

# V. Development Standards

This section outlines the development standards to be applied to and processes for review of proposed development within the campus boundaries, including provisions addressing architectural and landscape review, height, setbacks, light and glare, signage, telecommunications, parking, open space, and environmental issues. This section also describes how square footage and height are calculated. All University of Washington development occurring within the Major Institution Overlay (MIO) boundaries must follow the standards outlined in this section.

The University's process for design and environmental review helps ensure that the architectural and environmental quality of the campus is enhanced when new development occurs. An Architectural Opportunities Report (AOR) is prepared for projects anticipated to be valued over one million dollars and which affects either public spaces identified in Figure III-2 page 25 of the Campus Master Plan and/or the exterior of buildings. The AOR is prepared before design work begins and identifies, at the earliest point possible in project development, important issues, opportunities and constraints. The report assesses the architectural context of the site location, its historical context, as well as environmental considerations, Campus Master Plan guidelines and landscape/open space context. The AOR accompanies the project through the development process and may be added to and refined based on new information. The AOR is reviewed by the Site Programming Committee, the Campus Landscape Advisory Committee, the Architectural Commission, the Provost and/or the Executive Vice President and the Board of Regents.

In addition to an AOR, the University also prepares an Historic Resources Addendum (HRA) for any project that makes exterior alterations to a building over 50 years old, or is adjacent to a building or a significant campus feature older than 50 years and public spaces as identified in Figure III-2. The HRA will be an attachment to project documentation and will be considered by the appropriate decision maker.

The information and analysis provided in the HRA provides a framework and context to insure that important elements of the campus, its historical character and value, environmental considerations and landscape context are preserved, enhanced, and valued. The HRA further insures that improvements, changes and modifications to the physical environment may be clearly analyzed and documented.

For other projects, the University Capital Projects Office Design Review Board (DRB) determines if an AOR should be prepared for the project. This determination is based on an analysis of the proposed project relative to the scope and content of the Campus Master Plan, site considerations such as surrounding uses and open space, pedestrian access and service, historic preservation issues,

environmental issues, etc. The AOR is reviewed by the DRB and will accompany the project through the design process.

The University's design review process fosters continuous use, required improvements and innovations for significant buildings and the landscape. In addition, the University works to insure that historic significance, value and association of the campus is preserved for the community, City, State and nation. To insure that this occurs on a project by project basis, the University prepares an Historic Resources Addendum and utilizes the multi-step process involving several review points: the Capital Projects Design Review Board, the Campus Landscape Advisory Committee, the Architectural Commission, the Architectural Advisor to the University and finally the Board of Regents. Advice is sought from faculty with expertise on University campus history. While the University is particularly sensitive to historical structures over 50 years old, these same considerations are applied to all campus development through the University's implementation of the State Environmental Policy Act and through the AOR.

A Site Programming committee is established for major projects to involve a wide spectrum of University faculty and staff in determining the objectives related to the site and supporting the academic purpose of the project. The objectives may be functional, such as providing a service access route, or aesthetic, such as creating a new vista or reducing the visual and noise impacts of a loading dock. Each committee produces a site program document, which guides project development.

The Campus Landscape Advisory Committee reviews proposed projects that affect the landscape environment of the campus. The committee includes University experts in planning, botany, landscape architecture, urban design, horticulture, art, architectural history and grounds maintenance.

The Architectural Commission includes distinguished design professionals from the University and nationally from the private sector, the chair of the Campus Landscape Advisory Committee (ex officio), the Campus Architectural Advisor and a student

representative. The Commission recommends the selection of architects and reviews projects affecting the exterior appearance of buildings or changes to major public interior spaces and which are valued at over one million dollars. The Commission selects architects, and reviews projects at each stage of the design process (planning, pre design, schematics, and design development) and recommends applicable design guidelines and considerations for projects in accordance with their design expertise in light of the Campus Master Plan goals and policies. The Commission is highly regarded by the University community and the design community at large and its advice is carefully integrated into the project development process.

