Student Housing | West Campus
University of Washington

Seattle Design Commission

07 January 2010

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Agenda

Public Benefits Presentation

Introduction

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

Q + A

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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

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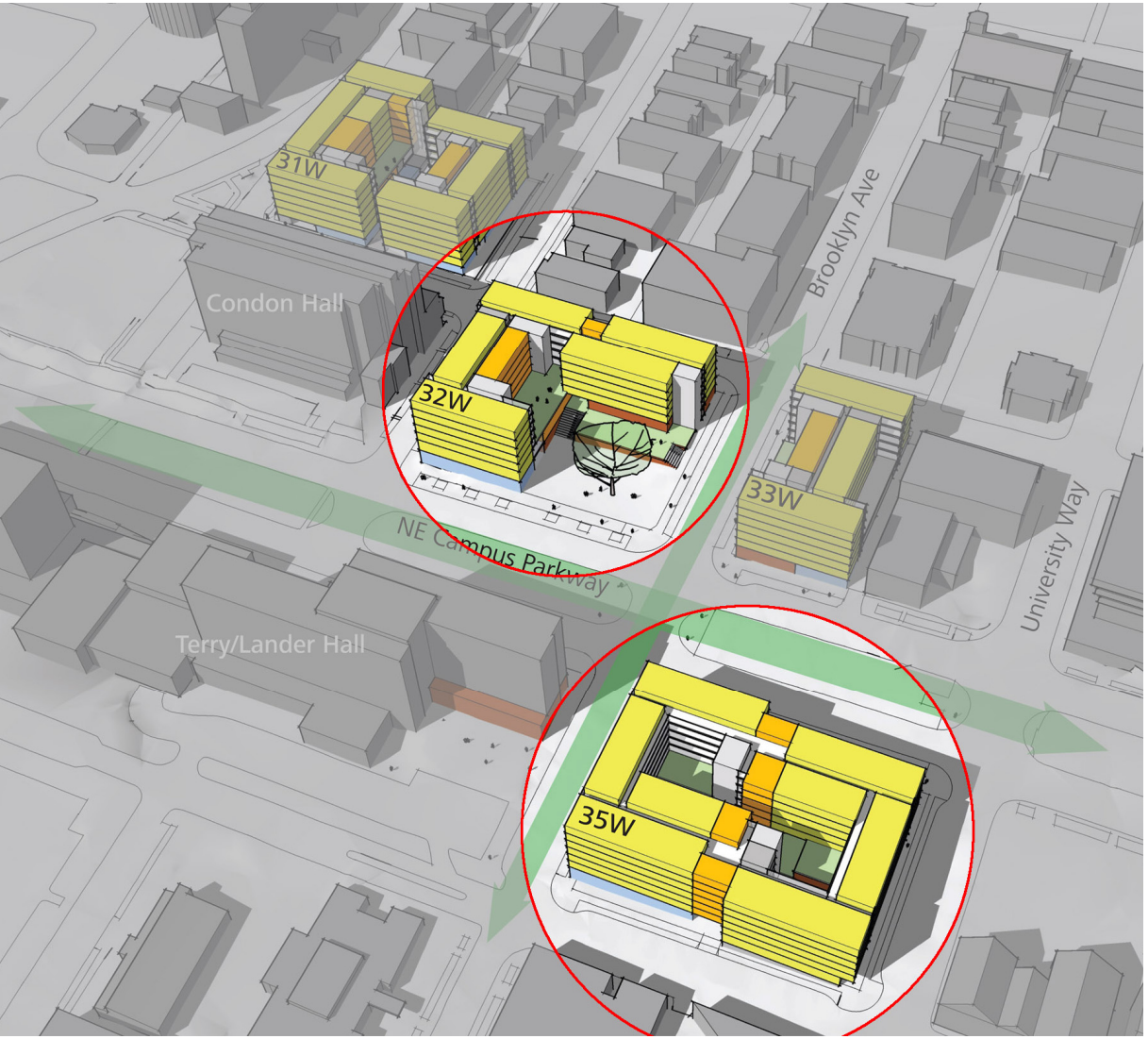
Phase I Scope



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

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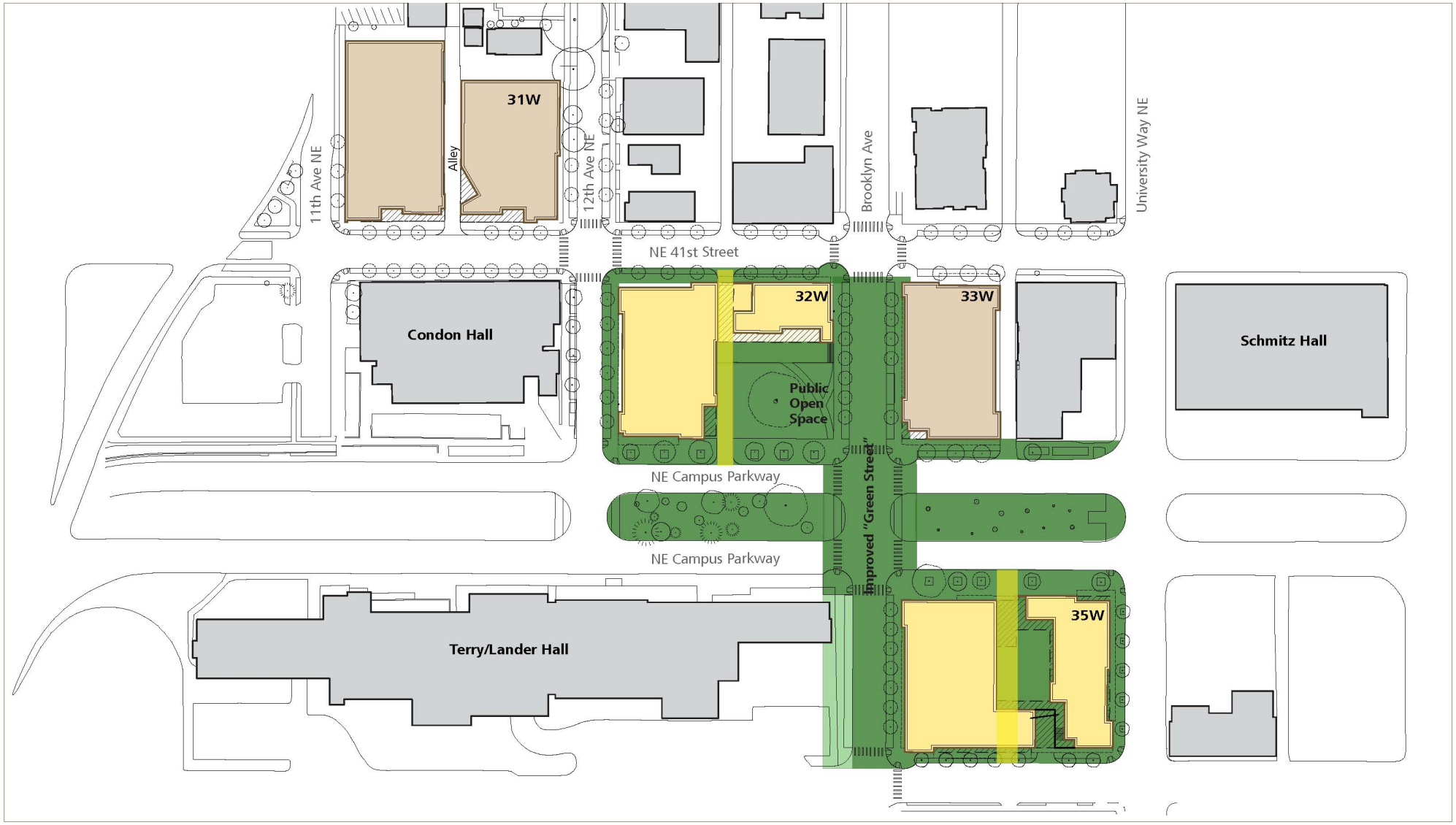
Public Benefits



KEY:

- Proposed Public Benefit
- Additional Urban Improvements
- Future Urban Improvements
- Proposed Alley Vacations

0 25' 50' 100'

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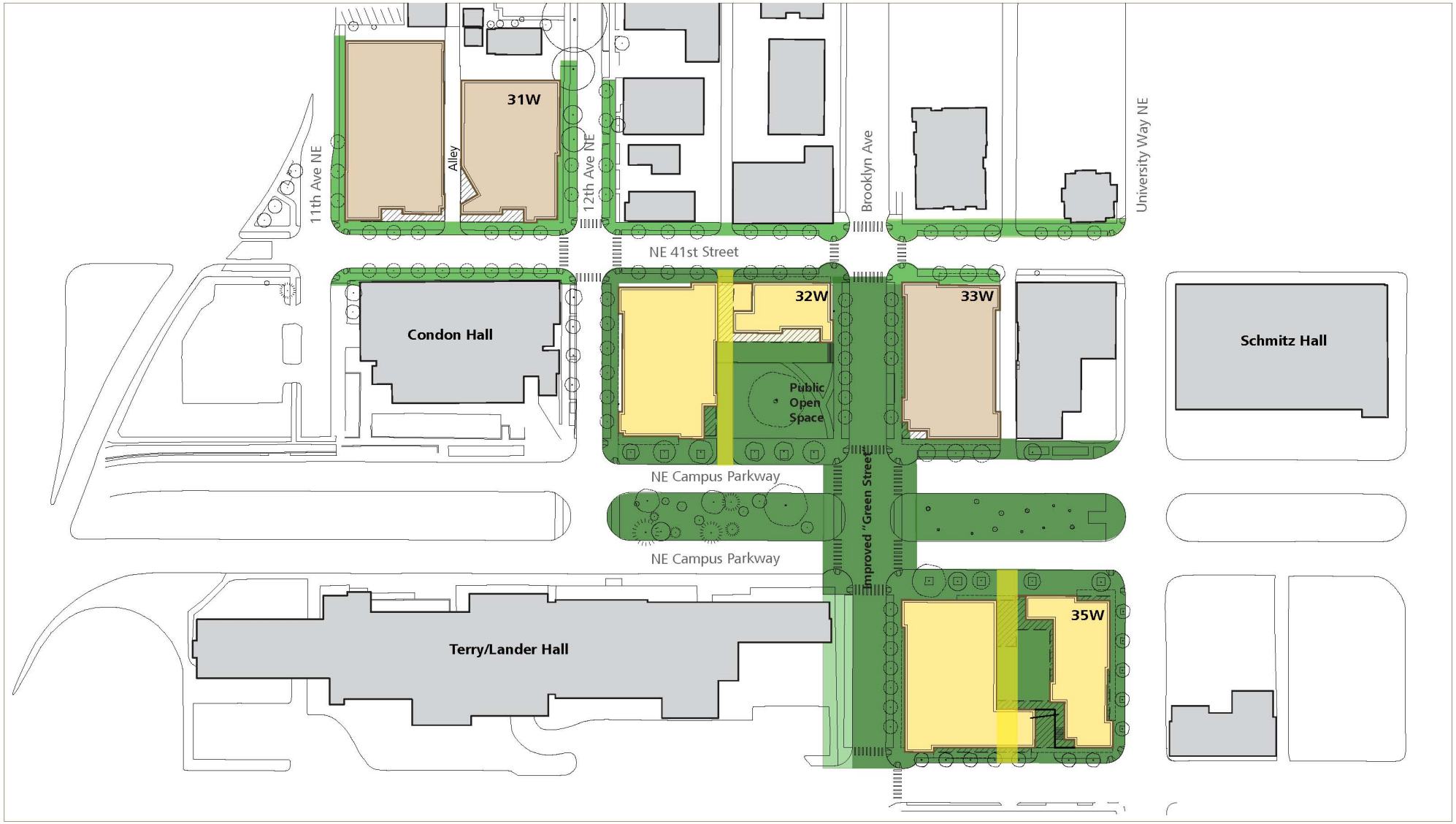
PUBLIC BENEFITS
STUDENT HOUSING PHASE I
UNIVERSITY OF WASHINGTON | 07 JANUARY 2010

Phase I Scope



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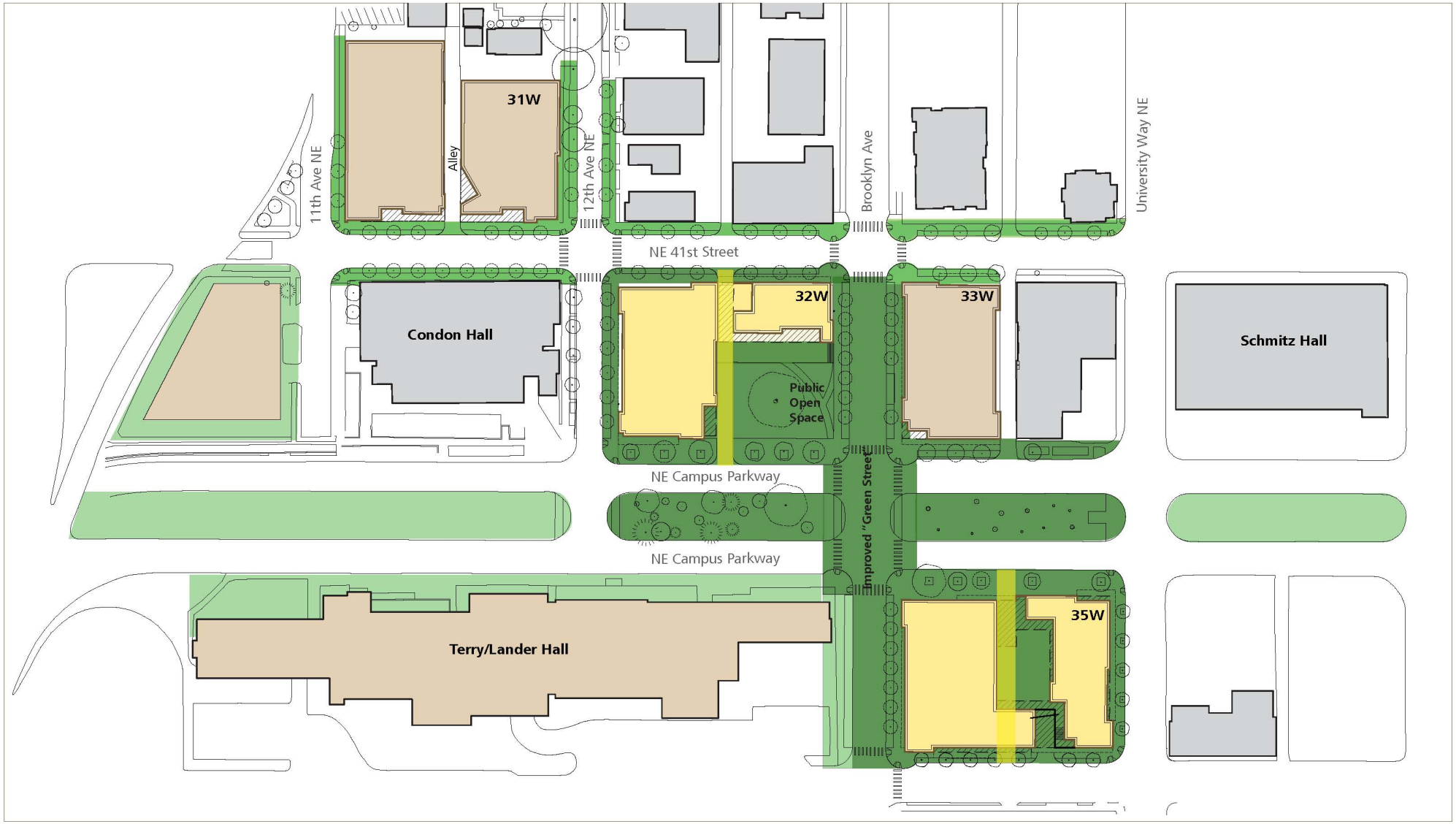
PHASE I SCOPE
STUDENT HOUSING PHASE I
UNIVERSITY OF WASHINGTON | 07 JANUARY 2010

Master Plan



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- Proposed Alley Vacations

0 25' 50' 100'

