

UNIVERSITY *of* WASHINGTON

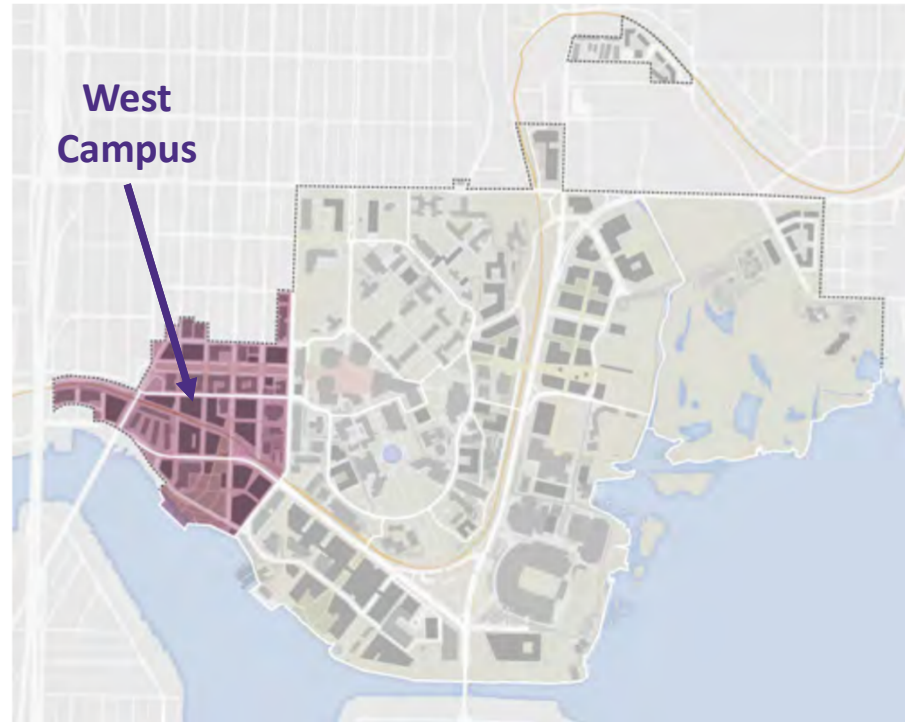
# SITE W27

  
June 8, 2021



# Agenda

- I. Project Introduction
- II. 2019 CMP - West Campus
- III. Project Goals
- IV. Project Vision
- V. Schedule Overview
- VI. Q&A



# 2019 Campus Master Plan – West Campus



Aerial View Looking North



# Site W27 Project



- Site W27. The Project includes 2 sections of the Burke Gilman Trail
- **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 and future West Campus development site connecting West Campus to the Main Campus;
- **South:** NE Pacific Street





