

Development Areas

The following graphics illustrate possible building envelopes and “areas of influence” for each of the 60 potential new development sites as outlined on the “Illustrative New Development” map, page 87. The “potential building envelope” outlines the recommended building limit line while the “area of influence” delineates the space beyond the building that must be considered for site development. Potential entry, parking and service access locations are also shown.

Specific configurations and access points illustrated may be modified as the result of the application of specific programs and projects on the site as long as fundamental intentions of the guidelines are adhered to.

Each of the 60 new development sites are grouped by “development areas” to recognize the importance of context and illustrative interrelationships. Where several development sites are located in the same area, it is important to consider how the nature of one development might influence another. In several cases a proposed amenity such as a pedestrian walk passes by several sites, or groups of buildings form open space, and for continuity requires study of the sites together.

1C

Campus entry--
sightlines into campus

Potential Sound Transit
station entry

Building development may
extend to sidewalk or be set
back from the street

Diagonal pedestrian path
(interior or exterior)

Potential Sound Transit
station entry

Stevens Way
pedestrian boulevard

Potential traffic circle

2C & 4C

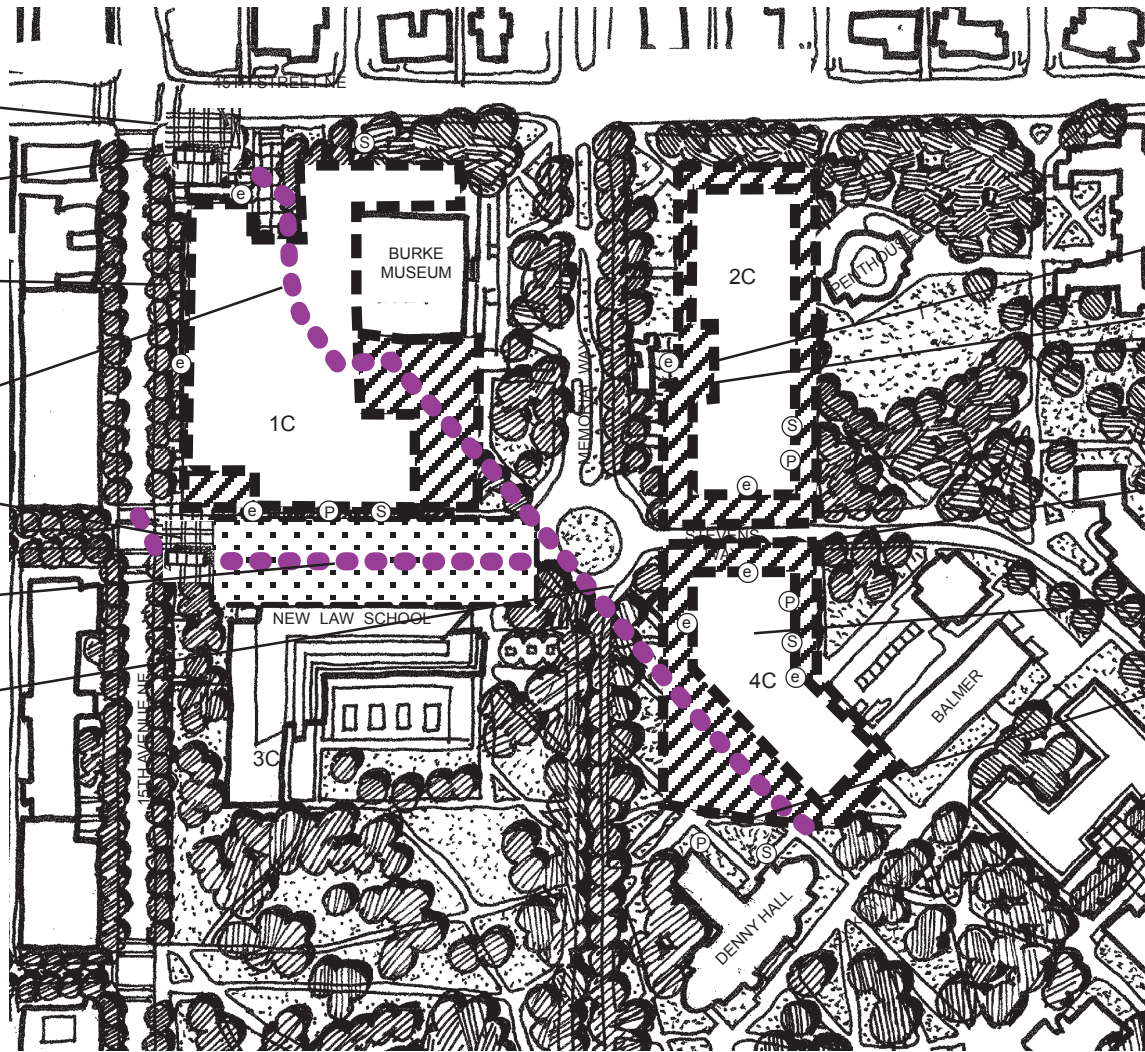
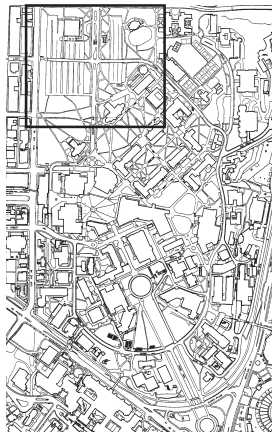
Entry court formed with
observatory

Development should
respect the scale and
function of the
Observatory and views to
the sky

Facades should be of
similar size and scale each
with 30' minimum setback

40' minimum
setback

Southeast facade forming
enclosure with Balmer
and Denny



Legend

[Symbol] Potential Building Envelope

[Symbol] Area of Influence

[Symbol] Service

[Symbol] Parking

[Symbol] Entry

[Symbol] Enhanced Pedestrian Circulation

[Symbol] Open Space Improvements

ILLUSTRATIVE DEVELOPMENT AREA C-1



Figure IV-62
SITES 1C, 2C, 3C, 4C

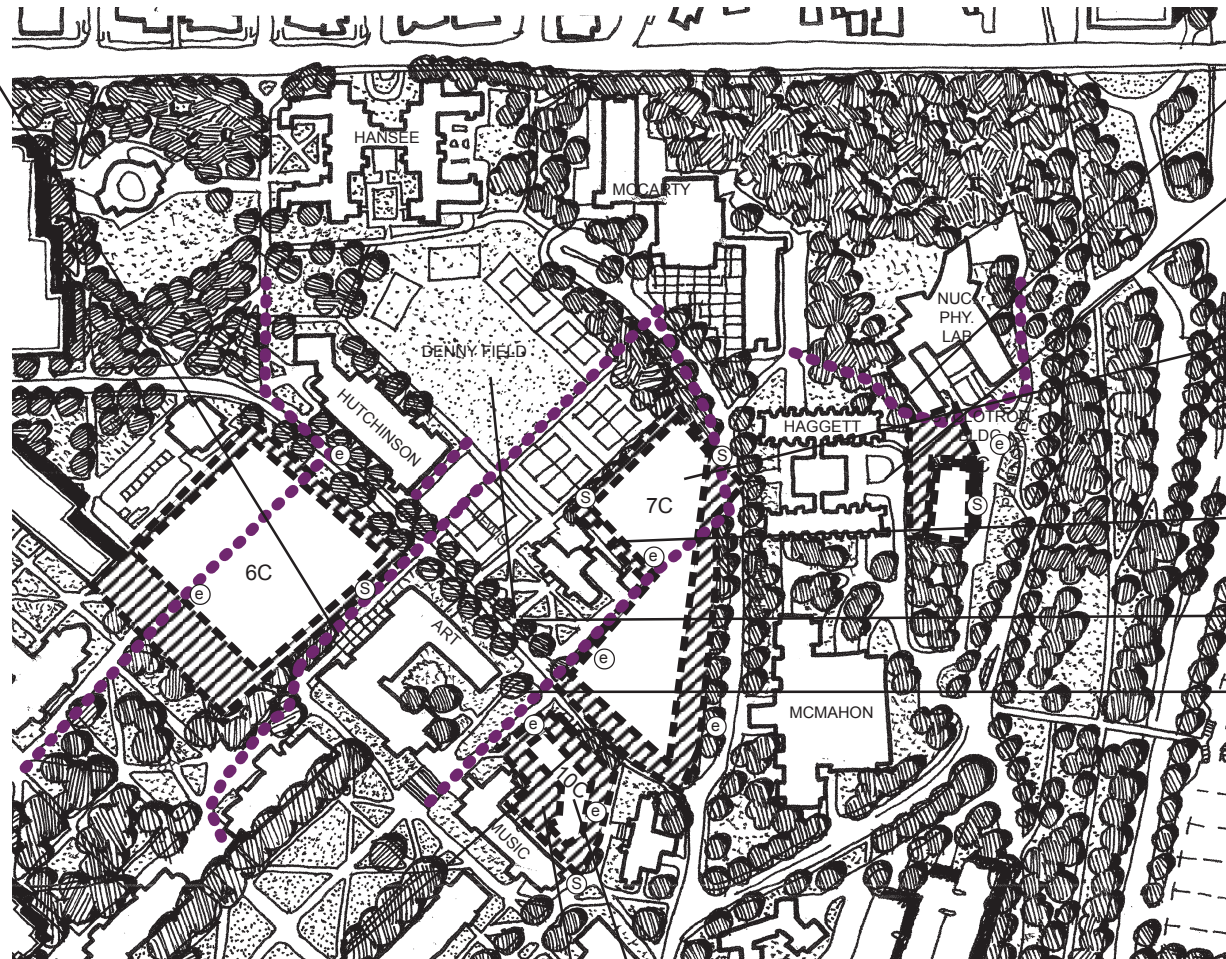
6C
Enhance pedestrian walk and separate from service

