Development Standards
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• DEVELOPMENT STANDARDS
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INTRODUCTION

This chapter outlines the development standards that guide proposed development within the campus boundaries. The City-University Agreement requires that all University of Washington development within the Major Institution Overlay (MIO) boundary follow the standards outlined in this chapter. While Chapter 6 includes design guidance to be used to achieve the design intent for the campus, this chapter includes the required development standards for campus development.

The purposes of the development standards in this Chapter are to:

- Protect and promote public health, safety, and general welfare and to guide the use of land consistent with the goals and vision of the University of Washington’s Campus Master Plan (CMP).
- Increase awareness of land use decisions and their impacts.

- Provide adequate light, air, access, and open space; conserve the natural environments and historic resources; maintain a compatible scale within a campus sector; and enhance the streetscape and pedestrian environment.

- Seek to achieve an efficient use of the University’s property without major disruption of the natural environment and to direct development to campus sectors with adequate services and amenities.
DEVELOPMENT STANDARDS

The following development standards regulate the development of individual sites with the goal of creating an active, desirable and safe public realm. Development standards are mandatory requirements that shall be met by all campus development unless modified by the amendment process outlined in the City-University Agreement.

The total net new gross square feet of development permitted in this CMP shall be allocated to four campus sectors as defined on page 86, and as shown in Table 13. The four areas constitute “sectors” for the purposes of Section IIC of the City-University Agreement.

- Every development site has a building height limit and maximum square footage requirement, which can be found on the tables on pages 234 to 237. Potential building envelopes are identified within the sector by sector development capacity tables on pages 234 to 237. The building footprints as shown on page 124 through 127 are used to visualize a possible form for future development. Actual building footprints and massings shall vary from those shown. The percentage of each building envelope that is occupied by development varies on a site by site basis, and reinforces the degree to which light and air are introduced on each site. For a graphic depiction of the building envelope and maximum square footage per development site, please refer to Figure 186.

- A new development site: A proposal for a development site not previously approved shall constitute an exempt Campus Master Plan change, unless the proposal requires a Plan amendment according to the provisions of the City-University Agreement because the Director of SDCI (or its successor department) determines that the specific use proposed for a site, within the broad use categories permitted in tables 14 through 17, is inconsistent with the guiding principles or polices of this Campus Master Plan, or because of the use relationship to, or cumulative use impacts upon, area surrounding the University boundary.

Table 13. Development Capacity and Permitted Development by Campus Sector

<table>
<thead>
<tr>
<th>Campus Sector</th>
<th>Potential Net New Development (Gross Square Feet)</th>
<th>Net New Maximum Development (Gross Square Feet)</th>
<th>Maximum Development Limit (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CENTRAL</td>
<td>1,631,941</td>
<td>900,000</td>
<td>15%</td>
</tr>
<tr>
<td>WEST</td>
<td>3,762,199</td>
<td>3,000,000</td>
<td>50%</td>
</tr>
<tr>
<td>SOUTH</td>
<td>2,208,735</td>
<td>1,350,000</td>
<td>23%</td>
</tr>
<tr>
<td>EAST</td>
<td>4,293,885</td>
<td>750,000</td>
<td>12%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11,896,760</td>
<td>6,000,000</td>
<td>100%</td>
</tr>
</tbody>
</table>
• Moving GSF from one site to another within a sector: If the maximum building square footage per development site is not used on a development site, the unutilized portion of gross square footage can be moved to another development site or sites within that sector as long as the maximum height limit and total net new square footage growth allowance of 6 million is not exceeded.

• Exceeding GSF in one sector: The net new square footage of growth allowance may exceed the allocation for each campus sector by up to 20% on a cumulative basis over the life of this Plan without a Plan amendment. Development that would cause the net new gross square footage for a sector to exceed the permitted gross square feet of development for that sector by more than 20% on a cumulative basis over the life of this Plan, is a change that may be approved as a minor plan amendment, provided that the 6 million net new square footage growth allowance is not exceeded, the change would not result in significantly greater impacts than those contemplated in the FEIS for the CMP, and the amendment would be consist with the 2018 Seattle CMP guiding principles.
### Table 14. Central Campus Development Sites Spreadsheet

<table>
<thead>
<tr>
<th>SITE ID</th>
<th>SITE NAME</th>
<th>TOTAL ENVELOPE GROSS SQUARE FEET</th>
<th>TOTAL MAXIMUM GROSS SQUARE FEET</th>
<th>PERCENT OF ENVELOPE</th>
<th>DEMO GROSS SQUARE FEET</th>
<th>NET NEW GROSS SQUARE FEET</th>
<th>APPROX# OF FLOORS</th>
<th>MAXIMUM BLDG HT LIMIT</th>
<th>CONDITIONED DOWN BUILDING HEIGHTS</th>
<th>EXISTING PARKING SPACES</th>
<th>ACADEMIC USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>West of Memorial Way / N1 Parking Lot</td>
<td>290,000</td>
<td>200,000</td>
<td>69%</td>
<td>68,916</td>
<td>131,084</td>
<td>7</td>
<td>105</td>
<td>213</td>
<td>A/MU/T</td>
<td></td>
</tr>
<tr>
<td>C2</td>
<td>East of Memorial Way / N5 Parking Lot</td>
<td>265,000</td>
<td>135,000</td>
<td>51%</td>
<td>135,000</td>
<td>135,000</td>
<td>5</td>
<td>105</td>
<td>70</td>
<td>170</td>
<td>A/MU/T</td>
</tr>
<tr>
<td>C3</td>
<td>Mackenzie Replacement / N3 Parking Lot</td>
<td>165,000</td>
<td>145,000</td>
<td>88%</td>
<td>43,099</td>
<td>101,901</td>
<td>7</td>
<td>105</td>
<td>9</td>
<td>A/MU</td>
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</tr>
<tr>
<td>C4</td>
<td>Intellectual House Phase 2</td>
<td>40,000</td>
<td>5,000</td>
<td>13%</td>
<td>5,000</td>
<td>5,000</td>
<td>1</td>
<td>105</td>
<td>A/MU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C5</td>
<td>North Campus Housing 1 (Building A)<strong>/</strong>*</td>
<td>170,000</td>
<td>110,000</td>
<td>65%</td>
<td>110,000</td>
<td>110,000</td>
<td>5</td>
<td>105</td>
<td>A/H</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C6</td>
<td>North Campus Housing 2 (Building E) / Haggett Hall Site / N9, 10, 11 Parking Lots <strong>/</strong>*</td>
<td>535,000</td>
<td>290,000</td>
<td>54%</td>
<td>206,114</td>
<td>83,886</td>
<td>6</td>
<td>160</td>
<td>77</td>
<td>A/H</td>
<td></td>
</tr>
<tr>
<td>C7</td>
<td>McMahon Hall Site / N13, 14, 15 Parking Lots</td>
<td>600,000</td>
<td>400,000</td>
<td>67%</td>
<td>288,352</td>
<td>111,648</td>
<td>11</td>
<td>160</td>
<td>177</td>
<td>A/MU/H/T</td>
<td></td>
</tr>
<tr>
<td>C8</td>
<td>Padelford Garage North Site / N16, 18, 20, 21*</td>
<td>315,000</td>
<td>245,000</td>
<td>78%</td>
<td>138,555</td>
<td>106,445</td>
<td>8</td>
<td>105</td>
<td>217*</td>
<td>A/MU/T</td>
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</tr>
<tr>
<td>C9</td>
<td>Padelford Hall South Site*</td>
<td>185,000</td>
<td>155,000</td>
<td>84%</td>
<td>155,000</td>
<td>155,000</td>
<td>8</td>
<td>105</td>
<td>217*</td>
<td>A/MU/T</td>
<td></td>
</tr>
<tr>
<td>C10</td>
<td>Padelford Garage South Site*</td>
<td>230,000</td>
<td>145,000</td>
<td>63%</td>
<td>145,000</td>
<td>145,000</td>
<td>7</td>
<td>105</td>
<td>218*</td>
<td>A/MU/T</td>
<td></td>
</tr>
<tr>
<td>C11</td>
<td>Facility Services Admin Bldg / University Facilities Bldg and Annex 1</td>
<td>120,000</td>
<td>85,000</td>
<td>71%</td>
<td>20,125</td>
<td>64,875</td>
<td>7</td>
<td>105</td>
<td>A/MU/T</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C12</td>
<td>Plant Op Annexes 2-6 / University Facilities Annex 2 / C23 Parking Lot</td>
<td>230,000</td>
<td>115,000</td>
<td>50%</td>
<td>18,860</td>
<td>96,140</td>
<td>6</td>
<td>105</td>
<td>1</td>
<td>A/MU/T</td>
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</tr>
<tr>
<td>C13</td>
<td>Sieg Hall Replacement</td>
<td>145,000</td>
<td>130,000</td>
<td>90%</td>
<td>57,180</td>
<td>72,820</td>
<td>7</td>
<td>105</td>
<td>A/MU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C14</td>
<td>Mechanical Eng / Eng Annex / C15 Parking Lot</td>
<td>300,000</td>
<td>215,000</td>
<td>72%</td>
<td>125,896</td>
<td>89,104</td>
<td>8</td>
<td>105</td>
<td>23</td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>C15</td>
<td>Wilcox / Wilson Ceramics Lab Site / Wilson Annex</td>
<td>90,000</td>
<td>60,000</td>
<td>67%</td>
<td>50,232</td>
<td>9,672</td>
<td>4</td>
<td>65</td>
<td>56</td>
<td>A/MU</td>
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</tr>
<tr>
<td>C16</td>
<td>Benson Hall / C7 Parking Lot</td>
<td>320,000</td>
<td>210,000</td>
<td>66%</td>
<td>76,271</td>
<td>133,729</td>
<td>7</td>
<td>105</td>
<td>11</td>
<td>A/MU</td>
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<tr>
<td>C17</td>
<td>Chem Library Site</td>
<td>130,000</td>
<td>85,000</td>
<td>65%</td>
<td>39,363</td>
<td>45,637</td>
<td>7</td>
<td>105</td>
<td>A/MU</td>
<td></td>
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</tr>
<tr>
<td>C18</td>
<td>South of Henry Art Gallery</td>
<td>70,000</td>
<td>35,000</td>
<td>50%</td>
<td>35,000</td>
<td>35,000</td>
<td>4</td>
<td>105</td>
<td>A/MU</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

