



NORTH CAMPUS HOUSING - PHASE IVb

KIERAN TIMBERLAKE **OLIN** **W** UNIVERSITY of WASHINGTON

Building A - Oak Hall
4198 and 4200 Stevens Way NE
Seattle, WA
UW Project #205601

Building E - New Haggett Hall
4270 Whitman Court NE
4275 Mason Rd NE
Seattle, WA
UW Project #205471

Denny Field
4319 Whitman Lane NE
Seattle, WA
UW Project #205602

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BUILDING A - OAK HALL
UW PROJECT #205601
BUILDING E - NEW HAGGETT HALL
UW PROJECT #205471
DENNY FIELD
UW PROJECT #205602

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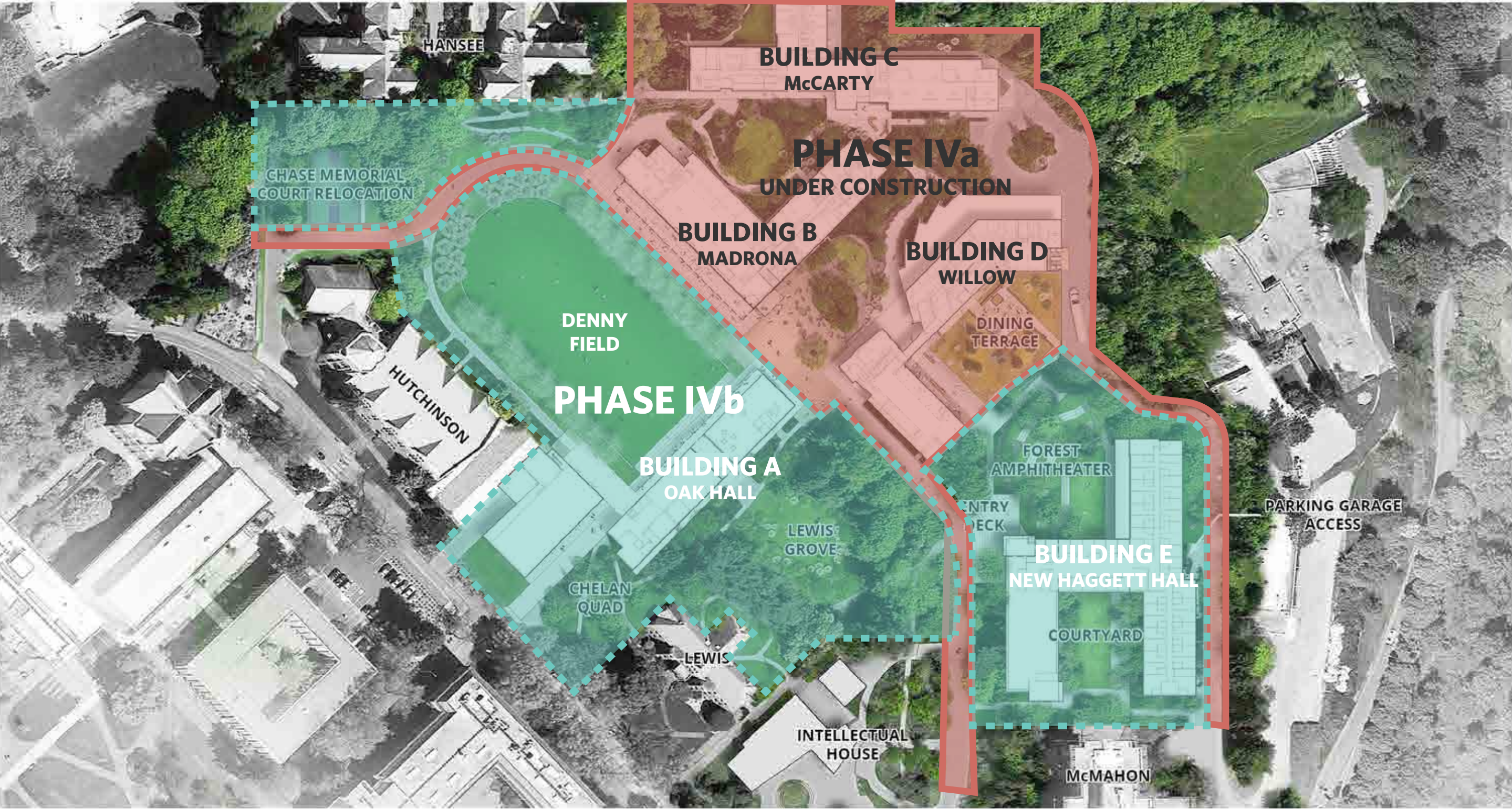
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NORTH CAMPUS PHASING PLAN

PROJECT INTRODUCTION

In consideration of a re-visioning of the North Campus area of UW as a contemporary living and learning community, the project has been broken into (2) Phases. An Stream-lined Design Review packet was previously submitted for the replacement of McCarty Hall on the University of Washington campus (termed Phase IVa by UW), including the planning work that was done in consideration of a re-visioning of the North Campus area of UW as a contemporary living and learning community. This Stream-lined Design Review packet involves the replacement of Haggett Hall, just to the south of McCarty Hall (termed IVb) and the planning work that complete the re-visioning of the North Campus residential area. The work of Phase IVa is currently under construction. This Stream-lined Design Review packet involves the replacement of Haggett Hall, a new Oak Hall and the revitalization of Denny Field (termed Phase IVb).

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 in which the landscape is an equal partner with the architecture, both 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 North Campus housing development is an exceptional opportunity to develop a landscape that is of both worlds in equal measure – a landscape that connects the natural and man-made as a place of distinction. Central to this effort is the preservation of 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 can be experienced, maintained, and enjoyed by all as a unique and long-awaited conclusion to the North Campus axis that was envisioned in the earliest plans for the university.

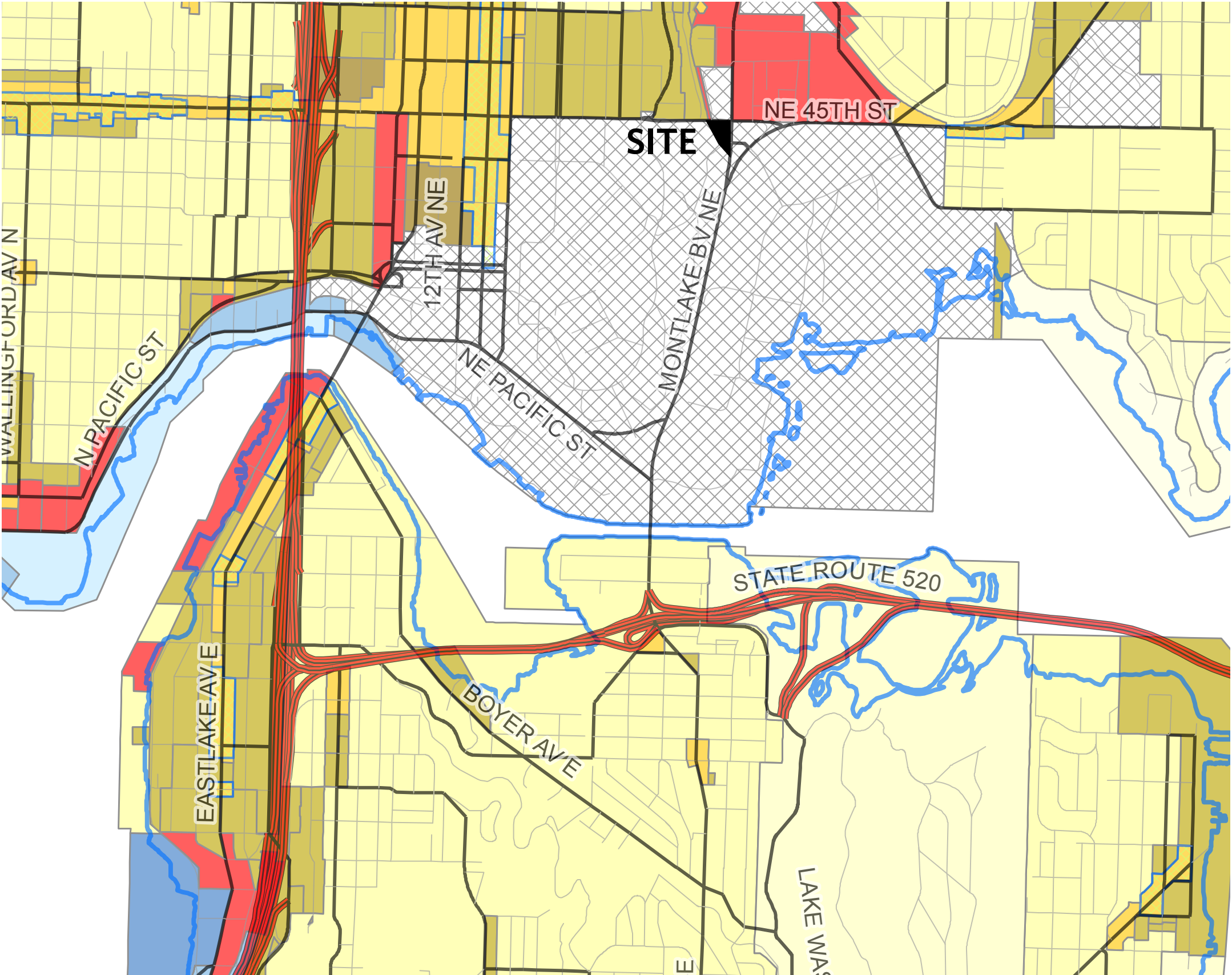
Lastly, there is the challenge posed by the existing housing towers and blocks. The systems in Haggett and McCarty Halls are beyond their useful lives, and there are seismic challenges throughout both. Most importantly, however, the architecture and surrounding landscape of these towers do not permit the desired transformation of residence life from a dormitory model to a true living and learning community 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 and the opportunities here are many. The common space program to support student life is expansive, including a learning center, meeting spaces, a café and market, dining, and indoor and

outdoor recreation. Positioning these program spaces at grade along prominent circulation routes and connecting their interiors to the adjoining landscape features will give rise to a lively and visible student life, accommodating connections and encounters across the entire site within a balance of landscape and architectural spaces.