8C
Improve pedestrian access between dorms and Pend Oreille
Avoid obstructing views from Haggett Hall

7C
Potential to provide access to underground parking from parking lot east of Haggett Hall

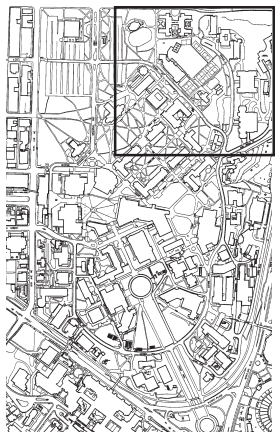
Design should be sensitive to the scale of Lewis
Relate development to Denny Field

Create stronger relationship with Quad; Acknowledge quad axis through building form and/or front courtyard



10C
Save trees
Create courtyard with Music Building or enclose as indoor space

Development could be addition or freestanding



- Legend
- Potential Building Envelope
 - Area of Influence
 - Service
 - Parking
 - Entry
 - Enhanced Pedestrian Circulation

Figure IV-63

SITE 6C, 7C, 8C, 10C

ILLUSTRATIVE DEVELOPMENT AREA C-2

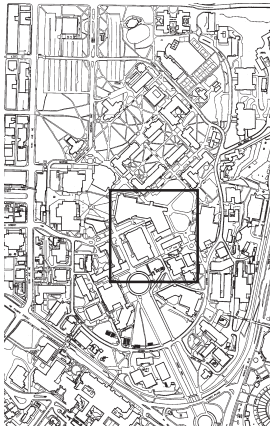
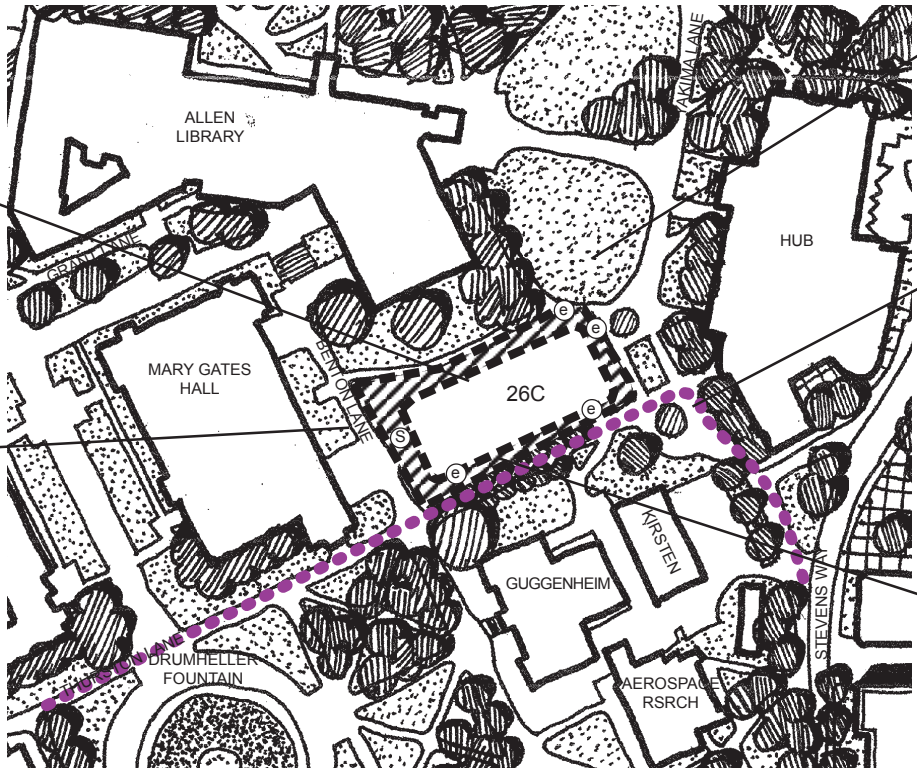
26C
Expand or replace site with larger building

Share service yard with Mary Gates Hall and library while preserving and enhancing pedestrian route

Form should strengthen enclosure of HUB yard

Enhance pedestrian paths around the site

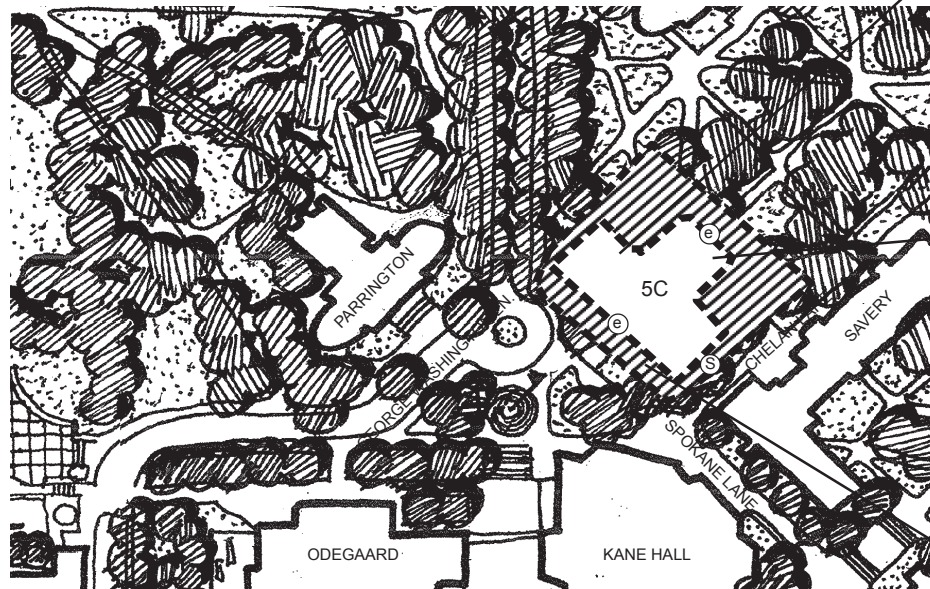
Develop south facade with strong linear form to emphasize E-W axis at north end of Drumheller Fountain



- Legend
- Potential Building Envelope
 - Area of Influence
 - Service
 - Parking
 - Entry
 - Enhanced Pedestrian Connection

ILLUSTRATIVE DEVELOPMENT AREA C-3






Figure IV-64
SITE 26 C

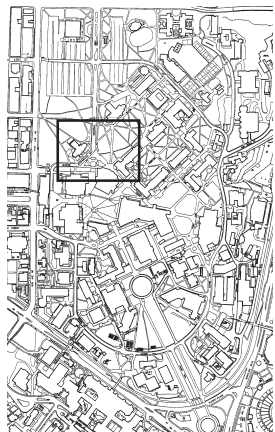


5C
 This building should be free-standing like Parrington and Denny Hall, not connected to other buildings on the Liberal Arts Quadrangle

Facade facing Denny Yard should be designed as the fourth side to the enclosure of the Yard

Develop area of influence as seamless connection to Denny Yard and Flagpole Circle

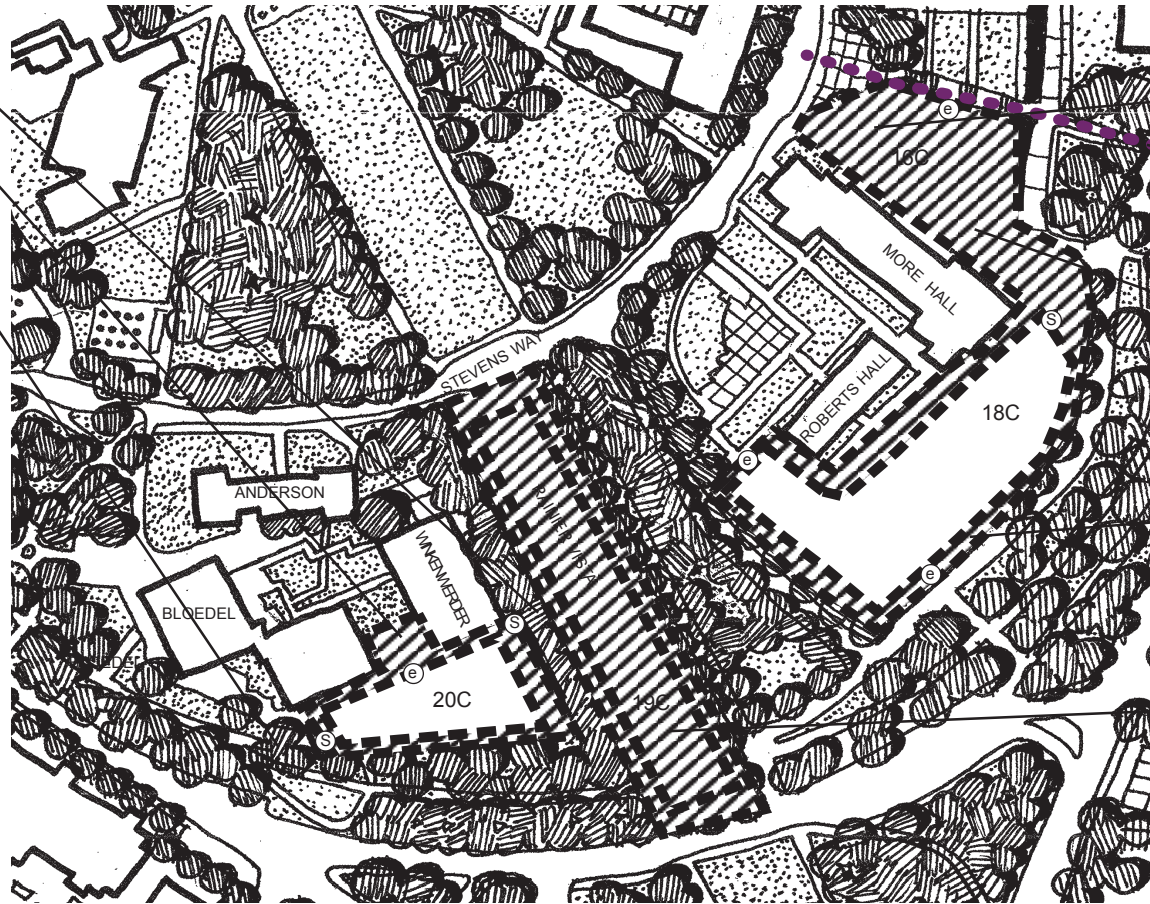
- Legend
-  Potential Building Envelope
 -  Area of Influence
 -  Service
 -  Parking
 -  Entry