As the lead agency for SEPA (State Environmental Policy Act), the University prepares environmental checklists, threshold determinations, and EIS (environmental impact statements) documents, and conducts environmental review. The University, as lead agency, invites public comment on proposed Declarations of Non-Significance, Mitigated Declarations of Non-Significance and the proposed scope of a project's Draft Supplemental EIS, and responds to comments in the final Supplemental EIS and in appropriate cases, processes EIS Addenda. The University's SEPA Advisory committee reviews preliminary environmental documents and makes recommendations regarding their adequacy, identifies environmental issues and concerns of a campus-wide nature, and suggests mitigating measures. Under the 1998 City-University Agreement, environmental documents are provided to the City University Community Advisory Committee (CUCAC) for review and comment.

By adopting and approving the Master Plan, neither the University nor the City of Seattle waives or concedes its legal position concerning the scope of either party's legal authority to control or regulate University property.

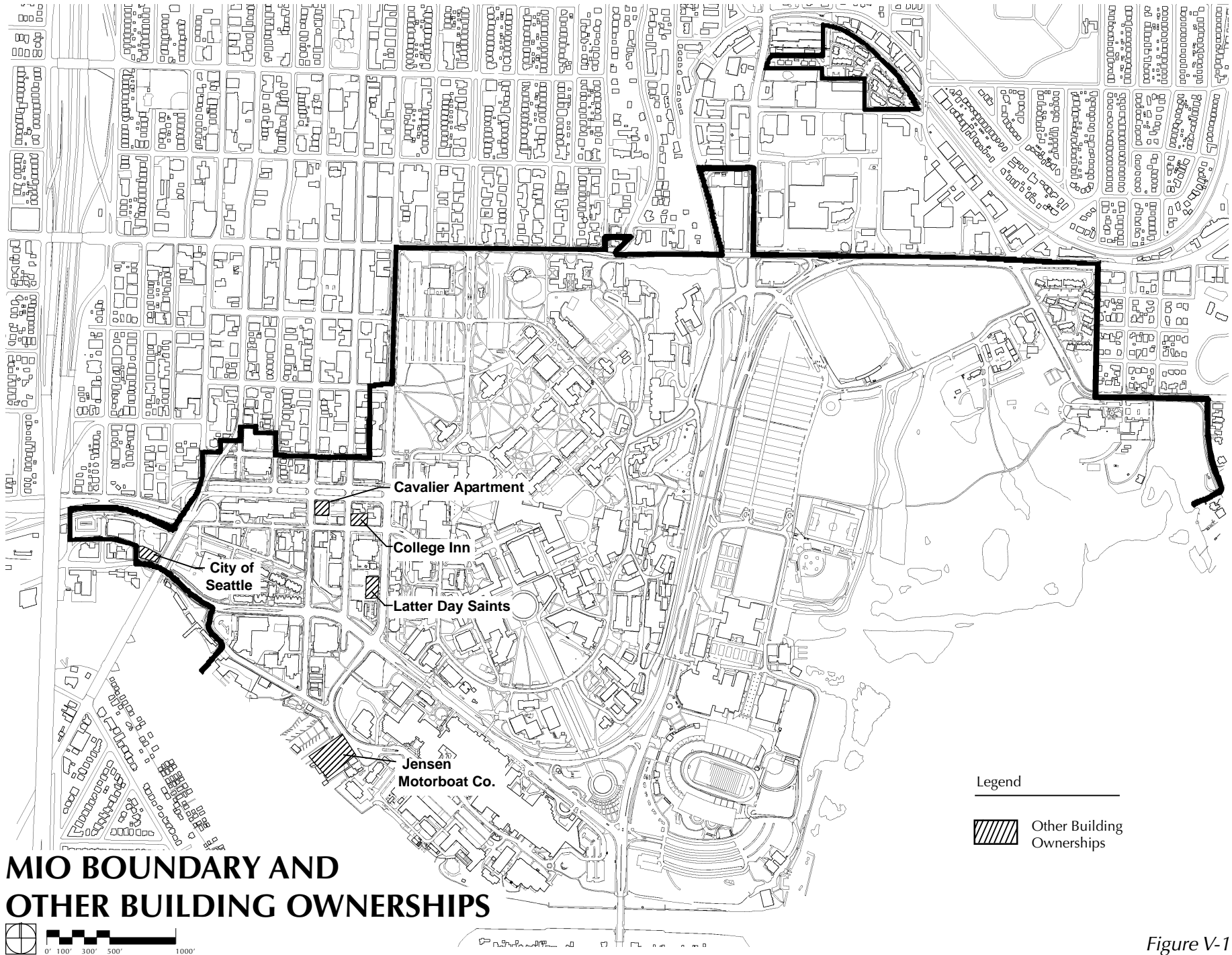
## Definitions

*Institutional uses* on the University of Washington Seattle campus include:

- *Academic:* 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; support facilities such as bookstores, food services, faculty club; athletic/recreation facilities; teaching hospital and clinics; and facilities supporting the plant maintenance functions of the University.
- *Housing:* 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:* Facilities that include multiple activities such as transportation, housing, academic, and commercial uses.
- *Transportation:* Underground, surface, and structured parking and roads supporting vehicle circulation including service and emergency service.
- *Open Space:* Outdoor open and landscaped areas integral to the overall campus environment and/or supporting pedestrian circulation or athletic/recreation.

*Development:* As used throughout the Campus Master Plan, the word "development" will mean any University decision to undertake any action of a project nature within the campus boundaries, which will directly modify the physical environment and which is not exempt from SEPA.

*Primary and Secondary Impact Zones:* Primary and Secondary Impact Zones are outlined in Appendix F.



# MIO BOUNDARY AND OTHER BUILDING OWNERSHIPS

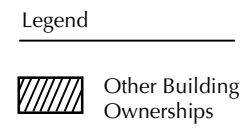


Figure V-1

*Sector:* In this Campus Master Plan, ‘sector’ refers to the entire campus-wide area located within the MIO boundaries.

