



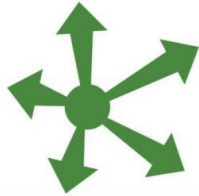
UW Bothell Husky Village Redevelopment & Ground Lease Developer Proposal & Selection Update

UW Architectural Commission // 10 August 2020

2017 Campus Master Plan: Guiding Principles



GUIDING PRINCIPLE NO. 1:
COHESIVE CAMPUS
CHARACTER



GUIDING PRINCIPLE NO. 2:
DURABLE AND ADAPTABLE
FACILITIES



GUIDING PRINCIPLE NO. 3:
ENRICHED CAMPUS
COMMUNITY EXPERIENCE



GUIDING PRINCIPLE NO. 4:
ENHANCED ENVIRONMENTAL
AND HUMAN HEALTH



GUIDING PRINCIPLE NO. 5:
INTEGRATION WITH
THE CITY OF BOTHELL



GUIDING PRINCIPLE NO. 6:
MOBILITY, ACCESS,
AND SAFETY

FIGURE 1-2:
LONG-TERM CAMPUS VISION

- Existing Buildings
- Existing Structured Parking
- New Buildings
- New Structured Parking
- Pedestrian Pathways

GRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY



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**





APARTMENT
BUILDING C

FOREST
GLADE

BEARDSLEE
GATEWAY

BOONE-TRULY
FOOD BARN

RESIDENTIAL
HALL B

RESIDENTIAL
HALL A

FOREST
GATE

