Meeting Agenda

1. Project Introduction
2. Building Program
3. Landscape Concept Approach
4. Site Analysis and Program
5. Concept Design Approach
   • Program Relationships
   • Building Orientation
   • Massing Exploration
Founders Hall

- Replaces existing Mackenzie Hall
- Completes the Foster School of Business campus
- Embraces UW Campus Masterplan
- Engages Denny Yard
- 91,000sf Building Program
- $70,000 Project Budget
**Foster School Vision:**

Recruit and Retain Great Faculty

Recruit and Retain Great Students

Impact the Community

Develop Leadership, Strategic Thinking, and Entrepreneurship

Develop Resources Through Philanthropy and One-Year Specialty Masters

Make Students Members For Life

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**Founders Hall Project Goals:**

- Create ties to the place / school / campus
- Provide (more) memorable spaces
- Provide (more) great classrooms
- Provide (more) great team rooms (some 12-seat)
- Free up offices in PACCAR for tenure track faculty
- Encourage new innovative and collaborative workplace paradigm for lecturers and staff
- Enlarge and improve career services facilities
- Provide an undergraduate program home
- Provide MS and PhD program homes
- Improve Alumni connections
- Celebrate the Founders
- Develop outward facing character
- Create a Flexible Building
Cost Benchmarks and Target Values – $524/sf – 91,077gsf
with $250,000 donor recognition budget

- University Precedents
- Commercial Office Precedents
- Target Value
- Stretch Target Value

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Very regular shape, less articulation

Modest Thermal Performance

Expanded thermal comfort range, less performance

No ceilings, few walls

Additional reduction from PACCAR

Very regular layout

Less storage and privacy/height

CSE2 with no roof terrace

No work in Denny Yard

Estimated Costs

Target Value

Stretch Target Value
Classroom + Interaction: 41,394 GSF

- 135 Tiered Classroom
- 135 Tiered Classroom
- 65 Flex Classroom
- 65 Flex Classroom

- Founders Forum
- Food Service
- Founders Gallery
- Student Commons & Orgs
- Informal Seating

- Breakout Rooms
- Conference Rooms

Offices + Support: 49,615 GSF

- Buerk/MS Entre
- Center for Centers
- Specialty Masters Suite

- Grad/Undergrad Program Offices
- Career Centers

- Interview Suite
- Advancement/Alumni + Marcom
- Info Tech
- JFQA

- Shared Storage Areas
- Kitchens/Mailrooms/Staff Lounge
- Copy/Print
- Mothers Rooms
- Showers/Lockers

Preliminary Stretch Target Scope: 91,009 GSF
Landscape Concept
Founders Hall Site and Campus Goals

1. Campus Gateway
2. Topography/Landform
3. Connections + Accessibility
4. Native Plant Palettes
5. Circulation, Service and Parking
Converting a wall into a central gateway

The Problem: existing site functions as a barrier
Axes and corridors connecting corners of campus to the heart

The Big Opportunity: Enhancing connectivity across the UW
The University of Washington campus rests on a large hill, sloping from its high point at 45th Ave in the north along a major ridge line towards Portage Bay and Union Bay to the south.
1907 - Placement of Denny Hall on ridge provides panoramic views of the landscape beyond Denny Yard, Capitol Hill, Portage Bay, Parrington Lawn.
1897 - Seen from Parrington Lawn, Denny Hall sits on the main ridge of the hill
The hill is currently a discontinuous series of spaces

Denny Yard is not a quad

Existing Landscape Typologies:

1. Active paved plaza at the center of campus
2. Formal lawn and ornamental plantings frame an exotic garden space
The hill is a rare excerpt of original topography to be treasured.

Denny Yard is a majestic landscape in the picturesque tradition - an experience of both beauty and ecology.

Existing Landscape Typologies:
1. Active paved plaza at the center of campus
2. Formal lawn and ornamental plantings frame an exotic garden space

Proposed Landscape Types for campus hill:
A. Informal native meadows form a romantic grassy expanse
B. Non-linear promenade along fir trees and lush understory
Mackenzie Hall is a divider and exists outside of Denny Yard/premier campus
New building is a connector gateway and sits within Denny Yard/premier campus
Denny Yard is a noble hill, seen from many vantages that draw people in.
1902 - Denny Hall perched on the hill, as seen from Southeast corner of Denny Yard
Existing paths on Denny Yard
Desire line analysis
Existing pedestrian mobility analysis

ADA Grade Analysis
- Slope >8.33%
- Slope 5-8.33%
- Cross Slope >2%

LEGEND
- Assisted Entrance
- Manual Entrance
- Navigable by Wheelchair
- Route without Stairs

