Meeting Agenda Summary:

- CLAC Document Review
- Project Updates
- UWT Phase 3 Pre-Design Site Program
- Denny Hall Pre-Design Site Program
- Sound Transit Station
- Husky Union Building Master Plan
- Lewis Hall Pre-Design Site Program
- Molecular Engineering Pre-Design Site Program
- Business School

Committee Members

Present

X Dale Cole, Chair
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X Daniel Winterbottom
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X Darlene Zabowski
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Staff Present

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Consultants Present

Brodie Bain
Mithun
Richard Johnsrud
Sound Transit

Greg Ball
NTP
Anna O’Connell
Site Workshop

Eric Bode
Walker Macy
Jarvis Payne
Walker Macy

Peter Busby
Perkins+Will
Ken Piree
Walker Macy

Ernesto Dominquez
NTP
Tracy Reed
Sound Transit

Caitlin Evans
Swift & Company
Bob Shrosbree
Site Workshop

Jim Goodspeed
LMN
John Sleavin
Sound Transit

Jennifer Guthrie
Gustafson Guthrie Nichol Ltd
Allyn Stellmacher
ZGF

Erin Jacobs
Mithun
Barbara Swift
Swift & Company
Dale Cole, Chair, called the meeting to order at 9:00 a.m. There were introductions of members, staff and guests. The Brian Tolle Sculpture review, originally scheduled to be presented at this meeting, has been postponed to the November meeting.

**Committee action:** Darlene Zabowski moved to approve the meeting agenda and the June 1, 2007 meeting minutes. Maggi Johnson seconded the motion and the Committee approved the motion.

**Campus Landscape Advisory Committee Review:**
*Richard Chapman, Capital Projects Office*

**Requested Action: Discussion**

Richard Chapman elaborated on the revised documents sent out to Committee members that clarify the Committee’s roles, responsibilities and membership. Revision reflected discussion from the last CLAC (from here forward referred to as the ULAC) meeting and subsequent meetings with Dale. These documents will go into effect after a three-month transition period beginning September 16, 2007.

Most of the responsibilities Weldon previously held will go to the Senior Vice President of Finance & Administration, currently held by V’ella Warren, including the appointment of ULAC members. Richard acknowledged thanks to everyone who has served, especially to members Norm Johnston and Richard Walker who will continue as voting members, filling the #15 & #16 positions.

Changes from the last presentation of these documents include:
- Increasing the Committee to 16 members (previously 15 members) to address concerns the Committee was too limiting in size
- Increasing the faculty member positions to 5 plus Johnston and Walker for a total of 7 faculty to serve on the Committee to address concerns regarding the importance of faculty representatives
- Clarification that one of the design professional members is from outside the region to ensure a broader view of the campus landscape and open space relative to other institutes
- Change in voting status of some staff to ex-officio members to lessen the staff vote
- Chair of the Committee may come from any department or school, not limited to CAUP
- Faculty senate is responsible for nominating only one faculty member to the Committee

Committee Comments:
- What provisions for inclusion of members from the other UW campuses will be made? Will be provided for when selecting Committee members and through the advisory responsibilities of the Committee
- Why does the ULAC report to the Architectural Commission (AC) and not directly to the Regents? In actuality, the AC report to the Regents is primarily through the AVP of CPO or Architectural Advisor, occasionally by the AC Chair. These presentations need to be honed down to 10 minutes in total for all projects going before the Regents and the feasibility of adding another presenter is not favorable. However, comments from the ULAC are presented to the AC in a summary report by the ULAC Chair at the start of every AC meeting and are incorporated into the overall comments from the AC to the Regents.
- The minutes from the last ULAC meeting did not reflect all comments, in particular, the concern that maintenance staff will no longer have a voice on the Committee. The intent of reducing the size of the Committee should in no way limit input from staff. All members of the campus community are welcome to attend the ULAC meetings to provide input. Also, other opportunities for input include the GIAC and the project review process.
- Dale noted historically the Committee has run on a consensus basis and voting has not been an issue. Having the right people attend the meetings is most important and will be ensured through Kristine Kenney and Jon Hooper.
- How is the arboretum brought into this discussion? The role of the arboretum in terms of the University structure has never been very well established. The arboretum is looking for more support
and coordination with the University. Discussions between Kristine Kenney, David Mabberley and Fred Hoyt will focus on this topic and report back at a future meeting.

