

Student Housing | West Campus University of Washington

Seattle Design Commission
07 January 2010



Agenda

Public Benefits Presentation

Introduction

West Campus Context

Public Open Spaces

Site 32W

Site 35W

Public Benefit Summary

Q + A

Phase I Scope



UW West Campus Housing sites

- 4 project sites: 31, 32, 33, 35
- West Campus public space improvements

Schedule

- 2011 occupancy
 - Site 31W Apartments
 - Site 33W Residential Hall
 - 619 beds

Phase I Scope



UW West Campus Housing sites

- 4 project sites: 31, 32, 33, 35
- West Campus public space improvements

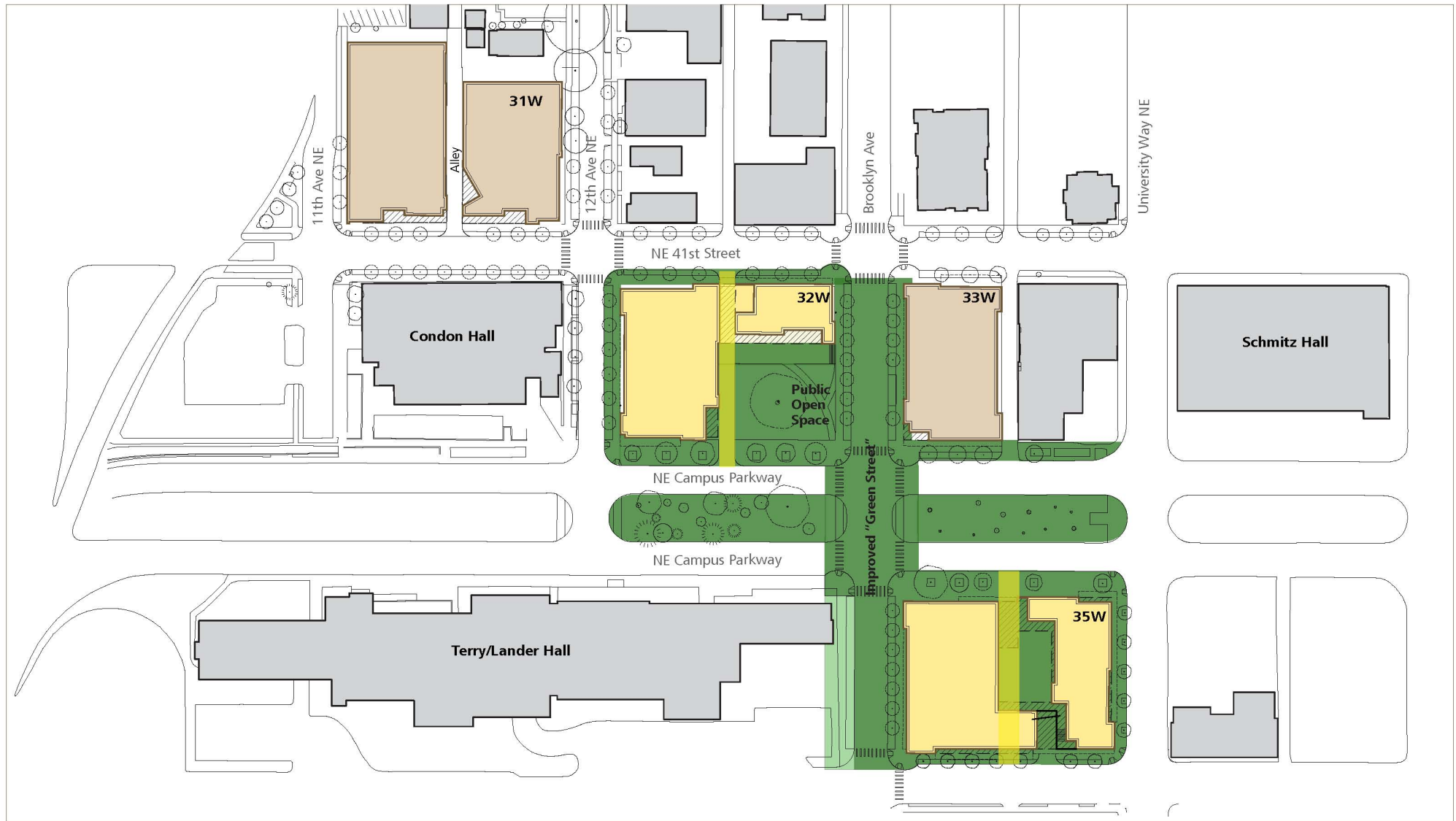
Schedule

- 2011 occupancy
 - Site 31W Apartments
 - Site 33W Residential Hall
 - 619 beds
- 2012 occupancy
 - Site 32W Residential Hall
 - Site 35W Residential Hall
 - 1,026 beds

Total residential capacity

- 1,645 beds

Public Benefits



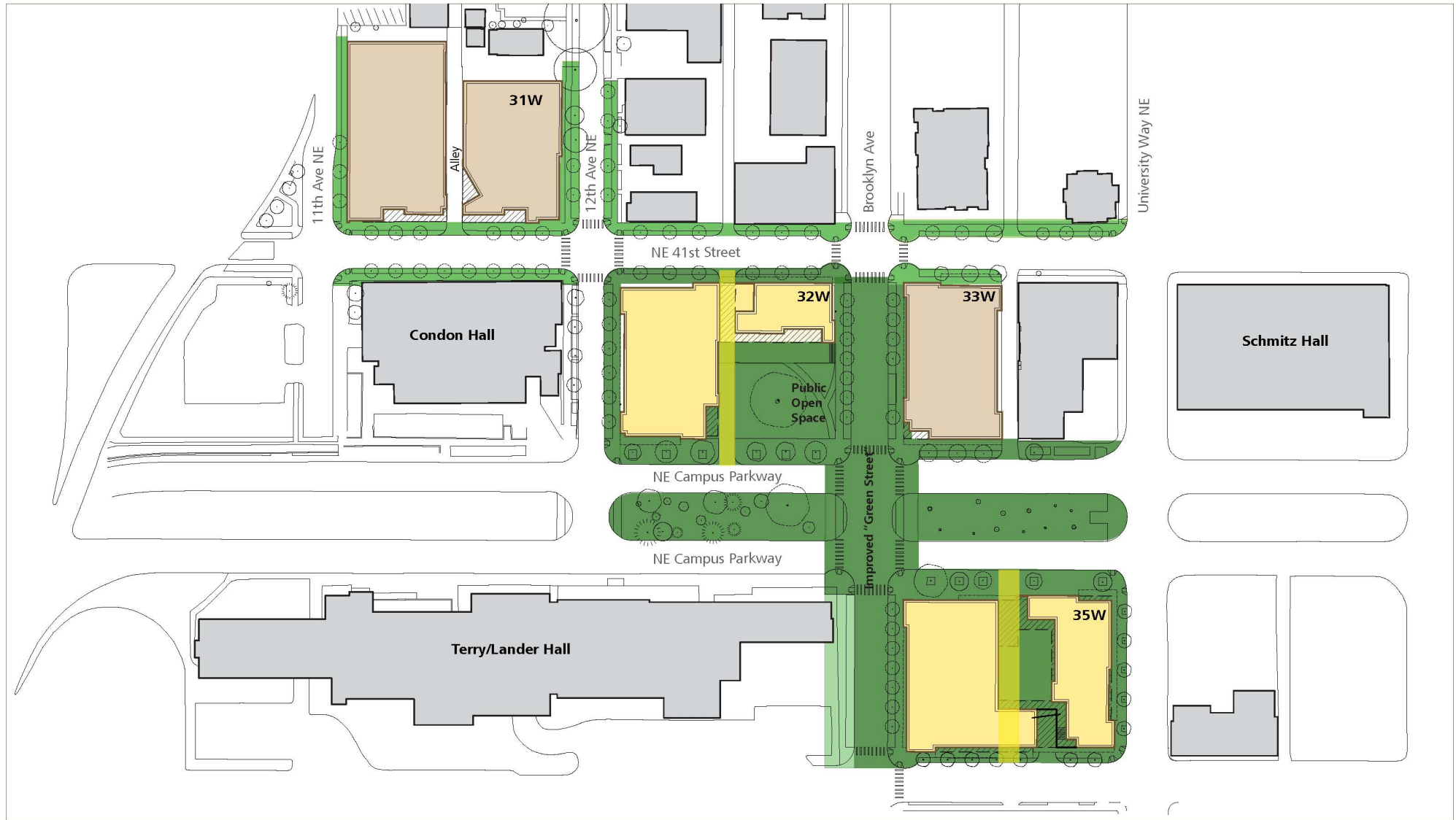
KEY:

- Proposed Public Benefit
- Additional Urban Improvements
- Future Urban Improvements

Proposed Alley Vacations



Phase I Scope



KEY:

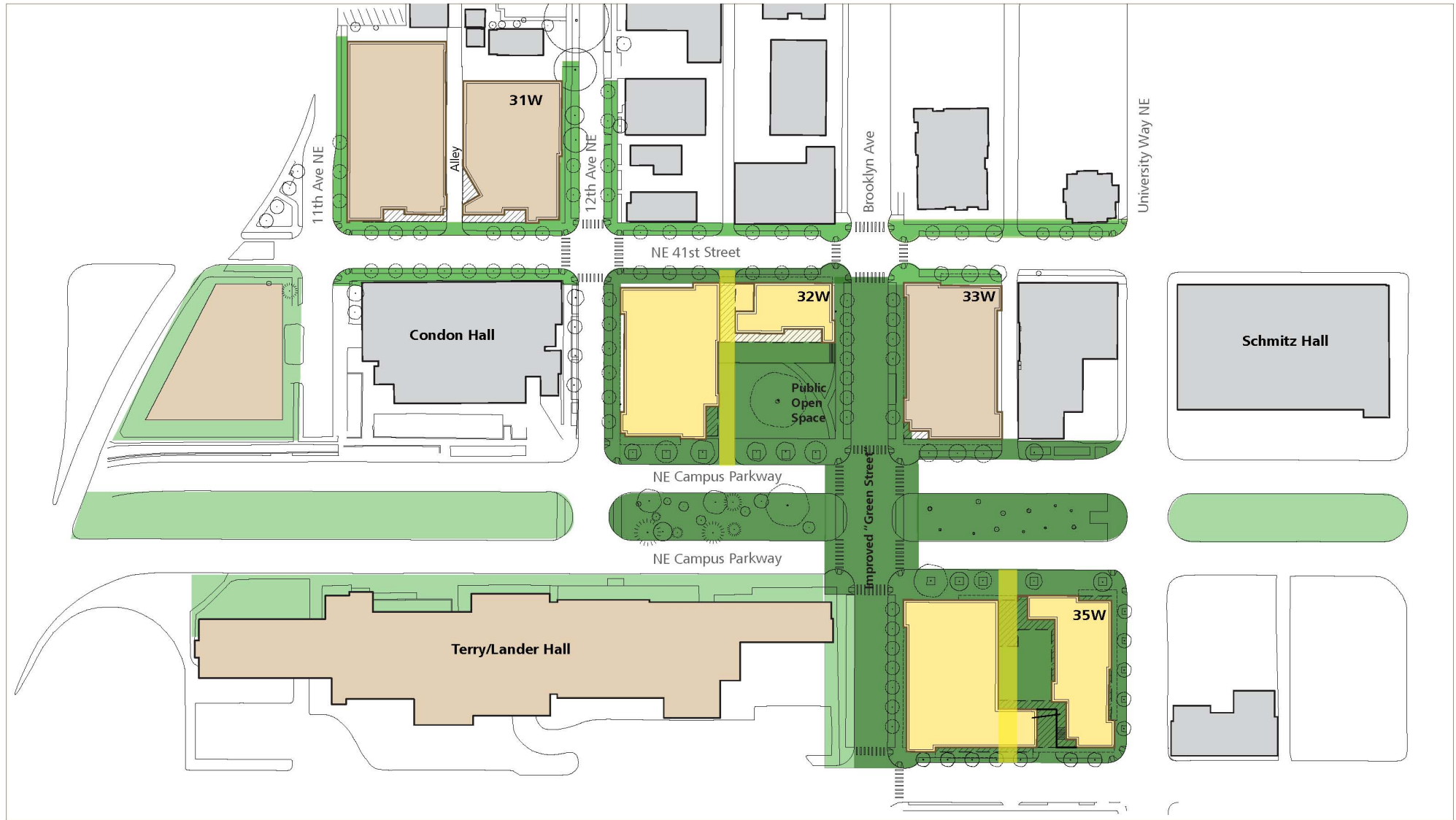
- Proposed Public Benefit
- Additional Urban Improvements
- Future Urban Improvements

- Proposed Alley Vacations



0 25' 50' 100'

Master Plan



KEY:

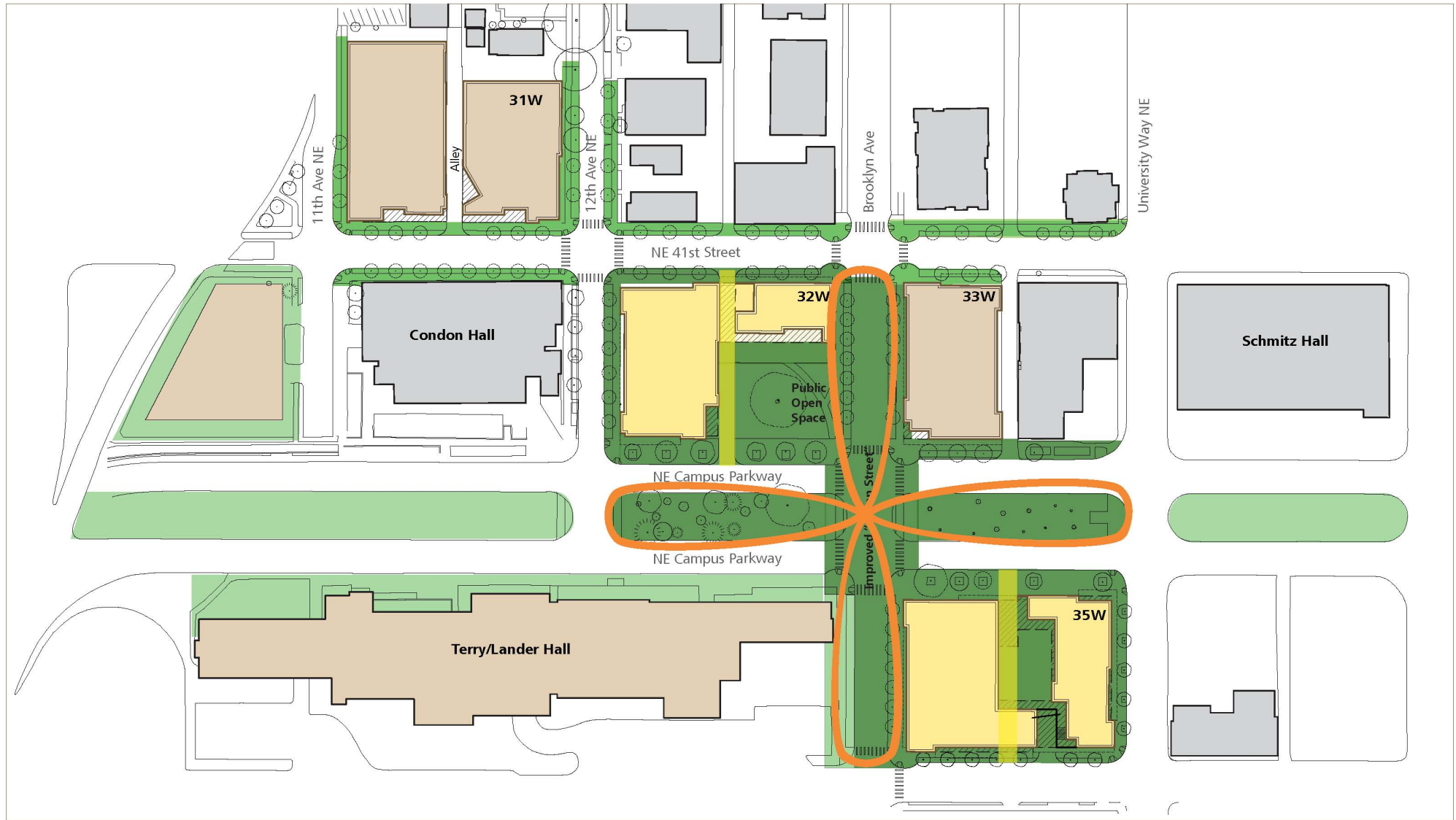
- Proposed Public Benefit
- Additional Urban Improvements
- Future Urban Improvements