** Parking spaces evenly split among the development sites
*** Total incorporates gross square feet that are already accounted for under the 2003 CMP related to sites C5 and C6

Academic General Uses: A - Academic; H - Housing; MU - Mixed Use; T - Transportation; OS - Open Space; IP - Industry Partnership/Manufacturing; ACC - Academic Conference Center

“Maximum Building Height Limit” refers to the height limit allowed under the MIO zoning height.
### Table 15. West Campus Development Sites Spreadsheet

<table>
<thead>
<tr>
<th>SITE ID</th>
<th>SITE NAME</th>
<th>TOTAL ENVELOPE GROSS SQUARE FEET</th>
<th>TOTAL MAXIMUM GROSS SQUARE FEET</th>
<th>PERCENT OF ENVELOPE</th>
<th>DEMO GROSS SQUARE FEET</th>
<th>NET NEW GROSS SQUARE FEET</th>
<th>APPROX# OF FLOORS</th>
<th>MAXIMUM BLDG HT LIMIT</th>
<th>CONDITIONED DOWN BUILDING HEIGHTS</th>
<th>EXISTING PARKING SPACES</th>
<th>ACADEMIC USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>W19</td>
<td>Schmitz Hall Site</td>
<td>575,000</td>
<td>365,000</td>
<td>64%</td>
<td>99,691</td>
<td>265,309</td>
<td>17</td>
<td>240</td>
<td>90</td>
<td>17</td>
<td>A/MU/T/IP</td>
</tr>
<tr>
<td>W20</td>
<td>Staff / HR Building Site</td>
<td>105,000</td>
<td>40,000</td>
<td>35%</td>
<td>10,831</td>
<td>29,169</td>
<td>6</td>
<td>240</td>
<td>90</td>
<td>6</td>
<td>A/MU</td>
</tr>
<tr>
<td>W21</td>
<td>Condon Hall Site</td>
<td>615,000</td>
<td>390,000</td>
<td>63%</td>
<td>132,533</td>
<td>257,467</td>
<td>17</td>
<td>240</td>
<td>37</td>
<td>17</td>
<td>A/MU/T/IP</td>
</tr>
<tr>
<td>W22</td>
<td>W41 Parking Lot Site</td>
<td>315,000</td>
<td>175,000</td>
<td>56%</td>
<td>175,000</td>
<td>17</td>
<td>240</td>
<td>37</td>
<td>17</td>
<td>10</td>
<td>A/MU/T/IP</td>
</tr>
<tr>
<td>W23</td>
<td>W42 Parking Lot / Henderson Hall Site</td>
<td>430,000</td>
<td>345,000</td>
<td>79%</td>
<td>106,340</td>
<td>238,660</td>
<td>17</td>
<td>240</td>
<td>10</td>
<td>10</td>
<td>A/MU/IP</td>
</tr>
<tr>
<td>W24</td>
<td>W10 Parking Lot</td>
<td>690,000</td>
<td>405,000</td>
<td>58%</td>
<td>405,000</td>
<td>17</td>
<td>240</td>
<td>90</td>
<td>17</td>
<td>90</td>
<td>A/MU/T/IP</td>
</tr>
<tr>
<td>W25</td>
<td>Child Care / Brooklyn Trail / SW Maintenance / W11 Parking Lot</td>
<td>845,000</td>
<td>375,000</td>
<td>44%</td>
<td>23,497</td>
<td>351,503</td>
<td>17</td>
<td>240</td>
<td>15</td>
<td>17</td>
<td>A/MU/T/IP</td>
</tr>
<tr>
<td>W26</td>
<td>CDC / Ethnic Cultural Center Theater Site</td>
<td>680,000</td>
<td>390,000</td>
<td>57%</td>
<td>32,999</td>
<td>357,001</td>
<td>17</td>
<td>240</td>
<td>96</td>
<td>6</td>
<td>A/MU/T/IP</td>
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<tr>
<td>W27</td>
<td>Purchasing Accounting / W12, 13 Parking Lots</td>
<td>490,000</td>
<td>340,000</td>
<td>69%</td>
<td>39,576</td>
<td>300,424</td>
<td>14</td>
<td>200</td>
<td>96</td>
<td>96</td>
<td>A/MU/T/IP</td>
</tr>
<tr>
<td>W28</td>
<td>West of Commodore Duchess Site</td>
<td>110,000</td>
<td>40,000</td>
<td>35%</td>
<td>40,000</td>
<td>40,000</td>
<td>6</td>
<td>240</td>
<td>90</td>
<td>6</td>
<td>A/MU/IP</td>
</tr>
<tr>
<td>W29</td>
<td>Stevens Court East (A, B, C, H) / W29 Parking Lot</td>
<td>320,000</td>
<td>205,000</td>
<td>64%</td>
<td>79,104</td>
<td>125,896</td>
<td>9</td>
<td>160</td>
<td>81</td>
<td>91</td>
<td>A/MU/T/IP</td>
</tr>
<tr>
<td>W30</td>
<td>Stevens Court West (D, J, K, L, M) / W32, 33 Parking Lots</td>
<td>820,000</td>
<td>425,000</td>
<td>51%</td>
<td>138,340</td>
<td>286,660</td>
<td>14</td>
<td>200</td>
<td>42</td>
<td>42</td>
<td>A/MU/T/IP</td>
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<tr>
<td>W31</td>
<td>W35 Parking Lot Site Pavilion</td>
<td>105,000</td>
<td>20,000</td>
<td>18%</td>
<td>20,000</td>
<td>20,000</td>
<td>2</td>
<td>160</td>
<td>78</td>
<td>78</td>
<td>A/MU/IP</td>
</tr>
<tr>
<td>W32</td>
<td>Wallace Hall Pavilion / Marine Studies / Fish Teaching and Research</td>
<td>80,000</td>
<td>15,000</td>
<td>18%</td>
<td>96,546</td>
<td>-81,546</td>
<td>2</td>
<td>160</td>
<td>130</td>
<td>130</td>
<td>A/MU/IP</td>
</tr>
<tr>
<td>W33</td>
<td>Ocean Research 2 / NOAA / W24, 28 Parking Lots</td>
<td>345,000</td>
<td>235,000</td>
<td>68%</td>
<td>11,267</td>
<td>223,733</td>
<td>14</td>
<td>160</td>
<td>69</td>
<td>69</td>
<td>A/MU/IP</td>
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<tr>
<td>W34</td>
<td>Portage Bay Parking Garage</td>
<td>410,000</td>
<td>230,000</td>
<td>56%</td>
<td>250,000</td>
<td>230,000</td>
<td>14</td>
<td>160</td>
<td>895</td>
<td>895</td>
<td>MU/T/IP</td>
</tr>
<tr>
<td>W35</td>
<td>University Transportation Center</td>
<td>370,000</td>
<td>225,000</td>
<td>60%</td>
<td>225,000</td>
<td>225,000</td>
<td>14</td>
<td>160</td>
<td>30</td>
<td>30</td>
<td>A/MU/IP</td>
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<tr>
<td>W36</td>
<td>Fisheries Parking Lot (PUDA)</td>
<td>100,000</td>
<td>90,000</td>
<td>86%</td>
<td>90,000</td>
<td>90,000</td>
<td>9</td>
<td>160</td>
<td>34</td>
<td>34</td>
<td>A/MU/T/IP</td>
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<tr>
<td>W37</td>
<td>Northlake Building / W40 Parking Lot Site</td>
<td>455,000</td>
<td>245,000</td>
<td>53%</td>
<td>22,077</td>
<td>222,923</td>
<td>14</td>
<td>160</td>
<td>34</td>
<td>34</td>
<td>A/MU/T/IP</td>
</tr>
</tbody>
</table>

**TOTAL - WEST**: 7,860,000

*Parking spaces evenly split among the development sites*

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**Academic General Uses:** A - Academic; H - Housing; MU - Mixed Use; T - Transportation; OS - Open Space; IP - Industry Partnership/Manufacturing; ACC - Academic Conference Center

*Maximum Building Height Limit* refers to the height limit allowed under the MIO zoning height.
The potential number of new parking spaces for South Campus. Specific parking spaces per development site have not been identified, since the proposed parking is designed as a contiguous podium.

