

UW U-District Station Building

CUCAC Presentation

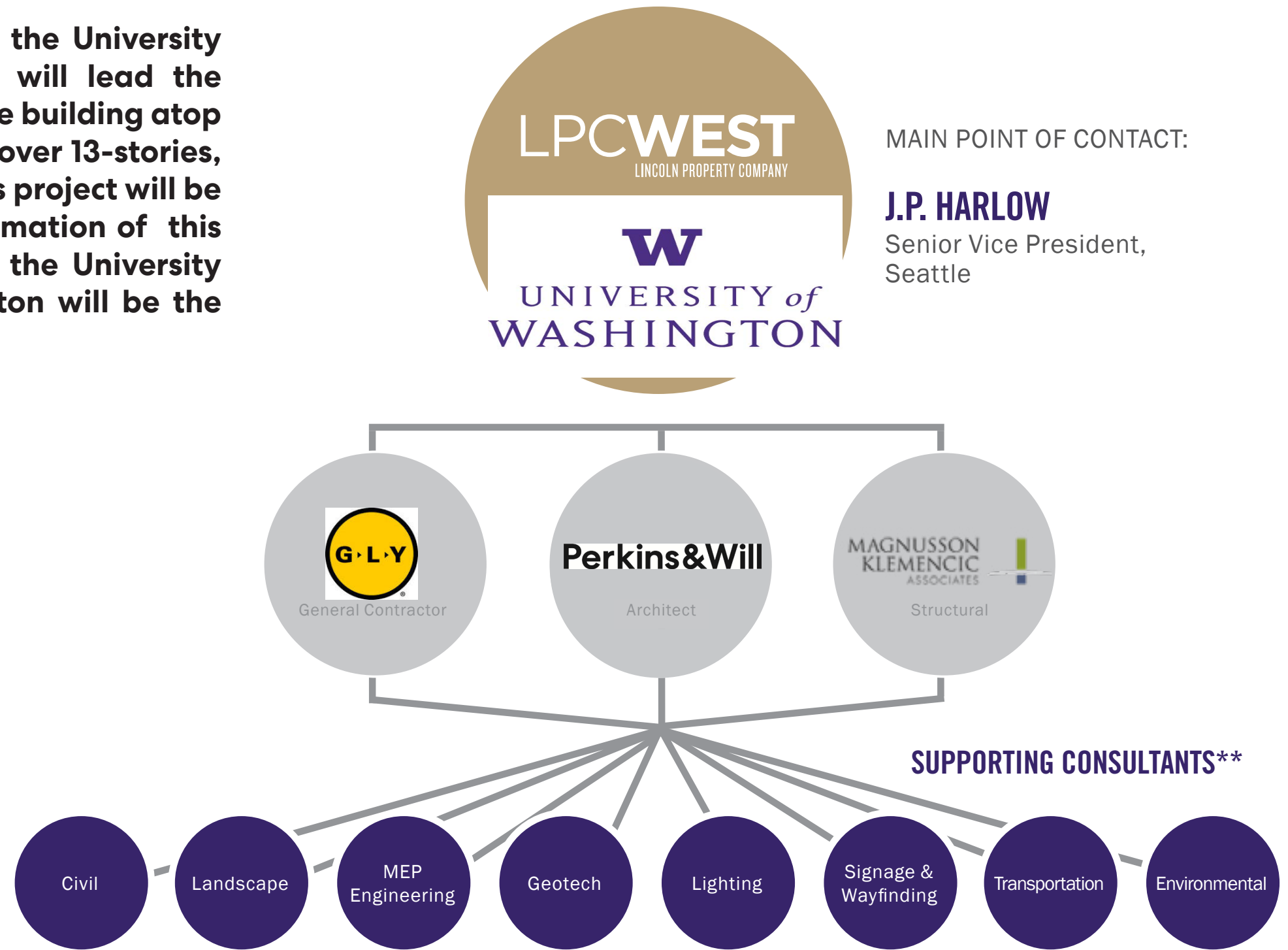
2020-02-11

UNIVERSITY of WASHINGTON
UNIVERSITY of WASHINGTON



LPCWest | P&W

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. 175,000 sf of office space over 13-stories, along with 2,500 sf of retail at the base. This project will be a critical feature that supports the transformation of this neighborhood as an elevated gateway to the University of Washington. The University of Washington will be the primary tenant of the building.

