UNIVERSITY LANDSCAPE ADVISORY COMMITTEE

Minutes of Meeting
September 24, 2015
wəɬəbʔaltxʷ – Intellectual House
Conference Room

Present			
☑	Margaret Johnson, Chair (Position #6)	Principal, Johnson Southerland College of Built Environments	Voting
☑	Thaisa Way, Vice Chair (Position #3)	Associate Professor, College of Built Environments	Voting
☐	Jeff Hou (Position #1)	Associate Professor,	Voting
☐	Sarah Reichard (Position #2)	Professor, Environmental & Forest Sciences; Director, UW Botanic Gardens, Center for Urban Horticulture,	Voting
☑	Nancy Rottle (Position #4)	Associate Professor, Landscape Architecture	Voting
☐	Daniel Winterbottom (Position #5)	Associate Professor, Landscape Architecture	Voting
☑	Jennifer Jones (Position #7)	Principal, Carol R. Johnson Associates	Voting
☑	Jill Morelli (Position #8)	Director of Facilities, UW Medicine	Voting
☑	Grayson Morris (Position #9)	Student Representative, College of Built Environments	Voting
☐	Vacant (Position #10)	Campus Art Administrator	Voting
☑	Damon Fetters (Position #11)	Director, Facilities Maintenance & Construction	Voting
☑	Howard Nakase (Position # 12)	Manager of Campus Grounds Operations, Maintenance & Alterations	Voting
☐	Rebecca Barnes (Position #13)	University Architect, Ofc of the University Architect	Ex Officio
☑	Kristine Kenney (Position #14)	University Landscape Architect, Ofc of the University Architect	Ex Officio
☐	Vacant (Position #15)		Ex Officio
☐	Vacant (Position #16)		Ex Officio
☑	Michael McCormick (UWAC representative)	Associate Vice President for Capital Planning & Development	Guest

Chair of the Committee Maggi Johnson, called the meeting to order at 9:00 a.m. The Committee members unanimously approved the meeting agenda, and the minutes of the June 25, 2015 meeting, as submitted. Chair Johnson introduced Mike McCormick, Associate Vice President for Capital Planning & Development, observing as a guest representative of the University of Washington Architectural Commission. Ross Braine, UW Tribal Liaison and Director of the Intellectual House, welcomed the Commissioners and gave a brief overview of the history and function of the building as a cultural resource.

Life Sciences Building
Requested Action: Design Development Approval
Jon Lebo, Director, Major Projects, CPO
Troy Stahlecker, Project Manager, CPO
Anthony Gianopoulos, Doug Streeter, Andy Clinch, Perkins+Will
Jennifer Guthrie, GGN

Overview:

The College of Arts and Sciences Life Sciences Building (LSB) project is a five-story above-grade building with two stories below grade, plus a mechanical penthouse. The site encompasses the existing greenhouses and landscaped area located on the east side of Kincaid Hall. The existing greenhouse and associated buildings will be demolished and an approximately 212,000 gross square foot LSB will replace the existing greenhouse site and include an approximately 19,000 gross square foot greenhouse. Care has been taken to position the LSB and greenhouse on the site to optimize the building program and minimize the impact to the significant Deodar cedars along Stevens Way, as well as the trees in the woodland grove to the east and the Burke Gilman Trail on the south.

The first floor will have an active open entry to the building at grade with Stevens Way and include 4 research/teaching laboratories. The greenhouse and loading dock are at grade with the Burke Gilman Trail and designated as the Basement 1 level. The upper four floors are modular in design consisting of 10 research labs per floor with procedural programming on the north side, laboratories in the center and offices along the south bay. The Basement 1 and Basement 2 levels house growth chambers, animal housing and research facilities. The greenhouse program is integrated into the LSB and consists of research, teaching and collections.

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The new LSB, together with a new, larger greenhouse offers the Department of Biology and its faculty the opportunity to expand its faculty size and take a truly integrated approach to Biology in a highly collaborative atmosphere by bringing together faculty, postdocs, graduate students, and undergraduates with overlapping research interests.

Project Budget	
Life Sciences Building	$164,750,000
Schedule	
Predesign	June 2014 – October 2014
Design	January 2015- June 2016
Construction	July 2016 – June 2018
Occupancy	July 2018 – September 2018

Comments:

- Storm water and reclaimed water processing must be included in this project, and cannot be value-engineered out or otherwise diminished and excused for reasons of city regulations. The current voluntary 10% campus water reduction imitative is expected to become a mandate soon.
- Sustainability opportunities created in the landscape should be carried through to the inside the building.
- Horizontal niches in the habitat walls would increase their potential.
- Attention should be paid to the larger habitat corridor connections from campus, through the site, and down to the water.
- While the primitive plant palette was appreciated, it was felt that adding native plantings would enhance the desired habitat.
- Rethink the use of Gunnera, which, while making a bold statement, is prickly and disappears in the winter.
- The grove of trees along the eastern edge of the site is a teaching resource and the strategy to save them was appreciated.
- The opportunity exists to translate the habitat of removed trees to expository elements on benches created from the repurposed wood.
- Consider in ground-plane plantings, that research indicates stimulation is necessary every 4 seconds or 20 feet of walking.

Action:

A motion was tendered and seconded that design development be approved; the motion passed unanimously. It was requested that a mechanism be created whereby the Committee receive regular updates on the status of environmental efforts in ongoing projects.

