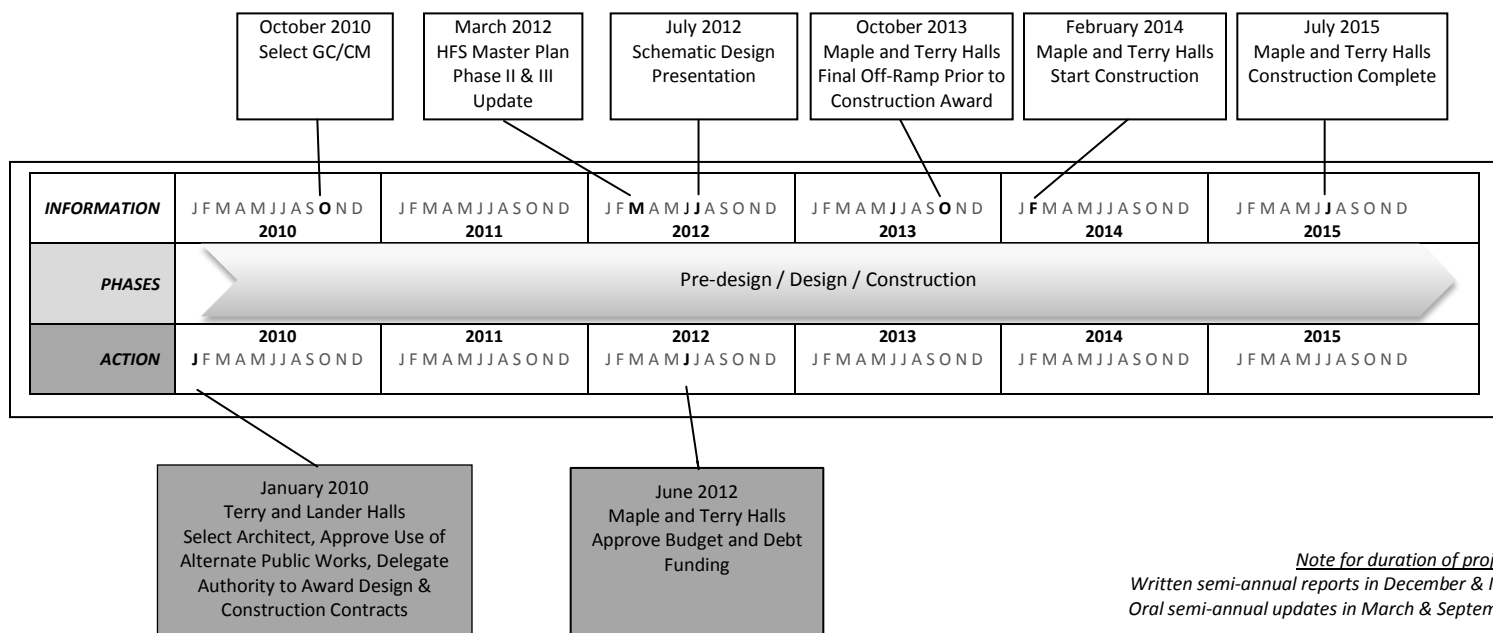


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase III: Maple and Terry Halls Project – Review Schematic Design

Regents Action and Information Review Timeline



INFORMATION

This project update is a design presentation of the Student Housing Phase III Maple and Terry Halls project for information only.

PROJECT SCOPE

This project will replace the existing Center Building (1101 Café) and Terry Hall with Maple Hall and a new Terry Hall. Maple Hall will provide approximately 800 beds and Terry Hall will provide approximately 300 beds, for a combined total of 1,100 beds. Maple and Terry Halls will be separated at grade by a pedestrian plaza that aligns with 11th Ave NE, and Maple will be separated from Lander Hall at 12th Ave NE with a similar plaza. All three buildings will be a single joined building with a partial below-grade parking level for approximately 180 parking stalls. A below grade loading dock and part of the garage will be constructed as part of the Lander Hall Replacement project (Phase II). This development achieves the desired building program using all new construction for five floors of wood-framed construction over two floors of above-grade concrete.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Student Housing Phase III: Maple and Terry Halls Project – Review Schematic Design (continued, p. 2)

PROJECT SCHEDULE

Students will move from the existing Terry Hall into the new Lander Hall between Autumn 2013 and Winter 2014 quarters to allow for the start of construction on Maple and Terry Halls. The project will be completed in time for occupancy at the start of Autumn quarter 2015.