# PROJECT GOALS

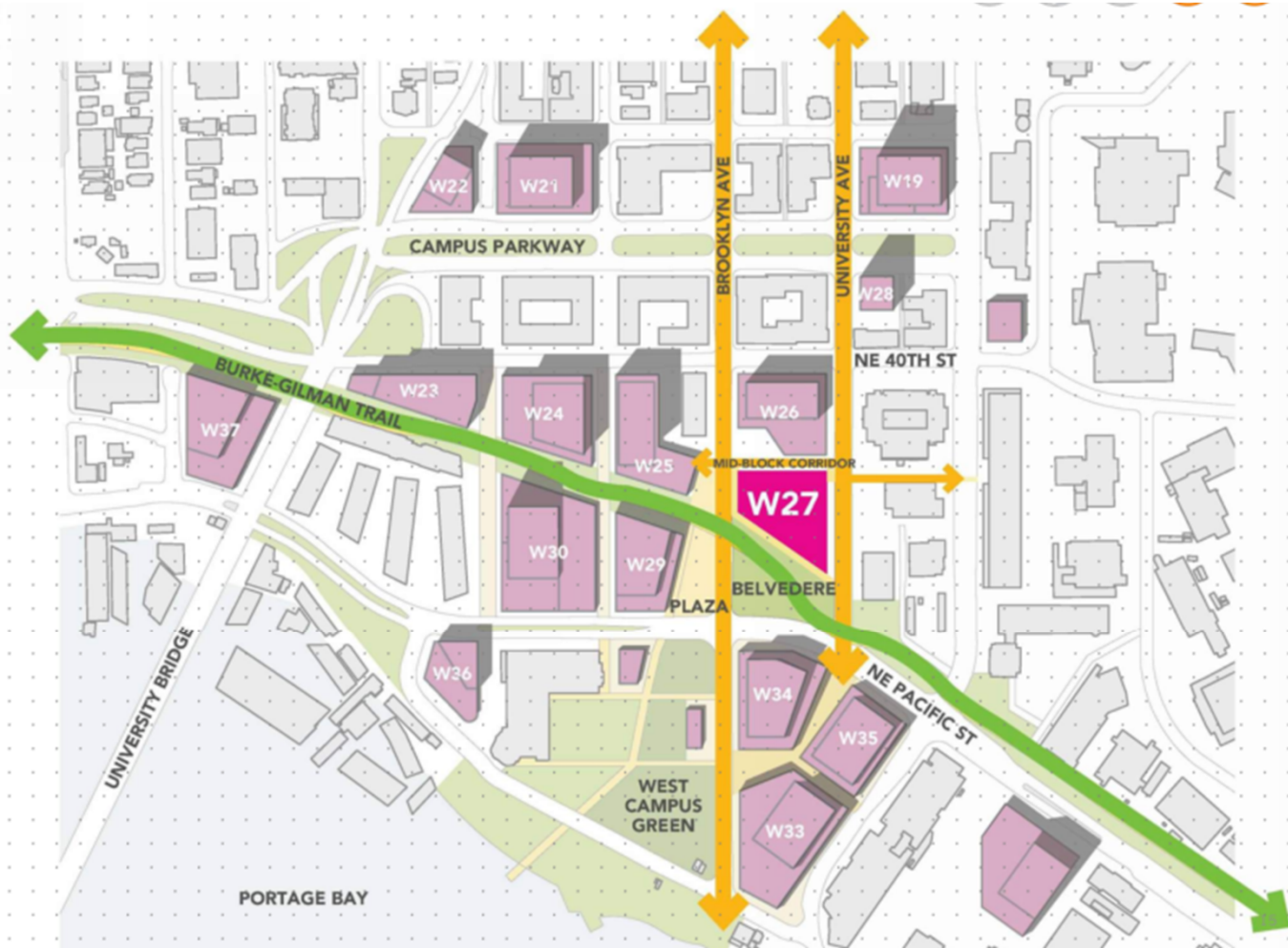
---

- A project that will establish the **tone and character for all of West Campus**.
- To create an exemplary project through **innovation and design quality**, incorporating the spirit of the Pacific Northwest, including its indigenous heritage.
- To create a **dynamic and interdisciplinary community** that will merge education and student life with cutting-edge UW research, pioneering public/nonprofit institutions and private companies.
- To foster a **lively urban environment** with a robust mixture of arts and culture, retail, and gathering spaces that allow students, researchers, and partners to interact.
- To demonstrate the **power of partnership** between public research and the private sector to serve the UW's educational mission.



