



City of Seattle

Department of Planning & Development

D.M. Sugimura, Director

**DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW**

Project Number: 3019713

Address: 3747 West Stevens Way NE

Applicant: Jon O’Hare for University of Washington

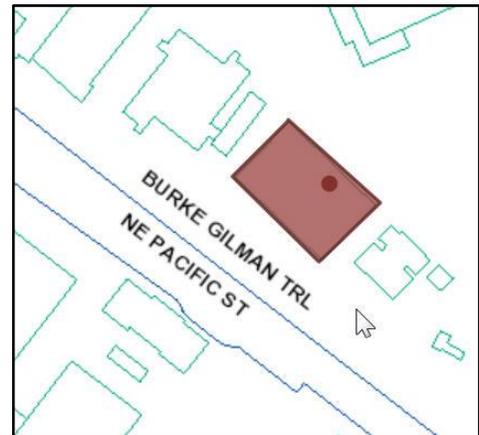
DPD Staff Member: Holly J. Godard

SITE & VICINITY

Site Zone: Major Institution Overlay (MIO) – 105 height limit/Midrise (MR)

Nearby Zones: (North) MIO-105’/MR
 (South) MIO-105’/MR
 (East) MIO-65/LR3
 (West) MIO-105/MR

Lot Area: The parcel is located in the interior and central area of the University of Washington. The project is the Life Sciences Building replacement.



Current Development: The current development is the University of Washington Botany Greenhouse and Plant Laboratory building.

Access: Access to the site is via NE Stevens Way.

Surrounding Development: University of Washington institutional uses, Burke Gilman Trail.

ECAs: Environmentally Critical Areas (ECA) are located in the immediate area including peat settlement prone areas and wildlife habitat areas.

Neighborhood: Central Campus University of Washington

PROJECT DESCRIPTION

The proposed project is the demolition of the existing University of Washington Botany Greenhouse and Plant Laboratory Building and construction of a new 190,000 square foot Life Sciences Building. Service parking and loading is proposed. The applicant proposes to remove exceptional trees, tree groves, and replant with new trees.

PUBLIC COMMENT

Notice of Streamlined Design Review was published on September 24, 2015. Comments were received with a request to preserve rather than remove trees.

PRIORITIES & RECOMMENDATIONS

After visiting the site and considering the analysis of the site and context provided by the proponents, DPD staff provided the following design guidance of highest priority to this project found in the City of Seattle's *Seattle Design Guidelines and the University Neighborhood Design Guidelines*, and design guidance from the University of Washington Campus Master Plan (*CMP – Seattle 2003* pgs. 21-23).

CITY OF SEATTLE'S SEATTLE DESIGN GUIDELINES AND THE UNIVERSITY NEIGHBORHOOD DESIGN GUIDELINES OF HIGHEST PRIORITY TO THIS PROJECT.

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

University Supplemental Guidance:

CS1-II Landscape Design to Address Special Site Conditions

CS1-II-i. Existing Trees: Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village. The Board is encouraged to consider design departures that allow retention of significant trees. Where a tree is unavoidably removed, it should be replaced with another tree of appropriate species, 2 ½ inch caliper minimum size for deciduous trees, or minimum size of 4' height for evergreen trees.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

Design with the context firmly in mind to address site topographic conditions, woodland, and Stevens Way context and to strengthen the Life Science Building program presence at this site. Manage energy choices, solar gain, and glare while providing a comfortable building for occupants. Allow views in and out of the greenhouses. Incorporate elements that exhibit recognition of sense of place through materials, façade design, and identified University design idioms such as native plant images, patterns, fractals, maps, historical references, gothic design elements from elsewhere on main campus, standard campus signage, lighting and unique building lighting to recall the University seminal designs.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

Continue with the strong preliminary ideas for pedestrian connections, outdoor uses, walkability, and site interpretation as presented in the EDG packet. Provide places for students and pedestrians to gather, study, and gracefully negotiate grade changes. Provide interesting paving and site materials appropriate to the campus idioms and life sciences area. Provide overhead weather protection specifically integrated with the building and entry areas.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

University Supplemental Guidance:

DC3-I Pedestrian Open Spaces and Entrances

DC3-I-i. Plaza Location: Plazas should be centrally located, on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks.

DC3-I-ii. Plaza Proportioning: Plazas should be sensitively proportioned and designed. For example: not more than 60 feet across and no more than 3 feet above or below the sidewalk.

DC3-I-iii. Seating: Plazas should have plenty of benches, steps, and ledges for seating. For example: at least one linear foot of seating per 30 square feet of plaza area should be provided; seating should have a minimum depth of 16 inches.

DC3-I-iv. Plaza Frontage: Locate the plaza in a sunny spot and encourage public art and other amenities. For example: at least 50% of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, building entrances, or other pedestrian-oriented uses.