Architect Selection	January 2010
Pre-design	March 2010 – April 2012
Design	April 2012 – September 2013
Construction	February 2014 – July 2015
Occupancy	August 2015

PROJECT BUDGET

The proposed Housing Master Plan Phase III total project budget is \$133,000,000. Additional Internal Lending Program financing costs are estimated at approximately \$9,300,000.

PREVIOUS ACTIONS

January 2010	Terry and Lander Halls Renovation architect appointment approved, GC/CM alternative public works contracting and delegation to award design and construction contracts approved
October 2010	Terry and Lander Halls Renovation Report of Actions Taken under Specific Delegated Authority, GC/CM selection approved
June 2012	Student Housing Phase III Maple and Terry Halls Project, Approve Project Budget and Debt Funding

Attachment

Student Housing Phase III Maple and Terry Halls Project Site Map - Existing Conditions



ATTACHMENT

Maple and Terry Halls Project

Board of Regents

July 12, 2012

University of Washington Maple + Terry Halls

Schematic Design

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Capital Projects Office

Maple and Terry Halls
Board of Regents
July 12, 2012

HFS Student Housing

University of Washington

Maple and Terry Halls



Existing Terry Hall from University Bridge



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Design Principles

- Enhance the **west gateway**
- Create **buildings in the city**
- Foster student **community connections**
- Respond to **light**
- Honor the **urban grid**



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Sustainability Goals

- Achieve minimum **LEED Silver**
- Link energy and water use to **behavior** modification and competition
- Optimize natural forces for **biophilic** benefit



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West of 15th Context



Future Mercer Hall



Elm and Poplar Halls



Henderson Hall



Condon Hall

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West of 15th Context / Lander Hall



