University District Station Building CUCAC February 8, 2022



University District Station Building

The project will be a partnership between the University of Washington and LPC West. LPC West will lead the development of the 266,000 SF class A office building atop Brooklyn Station. This project will support the transformation of the neighborhood and serve as an elevated gateway to the University of Washington.

UDSB SNAPSHOT

13
Stories

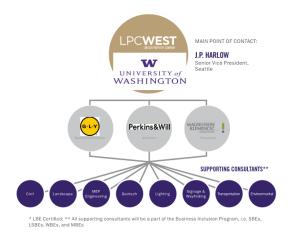
September 2021

Light rail service

January 2025

Anticipated occupancy

Approximately 13 administrative departments, consisting of ~800-950 employees are currently being considered for UDSB occupancy.





UDSB Goals and Milestone Schedule

- 1. Take advantage of operational synergies of centralized administrative units
- Create a branded gateway to the University of Washington Campus for light rail users
- 3. Encourage transit-oriented development consistent with the masterplan
- 4. Reduce the University's overall cost of leasing administrative space
- 5. Design a building that sets a precedent for efficient and effective administrative space usage

Feb – April 2019: Tenant Engagement

April 2019: ACRE Review

July 2019: Regents Lease Approval

July 2021: End of Due Diligence

Sept 2021: Light Rail Station Opens

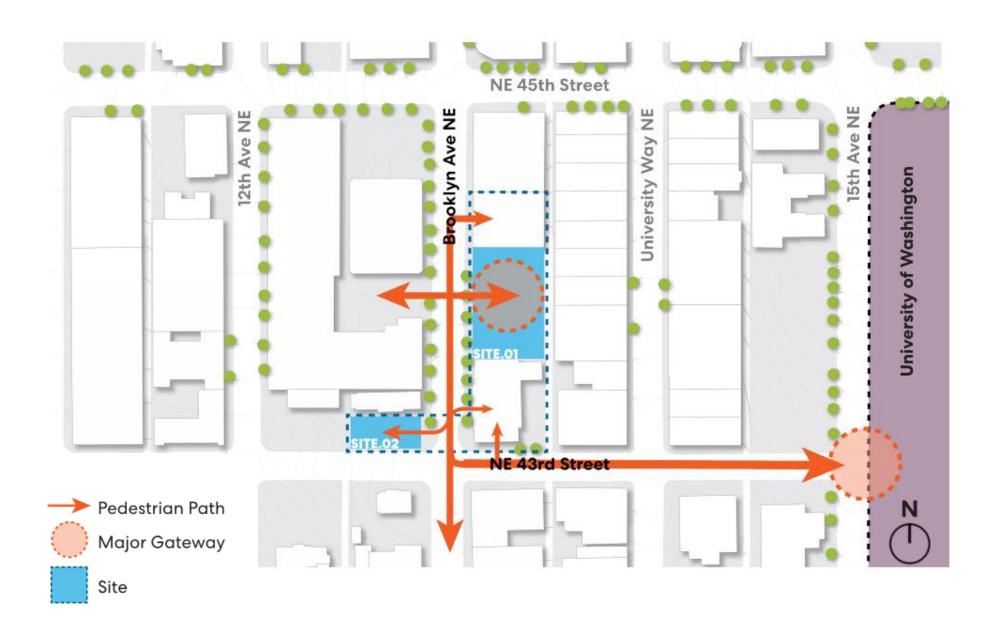
Oct 2022 – June 2024: Base Building Construction