- Proposed Alley Vacations



0 25' 50' 100'

Master Plan



KEY:

- Proposed Public Benefit
- Additional Urban Improvements
- Future Urban Improvements

- Proposed Alley Vacations



0 25' 50' 100'

West Campus Vision: Great Urban Neighborhood

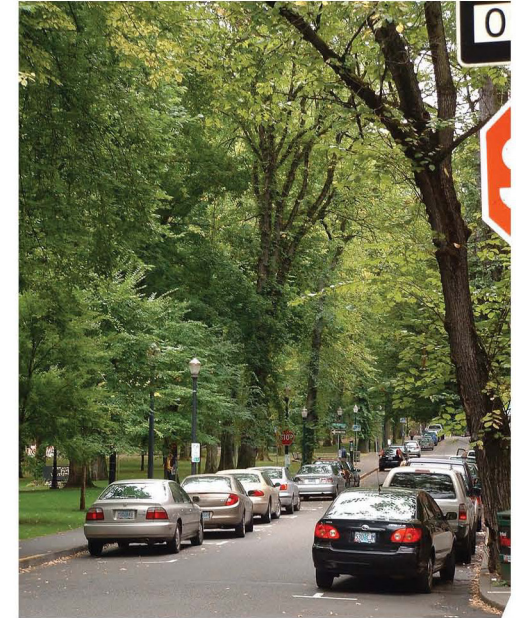
- Great parkway
- Great sidewalks
- Great pocket park



Locust Walk, Philadelphia



Park Avenue, Portland



Park Avenue, Portland

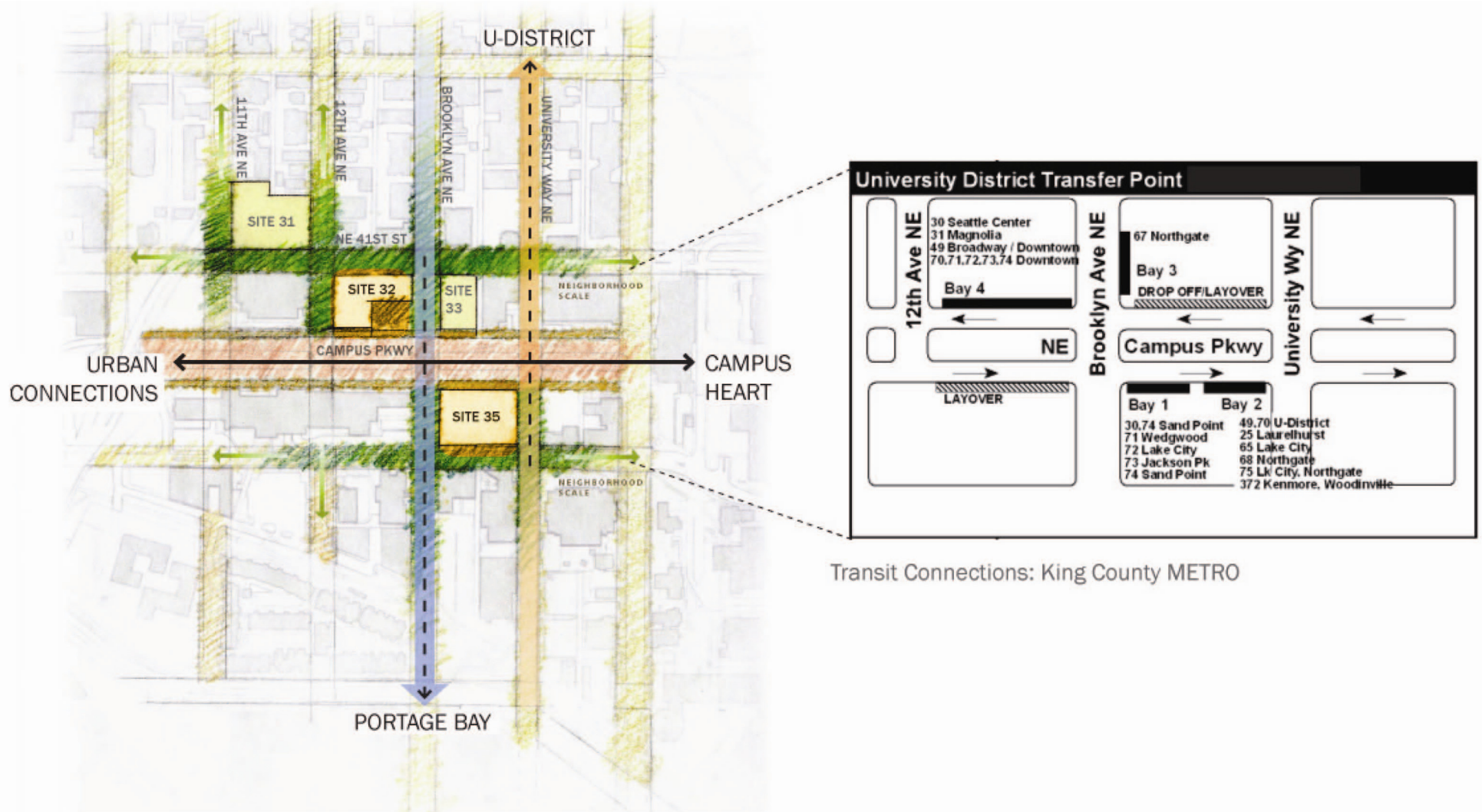


Bryant Park, New York



Paley Park, New York

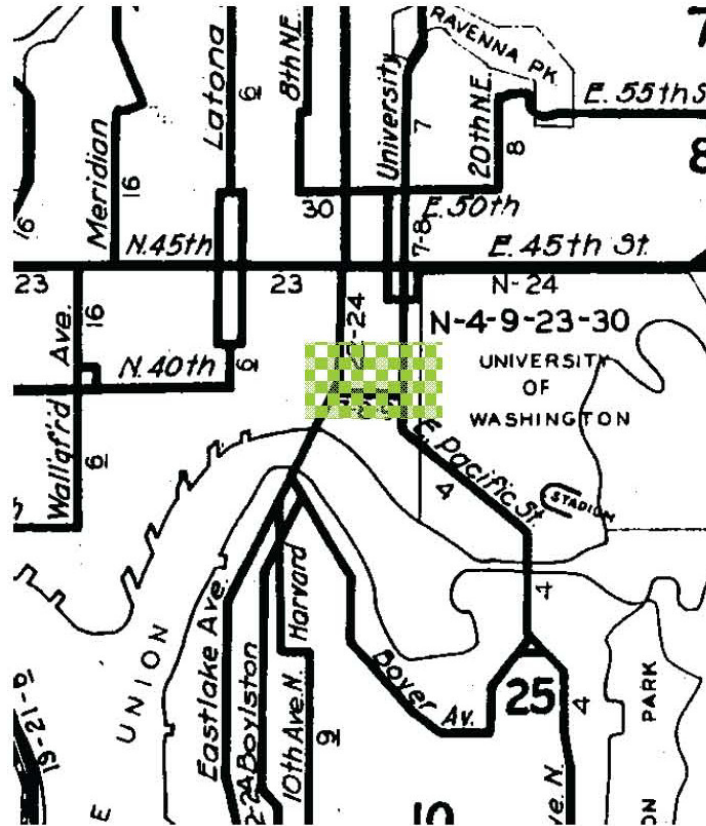
Urban Context and Understanding



Gustafson Guthrie Nichol Ltd | 2010.01.07

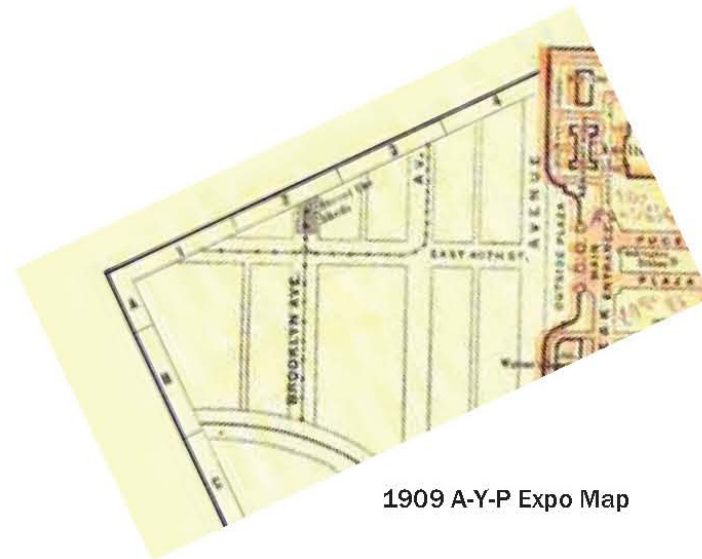
Historic Context

Historic Streetcar, 1892-1941



1941 Streetcar Map

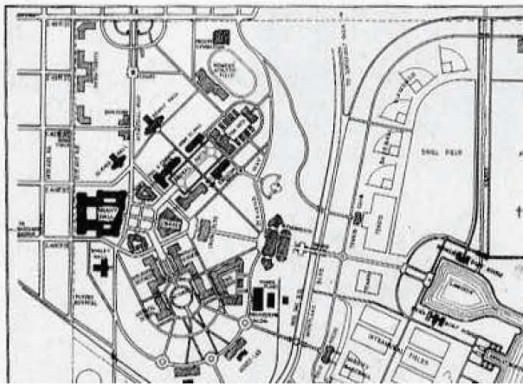
 Location of Project Site



1909 A-Y-P Expo Map

Historic Context

Subsequent Masterplans



1935 Gould Plan



1949 Gould Plan



Historic Context

Campus Parkway Development, 1953



1

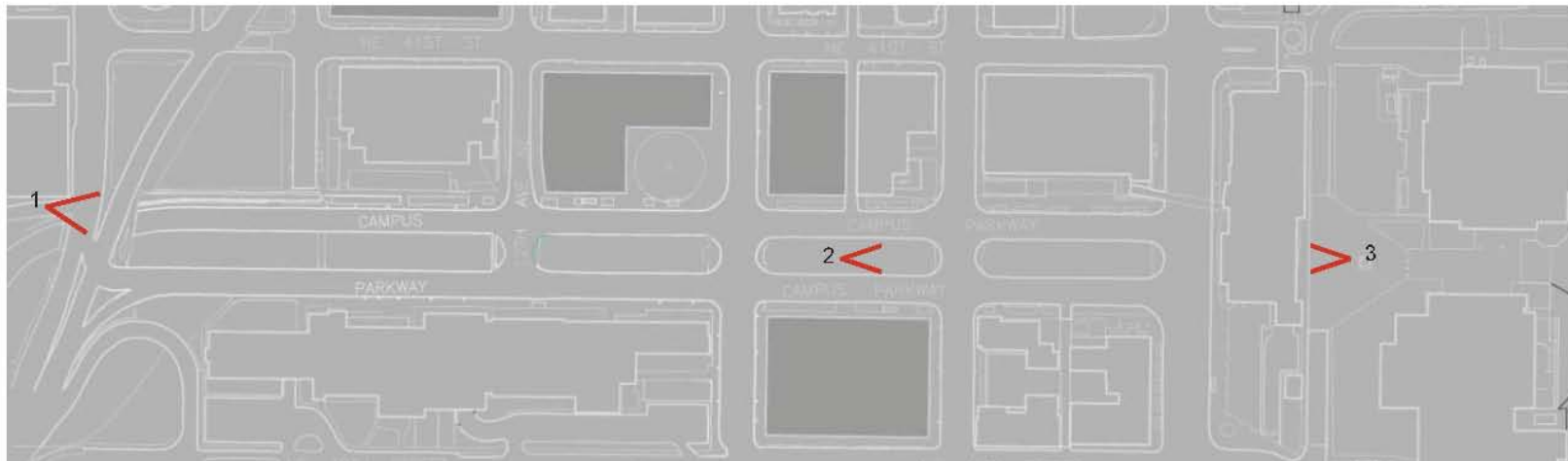


2



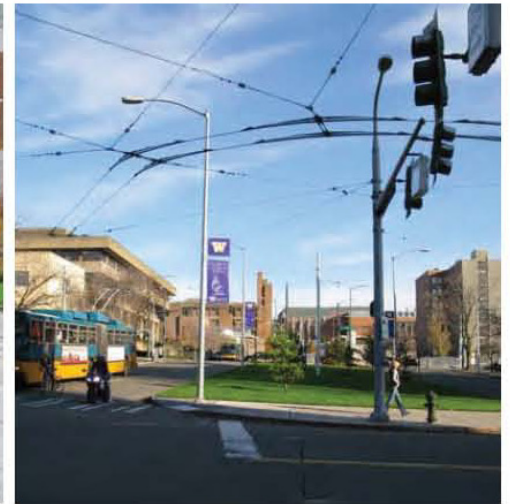
3

1953 Campus Parkway Construction



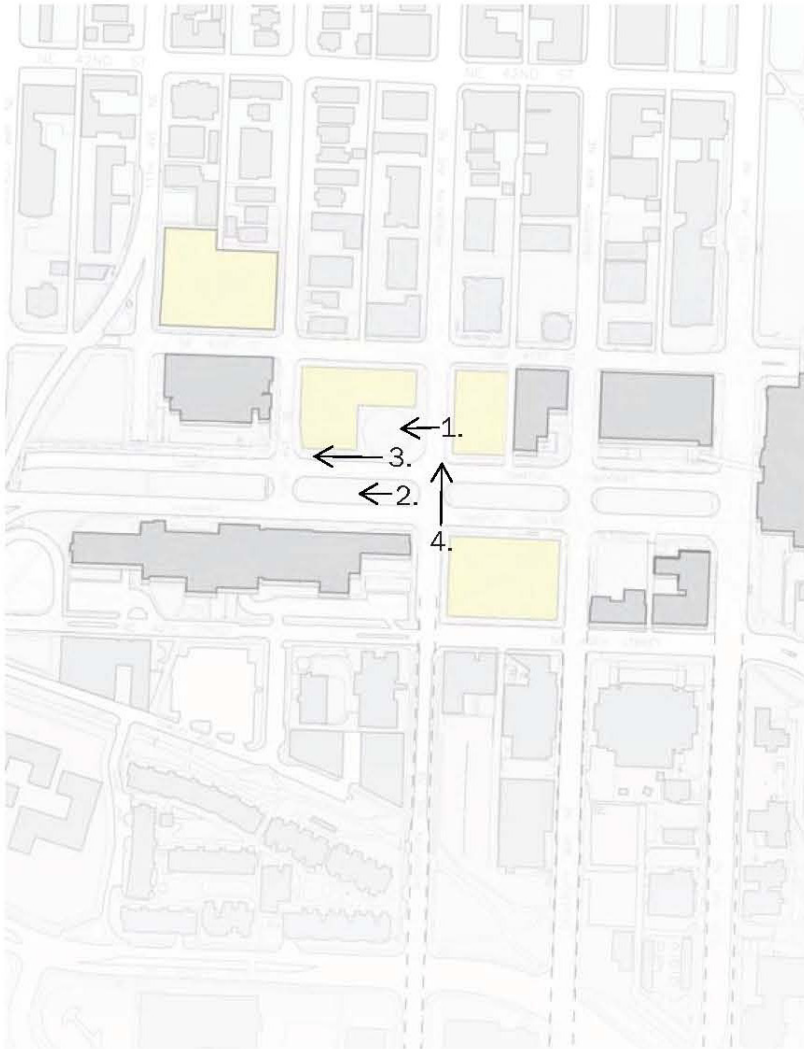
Urban Context

Campus Parkway today, 2010



Urban Context

Neighborhood today, 2010



1.



2.



3.



4.

