University of Washington
Haggett Hall

UWAC Presentation
December 04, 2023
Agenda

Introductions

a. Project Overview
b. Value Proposition
c. Design at 25% Milestone
d. Next Steps
a. Project Overview: project update
a. Project Overview: schedule

- **8/4 - 12/8**: 19 weeks (25% Design)
- **8/7 - 5/6**: 21 weeks (50% Design)
- **5/7 - 11/1**: 27 weeks (100% Design)

**Enabling**

**Demolition**

**Construction**: 10/01/24 - Summer 2027

- **9/13**: WS-1
- **10/4**: WS-2
- **10/25**: WS-3

**2024**

- **9/12**: UWAC
- **10/3**: Pre-sub with SDCI
- **12/4**: UWAC
- **11/15**: 25% SD Pricing Set
- **12/15**: Envelope Pricing Set
- **1/3**: Site Bid Permit Set

**2025**

- **5/6**: UWAC
- **6/28**: GMP/Arch Permit Set
- **10/31**: GMP/Arch Permit Set
a. Project Overview: schedule

- 25% Design 11/15/2023
- 25% Design Pricing 12/20/2023
- Abatement of Haggett Hall Began 11/02/2023
- Podium Demolition Starts 12/18/2023
b. Value Proposition and Design Strategies

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.
b. Value Proposition and 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 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
c. Design at 25% Milestone

- Overview: Site Plan, Massing
- Site, Siting and Courtyard
- Residential Life
- Health, Fitness and Wellness
- Exterior
c. Overview: Site Plan

- 1. Connect to the Mid-Slope Path
- 2. Connect to Little Canoe Channel
- 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”
c. Overview: Site Circulation
c. Overview: Massing

WEST WING:
“Living on the Quad”
Views of Campus
“Energizing”

EAST WING:
“Living with Nature”
Views of the Forest
“Meditative”
c. Overview: **East-West Section Through Courtyard**
c. Overview: Residential Communities

LEVELS 01
1 RA TO 65 BEDS

LEVELS 02
1 RA TO 65 BEDS

LEVELS 03
1 RA TO 65 BEDS
c. Overview: Residential Communities

LEVELS 04-05
1 RA TO 65 BEDS

LEVELS 06-07
1 RA TO 52 BEDS

LEVELS 08-09
1 RA TO 42 BEDS

UNITS
SOCIAL SPACE, CORRIDOR
HEALTH, FITNESS WELLNESS
STORAGE, BOH
c. Site, Siting, Courtyard: Landscape Identity - Ecological Health and Wellness
c. Site, Siting, Courtyard: **Design Evolution - Site Plan**

Previous Design

25% Design
c. Site, Siting, Courtyard: Site Plan, functional elements

- Nook
- Perch
- Woodland path
- Bioretention
- Portal
- Portal stair
- Woodland edge gathering space
- Forest Landing
- Midslope Path
- Accessible path
c. Site, Siting, Courtyard: Section

- Banana slugs
- Birds
- Treefrogs

Key Plan

- Whatcom Ln
- Accessible Path
- Landing and gathering spaces
- Woodland Courtyard
- Bioretention
- Perch gathering space
- Mid-slope path
- Willow Hall

Mahlum + TenBerke  |  Andersen Construction  |  University of Washington Haggett Hall
c. Site, Siting, Courtyard: Courtyard Perspective
c. Site, Siting, Courtyard: Circulation

Woodland Courtyard Experience

- Building Access
- Landing
- Accessible route
- Route using stairs
- Vehicle access/turnaround
- Elevator
c. Site, Siting, Courtyard: Moments of Human Experience

- Gathering spaces
- Opportunities for lingering at edges
- Wellness outdoor space
- Woodland courtyard
c. Site, Siting, Courtyard: Vehicular Access

- Primary vehicular circulation
- Controlled vehicular access
- Limited maintenance vehicles
- Utility Tunnel Entrance
c. Residential Amenities: **Terrace Level 175’**
c. Residential Amenities: Terrace Level 185'
c. Residential Amenities: View from Midslope Path
c. Residential Amenities: View of the Perch
c. Health, Fitness and Wellness: Site Context

Who is able to access this experience? And How?

