

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

NEW LAUREL VI

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.

RAIL ROAD

VACANT SITE

YESLER TOWN

LAKE

1912 Real Estate Map

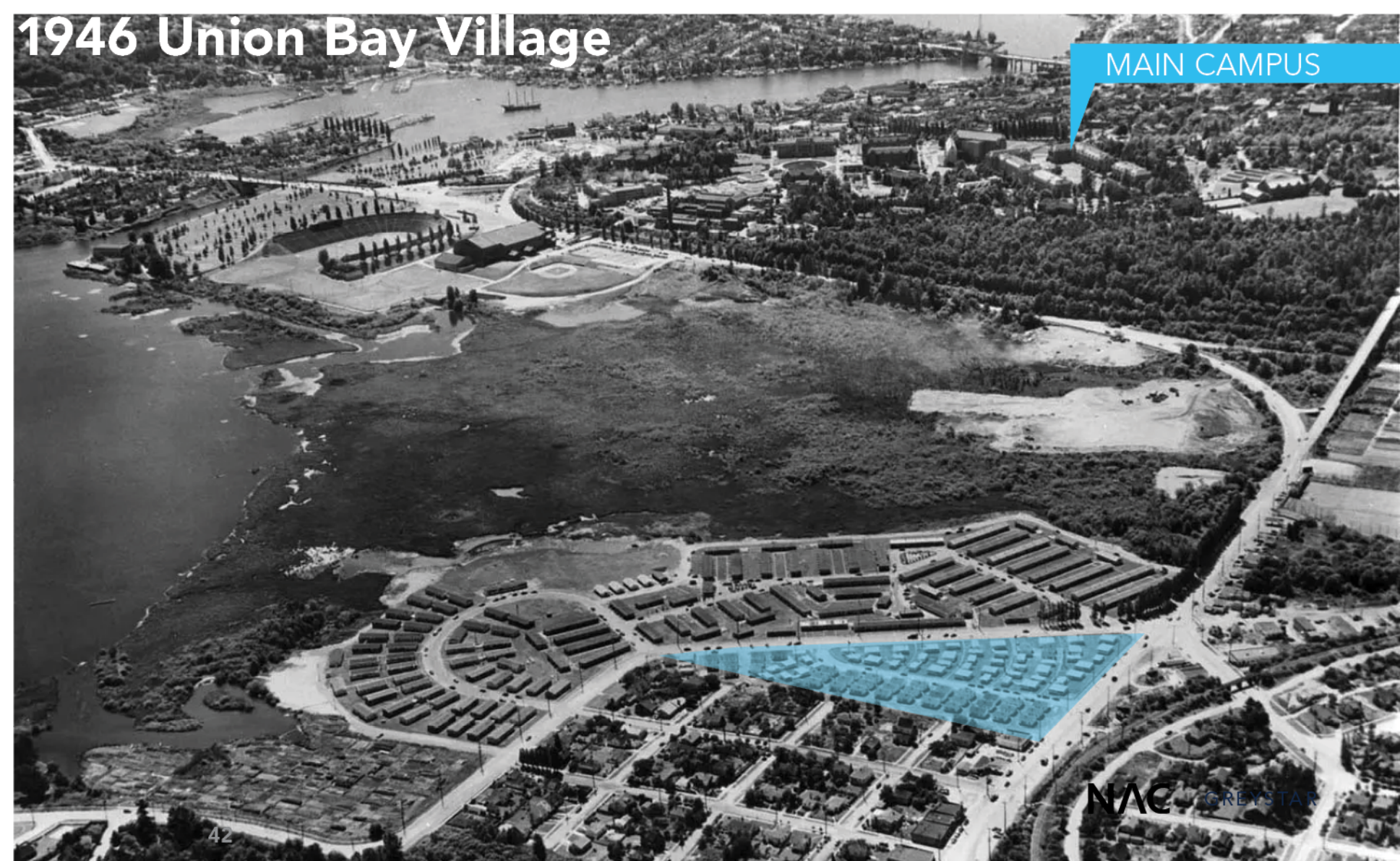
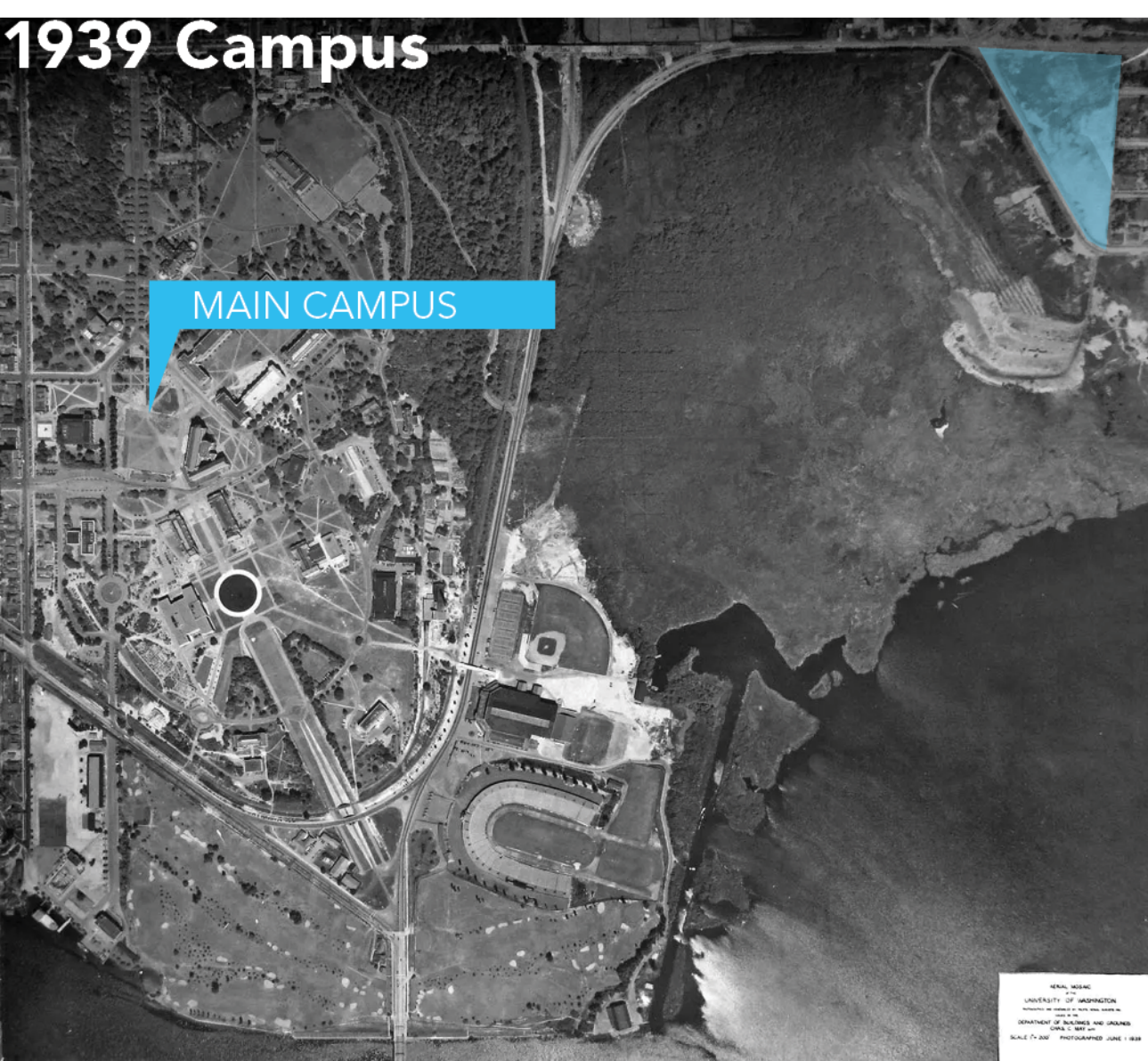