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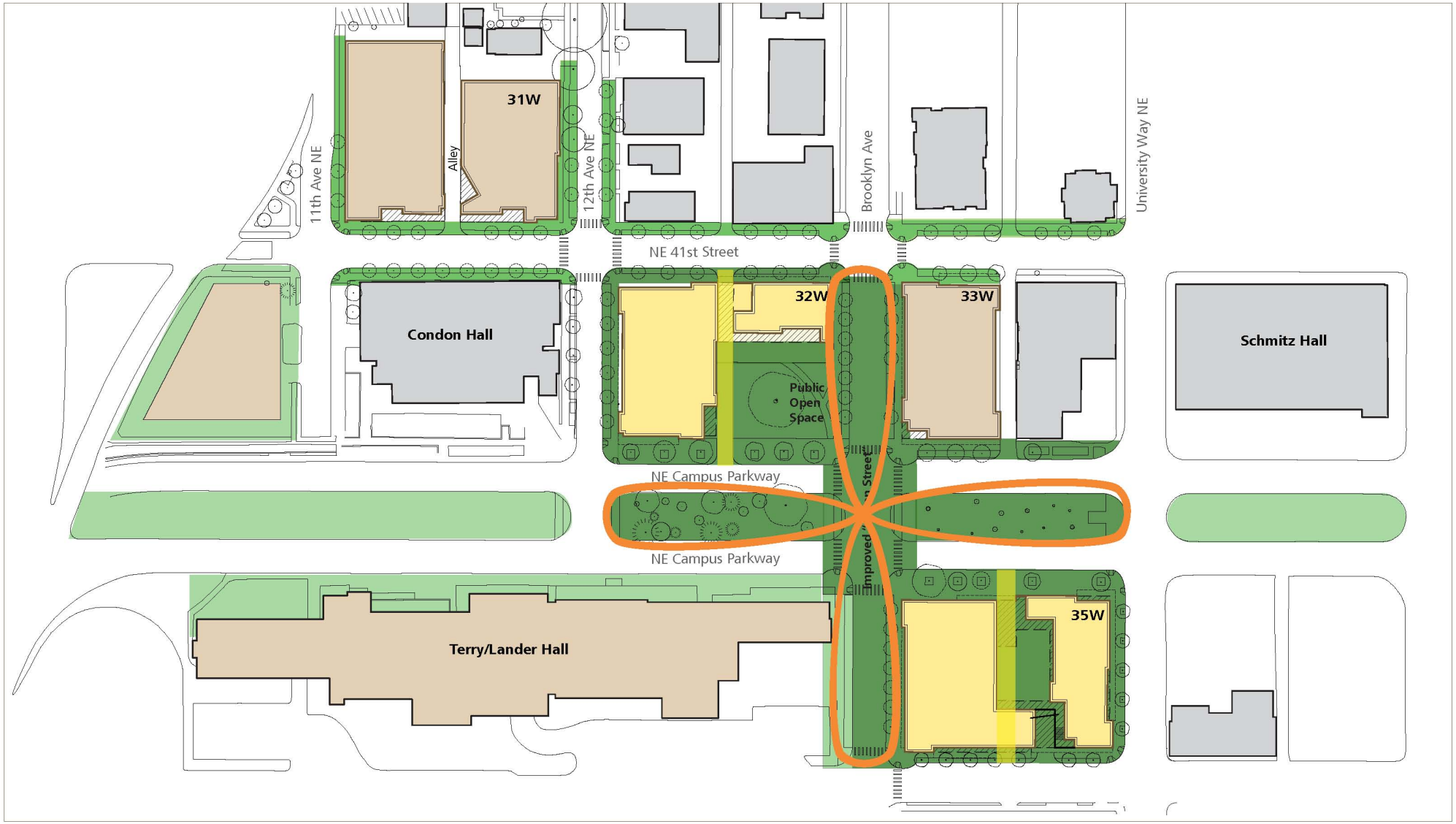
MASTER PLAN
STUDENT HOUSING PHASE I
UNIVERSITY OF WASHINGTON | 07 JANUARY 2010

Master Plan



KEY:

- Proposed Public Benefit
- Additional Urban Improvements
- Future Urban Improvements
- Proposed Alley Vacations

0 25' 50' 100'

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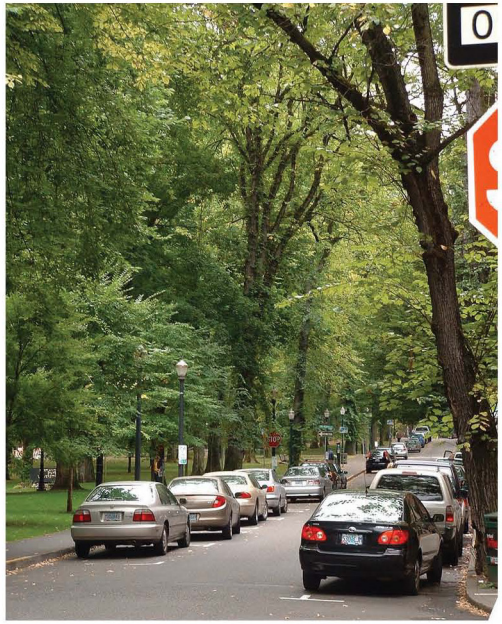
MASTER PLAN
STUDENT HOUSING PHASE I
UNIVERSITY OF WASHINGTON | 07 JANUARY 2010

