University of Washington

Architectural Commission

Minutes of UWAC

Monday, December 16th, 2019

UW Bothell/Cascadia College

**Architectural Commission**

X Renee Cheng, Chair Dean, College of Built Environments Voting

X AnnMarie Borys, Vice Chair Associate Professor, College of Built Environments Voting

X Linda Jewell Partner, Freeman & Jewell Voting

X Andrea Leers Principal, Leers Wienzapfel Associates Voting

X Cathy Simon Design Principal Voting

X John Syvertsen Chairman, Board of Regents, American Architectural Foundation Voting

Vacant Student Representative, College of Built Environments Voting

X Kristine Kenney University Landscape Architect, UW Facilities Ex Officio

X Mike McCormick Associate Vice President, UW Facilities Ex Officio

X Lou Cariello Vice President, UW Facilities Ex Officio

Minutes by Stephanie Parker

**Call to Order**

The Chair of the Architectural Commission and Dean of the College of Built Environments, Renee Cheng, called the meeting to order.

**Approval of Past Minutes**

The October 28th, meeting minutes were approved unanimously.

**Architect Interviews – UW Bothell/Cascadia College STEM Building**

**UW Bothell Husky Village Redevelopment**

Kelly Snyder, UW Bothell

Mark Reddington, LMN

Shannon Nichol, GGN

**Introduction**

Husky Village was purchased in 2011 and is at the end of its useful life. Reinvesting in the property is not fiscally practical, as the property is in need of significant repairs and investment. To mitigate costs, this replacement project will utilize a public/private partnership (P3).

**Project Timeline**

RFQ published in Jan 2020 with construction slated to begin in 2023.

**Goals**

* Gateway to campus
* Integration of a campus transit station and future light rail.
* Include auxiliary functions like dining, office space and student services and activity space
* Control debt expense by leveraging a P3 project model.

**Site Massing**

* Site (approx. 4.5 acres) bound by Beardslee Blvd, 185thst. and 110thst.
  + Topography ranges from 75’ – 90’ creating almost one full floor of elevation difference.
  + Building height allows a max of 65’ in select locations
    - Set back requires 45’ max height max along Beardslee Blvd.
  + Currently planning for dining amenities off of 185th st. to maximize light with the sunnier western face.
* Access to parking will be off of Beardslee Blvd, to limit vehicles and promote a pedestrian feel on campus.

**Open Space Frame Work**

* Focused on the importance of view corridors, and the vegetation and landscape character.

**Built Environment**

* All Master Plan elements are being adhered to in force, except where exceptions are needed.
* Inclusive of open space and good understanding of pedestrian routes and accessibility.
* Apartments should sit closer to the heart of downtown Bothell, at the end of the development.

**Mobility**

* Working with transit and reviewing biking routes to understand mobility.
  + Looking to expand the width of 185th st. to engage more separation between dining activity and transit.
  + Hope to expand the Beardsley Blvd sidewalk to add an additional buffer.

***Comments:***

* *Where would the parking be for this building?*
  + *Sub surface.*
* *Would Cascadia students be able to use this?* 
  + *It is a UW Bothell owned facility. Ideally it would house mostly UW students.*
* *Parking – it may be more advantageous to have some remote parking instead of on site.*
* *As you engage builders, how will you also engage external designers?* 
  + *THE RFQ will make it clear that the design element is important to us. The selection process will have this emphasized.*
* *Would this proposal continue the culvert and retention pond?*
  + *Yes. It would clean up and open up the space, better integrating it.*
* *Would the resident halls work better as one unit - as shared residence hall space? The space between these buildings feel residual, rather than purposeful.* 
  + *Additional looks at massing should be considered, and several massing possibilities offered to the developers, rather than just one.*
  + *The sense of the massing makes it feel like one building’s back is to the shared space with the other building facing the shared space.*
* *What happens in the 185th st. courtyard space?*
  + *It’s not yet clear. Perhaps dining, engagement space, etc.*
* *Is there a LEED Standard that is being targeted?*
  + *No specific standard, but has been requested to be incorporated into the design.*
* *Concern was made with regard to the coherence of space. As shown, the buildings seem to compete with each other.*
* *Determine what is important - what are the sacred spaces or pieces that structure the project. Then determine how you design around that.*
* *Utilize this project as an opportunity to reshape what Beardslee is/can be - an entry to the city of Bothell perhaps?*

**Project Updates**

**University District Station Building (UDSB)**

Perkins and Will were selected by Lincoln Property as the architect for the UDSB building. The ground lease was approved by the Regents at the December 2019 meeting. TheCommission will have approval rights on design.

The list of potential occupants for UDSB is in process and we anticipate that the UW will occupy around 75% of the building, as it is currently designed.

***Comments***

* *Can the UWAC look at the Architects ahead of time for West Campus to make recommendations on that list?* 
  + *Yes. We will provide lists and engage feedback from the commission on future West Campus projects. .*

**West Campus Site 27/CAMCET**

The West Campus Site 27/CAMCET Building was approved by the Regents at the December 2019 meeting. A RFQ will soon be released, placing emphasis on the importantance of design, as the bulk of the building will be filled with non-UW entities, and the University will be looking to attract a variety of partnerships in addition to CAMCET.

Ground rent will come back to the University in the form of rental savings for current programs.

The scope includes redevelopment of the Burke trail, and redevelopment of a park from the trail all the way to the water.

**UW Tacoma Milgard Hall**

Melony Pederson, UWF Project Manager

**Introduction:**

* The Board of Regents awarded Stage 1 approval of Milgard Hall at the November 2019 meeting. A builder RFQ and Letter of Intent open to architects was released on December 10th.

**Project Goals**

* Offer local students more high-demand engineering degrees
* Meet student and employer demand for business degrees
* Close job gap of industry needs to meet unmet demand and allow more businesses to hire locally.
* Connect local University students with local jobs in Engineering and Business
* Provide a high return on investment for the state.

**Budget**

* The Project is budgeted at $50M.

**Site**

* A preliminary site bound by S. 19th and Market St, and adjacent to Court C and Court 17 has been identified, although other potential sites are still under consideration.

**Timeline**

* Final UWAC architect interviews slated for April 2020

***Comments***

* *Potential sites are a new development. Did they determine the correct site initially?* 
  + *More studies are being engaged as the proposed site has a significant slope.*
* *Should the idea of office visits as part of the process for Architect selection be rethought? Is it too onerous? Where should the Commission insert its opinion in this process?* 
  + *After the initial shortlisting (before the in-person visits).*
  + *Consider providing the Commission a schedule with a roadmap to the project processes. This might be helpful to determine appropriate timing, which would help build a more streamlined selection process and ensure the list of architects interviewed are aligned in caliber, experience, etc.*

**Meeting Adjourned – 4:30PM**

Next Meeting: January 27th, 2019