FUTURE ACADEMIC QUAD

PROMENADE

FUTURE HUSKY HALL REDEVELOPMENT

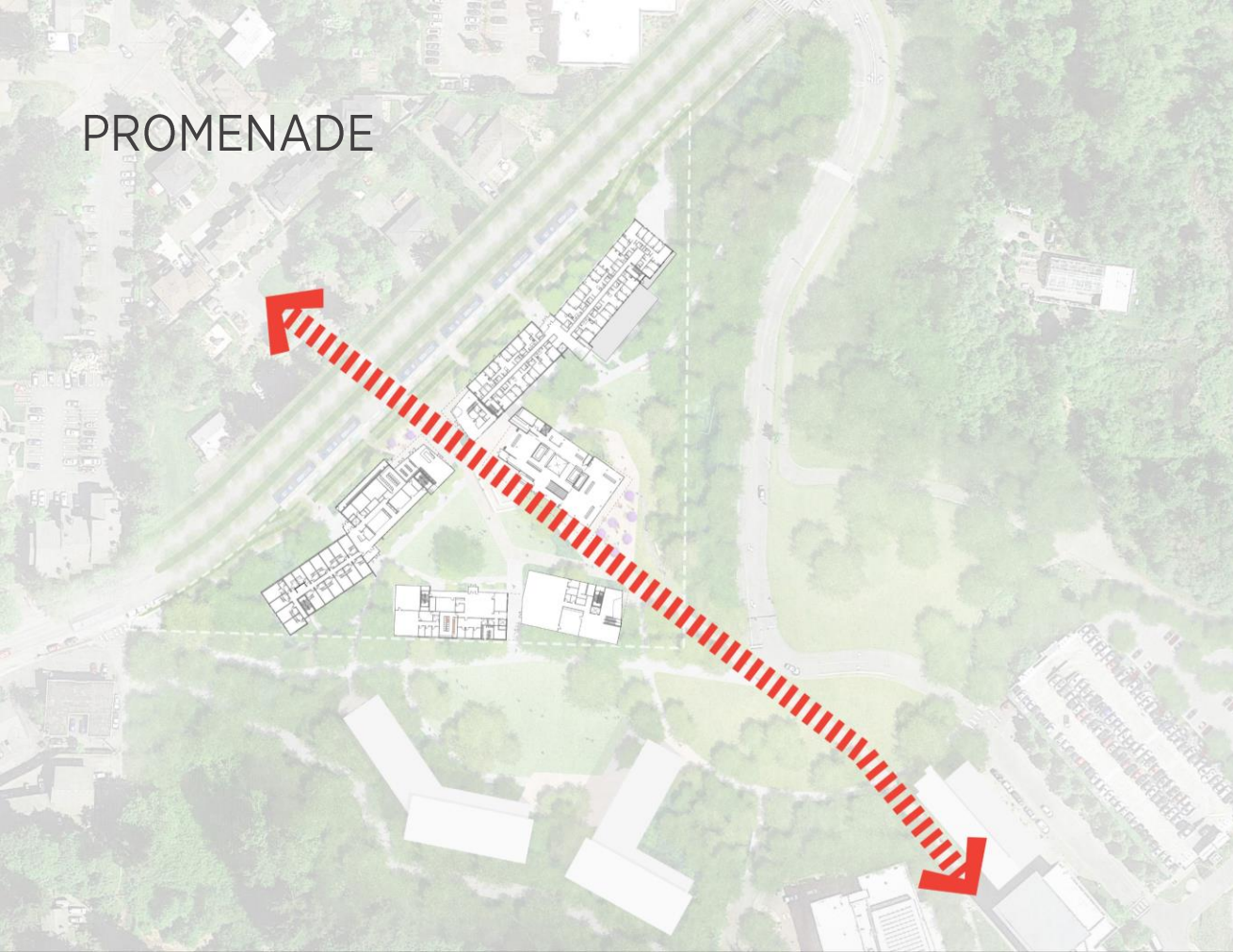


LANDSCAPE ZONES



SITE SECTION

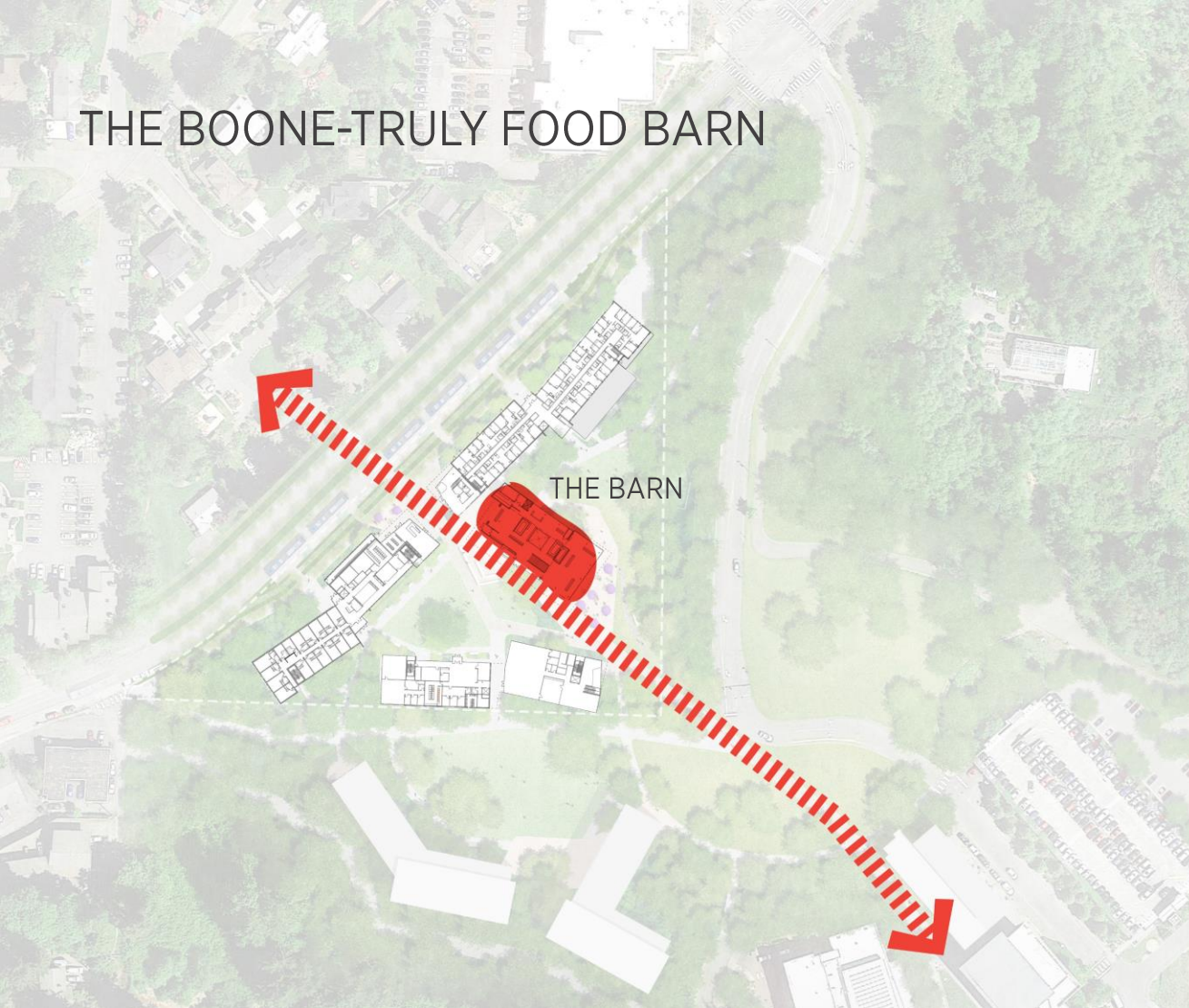
PROMENADE



PROMENADE



THE BOONE-TRULY FOOD BARN



THE BARN

THE BARN



LEVEL 00



LEVEL 01



A woman in a light blue shirt stands on the mezzanine level, looking towards the right.

A man with a red backpack stands on the mezzanine level, looking towards the left.

A woman in a dark jacket stands on the mezzanine level, looking towards the camera.

OPEN

IN SPRINGTIME
Love
the local produce
MILKSHAKE

STREET FOOD

LOCAL

A woman with long brown hair is seated at a table, looking towards the camera.

A woman in a dark jacket is seated at a table, looking towards the camera.

A man in a brown jacket is seated at a table, looking towards the camera.

A woman in a blue shirt is seated at a table, looking towards the camera.

A man in a light blue shirt is standing at a table, looking towards the camera.

