



Founders Hall

Architectural Commission and ULAC Meeting #1

04 February 2019



Foster School
Expansion

HOFFMAN + LMN

Meeting Agenda

- 1. Project Introduction**
- 2. Building Program**
- 3. Landscape Concept Approach**
- 4. Site Analysis and Program**
- 5. Concept Design Approach**
 - Program Relationships
 - Building Orientation
 - Massing Exploration



Founders Hall

- **Replaces existing Mackenzie Hall**
- **Completes the Foster School of Business campus**
- **Embraces UW Campus Masterplan**
- **Engages Denny Yard**
- **91,000sf Building Program**
- **\$70,000 Project Budget**

Foster School Vision:

Recruit and Retain Great Faculty

Recruit and Retain Great Students

Impact the Community

Develop Leadership, Strategic Thinking, and Entrepreneurship

Develop Resources Through Philanthropy and One-Year Specialty Masters

Make Students Members For Life

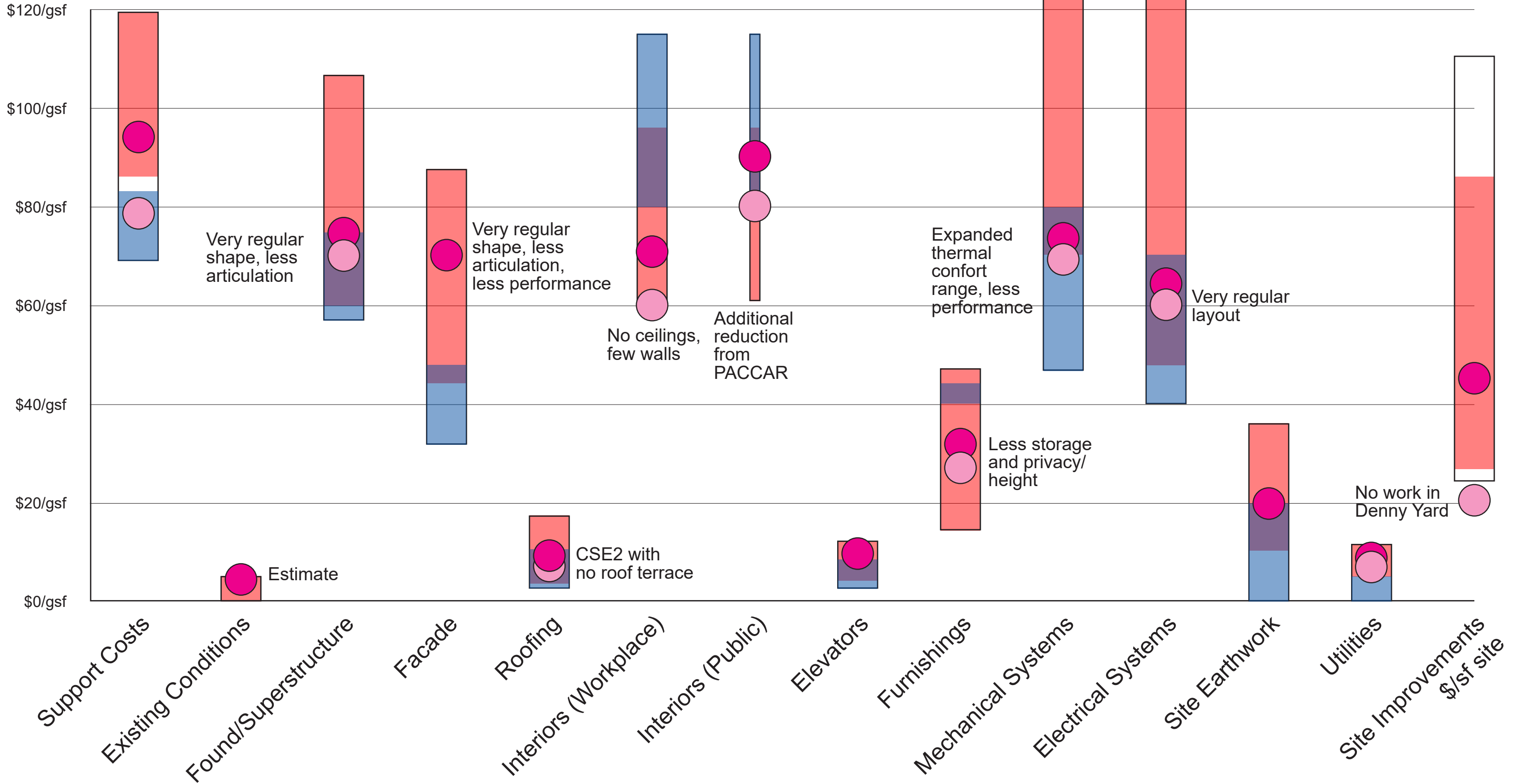
Founders Hall Project Goals:

- Create ties to the place / school / campus
- Provide (more) memorable spaces
- Provide (more) great classrooms
- Provide (more) great team rooms (some 12-seat)
- Free up offices in PACCAR for tenure track faculty
- Encourage new innovative and collaborative workplace paradigm for lecturers and staff
- Enlarge and improve career services facilities
- Provide an undergraduate program home
- Provide MS and PhD program homes
- Improve Alumni connections
- Celebrate the Founders
- Develop outward facing character
- Create a Flexible Building

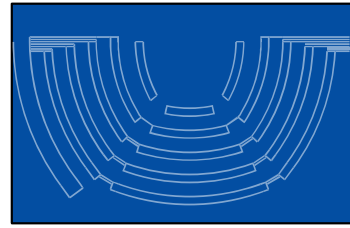
Cost Benchmarks and Target Values – \$524/sf – 91,077gsf

with \$250,000 donor recognition budget

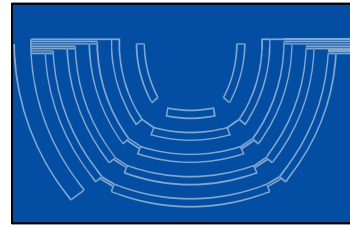
- University Precedents
- Commercial Office Precedents
- Target Value
- Stretch Target Value



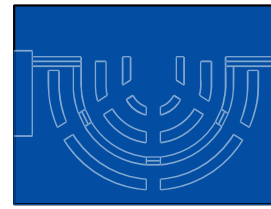
Classroom + Interaction : 41,394 GSF



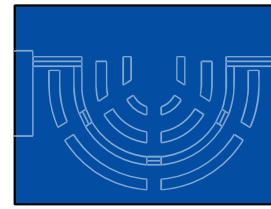
135 Tiered Classroom



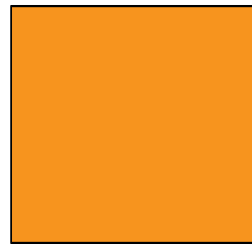
135 Tiered Classroom



65 Flex Classroom



65 Flex Classroom



Founders Forum



Food Service



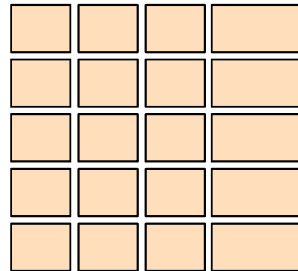
Founders Gallery



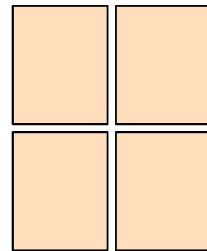
Student Commons & Orgs



Informal Seating

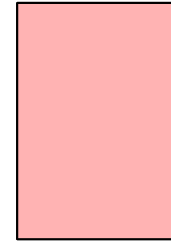


Breakout Rooms

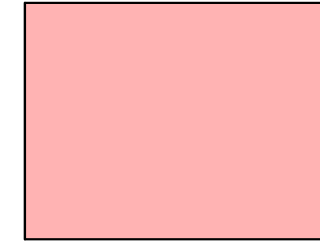


Conference Rooms

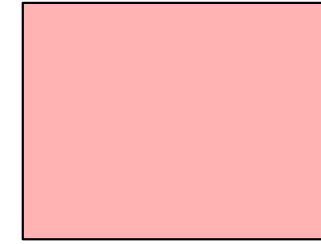
Offices + Support : 49,615 GSF



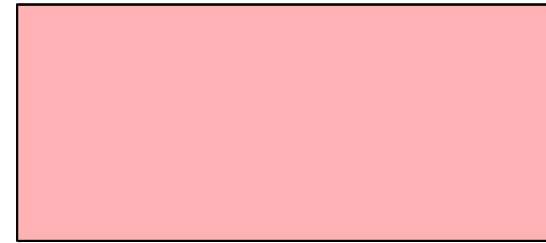
Buerk/MS Entre



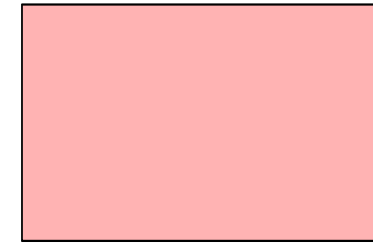
Center for Centers



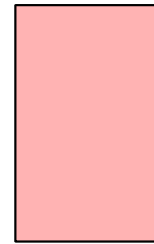
Specialty Masters Suite



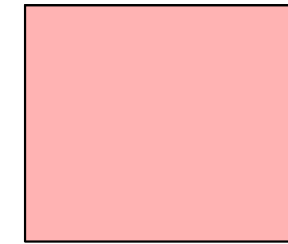
Grad/Undergrad Program Offices



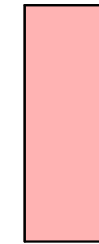
Career Centers



Interview Suite



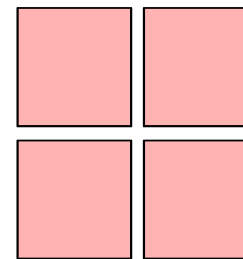
Advancement/Alumni + Marcom



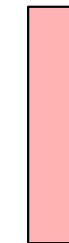
Info Tech



JFQA



Shared Storage Areas



Kitchens/Mailrooms/Staff Lounge



Copy/Print

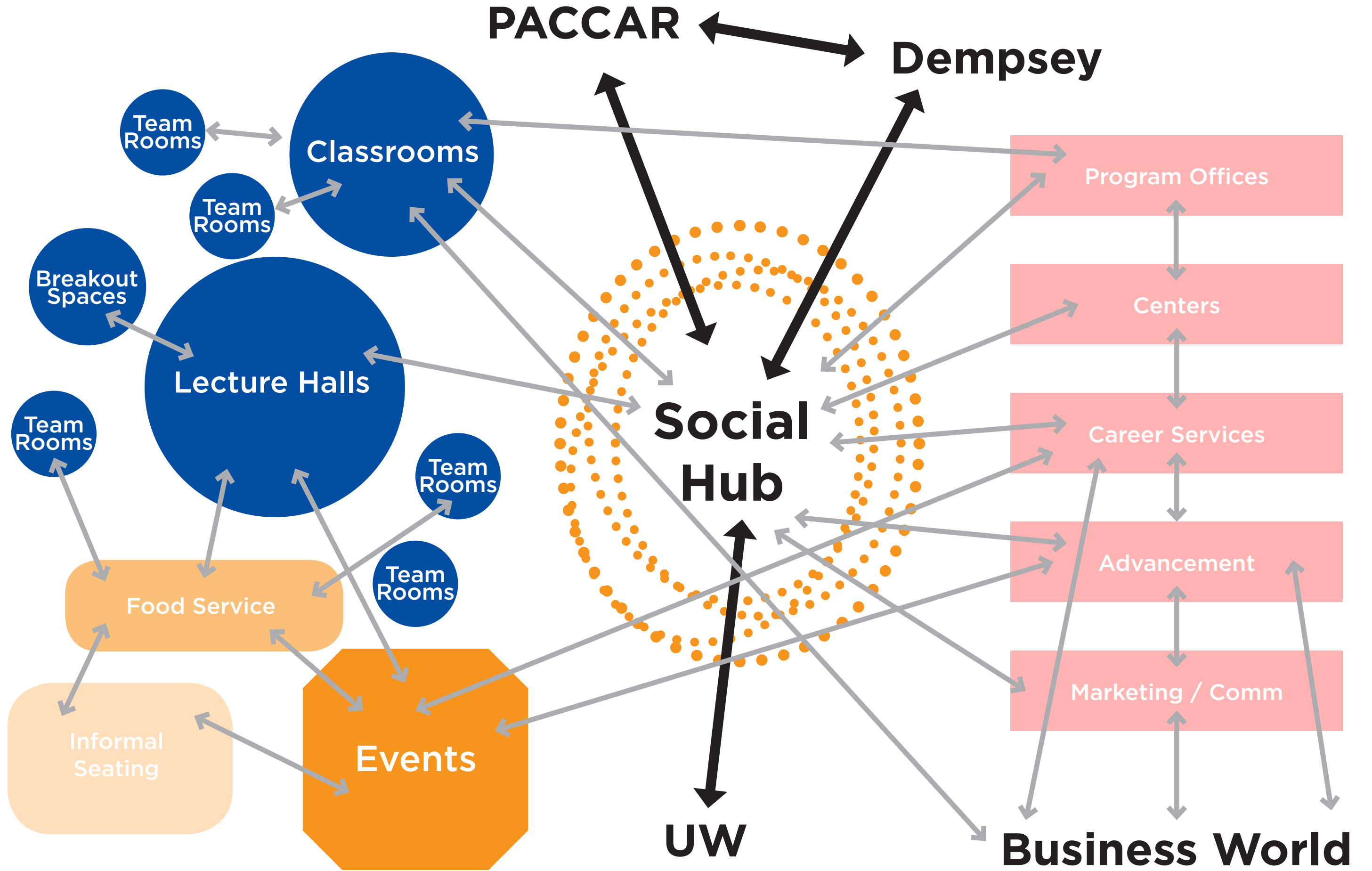


Mothers Rooms



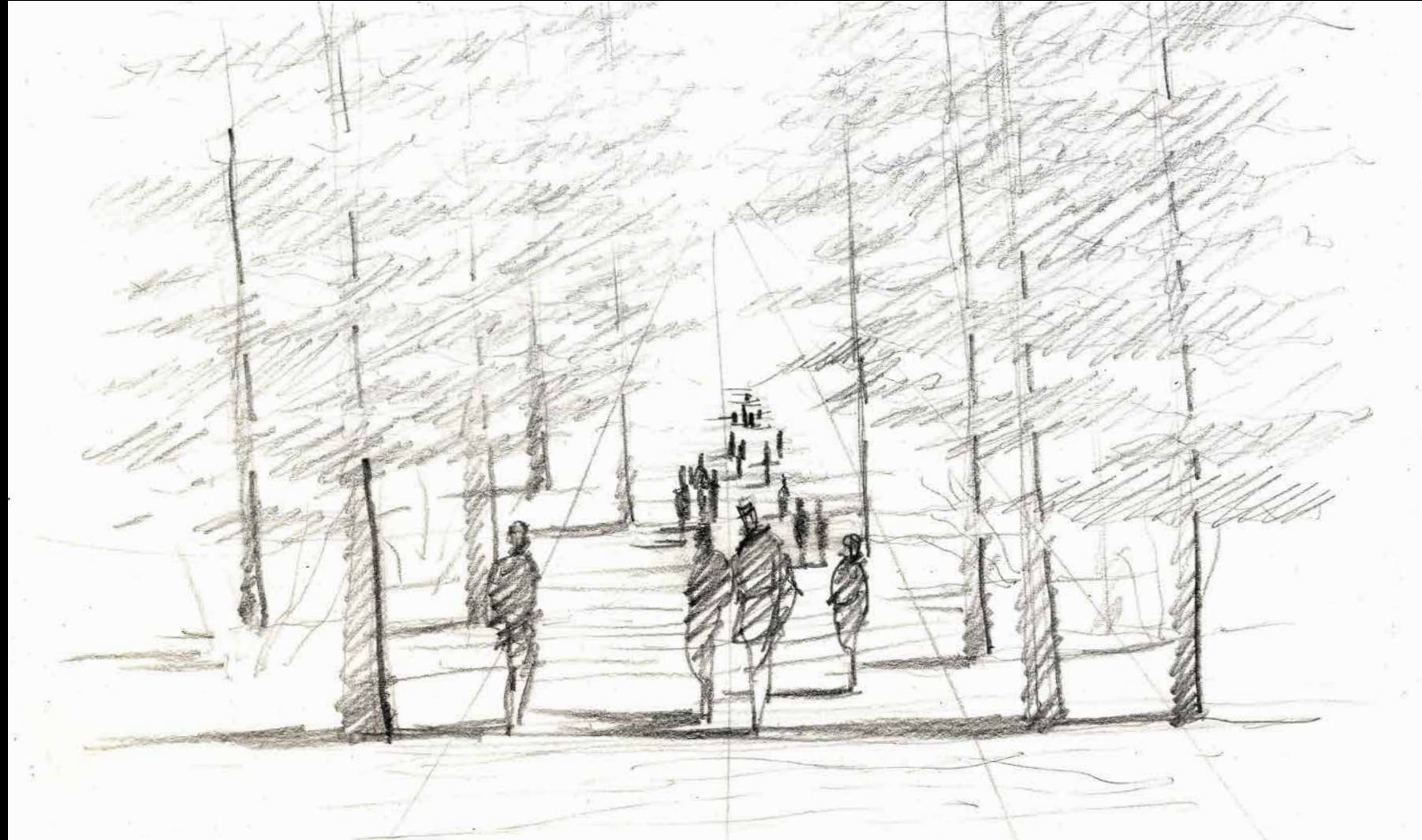
Showers/Lockers

Preliminary Stretch Target Scope : **91,009 GSF**



Landscape Concept

GGN



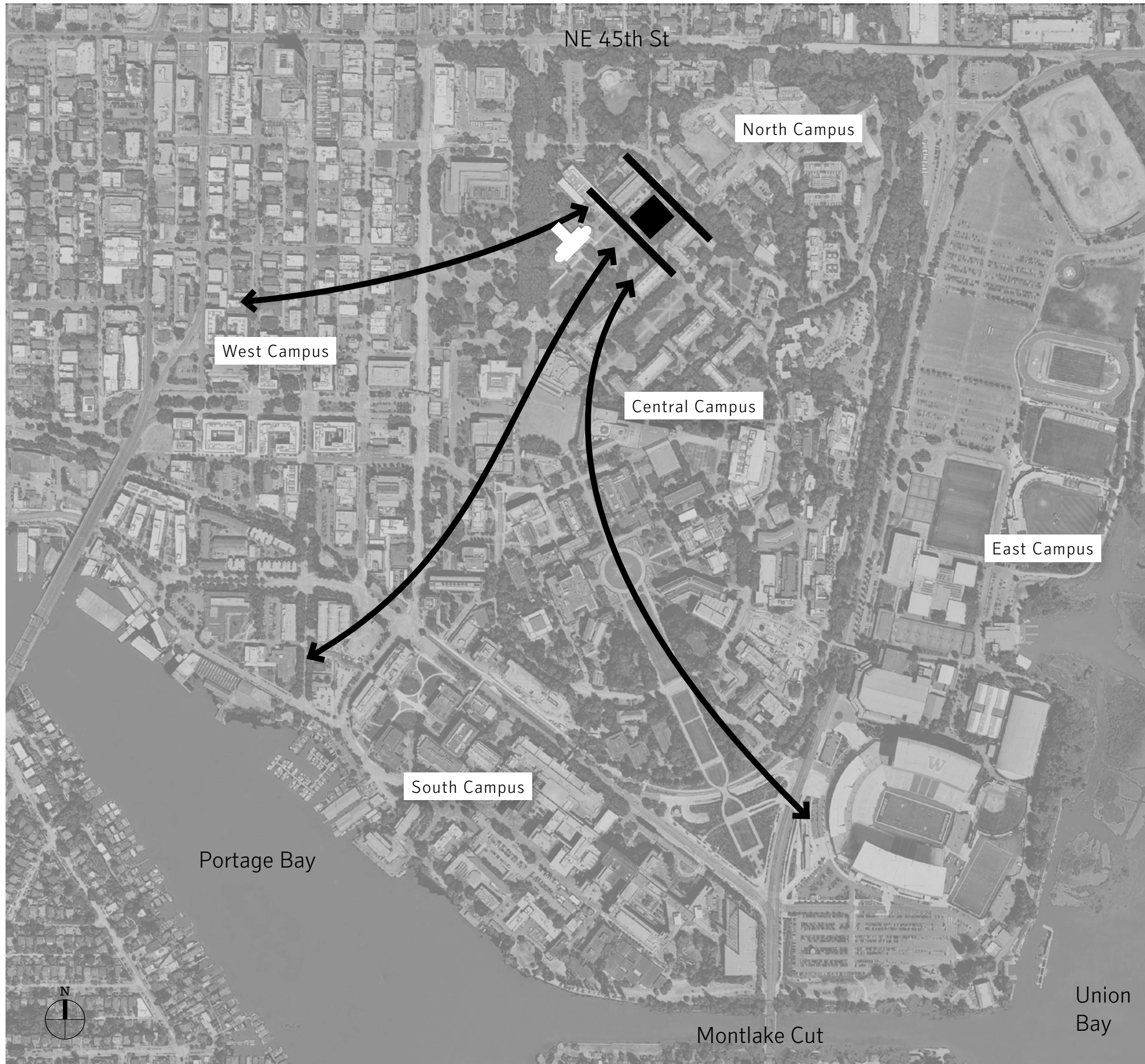
Founders Hall Landscape Concept

UW Foster School of Business

February 4, 2018

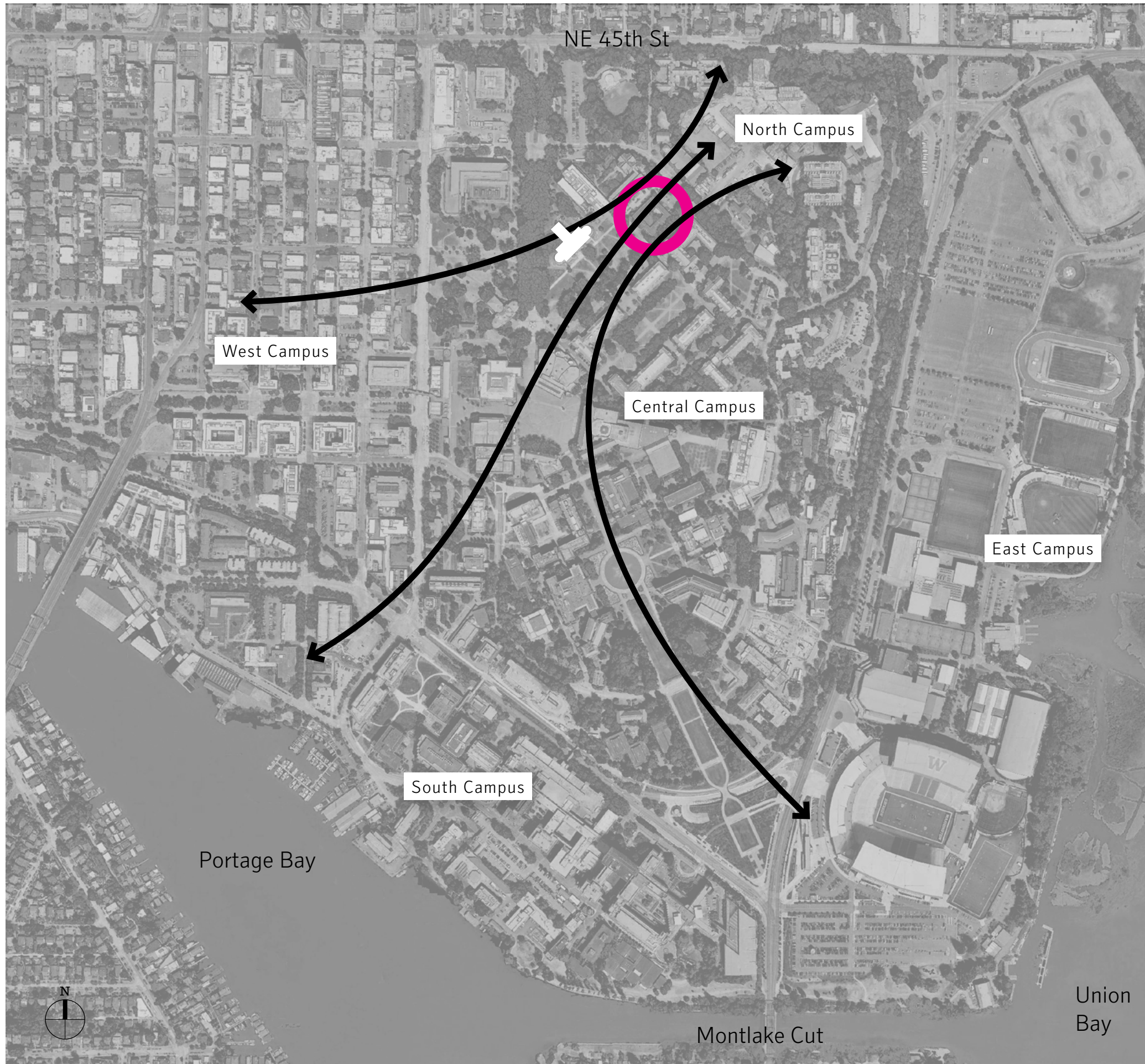
Founders Hall Site and Campus Goals

1. Campus Gateway
2. Topography/Landform
3. Connections + Accessibility
4. Native Plant Palettes
5. Circulation, Service and Parking