ILLUSTRATIVE DEVELOPMENT AREA C-4 

Figure IV-65
SITE 5C

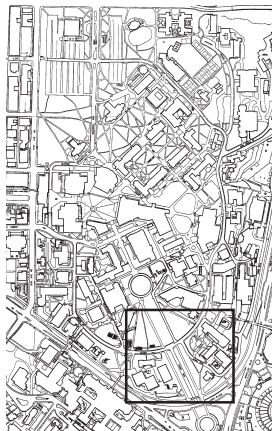
20C
 Preserve existing trees
 Connect open space with Forest Resources Courtyard
 Maintain pedestrian link to Burke-Gilman and Husky Stadium



16C
 (potential underground building)
 Improve courtyard along Stevens Way
 Develop as major pedestrian access between East and Central Campuses
 Maintain views to East

18C
 Enhance views from the site and visibility of the site

19C(underground)
 Underground parking with open space on top of deck



- Legend
- Potential Building Envelope
 - Area of Influence
 - Service
 - Parking
 - Entry
 - Enhanced Pedestrian Circulation

ILLUSTRATIVE DEVELOPMENT AREA C-5

Figure IV-66
SITES 16C, 18C, 19C, 20C

13C
 Respect and conserve the architecture of the Faculty Center

Respect existing views from the Faculty Center

15C
 Enhance Jefferson Road as a more pedestrian oriented walkway

Express significance of the site as a form giver to Snohomish Lane

12C
 Take advantage of views

Respect E-W pedestrian walk

14C
 Take advantage of views

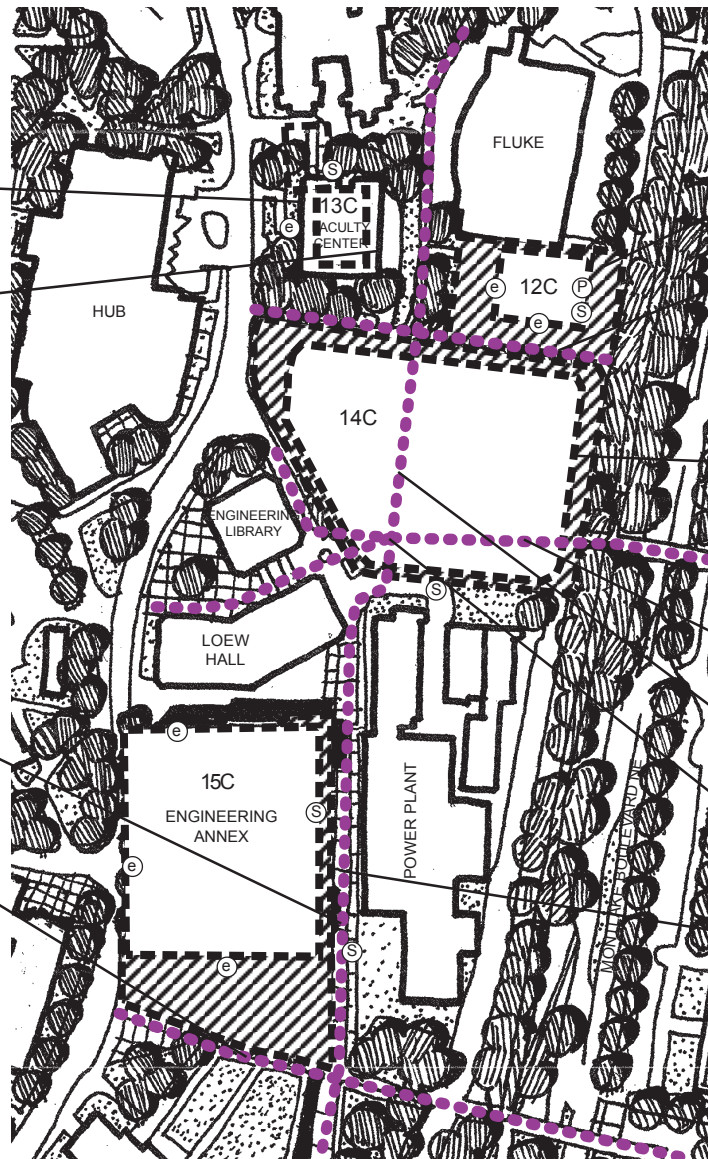
Construct new pedestrian bridge to the East Campus that connects to a walk north of the expansion of the IMA

Provide new east-west walkway through the site

Provide north-south walkway through the site

Develop courtyard that links pedestrian pathways

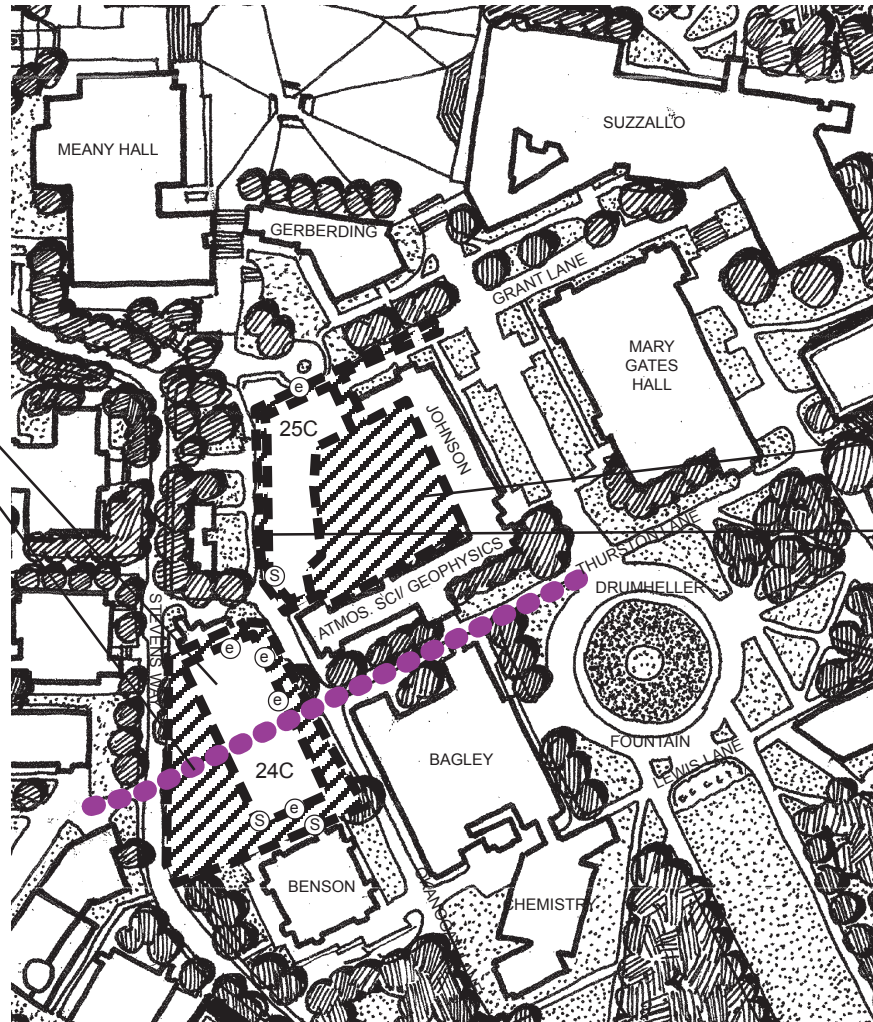
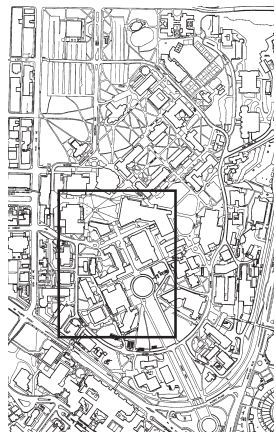
Enhance walkway



