Student Housing | West Campus
University of Washington

Seattle Design Commission
07 January 2010
Agenda

Public Benefits Presentation

Introduction

West Campus Context
Public Open Spaces
Site 32W
Site 35W
Public Benefit Summary

Q + A
Phase I Scope

UW West Campus Housing sites
- 4 project sites: 31, 32, 33, 35
- West Campus public space improvements

Schedule
- 2011 occupancy
  Site 31W Apartments
  Site 33W Residential Hall
  619 beds
**Phase I Scope**

UW West Campus Housing sites
- 4 project sites: 31, 32, 33, 35
- West Campus public space improvements

**Schedule**
- 2011 occupancy
  - Site 31W Apartments
  - Site 33W Residential Hall
  - 619 beds
- 2012 occupancy
  - Site 32W Residential Hall
  - Site 35W Residential Hall
  - 1,026 beds

Total residential capacity
- 1,645 beds
West Campus Vision: Great Urban Neighborhood

- Great parkway
- Great sidewalks
- Great pocket park
Urban Context and Understanding

Transit Connections: King County METRO
Historic Streetcar, 1892-1941

1941 Streetcar Map

Location of Project Site

1909 A-Y-P Expo Map

Historic Context
Historic Context

Subsequent Masterplans

1935 Gould Plan

1949 Gould Plan
Historic Context

Campus Parkway Development, 1953
Urban Context

Campus Parkway today, 2010
Urban Context

Neighborhood today, 2010

Pedestrian Experience
Urban Context

Neighborhood today, 2010

Transit and Bicycle Experience
Transit Plan, today + future
CAMPUS PARKWAY: NEIGHBORHOOD ICON
FRONT PORCH TO CAMPUS HOUSING

Campus Parkway

Gustafson Guthrie Nichol Ltd | 2010.01.07
Campus Parkway
Precedents

Ravenna Avenue NE, Seattle, WA
Campus Parkway
Precedents

SW Park Avenue, Portland, OR
Campus Parkway Strategy

Tree Thinning

Soil Amendment
Turf Planting
Additional Tree Planting

Proposed Campus Parkway
Public Open Space Improvements
Elm Plaza
Existing Conditions
Public Open Space Improvements

Campus Parkway Median Improvement Summary

- West Median: 11,500 sf
- East Median: 11,500 sf
- Total Improvements: 23,000 sf

Elm Plaza

- Plaza/Terrace: 11,680 sf
Site 32W Alley Vacation

Reasons for the Vacation:

Enhance Pedestrian Circulation
- Create pedestrian-focused through-block connection to enhance connectivity between sites
- Support periodic on-site vehicular service

Maximize Development Capacity
- Provide greater density in urban center per Seattle Comprehensive Plan
- Help reduce commuter trips per CMP

Integration of Housing Above Grade
- Create stronger, more inviting community for students
- Reduce need for duplicate services/infrastructure

Create Significant New Public Open Spaces
- 11,680 SF Elm Plaza/Terrace
Site 32W Service & Access

Main Building Entry

1.

2.

3.
Site 32W
North Portal to Elm Plaza at NE 41st Street
Site 32W
Elm Plaza from Main Entry (sites 33 and 35 in background)
Site 32W
Elm Plaza / Cafe Terrace
Site 32W

Development Summary

Development Potential
without vacation 241,200 sf

Proposed
Development: 134,570 sf

56% of Development Potential
Site 32W

Onsite Benefits Summary

Vacated Land: 2,876 sf
Site 32W

Onsite Benefits Summary

- Vacated Land: 2,876 sf
- Elm Plaza/Terrace: 11,680 sf
- Café (retail): 3,025 sf
Site 32W

ROW Improvements
Quantity Summary

Code Required Improvements: 12,057 sf
Additional Pedestrian Improvements: 3,450 sf
Voluntary Setback: 840 sf

Total: 16,347 sf

Section at Brooklyn Ave NE
Site 32W

ROW Improvements Quantity Summary

Code Required
Improvements: 12,057 sf

Additional Pedestrian
Improvements: 3,450 sf

Voluntary Setback: 840 sf

Code Required Tree Pit: 525 sf

Additional Planted Area: 2,240 sf

Specialty Paving: 2,415 sf
(pervious)
**Site 32W**

### ROW Improvements

**Quantity Summary**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (sf)</th>
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<tbody>
<tr>
<td>Code Required Improvements</td>
<td>12,057</td>
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<tr>
<td>Additional Pedestrian Improvements</td>
<td>3,450</td>
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<tr>
<td>Voluntary Setback</td>
<td>840</td>
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<tr>
<td>Code Required Tree Pit</td>
<td>525</td>
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<tr>
<td>Additional Planted Area</td>
<td>2,240</td>
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<tr>
<td>Specialty Paving (pervious)</td>
<td>2,415</td>
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<tr>
<td>Canopies w/ Integral Lighting</td>
<td>1,545</td>
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ROW Improvements
Site 32W
ROW Improvements
Site 32W
Site 35W Alley Vacation

Reasons for the Vacation:

Enhance Pedestrian Circulation
- Convert alley into public courtyard
- Create dedicated pedestrian through-block connection to provide better connectivity between sites & encourage courtyard use
- Allow for on-site vehicular service below courtyard

Maximize Development Capacity
- Provide greater density in urban center per Seattle Comprehensive Plan
- Help reduce commuter trips per CMP

Integration of Housing Above Grade
- Create stronger, more inviting community for students
- Reduce need for duplicate services/infrastructure
Site 35W Light and Views
Alley View at Development Potential
Site 35W Light and Views

Alley View at Development Potential, with vacated alley to south developed
Site 35W
View from NE 40th Street
Site 35W
NE Campus Parkway and University Way NE
Site 35W

Development Summary

Development Potential without vacation: 247,200 sf

Proposed Development:
- 192,640 sf
- 78% of Development Potential
Site 35W

Onsite Benefits Quantity Summary

Vacated Land: 2,240 sf
Site 35W

Onsite Benefits Quantity Summary

- Vacated Land: 2,240 sf
- Open Courtyard: 4,765 sf
- Market (retail): 7,490 sf
Site 35W

ROW Improvements
Quantity Summary

Code Required Improvements: 10,442 sf
Additional Pedestrian Improvements: 4,430 sf
Voluntary setback: 1,595 sf
16,467 sf

Section at NE Campus Parkway
Site 35W

ROW Improvements
Quantity Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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<tbody>
<tr>
<td>Code Required Improvements</td>
<td>10,442 sf</td>
</tr>
<tr>
<td>Additional Pedestrian Improvements</td>
<td>4,430 sf</td>
</tr>
<tr>
<td>Voluntary Setback</td>
<td>1,595 sf</td>
</tr>
<tr>
<td>Code Required Tree Pit</td>
<td>425 sf</td>
</tr>
<tr>
<td>Additional Planted Area</td>
<td>1,710 sf</td>
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<tr>
<td>Specialty Paving</td>
<td>1,750 sf</td>
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(pervious)
Site 35W

ROW Improvements Quantity Summary

- Code Required Improvements: 10,442 sf
- Additional Pedestrian Improvements: 4,430 sf
- Voluntary Setback: 1,595 sf
- Code Required Tree Pits: 425 sf
- Additional Tree Pit Area: 1,710 sf
- Specialty Paving: 1,750 sf (pervious)
- Canopies w/ Integral Lighting: 2,333 sf
ROW Improvements
Site 35W
Great Urban Neighborhood
## West Campus Benefit Summary

### Development Summary

<table>
<thead>
<tr>
<th>Site</th>
<th>Site 32W</th>
<th>Site 35W</th>
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</thead>
<tbody>
<tr>
<td>Development Potential without Vacation</td>
<td>241,200 sf</td>
<td>247,200 sf</td>
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<tr>
<td>Building Height (Stories)</td>
<td>105’ (9)</td>
<td>105’/65’ (9/6)</td>
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<tr>
<td>Proposed Development</td>
<td>134,570 sf</td>
<td>192,640 sf</td>
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<tr>
<td>Building Height (Stories)</td>
<td>75’ (7)</td>
<td>75’/65’ (7)</td>
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<tr>
<td>Percentage of Potential</td>
<td>56%</td>
<td>78%</td>
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<tr>
<td>Area to be Vacated</td>
<td>2,876 sf</td>
<td>2,240 sf</td>
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### Public Benefit Summary

**Public Open Spaces**

- Landscaped Medians at Campus Parkway: 23,000 sf
- Elm Plaza/Terrace: 11,680 sf
<table>
<thead>
<tr>
<th>Pedestrian Improvements</th>
<th>Site 32W</th>
<th>Site 35W</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Landscape/sidewalk:</td>
<td>3,450 sf</td>
<td>4,433 sf</td>
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<tr>
<td>Voluntary Setbacks</td>
<td>840 sf</td>
<td>1,595 sf</td>
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<tr>
<td>Widened Sidewalks</td>
<td>8’ Min. Provided</td>
<td></td>
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<tr>
<td>Additional Tree Pit/Planted Area</td>
<td>2,240 sf</td>
<td>1,710 sf</td>
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<tr>
<td>Pervious Paving over Structural Soil</td>
<td>2,415 sf</td>
<td>1,750 sf</td>
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<tr>
<td>Larger Street Tree Caliper</td>
<td>2-3x City Req.</td>
<td>&gt;4x City Req.</td>
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<tr>
<td>Greater Tree Pit Volume</td>
<td></td>
<td></td>
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<tr>
<td>Canopies w/ Integral Lighting.</td>
<td>1,545 sf</td>
<td>2,333 sf</td>
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<tr>
<td>Custom Bus Shelters</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Benches</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Lean Rails</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>Bike Racks</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Mid-block Pedestrian Pass-through</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Retail Open to the Public</td>
<td>yes</td>
<td>yes</td>
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<tr>
<td>Public Courtyard</td>
<td>yes</td>
<td>yes</td>
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</tbody>
</table>