*Upland Property:* A property wholly or partly within the shoreline district which is separated as of March 17, 1977, from the water by a street, arterial highway, railroad right-of-way or government-controlled property which prevents access to and use of the water. Streets and other areas which create upland property include, but are not limited to: Canal Road, NE Boat Street, San Juan Road, Walla Walla Road, Columbia Road, and parking lots E-11 and E-12, and any other road or street which runs between the shoreline and the water.

*Waterfront Property:* Any portion of property which is offshore or abuts upon the ordinary high watermark or mean high watermark and any other property partially or entirely within the Shoreline District which is not separated as of March 17, 1977, from the water by a street, arterial, highway, or railroad right-of-way or government controlled property which prevents access and use of the water.

## **Boundaries**

Figure V-1 illustrates the campus boundaries. No expansions to the MIO boundaries are planned. If an expansion is sought in the future, the provisions of the City/University Agreement would apply. Current non-University ownerships within the MIO District are shown in the figure.

## **Burke-Gilman Trail**

The setback from the Burke-Gilman Trail will be measured from the paved edges of the trail. The minimum setback requirement for new University buildings will be generally 20 feet. In some cases the setback is or may be less than 20 feet from the trail. For example, if there is an existing structure, significant landscaping, topography, some other kind of structure such as a bridge abutment, the setback may be varied. In these kinds of situations, project specific review will be conducted in order to mitigate impacts on the trail. This review will follow the University’s design review process.

## **Density: Gross Square Footage**

The following is the method by which the University will calculate the gross square footage (GSF) for the Campus Master Plan maximum growth limit.

The objective is to establish a procedure that allows the University to utilize its current and established FICM-GSF in calculating an adjusted GSF, herein after referred to as “Campus Master Plan GSF.” (FICM stands for the Post-Secondary Facilities Inventory and Classification Manual published by the U.S. Department of Education). It is important that the University retain the FICM method as a base line because all of its historical GSF, frequently used to measure growth and change, has been calculated using FICM; the method for measuring is clearly defined and not subjective; the need for data comparability between institutions (who also use FICM) is critical; and the ability to correlate Campus Master Plan GSF with FICM is important.

The purpose of the Campus Master Plan GSF is to achieve a measurement comparable to those commonly used measures for calculating, permitting, and zoning GSF.