A man in a light blue shirt is standing at a table, looking towards the camera.

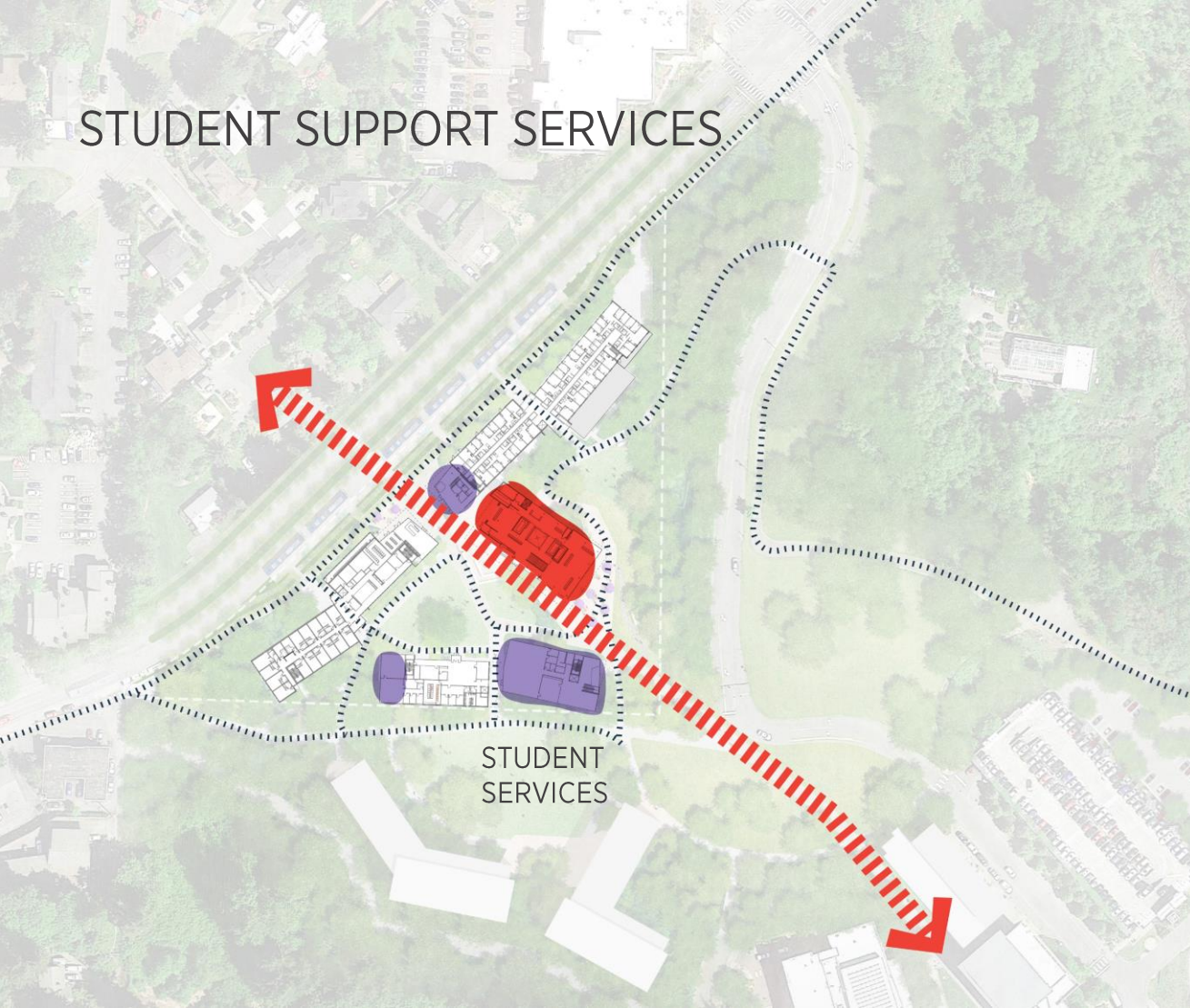
A man with a black backpack is walking through the dining area.

A man in a blue shirt is seated at a table, looking towards the camera.

A woman in a patterned jacket is standing at a table, looking towards the camera.

A woman in a white jacket and hat is walking through the dining area.