<table>
<thead>
<tr>
<th>SITE ID</th>
<th>SITE NAME</th>
<th>TOTAL ENVELOPE GROSS SQUARE FEET</th>
<th>TOTAL MAXIMUM GROSS SQUARE FEET</th>
<th>PERCENT OF ENVELOPE</th>
<th>DEMO GROSS SQUARE FEET</th>
<th>NET NEW GROSS SQUARE FEET</th>
<th>APPROX# OF FLOORS</th>
<th>MAXIMUM BLDG HT LIMIT</th>
<th>CONDITIONED DOWN BUILDING HEIGHTS</th>
<th>EXISTING PARKING SPACES</th>
<th>ACADEMIC USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>S38</td>
<td>SCSII B</td>
<td>370,000</td>
<td>160,000</td>
<td>43%</td>
<td>160,000</td>
<td>7</td>
<td>200</td>
<td></td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S39</td>
<td>SCSII C / Hitchcock Hall Site</td>
<td>280,000</td>
<td>270,000</td>
<td>96%</td>
<td>116,416</td>
<td>153,584</td>
<td>17</td>
<td>200</td>
<td></td>
<td>A/MU</td>
<td></td>
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<tr>
<td>S40</td>
<td>SCSII D / J Wing</td>
<td>580,000</td>
<td>425,000</td>
<td>73%</td>
<td>170,719</td>
<td>254,281</td>
<td>11</td>
<td>200</td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S41</td>
<td>SCSII E / I Wing and G Wing</td>
<td>685,000</td>
<td>280,000</td>
<td>41%</td>
<td>215,620</td>
<td>64,380</td>
<td>7</td>
<td>200</td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S42</td>
<td>SCSII F / T Wing</td>
<td>500,000</td>
<td>340,000</td>
<td>68%</td>
<td>493,496</td>
<td>-153,496</td>
<td>17</td>
<td>240</td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S43</td>
<td>SCSII G / A Wing and C Wing</td>
<td>375,000</td>
<td>320,000</td>
<td>85%</td>
<td>101,489</td>
<td>218,511</td>
<td>17</td>
<td>240</td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S44</td>
<td>SCSII H</td>
<td>385,000</td>
<td>310,000</td>
<td>81%</td>
<td>310,000</td>
<td>17</td>
<td>240</td>
<td></td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S45</td>
<td>SCSII I / F Wing</td>
<td>340,000</td>
<td>165,000</td>
<td>49%</td>
<td>122,767</td>
<td>42,233</td>
<td>3</td>
<td>200</td>
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<td>A/MU</td>
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<tr>
<td>S46</td>
<td>SCSII J / D Wing</td>
<td>275,000</td>
<td>245,000</td>
<td>89%</td>
<td>183,975</td>
<td>61,025</td>
<td>14</td>
<td>200</td>
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<td>A/MU</td>
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<tr>
<td>S47</td>
<td>SCSII K / B Wing</td>
<td>525,000</td>
<td>345,000</td>
<td>66%</td>
<td>117,619</td>
<td>227,381</td>
<td>14</td>
<td>200</td>
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<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S48</td>
<td>SCSII L / RR Wing, BB Wing, SW Wing</td>
<td>520,000</td>
<td>415,000</td>
<td>80%</td>
<td>454,692</td>
<td>-39,692</td>
<td>3</td>
<td>200</td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S49</td>
<td>SCSII M / Ocean Teaching / S5, S6 Parking Lot</td>
<td>100,000</td>
<td>100,000</td>
<td>100%</td>
<td>51,552</td>
<td>48,448</td>
<td>8</td>
<td>105</td>
<td>7</td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S50</td>
<td>SCSII N / S1 Parking Garage</td>
<td>385,000</td>
<td>260,000</td>
<td>68%</td>
<td>260,000</td>
<td>6</td>
<td>105</td>
<td></td>
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<td>805</td>
<td>A/MU</td>
</tr>
<tr>
<td>S51</td>
<td>SCSII O / Harris Hydraulics Lab / South Campus Center / S7, S12 Parking Lot</td>
<td>30,000</td>
<td>20,000</td>
<td>67%</td>
<td>92,785</td>
<td>-72,785</td>
<td>2</td>
<td>37</td>
<td>30</td>
<td>6</td>
<td>A/MU</td>
</tr>
<tr>
<td>S52</td>
<td>SCSII P</td>
<td>425,000</td>
<td>275,000</td>
<td>65%</td>
<td>275,000</td>
<td>6</td>
<td>105</td>
<td></td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S53</td>
<td>SCSII Q / Portage Bay Building / Oceanography Bldg, Dock, and Shed / S8 Parking Lot</td>
<td>60,000</td>
<td>40,000</td>
<td>67%</td>
<td>128,712</td>
<td>-88,712</td>
<td>2</td>
<td>37</td>
<td>30</td>
<td>24</td>
<td>A/MU</td>
</tr>
<tr>
<td>S54</td>
<td>SCSII R / CHDD Clinic and School / S9 Parking Lot</td>
<td>440,000</td>
<td>350,000</td>
<td>80%</td>
<td>115,943</td>
<td>234,057</td>
<td>7</td>
<td>105</td>
<td>4</td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S55</td>
<td>SCSII S / CHDD South Building</td>
<td>35,000</td>
<td>25,000</td>
<td>71%</td>
<td>12,378</td>
<td>12,622</td>
<td>2</td>
<td>37</td>
<td>30</td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S56</td>
<td>SCSII T / NN Wing</td>
<td>385,000</td>
<td>280,000</td>
<td>73%</td>
<td>122,217</td>
<td>157,783</td>
<td>15</td>
<td>240</td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td>S57</td>
<td>SCSII U / EA Wing and EB Wing</td>
<td>430,000</td>
<td>360,000</td>
<td>84%</td>
<td>275,885</td>
<td>84,115</td>
<td>16</td>
<td>240</td>
<td></td>
<td>A/MU</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL - SOUTH</strong></td>
<td><strong>7,125,000</strong></td>
<td><strong>4,985,000</strong></td>
<td><strong>72%</strong></td>
<td><strong>2,776,265</strong></td>
<td><strong>2,208,735</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>846</strong></td>
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</tbody>
</table>

Academic General Uses: A - Academic; H - Housing; MU - Mixed Use; T - Transportation; OS - Open Space; IP - Industry Partnership/Manufacturing; ACC - Academic Conference Center

“Maximum Building Height Limit” refers to the height limit allowed under the MIO zoning height.
Table 17. East Campus Development Sites Spreadsheet

