

UNIVERSITY *of* WASHINGTON

CUCAC MEETING

March 12, 2024



UW 4-PACK INTRODUCTION



UNIVERSITY *of* WASHINGTON

Laurel Village

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LAUREL VILLAGE DESIGN TEAM INTRODUCTION

WEBER
THOMPSON |



GREYSTARTM





INTRODUCTION & AGENDA

Agenda:

- > UW4-Pack Intro
- > Project Overview
 - Design Team Introduction
 - Location
 - Goals & Objectives
 - Building Program
 - Project Schedule
- > Site Development Standards
- > Early Concepts
- > Question & Discussion

Project Representative:

Shane Ruegamer

Director | *Project Delivery Group,*
UW Facilities

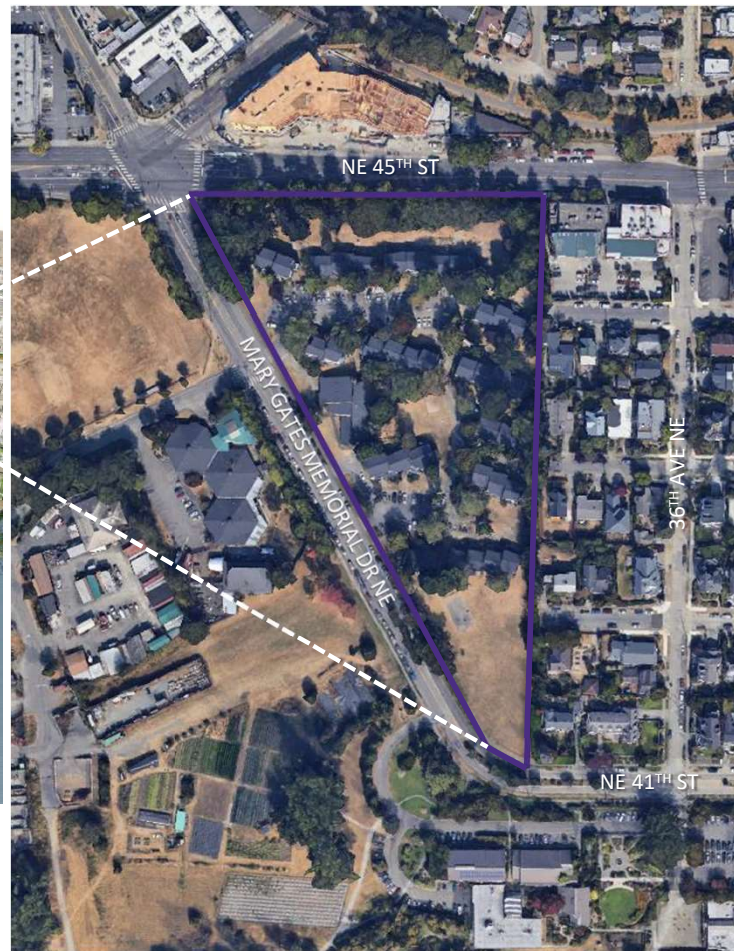
ruegy@uw.edu



LOCATION



EAST CAMPUS LONG-TERM VISION, FIG. 172
FEB 2019 UW CAMPUS MASTER PLAN | PG. 211





GOALS & OBJECTIVES

- > Increase the amount & quality of **affordable housing** for **students & faculty with families** by providing **160 family-size units**, with 33 to be designated for families earning 50% AMI.
- > Provide an on-site **child-care facility** with associated **outdoor play spaces** for approximately **120 children**
- > Site the buildings in a **contextually sensitive** way by **retaining existing tree buffers** along the north & east property bound as well as **designing for the safe flow of pedestrians & vehicles** through the site.



