University of Washington
West Campus Site W27
Seattle, Washington
PROJECT GOALS

CONTEXT
Creating an Individualized Development that is a Testament to the Site and the Culture of the place

SUSTAINABILITY
Merging of Landscape and Built Spaces for Environmental Justice

COAST SALISH CULTURE
Using the Principles of Coast Salish Culture and Philosophy of Care and Stewardship for the Environment

PUBLIC REALM
Catalyst and Hub for the West Campus Development

GATEWAY
Building a Gateway and Portal that Connects the University to the Innovation District
PROGRAM

GROSS SQUARE FEET:
340,000
SCHEDULE OVERVIEW

<table>
<thead>
<tr>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
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<tbody>
<tr>
<td>Q1</td>
<td>Q2</td>
<td>Q3</td>
<td>Q4</td>
<td>Q1</td>
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### Entitlements

- SD Completion: August 2021
- CD Completion: September 2022
- Building Completion: September 2024

### Construction

- Regental Approval: November 2021
- SD Completion: August 2021
- DD Completion: February 2022
- CD Completion: September 2022
- Building Completion: September 2024

RFP Milestones:

- 11/9 Regental Approval
- 100% CDs
- Anchor Tenant Occupancy

- Demo (3-4 mo)
- Shoring and Ex (6-8 mo)
- Structural Permit (9 mo)
- Shell and Core Building Permit (6-12 mo)
- TI Building Permit (6-9 mo)

SIP Review 3/60/90/100
INDIGENOUS HERITAGE
I don’t believe in magic. I believe in the sun and stars, the water, the tides, the floods, the owls, the hawks flying, the river running, the wind talking. They’re measurements. They tell us how healthy things are. How healthy we are. Because we and they are the same.

— Billy Frank Jr. Nisqually Tribe
CARE & STEWARDSHIP FOR THE ENVIRONMENT

NATIVE HABITATS

A PLACE TO BRING PEOPLE TOGETHER

SCIENCE ON DISPLAY
STEWARDSHIP FOR THE ENVIRONMENT
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.
COAST SALISH HABITATS

WETLAND

SLOPING STONE MEADOW

FOREST EDGE
GROUND FLOOR ACTIVATION

LEVEL 1 (70’ & LEVEL 1M (80’)

LEVEL 2 (90’)

CANOE CULTURE
PODIUM PLAN L1A (EL 70')
BELVEDERE CONCEPT
VIEW FROM CANOE SOUTH ENTRY
PODIUM PLAN L1B (EL 80’)

- CANOE ENTRY NORTH
  +80’
- CANOE ENTRY
  +74’
- GARAGE ENTRY
  +79’
- UW classroom
- Conference
- Canoe

Open to below
NORTH SITE MID-BLOCK CORRIDOR

LEGEND

- FOREST HABITAT: center, salal, western red cedar, evergreen, birch, big leaf maple, hemlock, fir, plus existing evergreen vegetation
- FOREST-EDGE HABITAT: salmonberry, huckleberry, vine maple, alders, pines, grasses, wildflowers
- MEADOW HABITAT: grasses, camas, rocks, yucca, willow, asters
- WETLAND / RIPARIAN HABITAT: reeds, cattails, willow, red-cedg, dogwood
- Drawn = Existing Trees to be Saved
- WEATHERED ROCKS: Meadow and Wetland / Riparian Habitats
- ANGULAR ROCKS: Forest / Forest Edge Habitats

- Scale: 0 20 40 100 100 FEET
- 2021-06-01
PODIUM PLAN L2 (EL 90’)

- RETAIL ENTRY +90’
- NE ENTRY +86’
- LOADING ENTRY +85’
- +82’
- +74’
- +80’
- +85’
- future (ti) conference spaces
- open to below
- Lobby
- Retail
- Conference
- Auditorium
- Loading
VIEW FROM UNIVERSITY WAY - MID BLOCK
CANOE SECTION

MID-BLOCK CORRIDOR

CANOE NORTH ENTRY
+80'

CANOE SOUTH ENTRY
+70'

WETLAND

L7 +165'
L6 +150'
L5 +135'
L4 +120'
L3 +105'
L2 +90'
L1B +80'
L1A +70'

roof/wall plank
Outer pole
Inner pole
Cedar white slats
VIEW FROM CANOE SOUTH FACING NORTH
VIEW FROM CANOE NORTH FACING SOUTH
VIEW FROM CANOE LEVEL 2 FACING NORTH
VIEW FROM CANOE LEVEL 2 FACING SOUTH
CANOE PRECEDENT IMAGES

PACCAR HALL, LMN ARCHITECTS
CAMPUS MASTER PLAN CONSTRAINTS

<table>
<thead>
<tr>
<th>SITE ID</th>
<th>TOTAL MAXIMUM GROSS SQUARE FEET</th>
<th>MAXIMUM BLDG HT LIMIT</th>
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<tr>
<td>W27 (CAMPUS MASTER PLAN STANDARD)</td>
<td>340,000</td>
<td>200</td>
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<tr>
<td>FUTURE SCHEME</td>
<td>UP TO MAX</td>
<td>UP TO MAX</td>
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MID-BLOCK CORRIDOR:
- 25' WIDE
- 12.5' ON W27 SITE

1ST UPPER LEVEL SETBACK:
- 20' ON 4 FACADES AT 45'
- 50% CAN BE UP TO 90'

2ND UPPER LEVEL SETBACK:
- 20' ON 1 FACADE AT 90'

SECOND UPPER SETBACK
- 90'
- 45'

FIRST UPPER SETBACK
- 20'
- 20'

MID-BLOCK CORRIDOR:
- 25' WIDE
- 12.5' ON W27 SITE
BUILDING MASSING EVOLUTION
BUILDING MASSING EVOLUTION
BUILDING MASSING

MASSING VIEW FROM SW

MASSING VIEW FROM NE
ELEVATION ALONG PACIFIC ST

+290'
+270'
L13 +255'
L12 +240'
L11 +225'
L10 +210'
L9  +195'
L8  +180'
L7  +165'
L6  +150'
L5  +135'
L4  +120'
L3  +105'
L2  +90'
L1B +80'
L1A +70'
VIEW FROM NE PACIFIC ST
TYPICAL TOWER PLAN

MULTI TENANT LAYOUT

SINGLE TENANT LAYOUT
VIEW TO MOUNT RAINIER VISTA FROM LEVEL 06 WITH CONCEPT TENANT INTERIORS
VIEW FROM PACIFIC ST - BROOKLYN AVE
ELEVATION ALONG BROOKLYN AVE

WEST ENTRY +71'

MID-BLOCK CORRIDOR

+290'
+270'
L13 +255'
L12 +240'
L11 +225'
L10 +210'
L9 +195'
L8 +180'
L7 +165'
L6 +150'
L5 +135'
L4 +120'
L3 +105'
L2 +90'
L1B +80'
L1A +70'
VIEW FROM BROOKLYN AVE
ELEVATION ALONG MID BLOCK

- L1A +70'
- L1B +80'
- L1A +70'
- L2 +60'
- L3 +105'
- L4 +120'
- L5 +135'
- L6 +150'
- L7 +165'
- L8 +180'
- L9 +195'
- L10 +210'
- L11 +225'
- L12 +240'
- L13 +255'
- L14 +270'
- L15 +290'
VIEW FROM UNIVERSITY WAY