West Campus Vision: Great Urban Neighborhood

- Great parkway
- Great sidewalks
- Great pocket park

Locust Walk, Philadelphia

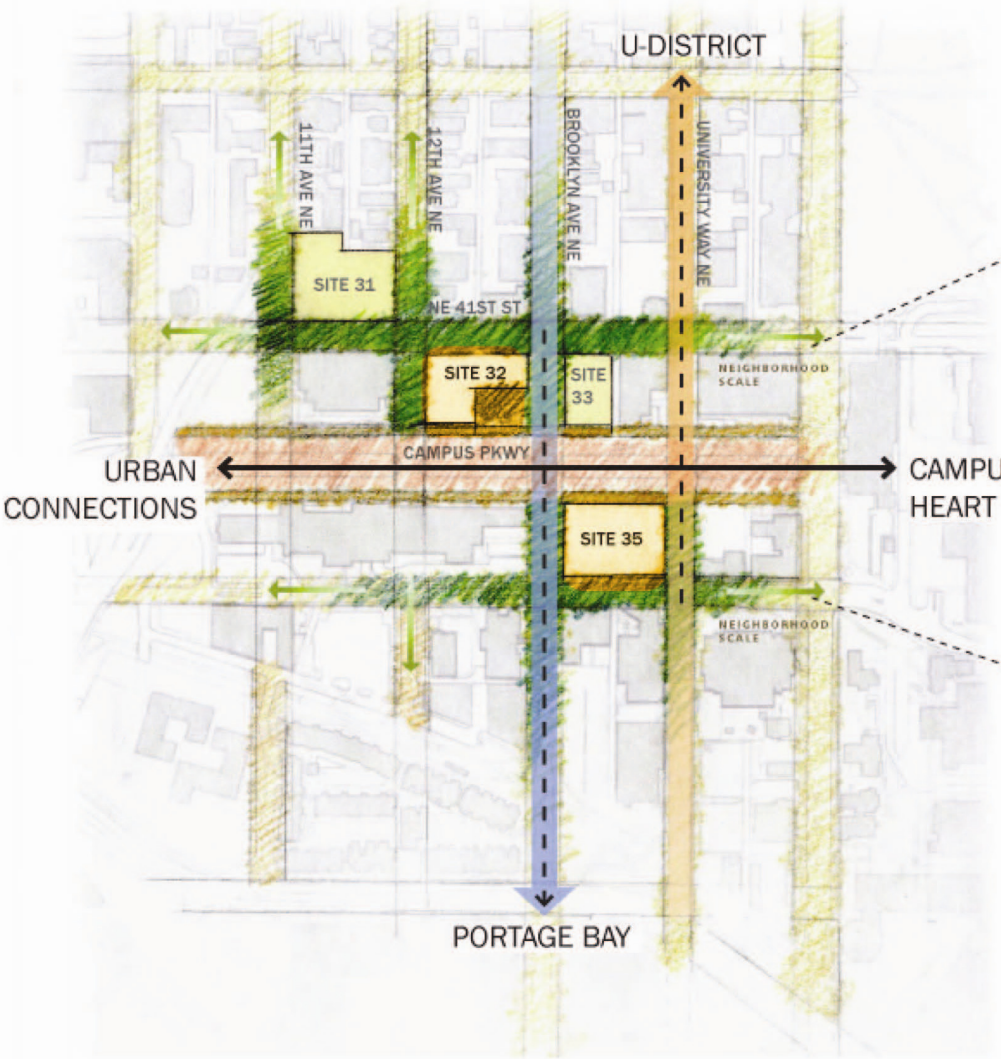
Park Avenue, Portland

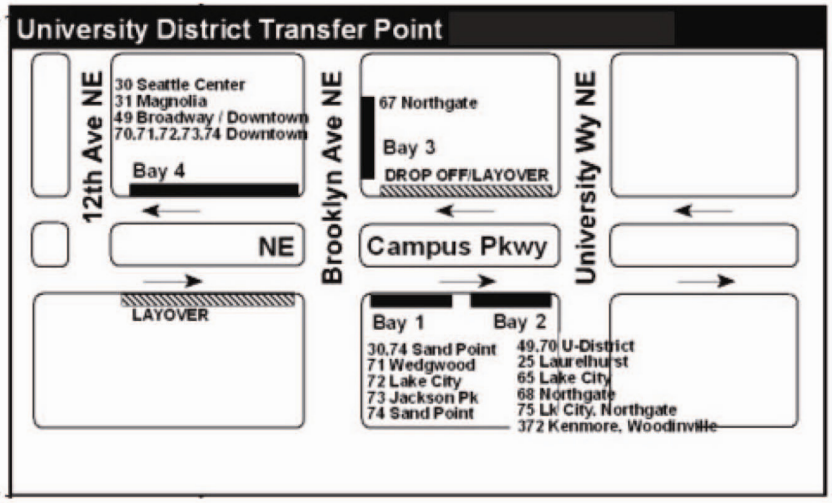

Park Avenue, Portland

Bryant Park, New York

Paley Park, New York

Urban Context and Understanding

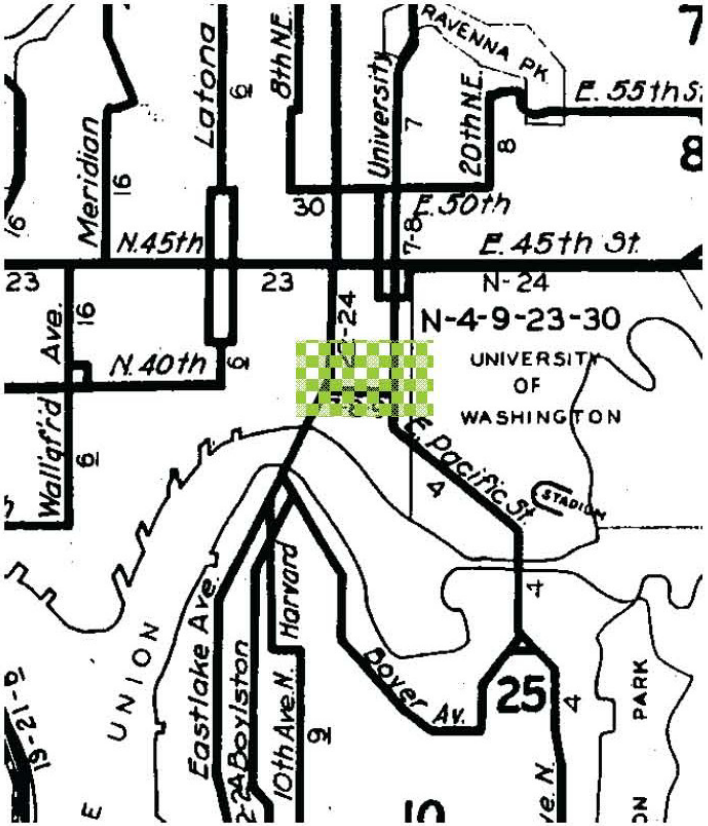




Transit Connections: King County METRO

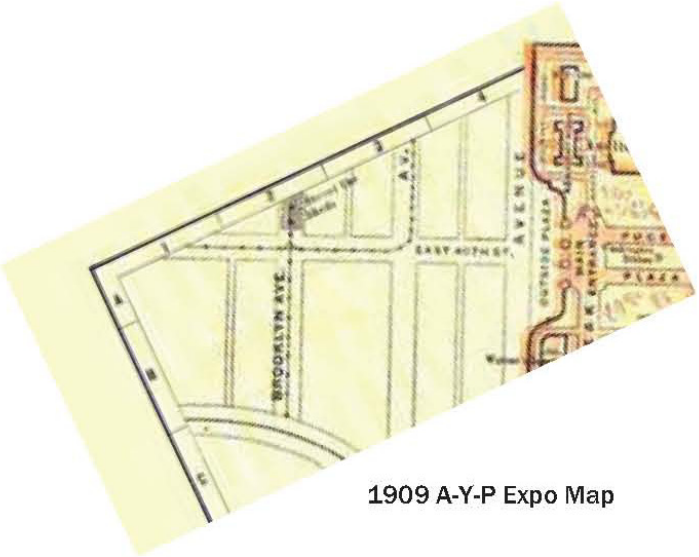
Historic Context

Historic Streetcar, 1892-1941



1941 Streetcar Map

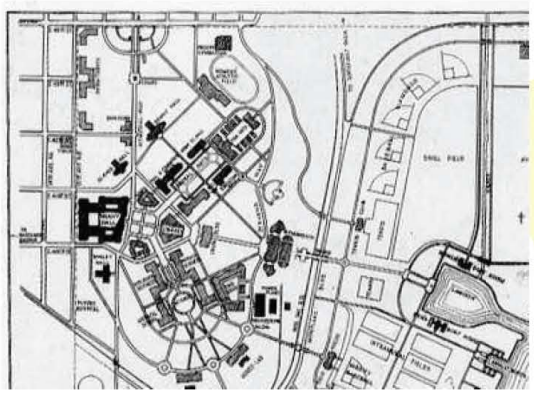
Location of Project Site



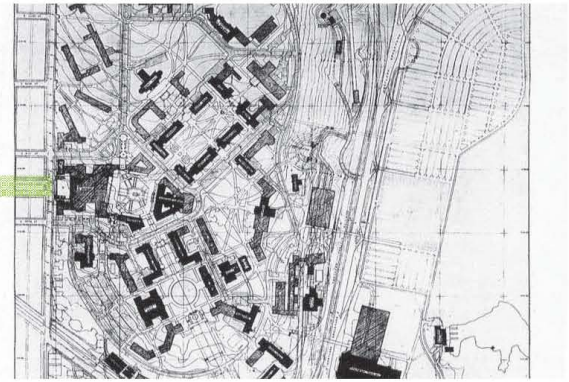
1909 A-Y-P Expo Map

Historic Context

Subsequent Masterplans



1935 Gould Plan



Campus Parkway

1949 Gould Plan

Historic Context

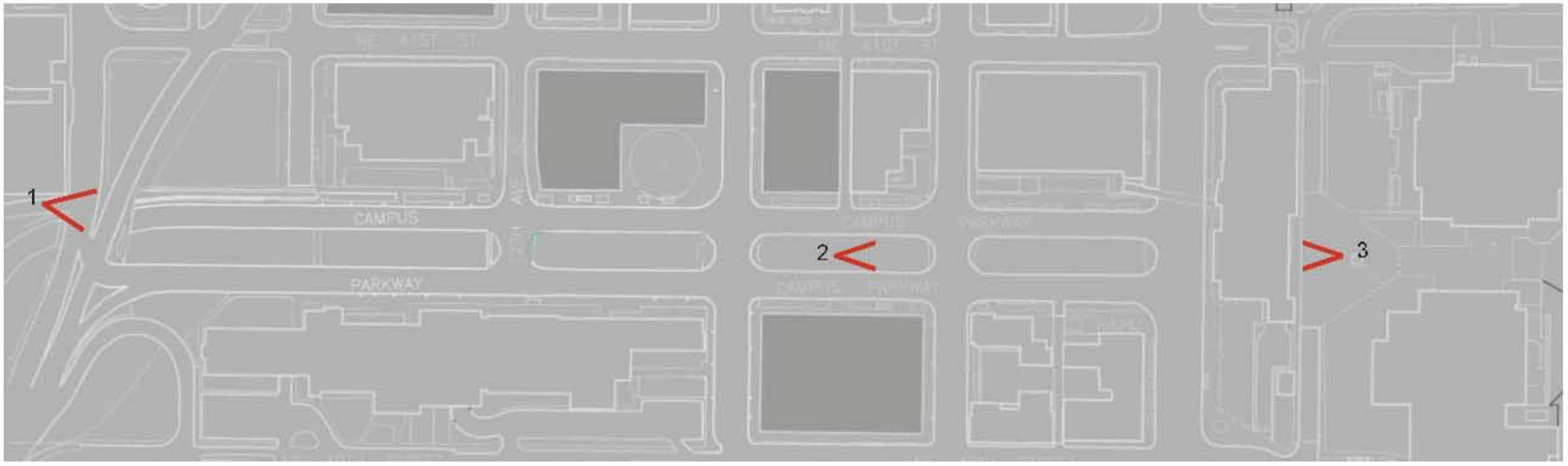
Campus Parkway Development, 1953

1

2

3

1953 Campus Parkway Construction

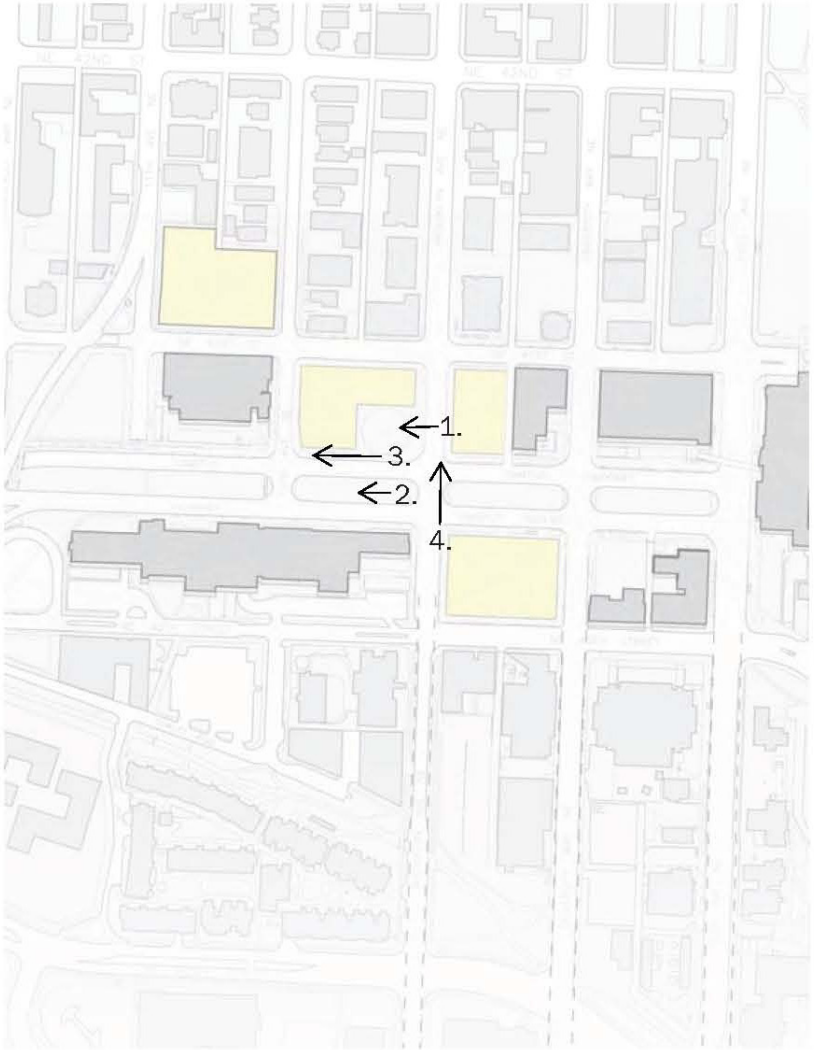


Urban Context

Campus Parkway today, 2010

Urban Context

Neighborhood today, 2010



1.

2.

3.

4.

Pedestrian Experience

Urban Context

Neighborhood today, 2010

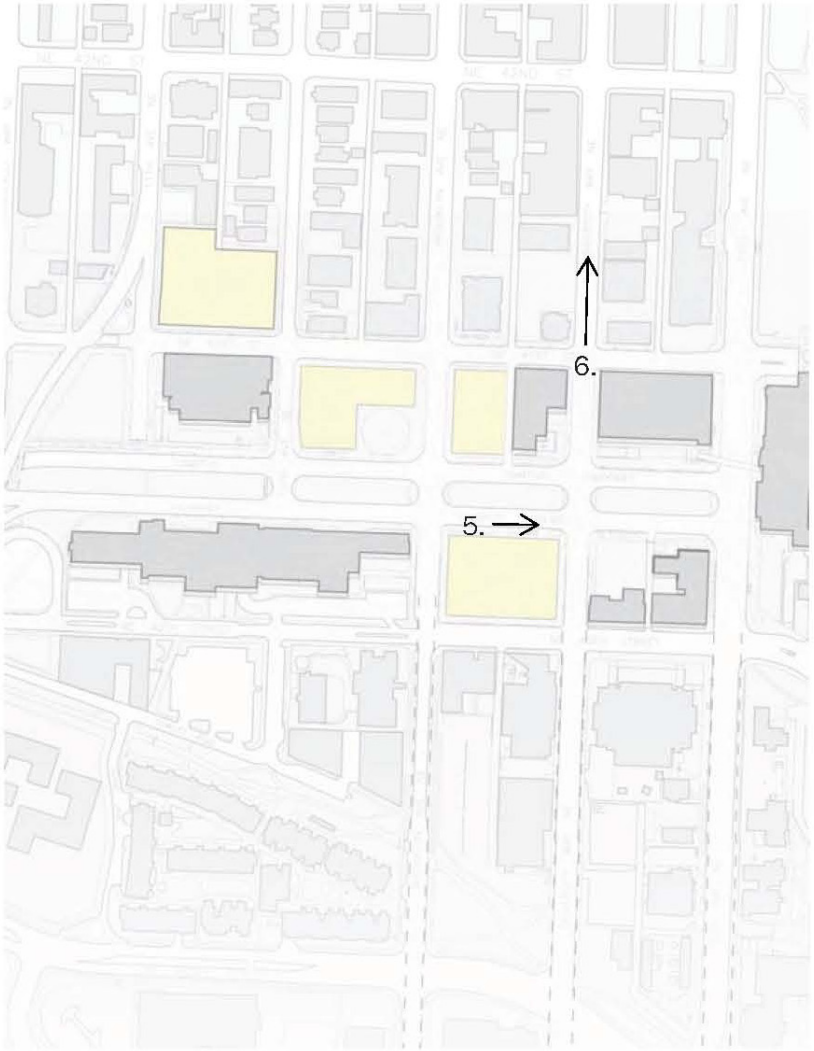


FIGURE C
Photograph of Bus stop on Campus Parkway

5.

6.

FIGURE E
Diagram of roadway connections from Eastlake Ave o Campus Parkway

Transit and Bicycle Experience

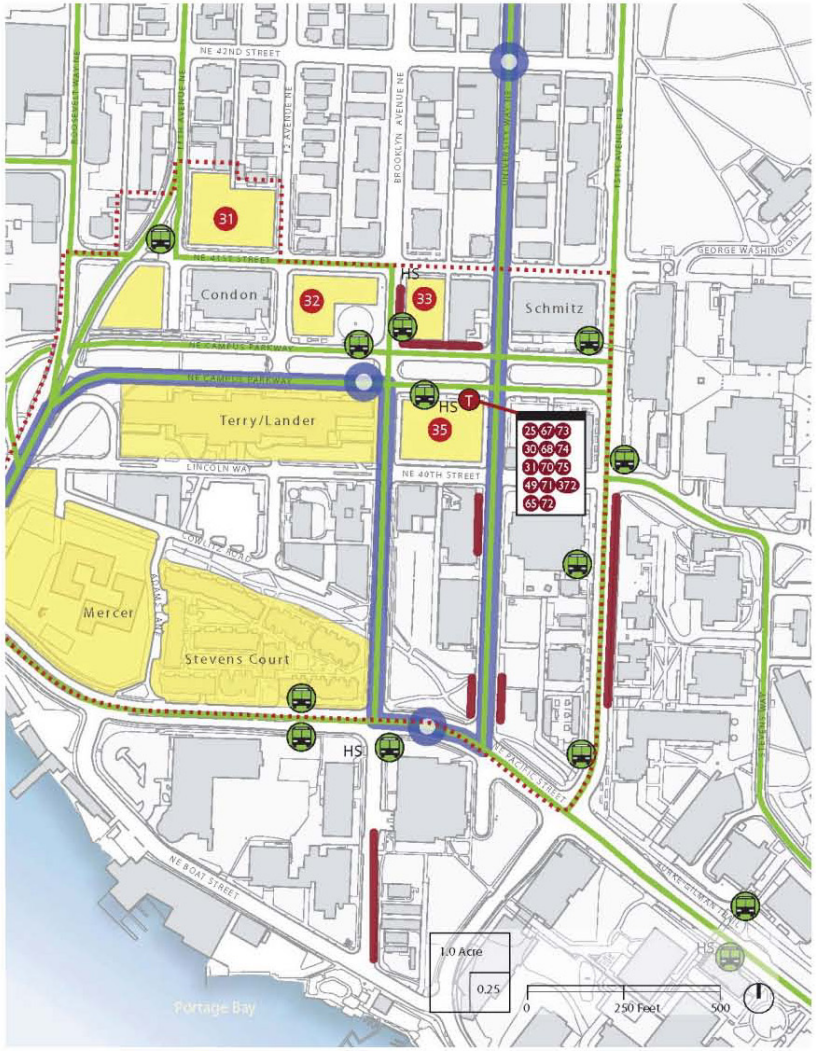
Urban Context

Transit Plan, today + future

> TRANSIT | CURRENT AND PLANNED

LEGEND

- Bus Layover
- Bus Route
- Bus Stop
- Transfer Station
- HS Health Science Bus Stop
- Street Car Route, Suggested by City of Seattle
- Street Car Stop, Suggested by City of Seattle
- Residential Halls - Existing and Planned
- Current Residential Projects
- West Campus Boundary



Transit Plan

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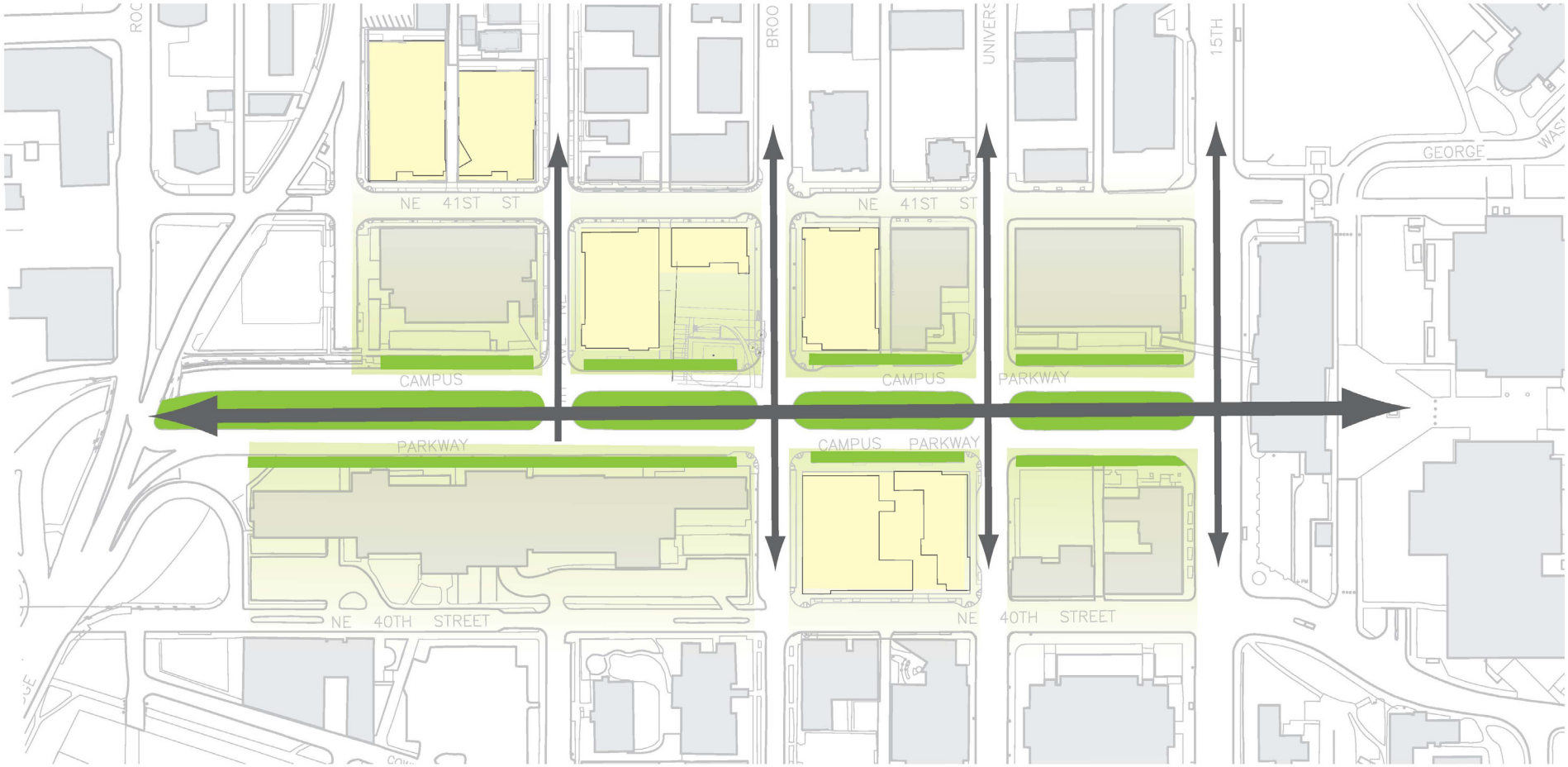
Campus Parkway