- Legend
- Potential Building Envelope
 - Area of Influence
 - Service
 - Parking
 - Entry
 - Enhanced Pedestrian Circulation

ILLUSTRATIVE DEVELOPMENT AREA C-6

Figure IV-67
SITES 12C, 13C, 14C, 15C



24C
 Building addition
 or replacement

Develop pedestrian
 connection through
 site or building

25C
 Retain and improve courtyard
 or enclose as indoor space

Respect adjacency to
 Cunningham Hall

- Legend
- Potential Building Envelope
 - Area of Influence
 - Service
 - Parking
 - Entry
 - Enhanced Pedestrian Circulation

ILLUSTRATIVE DEVELOPMENT AREA C-7

Figure IV-68
SITES 24C, 25C

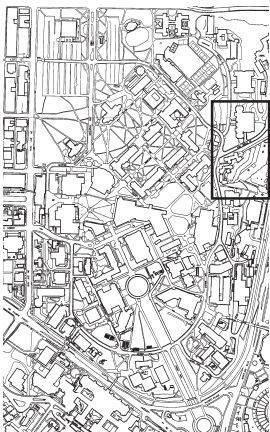
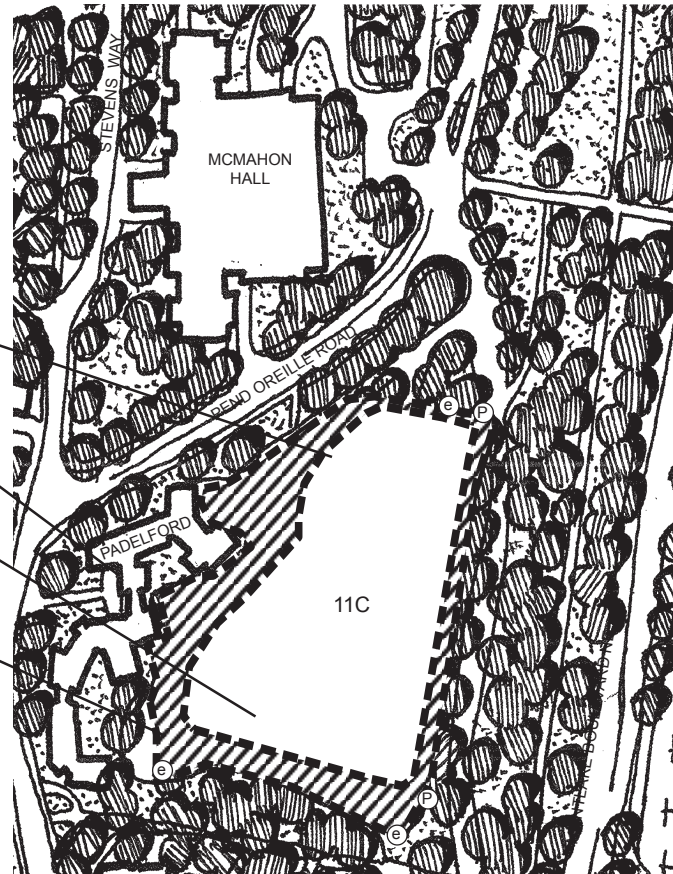
11C

Potential expansion of Padelford Parking Garage






Respect views to and from Padelford Hall

Provide pedestrian access from Garage to east-west pathway up hillside

Minimum 40' setback from buildings and Wahkiakum Lane



Legend

-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry

ILLUSTRATIVE DEVELOPMENT AREA C-8 

Approved Compiled Plan January 2003

Figure IV-69
SITES 11C

31W

Development must respect and support residential area on the eastern edge. Potential mixed-use with parking

30W

Possible connection overhead or between Condon Hall and 30W

Develop site as gateway to the neighborhood and to the University. Gateway features shall include visual enhancements, such as improved landscaping, signage, artwork or other features that signify entries into the communities. The triangle-shaped lot located west of Eastlake Avenue NE shall be incorporated into the design of the gateway feature and enhanced with the development of site 30W. While the site may include other permitted uses, the University will consider retaining the entire site as a gateway.

32W

Conserve tree within improved open space

Building should anchor intersection corner

33W

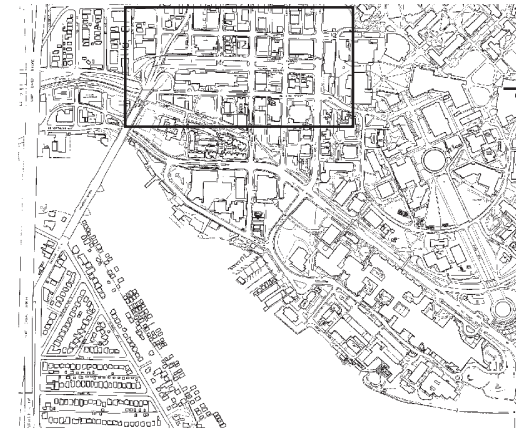
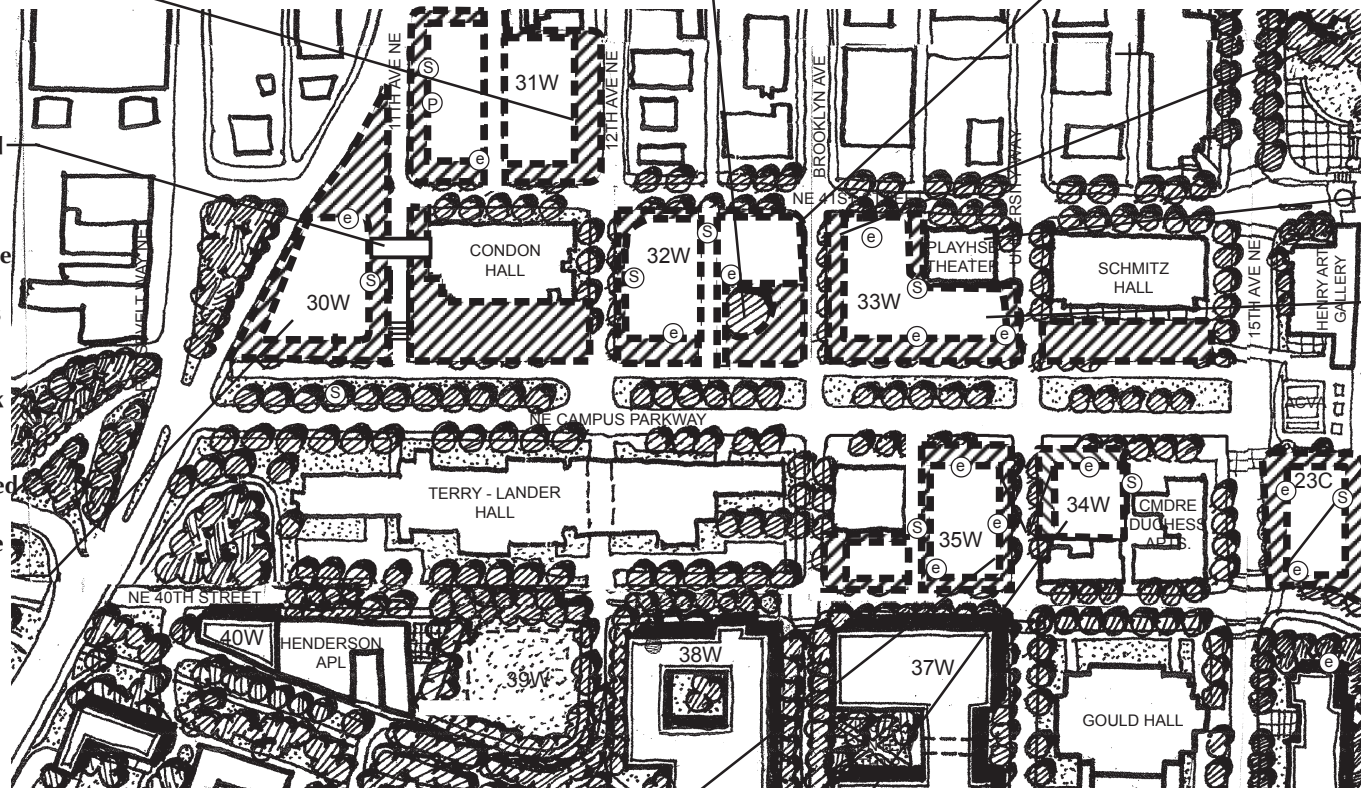
Develop with corner serving as anchor to intersection

Respect Playhouse Theater

Replace Courtyard

23C

Important edge along 15th Ave. NE; visible and pivotal site at NE 40th St. campus entry



35W

Anchor corner street improvements on Campus Parkway

Notes

All frontages on Campus Parkway should provide improvements to pedestrian streetscape University Way, Brooklyn Avenue, and 15th Avenue NE to connect community with campus and shoreline

Alley and street vacations might be requested in the future. Alternatives are discussed in Ch. VI, Street Vacations

Future development of sites 31 W, 32 W and 33 W should respect and enhance the street environment on NE 41st Street. Access to service should be screened from NE 41st Street.