The Campus Master Plan GSF will be calculated by first, calculating the FICM GSF, as described below, and second, adjusting the FICM-GSF in accordance with the Adjustments and Exceptions listed below.

### FICM GSF Calculation:

1. The FICM-GSF will apply only to “buildings” on the Seattle Main 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.
2. 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. 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.

3. 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.

4. In addition to all the internal floored spaces covered in 2. FICM-GSF above, gross area will 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

1. If a project includes demolition, the GSF demolished will be a deduction from the total project GSF to calculate net additional GSF. Only the net GSF will be deducted from the Campus Master Plan.

2. Consistent with other methods of calculating building square footage the Campus Master Plan GSF will 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 will include top, unroofed floors of parking structures where parking is available.

3. The Campus Master Plan GSF will not include the gross floor area for areas/portions of areas of the building that are entirely below existing grade. This area will 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.

4. For purposes of the Campus Master Plan GSF, covered walkways and open roofed areas that are paved will have the architectural area multiplied by an area factor of 0.50 and be added to the measured building GSF.

5. All parking areas such as structured parking, loading areas and interstitial space required for mechanical and electrical systems to support the building will be excluded from the Campus Master Plan GSF. Interstitial space is the space between floors for mechanical, electrical, and HVAC systems.

#### **Demolitions**

Demolitions are permitted as long as sites are left in a safe condition and free of debris. Demolition may be permitted prior to future development.

#### **Ground Floor Uses**

Particularly in the West Campus, the goal of the Campus Master Plan is to encourage a variety of ground floor uses. Ground floor uses may be offices, commercial, academic, housing, mixed use, parking.

## Landscaping and Open Space

Open space is planned on a campus-wide basis, not a building-specific basis. Proposed and enhanced open spaces are shown in Figure IV-18. Open space ranges from passive to active. The University controls uses and hours of operation consistent with state law. Policies guiding the retention and design of Open Space and Landscaping are set forth in Chapter III.

Parking should be screened with landscape and plantings to avoid detracting from the overall quality of the environment. Parking lots adjacent to City streets and adjacent to property not owned by the University outside of the MIO also should be screened. In the west campus, parking shall be screened from the street by landscaping, structure, or another use.

The Campus Landscape Advisory Committee will review landscape plans in accordance with the University's Landscape Policies. The Capital Projects Design Review Board, will also determine when a landscape plan is required, and if required, will determine if this plan should be reviewed by the Campus Landscape Advisory Committee or the Capital Projects Design Review Board. All landscape plans will be prepared by a qualified landscape design professional.

## Leasing and Acquisition

In 1987, the Seattle City Council and the Board of Regents adopted a Joint Statement of Goals and Policies which recognized the need to coordinate planning efforts related to campus size, land use, acquisition, site development, design, transportation, and housing in order to protect the integrity and quality of adjacent communities. In the intervening years, the University Master Plans have implemented these goals and policies.

In the 1998 City-University Agreement, the City and the University recognized the City's adopted neighborhood plans and stated that in its next Master Plan, with the exception of the permitted leasing zone boundary and amount of leased space, the University may propose changes to the Land Acquisition and Leasing policy contained in the 1991-2001 General Physical Development Plan. After this Campus

Master Plan is adopted, it is permissible under the 1998 City-University Agreement for the University to propose changes to the limitation on the permitted leasing zone boundary and amount of leased space. (see Section E.1. Land Acquisition and Leasing of the 1998 City-University Agreement).

The University can better contribute to the revitalization of the greater University area and better manage the transportation of its employees if it has the flexibility to respond to the real estate market.

The University will limit its real property leasing to the use of office and/or research spaces or land as necessary to carry on the University's educational, research and community services programs that cannot reasonably be accommodated within existing University facilities.

This means that prior to considering leasing or rental agreements, the University will make reasonable attempts to locate academic and research activities within available and suitable University facilities.

When existing facilities are not available or suitable, the University will make reasonable attempts to lease in areas where the University-related activity is a use compatible with the existing uses in the area.