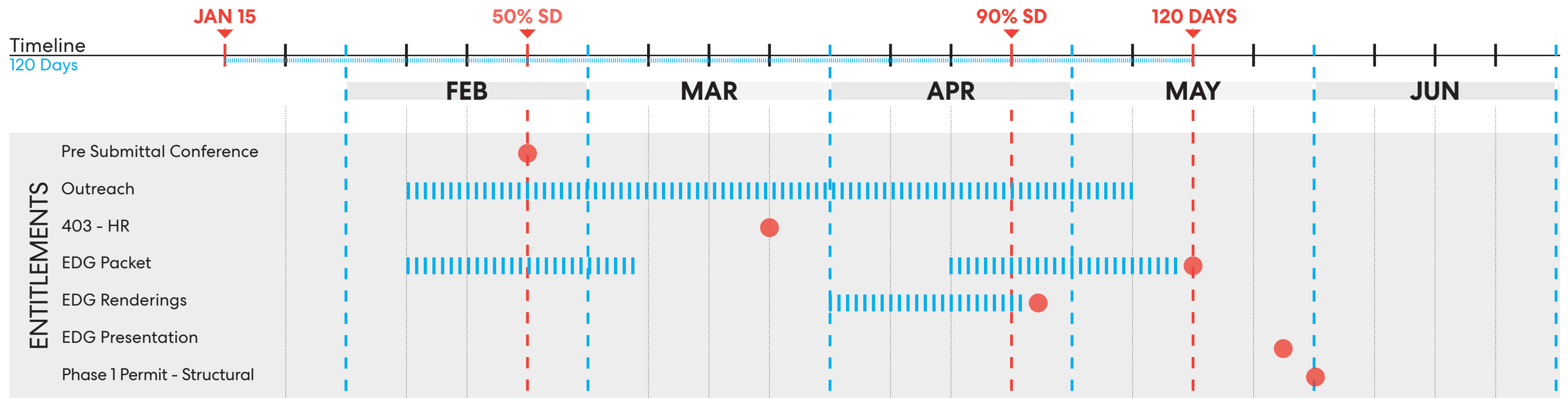


MAIN POINT OF CONTACT:

J.P. HARLOW

Senior Vice President,
Seattle

* LBE Certified; ** All supporting consultants will be a part of the Business Inclusion Program, i.e. SBEs, LSBEs, WBEs, and MBEs



Project Schedule

UW U-District Station Building

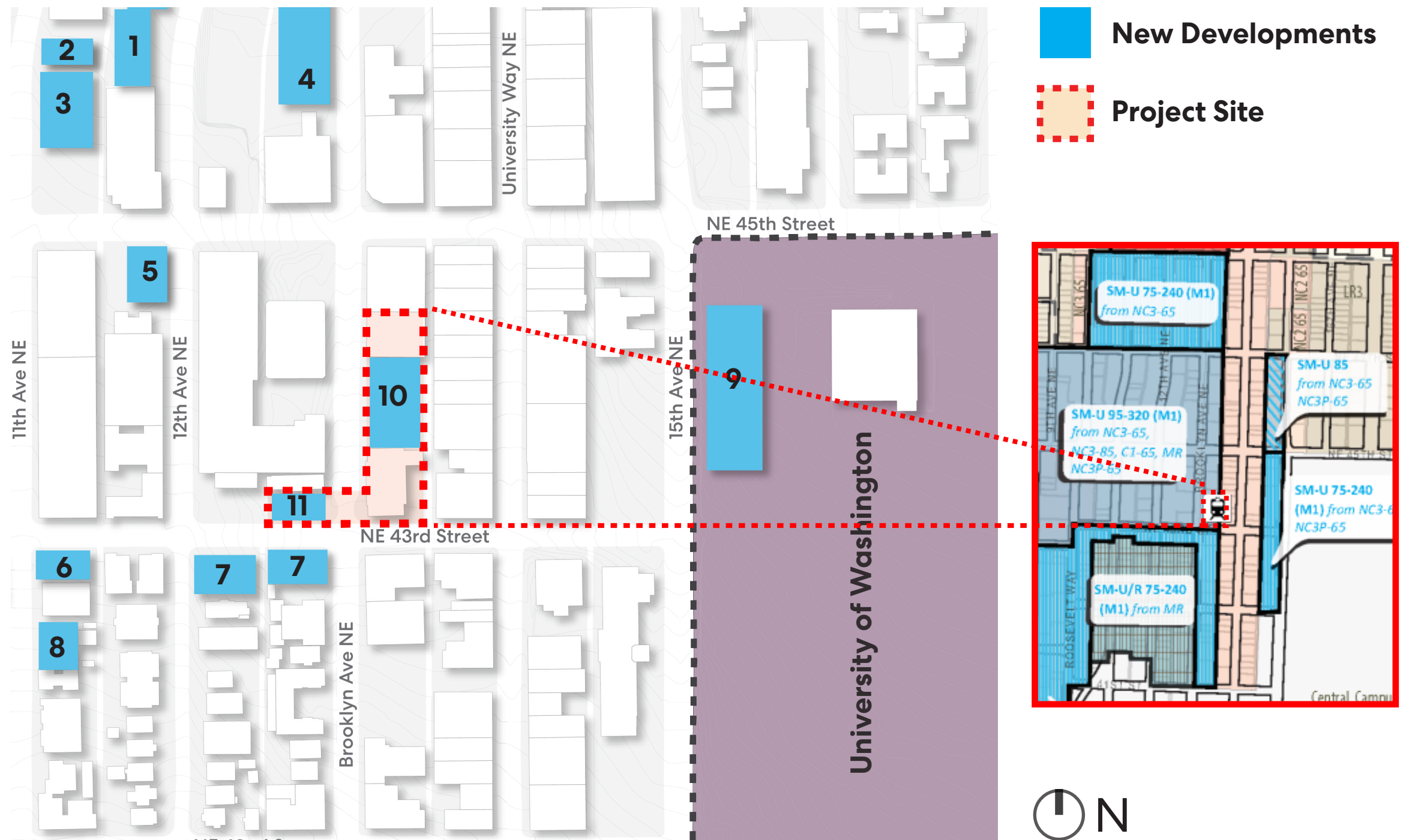


Source: UW Master Plan (Guiding Principle.01 "Connectivity")