Pedestrian Experience

Urban Context

Neighborhood today, 2010

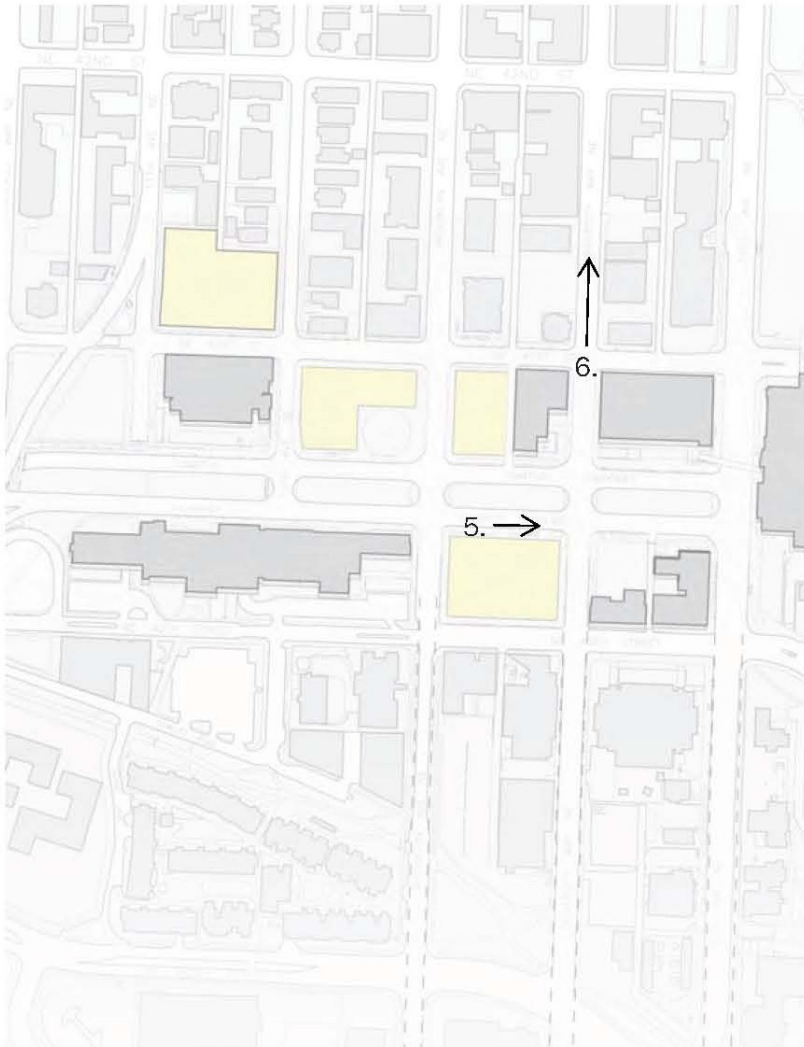


FIGURE C
Photograph of Bus stop on Campus Parkway

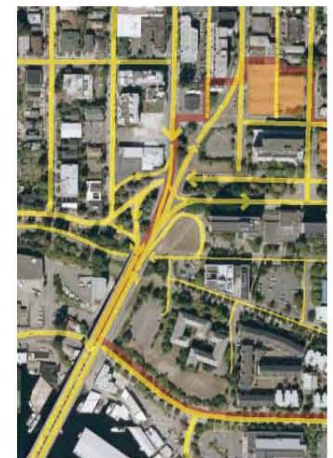


5.



6.

FIGURE E
Diagram of roadway connections from Eastlake Ave
to Campus Parkway



Transit and Bicycle Experience

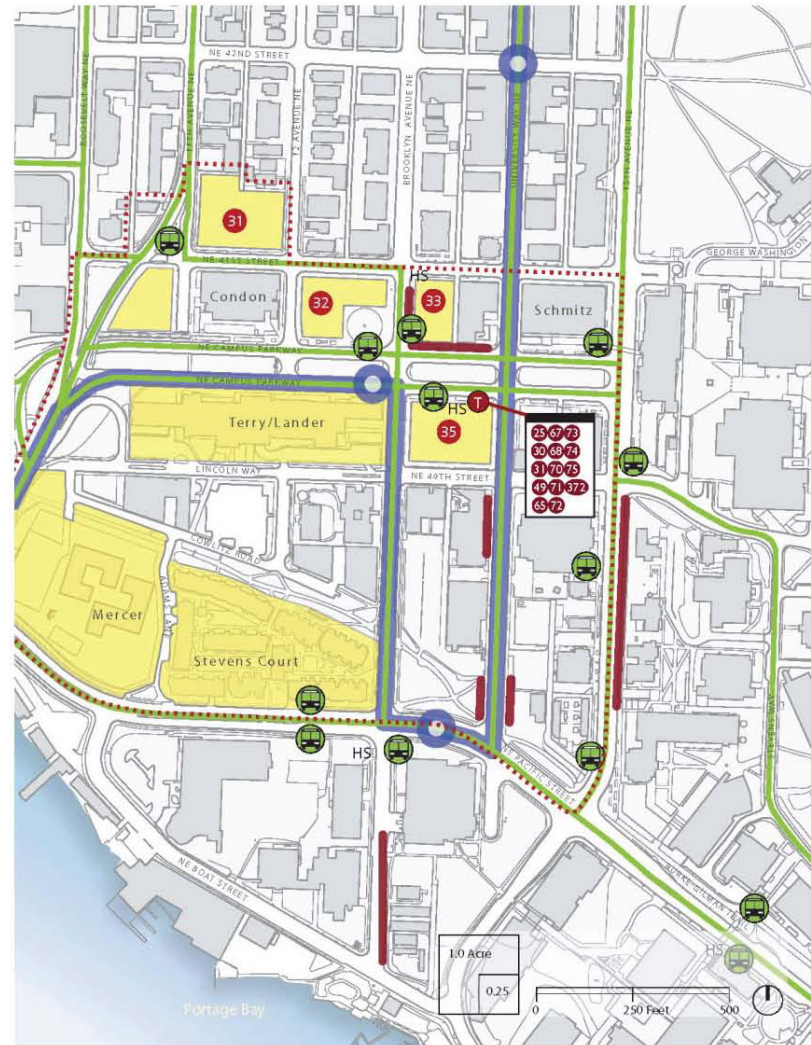
Urban Context

Transit Plan, today + future

> TRANSIT | CURRENT AND PLANNED

LEGEND

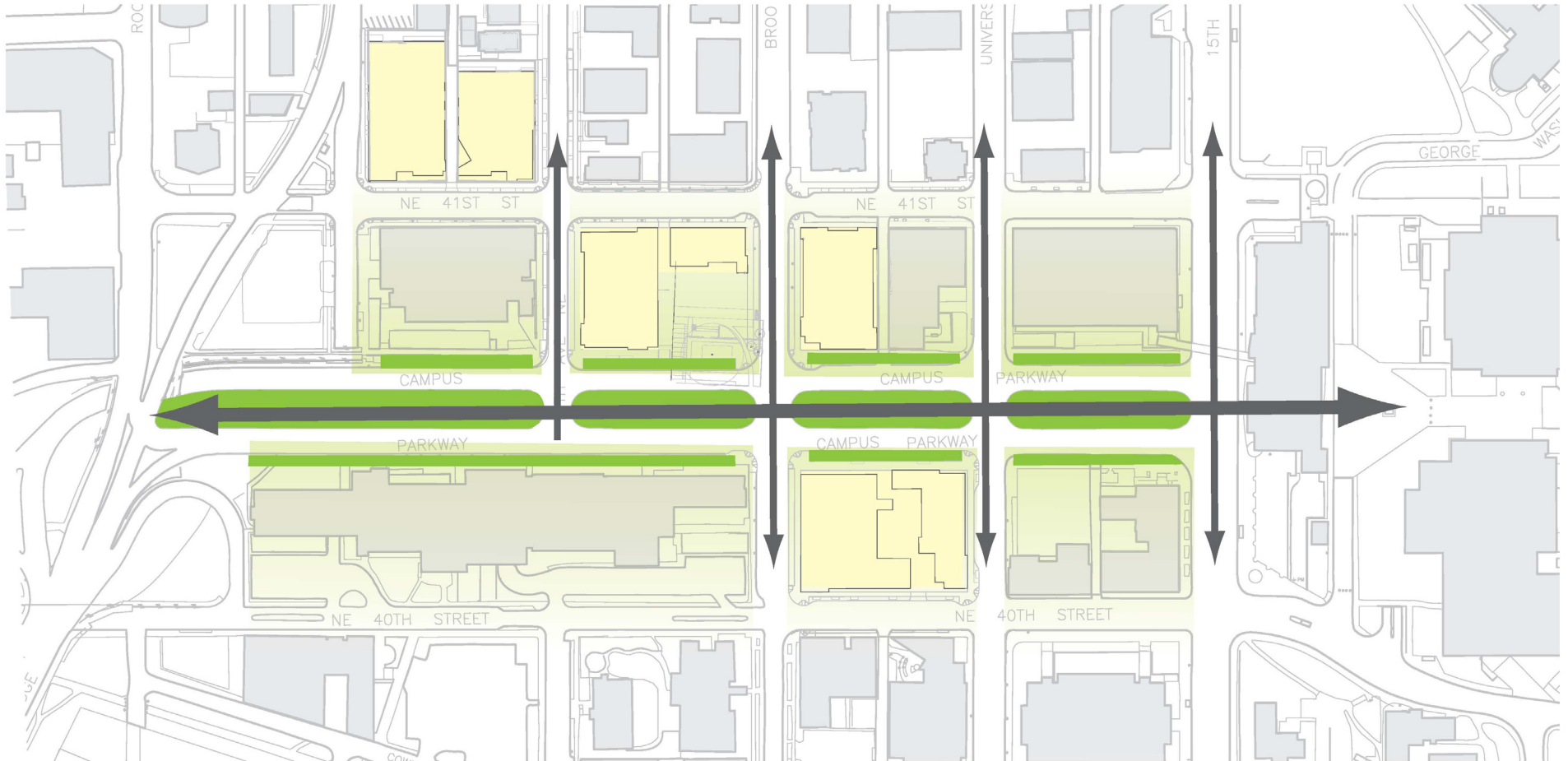
- Bus Layover
- Bus Route
- Bus Stop
- Transfer Station
- HS Health Science Bus Stop
- Street Car Route, Suggested by City of Seattle
- Street Car Stop, Suggested by City of Seattle
- Residential Halls - Existing and Planned
- Current Residential Projects
- West Campus Boundary



Transit Plan

Campus Parkway

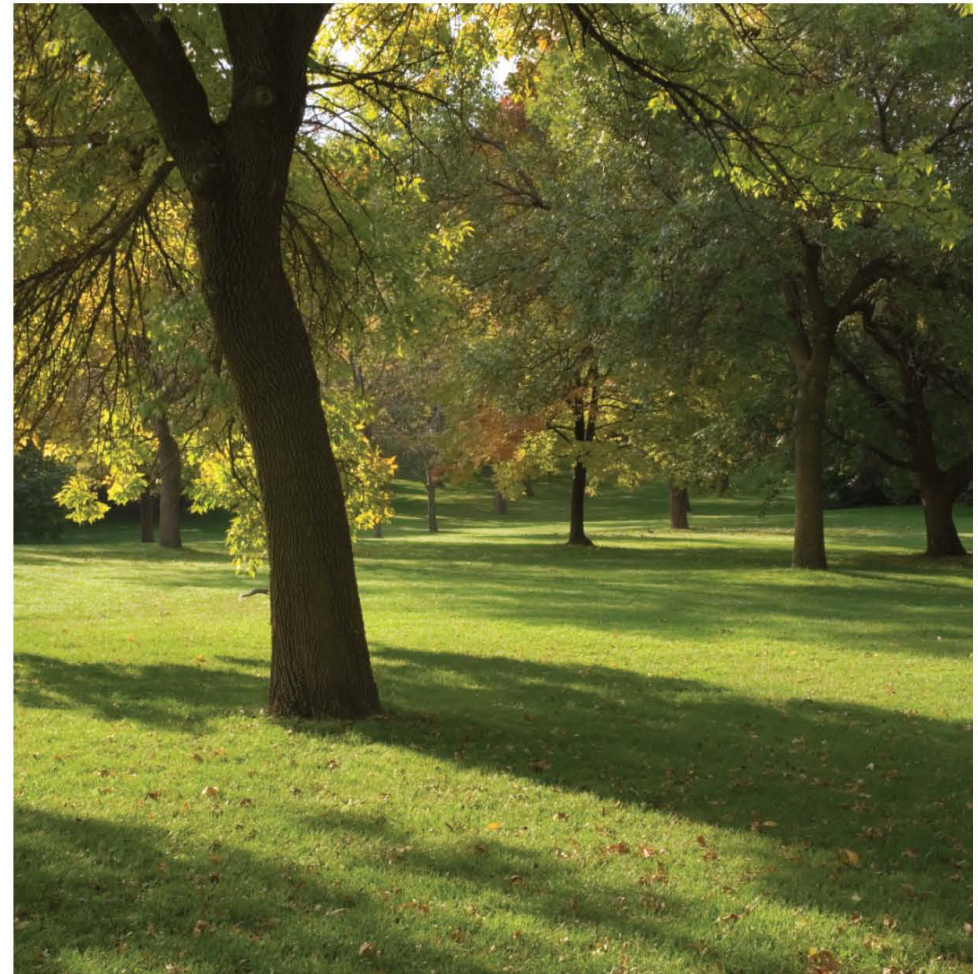
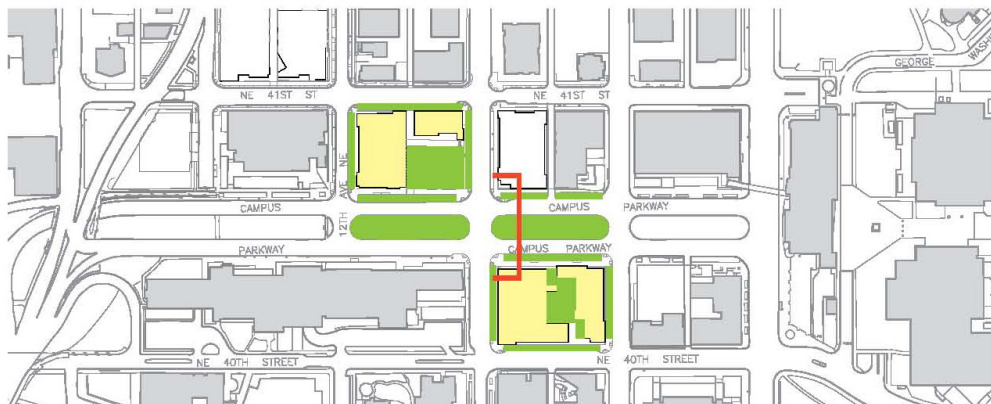
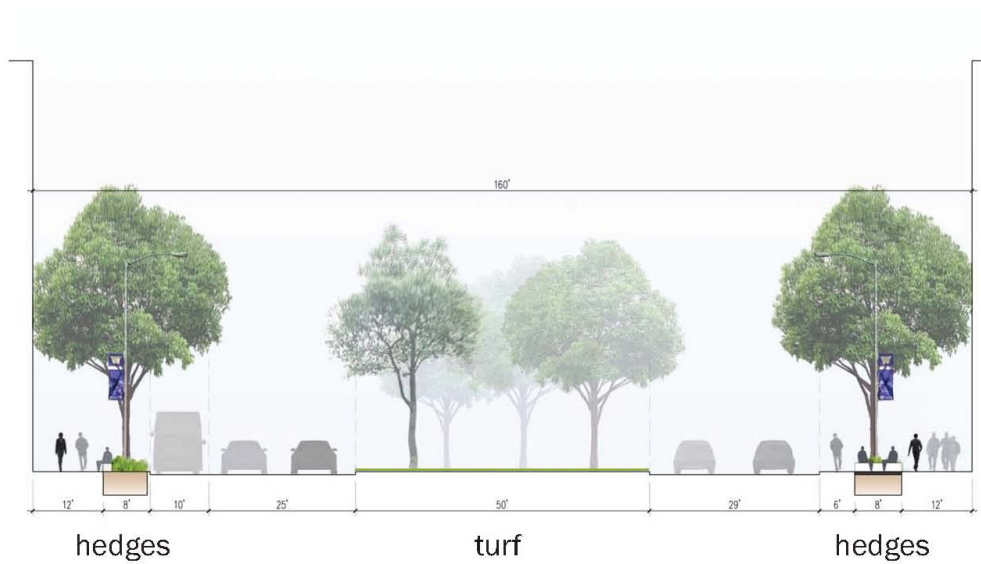
CAMPUS PARKWAY: NEIGHBORHOOD ICON
FRONT PORCH TO CAMPUS HOUSING