Leased property location, amount of space, use, term of lease, and known plans for additional leases or other changes in leasing patterns and plans for acquisitions, as reported in the *2000 Annual report, University of Washington General Physical Development Plan*, shall constitute the information required to comply with paragraphs II.E.2.a. and b. of the 1998 City-University Agreement.

Transportation Management Plan measures shall apply at University leased or acquired facilities everywhere in the Primary and Secondary Impact Areas.

As with all other major institutions in Seattle, the University may purchase property within the City of Seattle.

## **Light and Glare**

The campus is used 24-hours a day. Lighting is important for the campus to function and to ensure the safety of students, faculty, staff and visitors to campus. Lighting will 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 will be shielded or directed away from structures in adjacent or abutting residential zoned areas and arterials.

Lighting practices should be both interior and exterior and should be designed and managed to realize efficient use of energy.

Glare diagrams which clearly identify potential adverse glare impacts on residential zones and on arterials will be provided as an element of supplemental environmental reviews if the facade of the structure is less than 200 feet from a residential zone or 500 feet from an arterial street and will have a facade of reflective coated glass or highly reflective materials and the facade will be more than 30 percent comprised of clear or tinted glass.

## **Modulation**

Modulation is not required, however the design of buildings will incorporate measures that provide for appropriate variety, express varying functions of the building and respect the pedestrian scale at the ground level.

## **Noise**

University facilities will be designed to meet the provisions of applicable noise control regulations.

## **Odors**

Ventilation devices and other sources of odors will be directed away from residential zoned property.

## **Parking Quantity**

Motor vehicle parking will be limited to a maximum of 12,300 spaces, not including service and load zones, cycle spaces, accessory off-campus leased spaces, and spaces associated with student housing. By mutual agreement between the City and the University, additional spaces may be provided to offset the impacts of the establishment of Residential Parking Zones (RPZs) on the parking requirements of the student population residing on campus and within the University's primary and secondary impact zones.

Minimum parking standards for student housing will be one space per unit for family housing and one space per four bedrooms for single students.

## **Parking Space Dimensions**

Parking lots and garages may contain standard and small vehicle spaces. No minimum parking stall size is established. The standard size to use in design planning for standard vehicle space may be approximately 8.5 feet in width and 19 feet in length. The standard size to use in design planning for a small vehicle space may be approximately 8 feet in width by 16 feet in length. Disabled stalls are distributed and assigned around campus to accommodate need.

## **Setbacks**

Setbacks will 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 across from the structure is not owned by the University.

Structures across a City street from residential zones with property not owned by the University will be set back from the lot line according to facade height of the proposed University development and the designation of the facing zone, as shown in Table V-1. Setbacks may be averaged horizontally or vertically.

University structures across a City street or alley from commercial, manufacturing, or industrial zones will have no required setbacks.

Pedestrian bridges, retaining walls, raised plazas, sculpture and other site elements shall have no setback requirements in any zone.

Structures adjacent to a campus boundary not formed by a City street (and the property across the boundary is not owned by the University) will have a setback from the boundary equivalent to the side yard requirement of the zone of the adjacent non-institutional property.

Table V-1  
*Setback Requirements in Feet for Structures Across a City Street from Residentially Zoned Property Not Owned by the University*

Facade Height*	Single Family	LDT & Low-rise 1 to 4	Midrise	Highrise
37'	20	15	10	0
50'	25	20	10	0
65'	30	25	15	0
85'	35	30	20	10
105'	40	30	20	20
107'	40	30	20	20
160'	45	35	30	20
240'	45	35	30	20

\*Required setbacks will be interpolated proportionally between heights shown on table.

Minor communications utilities exceeding the maximum height of the MIO district will be located a minimum of 100 feet within the campus boundary.

Underground structures may be located within the setback areas set forth above. Covered and uncovered pedestrian bridges, walkways, and similar facilities are permitted within setbacks.

