

UW Housing Four Properties (UH4)

UW 2019 Seattle Campus Master Plan



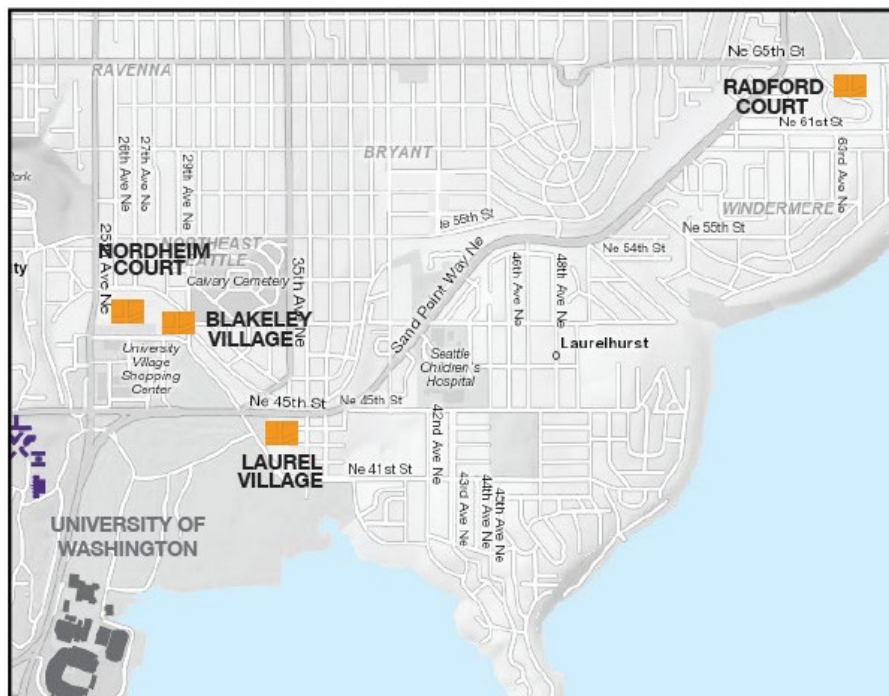
UH4 Proposal

- Nordheim Court ground leased and remains the same with 454 single student beds
- Blakely Village ground leased and redeveloped – ~900 single student beds
- Laurel Village ground leased and redeveloped to serve student families and others – ~320 units
 - 160 family units consolidated from Laurel and Blakely at this site and rented at 50% AMI
 - 200 space childcare center, consolidating childcare from Laurel, Radford and Stevens; net new increase of 50 spaces
- Radford Court ground leased to developer with potential for redevelopment
 - Priority for UW students, faculty and staff
 - Developer encouraged to build MHA units on site and MFTE units