CAMPUS PARKWAY: NEIGHBORHOOD ICON
FRONT PORCH TO CAMPUS HOUSING



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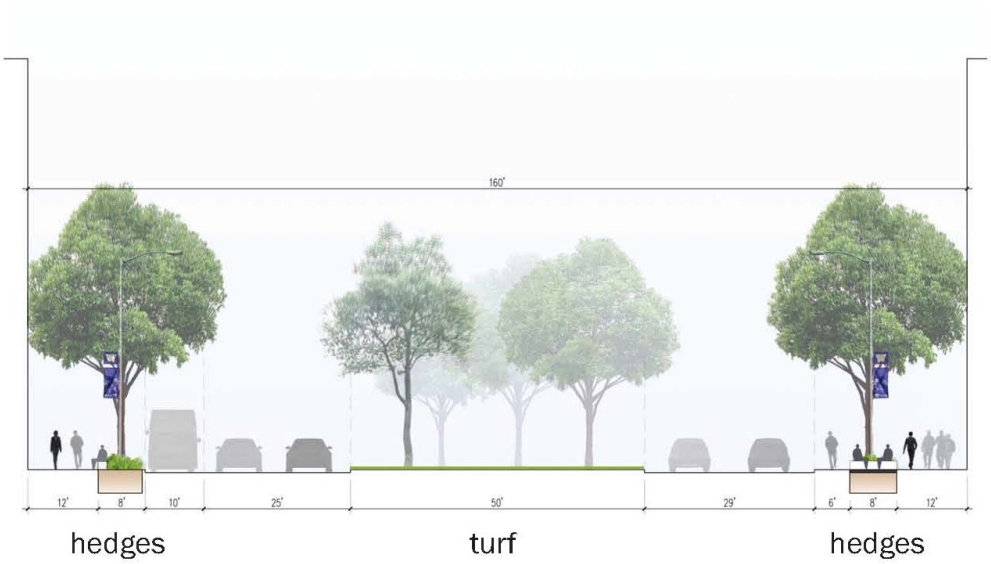
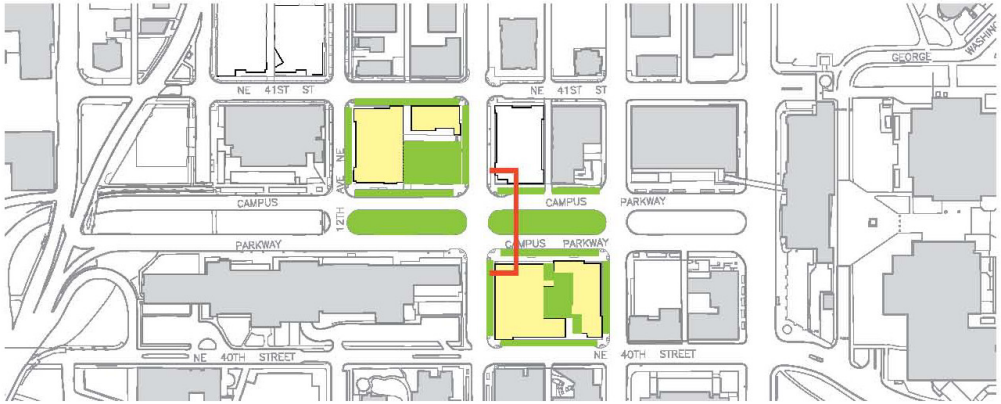
Campus Parkway

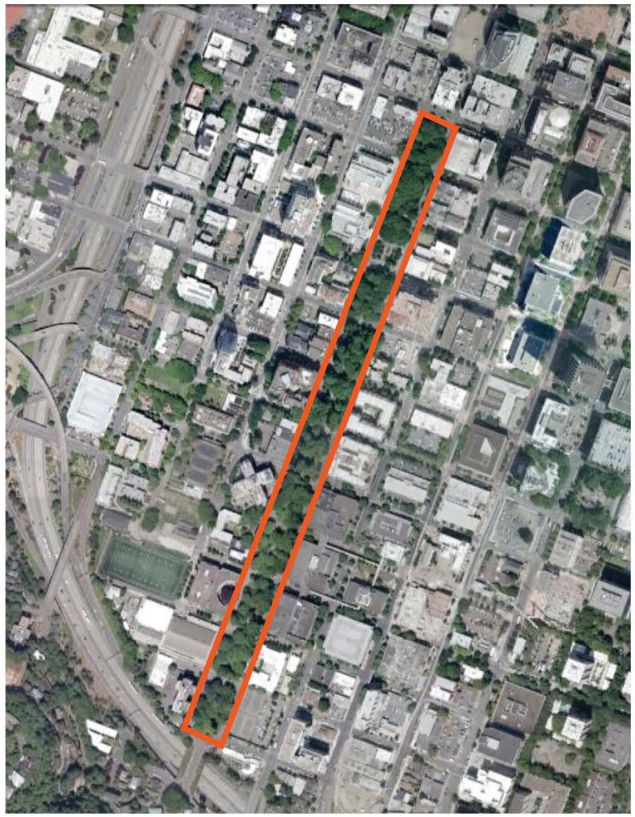




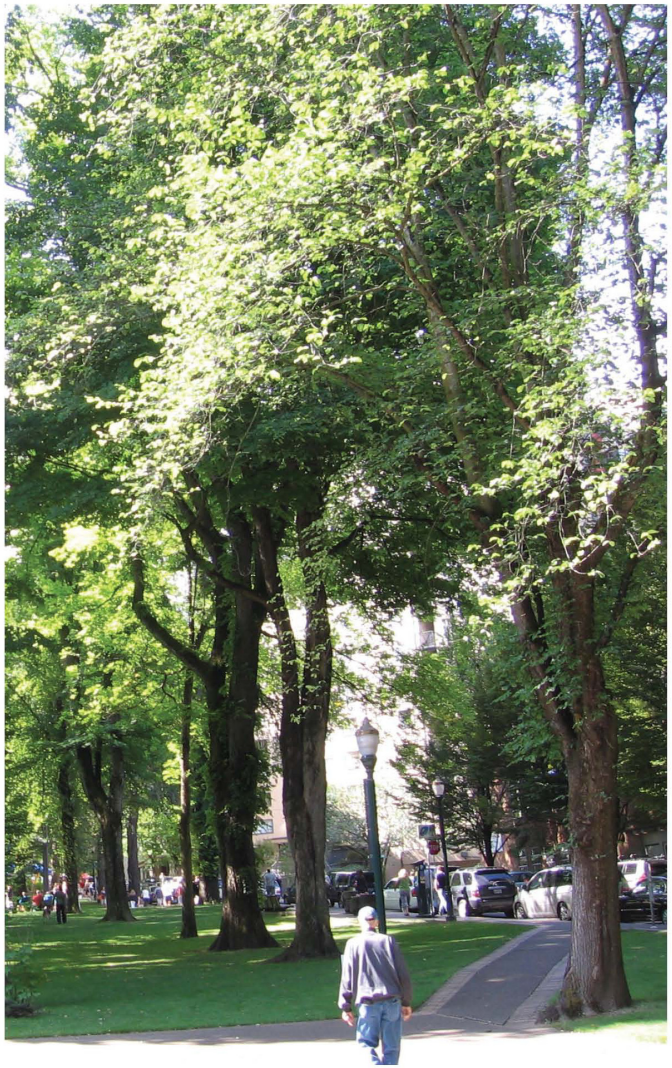
Campus Parkway
Precedents

Ravenna Avenue NE, Seattle, WA

Campus Parkway
Precedents



SW Park Avenue, Portland, OR



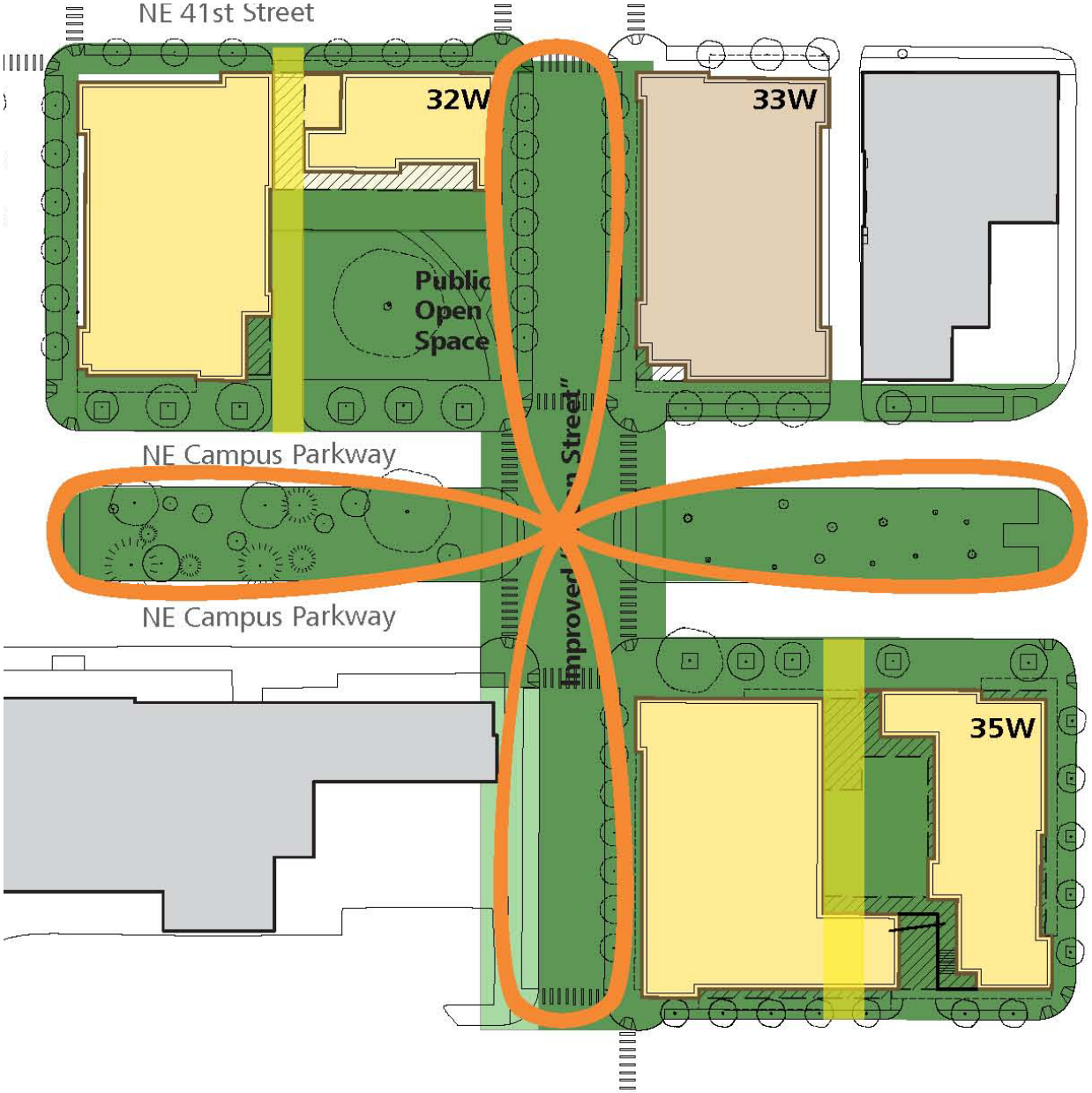
Campus Parkway
Strategy

Tree Thinning

Soil Amendment
Turf Planting
Additional Tree Planting

Proposed Campus Parkway

Public Open Space Improvements



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Elm Plaza

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Elm Plaza
Existing Conditions

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Elm Plaza

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Elm Plaza

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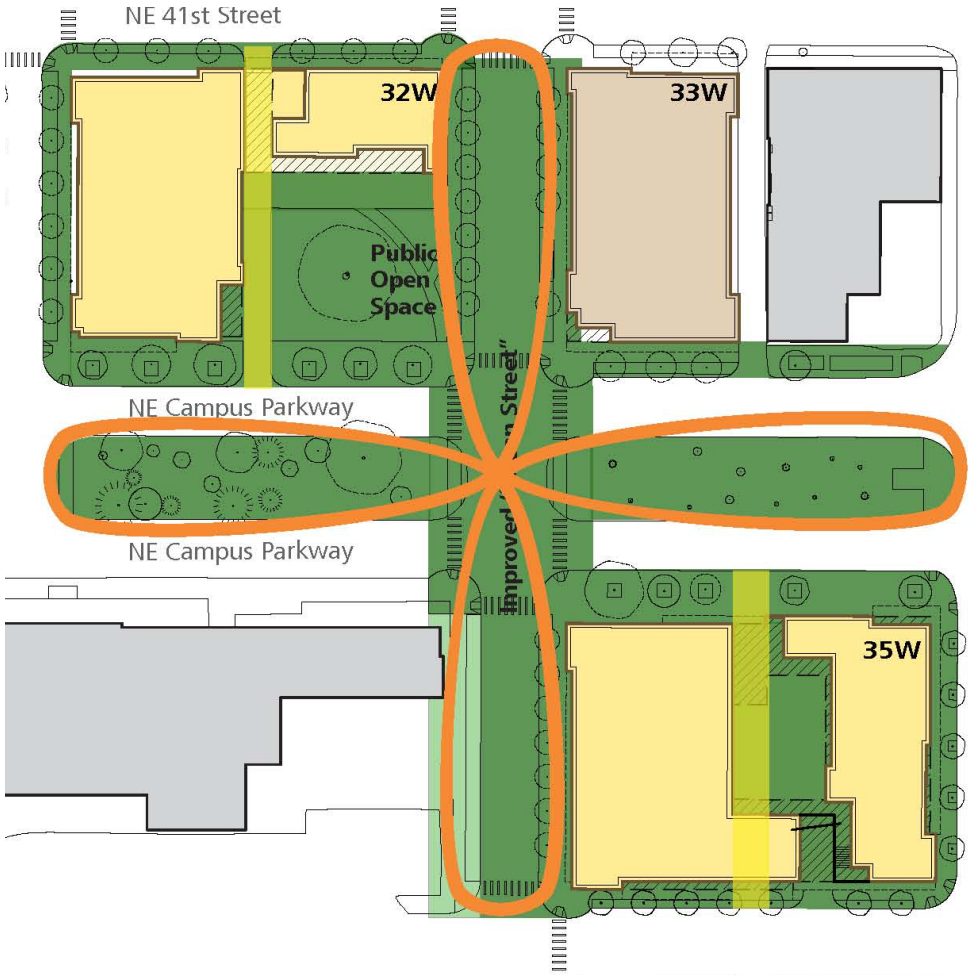
Public Open Space Improvements



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

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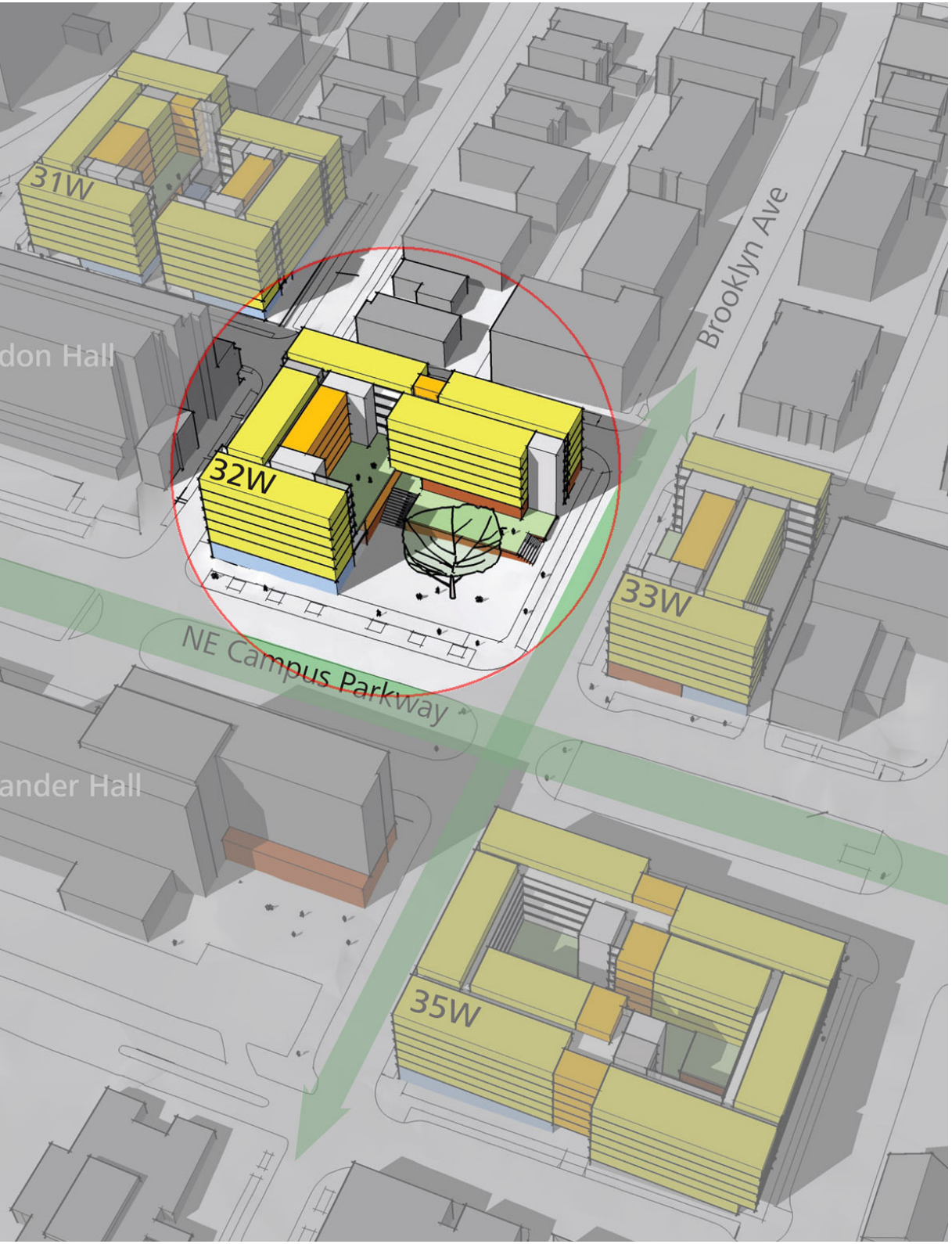