The setback from the Burke-Gilman Trail will be measured from the paved edges of the trail. The minimum setback requirement for new University buildings shall be 20 feet. In some cases the setback is or may be less than 20 feet from the trail. For example if there is an existing structure, significant landscaping, topography, and proximity

of some other kind of structure such as a bridge abutment the setback may be varied. In these kinds of situations, project specific review will be conducted in order to mitigate impacts on the trail. This review will follow the University's design review process.

## Signs

In the design and location of signage, the intent is to minimize its aesthetic impact while effectively serving the purpose of conveying information. The natural environment, views, planting and significant buildings should dominate the campus experience, and signs should not compete for attention. Signs located across a street, alley, easement, or lot line from property in a residential zone not owned by the University, that are visible from non-University property will be limited to:

- 35 square feet per sign for main entrance signs and 20 square feet for all other permanent signs.
- The number of signs will be limited to one sign for each entrance to the campus, and one sign for each building front or parking lot entrance.
- Illuminated signing will be minimal and the light source should be shielded from view.
- Freestanding signs will be limited to 12 feet in height.
- Temporary signs and banners erected to publicize special events, emergency entrance signs, and traffic and directional signs will be exempt from these standards.
- The Husky Stadium reader board is also exempt.

Signs internal to the University campus are not subject to the above regulations but do require internal University approval.