Gustafson Guthrie Nichol Ltd | 2010.01.07

mahlum

Campus Parkway



Gustafson Guthrie Nichol Ltd | 2010.01.07

mahlum

Campus Parkway Precedents



Ravenna Avenue NE, Seattle, WA



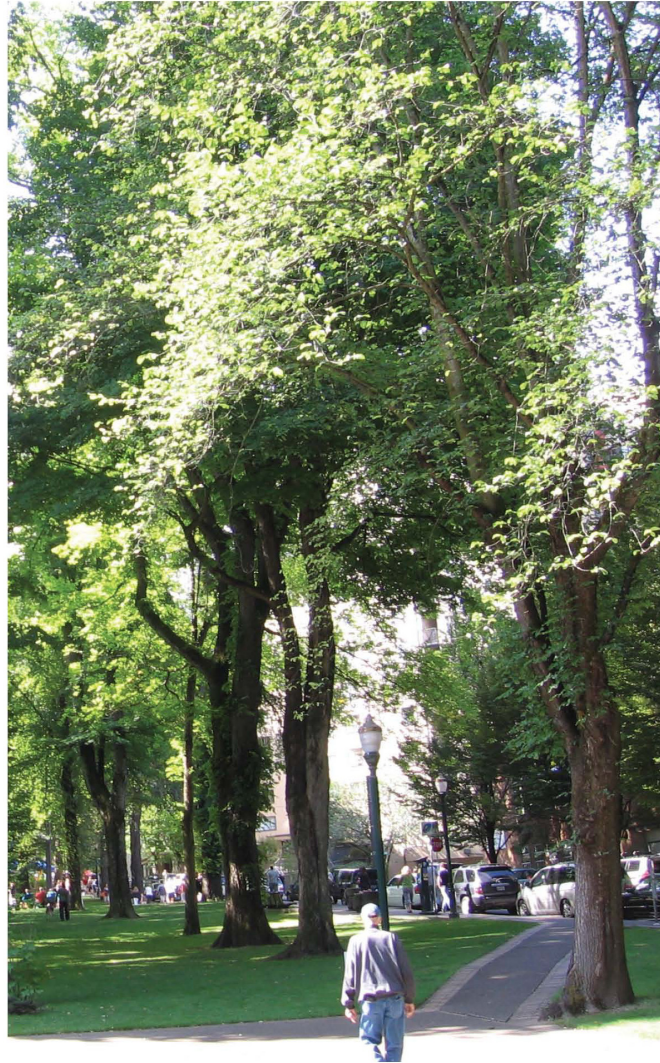
Gustafson Guthrie Nichol Ltd | 2010.01.07

mahlum

Campus Parkway Precedents



SW Park Avenue, Portland, OR



Gustafson Guthrie Nichol Ltd | 2010.01.07

Campus Parkway Strategy



Tree Thinning

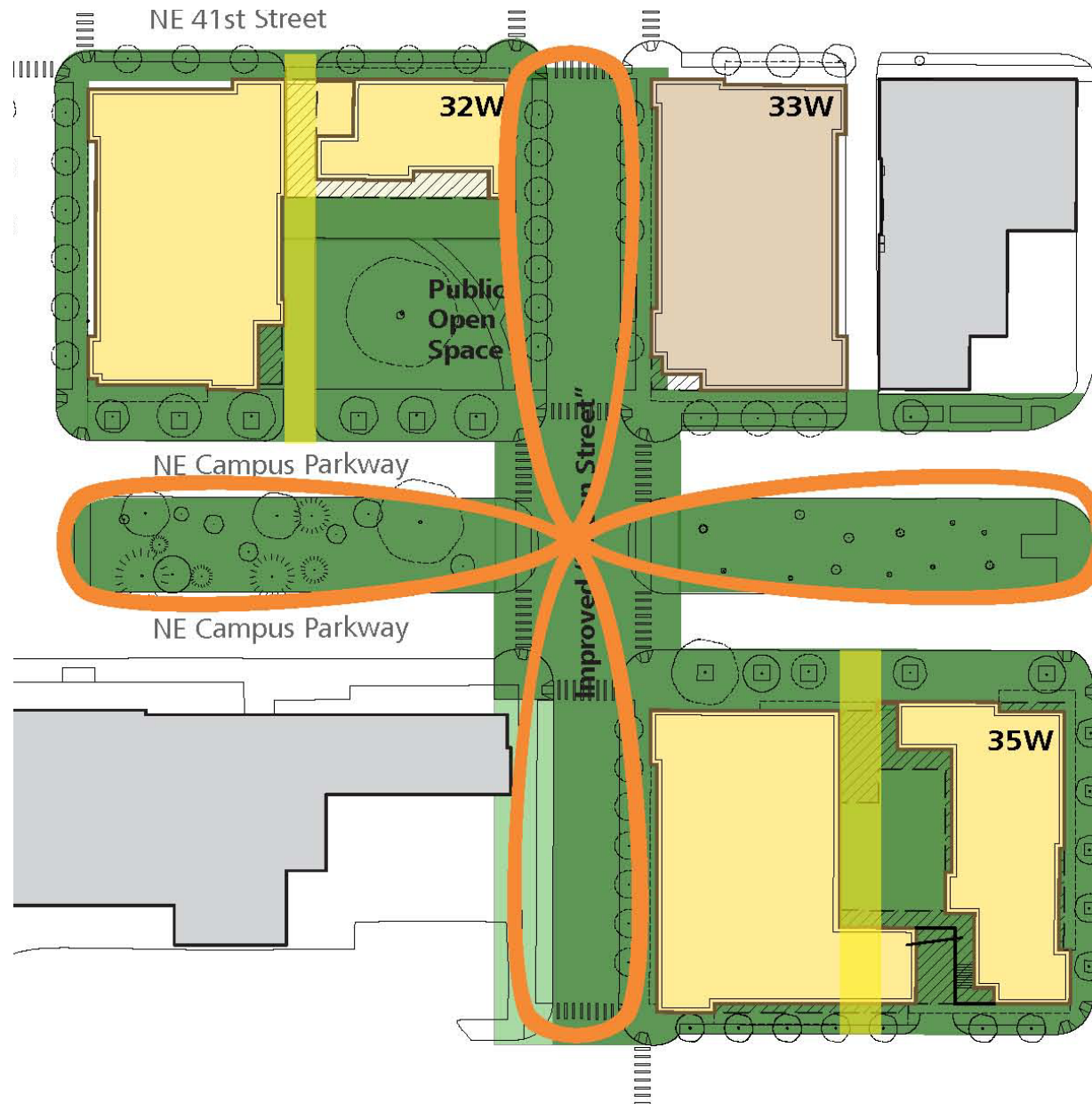


Soil Amendment
Turf Planting
Additional Tree Planting



Proposed Campus Parkway

Public Open Space Improvements



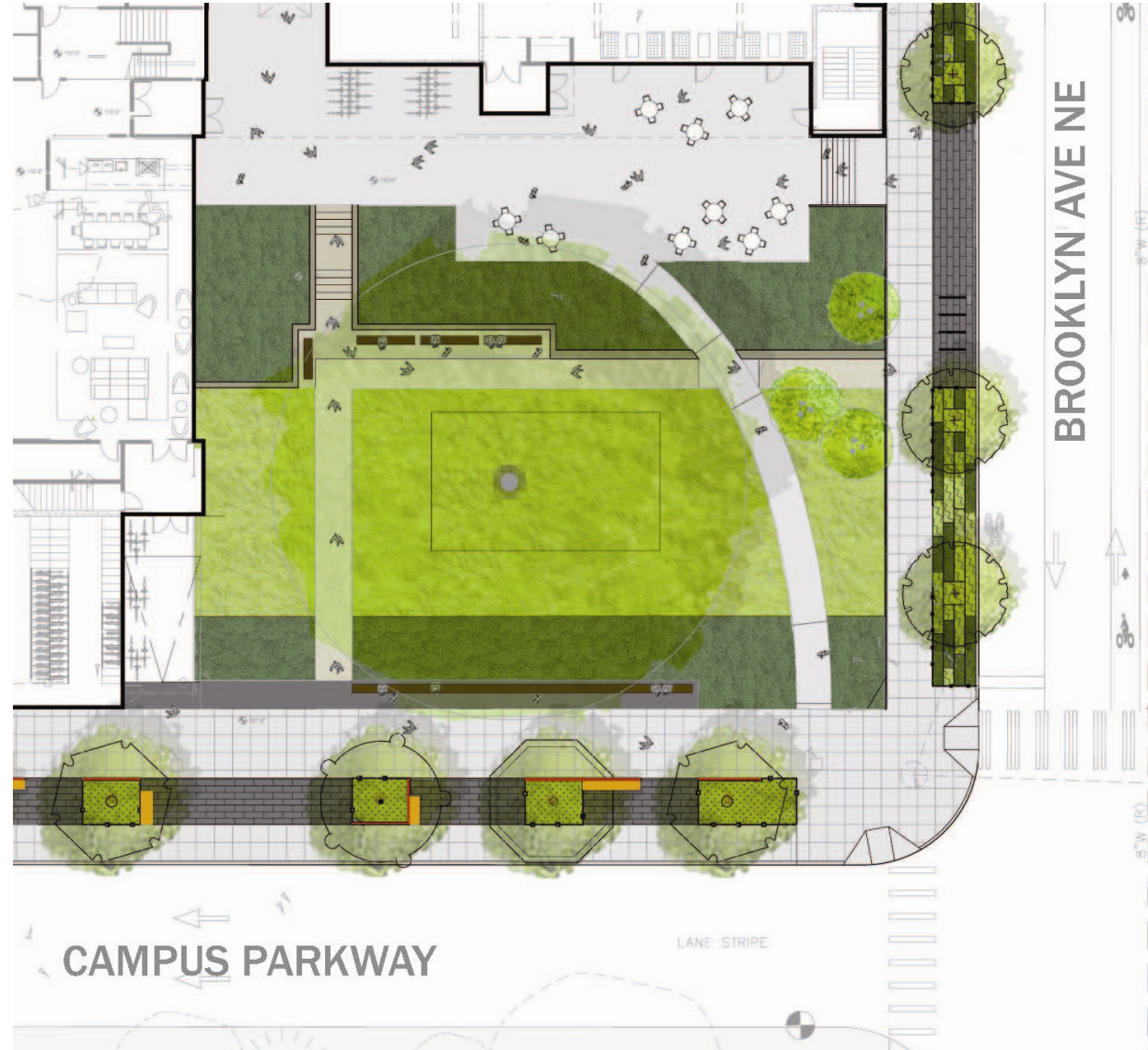
Elm Plaza



Elm Plaza Existing Conditions



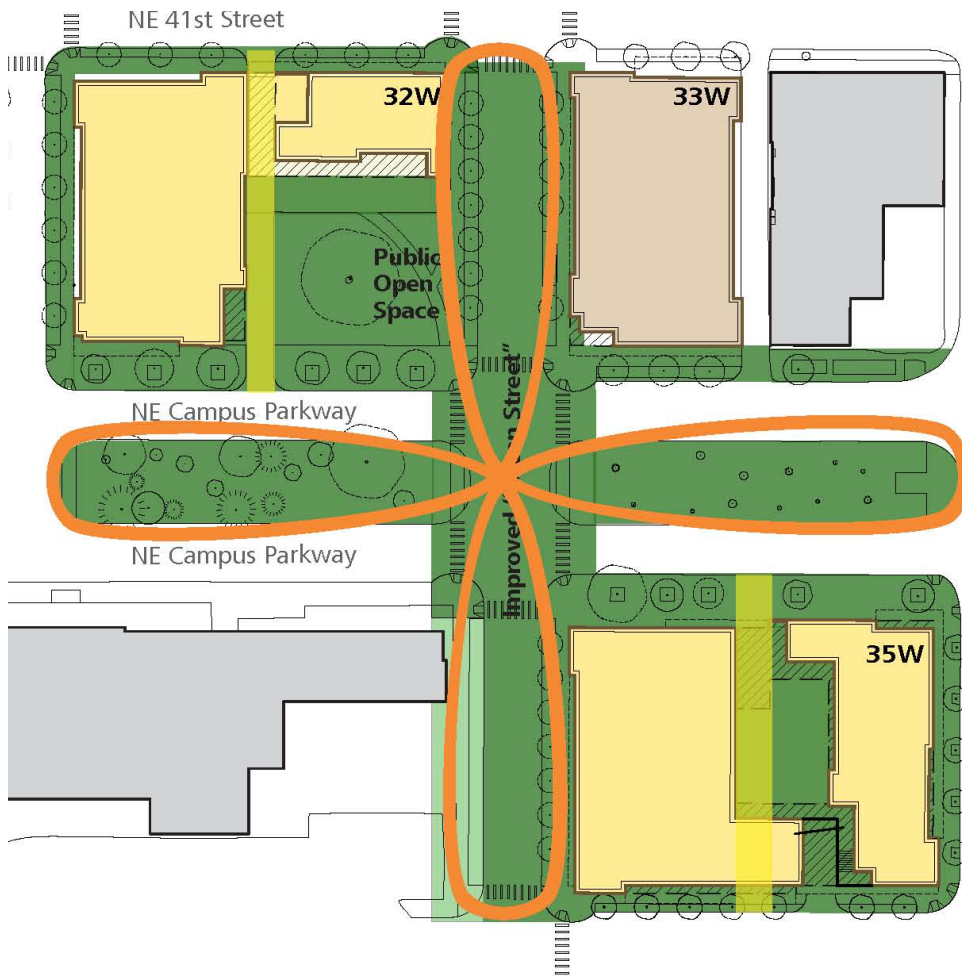
Elm Plaza



Elm Plaza



Public Open Space Improvements



Campus Parkway Median Improvement Summary

West Median:	11,500 sf
East Median:	11,500 sf
Total Improvements:	23,000 sf

Elm Plaza

Plaza/Terrace:	11,680 sf
----------------	-----------



Site 32W Alley Vacation

Reasons for the Vacation:

Enhance Pedestrian Circulation

- Create pedestrian-focused through-block connection to enhance connectivity between sites
- Support periodic on-site vehicular service

Maximize Development Capacity

- Provide greater density in urban center per Seattle Comprehensive Plan
- Help reduce commuter trips per CMP

Integration of Housing Above Grade

- Create stronger, more inviting community for students
- Reduce need for duplicate services/infrastructure

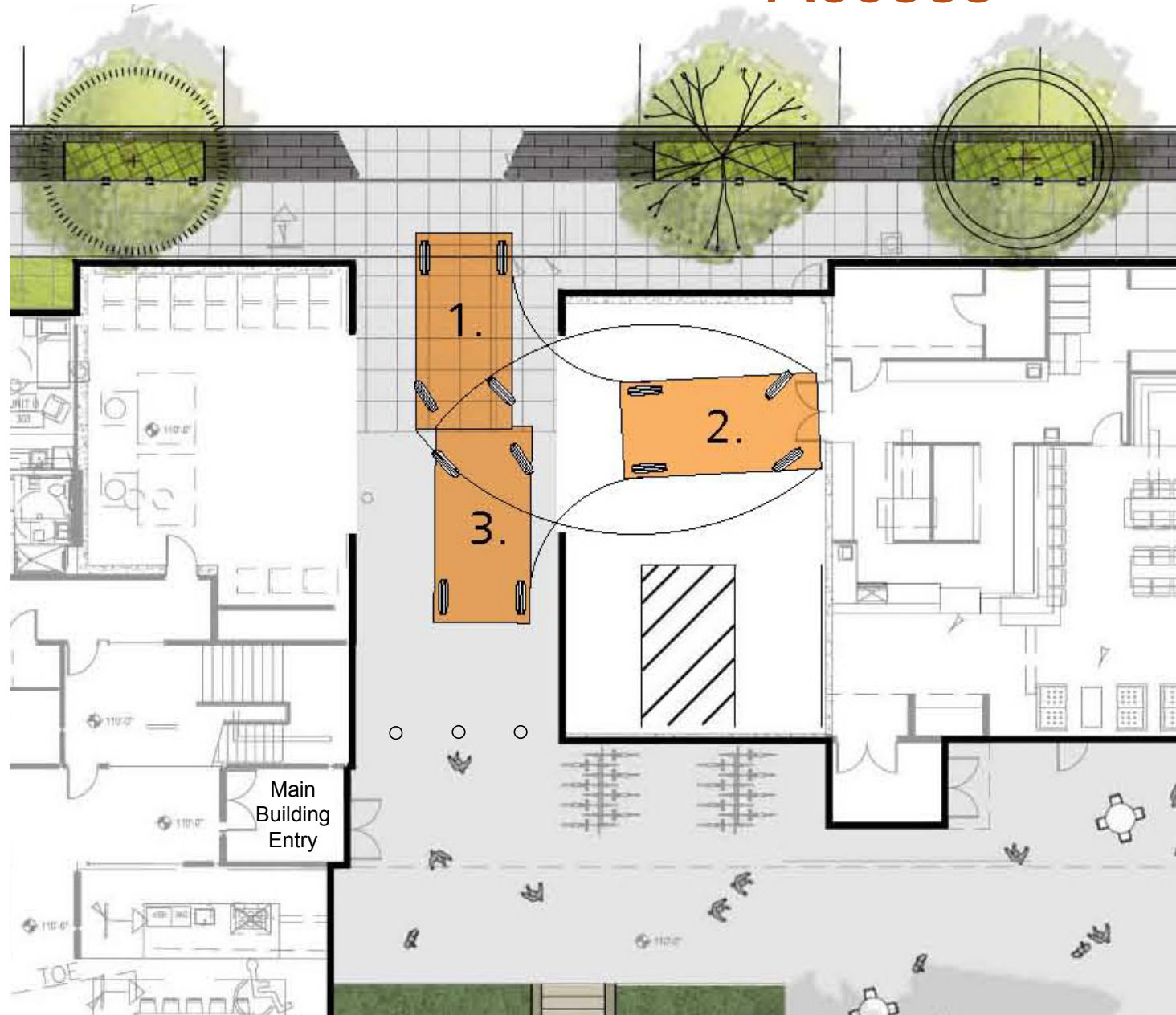
Create Significant New Public Open Spaces

