Attachment II

University of Washington Bothell Housing & Dining Predesign Study

Finalist Project Snapshot

November 18, 2015

mahlum

UNIVERSITY of WASHINGTON BOTHELL

SPECTRUM DEVELOPMENT SOLUTIONS

AGENDA

- Project Summary
- Space Program
- Site Analysis
- Concept Options

Project Summary

- 504 Beds
- Residential Community 1:40 ratio
- In-suite bathrooms
- First-year + sophomore residents priority
- Dining facility primarily for residents, a la carte model preferred (but flexibility required)
- 4-story (max); Not to exceed 45’
- +/- 125,000 GSF
- Open Fall 2018
- Minimum LEED Silver certification / Gold preferred

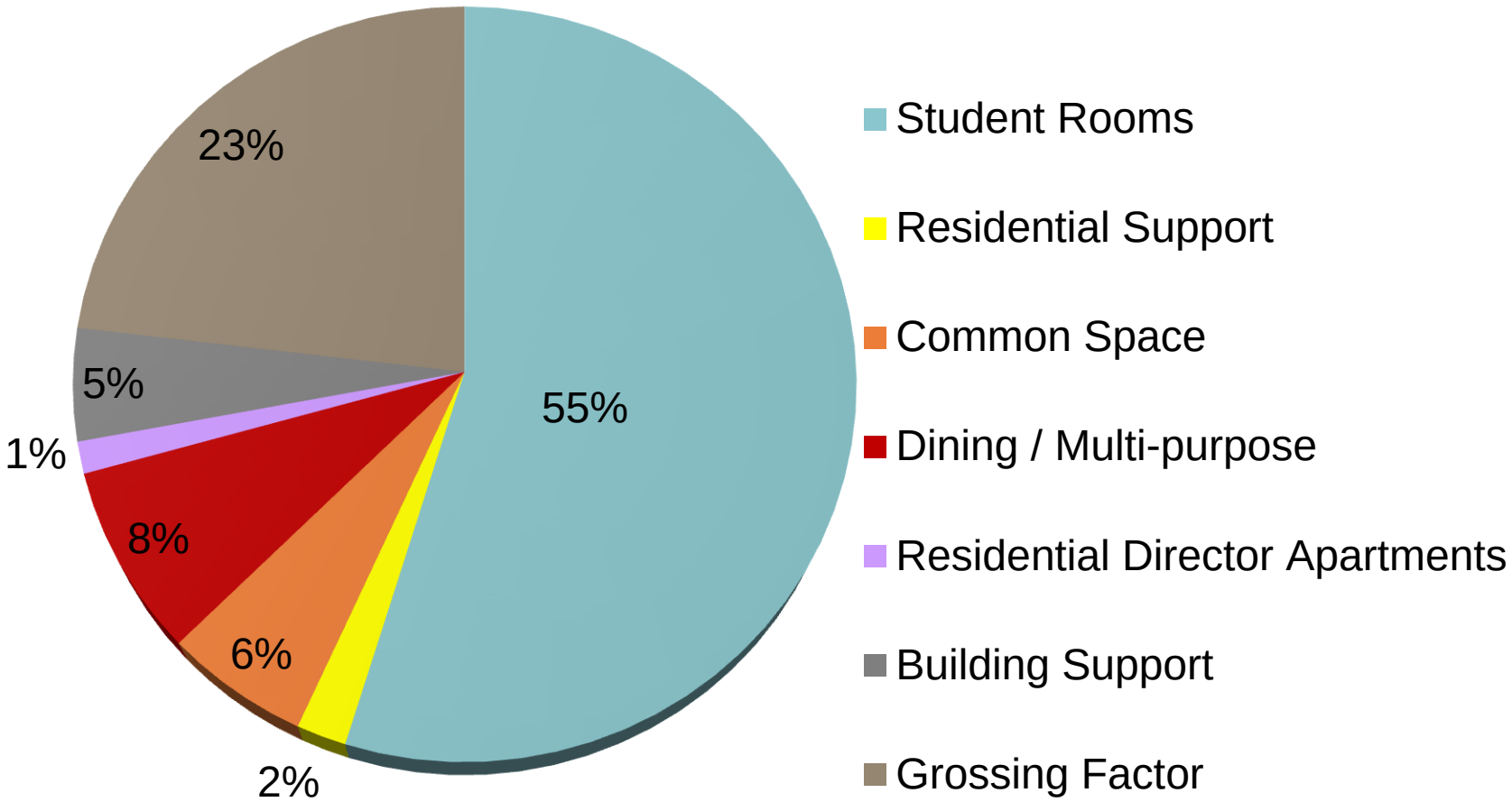
Project Goals and Objectives

- Strengthen the UW Bothell students sense of connectivity and community.
- Create a student residential environment that reflects the values and culture of UW Bothell and it practices of distinction. The 3Cs framework: cross disciplinary practice, connected learning, and community engagement.
- Leverage creativity and flexibility to provide a financially sustainable facility and operations model.
- Plan and design the building as a significant new campus facility that makes intentional contributions to the functionality, navigability, connectivity, appeal and character of an evolving campus setting with a growing residential component.

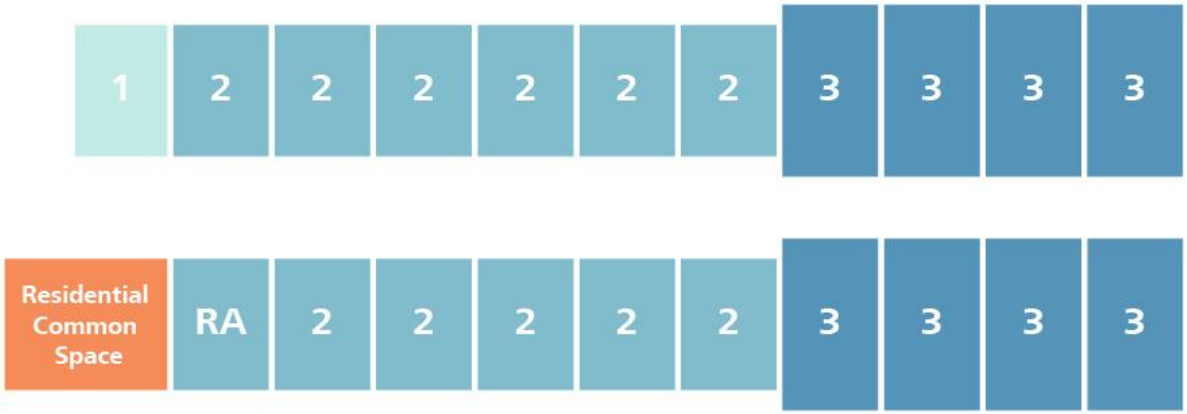
SPACE PROGRAM

UNIVERSITY of WASHINGTON
BOTHELL

Elements of the Program



Residential Communities



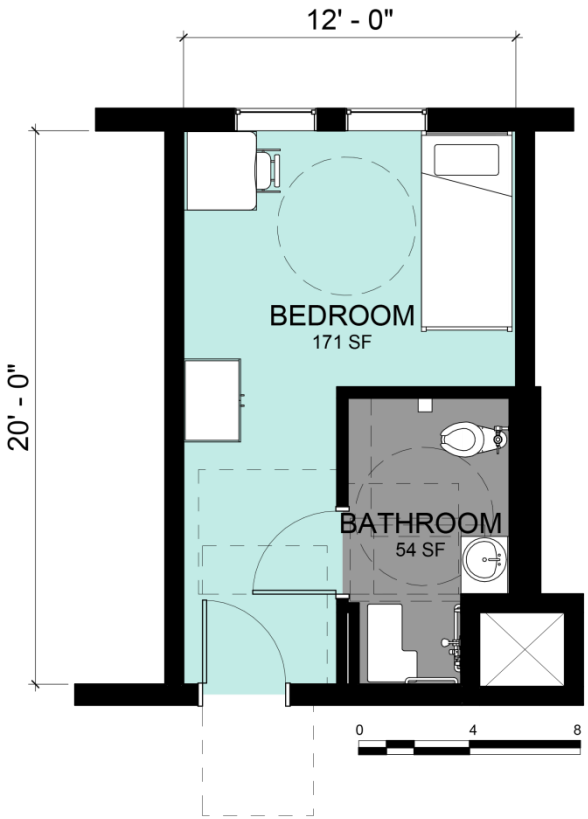
1 RESIDENTIAL COMMUNITY	**40 BEDS***
1 RA Suite (Standard Double Unit)	1 bed
1 Single	1 bed
11 Doubles	22 beds
8 (Future) Triples	16 beds
+ Residential Common Space	445 sf
x 12 COMMUNITIES	**504 BEDS / 5,340 sf COMMON SPACE**

