**ARCHITECTURAL COMMISSION**
**UNIVERSITY LANDSCAPE ADVISORY COMMITTEE**
**June 17, 2016**

**PROJECT NAME:** **North Campus Student Housing**

**PROJECT NUMBER:** **205471**

**PROJECT MANAGER:** **Shane Ruegamer**

**ACTION:** **North Campus Student Housing Phase IV(b) – Predesign Approach**

**OBJECTIVE:** Revitalize the northeast campus precinct with the addition of new resident dormitories and landscape amenities.

**PROJECT DESCRIPTION:** The North Campus Student Housing, Phase IV(b) proposes to demolish existing Haggett Hall and construct two new buildings, identified as Oak and Haggett Halls. The project is also proposing to reconstruct Denny Field as an artificial surface all-season field with lights. See the attached site plan for reference. Oak Hall is expected to begin construction in the summer of 2018 with occupancy for the start of Autumn Quarter 2019. Denny Field will begin construction April 2019 and be completed by Autumn Quarter 2019. The demolition of the existing Haggett Hall and replacement with a new Haggett residence hall is expected to begin construction in the summer of 2018 with occupancy for the start of Autumn Quarter 2020. The buildings will feature two floors of concrete construction with 5 floors of wood frame construction on top. The two new buildings will have approximately 1,100 beds.

The buildings will include lounges, community space, utility and street improvements, and regional amenity spaces as well as parking below Haggett. 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.

**Project FORECASTED COST:** $140 Million

**SCHEDULE:**

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|---|---|
| Design: | May 2016 – July 2018 |
| Construction: | July 2018 – June 2019 (Oak Hall) |
| | April 2019 – August 2019 (Denny Field) |
| | July 2018 – June 2020 (Haggett Hall) |
| Occupancy: | August 2019 (Oak Hall) |
| | August 2019 (Denny Field) |
| | August 2020 (Haggett Hall) |

**PREVIOUS ARCHITECTURAL COMMISSION ITEMS:**

- Architect Interview and Selection March 2016

**ATTACHMENT:** Site Plan

UNIVERSITY of WASHINGTON
CAPITAL PLANNING & DEVELOPMENT

May 16, 2016

RE: North Campus Housing Phase IV(b) – Design Approach and Program

As a starting point for the KT/OLIN design team related to North Campus Housing Phase IVb Pre-design, we have compiled a list of considerations that should be addressed in the development of this project as follows:

A. Rebecca Barnes; University Architect, Assoc Vice Provost Campus/Capital Plan, Office of the University Architect
RB email dated 5/3/2016

Beginning the design phases of Oak and Haggett Halls, Denny Field, Lewis Grove and the remainder of the associated public realm improvements, the design team is asked to respond to the following requests, and to do so by engaging these issues directly with Commission members and UW staff at the outset of the Preliminary Design phase.

- Review and develop further the particularization of the functions, configurations and material expressions of Oak and Haggett Halls having in mind the significant differences of the buildings' siting – Oak on the plateau with important roles in framing Denny Field and Lewis Grove and bridging between them, while heralding this newly characterized precinct where it connects to Stevens Way and the woodland/slope-sited buildings including Haggett Hall. These buildings are not much alike in their roles in the campus setting nor in the nature of their particular sites. The design's development of both should reinforce the particular nature of each building.

- Haggett Hall needs to be wholly reconsidered in terms of its relationships to its site, to circulation to and from Whitman Lane and downslope connections beyond the site including Mason Road and paths to and from the Burke Gilman Trail. This will be informed in part with new functional requirements of beds, of fitness center relocation, and other issues determined by HFS. It will also need to be informed with the change in thinking about McMahon Hall's future, which currently involves that building's re-use for student housing; a more interactive relationship between Haggett and McMahon should be considered. The notion identified by another candidate, that a reconfiguration of Haggett could allow for a view of Mt. Rainier from Building D's dining deck, should be explored. More attention to the experience of entering the housing precinct on Whitman may consider greater presence of Haggett on Whitman.