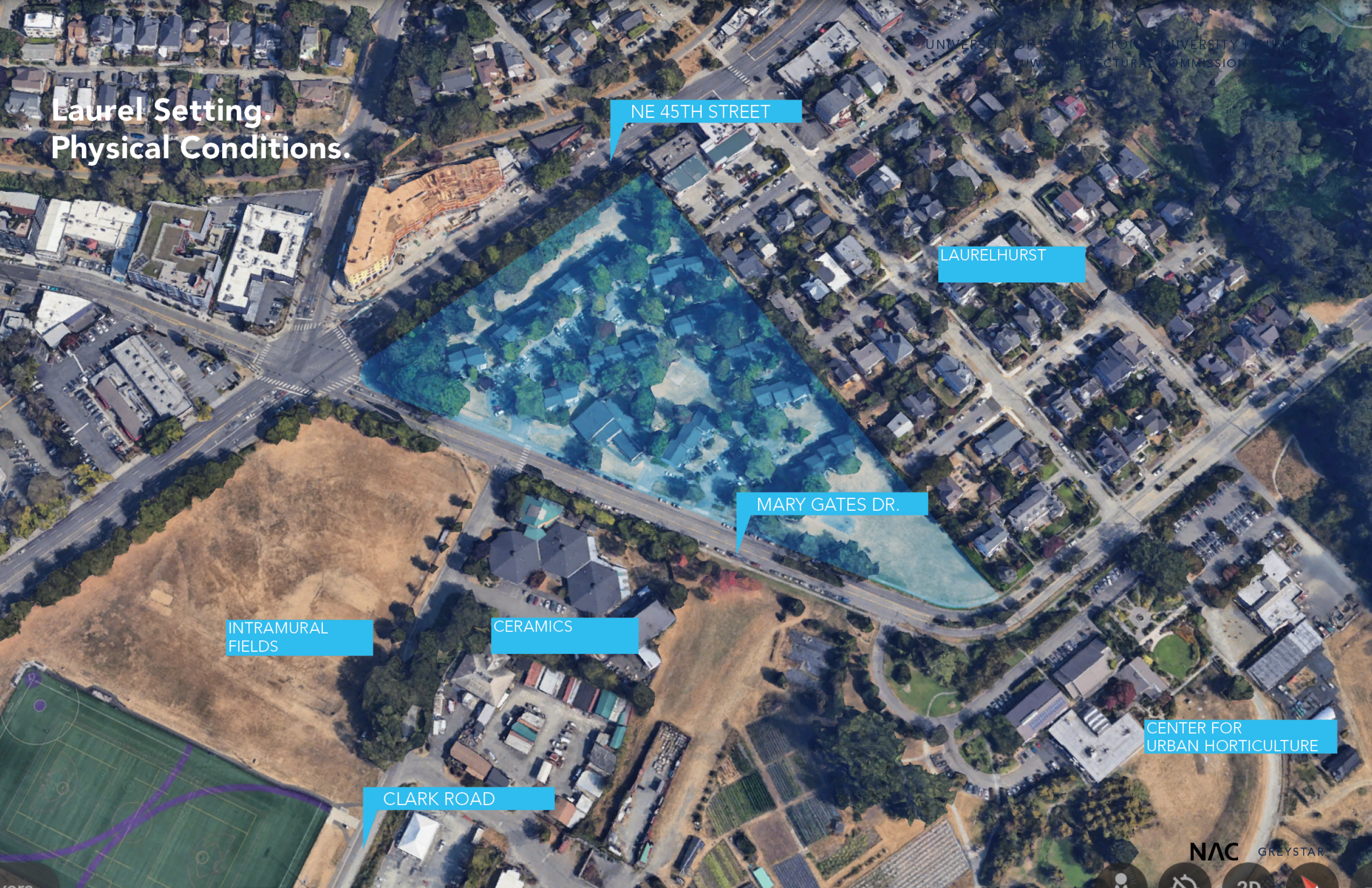
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VETERAN HOUSING