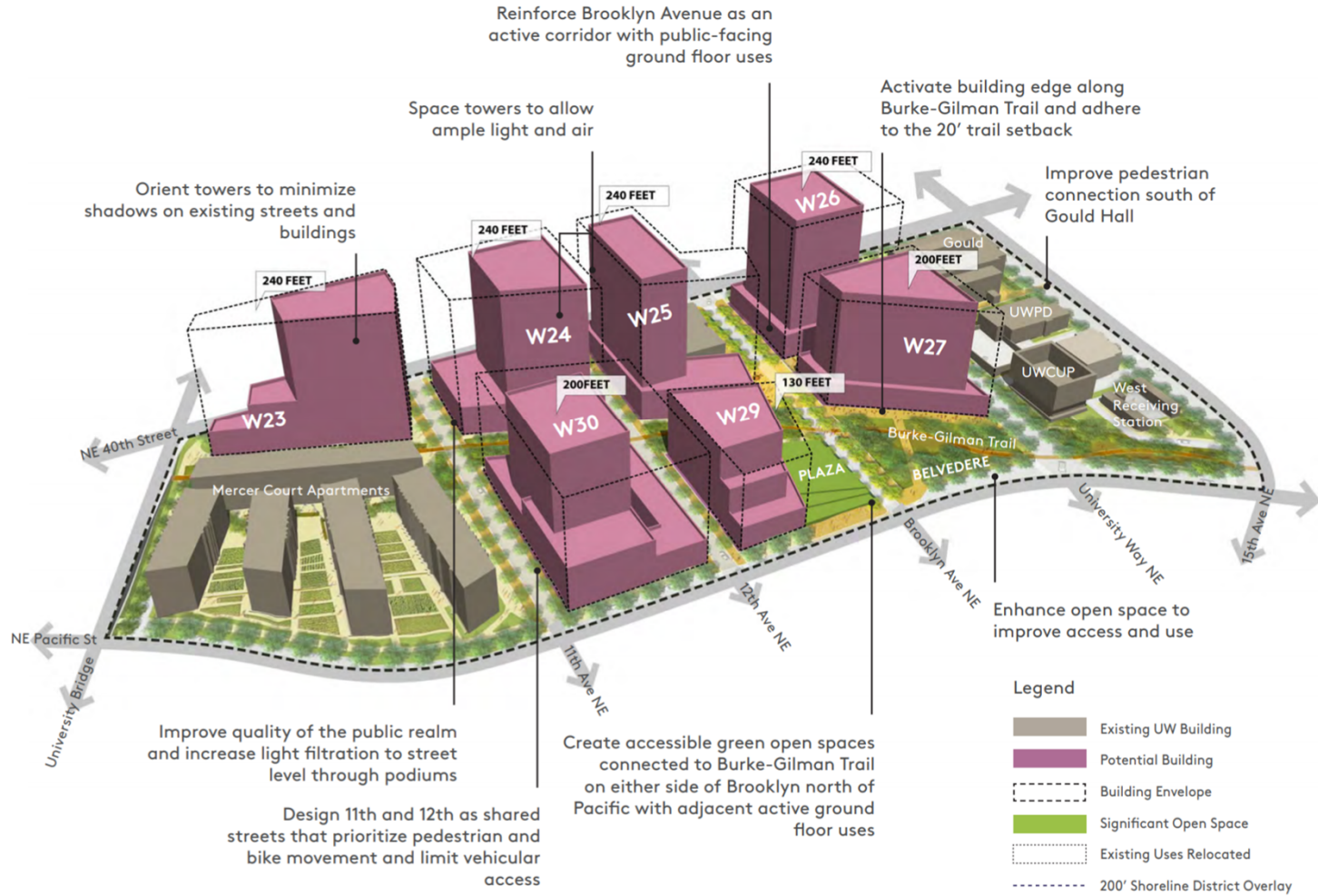
SITE W27

Gateway & Public Realm



## DEVELOPMENT ZONE I

Figure 154. Graphics are for