

University of Washington Haggett Hall

UWAC Presentation at 50% Design

May 6, 2024

mahlum + TenBerke **G G N** 

Agenda

Introductions

a. Project Snapshot

b. Project Update

c. Design at 50% Milestone

- Overview

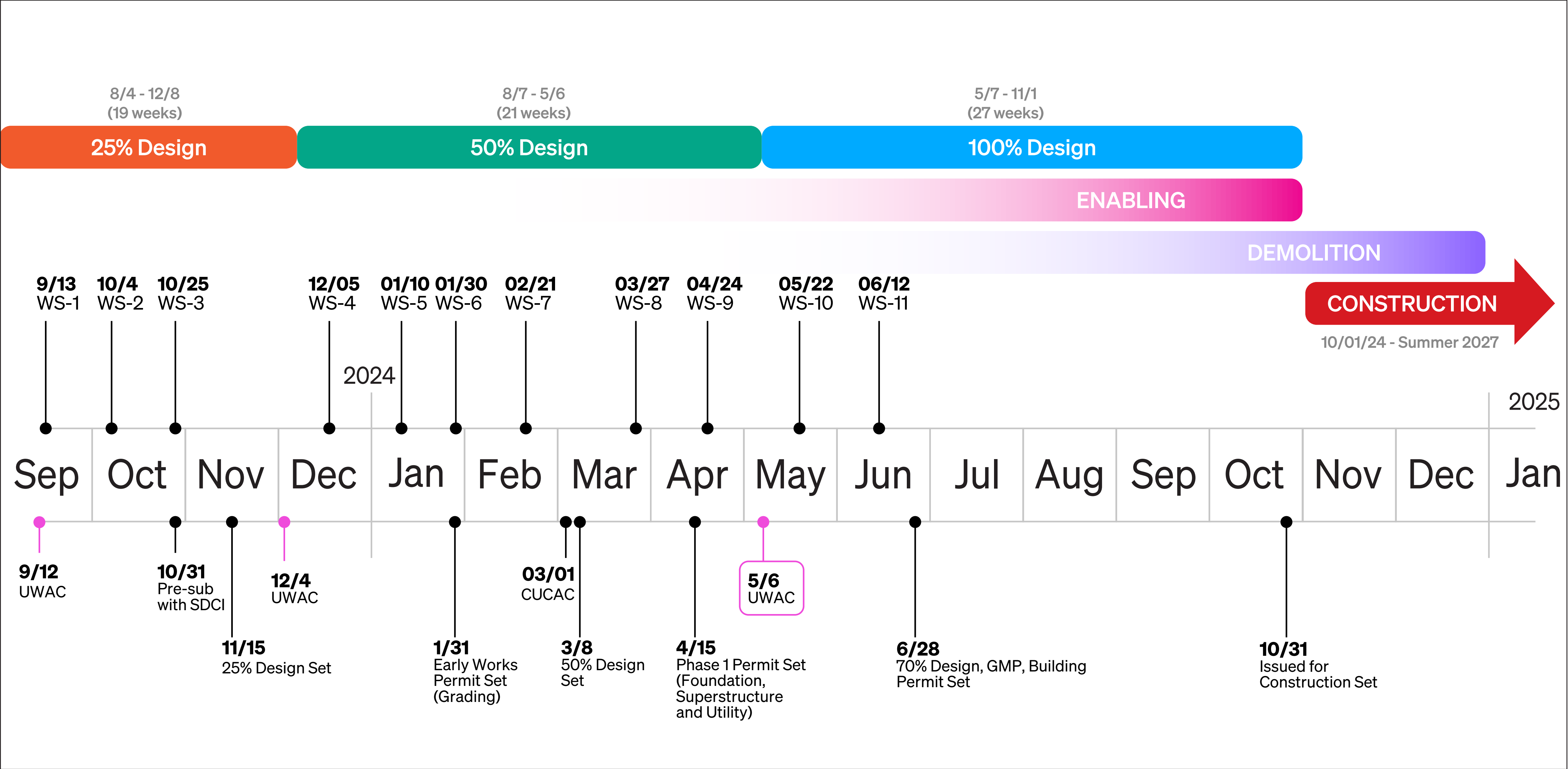
- Amenities

- Site, Siting and Courtyard

- Exterior Development

d. Next Steps

a. Project Snapshot: **Schedule**



a. Project Snapshot: **Milestones**

- 25% Design 11/15/2023
- UWAC 2 12/04/2023
- 25% Design Pricing 12/20/2023
- Abatement of Haggett Hall Began 11/02/2023
- Podium Demolition Began 12/18/2023
- Tower Demolition Began 01/15/2024
- 50% Design 03/08/2024
- 50% Design Pricing 04/15/2024
- **UWAC 3 05/06/2024**
- **70% Design / GMP 06/28/2024**
- **Demolition Complete 04/15/2025**
- **Mass Excavation Begins 04/15/2025**

a. Project Snapshot: Value Proposition

1. A residence hall that supports student community

Residential floors should encourage belonging through interaction, shared space, and layouts that thwart student loneliness but support solitude as a beneficial choice; layouts should offer surprise and nonetheless offer a feeling of safety: both physical and psychological.

2. Facilities that support campus fitness and wellness

Facilities should provide evidence that fitness and wellness facilities are for use by all res-life students; provide connections to nature outside: views, access, sounds, smells, as a place that provides for biophilia; a place characterized by a prevalence of fitness activity; and something unexpected: a place for joy, awe, or reverie?

3. Site design, landscape design, and sustainable construction that nurture an ethos of well-being

A place offering connections to nature: views, inside-outside spaces and transitional spaces; “living in the forest” where trees and vegetation are prevalent; a building that teaches and thereby reinforces sustainable choices; that connects to campus pathways and is characterized by universal accessibility; a place of activity and a place of repose where change and time are visible; a place where one is aware of the passage of water from campus to lake.

a. Project Snapshot: Design Strategies

1. A residence hall that supports a student community

- Flexible floor arrangements based on communities of 50
- Spaces sized around small groups, like eddies and kitchens
- Light and views in hallways

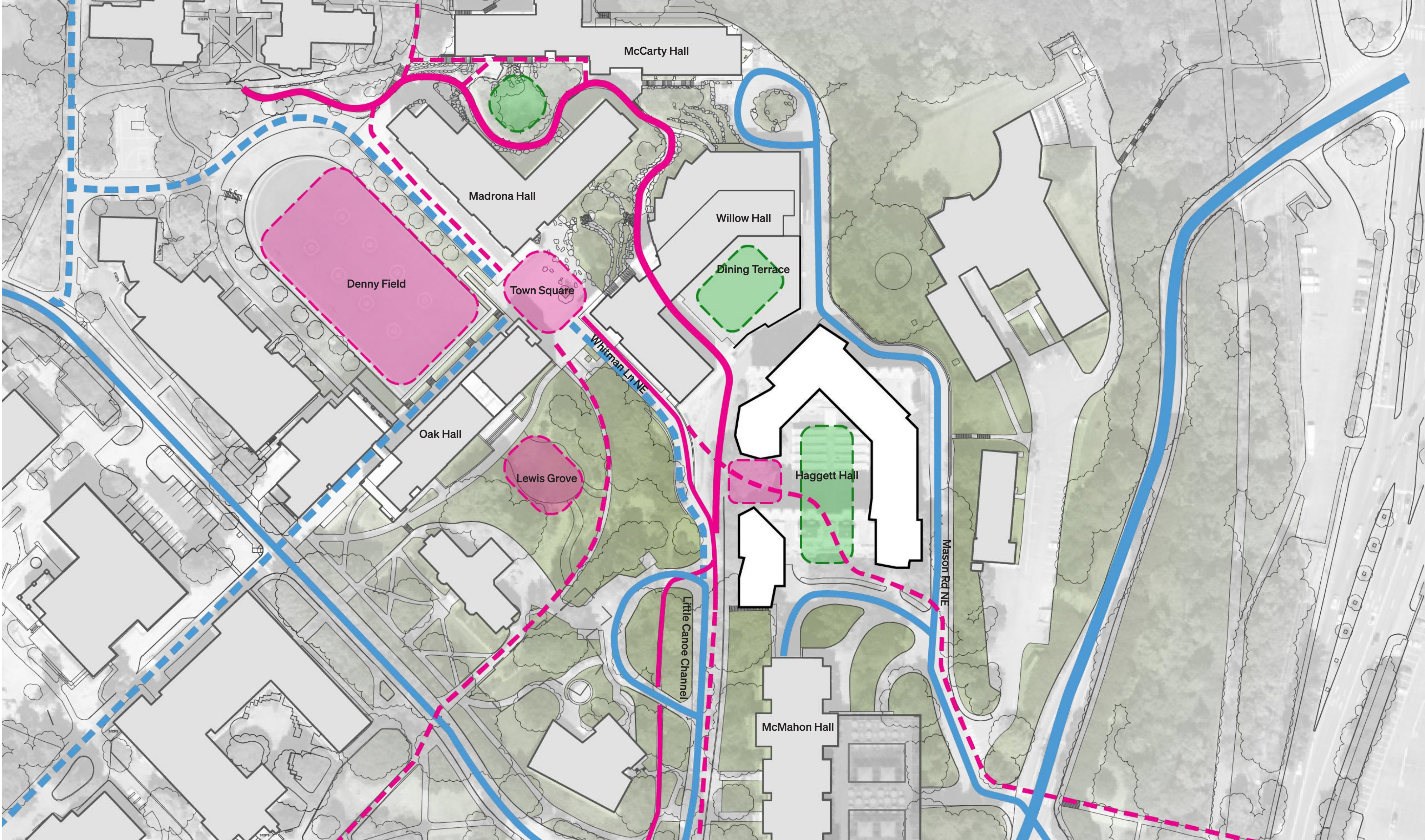
2. Facilities that support campus fitness and wellness

- Connections to Nature
- Making spaces for mental health accessible and welcoming
- Awe spaces for a moment of surprise or reverie

3. Site design, landscape design, and sustainable construction that nurture an ethos of well-being

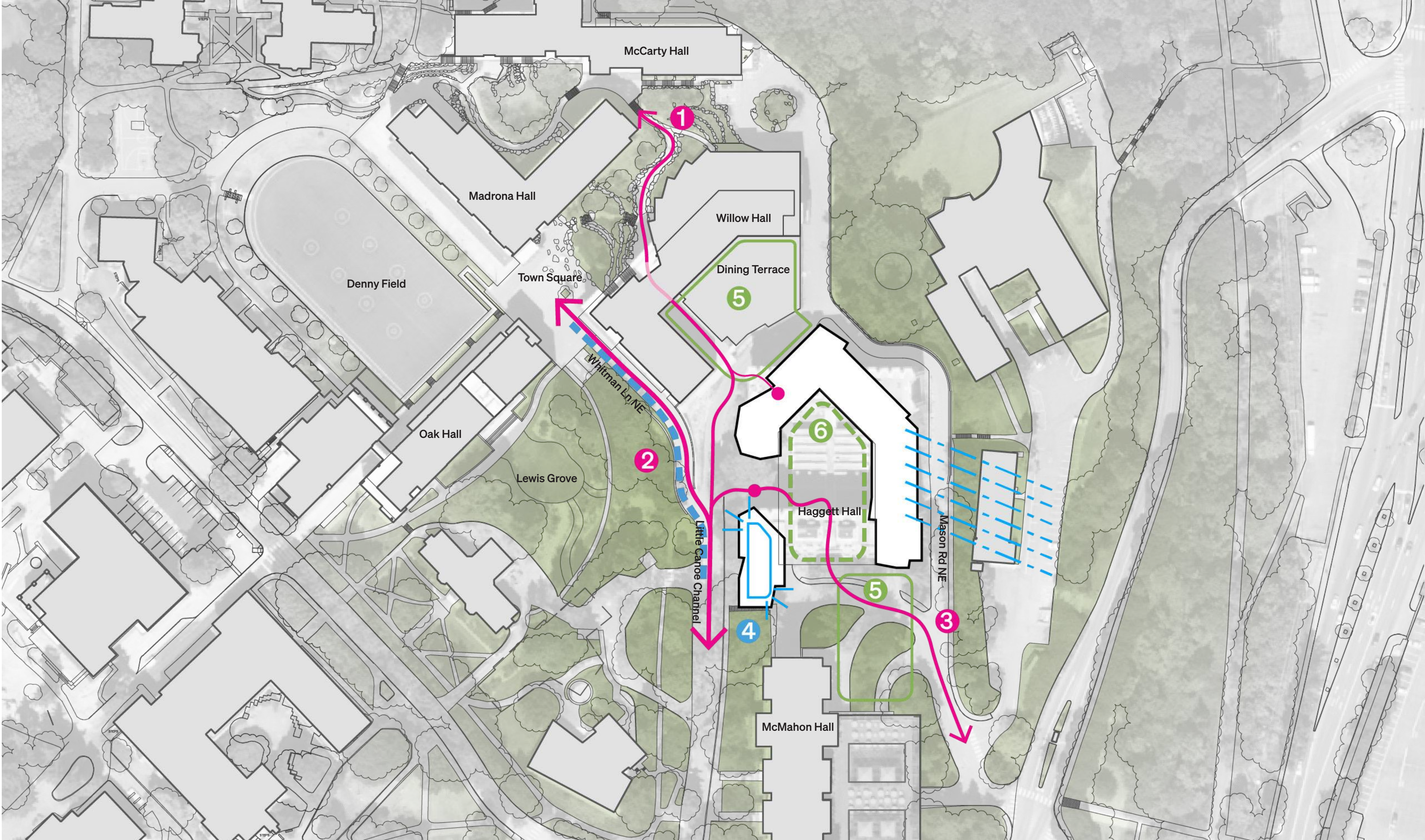
- A site with wild places, for “living with nature”
- Spaces for activity and repose
- Connected pathways and shared accessible routes

a. Project Snapshot: Site Circulation



- Midslope Path
- Accessible Path way
- - - Pedestrian way
- Primary Vehicular Route
- - - Vehicular Service Route

a. Project Snapshot: Site Principles



- 1 Connect to the Mid-Slope Path
- 2 Shared Accessible Pathway
- 3 Connect the lower site
- 4 Develop a wellness program and tie it to nature, light, views, sustainability; make it visible
- 5 Support the campus space at Willow (i.e. the terrace) and McMahon
- 6 Feeling of “being in the forest”

a. Project Snapshot: **Massing Concept**

WEST WING
"Living on the Quad"
Views of Campus
"Energizing":