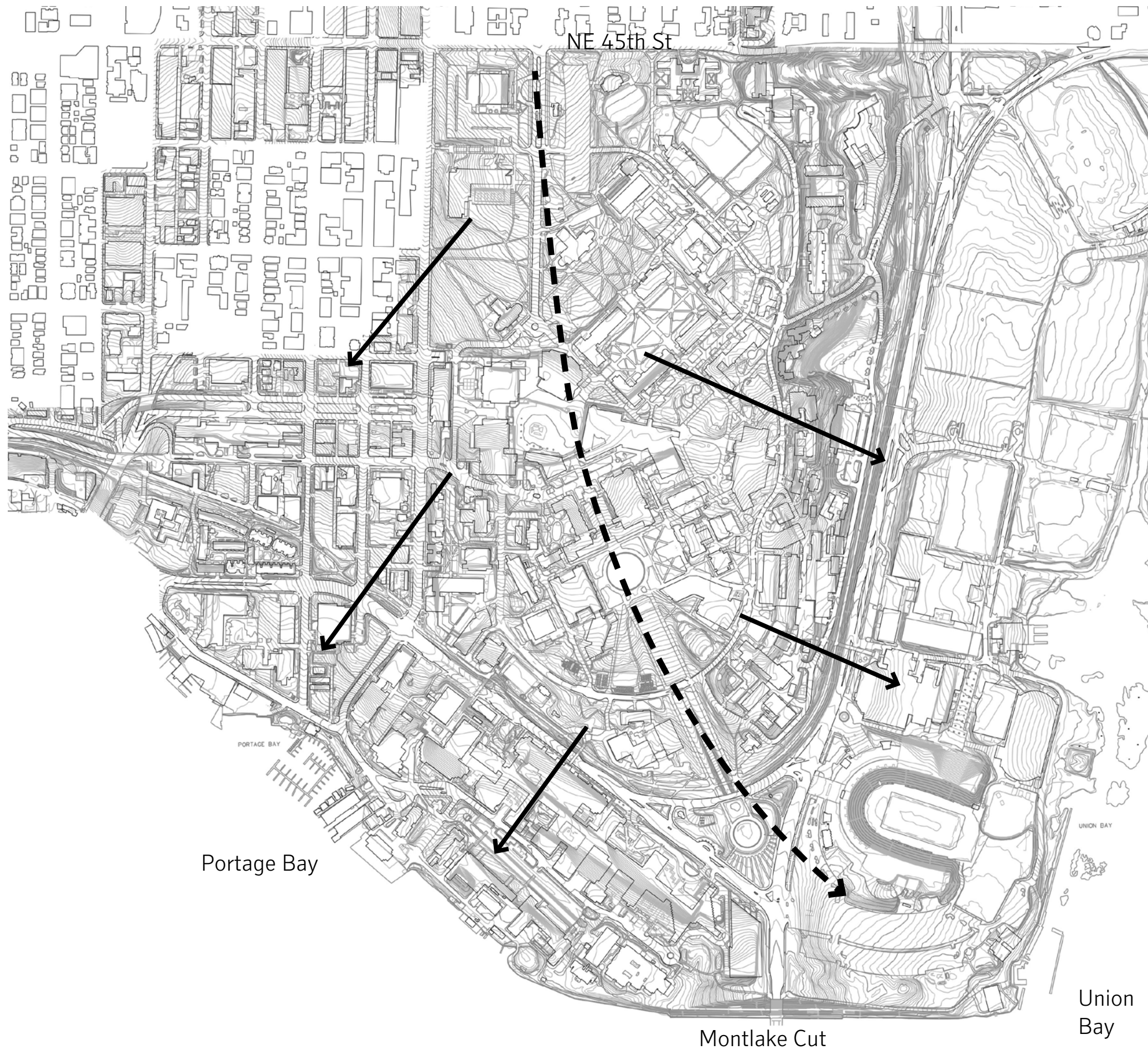
Converting a wall into a central gateway

The Problem: existing site functions as a barrier



Axes and corridors connecting corners of campus to the heart

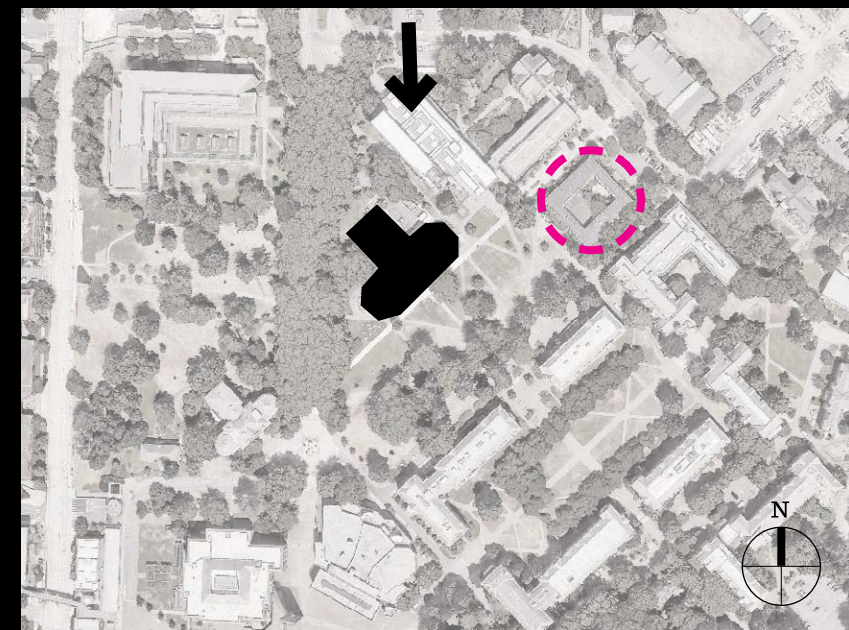
The Big Opportunity: Enhancing connectivity across the UW



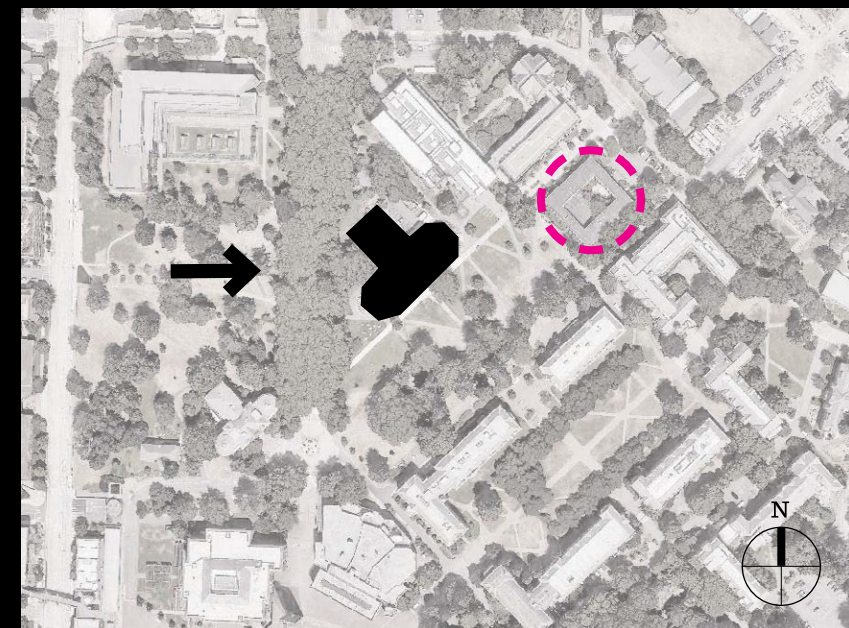
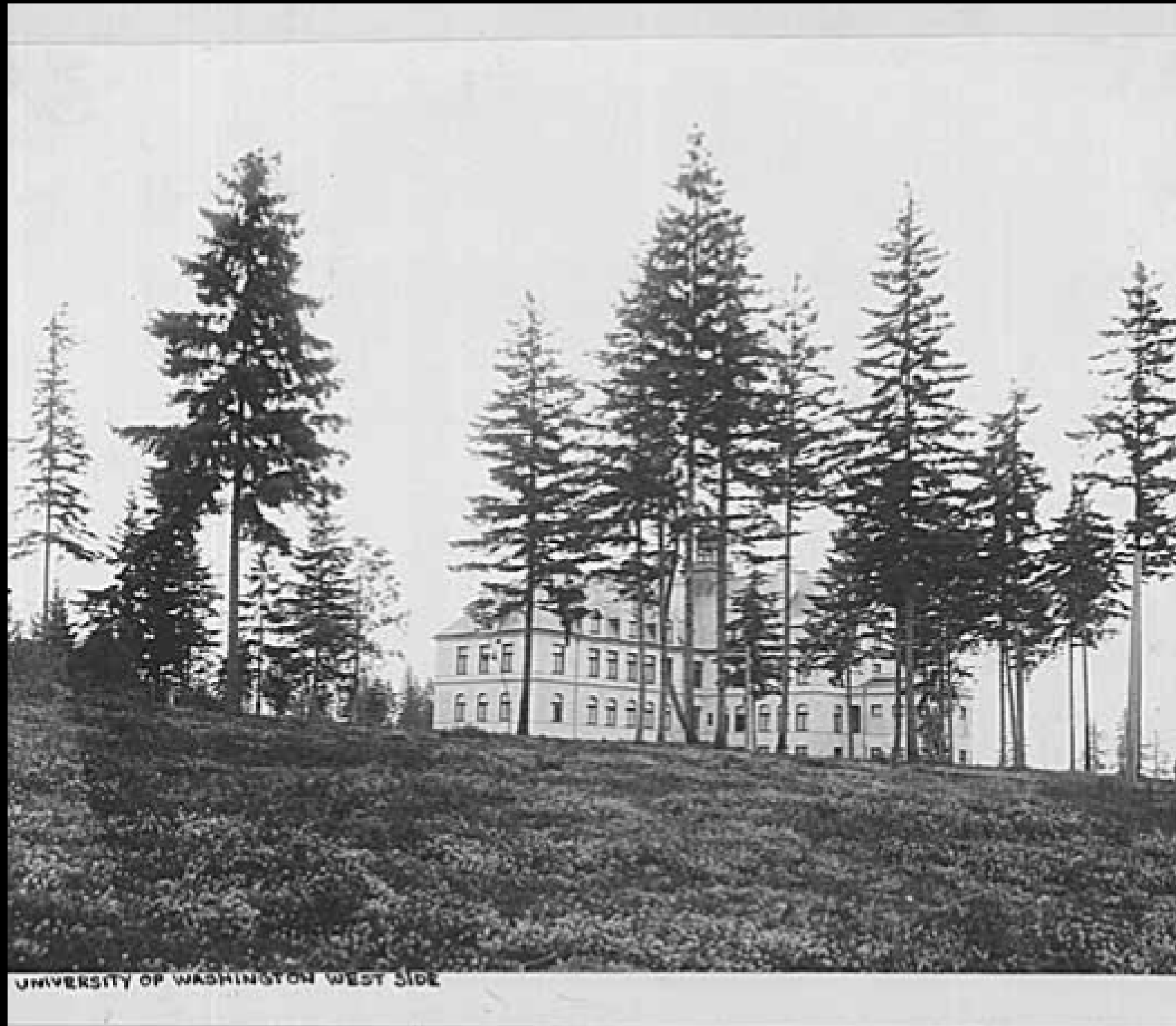
Campus Topography

The University of Washington campus rests on a large hill, sloping from its high point at 45th Ave in the north along a major ridge line towards Portage Bay and Union Bay to the south

1907 - Placement of Denny Hall on ridge provides panoramic views of the landscape beyond



1897 - Seen from Parrington Lawn, Denny Hall sits on the main ridge of the hill





The hill is currently a discontinuous series of spaces

Denny Yard is not a quad

Existing Landscape Typologies:

- 1 Active paved plaza at the center of campus
- 2 Formal lawn and ornamental plantings frame an exotic garden space



The hill is a rare excerpt of original topography to be treasured

Denny Yard is a majestic landscape in the picturesque tradition - an experience of both beauty and ecology

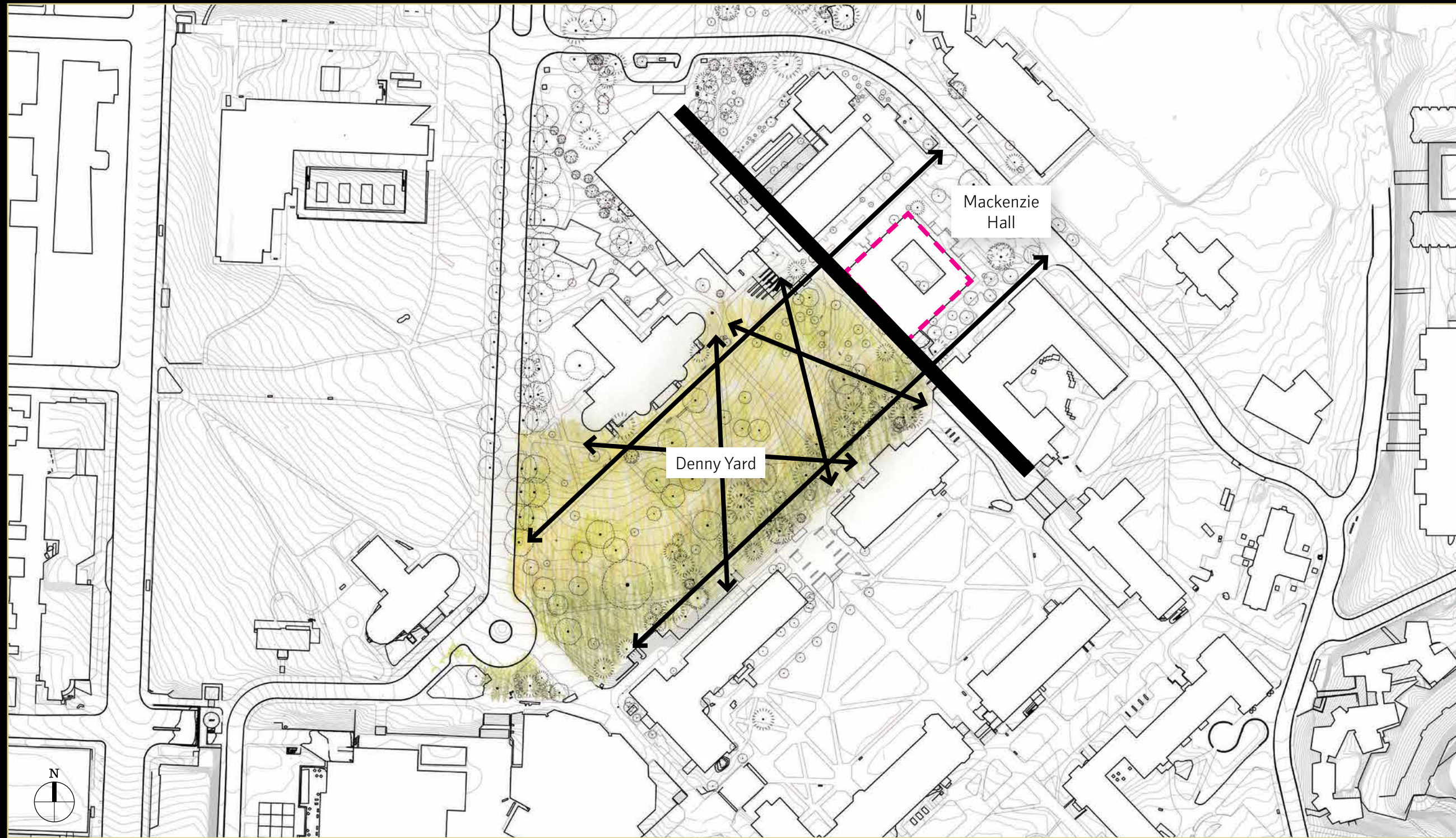
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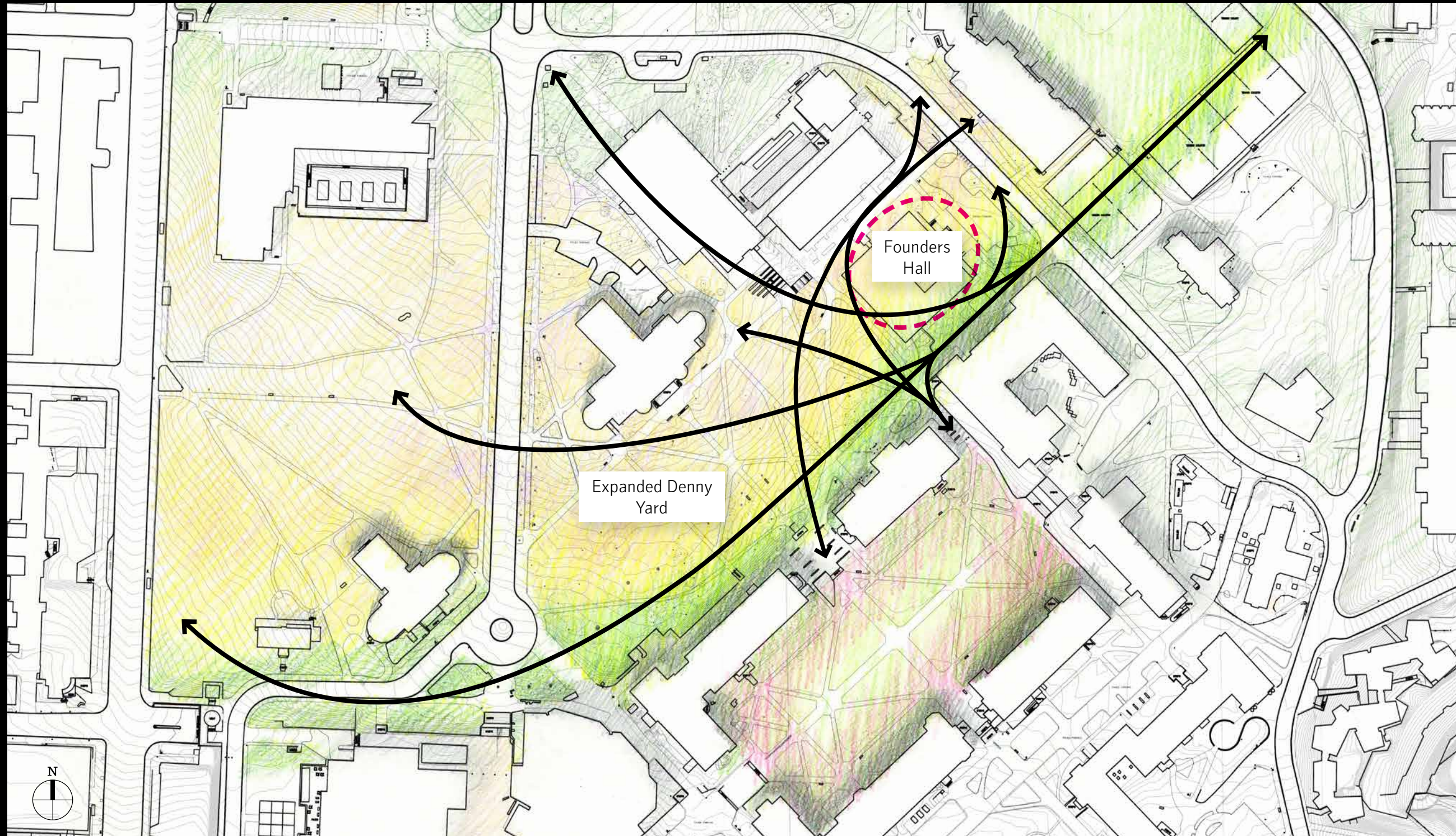
Proposed Landscape Types for campus hill:

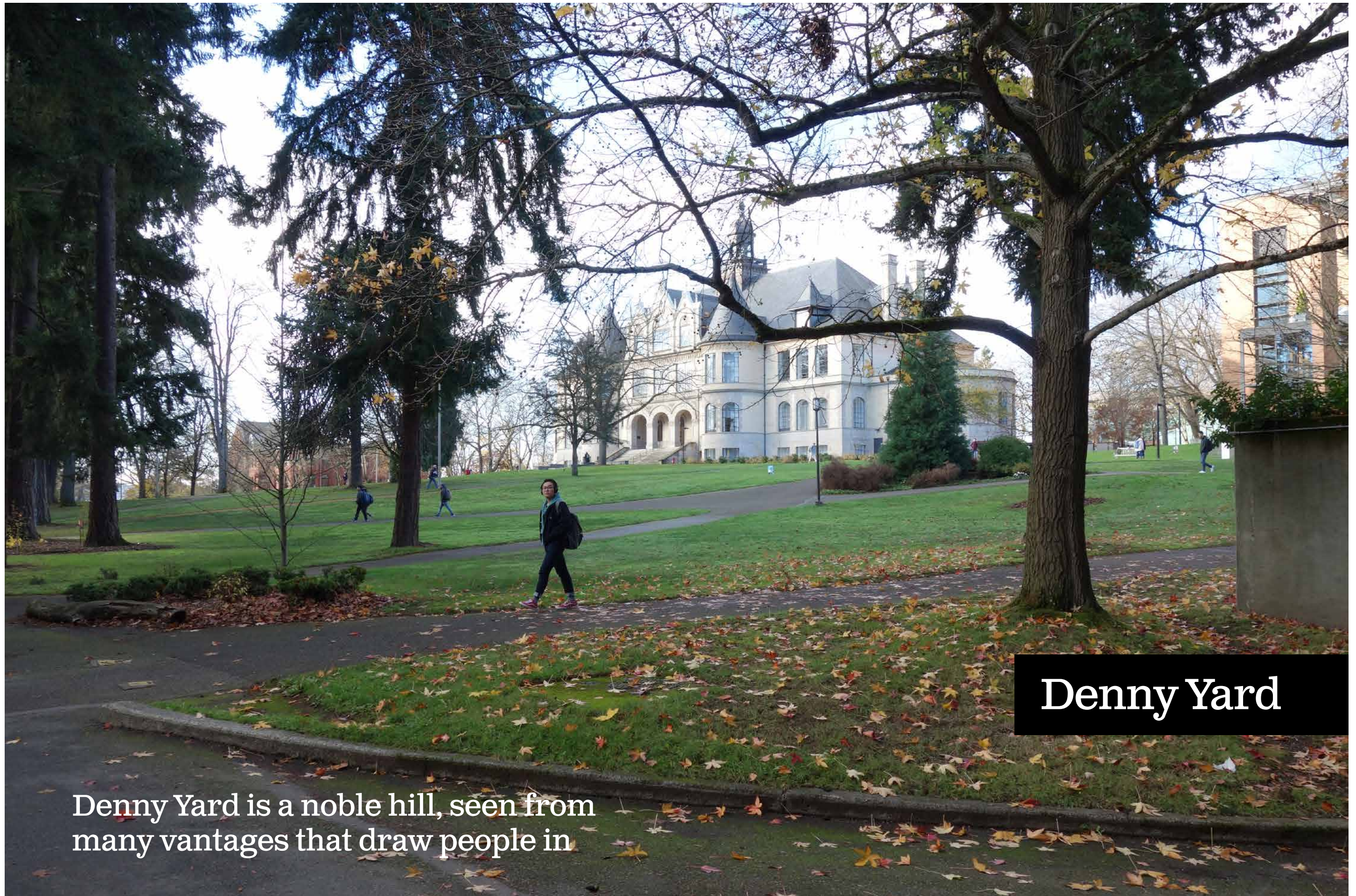
- A Informal native meadows form a romantic grassy expanse
- B Non-linear promenade along fir trees and lush understory