Brooklyn and Campus Parkway Entry



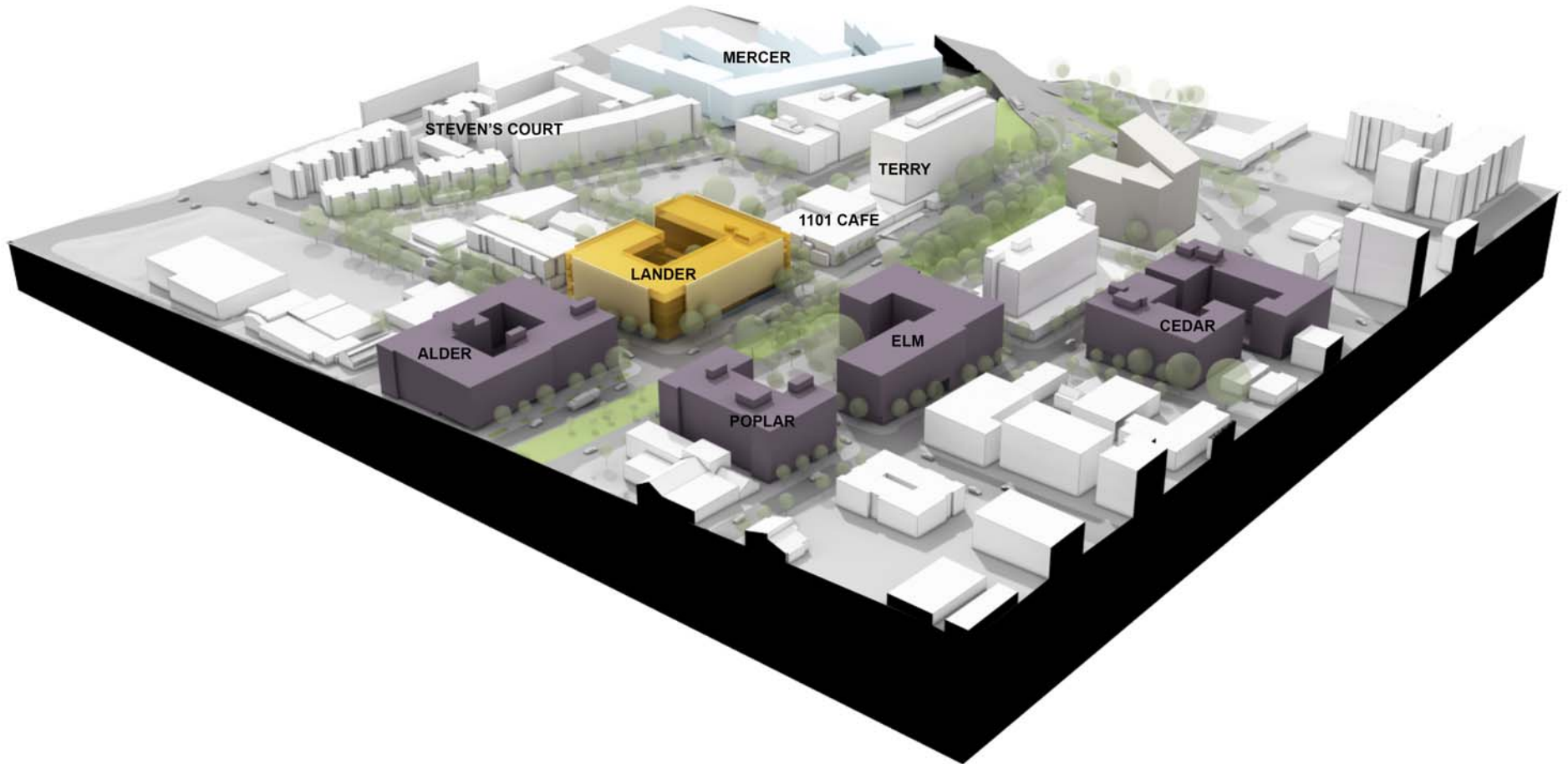
Campus Parkway Elevation



Lincoln Way Elevation