STUDENT SUPPORT SERVICES



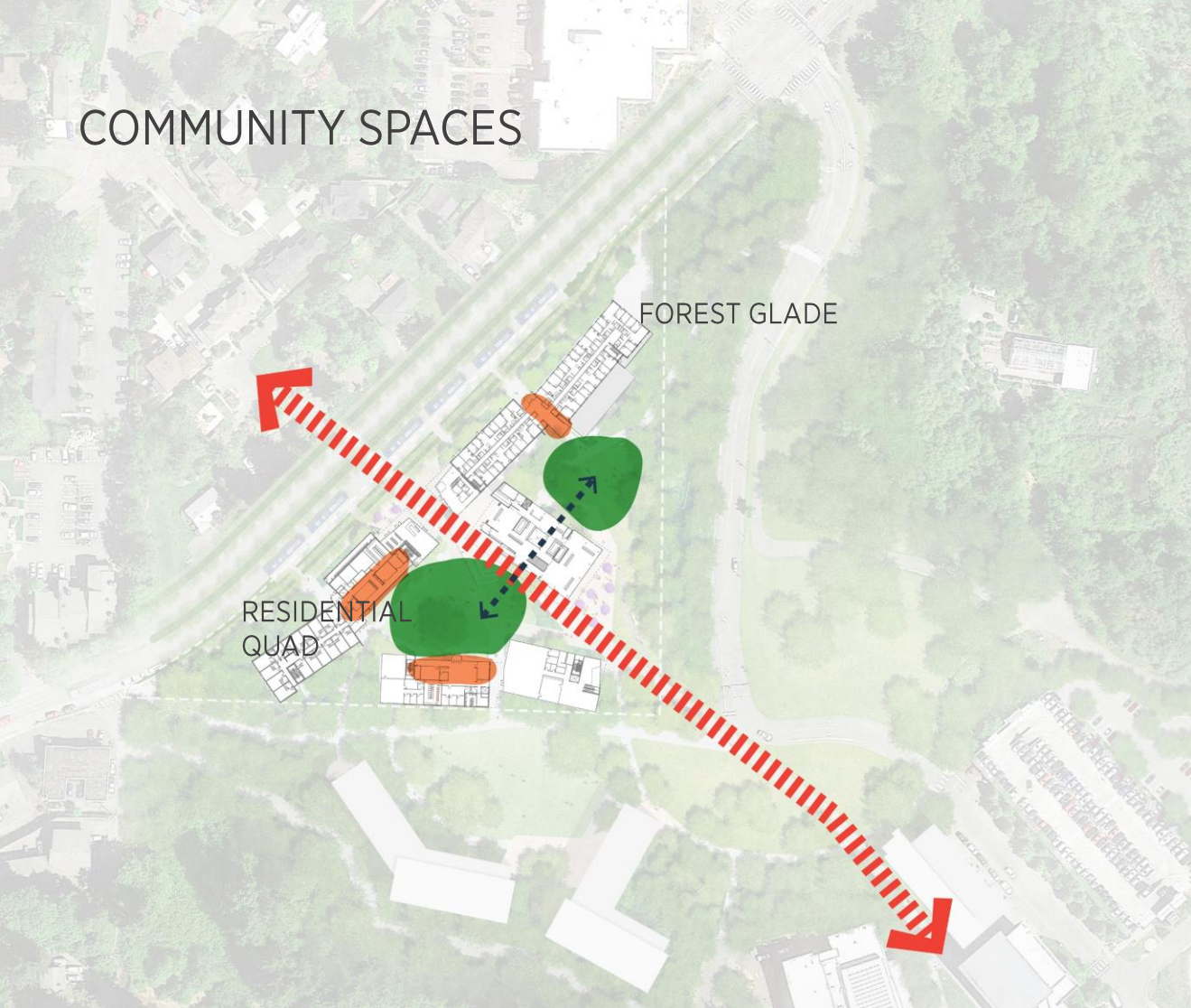
COMMUTER LOUNGE & POP-UP SUPPORT

RESIDENTIAL COMMUNITIES



RESIDENTIAL COMMONS





