

# University of Washington West Campus Site W27

Seattle, Washington

# AGENDA

I. Project Introduction

II. Project Vision

III. Schedule Overview

IV. Q&A

# PROJECT OVERVIEW

- **Development Partnership with UW** –A Ground Lease where the Wexford team will Design, Build, Operate and Maintain the building pending Regent approval (November).
- The vision for Site W27 includes up to **340,000 square feet** of lab, office, classrooms, and meeting space that will foster collaborations with industry, government and UW.
- Site W27 will house the **UW Clean Energy Institute (CEI)**, an interdisciplinary research unit that supports the advancement of next-generation technology and the **Northwest Institute on Material Physics, Chemistry, and Technology (NW Impact)**, a joint research center of UW and the Department of Energy’s Pacific Northwest National Labs (PNNL).
- The balance of the building will be **developed for private and public tenants** that have research and/or products and services aligned with the UW’s education and research mission. Tenant focus on ‘**clean energy**’ as well as ‘**solutions for a healthy planet**’.

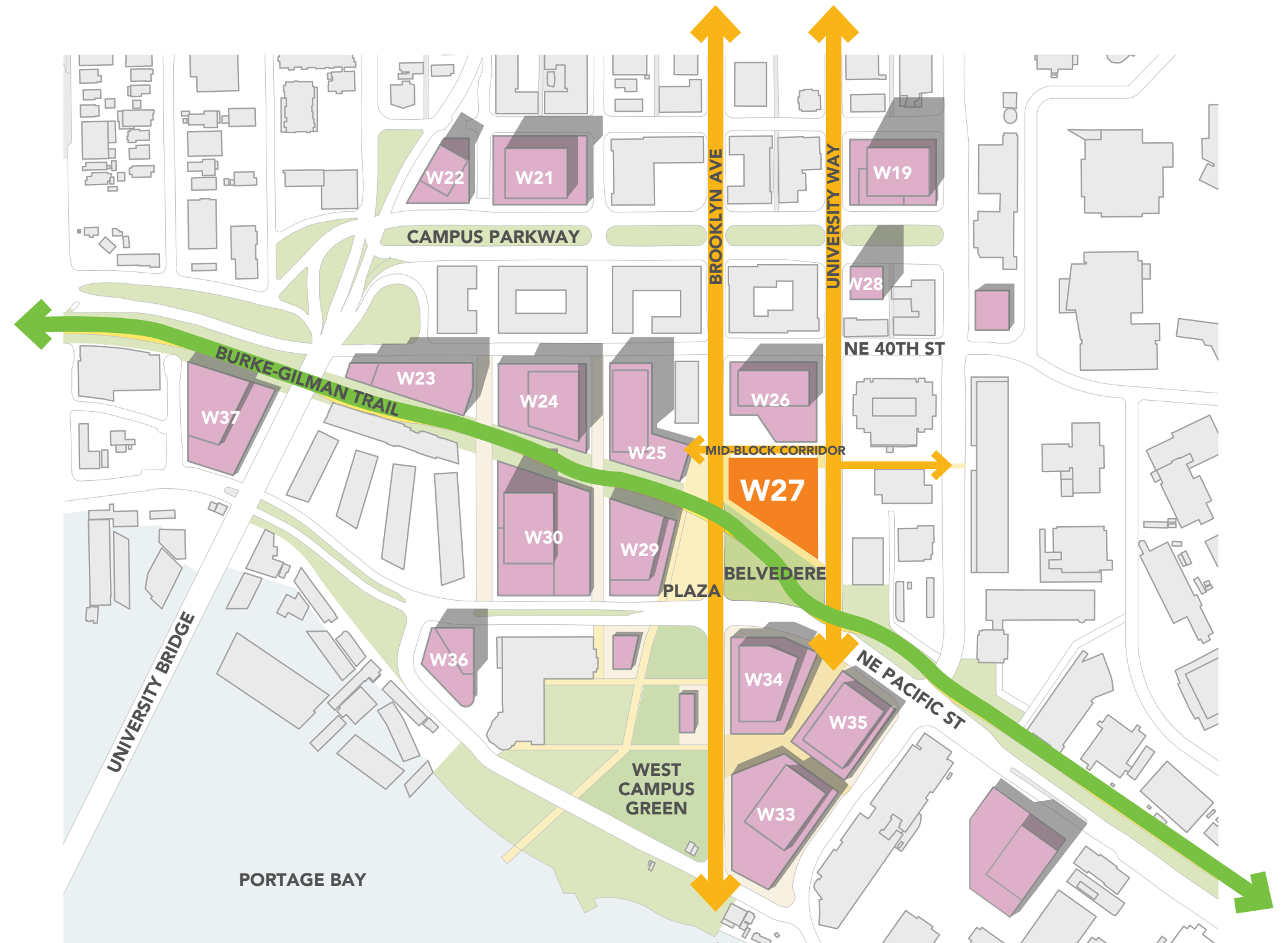


# WEST CAMPUS CONTEXT

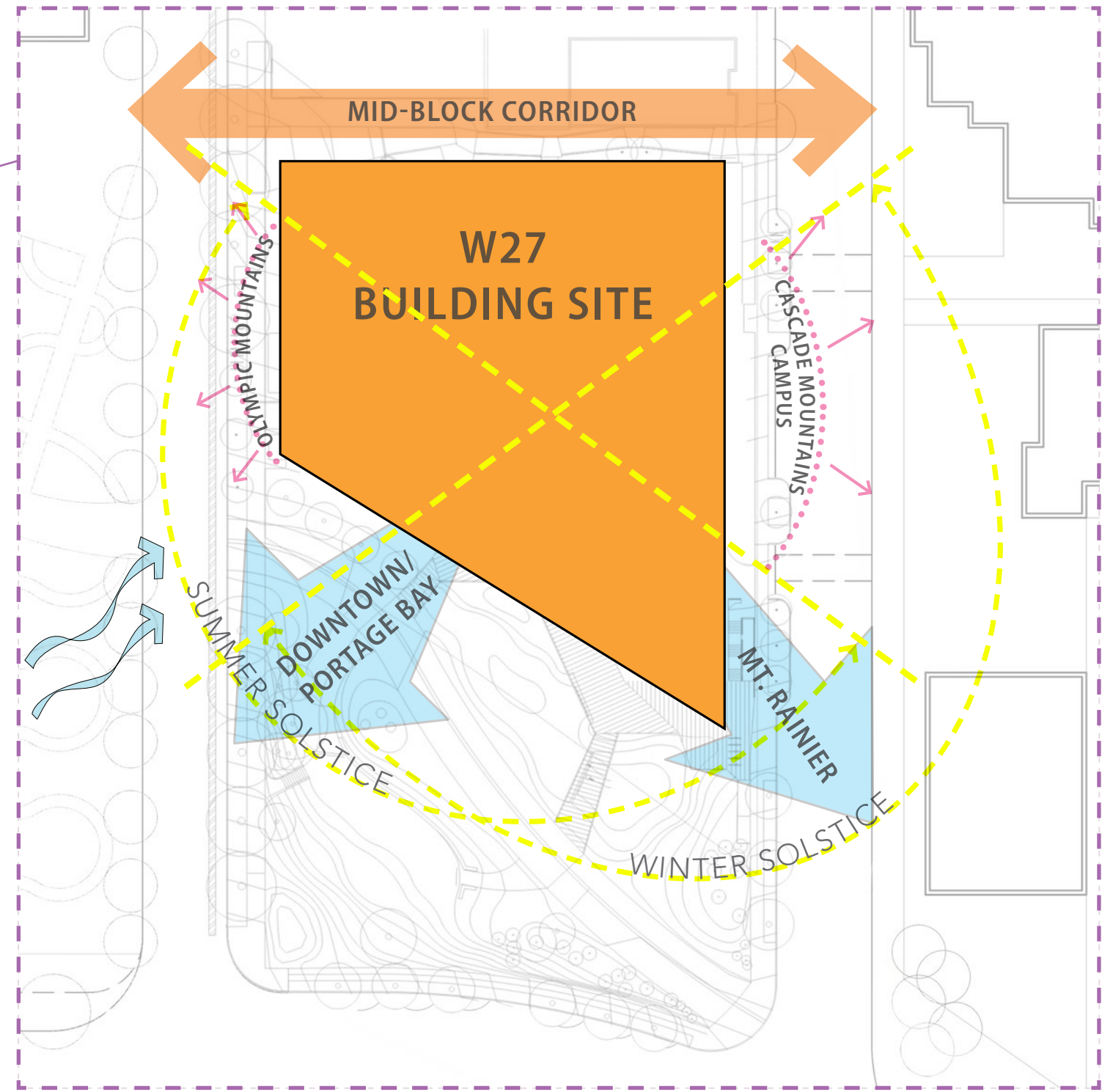
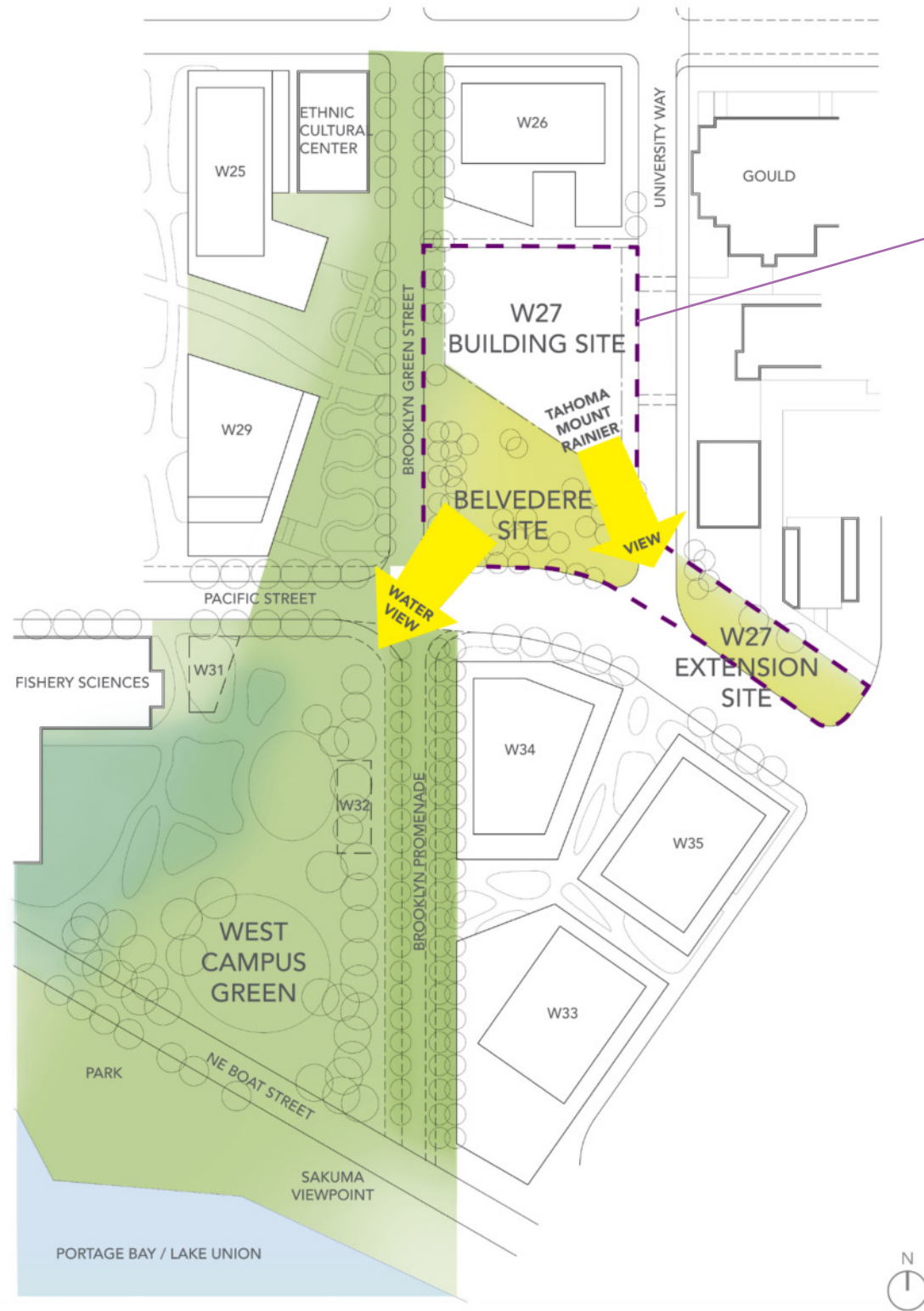


