

An aerial photograph of the University of Washington West Campus, overlaid with a semi-transparent purple filter. The image shows a dense grid of buildings, streets, and green spaces. The text is centered over the middle of the image.

UNIVERSITY OF WASHINGTON

2018 WEST CAMPUS GUIDELINES

CMG

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INTRODUCTION

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INTRODUCTION

OVERVIEW

The University's academic mission continues to evolve, creating new types of campus growth needs. New technologies, discoveries, and societal issues require facilities that support innovation and collaboration in new ways and at new scales. The development of the West Campus offers the most significant opportunity to develop new campus resources to support the university's dynamic teaching and research mission, enabling stronger connections and collaborations throughout the university, the surrounding community, and the region.

The Campus Master Plan (CMP) presents a range of physical planning objectives critical to the University, to the local community, and for Seattle. The CMP proposes a comprehensive plan for the West Campus that will expand the university's academic presence and build upon its shared goals of extending community programming, improving the public realm and infrastructure for the community, and creating a new nexus where the university meets the neighborhoods.

The Public Realm Design (Guidelines) dovetails with the CMP goals for West Campus and advance the physical framework of the exterior public spaces to define the growing district. The Guidelines are intended to ensure a thriving public realm, with an emphasis on mobility, focused on bicycle and pedestrian access, and ecological function, capitalizing on the

significant presence of vegetation as a character defining feature of the Seattle campus. The Guidelines are visionary in nature, providing a common understanding of character, quality, and scope of the public realm. The vision provides an understanding of how the various district landscapes have distinct identity and purpose, that are made cohesive by a larger urban framework.

The Guidelines provide detail for the physical character of West Campus public spaces, as well as their function and the resulting experiences that will define the new urban campus.

West Campus Study Area

West Campus is the most urban of the four campus sectors and accommodates a wide range of uses. Given its regional transportation and transit access, retail, research in numerous fields, industry partners, and a significant supply of UW operated student housing, West Campus is uniquely positioned to develop as a successful "innovation district" within the broader Seattle region.

The West Campus is bounded by NE 41st Street, 15th Avenue NE and Roosevelt Way, and Puget bay to the south. A disconnected area extends west under University Bridge to Ship Channel Bridge, bounded by NE 40th Street to the North. While the entire West Campus area is addressed in the District Guidelines, special focus is given to the future core of West Campus, with attention to the collection of parcels that are likely to be developed first.

PURPOSE OF THE DOCUMENT

What are the guidelines?

The Guidelines present a vision and landscape identity for the West Campus that is the sum of multiple goals for the public realm. The Public Realm Design Guidelines provide guidance to the University, its development partners and design teams leading to implementation of the West Campus.

The Guidelines describe the comprehensive set of goals and criteria for development of the West Campus public realm. The Guidelines position the public realm as an integral component of an innovative, functional and welcoming public realm by establishing general guidelines for campus places, paving, trees and planting, lighting and furnishings, and circulation to fulfill a campus vision, and be flexible for various development scenarios.

What are they for?

The Guidelines define the qualities of the public realm that must be considered with new development in West Campus, to ensure the success of the project and the success of the innovation district.

The Guidelines provide guidance at 3 scales of consideration and application:

- District Guidelines define public realm systems for all of West Campus.
- Components of the Public Realm Guidelines describe urban and landscape elements with specific character and functions, to demonstrate a cohesive and connected public realm of many parts.
- Parcel Guidelines illustrate unique requirements for the development of individual parcels to contribute to fulfilling the vision for the district.

How are they to be used?

The Guidelines are to be used by the university, developers, and design teams.

The University should use the document to inform content and criteria to be included in Requests for Proposals, and as a reference in review of developer proposals and specific site design development.

Developers should reference the guidelines to inform their development proposal as it pertains to improvement of the public realm and to review the work of their design team.

The design team should reference the guidelines to inform urban design and open space proposals for specific sites.

DOCUMENT ORGANIZATION

The Design Guidelines for the Public Realm is organized in 4 Chapters. These chapters describe the planning and design context of the West Campus, the goals and vision for the West Campus, the design guidelines, and phasing opportunities.

1. Project Context

Describes the historic and existing physical conditions of the West Campus. Planning efforts that the guidelines build upon are described.

2. District Vision

Overarching goals for the West Campus public realm are presented, along with guiding principles and aspirations for functional and vibrant places. A vision for the West Campus is presented that demonstrates what following the guidelines can achieve.

3. Component + Parcel Design Guidelines

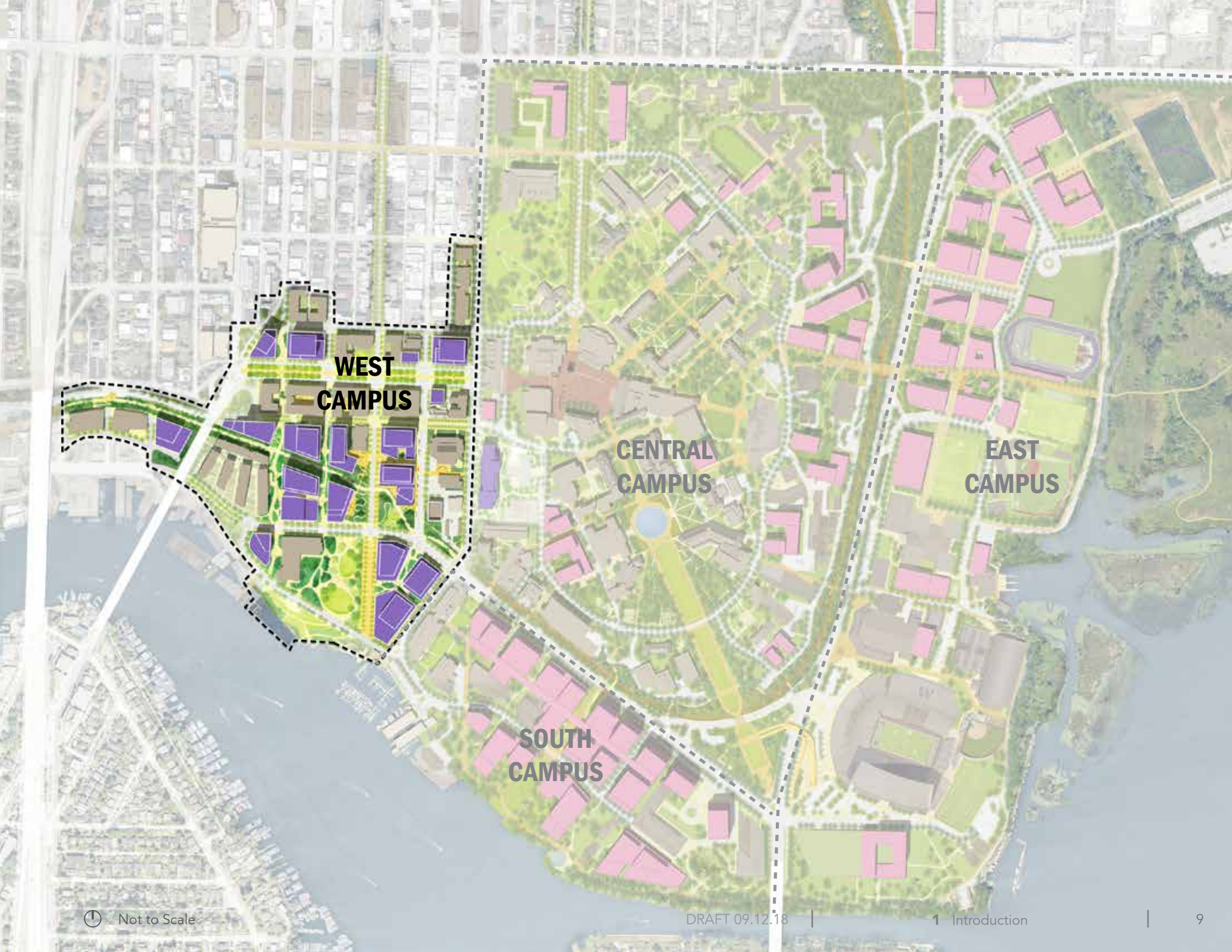
The West Campus includes a variety of environments that can be understood at different scales. District guidelines, Public Realm Component guidelines, and parcel guidelines are presented that are mutually supported and integrated, but address public realm opportunities at different scales.

UNIVERSITY DESIGN REVIEW PROCESS

The University of Washington conducts a design review process for capital projects and physical plans in consultation with faculty and department directors, and advisory committees including the Board of Deans, the UW Architectural Commission (UWAC), the University Landscape Advisory Committee (ULAC) and the Faculty Council on University Facilities and Services (FCUFS).

Design Review is intended to promote a healthy dialogue concerning buildings, landscape and development of the campus. The process seeks to ensure that proposed capital projects and physical plans are of the highest possible design merit; that they respect the university's unique physical character; that they enhance the relationship between the university and the neighborhood; and that they strengthen the physical integrity and identity of the campus.

The design review process is to affirm the university's commitment to - and collective responsibility for - achieving design excellence in capital projects and physical plans and to establish a uniform and consistent framework for planning and design that builds on the legacy of the historic Seattle campus.



**WEST
CAMPUS**

**CENTRAL
CAMPUS**

**EAST
CAMPUS**

**SOUTH
CAMPUS**

2

CONTEXT

1. PHYSICAL CONTEXT - HISTORY OF WEST CAMPUS
2. PLANNING CONTEXT
 - 2015 CAMPUS FRAMEWORK PLAN
 - 2016 URBAN FOREST MANAGEMENT PLAN
 - 2018 WEST CAMPUS DEVELOPMENT PLAN

HISTORIC

WEST CAMPUS PRE 1960

Post WWII, the University saw a significant increase in student enrollment and began to seek expanding the campus boundaries. This expansion took place along Portage Bay and Lake Union to the south and southwest of main campus. This expansion was met with considerable local resistance, as it had major effects on the existing residences and light industrial and commercial district along the waterfront south of NE 45th Street.

Construction of NE Campus Parkway was completed in 1953, soon followed by Terry and Lander Halls, the Applied Physics Lab, and married student housing.

The University District was significantly affected by the construction of Interstate 5 beginning in 1958 with the demolition of many houses. By 1963, the freeway was open, largely separating the University District from the Latona and Wallingford neighborhoods to the west.

In 1964, the city of Seattle used federal funds to acquire 42.8 acres, which made up the Northlake Urban Renewal Project area. The City deeded this acreage to the University and the area was largely redeveloped by 1970.



University Bridge opened in 1919



Campus Parkway

RECENT

WEST CAMPUS HOUSING

Although the City of Seattle designated the University District an Urban Center in its 1995 Comprehensive Plan, the neighborhood's commercial center had suffered due to the increased competition from the intensive development of nearby retail areas, such as University Village.

With minimal academic and cultural programs interspersed with student housing in west campus, the area didn't draw a regular campus community and 15th Ave NE has long felt like the outer boundary of the campus. The creation of new dormitories along Campus Parkway resulted in a reconsideration of this urban campus neighborhood and the initiation of efforts to make it feel more like the UW, even as it remains its own character.



Before: Iconic Elm tree surrounded by parking



Before: Sidewalk and bus waiting area along Campus Parkway



After: Multi-level outdoor gathering areas



After: Iconic Elm tree as focal element of housing



After : Sidewalk and bus waiting area along Campus Parkway



After : Courtyard within housing

RECENT

UW POLICE & WEST CAMPUS UTILITY PLANT



UW Police Department



West Campus Utility Plant



UW Police Department



West Campus Utility Plant

FUTURE

FUTURE OPPORTUNITIES FOR IMPROVEMENTS

West campus is designated as the area of campus that will experience significant growth over the next ten plus years, uniquely positioned to become an innovation district within the broader Seattle region. The Campus Master Plan recognizes the potential impact of increased density and carefully balances dense development with access to open space in the form of a large campus green and through thoughtful development of the public realm.

There are still many parts of west campus that are in need of improvement, including:

- Improved connections to central and south campus and a continued breaking down of the wall along the east side
- Mode separation of the Burke Gilman Trail
- Emphasis on shared use streets that provide service and emergency access with pedestrian privatization
- Re-establishing the street grid with greater porosity and views to the waterfront
- Development of the west campus green



Wall along 15th Avenue



Waterfront access and low density of use



Uninviting service drives



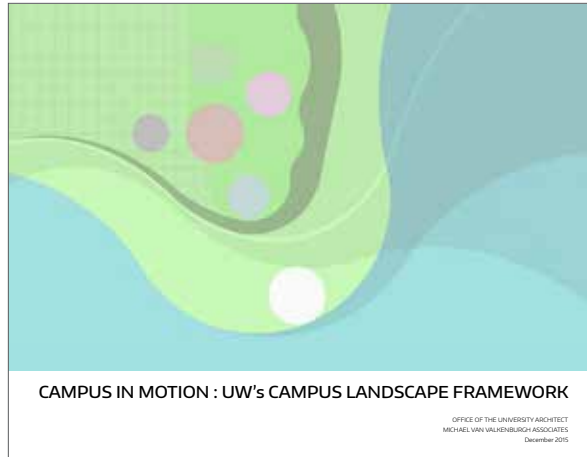
Vehicle-dominated and emphasis on vehicles



Safety of pedestrians and bicyclists along the Burke-Gilman Trail

PLANNING CONTEXT + OVERVIEW

RELATED MASTER PLANS AND CAMPUS EFFORTS



2015 CAMPUS LANDSCAPE FRAMEWORK

The Campus Landscape Framework (CLF) grounds decisions impacting the campus landscape in the knowledge of the history of how the campus has come to be the loved and treasure resource, what is important to maintain, and where we need to invest our attention and resources to more fully nurture a socially and environmentally healthy campus.

The CLF informs the West Campus Development Guidelines by providing an understanding of the role the landscape plays in supporting the mission of the University.

The Campus Landscape Framework offers a foundation for our stewardship of the landscape for its contributions to the pedagogical, ecological, and social characters and qualities of the UW campus.

The Guiding Outcomes of the CLF Include:

- Initiate parity in planning for and investing in the campus landscape as an equal contributor to the quality of daily life on campus and the image of the University.
- Strengthen the campus setting as a rich mosaic of landscape types.
- Expand the sense of welcome, orientation, and discovery throughout the campus to absorb and accommodate new modes of travel.
- Employ active stewardship of the campus to bolster the institutional ethos and set the stage for a more resilient and robust future.



2016 URBAN FOREST MANAGEMENT PLAN

The Urban Forest Management Plan (UFMP) from the Office of the University Architect contextualizes the historic role of forestry at UW and establishes a campus-wide monitoring and management strategy for creating a resilient campus forest.

The UFMP directly informs the ecological strategies outlined in the West Campus Development Guidelines.

The Goals for Stewardship and Management of the UFMP Include:

- Generate a culture of engaged and enthusiastic students from a diversity of schools and colleges with greater opportunities for new cross-department majors and forest engagement.
- Encourage a 10 Acre increase in canopy by 2037, with a minimum of 1 acre increase of those 10 occurring on West Campus
- Standardize Lidar and GIS data collection, something that can initiate engagement with the student and faculty bodies
- Increase the overall forest biodiversity on campus
- Improve the forest and tree health on campus
- Align campus tree policies with those implemented by the City of Seattle
- Utilize the campus' urban forest as a living laboratory that can increase the awareness of UW's urban forestry



2018 CAMPUS MASTER PLAN

The Campus Master Plan (CMP) provides the long-term vision for campus growth. It includes recommendations for open space, circulation, transportation, and planning frameworks, project review and design guidance, and development standards. The CMP identifies West Campus as uniquely positioned to become an innovation district within the broader Seattle Region, with a range of uses including student housing, academic, research, and cultural programs. The CMP directly informs the West Campus Development Guidelines through its planning frameworks and development standards.

The Long-term Vision Informs the 10-year Conceptual Plan for Campus in which West Campus is Designed to:

- Balance dense development with access to open space.
- Structure proposed development around a new proposed green, which shall function as the heart of the district.
- Activate ground floor functions.
- Extend and re-establish the street grid, while improving pedestrian connections to South and Central Campus.
- Provide flexible building footprints and massing to accommodate a range of functions, including academic and research partnerships.
- Connect the University District to the waterfront.

THE FUTURE OF WEST CAMPUS

2018 SEATTLE CAMPUS MASTER PLAN (CMP):

The following provides a summary of CMP content that addresses the development of West Campus in relation to the public realm. Topics include the framing of outside spaces and streets by new buildings, in terms of both form and ground-floor uses, the disposition of parks and open space, mobility, and ecological function. The 2018 CMP should be referred to for relevant guidelines and policy.

PUBLIC SPACE

Building Heights and Massing

Building heights and massing established in the 2018 CMP and the 2017 up-zoning of surrounding city parcels (primarily the University District) will radically recast the West Campus to a more urban environment, with streets framed by multi-story facades and towers. The recommended footprint of a potential development site should consider several criteria including, but not limited to, access to open space, circulation, proximity to adjoining buildings, impact on the landscape, opportunities for development on sites to contribute to larger compositions or groupings of buildings and open spaces, and alignment with existing buildings. Buildings reduce in height closer to the waterfront, to frame the West Campus Green and enhance opportunities for long views across West Campus to Portage Bay.

In the context of more density and less sky, the public realm must qualitatively be different than it is today, with more open space and habitable streets.

Building Form, Types, and Uses

The CMP describes guidelines for placement of towers on a parcel relative to negative impacts on the public realm from wind and shadow.

A description of active edges notes the importance of ground floor uses and street facades to ensure natural surveillance and visual interest at street level. Special consideration

should be paid to building types and uses and their integration into active edges that enhance the social life and activity of the open spaces.

The CMP does not prescribe building types and uses. However, the CMP introduces the value of including a variety of building uses and types that ensure a dynamic mix of activity and social interaction.

Parks + Open Space

The CMP preserves and builds upon the campus' existing four radial axes and significant open spaces with new spaces outside of central campus and stronger connections from the West Campus core outwards. The increased density of West Campus is balanced with access to open space, distributed among multiple sites, and through the creation of large, central open space similar in scale to other major open spaces on central and south campus.

The network of open spaces envisioned by the CMP in the West Campus establishes a strong sense of place, and reinforces existing and new organizational axes. The primary open spaces of West Campus that structure campus development include:

- West Campus Green
- West Campus Plazas and streetscapes
- Improved Burke-Gilman Trail
- Pedestrian mews and courts
- Continuous Waterfront Trail
- West Campus Housing landscape

MOBILITY

Pedestrian + Bicycle Circulation

A central goal of the CMP is the preservation and improvement of the pedestrian nature of the campus. The public realm of West Campus must reinforce this goal.

The many and varied pedestrian paths within the campus core provide a variety of experiences including the functional, day-to-day movements of large student populations between classes as well as more passive or leisure-related uses. These functions should be reinforced and enhanced within the West Campus public realm to seamlessly expand the pedestrian network between campus sectors, and adjacent neighborhoods.

The correspondence between bicycle facilities and pedestrian circulation should be considered to minimize conflict and support synergies between bike parking, and pedestrian access. Bicycle travel is an important mode of travel at UW. The University has encouraged bicycle travel through a variety of methods including through the provision of short-term and long-term secured bicycle parking. These facilities have impacts on the planning of the public realm. Most notably the Burke-Gilman Trail, which is owned by the UW within the MIO, is a key mobility asset and significant defining feature of the West Campus public realm.

Vehicular Circulation

Vehicular circulation has remained largely unchanged over the last decade. The sustained vehicular pattern of circulation is consistent with City and regional transportation policies as well as the UW goals of developing the campus as a pedestrian-oriented environment.