MARSH

1957 Aerial





Laurel Setting. Physical Conditions.

NE 45TH STREET

LAURELHURST

MARY GATES DR.

INTRAMURAL
FIELDS

CERAMICS

CLARK ROAD

CENTER FOR
URBAN HORTICULTURE

UNIVERSITY OF WASHINGTON UNIVERSITY HOUSING AND
ARCHITECTURAL COMMISSION

NAC GREYSTAR

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



NE 45TH STREET

LAURELHURST

CLARK ROAD

MARY GATES DR.

Mary Gates Memorial Dr NE

NE 41st St

Laurel Setting. Physical Conditions.

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CENTER FOR
URBAN HORTICULTURE

LAURELHURST

MARY GATES DR.

NE 45TH STREET

CLARK ROAD

INTRAMURAL
FIELDS

NE 45th Pl

Mary Gates Dr. and NE

Laurel Setting. Physical Conditions.



DOWNTOWN

RED SQUARE

CENTER FOR
URBAN HORTICULTURE

CLARK ROAD

MARY GATES DR.

INTRAMURAL
FIELDS

NE 45TH STREET

Laurel Setting.
Land use
Conditions.

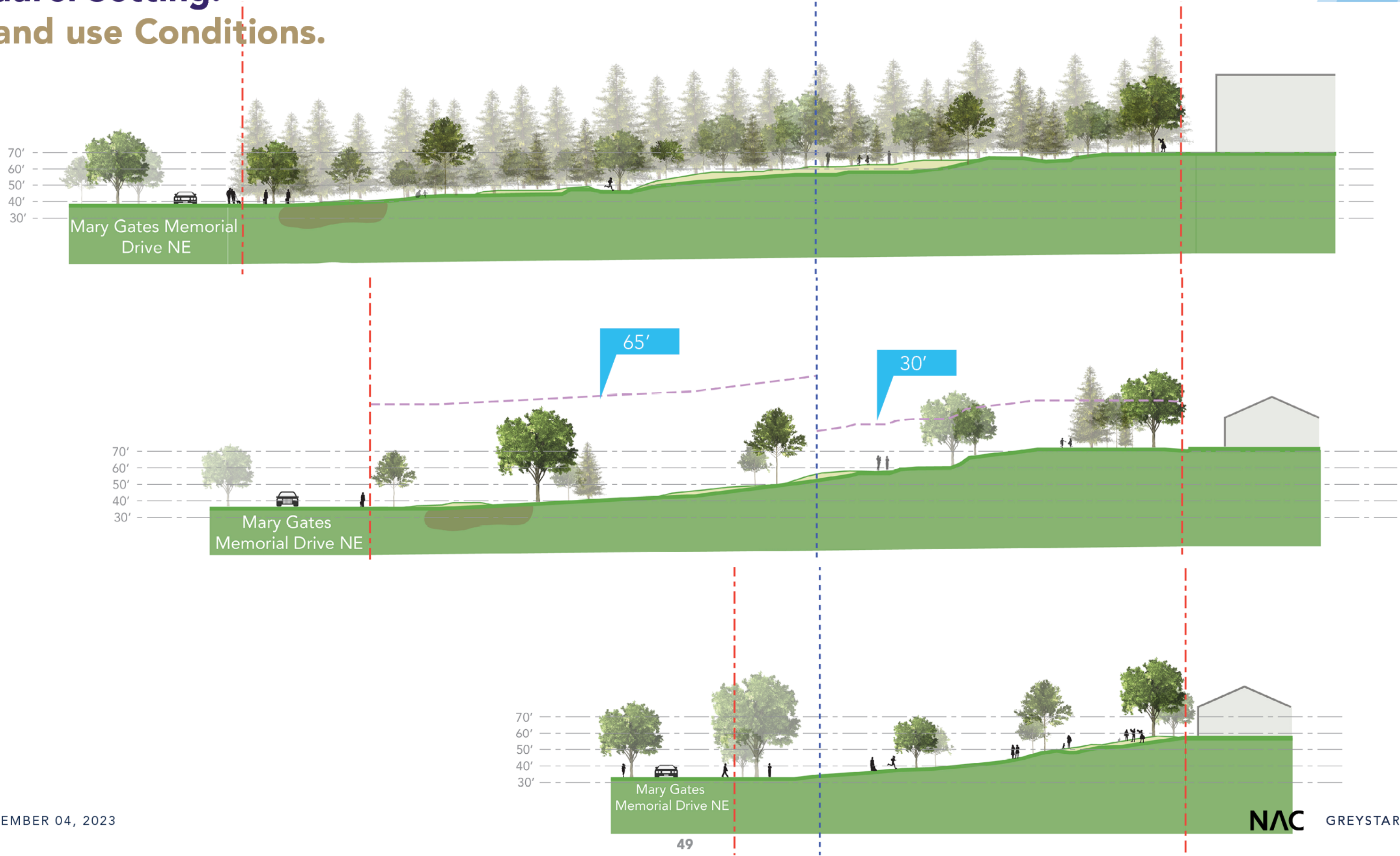
Zoning Change +
Height Limits.

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-bedrooms.**

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

Affordability Requirement. 50% AMI.

Childcare + Play Area. 120 Students.

Parking Requirement for Family Housing.