<table>
<thead>
<tr>
<th>SITE ID</th>
<th>SITE NAME</th>
<th>TOTAL ENVELOPE GROSS SQUARE FEET</th>
<th>TOTAL MAXIMUM GROSS SQUARE FEET</th>
<th>PERCENT OF ENVELOPE</th>
<th>DEMO GROSS SQUARE FEET</th>
<th>NET NEW GROSS SQUARE FEET</th>
<th>APPROX# OF FLOORS</th>
<th>MAXIMUM BLDG HT LIMIT</th>
<th>CONDITIONED DOWN BUILDING HEIGHTS</th>
<th>EXISTING PARKING SPACES</th>
<th>ACADEMIC USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>E58</td>
<td>E12 Parking Lot</td>
<td>660,000</td>
<td>360,000</td>
<td>55%</td>
<td>27,045</td>
<td>360,000</td>
<td>6</td>
<td>160</td>
<td>822</td>
<td>A/MU/T/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E59</td>
<td>West of Hec Ed</td>
<td>145,000</td>
<td>75,000</td>
<td>52%</td>
<td>47,955</td>
<td>150,000</td>
<td>4</td>
<td>105</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E60</td>
<td>Tennis Court Site</td>
<td>190,000</td>
<td>150,000</td>
<td>79%</td>
<td>150,000</td>
<td>2</td>
<td>65</td>
<td>30</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E61</td>
<td>North of Conibear Shellhouse</td>
<td>50,000</td>
<td>35,000</td>
<td>70%</td>
<td>35,000</td>
<td>8</td>
<td>37</td>
<td>30</td>
<td>132</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E62</td>
<td>Tennis Court Site West of IMA Field</td>
<td>290,000</td>
<td>235,000</td>
<td>81%</td>
<td>235,000</td>
<td>4</td>
<td>65</td>
<td>30</td>
<td>A/MU/T/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E63</td>
<td>West of soccer field</td>
<td>50,000</td>
<td>35,000</td>
<td>70%</td>
<td>35,000</td>
<td>8</td>
<td>37</td>
<td>30</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E64</td>
<td>E1 Site 1</td>
<td>125,000</td>
<td>100,000</td>
<td>80%</td>
<td>100,000</td>
<td>4</td>
<td>65</td>
<td>264*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E65</td>
<td>E18 Parking Lot - SW Site*</td>
<td>310,000</td>
<td>190,000</td>
<td>61%</td>
<td>190,000</td>
<td>3</td>
<td>160</td>
<td>130</td>
<td>264*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E66</td>
<td>E1 Site 3*</td>
<td>130,000</td>
<td>105,000</td>
<td>81%</td>
<td>105,000</td>
<td>4</td>
<td>65</td>
<td>264*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E67</td>
<td>E1 Site 2*</td>
<td>475,000</td>
<td>285,000</td>
<td>60%</td>
<td>285,000</td>
<td>9</td>
<td>160</td>
<td>130</td>
<td>264*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E68</td>
<td>E1 Site 5*</td>
<td>125,000</td>
<td>100,000</td>
<td>80%</td>
<td>100,000</td>
<td>4</td>
<td>65</td>
<td>264*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E69</td>
<td>E1 Site 4*</td>
<td>425,000</td>
<td>235,000</td>
<td>55%</td>
<td>235,000</td>
<td>9</td>
<td>160</td>
<td>130</td>
<td>264*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E70</td>
<td>South of Husky Track</td>
<td>45,000</td>
<td>35,000</td>
<td>78%</td>
<td>35,000</td>
<td>3</td>
<td>37</td>
<td>30</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E71</td>
<td>North of Husky Track</td>
<td>50,000</td>
<td>35,000</td>
<td>70%</td>
<td>35,000</td>
<td>2</td>
<td>37</td>
<td>30</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E72</td>
<td>E1 Site 7*</td>
<td>145,000</td>
<td>145,000</td>
<td>100%</td>
<td>145,000</td>
<td>5</td>
<td>65</td>
<td>262*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E73</td>
<td>E1 Site 6*</td>
<td>425,000</td>
<td>280,000</td>
<td>66%</td>
<td>280,000</td>
<td>9</td>
<td>160</td>
<td>130</td>
<td>262*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E74</td>
<td>E1 Site 9*</td>
<td>195,000</td>
<td>180,000</td>
<td>92%</td>
<td>180,000</td>
<td>5</td>
<td>65</td>
<td>262*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
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<tr>
<td>E75</td>
<td>E1 Site 8*</td>
<td>370,000</td>
<td>225,000</td>
<td>61%</td>
<td>225,000</td>
<td>9</td>
<td>160</td>
<td>130</td>
<td>262*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E76</td>
<td>E1 Site 10*</td>
<td>240,000</td>
<td>180,000</td>
<td>75%</td>
<td>180,000</td>
<td>6</td>
<td>90</td>
<td>80</td>
<td>264*</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E77</td>
<td>Golf Driving Range Site South</td>
<td>445,000</td>
<td>330,000</td>
<td>74%</td>
<td>330,000</td>
<td>5</td>
<td>90</td>
<td>80</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
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<tr>
<td>E78</td>
<td>Golf Driving Range Site North</td>
<td>420,000</td>
<td>355,000</td>
<td>85%</td>
<td>355,000</td>
<td>6</td>
<td>90</td>
<td>80</td>
<td>A/MU/ACC</td>
<td>A/MU/ACC</td>
<td>A/MU/ACC</td>
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<tr>
<td>E79</td>
<td>E2 Parking Lot Site</td>
<td>210,000</td>
<td>160,000</td>
<td>76%</td>
<td>160,000</td>
<td>6</td>
<td>90</td>
<td>80</td>
<td>80</td>
<td>A/MU/IP/ACC</td>
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<tr>
<td>E80</td>
<td>Plant Services Site / N26 Parking Lot</td>
<td>340,000</td>
<td>230,000</td>
<td>68%</td>
<td>144,198</td>
<td>85,802</td>
<td>4</td>
<td>65</td>
<td>5</td>
<td>A/MU/IP/ACC</td>
<td>A/H/T</td>
</tr>
<tr>
<td>E81</td>
<td>Blakeley Village West</td>
<td>135,000</td>
<td>105,000</td>
<td>78%</td>
<td>84,390</td>
<td>20,610</td>
<td>4</td>
<td>65</td>
<td>A/H/T</td>
<td>A/H/T</td>
<td>A/H/T</td>
</tr>
<tr>
<td>E82</td>
<td>Blakeley Village East</td>
<td>135,000</td>
<td>120,000</td>
<td>89%</td>
<td>120,000</td>
<td>4</td>
<td>65</td>
<td>30</td>
<td>A/H/T</td>
<td>A/H/T</td>
<td>A/H/T</td>
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<tr>
<td>E83</td>
<td>Laurel Village East</td>
<td>105,000</td>
<td>70,000</td>
<td>67%</td>
<td>88,536</td>
<td>-18,536</td>
<td>2</td>
<td>37</td>
<td>30</td>
<td>A/H/T</td>
<td>A/H/T</td>
</tr>
<tr>
<td>E84</td>
<td>Laurel Village West</td>
<td>240,000</td>
<td>195,000</td>
<td>81%</td>
<td>195,000</td>
<td>2</td>
<td>65</td>
<td>30</td>
<td>A/H/T</td>
<td>A/H/T</td>
<td>A/H/T</td>
</tr>
<tr>
<td>E85</td>
<td>Ceramic and Metal Arts</td>
<td>75,000</td>
<td>50,000</td>
<td>67%</td>
<td>16,946</td>
<td>33,054</td>
<td>2</td>
<td>37</td>
<td>30</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
<tr>
<td>E86</td>
<td>Urban Horticulture Site</td>
<td>80,000</td>
<td>55,000</td>
<td>69%</td>
<td>55,000</td>
<td>2</td>
<td>37</td>
<td>30</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
<td>A/MU/IP/ACC</td>
</tr>
</tbody>
</table>

TOTAL - EAST

<table>
<thead>
<tr>
<th>TOTAL ENVELOPE GROSS SQUARE FEET</th>
<th>TOTAL MAXIMUM GROSS SQUARE FEET</th>
<th>PERCENT OF ENVELOPE</th>
<th>DEMO GROSS SQUARE FEET</th>
<th>NET NEW GROSS SQUARE FEET</th>
<th>APPROX# OF FLOORS</th>
<th>MAXIMUM BLDG HT LIMIT</th>
<th>CONDITIONED DOWN BUILDING HEIGHTS</th>
<th>EXISTING PARKING SPACES</th>
<th>ACADEMIC USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,630,000</td>
<td>4,655,000</td>
<td>73%</td>
<td>361,115</td>
<td>4,293,885</td>
<td>3,935</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Academic General Uses: A - Academic; H - Housing; MU - Mixed Use; T - Transportation; OS - Open Space; IP - Industry Partnership/Manufacturing; ACC - Academic Conference Center.

"Maximum Building Height Limit" refers to the height limit allowed under the MIO zoning height.

Development Standards - July 2017 Final Plan
APPLICABLE CITY CODE

The applicable zoning of the Campus is Major Institution Overlay (MIO), as shown in on page 26. Pursuant to the City-University Agreement and Seattle Municipal Code Chapter 23.69, University development within the University’s MIO boundary is governed by this Campus Master Plan. Therefore, this Campus Master Plan contains the development standards for University development within the MIO boundary. The development standards in this chapter are tailored to the University and its local setting, and are intended to allow development flexibility and improve compatibility with surrounding uses.

Development standards not addressed in the Campus Master Plan may be developed in the future by the University, provided they are consistent with and guided by the goals and policies of the City-University Agreement, the goals and policies of this Campus Master Plan, and the process for any amendments to the Plan required by the City-University Agreement. Lack of specificity in the Campus Master Plan development standards shall not result in application of provisions of underlying zoning or other provisions in the City’s code.

State and federally mandated regulations are acknowledged and will be followed.

In addition to the standards in this CMP chapter, the University of Washington recognizes the following titles, chapters and sections of the Seattle Municipal Code may apply to University development:

- Title 15 – Street and Sidewalk Use (for University activities in City-owned right-of-ways only)
- Title 22 – Building and Construction Codes
- Chapter 23.57 – Communications Regulations (communications utilities and devices within the MIO are allowed as described in this CMP pursuant to subsection 23.57.002.D)
- Chapter 23.60A – Shoreline Master Program (except the University may comply with its own shoreline public access plan if adopted pursuant to subsection 23.60A.164.K.)
- Subsection 23.69.006.B – related to the University’s Major Institution Overlay District designation
- Chapter 23.76 – Procedures for Master Use Permits and Council Land Use Decisions (except the City-University Agreement and state law control in the event of any conflict with the requirements of the Chapter)
- Chapter 23.88 – Rules; Interpretation (except the City-University Agreement and state law control in the event of any conflict with the requirements of the Chapter)
- Chapter 25.06 – Floodplain Development
- Chapter 25.08 – Noise Control
- Chapter 25.09 – Critical Areas Regulations
- Chapter 25.11 – Tree Protection (as further addressed below in the Tree section of this Development Standards chapter)

As acknowledged in the City-University Agreement, by creating and adopting the CMP, neither the City nor the University waive or concede their legal position regarding zoning and SEPA jurisdiction on campus.
GROUND LEVEL SETBACKS

There are no ground level building structure setbacks internal to campus. Setbacks shall only be required for new structures located on the boundary of the campus and along City of Seattle streets or alleys when the property located immediately across from the structure is not owned by the University.

