

UNIVERSITY OF WASHINGTON
ARCHITECTURAL COMMISSION
&
LANDSCAPE ADVISORY COMMITTEE

Minutes of Joint Meeting
April 29, 2019
Bill & Melinda Gates Center for Science & Engineering

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
X	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
X	Lou Cariello	Vice President, UW Facilities	Ex Officio

Landscape Advisory Committee

	Maggi Johnson, Chair	Johnson Southerland, Professional at-large	Voting
X	Jennifer Jones	Carol R. Johnson Associates, Professional at-large	Voting
X	Ken Yokum	Department Chair, Associate Professor, Landscape Architecture	Voting
X	Nancy Rottle	Professor, Landscape Architecture	Voting
X	Bruce Balick	Professor Emeritus, Astronomy	Voting
	Sophie Krause	Graduate, Landscape Architecture	Voting
X	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

The Chair of the Architectural Commission and Dean of the College of Built Environments, Renee Cheng, called the meeting to order.

Approval of Agenda

The meeting agenda was approved unanimously.

Approval of Past Minutes

The February 4th meeting minutes were approved unanimously.

Health Sciences Education Building (HSEB)

Requested Action: Design Review

Ruth Baleiko, Miller Hull

Mary Jo Olenick, SLAM Collaborative

Elizabeth Moggio, Miller Hull PM

Scott Akre, Lease Crutcher Lewis PM

Jeannie Natta, Project Manager, UW Facilities

Jennifer Guthrie, GGN

Overview:

HSEB is the first building in South Campus to be rebuilt. Prior to launching this project strong consideration was given to design principles to help interpret what the South Campus plan is, and to guide Project Definition.

South Campus Design Principles

Signal a New Vision for South Campus:

Primary challenges include integrating academic medical centers, reorienting the space to open up to the rest of campus, and determining what is important to this site now and in the future. The Campus Master Plan(CMP) looks to break down the existing “walled off” feeling of South Campus along Pacific Ave, and sets up a very clear grid, allowing a continued sense of veracity, while creating a more varied network of passages.

Enhance Connection:

Time was spent rethinking how the term “gateway” was defined within the CMP and how it relates to this project. What is the feel of the current gateway to South Campus via Pacific? Improving Pacific Street is a fundamental aspect to creating the feeling of arrival to South Campus. How can that arrival use connections and passages to create decluttered views, and a focus on the water?

Support Healthy Living:

Program spaces outdoors, should consider approaches which enliven shaded spaces between buildings, using reflective surfaces to brighten. Consider how traveling through a building can engage healthy living. Include materials that reduce stress and blood pressure, and maximize academic performance. Consider both physical and mental health.

Support Sustainable Strategies:

Invest in the Building Envelope – consider added energy consumptions – set a tone for energy use in long term. Consider incorporating water into the design. Bear in mind, environment impacts – how can water runoff be filtered prior to in escaping into the Sound.

Comments

- *Appreciative of the humanistic view of the design.*
- *View corridors to the south will likely be large scale*
 - *Applaud cross grain attitude of view and function.*
- *With large buildings – a lot will depend on what is on the ground floor of building. What is emphasized on the first few floors will really speak to the experience of the area.*
- *This building is the first to tackle the transition between main campus and south campus. Being the first building over from the T wing you have the opportunity to set the tone. Make sure you’re considering what the next move is going to be to soften that T-Wing Wall.*
 - *The notion of lots of through corridors is very much at odds with the current campus landscape. This will have to be surgically accomplished.*
- *Comparing this area to main campus...what is the population here? How does the population moving to south campus compare to the rest of campus? What times of day are they using this space? You may find there is much more collaboration between Health Sciences and the core campus than many might realize.*
- *Be sure to include all corridors when considering green spaces.*
 - *Understand and consider how we connect those “hearts of the core”.*
- *Is there a way to make Pacific Street more appealing, and less like a river that must be forded? Currently we have a walled city and Pacific is like the moat around the castle.*