Illustrative Purposes Only









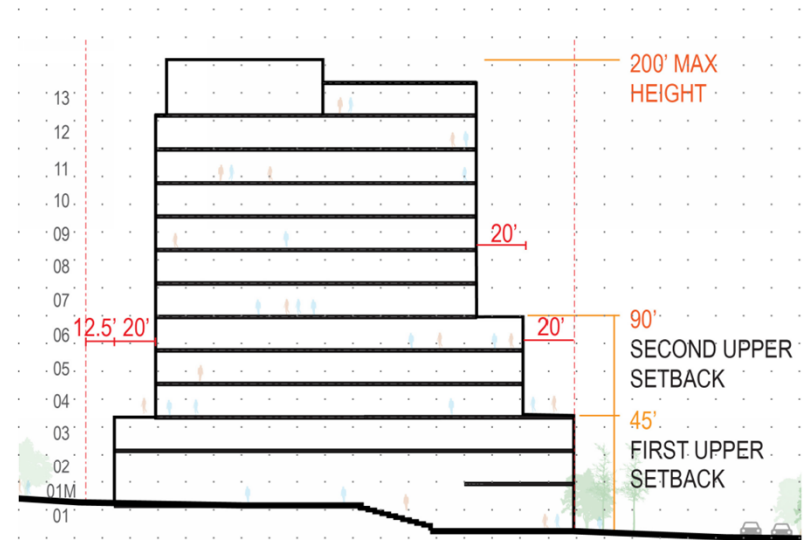
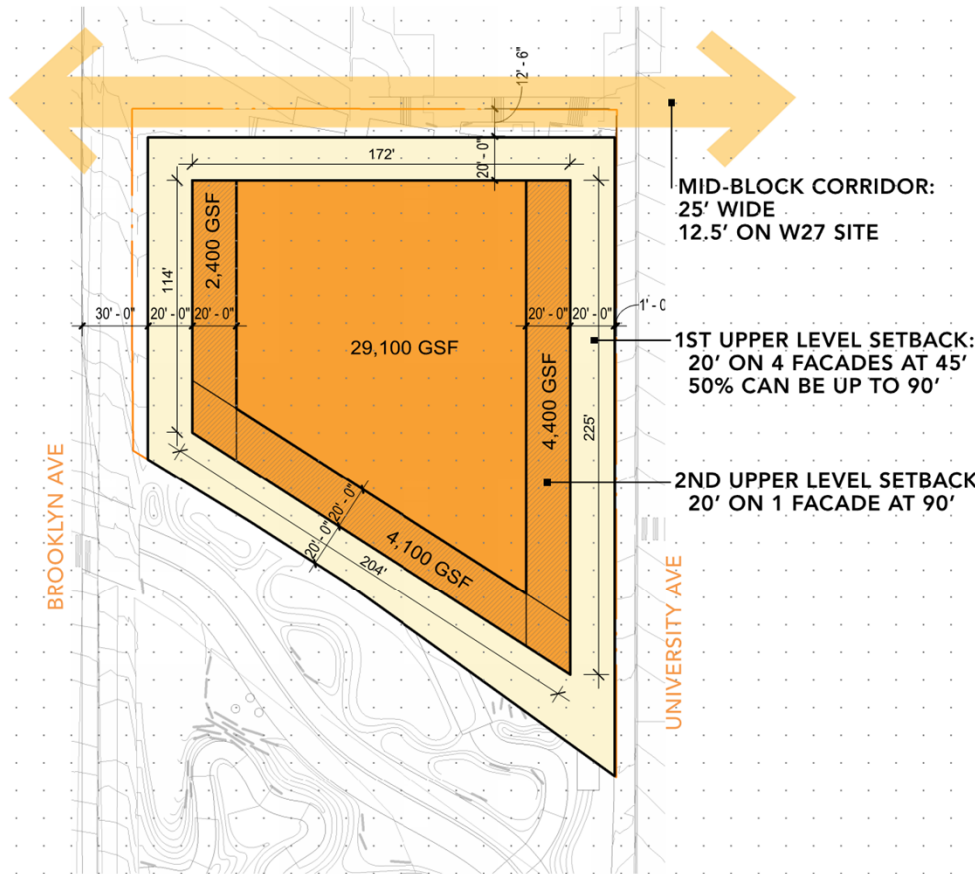
# PROJECT VISION