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BUILDING PROGRAM

- > **Approximately 341 units**
 - Pursuing 33 units at 50% AMI
 - 571 beds
- > **Approximately 212 parking stalls**
- > **12,000 SF childcare center for approximately 120 children**



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PROJECT SCHEDULE

PROJECT DEFINITION

2023 - 2024

DESIGN & PERMITTING

JAN 2024 – DEC 2025

DEMOLITION

DEC 2025

NEW CONSTRUCTION START

DEC 2025

NEW LAUREL VILLAGE OPEN

FALL QUARTER 2028

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SITE DEVELOPMENT STANDARDS

E84 – LAUREL VILLAGE WEST CMP DEV. STANDARDS		E83 – LAUREL VILLAGE EAST CMP DEV. STANDARDS	
TOTAL MAX GSF	195,000 GSF	TOTAL MAX GSF	70,000 GSF
DEMOLITION GSF	0 GSF	DEMOLITION GSF	88,536 GSF
NET NEW GSF	195,000 GSF	NET NEW GSF	-18,536 GSF
MAX HEIGHT (FT)	65'	MAX HEIGHT (FT)	37' (30' conditioned)
VIEW CORRIDORS	NONE	VIEW CORRIDORS	NONE



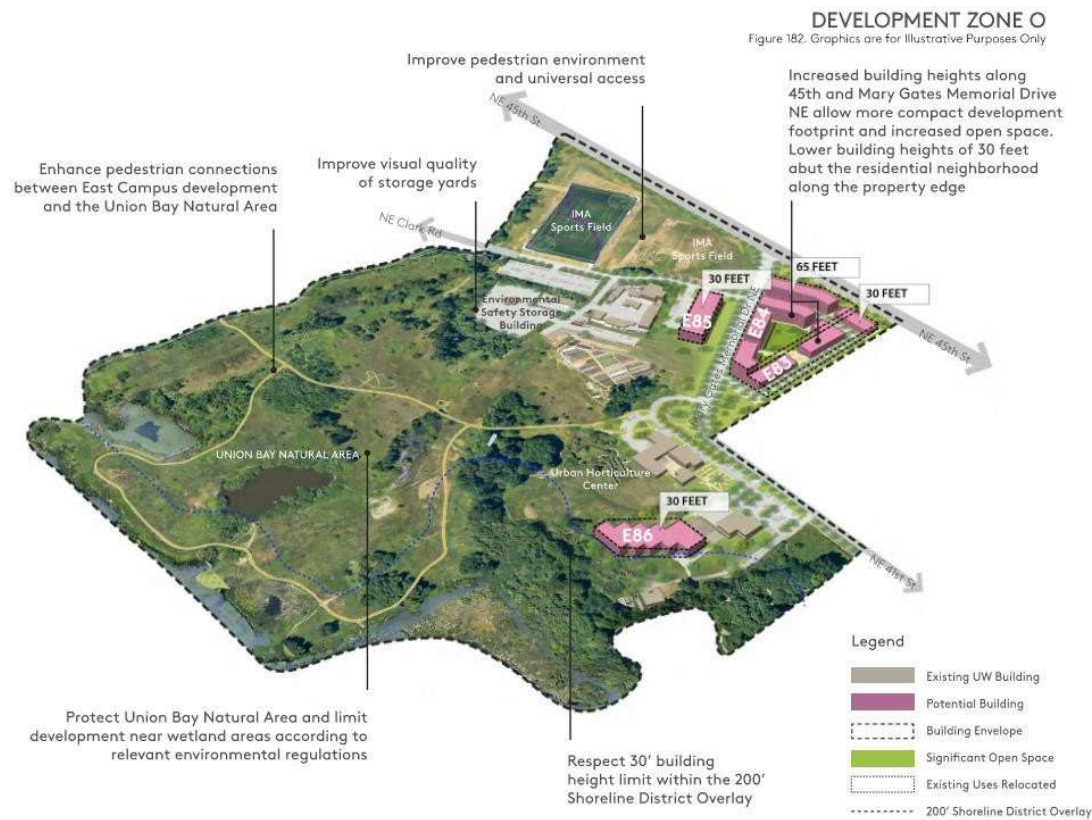
TABLE 17 EAST CAMPUS DEVELOPMENT SITES SPREADSHEET
FEB 2019 UW CAMPUS MASTER PLAN | PG. 237

SITE DEVELOPMENT STANDARDS

E84 & E85 – LAUREL VILLAGE WEST & EAST		
CMP DEVELOPMENT STANDARDS		PROPOSED PROJECT
TOTAL MAX GSF	265,000 GSF	369,000 GSF
DEMOLITION GSF	88,536 GSF	88,536 GSF
NET NEW GSF	176,464 GSF	280,464 GSF
MAX HEIGHT (FT)	65'/37'	65'/30'
VIEW CORRIDORS	NONE	NONE
STUDENT BEDS	79 BEDS	571 BEDS



SITE DEVELOPMENT STANDARDS





SITE DEVELOPMENT STANDARDS

CMP Development Standard	Project Consistency
Trees	Tree removal replacement are managed through the Urban Forest Management Plan (UFMP). New trees will be planted both on the site and in other campus locations. (p 249)
Light and Glare (CMP pg. 239)	No light poles will be greater than 100' in height. Building materials will consider light and glare.
Parking (CMP pg. 241)	212 parking stalls are proposed for residential use. 25 parking stalls are proposed for childcare use.