34W & 35W

The bulk and scale of new development is to be compatible with the underlying zoning of the adjacent non-University properties (College Inn and Cavalier Apartments). Building setbacks, upper floor setbacks, modulation, modified rooflines and other design techniques shall be used to the extent necessary to address the relationship of the height, bulk and scale of new developments with those adjacent properties.

Legend

- Potential Building Envelope
- Area of Influence
- Service
- Parking
- Entry

ILLUSTRATIVE DEVELOPMENT AREA S/W-1

Figure IV-70

SITES 30W, 31W, 32W, 33W, 34W, 35W, 23C

37W

Development may be multiple buildings with possible mixed uses including parking (below grade, if possible)

Develop new, integral open space with possible pedestrian access through the block

Consider relationship of building facade and entries from E-W Walk, University Way, Brooklyn, 40th NE, and Burke-Gilman Trail

41W

Consider relationship of building facade and/or entries from E-W Walk, University Way, and Burke-Gilman Trail

36W

Screen existing work yard if retained
Consider relationship of building facades and entries from E-W Walk, 15th NE, and University Way

Consider vacation of alley

22C

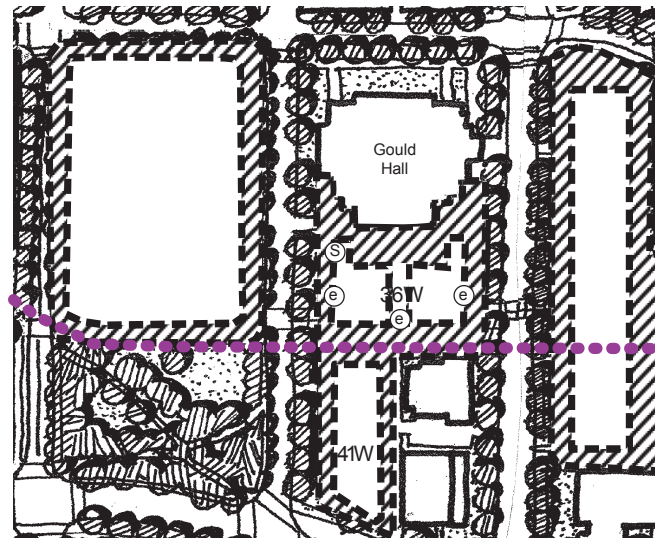
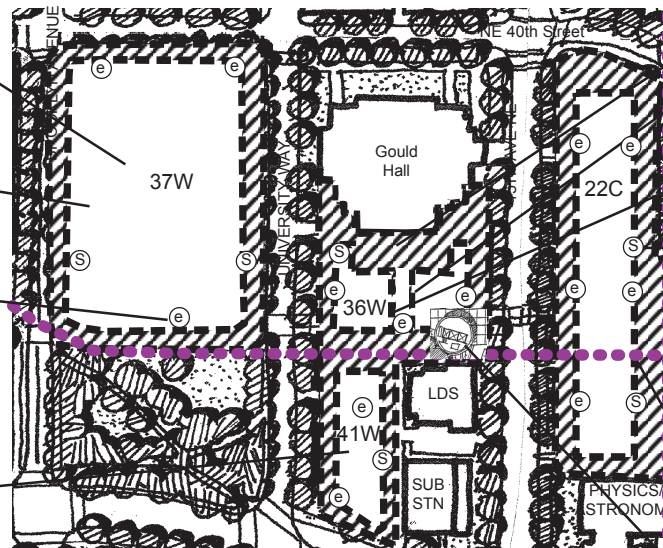
Service underground, accessed via Physics/Astronomy service extension

Improved walkway; George Washington lane extension

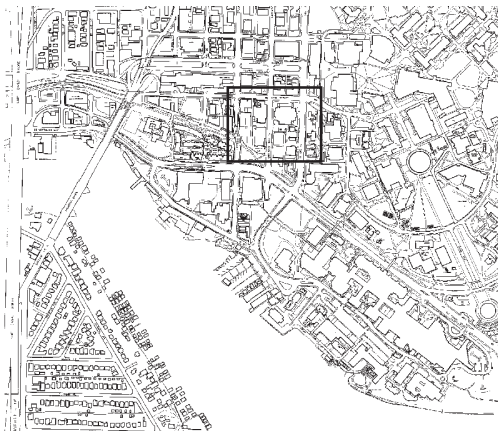
Consider relationship of building facades and entries from E-W walk, 15th NE, and George Washington Lane extension

Develop walkway as part of 22C development; building may span over walkway

Potential New Sound Transit station



Alternative without Sound Transit Station



Legend

- Potential Building Envelope
- Area of Influence
- Service
- Parking
- Entry
- Enhanced Pedestrian Circulation

ILLUSTRATIVE DEVELOPMENT AREA S/W-2

Figure IV-71

SITES 22C, 36W, 37W, 41W

48S

The presence and importance of the Physics/Astronomy sundial will be considered as new development occurs

Incorporate design with BioSciences building across Portage Bay Vista

Develop E-W walkway with Skamania Lane through Portage Bay Vista and open walkway under BioScience Building

Pathway connects to Health Sciences Building

Integrate development with what is already developed of Portage Bay Vista

Service access is underground via extension of existing underground service at K-wing

21C

Develop Stevens Way frontage with service screened from street

South facade should be sensitive to Burke-Gilman Trail

Consider retaining or integrating greenhouses in new development

Service could be from NE Pacific

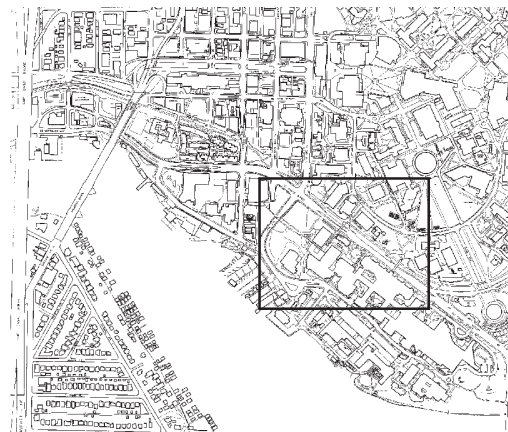
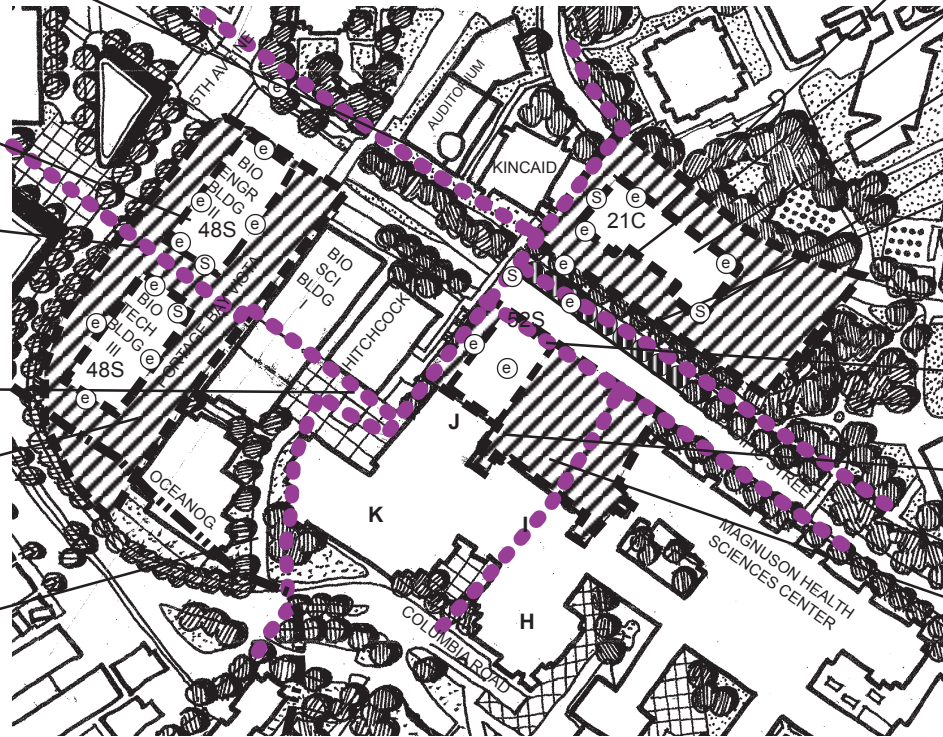
Possibility to develop above-grade connection over Pacific to increase connections and extend open space

52S

Design building that is sensitive to the pedestrian scale on the north and east sides

Service shared at existing J-wing service
Entrance at existing plaza level

Open space design must respect entry and pedestrian connection through I-wing



Legend

- Potential Building Envelope
- Area of Influence
- Service
- Parking
- Entry
- Enhanced Pedestrian Circulation
- 200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA S/W-3

Figure IV-72

SITES 52S, 48S, 21C

46S

Preserve some open space at north edge of site near Gate 6

Provide open space in connection with the enhanced pedestrian circulation and an 'entrance' to South Campus. While the site may include other permitted uses, the University will consider retaining the entire site as publicly accessible open space

Preserve pedestrian connection

49S

Preserve and retain the original Harris Hydraulics Lab
 New development should be sensitive to Harris Hydraulics Lab
 Maximize views of water
 A major public face of building is on the water