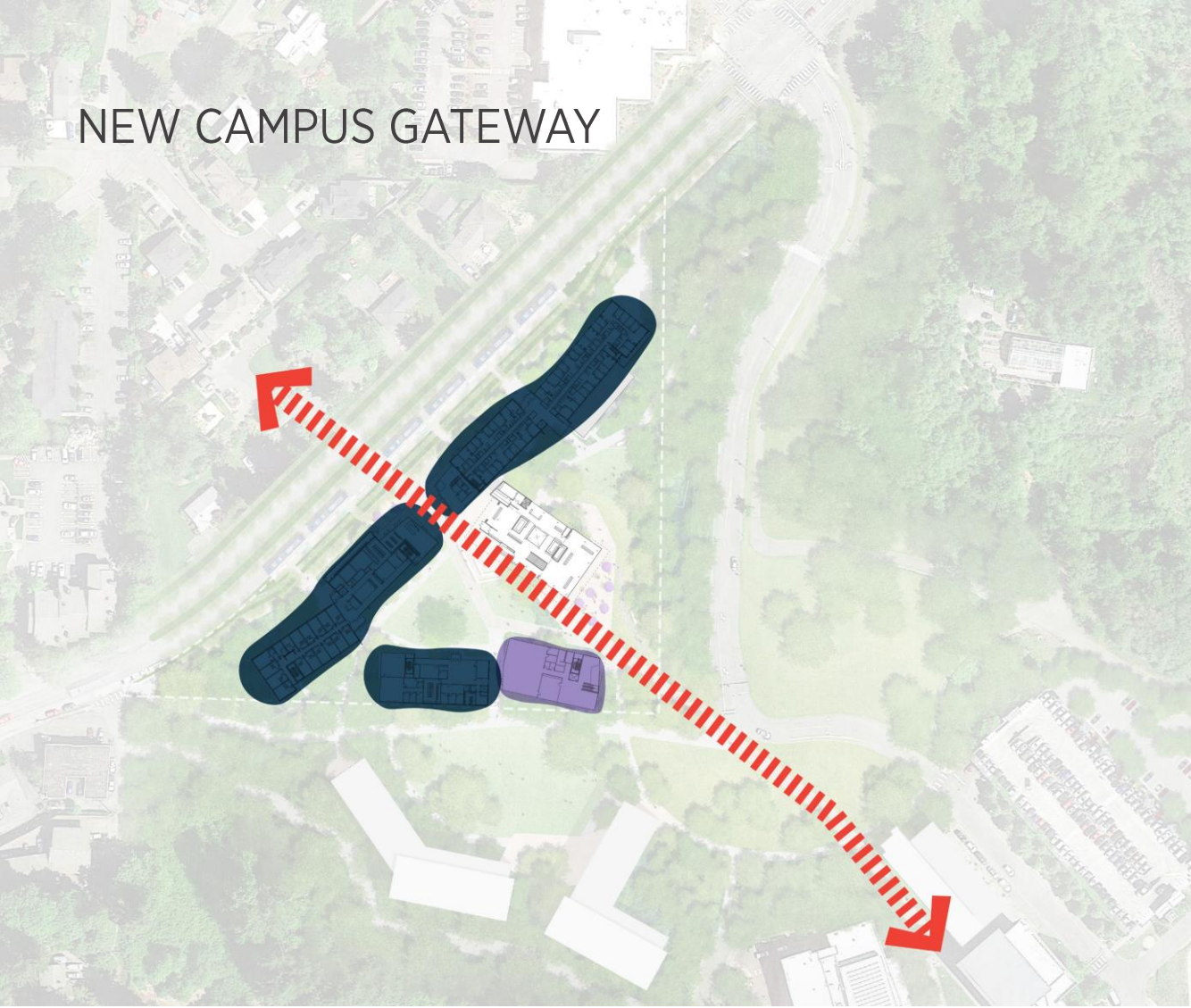
EXISTING STAND OF TREES



Boone-Truly
Barn

W
UNIVERSITY
OF NORTH CAROLINA

NEW CAMPUS GATEWAY

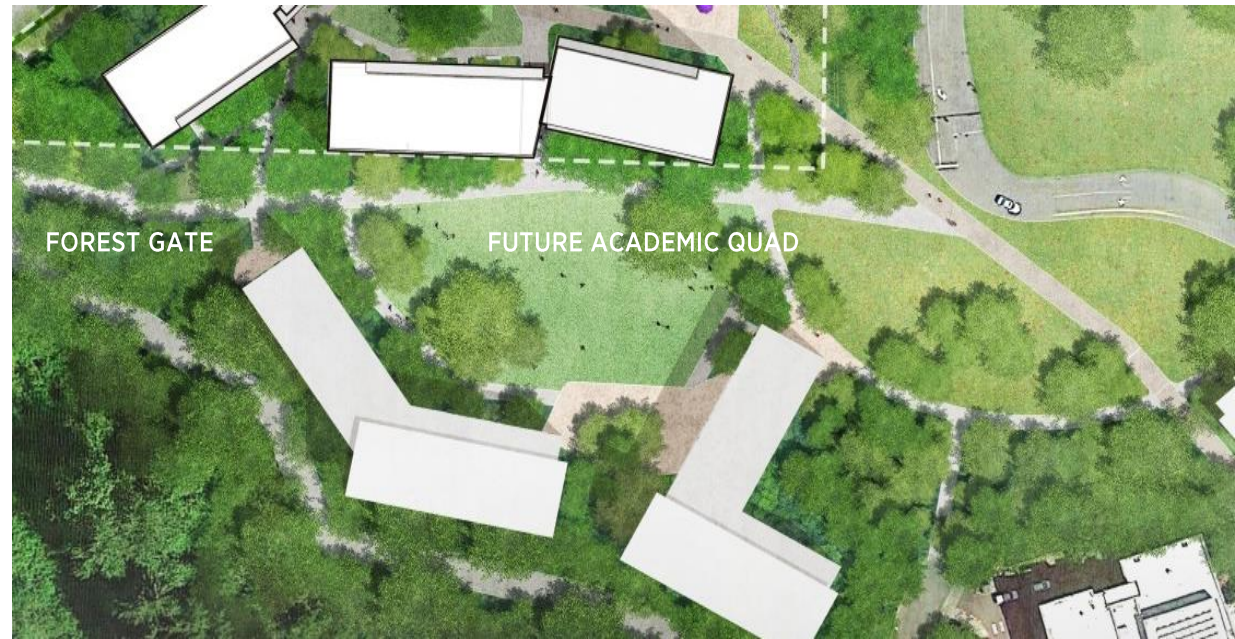