Committee action: This was an informational agenda item, no action was requested. Follow-up will occur with Dale Cole and Kristine Kenney to clarify Committee members and terms. Appointment letters will be forthcoming.

Project Updates

Kristine Kenney, University Landscape Architect

Requested Action: Informational

Rainier Vista
Michael Van Valkenburgh Associates with SvR were selected as the landscape architect for the Rainier Vista Conceptual Plan project. The project will be guided by a steering committee made up of representatives from the Office of Development and Alumni Relations, CPO, Facility Services, Committee on Accessibility and the ULAC. The project will kick-off in October and present concepts at the November meeting.

Old Architecture Hall
The initial design for site improvements was eliminated from the project prior to final bid documents due to inflation estimates. The project is near completion and it is anticipated money will remain that could be put toward landscape improvements. Site Workshop was the landscape architect of the original design and it is anticipated they will be retained to develop a new site plan. The scope of improvements needs to be confirmed with the building committee and money allocated to these improvements will require approval from the Provost. Schematic design should be complete enough to present to the ULAC at the November meeting.

Guggenheim Hall
The construction laydown yard between the fountain and Guggenheim Hall has been used for several projects and restoration was not specifically included in the site improvement scope for this project. The project is near completion and it is anticipated money will remain that could be used for improvements to this area. Frederick’s Landscaping was the original landscape architect and it is anticipated they will be retained again if possible to prepare plans. The scope of improvements needs to be defined and money allocated will need to be approved by the Provost. It is likely the scope of improvements will be beyond the anticipated funding available and may be combined with other funds from the Facility Services Renewal Projects. Once plans are developed, they will be presented to the Committee at a future meeting.

Campus Tree Evaluation Designation
A draft Campus Tree Evaluation Report form was distributed to the Committee for review and comment that includes information about the tree and the designation status. Based on comments from the previous ULAC meeting, the designation was expanded beyond simply 'significant' to a 3-tier level. The highest designation is termed ‘extraordinary’, with the next being ‘exemplary’ and final 'significant.' This allows for various levels of protection depending on the designation. Concern regarding extent of protection measures, process for removal and implications upon removal were expressed and will be addressed at the November meeting.

Committee action: This was an informational update, no Committee action was taken.
UWT Phase 3 Pre-Design Site Program
Catherine Vogt, UW Project Manager
Eric Bode & Ken Pirie, Walker Macy

Project Phase: Pre-Design Site Programming
Requested Action: Informational

The scope of the pre-design is to provide necessary classroom and office space to accommodate 600 new FTE. The design team is studying how this might be accomplished and what are the costs implications. The current study included analysis of the sites adjacent to the Tioga Building, currently leased out and used for storage; the Joy Building, currently abandoned; and the Artists Lofts, currently residential and commercial space. The assumption is one or two of these sites will need to be developed to accomplish the project goals. The Pre-Design will be submitted in December.

Analysis of the site included the following areas of study:

- Open space framework – new campus green, Jefferson Gateway (north entry) and Commerce St.
- Site furnishings – no strict campus standard
- Railroad corridor – under negotiations with City for ownership and potential bicycle improvements
- Remnant elements of historic past – gantry cranes, RR crossing signals, etc.
- Street tree planting – reconciliation between zoning code, street tree planting guidelines and campus master plan
- Street R.O.W. – 44 ft. width offers many opportunities for planting strips, sidewalks, parking and bikes
- Transit – campus is well served
- Service Access – nightly trash pick-up at each building with small golf carts and delivered to central compactor
- Parking – typically on street or in designated parking lots
- Pedestrian circulation – topography change of 168 ft from Pacific Ave to Tacoma Ave (east to west) causes challenges for universal access
- Stormwater management – currently within the Foss Watershed, all stormwater if piped directly to Commencement Bay

Committee comments: The Committee defined the highest priorities to be included in the site program should focus on the following:

- Define a clear open space structure and creation of smaller outdoor rooms
- Establish adequate pedestrian connections with concern for disability access a priority
- Provide continuity of site furnishings and materials to match existing rather than establish a new vocabulary
- Physically and aesthetically link the campus to the urban context it resides in with street trees, sidewalks, and stormwater treatment

Committee action: This was an information agenda item, no action was requested. The final site program document will be submitted to the Committee for approval prior for the November meeting.