- *How are you imagining we create this gateway with the current topography on either side of Pacific so vastly different?*
 - *Focus on improving/adding crossings.*
- *Connections and collaborations – as education evolves more traditional campus buildings are now connecting via outside spaces. Buildings don't necessarily need to consider "collaboration spaces" those connected only via covered or indoor corridors.*
- *50 years is a long time to consider a plan – thank you for thinking through the project in that way.*
- *Will likely be working from West to East as we rebuild and restructure South Campus. Consider looking at I-Wing more urgently than once considered.*
- *Use West Campus Housing as a successful model to show a way to filter cars and pedestrians.*

Project Update: Fitting into South Campus – (Building Focused Conversation) – Project Definition Phase

Project goals

- Create a hub which fosters interaction, collaboration and creativity
- Design the building to allow affordable, accessible and high quality healthcare.
- Create flexible spaces with modern technologies and a broad array of environments that can adapt to changing needs.
- Create spaces that attract and retain the best professionals.
- Support the goals of the CMP.

Programming

- Create Inter-professional collaboration – train students together and allow them to learn from each other.
 - Desire has been for larger active learning spaces (classes from 60 – 160)
 - Skills labs may be one of the hearts/cores of the building.
- In the process of testing multiple building scenarios –Currently looking at 3-4 floor building pending funding verification.
 - Hope to avoid the feeling of a high rise building yet have room to house large format classrooms.

Site Strategy

- Where to place the building: Adjacent to the bridge – provides direct access from building, but limits landing space; Centered on site – provides direct access to building, but not ideal for maximizing singular outdoor spaces; Standalone building pulled to the east – creates outdoor space and a generous southern landing.
- Review of the 4 edges of the site:
 - North Streetscape – Gateway
 - Recreate the bus landings to incorporate better covered spaces or at a minimum, add furniture to establish this as a place for people.
 - Activate edge – Utilize a stepped ground floor, peeking into active learning environments, and potential through views at this level of the building.
 - House smaller programmatic spaces along the north, and bigger classroom facilities and larger programmatic needs along the south.
 - West Side - Slope Transition
 - Create level landings through the 8 percent grade change. ADA access is being considered and may be a transition within the building itself.
 - South West Zone – Corridor
 - Min – 35ft
 - South East Zone – Southern "Outdoor Room"
 - Currently modeled slightly larger than Alder Hall courtyard, (approx. 60ft wide)
 - Would be essential to set up the appropriate programs at the ground floor which allow expansion into this outdoor room.
 - East Edge – Access and Entrance
 - Most complex use and entrance space for HSEB. Access to T-Wing.
 - Will allow us to touch this area slightly and improve the spaces.

Comments

- *Is there a way to slip by Hitchcock and J Wing? Currently it appears that you have to go around K wing as it currently sits.*
- *Brilliant solutions to problematic conditions. The problems we have are self-made. Re-emphasized how we build around these conditions:*
 - *What do we embrace and what do we try to transform?*
 - *How do we get to the water? How do we clear the path to this with this first construction?*
- *Looking ahead, if I-Wing goes, it seems the most direct way to the water is shown as the most squeezed (the east corridor).*
 - *Currently in the process of collecting information and assessing. It's unlikely that it comes down within 5-10 years. We are looking further down the line for this.*

- *Be sure that the "South Room" is a continuation of the food court.*
- *Have you done a study on Student transitions? How long does it take you to get from one building to another? How long does it take to get from main campus to south campus?*
- *The traffic light going East on Pacific Ave is very difficult for vehicles to see.*
- *What is the reason to shift the site to the East?*
 - *I-Wing and T-Wing are the ones that are seen as most likely to change. Shifting to the East sets up the building for the most solid view of the water.*
 - *Should we be considering where that bridge is located? Are we very married to the bridge and working around it?*
- *An East sited building seems appropriate, especially with the emphasis on the streetscape. Consider locating the main entrance on the West and North Corner.*
- *It's important to love I-Wing, as it is right now. Is this whole view corridor idea just a pipe dream?*
- *Remember a sense of porosity at Pacific. Perhaps look at the entry level closer to 60 rather than at 53? Invite the street down into the building.*
- *Consider operational access. This site is typically where we set up crane access when needed. Has thought been given to how Facilities will be able to continue to service J and I Wings operationally?.*
 - *Currently the only access to the morgue is from Pacific.*
 - *The morgue may be moved if there is sufficient programmatic space to accommodate this.*
- *Why is I-Wing not a higher priority? Should this be? When talking about deferred maintenance, where do you shift that focus I-Wing or T-Wing?*
 - *If you're really thinking about I-Wing...would you consider moving the atrium into the new building from I-Wing? Perhaps that would push the student population out of I-Wing and de-emphasize that space which might allow I-Wing for new construction sooner.*
- *Bike access – where do I park my bike if I'm in a hurry to get to class?*
 - *Many options exist sprinkled though the site. Design will look at more consolidated option as well.*