West Campus, unlike the rest of the campus, is characterized by an urban street grid; vehicular access is limited along some corridors to reduce cut-through traffic. The West Campus public realm will benefit significantly from reduced vehicular speeds on all roads in concert with improved pedestrian crossings, and limited vehicular access. Arterial roads are maintained, and require special attention to ensure that modifications in support of the pedestrian and bicycle networks account for traffic volume and flow.

Proximate vehicular access to buildings throughout campus is necessary for servicing and routine operations. These activities are supported by a number of loading zones. Loading zones are essential to the functionality of the buildings but they also can have significant impact on the quality of the public realm. Special consideration must be given to the locations to minimize conflict with pedestrian activity and bicycle circulation.

ECOLOGICAL FUNCTION

Urban Forest, Urban Ecology + Stormwater

The University of Washington is surrounded by and is an integral part of significant and vital ecological systems. Further more, the complex and diverse character of campus planting—most often lush with mature trees—is an essential defining feature of the UW campus identity. The University strives to be a good steward of ecological systems throughout campus, exemplified by the UW Urban Forest Management Plan; tree planting in the West Campus must align with and be directed by this document.

Trees enhance streetscapes and plazas with shade, frame spaces and views, and provide texture and color (support our biophilia). Additionally, trees provide much needed habitat for urban fauna, most importantly birds. Where possible trees should be enhanced with understory to contribute to a functioning urban ecology and enhance UW's historic woodland character.

Trees help reduce the volume of stormwater that enters into the municipal infrastructure, and improve water quality down stream—interception, absorption, transpiration, and improved infiltration. Trees should be paired with other green stormwater infrastructure systems to increase effectiveness.

3

DISTRICT VISION

1. PRINCIPLES OF THE PUBLIC REALM
2. VISION FOR A THRIVING PUBLIC REALM
3. DISTRICT GOALS AND GUIDELINES

PRINCIPLES OF THE PUBLIC REALM



Ágitagueda Art Festival, Águeda, Portugal

ENCOURAGE EXPLORATION & SOCIAL INTERACTION

The public realm of a good urban campus is the space in which the population of the district and the general public has right of access: the setting for campus life. The West Campus public realm should be a place that compels people to spend time in it because of the richness and diversity of experiences it offers.

DELIGHTFUL PUBLIC SPACE

The best places to walk are punctuated with pleasant surprises that make people glad they walked and encourage them to keep walking. A good view, a comfortable place to sit, a work of public art, a nice place to get a cup of coffee: these are rewards for exploring. When people anticipate such things, or when they are attracted by inviting or intriguing features in the public realm, they are motivated to use streets and bring them to life.



The Plaza at Harvard, Stoss, Cambridge, MA

CREATE AN URBAN INNOVATION DISTRICT

The innovation district will be established by the success of cultural and academic production that happens within its boundaries. The district's public realm must contribute to the cultural productivity and ecological health of the West Campus with a variety of useful spaces and functional landscapes.

PRODUCTIVE PUBLIC SPACES

Good public spaces facilitate certain activities and invite others: they are open and flexible to changing uses that allow for innovation and cultural expression. The public realm is both a setting and an agent for social interactions that make a place interesting and engaging. It should be designed for maximum value to the people who use it and the district as a whole.



Larimer Square, Denver, CO

INCREMENTALLY BUILD A COHESIVE URBAN CAMPUS

The West Campus may be built incrementally, and will include a variety of urban landscapes, but it must ultimately be a single cohesive district. The public realm of the district (the aggregation of streets and open spaces) will be the enduring image and identity of the University of Washington's West Campus.

A STRONG IDENTITY

Streets are as significant as the campus' open spaces in defining the West Campus. All aspects of the public realm must provide spaces for the campus community and landscape function. The diversity of public spaces must be integrated within the innovation district by comprehensive ADA compliant circulation. Successful incremental site improvements must be attuned to future adjacent conditions, campus circulation, and the campus vision in order to contribute to a cohesive whole.



Harvard Square, Cambridge, MA

MAKE A PEDESTRIAN ORIENTED PRECINCT

The West Campus pedestrian network provides continuous, comfortable, and interesting connections to a range of public spaces. A network with options—with more than one sensible route from place to place, opportunities to change course, and moments to stop—is useful and encourages people to walk.

A SENSE OF WELCOME

The West Campus public realm should demonstrate thoughtful planning, execution, and maintenance in order to be inspiring and appealing. Coupled with a commitment to inclusion and pedestrian accessibility, the expression of quality, investment, and human scaled spaces should establish the West Campus as a pedestrian-oriented precinct. These impressions help make the public realm engaging, comfortable, and feel safe.



South Park Blocks, Portland, OR

EXPAND URBAN FOREST + ECOLOGY

The West Campus public realm can demonstrate a sense of stewardship and new strategies for sustainable place making. The district landscape offers a variety of opportunities to implement best practices and innovative approaches to ecology, planting, and maintenance of an urban campus in anticipation of warming climate.

SUSTAINABLE PUBLIC SPACES

Achieving a more sustainable environment is a constant process, and that effort—to implement and maintain projects with minimal resources, using economic, social, and environmental strategies—is inspiring to witness. Commitment to sustainability and stewardship by UW, students, and partners responsible for maintaining the district can be catalyzed. Preservation of existing trees and expanding the campus forest is a key ambition of the West Campus public realm character and quality.



Pulaski Park stormwater treatment, Northampton, MA

UNIFY WEST CAMPUS HYDROLOGY

The West Campus site hydrology should be intertwined with daily life in the public realm in a unique and systematic way. Stormwater treatment gardens should be a part of the public realm experience in open spaces and on city streets, and visibly connected to buildings where appropriate.

MAXIMIZE CO-BENEFITS

The West Campus public realm offers the opportunity to comprehensively address the U District hydrology and to effectively detain, treat, and convey stormwater. Vegetated facilities can be integrated into streets and open spaces to increase planting in the campus and to demonstrate the relationship of urban runoff to the Bay. The West Campus stormwater treatment strategy should combine localized treatment on parcels and large scale filtration gardens to address district ROW and open space run off.

VISION FOR A THRIVING PUBLIC REALM

The West Campus public realm defines the Innovation District: an inclusive and welcoming academic precinct with industry partners. It should be well maintained and cared for while feeling open and available for use by the public, and valued by the surrounding community; where students gather through their day and visitors feel welcome to linger and enjoy themselves. The West Campus must have a strong identity that is recognizable within the city context and evoke a feeling that is representative of UW, its academic and research community, as well as the neighborhoods it serves. The vision for a thriving public realm establishes key considerations, criteria, principles, and goals for the successful definition of cohesive and functional West Campus public realm.

AN INNOVATIVE SOCIAL AND ECOLOGICAL HUB

The West Campus will be UW's innovation hub. Together, the West Campus open spaces and streets should create a unique district comprised of varied places and landscape types --an inclusive, urban, and active district that welcomes and facilitates a variety of uses and activities.

The West Campus public realm should be a network of special, distinct open spaces and lively, pedestrian-oriented streets and mews. A unique component of the West Campus should be the inclusion of more intimate spaces and a fine grain of access across the site to support vital street life and define a pedestrian-oriented precinct. The integrated combination of public realm experiences and active ground-floor building design and program should create a memorable urban district.

The public realm will function ecologically, with consideration for climate responsiveness, resiliency, and resource conservation. The campus landscape offers a medium for innovative best practices and experimentation.

AN INCLUSIVE PUBLIC REALM

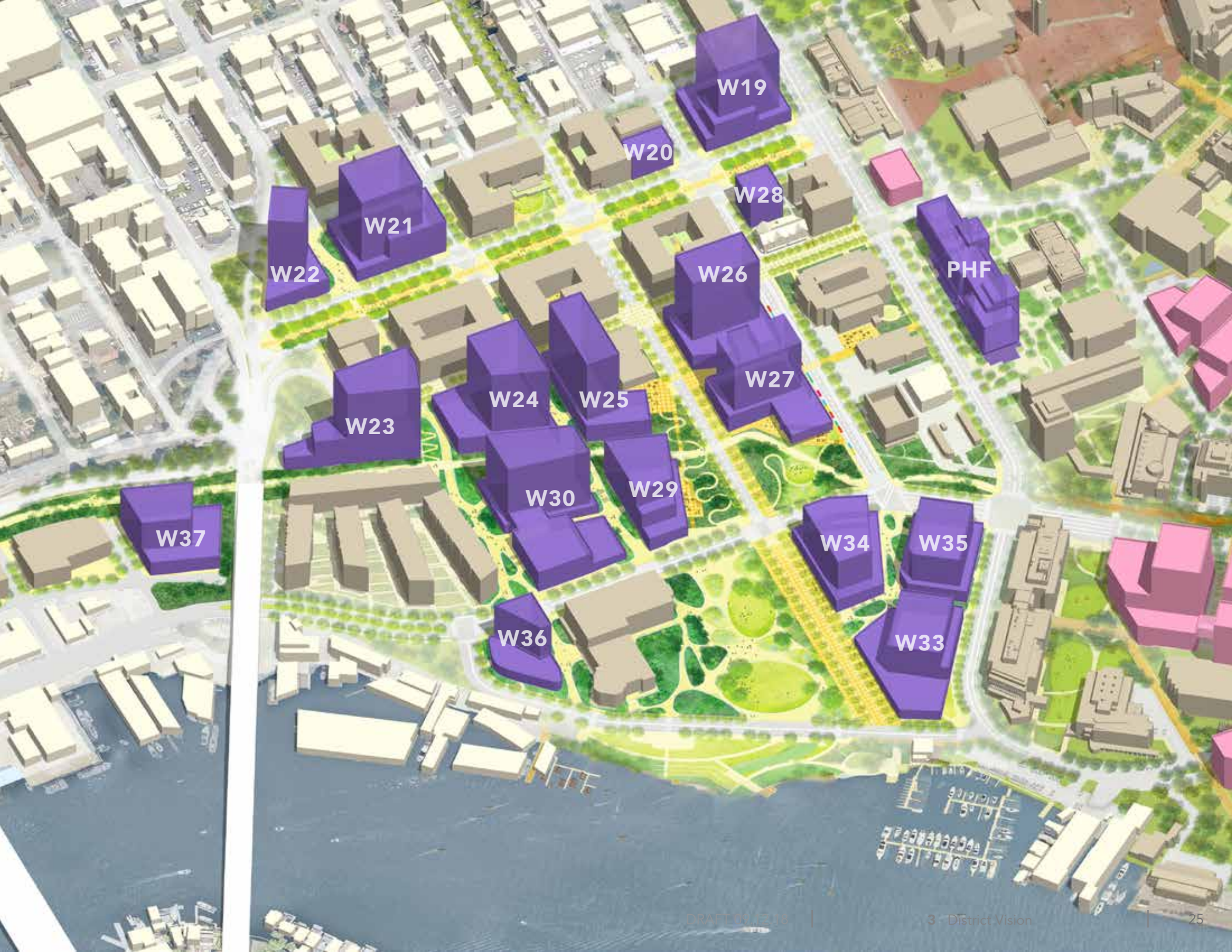
The public realm of the West Campus should be a vital link to the historic campus core, surrounding neighborhoods and Portage Bay waterfront. It can be a dynamic addition to the University District, and a distinguished urban campus. The public realm, land use, and building strategies developed by the University of Washington should work in concert with the Design Guidelines for the Public Realm to create a safe, inviting, and sustainable streets and open spaces. A variety of experiences can enrich the campus and city at multiple scales by inviting and a diversity of visitors and users.

Elements should be coordinated across the entire network of streets and open spaces to characterize the West Campus public realm. Circulation is the most important of these unifying elements. Comprehensive ADA compliant circulation is a priority across the district that should ensure equal access to the public realm and to its amenities.

UTILIZING WEST CAMPUS ASSETS

The West Campus boasts numerous features and resources that set the stage for a high quality urban experience that is unique to the University District and to the University of Washington. Many of these characteristics can be capitalized on to establish and reinforce an engaging public realm experience authentic to the landscape and place.

These existing qualities should be protected and integrated into the public realm improvements. In aggregation, these assets, some already noted in the West Campus Development Framework and the CMP, can be the basis of a public realm that is inviting, supports a social and cultural milieu of the Innovation District. The West Campus public realm must be bound to existing topography, the Landscape Mosaic and vegetation, and the long views characteristic of the UW campus.



DISTRICT GOALS + GUIDELINES

The District Goals and Guidelines describe the qualitative and actionable ambitions to support the vision of a thriving public realm that is unique to the West Campus innovation district. The goals are associated with 3 essential factors of the public realm: Public Space; Mobility; and Ecology. The 3 topics are also addressed in diagrams on the following pages. The plan on the facing page illustrates a Vision for the West Campus public realm, and shows the potential sum of principles, goals, and guidelines. The diagrams on the following pages illustrate various public realm elements and urban systems that function at the district scale as a framework for the Components of the Public Realm and parcel improvements. These multiple scales of consideration are mutually supportive to fulfill broad campus goals, as well as provide detail for the urban design of parcels.

PUBLIC SPACE

Approaches to support a variety of social interaction, discovery, and culture.

- Provide flexible spaces of a variety of sizes for self-programmed areas and uses.
- Design for social spaces at active building edges and entries.
- Define street typologies and hierarchy based on purpose and character.
- Create catalysts for social interaction and pause.
- Provide way-finding and wifi connection hubs—district digital street utility.
- Promote micro-retail and Living Innovation Zones for chimerical and cultural activity.
- Provide basic services—clean public toilets, drinking water and seating.

MOBILITY

Attention to systems of mobility to enhance pedestrian experience and activity.

- Provide for safe pedestrian & bicycle circulation.
- Minimize the presence of cars by limiting vehicular circulation, and controlling loading, servicing, and parking.
- Capitalize on moments of transition between transportation modes as opportunities for socializing and campus life.
- Provide a network of ADA compliant pedestrian routes, and tie in pedestrian connections to the central campus.
- Anticipate automation—establish mixed use ROW; minimize on and off-street parking.
- Provide areas for charging stations; car share; bike share.

ECOLOGY

Leverage planting areas to provide multiple ecological and campus life benefits

- Establish planting as the dominant character defining feature of the West Campus public realm.
- Reveal and build upon existing extensive campus planting, including the campus forest and understory.
- Maximize ecological services provided by the urban landscape.
- Preserve and restore remnant woodlands along Burke-Gilman Trail.
- Use designed ecological resources as an opportunity for campus stewardship and living laboratories.
- Create gardens and places of horticultural delight that provide ecological services.
- Integrate vegetated stormwater facilities into the public realm as a visual amenity and a statement of landscape function.



PUBLIC SPACE

The Campus Landscape Framework describes the character and purpose of the many types of outdoor campus places. Each campus place is described as a part of the campus' Landscape Mosaic. The concept of the Mosaic applied to the West Campus connects it with the historic core, and asserts, with new development, the value of the public realm as the defining feature of the University of Washington in Seattle.

Public space in West Campus can be characterized as public and publicly accessible locations for respite and recreation, and high intensity of social interaction. Cultural activity--commercial and non-commercial-- and even cultural production, such as outdoor maker spaces or pop-up environments on plazas and streets is important to provide support of the ambitions of an Innovation District. This outdoor activity can be directly connected to interior building uses to fully integrate the institutional purpose and campus life in the public realm.

The West Campus Green can offer respite from the vitality of public life in the West Campus Commons, as well as provide significant flexible open space for spontaneous events and active recreation. A diversity of interesting and varied public spaces is essential to the success of the West Campus public realm.

Spaces that provide opportunities for gathering and lingering, especially those associated with on-street social spaces, shall be protected from wind, and take advantage of sunny areas and the long views that characterize the campus.

Active Edges

The relationship between the public realm and the ground floor uses will create a rich and varied street-level experience throughout the West Campus. The CMP identifies Active Edges at specific building perimeters. This diagram provides additional design intent, locating Active Edges where buildings open onto social spaces in the public realm. Driveways and service access should not be permitted on the Active Edge frontages.

These frontages should accommodate many small shop-fronts, with a few larger anchor stores and restaurants as demand allows. Additionally, ground floor and main building entries should be located on these frontages.

All ground floor facades should be characterized by visual access into buildings' interior common spaces, and include secondary building entries and access to upper floors to create variety of activity and visual interest for the pedestrian realm.

Pedestrian Precinct

Mid-block Corridors, plazas and terraces interconnect with the east-west 40th Street (Lincoln Way) shared public way, and north-south Brooklyn Promenade to provide a network of open spaces that define the West Campus as a predominantly pedestrian environment. This network provides cross campus connection and open space amenity to most parts of the West Campus with concentration in the West Campus Core.

Open Space

The West Campus Core is characterized as a heavily planted urban landscape and includes the West Campus Green. Campus Parkway provides an additional heavily planted public realm experience. The planting of the open spaces provides visual and psychological benefits as counterpoint to the surrounding buildings, and relief from the districts streets.



- Open Space
- Social Space
- Active Edges
- Shared Streets
- Primary Entries

🕒 1" = 300'-0"

DRAFT 09.12.18

3 District Vision

MOBILITY - PEDESTRIAN CIRCULATION

As a pedestrian dominated precinct, the West Campus street and pathway network will provide safe and equitable access to open spaces, building entrances, retail and ground floor uses, with unique street types designed to the scale and speed of the pedestrian experience.

Creating a safe, accessible, and comfortable pedestrian experience will be a priority on all streets in the West Campus. A network of fine grain pedestrian access, including passages through buildings, shall complement sidewalk access on all streets. The various pedestrian mews, and mid-block corridors, and the 40th Street shared-public-way should be considered priority pedestrian routes to form a network across the campus.

ADA compliant circulation should allow for unobstructed access to all open spaces from the primary pedestrian routes. Pedestrian paths shall include a universally accessible path of travel that does not exceed 5% maximum longitudinal slope where existing conditions allow. Where stairs are necessary, ramps or alternate routes inside buildings should be provided. The accompanying diagram indicates the strategy for pedestrian circulation at a network scale.

Passenger loading and building servicing should be designed to minimize conflicts between pedestrians and vehicles. Ride-share pick-up/drop-off and bike parking should be located to minimize pedestrian conflicts and maximize the special street life elements that create a rich public experience.

Crosswalks at controlled and uncontrolled intersections are proposed at all open spaces and connections. These connections are important to the pedestrian network and definition of West Campus as a pedestrian dominated precinct. These crossings connect the West Side Mews across Pacific Ave, West Campus Commons to the Green across Pacific Ave, and the east to west side of Brooklyn Avenue. An appropriate combination of traffic control strategies, including crosswalk markings and signs, should be employed to maximize visibility and safe pedestrian crossing.

BICYCLE CIRCULATION

The West Campus bicycle network provides important links to and from the district to commuter routes, such as the BGT, and adjacent neighborhoods. A variety of bike facilities provide choices for cyclists of all ages and skill levels to access open spaces and buildings and are integral to the unique character of the West Campus.




Bike facilities should be provided on all streets in West Campus, in addition to the Burke-Gilman Trail and the protection offered to cyclist by shared-public-ways. The accompanying diagram indicates the strategy for these facilities at a network scale.

Where existing street curbs are to remain, the bicycle facilities shall be accommodated within the existing ROW curb-to-curb. Class 2 facilities are preferred to sharrows where vehicular lanes can be reduced to accommodate them.

Bicycle parking facilities should be coordinated with public realm access and social spaces, and building entries. Short and long term bicycle parking should be per University standards. Bike parking and bike-share facilities should be located to minimize pedestrian conflicts, provide direct access to bicycle network, and focus activity in social spaces.

