**UNIVERSITY OF WASHINGTON ARCHITECTURAL COMMISSION 4/27/2020**

**Project Title** University District Station Building **CPD Project #** 205865

**Project Manager** Julie Knorr

**Design Team** Core & ShellContractor – GLY

Core & ShellDesign Architect – Perkins & Will

 Core & Shell Landscape Architect – GGN

 TI Contractor and Design Architect - TBD

**Action** Schematic Design Phase – Project massing and envelope, ground floor programming, and early landscape design

**Goals & Objectives** The goals of this project include the following:

1. Reduce the University’s overall cost of leasing administrative space
2. Take advantage of operational synergies of centralized administrative units
3. Create a branded gateway to the University of Washington Campus for light rail users
4. Design a building that sets a precedent for efficient and effective administrative space usage
5. Encourage transit-oriented development consistent with the masterplan

**Project Scope** UDSB is planned as a 13-story commercial building totaling 266,000 square feet to be built above the Sound Transit U District Station by a developer partner Lincoln Property Compny. The ground floor will house $4,000 square feet of retail controlled by the developer with office above. The University will lease 175,000 square feet to consolidate administrative functions into a single space. The project also includes an additional 8,000 square foot site across Brooklyn Ave. to satisfy open space requirements.

**Target Budget** TI of $30,625,000 paid through rent of $56/SF

 **Target Schedule** Planning January 2019 –December 2019

 Design & Preconstruction December 2019 – July 2021

 Construction September 2021 – March 2023

**Delivery Method** Developer Partnership

**Attachments None**