

UNIVERSITY OF WASHINGTON ARCHITECTURAL COMMISSION
12/14/2020

Project Title	UW Bothell Husky Village Redevelopment	Project #	206977
Project Manager	Harry Fuller – Project Delivery Group, UW Facilities		
Account Manager	Tracey Andres – Campus Architecture and Planning, UW Facilities		
Design Team	Developer – Capstone Development Partners, LLC Contractor – DPR Construction Architect – Mahlum Architects Inc. Landscape Architect – Walker Macy		
Project Phase	Project Design		
Goals & Objectives	<ul style="list-style-type: none"> - Redevelopment of the Husky Village site into a new Campus Gateway that is vibrant and full of activity. - Provide student housing in both traditional residence hall and apartment style units for 900-1,000 students at a rate that is comparable with the surrounding market and with Seattle campus. - Include auxiliary functions such as dining/food service, leased office space that will incorporate student services functions, and student activity space. - Integration of transit stops along Beardslee Boulevard developed in partnership with all transit agencies that will serve as a primary arrival and departure point. - Extension of the Campus Promenade, leveraging existing topographic patterns, to create accessible connectivity from the Campus Core to student residences and the Beardslee Boulevard transit stops beyond. 		
Project Scope	<p>To enter into a long-term ground lease agreement with a Capstone to construct a 300,000 gross square foot mixed-use development on 4.4-acre Husky Village site. Project will include approximately 1,000 beds, 20,000 GSF office space, a dining hall, and a coffee shop / convenience store. Capstone will fund, design, build, operate, and maintain the development for the duration of the ground lease. The deal is being structured as to not impact the University’s balance sheet or credit rating. This strategy places the occupancy risk on the Developer, but also gives the University less control over the specific design & operation of the facilities. Negotiations are complete and the project was reviewed by the Board of Regents in December 2020, with anticipated approval in February 2021.</p>		
Target Budget	\$160 Million – Developer Funded		
Schedule	Due Diligence & Negotiate Terms	June 2020 – November 2020	
	Board of Regents Approval	December 2020 - February 2021	
	Design & Permits	October 2020 – September 2021	
	Construction Phase 1 (Res Hall & Dining)	September 2021 – March 2023	
	Construction Phase 2 (Res Suites & Apartments)	April 2023 – August 2024	
Delivery Method	Design Build with some Integrated Project Delivery principles		
Attachments	None		