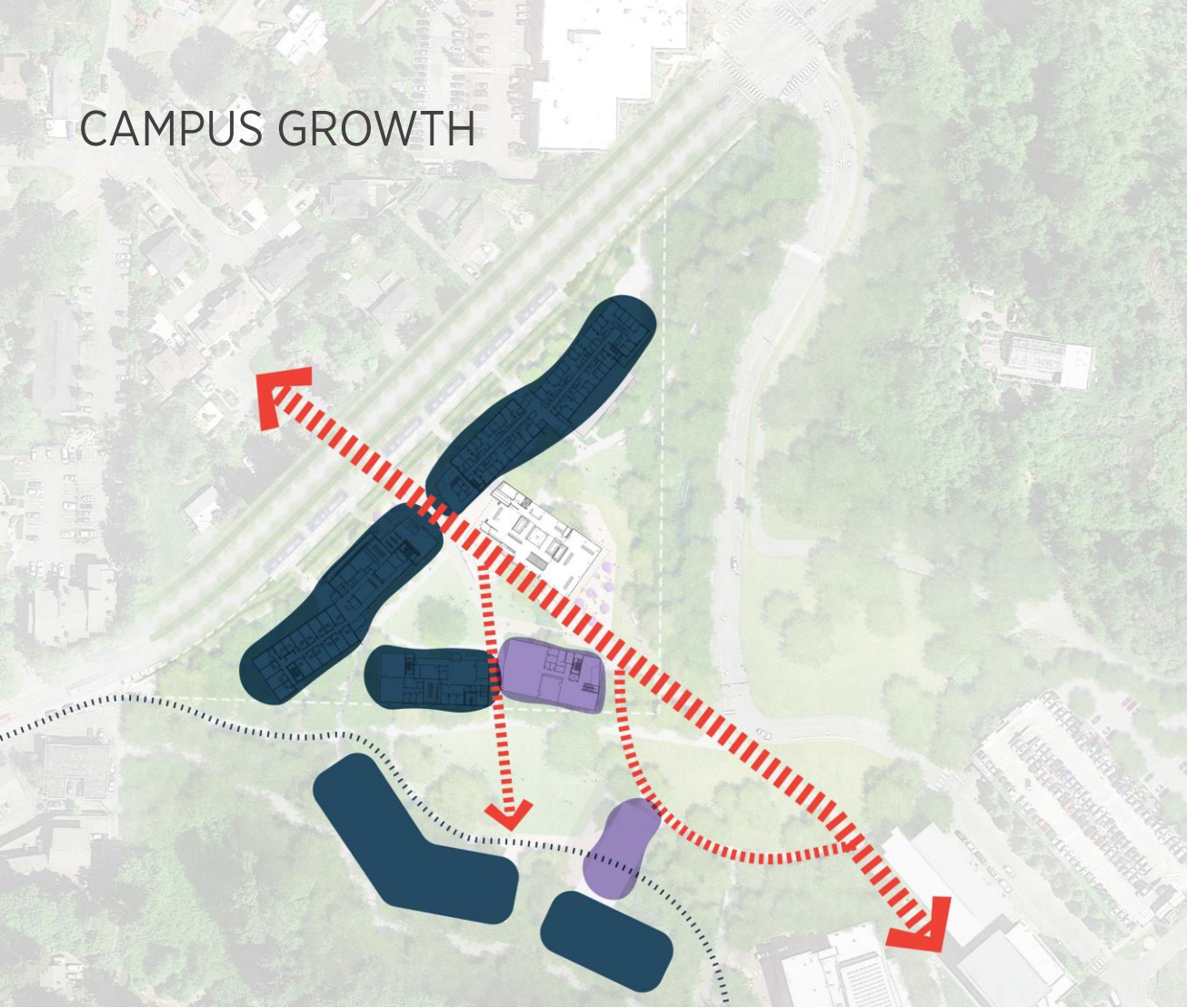




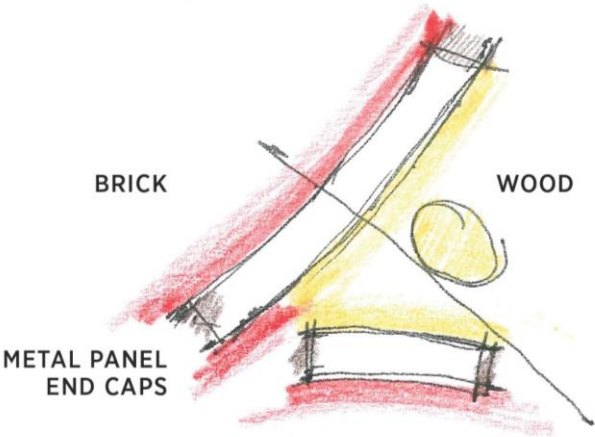
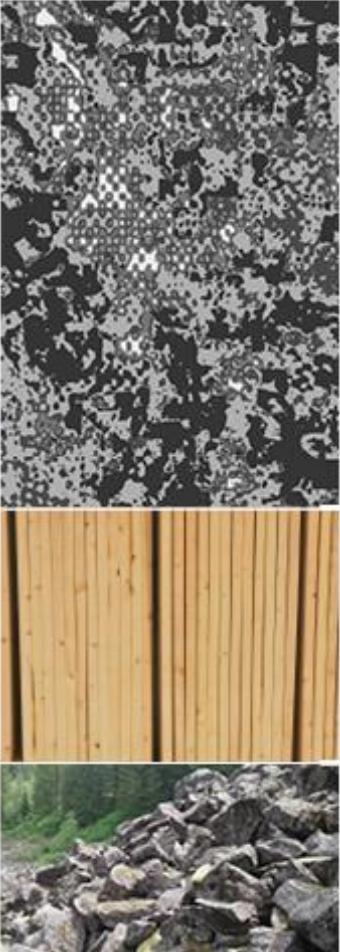
W
BOTHELL

