste and Recyclable Materials Storage Space: <ul style="list-style-type: none"><li>• Multifamily – 200 SF plus 2SF for each additional unit over 100 units– Front Loading Containers</li><li>• Commercial 5,001 SF to 15,000 SF – 125 SF – Rear Loading Containers</li><li>• Commercial 15,001 SF to 50,000 SF – 175 SF – Front Loading</li><li>• Mixed Use Buildings with 80% or more floor space designated for residential use will be considered residential buildings. All other mixed-use buildings will be considered commercial buildings.</li><li>• No horizontal dimension less than 6’.</li><li>• If located outdoors, storage space shall not be located between a street-facing façade and the street. Must be screened from public view and designed to minimize light and glare impacts.</li></ul>	UW Campus Master Plan does not address Solid Waste and Recyclable Materials Storage Space.	Solid Waste and Recyclable Materials Storage will be per program needs.	<ul style="list-style-type: none"><li>• Multifamily: one sign permitted on each street frontage. May be wall, ground, awning, canopy, marquee, or projecting sign. Max area is 72 SF.</li><li>• Max height for projecting sign is 65 feet above existing grade, or zone height, whichever is less.</li><li>• Max height for pole sign is 30 feet.</li><li>• Max height for wall, marquee, or canopy sign is 20 feet or height of cornice of structure to which it’s attached, whichever is greater.</li></ul>	with natural environment and buildings. <ul style="list-style-type: none"><li>• No signage requirements for Site 29W because it is not located across a street, alley, or lot line from a property in a residential zone.</li></ul>	
<b>23.47A.032</b> Parking Location and Access <ul style="list-style-type: none"><li>• Access to parking may be from street, alley, or both, if site abuts an alley.</li><li>• Parking may not be located inside a structure adjacent to a street-level street-facing façade</li></ul>	UW Campus Master Plan does not address Parking Location and Access.	Parking quantity, stall size, and location will be per program needs.	<b>23.54.015</b> Vehicle Parking: <ul style="list-style-type: none"><li>• Sales/Service: 1 space per 500 sf (first 1500 sf excluded)</li><li>• Multifamily uses in commercial zones within urban centers: No minimum req’t because Site 29W is located within University Campus Urban Center Village.</li><li>• Multifamily uses within UW parking impact area: 1 space per dwelling unit (fewer than 2 BR). Plus 1.5 spaces per dwelling unit (more than 2 BR). Plus .25 spaces per bedrooms for dwelling units with 3 or more BR.</li><li>• Daycare: 1 space for each 10 children or 1 space for each staff, whichever is greater. Plus 1 loading/unloading space for each 20 children.</li></ul> Bicycle Parking: <ul style="list-style-type: none"><li>• Office – 1 per 2,000 SF Long Term; 1 per 40,000 SF Short</li></ul>	<b>Pg. 130</b> Parking Quantity <ul style="list-style-type: none"><li>• Minimum parking standards for student housing will be one space per unit for family housing and one space per four bedrooms for single students.</li></ul>	Parking quantity to be per program needs.
<b>23.55.030</b> Signs in C1 Zones <ul style="list-style-type: none"><li>• No rotating sign or parts of signs that revolve at a speed in excess of 7 rpm.</li><li>• No flashing signs</li></ul>	<b>Pg. 131</b> Signs <ul style="list-style-type: none"><li>• Signage intent is to minimize its aesthetic impact while serving the purpose of conveying information. Sign shall not compete for attention</li></ul>	Signage to be per program needs.			



<p>Term.</p> <ul style="list-style-type: none"><li>• Sales and Service, General – 1 per 12,000 SF Long Term; 1 per 2,000 SF Short Term.</li><li>• Daycare – 1 per 4,000 SF long term, 1 per 40,000 SF short term.</li><li>• Residential – 1 per 4 units Long Term.</li></ul>			<ul style="list-style-type: none"><li>• 60% minimum of parking spaces shall be for medium vehicles (stall 8' x16'). 40% can be striped for any size vehicle.</li><li>• Barrier-Free parking stall is 8' x 19'. Adjacent side aisle is 5' wide, or 8' wide for van-accessible spaces.</li><li>• Sight Triangles required for exit only driveways, and 2-way driveways less than 22 feet wide.</li></ul>	<ul style="list-style-type: none"><li>• Parking garages may contain standard and small vehicle spaces. No minimum stall size is established.</li><li>• For design planning, a standard space may be 8.5' x 19' and small space may be 8' x 16'.</li><li>• Disabled stalls are distributed and assigned around campus to accommodate need.</li></ul>	quantity of disabled stalls are to be per program needs.
<p><b>23.54.016</b> Major Institutions Parking</p> <ul style="list-style-type: none"><li>• Parking reqt's for entire Major Institution as well as new development shall be calculated when permit application for new development is made. Deficits and surpluses will be adjusted accordingly.</li><li>• Long term parking req't for resident students only: 25% of unmarried resident students. 1 space for each married student apt unit.</li></ul>	<p><b>Pg. 130</b> Parking Quantity</p> <ul style="list-style-type: none"><li>• Max 12,300 spaces, not including spaces associated with student housing.</li><li>• Additional spaces may be provided to offset the impacts of the establishment of Residential Parking Zones on the parking reqt's of the student population residing on campus.</li><li>• Minimum parking standards for student housing will be one space per unit for family housing and one space per four bedrooms for single students.</li></ul>	Parking quantity to be per program needs.	<p><b>23.60.010</b> Shoreline District</p> <ul style="list-style-type: none"><li>• No development, except for those listed in subsection C, shall be undertaken in the Shoreline District without first obtaining a substantial development permit from the Director.</li></ul>	UW Campus Master Plan does not address the shoreline District.	A portion of the site is within the 200' shoreline setback. No portion of the building will encroach, and only sitework as allowed under "Normal Maintenance" as allowed per 23.60.020 C.1.
<p><b>23.54.020</b> Parking Quantity Exceptions</p> <ul style="list-style-type: none"><li>• Minimum parking requirement may be reduced by 20% when located within 800 feet of a street with midday transit service headways of 15 minutes or less.</li></ul>	UW Campus Master Plan does not address Parking Quantity Exceptions.	Parking quantity to be per program needs.			
<p><b>23.54.030</b> Parking Space Standards</p>	<p><b>Pg. 130</b> Parking Space Dimensions</p>	Parking stall size and			



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