---

- **Development Partnership with UW** – A Ground Lease where the Wexford team will Design, Build, Operate and Maintain the building pending Regent approval.
- The vision for Site W27 includes up to **340,00 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’**.



# PROJECT VISION

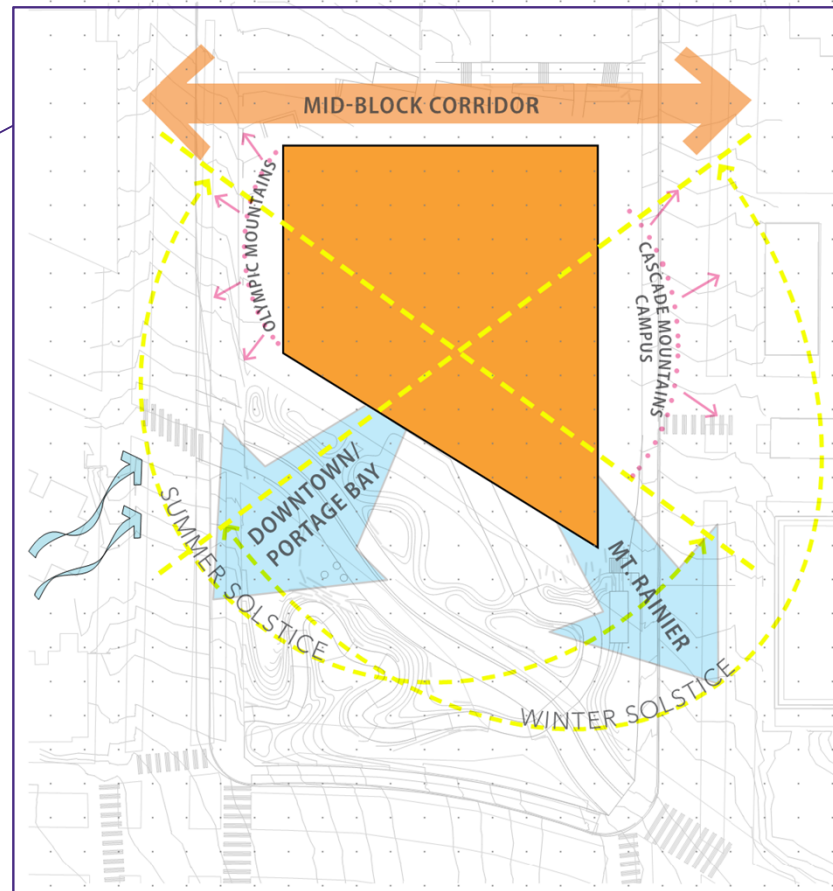
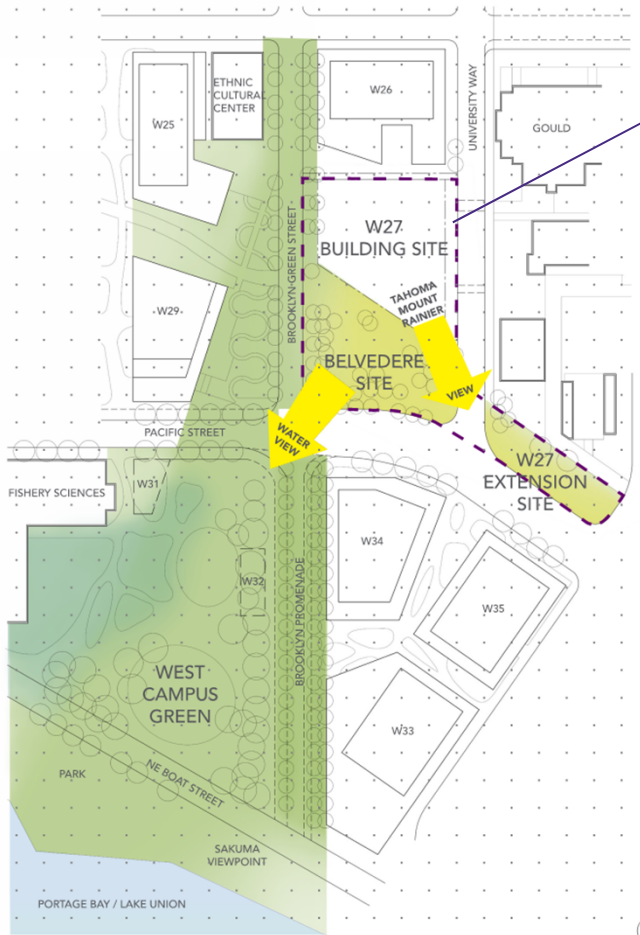