UW Campus Master Plan + Urban Framework

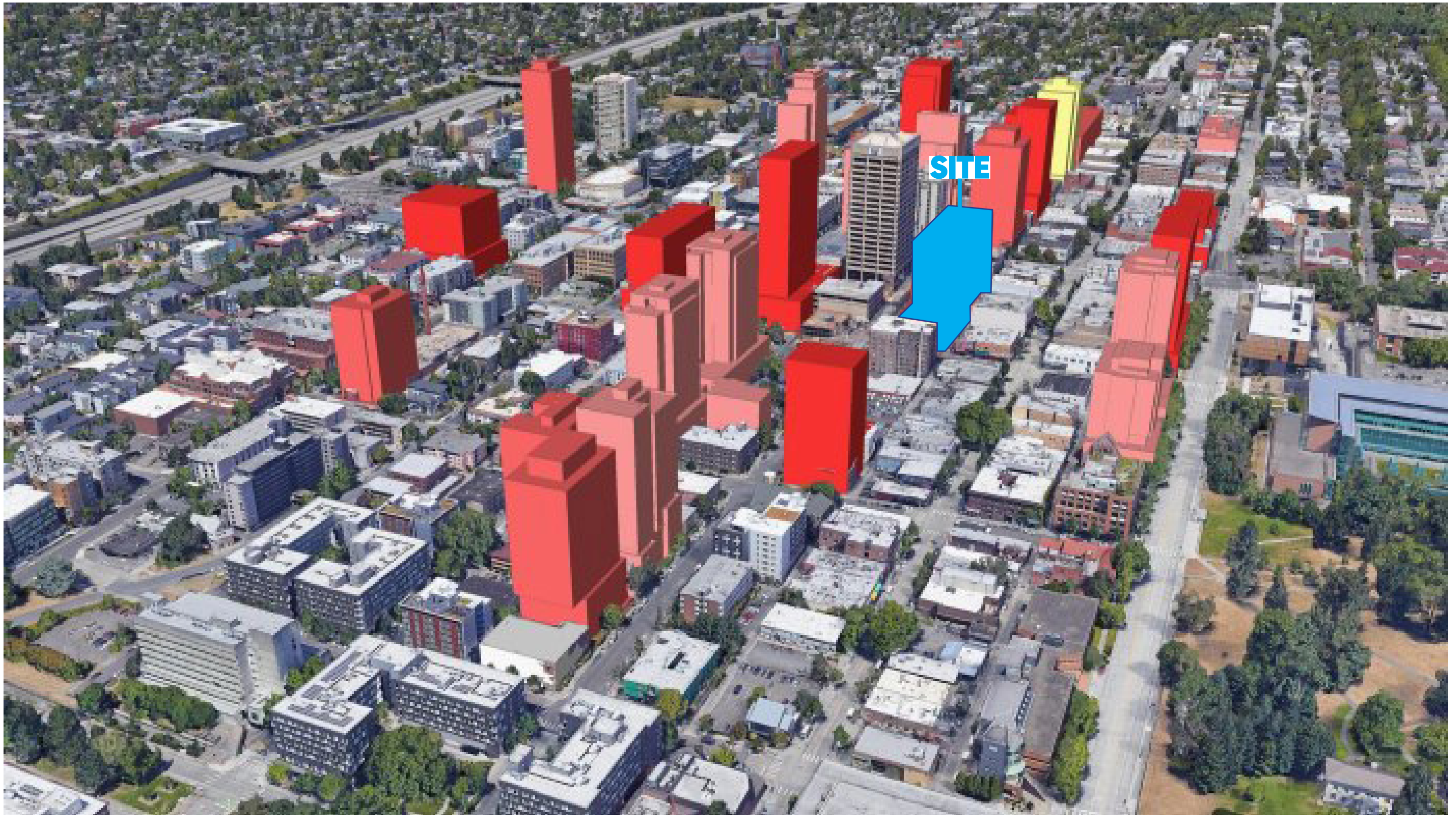
UW U-District Station Building

- (1) 4535 12th Ave NE**
7-story building containing 167 apartment units and 6,000 sq. ft. retail space/work units
- (2) 4512 11th Ave NE**
31-story mixed-use tower, containing a hotel with 170 keys (lower)+100 apartment units (upper)
- (3) 4510 11th Ave NE MOD Studios**
7-story building containing 201 apartment units and 3,956 sq. ft. retail space
- (4) 4515 Brooklyn Ave NE**
25-story apartment building with 204-units with retail at street level
- (5) 1121 NE 45th WSECU**
- (6) 4244 11th Ave NE**
20,000 sf mixed use apartment building with ground level retail
- (7) 4245 Brooklyn Ave NE**
7-story building containing retail with residential above
- (8) 4230 11th Ave**
7-story structure containing 98 residential units
- (9) New Burke Museum**
- (10) U District Station Building**
- (11) Pocket Park**



