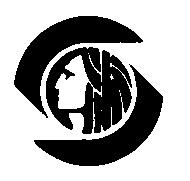
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City of Seattle

**Department of Planning & Development**

D.M. Sugimura, Director

**DESIGN GUIDANCE**

**STREAMLINED DESIGN REVIEW**

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Project Number: 3020291

Address: 4318 Whitman Court NE

Applicant: Jodi Patterson O’Hare for University of Washington

DPD Staff Member: Holly J. Godard

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**SITE & VICINITY**

Site Zone: Major Institution Overlay (MIO–105-MR) and (MIO–160-MR)

Nearby Zones: (North) MIO–65-LR3; LR3

(South) MIO-105-MR

(East) MIO-160-MR

(West) MIO-105-MR



Lot Area: The parcel is located in the northeast area of the University of Washington campus.

Current

Development: The current development is the University of Washington McCarty Hall and Hagget Hall and surrounding landscaped grounds.

Access: Access to the site is via Whitman Court NE.

Surrounding

Development: University of Washington institutional uses and multifamily housing.

ECAs: Several environmentally critical areas (ECA) are located in the immediate area including steep slopes and peat settlement prone areas.

Neighborhood: Central Campus University of Washington

**PROJECT DESCRIPTION**

The University of Washington is planning to replace two residence halls, McCarty Hall and Hagget Hall with new residential living communities. The project proposal is to provide 823 residential units in three buildings. The main objectives are to visually and functionally reconnect the residential area with the main campus, to embrace surrounding natural areas, and to replace aging structures. The University of Washington arboreal collection is large, varied, and mature. New development will necessitate removing and replacing trees. Approximately 219 trees are slated to be removed due to demolition and future build-out. 90 of those trees meet the DPD definition for exceptional trees. Some trees are in declining health or dead. Some trees will be transplanted. Removal of exceptional trees requires a Streamlined Design Review process. Project drawings can be found in the DPD electronic file for this project and at the Seattle Municipal Tower floor 20 Public Resource Center.

**PUBLIC COMMENT**

Notice of Streamlined Design Review was published on August 3, 2015. Two comment letters have been received. The commenters stated that they are strongly opposed to removing trees, adding additional density to the area, and that the number of trees slated to be removed is excessive.

**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).

**EARLY DESIGN GUIDANCE**

1. **Natural Systems: (CS1 I and II; DC4 D; DC3)**
   1. Use the natural systems of the existing wooded campus and nearby Kincaid Ravine to inform design choices for building and landscape.
   2. Retain existing large and exceptional trees wherever possible.
   3. Replant trees in equal numbers to removed trees.
   4. Replant with native species as much as possible and per UW landscape framework.
   5. Design outdoor spaces for a broad spectrum of activities; passive, pass-through, and active.
2. **Building and Site Interaction and integration: (PL1 A, B; PL3; DC 3 A1, C1, PL3 II, DC3 I)**
   1. Integrate open space design with building functions and entries.
   2. Link open spaces for pedestrian and accessible routes.
   3. Create a pleasing visual discourse between new buildings and between new and old buildings.
   4. Encourage residential gathering in outdoor spaces adjacent to buildings.
3. **Community Building: (CS2 A,D,CS2-1;CS3-B;CS3-Ii,iii;PL1-1’Pl2;DC1;DC3 A)**
   1. Optimize opportunities to create a residential community in a variety of settings, and for a variety of group sizes, by providing for the comfort, health and recreation of residents.
   2. Capture territorial views from the site.
   3. Provide robust overhead weather protection.
   4. Provide pedestrian amenities and opportunities for play.
   5. Embrace the historical University activities at the site through interpretation and continuation of varied and numerous sports play areas.

**Design Review Guidelines**

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the [Design Review website](https://www.seattle.gov/dpd/aboutus/whoweare/designreview/designguidelines/default.htm).

**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.

**CS1-E Water**

**CS1-E-1. Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

***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-D Height, Bulk, and Scale**

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

***University Supplemental Guidance:***

**CS2-I Responding to Site Characteristics**

**CS2-I-i. Views Along Burke Gilman Trail:** For properties facing the Burke Gilman Trail, new buildings should be located to minimize impacts to views of Mount Rainier, Cascade Mountains and Lake Washington, and allow for sunlight along the trail and increase safety and access.

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

**CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**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.

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

***University Supplemental Guidance:***

**CS3-I Architectural Elements and Materials**

**CS3-I-i. Incorporate Local Architectural Character:** Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.

**CS3-I-iii. Historical Character:** When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character. New buildings should feature a combination of traditional and contemporary materials employed in a manner that reflects the character of historic buildings in the vicinity.