URBAN

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**Laurel Setting.
Neighborhood
Conditions.**

**Transition from Urban
to Natural.**

The Neighbors Care.

Existing Open Space.

**Connection to the
Trail.**

**INTRAMURAL
FIELDS**

**CENTER FOR
URBAN HORTICULTURE**

NATURAL

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Embraces the historic, present and future environmental context.



**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.**

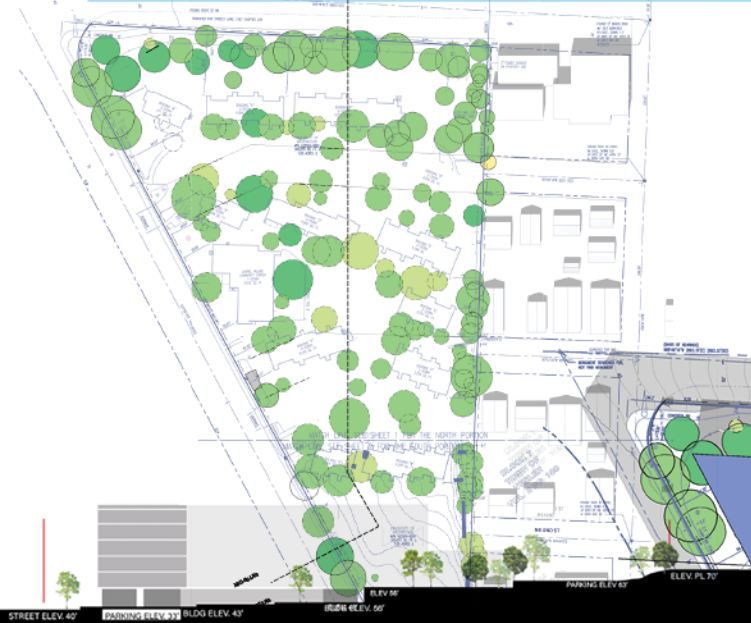
Solar access.



SECTION 3
LAUREL VILLAGE REDEVELOPMENT

Laurel Studies.