Nordheim Court



Blakeley Village



Radford Court

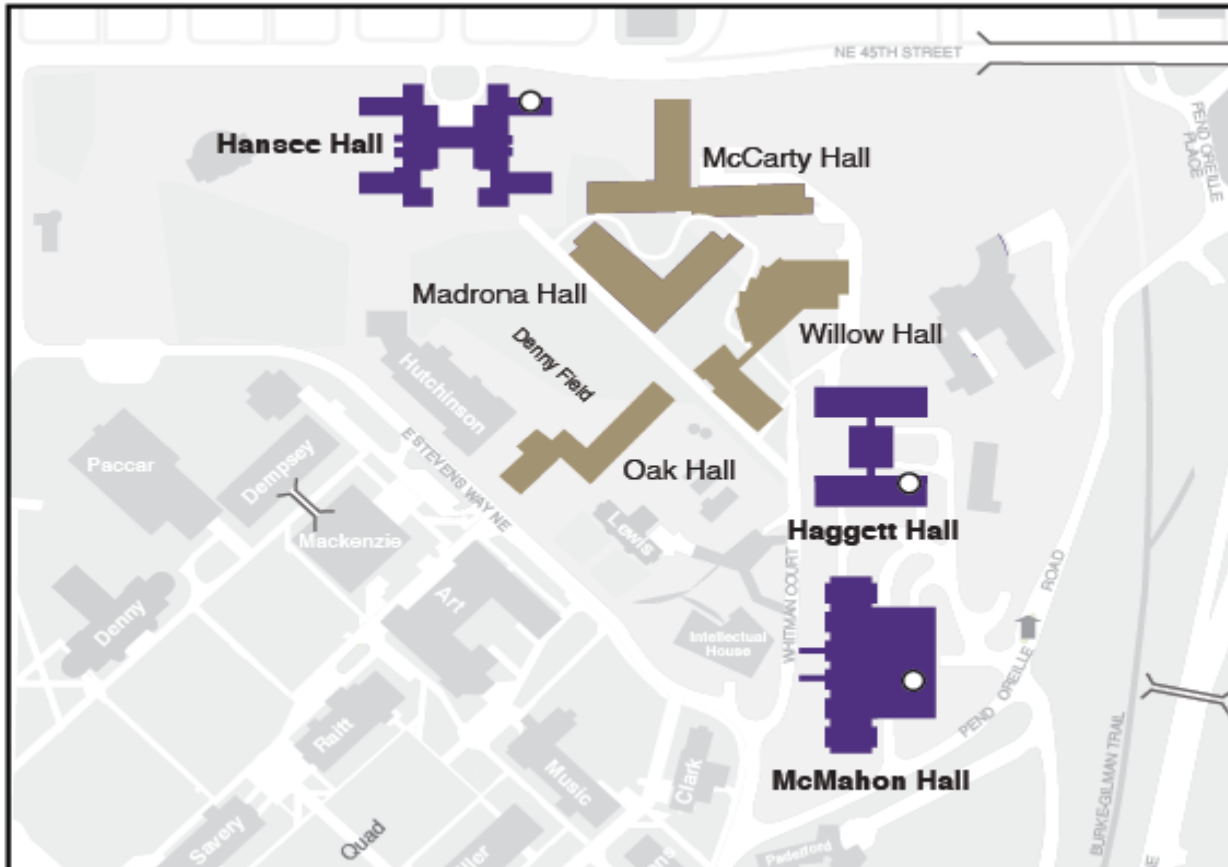


Laurel Village

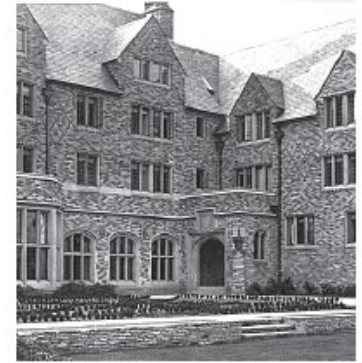


On-Campus Improvements

A combination of land lease cash and HFS reserves will be used to replace Haggett Hall and renovate McMahan and Hansee Halls without additional debt funding.