Mackenzie Hall is a divider and exists outside of Denny Yard/premier campus



New building is a connector gateway and sits within Denny Yard/premier campus





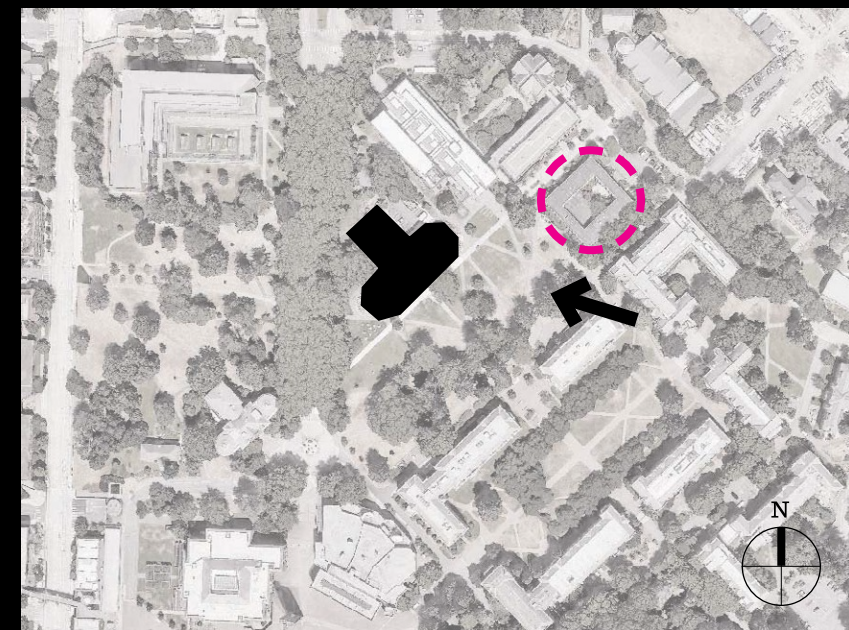
Denny Yard

Denny Yard is a noble hill, seen from many vantages that draw people in

1902 - Denny Hall perched on the hill, as seen from Southeast corner of Denny Yard

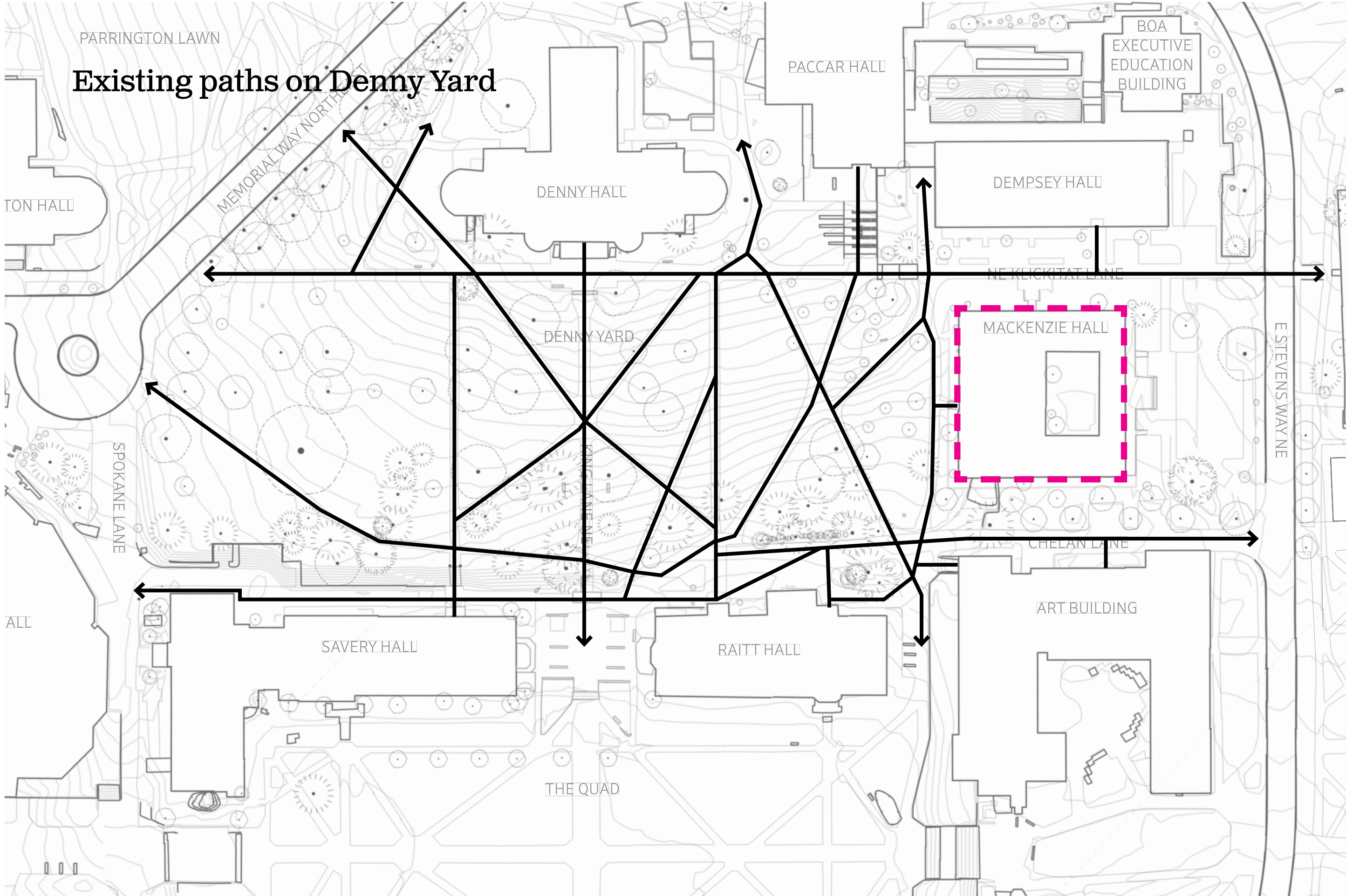


Today



PARRINGTON LAWN

Existing paths on Denny Yard



TON HALL

MEMORIAL WAY NORTH

DENNY HALL

PACCAR HALL

BOA
EXECUTIVE
EDUCATION
BUILDING

DEMPSEY HALL

NE KEICKITAT LANE

DENNY YARD

MACKENZIE HALL

E STEVENS WAYNE

SPokane LANE

CHELAN LANE

ALL

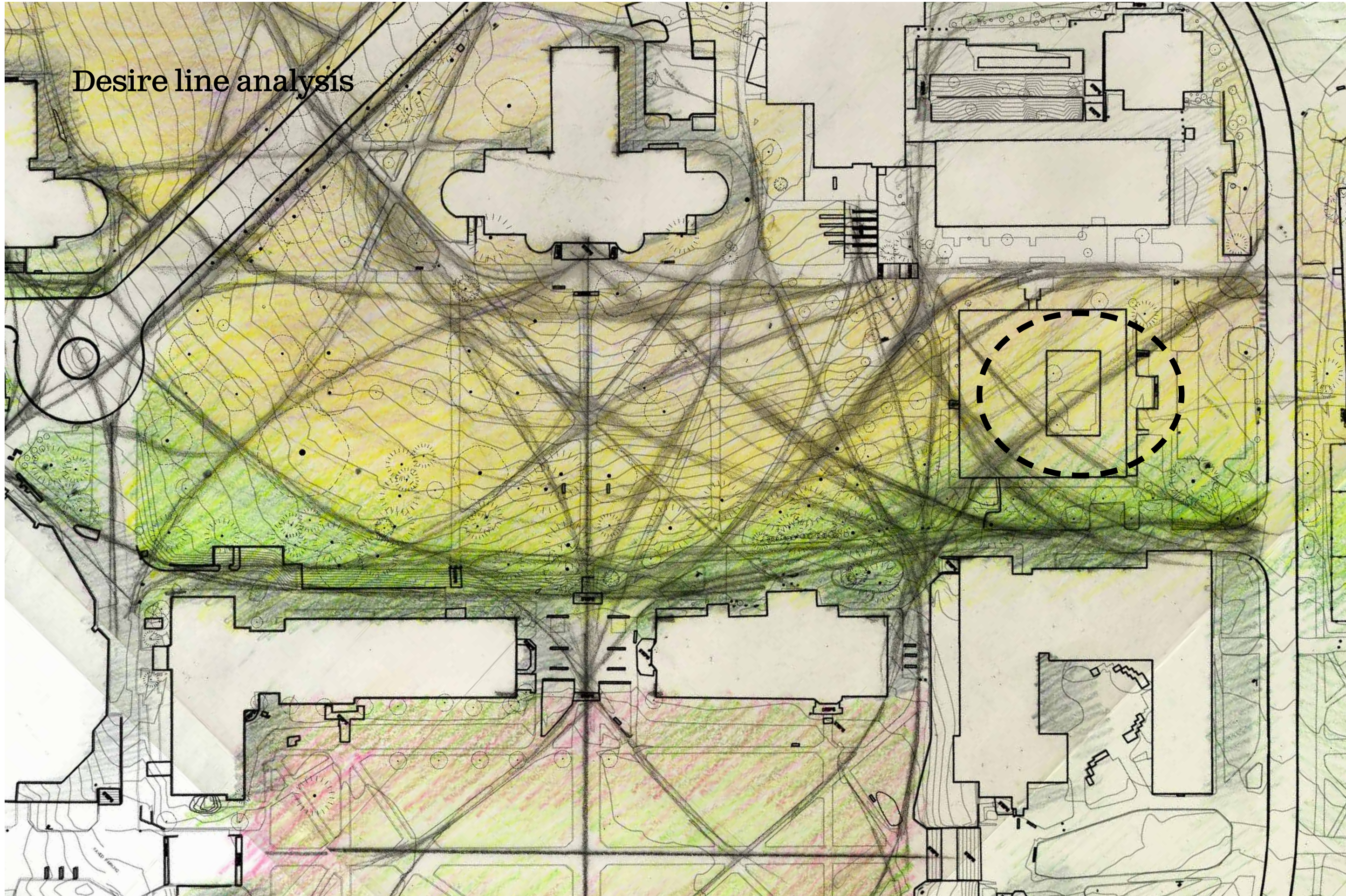
SAVERY HALL

RAITT HALL

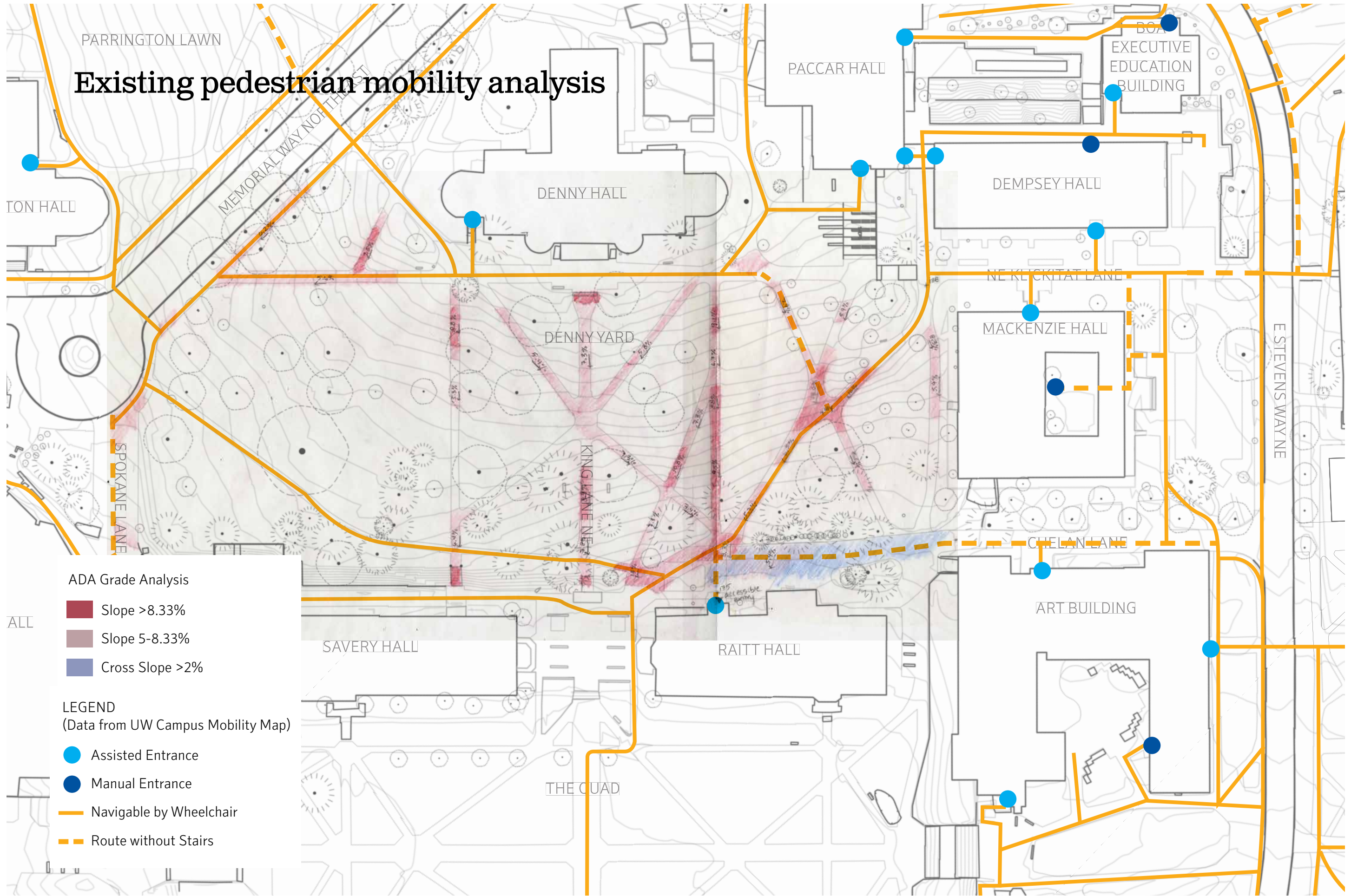
ART BUILDING

THE QUAD

Desire line analysis



Existing pedestrian mobility analysis



ADA Grade Analysis

- Slope >8.33%
- Slope 5-8.33%
- Cross Slope >2%

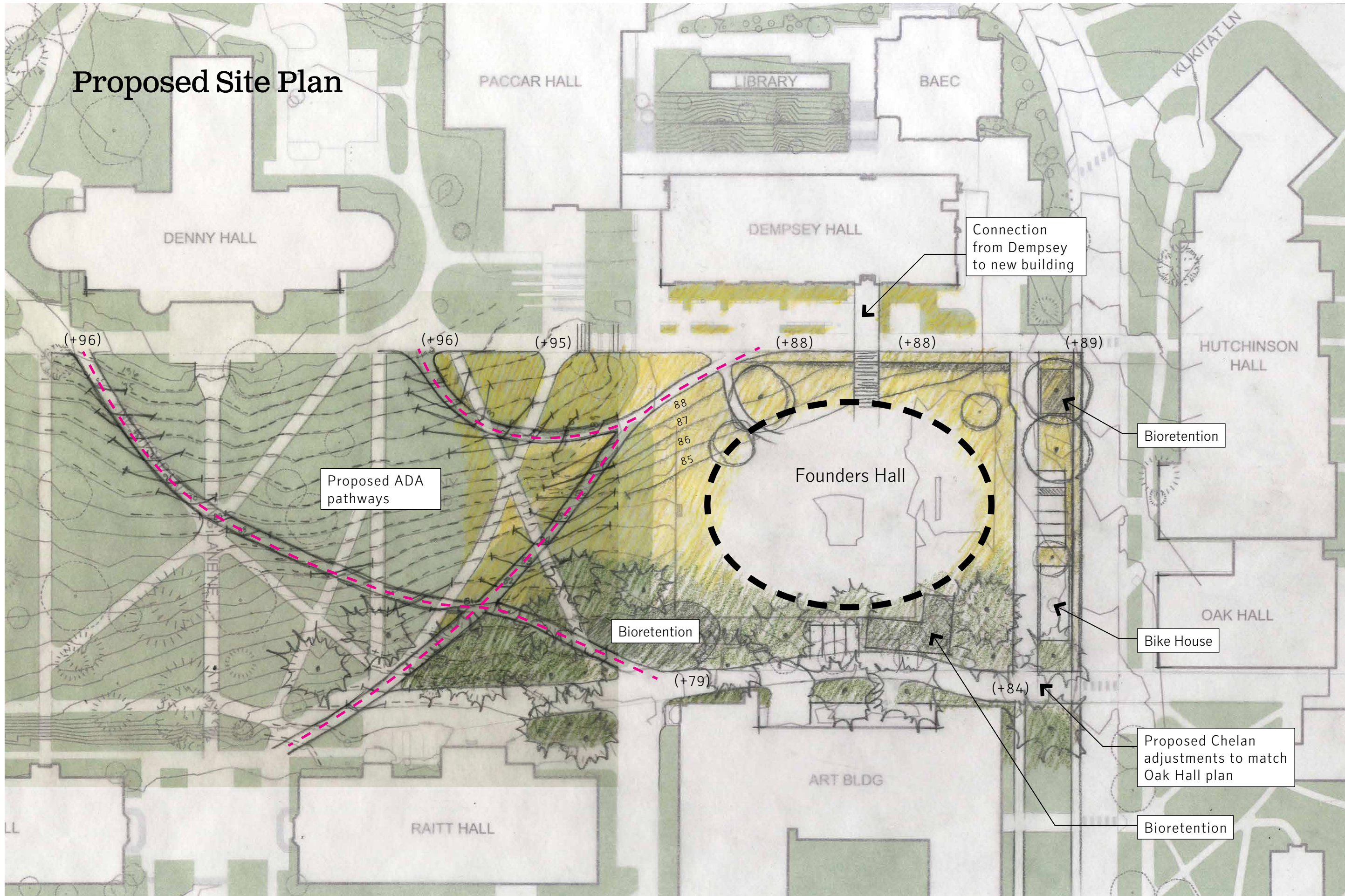
LEGEND

(Data from UW Campus Mobility Map)

- Assisted Entrance
- Manual Entrance
- Navigable by Wheelchair
- - - Route without Stairs

ALL

Proposed Site Plan



Proposed ADA pathways

Connection from Dempsey to new building

Bioretention

Bioretention

Bike House

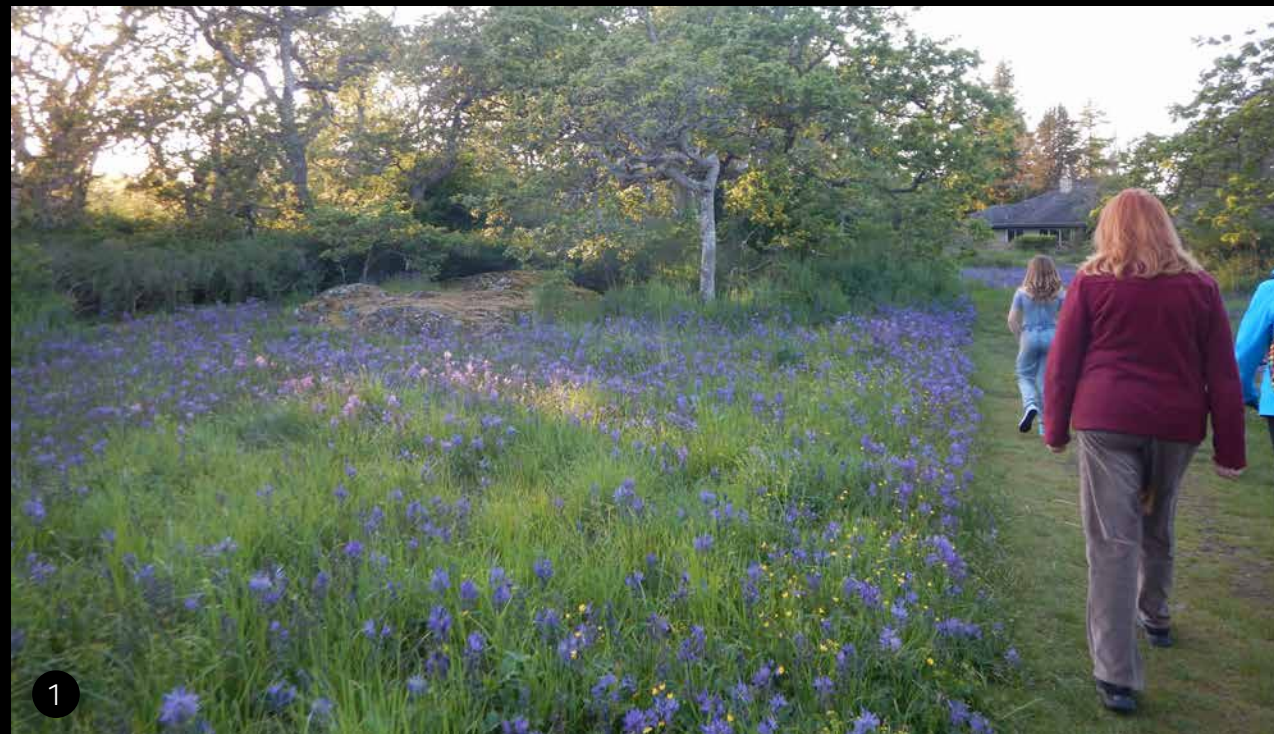
Proposed Chelan adjustments to match Oak Hall plan