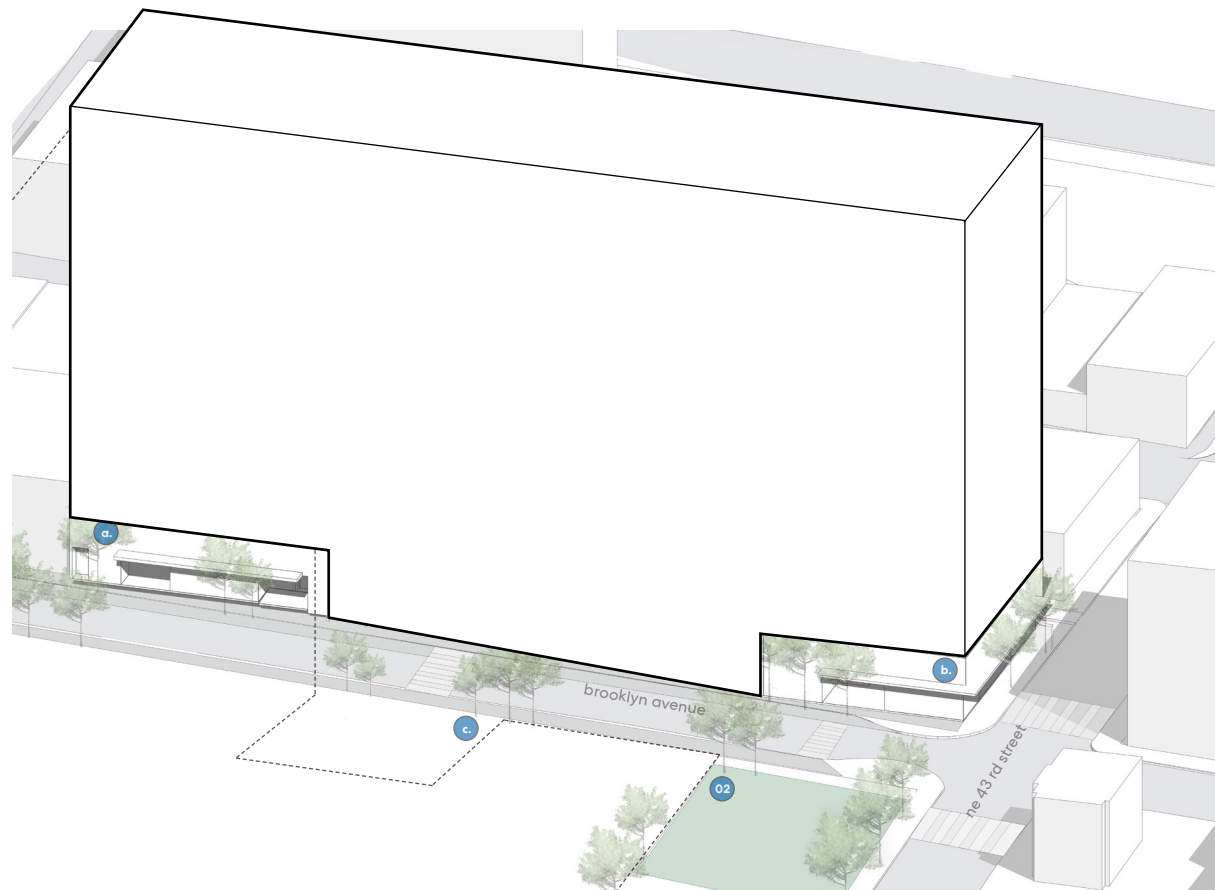
Context Map

UW U-District Station Building



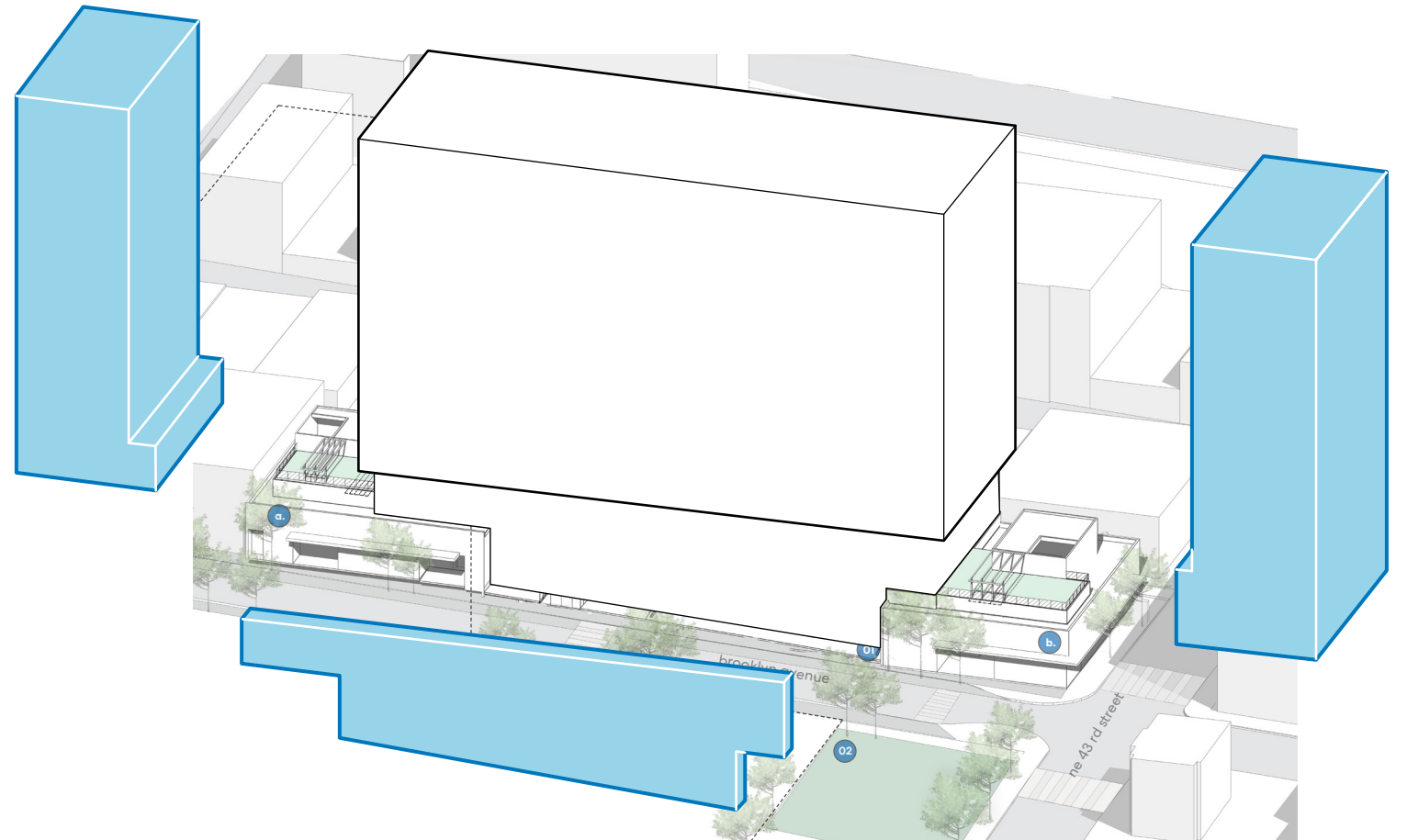
Existing Neighborhood + Development

UW U-District Station Building



