

**UNIVERSITY OF WASHINGTON ARCHITECTURAL COMMISSION**  
**8/10/2020**

<b>Project Title</b>	UW Bothell Husky Village Redevelopment	<b>PDG Project #</b> 206977
<b>Project Manager</b>	Shane Ruegamer – Project Delivery Group, UW Facilities	
<b>Account Manager</b>	Tracey Andres – Campus Architecture and Planning, UW Facilities	
<b>Design Team</b>	Developer – Capstone Development Partners, LLC Contractor – DPR Construction Architect – Mahlum Architects Inc. Landscape Architect – Walker Macy	
<b>Project Phase</b>	Project Formation, Developer Due Diligence	
<b>Goals &amp; Objectives</b>	<ul style="list-style-type: none"><li>- Redevelopment of the Husky Village site into a new Campus Gateway that is vibrant and full of activity.</li><li>- 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.</li><li>- Include auxiliary functions such as dining/food service, leased office space that will incorporate student services functions, and student activity space.</li><li>- Integration of transit stops along Beardslee Boulevard developed in partnership with all transit agencies that will serve as a primary arrival and departure point.</li><li>- 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.</li></ul>	
<b>Project Scope</b>	Enter into an agreement with a student housing developer to construct a 300,000 gross square foot mixed-use development on 4.4-acre Husky Village site. The university will do a long-term lease for land/air rights and the Developer will fund, design, build, operate and maintain the development for the duration of the ground lease. The deal will be structured in such a way that will not impact the University's debt service, balance sheet or credit rating. This strategy places all the risk on the Developer, but also gives the University less control over the specific design & operation of the facilities. The Developer has been selected and has started the due diligence required to solidify the financial terms.	
<b>Target Budget</b>	N/A – Developer Funded	
<b>Schedule</b>	Due Diligence & Negotiate Terms	June 2020 – October 2020
	Board of Regents Approval	December 2020
	Design & Permits	October 2020 – August 2021
	Construction – Phase 1 (Res Halls & Dining)	September 2021 – September 2023
	Construction – Phase 2 (apartments)	May 2023 – July 2024
<b>Delivery Method</b>	Integrated Project Delivery	
<b>Attachments</b>	None	