North Campus Housing

Requested Action: Phase IV(a) Schematic Design Approval
Jon Lebo, Director, CPO
Shane Ruegamer, Project Manager
Rob Lubin, Assoc Director, Housing & Food Services
Steve Kieran, Evan Yassky, Kieran Timberlake
Richard Roark, OLIN Studios

Overview:

The North Campus Student Housing, Phase IV(a) replaces McCarty Hall with three new buildings, identified as building B, C and D on the attachment with occupancy planned for the start of Autumn Quarter 2018. The buildings will feature two floors of concrete construction with 5 floors of wood frame construction on top. McCarty Hall currently has a design capacity of 620 beds; the three new buildings will have approximately 1,870 beds.

A new dining facility in Building D will replace the dining currently located in McMahon Hall. This new dining facility will support the North Campus area. Other amenity program spaces include the regional desk, fitness center and learning resource center. The new resident halls in the North Campus will have a variety of room types for 2, 3, and 4 persons as well as suites with private bathrooms and floors where bathrooms are shared between multiple rooms.

Landscape improvements include new internal courtyards – some at grade and some rooftop, a central urban plaza (Town Square), new pedestrian access enhancing circulation between residential buildings including a mid-slope path, interconnections to the adjacent campus areas, open spaces for passive and active recreational uses (an improved Denny Field and new grove south of Building A), and the relocation of a portion of Whitman Court road. The changes developed in Phase IV(a) along with Phase IV(b)

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(Buildings A and E) will create a new character for this part of the campus that maintains the woodland nature of the existing area, while better serving connections within and to the broader campus.

Project Forecasted Cost	
North Campus Student Housing Phase IV(a)	$216M
Schedule	
Design	March 2015 – November 2016
Construction	February 2016 – August 2018
Occupancy	September 2018

Comments:

- The landscape is a critical component of the project and must not be seen as dispensable; of particular importance are the forest canopy and high-quality paving.
- Building C extends into and terminates the otherwise well-considered Chelan view axis.
- Strong preference not to add unnecessary programming to the landscape (i.e. bocce court). Explore less formal opportunities for social engagement and interaction through the landscape, perhaps partnering with Intramural Athletics.
- The fire lane function should not overshadow Klickitat Lane's importance as a north-south pedestrian passage.
- Emphasize the sustainability message; analyze life cycle costs and possible return on initial investments of aggressive strategies for water harvesting and reuse.
- Plantings will need to be of significant size.
- Make every effort to retain existing madrones; contact WA State Arboretum, horticulture manager for information on how to protect them in construction conditions.
- Consider a less vulnerable alternative to the elm in the central plaza.
- Place more emphasis on trees to compliment the scale of the buildings and to tie into the Kincaid Ravine, creating a forested feel.

Action:

A motion was tendered and seconded to approve Schematic Design; a vote was seven to one, in favor.

Lunch Updates & Discussion

Requested Action: Information
Kristine Kenney, University Landscape Architect
Josh Kavanagh, Director UW Transportation Services
Howard Nakase, Manager of Grounds Operations, Facilities

Campus Mobility Framework

- UW's first all-modes mobility plan, the Framework will integrate planning and operations
- Closely linked to Campus Master Plan
- Transpo has been hired as consultant for the effort, which will get underway shortly
- The Framework will consider the feasibility of two efforts:
  - Opening 43rd Ave NE to connect 15th Ave NE and Memorial Way
  - Converting Stevens Way to one-way to create a cycle lane

Wayfinding & Signage

- Continues development, coordinating with the Visitor Welcome Committee
- Mathews Studio has submitted a proposal for a study of the Husky Athletics Village, with sponsorship from Alaska Airlines, to create a masterplan overlay of wayfinding and identity, tied into main campus efforts.

Landscape Maintenance

As an extension of the Campus Landscape Framework, staff hours necessary to maintain four levels of landscape were documented, using the existing GIS database, with the goal of curating the campus visitor experience, understanding how existing resources can best be allocated, and justifying requesting new resources to maintain the campus landscape experience.

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Comments:

- Landscape is seen as the most flexible, in regard to deferred maintenance; culture and attitudes must change, toward long-term thinking. Staff hours are the required resource.
- The safety and esthetics of the landscape contribute to a sense of well-being which aids recruitment.
- The process should begin with fixing the failed Facilities Services funding model, so that it is not vulnerable to future economic downturns.
- Activity-based budgeting (ABB) calculations have a building/facilities component; the Board of Deans & Chancellors should be made to understand that the campus is an important asset that must be stewarded. Presentation to BoDC will require careful, strategic thinking.
- The one-year warranty period on a new building should include a one-year landscape maintenance contract.
- Spaces should be evaluated both on the type of space, and on the level to which they should be maintained.
- Avoid using the Framework as a tool to specify the designing of new spaces to the lowest maintenance level.
- Consider partnering with Marketing and Advancement for funding opportunities ("Friends of the Rainier Vista, for example).

Campus Master Plan
Requested Action: Information - Existing Conditions Analysis
Theresa Doherty, Senior Project Director, Planning and Management
Caitlyn Clauson, Romil Sheth, Rhiannon Sinclair, Sasaki Associates

Overview:

The University has begun the process of updating its 2003 Campus Master Plan (CMP) and anticipates the new plan will be complete and approved by the Board of Regents and the Seattle City Council in 2018. The project is being led by UW's Rebecca Barnes and Theresa Doherty; Sasaki Associates has been contracted to help craft the plan in consultation with the University community. On October 14th and 15th the University will hold two Open Houses to kick-off the CMP Environmental Impact Statement Scoping process. Sasaki presented the Phase 1 findings that the University will use to inform their request to the City of Seattle for an additional square footage allowance to meet the varied needs of the University over the next two decades.

Comments:

- Consider the University's needs from a Master Plan, beyond City requirements.
- Beyond the concept of "capacity," consider "place-making," but avoid locking the University into too specific a scenario for development.

The Committee members were given a **walking tour of the North Campus Housing** site.

The meeting was adjourned at 4:00 pm.

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