NACTO Bicycle Facility Definitions:

- Class 1: Protected 2-way bicycle lane
- Class 2: Painted 1-way bicycle lane, typically between curb and vehicular travel lane.
- Class 3: Painted markings - sharrows - in vehicular travel lane to alert drivers to share the lane with cyclists.

-  Ramp
-  Stair
-  Universally Accessible Path
-  Primary Universally Accessible Route
-  40th Street Bike Lane
-  Class II Bike Lane
-  Class I Bike Lane
-  Pedestrian Crosswalk
-  Pedestrian Scramble

1" = 300'-0"

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3 District Vision

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MOBILITY - VEHICULAR

Through careful consideration of the pedestrian and bicyclist experience, transit connections, and traffic calming measures, the impact of vehicles in the West Campus public realm should be minimized.

SDOT's U District Green Streets Concept Plan (January 2015) proposes improvements to Brooklyn Avenue to improve bicycle access north and south, improve the crossing at the Burke Gilman Trail, enhanced street tree plantings, and minimize the presence of curb-side parking.

Loading, servicing, and parking in the West Campus should be distributed to maximize the generosity of the public realm and support the pedestrian experience.

- Servicing needs for each of the West Campus parcels should be accommodated on site where feasible to minimize presence on primary pedestrian routes and open spaces.
- Driveways may be provided for access to off street parking or service area and loading docks. Driveways should be located to minimize presence on primary pedestrian routes, and reduce conflict with pedestrians and cyclists. They should be dedicated to specific block and land use needs.
- Minimal on-street parking should be provided in the West Campus and passenger loading areas should be strategically located near building entrances.



- Shared Public Way
- Innovation Zone
- Fire Access
- Mews: EVA + Service Access
- 2 Way Street
- Arterial
- P Potential Parking
- ▼ Potential Garage Access

① 1" = 300'-0"

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3 District Vision

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URBAN ECOLOGY - CAMPUS PLANTING

The University of Washington Seattle campus is defined by abundant planting. The variety of landscape experiences are based on native ecotypes and species selection. The arrangement, quality, and character of planting defines the public realm experience on campus. Open spaces, large and small are defined primarily as clearings in the forest, framed by shrubs, that also screen adjacent buildings in the more intimate places and for immersive experiences.

The composition and distribution of a diverse, adapted urban forest, stormwater gardens, and planted areas will create a resilient ecological framework to shape varied sensory experiences, provide urban habitat, and create an identity for West Campus that strongly connects to the Central Campus and improved waterfront open space.

The West Campus public realm will function ecologically, with consideration for climate responsiveness, resiliency, and resource conservation. The urban campus landscape offers a medium for innovative best practices and experimentation, opportunities not provided or as well suited to the Central Campus. Highlighting the ecological value of West Campus planting can impart a sense of stewardship in the urban district.

The varied and unique parts of the West Campus should be distinguished by planting as much as by function and design. Planting strategies should preserve and expand existing resources such as wooded character of the Burke-Gilman

Trail, or introduce new planting typologies to the West Campus based on existing communities found on the Central Campus or other local, established environments. Native or climate appropriate understory, and ground cover will provide as much species diversity as feasible in planting areas, in association with trees, as well as function in stormwater treatment gardens.

While Portage Park is not a campus facility, its adjacency to the West Campus Green physically connects West Campus to the water. Species selection for the Green can highlight the shoreline as a high functioning ecological zone, with special attention to the concerns of salmon habitat and water quality. Vegetated stormwater treatment facilities in the Green are an important part of the expression of the immediate ecological concerns.

Hydrology

Site hydrology should be intertwined with daily life in the West Campus in a unique and systematic way, with stormwater treatment gardens that are a part of the public realm experience in open spaces, and connected to building-integrated recycled water systems, and advanced greywater reuse strategies where feasible.

The West Campus stormwater treatment strategy should combine localized treatment on parcels and large feature stormwater gardens to address district ROW and open space run off.

Irrigation

Irrigation is an essential element of plant health and should be considered as part of the site hydrology strategy.

Maintenance

Upon construction, maintenance and management of tree and understory planting, soils, and irrigation will be essential to the successful function of the site's urban ecological systems.



- Urban Woodland
- Lawn
- Riparian Meadow
- Forest Understory
- Urban Oak Savannah
- Formal Canopy / Street Trees
- Stormwater

🕒 1" = 300'-0"

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3 District Vision

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URBAN ECOLOGY - CAMPUS FOREST

The image and identity of the University of Washington Seattle campus is defined by the expansive campus forest. Open spaces, large and small are defined primarily as clearings in the forest, while linear connections such as the Campus Parkway are defined by the tree canopy, framing view-sheds such as Ranier Vista. Trees should be the foundational character defining feature of West Campus to establish a green, urban public realm and strongly connect to the Central Campus.

The West Campus public realm should be noted for its rich and diverse array of open space amenities and outdoor campus life. Trees play a significant role in making the outdoor social spaces function successfully. Tree selection and maintenance are vital to maintaining a comfortable public realm experience in streets and open spaces. Trees should be sited to block wind at the district and local scale, to provide shade for program areas, and to frame views.

Because West Campus is an urban campus, and streets make up a significant part of the public realm, the success and long term health of street trees is a priority. Soil quality and species selection, relative to environmental suitability and disease resistance, are essential considerations to the success of the urban forest.

Existing trees in West Campus, both on streets and in parcels, should be retained where possible, as the foundation of the district's forest, facilitate achievement of canopy coverage goals and maintain sequestered carbon in healthy

vegetation. The Burke-Gilman Trail includes intact woodland that should be restored, expanded, and preserved (see Burke-Gilman Trail Component Guidelines, pages 45-46). Large existing street trees on Brooklyn Avenue should be retained where possible to define the character of the Promenade (see Brooklyn Promenade Component Guidelines, pages 54-57).

Tree species should be considered for their aesthetic and ecological benefits, and as suitable for the eco-type they might be a part of. Where trees are proposed for the public ROW, species selection should adhere to SDOT standards. Where habitat value is desired, trees should complement understory species selection.

Canopy Cover Goal

Each parcel and streetscape improvement must plant trees to increase the canopy coverage of the West Campus. According to the UW UFMP, the canopy coverage of West Campus was 10.7 acres IN 2017 (or 15.2% of West Campus). The UFMP has outlined a minimum of a 1 acre increase in West Campus' canopy cover by 2037.

Soil

- Trees should receive adequate soil volume to sustain long term health.
- Employ strategies to provide adequate soil volume for the long-term health of no less than 400-500CF of soil per medium sized canopy tree.



- + Proposed Canopy
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Coniferous Tree
- ⋄ Views to Lake

1" = 300'-0"

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3 District Vision

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4

COMPONENT + PARCEL DESIGN GUIDELINES

1. COMPONENTS OF THE PUBLIC REALM
2. PARCEL GUIDELINES













COMPONENTS GUIDELINES

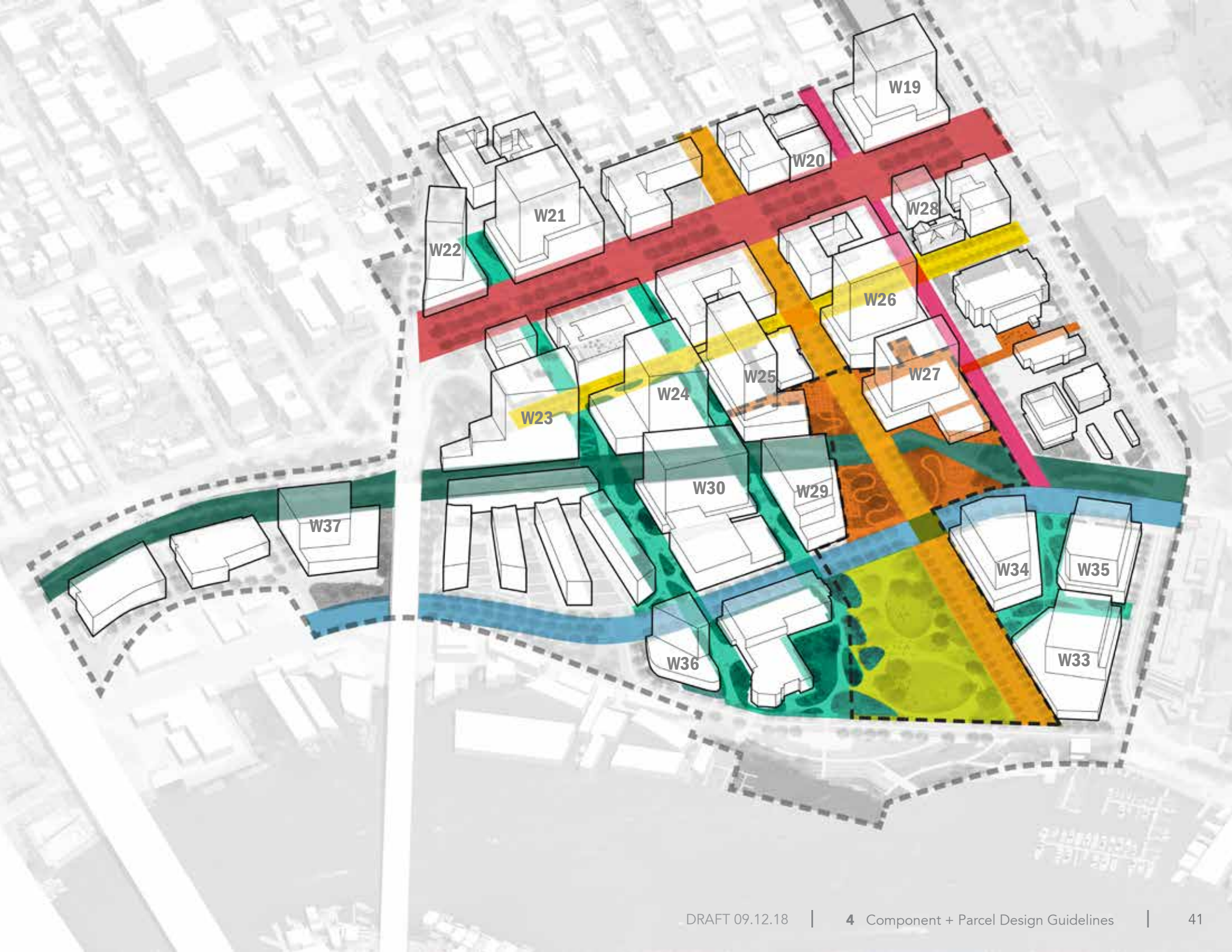
The following section describes the qualitative and actionable design goals for specific Components (sub-areas) of the West Campus public realm, each with a distinct character and purpose. In aggregation, the Components provide a cohesive district identity.

Each Component provides the immediate, more detailed public realm context for the development of individual parcels that will be constructed at different times. Individual parcel development must contribute to the design intent of associated Components of the Public Realm to ensure a cohesive but varied campus open space.

The West Campus Components are:

1. West Campus Core (page 42)
 - Plaza & Belvedere (page 44)
 - Mid-Block Corridor (page 48)
 - West Campus Green (page 50)
 - Brooklyn Promenade (page 52)
2. Campus Parkway (page 56)
3. NE 40th Street (page 58)
4. Burke Gilman Trail (page 60)
5. Pacific Street (page 62)
6. West Side Mews (page 64)
7. University Way (page 68)
8. University Way Terminus (page 70)

-  1. West Campus Core
-  Plaza & Belvedere
-  Mid-Block Corridor
-  West Campus Green
-  Brooklyn Promenade
-  2. Campus Parkway
-  3. NE 40th Street
-  4. Burke-Gilman Trail
-  5. Pacific Street
-  6. West Side Mews
-  7. University Way
-  8. University Way Terminus



WEST CAMPUS CORE

The West Campus Core is the social and cultural heart of the Innovation District. It offers a variety of venues for social life and enhanced circulation options to connect features and amenities within the district and beyond.

The West Campus Core public realm provides a memorable, urban landscape image and identity unique to the district, similar to other signature campus spaces of comparable scale. Within the Core a variety of places and experiences for social interaction, study, work, and recreation are found, all set within verdant planting and the Campus Forest.

The West Campus Core is comprised of 3 distinct areas, described in the following pages, and listed below:

1. Plaza & Belvedere

The West Campus Plaza & Belvedere includes a rich and diverse array of social spaces and landscape experiences defined by buildings, clearings in the forest, and meadow planting.

2. West Campus Green

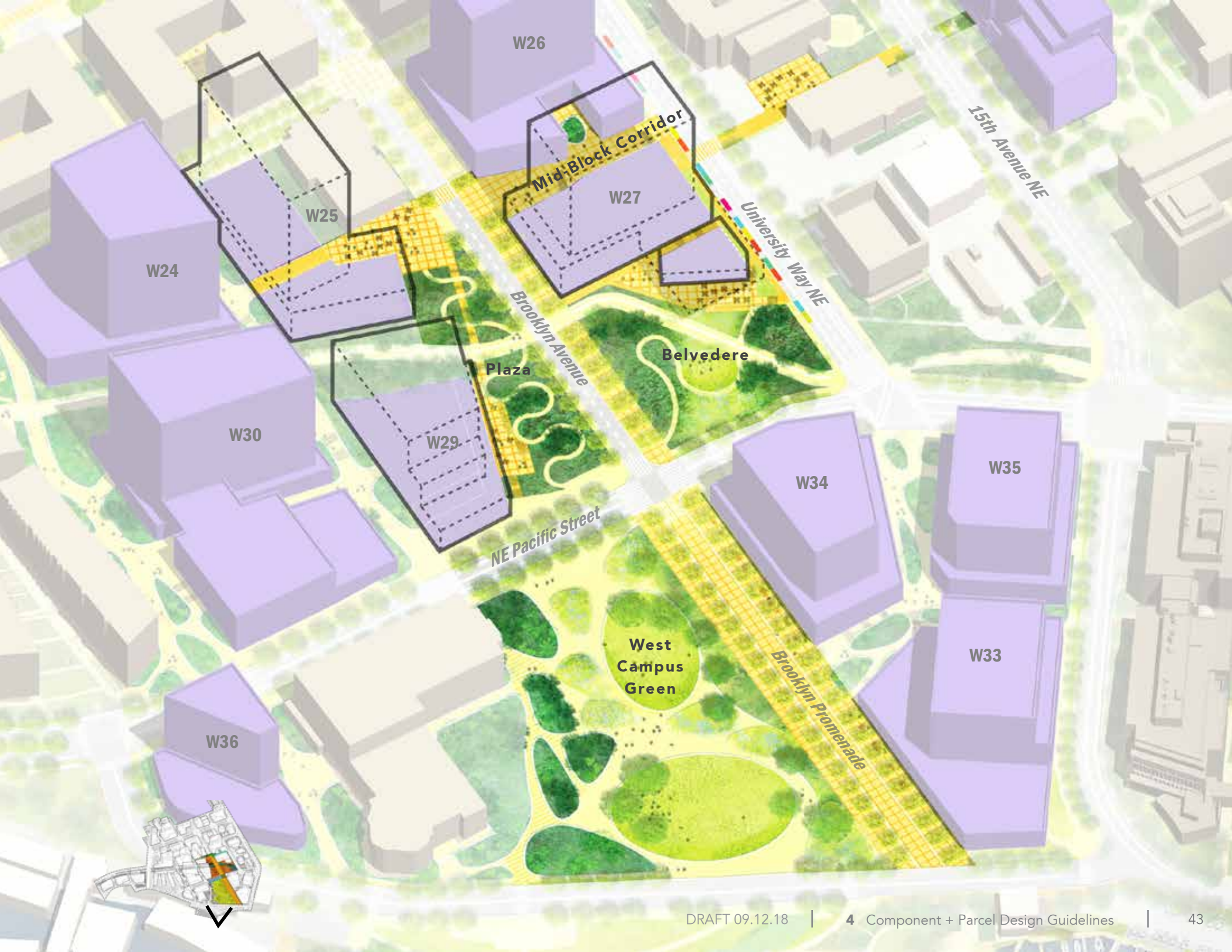
The West Campus Green is a landscape of scale similar to other campus landscapes such as Parrington Lawn and Rainier Vista. It provides physical and visual connection to the waterfront, as well as recreational and open space amenities for the district.

3. Brooklyn Promenade

The Brooklyn Promenade has multiple purposes. It is the main north-south connection between the U-District and the waterfront.

3. Mid-Block Corridor

The Mid-Block Corridor provides an important link between the West Campus and Central Campus, helping to reduce the scale of the north-south blocks while also providing opportunities for social interaction.



W26

Mid-Block Corridor

W27

15th Avenue NE

University Way NE

W25

W24

Brooklyn Avenue

Belvedere

Plaza

W30

W29

NE Pacific Street

W34

W35

West Campus Green

Brooklyn Promenade

W33

W36



WEST CAMPUS CORE: PLAZA & BELVEDERE

The Plaza & Belvedere is the active, social heart of West Campus and is notable as a constellation of relatively intimate open spaces with accessible circulation in mid-block corridors and paths set within the campus forest, sunny meadow, and park planting. This model of urban campus space emphasizes the Innovation District's social and cultural life.

Implementation of the West Campus Plaza & Belvedere will occur with development of parcels **W25, W26, W27, and W29**. Incremental development of the public realm of each parcel must result in a cohesive environment, with attention to adjacent parcel site improvements.

Each parcel should have its own appropriately scaled, publicly-accessible terrace set within planting. The terraces each make direct connection to the adjacent building in order to facilitate indoor-outdoor relationships and to reinforce opportunities for spontaneous interaction and innovative academic discourse. Ground floor uses should provide destinations that activate the outdoor space. The terraces should afford sweeping views of the West Campus Green and Portage Bay and reinforce the existing dramatic topography.

The Belvedere is a unique public open space with a park-like character, being surrounded by planting, while optimizing its location and prospect and views of the West Campus Green and waterfront. Public realm improvements should reflect the site topography, utilizing stairs, ramps, and sloped walks as special and memorable features of West Campus.

The Burke-Gilman Trail is a major component of the Plaza and Belvedere and should be designed with mode separation in accordance with the University's BGT Concept Plan. The primary crossing point on Brooklyn Avenue for both pedestrians and bicycles should be aligned with the Burke-Gilman Trail.

Circulation paths weave through woodland and planting to provide ADA compliant passage across significant grade change, and a finer grain of options for pedestrians. Key elements of this circulation include the mid-block connections.

Paving

The terraces should consist of distinctive, and high quality paving materials unique to the Campus Commons. Paving should provide visual texture and be unique to the terraces.

The circulation paths--sidewalk and landscape paths--should be of a consistent paving material, different from the terraces.

Planting

Tree planting should preserve and expand the campus forest, specifically along the Burke-Gilman Trail. Trees should be planted to frame views to the water and to shape outdoor spaces. In areas where canopy is selectively thinned to open up views to the lake, native woodland understory and meadow planting should be installed (specifically at the Belvedere).