# W27 SITE

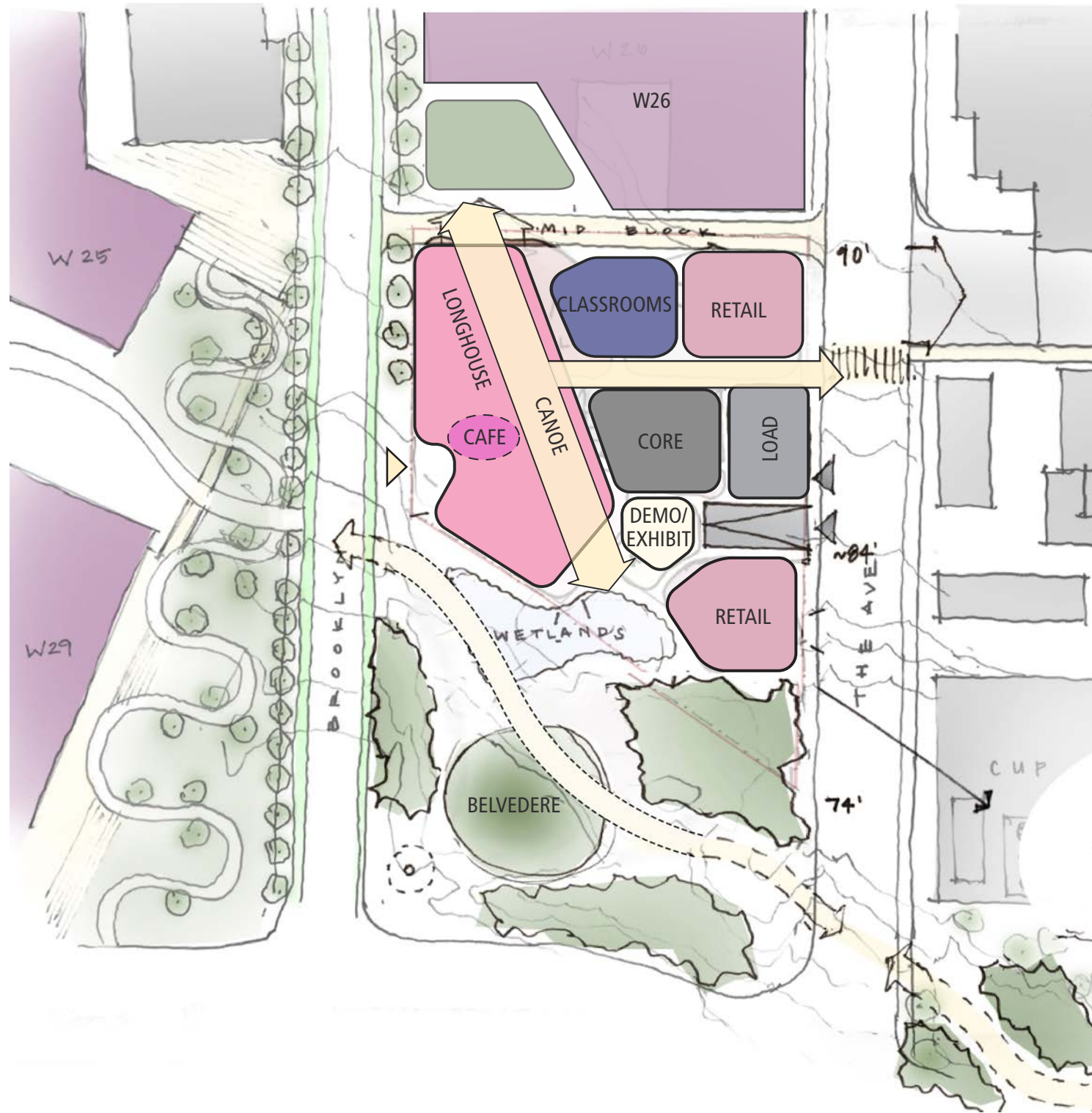
- **West:** Brooklyn Avenue NE –a green street acting as a main connector for pedestrians, bikes and vehicles in the north-south direction;
- **East:** University Way NE –a main north-south thoroughfare referred to as “The Ave”, with popular retail amenities as well as other commercial and residential development;
- **North:** a pedestrian walkway(Mid-block Corridor) and future West Campus development site(W26) connecting West Campus to the Main Campus;
- **South:** The Project includes 2 sections of the Burke Gilman Trail; NE Pacific Street



# VIEW OPPORTUNITIES

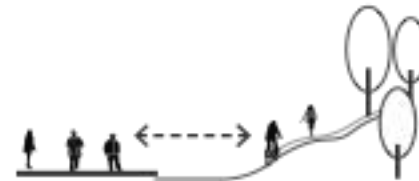


# GROUND FLOOR ACTIVATION / ACTIVE EDGES



## PLANNING OBJECTIVES

Create an **inside-outside relationship** with the **building community spaces** and **Belvedere, Mid-block Corridor, and future W26 site**



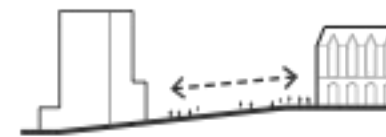
Activate the site corner along "The Ave" with Food/Services