***** Note: Includes 1 ADA unit per community (unit size varies)

Room Layouts - Single

1-BED STUDENT ROOM (TYPE B)

Unit NSF: 204 SF
NSF/Student: 204



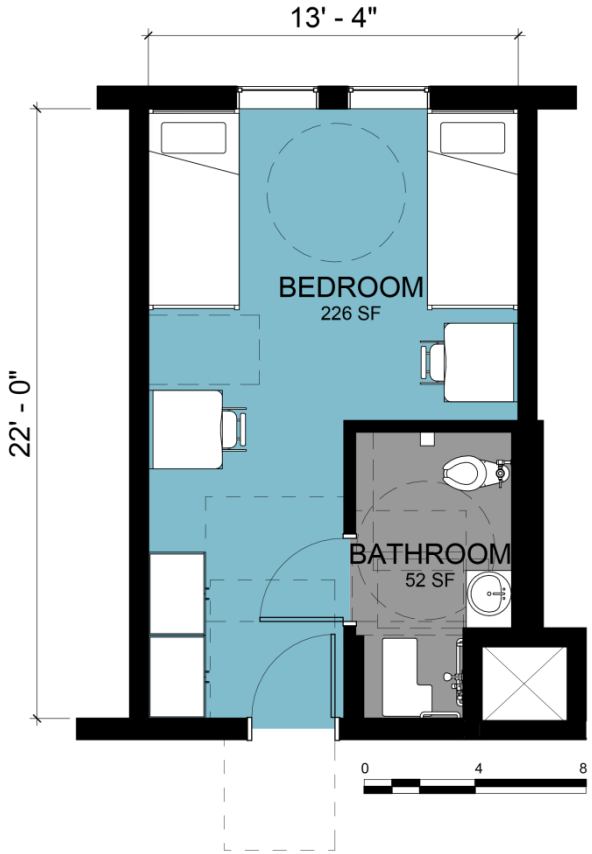
1-BED STUDENT ROOM (ADA)

Unit NSF: 225 SF
NSF/Student: 225

Room Layouts - Double

2-BED STUDENT ROOM (TYPE B) / RA SUITE

Unit NSF: 228 SF
NSF/Student: 114 SF-Double / 228 SF-RA Suite



2-BED STUDENT ROOM (ADA)

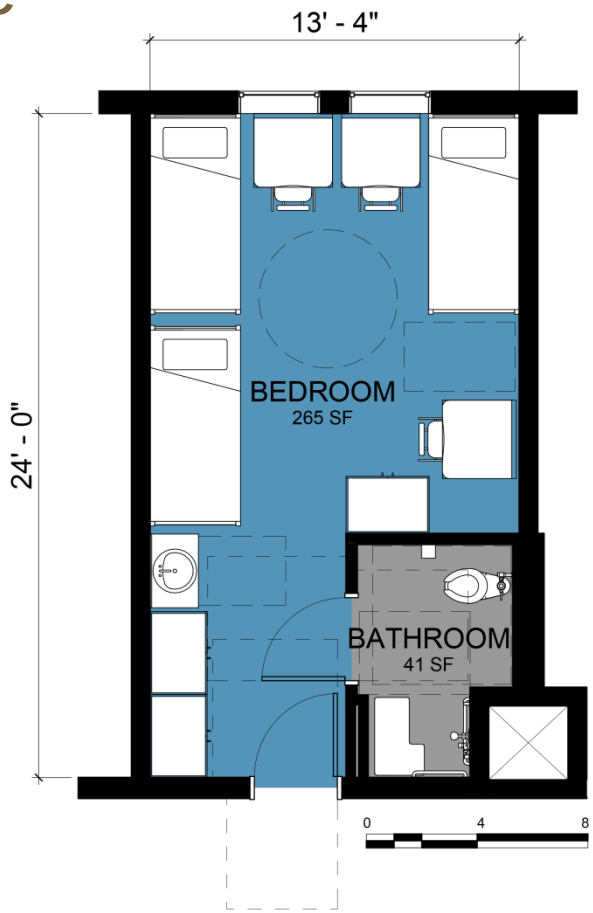
Unit NSF: 278 SF
NSF/Student: 139 SF

*** UWB: Provide counter space at sinks (typical).**

Room Layouts – (Future) Triple

3-BED STUDENT ROOM (TYPE B) / DOUBLE OCCUPANCY

Unit NSF: 280 SF

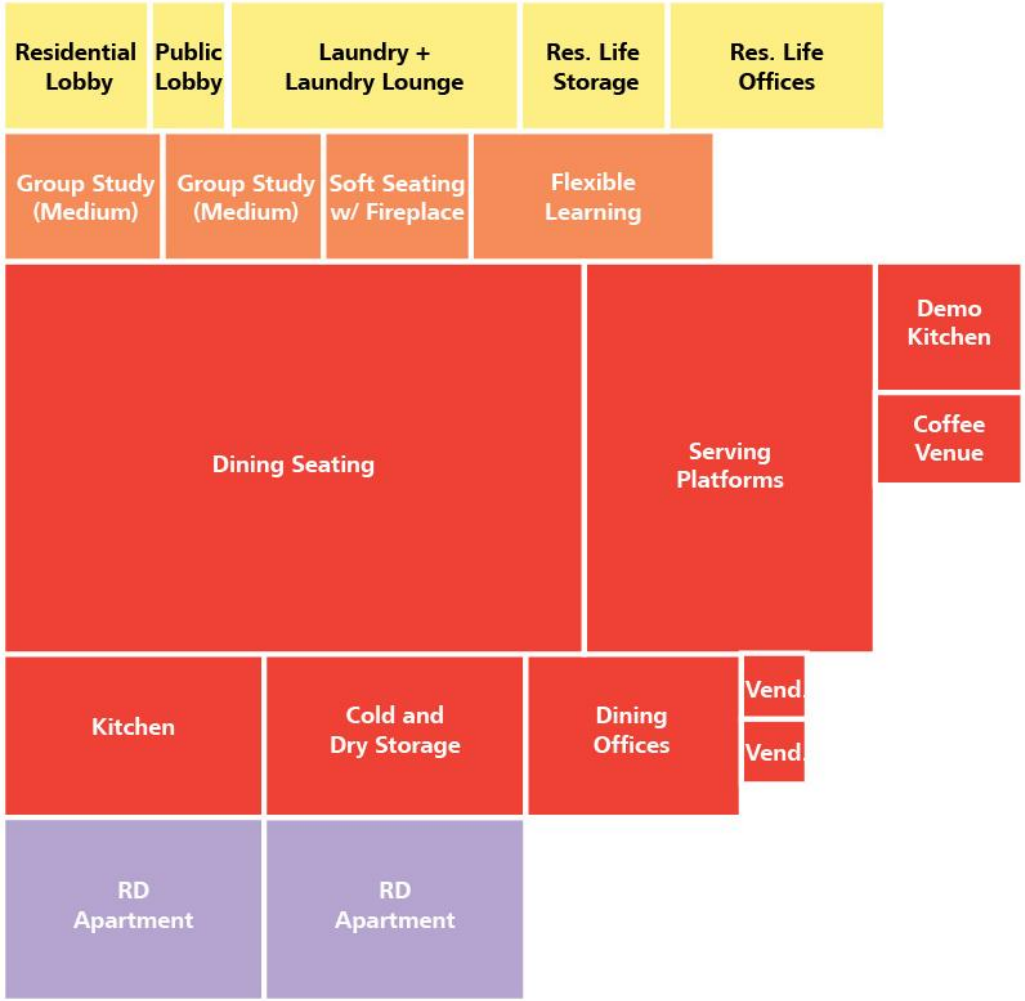


3-BED STUDENT ROOM (ADA)

Unit NSF: 306 SF
NSF/Student: 102 SF-Triple

*** Layouts reflect UWB preference to locate sink outside of bathroom in the future triples.**

Ground Floor Program Elements



RESIDENTIAL SUPPORT	2,500 SF
(PUBLIC) COMMON SPACE	1,950 SF
DINING / MULTI-PURPOSE	6,925 SF
KITCHEN / B.O. HOUSE	3,100 SF
RD APARTMENTS	1,700 SF

Dining Assumptions

A La Carte model preferred

- Design to accommodate flexibility for possibility of all you care to eat (AYCTE) model at low occupancy times of day/week, such as Sunday brunch.