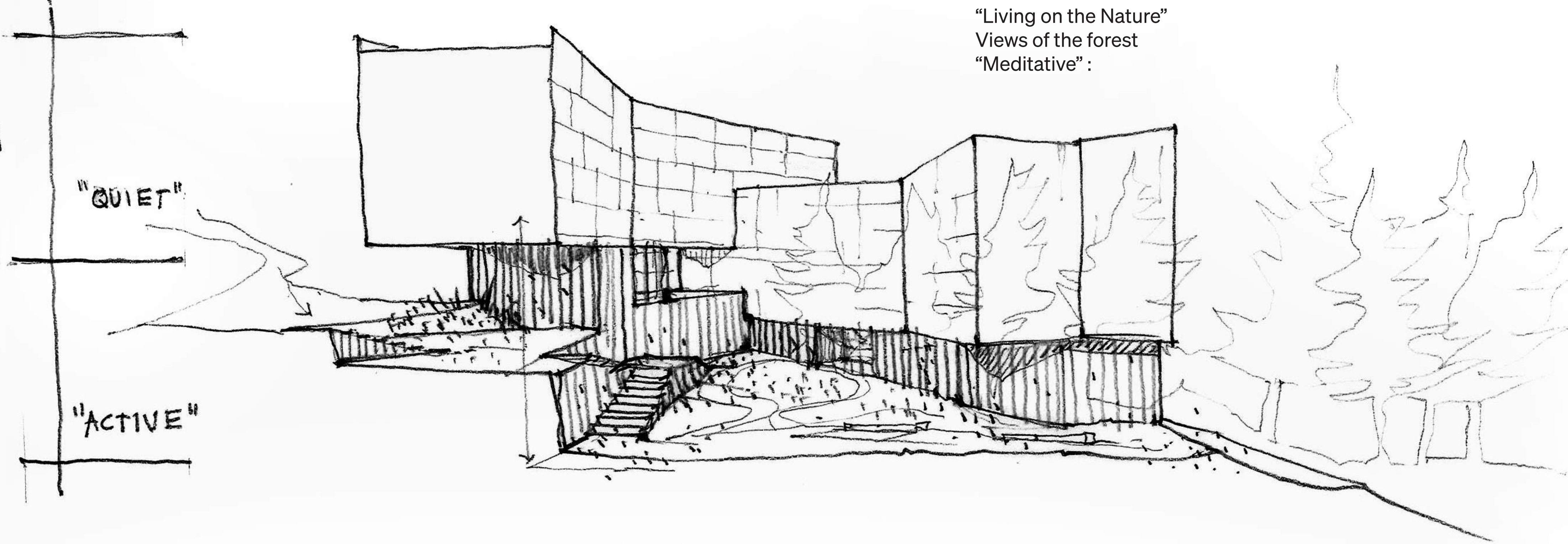
EAST WING
"Living on the Nature"
Views of the forest
"Meditative":

FLOATING
BOXES
= SMOOTH

FOREST
FLOOR
= ROUGH

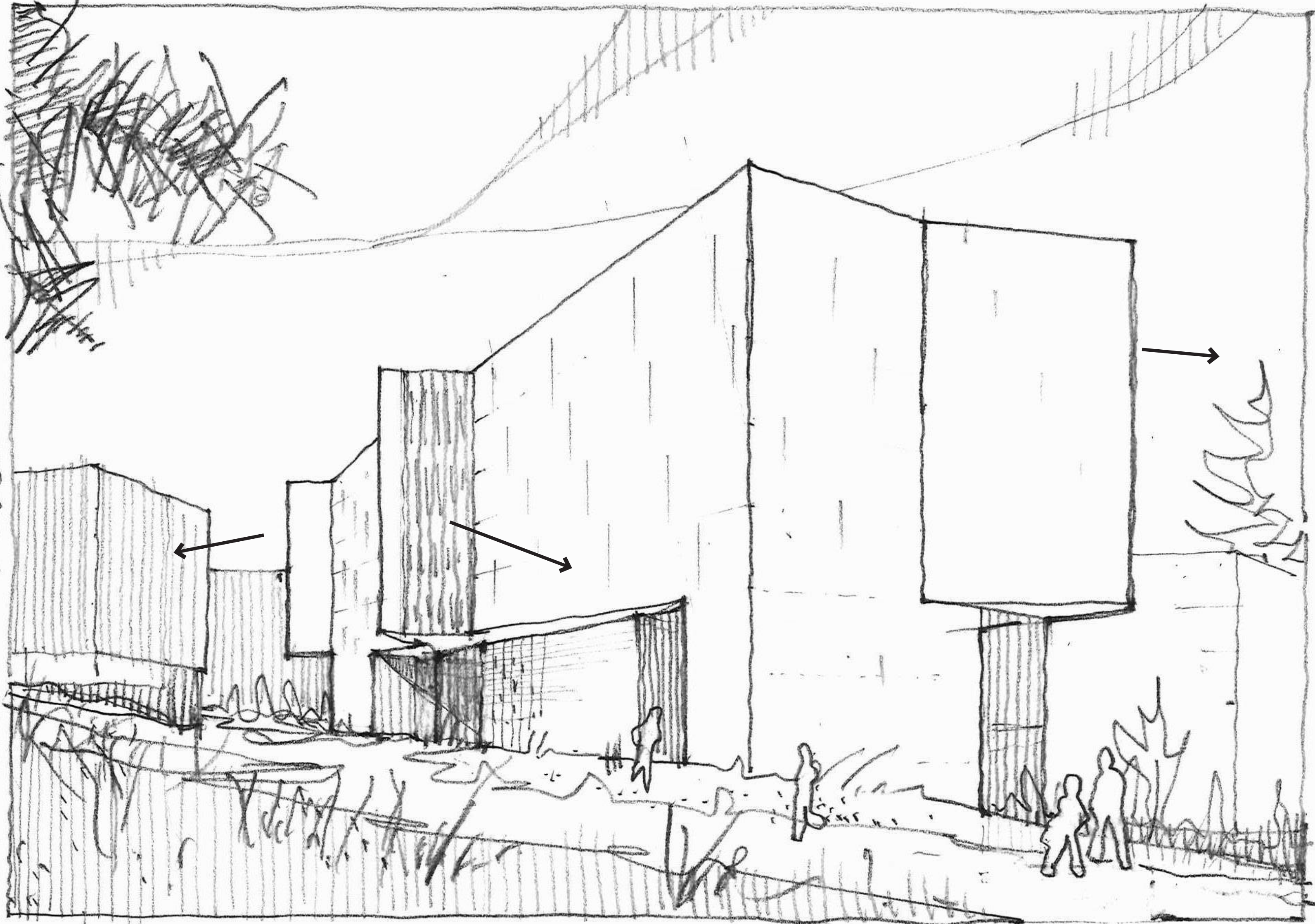
"QUIET"

"ACTIVE"



a. Project Snapshot: **Massing Concept**

A BUILDING THAT ALSO LOOKS BACK:
Peek Windows to promote both social
interaction and personal well-being at
different scales.



b. Project Update: UWAC 2 Recap

What We Heard:

- Project is on the right track. Hold onto as much of the current design as possible as it goes through the pressures of costing. -multiple members
- Emphasized the importance of differentiating the penetrable and interactive base with the more private and protected upper residential volume. -Andrea
- Strive to maintain the multitude of interior and exterior common spaces that cater to different scales of interaction. -Cathy
- Maximize light-filled sheltered outdoor spaces. -Karisa
- Felt the courtyard direction succeeded in feeling open and safe. -Valerie
- Work to simplify the courtyard landing to make it feel like a single space connecting the two wings. -Andrea
- A strong connection to the all masonry building. -Craig



b. Project Update: Design Evolution

Budget Realignment: Goals and Outcomes

- **Eliminate as many concrete levels as possible. Good for the budget and good for the environment.**
 1. Reduced East wing by an entire level, and changed to Type III-A to allow for an extra wood floor.
- **Make the building as space efficient as possible.**
 2. Moved BOH spaces below grade. RD apartments moved to lowest level at Mason Drive replacing interior parking.
 3. Make the “perch” interior space to connect both residential wings.
 4. Expand primary terrace at “portal” and right-size mid-level cardio terrace.
- **Significantly reduce cost of envelope.**
 5. Replaced “pleated” brick base with textured and scored concrete block.
 6. Used larger “econ” sized brick for install savings. Simplified brickwork to produce light and minimal upper volume contrasted to rough and articulated base.



c. Design at 50% Milestone

- **Overview**
- **Project Update**
- **Amenities**
- **Site, Siting and Courtyard**
- **Exterior Development**