Site 32W Alley Vacation

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

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Site 32W

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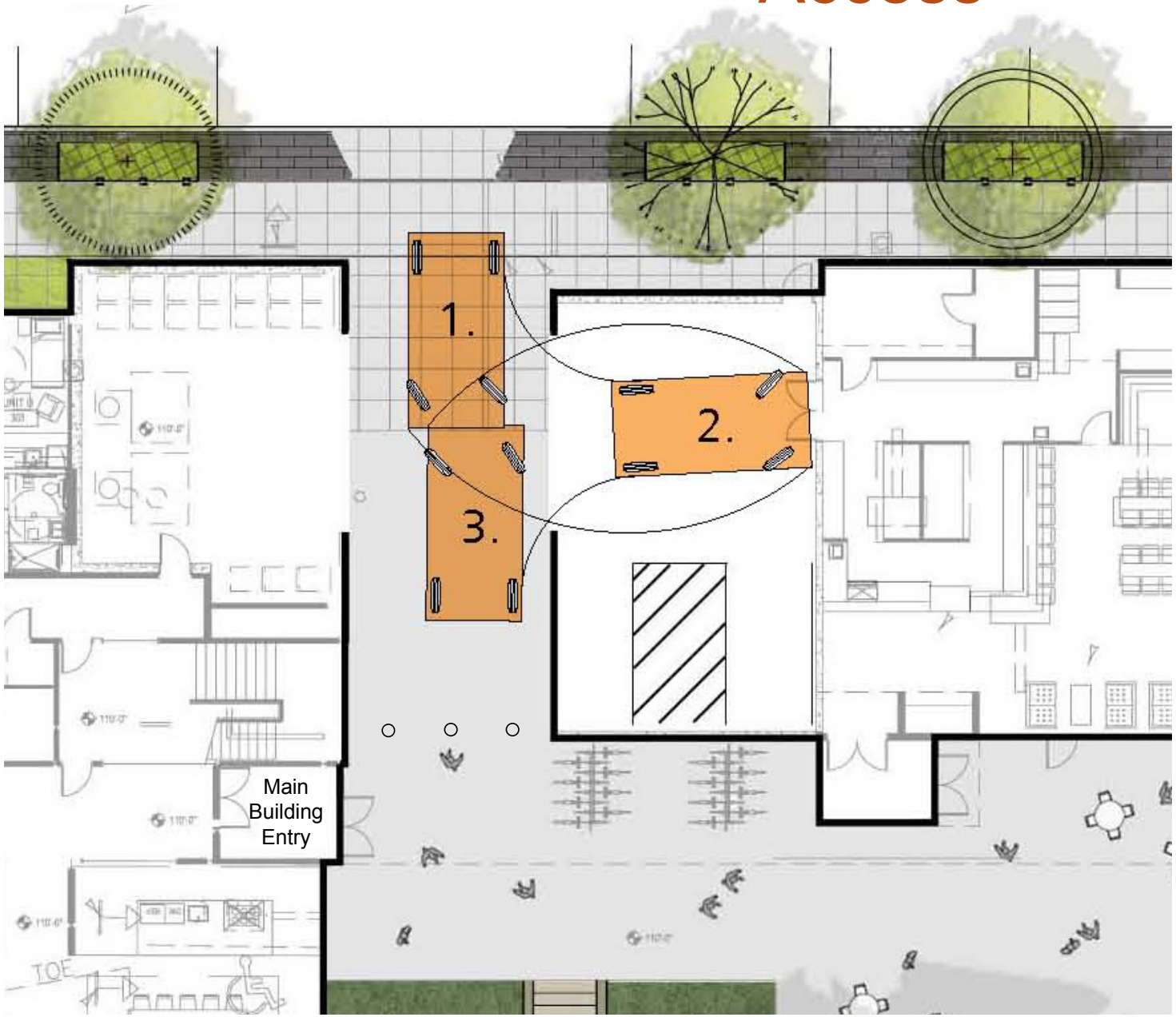
Site 32W Service & Access



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Site 32W
North Portal to Elm Plaza at NE 41st Street

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Site 32W
Elm Plaza from Main Entry (sites 33 and 35 in background)

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Site 32W
Elm Plaza / Cafe Terrace

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Site 32W Elm Plaza

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Site 32W

Development Summary

Development Potential without vacation	241,200 sf
Proposed Development:	134,570 sf

56% of Development Potential

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Site 32W

Onsite Benefits Summary

Vacated Land:	2,876 sf

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Site 32W

Onsite Benefits Summary

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

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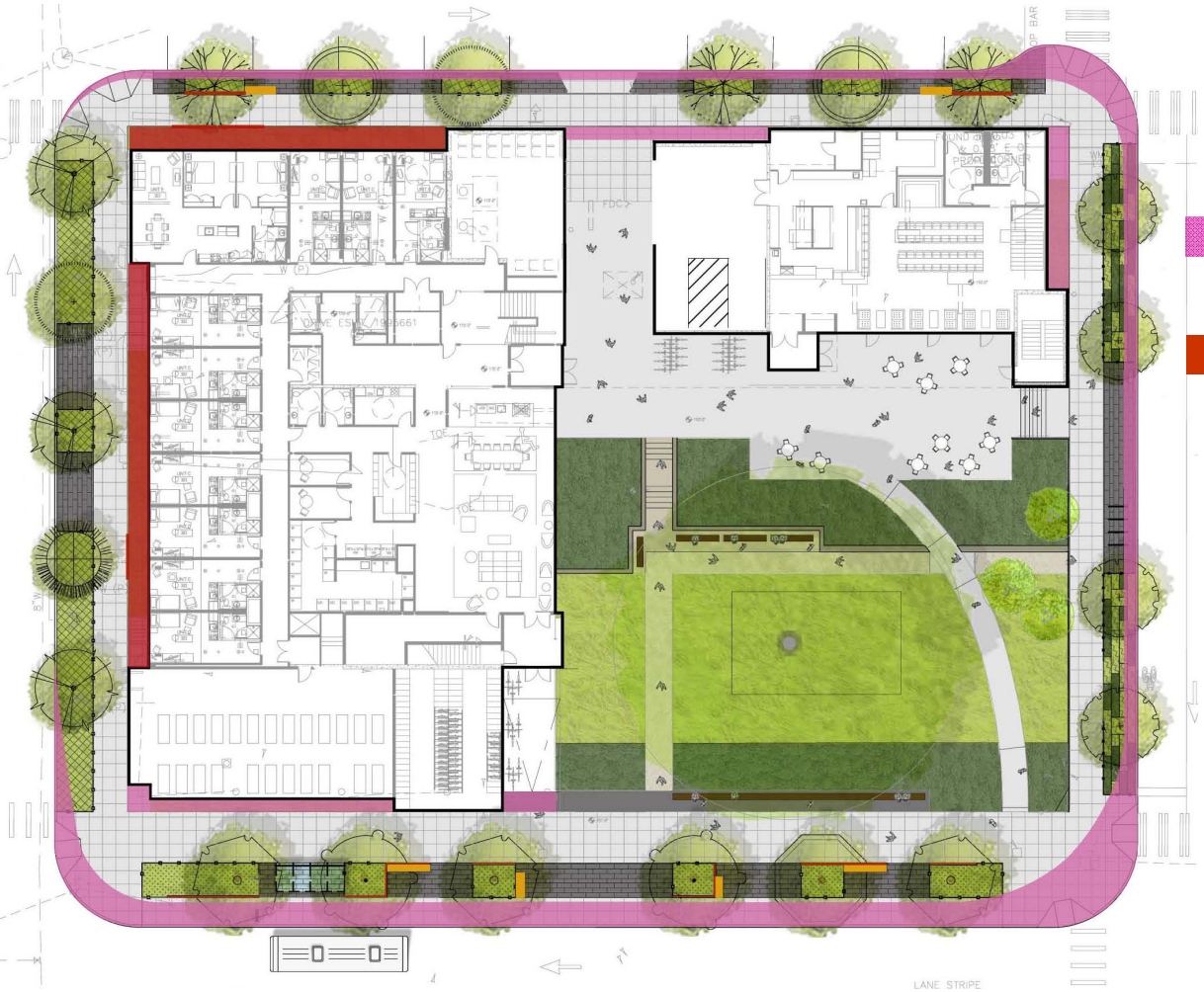
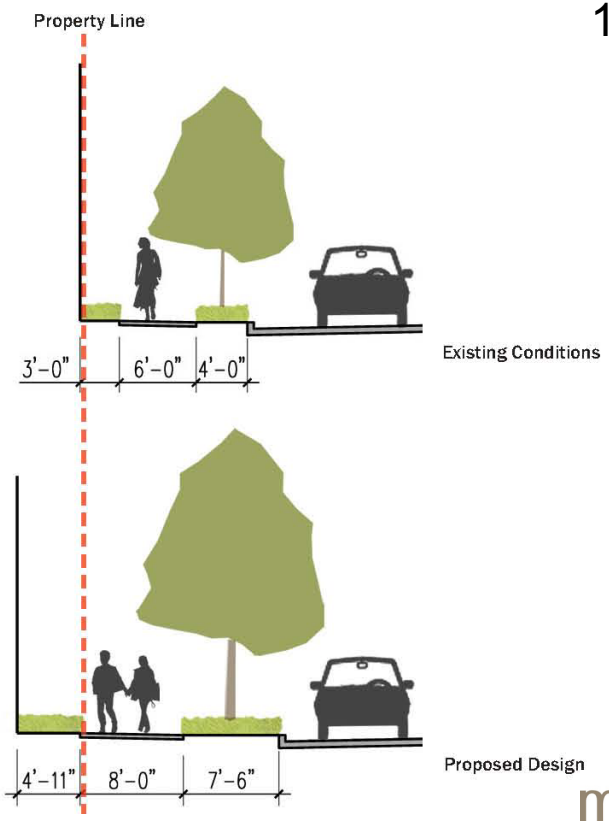
Site 32W



ROW Improvements Quantity Summary

Code Required Improvements:	12,057 sf
Additional Pedestrian Improvements:	3,450 sf
Voluntary Setback:	840 sf
	16,347 sf

Section at Brooklyn Ave NE



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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: (pervious)	2,415 sf

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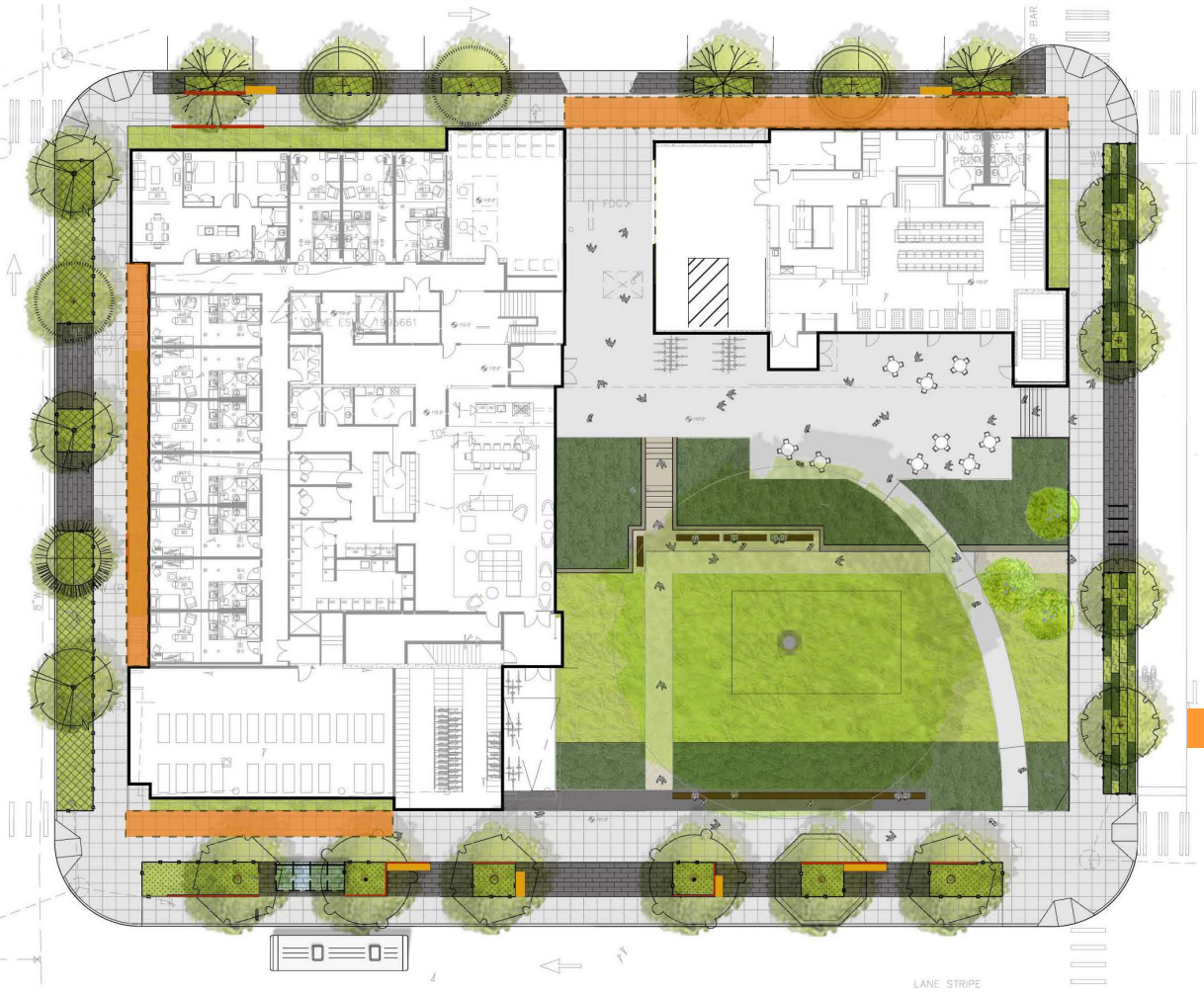
Site 32W



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: (pervious)	2,415 sf
Canopies w/ Integral Lighting:	1,545 sf

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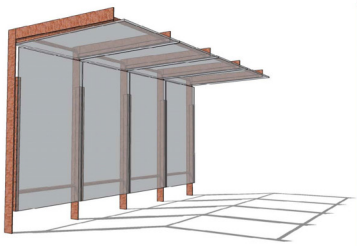
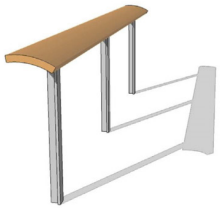
ROW Improvements
Site 32W