January 2023: Onboard Architect for TI

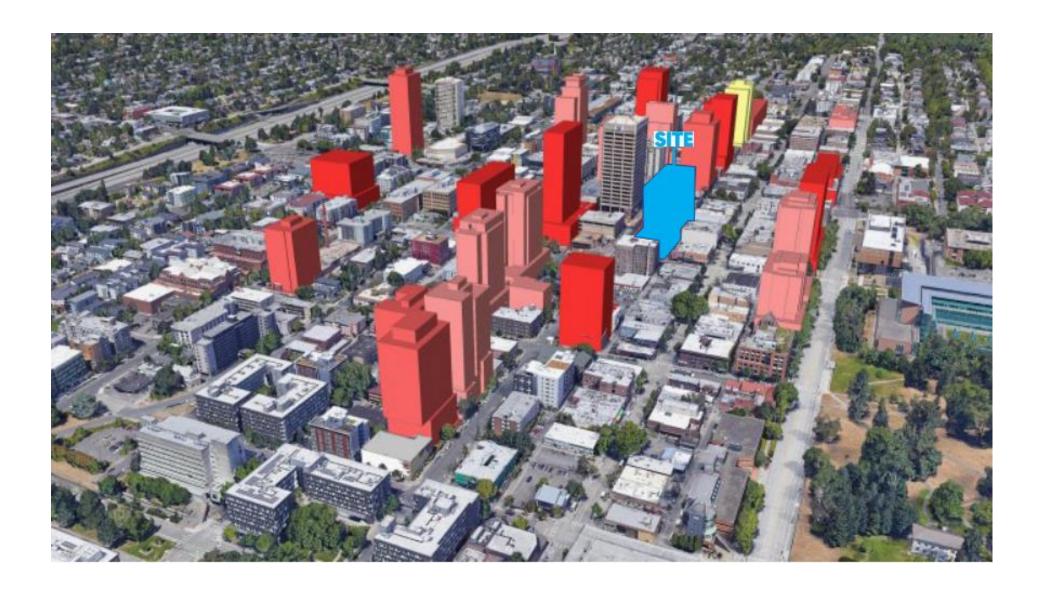
2024-January 2025: TI Construction

Early 2025: Occupancy

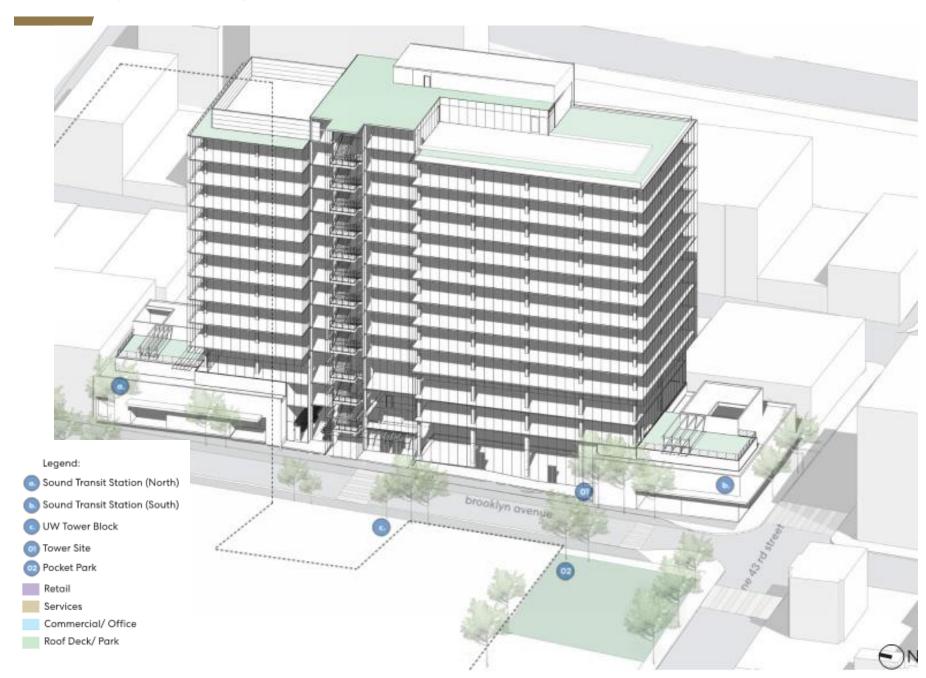
Location and Context Map



Existing Neighborhood and Future Development



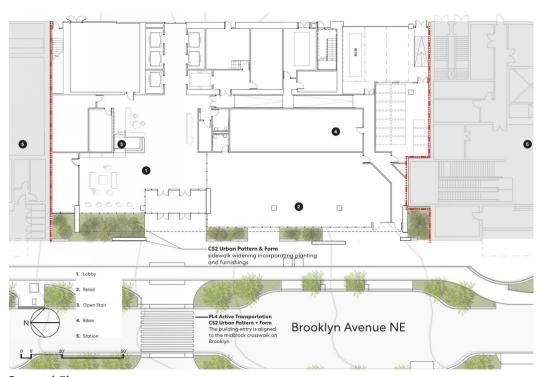
Building Massing



Ground Floor Experience



UDSB Entry

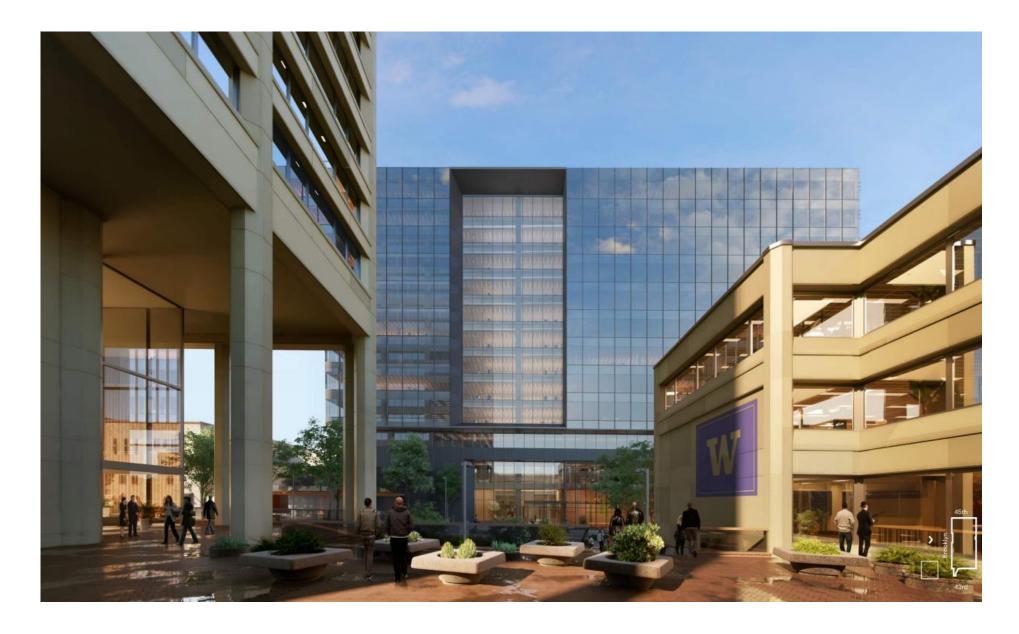


Ground Floor



Sound Transit Head House Design

Building Design - Brooklyn Entrance



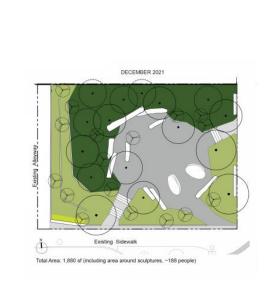
Building Design - View from Brooklyn



Building Design - View from SE



Pocket Park Design – <u>In Progress</u>



Initial Design









Context

Questions?