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

NUMBER OF RESIDENTIAL UNITS:	1,050
BUILDING A - OAK HALL	362
BUILDING E - NEW HAGGETT HALL	688
NUMBER OF PARKING STALLS:	88

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CONTEXT ANALYSIS

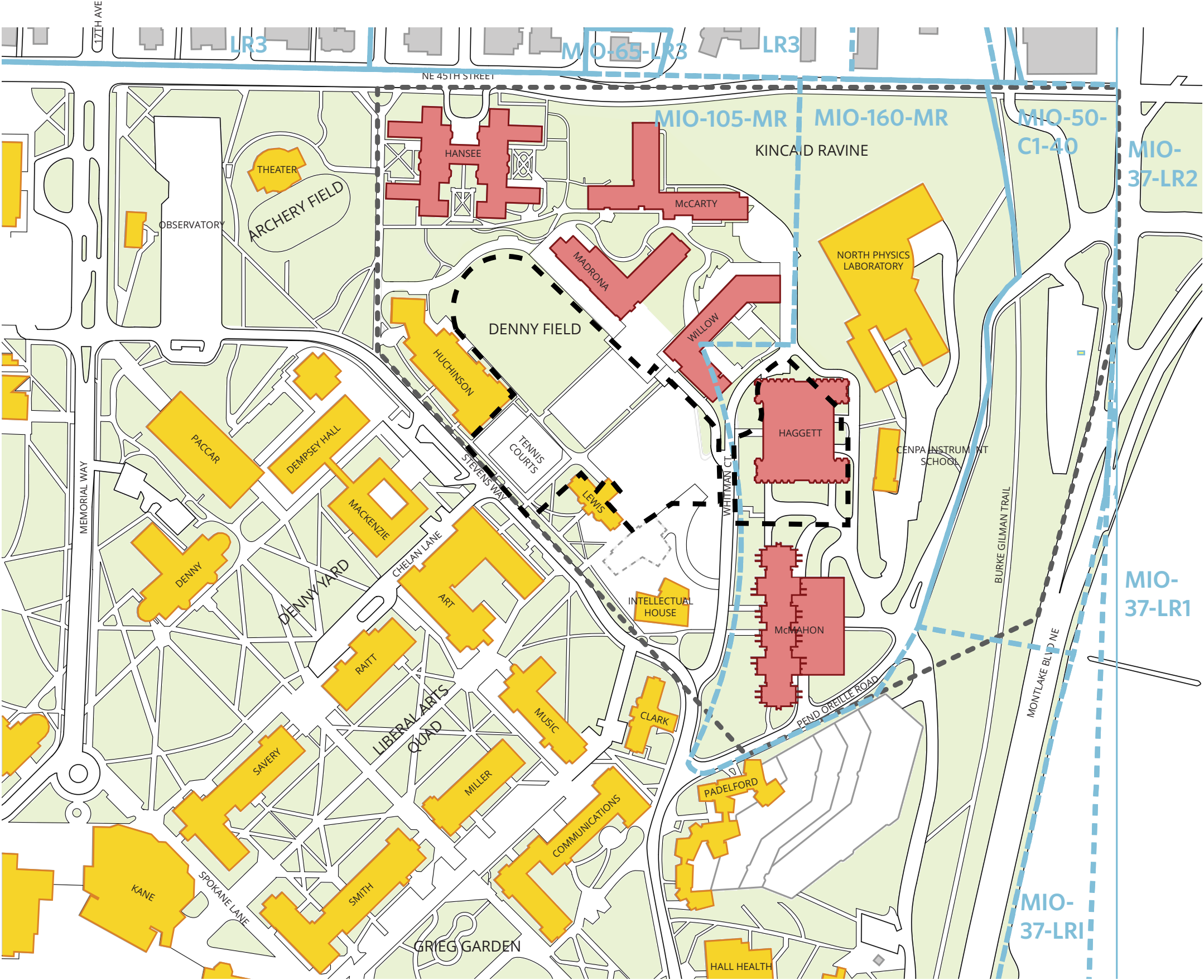
A detailed zoning analysis is included in the appendix of this packet.

- 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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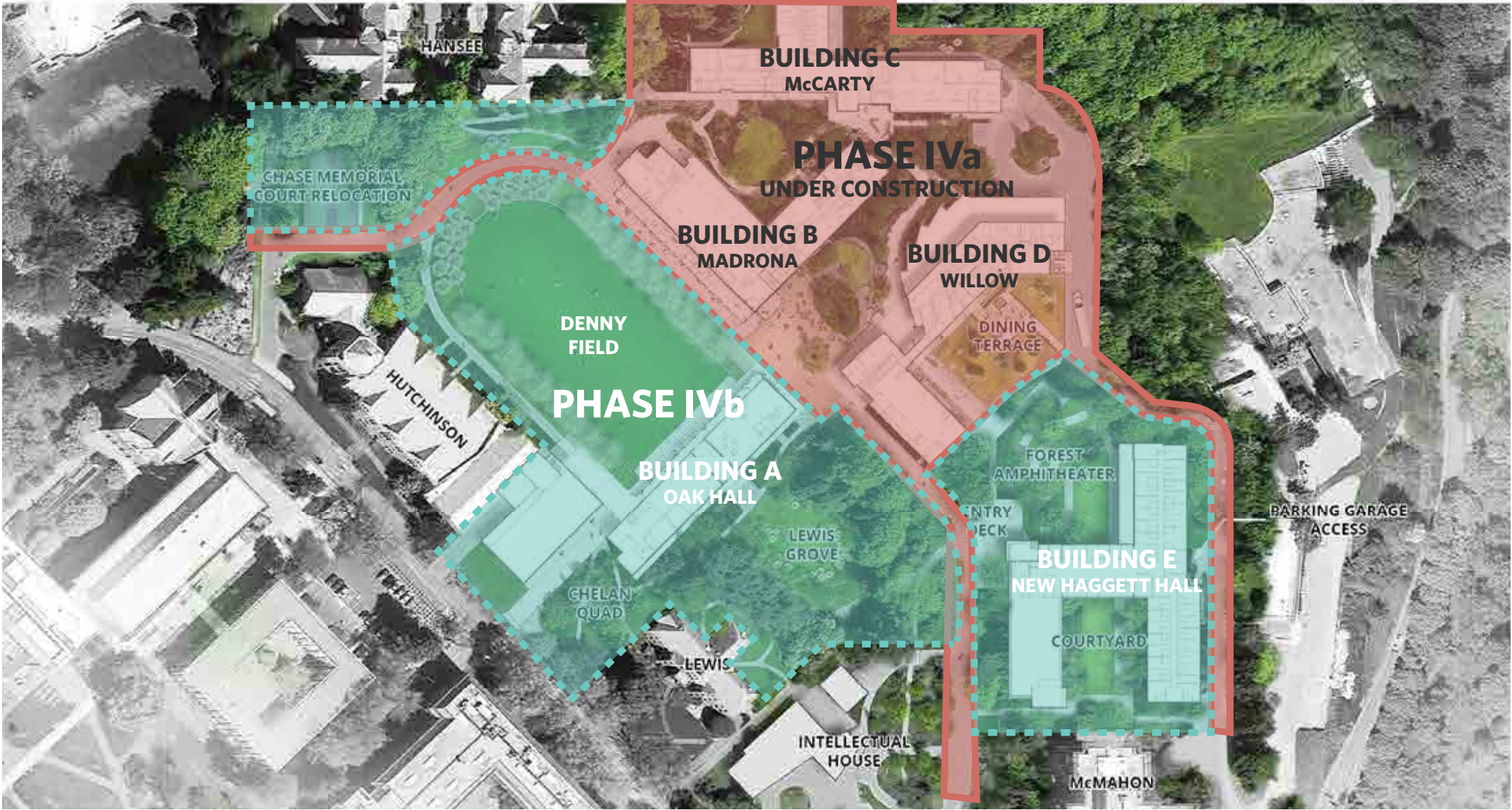


EXISTING SITE CONDITIONS

- Academic Buildings
- Residence Halls
- Zoning Boundaries
- Phase IVa Site
- North Campus

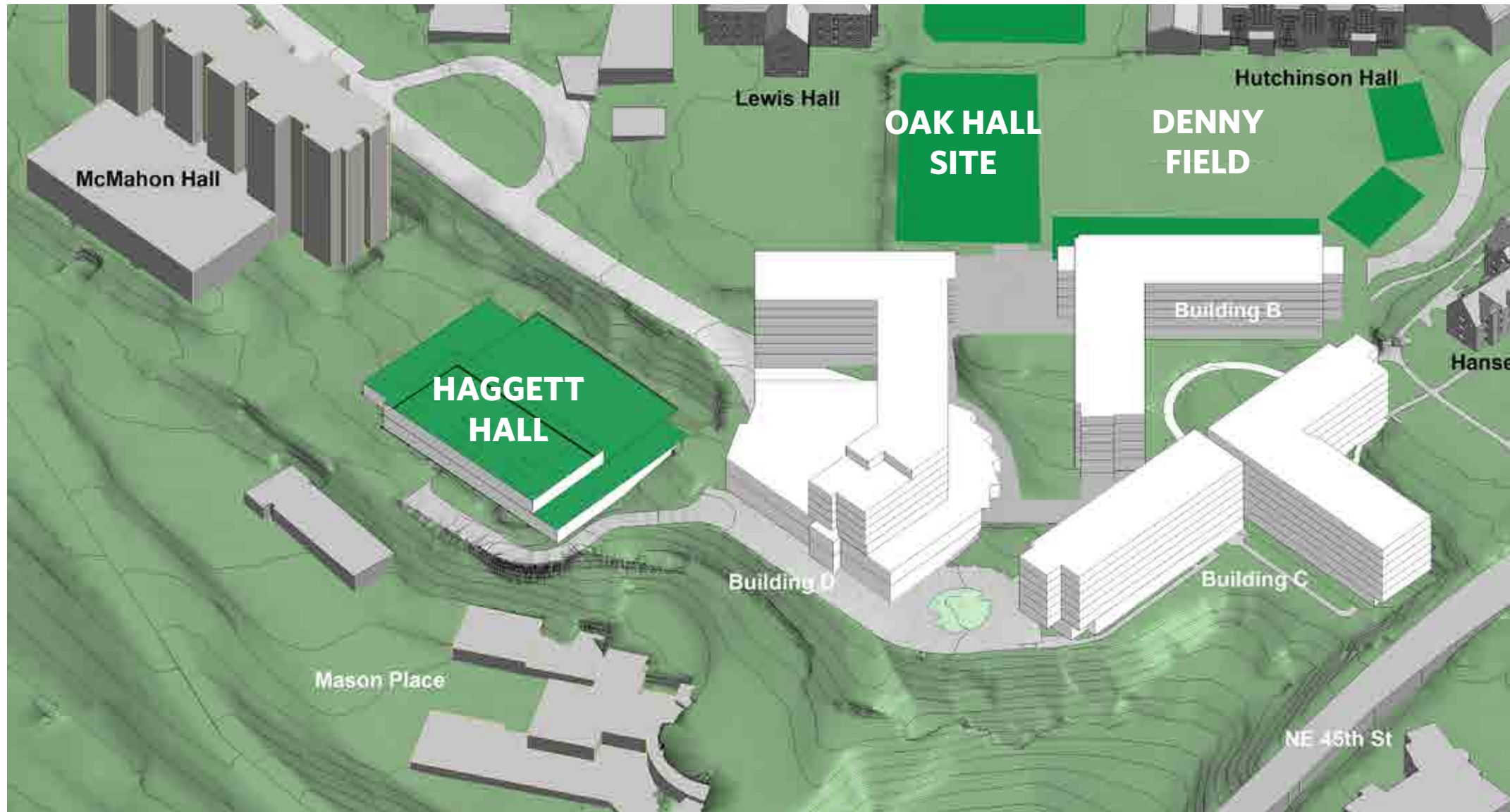


SITE STRUCTURES, PROGRAMS, AND ZONING



NORTH CAMPUS AREA





Buildings depicted as white are new masses from IVa project. Most of Haggett Hall will be taken down at the beginning of Phase IVb with some retention of the parking deck levels (shown) and incorporated New Haggett Hall. Oak Hall will be located on the site of existing tennis courts.

VIEW OF EXISTING NORTH CAMPUS AREA FROM THE NORTHEAST

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 the 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 landscape 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 component in 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, but more to frame views of open spaces or aspects out to distant horizons.