SITE DEVELOPMENT STANDARDS



CMP Development Standard	Project Consistency
Public Realm Allowance <i>(CMP pg. 242)</i>	Design will comply with public realm allowances for rights-of-way, streetscapes, sidewalks, street lighting, street furniture, bio-swales, pedestrian paths, courtyards, landscapes, etc.
Signs and Banners <i>(CMU pg. 245)</i>	Signage and banners will comply in areas inside the MIO when visible from non-University property.
Structure Height Limits <i>(CMP pg. 246)</i>	The west site height limit is 65'. The east site height limit is 30'. The design complies.



EARLY CONCEPTS

SITE DESIGN INSPIRATION

NATURE



CONNECTION



WATER

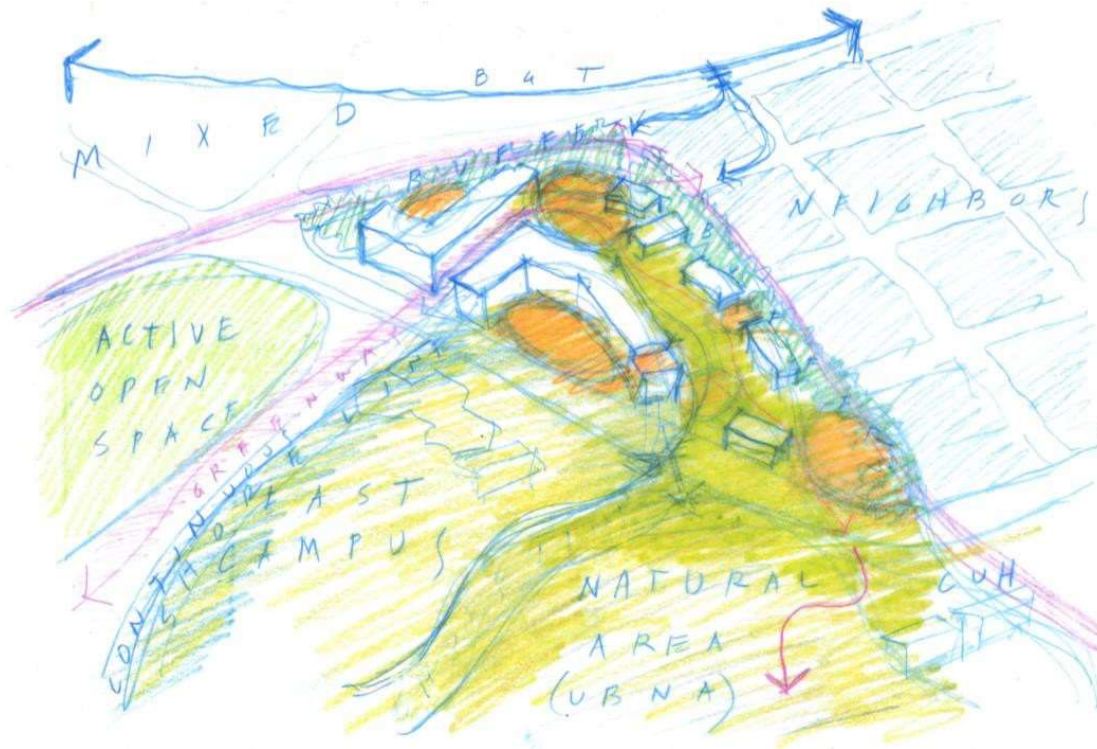


CONNECTED SPACE



EARLY CONCEPTS

LANDSCAPE DESIGN STUDY



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EARLY CONCEPTS

EXTERIOR BUILDING MASSING & PARKING



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LAUREL - QUESTIONS & DISCUSSION