[Map showing distances: 1/4 mile, 1/2 mile, 3/4 mile]
c. Health, Fitness and Wellness: Terrace Level 175'

Reflection / Awe Space
Care Specialist
Reception Lobby
Group Room
Office
Wellness

- Terrace Level 175'
c. Health, Fitness and Wellness: **Terrace Level 160’**
c. Health, Fitness and Wellness: **Terrace Level 145'**
c. Health, Fitness and Wellness: View of Midslope Path
c. Health, Fitness and Wellness: View of Portal
c. Exterior: Section looking North
c. Exterior: View North
c. Exterior: View North
c. Exterior: View North from Mason Rd.
c. Exterior: View South along Whitman Ln.
c. Exterior: View South along Whitman Ln.
c. Exterior: Facade Details
c. Exterior: Adjacent Buildings

Fields of repetition that say "residence"

Smaller, more discreet moves like Willow

Large, bold moves, like McMahon
d. Next Steps

LEVELS 04-05
1 RA TO 65 BEDS

- RE-DISTRIBUTE LEVEL 07
- MOVE SOME PARKING TO EXTERIOR
- MOVE RD APARTMENT TO BASEMENT LEVEL
APPENDIX

Project Definition Materials
I. Background (What we set out to do)

a. Both “complete the puzzle” and “stand out”
b. Develop a strong relationship of building, site, landscape
c. Develop a meaningful experience around well-being
d. Correct existing non-compliant zoning and grading conditions.
Complete the puzzle

Stand Out

Meeting of the Formal Grid and Woodlands

Strong Relationship of Building, Site and Landscape

A Meaningful Experience of Well-being

A Distinctive Place

Very Steep Slopes

Conclusion of the Liberal Arts Axis

New Campus Viewshed

Site, Siting, and Landscape

Lewis Grove

Dining Terrace

Denny Field

IA

A second Intersection

Top Middle Ground...

Strong Relationship of Building, Site and Landscape

A Meaningful Experience of Well-being
b. Analysis: North Campus Connections

- Residential halls
- Vehicular circulation
- Pedestrian circulation
- Accessible Path
- Mid-Slope Path
- Gathering Spaces
- Residential halls
b. Analysis: Existing Conditions

- At the end of the Mid-Slope Path
- Retaining wall at Willow
- Steep slopes at Little Canoe Channel
- Foot traffic routes
- Great views and visibility
- A need for connections
- Legalize Existing Conditions
b. Analysis: **Site Section**
### c. Program

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Quantity</th>
<th>Assignable Square Feet (ASF)</th>
<th>Number of Beds</th>
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<tr>
<td>Residential</td>
<td></td>
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<tr>
<td>Single Bedroom</td>
<td>16</td>
<td>3,600</td>
<td>16 beds</td>
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<tr>
<td>Double Bedroom</td>
<td>146</td>
<td>35,900</td>
<td>292 beds</td>
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<tr>
<td>Flex-Double Bedroom</td>
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<td>296-444 beds</td>
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<td>3-Person Suite</td>
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<td>48 beds</td>
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<tr>
<td>4-Person Suite</td>
<td>32</td>
<td>15,500</td>
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<td>Resident Assistant Suite</td>
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<td>4,500</td>
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<tr>
<td>Studio</td>
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<td>Community Spaces</td>
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<td>13,800</td>
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<tr>
<td>Support Spaces</td>
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<td>3,000</td>
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<tr>
<td>Residential Life Amenities</td>
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<tr>
<td>and Support Spaces</td>
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<tr>
<td>Fitness and Wellness Center</td>
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<td>9,500</td>
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<td>Building Support and Warehouse</td>
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<tr>
<td><strong>Total ASF</strong></td>
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<td>171,200</td>
<td>800-948 beds</td>
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<tr>
<td><strong>Total Gross Square Feet (GSF)</strong></td>
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<td>230,000</td>
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</tr>
</tbody>
</table>
c. Program

Typical Community Layout (50 residents)

- Study / Lounge / "Phone Booth"
- Residential: 3-Person
- Residential: Flex Double
- Residential: Double
- Residential: Single
- Residential: RA Single
- Point of Arrival
- Residential: 4-person
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

Typical 2-Community Layout

Typical 3-Community Layout
d. Plans: Typical Layouts

Level 1: Elevation 145'

Level 2: Elevation 155'

Level 3: Elevation 165'

Levels 4-5: Elevations 175', 185'

Levels 6-7: Elevations 195', 205'

Levels 8-10: Elevations 215', 225', 235', 245'