- 11,680 SF Elm Plaza/Terrace

Site 32W



Site 32W Service & Access



Site 32W

North Portal to Elm Plaza at NE 41st Street



Site 32W

Elm Plaza from Main Entry (sites 33 and 35 in background)



Site 32W Elm Plaza / Cafe Terrace



Site 32W Elm Plaza



Site 32W

Development Summary

Development Potential
without vacation 241,200 sf

Proposed
Development: 134,570 sf

56% of Development Potential



Site 32W

Onsite Benefits Summary



 Vacated Land:

2,876 sf



Site 32W

Onsite Benefits Summary

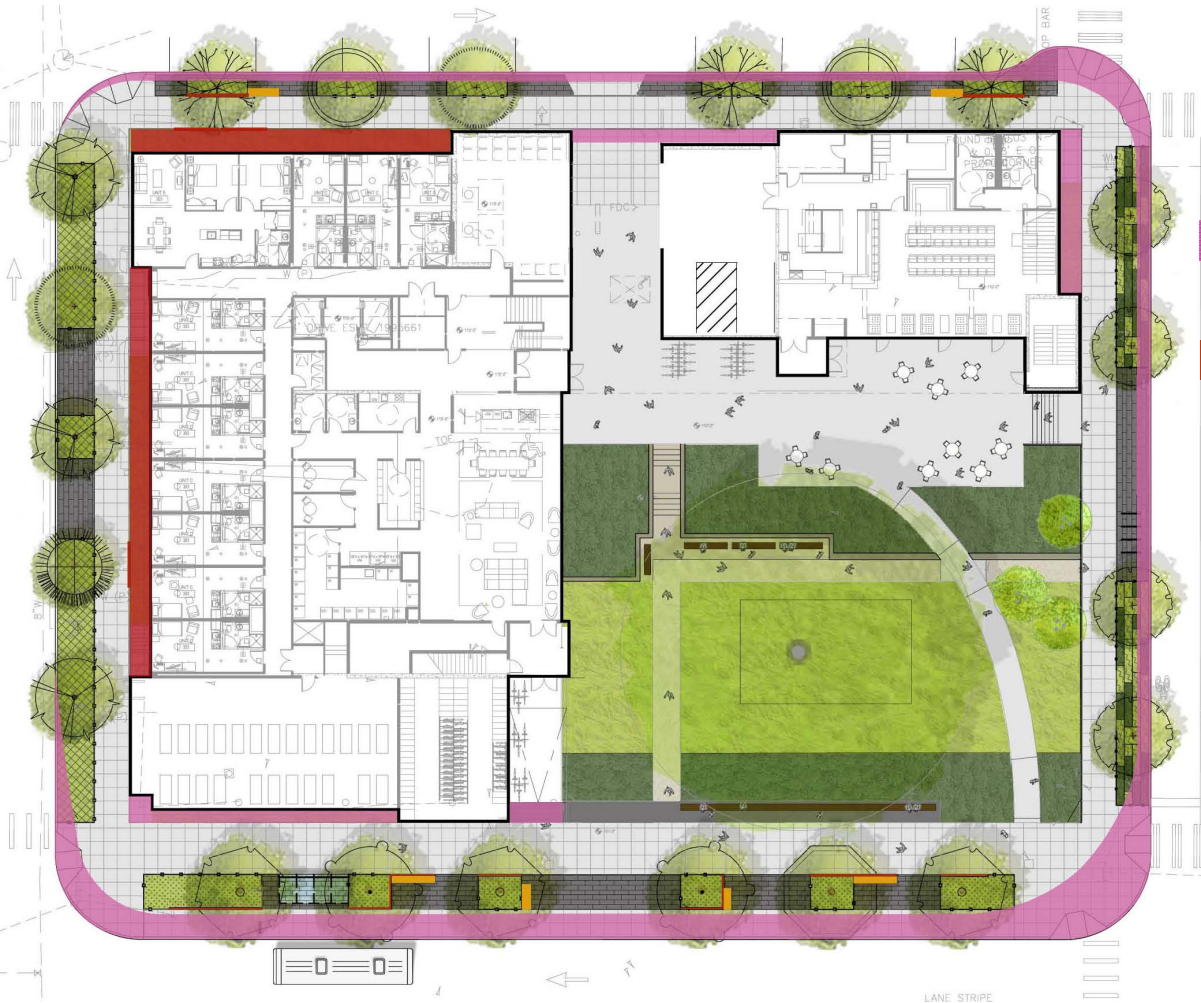
Vacated Land:	2,876 sf
 Elm Plaza/Terrace:	11,680 sf
 Café (retail):	3,025 sf



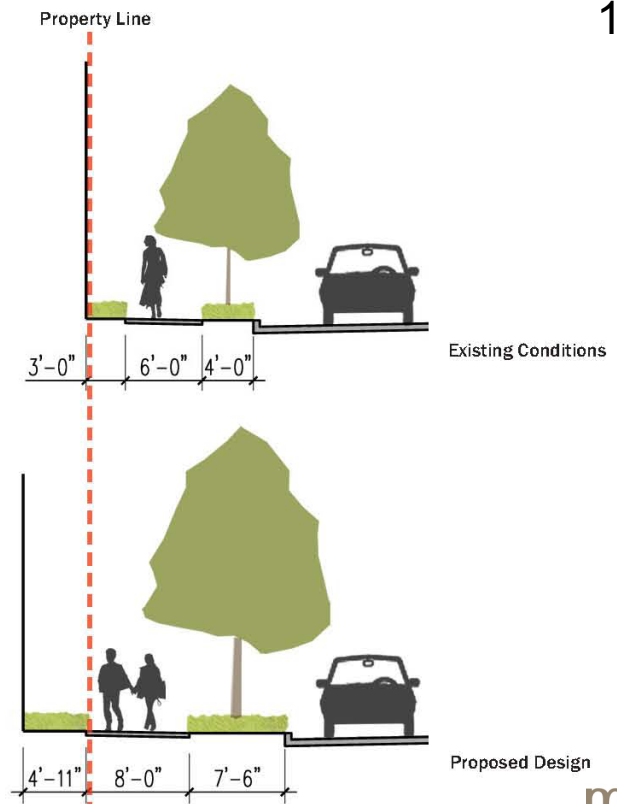
Site 32W

ROW Improvements Quantity Summary

Code Required Improvements:	12,057 sf
Additional Pedestrian Improvements:	3,450 sf
Voluntary Setback:	<u>840 sf</u>
	16,347 sf



Section at
Brooklyn Ave NE



Site 32W

ROW Improvements Quantity Summary

Code Required
Improvements: 12,057 sf

Additional Pedestrian
Improvements: 3,450 sf

Voluntary Setback: 840 sf

Code Required Tree Pit : 525 sf
Additional Planted Area: 2,240 sf
Specialty Paving:
(pervious) 2,415 sf



