Agenda

I. Project Introduction
II. 2019 CMP - West Campus
III. Project Goals
IV. Project Vision
V. Schedule Overview
VI. Q&A
2019 Campus Master Plan – West Campus

Aerial View Looking North
Site W27 Project

- Site W27. The Project includes 2 sections of the Burke Gilman Trail
- **West**: Brooklyn Avenue NE – a green street acting as a main connector for pedestrians, bikes and vehicles in the north-south direction;
- **East**: University Way NE – a main north-south thoroughfare referred to as “The Ave”, with popular retail amenities as well as other commercial and residential development;
- **North**: a pedestrian walkway and future West Campus development site connecting West Campus to the Main Campus;
- **South**: NE Pacific Street

*Site W27 is highlighted in the map above.*
PROJECT GOALS

• A project that will establish the **tone and character for all of West Campus**.

• To create an exemplary project through **innovation and design quality**, incorporating the spirit of the Pacific Northwest, including its indigenous heritage.

• To create a **dynamic and interdisciplinary community** that will merge education and student life with cutting-edge UW research, pioneering public/nonprofit institutions and private companies.

• To foster a **lively urban environment** with a robust mixture of arts and culture, retail, and gathering spaces that allow students, researchers, and partners to interact.

• To demonstrate the **power of partnership** between public research and the private sector to serve the UW’s educational mission.
DEVELOPMENT ZONE I
Figure 154. Graphics are for Illustrative Purposes Only

- Reinforce Brooklyn Avenue as an active corridor with public-facing ground floor uses
- Space towers to allow ample light and air
- Activate building edge along Burke-Gilman Trail and adhere to the 20’ trail setback
- Improve pedestrian connection south of Gould Hall
- Enhance open space to improve access and use

Legend:
- Existing UW Building
- Potential Building
- Building Envelope
- Significant Open Space
- Existing Uses Relocated
- 200’ Shoreline District Overlay

- Design 11th and 12th as shared streets that prioritize pedestrian and bike movement and limit vehicular access
- Improve quality of the public realm and increase light filtration to street level through podiums
- Create accessible green open spaces connected to Burke-Gilman Trail on either side of Brooklyn north of Pacific with adjacent active ground floor uses

W
PROJECT VISION

- **Development Partnership with UW** – A Ground Lease where the Wexford team will Design, Build, Operate and Maintain the building pending Regent approval.
- The vision for Site W27 includes up to **340,00 square feet** of lab, office, classrooms, and meeting space that will foster collaborations with industry, government and UW.
- Site W27 will house the **UW Clean Energy Institute (CEI)**, an interdisciplinary research unit that supports the advancement of next-generation technology and the **Northwest Institute on Material Physics, Chemistry, and Technology (NW Impact)**, a joint research center of UW and the Department of Energy’s Pacific Northwest National Labs (PNNL).
- The balance of the building will be **developed for private and public tenants** that have research and/or products and services aligned with the UW’s education and research mission.
  - Tenant focus on ‘**clean energy**’ as well as ‘**solutions for a healthy planet**’.
Zoning Requirements and West Campus Guidelines

The building is responsive to both the zoning requirements and West Campus Guidelines. We see the many site constraints as opportunities for harnessing daylight and showcasing views in all directions. Setbacks allow for terrace spaces on the podium and up through the tower. The building will respond to diverse uses and adapt to changing space needs and blends inside and outside, enhancing community and connections to the natural environment.
PROJECT VISION

Connect City and University to Waterfront and Region
PROJECT VISION

PLANNING OBJECTIVES

Create an inside-outside relationship with the building community spaces and Belvedere, Mid-block Corridor, and future W26 site.

Activate the site corner along “The Ave” with Food/Services.

Enhance connectivity across the site through building porosity.

Strengthen the Mid-block Corridor between West Campus and Main Campus.
PROJECT VISION

Site Entry and Grade Transitions – Ground Plane Approach
PROJECT VISION

Harness Daylight + Views

Breaking Down the Mass
The open and porous podium is designed to accommodate the natural grade changes at the four corners of the site, which anticipates arrival points from all sides of the property. There is no back to the building. It is strongly and deliberately grounded in the landscape and pivots to acknowledge the community, urban, and park contexts at all sides.
PROJECT VISION

- Ground Floor Activation
- Burke Gilman Trail Improvements
- Accessibility
- Native Landscapes
- Brooklyn Ave – Green Street
## Site W27 Development Schedule

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### UW / WEXFORD

- **RFP Milestones:**
  - 3/15 Developer Selection
  - 1/19 Regent Approval
  - 5/3 Execution of Reboundment Agreement

### DESIGN

- **Owner Reviews / Scope & Budget Alignment**
- **GMP Approval**
- **50% SD Draft**
- **DD + Permit**
- **60% CD**
- **100% CD**

### ENTITLEMENTS

- **PRE-SUB MTOS (SOC, SCL, SDOT)**
- **SHORING AND EX (6-8 ms)**
- **STRUCTURAL PERMIT (9 ms)**
- **SHELL AND CORE BUILDING PERMIT (9-12 ms)**
- **T1 BUILDING PERMIT (5-8-9 ms)**
- **SDOT UMP (Utility Major Permit) Review**
- **30**
- **SIP Review by 3/30/40/130**

### CONSTRUCTION

- **UTILITIES**
- **CONSTRUCTION**
- **DEMO**
- **SHORING**
- **BELOW GRADE**
- **ABOVE GRADE**
- **CORE & SHELL SUBSTANTIAL COMPLETION**
Site W27 is highlighted in the map above.