University of Washington

Architectural Commission

&

Landscape Advisory Committee

Minutes of Joint Meeting

February 4, 2019

Online – Zoom Meeting

**Architectural Commission**

X Renee Cheng, Chair Dean, College of Built Environments Voting

X AnnMarie Borys, Vice Chair Professor, College of Engineering Voting

X Linda Jewell Partner, Freeman & Jewell Voting

X Andrea Leers Principal, Leers Wienzapfel Associates Voting

X Cathy Simon Design Principal, Perkins+Will Voting

X John Syvertsen Chairman, Board of Regents, American Architectural Foundation Voting

Ingrid Pelletier Student Representative, College of Built Environments Voting

X Kristine Kenney University Landscape Architect, UW Facilities Ex Officio

X Mike McCormick Associate Vice President, UW Facilities Ex Officio

Lou Cariello Vice President, UW Facilities Ex Officio

**Landscape Advisory Committee**

X Maggi Johnson, Chair Johnson Southerland, Professional at-large Voting

Jennifer Jones Carol R. Johnson Associates, Professional at-large Voting

X Ken Yokum Department Chair, Associate Professor, Landscape Architecture Voting

Nancy Rottle Professor, Landscape Architecture Voting

Bruce Balick Professor Emeritus, Astronomy Voting

Sophie Krause Graduate, Landscape Architecture Voting

Thaisa Way Professor, Landscape Architecture Voting

X Howard Nakase Manager Grounds Management and Building Envelope Voting

X Kristine Kenney University Landscape Architect, UW Facilities Voting

**Call to Order**

Ex Officio member of the Architectural Commission and Associate Vice President of Facilities: Asset Management, Mike McCormick, called the meeting to order. Project presentations were broadcast via web-based conferencing software to all attendees due to suspended operations at the University of Washington Seattle Campus.

**Approval of Agenda**

The meeting agenda was approved unanimously. Renee Cheng was introduced as newly appointed Dean of the College of Built Environments, and welcomed as the new Chair of the University of Washington Architectural Commission.

**Approval of Past Minutes**

There were no minutes for approval.

**Project and Campus Updates**

Mike McCormick, Associate Vice President, Facilities: Asset Management

**Campus Master Plan**

The Campus Master Plan was approved by the Seattle City Council at the January 2019 council meeting. The plan will now be presented to the Board of Regents for final approval.

**University District Station Building**

The Sound Transit Light Rail U District Station is currently under construction and on target to open in September 2021. The University District Station Building (UDSB) will be a Public-Private Partnership Development above the station, as the University owns the air rights over the U-District Station. The RFQ process is currently underway, with a shortlist of potential developers anticipated within the next few weeks.

**Center for Advanced Materials and Clean Energy Technologies**

The Center for Advanced Materials and Clean Energy Technologies (CAMCET) selection process for a site developer is expected to begin in the near future, once internal financial analysis has convened. The project is designated as a Public-Private Partnership Development, with a likely site of W27 in the Campus Master Plan, located just west of the UW police Station and West Campus Utilities Plant.

**Bill & Melinda Gates Center for Computer Science**

The newly complete Center for Computer Science is now open and operational. The official dedication ceremony is scheduled for Thursday February 28th, followed by the public open house scheduled for Friday March 1st.

**North Campus Housing: Oak Hall**

The North Campus Housing, Oak Hall project is a 360 bed residence hall, which includes the restoration of Denny Field. While the project originally included the demolition and minor site restoration of Haggett Hall, this will instead be pursued as a future project once Oak Hall construction is complete, and reserves are firmly in place. Stage 2 approval of Oak Hall will be presented to the Board of Regents in February.

**Legislative Update: Design Build Selection Process**

The selection process for Design Build teams is being clarified, emphasizing a builder selection first, followed by collaborative efforts to select a design firm second, rather than choosing a predetermined builder/designer package. This will push builders to consider new partnerships outside of known or previously partnered with Architects. It also includes a recommendation to allow non-restricted use of the Design Build delivery process for projects valued at $2M.

**University Architect Selection Process**

The recruitment process for a new University Architect is currently underway. First round virtual interviews are scheduled, with most candidates having either current or past experiences as a University Architect.

**Foster School: Founders Hall**

*Requested Action: Project Definition Phase – Building Massing and Site Assessment*

*Ross Pouley, Project Manager, UW Facilities*

*Diane Machatka, Account Manager, UW Facilities*

*Mark Reddington, LMN Architects*

*Shannon Nichol, GGN*

*Steve Tatge, Director, UW Facilities*

***Overview:***

The project proposes a new 86,000 - 96,000 square foot building to replace Mackenzie Hall. The program will be a mix of instructional, academic and administrative spaces and include classrooms, offices, team and meeting rooms, and large common areas. Determining the specific building square footage is actively underway as a part of the Project Definition Phase. The new facility will house the Foster School PhD program, the Undergraduate Program Office and Career Center, the Sales Program, the Center for Leadership and Strategic Thinking, the Sales and Marketing Center, and the Foster School Advancement and Marketing teams. LMN and UW Facilities have worked closely with the Foster School to ensure the building is aligned with the schools educational strategies and operation needs.

