

UNIVERSITY *of* WASHINGTON

Laurel Village

March 12, 2024 - CUCAC



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:

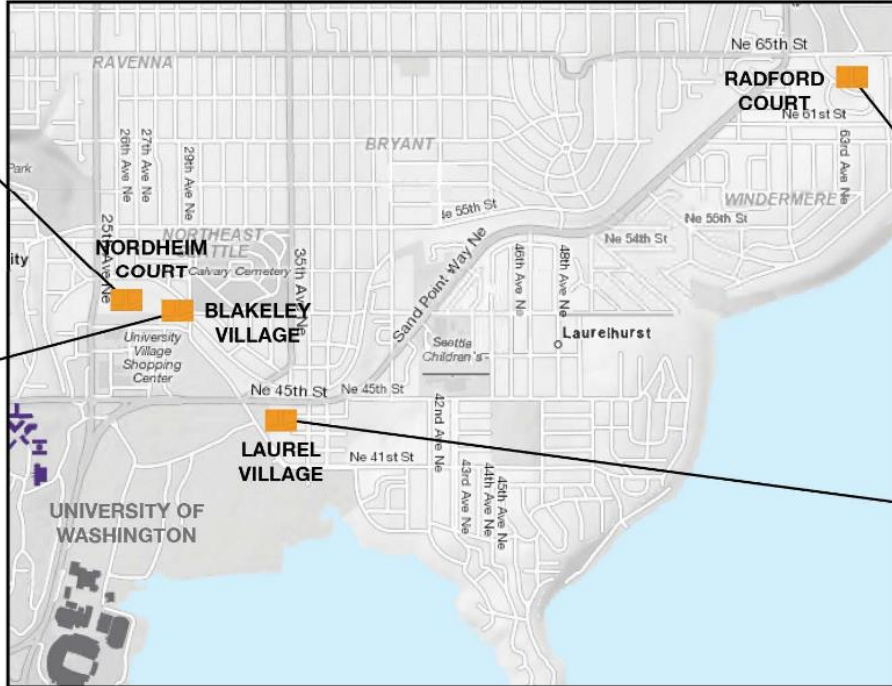
Shane Ruegamer

Director | *Project Delivery Group,*
UW Facilities

ruegy@uw.edu



UW4-PACK INTRODUCTION





LAUREL VILLAGE DESIGN TEAM INTRODUCTION

WEBER
THOMPSON |

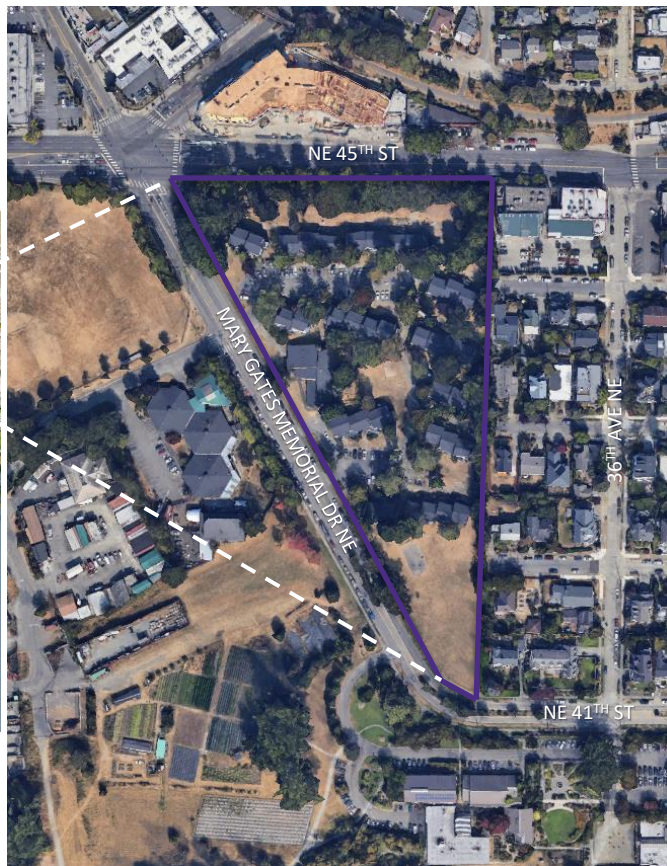
W | M

W

LOCATION



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



GOALS & OBJECTIVES

- > **Design Goal 1**
 - Site the buildings in a contextually sensitive way
- > **Design Goal 2**
 - Site the buildings to maximize the impact of the Landscape Design
- > **Design Goal 3**
 - Serve each building with a considered approach to pedestrian and vehicle access



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**



PROJECT SCHEDULE

PROJECT DEFINITION	2023 - 2024
DESIGN & PERMITTING	JAN 2024 – DEC 2025
DEMOLITION	DEC 2025
NEW CONSTRUCTION START	DEC 2025 – DEC 2027
NEW LAUREL VILLAGE OPEN	WINTER QUARTER 2028



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'
VIEW CORRIDORS	NONE	VIEW CORRIDORS	NONE