Bioretention

Landscape typology study



Proposed native planting palette - Denny Meadow



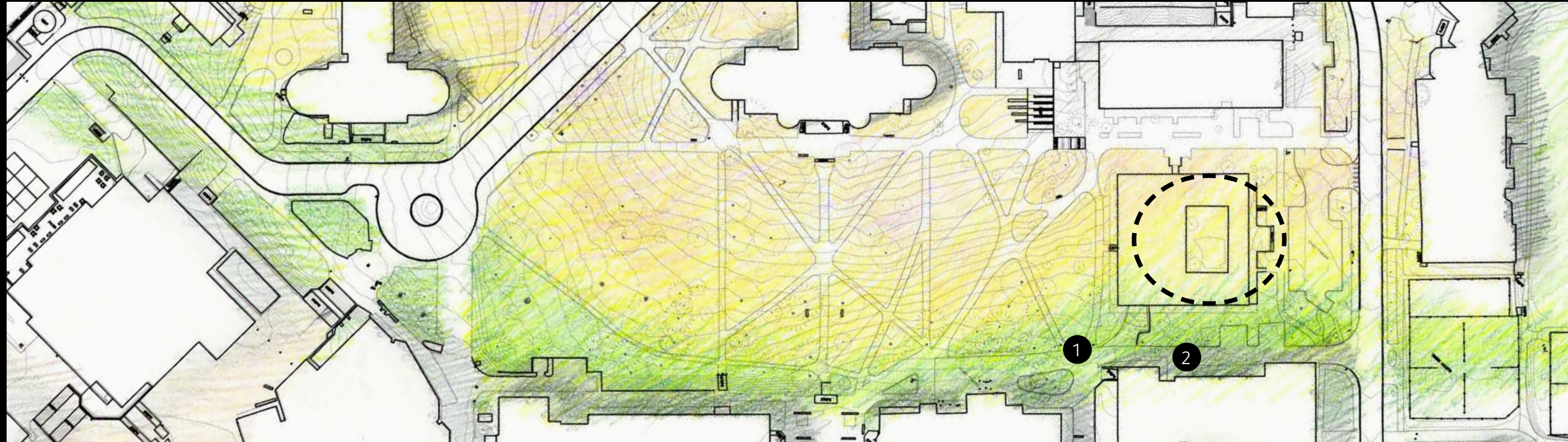
Native wildflower patches



Meadow grasses



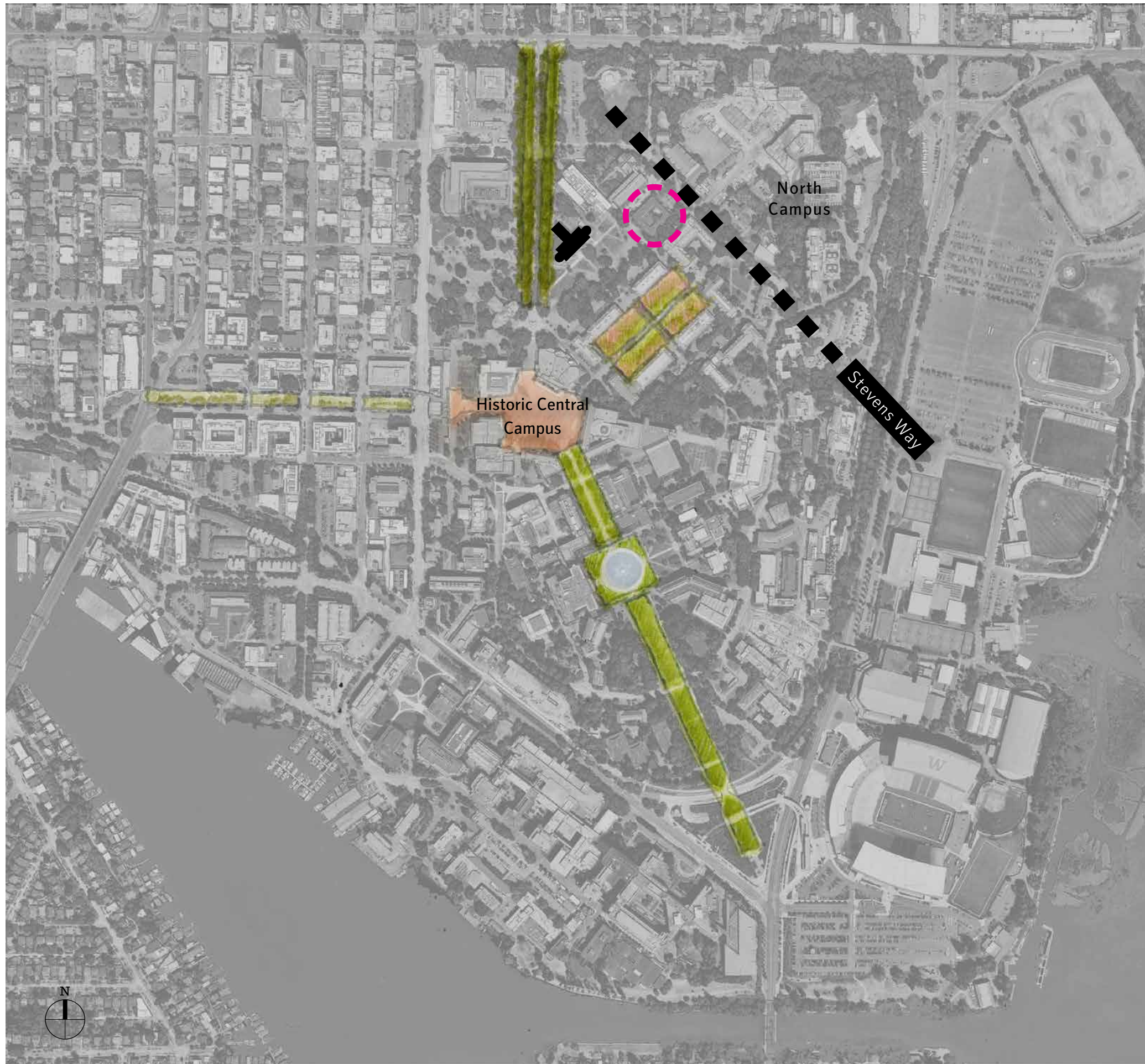
Proposed native planting palette - Forest promenade



Majestic firs - *Pseudotsuga menziesii*



Lush understory - *Polystichum munitum*



North Campus and Denny Yard are disconnected

Existing: Segmented development and strong vehicular corridor has obscured connections across Stevens Way

UW Existing Landscape Types:

Memorial Way - ceremonial passage

The Quad - campus green

Rainier Vista - campus green

Campus Parkway - urban frontage

Red Square - plaza



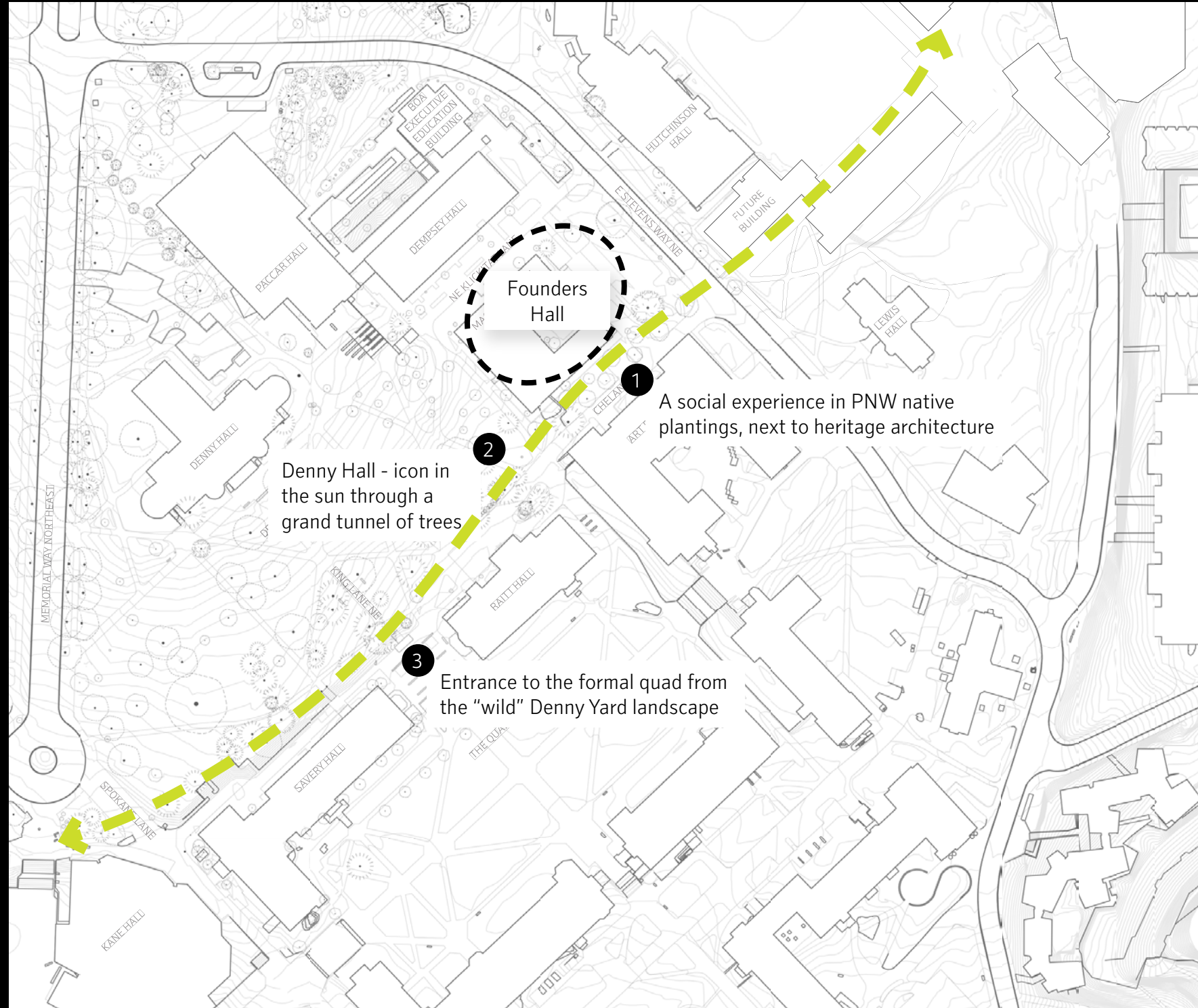
Connecting the historic campus to the new

Proposed: Enhancing connectivity across UW through leveraging orbital/axial network

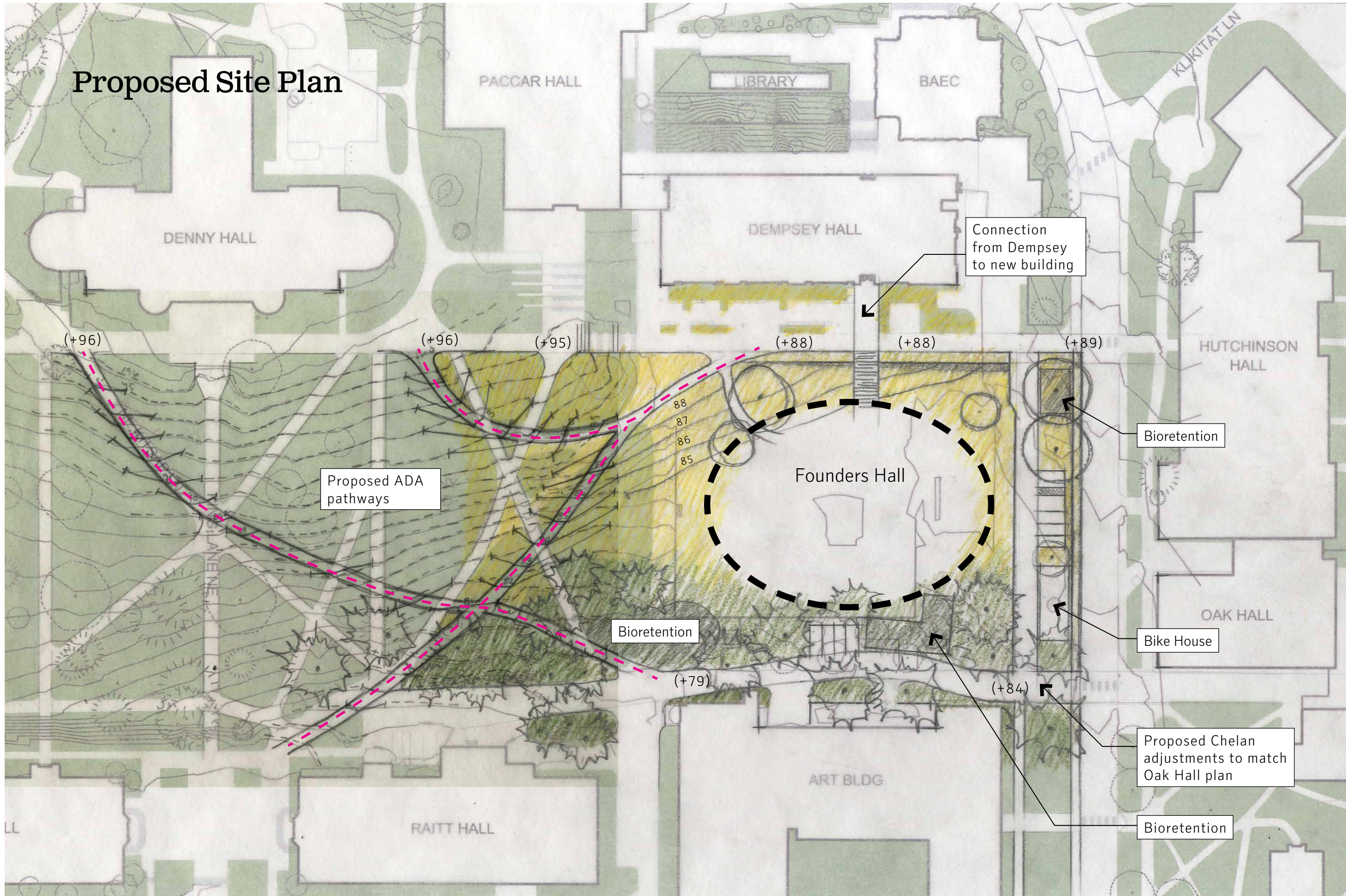
Integrating a distinctive landscape experience with existing iconic campus axes

Potential characteristics - landscape meander, woodland grove, meadow, passage, shared pedestrian/vehicular spaces

Proposed: a new signature walking experience "Only at UW"



Proposed Site Plan



PACCAR HALL

LIBRARY

BAEC

KLIKITAT LN

DENNY HALL

DEMPSEY HALL

Connection from Dempsey to new building

(+96)

(+96)

(+95)

(+88)

(+88)

(+89)

HUTCHINSON HALL

Proposed ADA pathways

88
87
86
85

Founders Hall

Bioretention

OAK HALL

Bike House

Bioretention

(+79)

(+84)

Proposed Chelan adjustments to match Oak Hall plan

ART BLDG

RAITT HALL

Bioretention

Site Program Requirements

Existing Landscape - Denny Yard panorama from Mackenzie Hall



Existing Landscape - *Pseudotsuga menziesii* on Denny Yard



Existing Landscape - Klickitat Lane from Denny Yard



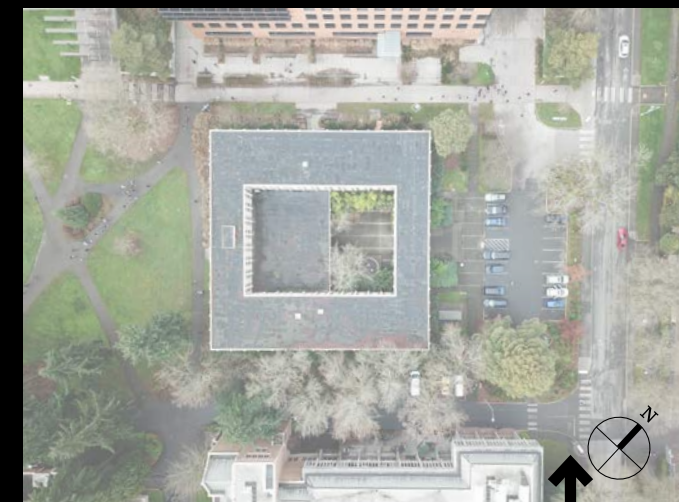
Existing Landscape - “Aquarius Ovoid” and acer rubrum in Mackenzie Courtyard



Bamboo Garden

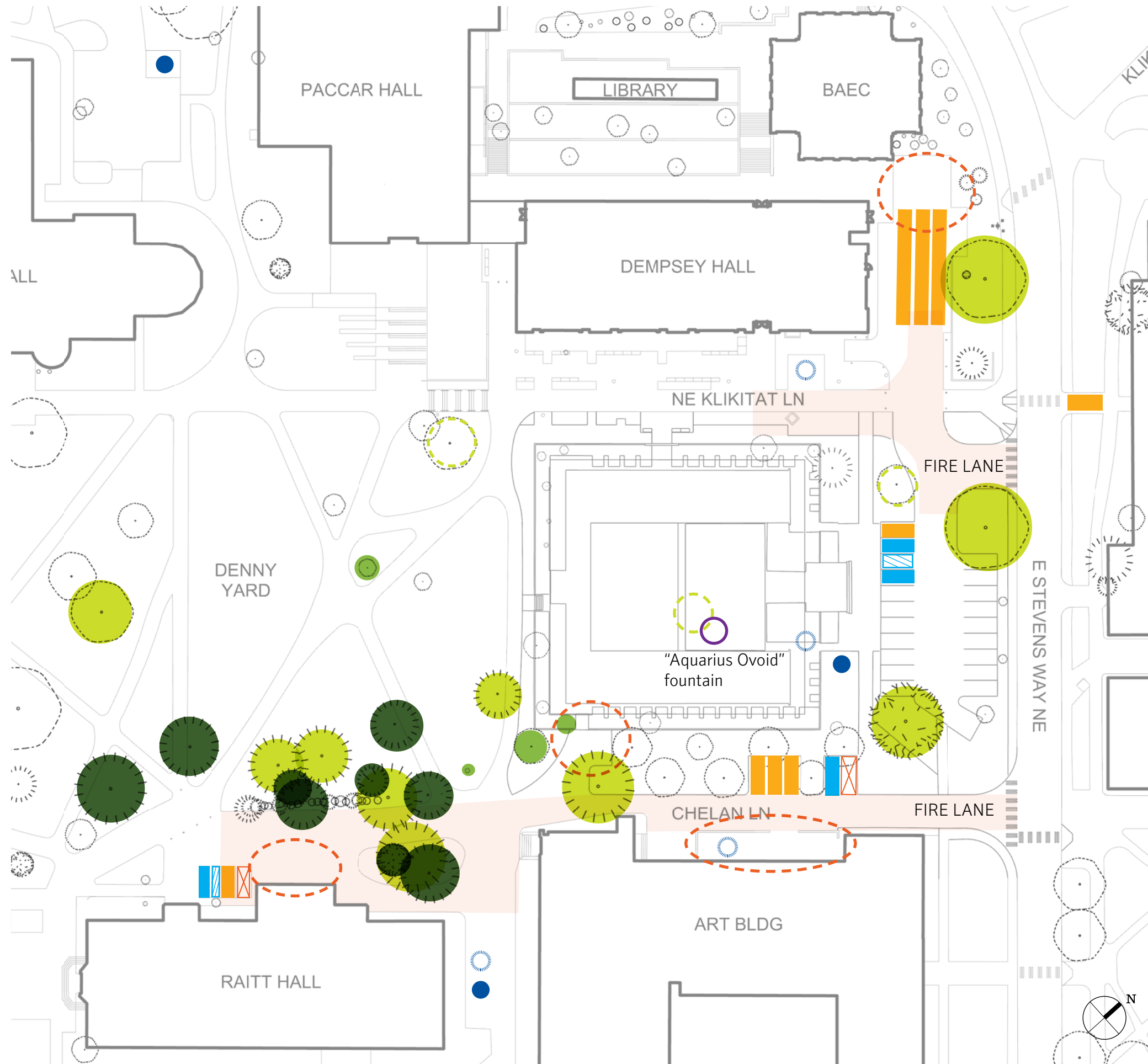


Existing Landscape - Sequoia and Polystichum from Stevens Way interior sidewalk



Existing Landscape - Liquidambar styraciflua on Chelan Lane from Stevens Way





Existing: site considerations

Tree protection:

- "Exceptional Trees" per Seattle DPD Director's rule 16-2008
- Verify DSH - may be "Exceptional Trees"
- Brockman Memorial Tree Tour, UW Memorial Trees, or Trees of Seattle
- Native Trees

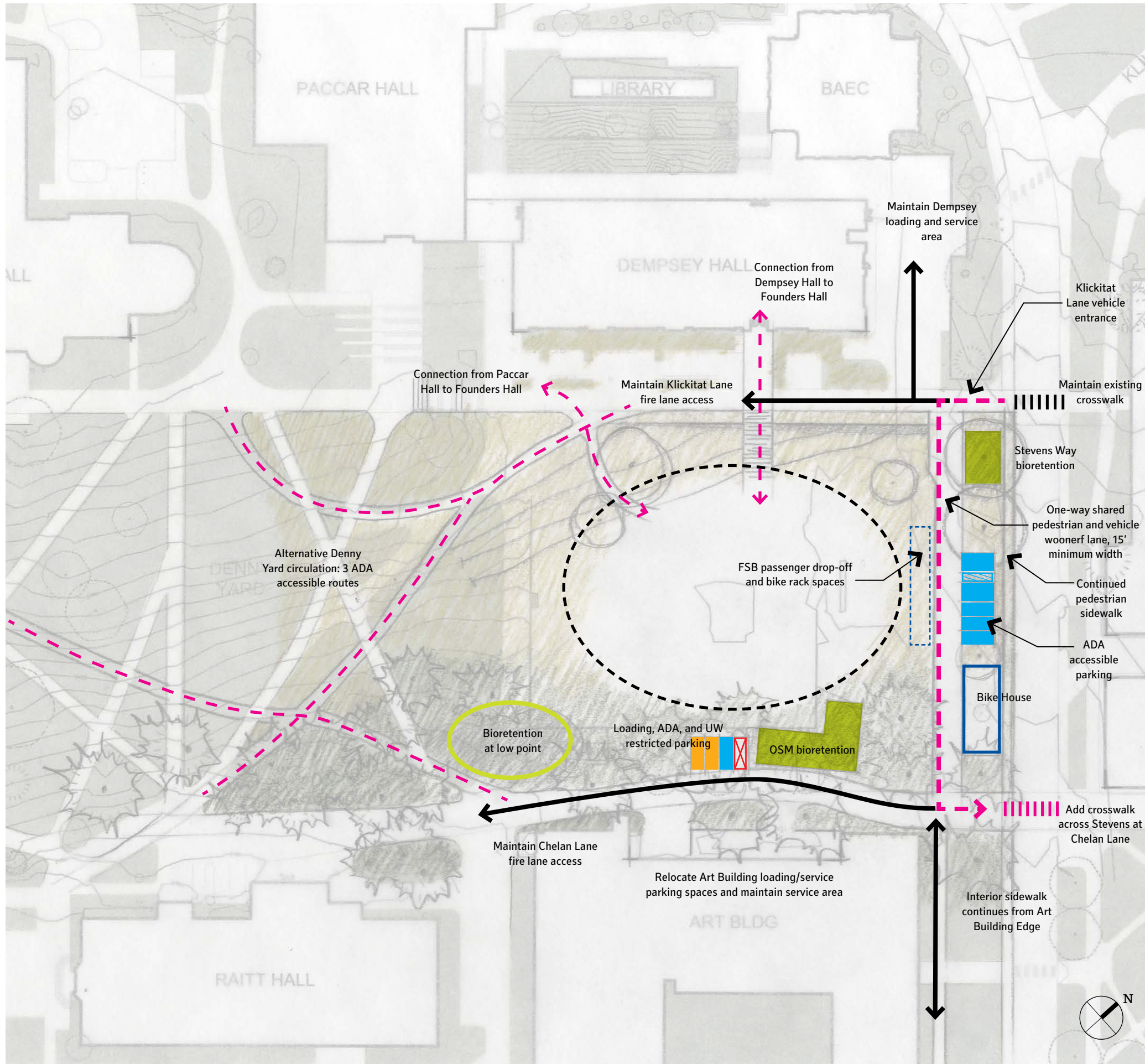
Vehicle/Service Access:

- Service access areas
- ADA parking
- UW restricted parking
- 30-min loading parking space

Bike Parking:

- Bike racks
- Secure bike houses or boxes

Note: George Tsutakawa's "Aquarius Ovoid" fountain to be maintained and relocated



Proposed: site program elements

Opportunity: Continuous drop off for Founders Hall, parking, vehicular circulation, and pedestrian circulation. Vehicles would enter at Klickitat Lane curb cut and exit at Chelan Lane curb cut.