**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.

***University Supplemental Guidance:***

**PL1-I Residential Open Space**

**PL1-I-i. Active, Ground-Level Open Space:** The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupyable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space. Successfully designed ground level open space should meet these objectives:

a. Reinforces positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms.

b. Provides for the comfort, health, and recreation of residents.

c. Increases privacy and reduce visual impacts to all neighboring properties.

**PL1-I-ii. Central Courtyards:** A central courtyard in cottage or townhouse developments may provide better open space than space for each unit. In these cases, yard setbacks may be reduced if a sensitive transition to neighbors is maintained.

**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-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

**PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**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-D Wayfinding**

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

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**PL3-A Entries**

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

**PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**PL4-C Planning Ahead For Transit**

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

**DESIGN CONCEPT**

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

**DC1-A Arrangement of Interior Uses**

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

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-B-2. Facilities for Alternative Transportation:** Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

**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-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

**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-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**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.

**DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

***University Supplemental Guidance:***

**DC2-I Architectural Elements and Materials**

**DC2-I-i. Modulate Facade Widths:** On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction. (Note: This should not be interpreted as a prescriptive requirement. Larger parcels may characterize some areas of the University Community, such as lower Roosevelt.)

**DC2-I-ii. Fine-Grained Architectural Character:** Buildings in Lowrise zones should provide a “fine-grained” architectural character. The fine grain may be established by using building modulation, articulation and/or details which may refer to the modulation, articulation and/or details of adjacent buildings. To better relate to any established architectural character encountered within the community, consider the following building features:

a. Pitched roof;

b. Covered front porch;

c. Vertically proportioned windows;

d. Window trim and eave boards;

e. Elements typical of common house forms.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

**DC3-A Building-Open Space Relationship**

**DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

**DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**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.

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

**DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

**DC4-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**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.

***University Supplemental Guidance:***

**DC4-I Exterior Finish Materials**

**DC4-I-i. Desired Materials:** See full Guidelines for list of desired materials.

**DC4-I-ii. Relate to Campus/Art Deco Architecture:** Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.

**DC4-I-iii. Discouraged Materials:** See full Guidelines for list of discouraged materials. **DC4-I-iv. Anodized Metal:** Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.

**DC4-I-v. Fencing:** Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.

**DC4-I-vi. Awnings:** Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.

**DC4-I-vii. Light Standards:** Light standards should be compatible with other site design and building elements.

**DC4-II Exterior Signs**

**DC4-II-i. Encouraged Sign Types:** The following sign types are encouraged, particularly along Mixed Use Corridors:

a. Pedestrian-oriented shingle or blade signs extending from the building front just above pedestrians.

b. Marquee signs and signs on pedestrian canopies.

c. Neon signs.

d. Carefully executed window signs, such as etched glass or hand painted signs.

e. Small signs on awnings or canopies.

**DC4-II-ii. Discouraged Sign Types:** Post mounted signs are discouraged.

**DC4-II-iii. Sign Location:** The location and installation of signage should be integrated with the building’s architecture.

**DC4-II-iv. Monument Signs:** Monument signs should be integrated into the development, such as on a screen wall.

**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.**
* **Conserve valued elements of existing buildings and landscape; enhance their presence with the new development.**
* **Express function in the design concept of the building through form and organization.**
* **Express the structural rhythm of the structure.**
* **Express entrances, places of gathering, transition from outside to inside, and protection from weather.**
* **Additions to existing historically designated buildings or new construction in those portions of campus having a distinct historic character, such as the Quadrangle and Rainier Vista, shall be similar in materials and scale to the existing historic buildings, or environments, and/or should complement them architecturally and aesthetically.**
* **Promote low maintenance and operating costs.**
* **Express a sense of permanence and provide for opportunities for buildings to age well.**
* **Express design that considers the broadest possible spectrum of human ability in use of spaces and products.**
* **Building design and placement should accommodate convenient pedestrian circulation.**
* **Exterior lighting will be designed to consider the impact of light and glare on surrounding buildings and spaces in the community and on campus consistent with the need of safety and security.**
* **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 adjustment 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 areas. DPD finds that there is no development standard adjustment or departures that, if approved, will allow the project to preserve exceptional trees. 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 the exceptional trees is permitted.

**STAFF DIRECTION**

**At the conclusion of the Design Guidance, DPD Staff recommended the project move forward to MUP application.**

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. Please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 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. See this link for SDR process: <http://www.seattle.gov/dpd/permits/permittypes/designreviewstreamlined/default.htm>
4. Along with your MUP and building permit application, please include a narrative response to the guidance provided in this report with colored elevations and colored landscape plan.
5. All requested adjustments must be clearly documented in the building permit plans.