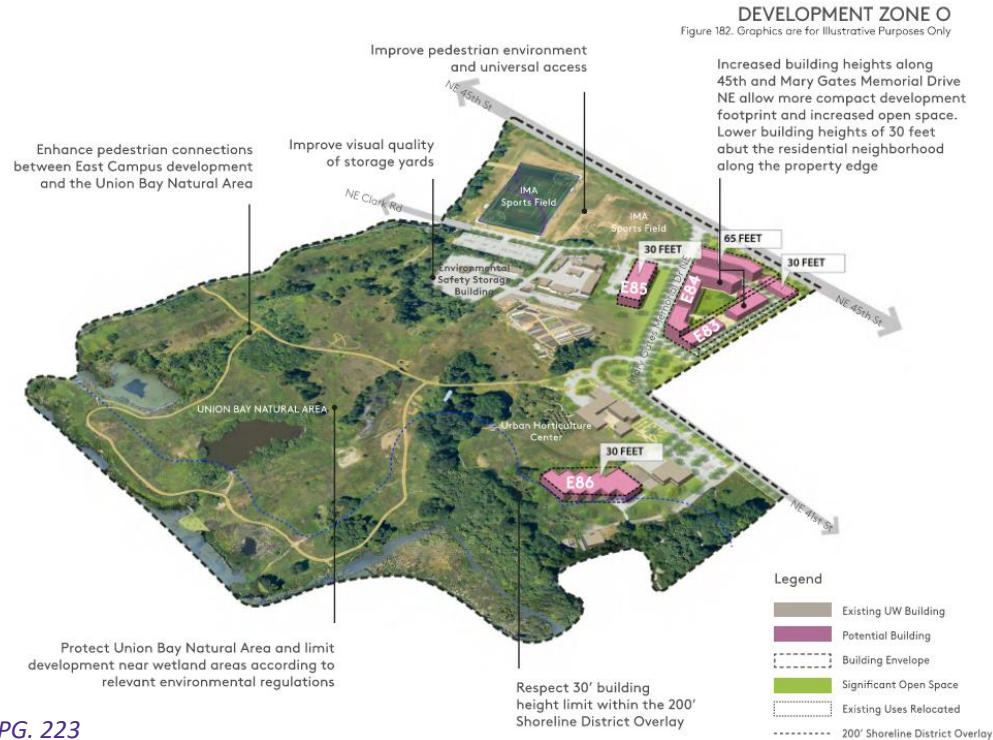


SITE DEVELOPMENT STANDARDS

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
Active Street-Level Use and Transparency (CMP pg. 238)	Childcare facility will comply with active street-level use.
Ground Level Setbacks (CMP pg. 238)	Will comply with setbacks along city of Seattle streets.
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 37'. The design complies.
Trees <i>(CMP pg. 249)</i>	The project complies with the UFMP goals.



EARLY CONCEPTS

SITE DESIGN INSPIRATION

NATURE



CONNECTION



WATER

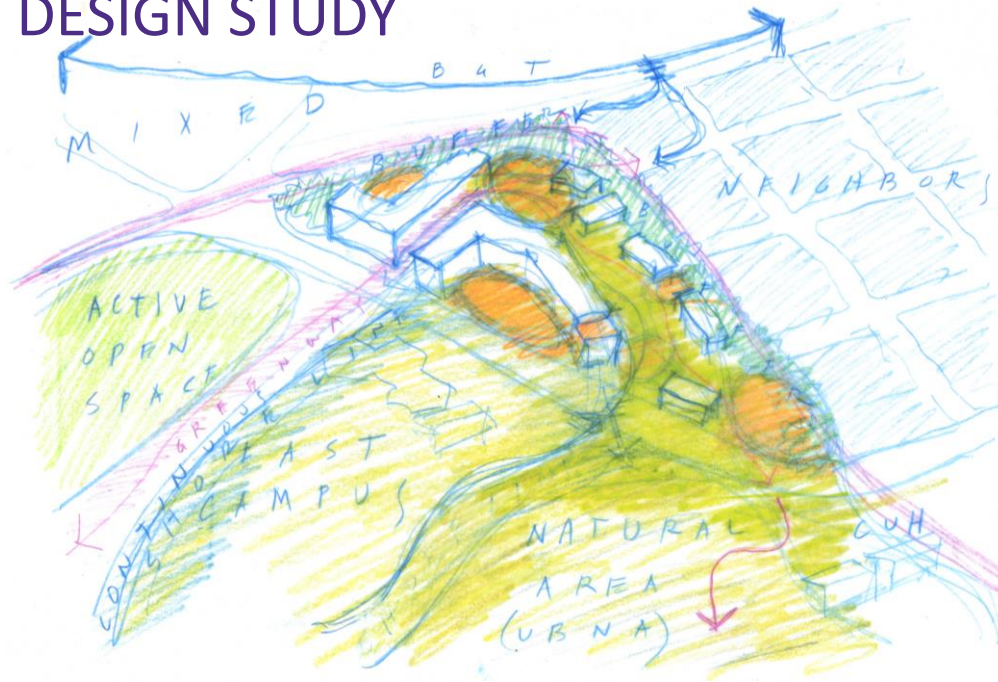


CONNECTED SPACE



EARLY CONCEPTS

LANDSCAPE DESIGN STUDY



EARLY CONCEPTS

EXTERIOR BUILDING MASSING & PARKING



UNIVERSITY *of* WASHINGTON

QUESTIONS & DISCUSSION