Canopy species to consider planting include:

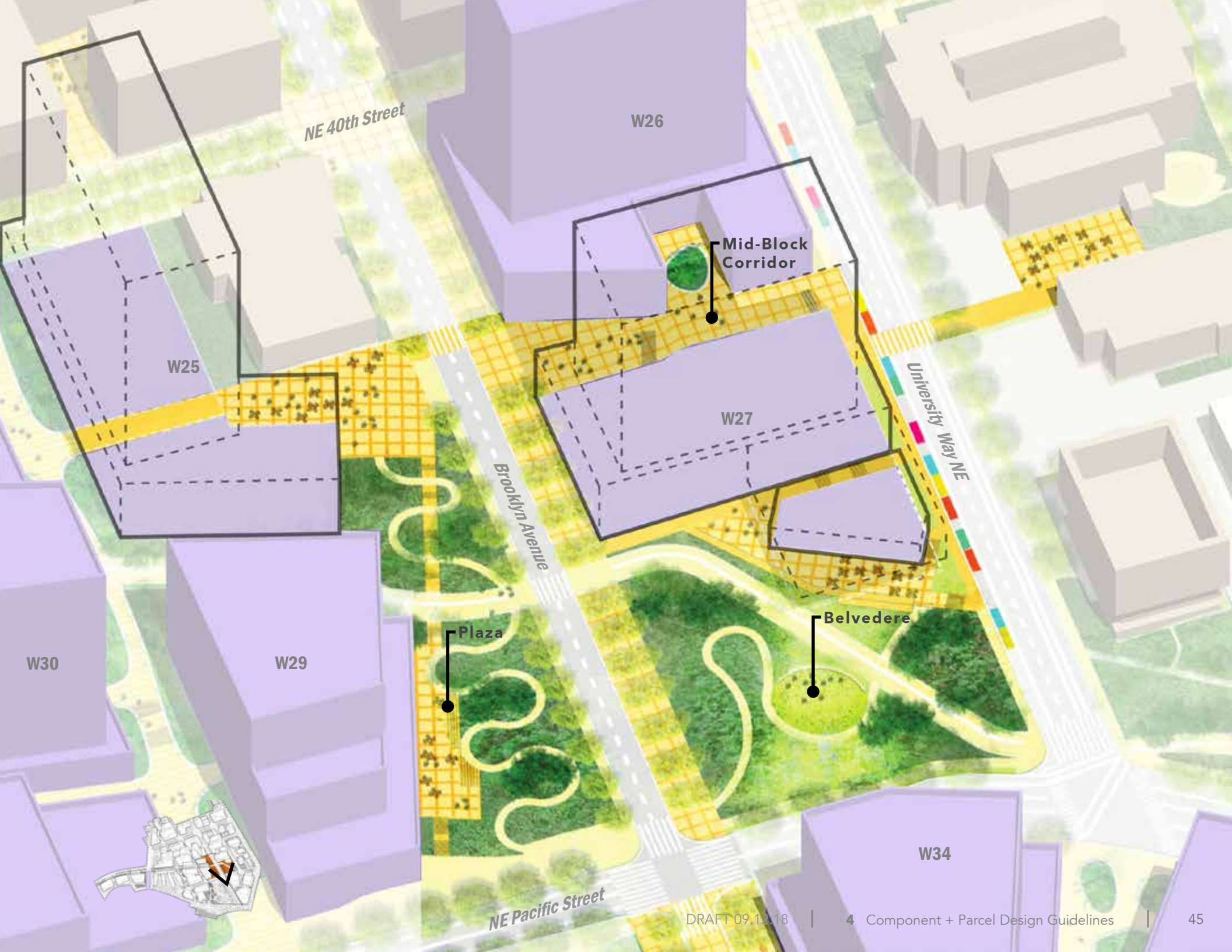
- *Pinus contorta*
- *Pseudotsuga menziesii*
- *Thuja plicata*
- *Sequoiadendron giganteum*
- *Calocedrus decurrens*
- *Acer macrophyllum*

Understory and meadow species to consider planting along The Commons could include:

- *Amelanchier alnifolia*
- *Cornus nuttallii*
- *Myrica californica*
- *Ribes sanguineum*
- *Fragaria chiloensis*
- *Festuca idahoensis*
- *Scirpus microcarpus*
- *Polystichum munitum*
- *Trillium ovatum*

Opportunities for Innovation

Smart street furniture can provide free WiFi hotspots and charging stations, among other city services. The West Campus Core can be an environment for real time experimentation with the digital public realm for work and play.



NE 40th Street

W26

Mid-Block
Corridor

W25

W27

University
Way NE

Brooklyn Avenue

Plaza

Belvedere

W30

W29

W34

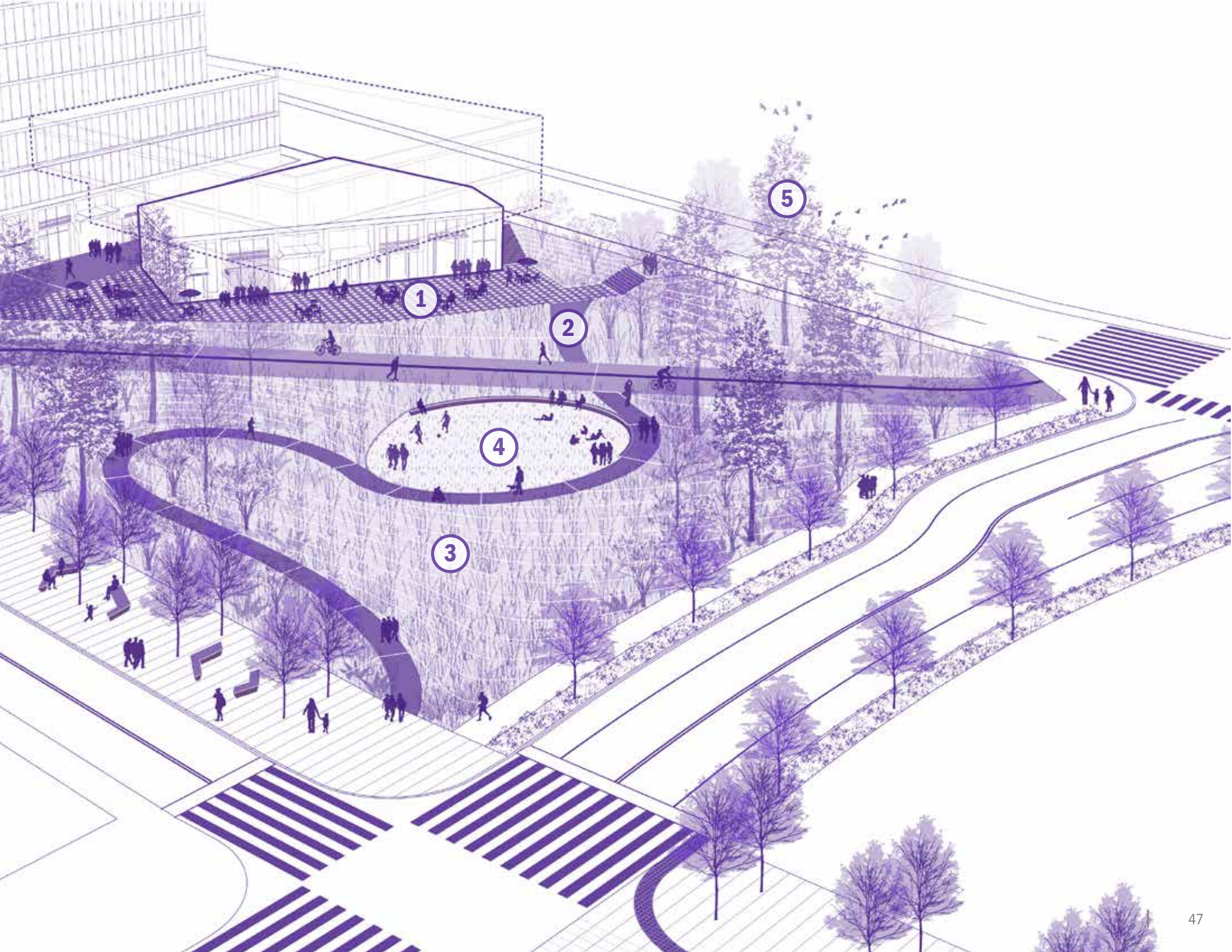
NE Pacific Street



WEST CAMPUS CORE: PLAZA & BELEVEDERE

- 1 Terraces should have movable seating, distinct paving, and a highly active edge integrated with storefronts on the ground floor of W27.
- 2 A universally-accessible path should be provided.
- 3 Low, native meadow species should be planted, framing views from the Belvedere to the water, providing habitat, and creating opportunities for unique UW community engagement with a native landscape.
- 4 The Belvedere is defined primarily by lawn and should be located within the planted meadow, creating a unique place of discovery within West Campus.
- 5 Existing trees should be maintained where possible. Native woodland trees and understory should be planted, providing a wildlife corridor along the Burke-Gilman and an opportunity for unique monitoring, restoration, and maintenance opportunities for the UW community. Trees should not block critical views to the water.





MID-BLOCK CORRIDOR

The mid-block connection from 15th Avenue to Brooklyn Ave is a valuable pedestrian-only connection. The passage should function as both a passage and a social place to linger. It should provide access to a variety of experiences and places.

The existing path between 15th and University should be maintained and made wider to provide a clear link to the West Campus Core. Adjacent existing resources should be integrated where possible with the mid-block corridor to reinforce both the extensive planting and innovation culture of the district; visual and/or physical access should be made from the mid-block corridor to the Gould Hall work yard.

Access from the mid-block corridor to public open space, possibly a courtyard, on Parcel W26 would enhance the pedestrian scale of experience and provide additional purpose, and place of discovery, to the mid-block crossing.

The significant east-west grade change across parcels W26 and W27 requires thoughtful use of stairs and ramps to provide ADA compliant access. As with all pedestrian routes in the district, stairs and ramps should be used as character defining features of the West Campus urban landscape; the topography of the district should be celebrated by design, rather than having stairs and ramps be incidental. Where the mid-block passages terminate at city streets they should align with cross walks when possible to ensure the utility of the corridors and clarity of connections.

Paving

Paving material, color and finish, along with planting, will be the most significant element to define the mid-block passages. Paving should be the same for each parcel and should provide visual texture at a pedestrian scale.

Planting

Tree species planted within the commons mid-block corridor should be primarily medium to large scale deciduous trees that provide seasonal interest.

Understory species to consider planting within the commons mid-block corridor include:

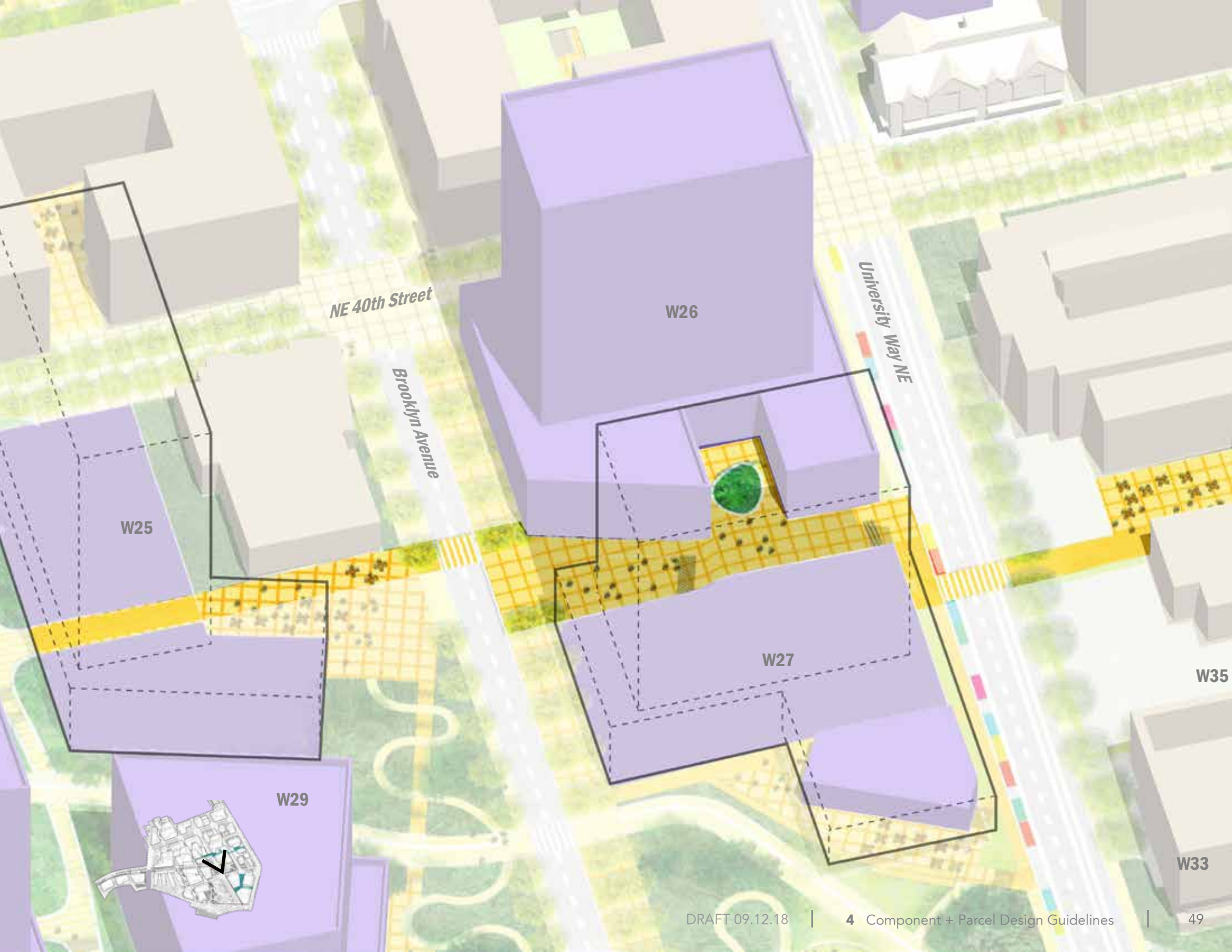
- *Cornus sericea*
- *Mahonia nervosa*
- *Vaccinium ovatum*
- *Achlys triphylla*
- *Asarum caudatum*
- *Blechnum spicant*
- *Polystichum munitum*
- *Trillium ovatum*

If treatment of storm water from adjacent parcels is required, it can be accommodated in planting areas in the mid-block corridors, where there is room on the parcel. The vegetation of these treatment facilities should contribute to the planting and design intent of the corridor.

Opportunities for Innovation

Visual if not physical access to Gould Hall's work yard, and outdoor installations can support the identity of West Campus as an Innovation District. This visible cultural production and experimentation can support similar outdoor installations on University Way NE Living Innovation Zone (page 68) by district residents and partners.

Smart street furniture can provide free WiFi hotspots and charging stations, among other city services. The West Campus Core can be an environment for real time experimentation with the digital public realm for work and play.



NE 40th Street

Brooklyn Avenue

University Way NE

W25

W26

W27

W29

W35

W33



WEST CAMPUS CORE: THE GREEN

The Green anchors the southern end of the West Campus Core, and integrates the City of Seattle's new Portage Bay Park to make visual and physical connection to the waterfront. The Green is the primary open space for West Campus and crucial to the district's identity. The Green strengthens pedestrian connections and serves as an expansive verdant destination for recreation and respite from the West Campus' primarily urban fabric.

The size of the Green can accommodate a large, flexible use lawn for large events (2,000 to 3,000 people), spontaneous recreational play and gathering, as well as offering smaller spaces for specific outdoor uses such as basketball, horticultural gardens, and vegetated stormwater treatment facilities like the Swale on Yale. The UW campus landscape is predicated on clearings in the forest. The park design can reinforce this character-defining feature in the West Campus landscape with a tree canopy that frames views and shapes exterior spaces. Significant woodland on the western edge of The Green and Western Mews should be preserved as much as possible. Structures can be included to support public bathrooms, café or other relevant campus and Innovation District uses.

The Green emphasizes the University's connection to the water with visual and physical access. The view from NE Pacific Street and the West Campus Core to the waterfront serves as a significant view corridor and defining element of West Campus experience. Access and circulation is enhanced to existing features along the waterfront including Agua Verde and Sakuma viewpoint.

Significant grade change occurs north-south across the Green, which slopes towards the waterfront. While this slope can be designed to not exceed 5%, providing a level multi-use lawn requires an abrupt grade change within the open space. This grade change should be used to structure multiple spaces in the Green: a lower space associated with Boat Street, and an upper space associated with Pacific Ave that affords prospect over the lower field and waterfront.

Paving

Paving treatment should support the identity of the park environment. Paving types used in the park should be unique to the West Campus Green, but can match the Portage Bay Park paving to integrate the two open spaces.

Planting

The Green can include recreational lawn and horticultural garden experiences that are unique to West Campus. Specimen canopy trees should be planted within lawns at the edges, providing a campus quad-like experience and moments of shade in the primarily-open park. Sun-loving native meadow and stormwater species should be used to frame more active recreation spaces, and creates visual connections across the park.

Specimen canopy species could include:

- *Acer macrophyllum*
- *Acer rubrum*
- *Quercus palustris*

Stormwater garden species could include:

- *Fraxinus latifolia*
- *Salix lasiandra*

- *Cornus sericea*
- *Viburnum edule*
- *Sisyrinchium californicum*
- *Athyrium filix-femina*
- *Scirpus acutus*

Understory and meadow species to consider planting could include:

- *Amelanchier alnifolia*
- *Myrica californica*
- *Ribes sanguineum*
- *Festuca idahoensis*
- *Scirpus microcarpus*
- *Polystichum munitum*

Opportunities for Innovation

The Green holds opportunities for innovation primarily in its potential for treating West Campus' stormwater:

- The Water District's stormwater and outfall facilities should be integrated into the park design. Options for treating U District stormwater run-off in the park include the Swale on Yale that parallels Brooklyn, or is integrated in gardens adjacent to the Fisheries building.
- The West Campus development parcels could meet their stormwater treatment requirements within the park, with the facilities described above. The latter approach would eliminate the burden of on-parcel treatment for developers and possibly open up alternative funding opportunities, but would require careful coordination of phased park and development parcel construction.



W30

W29

Brooklyn Avenue

NE Pacific Street

W34

W35

Brooklyn Promenade

W33

W36

NE Boat Street



WEST CAMPUS CORE: BROOKLYN PROMENADE

Brooklyn Avenue should be a lively and vital pedestrian environment and organizational backbone for the West Campus Core. The avenue provides pedestrian connection from the U-District transit station to the waterfront, passing through the West Campus Core and the Green. Brooklyn Avenue is envisioned as a street lined with active ground floor functions, high levels of transparency into buildings, extensive planting and streetscape improvements to promote safe movement and inviting social life. Brooklyn Avenue already has a distinct character to enhance, with many mature trees that line the sidewalks.

From 40th Street to Boat Street, the avenue can be characterized as the Brooklyn Promenade. This identity can be realized with a gracious pedestrian travel way, planting and a lee of trees set between the east curb and 30' setback. Special paving coupled with the double row of trees can define the Promenade from end to end. Different conditions from heavily planted to active building ground floors, can line the Promenade with a variety of experiences. An extensively planted west side of Brooklyn (on the parcels) reinforces by contrast the Promenade on the east side. The recasting of Brooklyn Avenue as Promenade can be achieved with development of adjacent parcels, while leaving the existing vehicular travel ways intact.

The significant grade change along Brooklyn Avenue between 40th and Pacific requires use of sloped walks or ramps in the adjacent parcels for ADA compliant north-south circulation. Brooklyn Ave sidewalk and the Promenade should be coordinated with points of access to these paths.

The Promenade can continue along active ground floors of parcels W34 and W33. The generous sidewalk can accommodate street life zones for social interaction or outdoor dining as extension of the adjacent ground floor uses. Street life zones, small pedestrian areas for social interaction, dining or other outdoor programs, should be included in the Promenade, between the path of travel and the curb. Street life zone furnishing can be unique to the Promenade or connected with adjacent ground floor uses.

From 40th Street to Pacific the existing narrow curb to curb dimension should be maintained. Within this dimension there are various ways to organize bicycle and vehicular travel lanes. The current 2-way vehicular traffic and north bound class 2 bike lane can be maintained. Alternatively the presence of cars could be diminished and bike facilities improved, by making a single one-way vehicular lane--possibly buses only-- with both north and south bound class 2 bike lanes, as the city allows.

