



City of Seattle

Seattle Department of Construction and Inspections

Nathan Torgelson, Director

DESIGN
REVIEW

DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

Project Number: 3028469

Address: 4000 15th Avenue NE

Applicant: Jodi Patterson- O'Hare for University of Washington

DPD Staff Member: Holly J. Godard

SITE & VICINITY

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

Nearby Zones: (North) MIO-105'/MR
(South) MIO-105'/MR
(East) MIO-105/MR
(West) NC3P-65

Lot Area: The parcel is the full interior and central area of the University of Washington. The project is located at the western edge of the main campus at the southeast corner of the intersection of 15th Avenue NE and NE Grant Lane.

Current Development: Current development is the University of Washington Guthrie Annexes 1, 2, 3, and 4.

Access: Vehicle and pedestrian access to the site is available via West Stevens



Way NE, NE Grant Lane or 15th Avenue NE.

Surrounding
Development: University of Washington institutional uses.

ECAs: No environmentally critical areas (ECA) are located in the immediate area.

Neighborhood: Central Campus University of Washington

PROJECT DESCRIPTION

The proposed project is the demolition of the existing Guthrie annexes and construction of a new 300,000 square foot Population Health building. Two floors of below grade parking is proposed. The project proposal is also to remove exceptional trees, tree groves and replant with new trees.

PUBLIC COMMENT

Notice of Streamlined Design Review was published on October 19, 2017. Comments were received with requests to preserve rather than remove trees, preserve urban canopy for wildlife connectivity, human health and equity, and climate resilience. Requests were received that new tree plantings should be in groves as opposed to isolated plants and should be native species. Another commenter pointed out that there are other locations on and off campus which could accommodate such a large building and not cause so many trees to be cut down.

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-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. Retain as many small groves of trees as possible. Retain exceptional trees.

University Supplemental Guidance:

CS1-II Landscape Design to Address Special Site Conditions

CS1-II-i. Existing Trees: Retain existing large trees wherever possible. 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.

The site is a highly valued urban forest slated for removal. Endeavor to keep groves of trees on the site. Create a landscape design that replaces the urban forest, forest screening along 15th, and which creates a campus building that is integrated into the campus forestry collection rather than an urban, hard-edged, replacement.

PUBLIC LIFE

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. Avoid repeated switchbacks by designing better access.

PL2-D Wayfinding

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

Design entries and other primary access points such that all visitors can easily find main entry points. Use landscape design, building design, and access design to aid accessibility without extensive ramps. Locate main entries on natural desire paths which supports universal design tenets.

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.

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.

Encourage one or several casual gathering places in the landscape for different size groups. Provide comfortable seating some of which is moveable. Without crowding trees and landscaping, create compression and open spaces for the pedestrian experience. create planting plans that reinforce a sense of security for pedestrians. Recreate the wooded landscape that is being removed at this location.

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 the exceptional tree is permitted.

STAFF DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project 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. See this link for SDR process:
<http://www.seattle.gov/dpd/permits/permittypes/designreviewstreamlined/default.htm>
3. Along with your building permit application, please include a narrative response to the guidance provided in this report with colored elevations and colored landscape plans.
4. All requested adjustments must be clearly documented in the building permit plans.
5. Submit the arborist's report, tree assessment and recommendations with the building permit submittal.