University of Washington
West Campus Site W27
Seattle, Washington
UWAC PRESENTATION
WHERE WE HAVE BEEN
WHAT WE HEARD:

_SUCCESSFUL OUTCOME / CAPTIVATING

_GROUND PLANE APPROACH IS RICH WITH IDEAS

_THE INTERIOR VIEW OF TAHOMA IS COMPELLING

_DO THE ARCHITECTURAL MOVES CORRESPOND WITH THE USES?

_EDIT AND SIMPLIFY

_HONOR DON’T REPLICATE THE COAST SALISH REFERENCES
WHAT WE HEARD:

_ ADDRESSES THE CHALLENGES OF THE SITE:
  MOVEMENT THROUGH THE BUILDING IS SUCCESSFUL

_ PODIUM LEVEL IS IMPROVED WITH INCREASED
  TRANSPARENCY

_ LOOKS LIKE A CORPORATE OFFICE BUILDING

_ SIMPLIFIED MASSING RESULTED IN PODIUM / TOWER

_ MATERIALITY COULD HELP DISTINGUISH THE
  PODIUM AND THE TOWER

_ LACK OF CLARITY IN THE DESIGN CONCEPT
CONTEXT + CONCEPT
Figure 154. Graphics are for Illustrative Purposes Only

1. **Improve quality of the public realm and increase light filtration to street level through podiums.**
2. **Create accessible green open spaces connected to Burke-Gilman Trail on either side of Brooklyn north of Pacific with adjacent active ground floor uses.**
3. **Orient towers to minimize shadows on existing streets and buildings.**
4. **Reinforce Brooklyn Avenue as an active corridor with public-facing ground floor uses.**
5. **Activate building edge along Burke-Gilman Trail and adhere to the 20’ trail setback.**
6. **Space towers to allow ample light and air.**

**Mercer Court Apartments**

**Gould**

**15th Ave NE**

**University Way NE**

**Brooklyn Ave NE**

**NE Pacific St**

**NE 40th Street**

**University Bridge**
SITE CONDITIONS

SLOPE + SHAPE

ACCESS

ZONING ENVELOPE
PARTNERSHIP

340K MAX SF

ABOVE GRADE

PARKING

WATER TABLE

BELOW GRADE

ZONING MAX

HIGHER QUALITY

BUILDING EFFICIENCY

ABOVE GRADE

WATER TABLE

BELOW GRADE
WEXFORD KNOWLEDGE COMMUNITY ELEMENTS

Are defined by the integration of university research, entrepreneurial activity, corporate engagement, and community participation into a dynamic ecosystem.

INDUSTRY

ACADEMIC

INNOVATION SUITES

COMMUNITY ENGAGEMENT

ACTIVATED LOBBY
GUIDING PRINCIPLES

Innovation + Collaboration

Foster Community

Flexibility + Adaptability

Technology Enhanced

Reflect Local Culture

PROGRAM BUILDING BLOCKS

INNOVATION + COLLABORATION

Providing places for research, innovation, incubation, and collaboration for a spectrum of companies and institutions anywhere anytime, the importance of tenant employee activities.

TECHNOLOGY-ENHANCED

Providing accommodations that offer space planning strategies that allow for varying future requirements.

SUPPORT THE WEXFORD BRAND

Sourced from local purveyors can position a building as being ahead of the curve.

REFLECT LOCAL CULTURE

Environmental graphics and thoughtful regional influences can tailor the design.

FOSTER COMMUNITY

Hyper-connected tenants and guests are more likely to activate the lobby if it encourages people to remain in the lobby.

CREATE A SENSORY EXPERIENCE

A building lobby offers an opportunity to create a sensory experience.

High-performance buildings and spaces enhance the integration of the building back to the community. Local businesses are an important part of the community.
W27 KNOWLEDGE COMMUNITY ELEMENTS

- Industry
- UW Partners
- Wexford Innovation Labs
- Cei Test Beds
- UW Classrooms & Flex Space
- Activated Lobby
- Retail
COAST SALISH VALUES

Connection
Cultivating harmonious relationships with the natural world

Stewardship
Fostering indigenous habitats and promoting innovation to protect our environment.

Collaboration
Creating community through shared goals/work and spaces that bring people together
BUILDING CONCEPT
WEAVING
**BUILDING CONCEPT**

**COLLABORATION**

**Intersecting Knowledge Communities**

- **Academic Program**
  Pedestrian Podium

- **Industry Spaces**
  Elevated Tower

- **Intersection Academia + Industry**
  Community Spaces

**Academia**

**Industry + Innovation**

**Intersection**
Campus Connections

1. Primary: Front Porch/Landscape
2. Mid-Block: To Transit Hub
3. University: Campus
4. Service: Parking & Loading
PROJECT CONCEPT
CONNECTIONS

Honoring Coast Salish Values

- Orient Building to Landscape + Views
- Return to Native Habitats
- Blend Interior + Exterior Spaces
- Foster Collaboration + Community
LANDSCAPE CONCEPT
STEWARDSHIP

FOREST EDGE

WETLANDS

STONE MEADOW
LANDSCAPE PLAN
LANDSCAPE SECTION
STEWARDSHIP

- Wetland Habitat
- Wetland Edge Planting
- Low Meadow Edge Planting
- Sloping Meadow Habitat
- Rain Garden
- Deck
- Burke-Gilman Trail
- Sidewalk
- Corner of NE Pacific & Brooklyn
- Belvedere
- Meadow Island
ACTIVATED GROUND PLAN
INSIDE / OUTSIDE

POPULATION HEALTH _ MILLER HULL

CALTECH BETCHEL RESIDENCE_ZGF

ST ANTHONY HOSPITAL_ZGF
PLACE SPECIFIC

Craft

Light

Environment
MATERIALITY
WEAVING

Wood
Metal
Glass PV

Glass
Metal

Masonry
Wood
Glass
Metal

GLASS

METAL

WOOD SOFFITS/ACCENTS

MASONRY
TOWER ELEMENTS
WEAVING, DEPTH + TEXTURE, PLAY OF LIGHT

COLUMNS AND PRIMARY FINS

HORIZONTAL SPANDREL
TOWER ELEMENTS
WEAVING, DEPTH + TEXTURE, PLAY OF LIGHT

SECONDARY FINS AND VERTICAL SPANDREL

ALL TOGETHER
CURRENT DESIGN
LEVEL 01
+70' / 80'

1. Seamless Ground Plane
2. Places to Gather
3. Art Opportunities
LEVEL 02
+90’

1. University Connection
2. Midblock Porch
3. Bridges / Overlook
ENTRY VIEW FROM BURKE GILLMAN
BURKE GILLMAN ALONG BROOKLYN
INNOVATION HALL INSIDE / OUTSIDE
NORTH ENTRY FROM BROOKLYN
ENTRY VIEW AT UNIVERSITY
TOWER FLOOR PLANS

LEVEL 05

MT. TAHOMA

LEVEL 11

MT. TAHOMA
TAHOMA VIEW ALONG UNIVERSITY
REFINEMENTS

1. Weaving Concept
2. Massing
3. Materiality of Base + Tower
NEXT STEPS

1. Board of Regents approval
2. Define UW Program
3. Design Development [UWAC Comments Incorporated]
4. Interior + Exterior Detailing Refinement
5. Community Engagement Follow Up
6. Leasing Discussions
7. Civil Permits
8. 2nd Meeting with CUCAC