c. Overview: East-West Section Through Courtyard

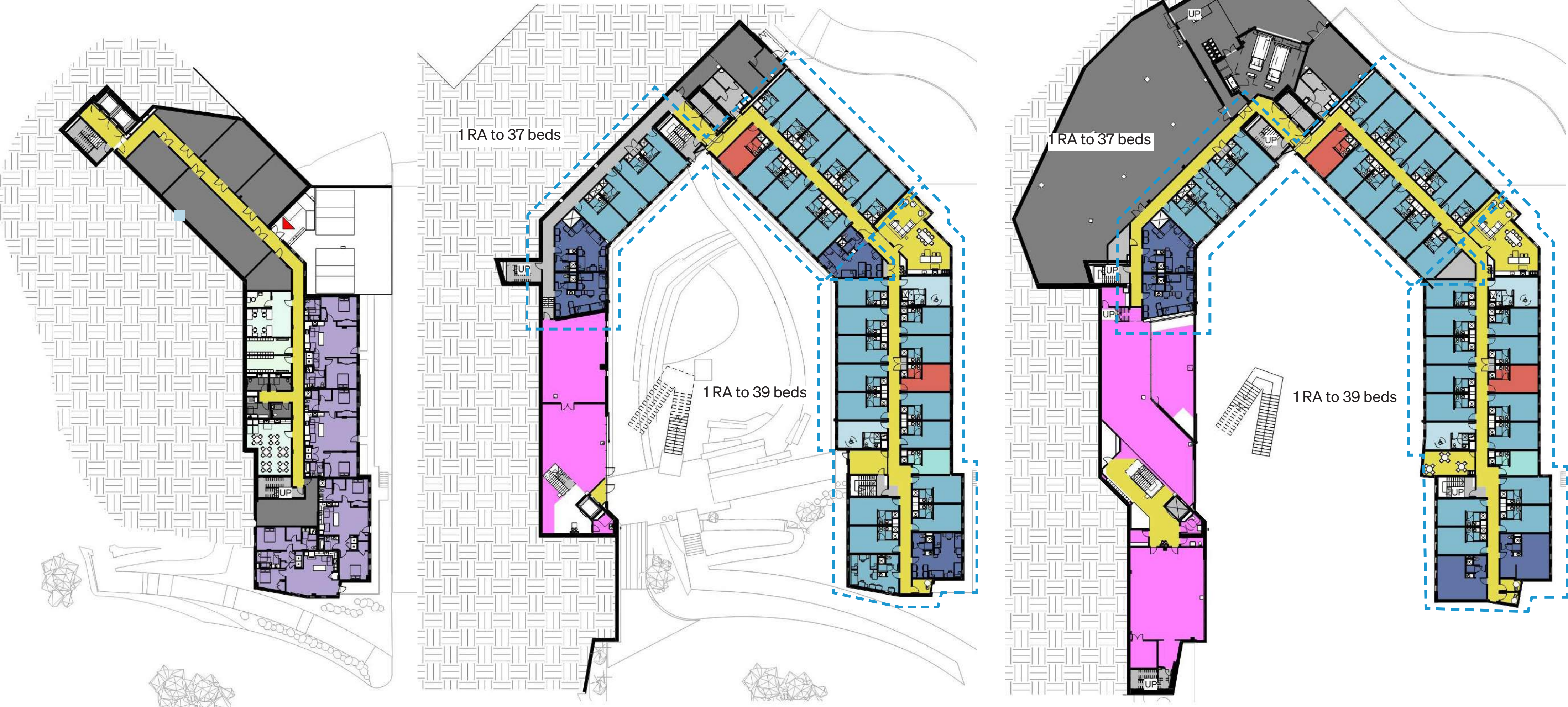


c. Overview: Residential Communities

BASEMENT LEVEL

LEVEL 01

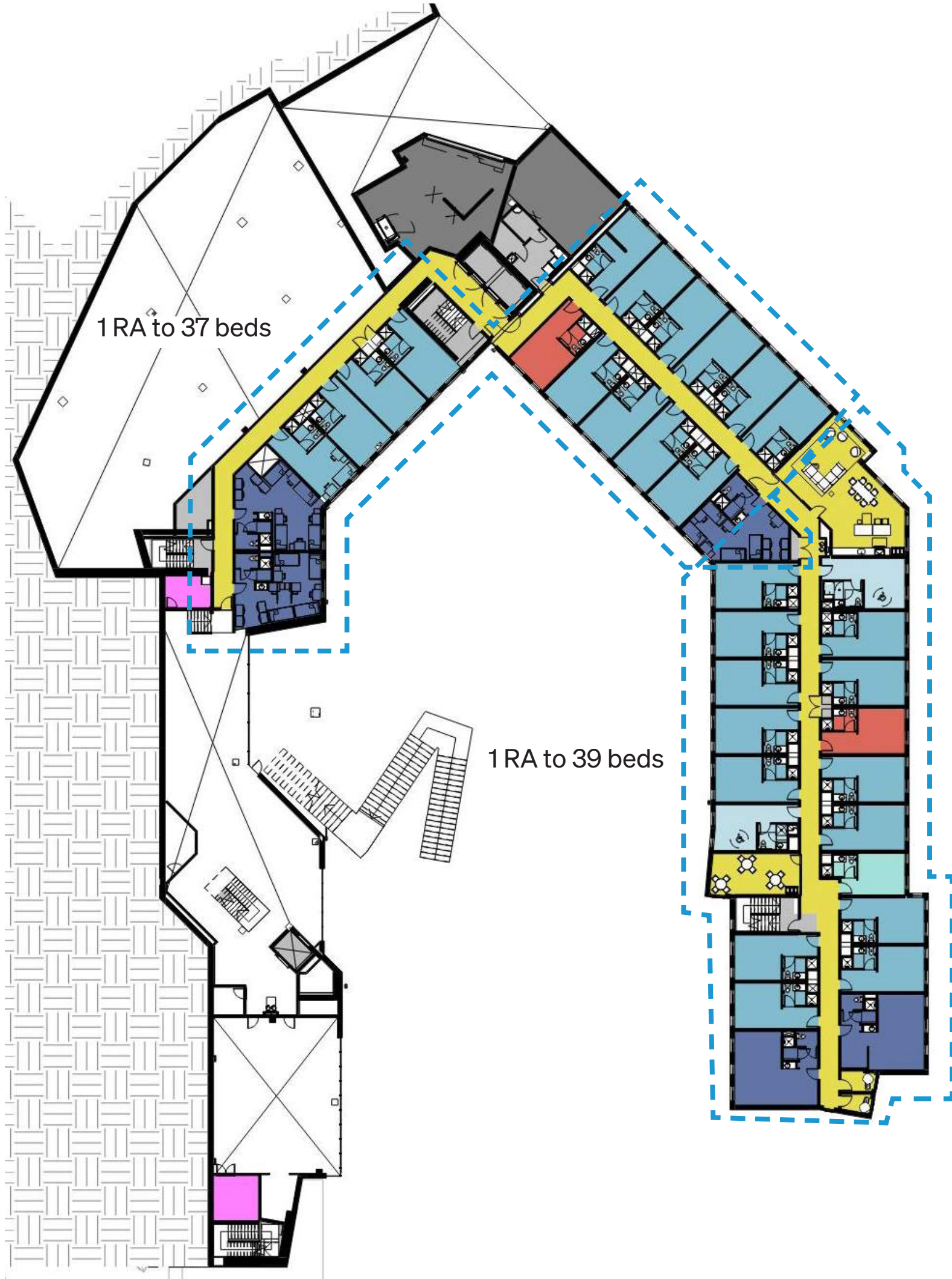
LEVEL 02



HEALTH, FITNESS WELLNESS		UNITS	 1	 2	ADA	 3	 4	 RA	CUSTODIAL	
STORAGE, BOH		SOCIAL SPACE, CORRIDOR							RD APARTMENTS	

c. Overview: Residential Communities

LEVEL 03



LEVEL 04



LEVEL 05

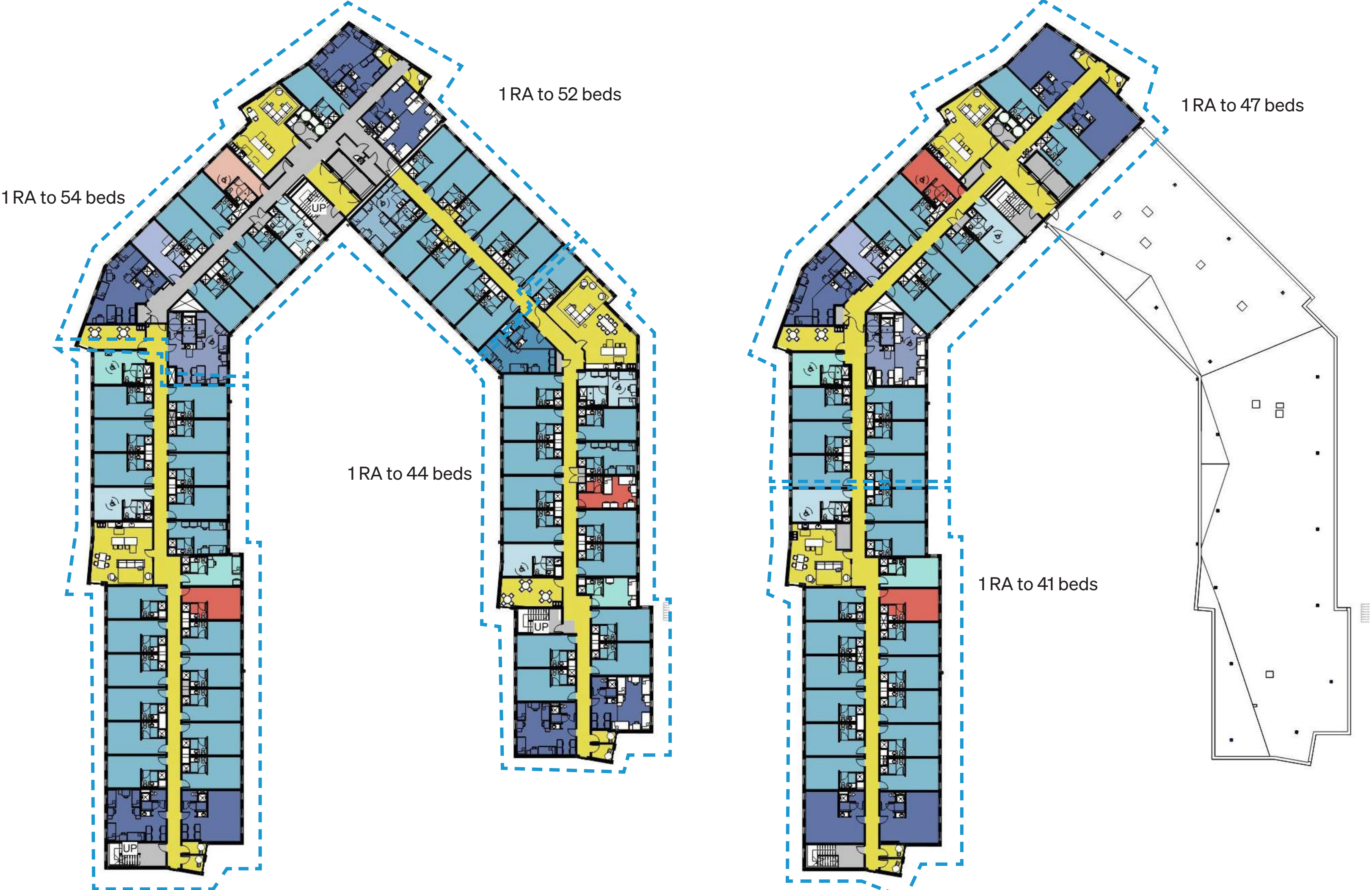


HEALTH, FITNESS WELLNESS		UNITS	 1	 2	ADA	 3	 4	 RA	CUSTODIAL	
STORAGE, BOH		SOCIAL SPACE, CORRIDOR							RD APARTMENTS	

c. Overview: Residential Communities

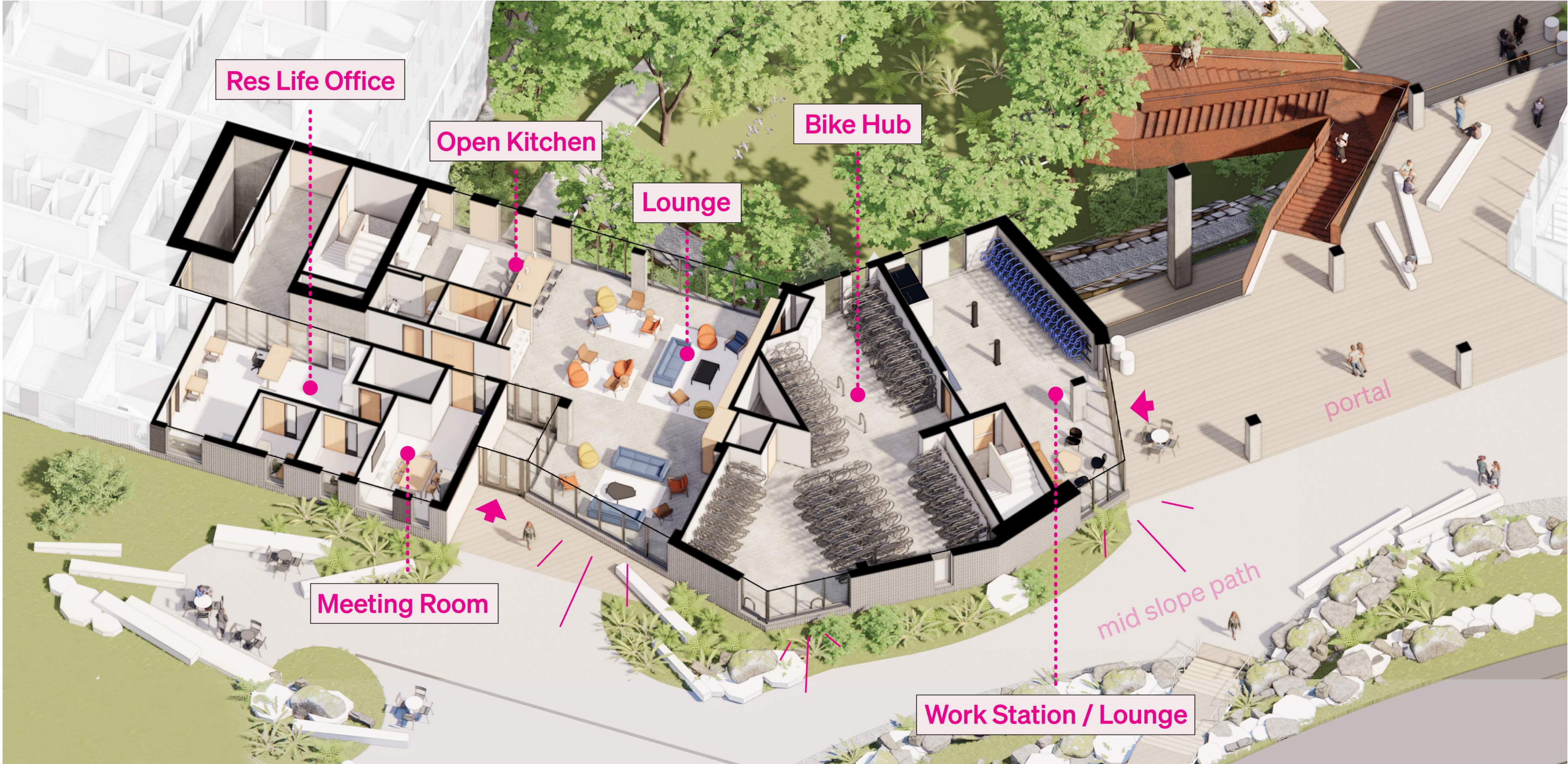
LEVEL 06

LEVEL 07-09

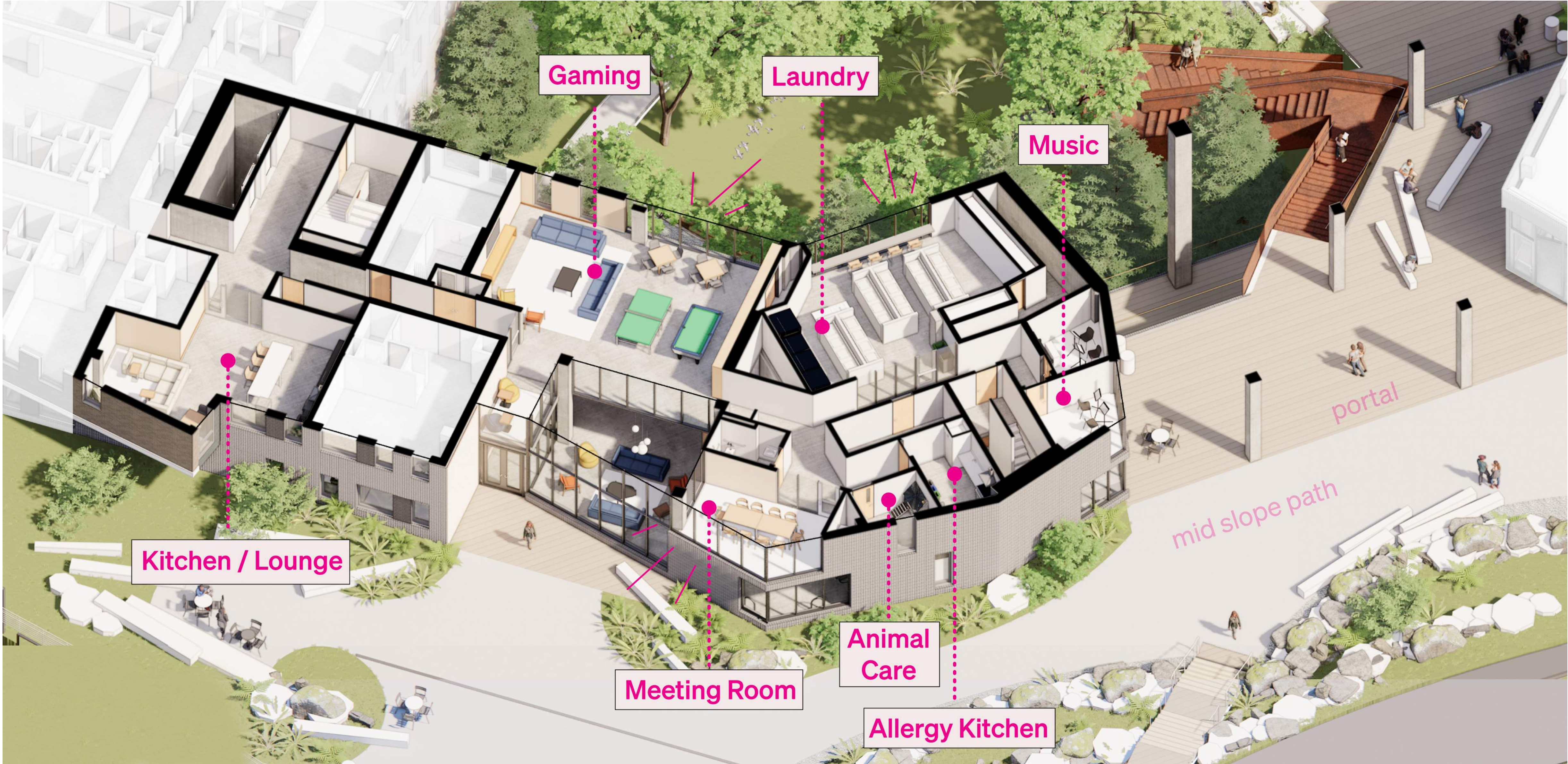