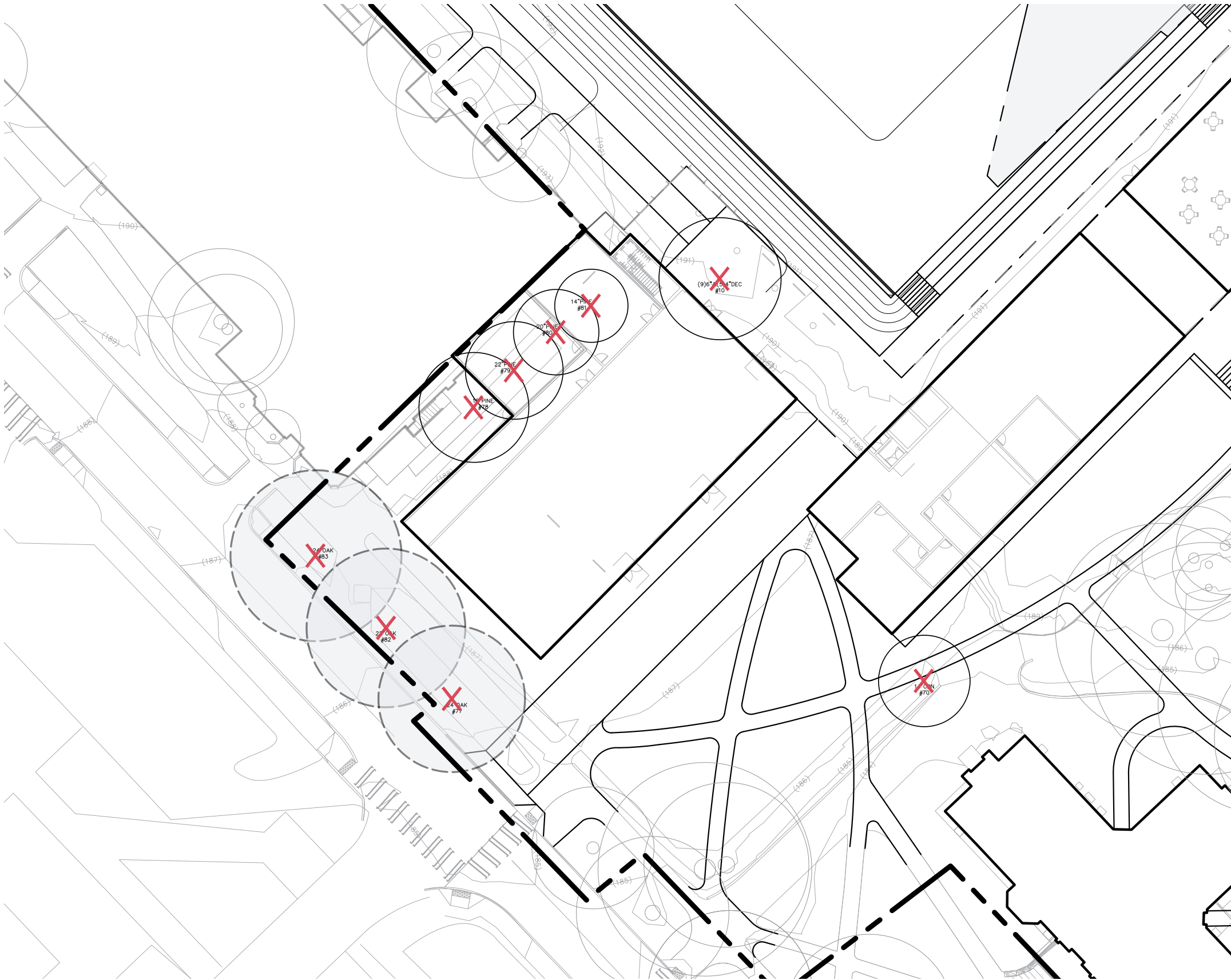
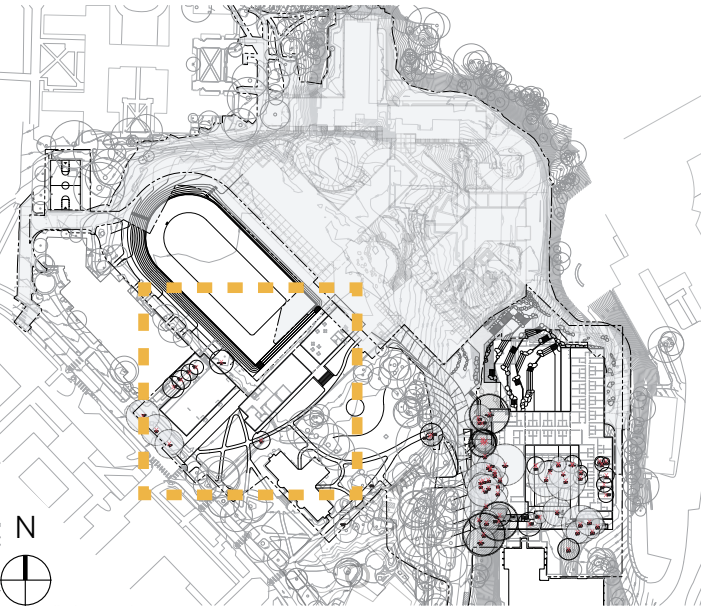
TOTAL TREES REMOVED:	67
EXCEPTIONAL TREES REMOVED:	34
TREES IN POOR HEALTH REMOVED:	2
DEAD TREES:	1

PHASE IVB PROJECT BUILD OUT: ENLARGEMENT PLAN KEY

PHASE IVb BUILD-OUT - AREA A

LEGEND

- Exceptional Tree, Grove
- Exceptional Tree, Size
- Exceptional Tree, Size + Grove
- Existing Tree to be Removed
- Existing Tree to Remain
- Phase IVb Limit Of Work
- Phase IVa Buildout

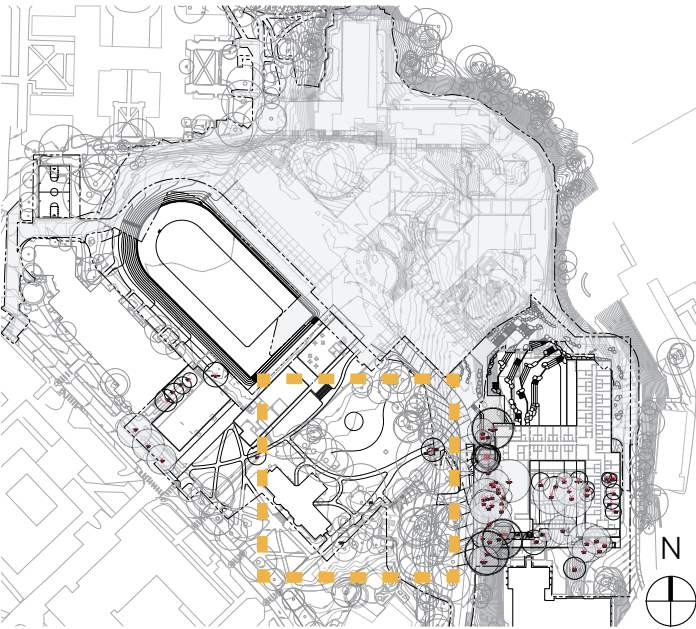




PHASE IVb BUILD-OUT - AREA B

LEGEND

- Exceptional Tree, Grove
- Exceptional Tree, Size
- Exceptional Tree, Size + Grove
- Existing Tree to be Removed
- Existing Tree to Remain
- Phase IVb Limit Of Work
- Phase IVa Buildout



PHASE IVb BUILD-OUT - AREA C

LEGEND



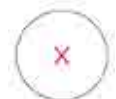
Exceptional Tree, Grove



Exceptional Tree, Size



Exceptional Tree, Size + Grove



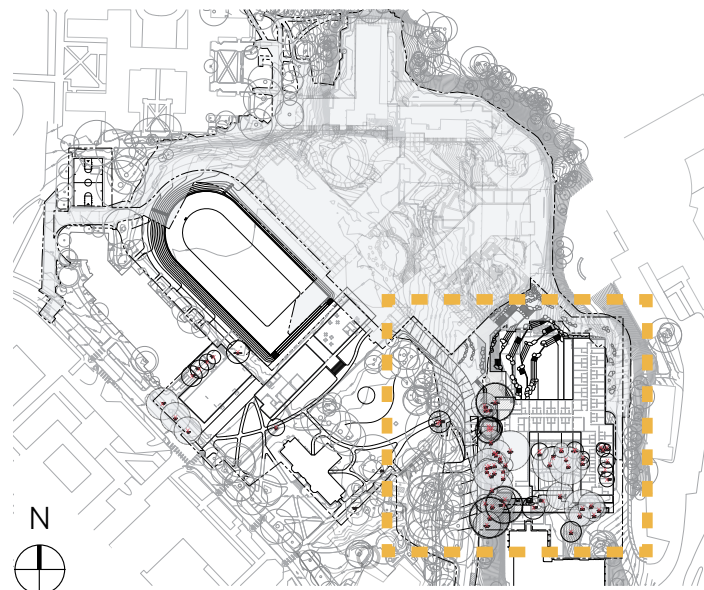
Existing Tree to be Removed

Existing Tree to Remain

Phase IVb Limit Of Work



Phase IVa Buildout



CONIFEROUS TREES



Abies procera
Noble Fir



Cupressus nootkatensis
Alaskan Cypress



Metasequoia glyptostroboides
Dawn Redwood



Picea sitchensis
Sitka Spruce



Pseudotsuga menziesii
Douglas Fir



Thuja plicata
Western Red Cedar



Tsuga heterophylla
Western Hemlock

DECIDUOUS TREES



Acer macrophyllum
Bigleaf Maple



Arbutus menziesii
Pacific Madrone*



Populus trichocarpa
Black Cottonwood



Salix alba
White Willow

Additional Trees:
--*Aesculus hippocastanum*
Horse Chestnut (Existing)
--*Plantanus x occidentalis*
Plane Tree (Existing)
--*Liquidambar styraciflua*
Sweetgum
--*Populus tremuloides*
Quaking Aspen