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UNIVERSITY *of* WASHINGTON

Blakeley Village

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BLAKELEY VILLAGE DESIGN TEAM INTRODUCTION

NAC



GREYSTARTM



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LOCATION

Nordheim Court ZONE Q Blakeley Village



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LOCATION



GOALS & OBJECTIVES

- > **Increase housing options and improve the quality of housing for UW students with a new residence hall to accommodate 1000 students.**
- > **Maintain affordable rents for single students.**
- > **Create a positive undergraduate living experience, set within a natural, urban oasis.**



PROGRAM

Students Served

1000+

Studios and 2/3/4 bedroom units

Common spaces

TBD study rooms, game lounge, wellness hub

Parking

(40) stalls removed

Service and delivery provided only



SCHEDULE

Project Due Diligence

Design and Permitting

Demolition

Construction Start

New Blakeley Village Open

January 2023 – January 2024

February 2024 – October 2025

November 2025

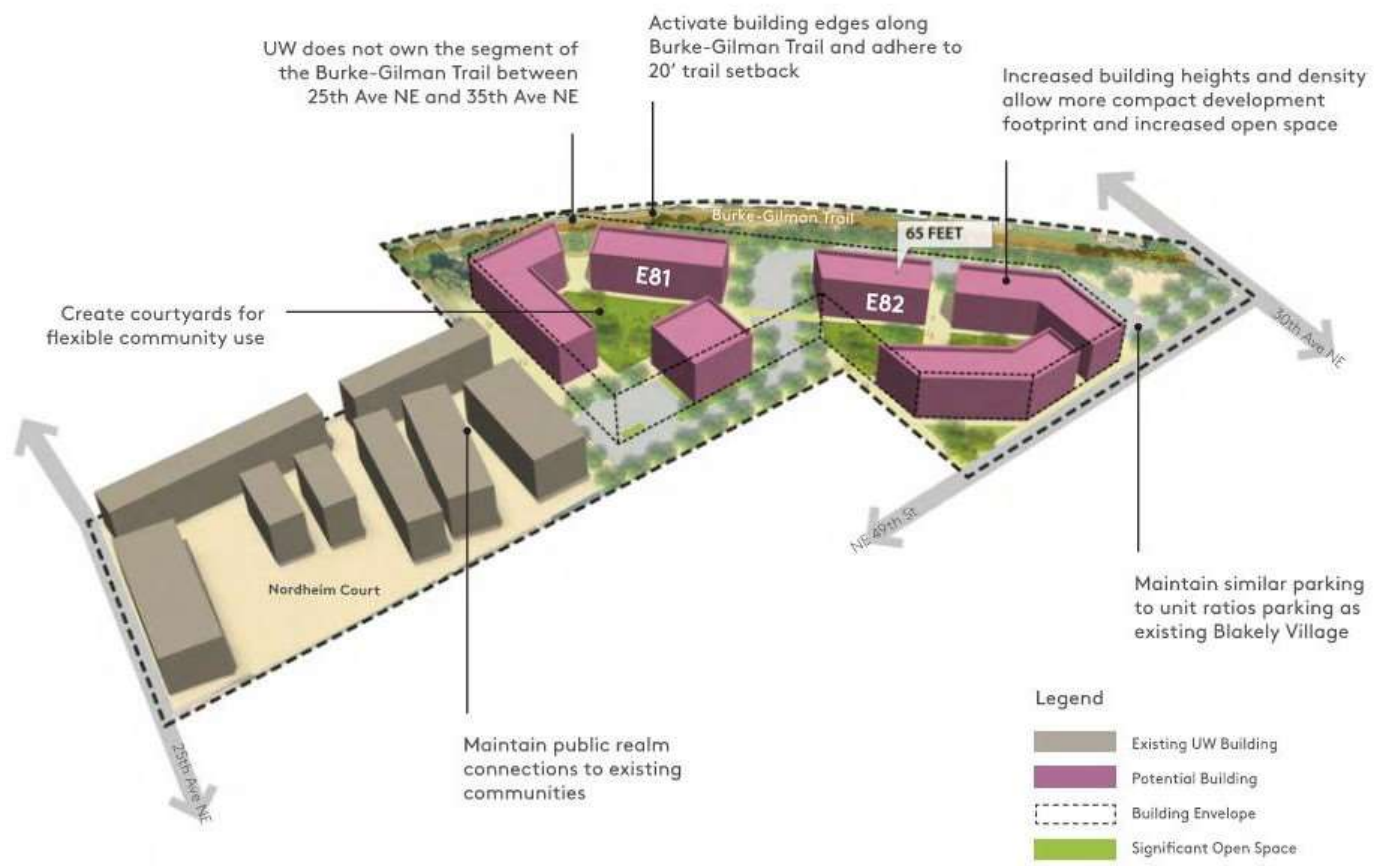
December 2025

Fall Quarter 2028

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SITE DEVELOPMENT STANDARDS

DEVELOPMENT ZONE Q
Figure 184. Graphics are for Illustrative Purposes Only



SITE DEVELOPMENT STANDARDS

E81 & E82 – BLAKELEY VILLAGE		
CMP DEVELOPMENT STANDARDS		PROPOSED PROJECT
Total Max GSF	225,000 GSF	460,000 GSF
Existing GSF	92,661 GSF	
Net New GSF		367,339 GSF
Max Height (ft)	65'	65'