HEALTH, FITNESS WELLNESS		UNITS	 1	 2	 ADA	 3	 4	 RA	CUSTODIAL		
STORAGE, BOH		SOCIAL SPACE, CORRIDOR						RD APARTMENTS			

c. Residential Amenities: Terrace Level 175'



c. Residential Amenities: Level 185'



c. Residential Amenities: [View from Midslope Path](#)



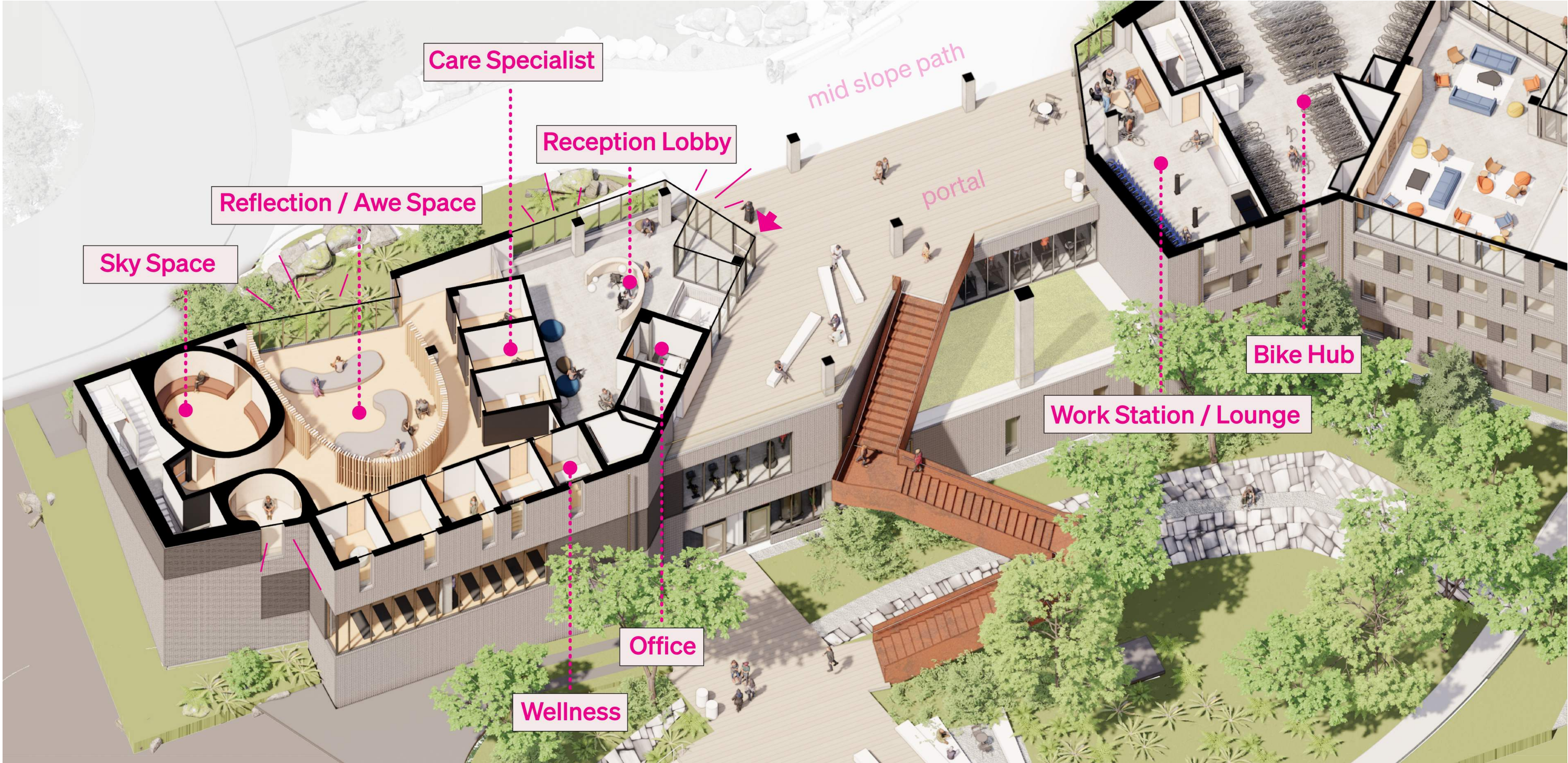
c. Residential Amenities: View of the Main Entry and Perch



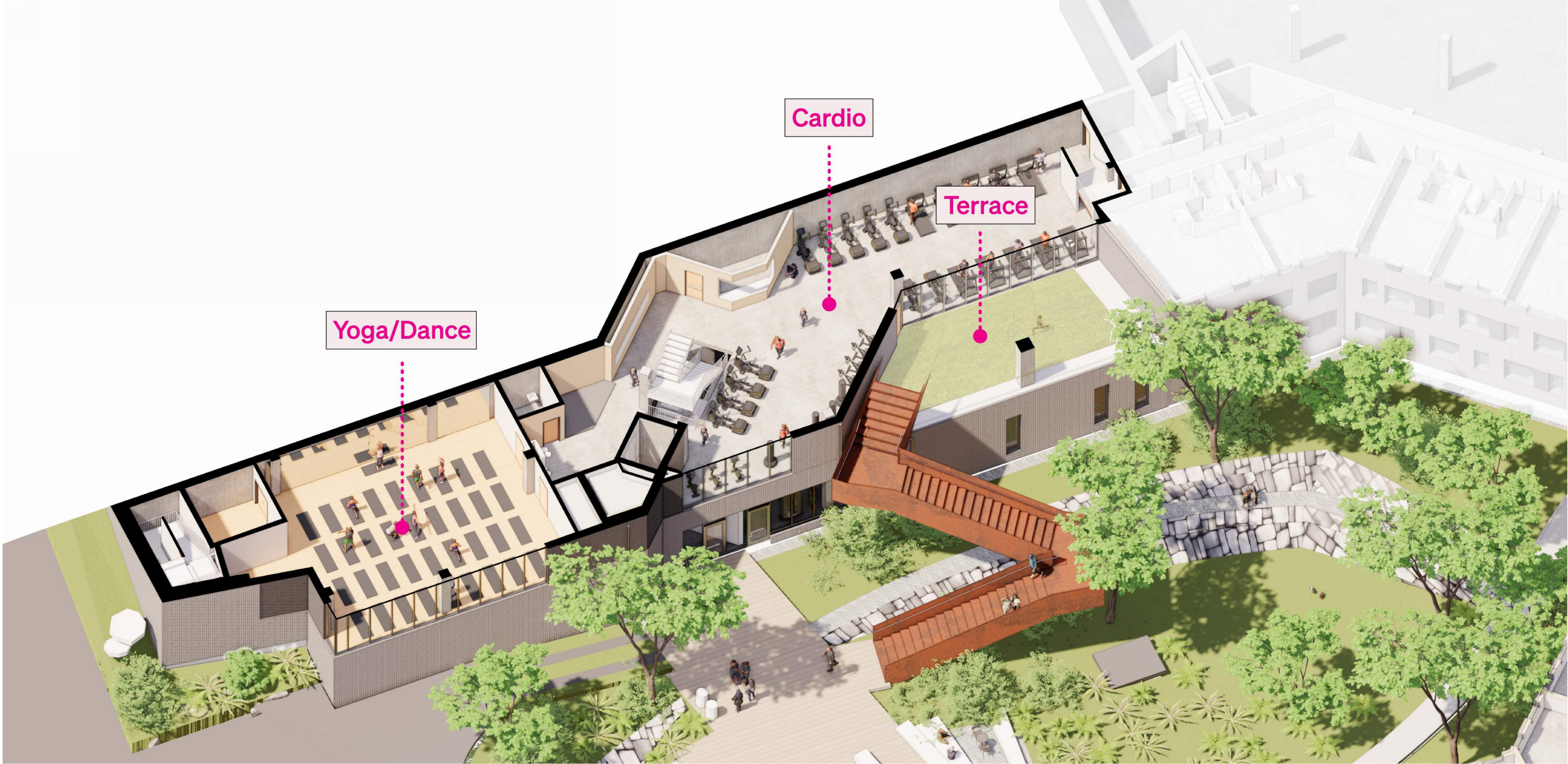
c. Residential Amenities: View along Midslope Path



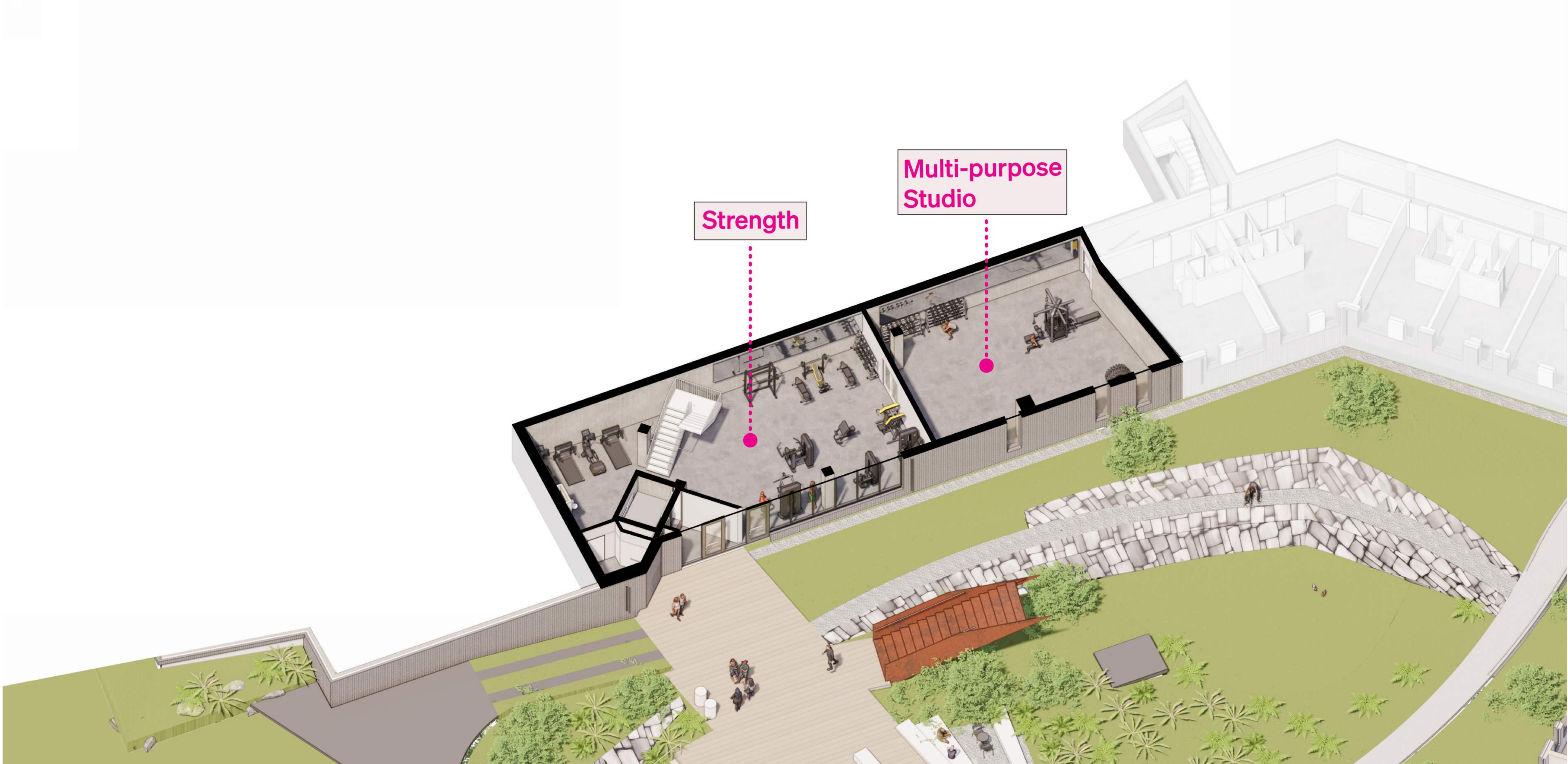
c. Health, Fitness and Wellness: Terrace Level 175'



c. Health, Fitness and Wellness: Level 160'



c. Health, Fitness and Wellness: Level 145'



c. Health, Fitness and Wellness: [View of Portal](#)