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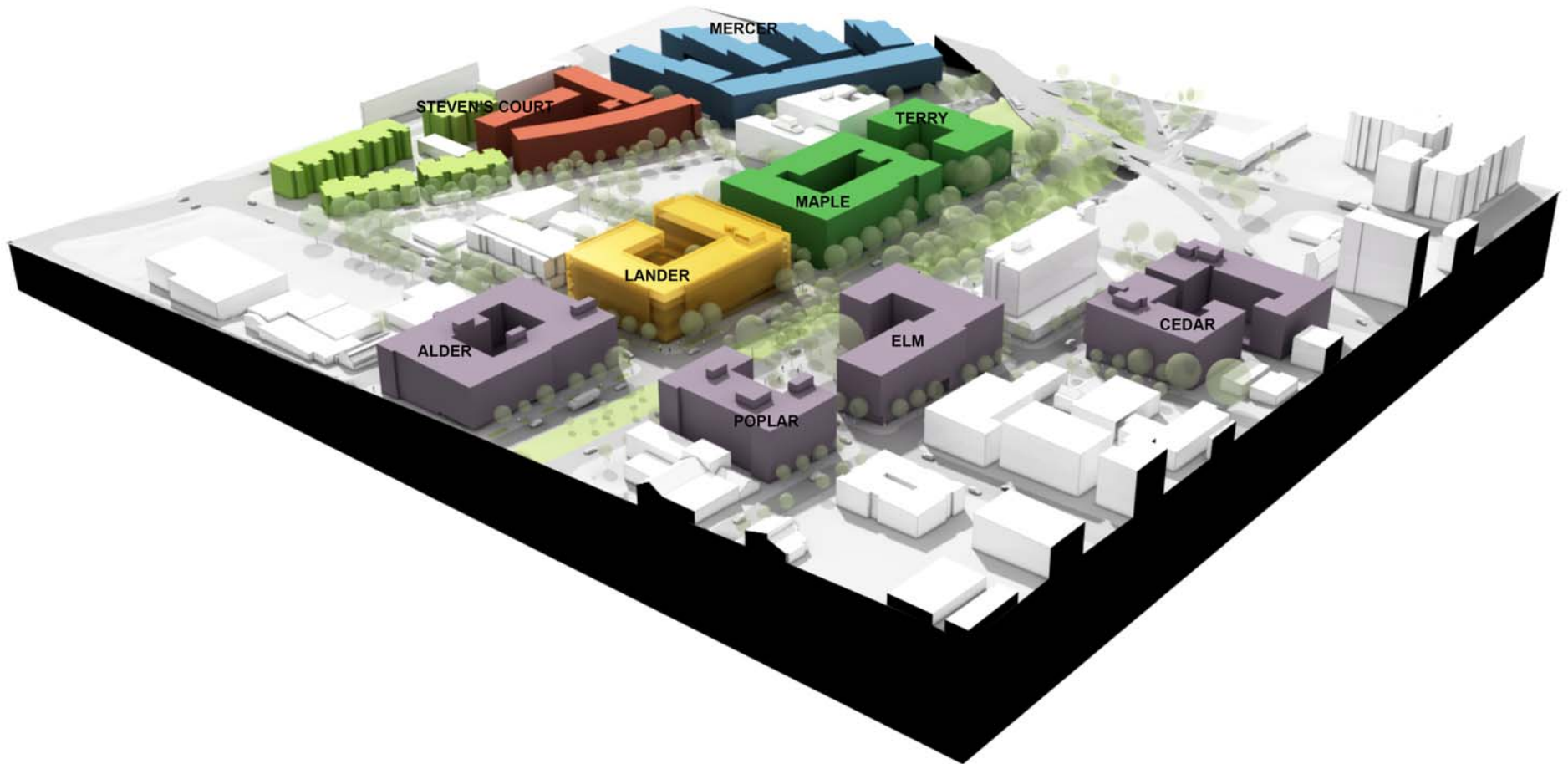
West of 15th Context