Structures across a City street, from residential zones outside the MIO boundaries, with property not owned by the University shall be set back from the campus boundary according to façade height of the proposed University development and the designation of the facing zone, as shown in Table 18.

Setbacks may be averaged horizontally or vertically. University structures across a City street or alley from commercial, mixed use, manufacturing, or industrial zones outside the MIO boundary shall have no required setbacks. Pedestrian bridges, retaining walls, raised plazas, sculpture and other site elements shall have no setback requirements.

Minor communications utilities exceeding the maximum height of the MIO district shall be located a minimum of 100 feet within the campus boundary and outside view corridors. Underground structures may be located within setback areas. Covered and uncovered pedestrian walkways, skybridges, and amenities are permitted within setbacks.

Table 18. Setback Requirements in Feet for Structures Across a City Street from Residentially Zoned Property Not Owned by the University

<table>
<thead>
<tr>
<th>FACADE HEIGHT</th>
<th>SINGLE FAMILY</th>
<th>LOWRISE</th>
<th>MIDRISE</th>
<th>HIGHRISE</th>
</tr>
</thead>
<tbody>
<tr>
<td>37’</td>
<td>20</td>
<td>15</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>50’</td>
<td>25</td>
<td>20</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>65’</td>
<td>30</td>
<td>25</td>
<td>15</td>
<td>0</td>
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<td>85’</td>
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<td>240’</td>
<td>45</td>
<td>35</td>
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<td>20</td>
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</table>

LIGHT AND GLARE

The campus is active 24-hours-a-day. Lighting is important for the campus to function and to ensure the safety of students, faculty, staff and visitors. Lighting shall be done in a manner to conserve energy and mitigate significant adverse impacts of light and glare on campus buildings and spaces and adjacent residential areas, consistent with the needs of safety and security. Exterior lighting shall be shielded or directed away from structures in adjacent or abutting residential zoned areas and arterials.

Lighting shall be designed and managed to realize efficient use of energy and limit light pollution. Developments shall address pedestrian safety and proper outdoor lighting, including restricting up lighting. The maximum height limit for light poles is 100’. The height of light poles may be exceeded through the City-University Agreement amendment process. An engineer’s report may be required to study light impacts if additional height is proposed.

Solar panels are permitted.

MID-BLOCK CORRIDORS

Mid-block corridors are publicly accessible (24-hours a day unless otherwise restricted and signed accordingly) pedestrian pathways that travel through the center of a block. Mid-block corridors help increase connectivity, enhance the pedestrian experience, and break down the scale of larger blocks.
Mid-block corridors are required where identified in Figures 192 to 195. Mid-block corridors shall maintain a minimum width of 25'. Mid-block corridors must allow for a minimum vertical clearance of either two floors of height or the height required to preserve a protected View Corridor.

ODORS

Odors shall be vented a minimum of 10 feet above sidewalk grade and directed away from adjacent building and residential property.

OPEN SPACE COMMITMENTS

West Campus Green and Plaza

Over the life of this CMP, the approximately 4-acre area designated as the “West Campus Green” shall be reserved for open space, except that minor structures supporting the open space function are allowed. Structures and improvements required for utility infrastructure are also allowed. A design and implementation plan for the West Campus Green and West Campus section of the continuous waterfront trail shall be completed by the time 1.5 million square feet of net new development in West Campus sector is completed. A concept plan for all three sections of the continuous waterfront trail—West, South, and East—shall also be completed at this time. At the latest, construction of the West Campus Green and the West Campus section of the continuous waterfront trail shall occur when 3.0 million square feet of net new development is completed in the West Campus sector.

South Campus Green

Over the life of this CMP, the approximately 4-acre area designated as the “South Campus Green” and the “Upper South Campus Green” shall be reserved for open space.

A design and implementation plan for the Greens, as well as the South Campus section of the continuous waterfront trail shall occur when construction on the first adjacent development site is completed (Sites S50, S51, S52, S41, S42, S45, or S46).

Construction of the South Campus Green shall occur when construction of development sites S50, S51, S52, and S53 are all completed. Construction of the Upper South Campus Green shall occur when construction of development sites S41, S42, S45, and S46 are all completed.

East Campus Connection

The land inside the dotted line in Figure 98 preserved for a future open space in Central Campus and East Campus, but is not intended to be completed within the 10-year conceptual plan.

Continuous Waterfront Trail

The continuous waterfront trail shall align with future development in West, South and East Campus sectors, as follows:

In addition to the design and implementation plans for West and South Campus sections of the trail described earlier, the design and implementation plan for the East Campus section of the continuous waterfront trail shall occur at the time of completion of development of site E58.

Construction of the East Campus section of the continuous waterfront trail shall align with completion of construction of the 750,000 square feet of net new development allowed in East Campus under the CMP.

The University has proposed a Public Access Plan as part of the CMP that supports the continuous waterfront trail. Refer to pages 108 to 111 for more information about the Public Access Plan.

North Campus Housing Landscape

Denny Field and Lewis Grove shall be implemented when development site C5 (Oak Hall) is developed.

PARKING

Parking is planned on a campus-wide basis, and needs for parking near new development are assessed concurrently with development planning. Parking spaces may be located in any sector to accommodate need. Overall, motor vehicle parking is limited to a maximum of 12,300 spaces within the MIO (the “parking cap”). Service and load zones, parking for student housing, and accessory off-campus leased or owned spaces are not counted toward the parking cap. Above-ground parking
is not counted against the net new 6 million square foot growth allowance in the CMP.

Minimum parking standards for new student housing will be one space per unit for family housing and spaces for up to 4 percent of total residents for single student housing.

Parking lots and garages may contain standard and small vehicle spaces. No minimum parking stall size is required. The standard size to use in design planning for standard vehicle spaces may be approximately 8.5 feet in width and 19 feet in length. The standard size to use in design planning for small vehicle spaces may be approximately 8 feet in width by 16 feet in length.

ADA compliant parking is distributed and assigned around campus to accommodate need. ADA parking is not located building-by-building but is assigned at the gatehouse or through U-PASS to be as close to the actual needed location as possible. Assigning parking for ADA access at the gatehouse instead of only at specific sites on campus, allows the University to better meet the needs of our faculty, staff, students and visitors.

All new development shall consider opportunities for bike parking facilities.

Parking design shall be logical and easy to access with entry points concentrated along streets with low volumes of pedestrian and bike traffic. Development may minimize the number of access points for both vehicular and service access, and avoid, if at all possible, crossing heavily traveled pedestrian areas.

For parking access from streets owned by the University, the University has the discretion to locate parking access consistent with other standards in this Campus Master Plan.

Parking access is preferred from streets owned by the University. Where necessary, parking access from streets that are not owned by the University shall be allowed based on the following hierarchy of preference (from most preferred to least preferred). A determination on the final access location shall balance the need to minimize safety hazards and the feasibility of the access location based on topography, transit operations, bike infrastructure, vehicle movement, and other considerations:

- Alley
- Local Access Road
- Minor Arterial
- Major Arterial Street
- Major transit street or street with bicycle facility
- A Designated Neighborhood Green Street

For parking access proposed from streets that are not owned by the University:

- Minimum width of driveways for two-way traffic shall be 22 feet and the maximum width shall be 25 feet. The curb cut may be as wide as the width of the driveway, except that the maximum width of the curb cut may be increased to 30 feet if truck and auto access are combined.

- Sight triangles are required on the side of the driveway used as an exit, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway and the sidewalk or curb intersection (if there is no sidewalk). The sight triangle shall be kept clear of obstructions in the vertical spaces between 32 inches and 82 inches from the ground. If a sight triangle is not possible, the sight triangle at a garage exit may be provided by mirrors and/or other approved safety measures.

- Entrance and exit lanes shall be clearly identified.

See page 67 for a depiction of streets owned by the University versus streets owned by the City of Seattle.