275 seats / capacity
Soft seating with Fireplace (400 sf)
Impact of 2 hour class schedule needs further study

Stations

Grill
International
Allergen
Soup, deli, salad
Euro (Comfort, Vegan)
Beverages w/ Drip Coffee
Cereal / Bagels Toaster Bar
Pastry / Dessert
Cashiers

Standalone Coffee: 300 SF

Add-Alternates:
Catering + 1,690 asf

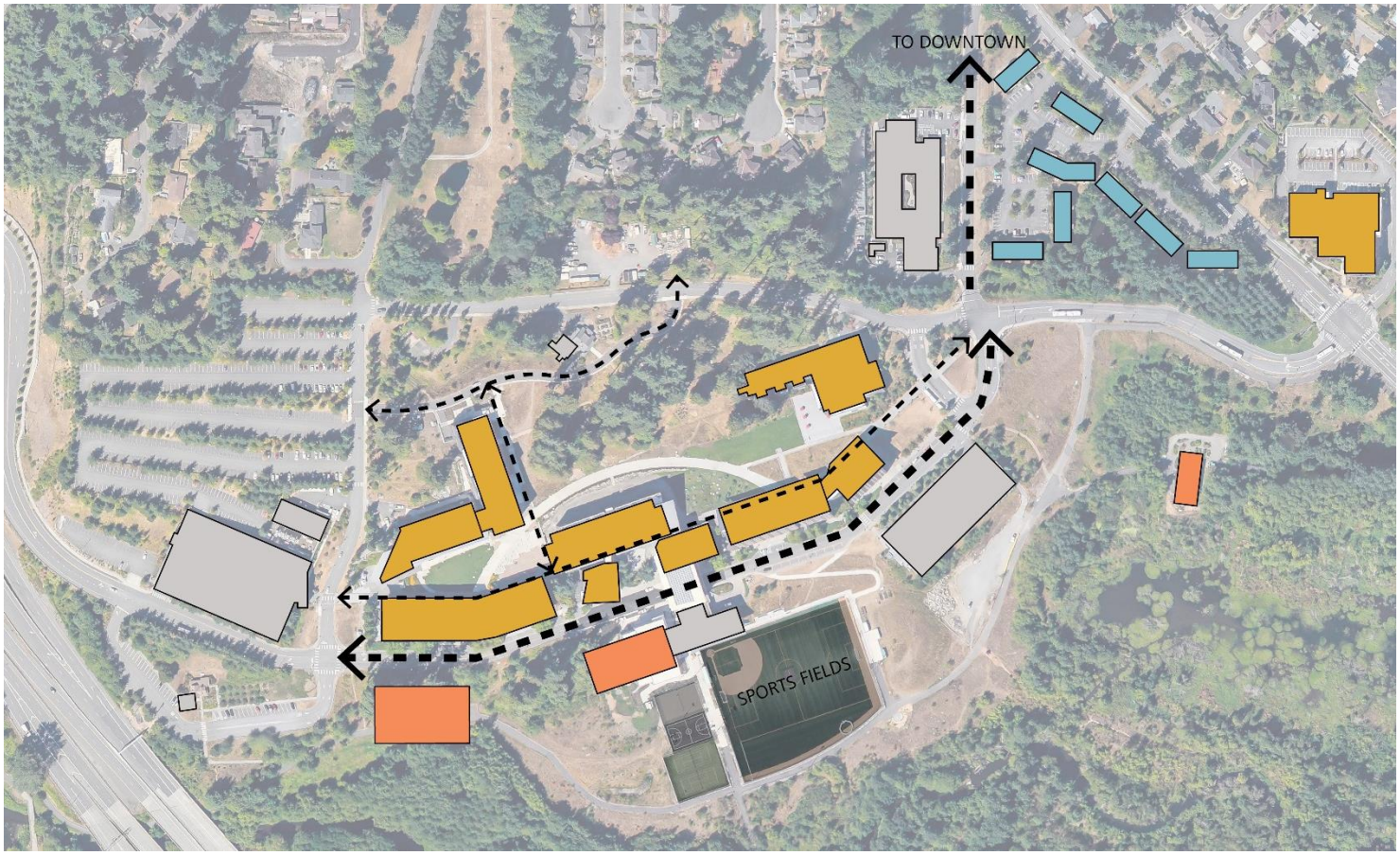
- shared locker / support
- Dishwash +160
- Kitchen + 315
- Storage +465
- Non-food Storage + 360sf
- Offices +110 sf
- Staging +280 sf

Grab n' Go +300 asf
Campus Dining Offices +610
Convenience Store +800 asf
Market +1,500 asf
Stage / platform +500 asf

SITE ANALYSIS

UNIVERSITY of WASHINGTON
BOTHELL

Campus Connections (Existing)



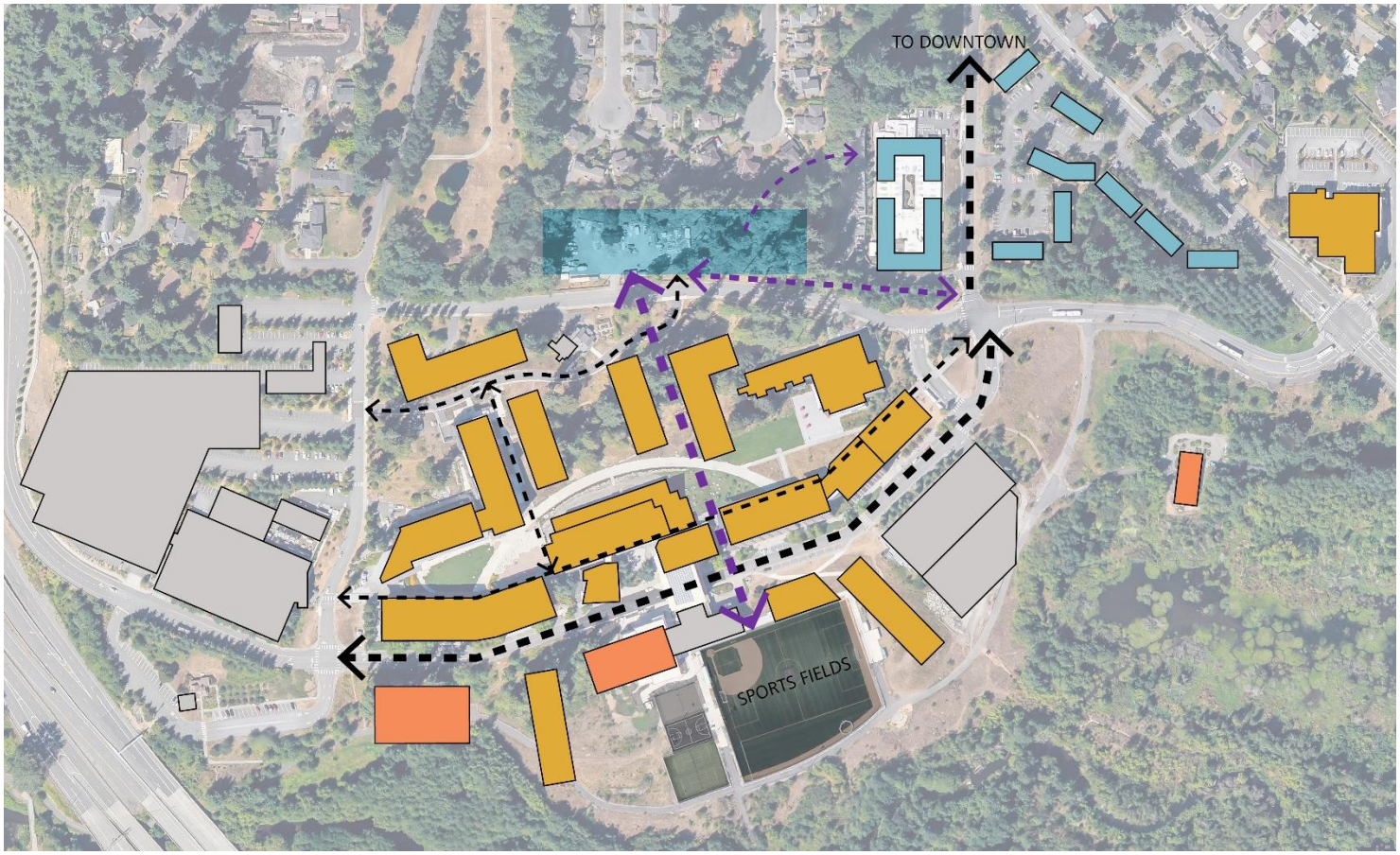
HOUSING

STUDENT LIFE

ACADEMIC

EXISTING PEDESTRIAN CIRCULATION

Campus Connections (Future)