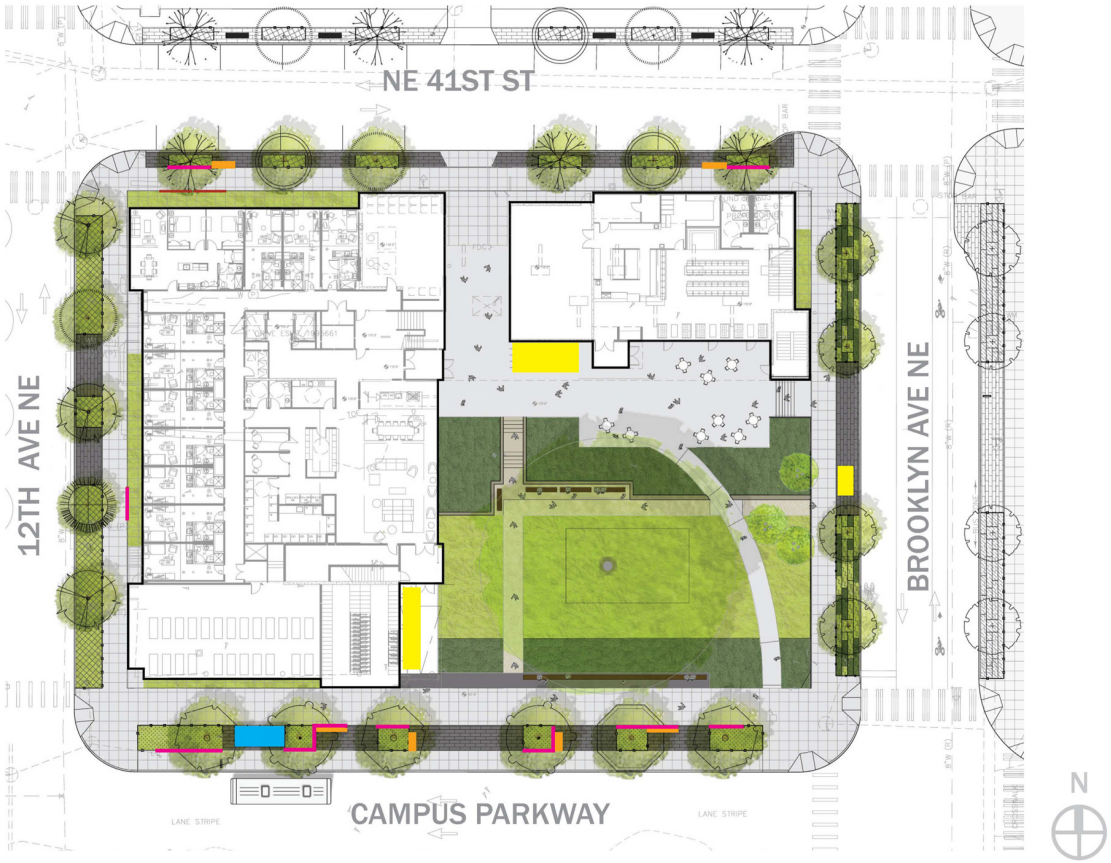
Transit Shelter

Bench



Leanrail

Bike Rack



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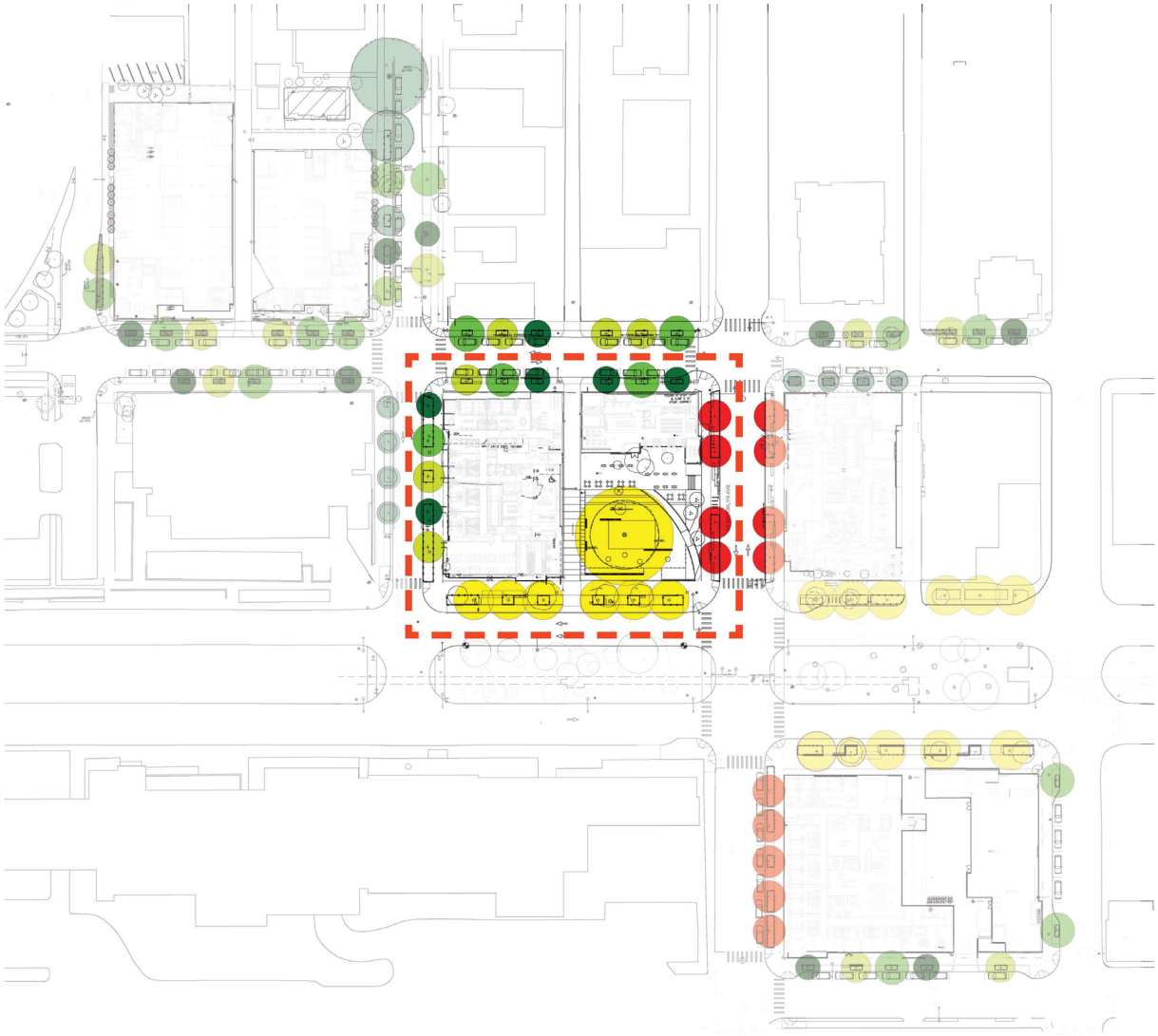
ROW Improvements
Site 32W



Campus Parkway

Brooklyn

Neighborhood Streets

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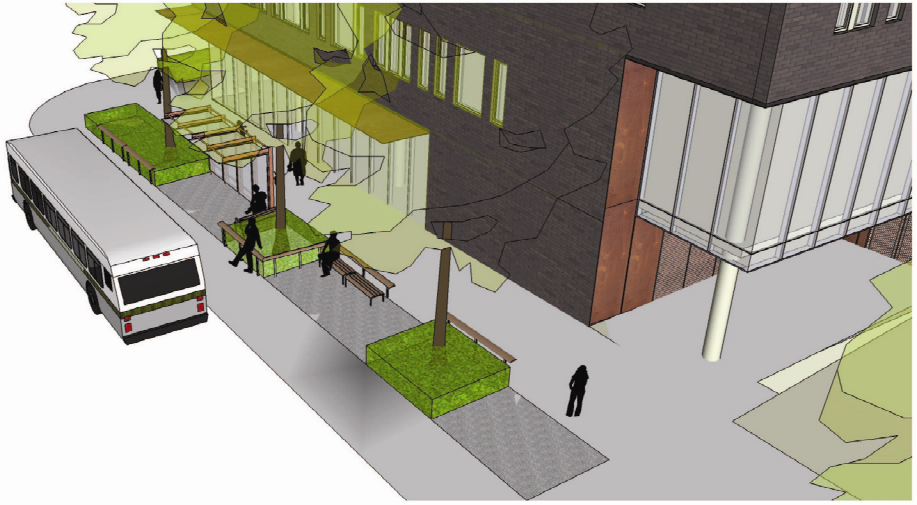
ROW Improvements
Site 32W



1. CAMPUS PARKWAY

2. 12TH AVE NE

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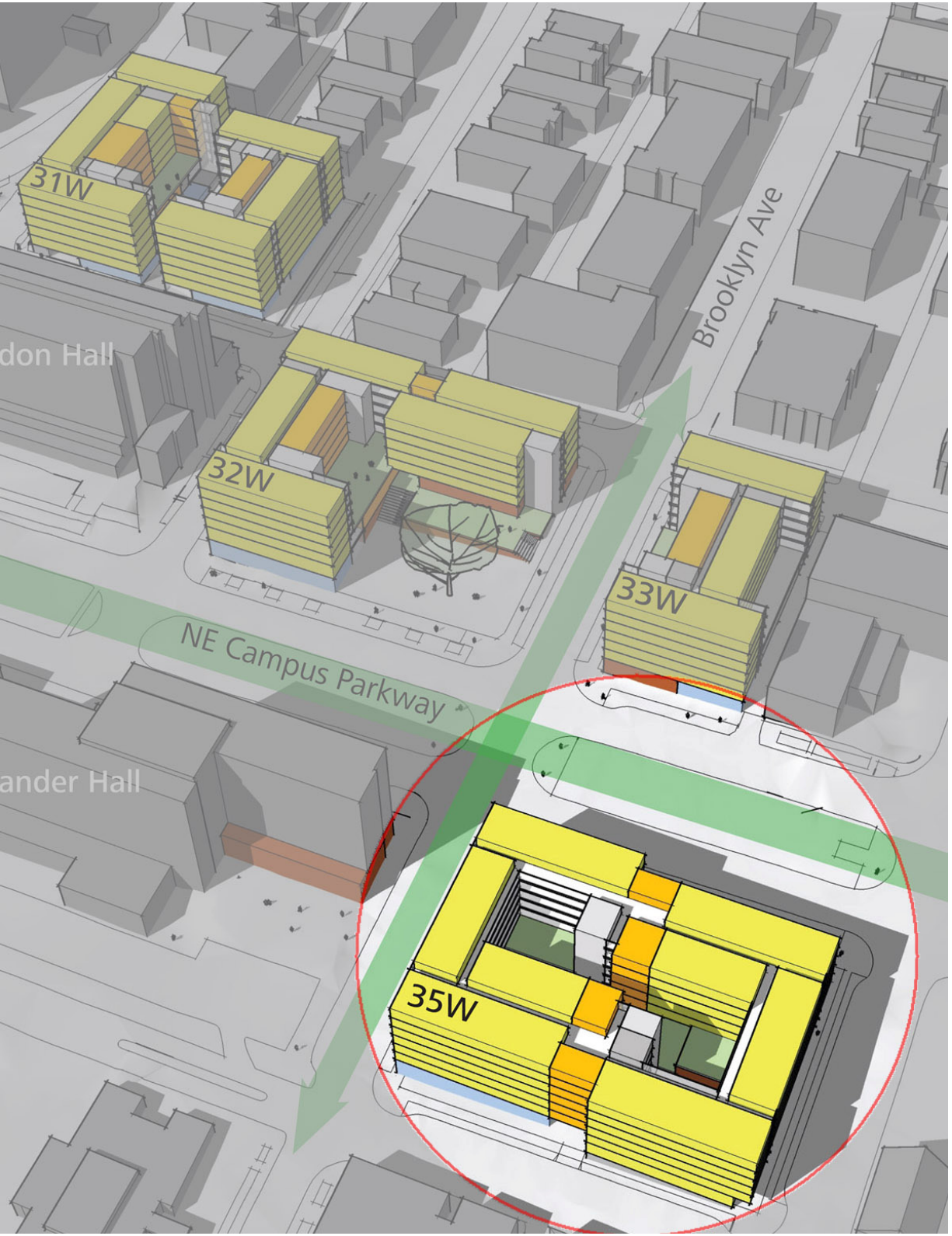

Site 35W Alley Vacation

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

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Site 35W

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Site 35W Light and Views

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Site 35W Light and Views

Alley View at Development Potential

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Site 35W Light and Views

Alley View at Development Potential,
with vacated alley to south developed

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Site 35W Light and Views

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Site 35W Light and Views

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Site 35W
View from NE 40th Street

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Site 35W
NE 40th Street Entry to Courtyard

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Site 35W
NE Campus Parkway and University Way NE

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Site 35W

Development Summary

Development Potential without vacation	247,200 sf
Proposed Development:	192,640 sf

78% of Development Potential

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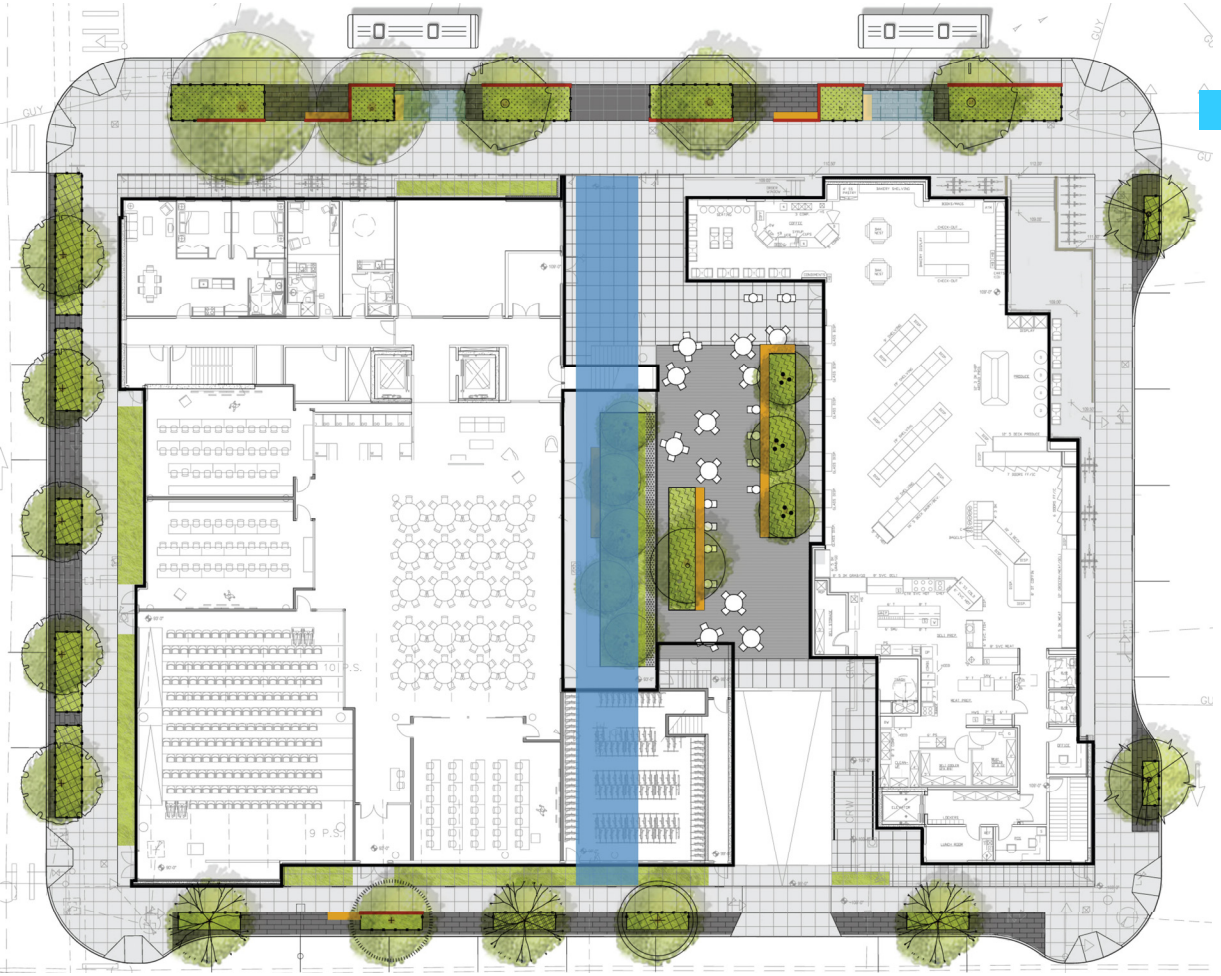
Site 35W