Student Spaces	80 Units	1,000 Beds





SITE DEVELOPMENT STANDARDS

CMP Development Standard	Project Consistency
Ground Level Setbacks	No setbacks are required to adjacent properties. All neighboring properties are Seattle Commercial zones with no required setbacks. A setback of 20' is maintained at the Burke Gilman Trail from the edge of the pavement to face of building. (p 244)
Light and Glare	Lighting will be provided in a manner to conserve energy and mitigate significant adverse impacts of light and glare on campus buildings and spaces and adjacent residential areas, consistent with the needs of safety and security. (p 239)
Space Commitments	No open space commitments are triggered by this CMP development site.
View Corridors	There are no view corridors associated with this site. (pp 251-253)





SITE DEVELOPMENT STANDARDS

CMP Development Standard	Project Consistency
Public Realm Allowance	Public Realm Allowance (p 242). We are providing enhanced pedestrian access to the Burke Gilman Trail with pedestrian paths, publicly accessible open spaces and bio swales per the CMP.
Structure Height Limits	The height limit for the site is 65' (p 246).
Trees	Tree removal replacement are managed through the Urban Forest Management Plan (UFMP). New trees will be planted both on the site and in other campus locations. (p 249)
Gross Square Feet	Building Area complies with the Facilities Inventory and Classification Manual (FICM) and is defined by the Master Plan. Floor area is within the East Campus Growth Allowance Limits. (pp 254-255)