Denny Hall Pre-Design Site Program
Randy Everett, UW Project Manager
Anna O’Connell, Site Workshop
Bob Shrosbree, Site Workshop

Project Phase: Pre-Design Site Programming
Requested Action: Informational

This project is part of the Restore the Core program, renovation is expected to occur within the current footprint. The Pre-Design will be submitted in December.
The scope currently does not include the restoration of Denny Yard, although it was identified as a concern at the last ULAC presentation. The State funding process does not allow for landscape restoration beyond what is required to provide access to the facility.

Denny Hall acts as a building in the landscape, with 4 prominent sides and no back-of-house. Because of this, coordination with the design team for the adjacent Business School has occurred to determine the limit and scope of work around the northern edge of Denny Hall, to ensure adequate buffer zones.

Many of the entrances into Denny Hall enter into a set of stairs, making universal access challenging and likely requiring a landscape solution to provide access. Planting around the building is overgrown and obscures views in and out of basement windows. Providing a simpler, plane type of landscape around the building will complement the historic character and provide a smooth transition to the lawn and large canopy tree characteristic of the yard, setting Denny Hall in the greater landscape.

Committee comments:
- The use of Denny Yard as a construction laydown area will require restoration when complete. This provides an ideal opportunity for a full restoration of the Yard and plans should be in place that will improve universal access, provide full irrigation coverage and improve the condition of the turf and plantings.
- Historic research of the development of Denny Yard should be included as part of this project to provide awareness at a conceptual level for the restoration of the site immediately adjacent to the building and will provide the context with which to evaluate design recommendations.

Committee action: This was an informational agenda item, no action was requested.

The final site program document will be submitted to the Committee for approval prior for the November meeting. Daniel Winterbottom made a motion to request the Architectural Commission ask the Regents to approve funding to contract with a consultant to perform a redesign and analysis of Denny Yard. The motion was seconded by Jon Hooper and approved by the Committee.

Sound Transit Station
Andy Casillas, UW Project Manager
Greg Ball, NTP
Tracy Reed, Sound Transit
Barbara Swift, Swift & Company

Project Phase: Schematic Design
Requested Action: Informational

The 3-mile University link from downtown to the University is part of the greater Sound Transit plan to provide 16-miles of rail. The EIS process is complete and final design began in December 2006 and will conclude December 2008. Construction will last 6 years from 2009-2014 with opening expected in 2016. Ridership is anticipated to approach 27,000 daily trips through the University Station.

The current design does not impair any planned development on or near the station site, including the future expansion of Husky Stadium, the 520 Pacific Interchange or the widening of Montlake Boulevard. The most recent design changes include shortening the station/crossover box length by 90 feet, raising the station box by about 10 ft, moving the station box west by 14 ft and south by 66 ft, and incorporating a pedestrian bridge in lieu of an underpass.

Design of the plaza around the station is at a very early stage and is limited to defining the parameters and boundary of improvements. Expansion of the station will modify the pedestrian surge patterns, but offers the opportunity to visually simplify the area between the station and stadium, allowing for large crowds, but designed to a scale for smaller, daily activity.
The proposed pedestrian bridge is expected to accommodate approximately 70% of the total riders and has been studied in many configurations. The preferred configuration offers a point of connection to a plaza at the tip of the triangle at the intersection of Montlake Boulevard and Pacific Place, providing access to proposed bus stops in that location. The terminus of the bridge will land on the gravel path leading up the vista, north of the Burke-Gilman trail. The location of the bridge terminus is currently being studied to make all attempts to preserve the large Sequoia and Elm at the bridge terminus. Bicycle parking for 110 bikes will be provided for near the terminus of the bridge adjacent to the BG trail.