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Lander the Heart

Community Palette

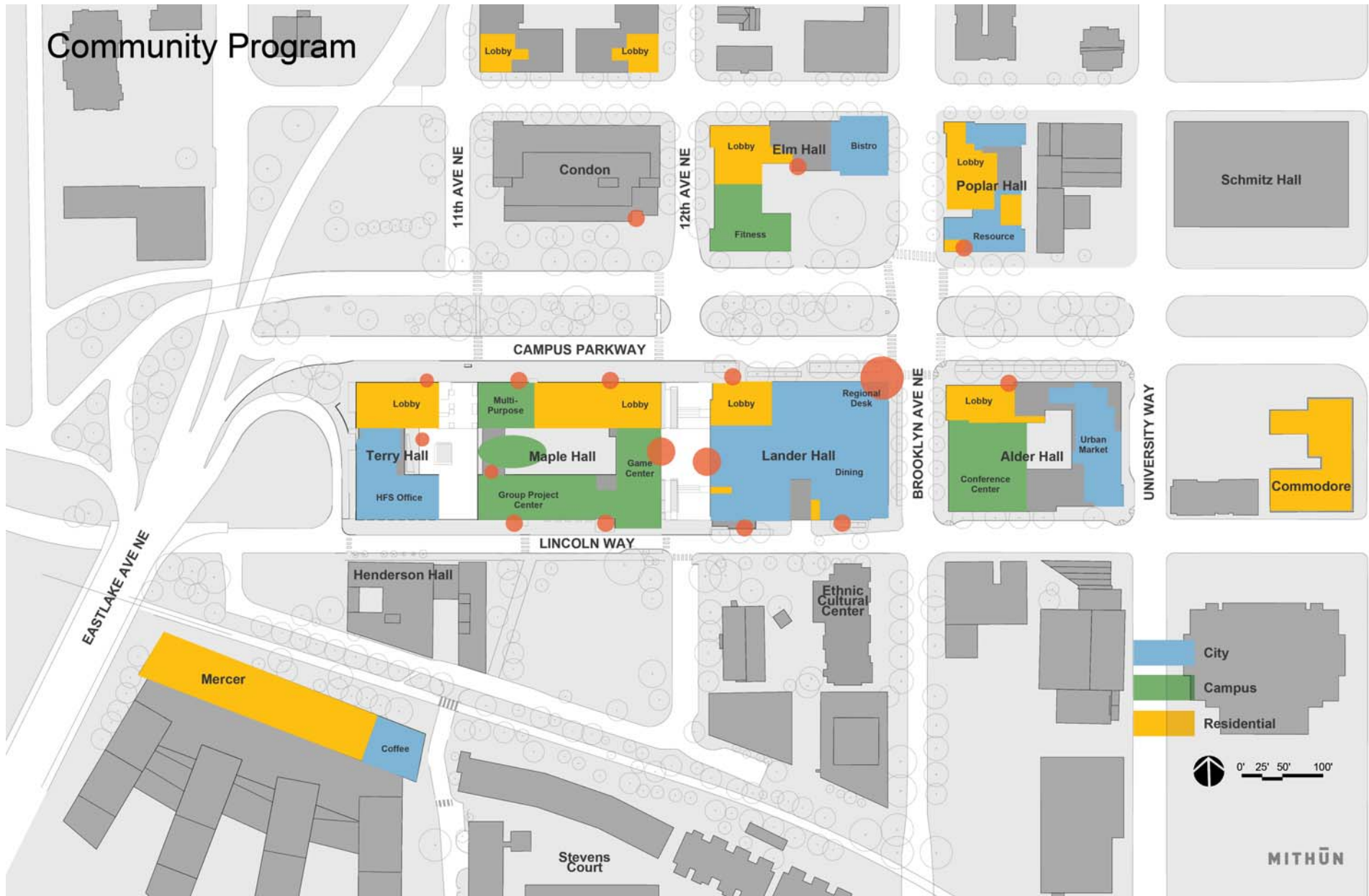


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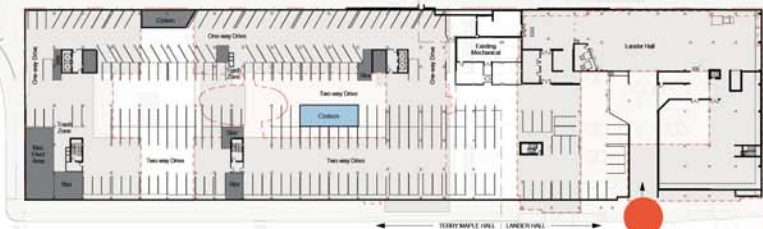
Project View from Northwest