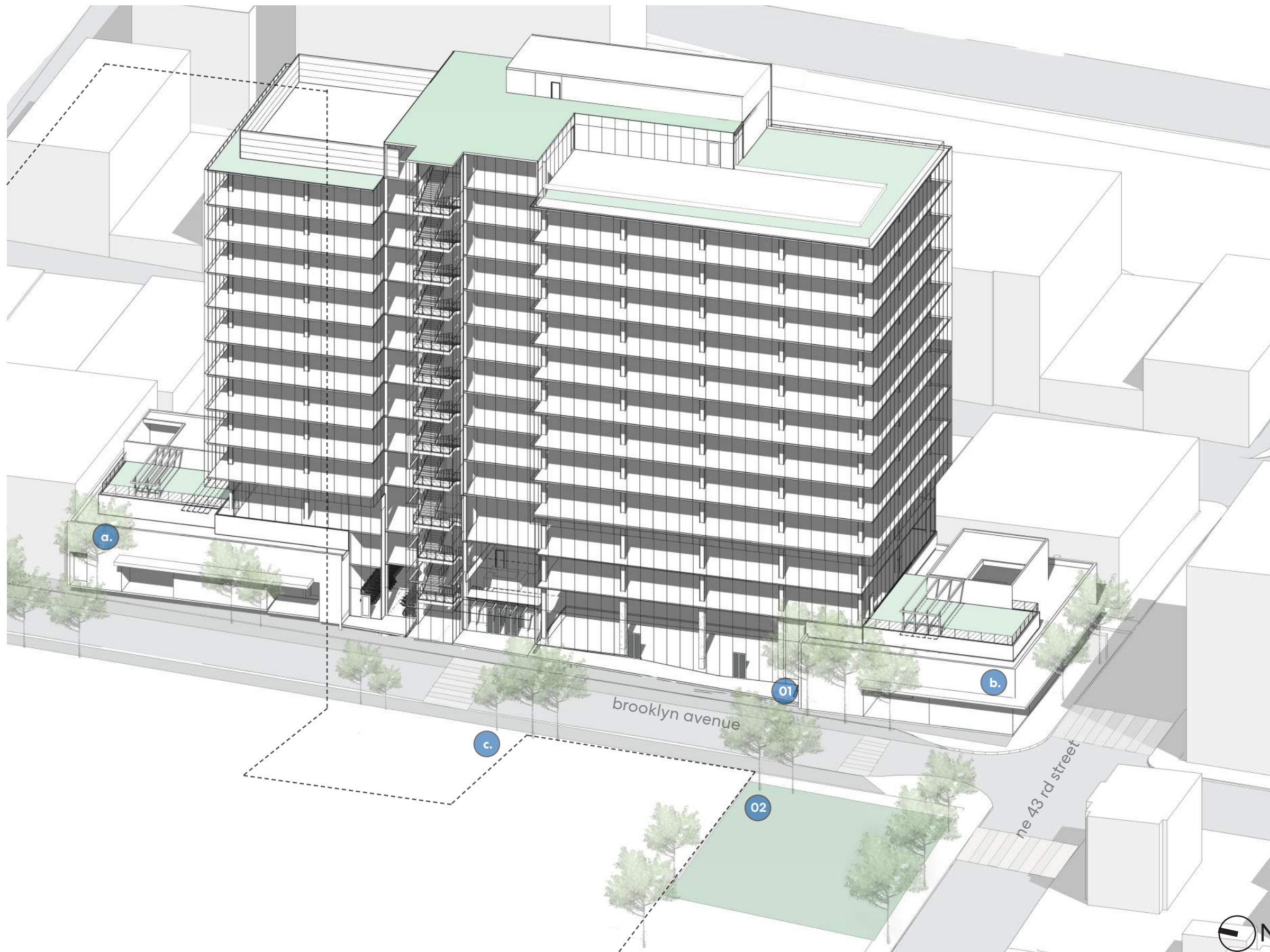
Full parcel

Massing



Setback at street level
Setback from corner and above station buildings

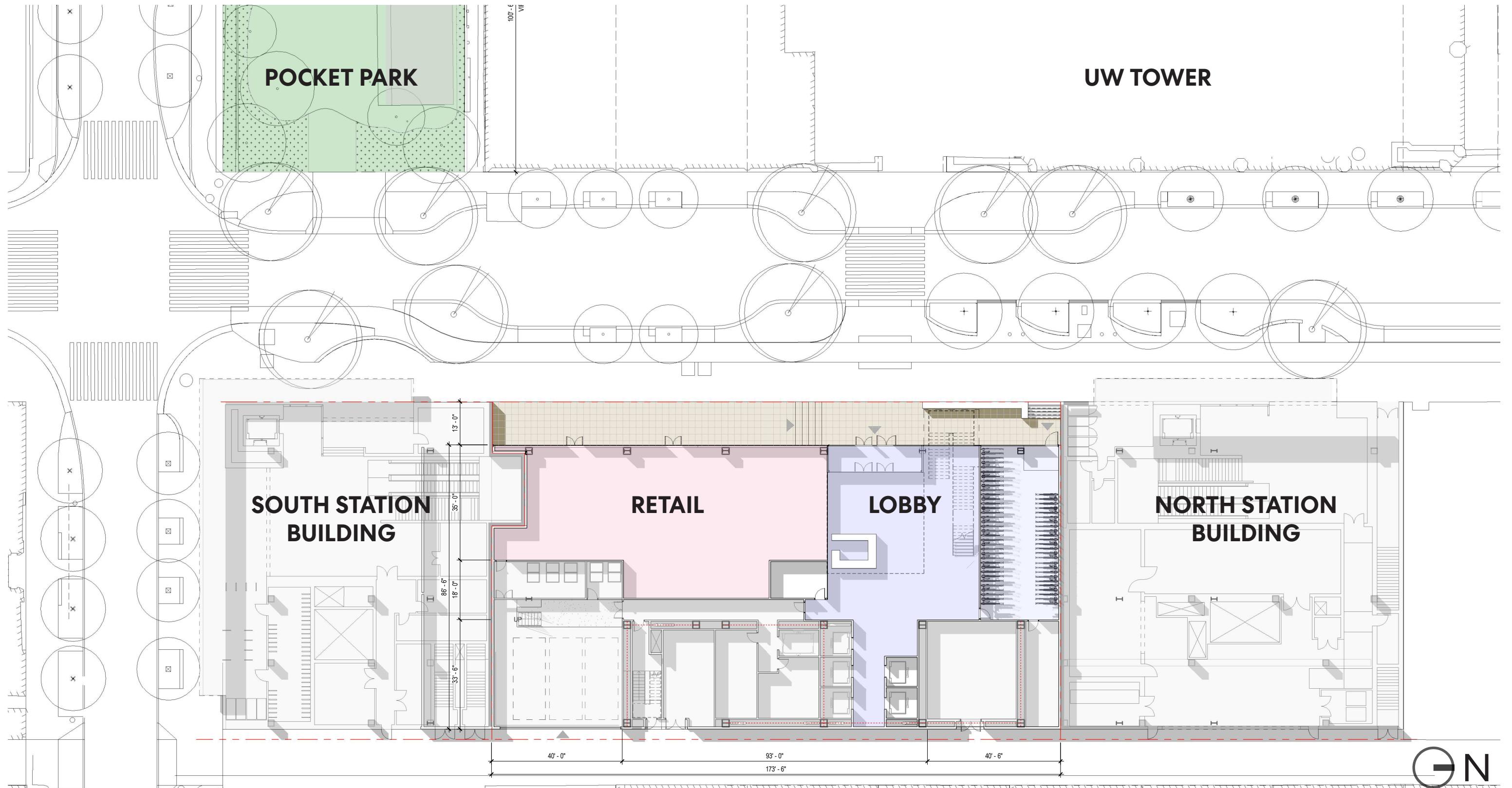
UW U-District Station Building



- Legend:
- a. Sound Transit Station (North)
 - b. Sound Transit Station (South)
 - c. UW Tower Block
 - 01 Tower Site
 - 02 Pocket Park
 - Retail
 - Services
 - Commercial/ Office
 - Roof Deck/ Park

