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2013 Recipient | AIA Housing Awards

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West Campus Housing - Phase I

Architect: [Mahlum Architects](#)

Owner: University of Washington, Housing & Food Services

Location: Seattle



Category Four: Specialized Housing

Jury Comments

This is a well-thought-out and executed project. It's a model for urban dense housing. The treatment of the ground floor, the glazing, the use of warm materials is all exemplary.

This project is quite engaging: the space planning is excellent as is the choice of materials inside and out.

2013 AIA Housing Awards Jury

Kathleen Dorgan, AIA, Chair
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West Campus Housing - Phase I | Notes of Interest

This project—providing 1,650 beds of student housing in five buildings—has transformed a neglected campus edge district into a vibrant, mixed-use urban precinct for a growing public university in the Northwest. Careful attention to program distribution, transparency, pedestrian flow, safe street crossing, and accessible routes and entries supports the interconnectivity of the concept.

As the first phase of a student housing expansion for the university, the 668,800-square-foot project comprises three residential halls and two apartment buildings. To ensure the project is woven into the fabric of the city, it includes a number of publicly accessible spaces, including a 116-seat restaurant, 7,000-square-foot grocery store, café, conference center, academic support center, health and wellness center, and two retail spaces. Two public open spaces have been provided for residents and neighbors: an on-grade park, anchoring the complex along NE Campus Parkway, and a quiet courtyard allowing pedestrians to cut through one residence hall at grade or eat their to-go lunch from the grocery store. In addition, every building provides an elevated, secure, private terrace for its residential community outfitted for barbecuing or studying outdoors in fair weather.

The project has created a new walkable, transit-oriented neighborhood. A pedestrian-friendly environment has been created by narrowing roadways, widening sidewalks, planting trees along the streets, and adding covered bus stops. Accessible routes to bus stops and public amenities have been created by providing a pathway through a residence hall plaza, tying all four sites together and ensuring safe and easy passage for those with mobility impairments.

High-technology systems and unusual materials were eschewed in favor of an approach that accepted normative construction practices for the multifamily market, and then pushed these to the limits to produce a holistic, integrated sustainability for this new student community. The exterior material palette was kept simple and economical: imperial-sized brick, white vinyl windows, wood, and weathering steel. Interior materials—mostly recycled, with no VOC content—were selected on the basis of reducing the energy required for shipping and manufacture.

Additional Credit

Acoustics: SSA Acoustics LLP

Audio/Video: Delta AV Systems
Commissioning Agent: Keithly Barber Associates
Consultant – Code: T.A.Kinsman Consulting Company
Consultant – Envelope: RDH Group
Consultant – Grocery: Philips Enterprises Inc.
Consultant – Hardware: Adams Consulting/Estimating
Cost Estimator: Rider Hunt Levett & Bailey
Engineer – Civil: SVR Design Company
Engineer – MEP: PAE Consulting Engineers
Engineer – Structural: Coughlin Porter Lundeen
Food Service: JLR Design Group
Landscape Architect: Gustafson Guthrie Nichol LLC
Lighting: LUMA Lighting Design, Inc
Planner: Robert Sabbatini Planning and Design
Security: Sonitrol Security

Photo Credit

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