Community Program



Basement Plan



162 new parking spaces
+ 22 in Lander
= 184 total spaces

 Garage Entrance



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Lincoln Level Plan

- RESIDENT SERVICES-SUPPORT
- MULTI-PURPOSE
- GROUP PROJECT CENTER
- GAME CENTER
- HFS OFFICES
- PARKING
- CORE



Campus Parkway Level Plan



Typical Residential Plan



Site Section Looking North

Showing 11th + 12th Avenues



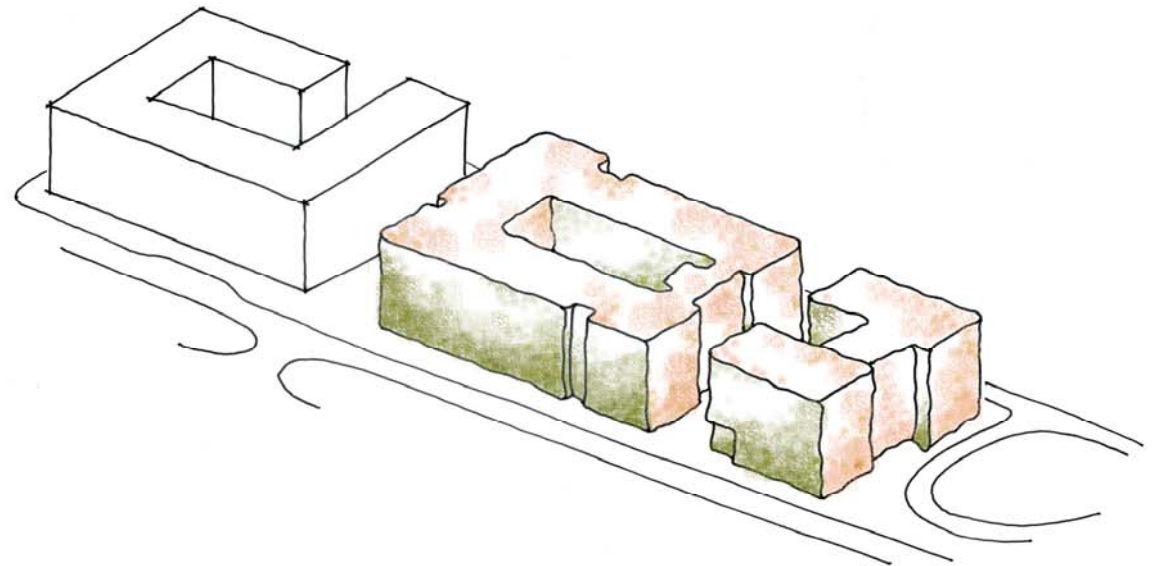
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Response to Light

Lichen + Rock



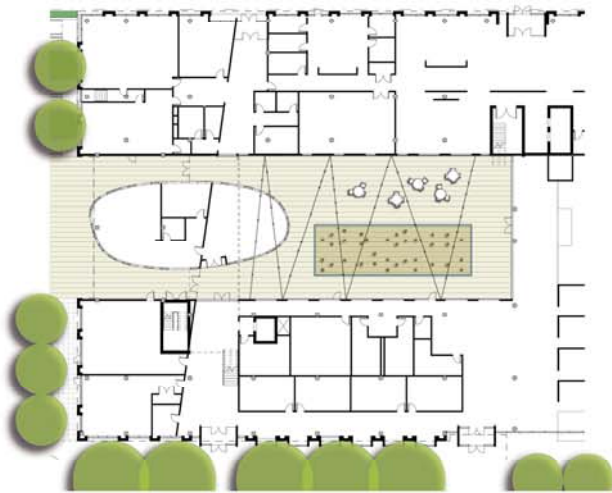
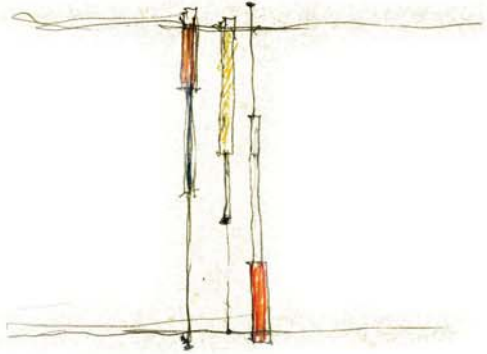
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Site Plan



View to Maple Courtyard

From Level 5 Residential Unit



Maple East Elevation

At 12th Avenue



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Campus Parkway

Street Elevations



SOUTH



NORTH

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Terry Residential Entry

From Campus Parkway at 11th Ave



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Game Center Entrance

From Lincoln Way



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Twelfth Avenue
From Lincoln Way



View to 12th Avenue

From Game Center



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West Campus Entry

From Lincoln Way



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Terry Hall Gateway

Campus Parkway looking SE



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Thank you!