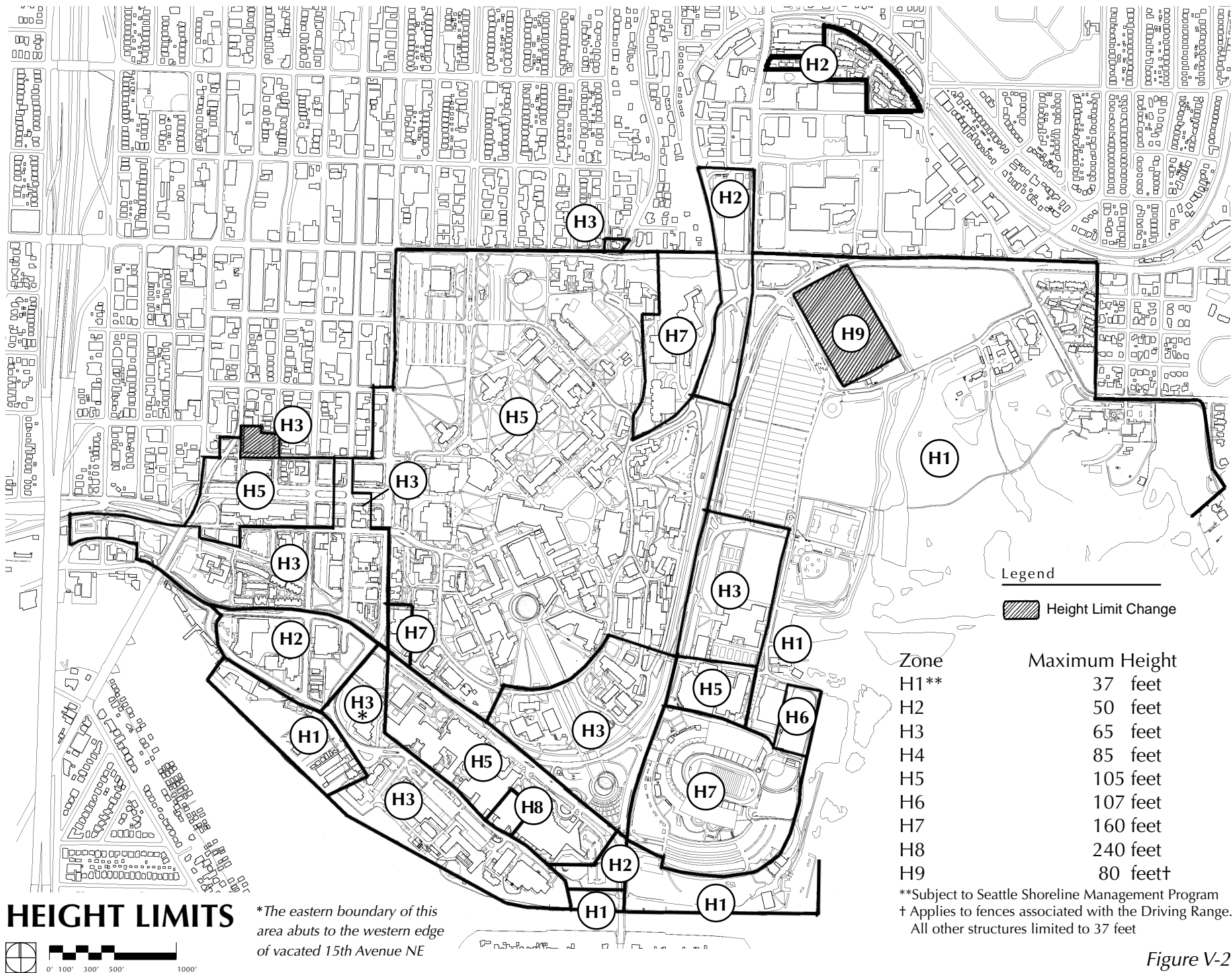


Figure V-2

## Structure Height

Table V-2

### Maximum Height Limits

Height limit zones as shown in Figure V-2 are as follows:

Zone	Maximum Height
H1*	37 feet
H2	50 feet
H3	65 feet
H4	85 feet
H5	105 feet
H6	107 feet
H7	160 feet
H8	240 feet
H9	80 feet**

*\*Subject to Seattle Shoreline Management Program*

*\*\*Applies to fences associated with the Driving Range. All other structures limited to 37 feet*

Changes in maximum height limits (from the prior General Physical Development Plan – GPDP) are shown with a hatch pattern. The golf driving range is proposed to increase from H-1 to H-9 (80 foot height limit) to accommodate a maximum 80-foot safety net, supporting poles and appurtenances required with the addition of a second level to the building, provided that other structures on the rezone site shall remain at or below 37 feet in height. The following conditions shall apply in order for the golf driving range safety net to exceed 37 feet in height:

- The existing lighting system shall be replaced with a state-of-the-art system to target specific greens and minimize offsite glare.
- The new safety net shall have 13 poles with increased spacing that is at least 180 feet on center.
- Grass shall be replaced with artificial turf that will eliminate or minimize use of fertilizers, herbicides and pesticides and lessen attraction to birds.
- A methane mitigation system shall be installed to address methane gas emanating from former City landfill and an enhanced drainage system shall be installed.

- Assessment of the following potential adverse impacts on the environment: light and glare impacts; impacts to wildlife from netting system (“a bird on net” study); and, construction impacts to adjacent wetland and riparian corridor.

Site 31-W, just north of Condon Hall, will be decreased from H-5 to H-3 as recommended in the UCUCP to ensure a better transition from Campus Parkway buildings to the residential neighborhood to the north.

Structure height is measured from finished or existing grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. Therefore, the height limit profile for 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 and television aerials, flagpoles, light poles and exhaust ducts are exempt from the height controls. Stair and elevator penthouses, chimneys, mechanical equipment, minor telecommunications utilities and accessory communication devices, greenhouses, and open mesh fencing may extend up to 15 feet above the maximum MIO height, as set forth in Figure V-2 if the combined coverage of all rooftop features does not exceed 25 percent.

The University is unique in that many of the structures contain fume hood exhausts ducts. These ducts are exempt from the height controls. To preserve views and vistas and create aesthetically pleasing roofs that will be viewed and become part of the campus open space vistas screening is permitted. This screening may exceed the height and coverage percentage to insure that views and vistas are not adversely impacted.

### Telecommunications Equipment

Communication is an integral element in the education and research functions of the University. Education cannot be provided today without continual improvements to the telecommunication infrastructure. Wireless communication is expected to be the future transport medium for video, data, and voice, and therefore the

University must maintain flexibility for changing technologies. Antennae are a necessary part of the wireless communication infrastructure. The University uses antennae for a range of applications from television broadcasts to receiving data from weather satellites. Currently the University has a cluster of antennae located northeast of Lewis Hall and south of the tennis courts. There are also antennae located on the roof of Kane Hall. Other antennae are located on individual buildings.