CASCADIA COLLEGE

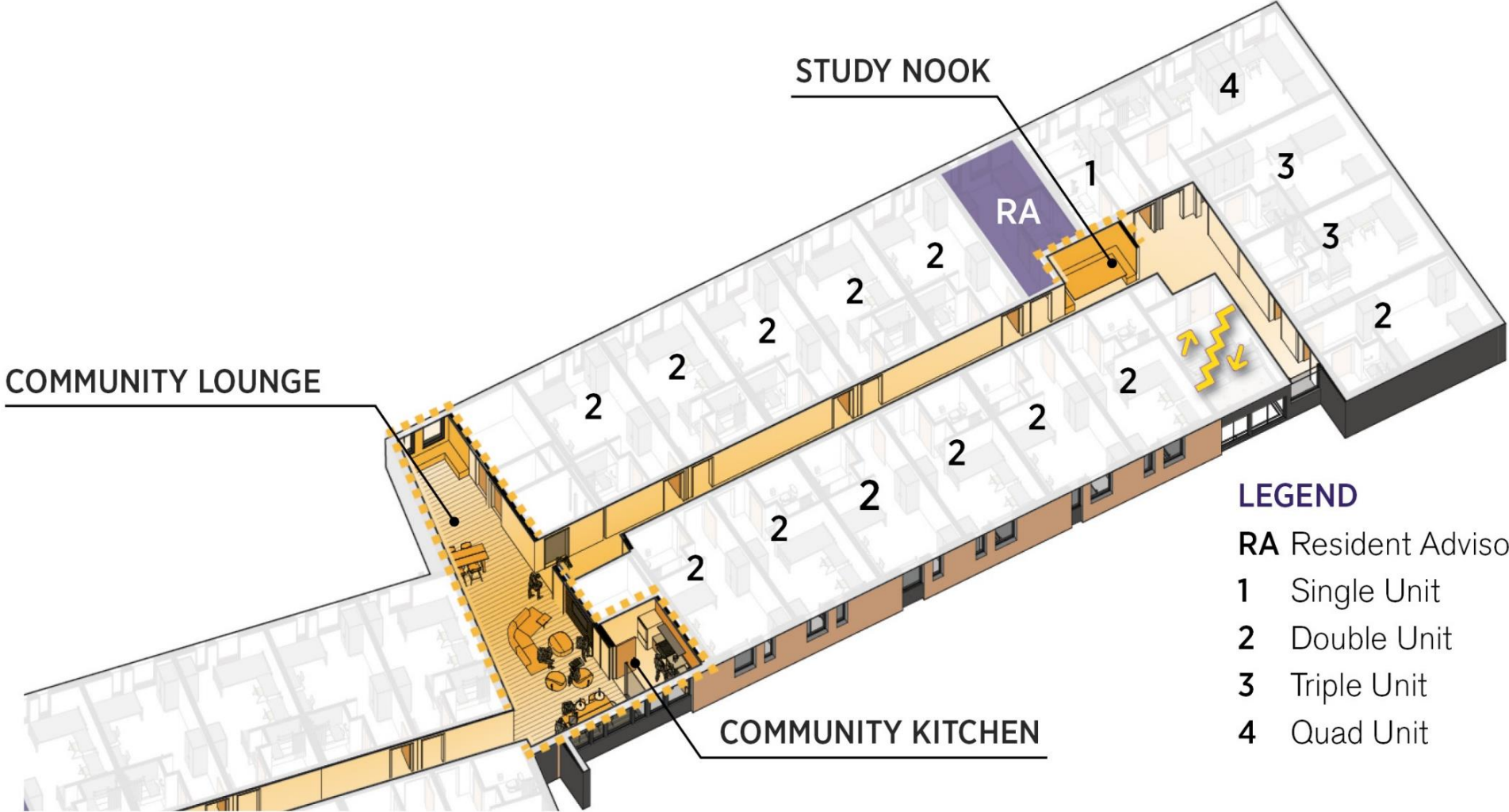
CAMPUS GROWTH



EXTERIOR MATERIALS



TYPICAL RESIDENTIAL COMMUNITY OF 34





Does Your Search and Conversion Goals Change SEO Tasks or Strategy?

Today

- 1. The user is mobile aware
- 2. The user is mobile aware
- 3. The user is mobile aware

Tomorrow

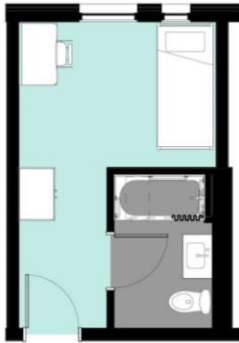
- 1. The user is mobile aware
- 2. The user is mobile aware
- 3. The user is mobile aware

Handwritten notes:

- Today: The user is mobile aware
- Tomorrow: The user is mobile aware
- Handwritten notes about SEO tasks and strategy.