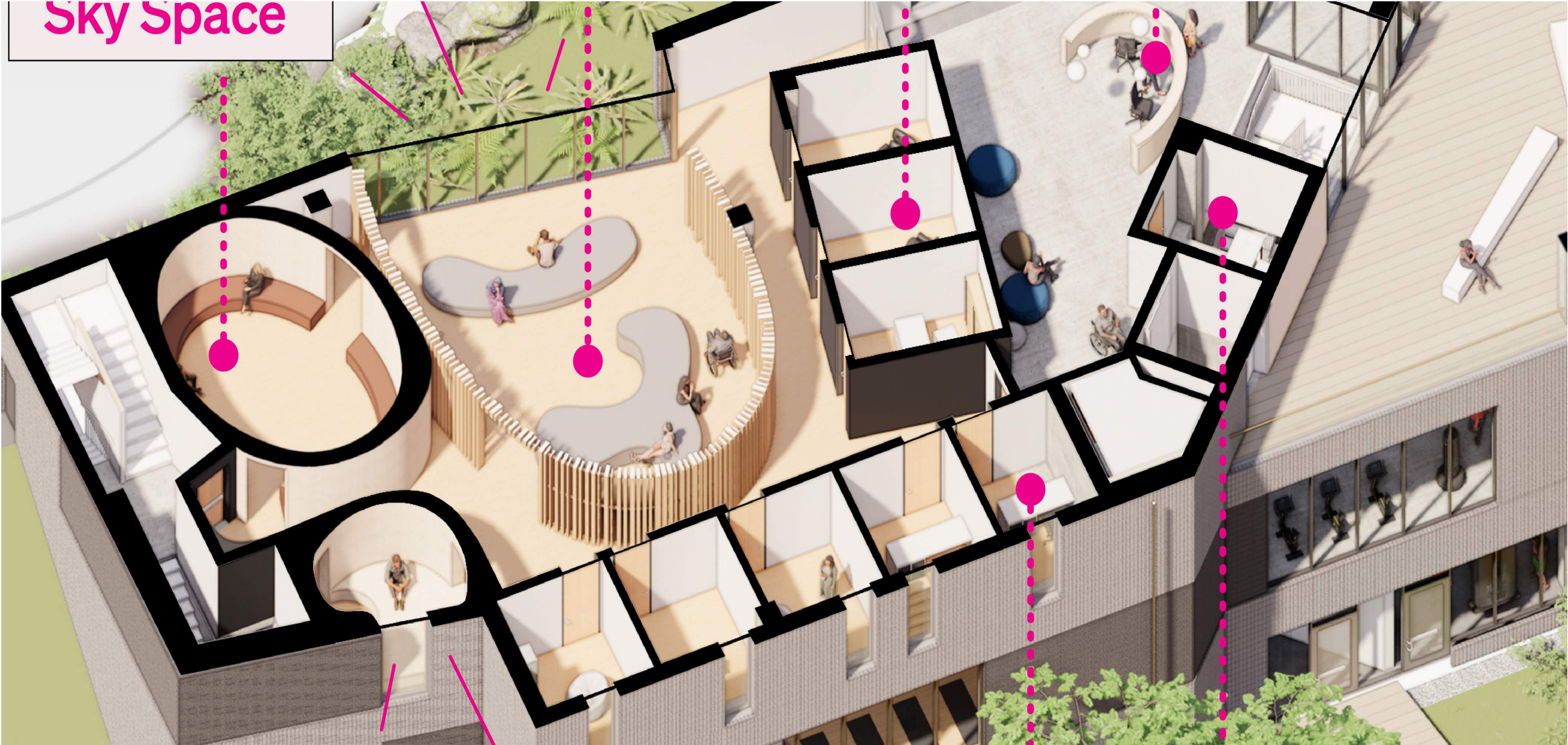
c. Health, Fitness and Wellness: [View of HFW Entry](#)



c. Health, Fitness and Wellness: [View of Bike Hub Entry](#)



c. Health, Fitness and Wellness: **View of Garden**



c. Health, Fitness and Wellness: View of Garden



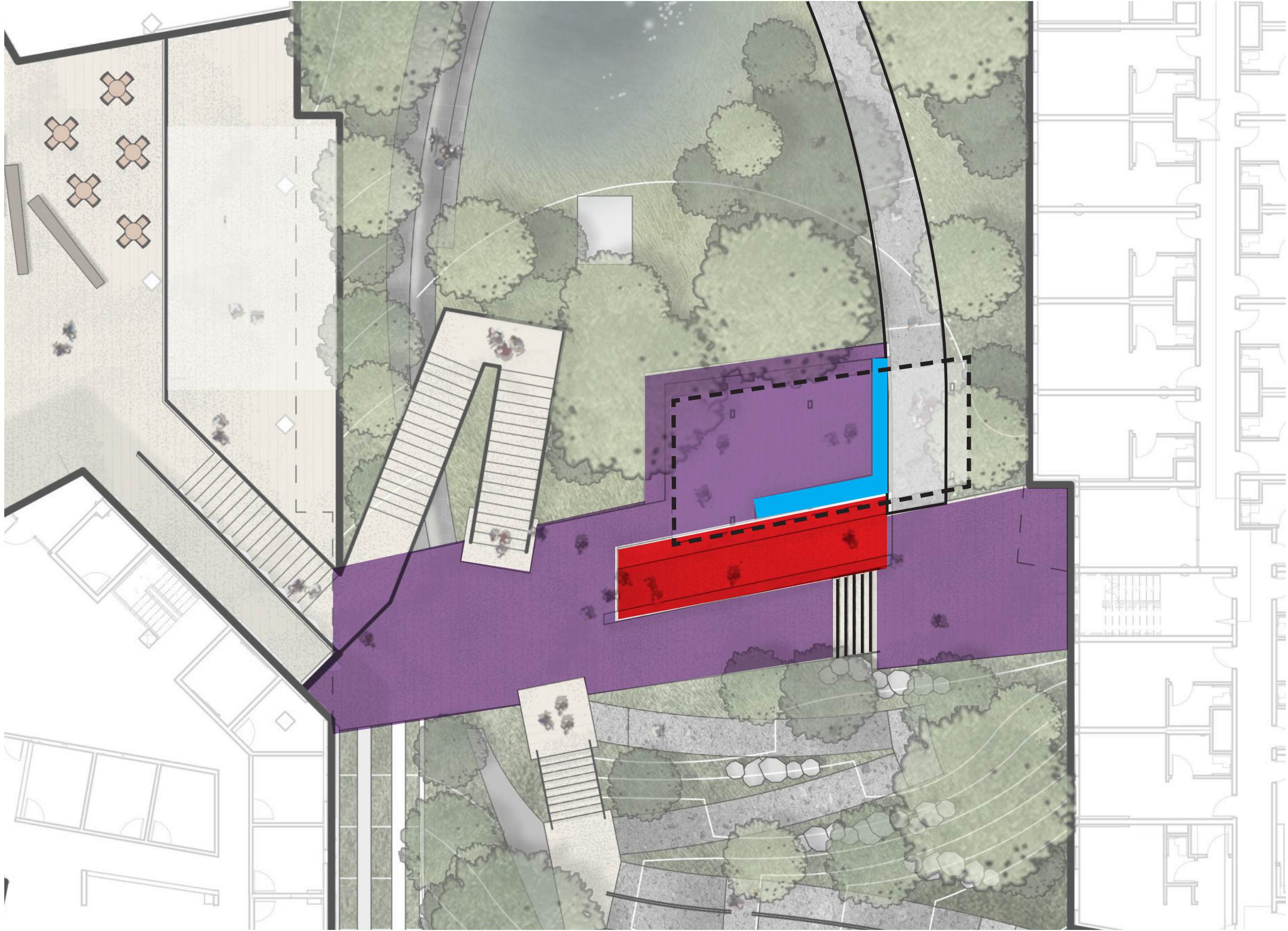


Site, Siting and Landscape

Site, Siting, and Landscape: **Rendered Plan**



Site, Siting, and Landscape: Woodland Landing



25% DESIGN

- Split-level landing, connected by ramp and stairs
- Trellis covered gathering space
- Connected to elevated path into Woodland Courtyard



50% DESIGN

- Reduced landing on one level
- Sloped paths connect to east side
- Grounded seating area at Woodland Courtyard connection