DC3-I-v. Planting Beds: Provide plenty of planting beds for ground cover or shrubs. For example: one tree should be provided for every 200 square feet and at a maximum spacing of 25 feet apart. Special precaution must be taken to prevent trees from blocking the sun.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Design a project that explores and realizes the University's life science program and concept. How does the building reflect what is going on inside? (Research, teaching, collaboration, problem solving, innovation, history, collection, scientific method, etc.) Create a sympathetic balance of technology and nature as mentioned in the EDG packet. Include a sense of whimsy and/or element of surprise, "the break", serendipity of biological variety and chance. Enhance the greenhouse functions and eye-catching nature as much as possible. Provide full and striving landscaping and tree replacement.

CAMPUS MASTER PLAN (CMP) – SEATTLE 2003 Building Design (CMP pp. 21-23)

- **Maintain continuity with the context of surrounding buildings, or if the existing context is not clear or valued, contribute to the establishment of a new context.**
- **Express function in the design concept of the building through form and organization.**
- **Express entrances, places of gathering, transition from outside to inside, and protection from weather.**
- **Promote low maintenance and operating costs.**
- **Express a sense of permanence and provide for opportunities for buildings to age well.**
- **Building design and placement should accommodate convenient pedestrian circulation.**
- **Design solutions responsive to context, climate, and energy conservation are encouraged unless the project is an addition to a historically designated building and deviation from the original is not suitable. Contextual responses can be accomplished through siting, choice of materials, form, scale, massing, and aesthetic references. These should be considered as ways to respond to the positive attributes of buildings in the surrounding area. Response to context may be expressed with the overall form and scale of the building or as an element or detail which places or anchors the building in context. Examples are an entrance, corner, tower, roof, profile, and details.**
- **It is important to consider the existing or emerging context in order to develop a project, building, and/or landscape appropriate to a specific place and the University as a whole. The time, the uniqueness of the function of the building, and the objective of contributing to, enriching, and adding to that place and context is also important. While buildings are used for different programs over time, they usually express in their form and elevations specific functions such as lecture halls, classrooms, offices, laboratories, and circulation.**

- Climatic responses and energy conservation measures may include natural light-filled interior spaces for gathering and circulating (especially where related to entry) and “green” roof technology that considers storm water treatment and softened views from the upper levels to buildings below (especially fitting on the east slope and the South and Southwest Campus areas).
- The scale of the buildings should be considered in two ways. First, the overall scale – size, footprint, height, and profile – must be considered in relation to its surrounding buildings and open space. Usually, buildings will be “in scale,” similar to their surroundings and appropriate to the development area and use, unless the building or site is a landmark deserving special prominence. Second, a building should be experienced at various scales, one superimposed on another that is either reinforcing or contrasting. The overall scale of a building and smaller, more intimate levels of scale simultaneously should be perceived and understood. Elements that contribute to legibility at more intimate scales include windows, entrances, bases, and roof edges.
- Material choices should emphasize integrity of materials in their natural state. They should be of a permanent nature, able to age well, and express appropriate craftsmanship in their detailing and application. Material options will vary depending upon the campus area.
- Detailing should convey a building’s function, contemporary use of technology, and the nature of materials, structure, and systems used. Details should also address scale by helping to make the buildings sensitive to the pedestrian through providing multiple levels of perception at varying distances.

DEVELOPMENT STANDARD ADJUSTMENTS and DEPARTURES

No adjustments or departures have been identified. DPD has reviewed the development standards applicable to this project to determine if there are any adjustments or departures from the Land Use Code that could be granted that would allow the applicant to avoid development in the tree protection area. DPD finds that there is no development standard adjustment or departures that, if approved, will allow the project to preserve an exceptional tree. DPD has determined there are no adjustable or departable development standards that are applicable to development at this site. Development at this site is governed by the Campus Master Plan and not by the development standards of the underlying zoning. Therefore, protecting the trees through a Land Use Code development standard adjustment or departure is not possible in this instance. Therefore removal of exceptional trees is permitted.

STAFF DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is beginning to meet the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.
2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (<http://web1.seattle.gov/dpd/cams/CamList.aspx>) and may also want to review the MUP information here: <http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm>
3. Provide an analysis of the UW development standards found on page 123 of the Campus Plan.
4. See this link for SDR process: <http://www.seattle.gov/dpd/permits/permittypes/designreviewstreamlined/default.htm>
5. Along with your building permit application, please include a narrative response to the guidance provided in this report with colored elevations and colored landscape plan.
6. All requested adjustments must be clearly documented in the building permit plans.
7. Submit the arborist's report, tree assessment and recommendations with the building permit submittal.