*Project Budget $70,000,000*

*Project Schedule*

Planning 9/1/2018 – 2/1/2019

Design & Bidding 2/1/2019 – 5/1/2020

Construction 11/15/2020 – 8/15/2021

***Landscape Concept***

An overview of landscape design concepts and analysis were reviewed by GGN. The concept plan embraces the informal quality of Denny Yard as a majestic landscape in the picturesque tradition of high meadow, hillside, and encroaching forest, with the recommendation to design the new building in a manner that welcomes and engages the site on all sides with a porousness between indoor and outdoor environments. Denny Yard is proposed as an informal native meadow/expanse with non-linear pathways, carved out of the adjacent native forest of fir trees with lush understory plantings.

Chelan Lane, the primary pedestrian path connecting the North Campus Housing with central campus runs along southeast edge of the site, providing emergency access and ADA parking to surrounding buildings. The concept plan proposes a redesign of this lane to prioritize pedestrian safety and improve the experiential quality of passing through the forest, an extension of the landscape character of the North Campus Housing and hillside beyond to the east. Additional considerations for the remainder of the site include bio-retention, parking, emergency access, and bike parking.

***Building Massing & Siting Approach***

The approach to building massing emphasized the desire to increase opportunity for cross functional interaction between faculty, staff and students. A discussion of stacking strategies reviewed three main concepts: a design similar to PACCAR Atrium, showing clear separation of classrooms from offices, which was deemed as limiting chances for interaction; an office over classroom design which was suggested to be structurally inefficient overall; and stacking the offices and classrooms adjacent to one another. The adjacent programs design was portrayed to facilitate the most student to office interaction, as well as the most efficient use of space, allowing at grade entry for both office and academic functions. A current 9 ft. drop from northwest to southeast is still under review, with a full exploration of options on how to maximize the change in grade with the notion of providing porosity through the building.

Additionally, building siting, orientation, and design models were reviewed, with the Architect tending toward situating an office bar for faculty and staff parallel to Stevens Way. Adjacent classroom and event spaces would focus on facing/encompassing the open space of Denny lawn. Additional classroom spaces would be positioned toward Chelan lane, with more social/interactive spaces located near PACCAR, to capture and maximize daylight exposure. The massing vocabulary for the office bar is to be more consistent in language to Paccar and Dempsey Hall. The vocabulary for the classroom and event portion of the building is proposed as more transparent in nature, with greater floor-to-floor heights.

**Comments:**

* Strong support for the Denny Yard concept of meadow, very poetic idea, especially paired with the formality of the quad. Engagement with Denny Yard is significant through the integration of outdoor terraces, building entries, and program at grade.
* Analysis of the program makes sense, to stack the normative parts separate from the freer parts of the program, but would like to see this concept combined with the landscape discussion. The office bar along Stevens Way works against the notion of this building as a filter to campus by recreating a wall, and allowing the forest to flow through the site.
* Missed opportunity along Chelan Lane to reveal the pedagogy of the Foster School with more transparency into the building. The slope transition across the site needs to be more carefully considered to ensure uses at grade level.
* Consider further development at a diagrammatic level, integrate/blend the two building masses more and allow it to feel more as one building/unit. Consider an ‘L’ shaped office bar.
* Running the office bar along Stevens may work against the concept of the building being a gateway to the rest of campus, as it could create more of a hard barrier. Running the bar of offices along Chelan way instead would seem to accomplish this concept better. With concerns raised related to daylight (Chelan way creates a significant amount of shadow along the east side of this site) consider shifting the whole building be west to accommodate more light, moving away from the trees.
* Consider making the office bar one floor taller and one bay shorter, allowing the top floor to have access to a roof terrace. Part of what makes the bar a barrier is its length.
* Utilizing terraces facing Denny yard allow us to imagine this space as a part of Denny yard. This allows for active engagement of the meadow, with prolific views across the space, and a way to populate the meadow from different levels.
* How do you enter this building? Where is the entry? The current assumptions show the functional main entrance at the SW corner of the site. Be sure to consider this not just as the entry to the building, but also the entry to the Business School.
* Continue to think on the 9 ft. step down across the footprint of the sight, and consider additional meeting/classroom spaces as perhaps an added level.
* Consider clustering classrooms adjacent to break out spaces so they can be converted into event space as needed without having to create separate spaces.
* It is important to focus on establishing a new norm moving forward, which supports conservation efforts by creating sustainable and easy to manage spaces.

The meeting adjourned at 11:15AM