## Zoning Requirements and West Campus Guidelines

The building is responsive to both the zoning requirements and West Campus Guidelines. We see the many site constraints as opportunities for harnessing daylight and showcasing views in all directions. Setbacks allow for terrace spaces on the podium and up through the tower. The building will respond to diverse uses and adapt to changing space needs and blends inside and outside, enhancing community and connections to the natural environment.



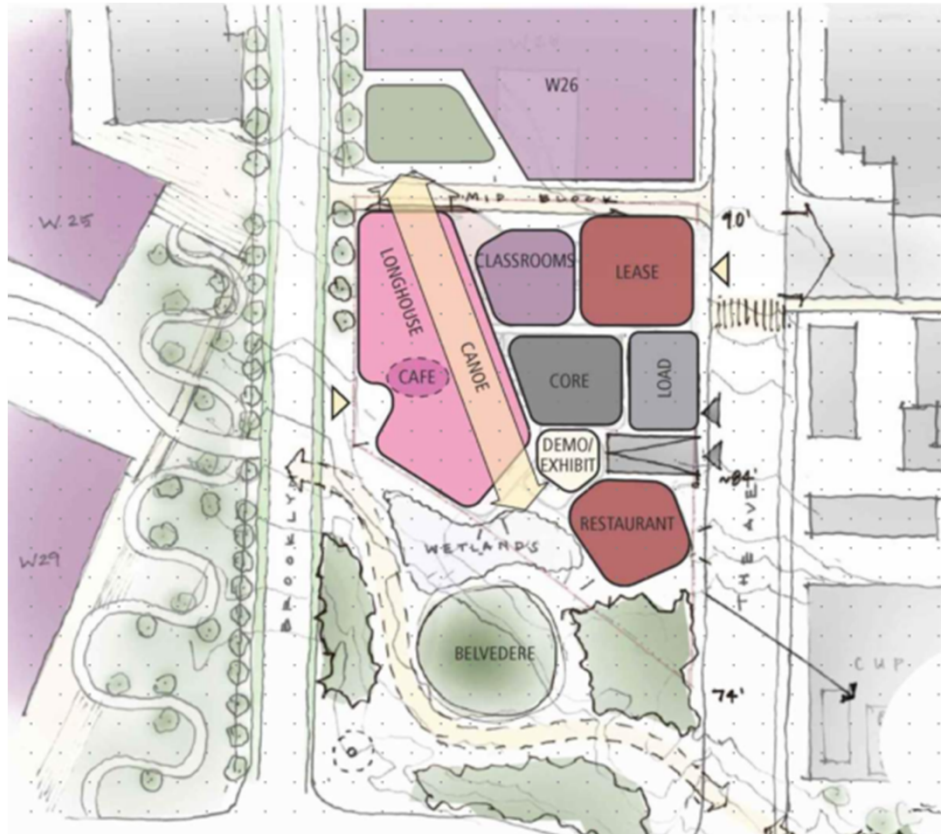
# PROJECT VISION



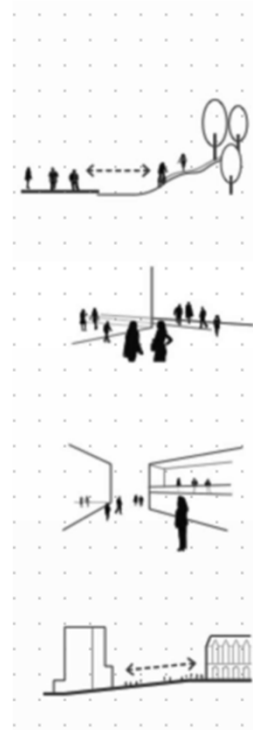
Connect City and University to Waterfront and Region



# PROJECT VISION



## PLANNING OBJECTIVES



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

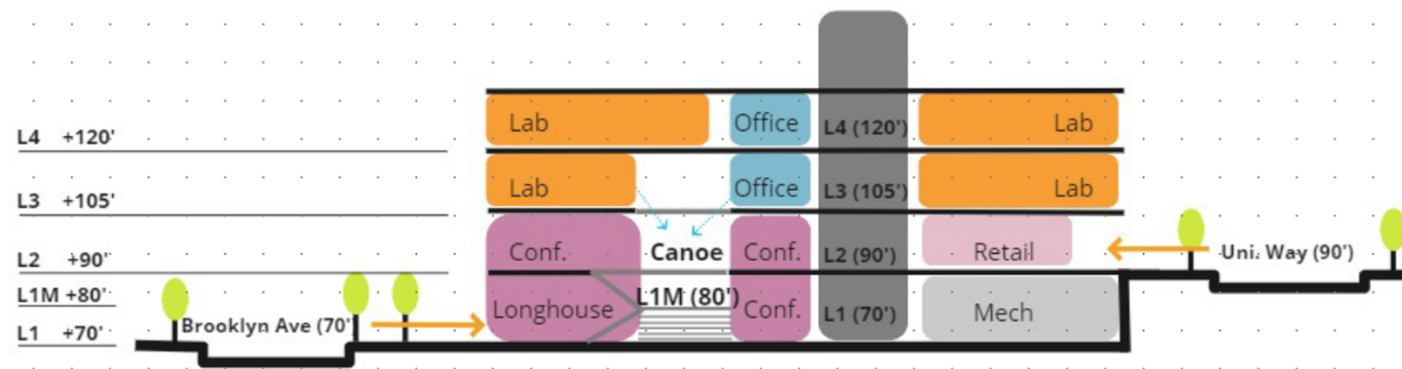
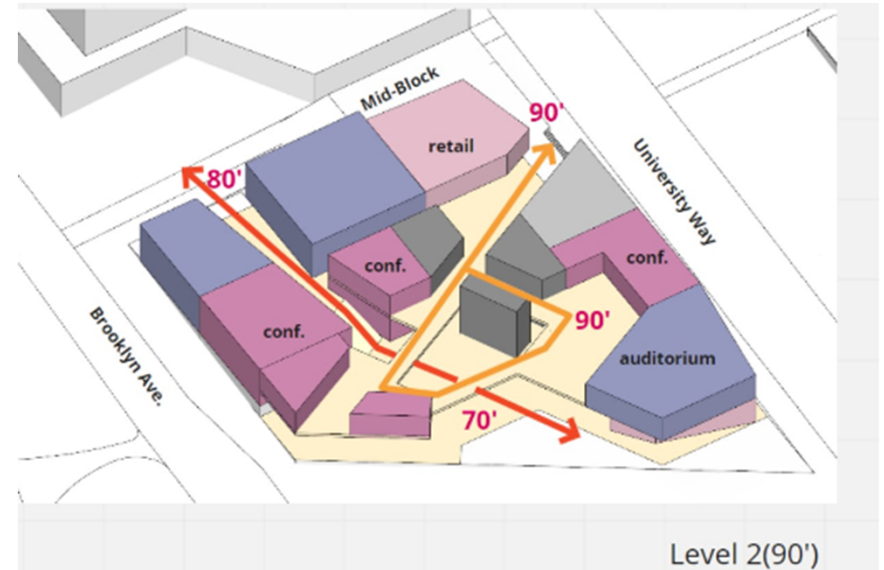
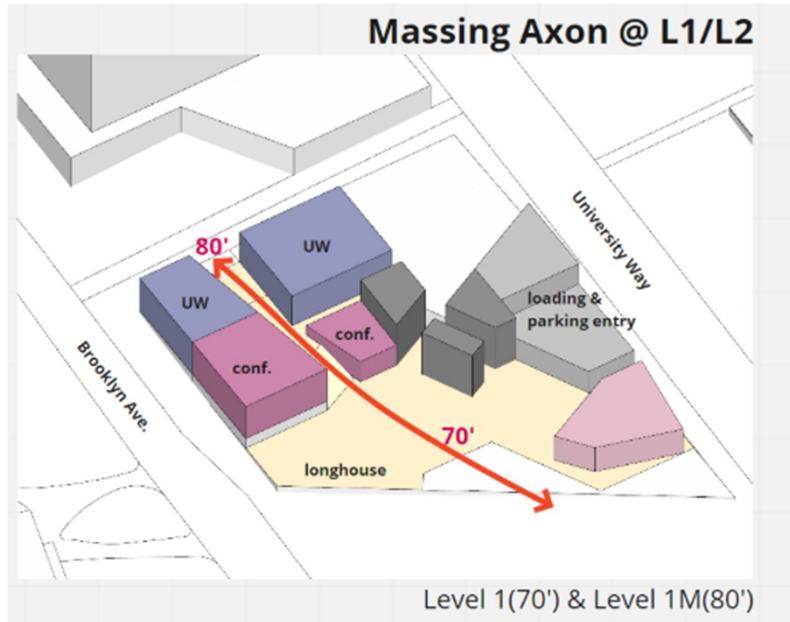
Activate the site corner along "The Ave" with Food/Services