Project and Campus Updates

Mike McCormick, Associate Vice President, Facilities: Asset Management

Capital Plan

The Capital Plan is in the late stages of finalization. As of today, it looks as though the UW is on a path for around \$6 Billion in funding over the next 6yrs (roughly \$500M/yr). We anticipate a significant shift toward renovating existing structures vs building new, although several new construction projects are currently on the horizon. These include projects for Engineering, ICA, UW Tacoma Academics, and a new behavioral health hospital located at the Northwest Hospital campus. Northwest Hospital is officially merging with UW Medicine. They have always been part of the system, as a partner, but now will be fully integrated.

Parrington and Kinkaid renovations are current in process, as is a review of the potential renovation or replacement of T wing (a far off possibility right now). Additionally, several large infrastructure projects are in the pipe line including power plant updates and renovations. Several Public, Private Partnership (P3) Projects are coming to UW including housing and a potential conference center.

We believe we should be spending close to \$150M/yr on deferred maintenance, and plan to tackle this as well as large renovations each year. Currently we estimate approximately \$2B in deferred maintenance now due to happen on campus. We hope to get better information out to the Deans on these costs, and figures, and educate and inform as to why we are moving in this direction, and handling deferred maintenance in this way.

Comments

- *Is landscape maintenance considered in the budgeted \$150M annual deferred maintenance?*
 - *We have a lot of work planned for the landscape to make ADA access a priority on campus.*
- *What is going on with Haggett?*
 - *We still plan to take it down, but need to wait for funding to catch up, so this will be delayed for several years likely.*
- *Is there transition plan for these anticipated building renovations (ie. disruption of classes)? Is there surge space available to accommodate this?*
 - *Yes for all but South Campus. We have no sense of transition in South Campus at this time.*

University Architect Selection Process

The recruitment process for a new University Architect is underway. We are currently in the final stages of hiring, and down to two candidates.

Commissioner Feedback – What would make an ideal candidate?

- Someone who can work in a public University. Someone who will focus advocacy toward Design. Not just someone who knows how to deal with bureaucracy.
- Someone with an appetite for design on this campus, not just for buildings but also the landscape. UW has a unique connection between these two elements. It's less important that they come with University experience, and more important that they have energy.
- Someone willing to speak up, and advocate for the campus. Not necessarily the most high profile person. Someone who thinks of the University as a whole, rather than as a plaza, or a courtyard, or a building.
- A collaborative leader – Be sure their experience speaks to this, as it is critical in the P3 world. They must advocate for design and be able to push back when needed.
- Entrepreneurial. Someone willing to be proactive in these business transactions.

Foster School of Business

The design/build team has continued to struggle with the project definition phase, and has yet to find a collaborative rhythm. The UW team will continue to guide the design/build partners as well as educate the business school faculty as they further refine the process.

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 pool of firms has been narrowed down to the final 5 who will be submitting full RFQs for final consideration. The UW and Commission will have design approval rights, so we will have full control of the design, as part of the negotiated partnership.

Comments

- *Would this location be an ideal space for faculty and staff housing?*
- *Should the University let the private sector deal with issues related to student/staff/faculty housing?*
 - *With several high-rise U-District buildings already underway by private firms, should the UW shift its focus to other things?*

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 underway. The project is designated as a P3 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. UW occupancy in this building is anticipated to be no more than 33%. We hope to move forward with this project this summer. Ideally we will review 3-4 developers with proposals, to collaborate with a design team decided upon by UW. We'll ask each team to come with 3-4 potential design teams in mind for our selection.

