AGENDA

Introduction
Ibo Sezgin, UW-PDG, Project Manager

Project Objectives
Marty Francois, UWMC, Director of Facilities

Project Background
Eric Marsh, Skanska, Project Executive

District Analysis
Robert Smith, LMN Architects, Principal

Design Response
Lara Rose, Walker Macy, Principal
Robert Smith, LMN Architects, Principal

Discussion

INTRODUCTION

• Project History
• Project Budget - $51,000,000
• Design-Build Team
  • Skanska Construction - Design-Build
  • LMN Architects - Architect
  • Walker Macy - Landscape Architect
  • KPFF - Civil Engineer
  • Morrison Hershfield - Waterproofing Consultant
  • Lund Opsahl - Structural Engineer
  • Studio Matthews - Signage Consultant
  • HLB Lighting - Lighting Designer
  • Heffron Transportation - Traffic Consultant
  • Studio Pacifica - Accessibility Consultant
  • Snyder Roofing - Waterproofing Trade Contractor
  • Auburn Mechanical + Burman - Plumbing Engineer / Trade Contractor
  • McKinstry - Electrical Engineer / Trade Contractor
  • Vibraseure - Vibration Control Consultant
PROJECT OBJECTIVES

• **Provide a complete and long-term solution to the ongoing threat of water infiltration** underneath the Northwest and Main Entry Courts of UWMC Montlake Campus and School of Medicine.

• **Provide for pedestrian and bicycle movement** throughout this area in a manner which provides universal access, minimizes conflicts and congestion, and optimizes the use of valuable campus open space for a diversity of uses.

• **Develop courtyards to serve UWMC and the School of Medicine patients, visitors, staff, students, and pedestrians.** The exterior program must support UWMC identity and multimodal access, provide outdoor gathering areas, transitional areas to accommodate bike storage, comfortable waiting areas, and access to a contemplative garden experience.

• **Develop pleasant views** for building occupants both inside and outside the building.

• **Provide strategic phasing to maintain 24/7 continuous access to the facility**, minimize impacts to regular operations during construction, ensure uninterrupted clinical and research operations below construction areas, protect sensitive and critical equipment, protect the site from the elements during construction, and implement an effective traffic control plan for continuous flow of traffic.
Project Background
EXISTING CONDITIONS

Persistent water ingress into critical clinical areas, laboratories, and the emergency department.

Over 775 leak-related work orders in the last two decades.
EXISTING CONDITIONS

Dilapidated landscape with inefficient flow for patient drop-off and lack of accessible connections.
PROJECT SCOPE

94,000 SF  Site demolition
16,250 CY  Excavation
14,600 SF  Shoring (12-30 feet deep)

68,500 SF  Horizontal waterproofing
25,700 SF  Vertical waterproofing
94,000 SF  Landscaping and roadway
9,300 SF   Pedestrian canopy
SCHEDULE AND PHASING

PHASE 1  June 2022 - November 2022

PHASE 2  November 2022 - November 2023

PHASE 3  November 2023 - August 2024

PHASE 4  August 2024 - July 2025
District Analysis
BARRIERS TO A WELCOMING ARRIVAL

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UNBALANCED USE OF SPACE

Main Entry / NE Court

- Limited pathways
- Passenger loading, circulation, and seating share space
- Many unusable areas

NW Court

- Adequate pathways
- Bike and pedestrian conflicts
- Many unusable & hidden areas

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SKANSKA + LMN
WALKER MACY
Design Response
PROPOSED
FRONTAGE ROAD
PEDESTRIANS

Accessible Route

Stairs

Hospital Main Entry

BB Tower

Staff and School Entry

Escalator

Ramp

Ramp

Ramp

Campus

Burke Gilman Trail

Light Rail Station, Rainier Vista

Burke Gilman Trail

Bus Stops

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FRONTAGE ROAD DROP-OFF / PICK-UP
FRONTAGE ROAD DROP-OFF / PICK-UP

- 8' - 0" LANE
- 2' - 6"
- 15° RAIN ANGLE
- BOLLARD LINE
- CLEARANCE @ BOLLARD LINE
- 10' MIN CLEARANCE
- SIDEWALK EDGE
- BEAM EDGE
- COLUMN CL
- SAFETY LIFELINE ANCHOR
- LIGHTING VALANCE W/ EMBEDDED GUTTER
- DOWNSPOUT IN COLUMN

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NW COURT PROGRAMMING AND CIRCULATION
DESIGN LANGUAGE

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NE PACIFIC STREETSCAPE

Frontage Road

NW Court

NE Court

NE Pacific Street

7'-6" max Wall
10' Wide Ramp

10' Wide Ramp

8' Sidewalk

8' Sidewalk

14' Planting Area
Discussion