Box 352205 University Facilities Building Seattle, WA 98195-2205
206.543.5200 fax 206.543.1277 http://pm.uw.edu/cpd/

o News that Denny Field is expected to be artificial turf in order to facilitate maximum levels and extended hours of use requires rethinking the character of the landscape approach and treatment from the previous romantic space to having a more edgy nature supportive of the high-energy area it is re-envisioned as having.

o Commission members encourage the design team to continue to develop the particularization of both buildings through their material expressions, reflecting the particularities of their functions, their place in the ensemble of buildings, in order to appropriately differentiate them within the overall primacy of the landscape.

o The Commission agrees with Stephen Kieran that the design "shouldn't run from inherent similarity" but encourages design thinking that extends the wonderful work done in 4a to develop "purposeful differences", and thereby heightening the sense of place and avoiding homogeneity.

B. Robert Lubin; Associate Director, Facilities & Capital Planning
Housing and Food Services
RL email dated 5/4//2016

I want to insure consideration of the following program for Building E and McMahon

o Reduction in the parking scope from 206 to 72 stalls. The parking should include four stalls for box van parking and six stalls for ADA parking (two ADA van stalls). Garage will need to have a height appropriate drive lane for garbage and loading.

o Analysis of building E with a goal of creating one community instead of two to reduce the amount of vertical circulation and collapse building community space.

o Incorporate a fitness center into building E or determine that incorporating it into McMahon is a better move for the village.

o Insure connectivity of McMahon – this may cause the need for a new look at the building E foot print or it may not depending on other landscape and hardscape strategies.

o Based on the design teams knowledge of the site, allow for some observations of McMahon which could improve connection to the village.

o Are there opportunities for energy efficiency because of the incorporation of McMahon into the residential village?

- Look at Building E floor to floor heights. Do we need to take a floor out of a wing to achieve minimum eight foot finished student rooms height and appropriate public space height?

- Would the program fit in a single wing type IIa nine story building or a higher type I? Would the smaller foot print compensate for the higher framing and high rise costs and allow us to meet budget? If yes, could this be a better solution for view corridors thru the site and allow the single community that is desired for the building?

C. Matthew Newman; Director of Recreational Sports Programs
University of Washington
MN email dated 6/10/16

As a unit of Student Life, Rec Sports has an overall mission to contribute to student well-being. We do that through formal and informal recreation offerings, and we're always dealing with a space deficit during peak use-times (i.e., 4-10pm M-Th and 9a-9p Saturdays and Sundays). Programmed activities include intramurals, club sports, and activity/fitness classes, while we also have a demand to provide open/informal recreation opportunities. It's a consistent battle to balance the needs of our various student constituents, with those efforts being thrown out of whack recently with the permanent removal of eight tennis courts and the temporary loss of Denny Field.

It's been exciting to think about all that will be coming on-board with the North Residence Hall project, and for us that's primarily a new and improved Denny Field! Key points include:

- Synthetic turf provides access to informal and formal recreation 12 months per year, regardless of virtually any weather condition (lightning and snow/well below-freezing temps the exceptions)

- A lighted synthetic field provides access into the evening hours, which are dark most of the academic year

- Rec Sports runs a wait-list each academic quarter for field sports such as flag football, soccer, and ultimate (Frisbee)

- RSP's space issues have been heightened by the lack of availability at Dempsey Indoor in recent years – this is particularly acute with our club sports

- Students need access to open space on a regular basis for informal sports, games, relaxing, etc., and synthetic turf provides that anytime students are willing to be outside

- The maintenance of a synthetic surface is minimal: every two-to-three weeks (depending on use patterns) a field-drag is pulled across the field to even out the fill and to fluff up the fibers

- Also regarding maintenance, there is no need to shut down the field to allow for recovery – we can keep it open all year-round