Pedestrian

- Improve pedestrian crosswalks at Stevens Way crossings
- UW desires that adjacent paths meet ADA requirements

Bioretention

- Building OSM along Chelan Lane
- Stevens Way water quality improvement
- Site stormwater management at low point on site

Parking

- Provide 6 ADA accessible spaces (incl. van accessible spaces with loading aisle)
- Maintain loading/service parking for Art Building

Emergency and Service Access

- Maintain fire lane access on Klickitat Lane and Chelan Lane
- Maintain service access to all buildings

Bike Parking

- Minimum 40 bike rack spaces
- Minimum 84 secured long term spaces (970 SF bike house)
- Source: UW Transportation Services bike parking requirements (APBP guidelines)

Considerations for Building Extents

SW Edge:

- Recede from Art Building edge to preserve important viewshed anchors fronting Denny Yard
- Prevent corner crowding near Dempsey Hall and Art Building

NW Edge:

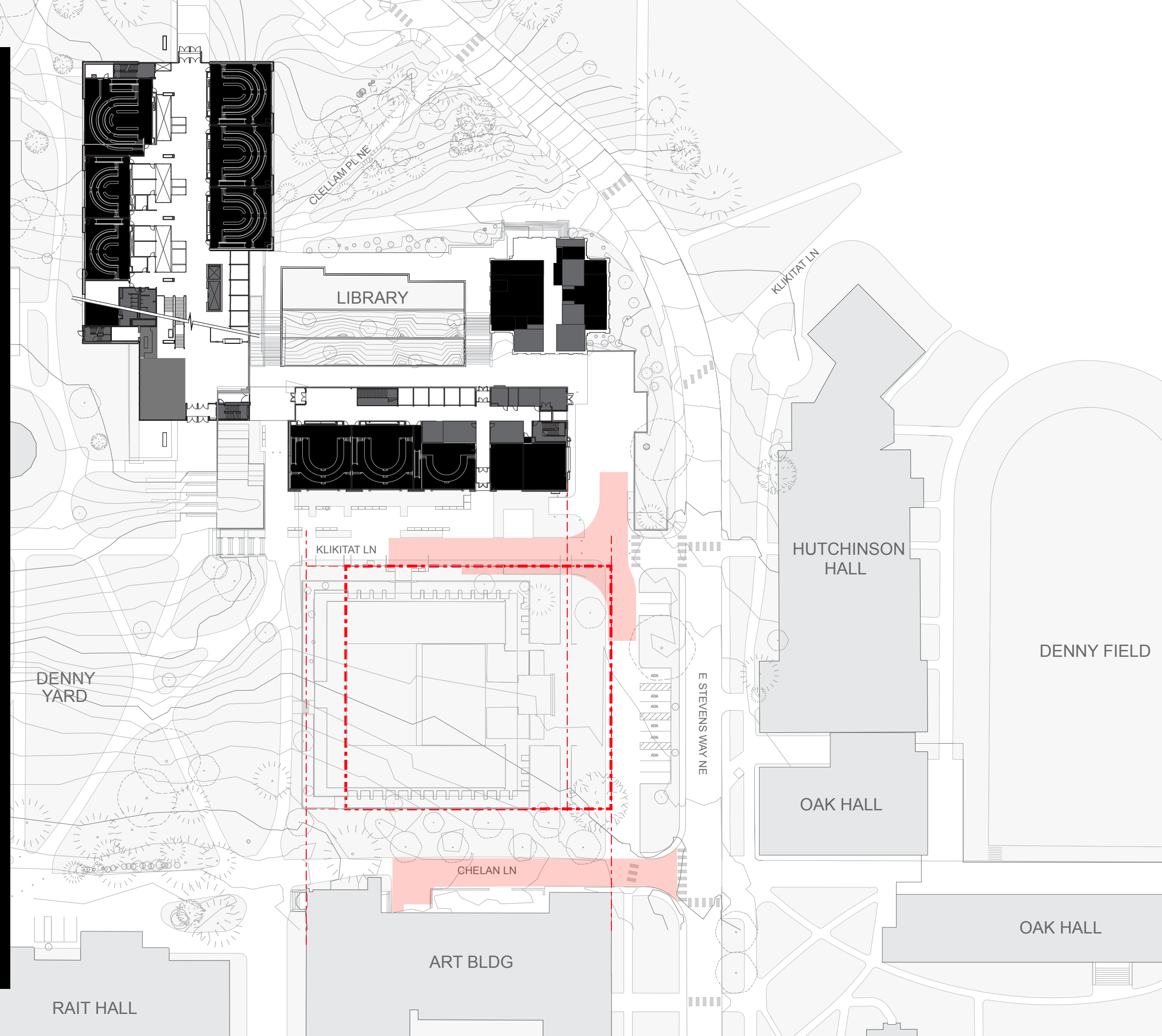
- Limit of recent work completed for Dempsey Hall

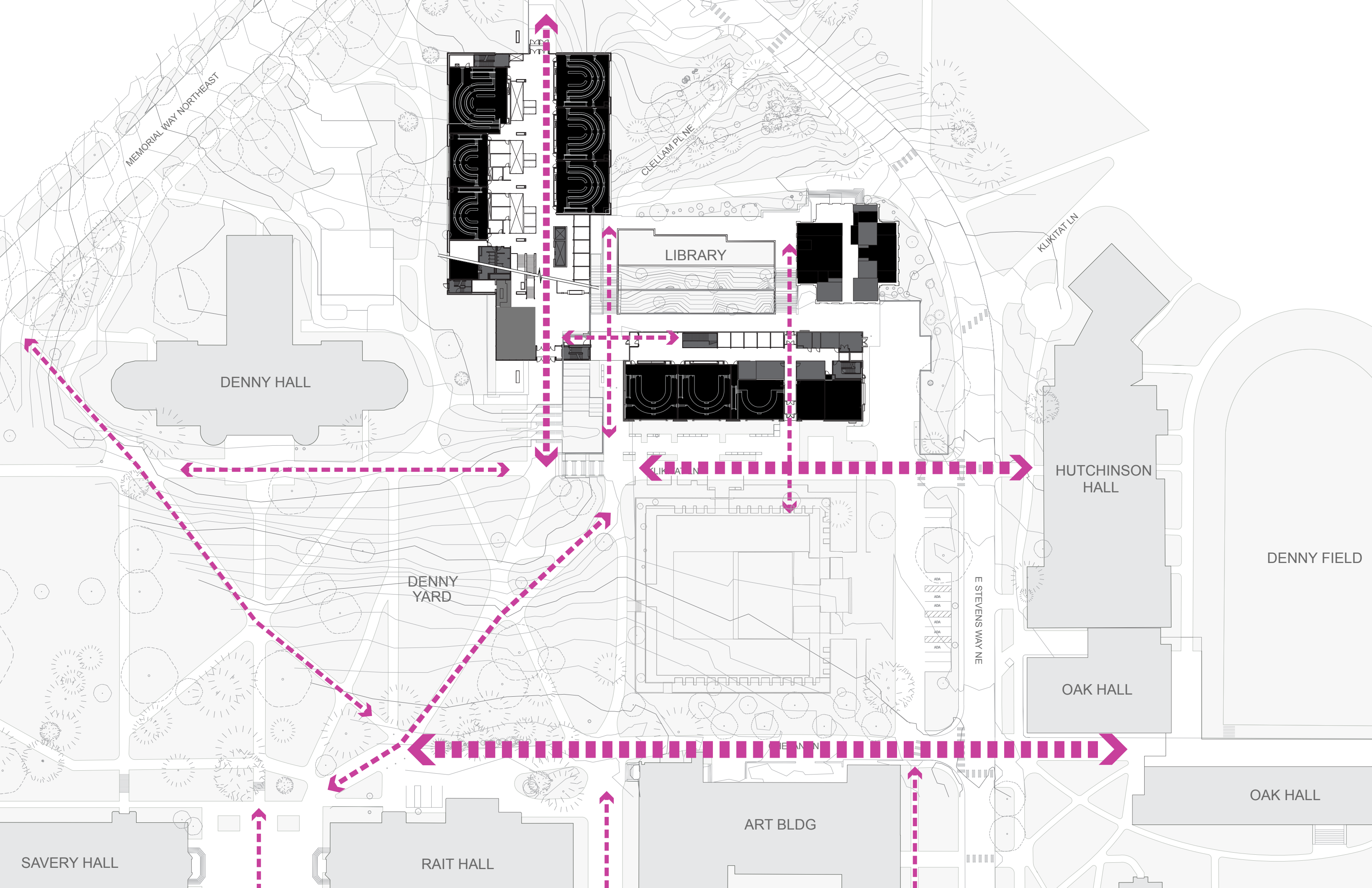
NE Edge:

- Align with or recede from Art Building edge to preserve existing dual-sidewalk pedestrian circulation along Stevens Way
- Allow space for construction of ADA parking spaces and drop off zone on Stevens Way entrance to Mackenzie Hall

SE Edge:

- Limit to existing Mackenzie Hall building foundation to allow construction of ADA parking and/or Art Building loading zones on Chelan Lane





MEMORIAL WAY NORTHEAST

CLELLAM PL NE

KLUKITAI LN

DENNY HALL

LIBRARY

HUTCHINSON HALL

DENNY FIELD

DENNY YARD

E STEVENS WAY NE

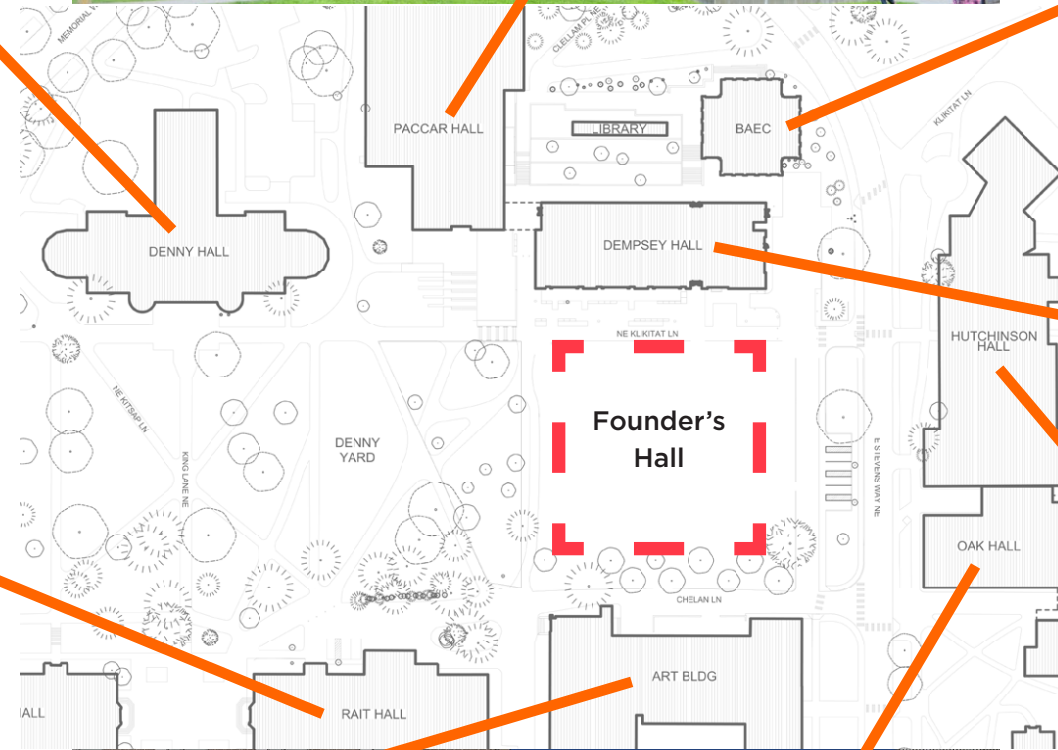
OAK HALL

SAVERY HALL

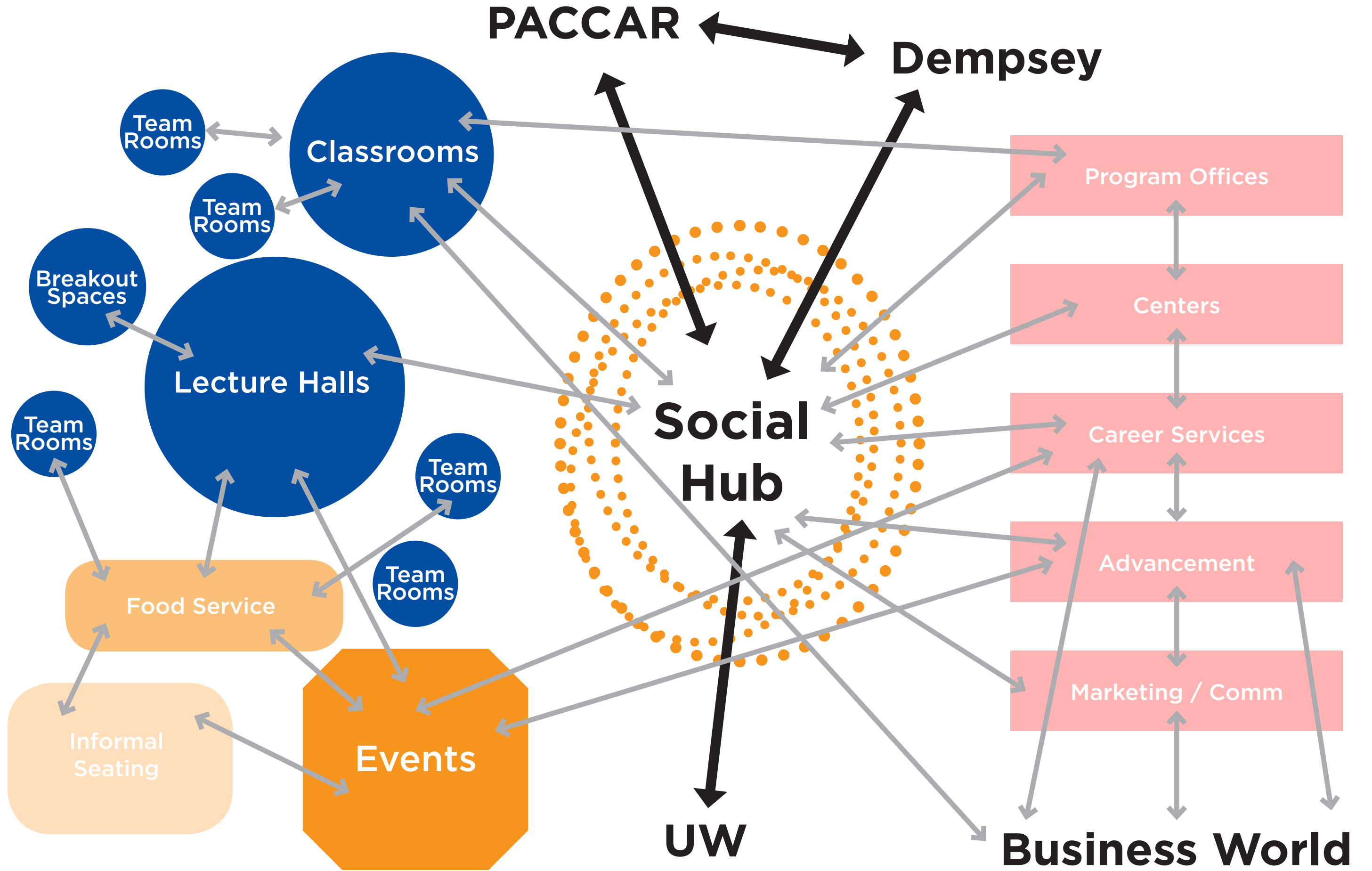
RAIT HALL

ART BLDG

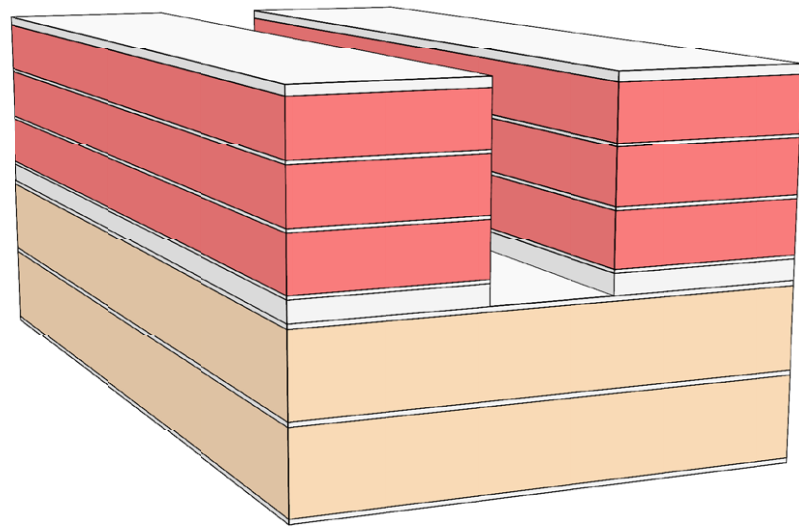
OAK HALL



Concept Massing Approach

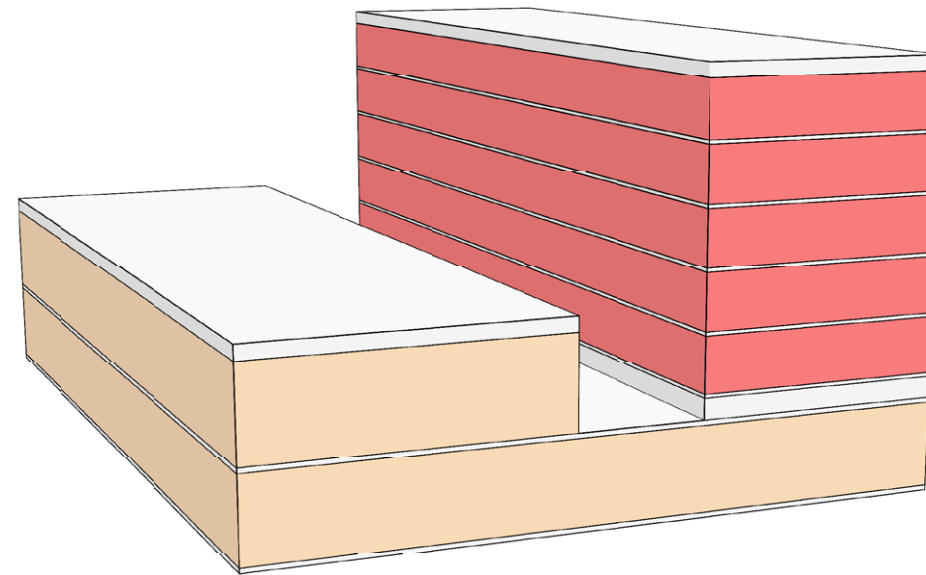


Stacking Strategies



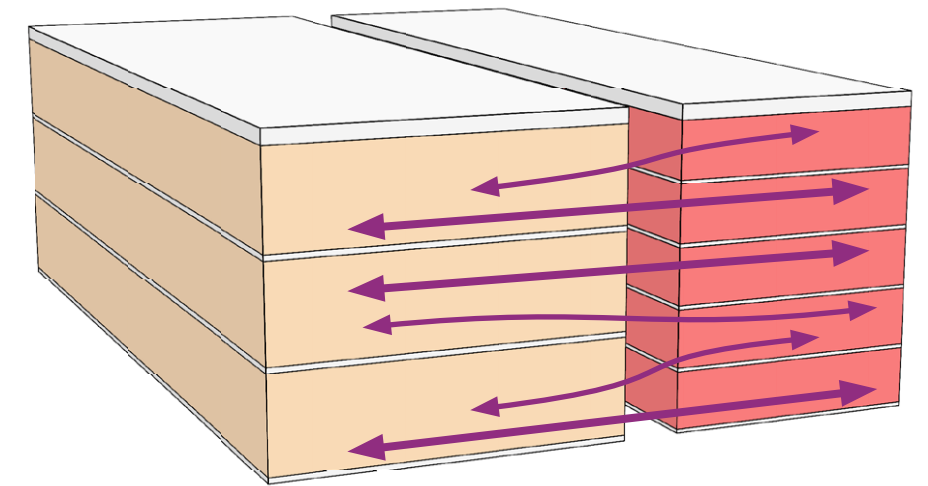
PACCAR Atrium

- Separated programs - fewer chances for interaction
- No at-grade office presence



