Founders Hall
Architectural Commission and ULAC Meeting #1
04 February 2019
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
- Engages 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

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

- $100/gsf
- $60/gsf
- $40/gsf
- $20/gsf
- $0/gsf

Support Costs
Existing Conditions
Found/Superstructure
Facade
Roofing
Interiors (Workplace)
Interiors (Public)
Elevators
Furnishings
Mechanical Systems
Electrical Systems
Site Earthwork
Utilities
Site Improvements $/sf site

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

Very regular shape, less articulation
Very regular shape, less articulation, less performance
No ceilings, few walls
Additional reduction from PACCAR
Expanded thermal comfort range, less performance
Very regular layout
Less storage and privacy/height
No work in Denny Yard
CSE2 with no roof terrace

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

- Buek/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 Landscape Concept

UW Foster School of Business

February 4, 2018
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.
1897 - Seen from Parrington Lawn, Denny Hall sits on the main ridge of the hill
The hill is currently a discontinuous series of spaces

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

Existing Landscape Typologies:

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

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

The hill is a rare excerpt of original topography to be treasured
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 pedestrian mobility analysis
NOTE: this is base image - will add illustrative landscape plan with dashed building line.

- Floating deck at ground plane or roof level
- Bioretention
- Connection from Dempsey to new building
- One-way street for parking and pedestrian drop off
- Continued curb-side sidewalk
- Interior sidewalk continues from Art Building edge
- Proposed Chelan adjustments to match Oak Hall plan
- Integrate Art Building service and emergency access needs
Landscape typology study
Native planting palette - Denny Meadow

Native wildflower patches

Meadow grasses
Native planting palette - Forest promenade

Majestic firs - Pseudotsuga
Lush understory - Polystichum
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”

NOTE: will redraw sketch to match concept massing

Denny Hall - icon in the sun through a grand tunnel of trees

A social experience in PNW native plantings, next to heritage architecture

Entrance to the formal quad from the “wild” Denny Yard landscape
Connection from Dempsey to new building

One-way street for parking and pedestrian drop off

Continued curb-side sidewalk

Bioretention

Floating deck at ground plane or roof level

Integrate Art Building service and emergency access needs

Proposed Site Plan

NOTE: this is base image - will add illustrative landscape plan with dashed building line

Proposed Chelan adjustments to match Oak Hall plan

Connection from Dempsey to new building
Site program priorities summary

Do these program elements align with your goals for this project? We would love to hear your feedback.

**Pedestrian**
- Improve pedestrian crosswalks at Stevens Way crossings
- Maintain continuity of pedestrian sidewalk circulation (at 6’ width)

**ADA**
- Provide 6 ADA accessible parking spaces (incl. van accessible spaces)
- UW desires that adjacent paths meet ADA requirements

**Bike**
UW Transportation Services bike parking requirements (based on APBP guidelines):
- Secure bike house or bike room: Provide minimum 84 spaces
- Bike racks: 54 spaces desired, provide minimum 40 spaces

**Passenger Vehicle**
- Provide vehicular drop-off for Foster School of Business
- Maintain loading zone parking for Art Building

**Service**
- Maintain fire lane access for Dempsey and Raitt Hall/Art Building
- Maintain service access to all buildings
Existing: Stevens Way is a divider

Problem: prioritization of vehicular and pedestrian movement along length of Stevens Way, but not across

Existing Site Access - Issues

Opportunity: Create clear crossing strategy across Stevens Way

Opportunity: Prioritize pedestrian movement across Klickitat
Proposed: continuity and clarity through crossings

Enhance balance between pedestrian/vehicle traffic by supporting circulation across Stevens Way

1. Maintain existing crosswalk from Klickitat Lane and prioritize pedestrian movement through current back-of-house driveways and parking lot

2. Create clear and visible crossing directly across Chelan Lane that continues toward North Campus Housing
Existing: bike and vehicle access

Opportunity:
Combine drop off and ADA parking vehicular circulation while utilizing existing Dempsey curb cut: flow maintains dual-sidewalk corridor on Stevens Way and pedestrian safety

Surrounding Parking Lots
1. N3 lot: 16 permit parking
   2 ADA accessible
   3 motorcycle parking
2. N2 lot: 19 permit parking
3. N5 lot (to north of Stevens Way): 170 permit parking
Existing: service access

Emergency, loading, service access points

LEGEND
- Fire lane access
- Stand pipe
- Service access areas
- University restricted parking
- 30-minute loading
Measurements: Height in feet, DSH (Diameter at Standard Height 4.5") in inches

- **Western Hemlock**
- **Garry Oaks**
- **Douglas Firs**
- **Western Red Cedar**
- **Western White Pine**
- **Pseudotsuga menziesii**
- **Tsuga heterophylla**
- **Thuja plicata**
- **Quercus garryana**
- **Acer circinatum**
- **Arbutus menziesii**
- **Pinus monticola**
- **Vine Maples**
- **Pacific Madrone**
Existing: trees prioritized for protection

Native Trees:
- Pseudotsuga menziesii
- Thuja plicata

“Exceptional” Trees per Seattle DPD Director’s rule 16-2008:
- Exceptional Trees
- Verify DSH - may be Exceptional Trees

Brockman Memorial Tree Tour:
Tour dedicated to the memory of Professor C. Frank Brockman, featuring 66 campus trees

- #2902 Araucaria araucana
- #2969 Pinus densiflora
- #4601 Liquidambar styraciflua

UW Memorial Trees:
- #2849 Davidia involucrata, Laurence Walters Family
- #9469 Sequoiadendron giganteum, Chris Holmer and Holmer Family

Trees of Seattle:
- #4059 Rhus glabra

Note: DSH = diameter at shoulder height, or threshold diameter
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