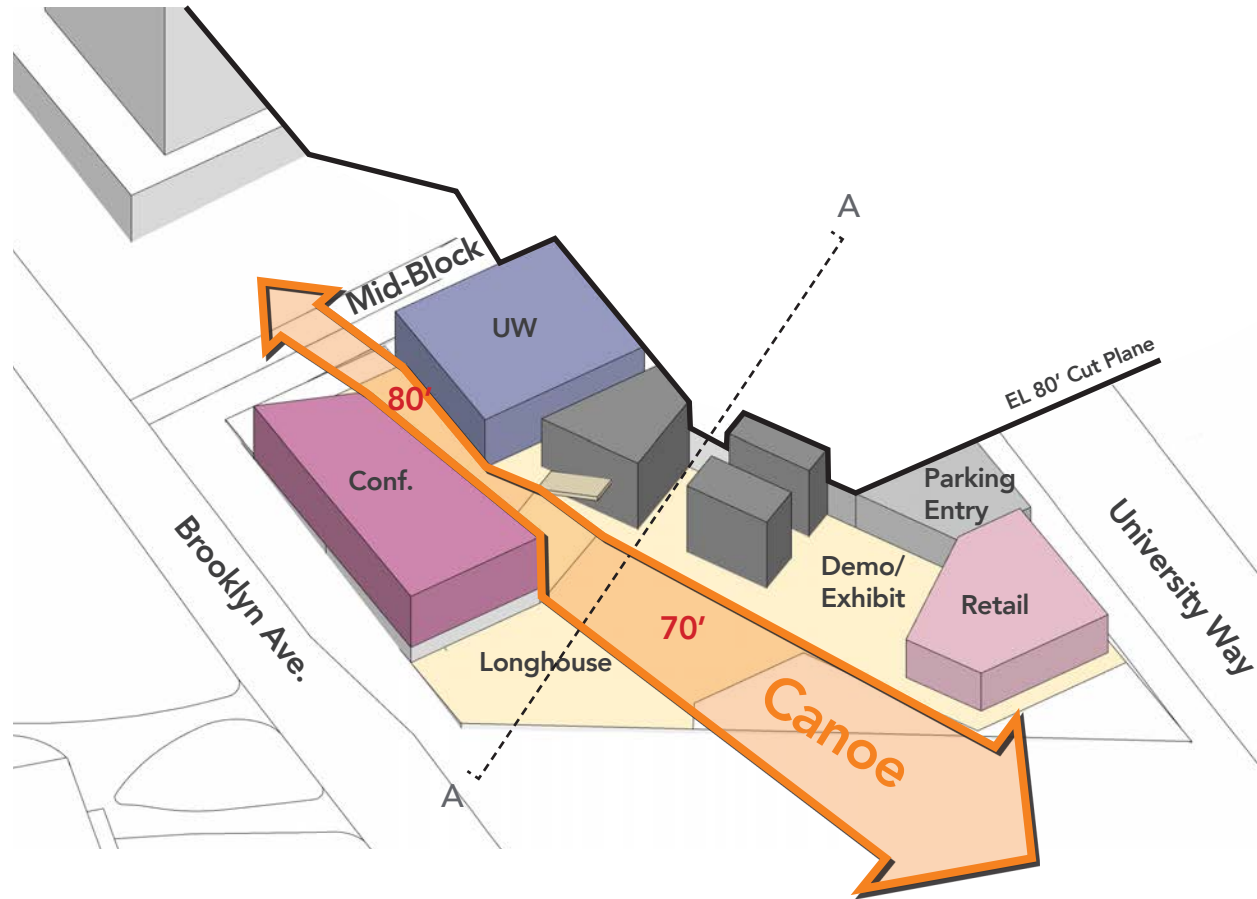
Enhance **connectivity** across the site through **building porosity**



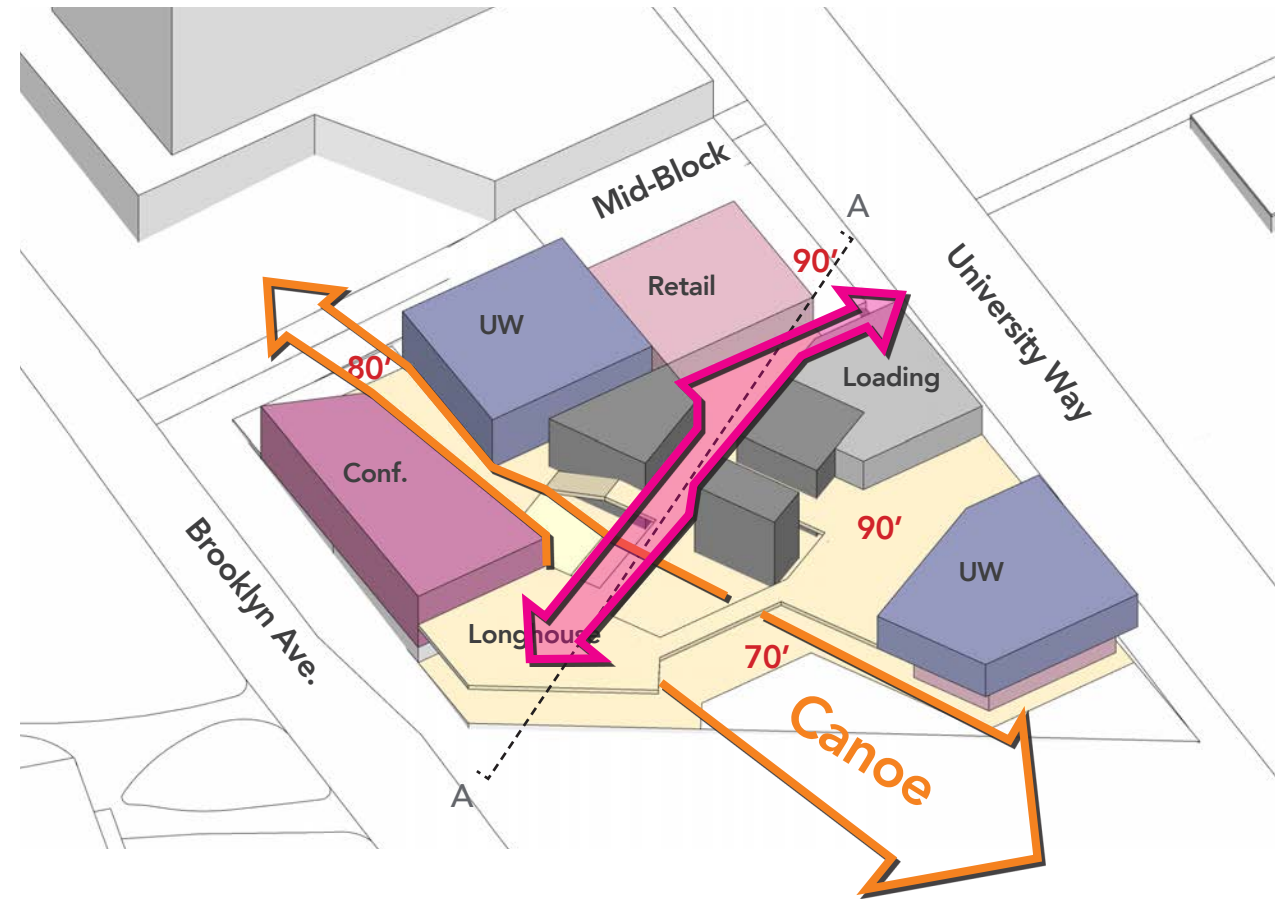
Strengthen the **Mid-block Corridor** between West Campus and Main Campus



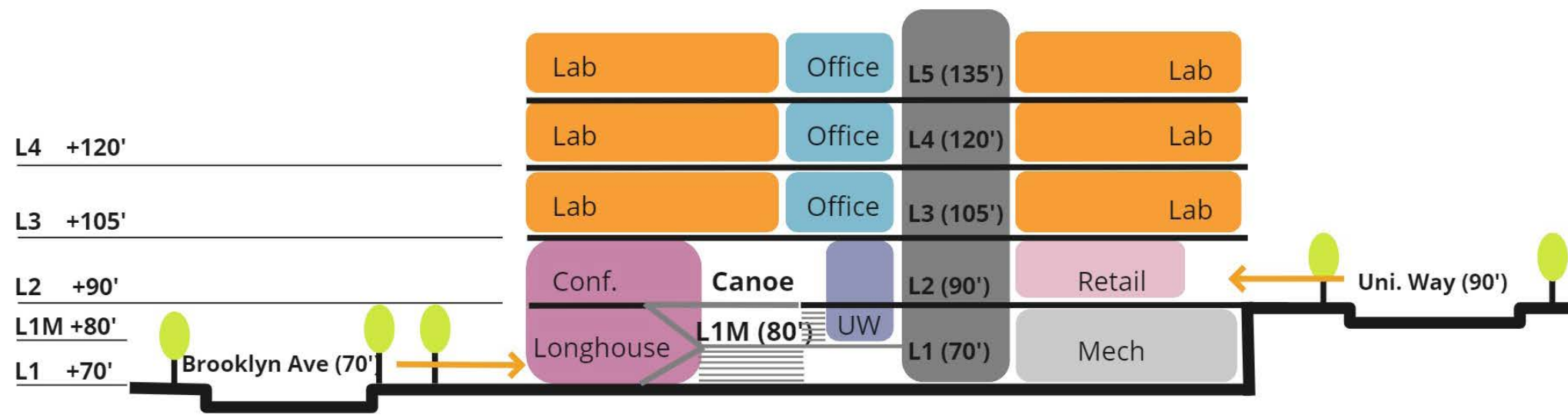
# GROUND FLOOR ACTIVATION



LEVEL 1 (70') & LEVEL 1M (80')