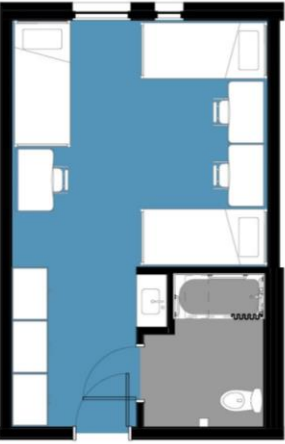
UNIT PLANS



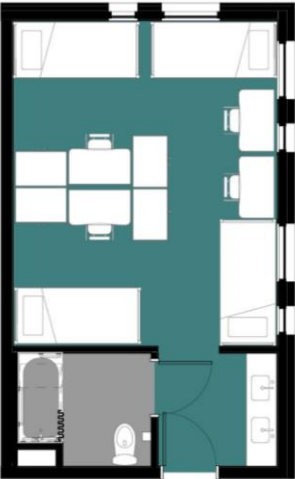
SINGLE/RA
12% OF UNITS
223 GSF



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



W DAWGFNZ



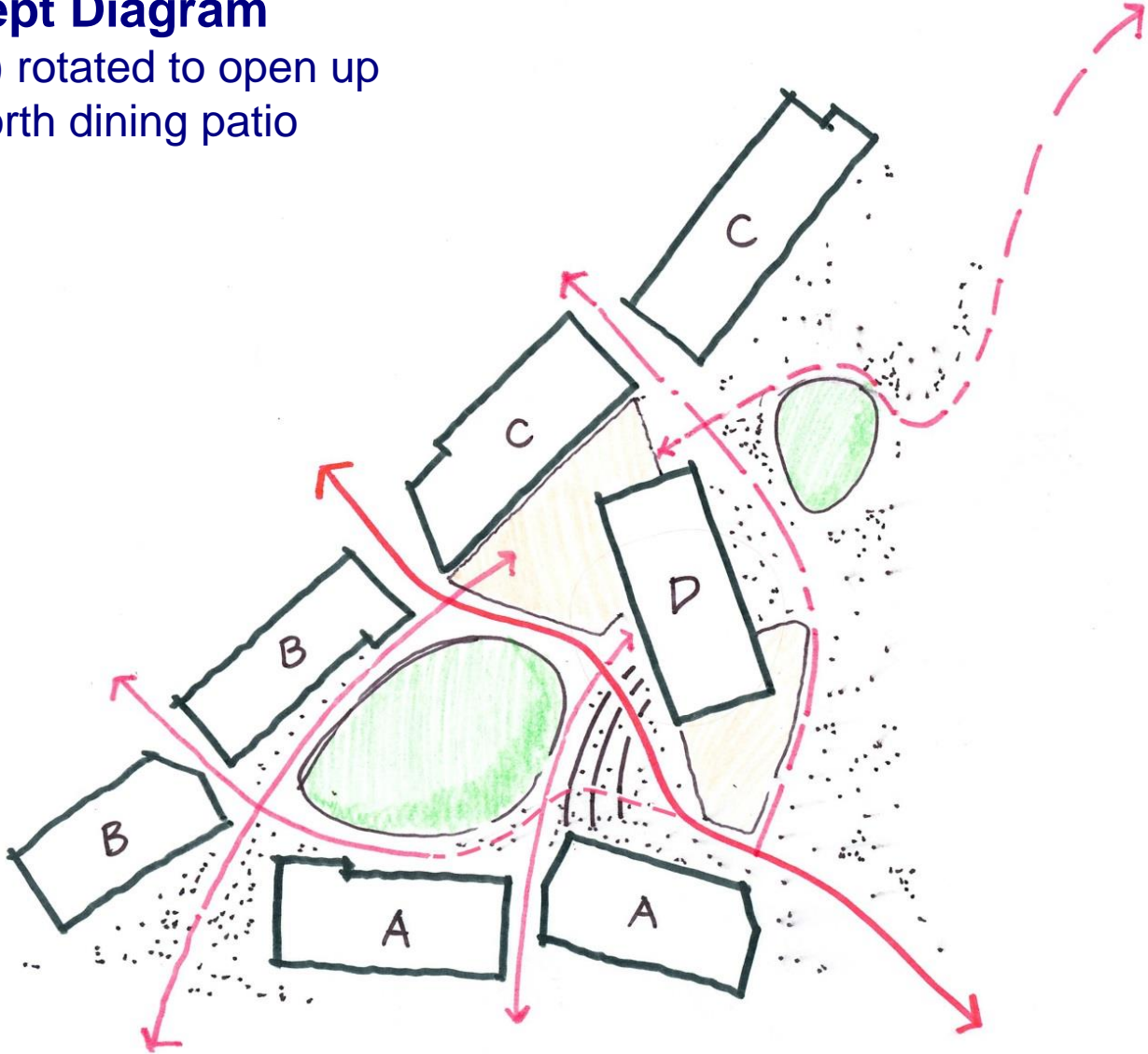
PURPLE REIGN





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