Onsite Benefits Quantity Summary

Vacated Land:	2,240 sf

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Site 35W

Onsite Benefits Quantity Summary

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

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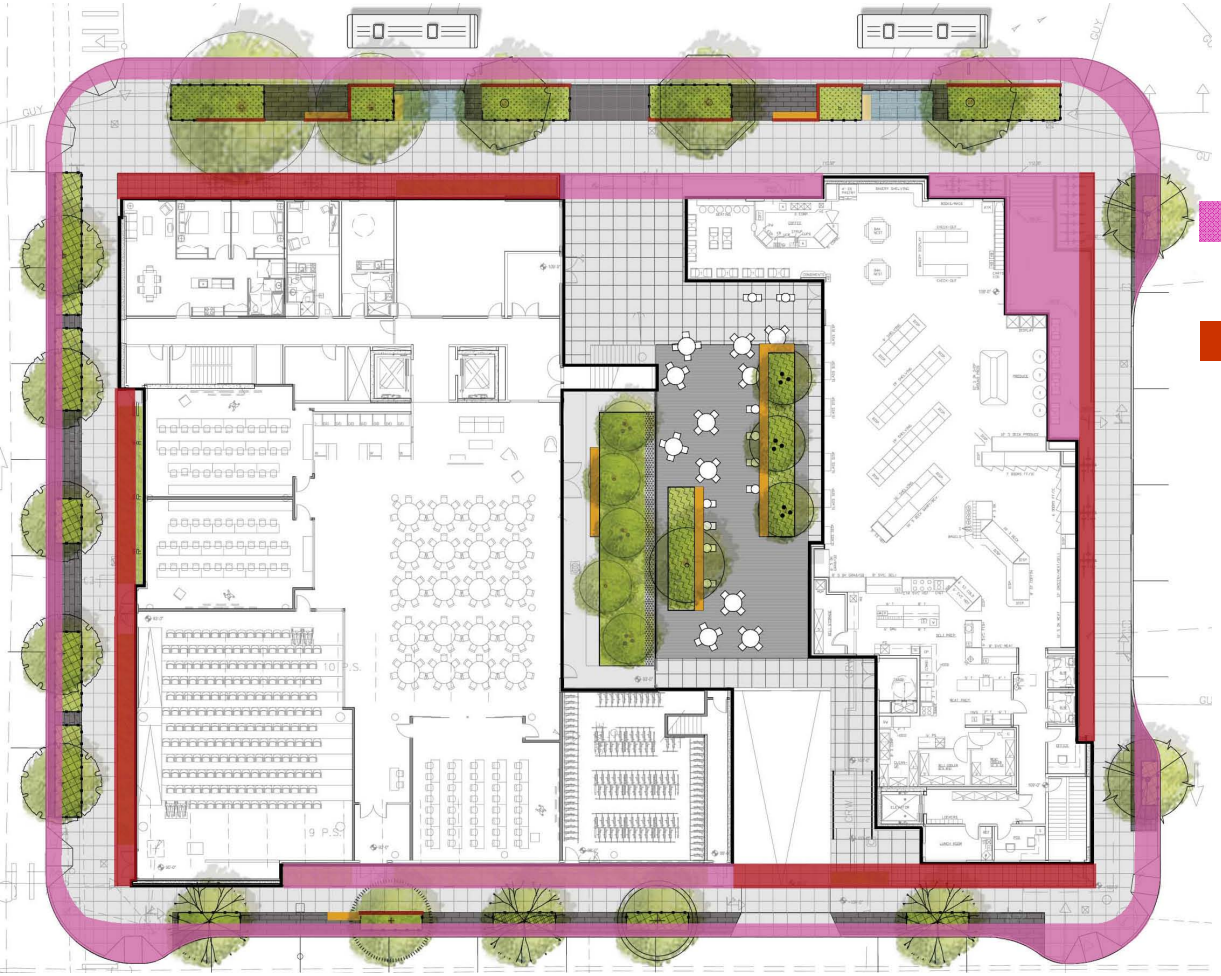
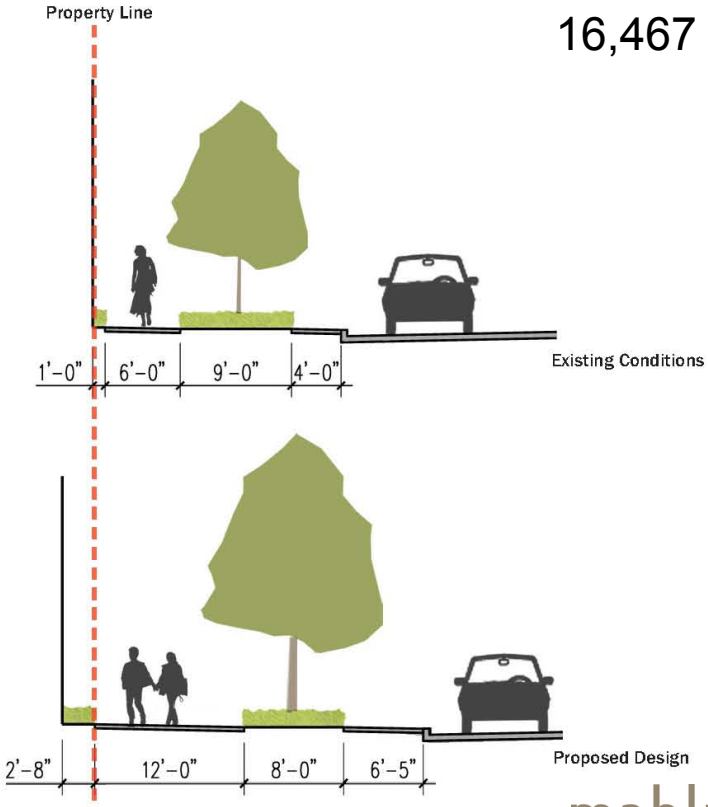
Site 35W



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

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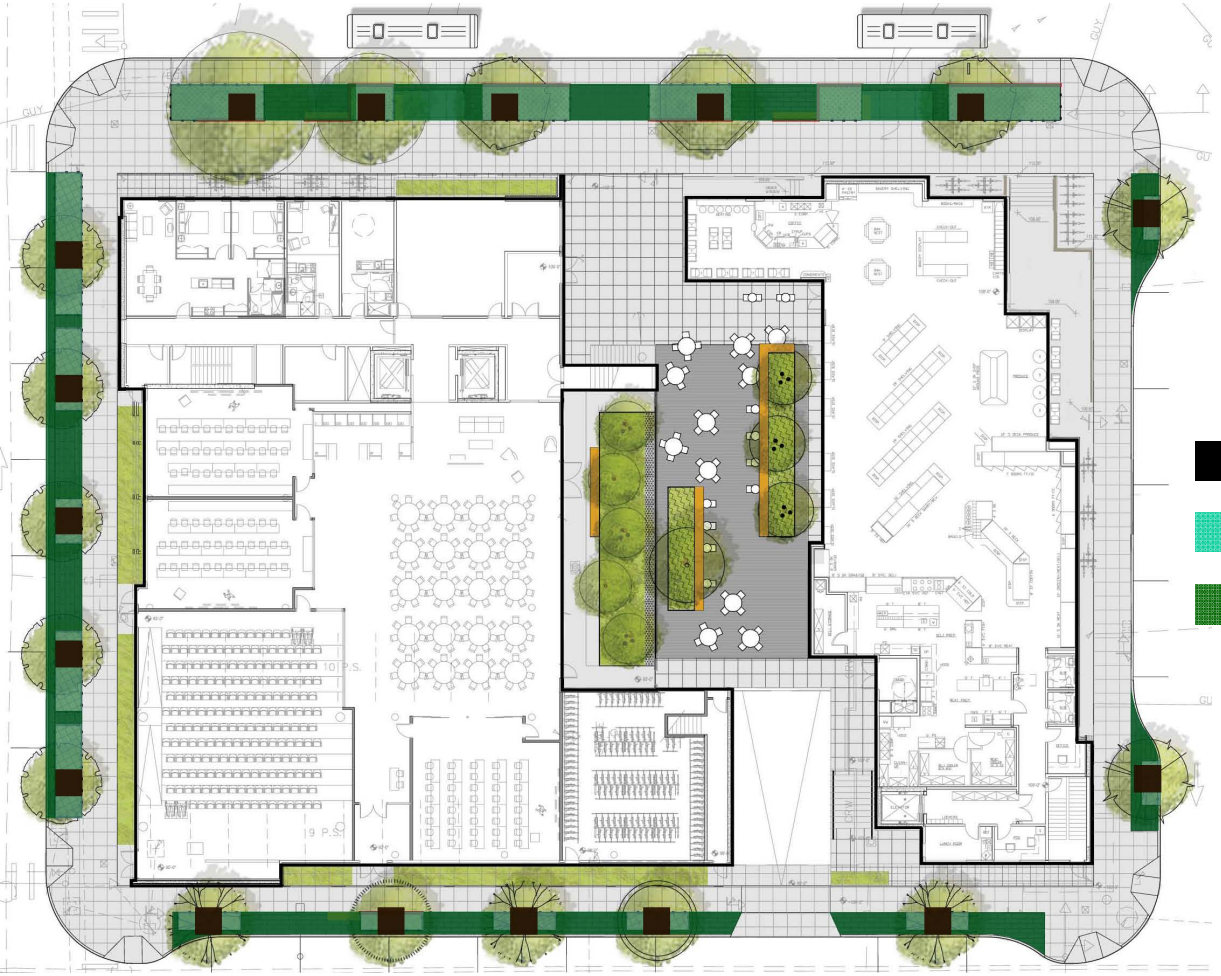
Site 35W



ROW Improvements Quantity Summary

Code Required Improvements:	10,442 sf
Additional Pedestrian Improvements:	4,430 sf
Voluntary Setback:	1,595 sf
Code Required Tree Pit :	425 sf
Additional Planted Area:	1,710 sf
Specialty Paving: (pervious)	1,750 sf

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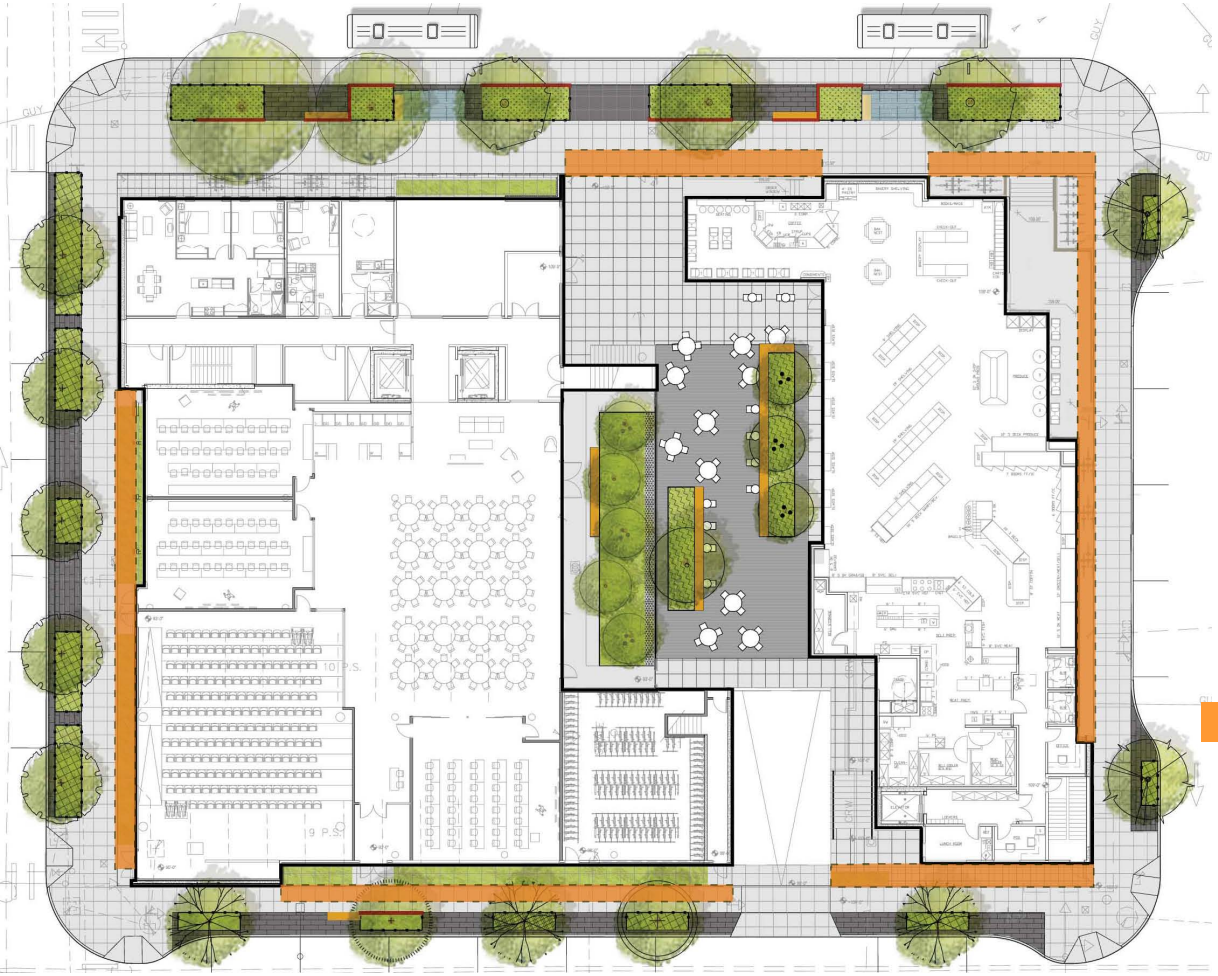
Site 35W



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: (pervious)	1,750 sf
Canopies w/ Integral Lighting:	2,333 sf

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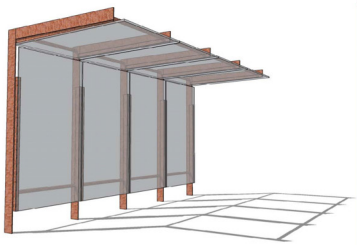
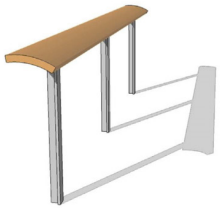
ROW Improvements
Site 35W