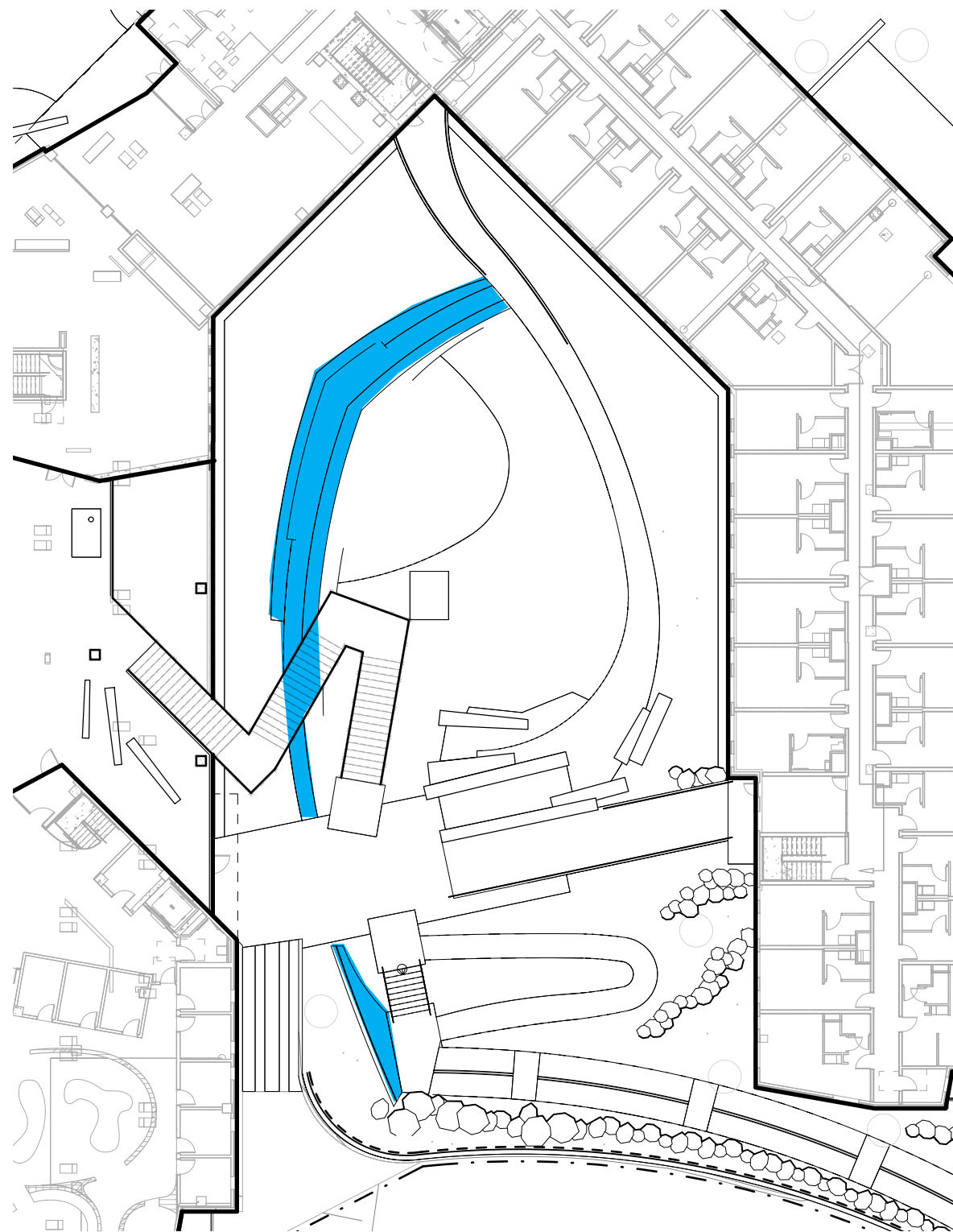
LEGEND

- Flat Landing (<2% Slope)
- Sloped Path (<5% Slope)
- Ramp (8% Slope)
- Seating

Site, Siting, and Landscape: Bio Frame

RENDERING OF 50% DESIGN

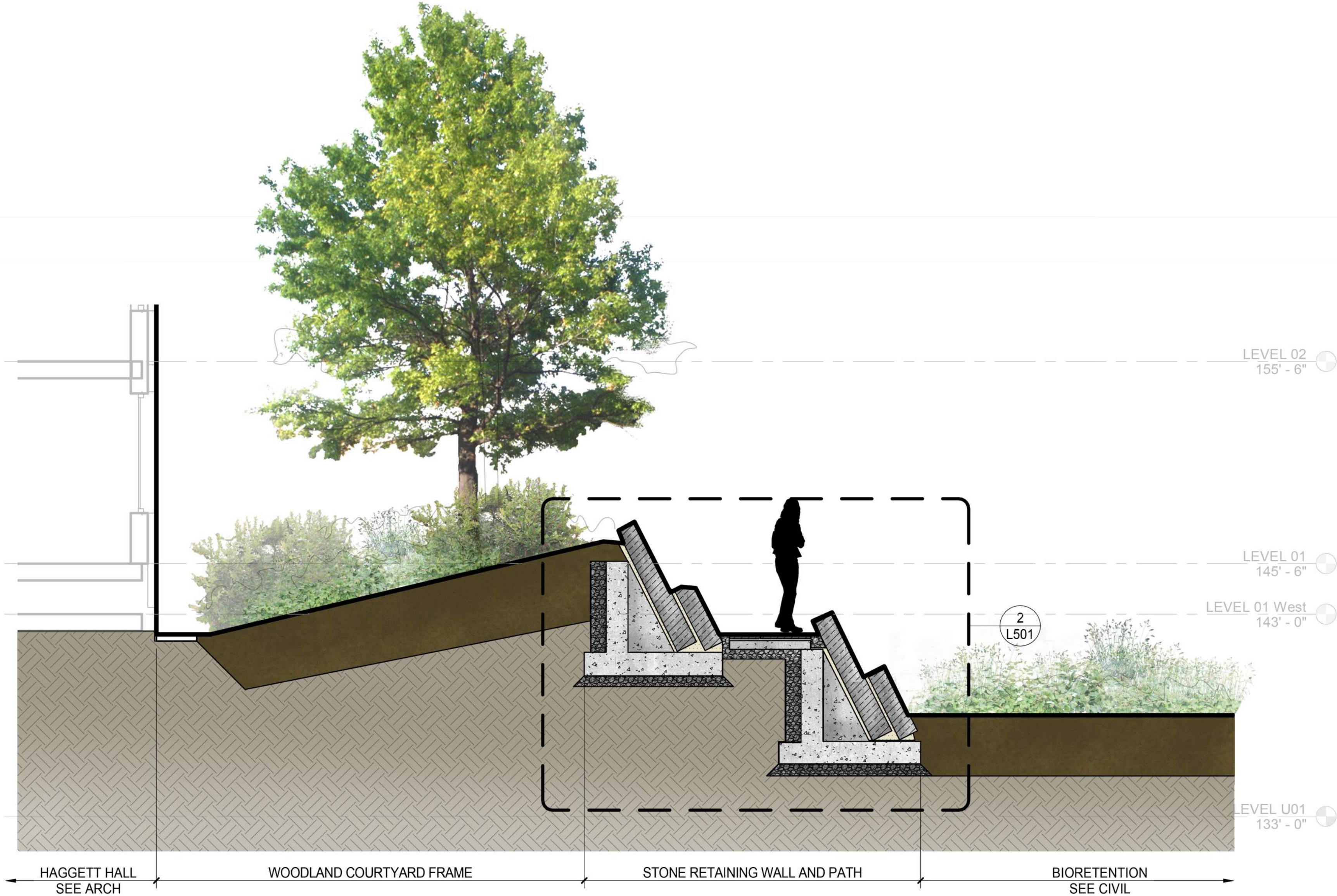
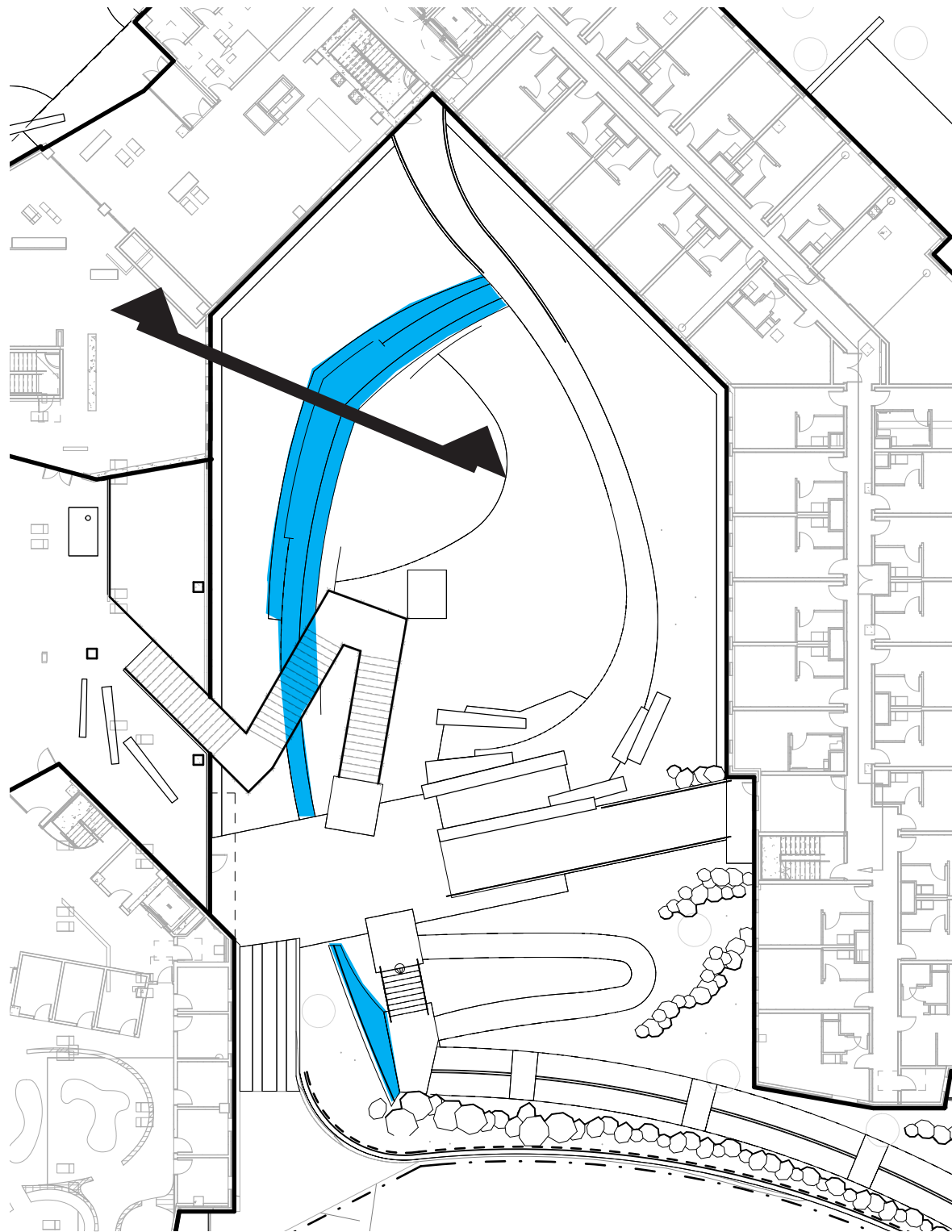
- Retains grade beyond bioretention.
- Frames and focuses view into forest clearing and bioretention zone.
- Provides secondary path of circulation and smaller scale seating.
- Continues language of rockeries at Midslope path with a more refined language unique to the forested courtyard.



Site, Siting, and Landscape: Bio Frame

ILLUSTRATIVE SECTION

- Structure has since been revised to geosynthetic structure in place of concrete.
- Cladding material also under review.



Site, Siting, and Landscape: **Bio Frame Cladding**

SALVAGED CONCRETE PANELS (PREFERRED)

- Retain the history of original Haggett Hall
- Reduce carbon impacts
- Storage strategy needed



STONE SLABS

- More refined version of existing rockery
- More natural feel than concrete
- Could be split from rockery boulders
- 6-12" Thickness



Site, Siting, and Landscape: Forest Seating

CONCEPT



LOG BENCH (TYPE F4)



MILLED BENCH (TYPE F5)



UW Life Sciences Building

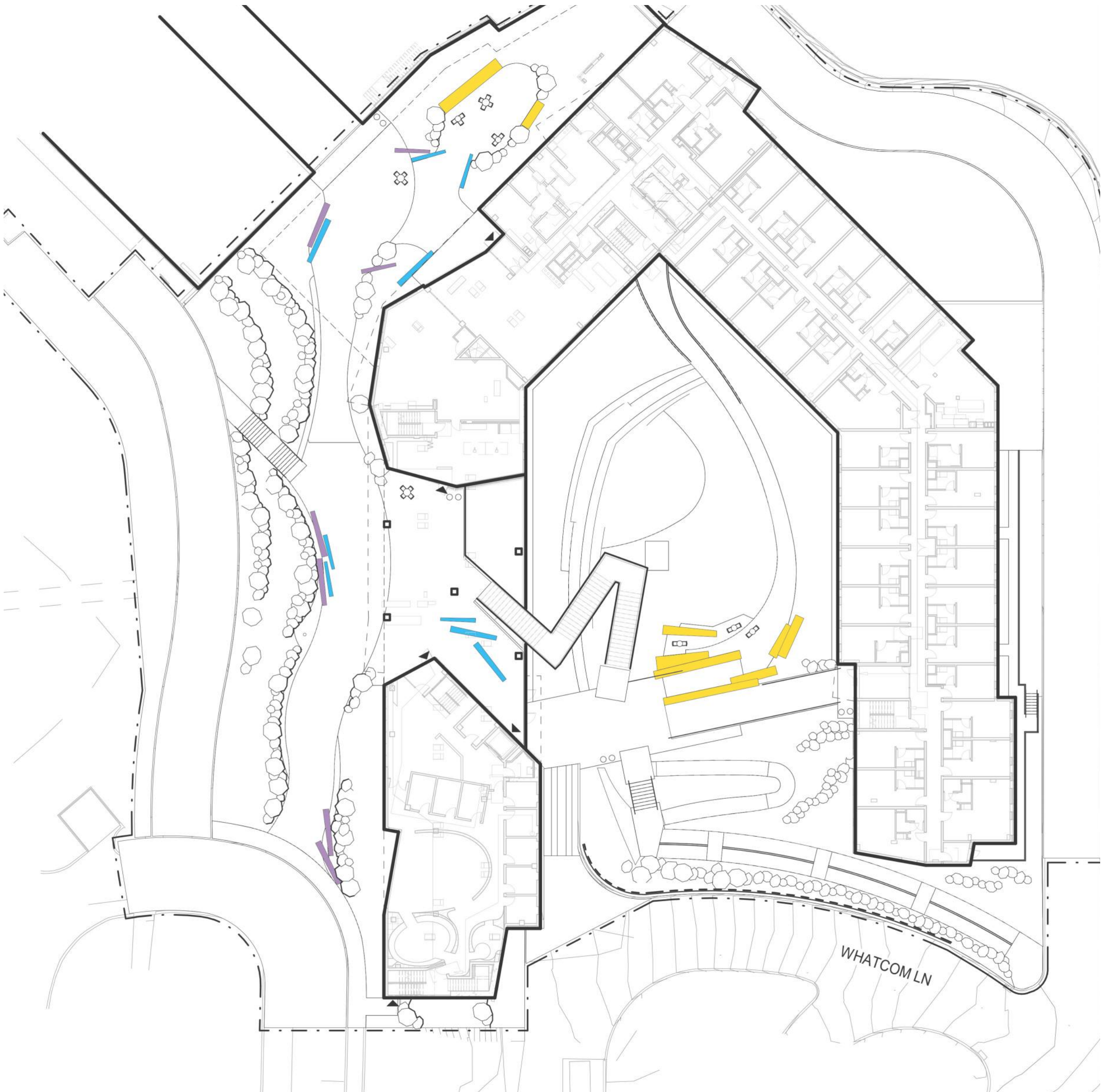
WOOD PLINTH (TYPE F6)



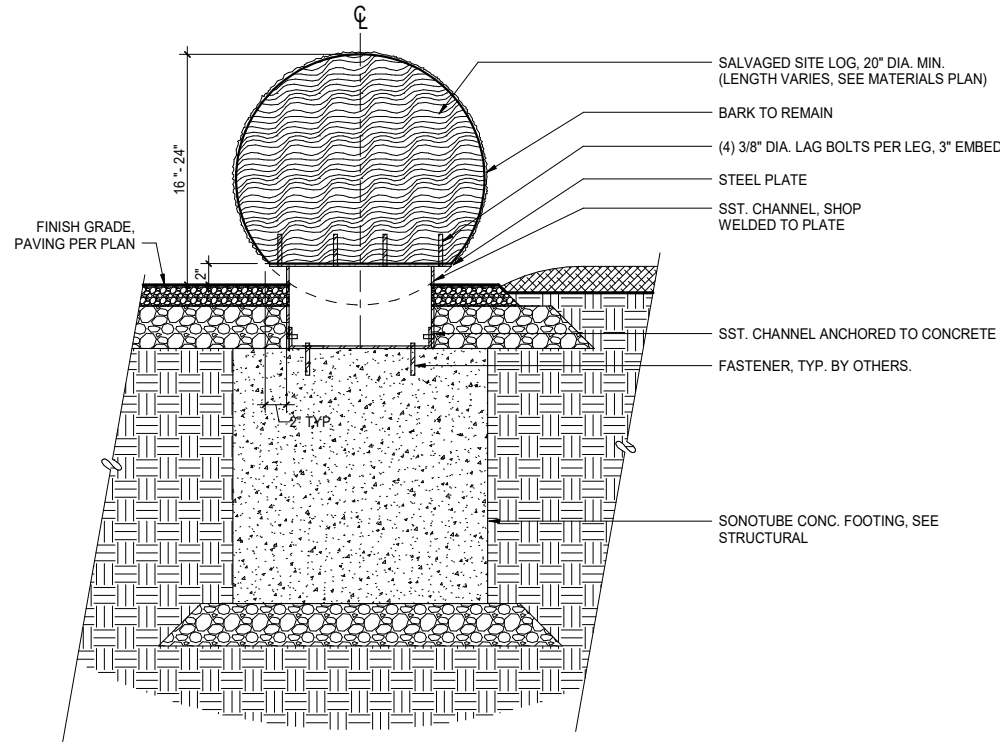
UW Founders Hall



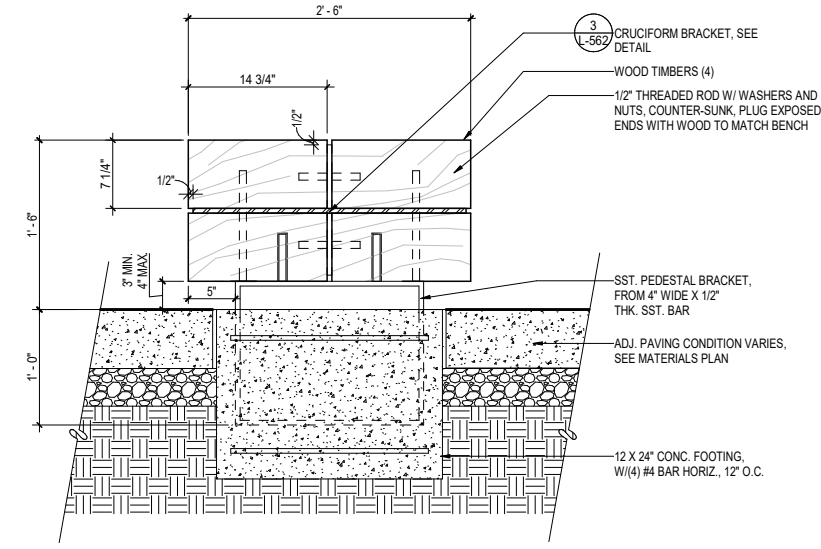
Site, Siting, and Landscape: Forest Seating