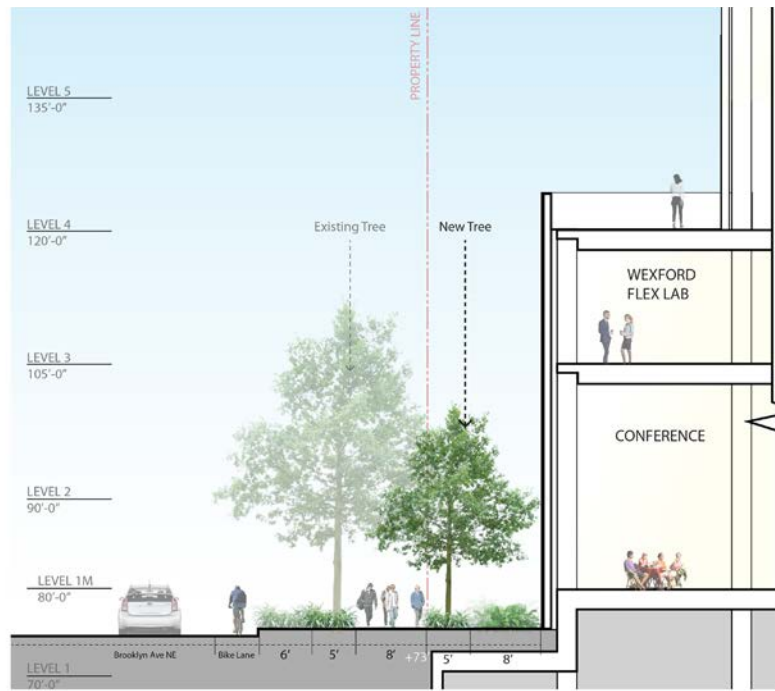
LEVEL 2 (90')



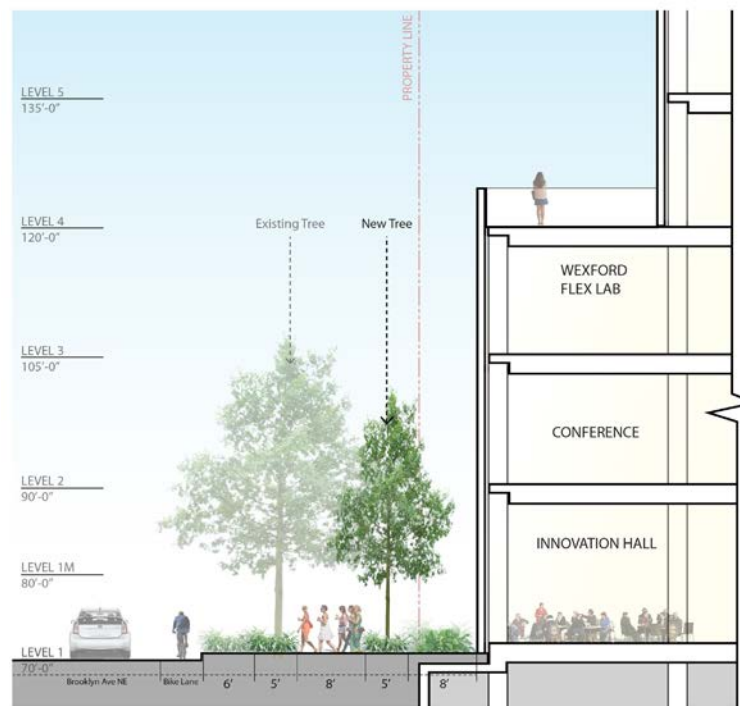
A-A SECTION



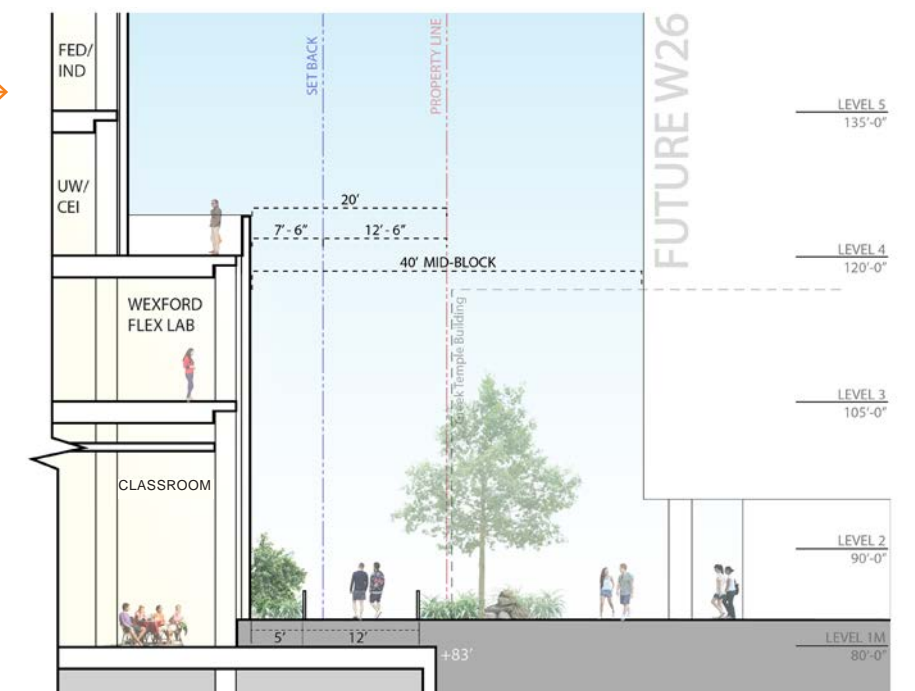
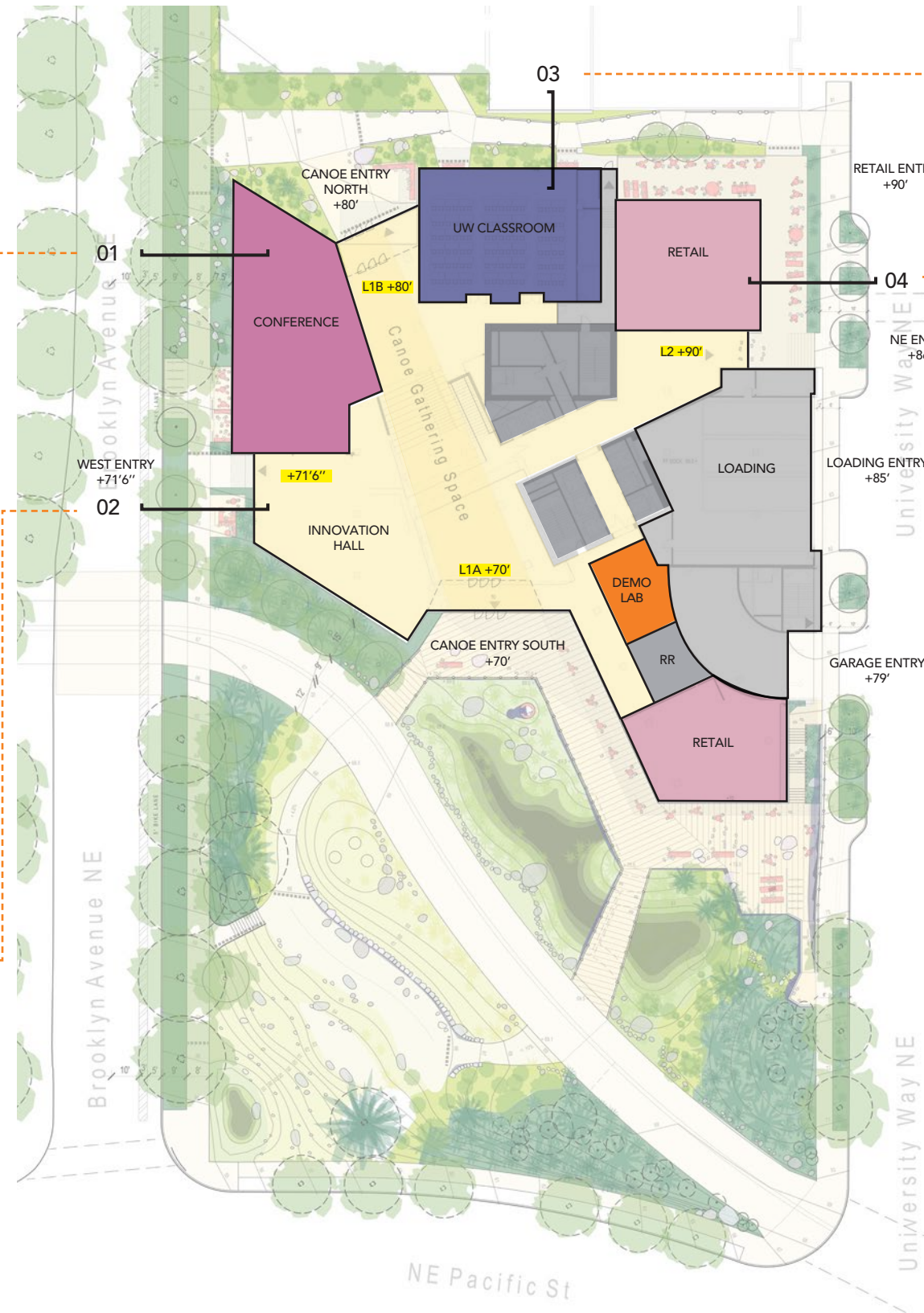
# GROUND FLOOR ACTIVATION