*Madrone available only in limited size

UNDERSTORY TREES



Acer circinatum
Vine Maple



Amelanchior spp.
Serviceberry



Cercis canadensis
Redbud



Cornus kousa x Cornus nuttallii
Starlight Dogwood

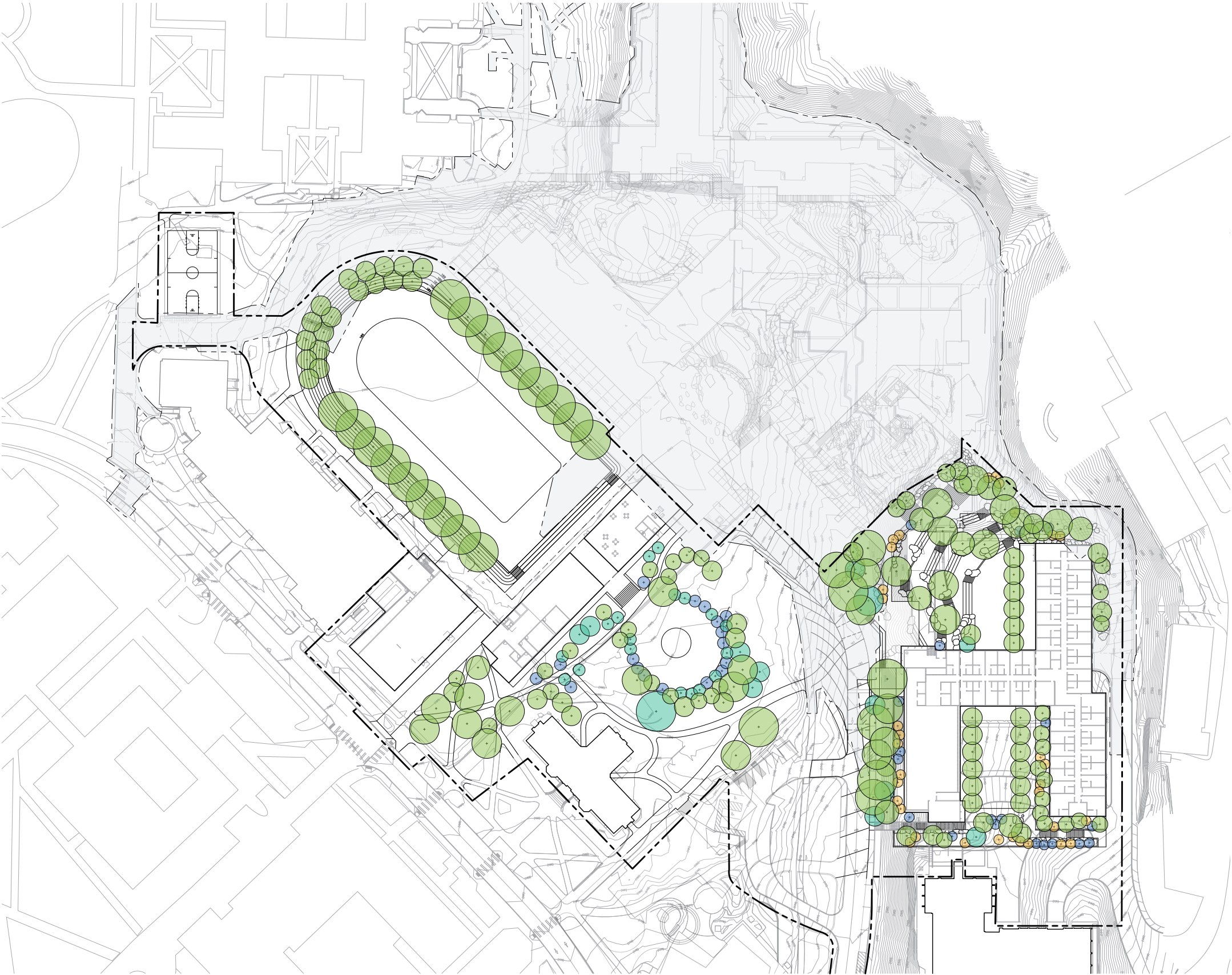


Prunus spp.
Cherry



Viburnum trilobum
American Cranberrybush

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:	256
DECIDUOUS CANOPY	156
CONIFEROUS CANOPY	31
UNDERSTORY:	33
MULTISTEM UNDERSTORY:	36

EXCEPTIONAL TREES REMOVED: 34

Deciduous Canopy	Scientific Name	Common Name	Number of Trees Removed
	<i>Acer macrophyllum</i>	Bigleaf maple	7
	<i>Acer rubrum</i>	Red maple	4
	<i>Quercus palustris</i>	Pin oak	3
	<i>Quercus robur</i>	English oak	1
	<i>Quercus rubra</i>	Red oak	1
	<i>Salix matsudana</i>	Corkscrew willow	1
	<i>Salix scouleriana</i>	Scouler's willow	1
	Total		18
Conifer	<i>Chamaecyparis lawsoniana</i>	Lawson's cypress	1
	<i>Pinus coulteri</i>	Coulter pine	1
	<i>Pinus monticola</i>	Western white pine	1
	<i>Pinus nigra</i>	Black pine	9
	<i>Pinus sylvestris</i>	Scots pine	4
	Total		16
	Total all:		34

Phase IVb Tree Removals											
Tree ID	Scientific Name	Common Name	DSH (inches)	DSH (multi-stem)	Drip line (feet)	Health Condition	Structural Condition	Exceptional Threshold	Exceptional	REMOVE?	Removal Note
3593	<i>Pinus sylvestris</i>	Scots pine	15.5		23	Good	Good	24	GROVE	REMOVE	BLDG Construction
3594	<i>Pinus sylvestris</i>	Scots pine	13.7		12	Good	Good	24	GROVE	REMOVE	BLDG Construction
3595	<i>Pinus sylvestris</i>	Scots pine	13.5		13	Good	Good	24	GROVE	REMOVE	BLDG Construction
3596	<i>Pinus sylvestris</i>	Scots pine	14.2		15	Good	Good	24	NO	REMOVE	BLDG Footprint
3597	<i>Pinus sylvestris</i>	Scots pine	16.1		19	Good	Good	24	NO	REMOVE	BLDG Footprint
3598	<i>Pseudotsuga menziesii</i>	Douglas-fir	19.4		12	Good	Good	30	NO	REMOVE	BLDG Footprint
3599	<i>Chamaecyparis lawsoniana</i>	Lawson's cypress	12.7		10	Good	Good	30	NO	REMOVE	BLDG Footprint
3600	<i>Acer rubrum</i>	Red maple	11.5		20	Good	Good	25	NO	REMOVE	BLDG Footprint
3601	<i>Chamaecyparis lawsoniana</i>	Lawson's cypress	8.0		9	Good	Good	30	NO	REMOVE	BLDG Footprint
10	<i>Sorbus aucuparia</i>	Mountain ash	21.0**	2.4, 3.5, 3.9, 4.1, 4.4, 4.9, 5.0, 5.1, 5.2, 5.8, 5.8, 6.0, 6.2, 6.3, 6.5, 7.0	20	Good	Fair	29	NO	REMOVE	BLDG Constrction/ Hardscape
2	<i>Acer rubrum</i>	Red maple	9.3**	4.2, 5.4, 6.3	15	Good	Good	25	NO	REMOVE	BLDG Construction
3	<i>Acer rubrum</i>	Red maple	14.5		24	Good	Fair	25	GROVE	REMOVE	BLDG Construction
3543	<i>Acer macrophyllum</i>	Bigleaf maple	45.3**	27.9, 35.7*	33	Good	Good	30	SIZE/GROVE	REMOVE	BLDG Footprint
3544	<i>Pinus nigra</i>	Black pine	22.0		23	Good	Fair	24	GROVE	REMOVE	BLDG Construction
3545	<i>Pinus nigra</i>	Black pine	13.7		11	Good	Good	24	GROVE	REMOVE	BLDG Construction
3546	<i>Acer macrophyllum</i>	Bigleaf maple	9.9		21	Good	Fair	30	NO	REMOVE	BLDG Construction
3547	<i>Pinus nigra</i>	Black pine	7.1		10	Poor	Poor	24	NO	REMOVE	BLDG Construction
3548	<i>Pinus nigra</i>	Black pine	17.4		16	Good	Fair	24	GROVE	REMOVE	BLDG Construction
3549	<i>Acer macrophyllum</i>	Bigleaf maple	9.1		18.5	Fair	Poor	30	NO	REMOVE	BLDG Construction
3550	<i>Acer macrophyllum</i>	Bigleaf maple	11.3		18	Good	Fair	30	NO	REMOVE	BLDG Construction
3551	<i>Acer macrophyllum</i>	Bigleaf maple	9.9		23	Good	Fair	30	NO	REMOVE	BLDG Construction
3552	<i>Pinus nigra</i>	Black pine	26.6		22.5	Good	Fair	24	SIZE/GROVE	REMOVE	BLDG Construction
3553	<i>Pinus nigra</i>	Black pine	23.3		22.5	Good	Fair	24	GROVE	REMOVE	BLDG Construction
3554	<i>Chamaecyparis lawsoniana</i>	Lawson's cypress	9.9		10	Good	Good	30	NO	REMOVE	BLDG Construction
3555	<i>Prunus emarginata</i>	Bitter cherry	6.0		7	Good	Good	Only if within grove	NO	REMOVE	BLDG Construction
3556	<i>Acer macrophyllum</i>	Bigleaf maple	13.1		25	Good	Good	30	GROVE	REMOVE	BLDG Footprint
3557	<i>Acer macrophyllum</i>	Bigleaf maple	20.0		31	Good	Good	30	GROVE	REMOVE	BLDG Construction
3558	<i>Pinus nigra</i>	Black pine	18.8		15	Good	Good	24	GROVE	REMOVE	BLDG Construction
3559	<i>Pinus nigra</i>	Black pine	11.3		14	Good	Good	24	NO	REMOVE	BLDG Construction
3560	<i>Pinus nigra</i>	Black pine	22.0		27	Good	Good	24	GROVE	REMOVE	BLDG Construction
3561	<i>Pinus nigra</i>	Black pine	19.4		22	Good	Good	24	GROVE	REMOVE	BLDG Construction
3562	<i>Acer macrophyllum</i>	Bigleaf maple	8.0		20	Good	Good	30	NO	REMOVE	BLDG Construction
3563	<i>Acer macrophyllum</i>	Bigleaf maple	4.0		20	Good	Good	30	NO	REMOVE	BLDG Footprint
3564	<i>Chamaecyparis lawsoniana</i>	Lawson's cypress	7.6		9	Good	Good	30	NO	REMOVE	BLDG Footprint
3565	DEAD	DEAD	DEAD						NO	DEAD	DEAD/BLDG Footprint
3566	<i>Pinus nigra</i>	Black pine	12.3		17	Good	Good	24	GROVE	REMOVE	BLDG Footprint
3567	<i>Pinus banksiana</i>	Jack pine	6.7		13	Good	Fair	10.5	NO	REMOVE	BLDG Footprint
3568	<i>Salix matsudana</i>	Corkscrew willow	18.6**	11.6, 14.5	35	Good	Fair	24	GROVE	REMOVE	BLDG Footprint
3572	<i>Prunus serotina??</i>	Black cherry	9.5		15	Fair	Poor	27.2	NO	REMOVE	BLDG Construction
3574	<i>Acer rubrum</i>	Red maple	11.9		20	Good	Good	25	NO	REMOVE	BLDG Construction