A more radical transformation of Brooklyn Avenue between Pacific Street and Boat Street can be achieved should the city allow. Within this block of Brooklyn Ave. Special paving can extend across the R.O.W., travel lanes, and pedestrian thruway to the west. This will connect the Promenade and adjacent ground floor uses to the West Campus Green. Connection to and integration with the park can be reinforced with elimination of curbs on Brooklyn Avenue. The R.O.W. can be a shared street, visually appearing and functioning as a plaza, effectively extending the size of West Campus Green.

Paving

Paving material, color and finish, along with planting, will be the most significant element to define the Promenade. Paving should be unique to the Promenade, and consistent for its length from 40th to Boat Street. Paving treatment of the R.O.W. between Pacific Street and Boat Street can be unique to this part of the Promenade to reinforce definition of the flexible-use plaza.

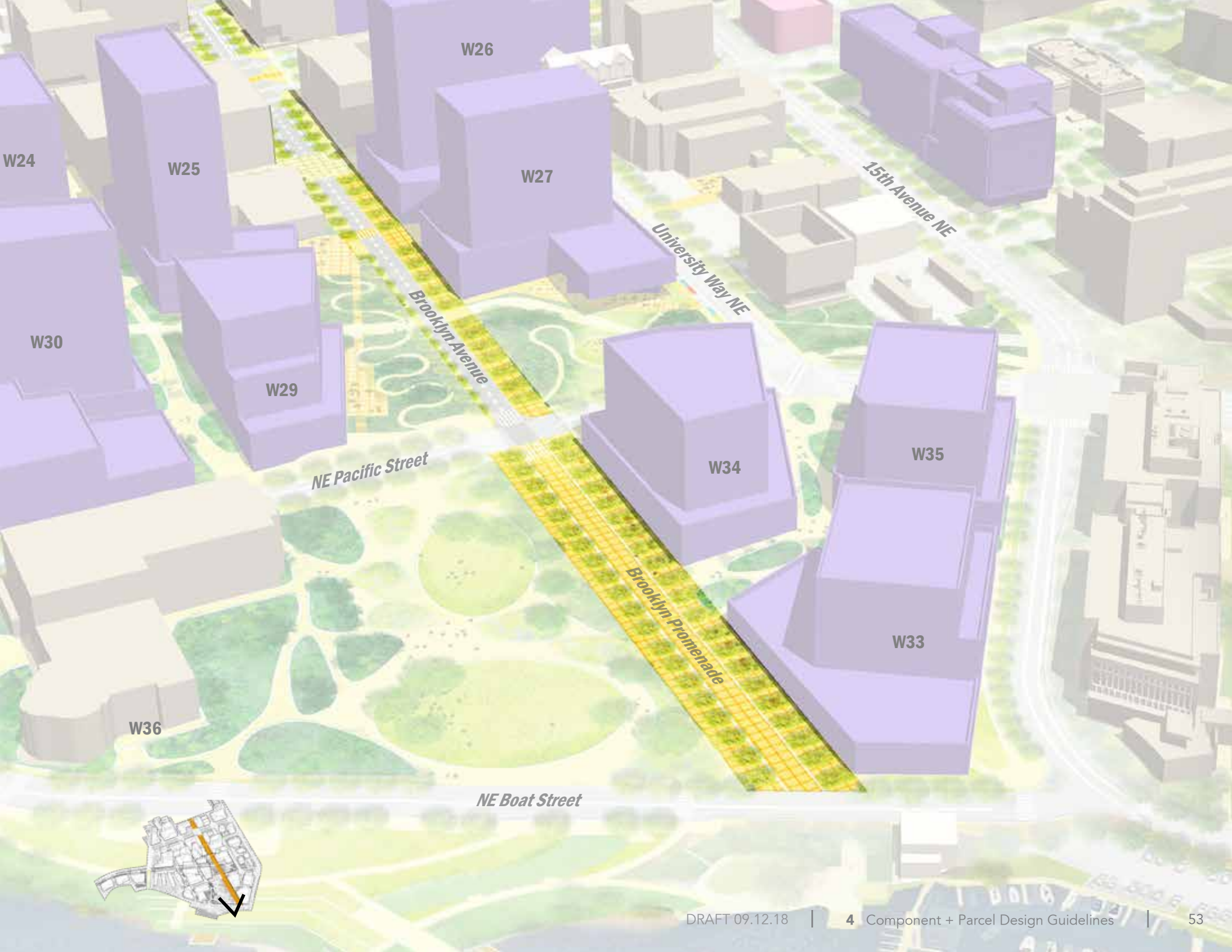
Planting

Brooklyn Promenade tree planting and species selection should reinforce the visual and physical connection between the U-District and waterfront. Broad canopy species should be consistent with existing trees and city street tree standards.

Opportunities for Innovation

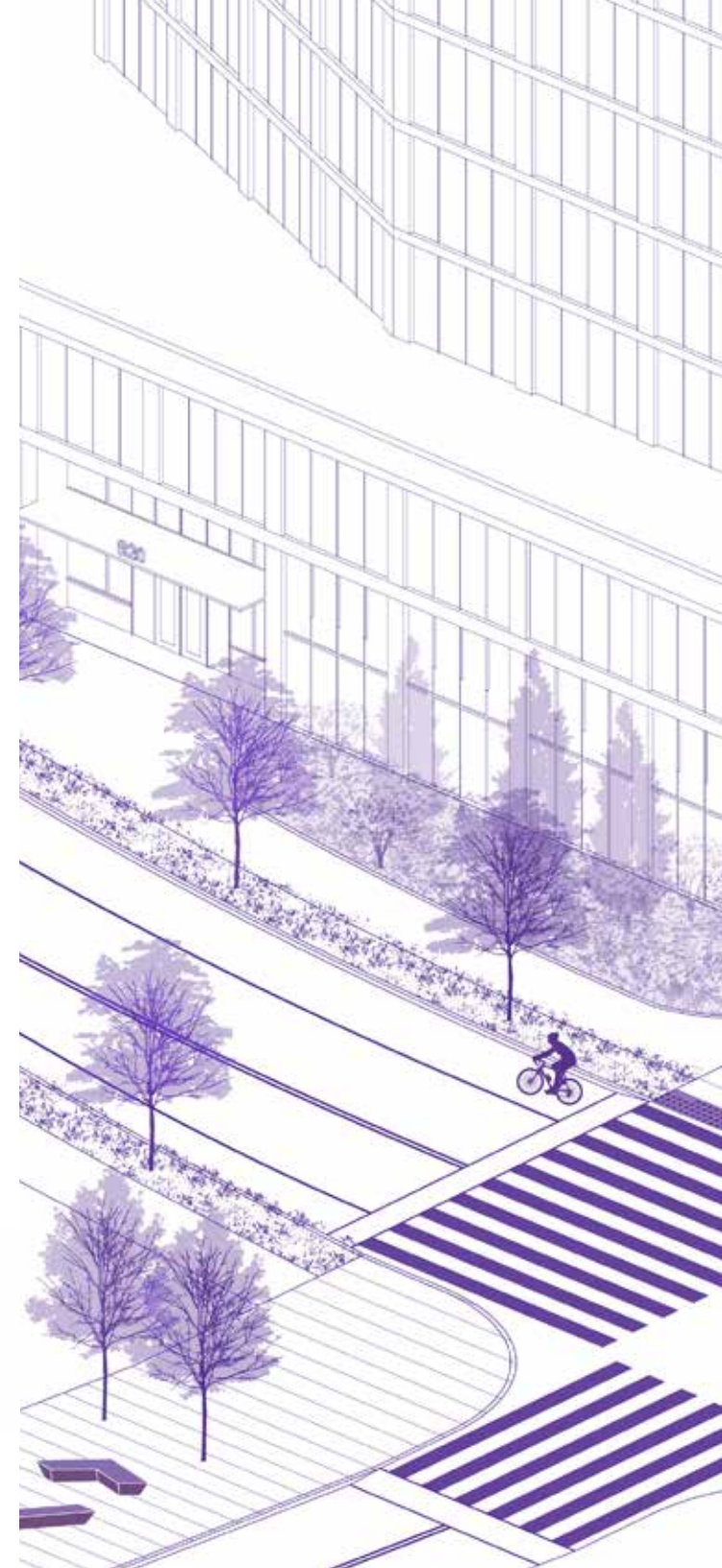
The City of Seattle has designated Brooklyn Avenue NE as a Neighborhood Green Street. The City has published a draft University District Green Streets Concept Plan that articulates design intent for Brooklyn Ave, and recommends materials for paving, planting, and furnishings. For Brooklyn Avenue NE, the University shall strive to follow the guidance provided in the Concept Plan for any improvements. The City's draft Concept Plan is included in the CMP as an appendix.

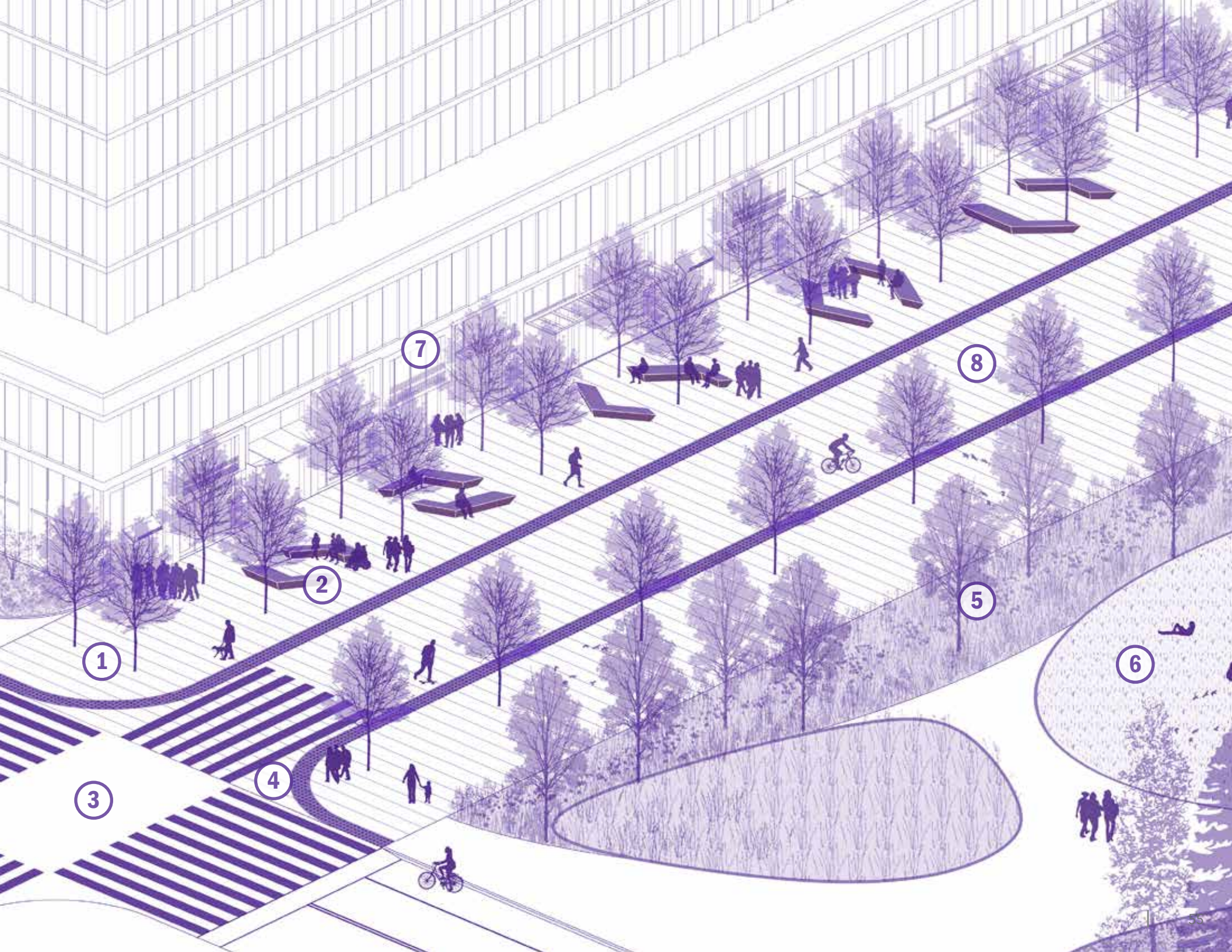
The Brooklyn Promenade concept frames a unique opportunity to leverage the existing definition of Neighborhood Green Street for streets imbued with more purpose and identity for the West Campus public realm.



WEST CAMPUS CORE: BROOKLYN PROMENADE

- 1 Distinctive paving should be used on Brooklyn Ave, creating a cohesive and pedestrian-friendly social space, reinforced with a double row of trees on the east side.
- 2 Memorable and unique furnishings could be placed within the Brooklyn allee - street life zones - creating outdoor spaces that can be used by students for social exchange, studying, and adjacent to retail and cafe dining.
- 3 The intersection of Pacific Street and Brooklyn Avenue should have a raised crosswalk in order to slow traffic and reinforce major north-south pedestrian connections.
- 4 Flush, tactile edges should be used along Brooklyn Avenue south of Pacific, creating a more pedestrian-oriented Shared Public Way.
- 5 A stormwater treatment swale can line the western R.O.W. of Brooklyn Avenue, creating a stormwater management edge and a unique opportunity for habitat creation within the Campus Green.
- 6 The West Campus Green's flexible use lawns, paving and planting can be integrated with the west side of the Brooklyn Avenue.
- 7 An active storefront edge along Brooklyn Promenade could provide destinations that activate the outdoor space and extend the social activity found in the Green into the street.
- 8 Brooklyn Avenue between Pacific Street and Boat Street can be transformed to a plaza-promenade. Special paving can extend across a curb-less street to West Campus Green. On this block, Brooklyn Ave. can be a shared street with the functionality of an urban plaza when closed to traffic.





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CAMPUS PARKWAY

Campus Parkway is a significant existing landscape elements of the UW Seattle campus. Serving as a prominent gateway experience, it provides physical and visual connection at the scale of the district and contributes to the image and identity of the entire campus. However, much can be done to continue improvements begun by the adjacent residence halls to humanize the experience for pedestrians. A focus on the median to improve access and circulation, and add amenities can make Campus Parkway a vital part of the West Campus public realm.

The 2018 CMP illustrates reducing vehicular travel lanes to widen the median, accommodating a central promenade and increased space for recreational amenity. Pedestrian crossings, both north-south and between the planted islands should be improved for pedestrian safety. An ADA compliant pedestrian crossing connecting 11th Avenue across the parkway should be created with the development of parcel W22 or W21.

The Parkway median can be re-imagined as a linear park, while retaining its value as major visual and circulation corridor. New open space uses and amenities should be considered to be included in the Parkway median to support the social life of West Campus residents and visitors. Both passive and active recreational space and amenities can be included. These can reflect the use of adjacent buildings, whether residence halls, administrative or other.

Planting

The Parkway median can include planting for both ecological function and horticultural delight. Generally planting should be consistent the length of the median to reinforce the linear expression of the Parkway. Vegetated stormwater treatment facilities can be integrated into median planting. Street trees on the sidewalks of the parkway should be consistent species and spacing. Where possible, planting on the sidewalk should be included to buffer the pedestrian through-way from vehicular lanes.

Tree species to consider planting within the Campus Parkway sidewalks and median can include:

- *Quercus imbricaria*
- *Quercus alba*
- *Nyssa sylvatica*
- *Gymnocladus dioicus*
- *Liriodendron tulipifera*
- *Pinus contorta*
- *Pseudotsuga menziesii*
- *Thuja plicata*
- *Sequoiadendron giganteum*
- *Calocedrus decurrens*
- *Acer macrophyllum*

Understory species to consider planting within the Parkway median include:

- *Mahonia nervosa*
- *Vaccinium ovatum*
- *Achlys triphylla*
- *Asarum caudatum*
- *Blechnum spicant*
- *Polystichum munitum*

Opportunities for Innovation

Transformation of the Parkway median from solely a visual resource to a place of utility and value for the surrounding community can contribute to both the identity and function of West Campus as an innovation district. Outdoor space for health, well being and social life, as well as work space can contribute to the ambitions of the purposeful public realm of West Campus.



W19

W28

W26

W27

W25

Brooklyn Avenue

W21

W24

W22

W23

NE Campus Parkway

40th Street Shared Public Way



NE 40th STREET

NE 40th Street can be recast as a shared street to privilege pedestrian and bicycle access across the full width of the right-of-way. NE 40th Street provides a major east-west connection to the front door of the central campus at 15th Avenue NE at a pedestrian scramble. Lincoln Way, owned by the University, connects two separate lengths of 40th street owned by the City.

40th Street has the urban character and quality of streets to the north in the U District. This distinct character provides the opportunity to transition from off campus to on campus conditions subtly. Improvements based on R.O.W. Ownership can be phased, but consistent treatment should be applied to make 40th Street (both City and University owned sections) a distinct West Campus public realm component.

A re-imagined 40th street has the potential to make a distinctive and inviting connection across the West Campus and provide direct, safe bike passage from Eastlake Avenue to Stevens Way. It also should serve as the primary service and emergency corridor for development sites to the south (W23, W24, W25, and W26)

Planting

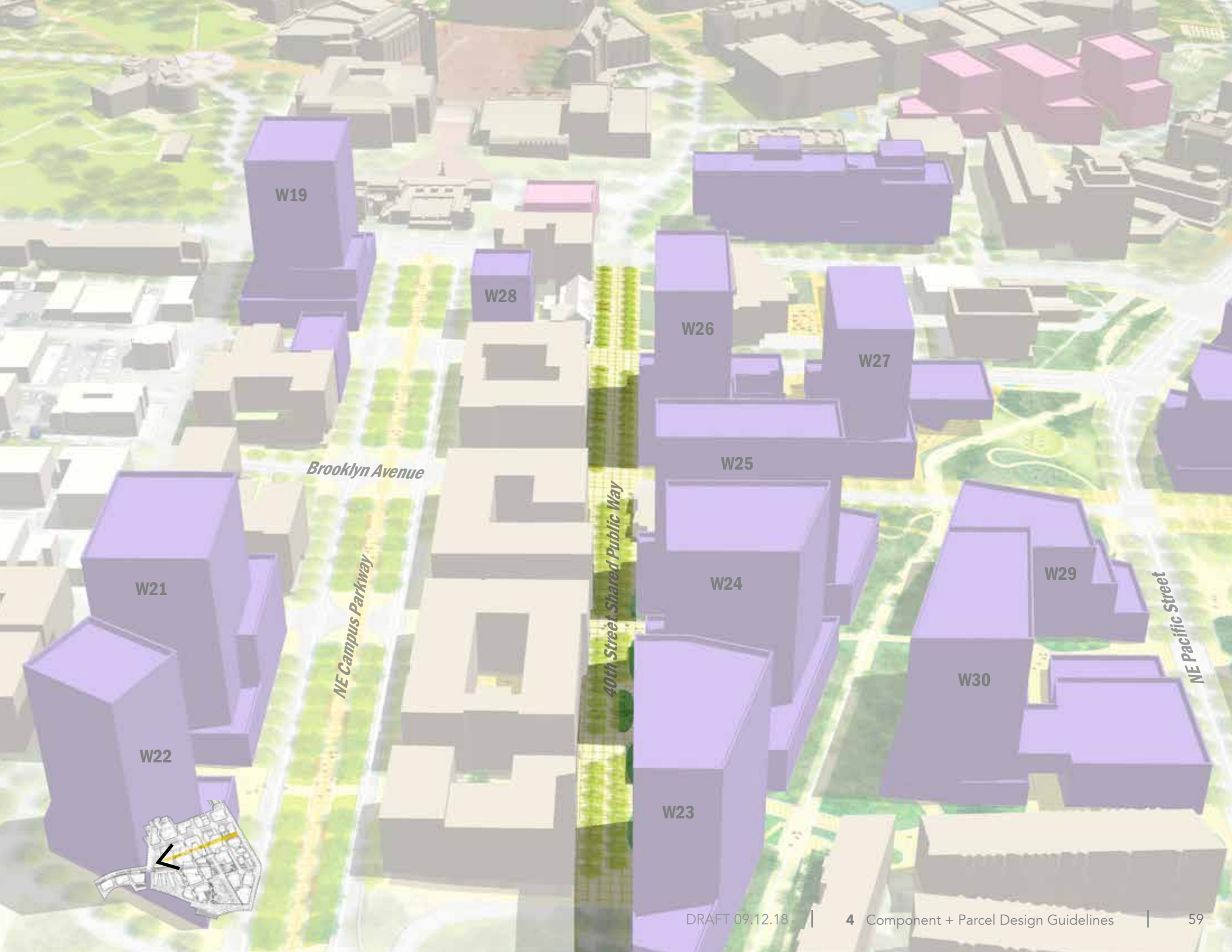
Planting should be consistent block to block to reinforce a singular identity for the street. Trees should be spreading deciduous and matching on each block. Trees should be planted to reinforce separation between the pedestrian zone and mixed-use zone. Tree branching should be a minimum of 8' above finished grade. Planting should not obstruct sight lines.