Committee Comments:
- Coordination between the Sound Transit station, particularly the design of the bridge, and the Rainier Vista Conceptual Plan team will be important to ensure the best outcome. The spatial definition of Rainier Vista, the triangle and area south of the stadium, as defined by the building edges and mature tree canopy, is very expansive and could be more clearly and cohesively designed.
- Connections to the Medical Center do not seem adequately addressed and should be enhanced to provide safe pedestrian crossings across Montlake Boulevard. Although pedestrian circulation may not be more than it currently is now, the concern is more an issue of pulses or surges in numbers.
- The connection of the bridge to the vista seems weak. Funneling the anticipated quantities of riders onto a gravel path into campus is not acceptable. Connections to the Burke-Gillman trail need to be strengthened to minimize pedestrian and bike conflicts and widening of the BG trail should be explored.
- The population of the University is aging and not everyone is able to hike up Rainier Vista once they arrive at the end of the bridge. Providing a pick-up point off Mason Road for the ADA shuttle should be explored in more detail and incorporated into the plans.

**Committee action:** This was an informational agenda item, no action was requested. The design team will return in November to present a design update and the phasing plans.

**HUB Master Plan**
*Randy Everett, UW Project Manager*
*Peter Busby, Perkins+Will*
*Jennifer Guthrie, Gustafson Guthrie Nichol Ltd*

**Project Phase:** Programming & Planning  
**Requested Action:** Information

The HUB Master Plan consultant team conducted a series of workshops to evaluate the functionality of current facility and generate recommendations for enhancement to make it more attractive and useful for students. The focus of the study has centered on undergraduate use and the democratic life of students. The team presented 3 schemes relative to budget.

Goals of the project include:
1. Provide a welcoming space where everyone wants to go.
2. Open the building by providing a ‘heart’ and clear sight lines and circulation
3. Connect to the campus through indoor/outdoor connections and views
4. Build a community by welcoming interaction between faculty, students and staff

**Scheme A** – the LEED Silver scheme – budget $112 million
Basic renovation to include seismic upgrades, improved location and visibility of interior spaces/programs and inclusion of a central atrium space. Current landscape remains around the building with limited modifications to the HUB lawn and area north of the building.
Scheme B – the LEED Gold scheme – budget $142 million
Basic renovation of scheme A with expansion to the south and north. Includes complete reorganization of the 2nd floor and opening the dining area east and westward. Landscape improvements include improved plantings along Stevens Way with native, drought tolerant plants; extension of the floorplate of the building into the landscape with terraces adjacent to HUB lawn; and providing a reception area and plaza for the auditorium on the south side of the building.

Scheme C – the LEED Platinum scheme – budget $188 million
Full building reconfiguration and expansion of 17,000 GSF. Includes full restoration of HUB lawn, providing better connection with building program. Restoration transforms HUB lawn into a signature oval form with extruded elements, echoing the architecture, extending into HUB lawn to provide seating and gathering areas both covered and uncovered. Also includes new loading dock on the west side of the building and proposed green roofs in many locations.

Committee comments:
- Booths set in lawn areas are damaging to the turf. Preference for wider paths to accommodate booths.
- Preference for green roof over entire building and incorporating plants into the building interior.
- Activating the southern ½ of the HUB yard is a concern and should be incorporated into the design. Possibly don’t want any trees in this area to allow for new functions. Programmatically, trees on the north side of lawn help to keep lawn more visually open.
- General idea of opening the building to the outdoors, improving the south entry, and incorporating raised terraces to transition the grades were considered favorable.
- Memorial located west of the yard will require relocation if disturbed.

Committee action: This was an informational item, there was no Committee action.

Lewis Hall Pre-Design Site Program
Ken Kubota, UW Project Manager
Brodie Bain, Mithun
Erin Jacobs, Mithun

Project Phase: Pre-Design Site Programming
Requested Action: Informational

This project is part of the Restore the Core program, renovation is expected to occur within the current footprint and expansion is likely. The 'I' School will be the new tenant of Lewis Hall. The Pre-design will be submitted in December.

The site analysis was presented that included review of important open spaces, circulation patterns, views in and out, site facilities and service, and significant trees. Alternative site relationship diagrams for the potential location of the addition and a site diagram were presented for comment.