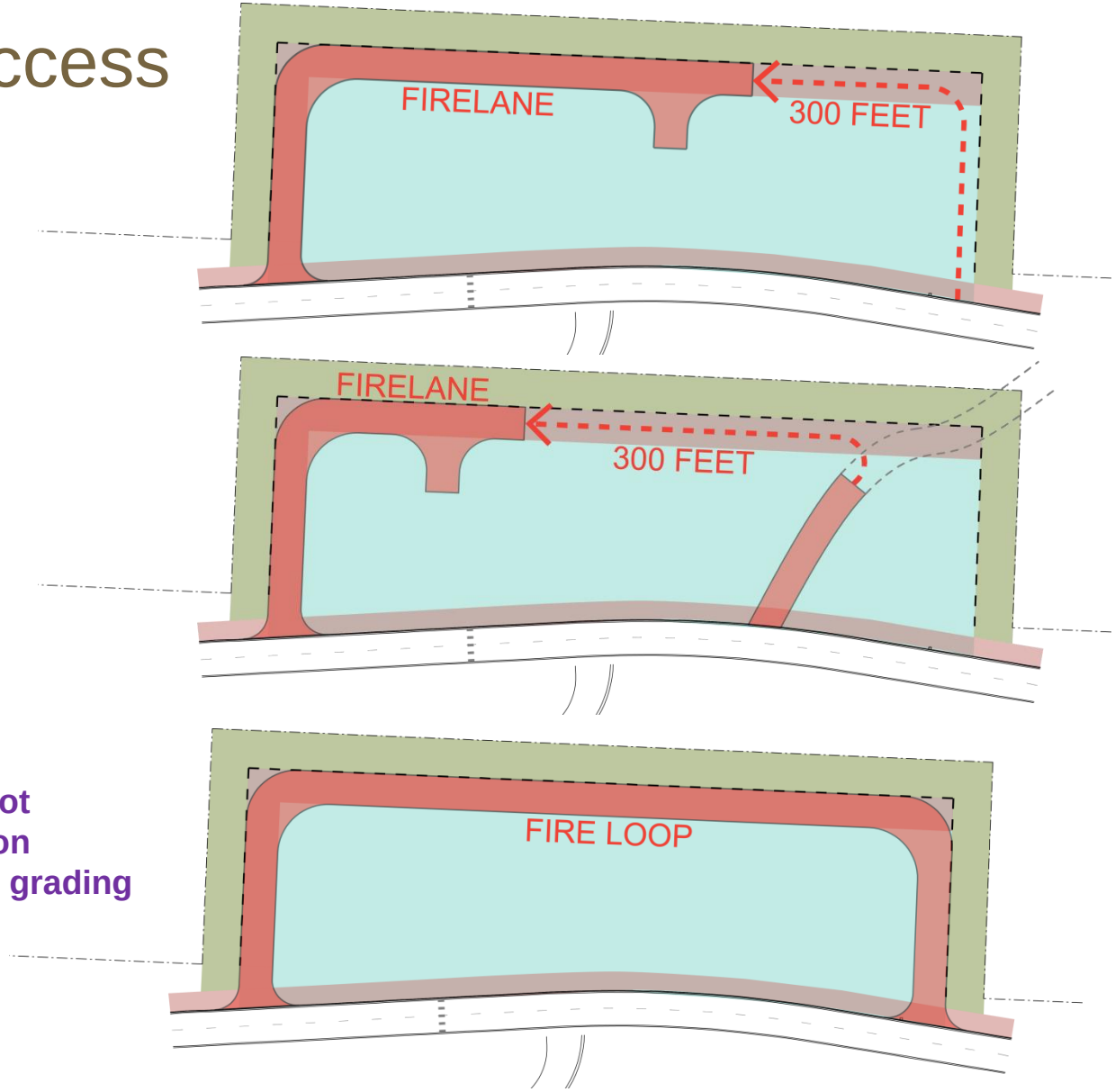


HOUSING
STUDENT LIFE
ACADEMIC

EXISTING PEDESTRIAN CIRCULATION
FUTURE PEDESTRIAN CIRCULATION

Note: Project to include crosswalk across 110th and necessary pedestrian pathway on the 110th street side of the site.

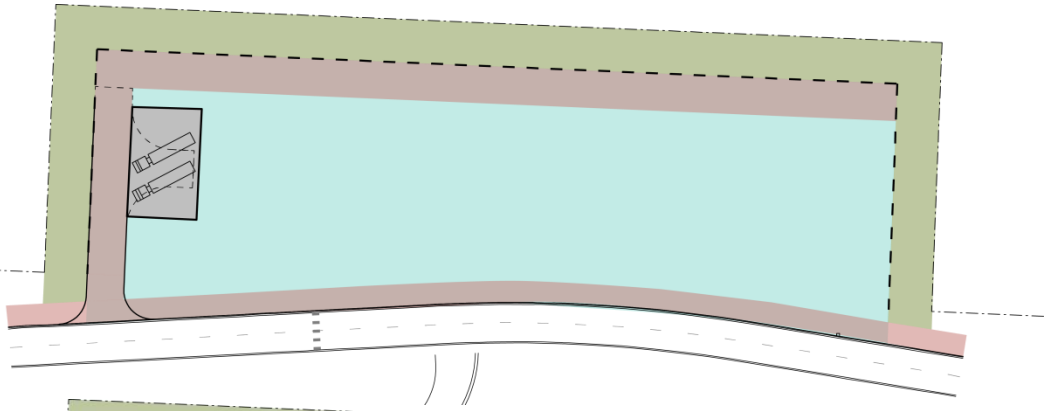
Fire Truck Access



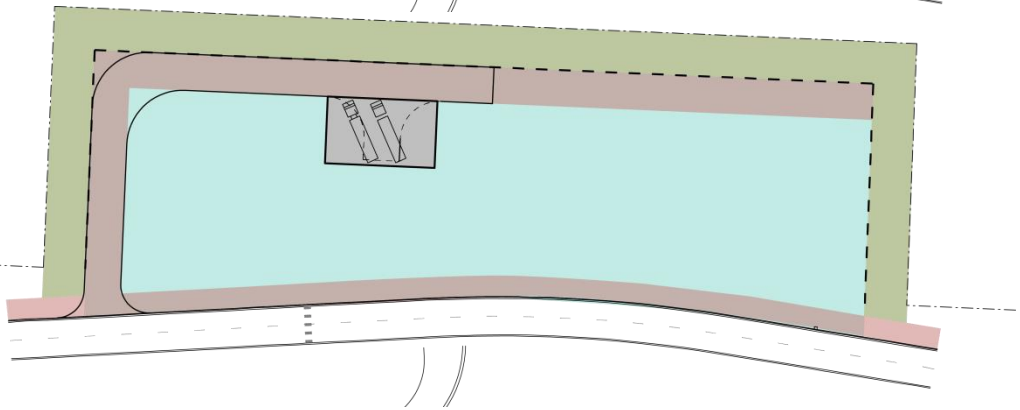
*** Continuous fire loop not preferred given impact on existing trees and steep grading at N end of site.**

Site Service

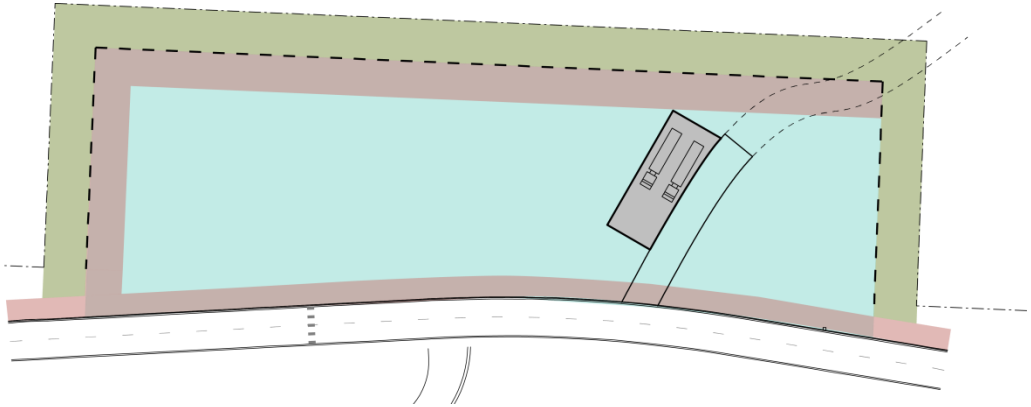
*** Preferred: South side, on-grade service access**