01 BROOKLYN AVE - NORTH



02 BROOKLYN AVE. - SOUTH

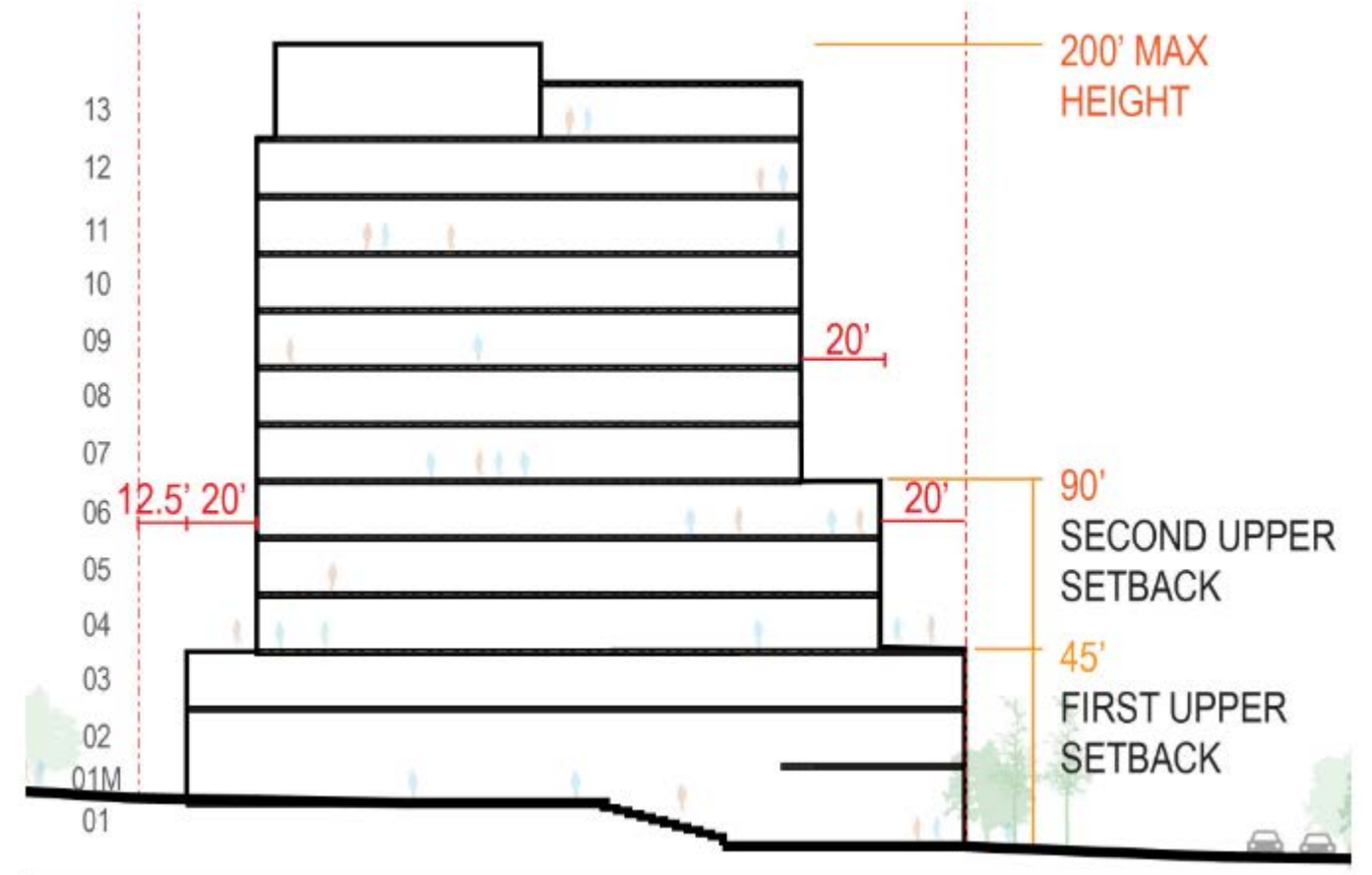
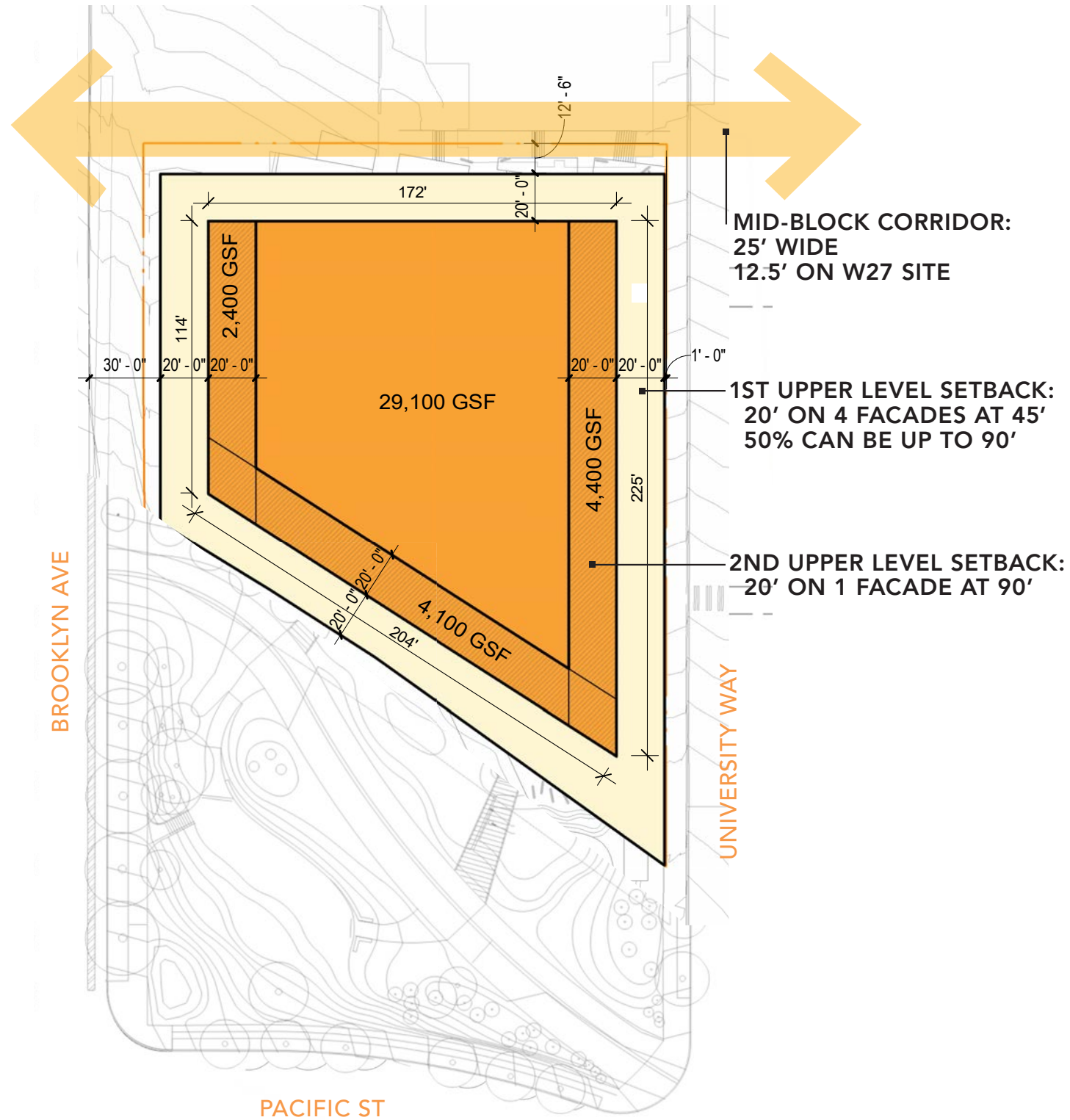