CONCEPTUAL DESIGN CONSIDERATIONS

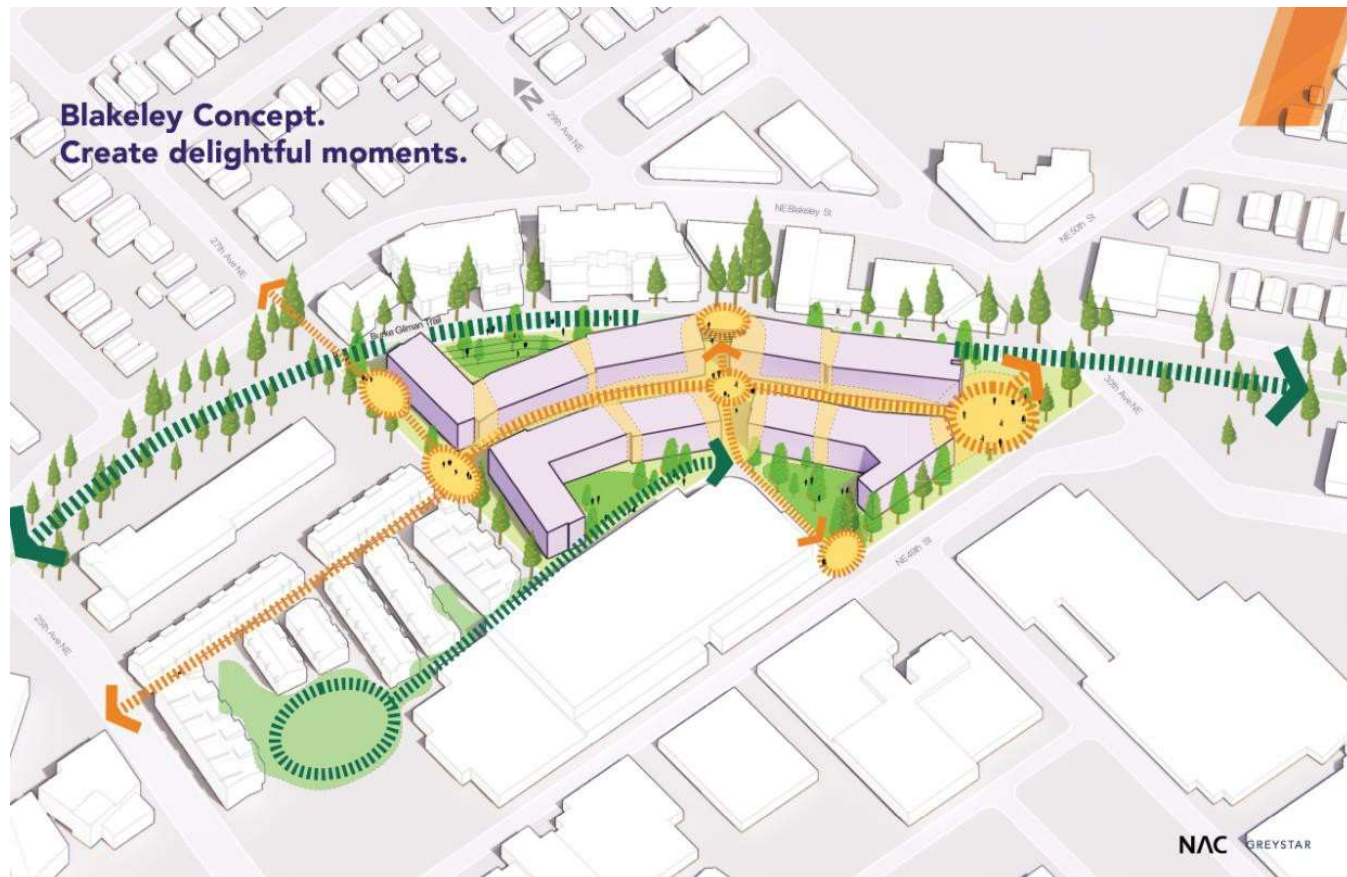


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CONCEPTUAL DESIGN CONSIDERATIONS



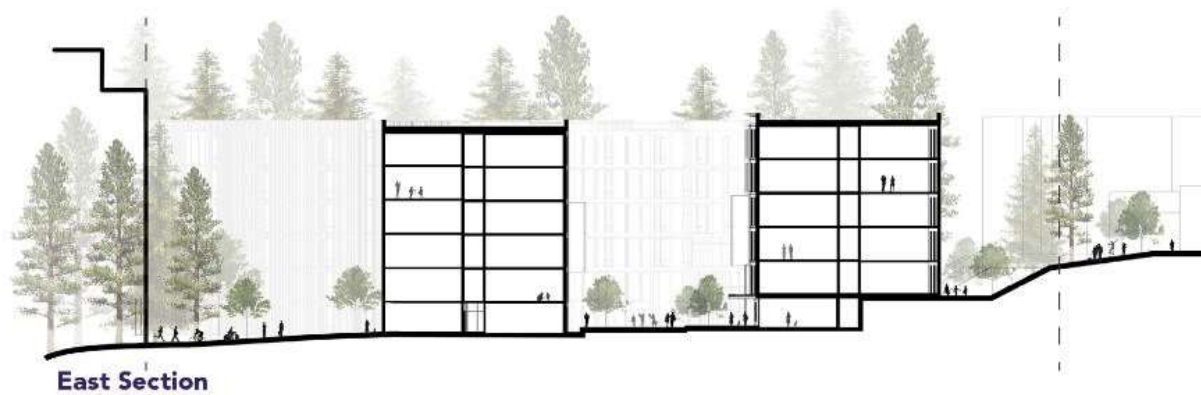
CONCEPTUAL CIRCULATION



CONCEPTUAL MASSING



CONCEPTUAL SECTION



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BLAKELEY - QUESTIONS & DISCUSSION

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