Provide a building setback from San Juan Road to allow for street trees and landscaping. While the site may include other permitted uses, the University shall consider retaining the portion NW of the designated building footprint as publicly accessible open space

Redevelop fish return pond area as landscaped open space when ponds are relocated








50S

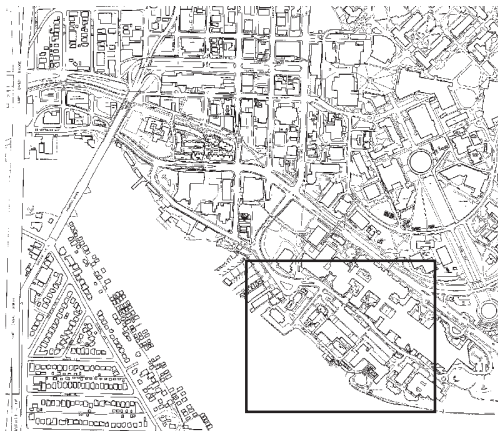
Possible connection to existing Health Sciences
 Improve courtyard spaces
 All service access on Columbia Road level
 Develop terrace connection to South Campus Center
 Maximize views of water
 Develop pedestrian connection to waterfront

51S

Possible connection to existing Health Sciences
 Service on Columbia Road level
 Development may or may not include replacement of Fisheries Center
 Maximize views of water
 Connect development with shoreline open space
 Potentially preserve 1970's Fisheries Wing
 Improve Pedestrian access along waterfront

Legend

-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation
-  200' Shoreline Setback

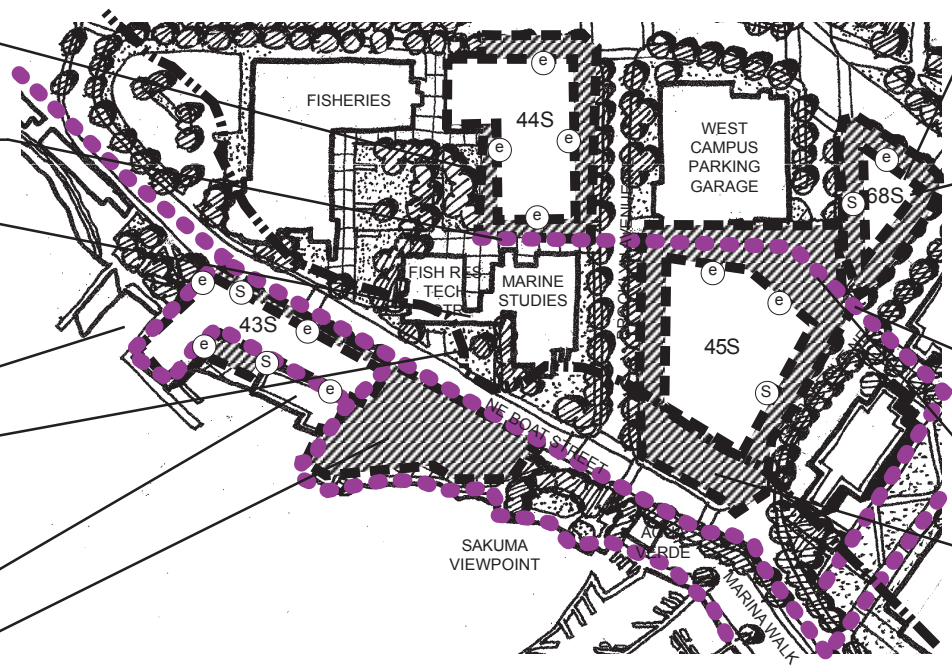


ILLUSTRATIVE DEVELOPMENT AREA S/W-4 

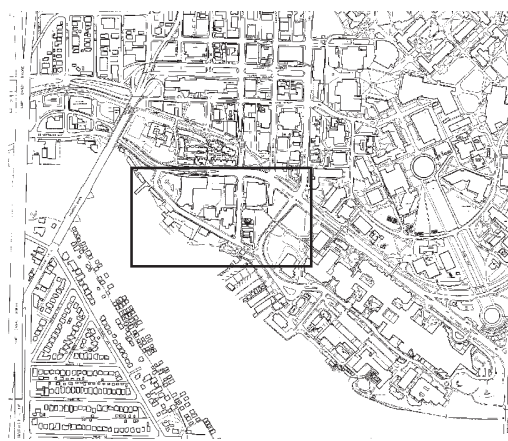
Figure IV-73
SITES 46S, 49S, 50S, 51S

- 44S**
- Extend existing Fisheries Courtyard into site to engage new development
- Develop pedestrian extension to Skamania Lane
- Maintain access through to water

- 43S**
- Car top boat launch
- Improve open space as a part of a continuum along the north side of NE Boat Street
- Preserve the existing Bryant Annex shed if feasible (see illustrative drawings)
- Fish rearing ponds must be located inside the "area of influence"



- 68S**
- Four stories 50' height limit allows 28,000 SF alternative open space, but building would serve to screen the garage from the east
- Integrate with Sound Transit Plaza
- 45S**
- Develop pedestrian extension to Skamania Lane
- Integrate Skamania Lane extension with potential Sound Transit Plaza
- Develop open space as a connection to the Brooklyn Ave NE street end, an extension to the waterfront and as a part of the open space along NE Boat Street



Legend

- Potential Building Envelope
- Area of Influence
- Service
- Parking
- Entry
- Enhanced Pedestrian Circulation
- 200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA S/W-5

Figure IV-74
SITES 43S, 44S, 45S, 68S

40W

Addition to Applied Physics Laboratory

29W

Do not block windows to residential units
Enhance connection from University Bridge to waterfront from stairway
Develop housing or compatible use

42W (underground)

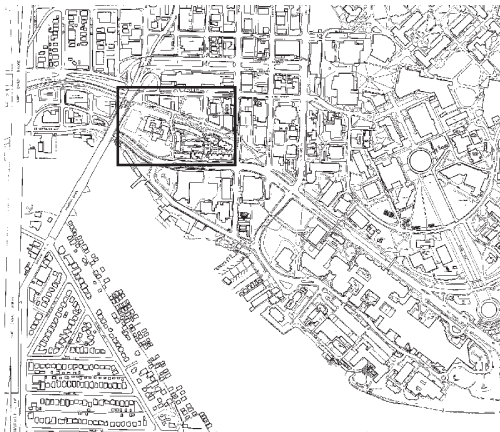
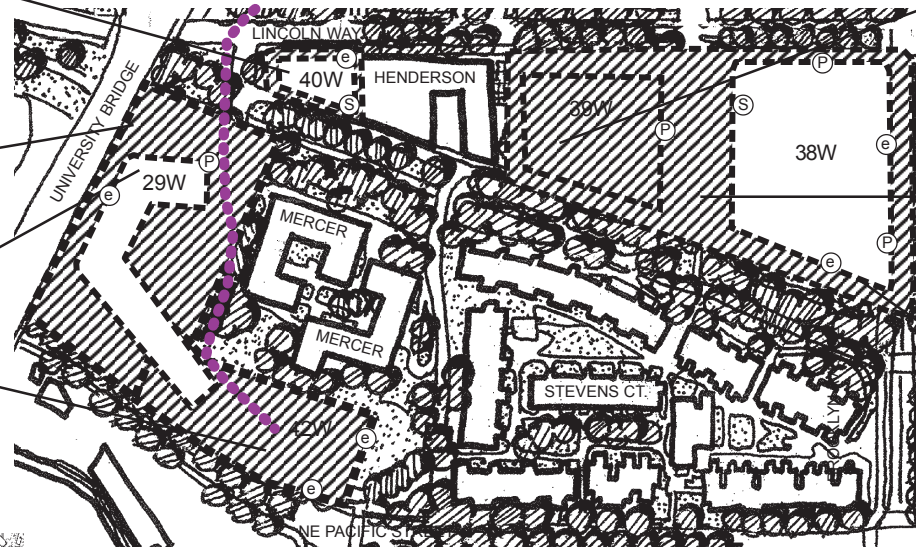
Underground parking with open space development on top of deck

39W







Develop open space between 38W and Applied Physics Laboratory with potential underground parking
Road may or may not be retained depending on access requirements

38W

Develop facades with frontage on Burke-Gilman Trail at appropriate scale for the Trail