Office Over Classrooms

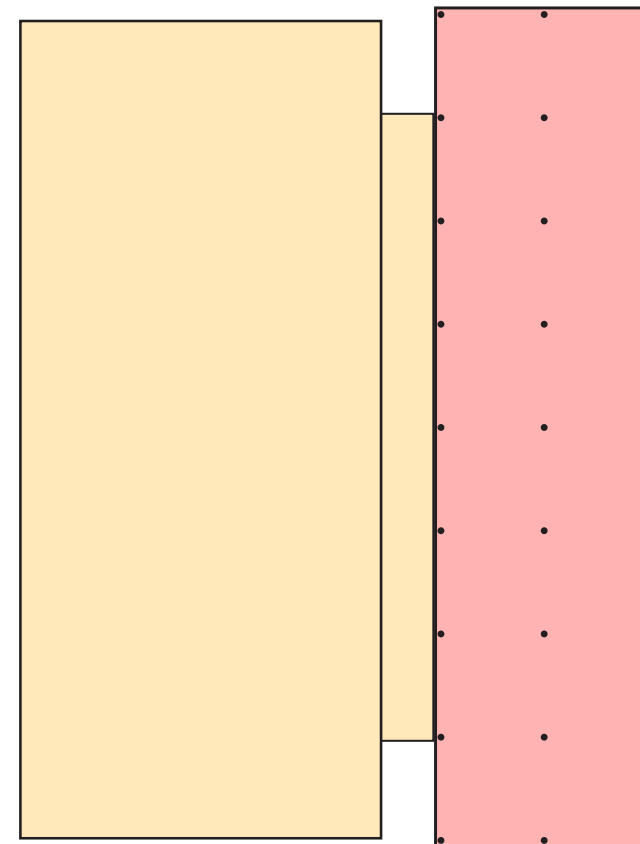
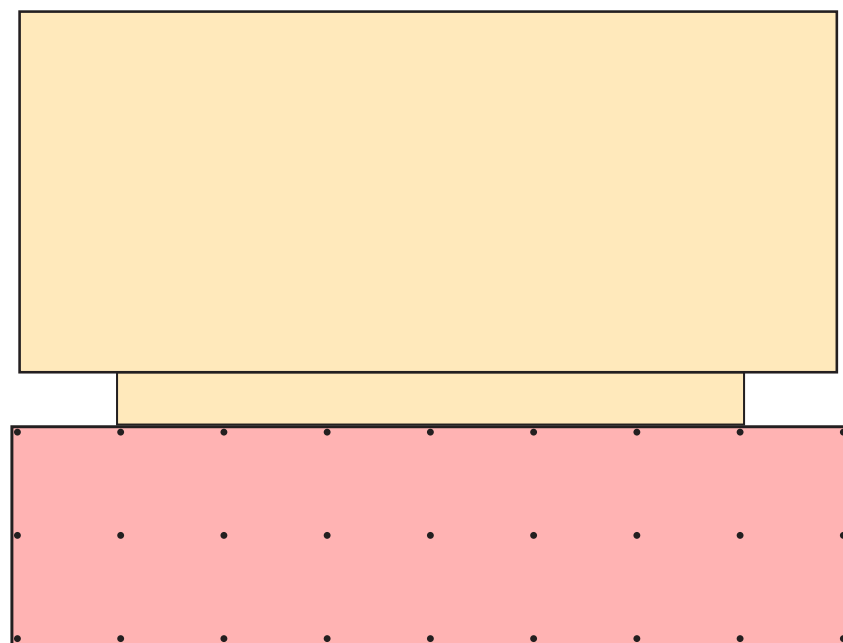
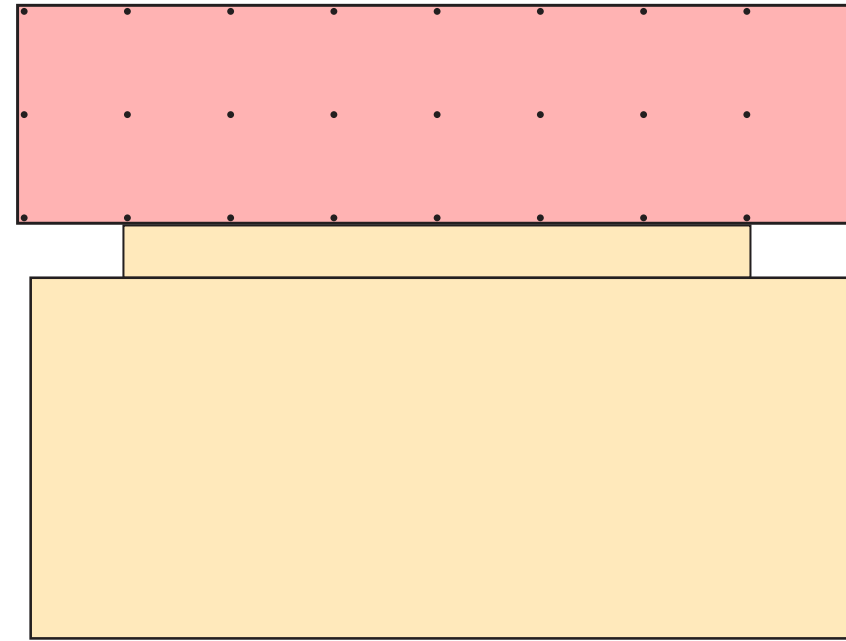
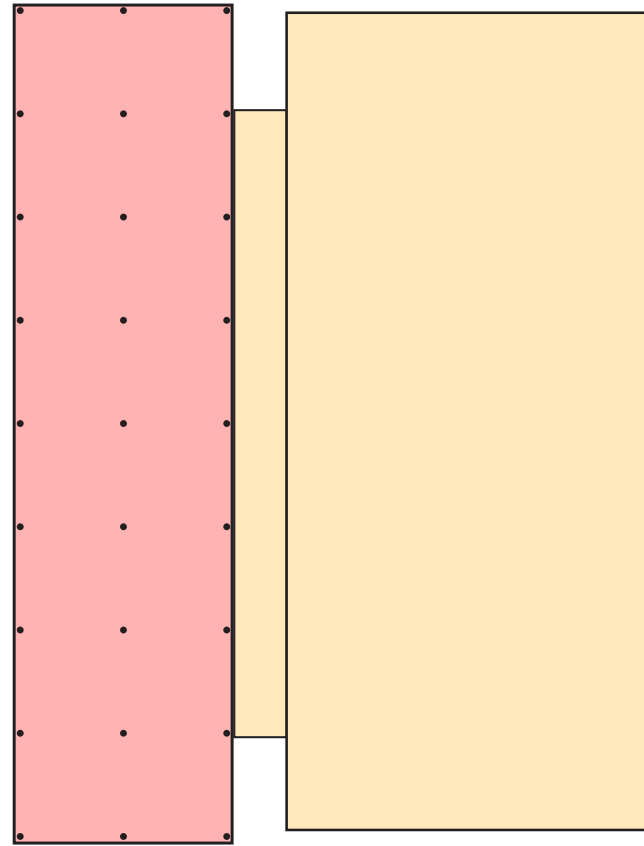
- Structurally Inefficient
- Partial basement
- No at-grade office presence

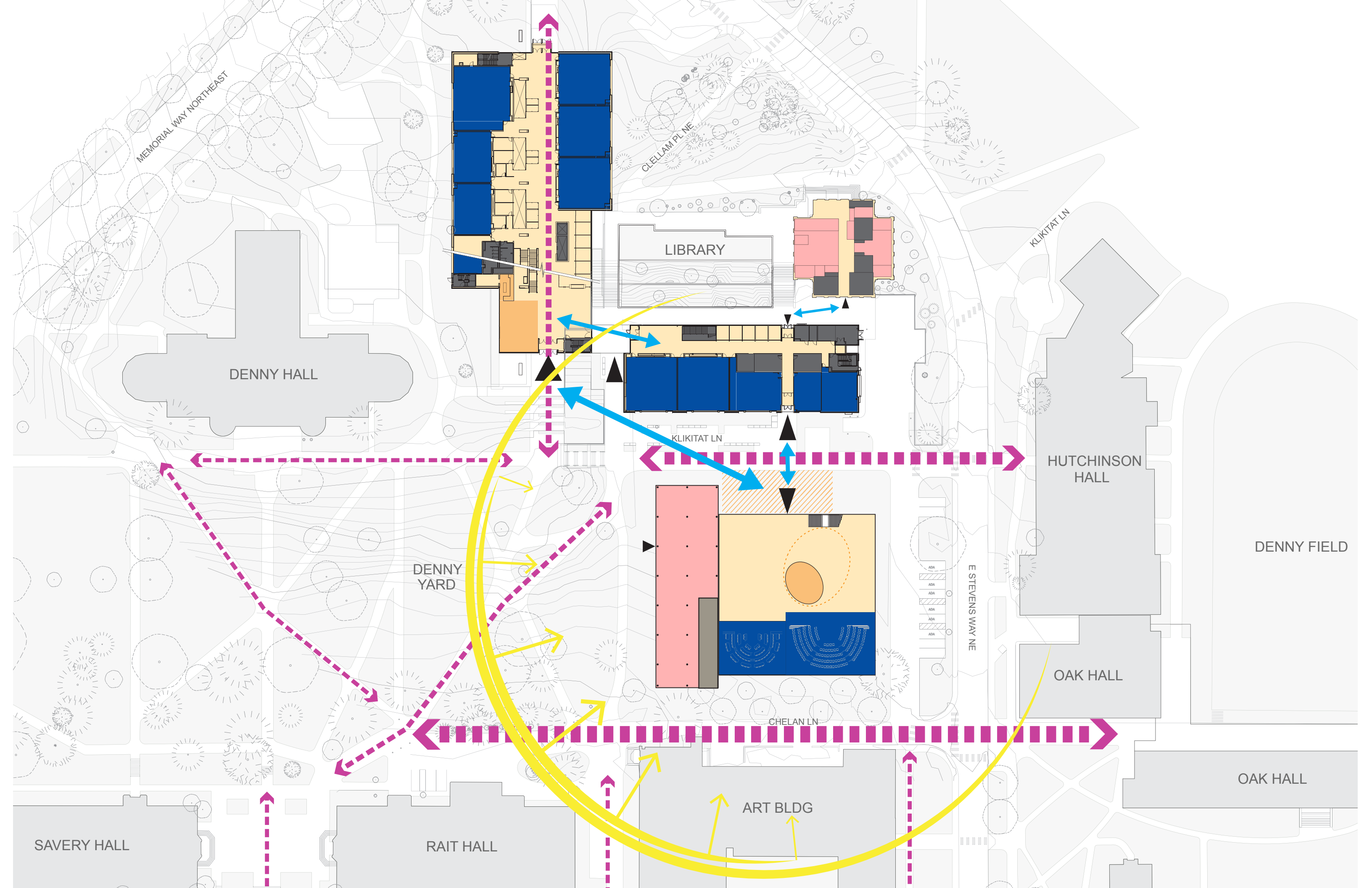


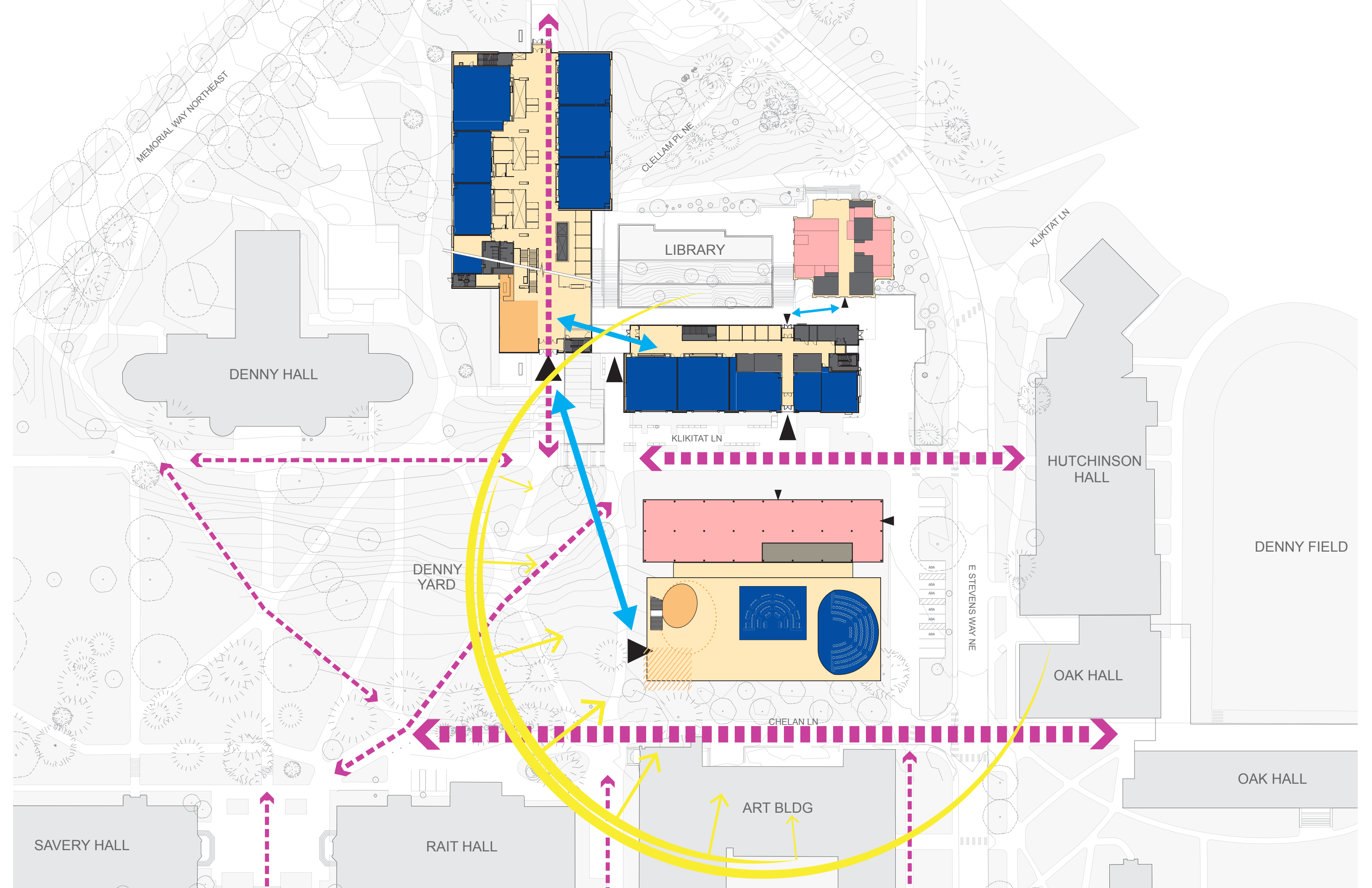
Adjacent Programs

- Efficient structure
- Facilitates student to office interactions
- At-grade office presence

Plan Orientation







MEMORIAL WAY NORTHEAST

CULLAM PL NE

KLINKITAT LN

DENNY HALL

LIBRARY

KLINKITAT LN

HUTCHINSSON HALL

DENNY FIELD

DENNY YARD

E STEVENS WAY NE

OAK HALL

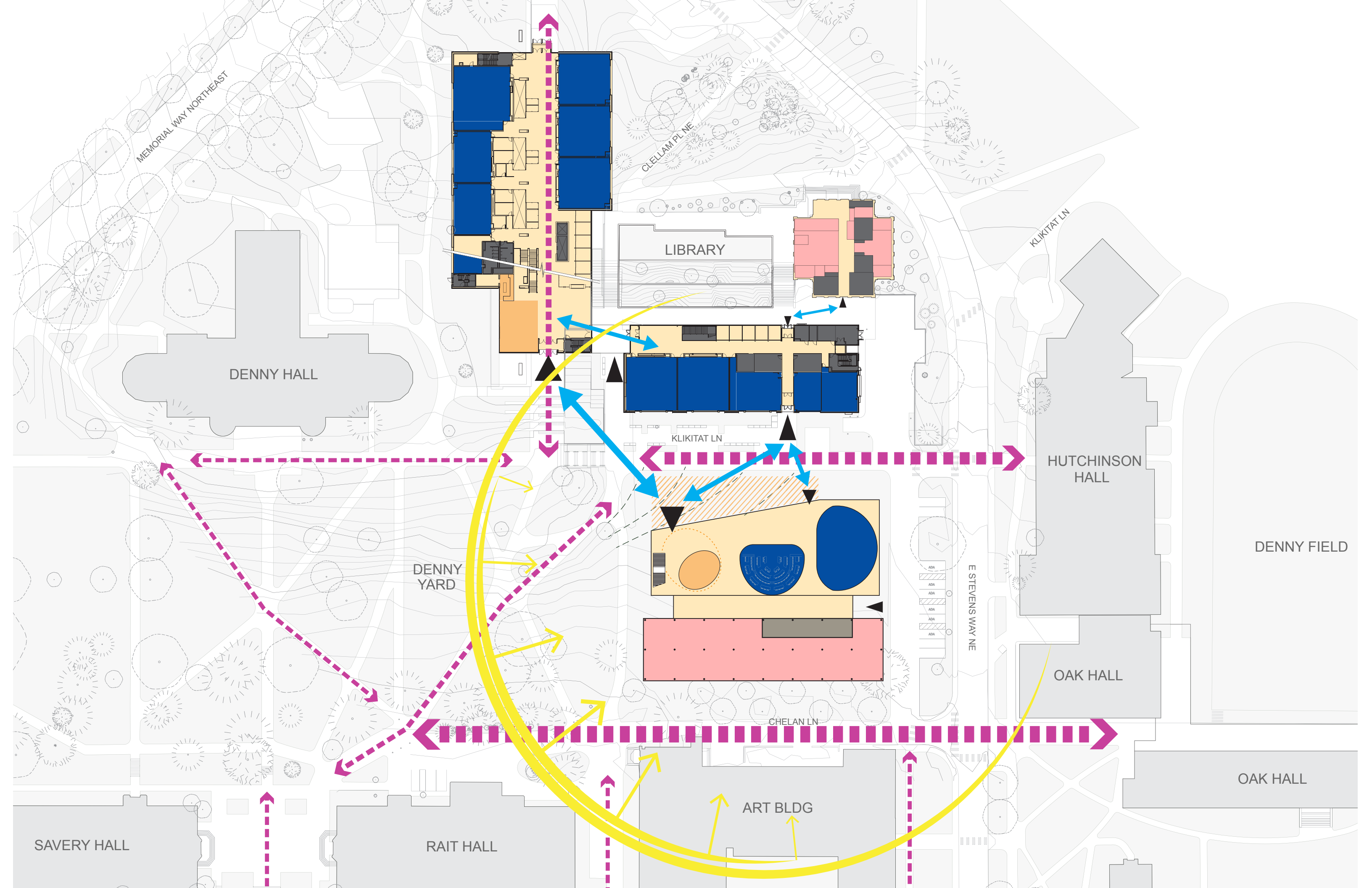
CHELAN LN

SAVERY HALL

RAIT HALL

ART BLDG

OAK HALL



MEMORIAL WAY NORTHEAST

CULLAM PL NE

KLIKITAT LN

LIBRARY

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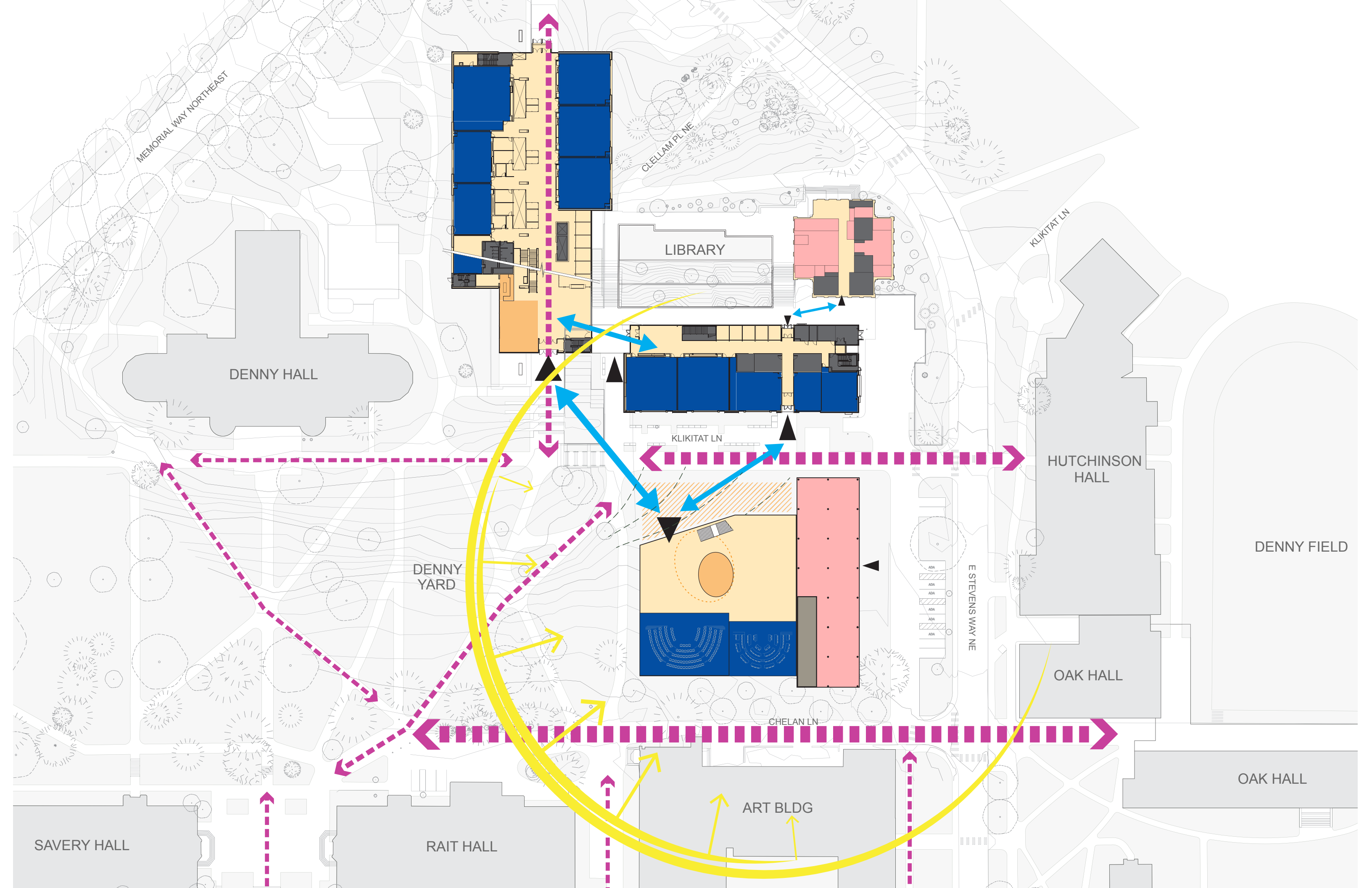
CHELAN LN

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MEMORIAL WAY NORTHEAST

CHELAN PL NE

KLIKITAT LN

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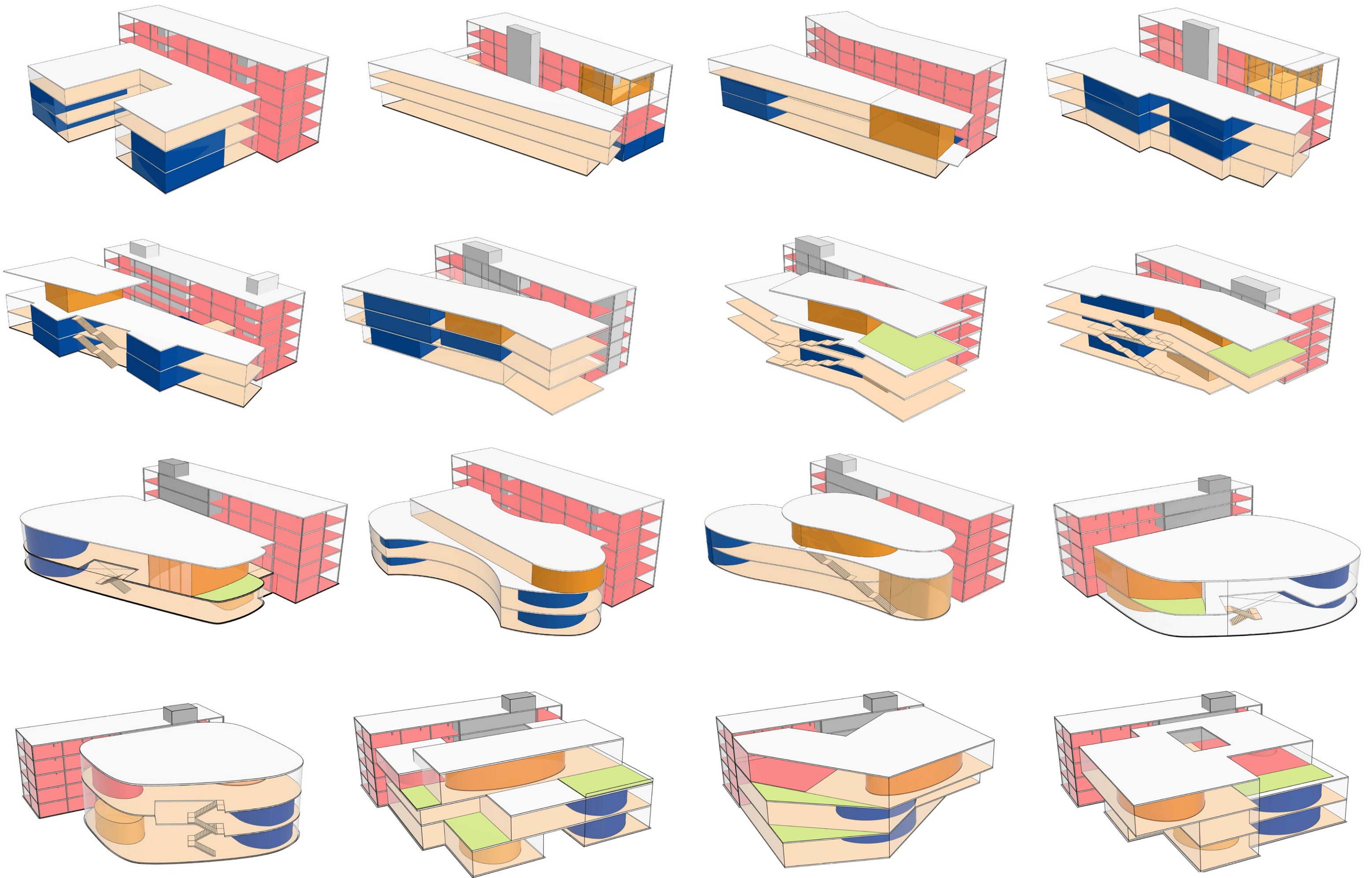
CHELAN LN

