2017 Campus Master Plan: Guiding Principles

Husky Village Site
4.4 Acres
Redevelopment Project Priorities

- Husky Village site becomes a new Campus Gateway that is vibrant and full of activity
- Provides 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 a Campus Transit Station along Beardslee Boulevard
- Redevelopment cannot impact University’s balance sheet, debt capacity, or credit rating
- Cover current internal property debt (approx. $10.5M)
Selection Process

- RFQ process resulted in invitations to four Developers to participate in the RFP (Capstone, Greystar, Balfour Beatty, and American Campus Communities)
- 2 proprietary meetings were held with each Developer team to share insights, preferences, and visions
- After final submission, proposals were difficult to compare due to so many variables
- Provided direction to standardize a few variables, then ran a best & final proposal process
Selection Result

> Capstone was selected preferred developer based on:
  > Lowest student rents
  > Overall Design
    > Dining Hall
    > Regional Stormwater & Parking Solutions
    > Envisioned possible redevelopment of adjacent property
  > Phased implementation to gradually increase bed capacity
  > Thoughtful engagement with UW
THE BOONE-TRULY FOOD BARN

THE BARN

THE BARN
THE BARN

LEVEL 00

LEVEL 01
RESIDENTIAL COMMUNITIES

APARTMENT BUILDING C

RESIDENTIAL HALLS A & B

RESIDENTIAL COMMONS
NEW CAMPUS GATEWAY
CAMPUS GROWTH

FOREST GATE

FUTURE ACADEMIC QUAD
UNIT PLANS

SINGLE/RA
12% OF UNITS
223 GSF

DOUBLE
70% OF UNITS
319 GSF

TRIPLE
12% OF UNITS
375 GSF

QUAD
6% OF UNITS
433 GSF

STUDIO/RA
28% OF UNITS
302 GSF

2 BEDROOM / 4 BED / 2 BATH
22% OF UNITS
757 GSF

4 BEDROOM / 4 BED / 2 BATH
41% OF UNITS
1,032 GSF

UNIVERSITY OF WASHINGTON BOTHELL | CAPSTONE | MAHLUM ARCHITECTS | WALKER MACY | DPR CONSTRUCTION
Updated Site Concept Diagram
- Food Hall (Building D) rotated to open up residential quad and north dining patio
- Improved pathways
Project Development

- Regional stormwater system
- Regional parking plan
- Site plan modifications
- Distribution of ground floor uses
- Exterior expression
- Beardslee Boulevard widening and transit center
Questions & Answers