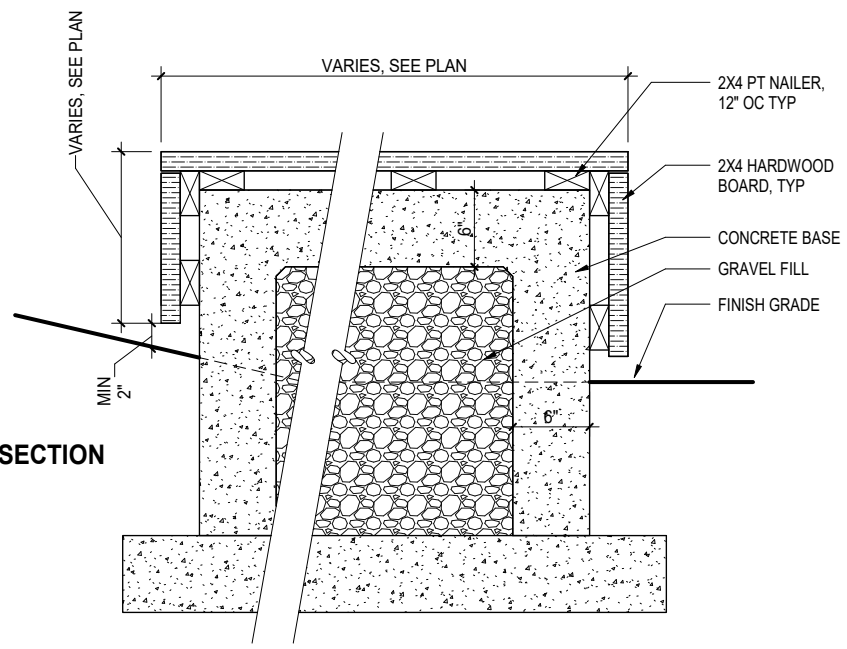
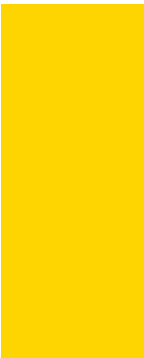
LOG BENCH (TYPE F4)



MILLED BENCH (TYPE F5)



WOOD PLINTH (TYPE F6)



Site, Siting, and Landscape: Existing North Campus Materials

PEDESTRIAN PATH

- Expose aggregate concrete
- Crushed stone at base of rockeries



MAIN BUILDING ENTRIES

- Brick is unique to Town Square
- Consider a different special material for Haggett Hall.



SMALL GATHERING SPACES

- Scale and material of Willow Hall rooftop could translate well to gathering spaces in the forested courtyard.



Site, Siting, and Landscape: Proposed Materials

PEDESTRIAN PATH

- Match existing Midslope path
- Some variation in concrete texture is possible.



MAIN BUILDING ENTRIES

- Brick is unique to Town Square
- Precast concrete units proposed for Haggett Hall
- Texture of surface to consider Wellness interior flooring and adjacent concrete texture.



SMALL GATHERING SPACES

- Scale and material of Oak Hall rooftop could translate well to gathering spaces in the forested courtyard.
- ADA accessibility and limited vehicular access requires more robust paving base layers and mortar setting.



c. Exterior: Section Looking North



c. Exterior: View North from Mason Rd



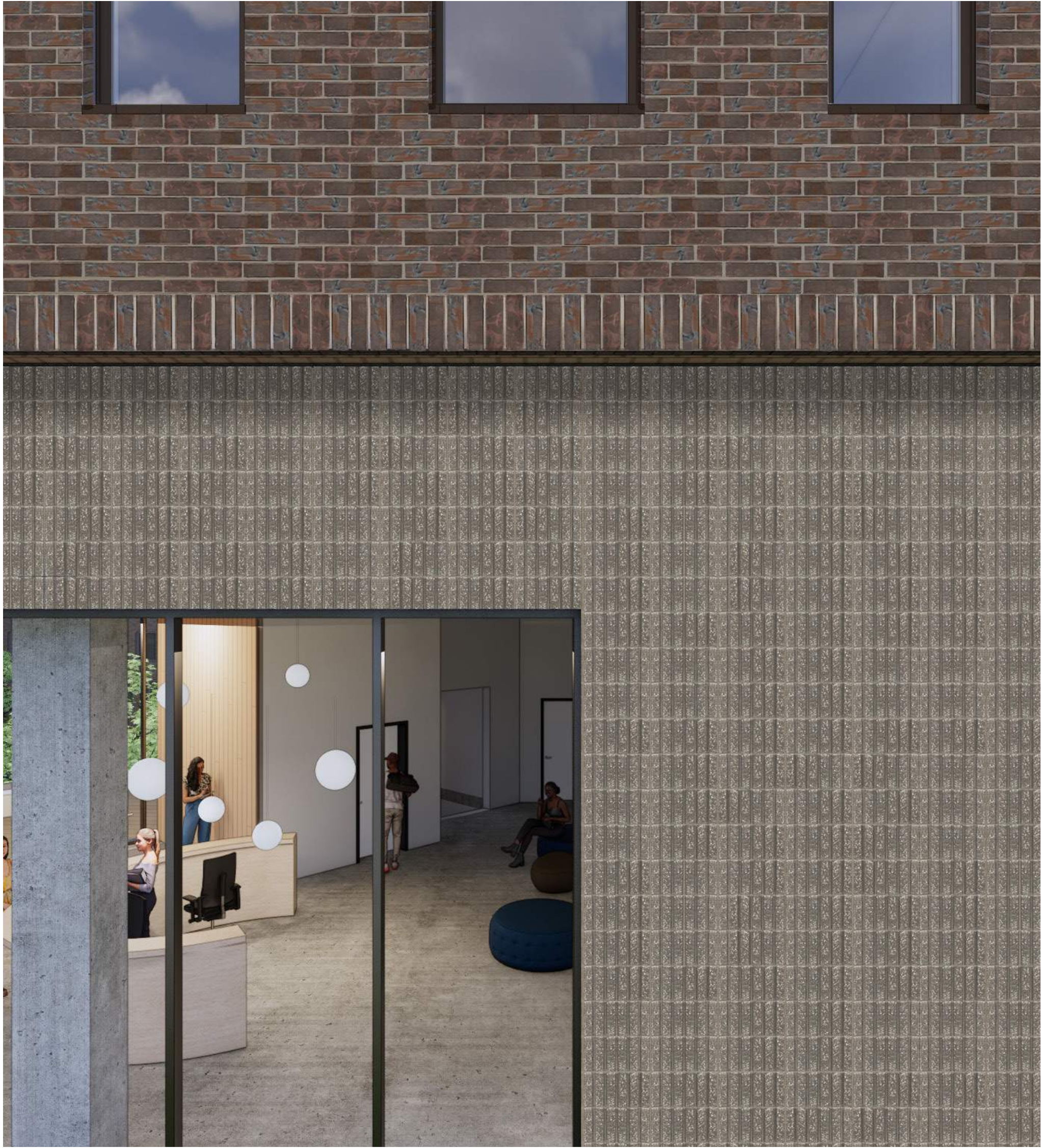
c. Exterior: View North Along Little Canoe Channel



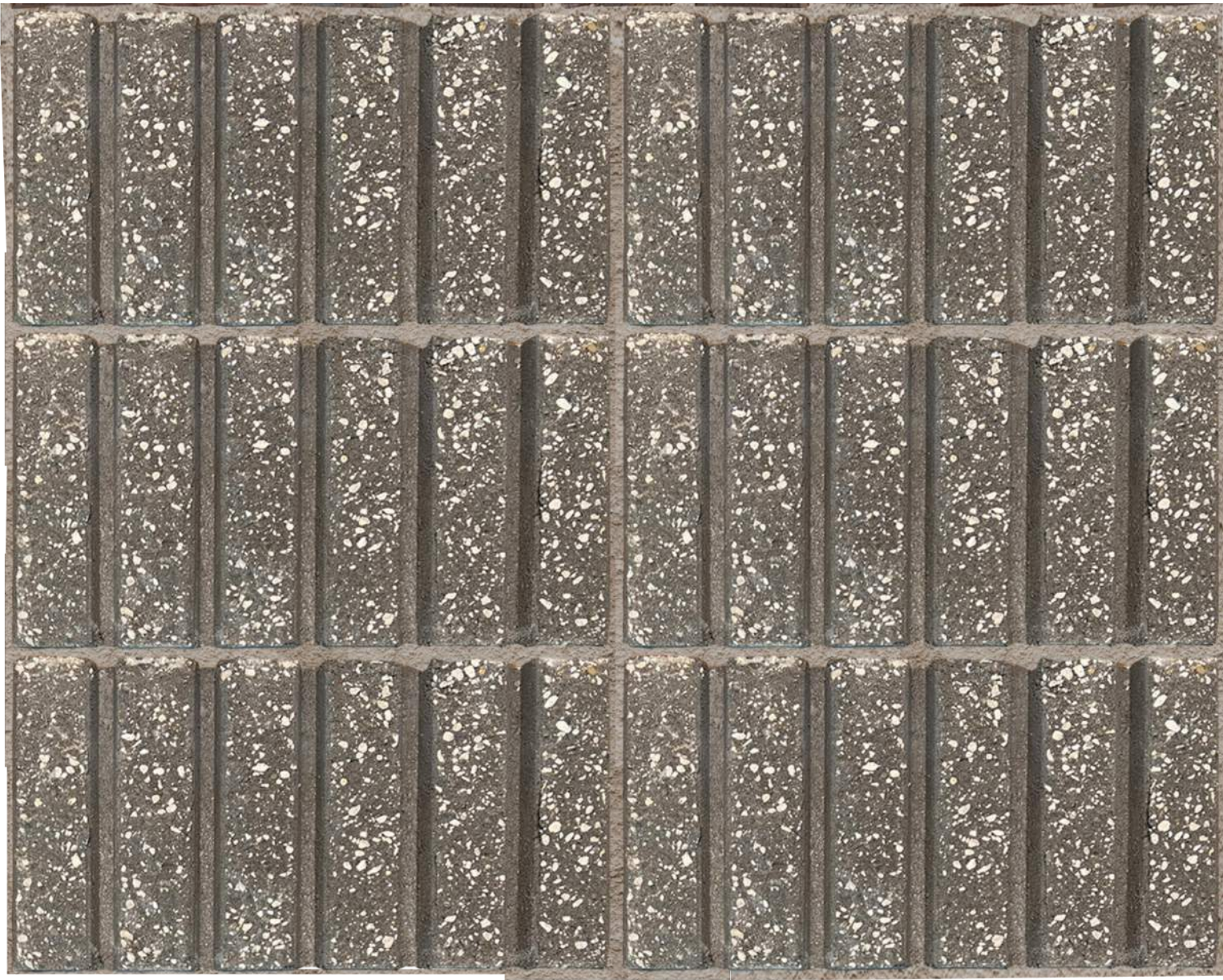
c. Exterior: View South along Whitman Ln