PODium HEIGHT

Podium height refers to the base of a building and is clearly differentiated from the spaces above by its physical form and extent. Podium height limits maintain a pedestrian friendly scale and minimize the impact of shadows on the public realm. Podiums shall be a maximum of 45’ in height, with development above stepping back according to upper level setbacks.
PUBLIC REALM ALLOWANCE

In the absence of parcel boundaries on campus, public realm allowances have been established to provide space for an adequate public realm between street right of ways and buildings. The public realm includes rights-of-way, streetscapes, sidewalks, street lighting, street furniture, bio-swales, pedestrian paths, trails, courtyards, plazas, parks, landscapes, skybridges and pedestrian bridges, and publicly accessible open spaces. Along the Burke-Gilman Trail, the public realm includes enhanced bicycle and pedestrian connectivity and circulation, including potentially wayfinding, lighting, bicycle parking, and separate facilities for bicyclists and pedestrians.

The public realm allowance refers to a minimum zone between the street curb and the edge of building facade, and is intended to provide space for a comfortable and desirable pedestrian experience. The public realm allowances proposed are based upon and maintain the current street widths which the University understands to be sufficient. The existing curb-to-curb width, plus the linear square feet associated with the public realm allowance defines the extent of impact on development sites.

In order to maintain a pedestrian-oriented public realm the following public realm allowances are established from the curb line along public streets to the face of the façade of new proposed development:

- 28’ minimum along Stevens Way NE
- 30’ minimum along Brooklyn Ave NE
- 24’ minimum along Pacific Ave NE

Figure 187. Section through Stevens Way. Graphics are for Illustrative Purposes Only.

Figure 188. Section through Brooklyn Avenue. Graphics are for Illustrative Purposes Only.
Figure 189. Section through Pacific Avenue. Graphics are for Illustrative Purposes Only.

Figure 190. Section through Montlake Boulevard. Graphics are for Illustrative Purposes Only.
• 80’ minimum along Montlake Blvd NE
• 20’ minimum along the Burke-Gilman Trail (except as specified below)
• 16’ minimum for all other streets

For the public realm allowance along Stevens Way, the plant bed and sidewalk can be reversed.

The public realm allowance adjacent to the Burke-Gilman Trail shall be measured from the paved edges of the trail. In some special cases the average setback may be less than 20 feet from the trail. If there is an existing structure, significant landscaping, topography, and proximity of some other kind of structure such as a bridge abutment on the development site, then less than the 20’ allowance may be allowed. In these kinds of situations, project specific review shall be conducted in order to mitigate impacts on the trail. This review shall follow the University’s design review process.

**SHORELINES**

The University campus includes approximately 12,000 linear feet of waterfront on Portage Bay, Union Bay, and the Lake Washington Ship Canal. These waterfront areas and associated wetland support the University’s mission and programs. Examples of support for academic programs include wetland areas for nature study, and a working waterfront for fish hatcheries, and a marina and moorage of University research vessels.

The Shoreline Management Act (SMA) regulates development, uses, and modifications of shorelines of the state in order to protect the ecological functions of shoreline areas, encourage water-dependent uses, provide for maximum public access, and preserve, enhance, and increase views of the water. The City of Seattle has adopted implementing regulations for the Shoreline Management Act for development and use of shorelines within the City limits. The City’s shoreline regulations, called its Shoreline Master Program (SMP), are found in SMC Chapter 23.60A. There are three shoreline environments within the MIO: the Conservancy Preservation environment, the Conservancy Management environment, and the Urban Commercial environment, as shown on pages 110 to 111. The University follows applicable SMP regulations for University development proposed within the shoreline. The applicable regulations are those in effect on the date of adoption of this Campus Master Plan. For existing buildings within the shoreline environment, regular repair, maintenance and restoration is allowed, provided such activity is consistent with the SMP.

See pages 108 to 111 for the University’s proposed Shoreline Public Access Plan.

**SIGNIFICANT OPEN SPACES**

The CMP identifies a number of publicly accessible, significant open spaces. The CMP also supplements existing historic and culturally significant open spaces, primarily located on Central Campus, with a range of new civic-scaled open spaces in West and South Campus. These spaces are depicted on page 97. These spaces form key structuring elements for campus development. Campus development under the CMP shall be located to reserve space for and not encroach upon significant open spaces.
SIGNS AND BANNERS

In the design and location of signage and banners, the intent is to encourage the design of signs that welcome and invite rather than demand the public’s attention:

• to curb the proliferation of signs;
• to enhance the visual environment as harmonious with their surroundings;
• to protect public interest and safety;
• and to convey useful information.

The natural environment, views, planting and significant buildings may dominate the campus experience, and signs may not compete for attention in scale, character, or color. The following are standards for sign design. All permanent and construction-related signs are reviewed by the University’s Design Review Board. Temporary and short term signs are reviewed by Grounds Maintenance.

Signs, banners and flags located across a street, alley, easement, or lot line from property outside the MIO in a residential zone that are visible from non-University property shall be limited to:

• 50 square feet per sign for main entrance signs and 35 square feet for all other permanent signs.

• Illuminated signing shall be utilized only in special circumstances and when used, shall be minimal and the light source may be shielded from view.
• Freestanding signs shall be limited to 12 feet in height.
• Temporary signs and banners erected to publicize special events, emergency entrance signs, and traffic and directional signs shall be exempt from these standards.
• The Husky Stadium reader board related to Husky Stadium, is exempt.
• Freestanding W’s and Husky figures are considered monuments and not signs and are therefore exempt from these standards.
• The only signs allowed on rooftops are “W” signs.

Signs internal to the University campus are not subject to the above regulations but do require internal University approval as specified.
STRUCTURE HEIGHT LIMITS

Maximum building heights for development are identified in Chapter 5 - Vision, Principles and Frameworks and are as follows:

- MIO – 37/ Conditioned to 30
- MIO – 50
- MIO – 65
- MIO – 90/ Conditioned to 80
- MIO – 105
- MIO – 160/ Conditioned to 130 and 107
- MIO – 160
- MIO – 200
- MIO – 240

In some instances, sites have a MIO suffix indicating a taller height limit than is allowed by Plan, those sites are “conditioned down” from the taller heights, and the lower heights indicated are the effective height limits. There are also specific developments with lower height limits, as stated in the Development Site tables. See pages 234 to 237.

All development within the Shoreline District, which is all development within 200 feet of the shoreline and associated wetlands, is restricted to a maximum building height of 30 feet. Height measurement within 200 feet of shoreline is governed through the Shoreline Management Plan (SMP).

Structure height is measured from finished or existing grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade.

Height Limit Exceptions

The height limit profile for a sloping site would follow the slope. On sloped sites, when more than 50 percent of the roof area of a floor is below the height limit, the remainder of that floor may be built above the height limit, not to exceed 15 feet.

The central utility stack, radio, television aerials, telecommunications utilities and other accessory communications equipment, flagpoles, and light poles are exempt from the height controls but may be limited for other reasons as determined through the University’s design review processes, as described further below. Telecommunications utilities and other accessory communications equipment exceeding the maximum height of the MIO district are allowed as long as they are located a minimum of 100 feet from the campus MIO boundary.

Many University structures contain fume hood exhaust ducts. These ducts are exempt from height controls. The specific location of ducts shall be reviewed and approved by the appropriate University design review body to ensure that views and vistas are not adversely impacted. Screening may be used to help preserve views, but is not required. The ducts and associated screening are not considered rooftop features.

Rooftop features, such as stair and elevator penthouses, chimneys, mechanical equipment, greenhouses, and open mesh fencing may extend up to 15 feet above the maximum MIO height limit, if the combined average of all such rooftop features does not exceed 25 percent of the rooftop area.

TELECOMMUNICATIONS EQUIPMENT

Electronic communication is an integral element in the education and research functions of the University. Higher education requires continual improvements to the telecommunication infrastructure. Wireless communication is an important transport medium for video, data, and voice, and the University shall maintain flexibility for changing technologies. Antennae are a necessary part of the wireless communication infrastructure.

Siting and Design Considerations

Antenna installations do not constitute a major change or material expansion to a facility or structure. Therefore, the siting of antennae is considered to be a minor modification to a site or building. This ensures that the University can respond rapidly to changing technologies and priorities. However, DRB review is required.

It is preferable to locate antennae adjacent to support space/electrical shelters and on the ground to accommodate size and
Selected individual sites have been conditioned to lower maximum building heights. Please refer to the development spreadsheets on pages 234 to 237.
minimize vibration. Roof top installations are also acceptable and better satisfy space and security requirements; however, wind loads and space requirements for associated equipment may be considered. A dish antenna of any size is permitted within the MIO.

The University shall consider the following when siting ground or roof top antenna on campus:

- Public Health and Safety — the University shall comply with the health and safety regulations of the Federal Communications Commission (FCC).

- Aesthetics — telecommunication facilities shall be integrated with the design of the building to provide an appearance as compatible as possible with the structure or use methods to screen or conceal the facilities. New antennae shall be consolidated with existing antennae and mechanical equipment as much as possible. Ground locations shall be screened appropriately with buildings or landscaping, and shall not be located in significant open spaces. Roof top locations shall be sited to ensure that prominent vistas shall not be adversely affected. Architectural suitability and character of the building shall be considered for roof top installations. Technical issues such as “line-of-sight” shall be balanced with aesthetic considerations.

