• Welcome and Introductions
• General update/schedule update
• Review of existing campus master plan, planned unit development and general downtown corridor
• Initial discussion regarding development agreement/standards/conditions
• Review and feedback regarding campus master plan development scenarios
• Q & A
CAMPUS MASTER PLAN 2016/17 PROCESS

STEP 1
City of Bothell
Adopt enabling legislation that establishes a process for city approval of the campus master plan and development agreement

STEP 2
City of Bothell
Adopt a comprehensive plan amendment to expand the campus district boundary to include four (4) parcels owned or leased by UW Bothell (Husky Village, Husky Hall and two properties referred to as Marvin property)

STEP 3
Campus - Campus Master Planning
• Collect, review and analyze existing conditions and capacity
• Develop vision, growth profile and planning parameters
• Develop preferred option
• Environmental Impact Statement scoping
• Finalize master plan
• Continuous community engagement for each detail

STEP 4
City
Consider adoption of Campus Master Plan and Development Agreement

Campus
Future construction on campus will not move forward until Campus Master Plan is complete and Development Agreement is approved by City of Bothell

City Council consider adoption of Campus Master Plan and Development Agreement

Campus - Future construction on campus will not move forward until Campus Master Plan is complete and Development Agreement is approved by City of Bothell

September to December 2016
September to December 2016
Fall 2016 to Summer 2017
Summer 2017 and beyond
REVIEW EXISTING PLANS/ZONING

• Existing Campus Master Plan (CMP) – 2011
• Existing Planned Unit Development (PUD)
• General Downtown Corridor (GDC)
7. The General Downtown Corridor

The General Downtown Corridor District (Figure 1.44 General Downtown Corridor District) includes two separate corridor segments. One is the Interlake Boulevard corridor extending from 104th Avenue NE to the I-90/NE 100th Street interchange, and the other is State Route 527/Bellevue Way NE, extending northbound beyond the Downtown Corridor Incorporated segment. The latter also includes a convenience retail shopping center to the west of the corridor's existing properties.

In addition, one cluster of existing multifamily residential is included when planning the parallel flank Valley View Road immediately west of I-90 Interchange.

The intent and development treatment of corridor properties for General Downtown Corridor is similar to those for SR 522 Corridor, with a few important differences. General Downtown Corridor controls are generally narrower in number and less intense in terms of the impact of the road facility. This permits more mixed-use uses, more street parking will be restricted at both front and side of buildings adjacent to the street, and more types of smaller-scale residential building densities will be permitted.

Similar to the SR 522 Corridor, a strengthened visual edge two planting as part of achieving a more distinct "urban corridor" character, and creating a greater contrast with the more urban Downtown Core — will also be applied to the General Downtown Corridor. Finally, the General Downtown Corridor will also feature special off-street and street-level spaces to improve the relationship between corridor development and adjacent residential neighborhoods outside of the Center Area.

See District Requirements in 12.64.105 and other Development Regulations in 12.64 for regulations governing design and development in this District.
General Downtown Corridor Amendments

Recap of Request:

• Apply the minimum parking requirements of the central downtown districts to the GDC
• Allow surface parking on the sides of structures
• Reduce the front setback
Parking location:
The site plan for Mr. Marvin’s property shows the parking layout and illustrates the possibility of allowing parking at the sides of structures, with adequate screening. A concern was raised about buffering these areas from adjacent developments, as well as from the street. Existing side and rear setback and landscaping requirements provide substantial buffering.
General Downtown Corridor Amendments

Front setback:
The site plan also shows how reducing the front setback would allow the buildings to be moved further away and lower relative to the single family homes to the south, while also reducing the amount of grading needed.

The proposed recommendation DOES require a larger rear setback if the front setback is reduced OR where transitions to adjacent zones or developments would be improved,

with a minimum of 5 feet and Director's approval.
Front setback:
This aerial view of the same site shows the proposed setbacks in context. In this case, reducing the front setback provides a larger buffer from the single-family development to the south and also creates a transition from the existing development to the west. This provision could be applied to the parcel to the east, if redeveloped.

If these parcels are developed with reduced setbacks, an argument could be made for mirroring that on the Husky Village side of 185th, if that were to redevelop. Reductions would likely not be justified on Beardslee. Such a proposal would be reviewed in view of the full context and transitions on all sides.
## DEVELOPMENT AGREEMENT/STANDARDS/CONDITIONS

- Campus Boundary
- Development Review
- Development Process and Phasing
- Gross Square Footage
- Historic and Cultural Resources
- Off-Campus Leasing and Acquisition

- Light and Glare
- Noise
- Odors
- Parking
- Review Process
- Setbacks
- Shorelines
- Signs and Banners
DEVELOPMENT AGREEMENT/STANDARDS/CONDITIONS

- Site Design Standards
- Building Orientation
- Flexible Floorplates
- Gateways
- Modulation
- Pedestrian Circulation and Connections

- Service and Emergency Vehicles Access
- View Corridors
DEVELOPMENT AGREEMENT/STANDARDS/CONDITIONS

- Structure Height Limits
- Telecommunications Equipment
- Temporary Facilities
- Transportation
- Trees
- Uses
- Utilities
- Wetlands
CAMPUS MASTER PLAN DEVELOPMENT SCENARIOS

• Scenario – Develop the Core
• Scenario – Grow Northward Along Topography
• Scenario – Emphasize Institutional Identity
CAMPUS MASTER PLAN

• Q & A

• Next Steps

• Next Meeting Monday, 1/23/18, 5:30 – 7:30 pm, Husky Hall
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Master Plan Websites
https://www.uwb.edu/campusplanning/master-plan
http://www.cascadia.edu/discover/about/campus/master_plan