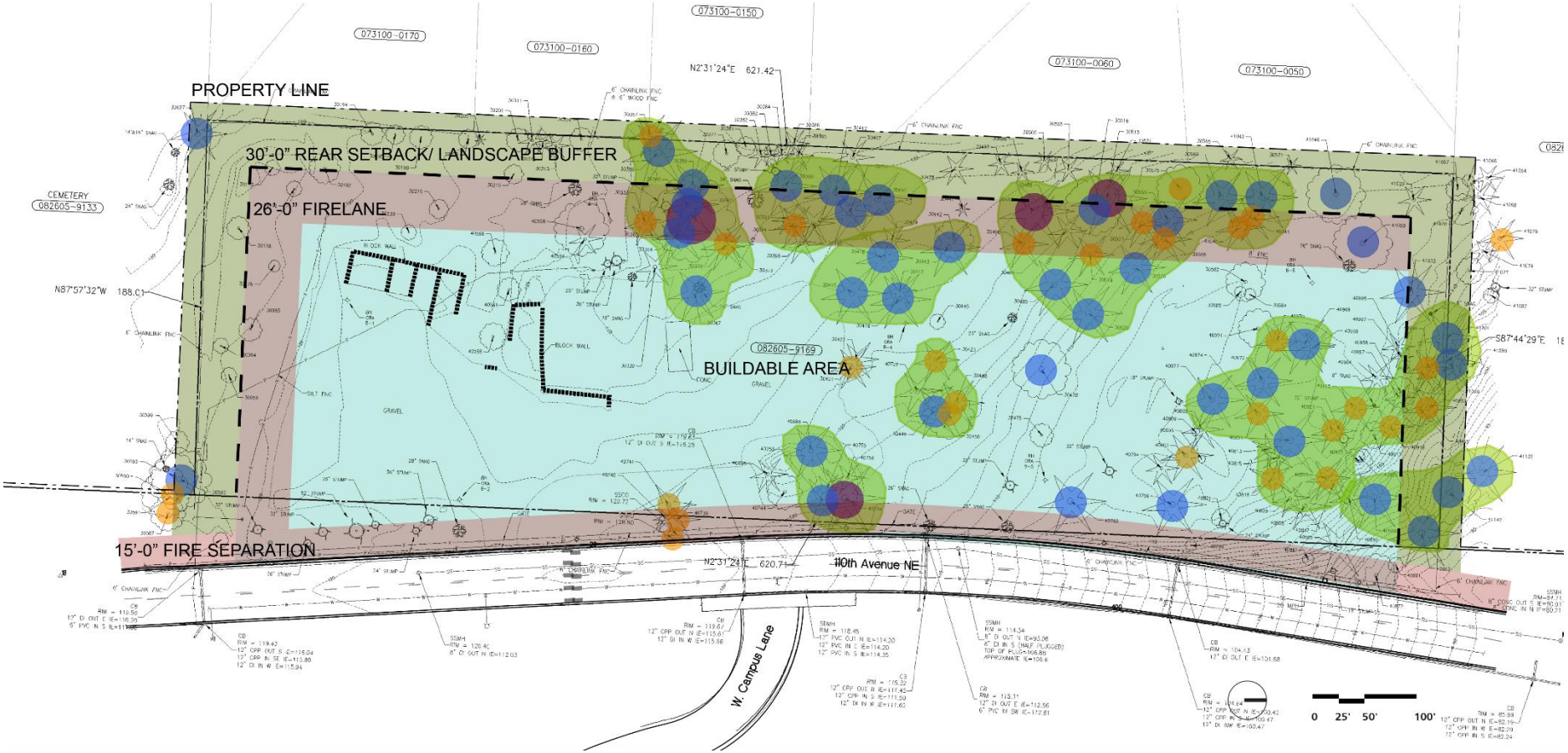
*** Service traffic at west side of site undesirable from a noise perspective and for neighboring single-family residences.**



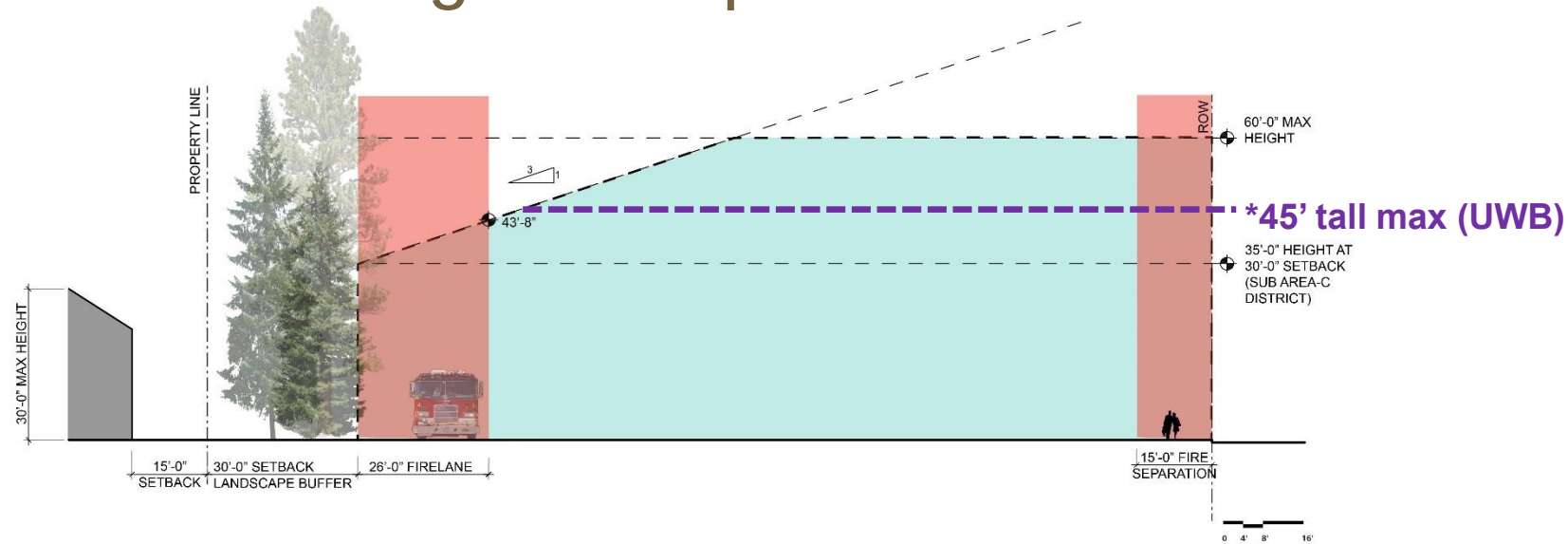
*** Truck access off of the sloped portion of 110th Ave has been identified as a significant (pedestrian) safety concern and difficult navigate in inclement to weather.**