- Security — all facilities shall be secured to prevent vandalism. Design shall be appropriate to the potential risk and may take many different forms, such as fencing, landscaping, etc.

- Technical Considerations — each siting may require a unique solution and consideration of current technological issues. Current requirements for site lines to satellites, electrical shelters, and connections between facilities may change (see University of Washington Communications Infrastructure Guidelines for current requirements).

All antennae, smoke stacks, mechanical equipment, fume hoods, etc. fall under use categories of the buildings they support.

TEMPORARY FACILITIES
The term “temporary facility” includes such structures as trailers, mobile office, prefabricated buildings, modular buildings or other structures/facilities and leased/ acquired to meet short-term facility needs.

While the University discourages temporary facilities, due to the need for temporary surge space during construction and continuing departmental space shortages for many University units, in many situations temporary facilities may represent the only viable alternative for short-term occupancy. The University has policies and procedures in place to review and approve temporary facilities and to ensure that their use is only temporary and utilized when there is no other space option. Temporary structures shall be designated for a specific length of time, and the need and timeframe shall be evaluated by the DRB. The Design Review Board shall also review any requests for extensions of temporary facilities. Tents are not considered temporary structures and are permitted without design review. See also, the discussion of allowed temporary uses above.

TOWER SEPARATION
For sites that include a building, or tower, above 85’ in height, a minimum distance of 75’ shall be maintained between the towers in West, Central and East Campus. The tower refers to the portion of the structure that extends above the maximum podium height of 45 feet. In South Campus, a minimum separation of 50’ in the north-south direction and 75’ along the east-west direction shall be maintained. See Figure 192 on page 250.
TREES
The University is the responsible public agency for campus, and it maintains and implements an Urban Forestry Management Plan (UFMP). The UFMP preserves and enhances the University’s physical and aesthetic character by preventing untimely and indiscriminate removal or destruction of trees, and protects exceptional trees because of their unique historical, ecological, or aesthetic value. Through the UFMP, campus tree resources and revegetation are managed on a campus-wide basis. The goals of the UFMP are to:

• Effectively communicate the value of the University’s forest canopy,
• Identify and meet canopy coverage goals,
• Identify opportunities to become better stewards of the urban forest,
• Increase general knowledge and awareness of the urban forest,
• Maintain a current and dynamic tree database for all trees on campus, and
• Implement tree and vegetation management strategies that meet or exceed City of Seattle Tree Ordinance standards.

The UFMP identifies the value of urban trees for ecological (habitat, stormwater, air quality, wind, food, microclimate, phytoremediation, and groundwater), social, cultural, visual and physiological reasons. In 2015, the University canopy cover was 20.9%, already meeting the City’s goal of 20% canopy for institutional properties. The University has defined a goal of 22.5% canopy coverage (an additional 9.5 acres) by 2037.

Tree removal undertaken as part of the UFMP, the revegetation plan for campus, on open space not associated with the development of any particular development site, is exempt from the operation of the City of Seattle Tree Ordinance. For tree removal undertaken as part of campus development, the University follows the procedure required by the Tree Ordinance (SMC Chapter 25.11).
Representative Building Form

Figure 192. Graphics are for Illustrative Purposes Only

* With exceptions on South Campus
UPPER LEVEL SETBACKS

Upper level setbacks refer to the distance buildings need to step back beyond specific heights. Upper level setbacks are designed to allow light and air at the street level, and minimize the impact of shadows on the street. Upper level setbacks are needed to mitigate impacts of tower structures throughout the campus, but especially West and South Campus.

First Upper Level Setback

Sites with building footprints that exceed 30,000 square feet shall maintain a minimum upper-level setback of 20’ along sides of the building where the height exceeds the 45’ podium. Sites with building footprints smaller than 30,000 square feet and whose building height exceeds the 45’ podium height shall maintain a minimum upper-level setback of 20’ along at least two edges of the podium. If necessary to allow flexibility and modulation of the building form, a maximum of 50 percent of the building perimeter may extend up to 90’ without a setback.

In the South Campus, however, for all development along the south side of NE Columbia Road and for all buildings facing the shoreline, a 20’ setback is required above the 45’ podium height along the façade facing NE Columbia Road. Buildings on the north side of NE Columbia Road shall be setback 20’ for development above 90’ along the façade facing NE Columbia Road.

Second Upper Level Setback

To create a more gradual transition between University and non-University property, an additional upper level setback shall be required on building edges identified within the Development Standards and Design Guidance maps, pages 174, 189, 298, and 226. Sites with building footprints that exceed 20,000 square feet and whose building height exceeds 160’ that are located along University Way and Campus Parkway, shall be required to step back an additional 20’ at 90’ in height along a minimum of one façade, generally the façade facing the more prominent street edge. Sites with building footprints that exceed 20,000 square feet and whose building height exceeds 160’ that are located along Pacific Street, shall be required to step back an additional 20’ at 120’ in height along a minimum of one façade, generally the façade facing the more prominent street edge.

VIEW CORRIDORS

The UW-Seattle campus has a number of historic and established vistas or view corridors that relate to the underlying structure of the campus, historic planning concepts, and larger regional natural features. The intent of the CMP is to preserve and protect these views out from the campus as well as views from surrounding neighborhoods and streets into the campus. Therefore, campus development is prohibited within designated view corridors that are depicted on Figures 192 to 195 and in the table and accompanying graphics on pages 252 to 253. Existing buildings are exempt from the identified view corridors.

Structures are allowed under the view corridor reserved in the East Campus, as shown in the diagrams for view corridors 3, 4, and 5. An above-ground pedestrian connection is allowed above the South Campus Green view corridor.
<table>
<thead>
<tr>
<th>CAMPUS SECTOR(S)</th>
<th>VIEW #</th>
<th>VIEW NAME</th>
<th>DESCRIPTION OF EXTENTS OF VIEW CORRIDOR</th>
</tr>
</thead>
</table>
| CENTRAL, WEST   | 1     | Olympic Vista                      | **Elevation / Origin of View:** ByGeorge Statue  
**View:** Looking at the Olympic Mountains, framed by both the north and south sides of Campus Parkway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| CENTRAL         | 2     | Rainier Vista                      | **Elevation / Origin of View:** Intersection of Red Square and Rainier Vista  
**View:** Looking at Mount Rainier and Drumheller Fountain. Buildings and vegetation frame either side of view corridor, but cannot impede the view.                                                                                                                                                                                                                                                                                                                                                                                                   |
| CENTRAL, EAST   | 3     | Snohomish Lane Vista               | **Elevation / Origin of View:** Stevens Way north of the CSEII (structures are allowed under the view corridor reserved)  
**View:** Looking east at the Cascade Mountain Range, with the East Campus athletics and recreation functions in the foreground and Union Bay and Lake Union in the background.                                                                                                                                                                                                                                                                                                                                                                                     |
| CENTRAL, EAST   | 4     | Faculty Club Vista                 | **Elevation / Origin of View:** East side of the Faculty Club  
**View:** Looking east at the Cascade Mountain Range, with the (structures are allowed under the view corridor reserved) East Campus athletics and recreation functions in the foreground and Union Bay, the Union Bay Natural Area, and Lake Union in the background.                                                                                                                                                                                                                                                                                                                                                                                                     |
| CENTRAL, EAST   | 5     | Wahkiakum Lane Vista               | **Elevation / Origin of View:** Intersection of Stevens Way and Wahkiakum Lane (structures are allowed under the view corridor reserved)  
**View:** Looking at the Cascade Mountain Range, with the East Campus athletics and recreation functions in the foreground and Union Bay, the Union Bay Natural Area, and Lake Union in the background.                                                                                                                                                                                                                                                                                                                                                                                     |
| CENTRAL         | 6     | Memorial Way North                 | **Elevation / Origin of View:** War Memorial Flagpole  
**View:** View looking north along Memorial Way. The vista is framed by London plane trees on both the east and west sides of the corridor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CENTRAL         | 7     | Memorial Way South                 | **Elevation / Origin of View:** Intersection of NE 45th Street and Memorial Way  
**View:** Looking south along Memorial Way. The vista is framed by London plane trees on both the east and west sides of the corridor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| WEST            | 8     | Peace Park Vista                   | **Elevation / Origin of View:** NE 40th Street near the University Bridge, near the Peace Park  
**View:** Looking south at Portage Bay. The Mercer Court Apartments frame the east edge of the view corridor, with the tower of the proposed development site W37 framing the west edge.                                                                                                                                                                                                                                                                                                                                                                                                  |
| WEST            | 9     | West Campus Plaza Vista            | **Elevation / Origin of View:** Intersection of the Burke-Gilman Trail and Brooklyn Avenue  
**View:** Looking south over the West Campus Green at the Portage Bay waterfront. Development sites W33 and W34 frame the east edge of the view corridor, while development sites W29 and W31 frame the west edge.                                                                                                                                                                                                                                                                                                                                                                                               |
| WEST            | 10    | West Campus Green Vista            | **Elevation / Origin of View:** NE Pacific Street between W31 and W32  
**View:** Looking south over the West Campus Green and the City of Seattle's Portage Bay Park at the waterfront. The west edge of the view corridor is defined by the southeast corner of the Fishery Sciences building, while the southwest corner of development site W32 defines the east edge of the view corridor.                                                                                                                                                                                                                                                                                                                                 |
| SOUTH           | 11    | Portage Bay Vista                  | **Elevation / Origin of View:** NE Pacific Street  
**View:** Looking southwest at the Portage Bay waterfront, framed by Foege on its northwest edge and Ocean Sciences on its southeast edge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SOUTH           | 12    | South Campus Green Vista           | **Elevation / Origin of View:** NE Pacific Street (pedestrian overpasses are allowed, outside of the view corridor)  
**View:** Looking southwest at the Portage Bay waterfront, framed by development sites S41, S45, and S50 on the west edge and S42, S46 and S52 on the east edge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
View Corridor 4: Faculty Club Vista