03 MID BLOCK



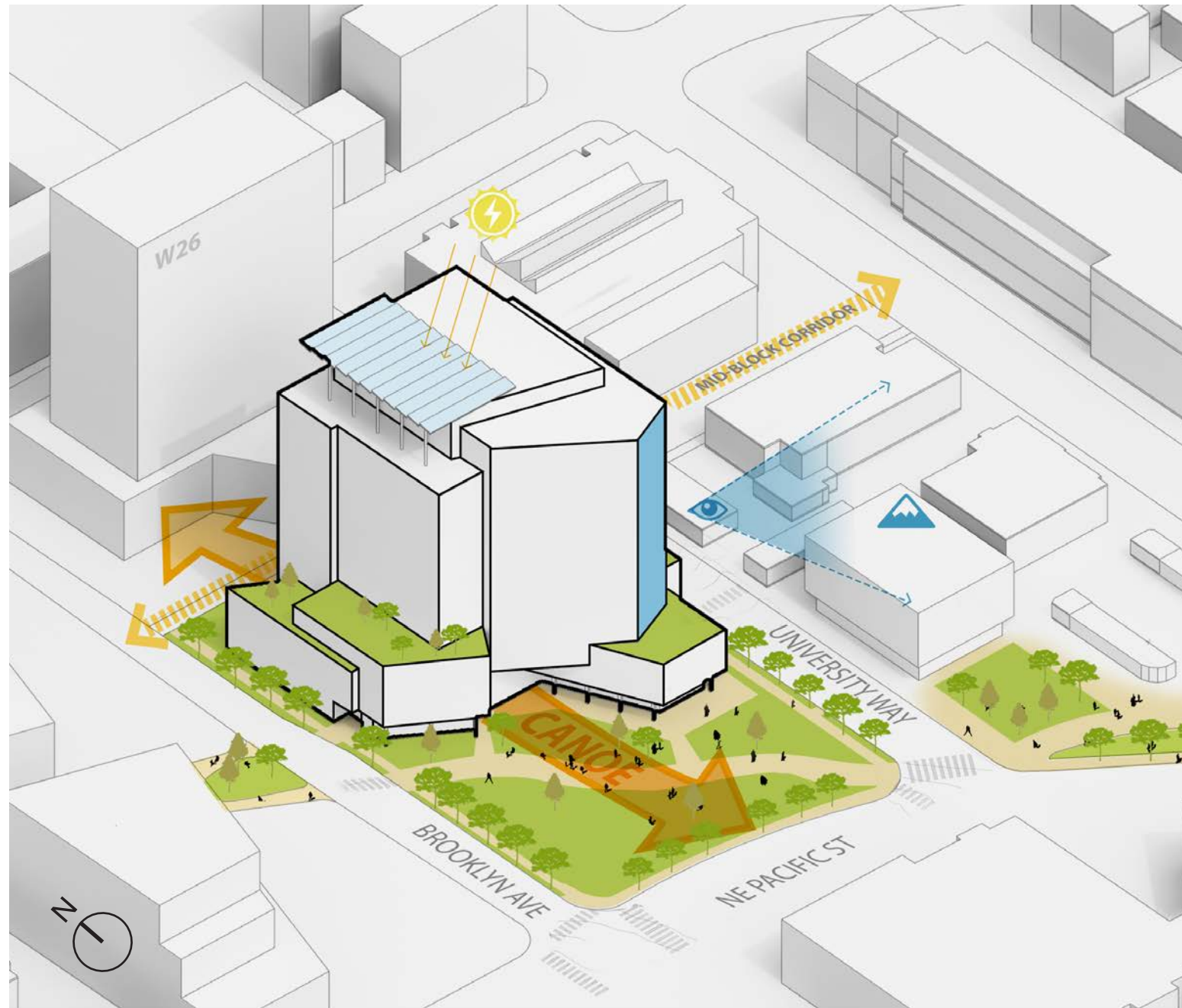
04 UNIVERSITY WAY

# CAMPUS MASTER PLAN CONSTRAINTS

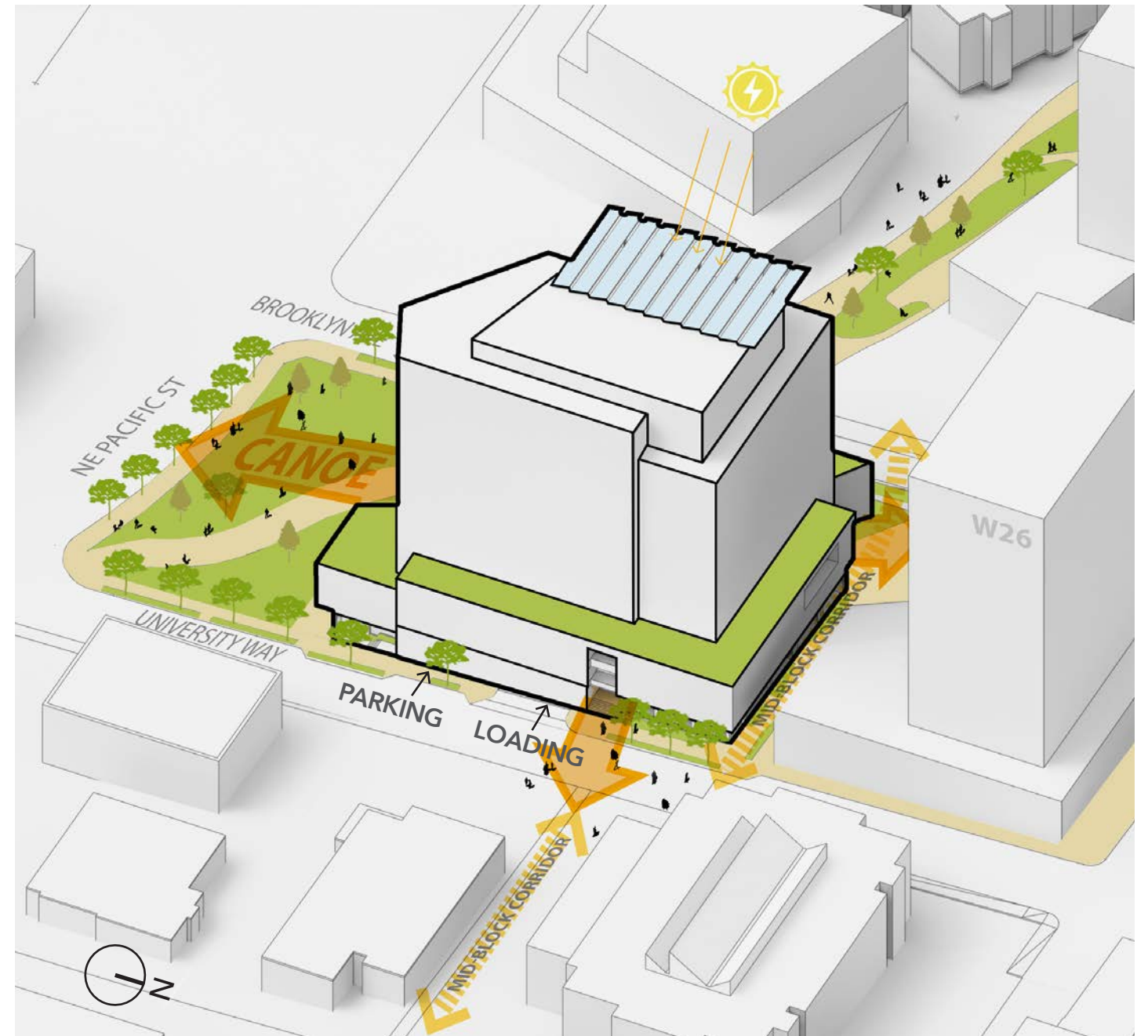


SITE ID	TOTAL MAXIMUM GROSS SQUARE FEET	MAXIMUM BLDG HT LIMIT
W27(COMPUS MASTER PLAN STANDARD)	340,000	200
FUTURE SCHEME	UP TO MAX	UP TO MAX