(Data from UW Campus Mobility Map)
Proposed Site Plan

- Bioretention
- Proposed ADA pathways
- Connection from Dempsey to new building
- Proposed Chelan adjustments to match Oak Hall plan
- Bike House
- Bioretention
- Founders Hall
Landscape typology study
Proposed native planting palette - Denny Meadow

Native wildflower patches

Meadow grasses
Proposed native planting palette - Forest promenade

Majestic firs - Pseudotsuga menziesii

Lush understory - Polystichum munitum
North Campus and Denny Yard are disconnected

Existing: Segmented development and strong vehicular corridor has obscured connections across Stevens Way

UW Existing Landscape Types:
Memorial Way - ceremonial passage
The Quad - campus green
Rainier Vista - campus green
Campus Parkway - urban frontage
Red Square - plaza
Connecting the historic campus to the new

Proposed: Enhancing connectivity across UW through leveraging orbital/axial network

Integrating a distinctive landscape experience with existing iconic campus axes

Potential characteristics - landscape meander, woodland grove, meadow, passage, shared pedestrian/vehicular spaces
Proposed: a new signature walking experience “Only at UW”

1. A social experience in PNW native plantings, next to heritage architecture
2. Denny Hall - icon in the sun through a grand tunnel of trees
3. Entrance to the formal quad from the “wild” Denny Yard landscape
Proposed Site Plan

- Bioretention
- Bike House
- Connection from Dempsey to new building
- Proposed ADA pathways
- Proposed Chelan adjustments to match Oak Hall plan

Founders Hall

Marked with elevation markers (+88), (+89), (+95), etc., indicating specific locations or features within the site plan.
Site Program Requirements
Existing Landscape - Denny Yard panorama from Mackenzie Hall
Existing Landscape - Pseudotsuga menziesii on Denny Yard
Existing Landscape - Klickitat Lane from Denny Yard
Existing Landscape - “Aquarius Ovoid” and acer rubrum in Mackenzie Courtyard
Existing Landscape - Sequoia and Polystichum from Stevens Way interior sidewalk
Existing Landscape - Liquidambar styraciflua on Chelan Lane from Stevens Way
Tree protection:

- "Exceptional Trees" per Seattle DPD Director's rule 16-2008
- Verify DSH - may be "Exceptional Trees"
- Brockman Memorial Tree Tour, UW Memorial Trees, or Trees of Seattle
- Native Trees

Vehicle/Service Access:

- Service access areas
- ADA parking
- UW restricted parking
- 30-min loading parking space

Bike Parking:

- Bike racks
- Secure bike houses or boxes

Note: George Tsutakawa’s "Aquarius Ovoid" fountain to be maintained and relocated
Proposed: site program elements

Opportunity: Continuous drop off for Founders Hall, parking, vehicular circulation, and pedestrian circulation. Vehicles would enter at Klickitat Lane curb cut and exit at Chelan Lane curb cut.

Pedestrian
- Improve pedestrian crosswalks at Stevens Way crossings
- UW desires that adjacent paths meet ADA requirements

Bioretention
- Building OSM along Chelan Lane
- Stevens Way water quality improvement
- Site stormwater management at low point on site

Parking
- Provide 6 ADA accessible spaces (incl. van accessible spaces with loading aisle)
- Maintain loading/service parking for Art Building

Emergency and Service Access
- Maintain fire lane access on Klickitat Lane and Chelan Lane
- Maintain service access to all buildings

Bike Parking
- Minimum 40 bike rack spaces
- Minimum 84 secured long term spaces (970 SF bike house)
- Source: UW Transportation Services bike parking requirements (APBP guidelines)
Considerations for Building Extents

SW Edge:
- Recede from Art Building edge to preserve important viewshed anchors fronting Denny Yard
- Prevent corner crowding near Dempsey Hall and Art Building

NW Edge:
- Limit of recent work completed for Dempsey Hall

NE Edge:
- Align with or recede from Art Building edge to preserve existing dual-sidewalk pedestrian circulation along Stevens Way
- Allow space for construction of ADA parking spaces and drop off zone on Stevens Way entrance to Mackenzie Hall

SE Edge:
- Limit to existing Mackenzie Hall building foundation to allow construction of ADA parking and/or Art Building loading zones on Chelan Lane
Concept Massing Approach
Stacking Strategies

PACCAR Atrium
- Separated programs - fewer chances for interaction
- No at-grade office presence

Office Over Classrooms
- Structurally Inefficient
- Partial basement
- No at-grade office presence

Adjacent Programs
- Efficient structure
- Facilitates student to office interactions
- At-grade office presence
Plan Orientation
Scheme 1

DENNY HALL

SECTION A

PACCAR HALL

HUTCHINSON HALL

BACK: DEMPSEY HALL

FRONT: FOUNDERS HALL

EVENT SPACE

CLASSROOMS

CAFE

OFFICE

12'

12'

12'

12'

12'

18'

18'

24'
Scheme 2
Questions and Comments