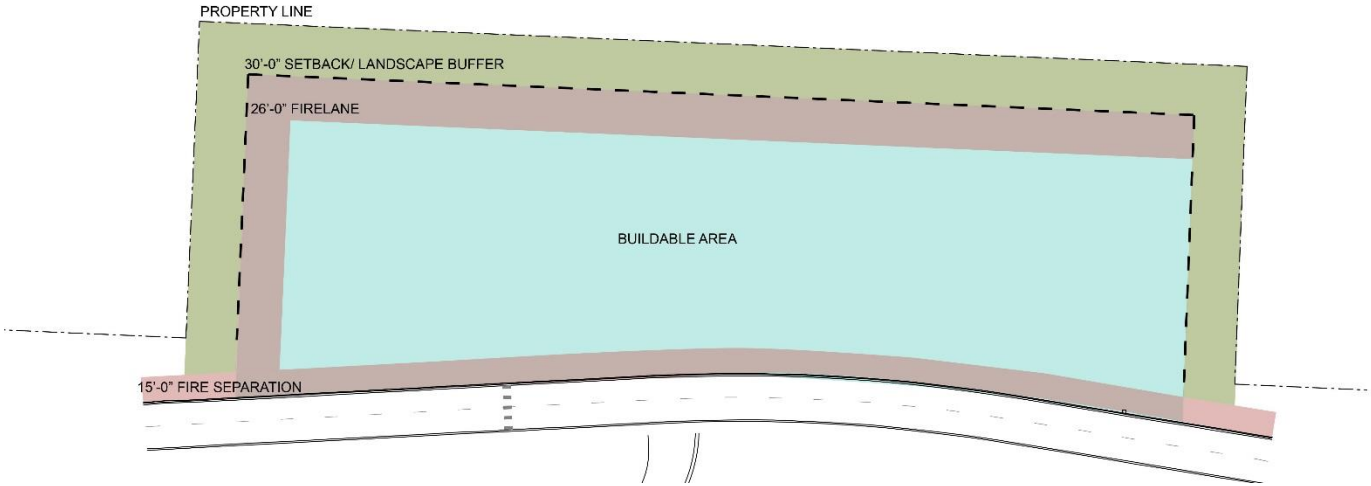


Existing Trees



Allowable Building Envelope





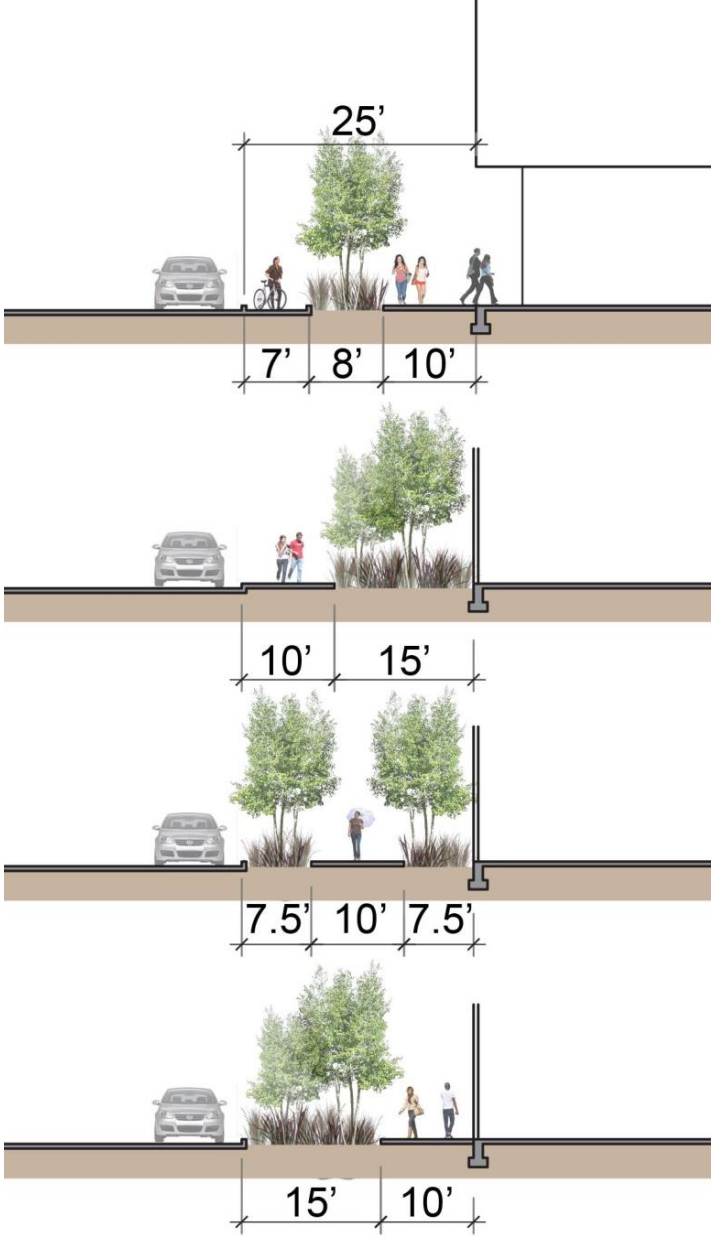
Sidewalk Profile
Bike and Pedestrian

*** Preferred strategy was not identified.**

Existing bicycle use was noted as high on campus, especially at existing regional bike trail to campus.

Encouraging additional bicycle use was identified as appropriate for new student housing that does not include on-site parking.

Covered bicycle storage for residents is desired.



CONCEPT OPTIONS

UNIVERSITY of WASHINGTON
BOTHELL

Planning / Decision Variables

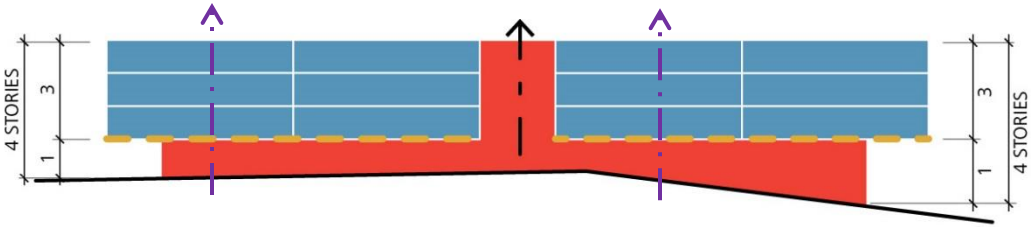
Building Service:	* (S) Side, at-Grade, preferred.
Stories (Height):	* Not to exceed 45’ tall
Communities / Flr	* Parity among communities is more important than number of communities per floor. Residential units on the ground floor is not preferred, but if it is necessary, the preference is to have two communities of 40 residents each on the ground floor.
Laundry	* Available to residents only and accessible from within the residential zone.
Dining Location:	* Location is primarily service-driven. Larger dining footprint provides greater layout flexibility but raises question about the use of the dining flat roof and its relationship to adjacent residential units.
Common Space (R):	* Walking though another community to get to shared residential common space is not preferred. Visibility of residential common spaces from the exterior is desirable. Desire for a common space, large enough for 40 people, and located near the elevator, to be shared between 2 communities. Desire for a nook to be located in each 40 person community.

Planning / Decision Variables

Common Space (P):	* Common space at ground floor to transition between the residential area and the public area is also desired.
Building Entries:	* A single building entry with separate access points to the residential and public dining area is preferred. The ability to get to Dining from residential units without going outside is also preferred. Walking though another community from vertical circulation (“walk-through communities”) is not preferred.
Exterior Spaces:	* Exterior spaces oriented towards campus is preferred. Covered outdoor spaces are desirable. Preference for the upper floors to overhang, versus looking down onto a roof terrace.
Resident Director Apartments	* Desired to be on the ground floor with access to secured private outdoor space. (garden). Parking spaces near residence hall needed.

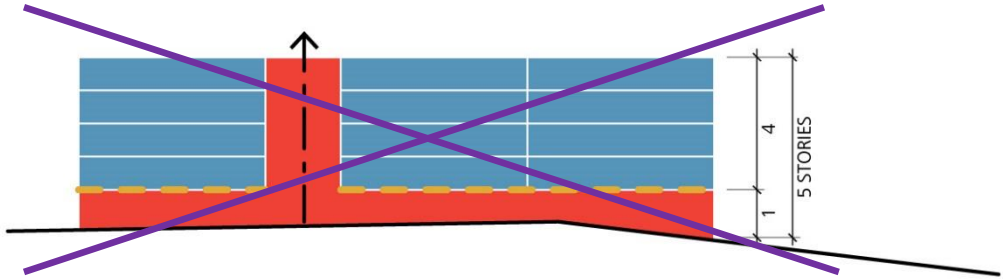
Concept Options Summary
Stories (Height) and Communities / Floor

* Number of communities per floor is not a driving factor. Parity between communities is more important.

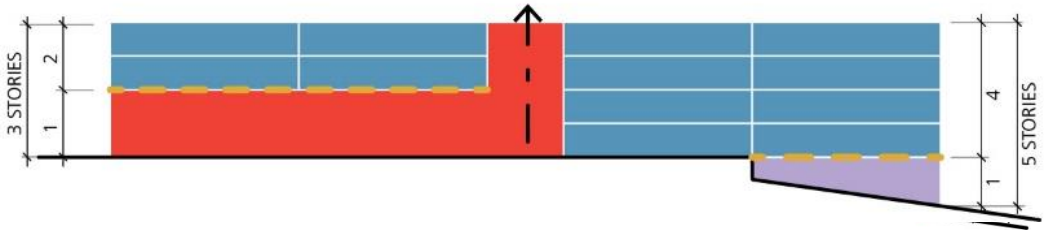


Option A

* UWB direction not to exceed 45' tall building.