Phase IVb Tree Removals											
Tree ID	Scientific Name	Common Name	DSH (inches)	DSH (multi-stem)	Drip line (feet)	Health Condition	Structural Condition	Exceptional Threshold	Exceptional	REMOVE?	Removal Note
3575	<i>Acer rubrum</i>	Red maple	15.0		30	Good	Good	25	GROVE	REMOVE	BLDG Construction
3576	<i>Pinus nigra</i>	Black pine	14.3		13	Good	Good	24	GROVE	REMOVE	BLDG Construction
3577	<i>Quercus robur</i>	English oak	22.7		33	Good	Fair	30	GROVE	REMOVE	BLDG Construction
3581	<i>Pinus nigra</i>	Black pine	9.0		11	Good	Good	24	NO	REMOVE	BLDG Footprint
3582	<i>Pinus sylvestris</i>	Scots pine	11.6		12	Good	Good	24	NO	REMOVE	BLDG Footprint
3583	<i>Acer rubrum</i>	Red maple	20.6		24	Good	Good	25	GROVE	REMOVE	BLDG Construction
3586	<i>Chamaecyparis lawsoniana</i>	Lawson's cypress	14.9		11	Good	Good	30	GROVE	REMOVE	BLDG Construction
3587	<i>Quercus robur</i>	English oak	8.3		20	Good	Good	30	NO	REMOVE	BLDG Construction
3589	<i>Salix scouleriana</i>	Scouler's willow	11.5		18	Good	Good	8	SIZE	REMOVE	BLDG Construction
3591	<i>Pinus sylvestris</i>	Scots pine	16.8		19	Good	Good	24	GROVE	REMOVE	BLDG Construction
3592	<i>Acer rubrum</i>	Red maple	15.7		32	Good	Fair	25	GROVE	REMOVE	BLDG Construction
3729	<i>Acer macrophyllum</i>	Bigleaf maple	15.4**	6.0, 9.5, 10.5	24	Good	Fair	30	GROVE	REMOVE	BLDG Construction
3730	<i>Pinus coulteri</i>	Coulter pine	37.6		35	Good	Good	30	SIZE/GROVE	REMOVE	BLDG Construction
3731	<i>Acer macrophyllum</i>	Bigleaf maple	20.0		21	Good	Good	30	GROVE	REMOVE	BLDG Construction
3733	<i>Acer macrophyllum</i>	Bigleaf maple	32.2*		32	Good	Good	30	SIZE/GROVE	REMOVE	BLDG Construction
3734	<i>Acer macrophyllum</i>	Bigleaf maple	24.0*		37	Good	Good	30	GROVE	REMOVE	BLDG Construction
3809	<i>Acer macrophyllum</i>	Bigleaf maple	8.3		19	Good	Good	30	NO	REMOVE	Path/Hardscape
3810	<i>Pinus sabiniana</i>	Foothill pine	7.4		6	Fair	Fair	29.6	NO	REMOVE	Path/Hardscape
5	<i>Acer macrophyllum</i>	Bigleaf maple	9.6		16	Poor	Fair	30	NO	REMOVE	BLDG Construction
70	<i>Tsuga canadensis</i>	Eastern hemlock	12.0		12	Good	Good	27.7	NO	REMOVE	Path/Hardscape
77	<i>Quercus palustris</i>	Pin oak	20.9		24	Good	Good	30	GROVE	REMOVE	BLDG Construction
78	<i>Pinus strobus</i>	Eastern white pine	17.6		17	Good	Good	30	NO	REMOVE	BLDG Footprint
79	<i>Pinus strobus</i>	Eastern white pine	20.2		16	Good	Good	30	NO	REMOVE	BLDG Footprint
80	<i>Pinus strobus</i>	Eastern white pine	19.1		14	Good	Good	30	NO	REMOVE	BLDG Footprint
81	<i>Pinus strobus</i>	Eastern white pine	12.6		12	Good	Good	30	NO	REMOVE	BLDG Footprint
82	<i>Quercus palustris</i>	Pin oak	20.3		26	Good	Good	30	GROVE	REMOVE	BLDG Footprint
83	<i>Quercus palustris</i>	Pin oak	23.8		28	Good	Good	30	GROVE	REMOVE	BLDG Construction



1936



1969



DESIGN GUIDELINES

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 will 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. The plan emphasizes and restores key connections to central campus through extending Chelan Lane from Denny Yard and bridging circulation from the Liberal Arts quad through the grounds surrounding Lewis Hall. The residence halls are linked to open space by passages through Oak Hall (Building A) and New Haggett Hall (Building E). The central axis of the Liberal Arts Quad is extended past Lewis Hall, runs alongside a new common green space, and leads to the dramatic terraced vista between the New Haggett and Willow Hall buildings.

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 individual to small groups to large gatherings. The largest space for events, advocacy drives, festival space, and barbecues will culminate at the informal residence plaza at Town Square, a new crossroads for the North Campus. This plaza enjoys views across Denny Field and shares common space with Oak Hall, Madrona Hall, and Willow Hall, all new residence halls. A woodland space at New Haggett Hall has capacity for watching movies, hosting plays, or simply viewing the Cascades. At Oak Hall a covered terrace surrounds and overlooks Denny Field. There are areas for natural studies and observation from Kincaid Ravine, places for gathering or impromptu play at Lewis Grove, and outdoor dining at the centrally located Willow Hall. The spaces proximate to Oak Hall and New Haggett reclaim the forest to create more intimate “forest courts.”

Symbiotic relationships are created with linkages between indoor and outdoor spaces at dining, with the residence hall courtyards, and from the terraces overlooking Denny Field. They concentrate at the central “Town Square,” where the game room, learning resource center, and multipurpose spaces open out to the plaza. The open space of the North Campus will be designed to support residential needs and provide flexibility for intramural and informal activities of 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 configuration of the residence halls are all predicated on an understanding of how these views will shape both common space as well as vistas of forest and 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 as well as 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. These views are captured from the outdoor common spaces at McMahon Hall, Whitman Way South through New

Haggett Hall, and from the outdoor dining terrace at Willow Hall. 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 to link this new residential precinct with the central campus and to clarify circulation across Stevens Way from the Liberal Arts Quad. Another important initiative is to pedestrianize Whitman Way, which runs parallel to the residence halls and conveys 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. 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 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 and along the common pedestrian promenade of Whitman Way, but there are isolated site constraints that restrict universal access in limited portions of the campus landscape. These are principally along the plateau between the Burke Gilman Trail and below the mid-slope residential path and adjacent to Haggett and McMahon Halls. These conditions occur in areas where the 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 is a distinct landscape on the UW 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 will be enhanced and preserved by the placement of the new residence 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 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:

- Erosion control materials including synthetic filter fabric, 1" x 2" wood stakes, staples, and protective hay or mulch.
- Construction fence shall be 9 ga., 8' high chain link fence.
- Tree protection to be metal posts driven onto 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:

- Pruning of existing trees.
- Fertilization and aeration of existing trees.
- Removal of invasive, deceased or other specified species within designated area.

Soils

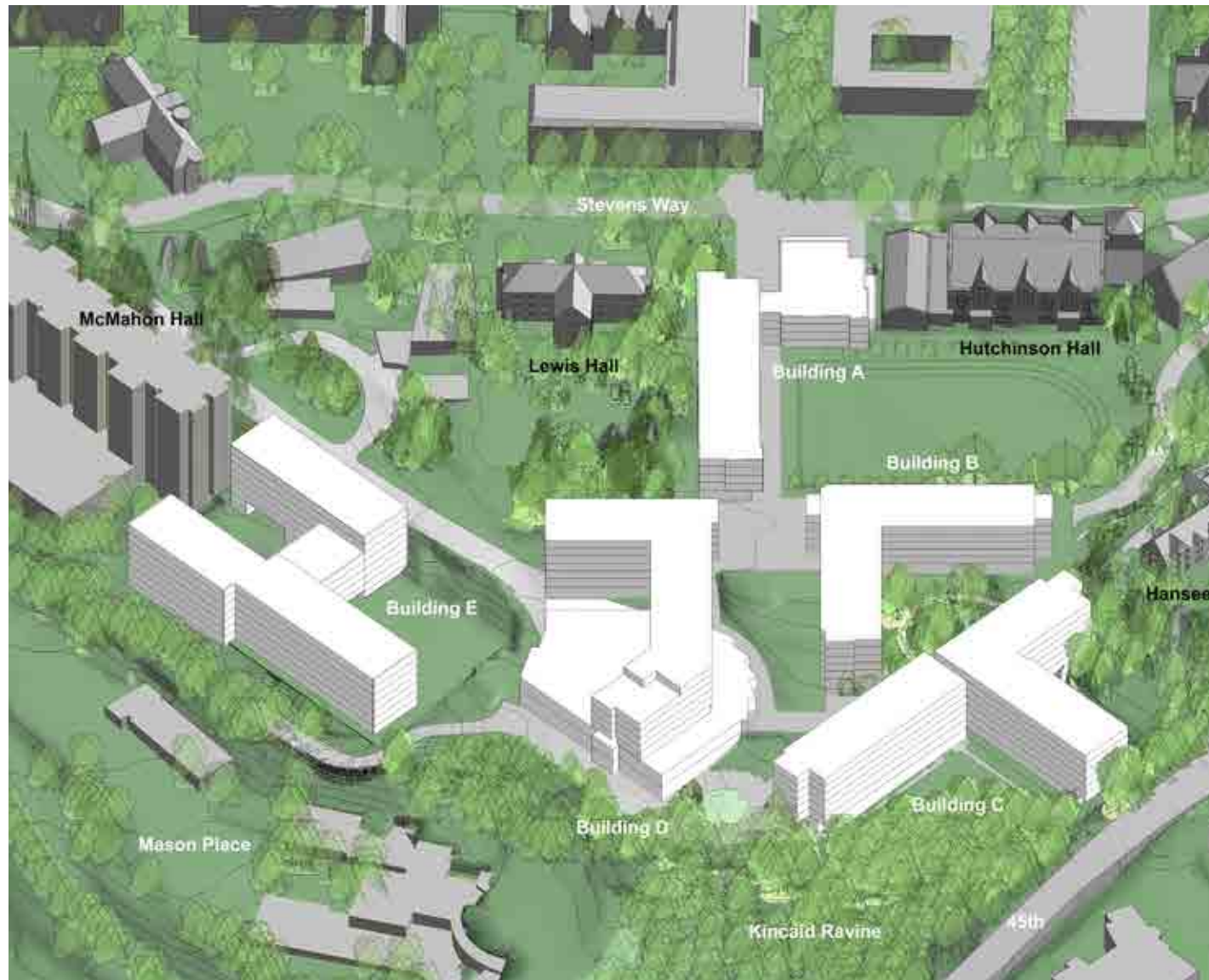
Amended on-site soils will be used where possible. Existing topsoil will be amended and stockpiled on site. A soils protection and amendment plan will be required for site reclaimed soil material. It is assumed that most soils on site are heavily compacted and difficult to amend due to the nature of glacial till soil materials. A significant volume of manufactured top soil will be required.

Manufactured soils may be required for the following purposes:

- If existing on-site soil is in poor condition and does not meet Landscape Architects planting soil requirements.
- 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 baths. There are also a small number of apartments, in addition to 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 regional space uses are a Dining Hall, a Fitness Center, a Learning Resource Center, a Great Room (event and lounge space), and an information, mail and package center. Additionally, a catering facility is planned that will serve the entire campus. Structured parking is planned to replace spaces lost to demolition.