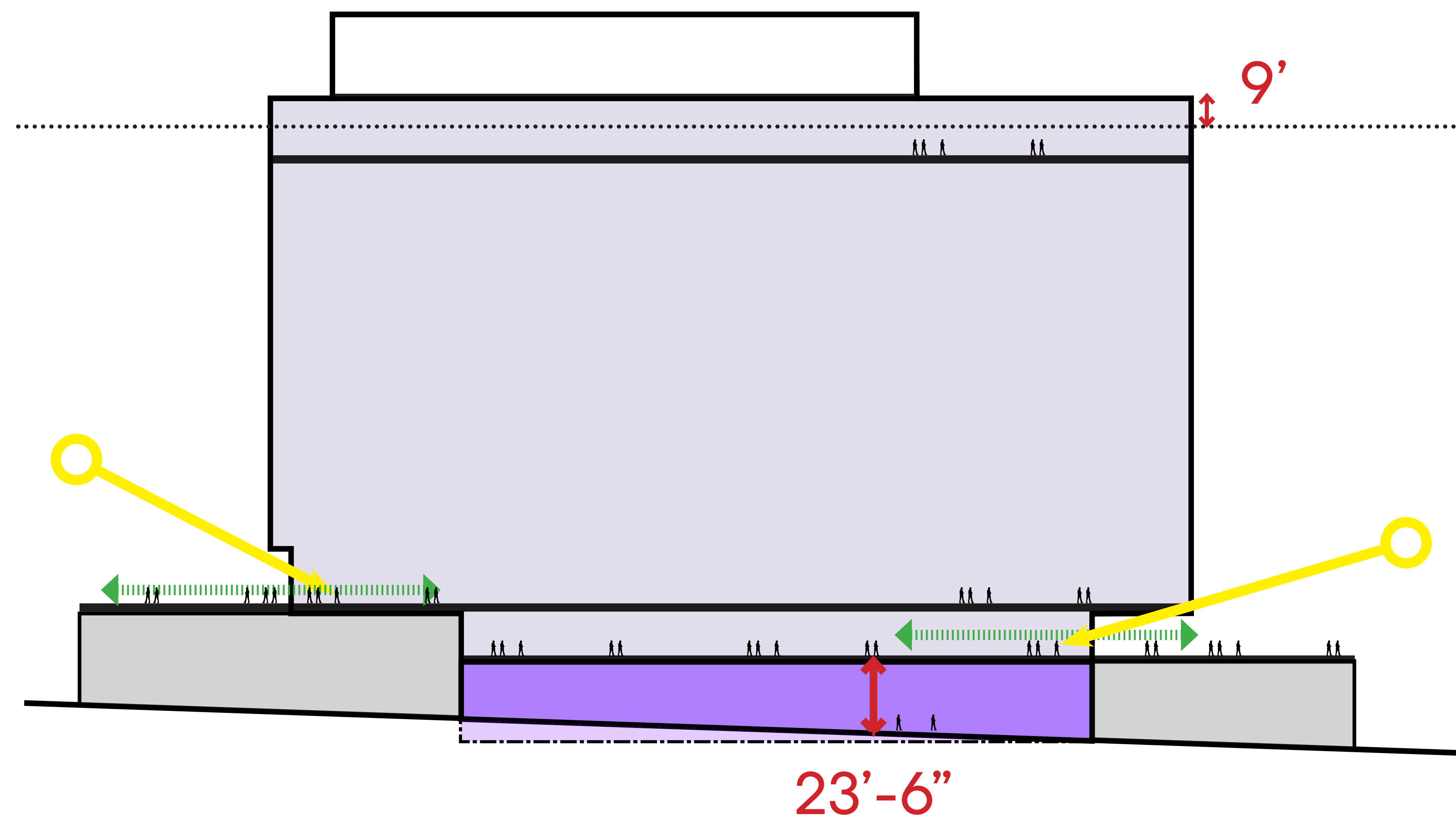
Roof Level

UW U-District Station Building



Site Plan & Level 01

UW U-District Station Building



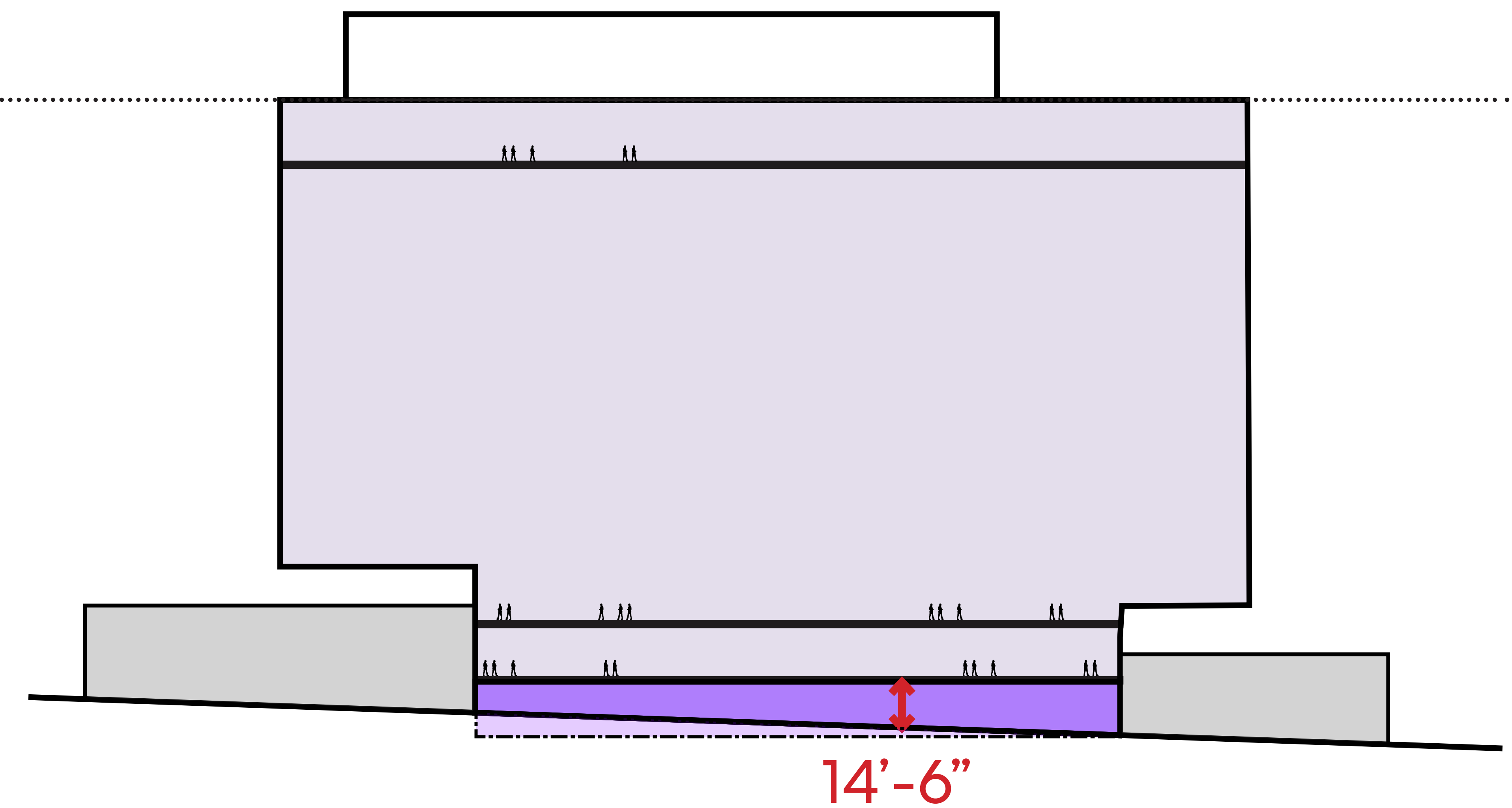
Preferred Massing

PROS:

- Efficient floorplate for structure and planning
- Maximizes FAR
- Tall ground floor retail (23'-6")
- Daylight and views from floors 2 and 3
- Potential rooftop access from floors 2 and 3

CONS:

- Higher exterior ratio for same interior area



Alternative Massing

PROS:

- Efficient floorplate for structure and planning
- Maximizes FAR

CONS:

- Short ground floor retail (14'-6")
- Limited daylight and views from floors 2 and 3
- No rooftop access from floors 2 and 3

Perkins & Will Buildings



1120 JOHN



TROY BLOCK



Y+H