Hansee Hall



Haggett Hall



McMahan Hall

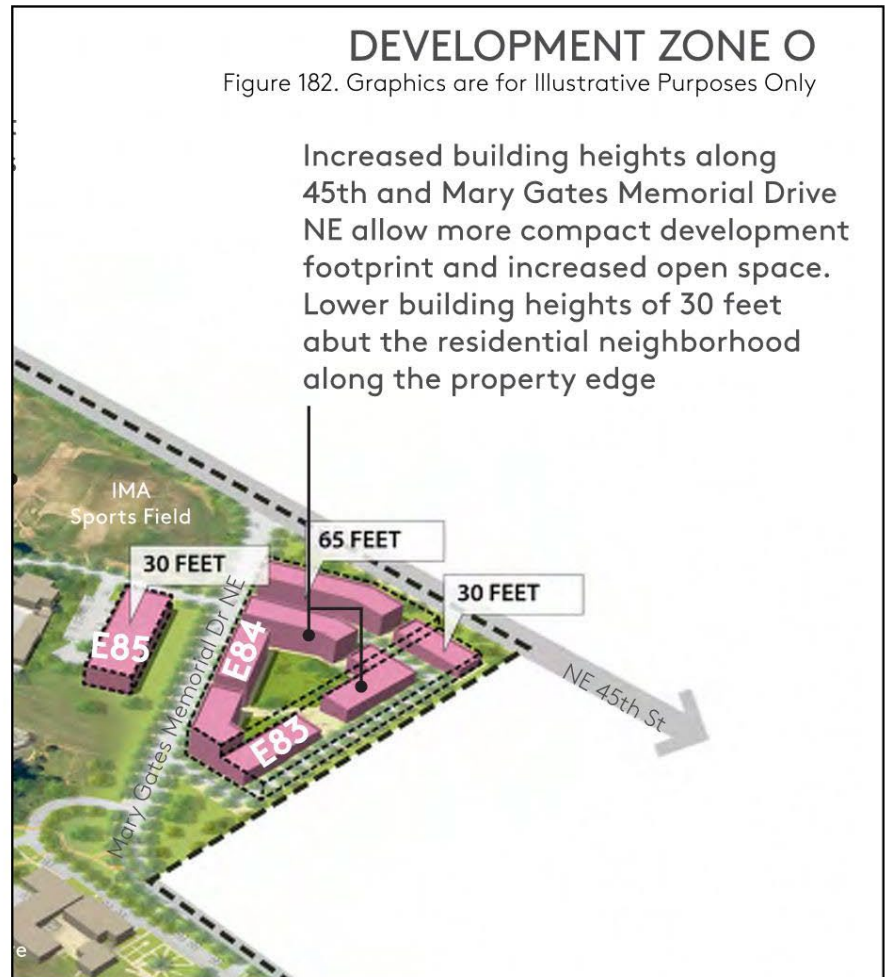
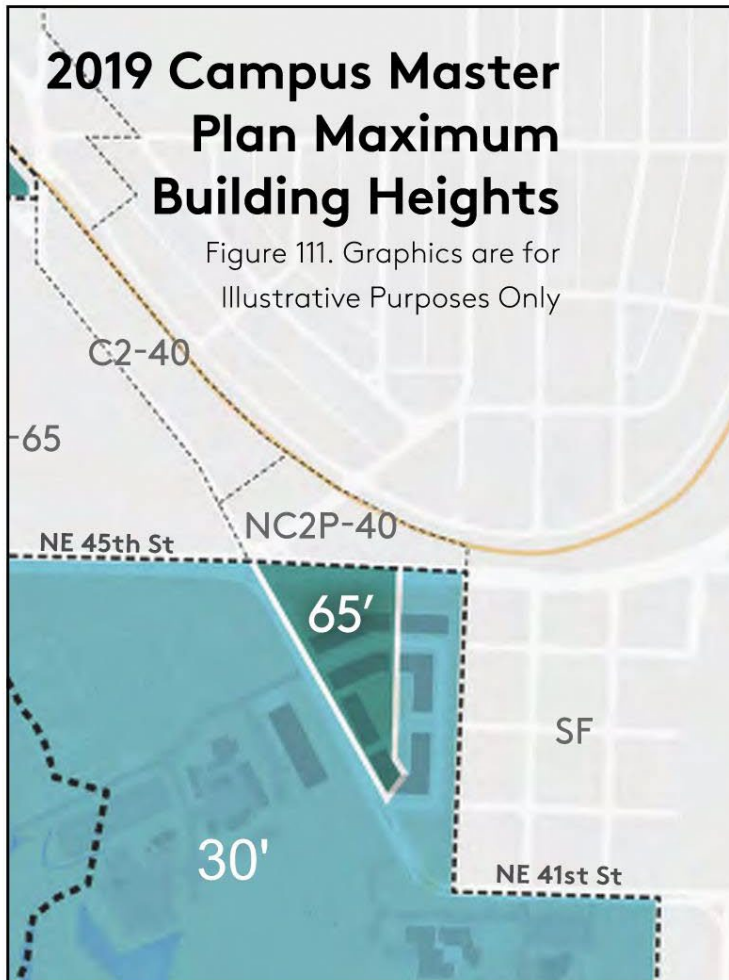


Laurel Village Existing Conditions

The existing site has a 32 FT elevation change both east-west and north-south, sloping from elevation 68 in the NE corner to 36 at the intersections of Mary Gates Drive NE with NE 45th St and NE 41st St.