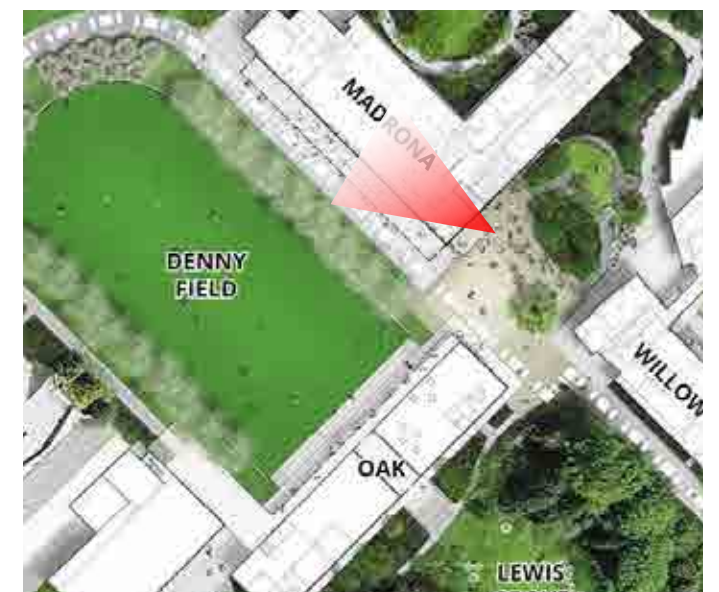
While specific building façade materials and glazing proportions and patterns have yet to be finalized, the buildings will follow the common “5 over 2” typology much in use in the Seattle multi-family residential market and utilized on seven recently constructed student residential buildings by the University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

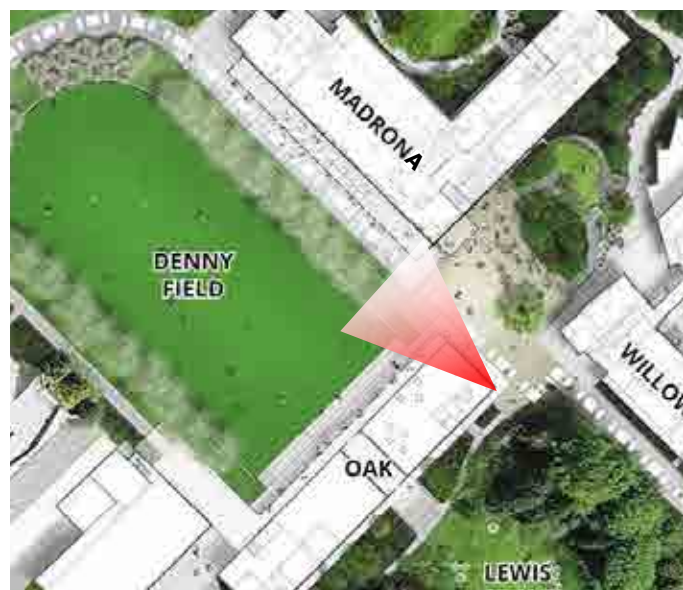


DENNY FIELD LOOKING TOWARD TOWN SQUARE



TOWN SQUARE LOOKING TOWARD HANSEE





LEWIS GROVE LOOKING TOWARD BUILDING A AND LEWIS HALL



BUILDING E LOOKING TOWARDS AMPHITHEATER





CHELAN AXIS LOOKING N TO BUILDING A

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BUILDING A - OAK HALL

RESIDENTIAL

ROOM TYPE

- DOUBLE (SHARED BATH)
- DOUBLE (PRIVATE BATH)
- TRIPLE
- QUAD
- LOUNGE/STUDY

REGIONAL

- ALL REGIONAL TYPES

COMMUNITY

- LOBBY
- LOUNGE/MEETING
- STORAGE/LAUNDRY
- RES. LEADERSHIP OFFICE
- RD APARTMENT





BUILDING A - OAK HALL

RESIDENTIAL
ROOM TYPE

- DOUBLE (SHARED BATH)
- DOUBLE (PRIVATE BATH)
- TRIPLE
- QUAD
- LOUNGE/STUDY

REGIONAL
ALL REGIONAL TYPES

- COMMUNITY**
- LOBBY
 - LOUNGE/MEETING
 - STORAGE/LAUNDRY
 - RES. LEADERSHIP OFFICE
 - RD APARTMENT

LEVEL 3



BUILDING E - NEW HAGGETT HALL

RESIDENTIAL

ROOM TYPE

- DOUBLE (SHARED BATH)
- DOUBLE (PRIVATE BATH)
- TRIPLE
- QUAD
- LOUNGE/STUDY

REGIONAL

- ALL REGIONAL TYPES

COMMUNITY

- LOBBY
- LOUNGE/MEETING
- STORAGE/LAUNDRY
- RES. LEADERSHIP OFFICE
- RD APARTMENT



LEVEL 1 - PARKING

BUILDING E - NEW HAGGETT HALL

RESIDENTIAL
ROOM TYPE

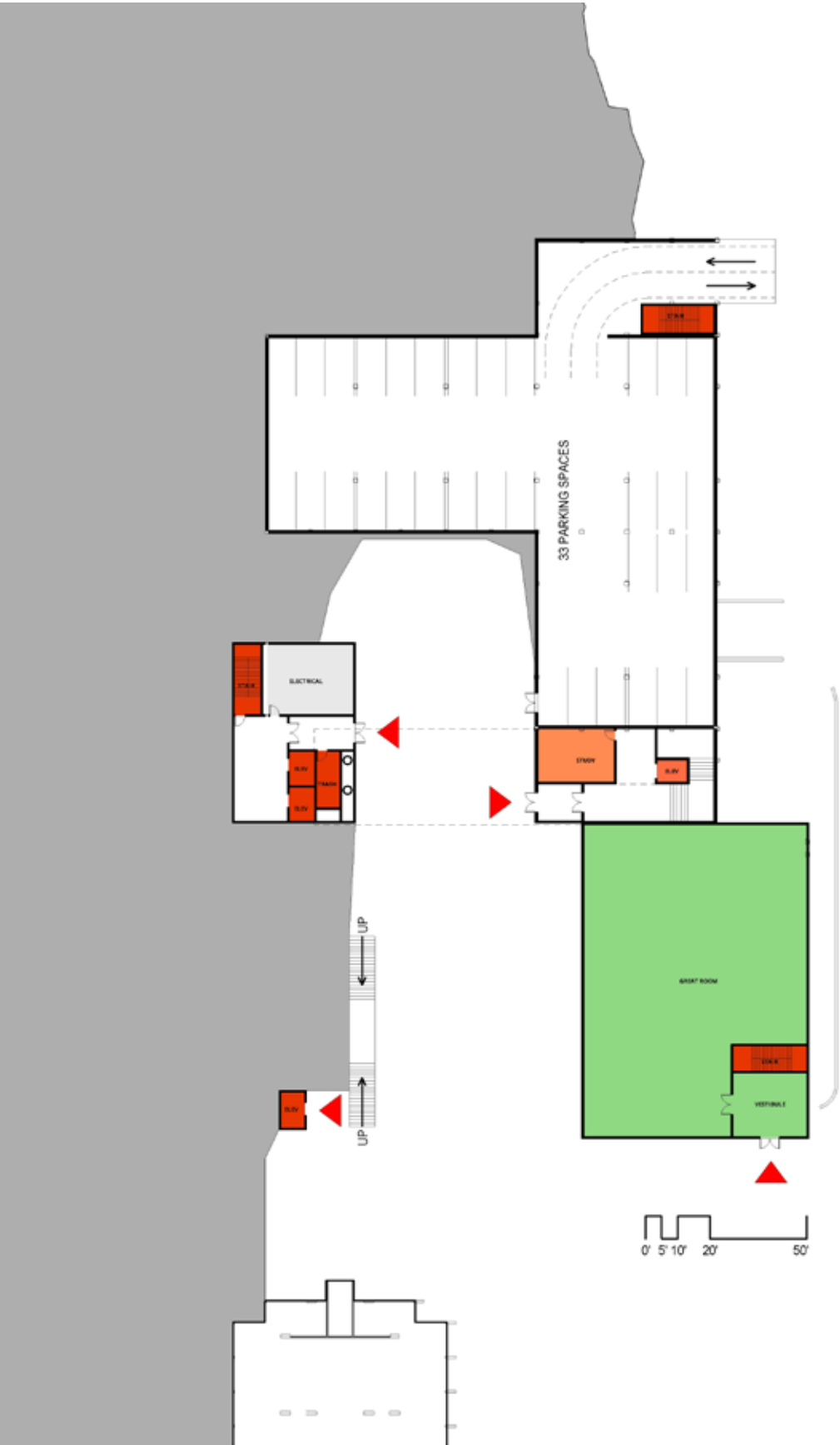
- DOUBLE (SHARED BATH)
- DOUBLE (PRIVATE BATH)
- TRIPLE
- QUAD
- LOUNGE/STUDY

REGIONAL

- ALL REGIONAL TYPES

COMMUNITY

- LOBBY
- LOUNGE/MEETING
- STORAGE/LAUNDRY
- RES. LEADERSHIP OFFICE
- RD APARTMENT



LEVEL 2 - PARKING

BUILDING E - NEW HAGGET HALL

RESIDENTIAL

ROOM TYPE

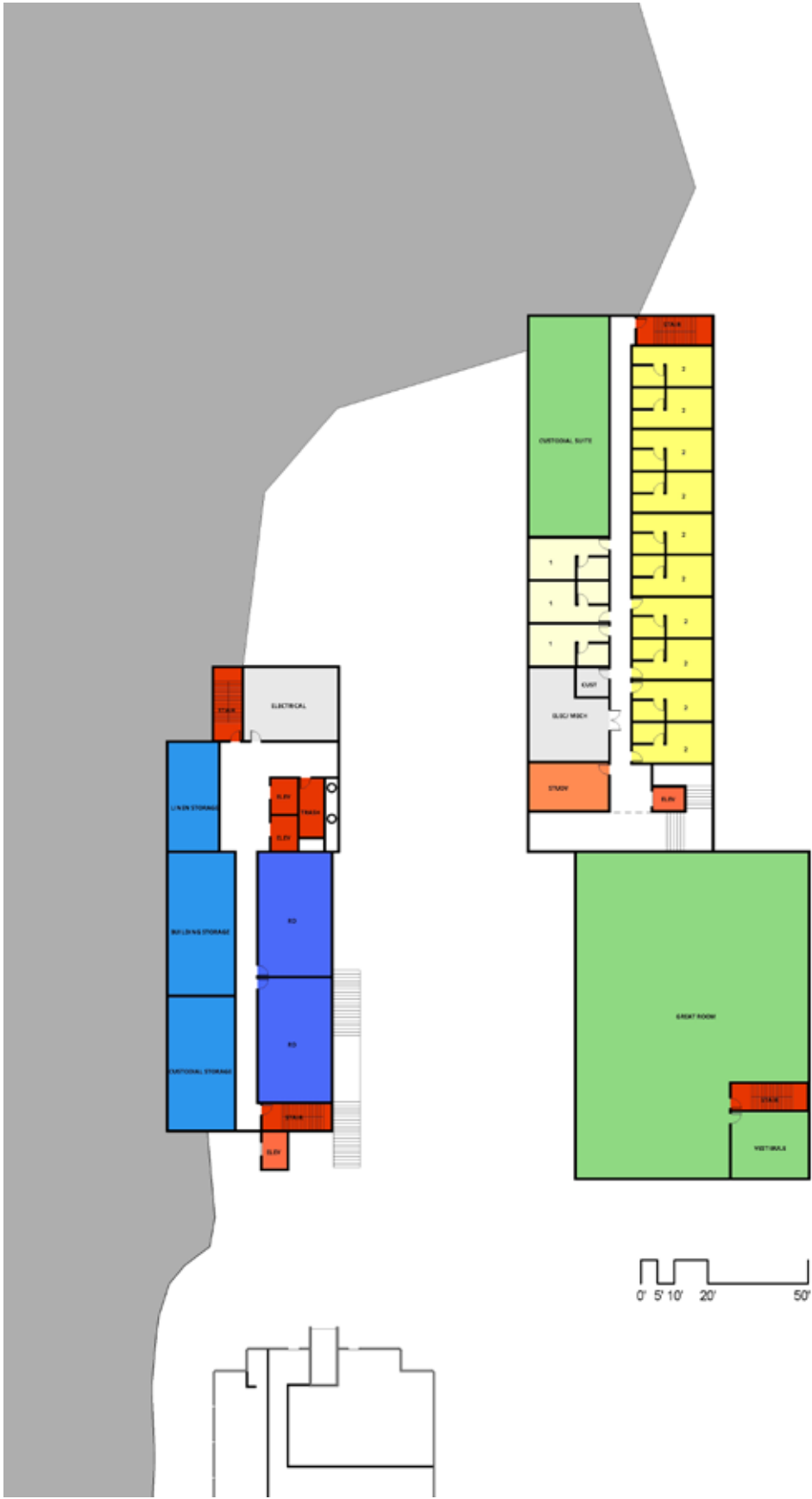
- DOUBLE (SHARED BATH)
- DOUBLE (PRIVATE BATH)
- TRIPLE
- QUAD
- LOUNGE/STUDY

REGIONAL

- ALL REGIONAL TYPES

COMMUNITY

- LOBBY
- LOUNGE/MEETING
- STORAGE/LAUNDRY
- RES. LEADERSHIP OFFICE
- RD APARTMENT



LEVEL 3



BUILDING E - NEW HAGGETT HALL

- RESIDENTIAL
- ROOM TYPE
- DOUBLE (SHARED BATH)