SAVERY HALL

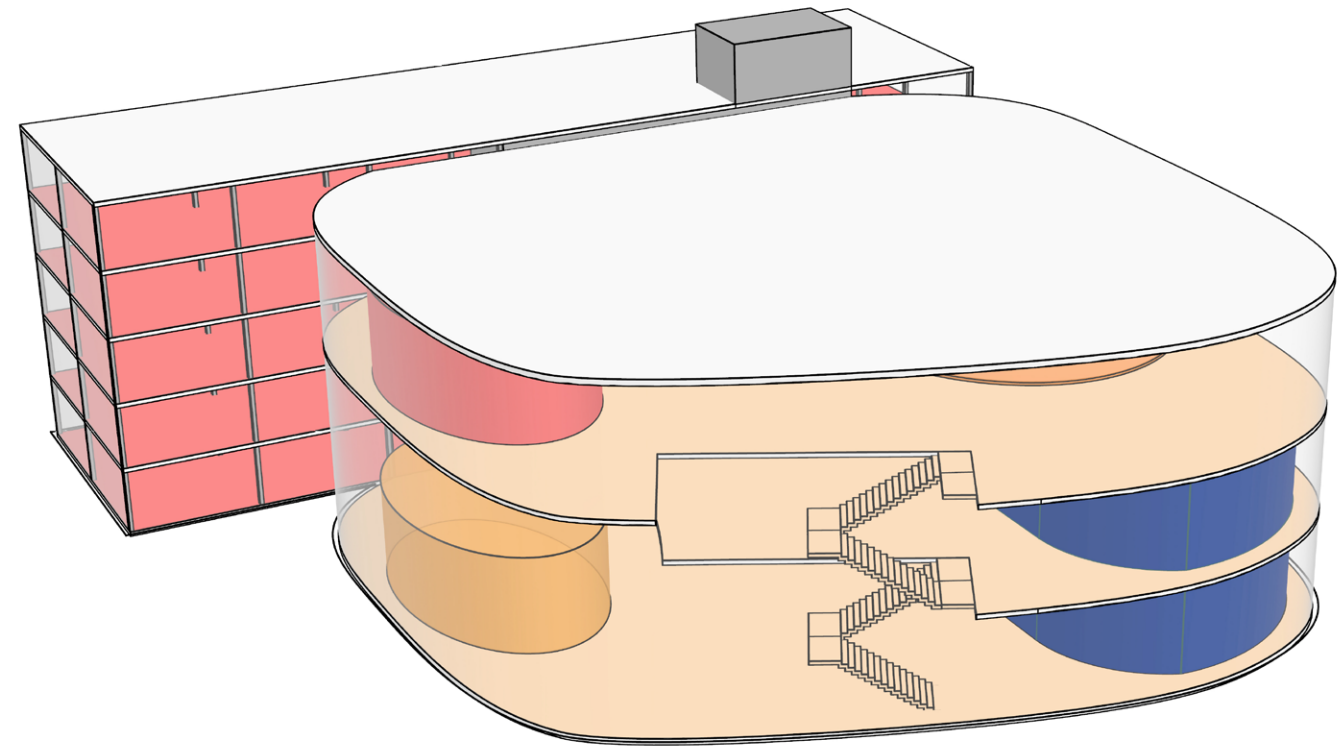
RAIT HALL

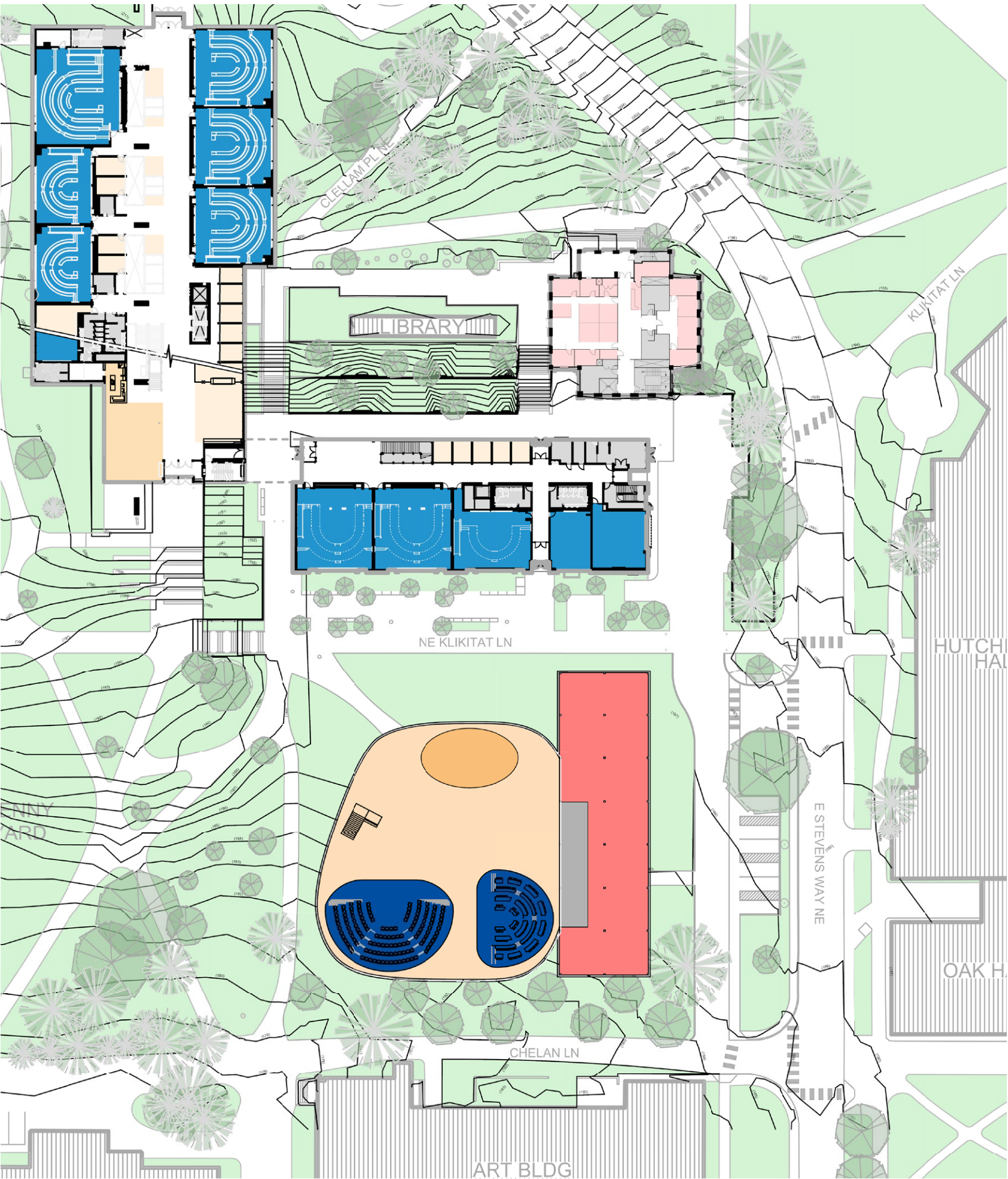
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OAK HALL

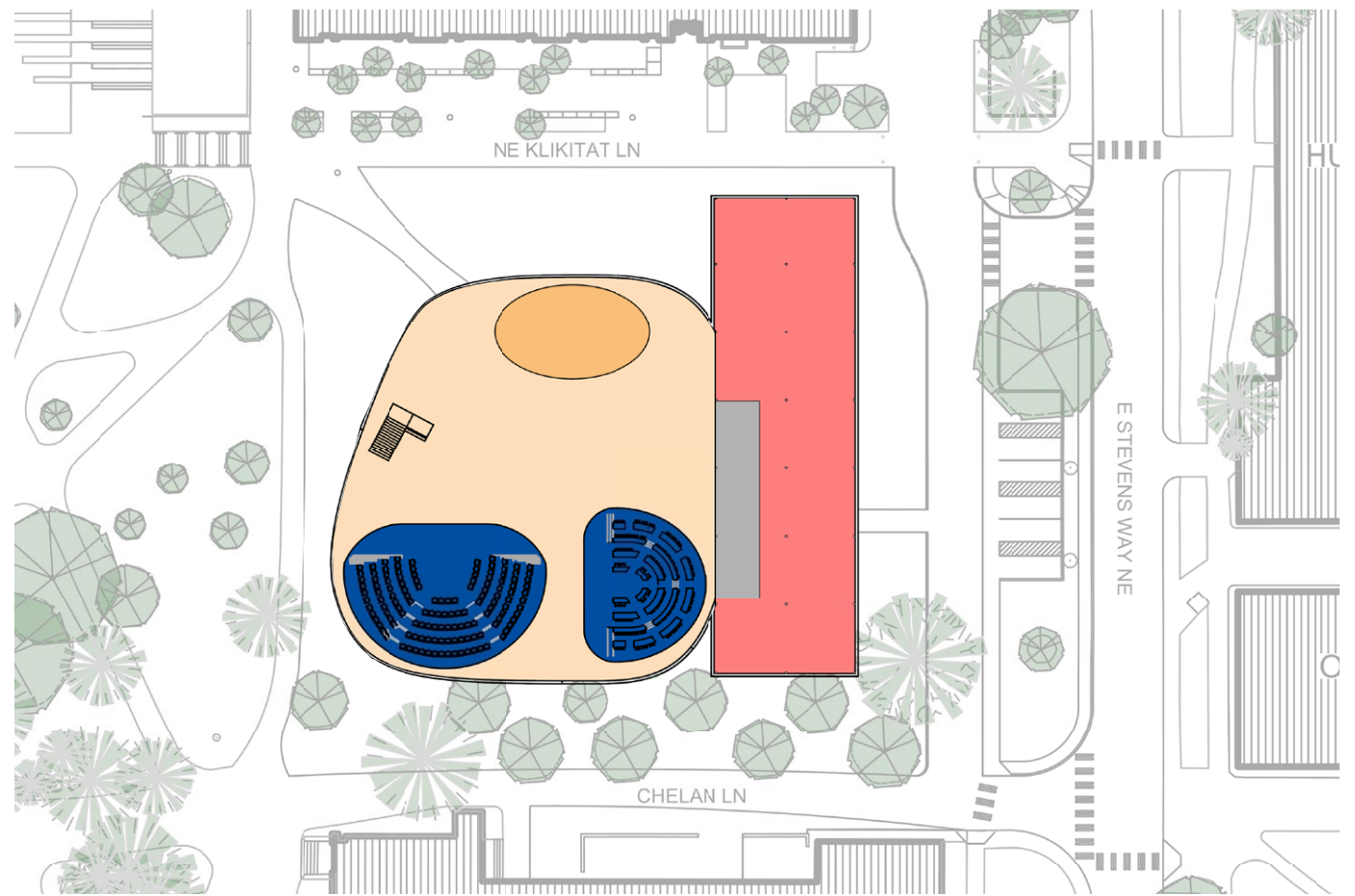


Scheme 1

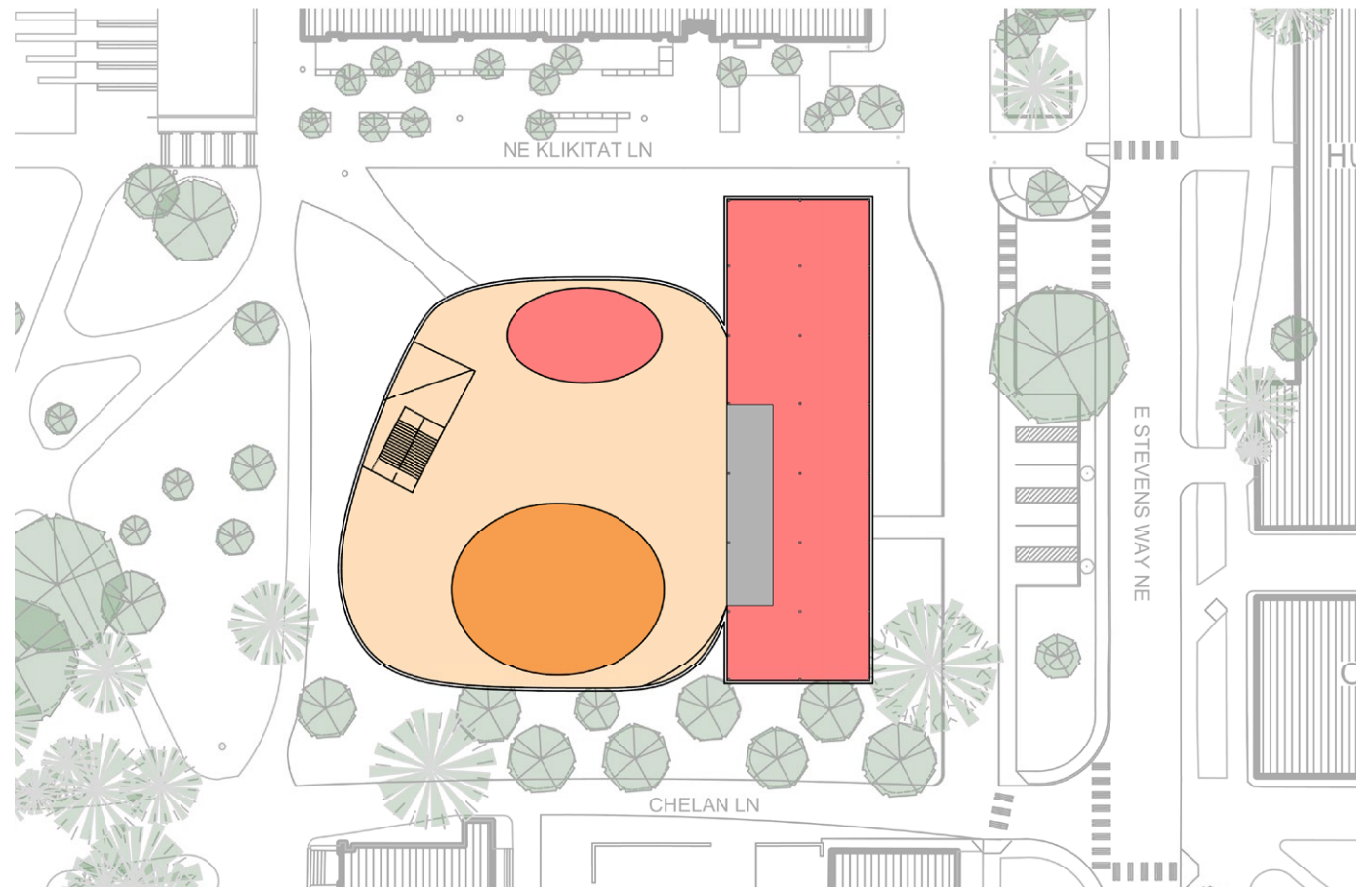




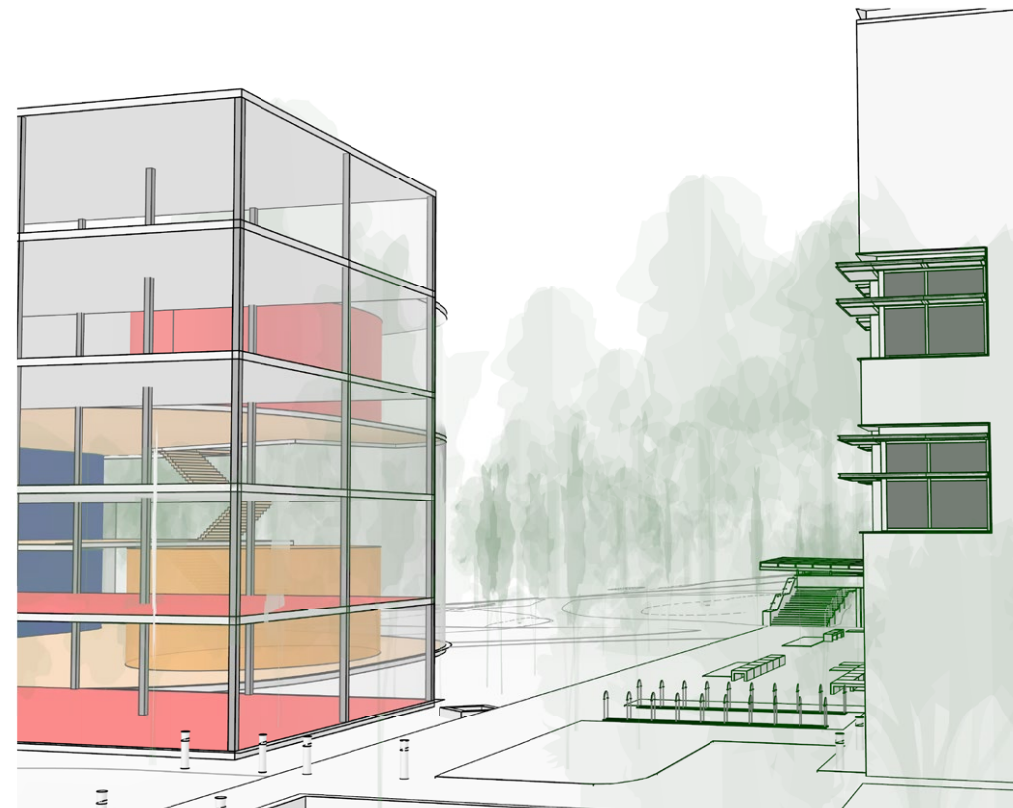
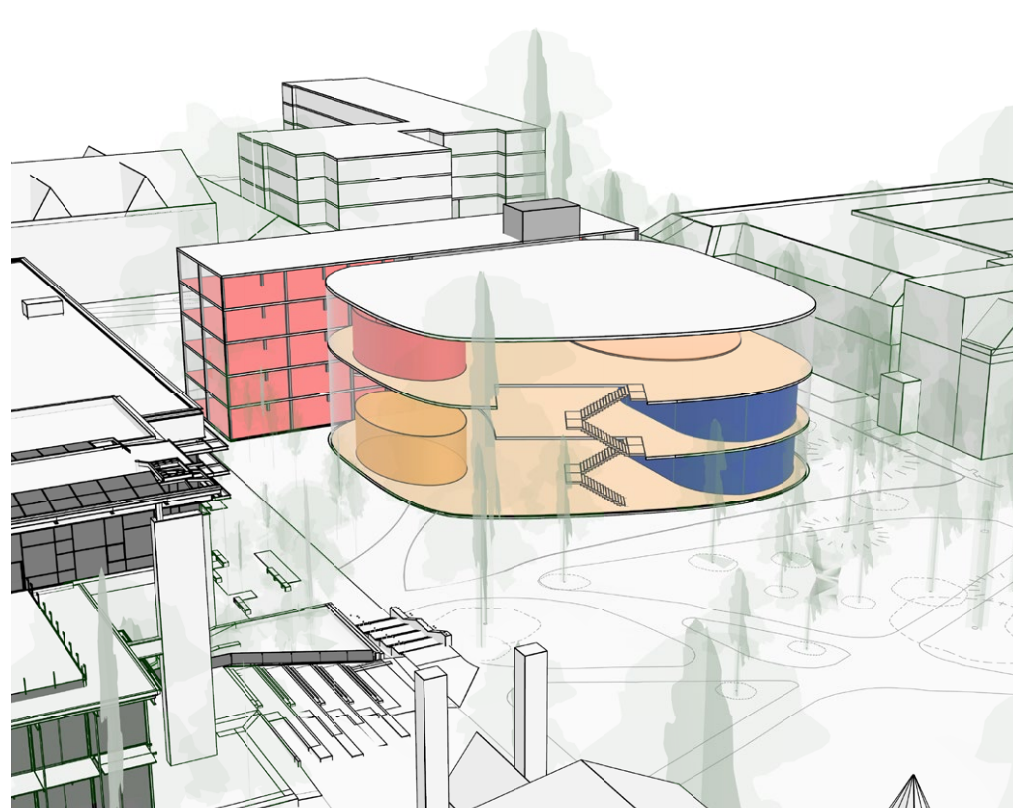
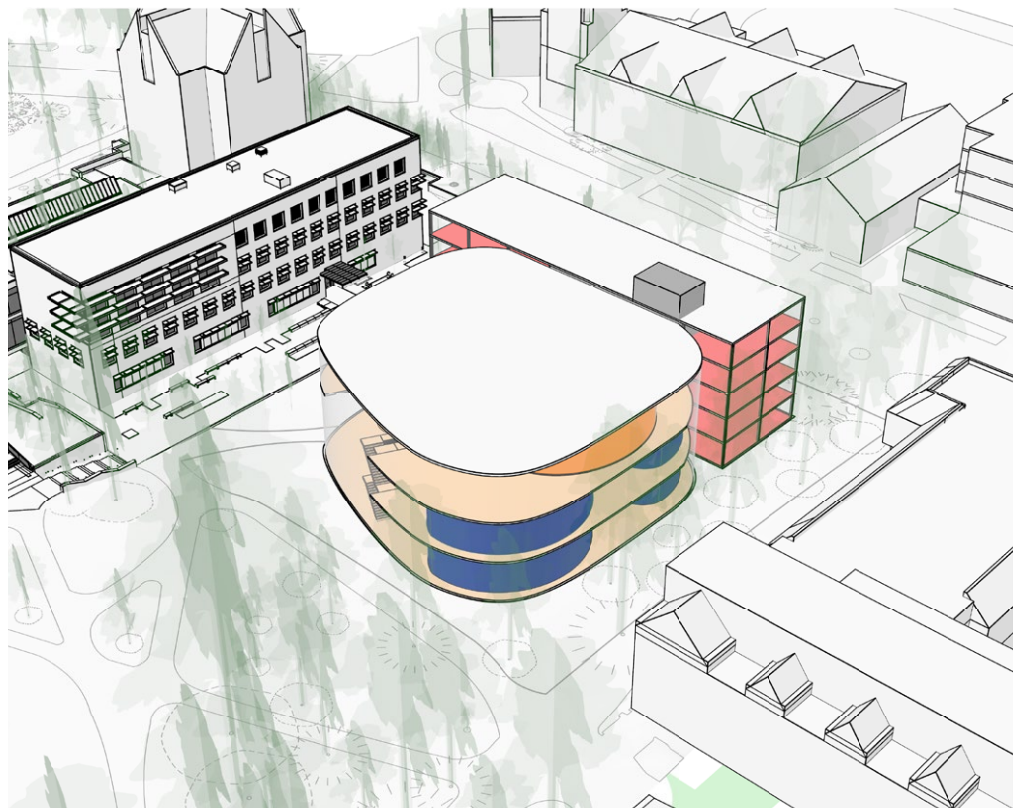
Level 1/2