Tree species to consider planting within the 40th Street shared public way include trees recommended by the City of Seattle:

- *Quercus imbricaria*
- *Quercus alba*
- *Nyssa sylvatica*
- *Gymnocladus dioicus*
- *Liriodendron tulipifera*

Opportunities for Innovation

The 40th Street shared public way offers the opportunity to test and monitor different tools and strategies for management of mixed-use circulation in the public right-of-way. As bike sharing and personal motorized vehicles become more popular, being nimble and responsive to the needs of managing mixed use traffic will be important. 40th Street can be a laboratory in which to evaluate shared use of space by electric personal transportation devices, bicycles and pedestrians in anticipation of emerging street typologies with the advent of self driving vehicles.



W19

W28

W26

W27

Brooklyn Avenue

W25

NE Campus Parkway

40th Street Shared Public Way

W21

W24

W29

NE Pacific Street

W22

W30

W23



BURKE-GILMAN TRAIL

The Burke-Gilman Trail is a significant and unique feature of the West Campus. As a Multi-use trail of consistent width for pedestrians and bicycles, and free of cars, it provides a distinct landscape experience for campus and commuter circulation.

The trail is relatively flat and contributes to a fully accessible West Campus without interruption by stairs or ramps (the trail never exceeds 5% slope). Implementation of the 2015 BGT Concept Plan for mode separation will be integrated into the West Campus public realm development. The design of the trail allows for the integration and coordination of “mixing zones” where pedestrian and vehicular circulation intersects the trail.

Planting of the trail can significantly expand the campus forest, the essential landscape element of UW's campus landscape. The trail presents significant opportunity for support of urban ecology, as well as a distinct visitor experience immersed in planting.

Paving

Paving should be of consistent material throughout the Burke-Gilman trail, reinforcing its identity as a cohesive and legible regional trail network.

Planting

The Burke-Gilman is consistently immersed in some of the most prominent woodland groves found in UW's urban forest. This swath of forest contains some of the oldest trees and highest density of native woodland species. The BG Trail is thus one of the most important components for contributing to West Campus' required 1 acre minimum addition in canopy coverage by 2037 (see UW UFMP). Along the Trail there are vast opportunities on West Campus to preserve

existing trees and to bolster the health of the forest through the addition of native Pacific Northwest forest species.

Canopy species to consider planting along the Burke-Gilman should include:

- *Pinus contorta*
- *Pseudotsuga menziesii*
- *Thuja plicata*
- *Sequoiadendron giganteum*
- *Calocedrus decurrens*
- *Acer macrophyllum*

Understory species to consider planting along the Burke-Gilman should include:

- *Cornus sericea*
- *Mahonia nervosa*
- *Vaccinium ovatum*
- *Achlys triphylla*
- *Asarum caudatum*
- *Blechnum spicant*
- *Polystichum munitum*
- *Trillium ovatum*

Treatment of stormwater from adjacent parcels to the north can be accommodated in planting areas on the parcel adjacent to the trail. The vegetation of these treatment facilities should contribute to the planting and visual experience of the trail and access to adjacent buildings.

Stormwater species to consider planting along the Burke-Gilman should include:

- *Acer circinatum*
- *Oplopanax horridus*
- *Athyrium filix-femina*
- *Cornus unalaschkensis*

- *Lysichiton americanum*
- *Maianthemum dilatatum*
- *Carex obnupta*

Opportunities for Innovation

The Burke-Gilman Trail holds opportunities for innovation on two fronts:

- The implementation of emergent sensor technologies that monitor and analyze how different demographics, such as cyclists and pedestrians, use the Burke-Gilman Trail; the use of these technologies and data could be incorporated into student course work in engineering, urban studies, and provide opportunities for understanding in which ways the Trail is successful and how it can be improved.
- Serving as UW's largest living laboratory for urban forestry; the Burke-Gilman Trail could act as the largest demonstration of student and community-lead forest restoration and monitoring programs.



W37

W23

W24

W25

W26

W27

W30

W29

W36

W34

W33

W35

W36

NE Boat Street

NE Pacific Street

Brooklyn Avenue

NE 40th Street

PACIFIC STREET

As a major east-west connection, the pedestrian experience both along and crossing Pacific Street must be humanized. Where possible the street should be narrowed between the University Bridge and 15th Avenue to mitigate the road's presence through West Campus and improve north-south pedestrian crossings. Narrowing of the road can be achieved by eliminating the planted median and moving the curbs to define new vehicular travel ways and smaller street intersections.

New pedestrian space realized by eliminating the central median should be given to the south side of Pacific Street at the West Campus Green to increase park area and sidewalk space. While preserving as many existing trees as possible, this expanded public realm space can be vegetated to buffer new generous sidewalks and include stormwater treatment facilities.

Planting

Street trees along sidewalks should match existing trees to be consistent species and spacing. Where possible, planting on the sidewalk should be included to buffer the pedestrian through-way from vehicular lanes.

The planted buffer can integrate stormwater treatment. Stormwater species to consider planting within the treatment areas at back of curb include:

- *Acer circinatum*
- *Oplopanax horridus*
- *Athyrium filix-femina*
- *Cornus unalaschkensis*
- *Lysichiton americanum*
- *Maianthemum dilatatum*
- *Carex obnupta*



W26

W27

W35

W25

W34

W33

W24

W29

Brooklyn Promenade

W23

W30

NE Pacific Street

NE Boat Street

W36



WEST SIDE MEWS

The heavily planted West Side Mews are a unique district feature that define the public realm identity within the west side of West Campus. They emphasize pedestrian and bicycle access through lushly planted north-south oriented paths for distinct landscape experiences that are both functional and beautiful. The West Side Mews provide an unobstructed and intimate--quieter, calmer, greener--meander from 40th street to Boat Street, with minimal vehicular interaction. The Mews provide secondary points of access to adjacent facilities and quieter outdoor spaces.

Significant grade change occurs north-south along the Mews, requiring steps and ramps at specific locations to allow for convenient ADA compliant access. Additionally, a sloped walk introduced as a mid-block crossing on parcel W30 is necessary to allow for ADA compliant passage across the west side of West Campus. This mid-block crossing, as with others in West Campus, can add to the fine grained pedestrian circulation that should characterize this new district.

Vehicular access—service and emergency vehicles only--through the West Side mews should be strictly controlled to minimize the unauthorized vehicle access and ensure a pedestrian privileged environment. Service and emergency vehicles should be able to access buildings south of the Burke-Gilman Trail from Pacific Street via the mews, without crossing the Burke-Gilman Trail.

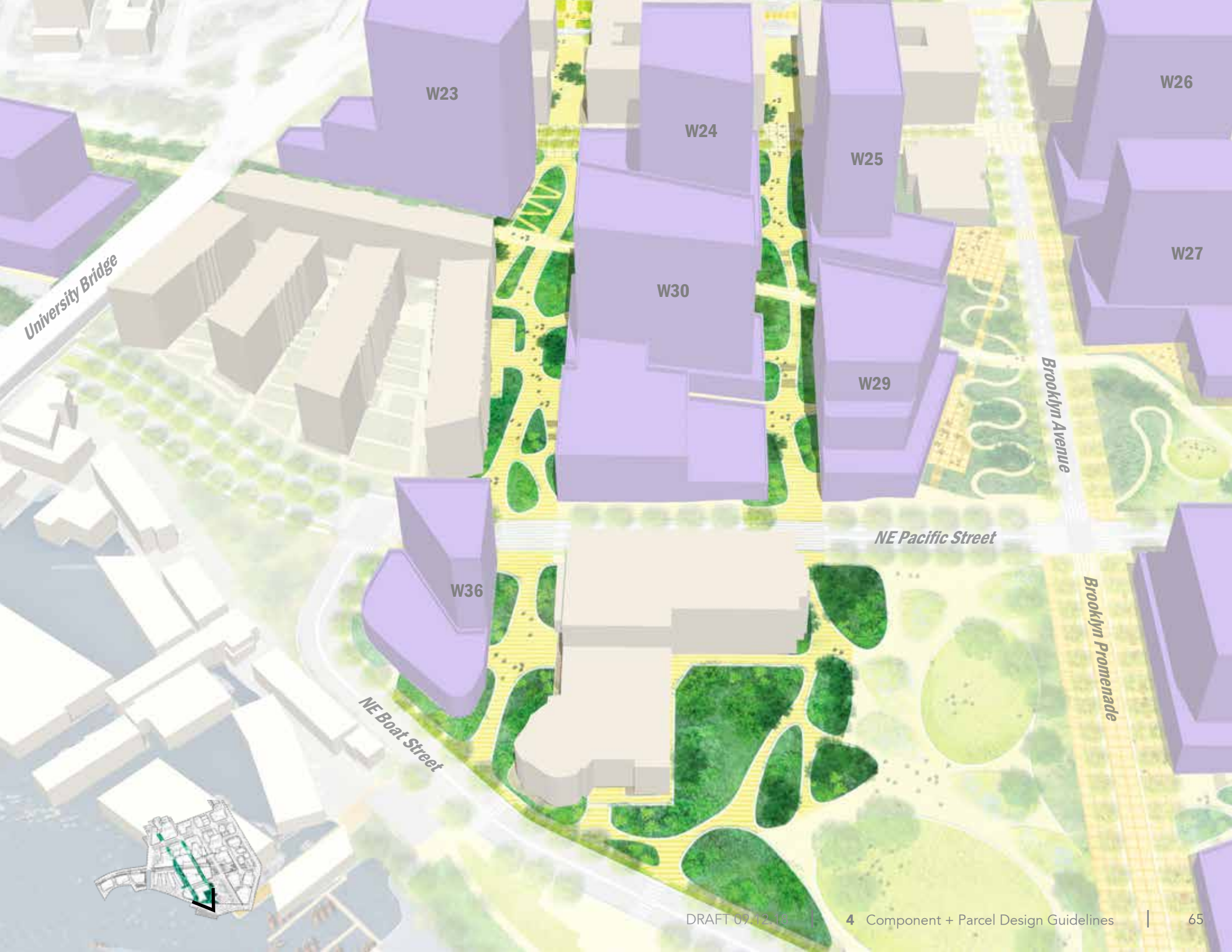
Paving

Paving material, color and finish, along with planting, will be the most significant element to define the West Side Mews. This district Component can also be reinforced with consistent use of site elements including furnishing and light fixtures for a unique identity. Paving should be the same for each parcel. Paving should provide visual texture and be pedestrian scale and be consistent from 40th Street to Boat Street.

Planting

Native woodland trees and understory, as the dominant character defining feature of the Mews, should establish a cohesive experience in this district component. If treatment of storm water from adjacent parcels is required, it can be accommodated in the extensive planting areas. Mews planting should be consistent in variety of species selection and arrangement--not differentiated parcels.

Tree and understory species selection should be consistent with Burke-Gilman Trail planting (page 60).



University Bridge

W23

W24

W25

W26

W27

W30

Brooklyn Avenue

W29

NE Pacific Street

W36

Brooklyn Promenade

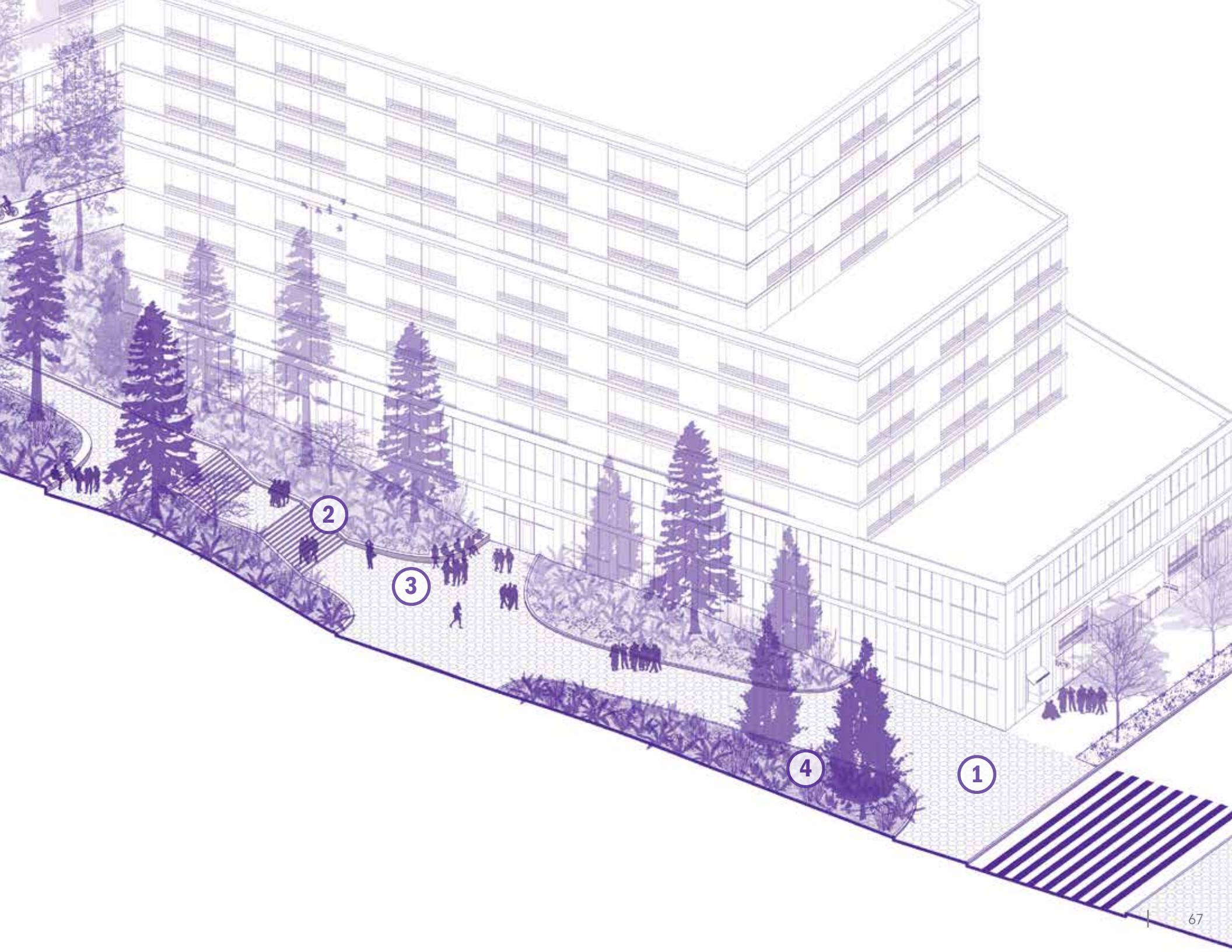
NE Boat Street



WEST SIDE MEWS

- 1 Consistent, unique paving should be used for both Mews
- 2 Stairs, along with ramps where necessary, should be unique features of the Mews that make apparent the West Campus topography and reveal the original bluff edge of Portage Bay.
- 3 Opportunities for pedestrian pause and social seating should be provided along the Mews in proximity to stairs and building entries.
- 4 Planting should be the dominant character-defining feature of the Mews, and frame the corridors. The planting communities should be shade-tolerant and incorporate native woodland species. This would also create unique habitat opportunities and wildlife corridors in West Campus.
- 5 The intersections of the Mews and the Burke-Gilman Trail should consist of a Mixing Zone that is identified by unique patterning of the ground-plane.





2

3

4

1

UNIVERSITY WAY

University Way, between 40th Street and Pacific Street can be re-imagined as a street to showcase cultural production and innovation: the Living Innovation Zone. This modest improvement can contribute to the social and cultural life of the West Campus Commons and provide another opportunity to highlight the unique public realm attributes of the Innovation District.

The existing character of this stretch of road is dominated by parking and service areas, and the blank facades of the Utility Plant, all on the east side of the street. These adjacencies are unlikely to change in the foreseeable future, and while they do not make a pedestrian friendly environment, they do establish a distinct utilitarian, even industrial character. It is in this environment that the making and display of, and interaction with elements of innovation can happen. A Living Innovation Zone--a part of the pedestrian realm --can be defined as an extension of the west sidewalk.

The existing curb to curb distance, that accommodates travel ways, parking and a class 2 bike lane could be reduced, most readily by eliminating parking on the west side. A permanent improvement can be achieved with the creation of a 'street life zone" on the west side by moving the curb east. This would capture the existing parking zone as pedestrian space to be filled with work and material curated and created by Innovation District tenants. Alternatively, temporary displacement of parking on each side of the street by a focused program of "parklets" could achieve the same effect, to recast University as a West Campus Public Realm Component that contributes to the identity of the Innovation District.