This section summarizes general guidelines in the siting of antennae and related telecommunication infrastructure. For more detail please refer to the *University of Washington Communications Infrastructure Guidelines*.

Minor communications utilities exceeding the maximum height of the MIO district will be located a minimum of 100 feet within the campus boundary.

#### Siting and Design Considerations

Antennae 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.

It is preferable to locate antennae adjacent to support space/electrical shelters and on the ground to accommodate size and minimize vibration. Roof top installations are also acceptable and better satisfy space and security requirements; however, wind loads and space requirements for associated equipment should be considered.

The University will consider the following when siting ground or roof top antennae on campus:

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

*Aesthetics* — Ground locations will be screened (with buildings or

landscaping) if appropriate and will not conflict with valued open space. Roof top locations will be sited to ensure that prominent vistas will not be adversely affected. Architectural suitability and character of the building will be considered for roof top installations. Technical issues such as “line-of-sight” will be balanced with aesthetic considerations.

*Security* — All facilities will be secured to prevent vandalism. Design will 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).

*Portable Antenna* — Truck mounted, portable antennae for occasional or specialized uses such as sporting events or press announcements are allowed and require a parking space near the transmission location. Cable is then run on the ground from the antenna to the transmission site. Parking space locations should not conflict with primary service or pedestrian circulations and entrances to venues.

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

#### Process for Review

The *University of Washington Communications Infrastructure Guidelines* outlines the siting review process for telecommunications facilities. Please refer to that document for a description of the process.

#### **Temporary Facility**

The term “temporary facility” includes such structures as trailers, mobile office, prefabricated buildings, modular buildings or other structures/facilities where the quality of construction and materials is

lower than the normal University of Washington standards and leased/ acquired to meet short-term facility needs.

While the University discourages the use of temporary facilities, due to the need for temporary surge space during construction and continuing departmental space shortages for many University units, temporary facilities may represent the only viable alternative for short-term occupancy. It has policies and procedures in place to review and approve the use of temporary facilities and to ensure that their use is only temporary and utilized when there is no other space option. Temporary structures will be designated for a specific length of time and the need and timeframe will be evaluated by the University's Design Review Board. The Design Review Board will also review any extensions.

Temporary uses, accessory uses, and events, which fulfill the mission and goals of the University, are permitted.

### **Uses**

Institutional uses within the following use categories are permitted: academic, open space, transportation, housing, mixed-use, and all other uses that are determined by the University to be necessary to fulfill the mission of the University of Washington (see Definitions in this chapter for institutional use definitions). Uses on each potential development site are limited to those shown in the sixth column on Table IV-4, on page 86 of this plan.

### **Development Review**

The zoning of the Campus is Major Institution Overlay (MIO), with the area covered by the MIO zoning as shown in Figure V-1. As provided in SMC 23.69.006 and SMC 23.12.120, development within the MIO is governed by this Campus Master Plan, not the underlying zoning or land use code. Within the MIO boundaries for the University of Washington, development standards of the underlying zoning may be modified by an adopted master plan or by an amendment or replacement of the 1998 City University Agreement. This Campus Master Plan replaces all the underlying zoning standards with the development standards in this Campus

Master Plan (for all University development occurring within the MIO boundary). The development standards are tailored to the University of Washington and its local setting and are intended to allow development flexibility and improve compatibility with surrounding uses. The development standards supercede the standards of the underlying zone. If a development standard of the underlying zone is not discussed in this chapter, it does not apply.

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 1998 City-University Agreement and the goals and policies of this Campus Master Plan relevant to the proposed use provided. However, the lack of specificity in the Campus Master Plan development standards shall not result in application of provisions of the underlying zoning or other provisions in the City's land use code.

State and federally mandated regulations such as critical areas and/or endangered species are acknowledged and will be followed.

Exceptions and/or variations from other local regulatory standards may be required to implement the master plan. Such details are not known at this stage of the process. Under the Campus Master Plan, such exceptions shall be considered as part of the administrative review and approval of specific projects and evaluated by the Campus Master Plan policies, goals and objectives. Strict adherence to these other standards are not a requirement of the Campus Master Plan.

