1. Goals.
2. Setting.
3. Concept.
4. Discussion.

NEW LAUREL
Laurel Design Goals.

Laurel Village. An urban respite, where the memory of the shoreline persists, graduate students and families will dwell.

Community connected. A welcoming, bold entry to the Union Bay Natural Area & to Campus, and the Trail.

An affordable, family-centric community.

Embraces the historic, present and future environmental context.
Laurel Setting.
Overview.

A Natural Setting.

Historic Conditions.
Physical Conditions.
Land Use Conditions.
Programmatic Conditions.
Neighborhood Conditions.
Laurel Setting.

Historical Conditions.

A Natural Setting.

A place of living along the shores. Logging. The Exhibition. The lowering of the lake. Veterans Housing. Union Bay Natural Area.
Laurel Setting:
Historical Conditions

1912 Real Estate Map

1957 Aerial

RAIL ROAD
VACANT SITE
YESLER TOWN
LAKE
MARSH
VETERAN HOUSING
Laurel Setting
Physical Conditions.
Laurel Setting.
Physical Conditions.

Existing Trees.
Significant Slope.
Poor Soils.
Laurel Setting.
Physical Conditions.
Laurel Setting. Physical Conditions.
Laurel Setting.
Land use Conditions.

Zoning Change + Height Limits.

Area Limit. 386,000sf.

Clark Road Connection.
Laurel Setting.
Land use Conditions.
Laurel Setting.
Programmatic Conditions.

Maximize Allowable Area. 386,000sf.

Graduate and Family Housing. ~350 units in a wide mix of types from studios to 3-bedroom.

Includes 160 replacement Family Housing units — long the Historical Use.

Affordability Requirement. 50% AMI.

Childcare + Play Area. 120 Students.

Parking Requirement for Family Housing.
Laurel Setting: Neighborhood Conditions:
Transition from Urban to Natural.
The Neighbors Care.
Existing Open Space.
Connection to the Trail.
Laurel Design Goals.

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Laurel Concept.
Connections.

Utilize North and East buffers.

Reinforce a connection from campus through to the trail.
Laurel Concept. Community Center.

Wash off the day and settle into the community.
Laurel Concept.
Childcare.

Anchor the site with a community amenity.

Solar access.
Laurel Density Study.

Meet density requirements.

Meet affordability & family housing requirements.

Create a community center.

Provide child care.

Meet the topography.

Connection through site to campus and trail.

Height limits.

Parking for families.

Retain existing trees.
Laurel Density Study.

Meet density requirements.

Meet affordability & family housing requirements.

Create a community center.

Provide child care.

Meet the topography.

Connection through site to campus and trail.

Height limits.

Parking for families.

Retain existing trees.
DISCUSSION
NAC
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Jim McPhetridge | Todd Williams