Architect Selection Process for UWB STEM & CoE

The Bothell STEM building and College of Engineering building selection process is in the planning phase. Our intention is to separate the selection of architect from the builder, first selecting the builder, and then the designer. There process does not come without risk, for instance, when builder is not comfortable with the design partner. The idea of creating/providing a long list of each group by building type has been discussed. UW would create this list through UW Facilities and its advising councils. We hope to try this for the first time on the Bothell STEM project, utilizing the list, in addition to advertising the project, which would further add to the list. The PEC committee would review the long list to create short list.

Comments

- *How would we get the opportunity to see the interaction and view the chemistry between these partners?*
 - *Be sure to select both teams (design and builder) as close to concurrent as possible. Should be the owner that selects, but allow the builder to veto, if they have a strong case.*
 - *Project owners would need to provide strong coaching to ensure both teams synch up, especially if process don't align.*

UW Bothell + Cascadia College STEM Building

Harry Fuller, UW Facilities PM

Overview

This project is a joint effort between Cascadia College and the University of Washington, and has been in the planning stages since 2014. Both colleges were looking for a STEM Building, and after much discussion and collaboration, together, the two groups brought a plan to the State. This project was approved with full funding provided to the UW for project management, ensuring that Cascadia had full say in the plan as well.

Several sites were considered (Site 20, 21, 24 and 25) as potential locations, however site 24 became the final selection site due to its large footprint and central location.

Design Challenges

- Site Topography and Fit: How do we work around existing trees?
- Budget Restraints: This is a tight budget for this space.
 - Benchmarks used in include WSU Everett University Center, Edmonds Community College Stem Building and Grays Harbor College STEM Building. Also heavily referenced was the Discovery Hall building current on the UW Bothell campus.

The RFQ will be going out within the next month to select the Builder, and once determined, we will continue the process to select the Architect.

Comments

- *New buildings should mimic the quality and considerations of the Discovery Hall building.*

- *Trees are an important element on campus. The upland trees in the grove between 20 and 24 will remain protected and untouched and will be preserved and healthier because of the way site 24 is positioned.*
- *Keep material coherence in mind rather than the style of the building. What ties it all together?*
- *For this project, you need the Landscape Architect to be an integral part of the process from the very beginning.*
- *Should there be a predesigned analysis of the site before the building design process gets going?*
- *Will this building work for the future student population expected at UW Bothell/Cascadia?*

College of Engineering Interdisciplinary Education and Research Building

John Wetzal – UW Facilities Asset Manager

Overview

The goals for this program are to increase graduate enrollment by 1000, and add 40 faculty. This new facility would support project based learning and research by nurturing campus program connectivity through phased new construction, renovation and reallocated space. There's still a lot to do on the fundraising side, and while we hope to start the team selection process in Fall 2019, it really depends on if and when money is received.

Total Project Cost projected at \$100MM (50/50 split between State and Donor funding) which includes:

- \$75MM for new facility
- \$25MM for targeted renovation of Mechanical Engineering

With several sites considered, the preferred site is C11, located across from the HUB and currently used by Facilities Administration. This is a highly visible site, close to the rest of the engineering facilities which would allow us to maximize site capacity.

Design Challenges

- **Site Topography:** Large grade change (60+ ft) create a challenge but also an opportunity to develop a step down experiences.
- **View Corridors:** The HUB view corridors need to be considered when thinking about building height.
- **Pedestrian Connection and ADA Access:** Developing varying steps to create an "engineering path" will allow us to develop and think about vital ADA access, with a goal to generate a safe and navigable path along the engineering corridor.

Comments

- *Renovation will be on targeted floors of Lowe and Mechanical Engineering. The new building will be focused on Student research and collaborative space.*
- *How far are you encroaching into current landscape space and pathways?*
 - *We know we can't encroach too far. We hope to stay south of the stairway. More will be developed in predesign once a team is established.*
- *Be sure to think of the street as two sided – consider both neighbors.*

Bill & Melinda Gates Center Tour

The meeting adjourned at 3:30PM