# Development Regulations Matrix (by Development Area)

<table>
<thead>
<tr>
<th>Allowed Uses:</th>
<th>Development Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
</tr>
<tr>
<td>Academic</td>
<td>Permitted</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Development Regulations:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>-Maximum Height</td>
<td>65’</td>
<td>65’</td>
<td>65’</td>
<td>65’</td>
<td>100’</td>
<td>65’</td>
</tr>
<tr>
<td>-30’ landscaped buffer at campus boundary adjacent to single-family residential zoning</td>
<td>Required</td>
<td>NA</td>
<td>Required</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>-Minimum Building setback at campus boundary</td>
<td>25’ unless adjacent to single-family zoning then: 30’ for 35’ bldg. 60’ for 45’ bldg. 90’ for 55’ bldg. 120’ for 65’ bldg.</td>
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<td>0’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>-Maximum Net New Gross Square Footage Allowed(^1)</td>
<td>293,100</td>
<td>407,200</td>
<td>144,800</td>
<td>295,900</td>
<td>425,800</td>
<td>10,000</td>
</tr>
</tbody>
</table>

**Notes:**
- NA = not applicable and not required
- \(^1\)The net new amount allowed within each Development Area and not to exceed 1.8 M gross square feet in total for the campus. Does not include parking structures.
Allowable Uses

All uses that help fulfill the mission of the University/College are permitted. The primary campus use is Academic, which encompasses the following institutional use categories: housing, mixed-use, transportation, and open space and all other uses that are determined by the University/College to be necessary to fulfill the mission of the campus.

Academic Use: 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, housing; transportation; open space; support facilities such as bookstores, food services, faculty club; athletic/recreation facilities; and facilities supporting the plant maintenance functions of the campus. Further detailed definitions of some of these uses are provided below:

- Housing: Facilities providing housing and/or support functions for housing including, but not limited to dormitories, married student and family 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.

Building Height – General Measurement Method

Building height is measured from finished or existing grade, whichever is lower, up to a plane or surface essentially parallel to the existing or finished grade plane or surface. Therefore, 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. See Figure 2. Stepped building facades are permitted as a means to comply with building height requirements, except as restricted within mandatory setbacks abutting single-family residential zoning.

The following building components may be erected above the height limits described above:

- Ventilating fans, HVAC (heating, ventilating and cooling) equipment, fume hood exhaust ducts, or similar equipment required for building operation and maintenance, stair and elevator penthouses, including roof structures and other architectural elements screening such equipment.
- Fire or parapet walls, flagpoles, light poles, chimneys, smokestacks, communication transmission and receiving structures, utility line towers and poles, water towers/storage tanks, and similar structures.

Height restrictions on building elements listed above may be applied and enforced for other reasons as determined through the UW Bothell/Cascadia College design review processes.
Figure 1
Development Area Map
Building Height / Setback Diagram @ Landscape Buffer Section

Building Height Calculation Diagram Section

Building Height Calculation Diagram Roof Plan

Figure 2

UW Bothell / Cascadia College
Campus Master Plan
Draft Development Standards
Diagrams
May 18, 2017