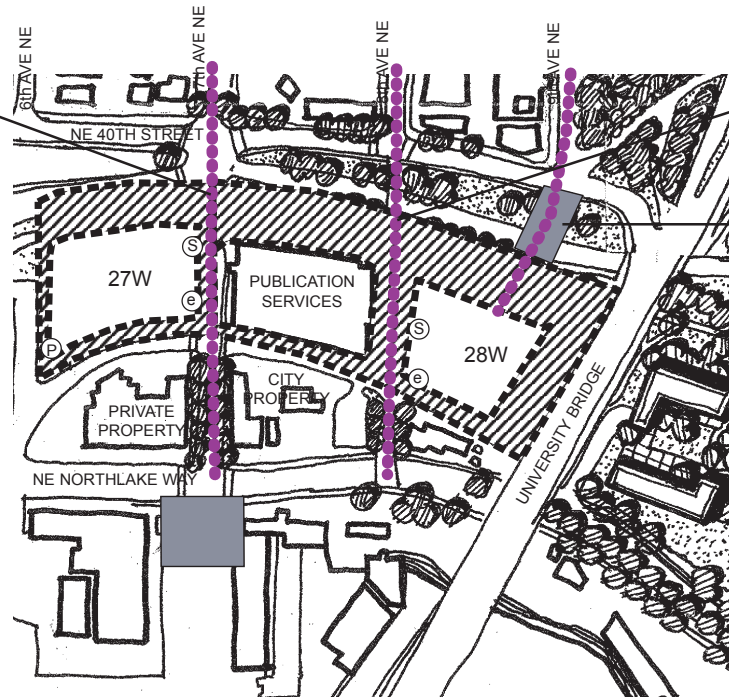
Legend

-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation

ILLUSTRATIVE DEVELOPMENT AREA S/W-6 

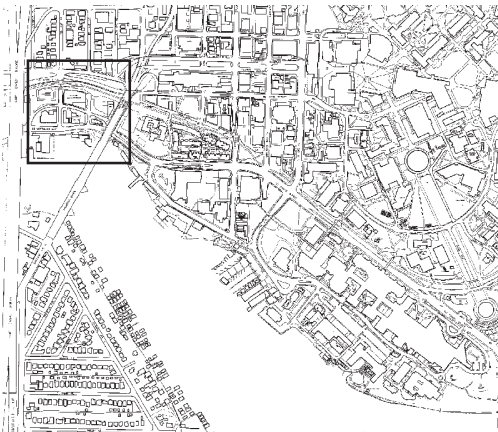
Figure IV-75
SITES 29W, 38W, 39W, 40W, 42W

27W
 Maintain view corridors along the 7th Ave NE alignment and develop pedestrian connections to Burke-Gilman trail










28W
 Maintain view corridors along the 8th Ave NE alignment and develop pedestrian connections to Burke-Gilman trail
 Pedestrian connections to Burke-Gilman trail from 9th Ave NE per Neighborhood Plan

NOTE:
 Consider the potential for increasing view access from the Burke-Gilman Trail through additional setbacks and limiting development to 50' at the northern edge of sites 27 & 28 W.



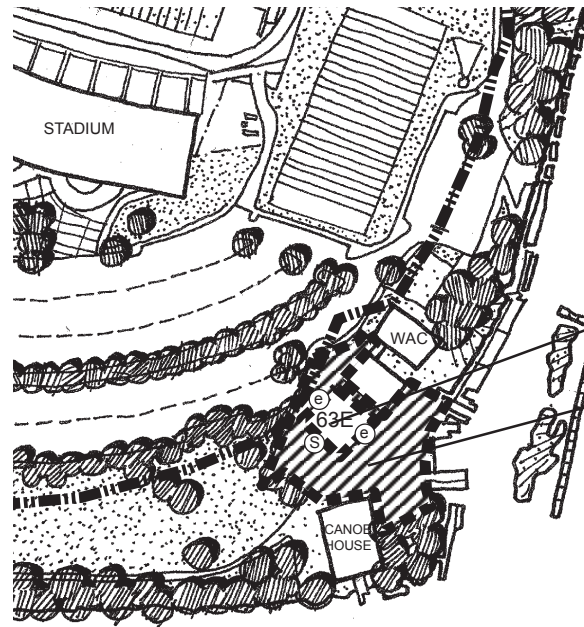
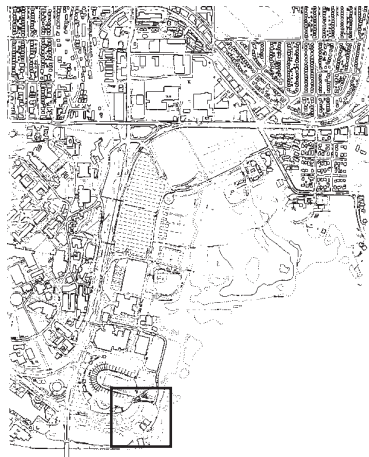
Legend

-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation
-  Shown in Neighborhood Plan as desired street end/boat launch improvements

ILLUSTRATIVE DEVELOPMENT AREA S/W-7 







Figure IV-76

SITES 27W, 28W



63E
Expansion site

Development must be sensitive
to existing shoreline and
historic canoe house

- Legend
-  Potential Building Envelope
 -  Area of Influence
 -  Service
 -  Parking
 -  Entry
 -  200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA E-1

66/67E

Improve walk on Walla Walla Road and Snohomish Lane

Possible connection to IMA

Eastern face should not extend beyond face of IMA, realign Walla Walla Road

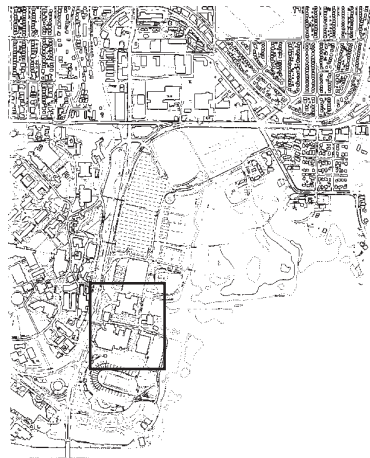
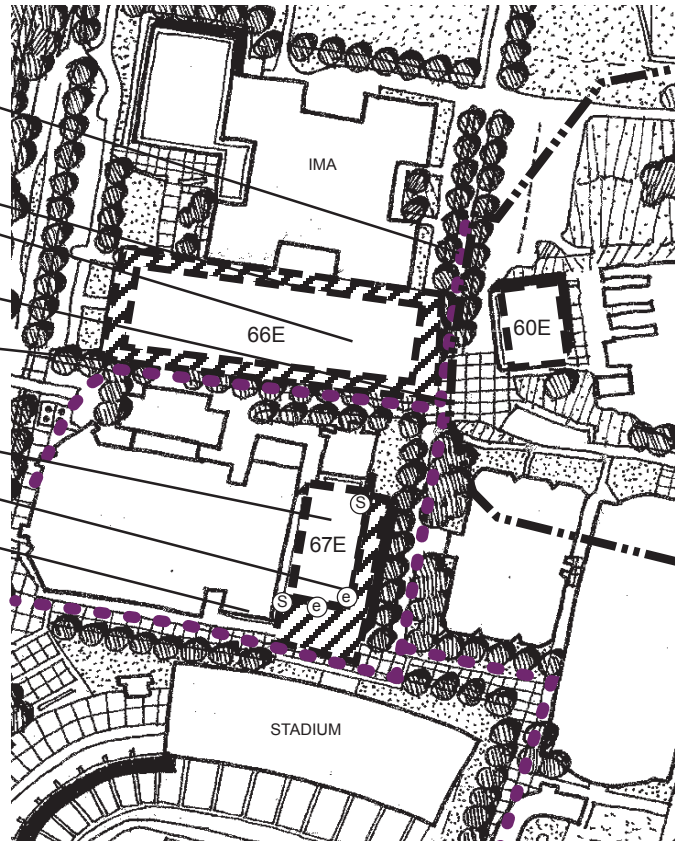
Improve intersection at Walla Walla Road and Snohomish Lane

Improve pedestrian walk and preserve view corridor








Possible expansion of Graves Annex

Possible expansion into portion of parking

Southern face should not extend beyond existing building face to west



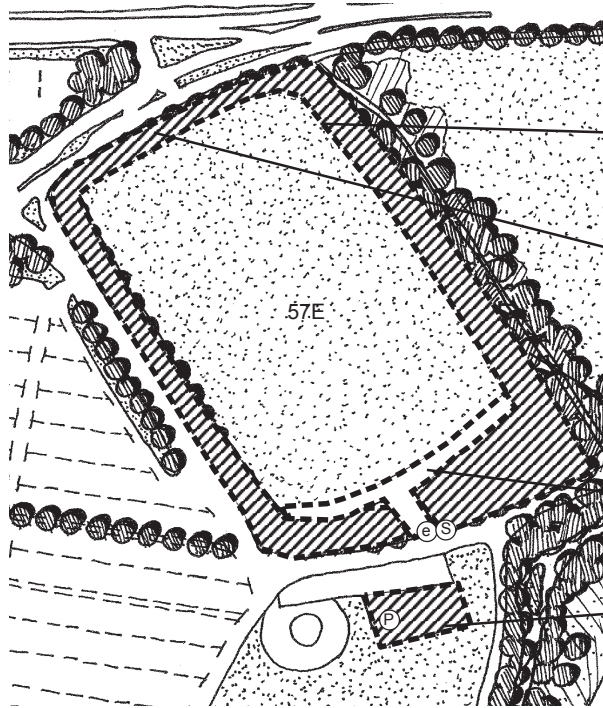
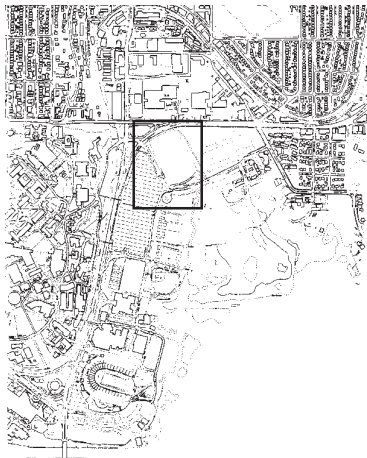
Legend