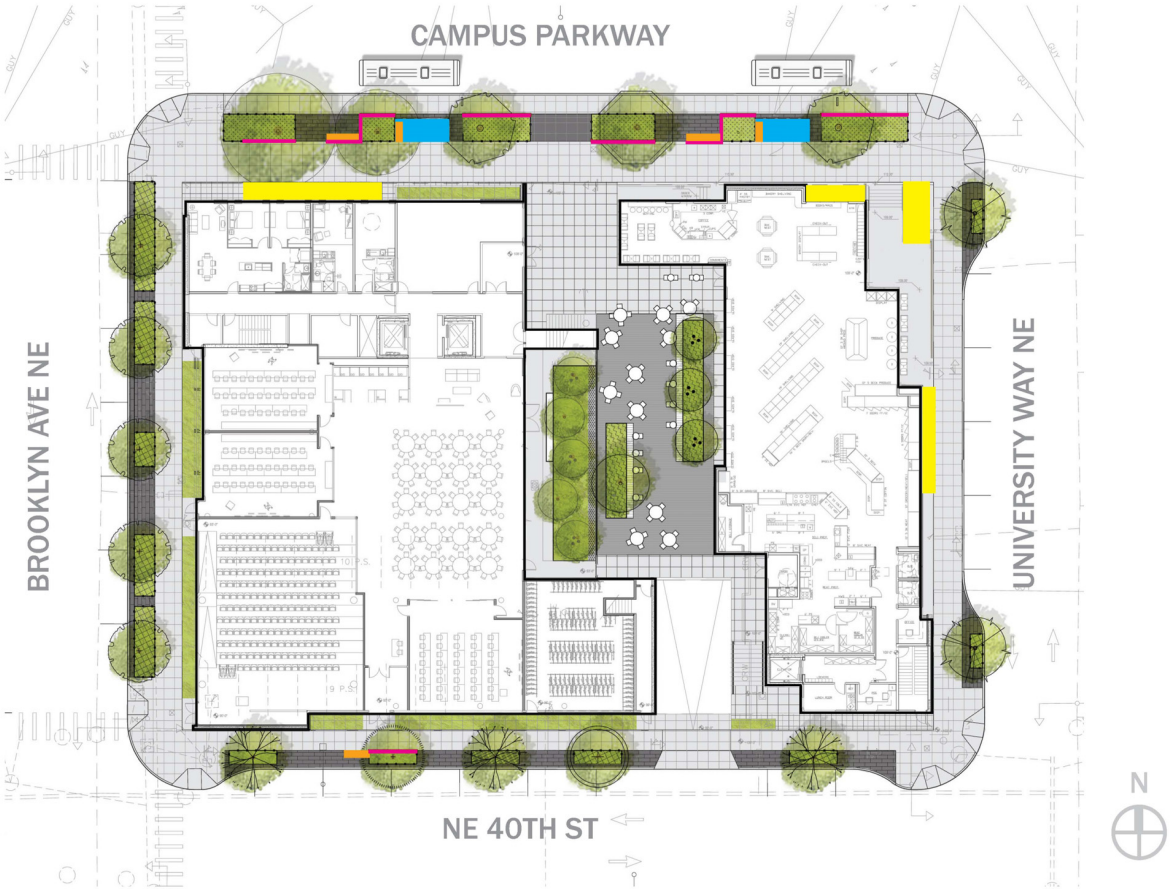
Transit Shelter

Bench



Leanrail

Bike Rack



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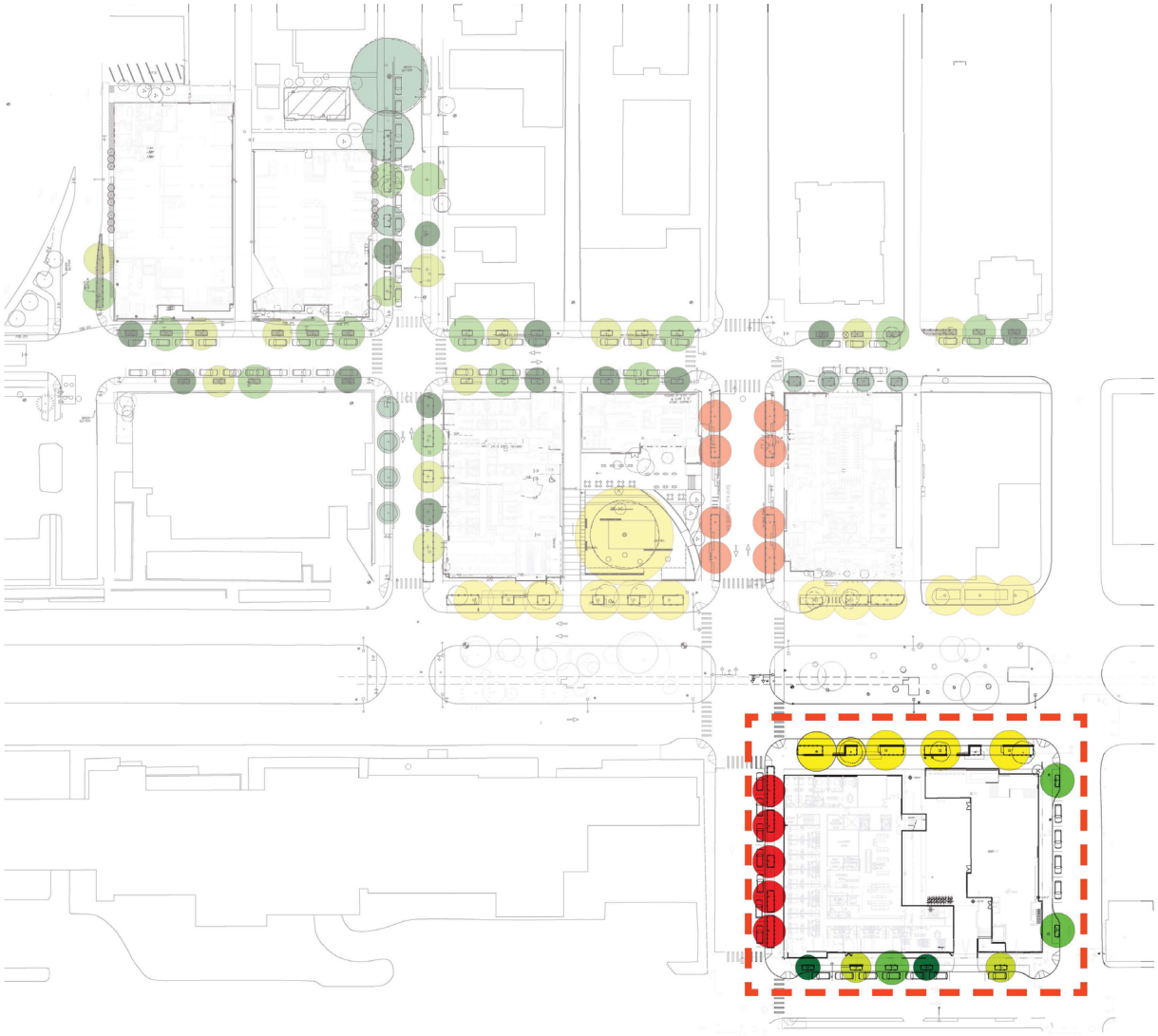
ROW Improvements
Site 35W



Campus Parkway

Brooklyn

Neighborhood Streets

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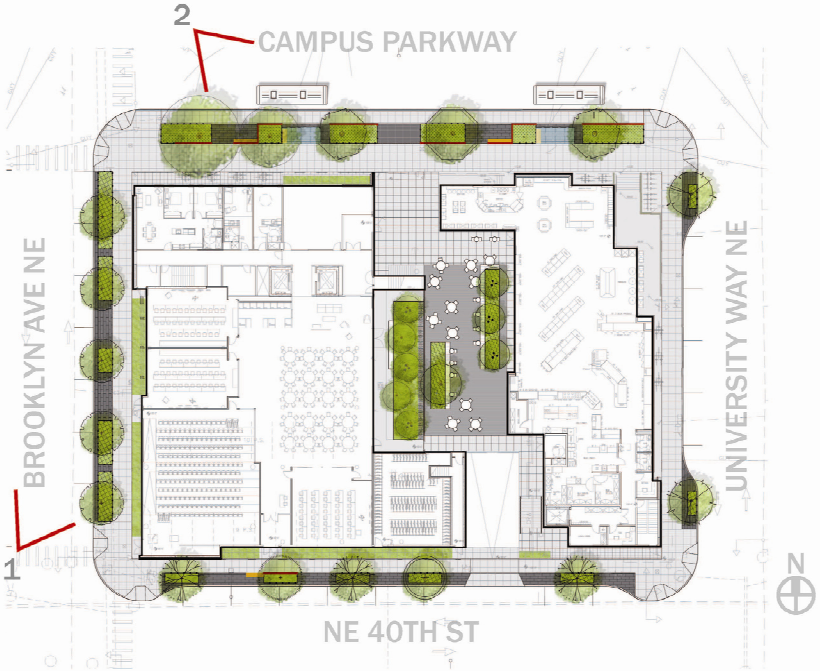
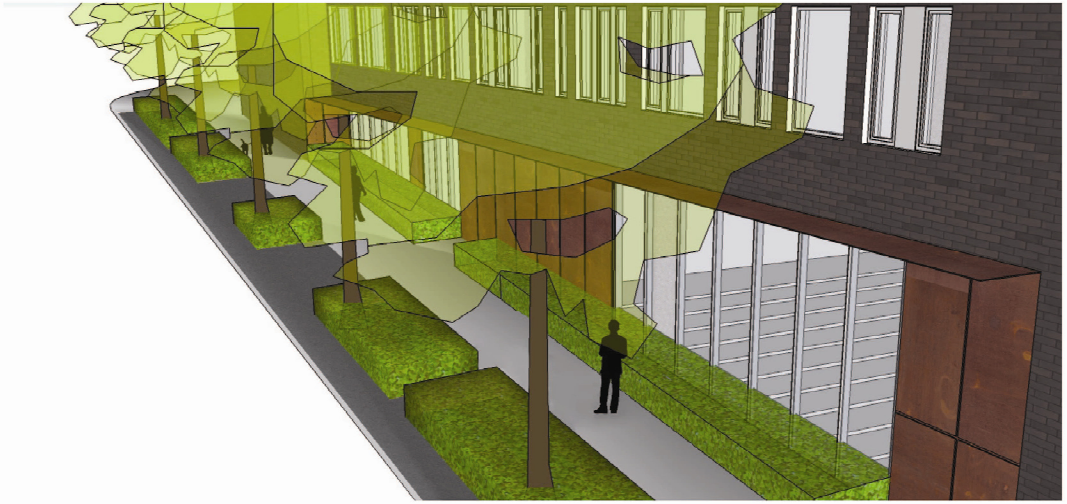
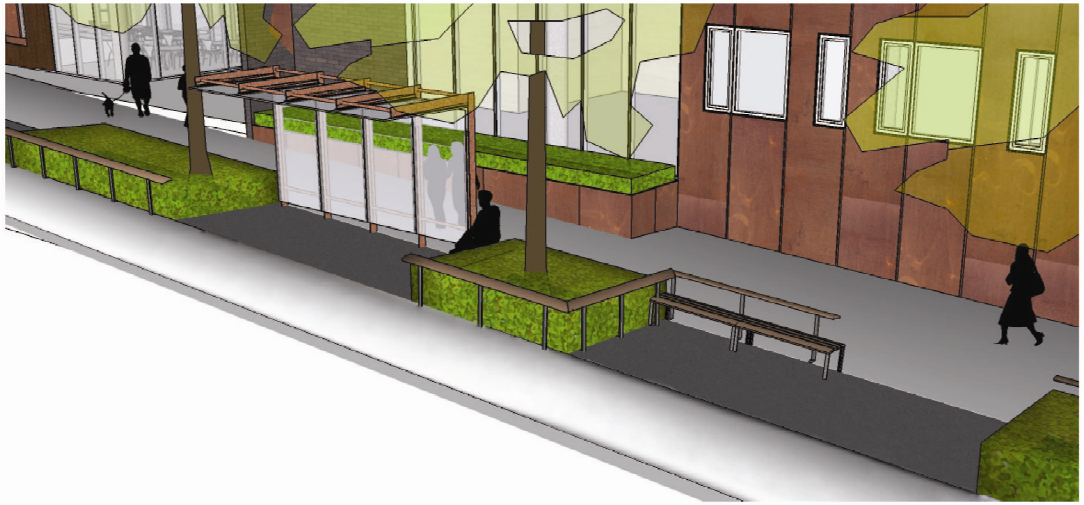
ROW Improvements
Site 35W





1. BROOKLYN AVE NE



2. CAMPUS PARKWAY

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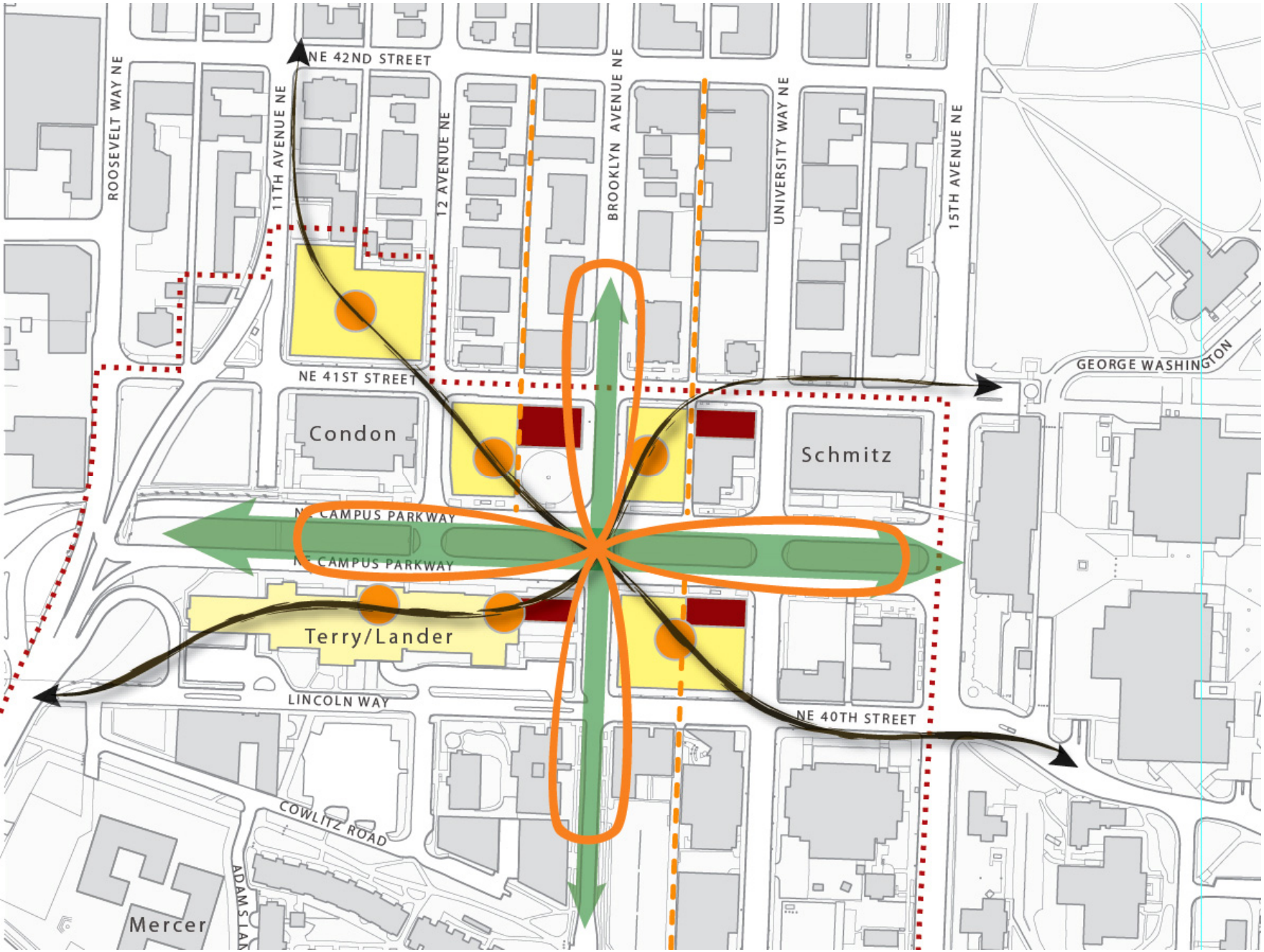
Great Urban Neighborhood



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West Campus Benefit Summary

Development Summary	**Site 32W**	**Site 35W**
Development Potential without Vacation	241,200 sf	247,200 sf
Building Height (Stories)	105’ (9)	105’/65’ (9/6)
Proposed Development	134,570 sf	192,640 sf
Building Height (Stories)	75’ (7)	75’/65’ (7)
Percentage of Potential	56%	78%
Area to be Vacated	2,876 sf	2,240 sf
Public Benefit Summary		
Public Open Spaces		
Landscaped Medians at Campus Parkway	23,000 sf	
Elm Plaza/Terrace	11,680 sf	

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West Campus Benefit Summary

Public Benefit Summary, cont'd.	Site 32W	Site 35W
Pedestrian Improvements		
Additional Landscape/sidewalk:	3,450 sf	4,433 sf
Voluntary Setbacks	840 sf	1,595 sf
Widened Sidewalks	8' Min. Provided	
Additional Tree Pit/Planted Area	2,240 sf	1,710 sf
Pervious Paving over Structural Soil	2,415 sf	1,750 sf
Larger Street Tree Caliper	2-3x City Req.	
Greater Tree Pit Volume	>4x City Req.	
Canopies w/ Integral Lighting.	1,545 sf	2,333 sf
Custom Bus Shelters	yes	yes
Benches	yes	yes
Lean Rails	yes	yes
Bike Racks	yes	yes
Mid-block Pedestrian Pass-through	yes	yes
Retail Open to the Public	yes	yes
Public Courtyard		yes

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West Campus

31W
Condon Hall
32W
Brooklyn Ave
33W
NE Campus Parkway
University Way
Terry/Lander Hall
35W