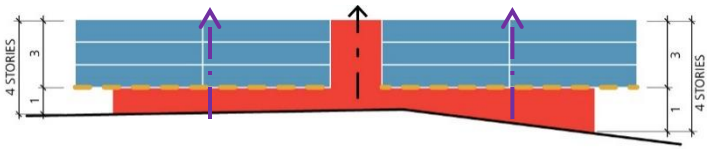
Option B

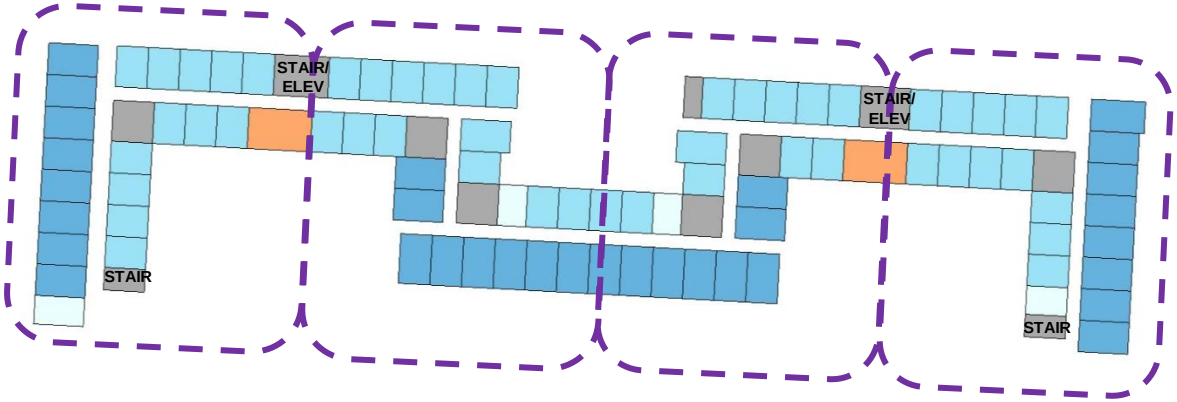


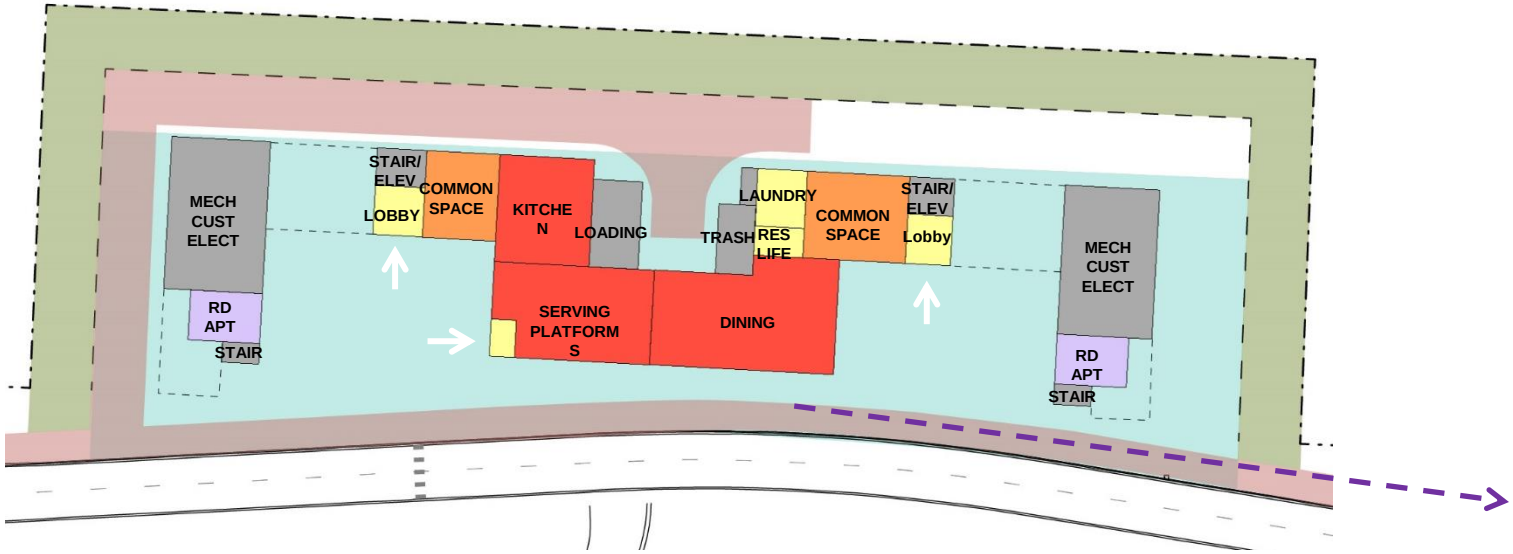
Option C

* Residential units at Ground Floor not preferred.

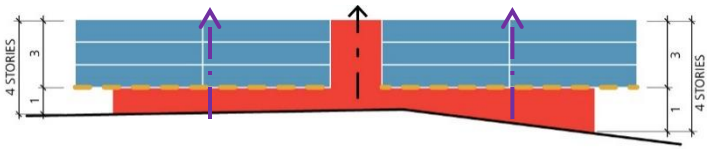
Option A

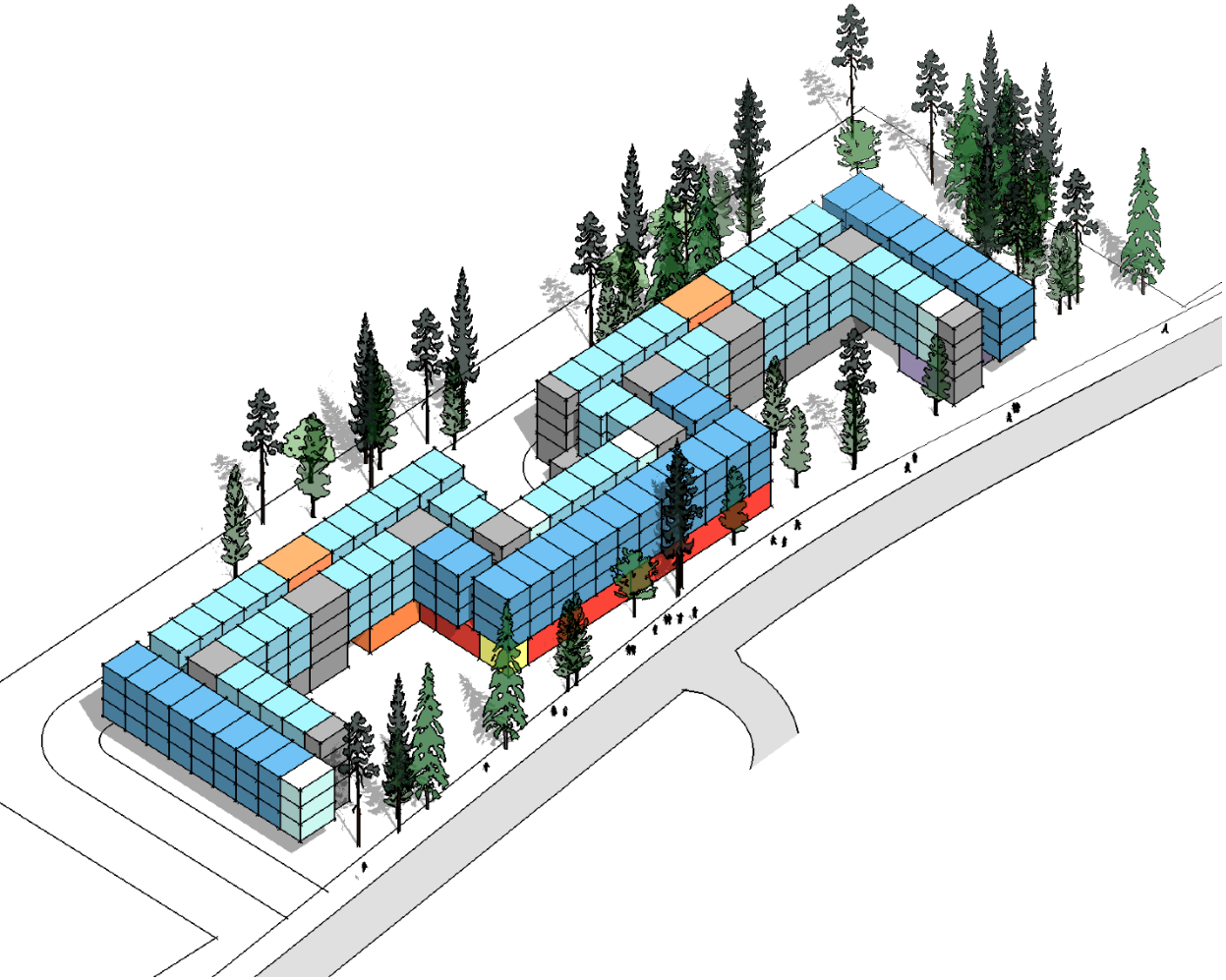

4 STORIES
3
1
3
1
4 STORIES


STAIR/
ELEV
STAIR
STAIR/
ELEV
STAIR


MECH
CUST
ELECT
RD
APT
STAIR
STAIR/
ELEV
LOBBY
COMMON
SPACE
KITCHE
N
LOADING
SERVING
PLATFORM
S
DINING
TRASH
LAUNDRY
RES
LIFE
COMMON
SPACE
STAIR/
ELEV
Lobby
MECH
CUST
ELECT
RD
APT
STAIR