c. Exterior: Facade Details



BRICK UPPER VOLUME AND SCORED CMU BASE



“WINDSOR” BRICK AND “CHARCOAL” CMU

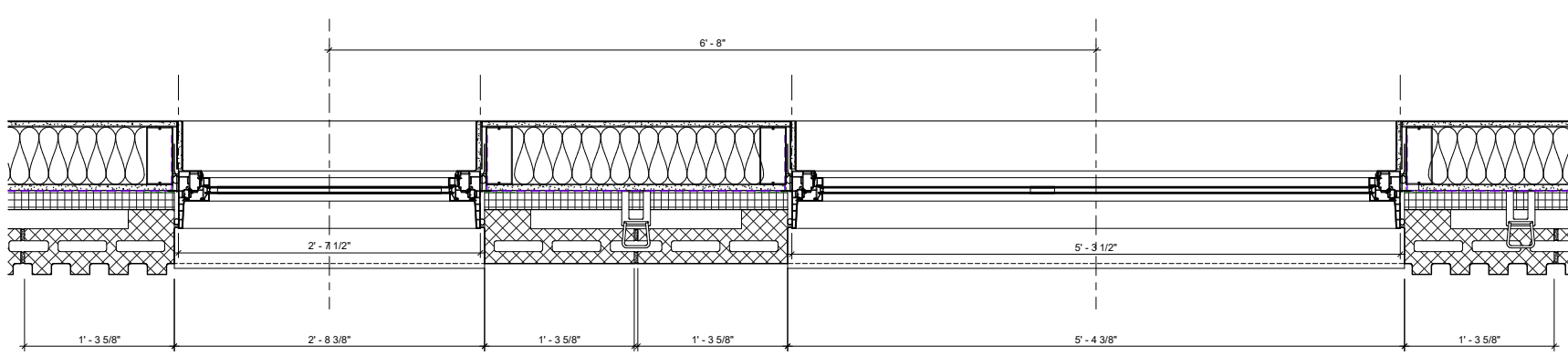
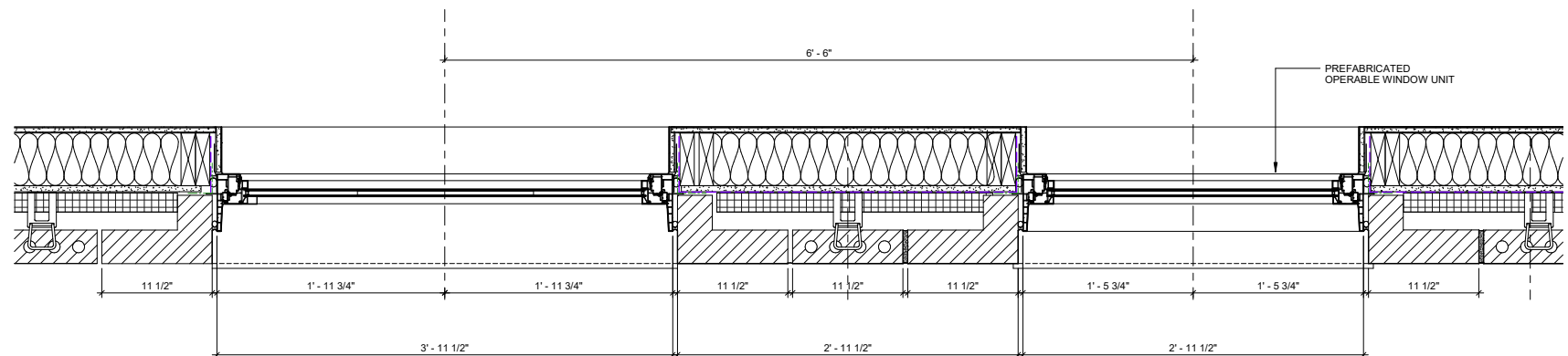
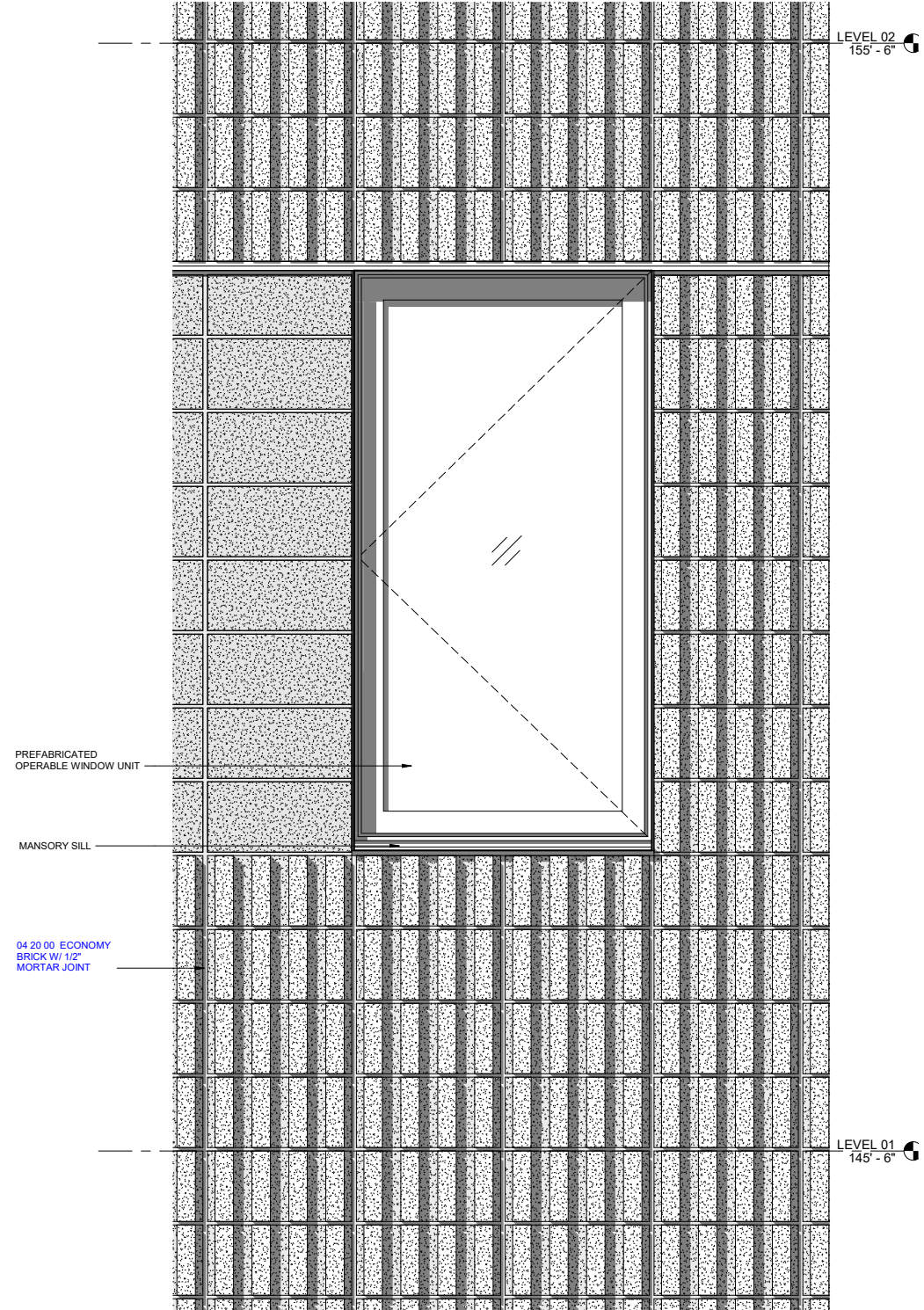
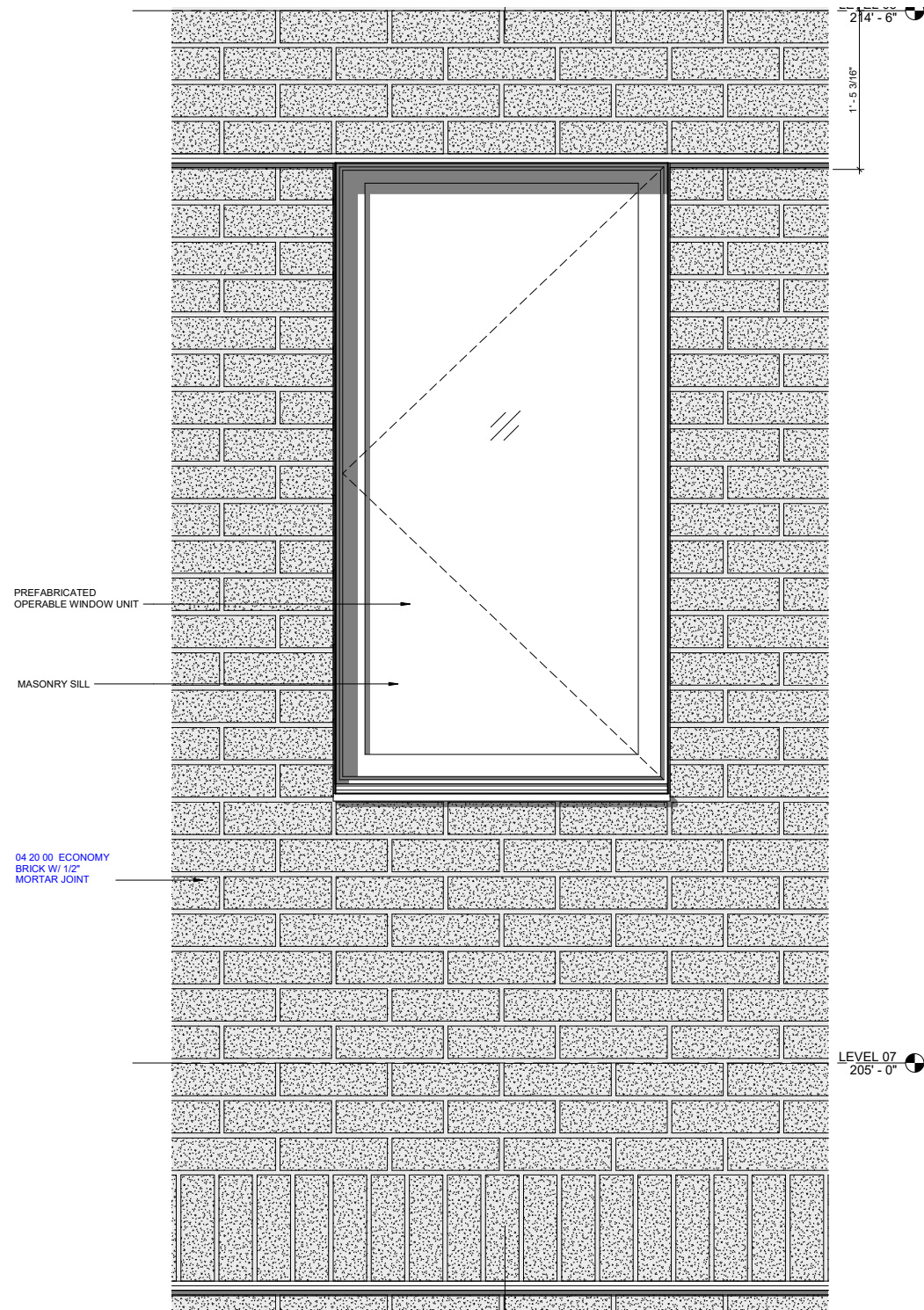


VG THERMALLY MODIFIED HEMLOCK

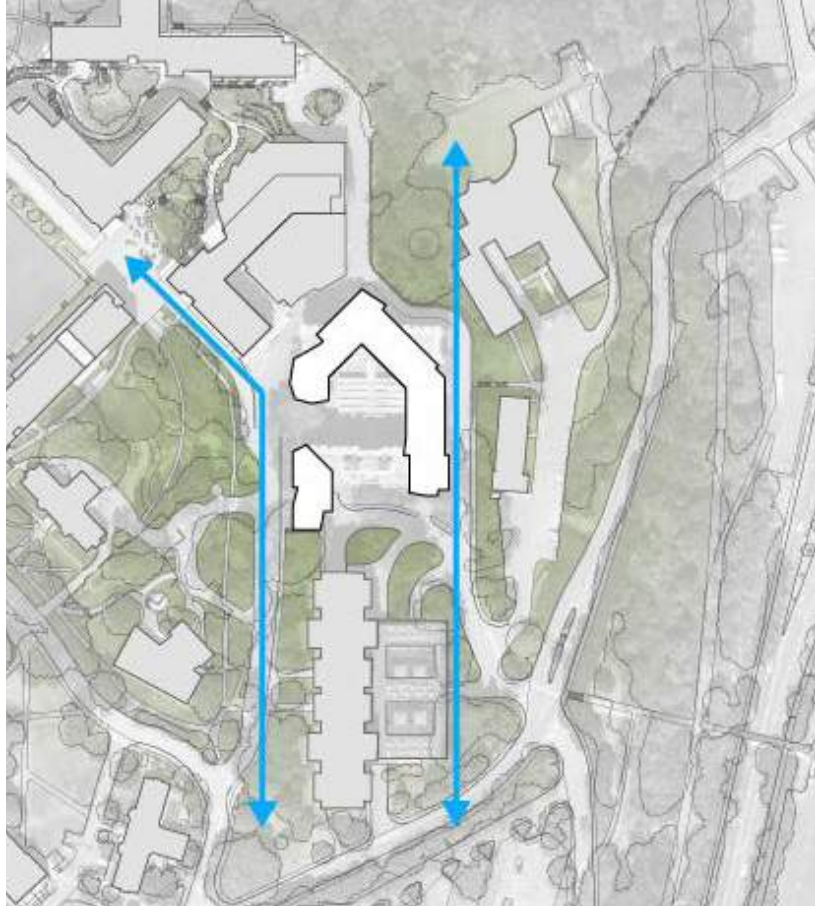


ACCENT BRICK AND CMU

c. Exterior: Facade Details



c. Exterior: Adjacent Buildings



d. Next Steps: Towards 70% GMP

Budget Realignment: Goals and Outcomes

• Site Elements

1. Courtyard Stair material characteristics, development and detailing.
2. Bio Frame pricing and detailing
3. Site stair detailing to match courtyard stair.
4. Garden space outside of Wellness

• Building:

5. Exterior treatment at RD units. How to make these spaces feel private.
6. Fitness terrace: develop how it interacts with the courtyard and interior spaces.
7. PV array on east wing rooftop
8. Parapet height



Questions?

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