# BUILDING MASSING

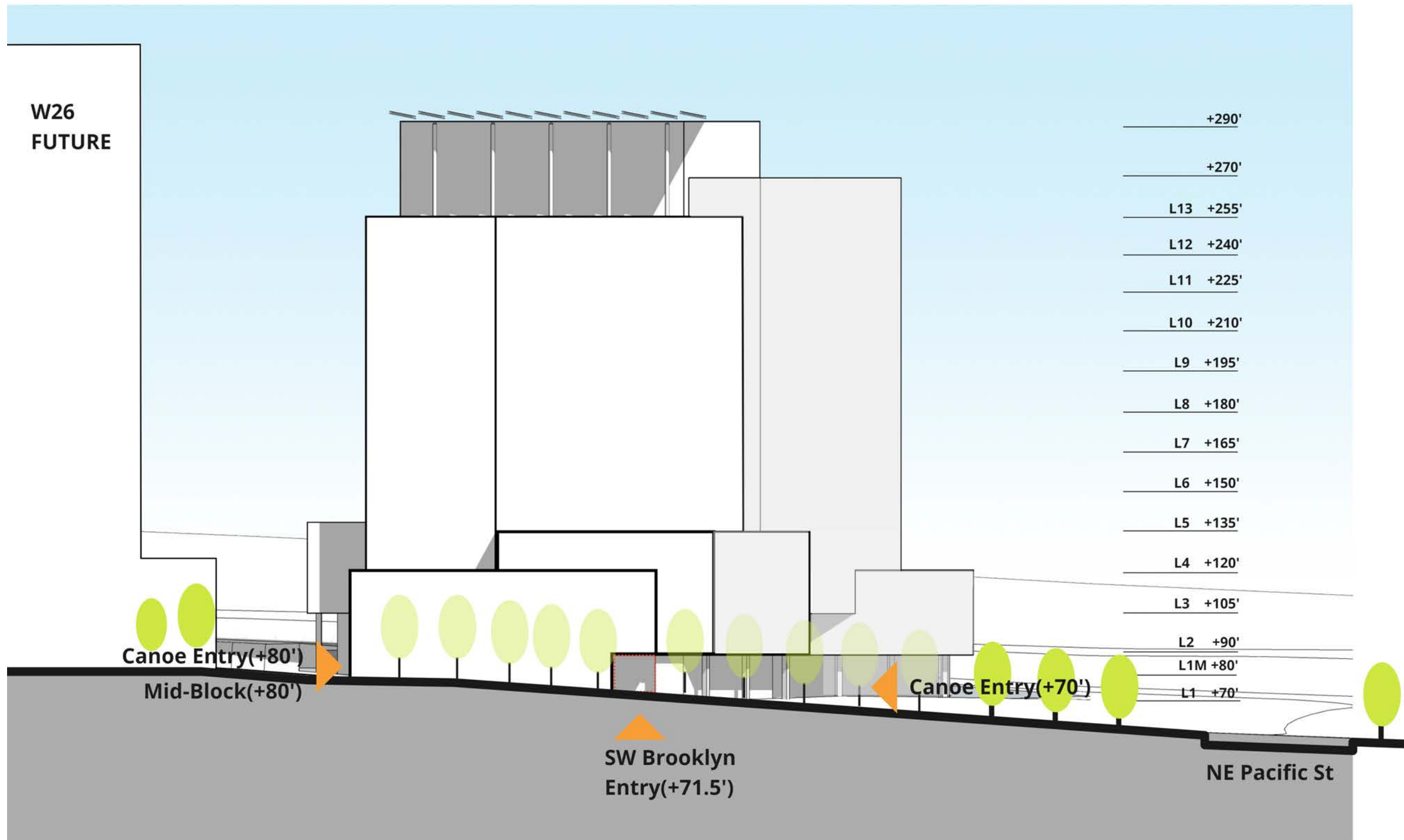


MASSING VIEW FROM SW

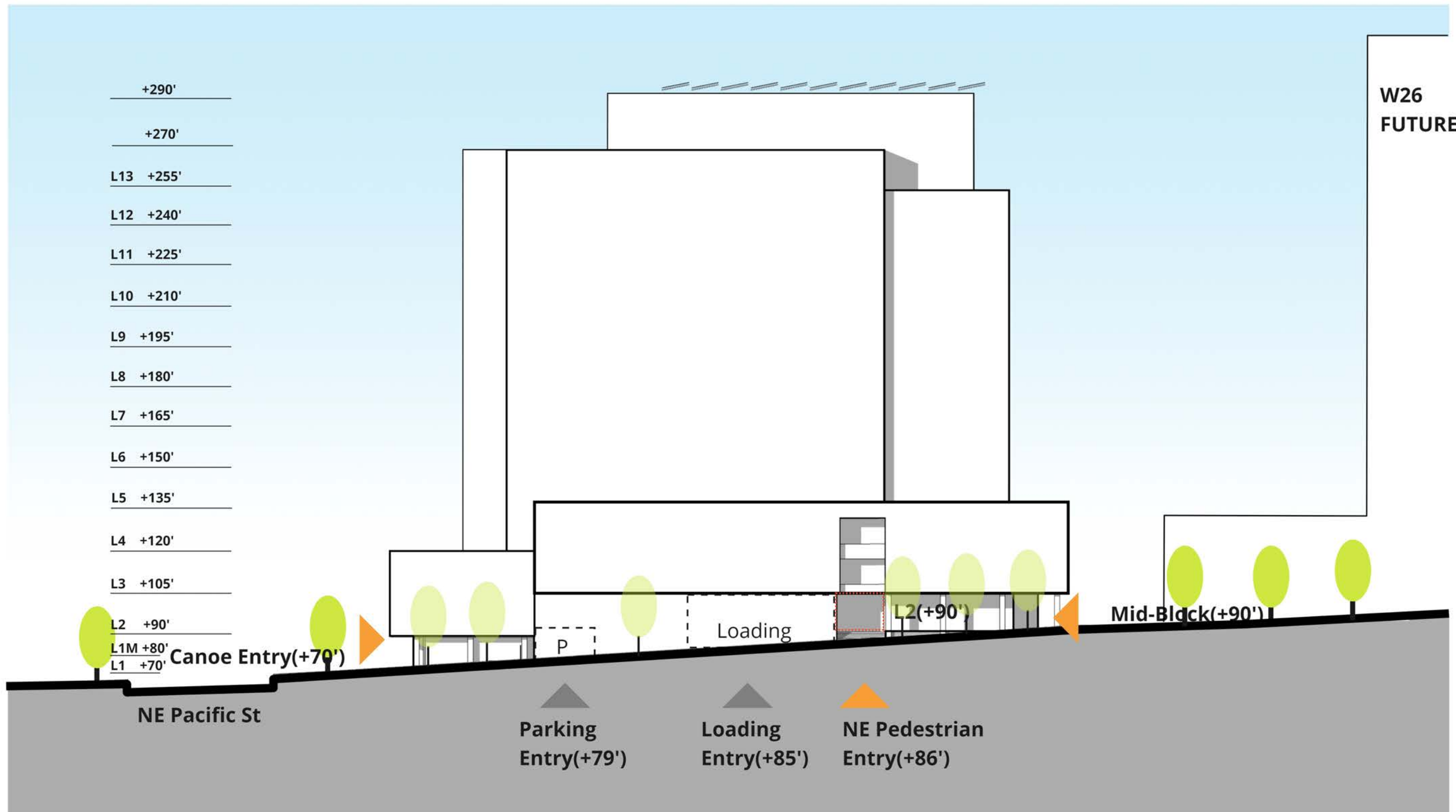


MASSING VIEW FROM NE

# ELEVATION ALONG BROOKLYN AVE



# ELEVATION ALONG UNIVERSITY WAY



# VIEW FROM NE PACIFIC ST



## LAND ACKNOWLEDGMENT - COAST SALISH PHILOSOPHY



**I don't believe in magic.  
I believe in the sun and stars,  
the water, the tides, the  
floods, the owls, the hawks  
flying, the river running,  
the wind talking.  
They're measurements.  
They tell us how healthy  
things are.  
How healthy we are.  
Because we and they  
are the same.**

**— *Billy Frank Jr.*  
*Nisqually Tribe***

# WETLAND





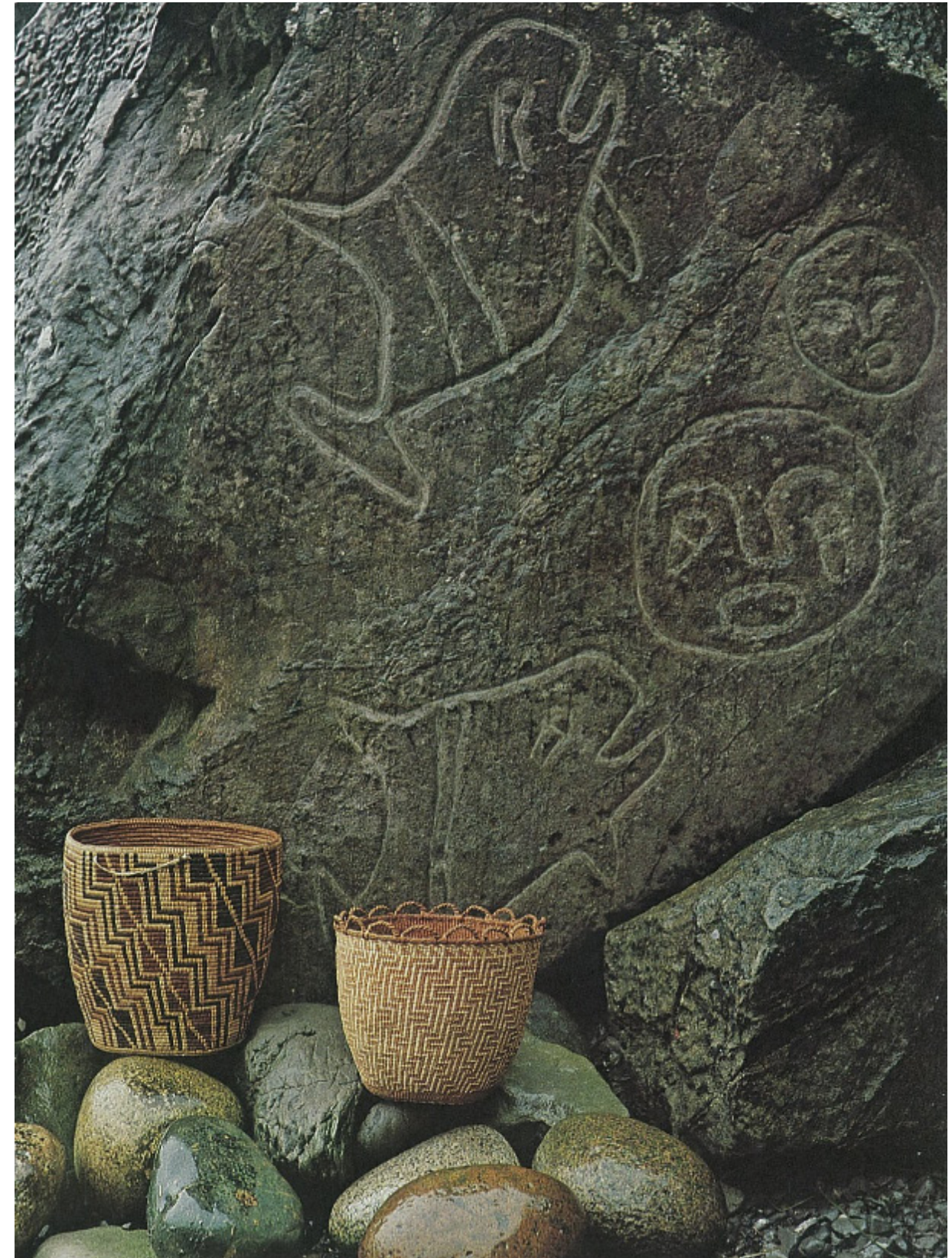
# MEADOW



# FOREST EDGE



# HERITAGE STONE







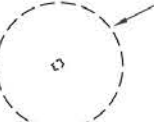
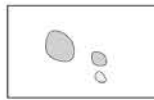
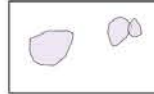
# SITE PLAN



# BELVEDERE CONCEPT



## LEGEND

-  **FOREST HABITAT**  
cedar, salal, kinnikinnik, oregon grape, ferns, plus existing evergreen vegetation
-  **FOREST-EDGE HABITAT**  
salmonberry, huckleberry, aspen, alders, poplars, grasses, wildflowers
-  **MEADOW HABITAT**  
grasses, camas, rocks, yucca, wildflowers.
-  **WETLAND / RIPARIAN HABITAT**  
reeds, sedges, willow, red-twig dogwood
-  Dashed = Existing Tree to be Saved
-  **WEATHERED ROCKS**  
Meadow and Wetland / Riparian Habitats
-  **ANGULAR ROCKS**  
Forest / Forest Edge Habitats

