1. Continue success in attracting the best faculty, students, and staff.

2. Create space that is flexible and adaptable to meet the evolving needs of the Foster Business School.

3. Complement existing Foster School buildings to form a cohesive and connected Foster School complex.

4. Celebrate and enhance distinctive campus open space and circulation patterns in this part of campus.
Milestone Schedule

Design/Preconstruction

Trade Coordination

Permit Milestone #1
- Demolition Permit
- ADR (trees)

Permit Milestone #2
- Excavation, Site, Civil, and Foundation Permit

Permit Milestone #3
- Superstructure Permit

Permit Milestone #4
- Architecture, Mechanical, and Energy Permit

Permit Milestone #5
- Electrical Permit

Risk

Abate.

Demolition

Foundations and Utilities

Structure

Envelope

Interiors

Site Improvements

Commissioning

Furniture

Beneficial Occupance
Meeting Agenda

1. Building, Site and Campus Integration
2. Site Design Development
3. Facades Design Introduction
BUILDING / SITE / CAMPUS INTEGRATION
Denny Yard Design Goals

Honor the hill: Denny Yard is a noble hill and majestic landscape in the picturesque tradition

Wall into gateway: Axes and corridors connecting corners of campus to the heart

Founders Hall sits within Denny Yard: Support elegant circulation connections that follow pedestrian desire lines through Denny Yard and greater campus
SITE DESIGN DEVELOPMENT
Celebrating the PNW Forest
Current Scheme: Circulation

Denny Yard Circulation
- Direct, standalone accessible path connects Chelan Lane to Klickitat Lane
- Prioritize broader campus desire lines from Quad to north campus and 45th St

Forest Promenade
- Forest promenade reaches from Chelan Lane across Denny Yard to wrap and integrate into the columnar wood beams of Founders Hall architecture

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Accessibility

- **Accessible Routes**
- **Non-Accessible Routes**
North Entry Terrace
- Nestled into the hillside, a long bench frames the space
- Tsutakawa fountain creates a social center

South Cafe Terrace
- Terrace and cafe step down to follow slope of Denny Yard
- South end of terrace is elevated like a treehouse platform within the forest promenade
- SW corner acts as a beacon lantern, activating corner of Denny Yard and Chelan Lane
- Facing Denny Yard, a community table provides opportunity to enjoy the view

Current Scheme: Two distinct terraces with small sub-spaces within

Accessible Routes
Non-Accessible Routes
Current Scheme: Site Plan with tree canopy
Celebrating the PNW Forest

Wooden site furnishings
Bill and Melinda Gates Foundation

Wooden Light Box
Section: Entry Terrace Looking East to Founders Hall
Section: Entry Terrace Looking East to Founders Hall
Section: Denny Yard Looking East to Founders Hall
Section: Chelan Lane Looking North to Founders Hall
Section: Chelan Lane Looking North to Founders Hall
FACADES DESIGN APPROACH
Facades Strategy

• **Complement the character** of the existing Foster School of Business buildings, and the surrounding campus architecture

• Reveal the **Heavy Timber** structural system as part of the building expression

• Engage the **pedestrian experience** on all sides

• Reinforce the concept of a ‘**Building within the Forest**’ with vertical elements and views

• Contribute to a **high-performance building** ecosystem
DENNY YARD MASONRY TRADITIONS
FOSTER SCHOOL OF BUSINESS CHARACTER
HIGH PERFORMANCE ENVELOPE

- Highly-insulated walls
- Air-tight building envelope
- High-performance glazing
- Sun shades to reduce solar heat gain
- Operable windows
- Daylighting for workspaces

ENERGY EFFICIENT MECHANICAL SYSTEMS

- 90% Heat recovery DOAS + Natural ventilation
- Air-cooled chiller
- Automated operable windows / night flush
- Ceiling fans for thermal comfort
- Perimeter electric heat
OFFICE FACADES
OFFICE FACADE DRIVERS:

- North-East Orientation
- Highly Insulated Walls
- Natural Ventilation
- Daylight to Workspaces
- 30% Windows
- 70% Wall
Expression of Interior Program
WALL ASSEMBLY: BRICK SYSTEM  (R-30 Target)

30% Windows + 70% Opaque Wall

- Reduces thermal bridging
- No brick ledgers
- 1/3 weight of traditional brick
- Potential beam depth reductions
- Can be fabricated/installed off-site

Traditional Brick

Panelized Brick
METAL COPING DETAIL

5 MTL COPING @ BRK

1 1/2" = 1'-0"

Level 6
254'-0"

BUILT-UP CANT FILLED WITH FOAM INSULATION

SAPING

SELF-ADHERED MEMBRANE AT TRANSITION

SHT MTL COPING

HIGH-TEMP SAM OVER CONT 3/8"

STL PL BTWN PT BLKG

1 1/2" = 1'-0"

12 1 7 1/2" 1' - 3 1/2"

4" 8" 4" 1' - 0"

7 3/4"

1 1/2"

1 - 3 1/2"

7 1/2"
WINDOW FRAMING

FIBERGLASS BATT INSULATION, R-19
6" STUDS, BALLOON FRAMING
CONT STL ANGLE W/ WELDED STUDS
CONT MTL BACKUP PLATE
WAB ON GYP SHEATHING
4" MINERAL WOOL INSULATION, R4.3 = R-19.3
2" AIR SPACE, R-1
FIRE CONTAINMENT ASSEMBLY W/ SAFING
ALUM BRACKET ON FIBERGLASS GIRTS
STL POKE-THRU FOR LATERAL LOAD TRANSFER
PLANE OF VERT SEALANT BETOND BTWN PRE-FABRICATED UNITS
CONT VAPOR RETARDER REQUIRED?
SILL PAN W/ UPTURNED LEG
SILL W/ FORMED WEEP
SSM SILL OVER RIGID INSULATION
CONT STG NEW @ CW-2
CONT VAPOUR RETARDER REQUIRED? SBC 1405.3 - 'APPROVED DESIGN'

10. BRK WALL WA-1 @ PUNCHED OPNG

1/2" = 1'-0"
Window Proportions

PACCAR / DEMPSEY HALL
WDW: 47.2 SF = 30.6% OF SKIN

FOUNDERS HALL
WDW: 42.6 SF = 32.4% OF SKIN
MOTORIZED WDW AT TOP: 8.9 SF
(FREE AREA = 6.1 SF)
TEAM + COMMUNITY FACADES
South-West Orientation

Primary Views to Denny Yard
Solar Heat Gain Mitigation
High Performance Glazing
Highly Insulated Walls
Natural Ventilation

70% Window
30% Wall
COMMUNITY FACADE DRIVERS:

- South-West Orientation
- Wide Variety of Programs
- Primary Views to Denny Yard
- Solar Heat Gain Mitigation
- High Performance Glazing
- Highly Insulated Walls
- Natural Ventilation

70% Window
30% Wall
LEVEL 3
OPTION 4 - 67% GLAZED

67% (N) and 67% (W) less solar heat gain than 100% glass
North Elevation

FOUNDERS HALL

DENNY YARD