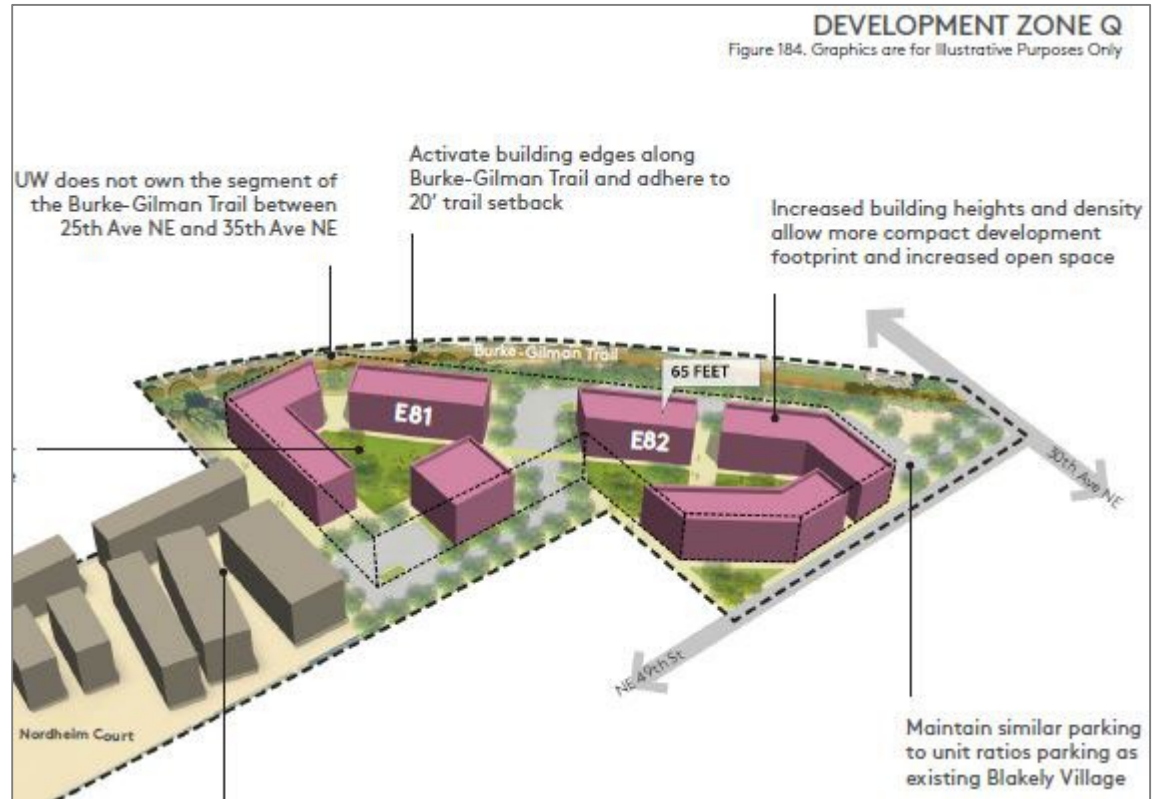
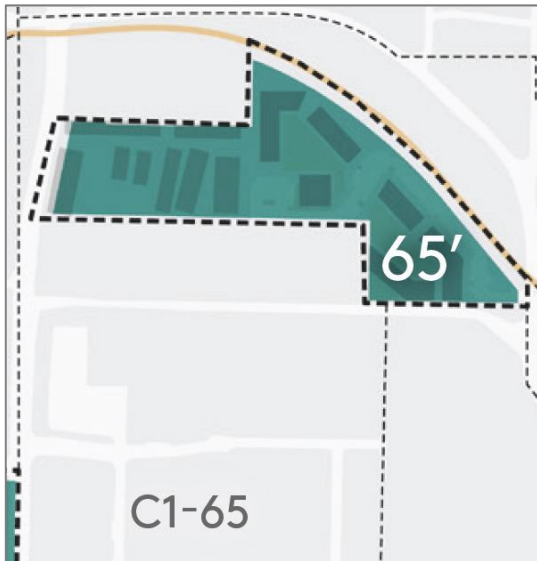


Campus Master Plan: Sites E83 and E84 – Laurel Village



Campus Master Plan: Sites E81 and E82 – Blakeley Village

2019 UW Campus Master Plan Maximum Building Heights



Benefits of Proposal

- Creates new housing for students, taking pressure off surrounding market
- Maintains the number and affordability of existing family student housing
- New childcare spaces
- Renovates/builds on-campus housing – not possible without money from leases
- Stabilizes rents for on-campus student housing
- New affordable housing potential at Radford