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

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



# PROJECT VISION

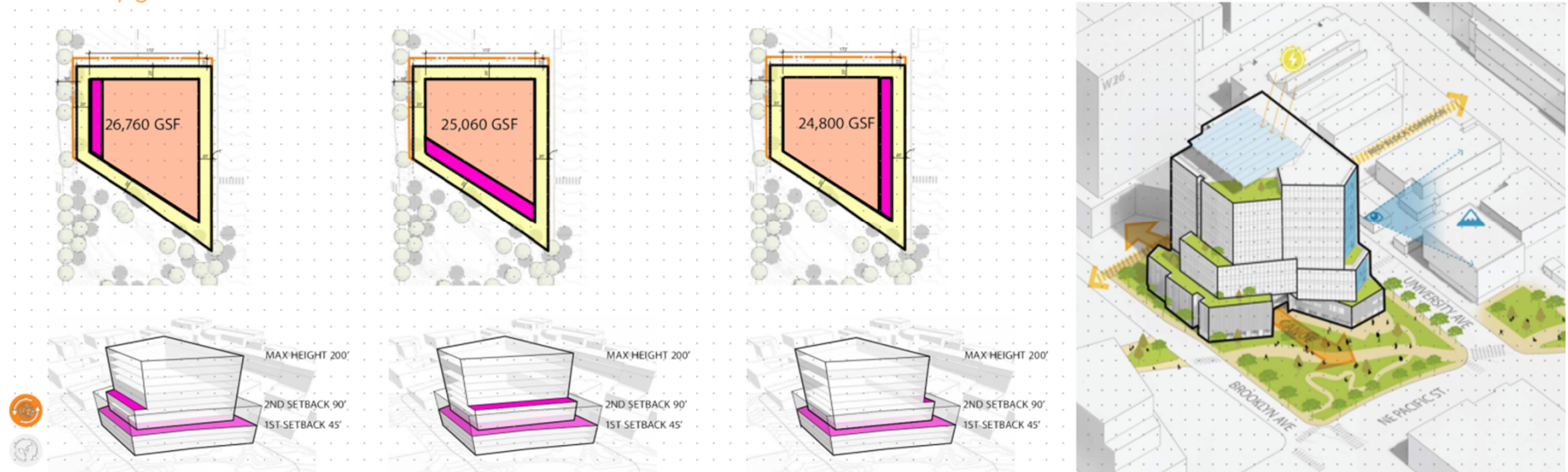


Site Entry and Grade Transitions – Ground Plane Approach



# PROJECT VISION

## Harness Daylight + Views



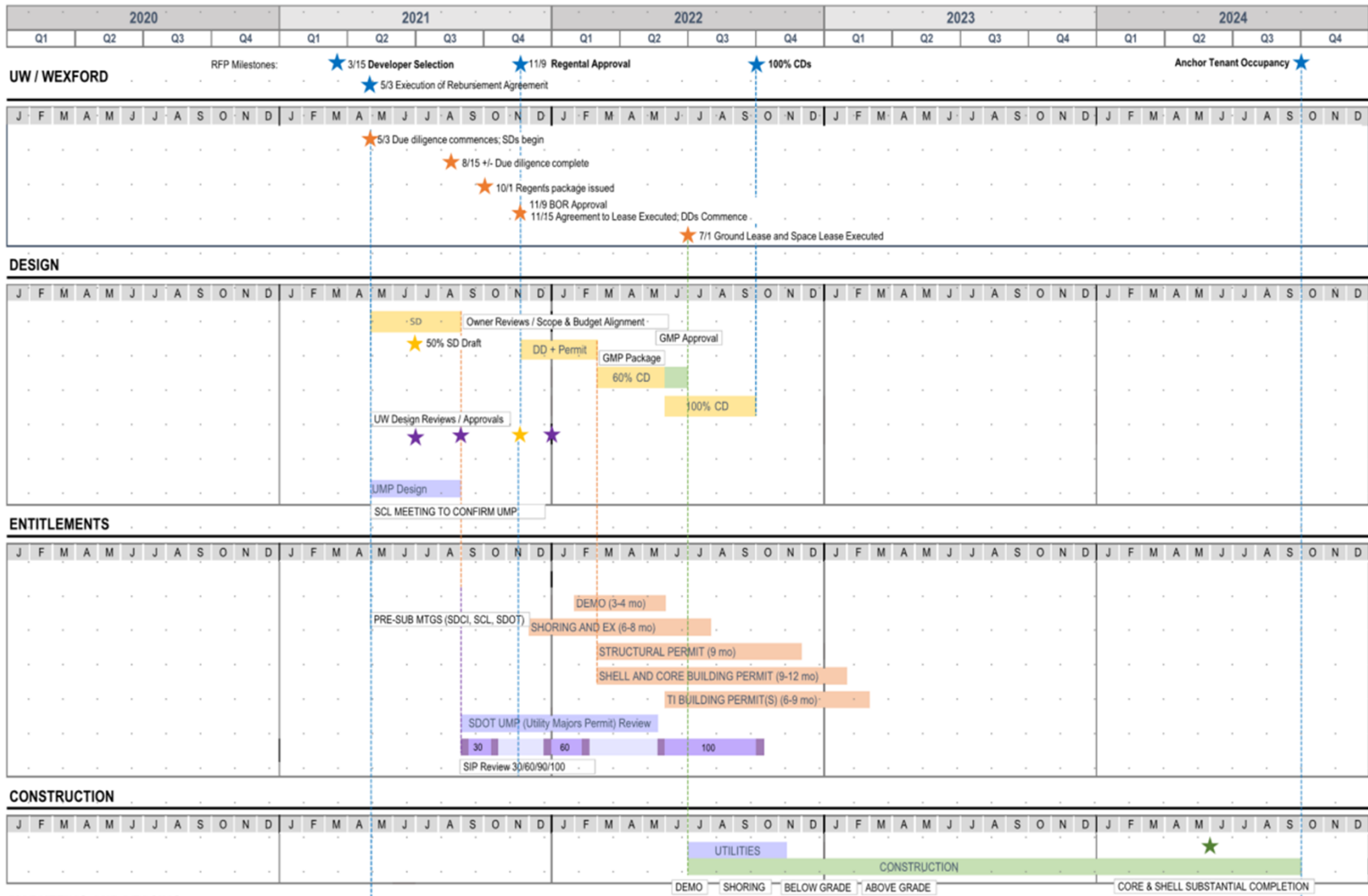
## Breaking Down the Mass

The open and porous podium is designed to accommodate the natural grade changes at the four corners of the site, which anticipates arrival points from all sides of the property. There is no back to the building. It is strongly and deliberately grounded in the landscape and pivots to acknowledge the community, urban, and park contexts at all sides.



# PROJECT VISION





Site W27 Development Schedule





# Q & A



*Site W27 is highlighted in the map above.*