Site 32W

ROW Improvements Quantity Summary

Code Required
Improvements: 12,057 sf

Additional Pedestrian
Improvements: 3,450 sf

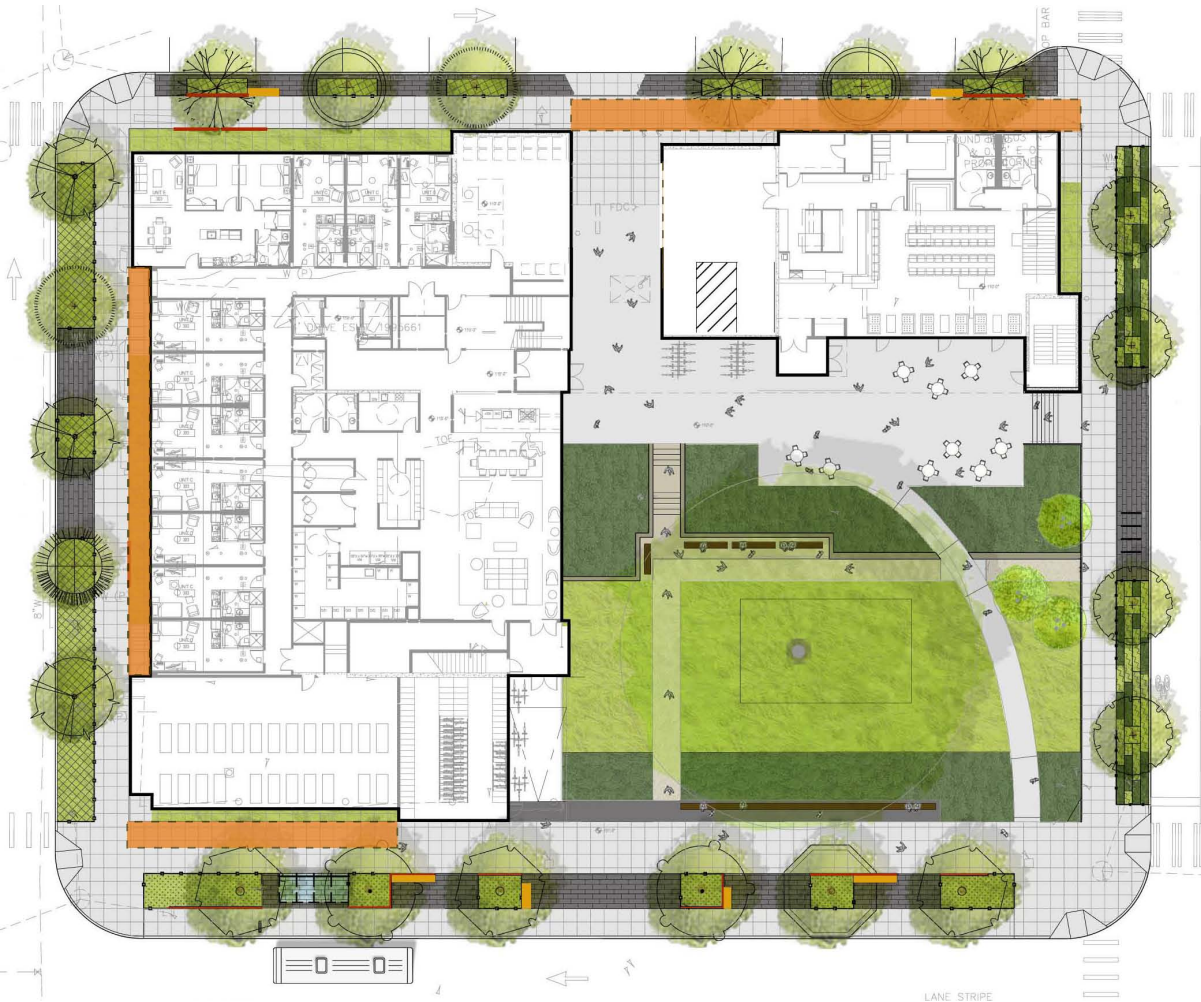
Voluntary Setback: 840 sf

Code Required Tree Pit : 525 sf

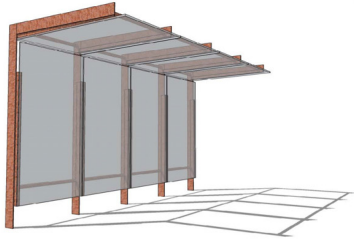
Additional Planted Area: 2,240 sf

Specialty Paving:
(pervious) 2,415 sf

Canopies w/
Integral Lighting: 1,545 sf



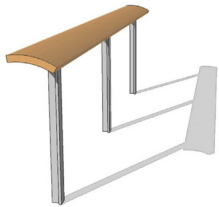
ROW Improvements Site 32W



Transit Shelter



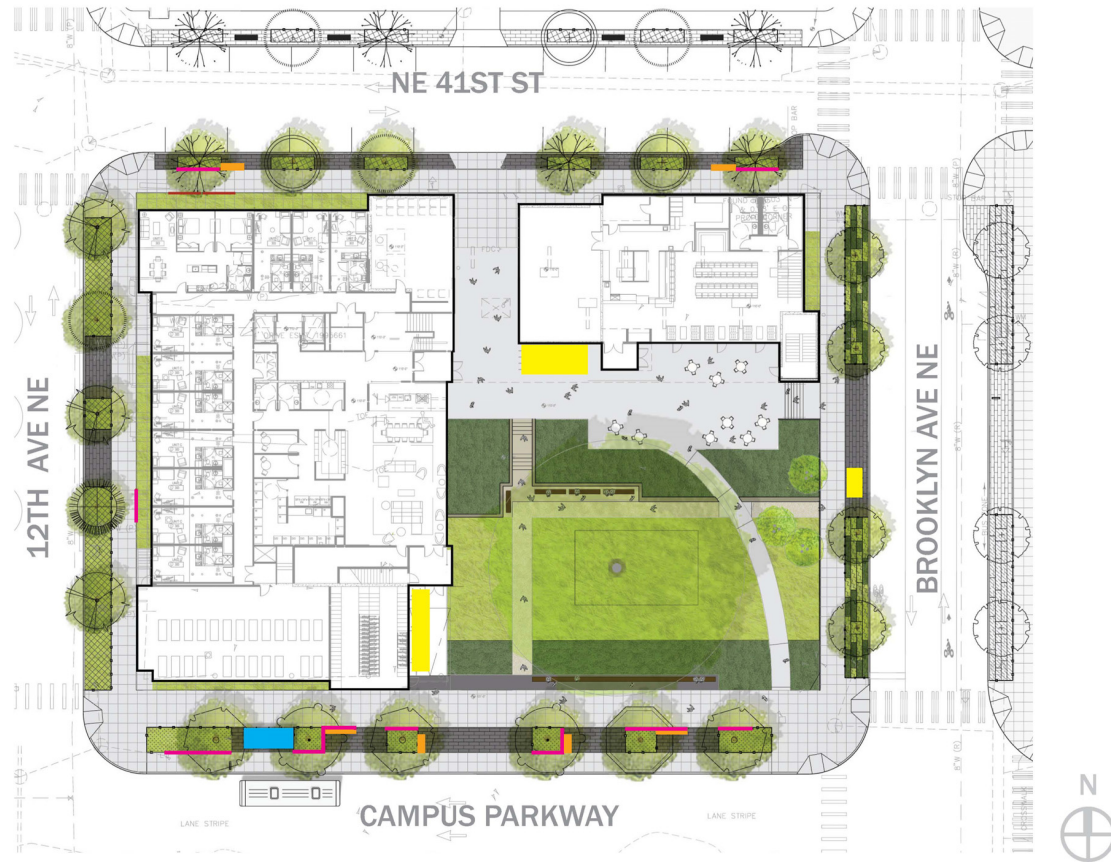
Bench



Leanrail



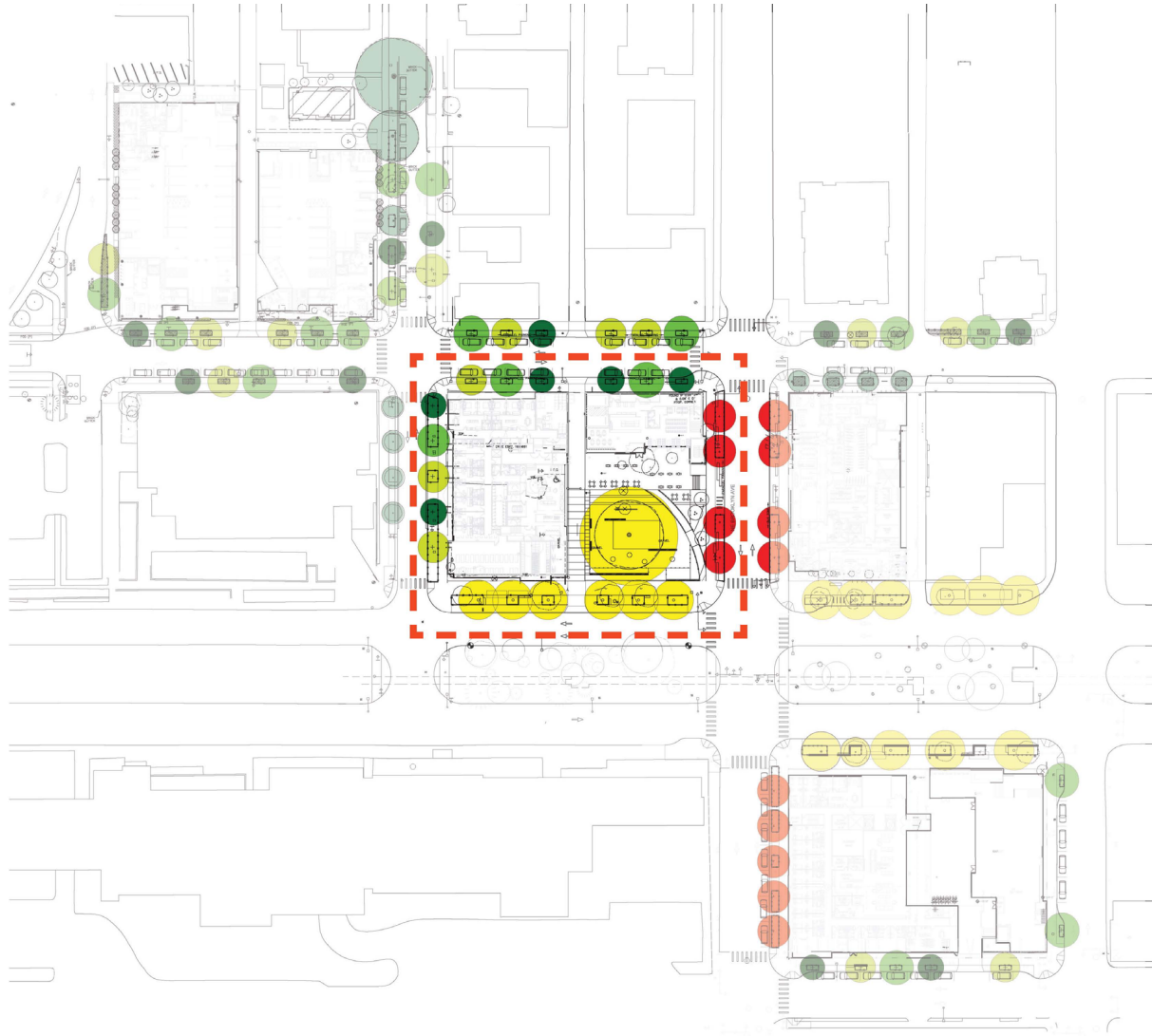
Bike Rack



Gustafson Guthrie Nichol Ltd | 2010.01.07

mahlum

ROW Improvements Site 32W



Campus Parkway



Brooklyn



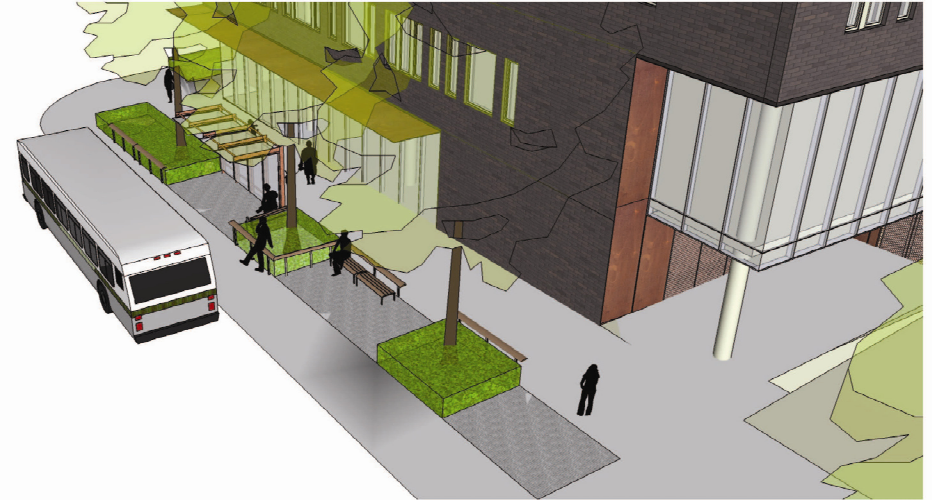
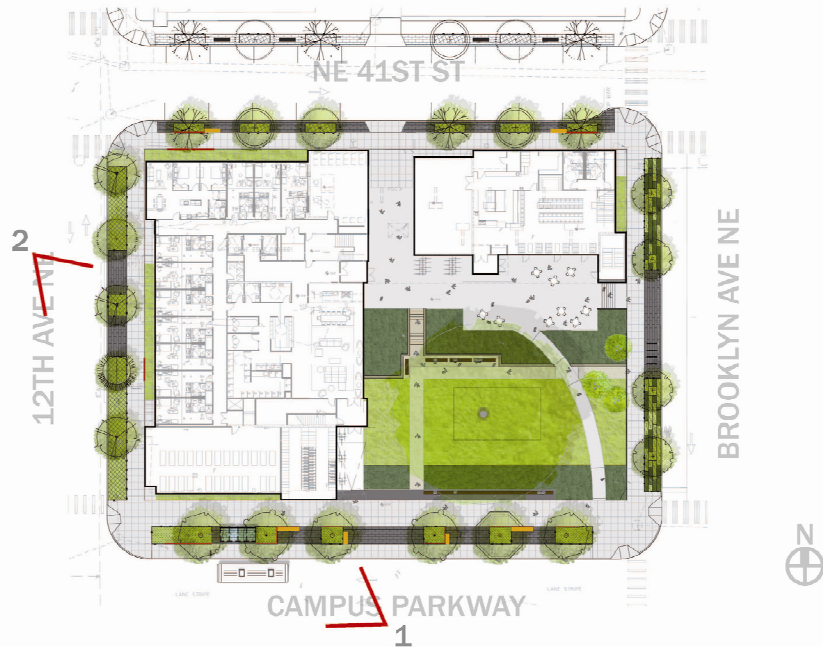
Neighborhood Streets



Gustafson Guthrie Nichol Ltd | 2010.01.07

mahlum

ROW Improvements Site 32W

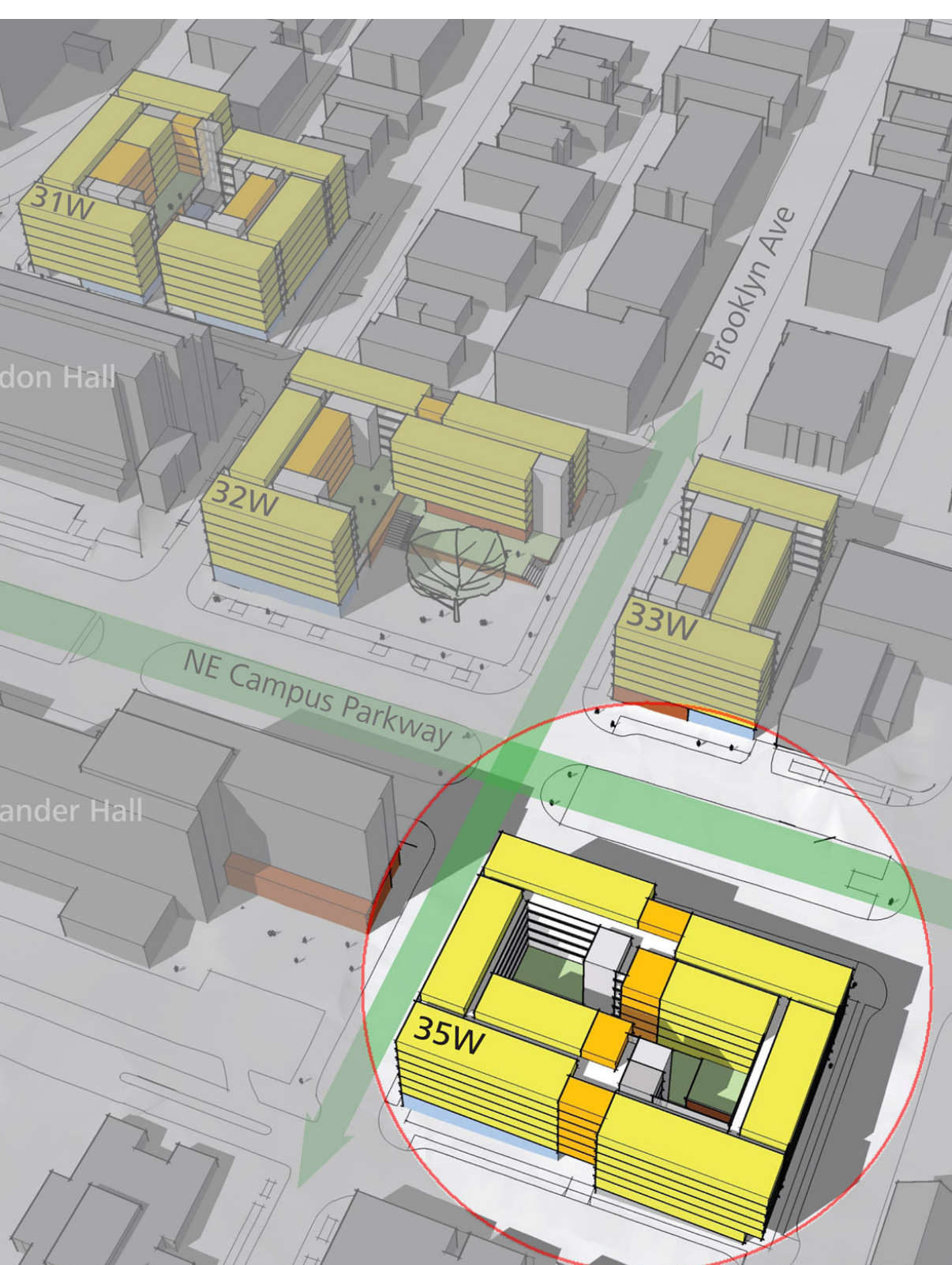


1. CAMPUS PARKWAY



2. 12TH AVE NE

Gustafson Guthrie Nichol Ltd | 2010.01.07



Site 35W Alley Vacation

Reasons for the Vacation:

Enhance Pedestrian Circulation

- Convert alley into public courtyard
- Create dedicated pedestrian through-block connection to provide better connectivity between sites & encourage courtyard use
- Allow for on-site vehicular service below courtyard

Maximize Development Capacity

- Provide greater density in urban center per Seattle Comprehensive Plan
- Help reduce commuter trips per CMP

Integration of Housing Above Grade

- Create stronger, more inviting community for students
- Reduce need for duplicate services/infrastructure