-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation
-  200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA E-2 






Figure IV-78

SITES 66E,67E



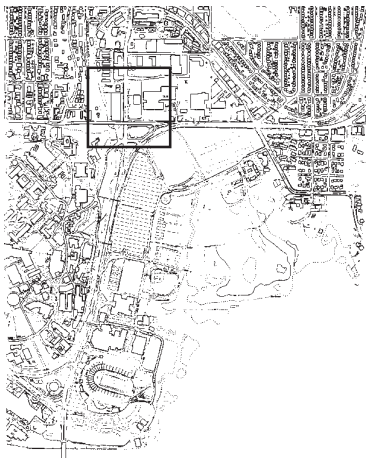
- 57E**
- Increase fence height ranging up to 80' at driving range primarily to improve site safety and to accommodate partial second story
 - Existing trees should be preserved and additional planting added to minimize height of fence addition
 - Retain existing large poplars along east and west edge
 - Expansion to include a second story addition to driving range
 - Possible expansion of parking area associated with driving range expansion

Legend

-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry

ILLUSTRATIVE DEVELOPMENT AREA E-3 

9C
 Maximize development on available space
 Preserve existing road
 Add third floor



- Legend
- Potential Building Envelope
 - Area of Influence
 - Service
 - Parking
 - Entry
 - Enhanced Pedestrian Circulation

ILLUSTRATIVE DEVELOPMENT AREA E-4

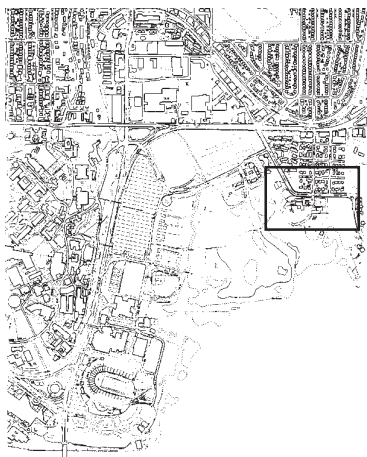
Figure IV-80
SITES 9C

55E
Three story building








Maintain and improve
Wahkiakum Lane access
from Mary Gates Way to
Memorial Way



54E
Potential greenhouse additions
or other development



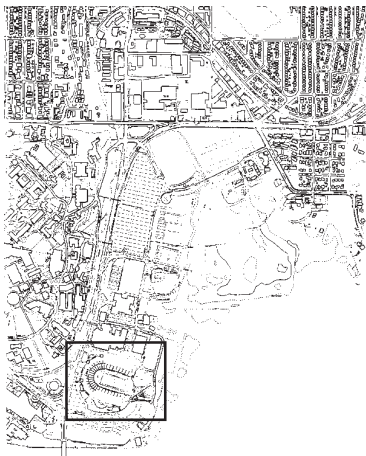
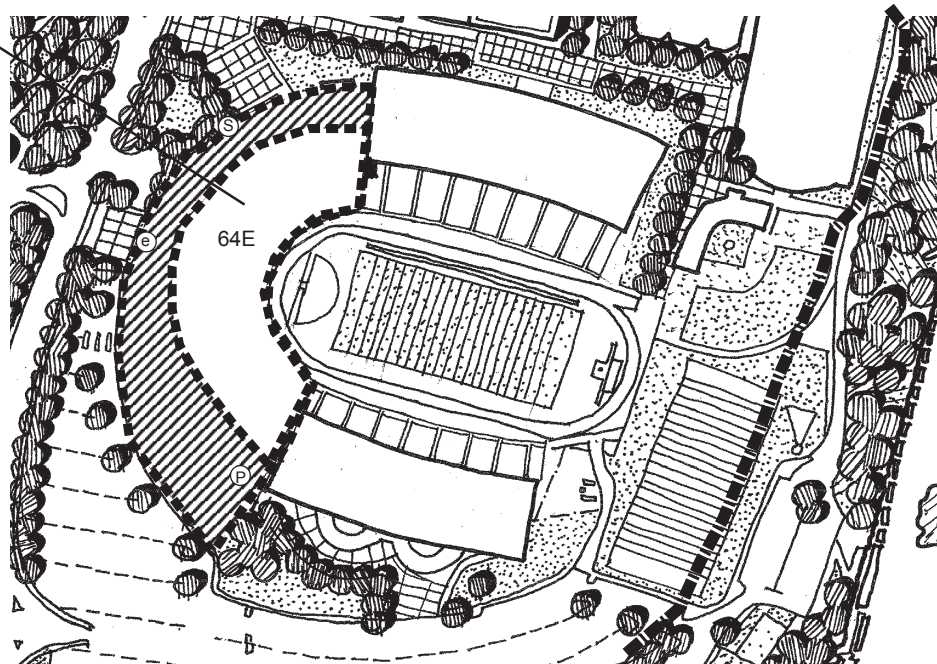
Legend







-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation
-  200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA E-5

Figure IV-81
SITES 55E, 54E

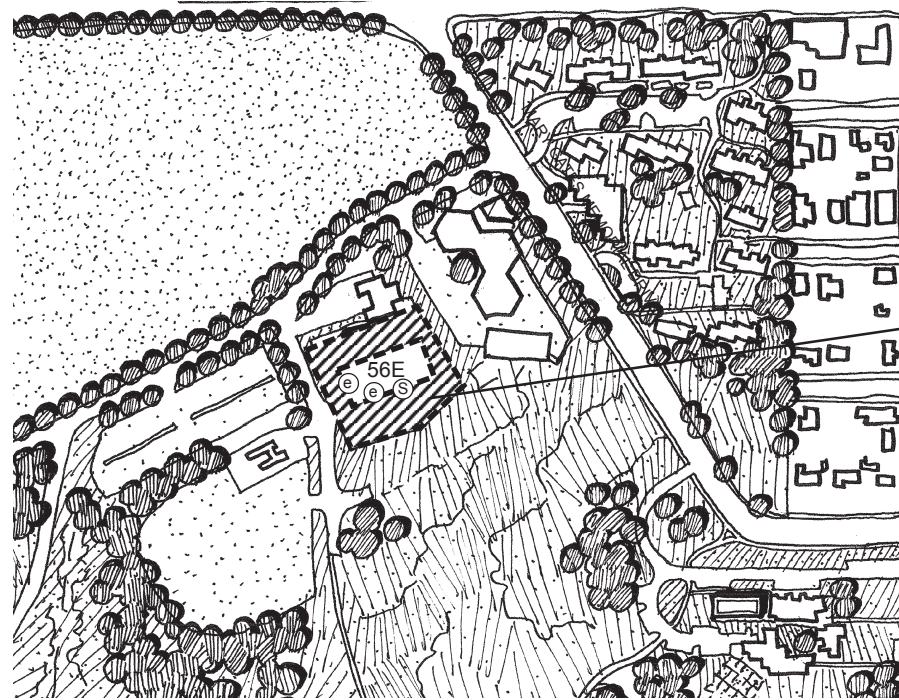
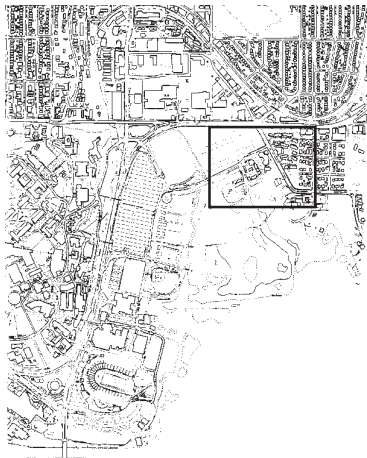
64E
 Expand concourse
 and Don James
 Center levels and
 possibly stadium
 seats. Expansion
 of seating would
 be done in
 conjunction
 with review of
 the existing
 Husky Stadium
 TMP



- Legend
-  Potential Building Envelope
 -  Area of Influence
 -  Service
 -  Parking
 -  Entry
 -  200' Shoreline Setback






ILLUSTRATIVE DEVELOPMENT AREA E-6 

Figure IV-82
SITES 64E



56E
Retain outdoor storage
adjacent to development

Legend

-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry

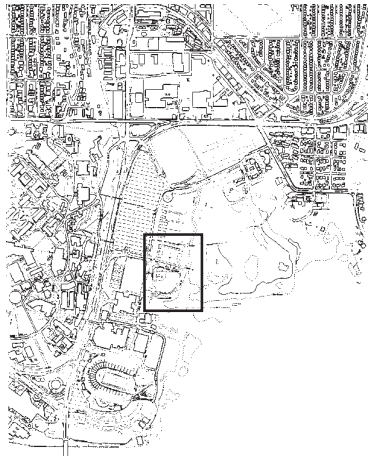
ILLUSTRATIVE DEVELOPMENT AREA E-7

Figure IV-83
SITES 56E








58E/59E

Projects will include spectator stands and support facilities (lockers, concessions, etc.) Alternatively soccer stands and support may be constructed on the south side of the soccer field

Develop coordinated entry plaza at the pedestrian scale to be shared by both sites



Legend

-  Potential Building Envelope
-  Area of Influence
-  Service
-  Parking
-  Entry
-  Enhanced Pedestrian Circulation
-  200' Shoreline Setback

ILLUSTRATIVE DEVELOPMENT AREA E-8 

Figure IV-84
SITES 58E, 59E