Committee comments:
- Service access from the north corner should be studied to minimize access through the proposed entry plaza
- Preference to separate ADA parking from service parking
- Japanese Maple in front of the building was donated to the University by Norm Johnston and could potentially be moved
- Minimizing the main entrance through landscaping does not seem likely and was not favored
- Preserving the Madrone will require minimal construction impacts due to sensitivity of roots
- The Committee was pleased the consultants are looking at a larger landscape context than the actual defined scope.
Molecular Engineering Pre-Design Site Program
Brian Berard, UW Project Manager
Jarvis Payne, Walker Macy
Allyn Stellmacher, ZGF

Project Phase: Pre-Design Site Programming
Requested Action: Informational

The project site is located at the intersection of Grant Lane and Stevens Way. The building program is centered on the growth of molecular engineering research. Total potential build-out is expected to be 160,000 GSF in one or two phases of construction. Phase 1 construction will be from 2010-2012. The study included potential relocation of Cunningham Hall to expand the total site area.

The location of the site is at a major gateway to campus, providing opportunities to improve both pedestrian and vehicular access to campus. The existing drop-off north of the project site is currently being studied to determine if it will be required to be retained and could potentially be reconfigured as part of this project.

Analysis of the site included review of significant trees, parking requirements, service access, pedestrian circulation, view corridors, utilities and irrigation, and sustainable strategies.

Committee comments:
- The Committee questioned the importance of the drop-off and could not offer an opinion if it needs to be retained or not.
- Improvements to the pedestrian connections from the 40th street entrance to Grant Lane were of great concern and the Committee would like to see this addressed in the site design.
- The Committee was concerned about the sequencing of phases and areas that will be required for construction laydown yards. These will need to be carefully considered to minimize impact.

Committee action: This was an informational item, there was no Committee action. The final site program document will be submitted to the Committee for approval prior for the November meeting.

Business School Phase 1
Steve Tatge, UW Project Manager
Caitlin Evans, Swift & Company
Jim Goodspeed, LMN
Dave Schneider, LMN

Project Phase: Mid Design Development
Requested Action: Informational

This project is currently in Design Development. Current design changes focused on issues brought up during the schematic design review and include: issues related to the building entries, circulation through the building connecting to the campus-wide circulation system, landscape planting approach and coordination with the Denny Hall project.
The ground floor level was lowered 16 inches, providing better access from Denny Yard and reducing the number of stairs required. The entrance path from Memorial Way has been reduced to a 5% slope and a width of 20 ft, providing a universally accessible entrance and reducing pressures on adjacent trees. Many of the trees off Memorial Way leading up to the entrance, originally planned for removal will likely be preserved because of this effort.

The planting concept has remained similar to the previous approach of extending the wooded grove with complimentary understory planting on the northeast side of the building and lawn with trees on the southeast side of the building. Species of plants will reinforce the Plant Association Master Plan which designates this area as the China/Korea/Japan zone.

A concept for bicycle storage under the front terrace on the Denny Yard side was presented as a possible location for covered and secured bike storage.

Committee comments:
- The general consensus of the Committee is that nobody likes the aesthetic of the campus standard bicycle lockers and alternative design solutions are welcome. However, the location of these in a visible and accessible area is very important to discourage bicycles on pedestrian paths yet encourage use of the facilities.
- Pathway lighting is important to provide safe access but also needs to be designed to minimize impacts to the observatory just north.
- The planting design needs to address the Denny Yard aesthetic and transition smoothly between zones. The grove planting should reflect the grove to the north of Steven’s Way.
- The entrance drive into the proposed relocated parking lot should be reconsidered to abandon the existing drive and relocate a new entrance further north in the location of the current construction access point. This will provide a better buffer for Denny Hall.
- Providing resting benches along pathways is important to include along long routes. Before locating benches, an assessment of the number of people using pathways should be done before placing benches to ensure proper placement.

Committee action: This was an informational item, there was no Committee action. The project will be presented at the November meeting for approval of Design Development.

The meeting adjourned at 4:30 p.m.

Meeting notes prepared by: Kristine Kenney, University Landscape Architect