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SECTION A



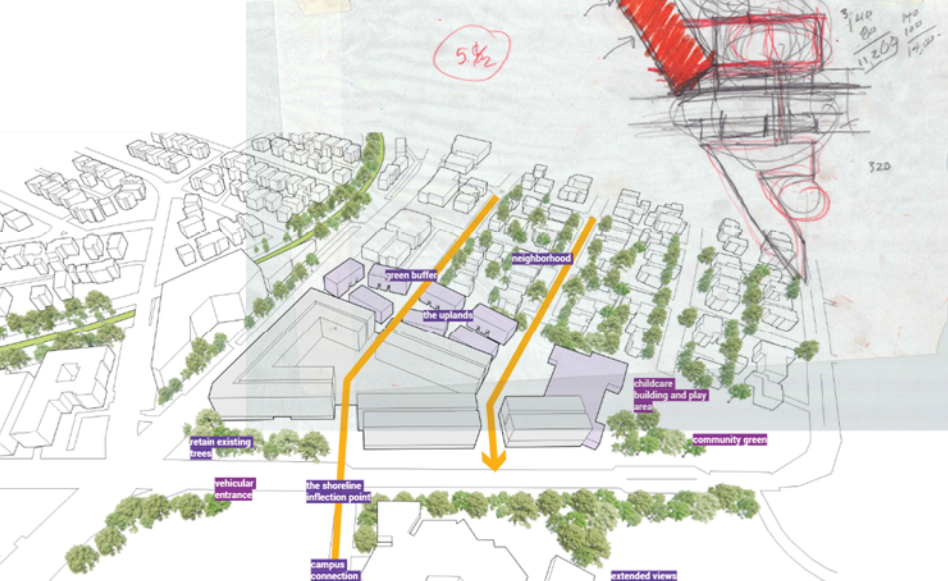