Paving

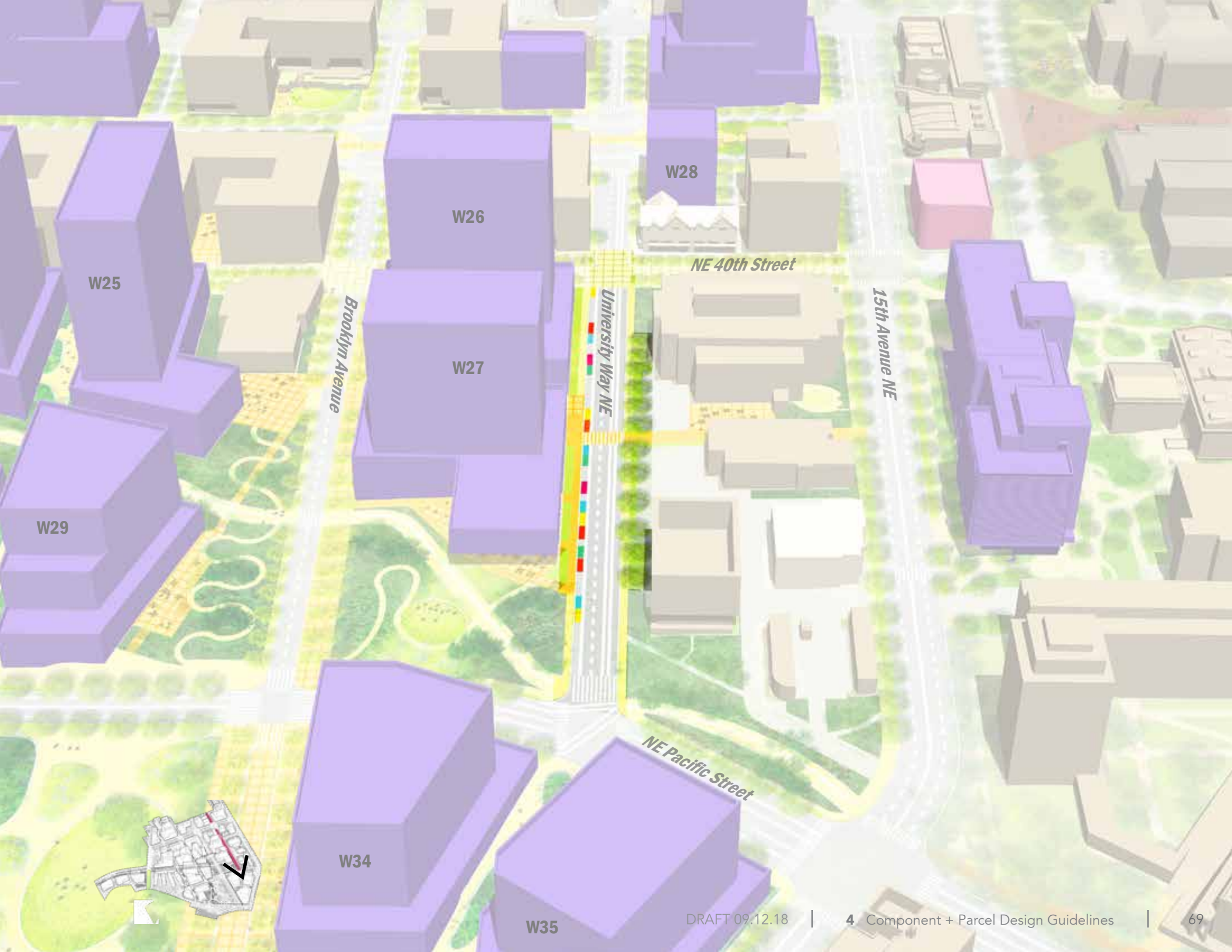
Sidewalk paving color and finish should be as per city standards.

Planting

Street trees on the sidewalks should be consistent with the existing tree palette and spacing per city standards.

Opportunities for Innovation

Appropriation of the vehicular travel-way and parking for the display of cultural activity and experimentation by the district community can be a profound statement to establish the identity of the Innovation district.



W28

W26

NE 40th Street

15th Avenue NE

Brooklyn Avenue

University Way NE

W27

W25

W29

NE Pacific Street

W34

W35



UNIVERSITY WAY TERMINUS

Arrangement of parcels W35, W34, and W33 define pedestrian only mid-block corridors that provide useful cross block ADA compliant passage between Brooklyn, Pacific and 15th Ave. While providing air and light to the interior of the block, the passages should also address the significant grade change across the site and use steps, ramps, and sloped walks to characterize this environment as one of interesting transition for passage with places to pause.

Planting should be used extensively in the passages to reinforce the heavily planted character of the West Camps public realm, define the character of the passages, and frame spaces for people to pause. The planted passages can make a material and visual connection to the West Campus Green and extend the verdant public realm from Brooklyn Ave to Pacific and 15th. Additionally, planting unique to the mid-block passages can be used to reinforce a unique identity for this public realm component.

Paving

Paving material, color and finish, along with planting, will be the most significant element to define the University Way Terminus. Paving should be the same for each parcel to unify the environment. Paving should provide visual texture and be pedestrian scale.

Planting

Tree species to consider planting should reinforce areas of passage and pause while allowing for visual transparency to adjacent buildings. A combination of deciduous and conifer trees underplanted with native and adaptive species with seasonal interest will create outdoor rooms that invite use year round.

If treatment of storm water from adjacent parcels is required, it can be accommodated in the planting areas on this block and can convey stormwater to the West Campus Green treatment facilities if phasing of parcel development and the Green allows.

Opportunities for Innovation

The corridor planting provides the opportunity to demonstrate contemporary best practices for integrated, vegetated stormwater treatment facilities and experimentation with urban ecology in a discrete installation.



NE Pacific Street

W34

W35

15th Avenue NE

W33

Brooklyn Promenade

NE Boat Street



PARCEL GUIDELINES

OVERVIEW

The Parcel Guidelines state what each development site contributes to implementation of the Components of the Public Realm and the ultimate vision for the West Campus Innovation District. The Components of the Public Realm, described in the prior chapter, each have their own distinct landscape identity. Each Component of the Public Realm consists of multiple discrete development parcels--18 development sites in West Campus. Understanding the contribution of each parcel to the Components of the Public Realm is essential if the West Campus is built incrementally. Successful implementation of the West Campus Vision is tied to parcel development.

Parcel Guidelines are presented only for parcels anticipated to be developed in Phase 1 and Phase 2; Phase 1 in the first 10 years and Phase 2 the following 10 years. Parcel Guidelines note the Components of the Public Realm each site contributes to, as well as the specific aspects of site improvement unique to the parcel, to ensure incremental development of a cohesive West Campus public realm.



- Phase 1: 10 Year
- Phase 2: 20 Year

① 1" = 300'-0"

W23 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **NE 40th Street (page 58)**
- **Burke Gilman Trail (page 60)**
- **West Side Mews (page 64)**

NE 40th Street / Lincoln Way

- The University owned Lincoln Way should be reinforced as a Shared Public Way that privileges pedestrian and bicycle use across the full width of the street, and accommodates limited vehicular access.
- A minimum 8' wide pedestrian through-way distinguished from the mixed-use travel way should be provided.
- Paving should be consistent with 40th Street paving strategies and finishes.
- Where Lincoln Way merges with the City ROW at NE 40th Street, continuity of bicycle and pedestrian circulation are needed and should be reinforced by similar paving surfaces and plantings.

Burke Gilman Trail (BGT)

- A landscaped buffer should be provided between the BGT and the new building.
- The buffer should be planted in accordance with the BGT Component guidelines.

West Side Mews (11th Street)

- The Mews will need to include stairs and an ADA compliant ramp (slope <8.3%) between

Lincoln Way and the Burke Gilman for pedestrian access.

- Bicycle access should be provided on a shared sloped drive that can exceed 8.3% slope, and provide service and emergency access from NE 40th Street.
- Where the West Side Mews meets the Burke Gilman Trail, circulation should be integrated into the mixing zone, consistent with the BGT concept plan. Vehicle access across the BGT should not be allowed.
- Paving should have a consistent texture and color with all Mews paving.

Vehicular Access

- Loading and servicing for the buildings on parcel W23 should be accommodated on 40th Street / Lincoln Way.
- There should be no loading or vehicular access (other than Emergency Vehicle Access) on the West Side Mews.
- Access for emergency vehicles should be accommodated on the West Side Mews from 40th Street.
- Burke-Gilman Trail should accommodate vehicular loading, although regular vehicular access is prohibited.
- ADA parking for W23 should be provided within close proximity, ensuring a compliant pathway is provided to the new facility from the parking.
- Bollards should provide visual cues to that differentiate pedestrian-dedicated areas from emergency vehicle access areas.

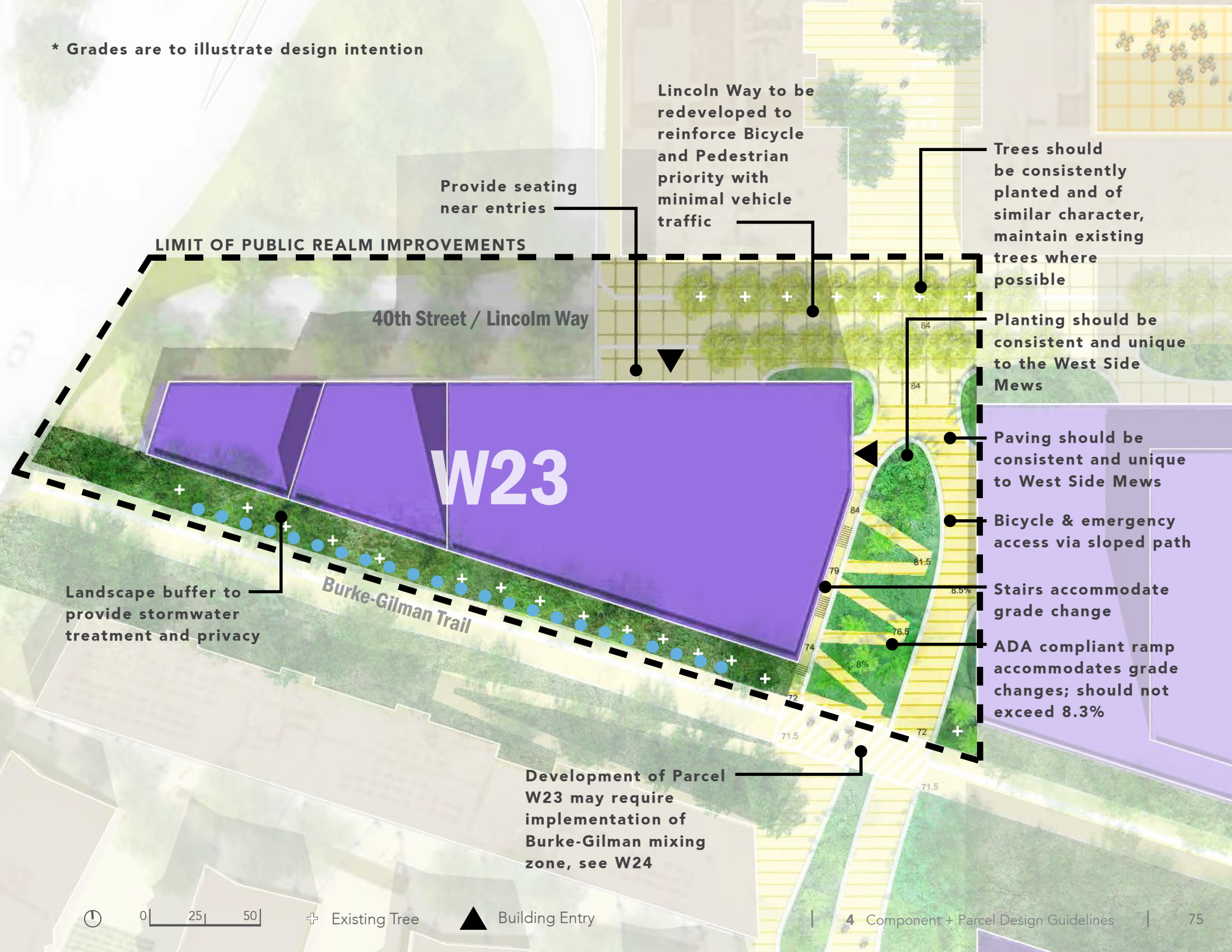
Furnishings + Amenities

- Benches and opportunities for informal seating should be provided on the West Side Mews near building entries, and used to reinforce separation of the mixed use zone and pedestrian through-way on 40th Street / Lincoln Way.
- Bicycle parking should be provided within close proximity to building entries, in highly visible areas, or inside the building.

Stormwater Treatment

- Vegetated stormwater treatment facilities should be provided adjacent to the Burke Gilman Trail in a design layout that reinforces the linear quality of the BGT and can be replicated on adjacent parcels.

* Grades are to illustrate design intention



Provide seating near entries

Lincoln Way to be redeveloped to reinforce Bicycle and Pedestrian priority with minimal vehicle traffic

LIMIT OF PUBLIC REALM IMPROVEMENTS

40th Street / Lincoln Way

W23

Trees should be consistently planted and of similar character, maintain existing trees where possible

Planting should be consistent and unique to the West Side Mews

Paving should be consistent and unique to West Side Mews

Bicycle & emergency access via sloped path

Stairs accommodate grade change

ADA compliant ramp accommodates grade changes; should not exceed 8.3%

Landscape buffer to provide stormwater treatment and privacy

Burke-Gilman Trail

Development of Parcel W23 may require implementation of Burke-Gilman mixing zone, see W24

0 25 50

Existing Tree

Building Entry

W24 PARCEL GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **NE 40th Street** (page 58)
- **Burke Gilman Trail** (page 60)
- **West Side Mews** (page 64)

NE 40th Street / Lincoln Way

- The University owned Lincoln Way should be reinforced as a Shared Public Way that privileges pedestrian and bicycle use across the full width of the street, and accommodates limited vehicular access.
- A minimum 8' wide pedestrian through-way distinguished from the mixed-use travel way should be provided.
- Paving should be consistent with 40th Street paving strategies and finishes.
- Where Lincoln Way merges with the City ROW at NE 40th Street, continuity of bicycle and pedestrian circulation are needed and should be reinforced by similar paving surfaces and plantings.

Burke-Gilman Trail

- Implement Burke-Gilman Trail consistent with concept plans for layout, materials and finish.
- A landscaped buffer of consistent width with adjacent parcels should be provided between the BGT and new buildings .
- The landscape buffer should be planted in accordance with the BGT Component guidelines.

West Side Mews (Cowlitz & 11th)

- The 11th Ave Mews will need to include stairs and an ADA compliant ramp (slope <8.3%) between Lincoln Way and the Burke Gilman for pedestrian access.
- Bicycle access should be provided on a shared sloped drive that can exceed 8.3% slope, and provide service and emergency access from NE 40th Street.
- Where the West Side Mews meets the Burke Gilman Trail, circulation should be integrated into the mixing zone, consistent with the BGT concept plan. Vehicle access across the BGT should not be allowed.
- Paving should have a consistent texture and color with all Mews paving.

Vehicular Access:

- Loading and servicing for the buildings on parcel W25 should be accommodated on Lincoln Way.
- There should be no loading or vehicular access (other than Emergency Vehicle Access) on the West Side Mews.
- Vehicular access for emergency vehicles should be accommodated on the West Side Mews from 40th Street to the south. A north-south through connection for vehicles should not be provided.
- Bollards should provide visual cues to that differentiate pedestrian-dedicated areas from emergency vehicle access areas.
- Burke-Gilman Trail should accommodate vehicular loading, although regular vehicular access is prohibited.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided on the West Side Mews and near building entries, and used to reinforce separation of the mixed use zone and pedestrian through-way on 40th Street / Lincoln Way.

Stormwater Treatment

- Vegetated stormwater treatment facilities should be provided adjacent to the Burke Gilman Trail in a design layout that reinforces the linear quality of the BGT and can be replicated on adjacent parcels.

* Grades are to illustrate design intention

LIMIT OF PUBLIC REALM IMPROVEMENTS

Provide seating near entries

Planting should be consistent and unique to the West Side Mews

Paving should be consistent and unique to West Side Mews

ADA compliant ramp accommodates grade changes; should not exceed 8.3%

Bicycle & emergency access via sloped path

Stairs accommodate grade change

Enhance woodland along the Burke Gilman Trail

Landscaped buffer to provide Stormwater treatment & privacy

Trees should be consistently planted and of similar character

Lincoln Way to be redeveloped to reinforce Bicycle and Pedestrian priority with minimal vehicle traffic

Paving should be consistent and unique to West Side Mews

Planting should be consistent with those outlined in the West Side Mews Component Guidelines

Bollards should be used to differentiate pedestrian-dedicated areas from emergency vehicle access areas

Stairs accommodate grade change

BGT Mixing zone



40th Street

Burke-Gilman Trail



+ Existing Tree

▲ Building Entry

W25 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **West Campus Core (page 42)**
 - Plaza & Belvedere (page 44)
 - Mid-Block Corridor (page 48)
 - Brooklyn Promenade (page 52)
- NE 40th Street (page 58)
- Burke Gilman Trail (page 60)
- West Side Mews (page 64)

Plaza

- A plaza at the building entry can be aligned with the mid-block connection from W26.
- Active ground floor should provide programmatic destinations that activate the outdoor space.
- The plaza serves as the point of origin from the mid-block crossing for the open space to the south, eventually expanding to include the west campus green.
- Plaza paving should be consistent with other terraces in the West Campus Core.
- An ADA compliant path (slope <5%) connects the plaza and Brooklyn Avenue mid-block crossing with the Burke Gilman Trail. The winding path is set within planting and can include places to pause.

Mid-Block Connection

- The Mid-block Corridor extends through the plaza and building, connecting to the West Side Mews (Cowlitz).

- Corridor paving should be consistent with other plazas, terraces and passages in finish and tone or color.

40th Street / Lincoln Way

- The University owned Lincoln Way should be reinforced as a Shared Public Way that privileges pedestrian and bicycle use across the full width of the street, and accommodates limited vehicular access.
- A minimum 8' wide pedestrian through-way distinguished from the mixed-use travel way should be provided.
- Paving should be consistent with 40th Street paving strategies and finishes.
- Where Lincoln Way merges with the City ROW at NE 40th Street, continuity of bicycle and pedestrian circulation are needed and should be reinforced by similar paving surfaces and plantings.

Burke-Gilman Trail

- Implement Burke-Gilman Trail consistent with concept plans for layout, materials and finish.
- A landscaped buffer of consistent width with adjacent parcels should be provided between the BGT and new buildings .
- The landscape buffer should be planted in accordance with the BGT Component guidelines."

West Side Mews (Cowlitz)

- The Mews will need to include stairs to transition grades, and an ADA compliant

ramp (slope <8.3%) between Lincoln Way and the building entrance(s).

- Where the West Side Mews meets the Burke Gilman Trail, circulation should be integrated into the mixing zone, consistent with the BGT concept plan. Vehicle access across the BGT should not be allowed.
- Paving should have a consistent texture and color with all Mews paving.

Vehicular Access

- Loading and servicing should be accommodated on Lincoln Way.
- There should be no loading or vehicular access (other than EVA) on the West Side Mews.
- The plaza should accommodate vehicular loading for events.
- Burke-Gilman: should accommodate vehicular loading, although regular vehicular access is prohibited.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided near building entries, and used to reinforce separation of the mixed use zone and pedestrian through-way on 40th Street / Lincoln Way.

Stormwater Treatment

- Vegetated stormwater treatment facilities should be provided adjacent to the Burke Gilman Trail in a design layout that reinforces the linear quality of the BGT and can be replicated on adjacent parcels.

* Grades are to illustrate design intention

Provide seating near entries

Planting should be consistent with those outlined in the West Side Mews Component Guidelines

Bollards should be used to differentiate pedestrian-dedicated areas from emergency vehicle access areas

ADA access through Parcel W25, see Mid-Block Corridor Component Guidelines

Stairs accommodate grade change

Paving should be consistent and unique to West Side Mews

Landscaped buffer to provide Stormwater treatment & privacy

Preserve and enhance woodland, see the Burke-Gilman Trail Component Guidelines

40th Street

W25

Trees should be consistently planted and of similar character

Lincoln Way to be redeveloped to reinforce Bicycle and Pedestrian priority with minimal vehicle traffic

Brooklyn Avenue

Pedestrian crossing, see Mid-Block Corridor Component Guidelines

Plaza, see West Campus Core: The Commons Component Guidelines

Street trees should be consistently planted and of similar character, maintain existing trees where possible

Stairs accommodate grade change and more direct access

ADA compliant sloped walk accommodates grade changes



Existing Tree

Building Entry

W26 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **West Campus Core (page 42)**
 - Mid-Block Corridor (page 48)
 - Brooklyn Promenade (page 52)
- NE 40th Street (page 58)
- University Way (page 68)

Brooklyn Promenade

- Ground floor uses should provide programmatic destinations that activate the outdoor space on Brooklyn Promenade and along the Mid-block Corridor.
- Buildings on parcel W26 should be set back 30' from the existing east curb of Brooklyn Avenue to accommodate Promenade improvements; including a double row of trees at the street edge (maintaining existing trees where possible) and planted buffer between sidewalk and curb.
- Unique paving for the 30' wide promenade.
- New trees should match existing trees on Brooklyn Avenue.