DOUBLE (PRIVATE BATH)

TRIPLE

QUAD

LOUNGE/STUDY
- REGIONAL
- ALL REGIONAL TYPES
- COMMUNITY
- LOBBY

LOUNGE/MEETING

STORAGE/LAUNDRY

RES. LEADERSHIP OFFICE

RD APARTMENT



LEVEL 4

BUILDING E - NEW HAGGETT HALL

RESIDENTIAL

ROOM TYPE

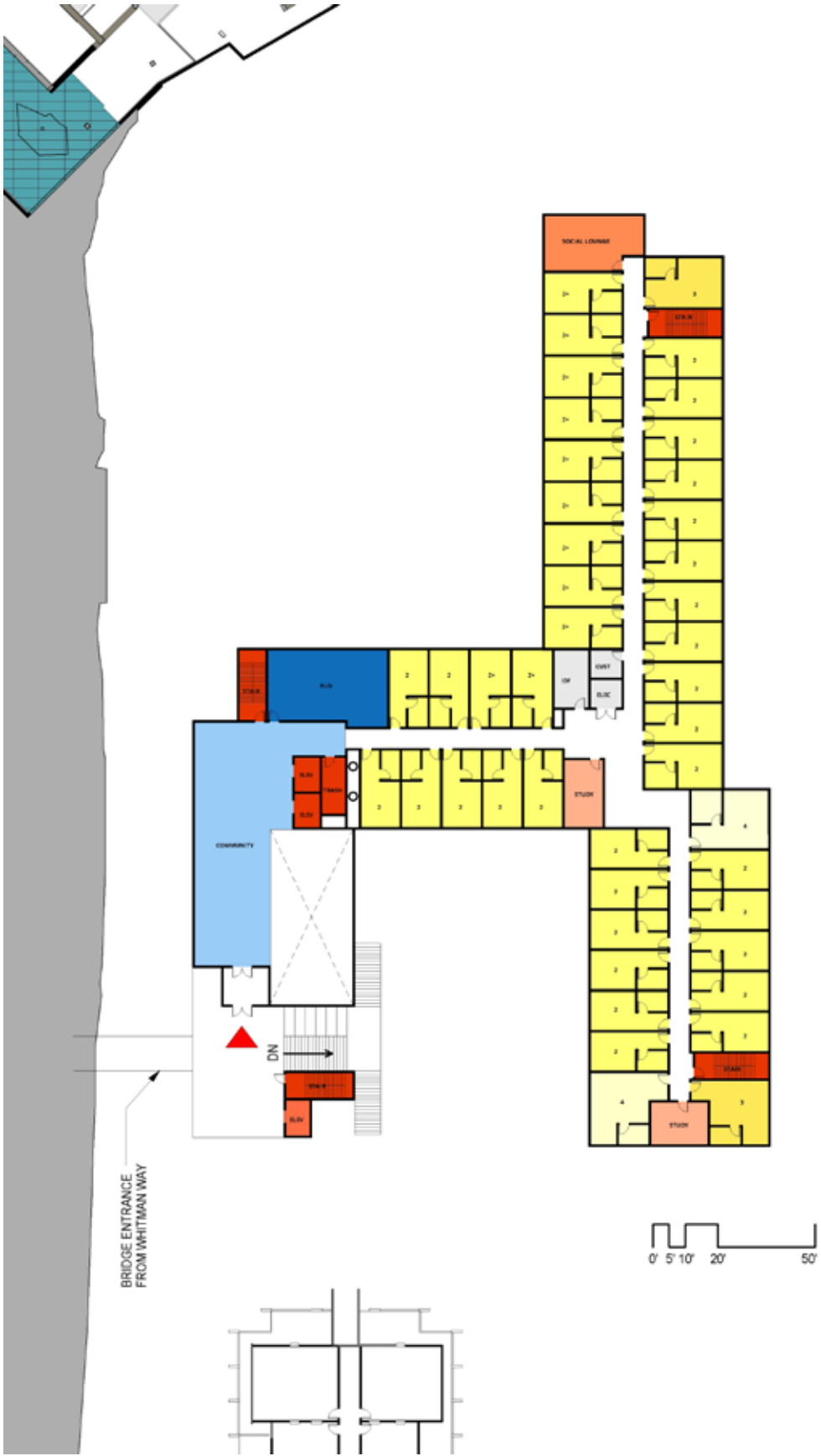
- DOUBLE (SHARED BATH)
- DOUBLE (PRIVATE BATH)
- TRIPLE
- QUAD
- LOUNGE/STUDY

REGIONAL

- ALL REGIONAL TYPES

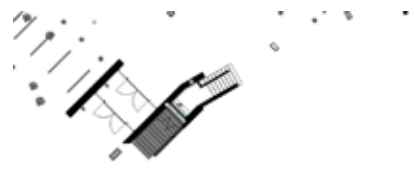
COMMUNITY

- LOBBY
- LOUNGE/MEETING
- STORAGE/LAUNDRY
- RES. LEADERSHIP OFFICE
- RD APARTMENT

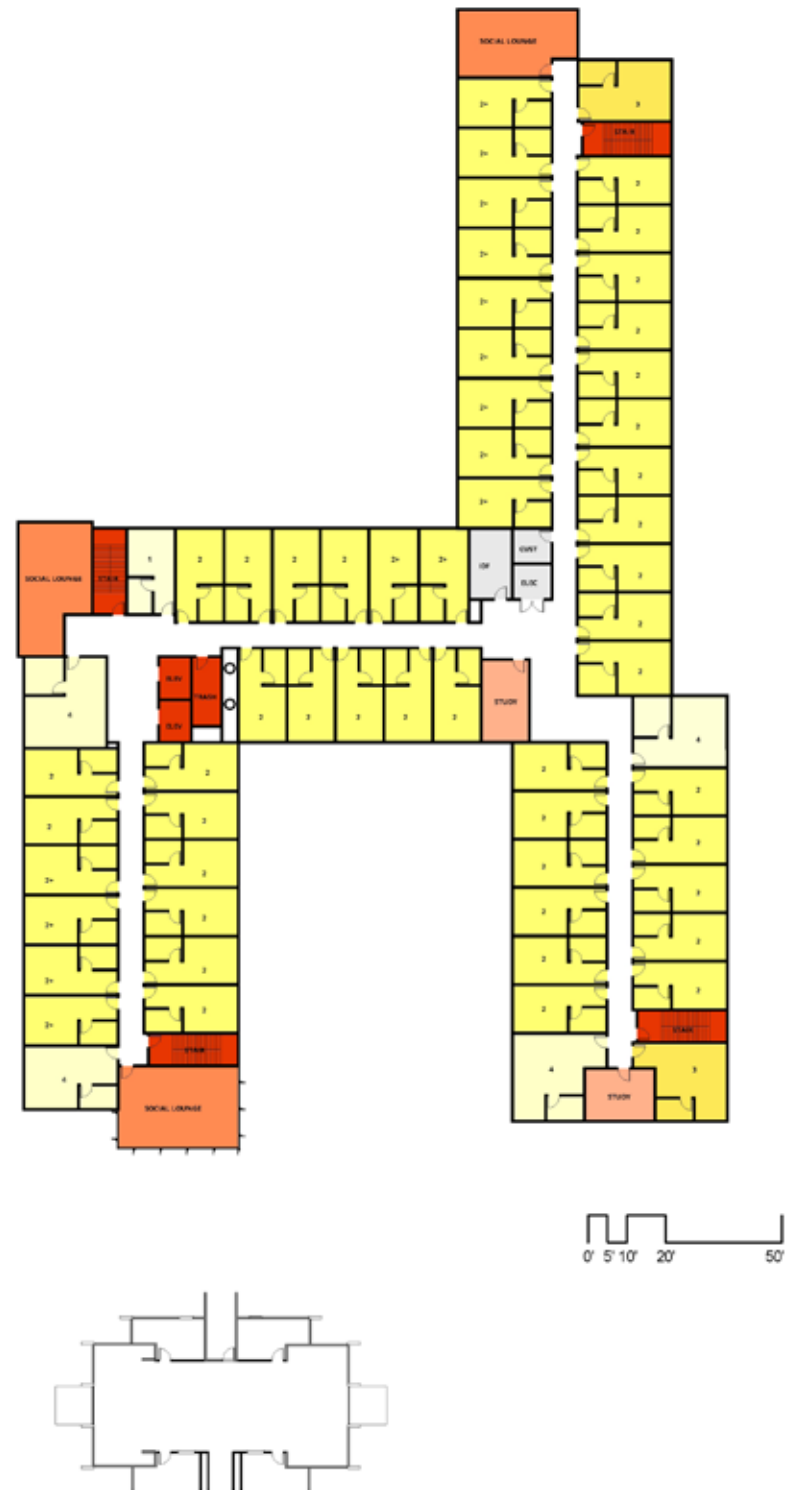


LEVEL 5





BUILDING E - NEW HAGGETT HALL



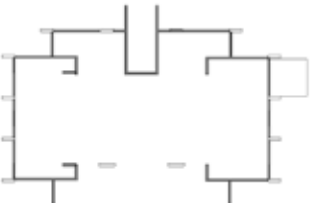
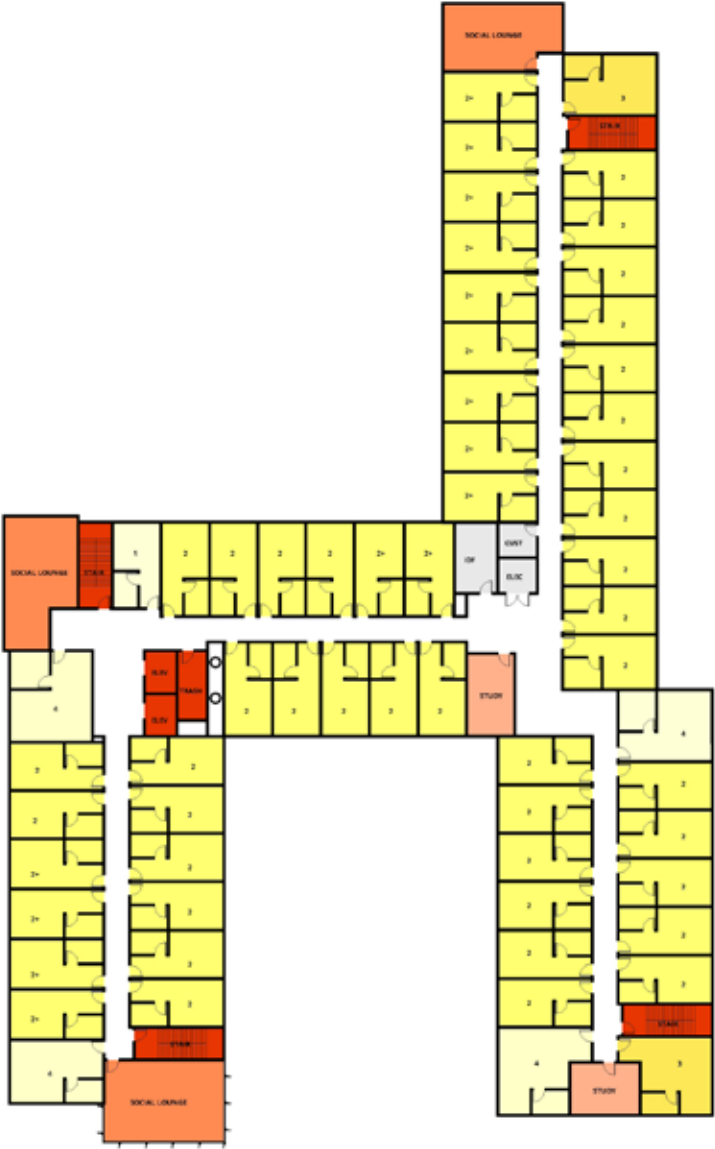
- RESIDENTIAL**
ROOM TYPE
- DOUBLE (SHARED BATH)
 - DOUBLE (PRIVATE BATH)
 - TRIPLE
 - QUAD
 - LOUNGE/STUDY
- REGIONAL**
ALL REGIONAL TYPES
- COMMUNITY**
- LOBBY
 - LOUNGE/MEETING
 - STORAGE/LAUNDRY
 - RES. LEADERSHIP OFFICE
 - RD APARTMENT

BUILDING E - NEW HAGGET HALL

RESIDENTIAL

ROOM TYPE

- DOUBLE (SHARED BATH)
- DOUBLE (PRIVATE BATH)
- TRIPLE
- QUAD
- LOUNGE/STUDY



LEVEL 8

BUILDING E - NEW HAGGETT HALL

- RESIDENTIAL
ROOM TYPE
- DOUBLE (SHARED BATH)
 - DOUBLE (PRIVATE BATH)
 - TRIPLE
 - QUAD
 - LOUNGE/STUDY



LEVEL 10

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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
23.69.030 Contents of Master Plan <ul style="list-style-type: none">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.	Pg. 135 Development Review <ul style="list-style-type: none">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.	Development Standards are governed by UW Campus Master Plan. No portions of the Seattle Land Use Code for the underlying zone shall apply.
23.47A.004 Permitted and Prohibited Uses: <ul style="list-style-type: none">Residential and retail/service uses are permitted outrightLive-work units are permitted	Pg. 135 Uses <ul style="list-style-type: none">Academic, Housing, Mixed Use, and Transportation are allowed. (Table IV-4 on pg. 86). Food services, recreation facilities, daycare, and	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"> Food Services are allowed outright. 	<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"> When residential use is at street level: <ul style="list-style-type: none"> At least one of the street-level street-facing facades containing a residential use must have a visually prominent pedestrian entry. 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. 		
<p>23.47A.005 Street Level Uses:</p> <ul style="list-style-type: none"> Residential use may not exceed 20% of street-level street-facing façade on arterials. NE Pacific is a designated Principal Arterial. Roosevelt Way (University Bridge) and N. 40th St. are designated Minor Arterials but may or may not be considered street-level street-facing facades. 	<p>Pg. 128 Ground Floor Uses</p> <ul style="list-style-type: none"> A variety of ground floor uses are encouraged, particularly in West Campus. Offices, commercial, academic, housing, mixed use, and parking are acceptable. 	<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>23.47A.008 Street Level Development Standards:</p> <ul style="list-style-type: none"> 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. 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. 60 percent of the street-facing facade between 2' and 8' shall be transparent. Non residential uses must extend an average of 30' deep and a minimum of 15' deep and have a minimum floor to floor 	<p>UW Campus Master Plan does not address Street Level Development Standards except as follows:</p> <p>Pg. 130 Modulation</p> <ul style="list-style-type: none"> 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. 	<p>Building design and modulation will be addressed with the Architectural Commission.</p>	<p>23.47A.012 Structure Height:</p> <ul style="list-style-type: none"> Smokestacks, chimneys, flagpoles are exempt from height limits if they are min. 10' from side or rear lot line. Open railings, planters, skylights, clerestories, greenhouses, parapets, and fire walls may extend up to 4' above the height limit. Solar collectors may extend up to 7' above the height limit, with unlimited rooftop coverage. 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 	<p>Pg. 133 Structure Height</p> <ul style="list-style-type: none"> Measured from finished or existing grade, whichever is lower, up to a plane parallel to the existing or finished grade. 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. Central Utility stack, communication aerials, flagpoles, light poles, and exhaust ducts are exempt from height limits. 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% Screening may exceed height and coverage limits to insure views and vistas are not adversely impacted. 	<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">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 21st at noon than a structure built to max height and FAR.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.			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">University structures across a City street or alley from commercial, manufacturing, or industrial zones will have no required setbacks.Pedestrian bridges, retaining walls, raised plazas, sculpture and other site elements shall have no setback reqt’s in any zone.Underground structures, pedestrian bridges and walkways are permitted within setbacks.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.	required. The zones across NE Pacific St and Eastlake Ave NE (under bridge) are commercial or industrial, no setback required.