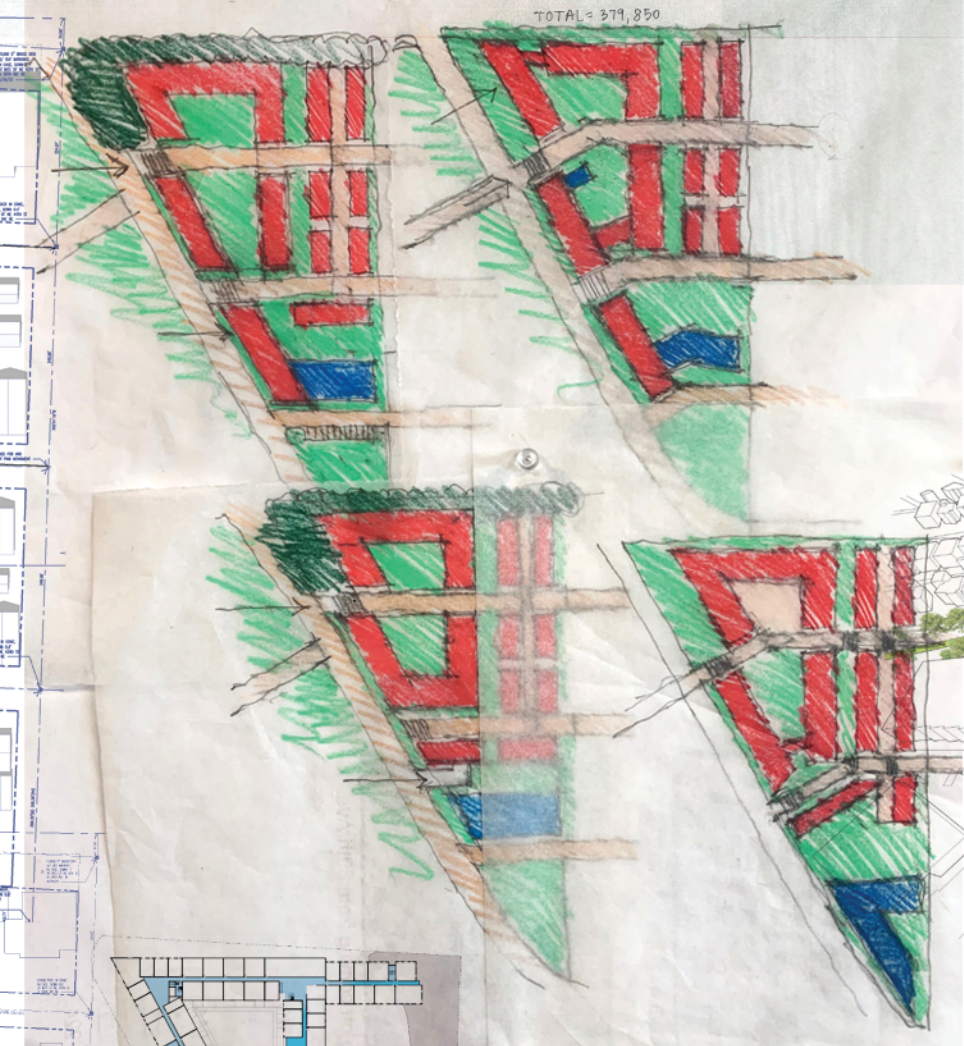
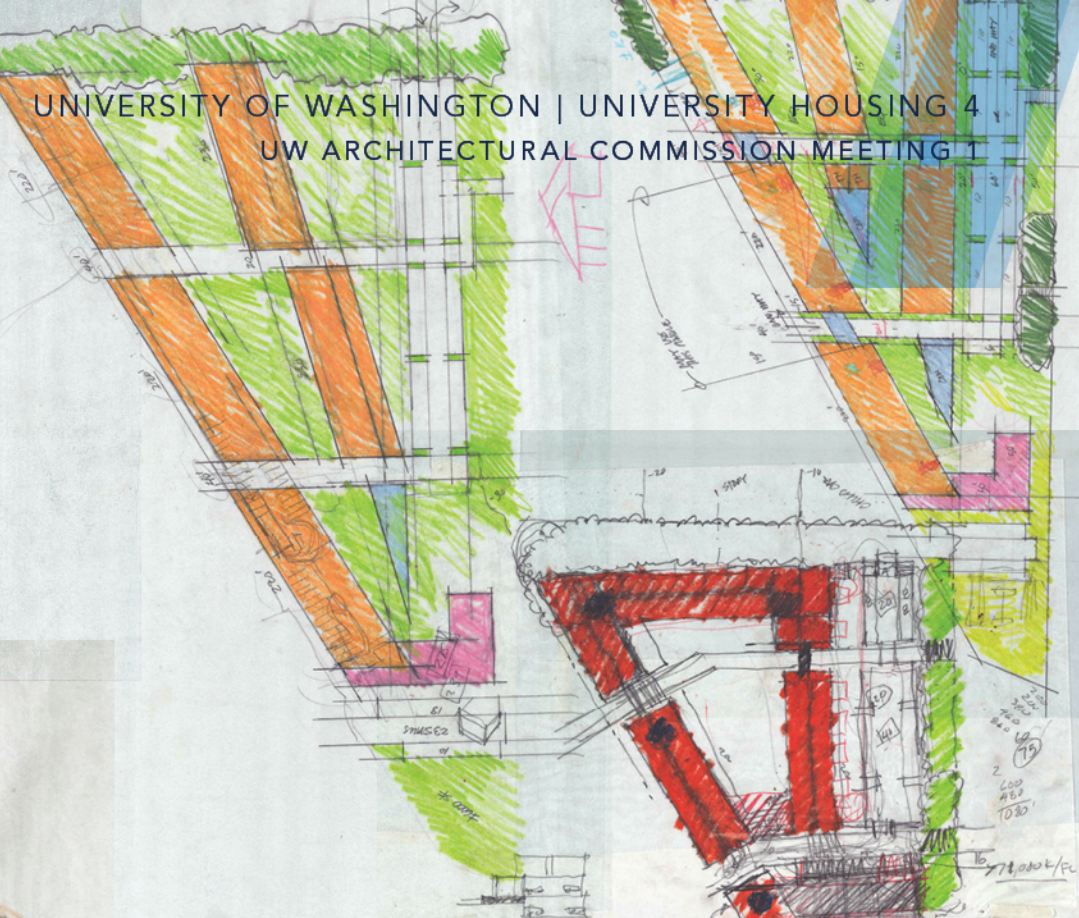
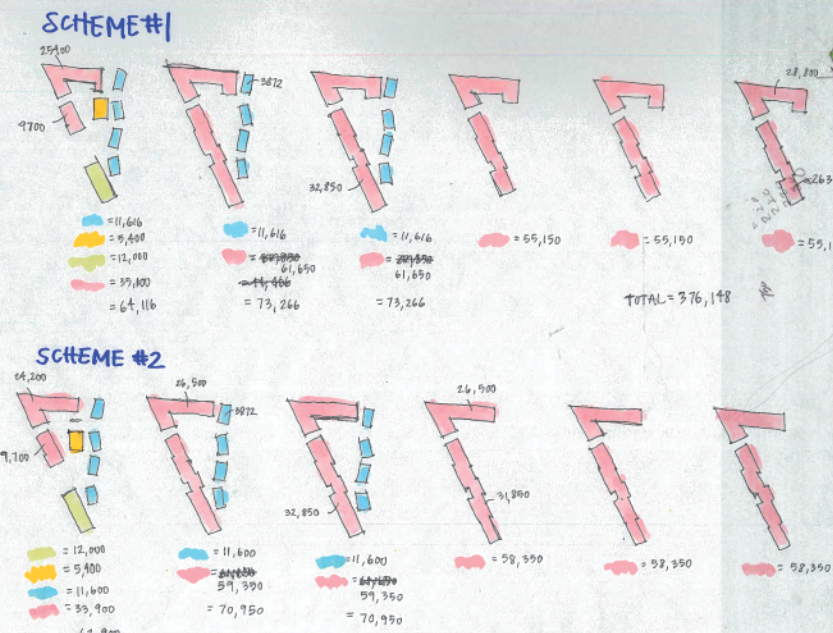
SECTION B