View Corridor 5: Wahkiakum Lane Vista

View Corridor 6: Memorial Way North Vista

View Corridor 7: Memorial Way South Vista

View Corridor 8: Peace Park Vista

View Corridor 9: West Campus Plaza Vista

View Corridor 10: West Campus Green Vista

View Corridor 11: Portage Bay Vista

View Corridor 12: South Campus Green Vista
DEFINITIONS

DEVELOPMENT
As used throughout the CMP, the word “development” shall mean any University decision to undertake any action of a project nature within the campus boundaries, which shall directly modify the physical environment and which is not exempt from SEPA.

GROSS SQUARE FOOTAGE
Gross square footage refers to the sum of all areas and above-grade floors of a building included within the outside faces of its exterior walls, including floor penetration areas, however insignificant, for circulation and shaft areas that connect one floor to another. It includes additional space generally not included in calculating square footage using other methods, such as mechanical penthouses and mezzanines, attics, garages, enclosed porches, inner and outer balconies and top, unroofed floors of parking structures, subject to the exceptions and adjustments referenced below. Consistent with other methods of calculating square footage, it does not include open areas such as parking lots, playing fields, courts, and light-wells or portions of upper floors eliminated by rooms or lobbies that rise above single-floor height.

The University of Washington calculates the square footage according to the FICM (Facilities Inventory and Classification Manual) calculations provided below. FICM is an industry standard for higher education space metrics.

FICM Gross Square Feet (GSF) Calculation:

a. The FICM-GSF shall apply only to buildings on the Seattle campus. A building is defined as a roofed structure for permanent or temporary shelter of persons, animals, plants, materials, or equipment, and exhibits the following characteristics: it is attached to a foundation and has a roof, is serviced by a utility, exclusive of lighting, and is the source of significant maintenance and repair activities. Temporary tent structures are not considered buildings.

b. FICM-GSF is the sum of all areas on all floors of a building included within the outside faces of its exterior walls, including floor penetration areas, however insignificant, for circulation and shaft areas that connect one floor to another. It includes additional space generally not included in calculating square footage using other methods, such as mechanical penthouses and mezzanines, attics, garages, enclosed porches, inner and outer balconies and top, unroofed floors of parking structures, subject to the adjustments and exceptions referenced below. Consistent with other methods of calculating square footage, it does not include open areas such as parking lots, playing fields, courts, and light-wells or portions of upper floors eliminated by rooms or lobbies that rise above single-floor height.

c. Gross area is computed by measuring from the outside faces of exterior walls, disregarding cornices, pilasters, buttresses, etc., which extend beyond the wall faces. Exclude areas having less than a six-foot, six-inch clear ceiling height.

d. In addition to all the internal floored spaces covered in 2. FICM-GSF above, gross area shall include the following: excavated basement areas, mezzanines, penthouses, attics, enclosed porches, inner or outer balconies whether walled or not if they are utilized for operational functions, and corridors whether walled or not, provided they are within the outside face lines of the building to the extent of the roof drip line. The footprints of stairways, elevator...
shafts, and ducts (examples of building infrastructure) are to be counted as gross area on each floor through which they pass.

Adjustments and Exceptions to the FICM-GSF for Campus Master Plan Purpose:

a. If a project includes demolition, the gross square feet demolished shall be a deduction from the total project gross square feet to calculate net new gross square feet. Only the net new gross square feet shall be deducted from the CMP growth allowance.

b. Consistent with other methods of calculating building square footage, the CMP gross square feet shall not include open areas such as parking lots, playing fields, courts, and light wells, or portions of upper floors eliminated by rooms or lobbies that rise above single-floor ceiling height. It shall include top, unroofed floors of parking structures where parking is available.

c. The CMP gross square feet shall not include the gross floor area for areas/ portions of areas of the building that are entirely below existing grade. This area shall be determined by identifying the point where the ceiling of a space intersects the existing and/or finished grade; a line dropped perpendicular from this ceiling point to the floor establishes that portion of the floor that is exempt from the gross floor area calculation.

d. For purposes of the CMP gross square feet, covered exterior walkways, terraces, and open roofed areas that are paved shall have the architectural area multiplied by an area factor of 0.50 and be added to the measured building gross square feet.

e. Net new square footage of new building is counted towards the growth allowance when the permit is issued.

f. All parking areas, loading areas, and interstitial space required for mechanical and electrical systems to support the building shall be excluded from the CMP gross square feet. Interstitial space is the space between floors for mechanical, electrical, and HVAC systems.

GROWTH ALLOWANCE

The phrase “growth allowance” refers to the 6.0 million gross square footage of net new development approved within the University’s MIO boundary under this CMP. Above ground parking is not counted against the net new 6.0 million square foot growth allowance in the CMP.

MIO

The Major Institutional Overlay (MIO) boundary defines the extent of the campus that is governed by the City-University Agreement, and the development standards defined within this CMP. The MIO boundary was established by ordinance 112317.

NET NEW GROSS SQUARE FEET

The net new gross square feet is calculated by subtracting the amount of gross square feet anticipated to be demolished on a development site from the total gross square feet of development identified for a particular development site. (See Tables 14 through 17.)

TOTAL MAXIMUM GROSS SQUARE FEET

The total maximum gross square feet identified under the CMP for a particular development site. (See Tables 14 through 17.)
USES
The primary campus use is Academic, but all other uses that are determined by the University to be necessary to fulfill the mission of the University of Washington are permitted.

Academic Use (A): All facilities which relate to and support instruction and research and the needs of students and faculty, including, but not limited to, classrooms, labs, faculty and administrative offices, lecture halls, museums, theatres, libraries, faculty/staff/student services, mixed-use, industry partnerships/manufacturing; academic conference center; housing; transportation; open space; support facilities such as bookstores, food services, faculty club; athletic/recreation facilities; teaching hospital and clinics; and facilities supporting the utilities and plant maintenance functions of the University. Further detailed definitions of some of these uses are provided below.

• Housing (H): Facilities providing housing and/or support functions for housing including, but not limited to dormitories, married student and family housing, patient-family housing, faculty and staff housing, food service, maintenance, day care, and playgrounds.

• Mixed-Use (MU): Facilities that include multiple activities such as transportation, housing, academic, and commercial uses.

• Transportation (T): Underground, surface, and structured parking and roads supporting vehicle circulation including service and emergency service.

• Open Space (OS): Outdoor open and landscaped areas integral to the overall campus environment and/or supporting pedestrian circulation or athletic/recreation. Vacant lots associated with demolition of specific buildings are also allowed open space uses even if fencing or other barriers are installed to ensure safety.

• Industry partnerships / manufacturing (IP): All facilities which relate to these functions, including office, conference space, commercial retail, manufacturing, shop or testing space, lounge and related support spaces.

• Academic Conference Center with Lodging (ACC): Facilities that support University sponsored conferences and other events and provide lodging for conference attendees and visitors to the campus.

• Temporary uses, accessory uses, and events, which fulfill the mission and goals of the University, are permitted. A temporary use can be allowed for up to six (6) months that does not involve:
  » The erection of a permanent structure,
  » Substantial injury to property outside the MIO, and
  » Is not materially detrimental to the public welfare and is consistent with the spirit of the CMP.

A transitional encampment is allowed as a temporary use as long as the University determines it meets the mission and serves the goals of the University. The University shall designate and approve the location. The operator shall prepare an Encampment Operations Plan to be approved by the University. The CMP shall address: site management, site maintenance, provision of human and social services, referrals to service providers that are able to provide services to individuals (including minors), and public health and safety standards. One encampment on campus may be authorized for 3-6 months once per academic year, and at least 9 months shall elapse before another encampment use may be located on campus. The encampment shall be at least 25 feet from the MIO boundary. The encampment operator shall comply with community outreach standards including presentations to at least one City/University Community Advisory Committee meeting prior to opening, as well as to students, faculty and surrounding neighborhood groups. Regular reports shall be submitted to the University concerning encampment operations.
Figure 193. Graphics are for Illustrative Purposes Only