Site 35W



Site 35W Light and Views



Site 35W Light and Views



Alley View at Development Potential

mahlum

Site 35W Light and Views



Alley View at Development Potential,
with vacated alley to south developed

mahlum

Site 35W Light and Views



Site 35W Light and Views



Site 35W

View from NE 40th Street



Site 35W

NE 40th Street Entry to Courtyard



Site 35W

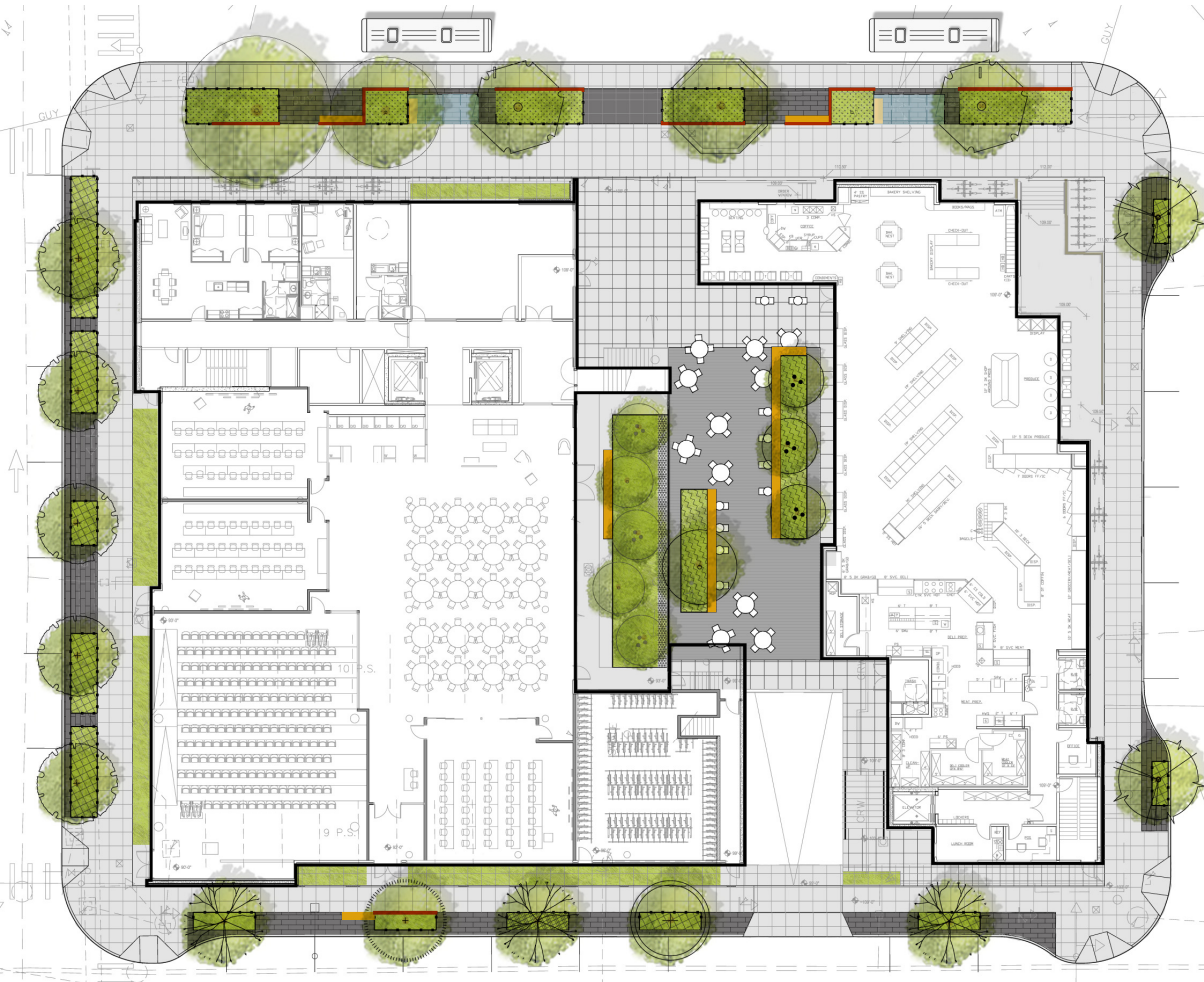
NE Campus Parkway and University Way NE



Site 35W

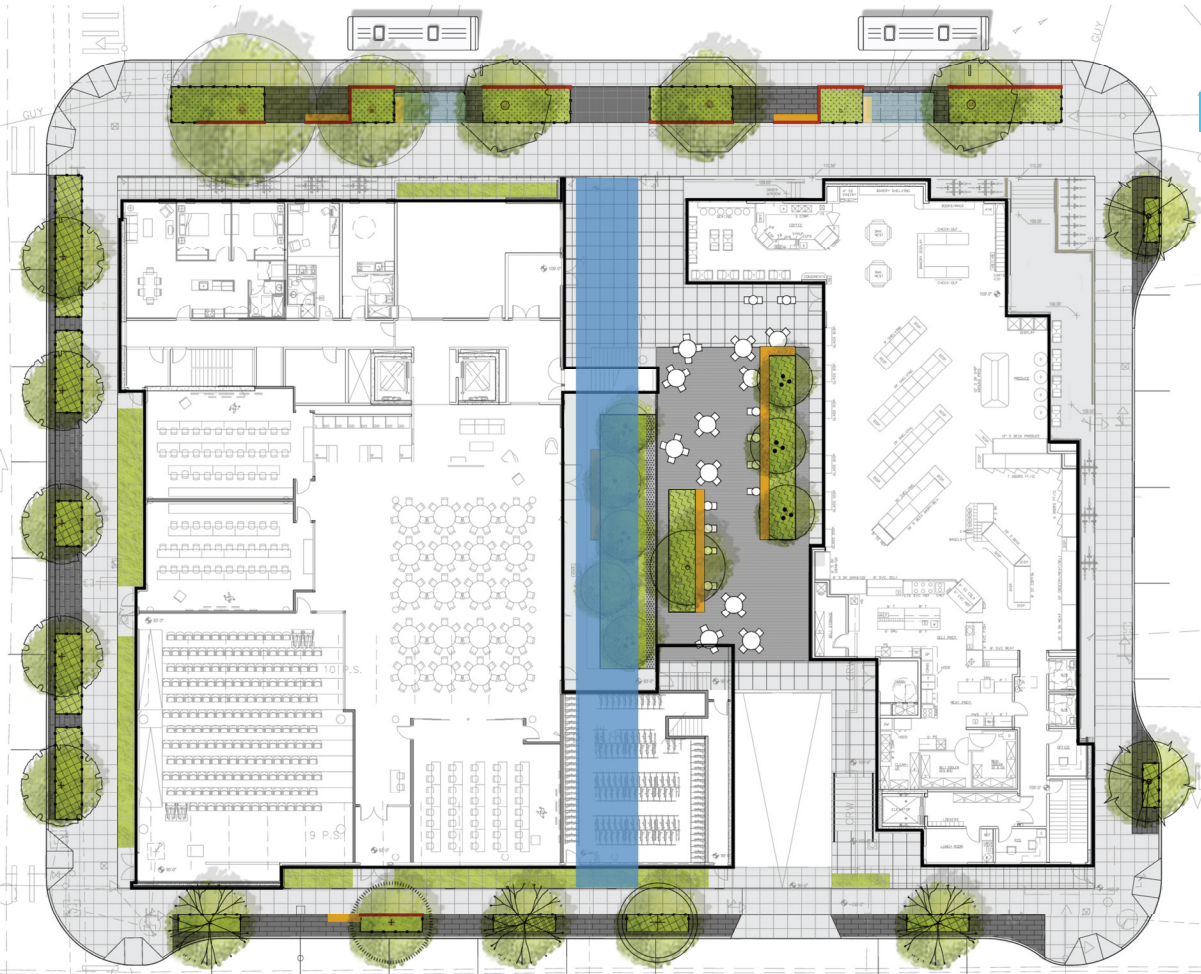
Development Summary

Development Potential without vacation	247,200 sf
Proposed Development:	192,640 sf
78% of Development Potential	



Site 35W

Onsite Benefits Quantity Summary



Vacated Land:

2,240 sf

Site 35W

Onsite Benefits Quantity Summary

Vacated Land: 2,240 sf

Open Courtyard: 4,765 sf

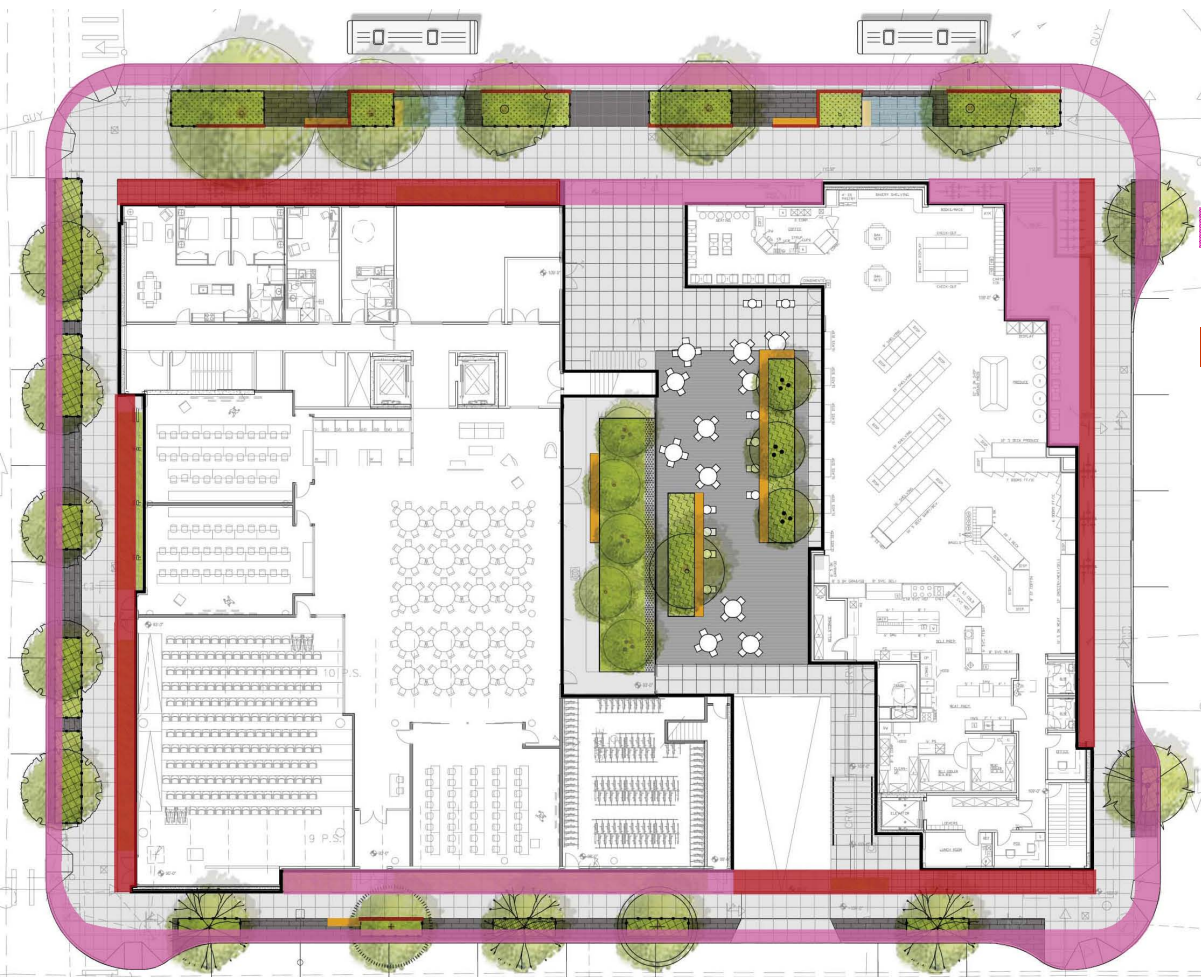
Market (retail): 7,490 sf



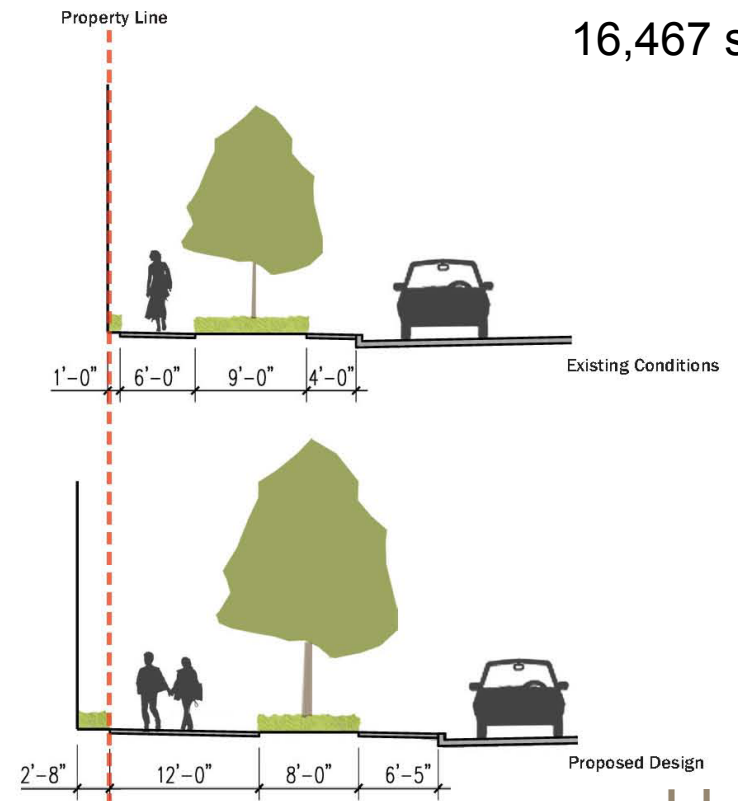
Site 35W

ROW Improvements Quantity Summary

Code Required Improvements:	10,442 sf
Additional Pedestrian Improvements:	4,430 sf
Voluntary setback:	<u>1,595 sf</u>
	16,467 sf



Section at
NE Campus Parkway



Site 35W

ROW Improvements Quantity Summary

Code Required
Improvements: 10,442 sf

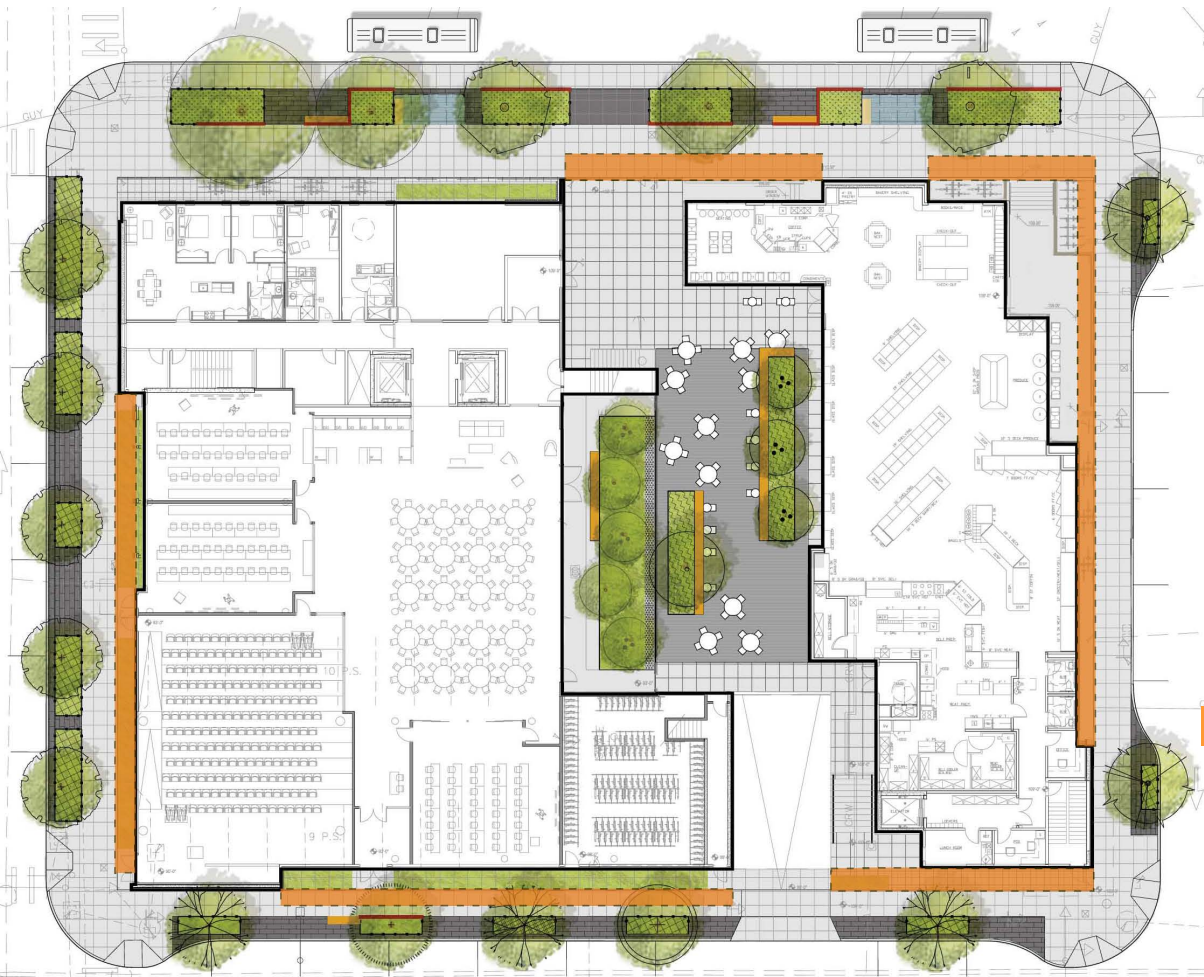
Additional Pedestrian
Improvements: 4,430 sf

Voluntary Setback: 1,595 sf

■ Code Required Tree Pit : 425 sf
■ Additional Planted Area: 1,710 sf
■ Specialty Paving:
(pervious) 1,750 sf



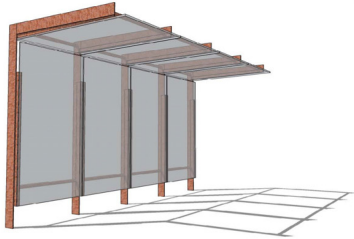
Site 35W



ROW Improvements Quantity Summary

Code Required Improvements:	10,442 sf
Additional Pedestrian Improvements:	4,430 sf
Voluntary Setback:	1,595 sf
Code Required Tree Pits:	425 sf
Additional Tree Pit Area:	1,710 sf
Specialty Paving: (pervious)	1,750 sf
Canopies w/ Integral Lighting:	2,333 sf