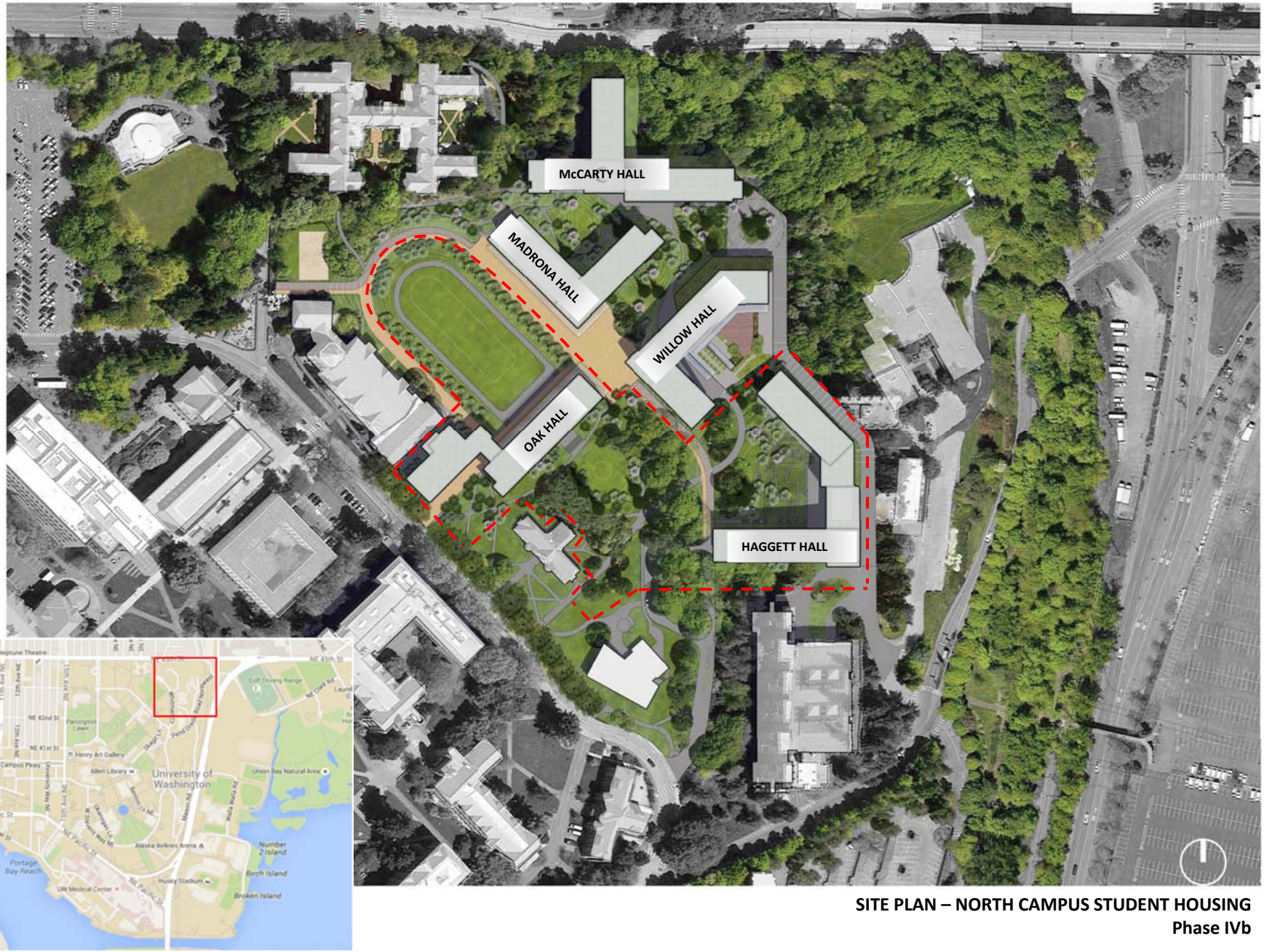
- In addition to the vastly superior maintenance issues with synthetic turf fields (which are designed to last a minimum of 10 years), they are substantially less expensive to install and maintain than grass.

In order for Rec Sports to properly partner with HFS on the Denny Field project, a synthetic surface is a necessity. We look forward to getting the best and safest product available for this project.

Please take a moment to review the input from UW UAO, HFS and Rec Sports as you launch into IVb Pre-design.

Thanks in advance for the opening the dialogue on this very important project.

Shane Ruegamer
Project Manager, Major Projects Group
UW CPD




**SITE PLAN – NORTH CAMPUS STUDENT HOUSING**
**Phase IVb**