SECTION C



DECEMBER 04, 2023



NAC GREYSTAR

KEY

- HOUSING
- COMMUNITY CENTER
- CHILDCARE

- 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.



Mary Gates
Memorial Drive NE

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.

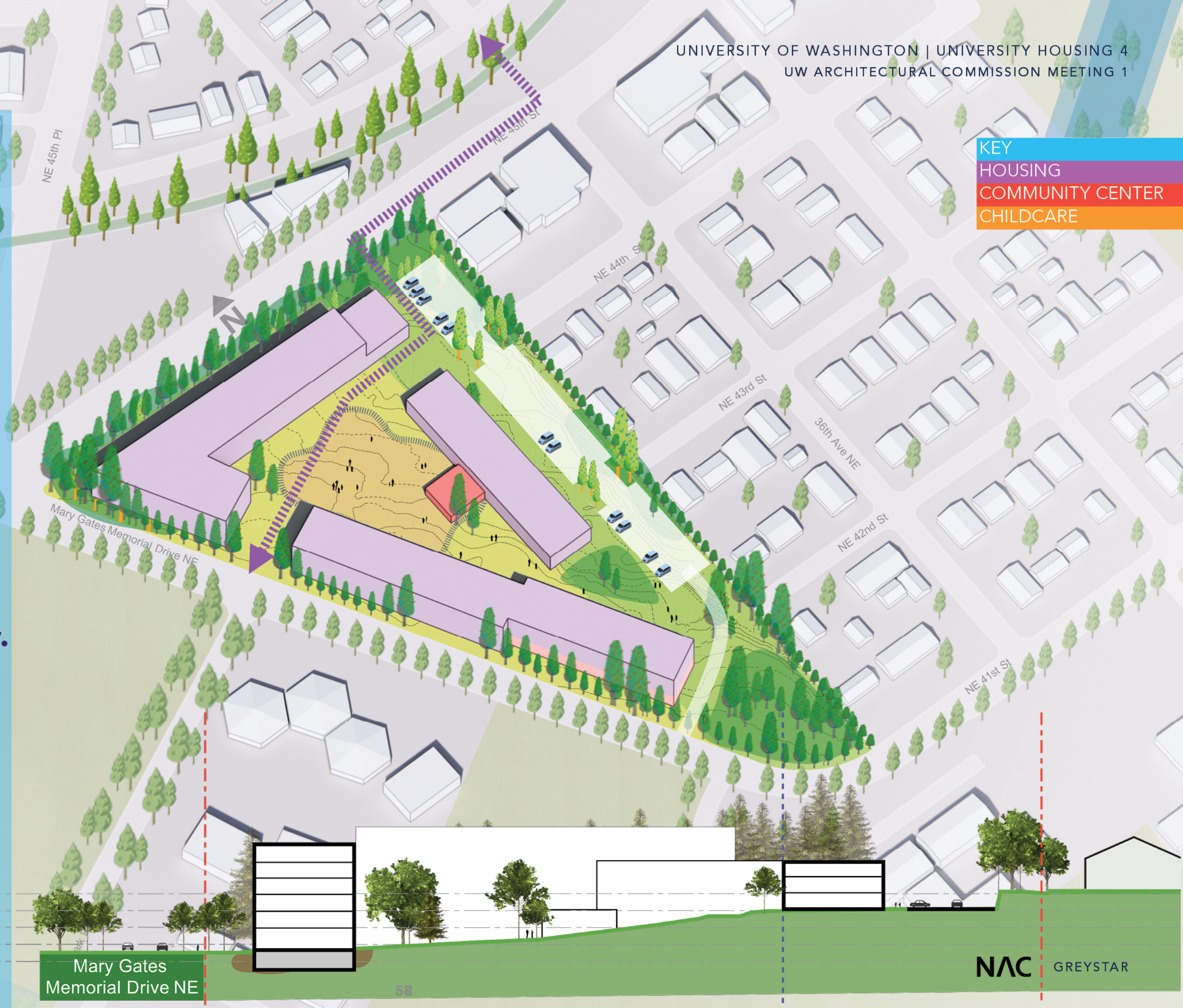
Height limits.

Parking for families.

Retain existing trees.

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KEY
HOUSING
COMMUNITY CENTER
CHILDCARE



Mary Gates
Memorial Drive NE

NAC GREYSTAR

DISCUSSION



UW WHOUSING 4

NAC

Angelo Uhl | Ann Vacek | Arnulfo Ramirez | Caire Zheng | Hamid Estejab | Jennifer Wilcox | Junying Shi | Kate McLean | Korin Nabozny | Landon DeFelice | Lupe Barajas | Pariya Mohammaditabar | Paul Hanson | Rob Kuffel | Ron van der Veen | Ziwei Hou

Greystar

Aaron Keeler | Alex Tsolmon | Chad Winters | Danielle Robins | Doug Burges | Jared Everett | Nick Afsah | Taylor Kelly

Exxel Pacific

Jim McPhetridge | Todd Williams