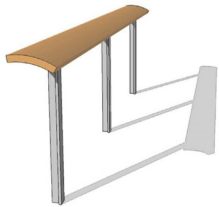
ROW Improvements Site 35W



Transit Shelter



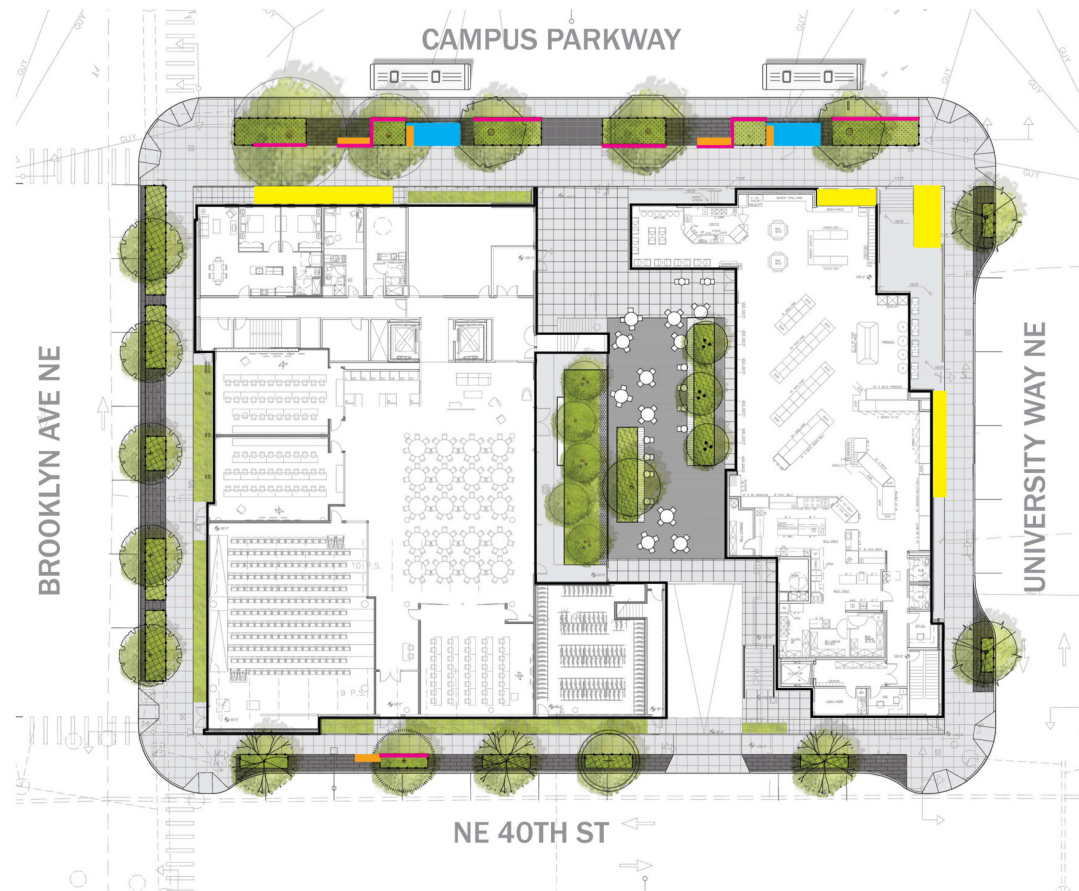
Bench



Leanrail



Bike Rack

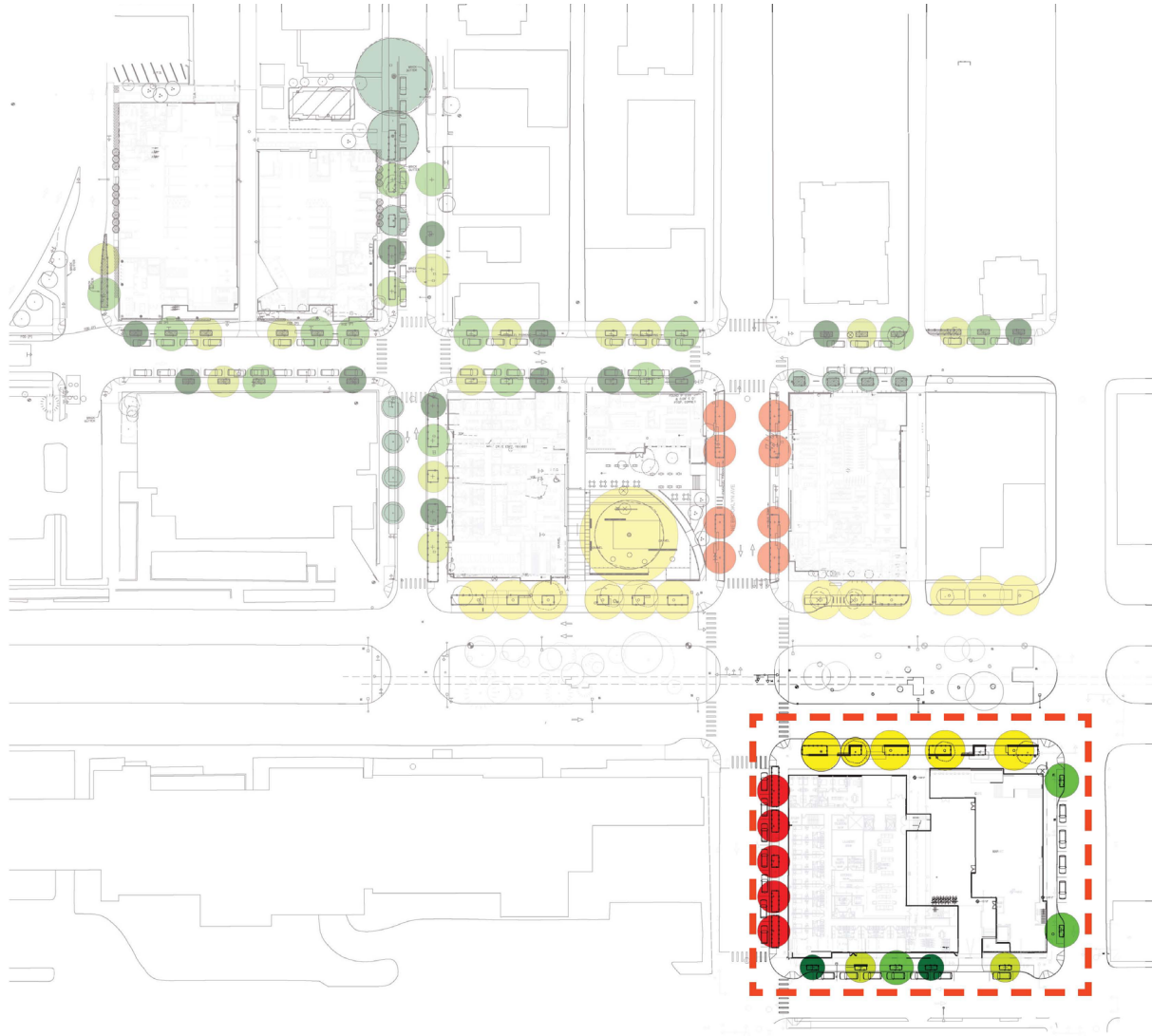


Gustafson Guthrie Nichol Ltd | 2010.01.07

mahlum

ROW Improvements

Site 35W



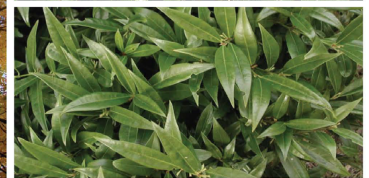
Campus Parkway



Brooklyn



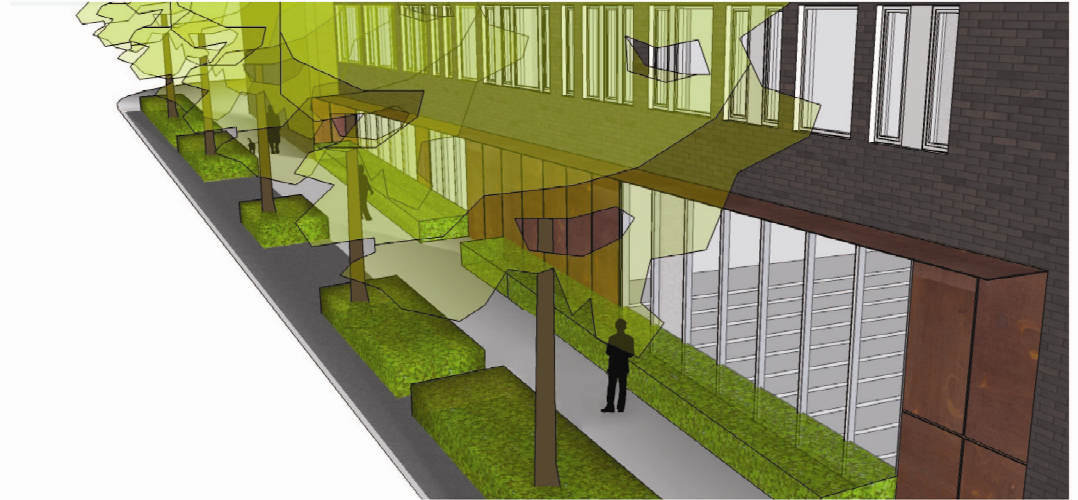
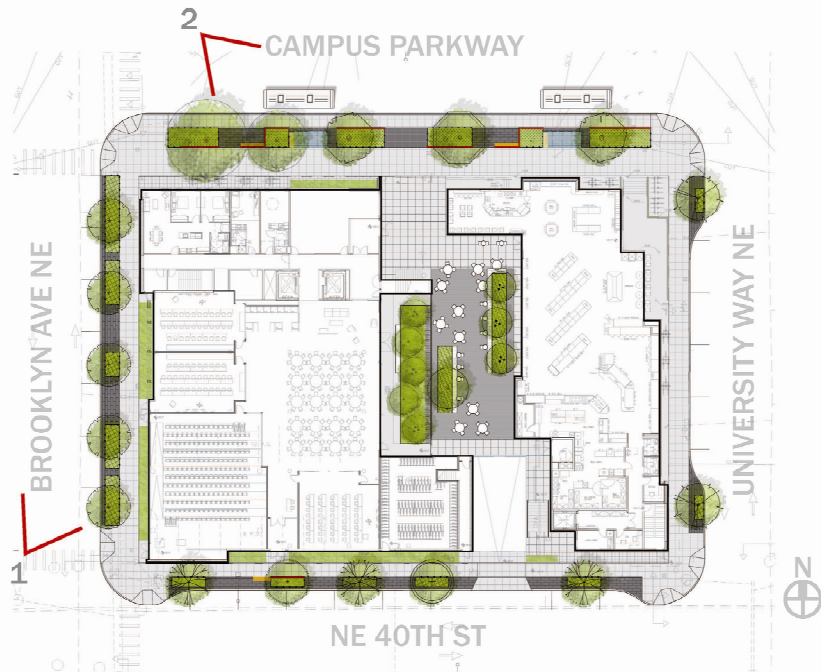
Neighborhood Streets



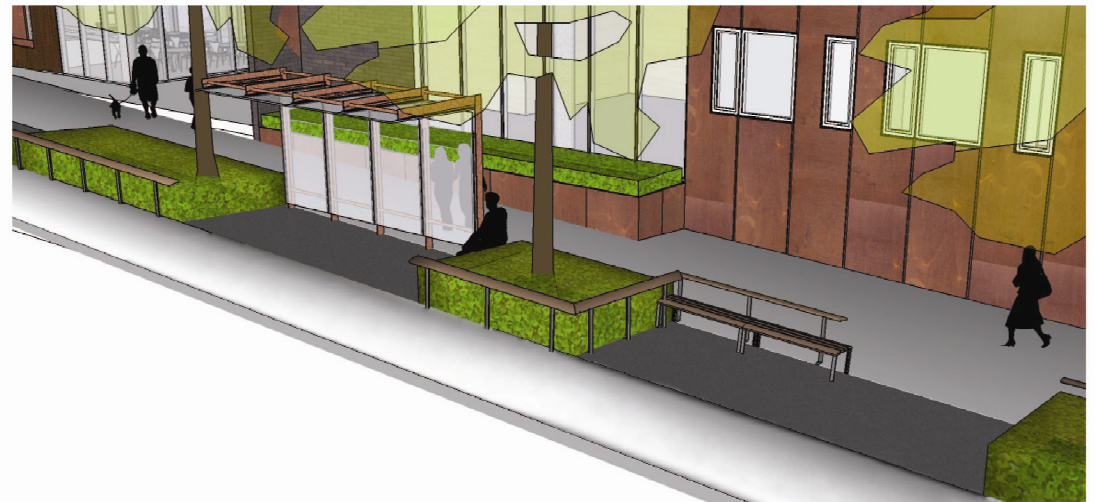
Gustafson Guthrie Nichol Ltd | 2010.01.07

mahlum

ROW Improvements Site 35W



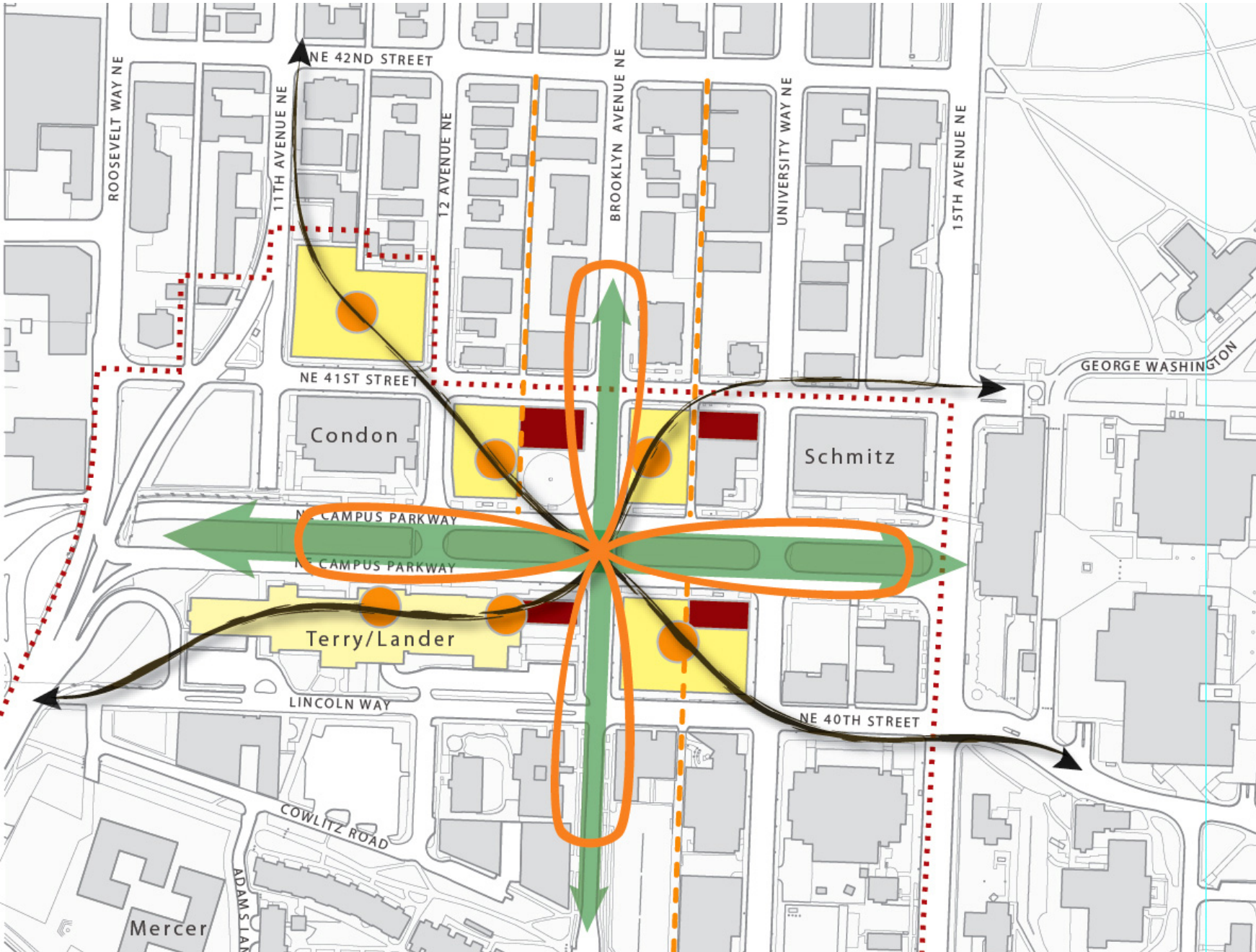
1. BROOKLYN AVE NE



2. CAMPUS PARKWAY

Gustafson Guthrie Nichol Ltd | 2010.01.07

Great Urban Neighborhood



mahlum

West Campus Benefit Summary

Development Summary

Development Potential without Vacation

Building Height (Stories)

Site 32W

241,200 sf

105' (9)

Site 35W

247,200 sf

105'/65' (9/6)

Proposed Development

Building Height (Stories)

Percentage of Potential

134,570 sf

75' (7)

56%

192,640 sf

75'/65' (7)

78%

Area to be Vacated

2,876 sf

2,240 sf

Public Benefit Summary

Public Open Spaces

Landscaped Medians at
Campus Parkway

23,000 sf

Elm Plaza/Terrace

11,680 sf

West Campus Benefit Summary

Public Benefit Summary, cont'd.

Pedestrian Improvements

	Site 32W	Site 35W
Additional Landscape/sidewalk:	3,450 sf	4,433 sf
Voluntary Setbacks	840 sf	1,595 sf
Widened Sidewalks	8' Min. Provided	
Additional Tree Pit/Planted Area	2,240 sf	1,710 sf
Pervious Paving over Structural Soil	2,415 sf	1,750 sf
Larger Street Tree Caliper	2-3x City Req.	
Greater Tree Pit Volume	>4x City Req.	
Canopies w/ Integral Lighting.	1,545 sf	2,333 sf
Custom Bus Shelters	yes	yes
Benches	yes	yes
Lean Rails	yes	yes
Bike Racks	yes	yes
Mid-block Pedestrian Pass-through	yes	yes
Retail Open to the Public	yes	yes
Public Courtyard		yes

West Campus