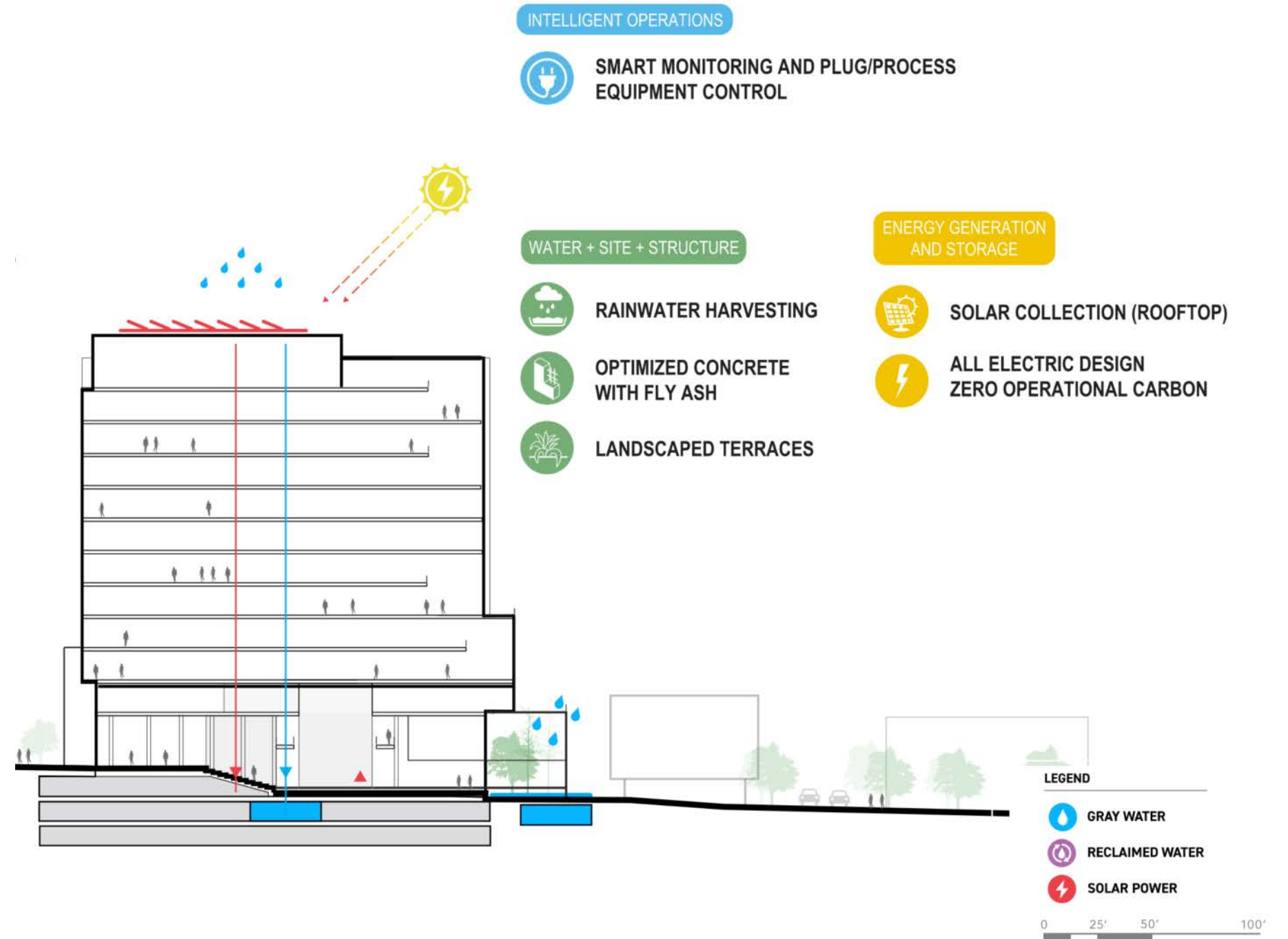
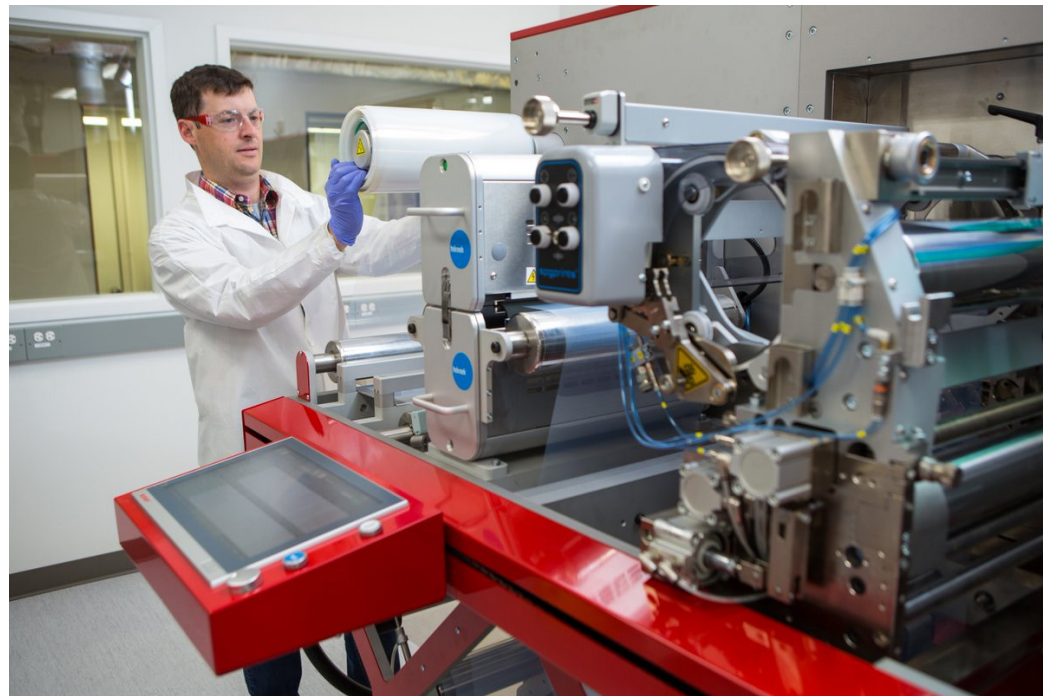
SCALE: 0 20 40 100 FEET

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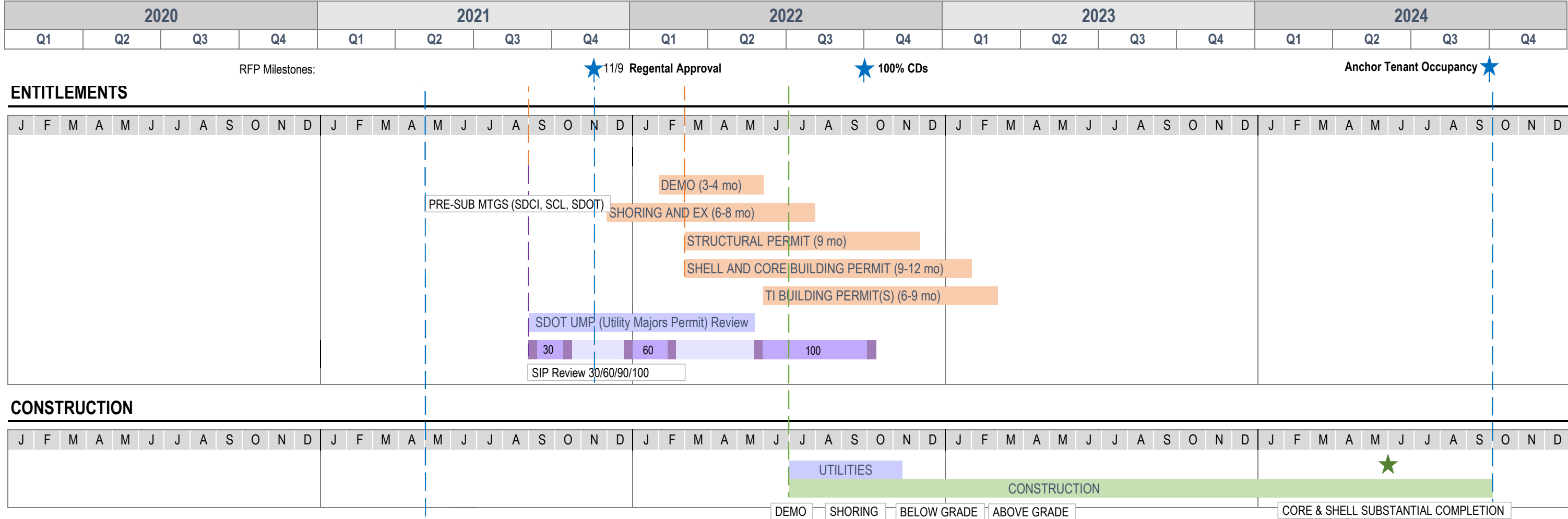
# NORTH SITE MID-BLOCK CORRIDOR



# CLEAN ENERGY - FUTURE



# SCHEDULE OVERVIEW





# Q & A