23.47A.013 Floor Area Ratio: <ul style="list-style-type: none">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.For structures containing both residential and non-residential uses - 4.75 factor.For structures containing only residential use - 4.25 factor.Measure by area bounded by the inside surface of the exterior wall.Gross floor area below grade is exempt from FAR calculation.	Pg. 127 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.	23.47A.016 Landscaping/Screening Requirements: <ul style="list-style-type: none">Requires green area factor score of .30 or greater. See SMC 23.86.019.Street trees are required except the Director may reduce or waive req’t on unopened ROW’s.Garbage dumpsters required 6 foot high screening.Parking garage occupying street-level street-facing façade between 5 and 8 feet above sidewalk grade requires	Pg. 129 Landscape and Open Space <ul style="list-style-type: none">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.	Landscape and screening will be per UW Master Plan. Green Factor is not a requirement.
23.47A.014 Setback Requirements: <ul style="list-style-type: none">None, since Site 29W does not abut, nor is across an alley	Pg. 130 Setbacks <ul style="list-style-type: none">Setbacks are req’d only for structures at the boundary of the campus and	A 20 foot setback from the Burke-Gilman Trail is			

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

23.47A.029 Solid Waste and Recyclable Materials Storage Space: <ul style="list-style-type: none">• Multifamily – 200 SF plus 2SF for each additional unit over 100 units– Front Loading Containers• Commercial 5,001 SF to 15,000 SF – 125 SF – Rear Loading Containers• Commercial 15,001 SF to 50,000 SF – 175 SF – Front Loading• 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.• No horizontal dimension less than 6’.• 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.	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">• Multifamily: one sign permitted on each street frontage. May be wall, ground, awning, canopy, marquee, or projecting sign. Max area is 72 SF.• Max height for projecting sign is 65 feet above existing grade, or zone height, whichever is less.• Max height for pole sign is 30 feet.• 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.	with natural environment and buildings. <ul style="list-style-type: none">• 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.	
23.47A.032 Parking Location and Access <ul style="list-style-type: none">• Access to parking may be from street, alley, or both, if site abuts an alley.• Parking may not be located inside a structure adjacent to a street-level street-facing façade	UW Campus Master Plan does not address Parking Location and Access.	Parking quantity, stall size, and location will be per program needs.	23.54.015 Vehicle Parking: <ul style="list-style-type: none">• Sales/Service: 1 space per 500 sf (first 1500 sf excluded)• Multifamily uses in commercial zones within urban centers: No minimum req’t because Site 29W is located within University Campus Urban Center Village.• 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.• 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. Bicycle Parking: <ul style="list-style-type: none">• Office – 1 per 2,000 SF Long Term; 1 per 40,000 SF Short	Pg. 130 Parking Quantity <ul style="list-style-type: none">• Minimum parking standards for student housing will be one space per unit for family housing and one space per four bedrooms for single students.	Parking quantity to be per program needs.
23.55.030 Signs in C1 Zones <ul style="list-style-type: none">• No rotating sign or parts of signs that revolve at a speed in excess of 7 rpm.• No flashing signs	Pg. 131 Signs <ul style="list-style-type: none">• Signage intent is to minimize its aesthetic impact while serving the purpose of conveying information. Sign shall not compete for attention	Signage to be per program needs.			

<p>Term.</p> <ul style="list-style-type: none">• Sales and Service, General – 1 per 12,000 SF Long Term; 1 per 2,000 SF Short Term.• Daycare – 1 per 4,000 SF long term, 1 per 40,000 SF short term.• Residential – 1 per 4 units Long Term.		
<p>23.54.016 Major Institutions Parking</p> <ul style="list-style-type: none">• 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.• Long term parking req't for resident students only: 25% of unmarried resident students. 1 space for each married student apt unit.	<p>Pg. 130 Parking Quantity</p> <ul style="list-style-type: none">• Max 12,300 spaces, not including spaces associated with student housing.• 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.• Minimum parking standards for student housing will be one space per unit for family housing and one space per four bedrooms for single students.	<p>Parking quantity to be per program needs.</p>
<p>23.54.020 Parking Quantity Exceptions</p> <ul style="list-style-type: none">• 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.	<p>UW Campus Master Plan does not address Parking Quantity Exceptions.</p>	<p>Parking quantity to be per program needs.</p>
<p>23.54.030 Parking Space Standards</p>	<p>Pg. 130 Parking Space Dimensions</p>	<p>Parking stall size and</p>

<ul style="list-style-type: none">• 60% minimum of parking spaces shall be for medium vehicles (stall 8' x16'). 40% can be striped for any size vehicle.• Barrier-Free parking stall is 8' x 19'. Adjacent side aisle is 5' wide, or 8' wide for van-accessible spaces.• Sight Triangles required for exit only driveways, and 2-way driveways less than 22 feet wide.	<ul style="list-style-type: none">• Parking garages may contain standard and small vehicle spaces. No minimum stall size is established.• For design planning, a standard space may be 8.5' x 19' and small space may be 8' x 16'.• Disabled stalls are distributed and assigned around campus to accommodate need.	<p>quantity of disabled stalls are to be per program needs.</p>
<p>23.60.010 Shoreline District</p> <ul style="list-style-type: none">• 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.	<p>UW Campus Master Plan does not address the shoreline District.</p>	<p>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>

PROJECT TEAM

Owner

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CAPITAL PROJECTS OFFICE

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