Option A





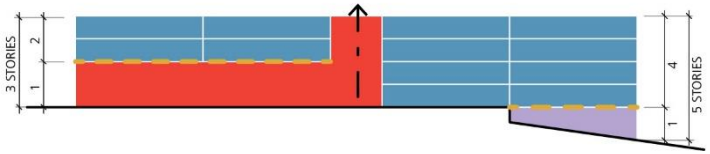
Pros:

- Arrival point on residential floors at a shared common space; no walk-through communities
- Breaks down the scale of the residences into 2 houses / identities
- Exterior spaces facing campus
- More common space at ground floor

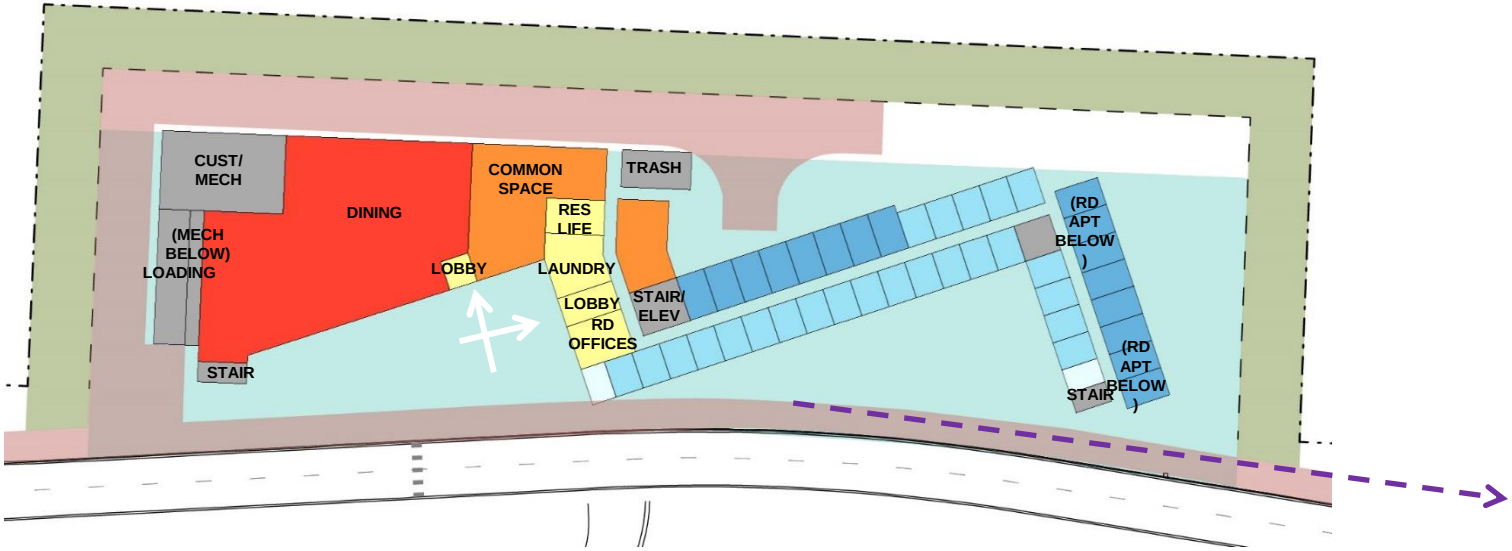
Cons:

- Higher operational costs of multiple entries
- Residential units close to W property line / neighbors
- Service at W side (noisy and un-neighborly)
- Geometry not in core campus context – more common residential typology

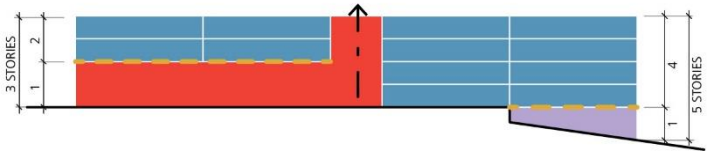
Option C

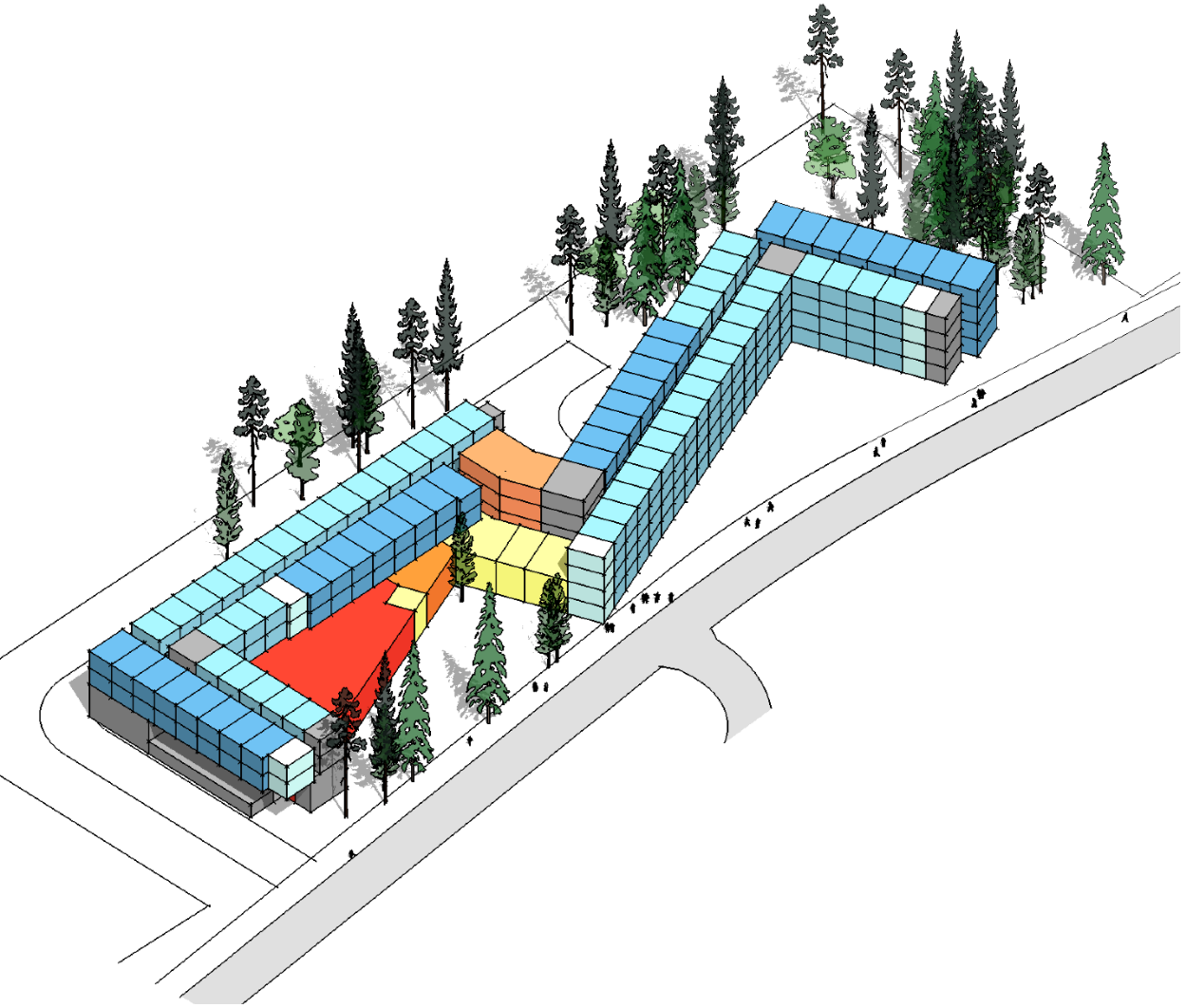

3 STORIES
2
1
4
1
5 STORIES

STAIR
STAIR/
ELEV
STAIR


CUST/
MECH
DINING
COMMON
SPACE
TRASH
RES
LIFE
(MECH
BELOW)
LOADING
LOBBY
LAUNDRY
LOBBY
RD
OFFICES
STAIR/
ELEV
(RD
APT
BELOW
)
(RD
APT
BELOW
)
STAIR
STAIR

Option C





Pros:

- Exterior space facing campus
- Ground floor common space
- Service at S side
- Adjacent public and residential entries
- Larger dining footprint provides greater layout flexibility

Cons:

- Ground floor residential units (especially units adjacent to building entry and sidewalk)
- No visibility of residential common spaces from exterior
- “Walk-through” communities
- Dining flat roof adjacent to residential units