Mid-Block Corridor

- Mid-block connection is made with an internal passage between the Brooklyn Promenade and University Way.
- An internal courtyard at the building can be accessed from the Mid-block Corridor and provide a more intimate seating opportunity.
- A crosswalk on Brooklyn Avenue is aligned

with the plaza and passage on the opposite parcel, W25.

- Stairs and sloped walks (<5%) provide ADA compliant access across the parcel, and to the internal courtyard.
- Corridor paving should be consistent with other plazas, terraces and passages in finish and tone or color.

40th Street Shared Public Way

- The University owned Lincoln Way should be reinforced as a Shared Public Way that privileges pedestrian and bicycle use across the full width of the street, and accommodates limited vehicular access.
- A minimum 8' wide pedestrian through-way distinguished from the mixed-use travel way should be provided.
- Paving should be consistent with 40th Street paving strategies and finishes.
- Where Lincoln Way merges with the City ROW at NE 40th Street, continuity of bicycle and pedestrian circulation are needed and should be reinforced by similar paving surfaces and plantings.

University Avenue

- University Avenue sidewalk and building setback improvements should be consistent with the CMP and SDOT standards.
- The Living Innovation Zone for pop-up events, installations and social spaces can be implemented in the existing parking spaces along the west curb, with vehicular travel lane reduction.

Vehicular Access

- Loading and servicing for the building should be accommodated on University Way.
- There should be no building loading on Brooklyn or 40th Street.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided near building entries, and used to reinforce separation of the mixed use zone and pedestrian through-way on 40th Street / Lincoln Way.

Stormwater Treatment

- All required vegetated stormwater treatment facilities should be incorporated into the site in a manner that enhances the experiential qualities of the outdoor spaces.

* Grades are to illustrate design intention

Provide seating near entries

Allee of trees and street life zone should be consistent along the east side of Brooklyn and existing street trees should be preserved where possible, see West Campus Core: Brooklyn Promenade Component Guidelines

Brooklyn Avenue

40th Street

W26

University Way

Trees should be consistently planted and of similar character

Lincoln Way to be redeveloped to reinforce Bicycle and Pedestrian priority with minimal vehicle traffic

Living Innovation Zone in University Way R.O.W., see University Avenue Component Guidelines

Provide seating near entries

ADA compliant ramp accommodates grade changes; should not exceed 8.3%

Stairs accommodate grade change

Plaza, see West Campus Core: Mid-block Corridor Component Guidelines

Pedestrian crossing, see Mid-Block Corridor Component Guidelines



Existing Tree

Building Entry

W27 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **West Campus Core (page 42)**
 - Plaza & Belvedere (page 44)
 - Mid-Block Corridor (page 48)
 - Brooklyn Promenade (page 52)
- **Burke Gilman Trail (page 60)**
- **Pacific Street (page 62)**
- **University Way (page 68)**

Brooklyn Promenade

- Ground floor uses should provide programmatic destinations that activate the outdoor space on Brooklyn Promenade and along the Mid-block Corridor.
- Buildings on parcel W27 should be set back 30' from the existing east curb of Brooklyn Avenue to accommodate Promenade improvements; including a double row of trees at the street edge (maintaining existing trees where possible) and planted buffer between sidewalk and curb.
- Unique paving for the 30' wide promenade.
- New trees should match existing trees on Brooklyn Avenue.
- Re-align the Brooklyn Avenue curb to reduce width and align with curb to the north.

Burke-Gilman Trail

- Implement Burke-Gilman Trail consistent with concept plans for layout, materials and finish.
- Where the Burke-Gilman Trail meets Brooklyn

Avenue sidewalk, design cues for safety should be consistent with the treatment of existing "mixing zones," including a table-top crosswalk.

Terraces

- Building terrace overlooks the Burke-Gilman Trail and Belvedere and affords sweeping views of the West Campus Green and Portage Bay. Active ground floor should provide programmatic destinations that activate the outdoor space.
- Mid-block connection is made with an internal passage between the Brooklyn Promenade and University Way.
- Terrace paving should be consistent with other plazas, terraces and passages in texture and tone.

Belvedere

- The belvedere should be provided downslope of the building and BG Trail, integrated with pedestrian circulation from the building/terrace to Pacific Street.
- ADA compliant pedestrian access should be provided to connect across significant grade change between Pacific Street and the upper building terrace.
- The belvedere should provide a small landscaped park space for passive recreation.

University Way

- University Avenue sidewalk and building setback improvements should be consistent with the CMP and SDOT standards.

- The Living Innovation Zone for pop-up events, installations and social spaces can be implemented in the existing parking spaces along the west curb, with vehicular travel lane reduction.

Vehicular Access

- Loading and servicing for the building should be accommodated from University Way.
- There should be no loading from Brooklyn or Pacific.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided on Brooklyn Avenue, near building entries, on the terraces, and in the belvedere.

Stormwater Treatment

- All required vegetated stormwater treatment facilities should be incorporated into the site in a manner that enhances the experiential qualities of the outdoor spaces.

* Grades are to illustrate design intention



W27

Brooklyn Avenue

University Way

Allee of trees and street life zone should be consistent along the east side of Brooklyn and existing street trees should be preserved where possible, see Brooklyn Avenue Component Guidelines

Belvedere, see West Campus Core: The Commons Component Guidelines

Pedestrian crossing, see Mid-Block Corridor Component Guidelines

Living Innovation Zone in University Avenue R.O.W., see University Avenue Component Guidelines

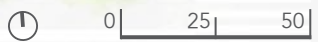
Terrace, see West Campus Core: Plaza & Belvedere

Stairs accommodate grade change

ADA compliant sloped walk accommodates grade changes; should not exceed 5%

Preserve and enhance woodland, see the West Campus Core: Plaza & Belvedere

Burke-Gilman Trail



⊕ Existing Tree ▲ Building Entry

W29 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **West Campus Core (page 42)**
 - Plaza & Belvedere (page 44)
 - Brooklyn Promenade (page 52)
- Burke Gilman Trail (page 60)
- Pacific Street (page 62)
- West Side Mews (page 64)

Brooklyn Promenade

- New trees should match existing trees on Brooklyn Avenue.
- Maximize retaining existing trees.
- Re-align the Brooklyn Avenue curb to reduce width and align with existing curb to the north.

Terraces

- A terrace at the building entry overlooks Brooklyn Ave and Pacific Street, and affords views of the Green and Portage Bay.
- Active ground floor should provide programmatic destinations that activate the terrace.
- Stairs and walks provide access across the parcel, and from the terrace to Pacific Street and parcel W25.
- Terrace paving should be consistent with other plazas, terraces and passages in texture and tone.
- Buildings on parcels W29 should be set back

to accommodate landscape improvements between terrace and curb; including existing trees at the street edge, planted slopes to account for grade change between the new sidewalk and building terrace, and pedestrian access across the slopes.

- ADA compliant pedestrian access should be provided to connect across significant grade change between Pacific Street, the upper building terrace and the intersection of Burke-Gilman Trail and Brooklyn Avenue.
- Social spaces, and places to pause can be integrated with the accessible path.

Pacific Street

- Pacific Street sidewalk and building setback improvements should be consistent with the CMP and Pacific Street Components Guidelines.
- Re-alignment of the north curb along Pacific Street to narrow the pedestrian crossings should be considered.

West Side Mews (Cowlitz)

- The Mews will need to include stairs to transition grades, and an ADA compliant ramp (slope <8.3%) between Pacific Street and the building entrance(s).
- Where the West Side Mews meets the Burke Gilman Trail, circulation should be integrated into the mixing zone, consistent with the BGT concept plan. Vehicle access across the BGT should not be allowed.
- Paving should have a consistent texture and color with all Mews paving.

Vehicular Access

- Loading and servicing for the building should be accommodated from Pacific Street. There should be no loading or vehicular access on the West Side Mews, except emergency access as required.
- There should be no loading on Brooklyn.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided on Brooklyn Avenue, near building entries, and on the terrace(s).

Stormwater Treatment

- All required vegetated stormwater treatment facilities should be incorporated into the site in a manner that enhances the experiential qualities of the outdoor spaces.

* Grades are to illustrate design intention

W29

Brooklyn Avenue

Pacific Street

Terrace, see West Campus Core: Plaza & Belvedere Component Guidelines

Street trees should be consistently planted and of similar character

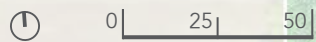
ADA compliant sloped walk accommodates grade changes; should not exceed 5%

Preserve existing trees and enhance understory planting, see West Side Core: The Plaza & Belvedere Component Guidelines

Stairs accommodate grade change

Development of Parcel W29 may require ADA access on west side, see Parcel W30

Street trees should be consistently planted and of similar character and should be preserved where possible, see Pacific Street Component Guidelines



⊕ Existing Tree

▲ Building Entry

W30 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **Burke Gilman Trail (page 60)**
- **Pacific Street (page 62)**
- **West Side Mews (page 64)**

West Side Mews (11th & Cowlitz)

- The Mews will need to include stairs and an ADA compliant ramp (slope <8.3%) between Pacific Street and the Burke Gilman for pedestrian access.
- Bicycle access should be provided on a shared sloped drive that can exceed 8.3% slope, and provide service and emergency access from Pacific Street.
- Where the West Side Mews meets the Burke Gilman Trail, circulation should be integrated into the mixing zone, consistent with the BGT concept plan. Vehicle access across the BGT should not be allowed.
- Paving should have a consistent texture and color with all Mews paving.

Mid-Parcel Connection

- ADA compliant pedestrian access across the west side of West Campus relies on an east-west mid-parcel passage—sloped walk or ramps—through parcel W30, connecting to the Mews on either side.
- The mid-block corridor can be:
 1. Open to the sky, or
 2. Covered with a bridge, or
 3. Enclosed by building, but accessible at ends for ingress-egress

- The mid-block corridor must be allow for public access 24 hours a day.
- Corridor paving should be consistent with other plazas, terraces and passages in finish and tone or color.

Pacific Street

- Pacific Street sidewalk and building setback improvements should be consistent with the CMP and Pacific Street Components Guidelines.
- Re-alignment of the north curb along Pacific Street to narrow the pedestrian crossings should be considered.

Vehicular Access

- Loading, servicing and parking access for the building should be accommodated from Pacific Street.
- There should be no loading or vehicular access on the West Side Mews except as already exists for Mercer Court.
- Access for emergency vehicles should be accommodated on the West Side Mews as required.
- Burke-Gilman Trail should accommodate vehicular loading. General vehicular access is prohibited.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided throughout the site.

Stormwater Treatment

- All required stormwater treatment facilities should be provided in open space on site, or in centralized facility in the Green if available.

* Grades are to illustrate design intention

Paving should be consistent and unique to West Side Mews (see West Side Mews Component Guidelines)

Development of Parcel W30 may require ADA access to Burke-Gilman

Planting should be consistent with those outlined in the West Side Mews Component Guidelines

Stairs accommodate grade change

ADA compliant sloped walk accommodates grade changes; should not exceed 5%

Bollards should be used to differentiate pedestrian-dedicated areas from emergency vehicle access areas

Service for Mercer Court to remain

ADA compliant sloped walk accommodates grade changes; should not exceed 5%

Bollards should be used to differentiate pedestrian-dedicated areas from emergency vehicle access areas

Street trees should be consistently planted and of similar character, see Pacific Street Component Guidelines

W30



Existing Tree

Building Entry

4 Component + Parcel Design Guidelines

W33 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **West Campus Core (page 42)**
 - **West Campus Green (page 50)**
 - **Brooklyn Promenade (page 52)**
- **University Way Terminus (page 70)**

Brooklyn Promenade

- Ground floor uses should provide programmatic destinations that activate the outdoor space on Brooklyn Promenade and along the Mid-block Corridor.
- Buildings on parcel W33 should be set back 30' from the existing east curb of Brooklyn Avenue to accommodate Promenade improvements; including a double row of trees at the street edge (maintaining existing trees where possible) and planted buffer between sidewalk and curb, and street rooms--social space can be related to ground floor uses such as restaurant dining.
- Unique paving for the 30' wide promenade.
- New trees should match existing trees on Brooklyn Avenue.
- Maximize retaining existing trees.
- Re-align the Brooklyn Avenue curb to reduce width and align with curb to the north, across Pacific Street.

University Way Terminus

- Mid-block connections should be made with a passage between 15th and Brooklyn.
- Mid-block passage should provide ADA

compliant pedestrian access with stairs, and ramps or sloped paths to connect across significant grade change.

- Where mid-block passage meets 15th Ave, a crosswalk should be provided.
- Paving should be consistent with other plazas, terraces and passages in texture and tone.

15th Avenue

- Sidewalk and building setback improvements should be consistent with the CMP.
- Maximize retaining existing trees and enhance with similar plantings.

Boat Street

- Sidewalk and building setback improvements should be consistent with the CMP.
- Crosswalks at Boat Street and 15th Avenue, and Boat Street and Brooklyn Ave should be provided.

Vehicular Access

- Loading and servicing for the building should be accommodated from 15th Avenue or Boat Street.
- There should be no loading on Brooklyn Avenue.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided on Brooklyn Avenue, near building entries, and within mid-block Y-corridor.

Stormwater Treatment

- All required vegetated stormwater treatment facilities should be provided within planting areas within the sidewalk setback, corridor planting areas or in the Green if facilities are available.

* Grades are to illustrate design intention

Development of Parcel W33 may require ADA access on north side. see University Way Terminus Component Guidelines

Allee of trees and street life zone should be consistent along the east side of Brooklyn and existing street trees should be preserved where possible, see Brooklyn Avenue Component Guidelines

Paving should be consistent and unique to Brooklyn Promenade south of Pacific, see Brooklyn Avenue Guidelines

Existing street trees should be preserved and new trees should be consistently planted and of similar character

Brooklyn Promenade

15th Avenue

NE Boat Street

W33



+ Existing Tree

▲ Building Entry

W34 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **West Campus Core (page 42)**
 - **West Campus Green (page 50)**
 - **Brooklyn Promenade (page 52)**
- **Pacific Street (page 62)**
- **University Way Terminus (page 70)**

Brooklyn Promenade

- Ground floor uses should provide programmatic destinations that activate the outdoor space on Brooklyn Promenade and along the mid-block connections.
- Buildings on parcel W33 should be set back 30' from the existing east curb of Brooklyn Avenue to accommodate Promenade improvements; including a double row of trees at the street edge (maintaining existing trees where possible) and planted buffer between sidewalk and curb, and street rooms--social space can be related to ground floor uses such as restaurant dining.
- Unique paving for the 30' wide promenade.
- New trees should match existing trees on Brooklyn Avenue.
- Maximize retaining existing trees.
- Re-align the Brooklyn Avenue curb to reduce width and align with curb to the north, across Pacific Street.

University Way Terminus

- Mid-block connections should be made with a passage between 15th and Brooklyn.

- Mid-block connection should be made with a passage between Pacific Ave and parcel W33.
- Mid-block passage should provide ADA compliant pedestrian access with stairs, and ramps or sloped paths to connect across significant grade change.
- Small scale plaza areas can be provided at the center of the block and where the passage meets public R.O.W.
- Paving should be consistent with other plazas, terraces and passages in texture and tone.

Pacific Street

- Sidewalk and building setback improvements should be consistent with the CMP.
- Where mid-block passage meets Pacific Street, crosswalks should be provided.

Vehicular Access

- Loading and servicing for the building should be accommodated from Pacific Street if possible.
- There should be no loading on Brooklyn Avenue.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided on Brooklyn Avenue, near building entries, and street rooms.

Stormwater Treatment

- All required vegetated stormwater treatment facilities should be provided within planting areas within the sidewalk setback, corridor planting areas or in the Green if centralized facilities are available.

* Grades are to illustrate design intention **Pacific Street**

Street trees should be consistently planted and of similar character, see Pacific Street Component Guidelines

Allee of trees and street life zone should be consistent along the east side of Brooklyn. Existing street trees should be preserved where possible, see Brooklyn Avenue Component Guidelines

Paving should be consistent and unique to Brooklyn Promenade, see Brooklyn Avenue Guidelines

Provide seating near entries

W34

Development of Parcel W34 may require ADA access on east side see University Way Terminus Component Guidelines



W35 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- **Pacific Street** (page 62)
- **University Way Terminus** (page 70)

University Way Terminus

- Mid-block connections should be made with a passage between 15th and Brooklyn.
- Mid-block connection should be made with a passage between Pacific Ave and parcel W33.
- Mid-block passage should provide ADA compliant pedestrian access with stairs, and ramps or sloped paths to connect across significant grade change.
- Small scale plaza areas can be provided at the center of the block and where the passage meets public R.O.W.
- Paving should be consistent with other plazas, terraces and passages in texture and tone.

Pacific Street

- Sidewalk and building setback improvements should be consistent with the CMP.
- Where mid-block passage meets Pacific Street, crosswalks should be provided.

15th Avenue

- Sidewalk and building setback improvements should be consistent with the CMP.
- Where mid-block corridor meets 15th Ave, a crosswalk should be provided.

Vehicular Access

- Loading and servicing for the building should be accommodated from 15th Avenue.
- Parking garage access should be from 15th Ave.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided on Brooklyn Avenue, near building entries, and street rooms.

Stormwater Treatment

- All required vegetated stormwater treatment facilities should be provided within planting areas within the sidewalk setback, corridor planting areas or in the Green if centralized facilities are available.

* Grades are to illustrate design intention

Brooklyn Promenade

Pacific Street

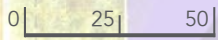
Provide seating near entries

W35

Planting should be consistent with those outlined in University Way Terminus Component Guidelines

ADA compliant sloped walk accommodates grade changes; should not exceed 5%

Stairs accommodate grade change



+ Existing Tree

▲ Building Entry

W36 GUIDELINES

This parcel contributes to the following Components of the Public Realm:

- Pacific Street (page 62)
- West Side Mews (page 64)

West Side Mews (11th Street)

- The Mews should accommodate access to the existing fisheries building.
- Where the West Side Mews meets the Boat Street, Mews planting should be integrated with the sidewalk and south side of the Fisheries building to connect to the planting improvements in the Green.
- Paving should have a consistent texture and color with all Mews paving.

Boat Street

- Sidewalk and building setback improvements should be consistent with the CMP.
- Where the West Side Mews meets Boat street, a crosswalk should be provided.

Pacific Street

- Sidewalk and building setback improvements should be consistent with the CMP.
- Where the West Side Mews meets Pacific Street a crosswalks should be provided.

Vehicular Access

- Loading and servicing for the building on parcel W36 should be accommodated on Boat Street.
- There should be no vehicular access on the West Side Mews at parcel W36, except

for campus maintenance and emergency vehicles.

Furnishings + Amenities

- Benches and opportunities for informal seating should be provided on the Mews in places to pause, near building entries, and at the public ROW.

Stormwater Treatment

- All required vegetated stormwater treatment facilities should be provided within planting areas within the sidewalk setback, Mews planting areas or in the Green if centralized facilities are available.

* Grades are to illustrate design intention



W36

40

45

5%

28

Street trees should be consistently planted and of similar character, see Pacific Street Component Guidelines

Planting should be consistent with those outlined in the West Side Mews Component Guidelines

Provide seating near entries

Paving should be consistent and unique to West Side Mews, see West Side Mews Component Guidelines

ADA compliant sloped walk accommodates grade changes; should not exceed 5%.