Level 3



Level 4/5

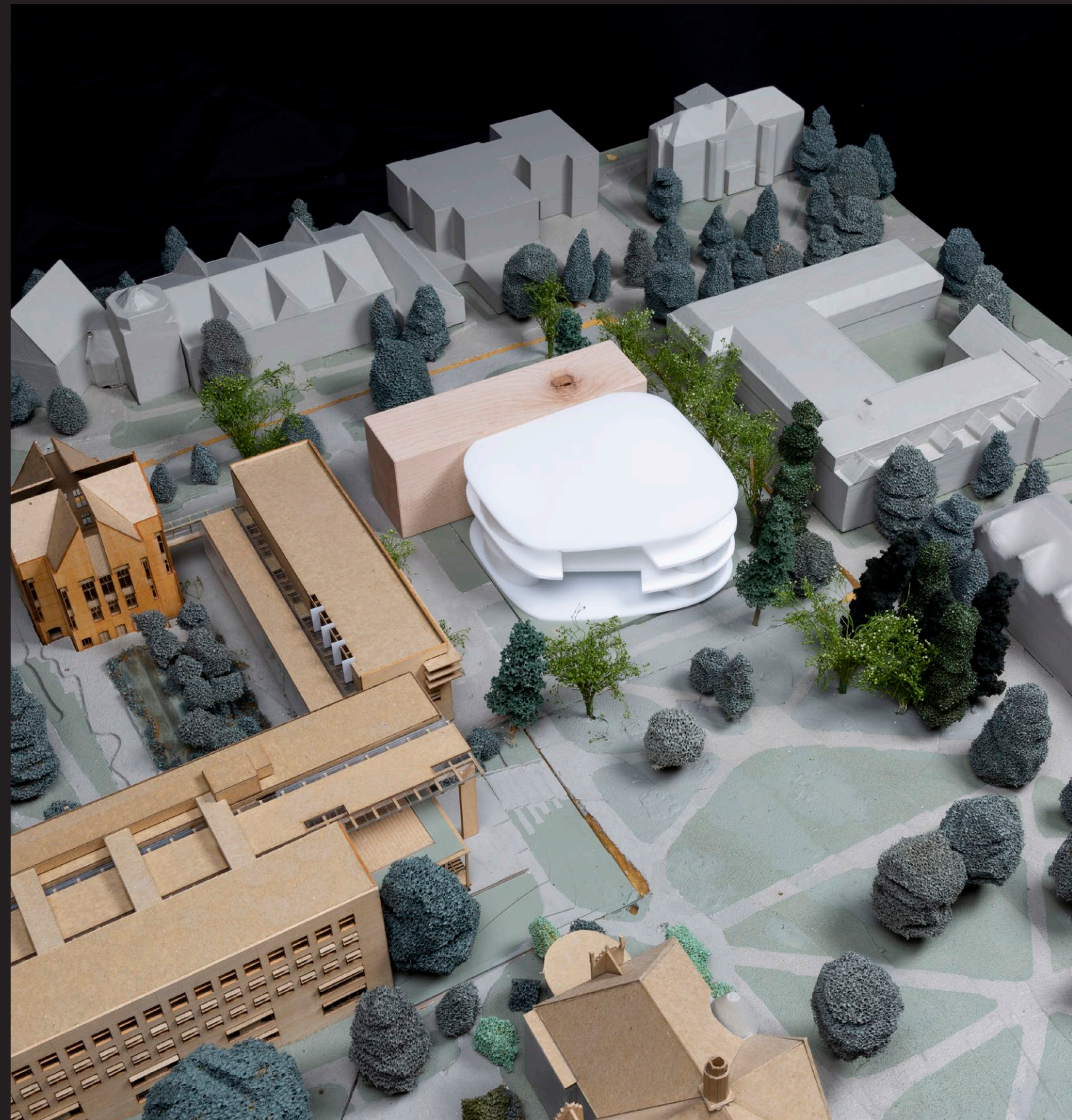


DENNY HALL

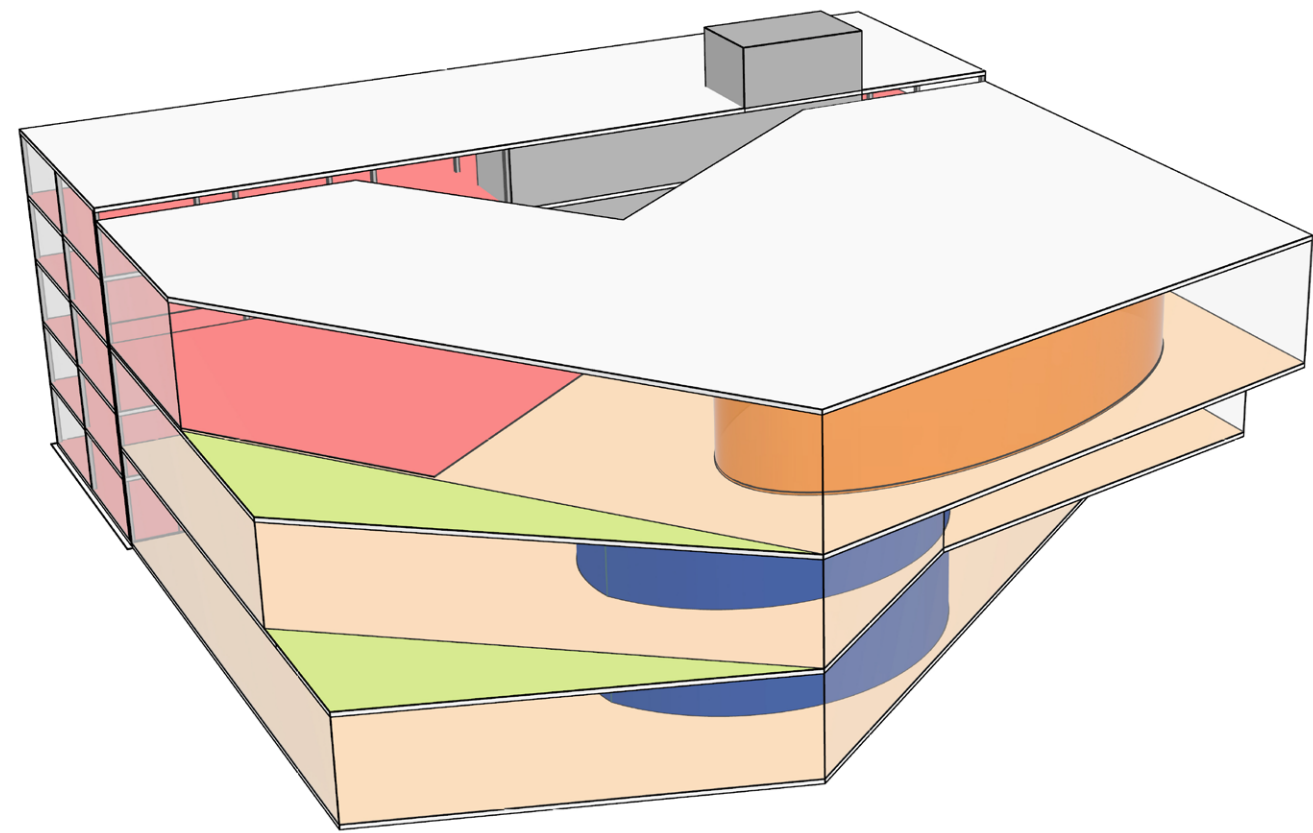
PACCAR HALL

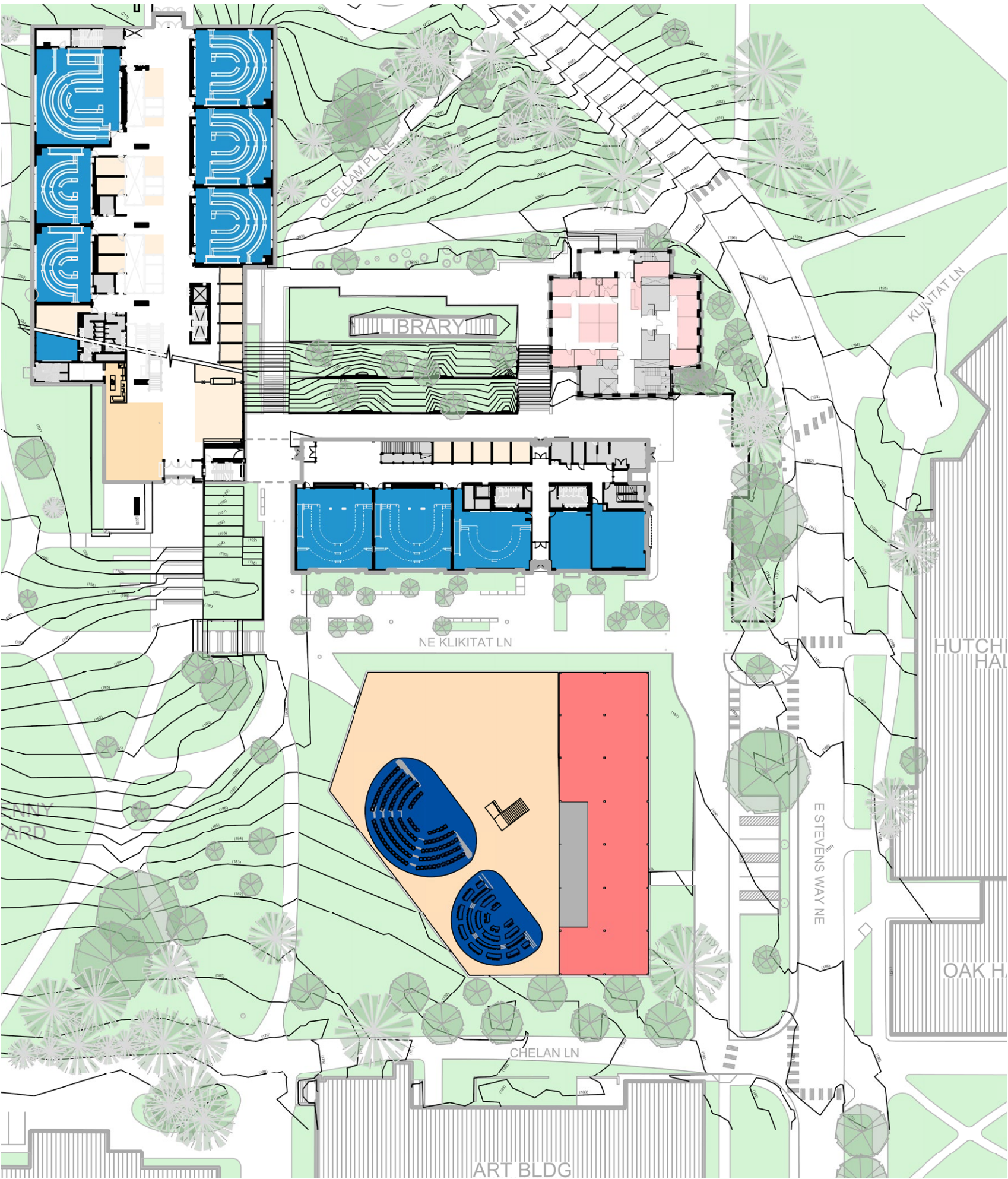
HUTCHINSON HALL

BACK: DEMPSEY HALL
FRONT: FOUNDERS HALL

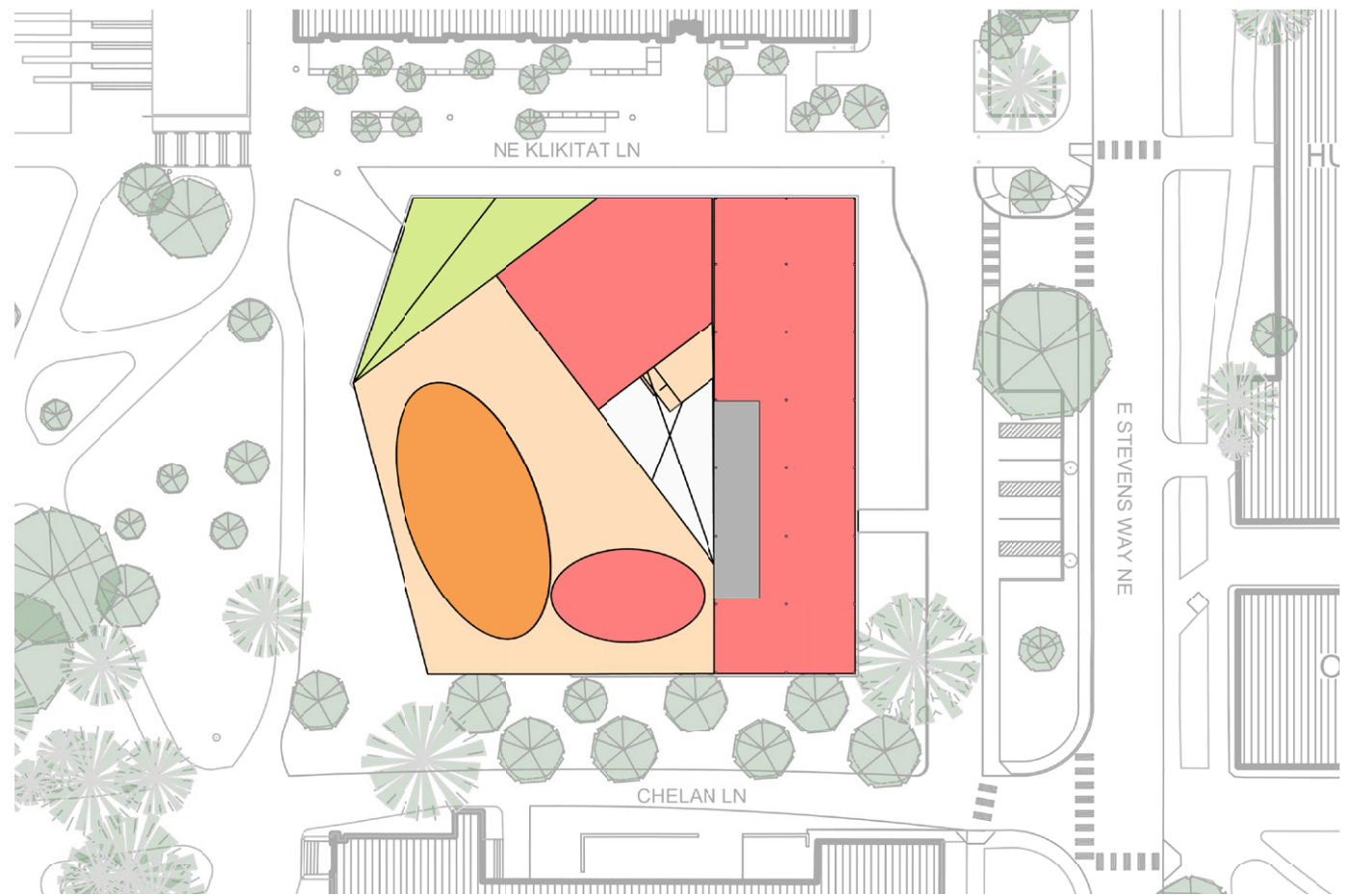


Scheme 2

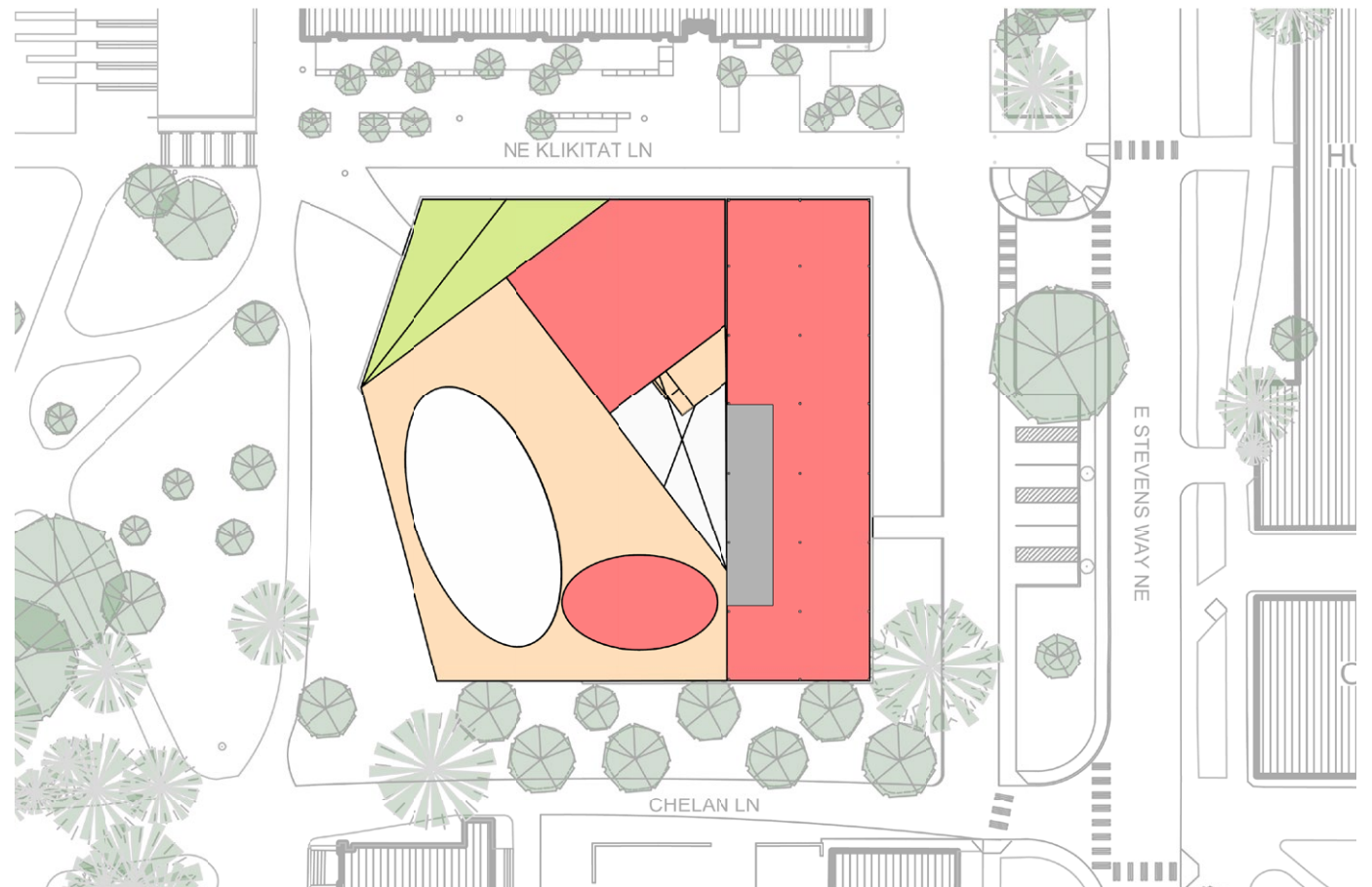




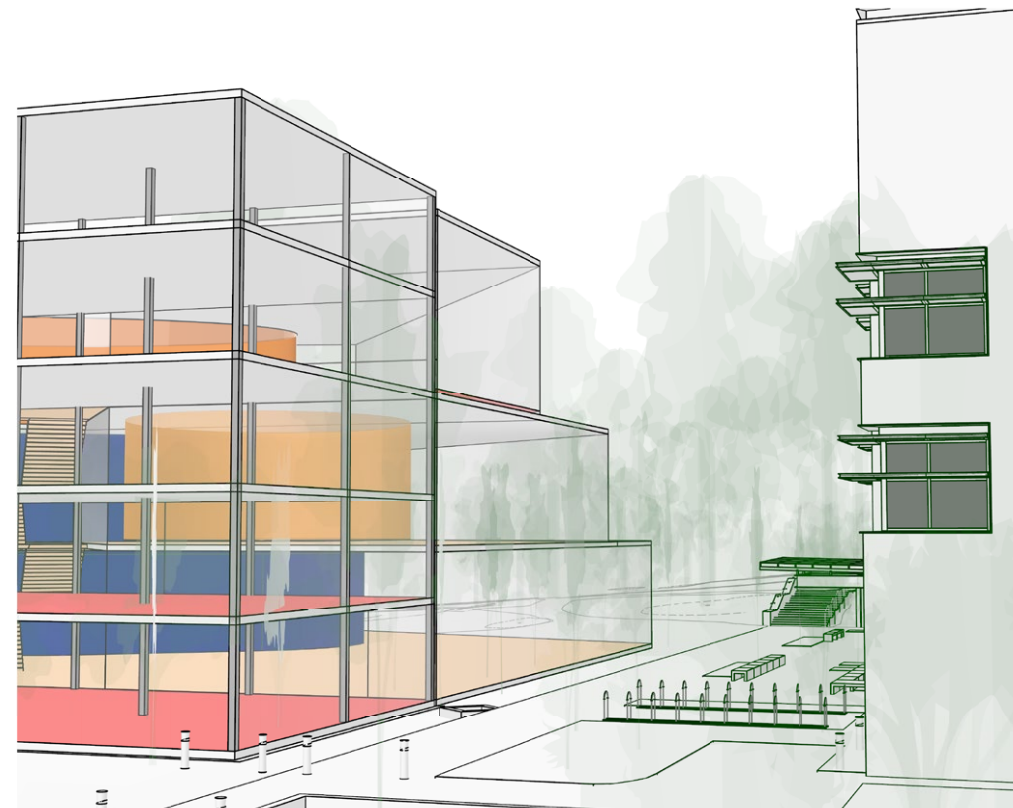
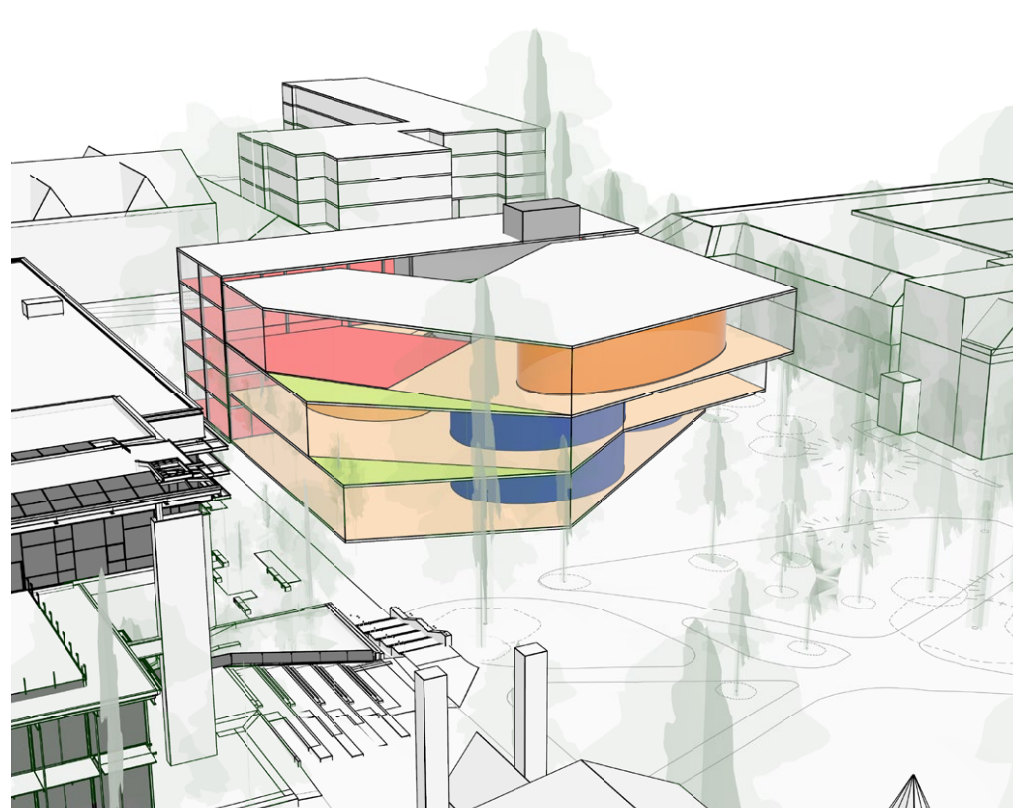
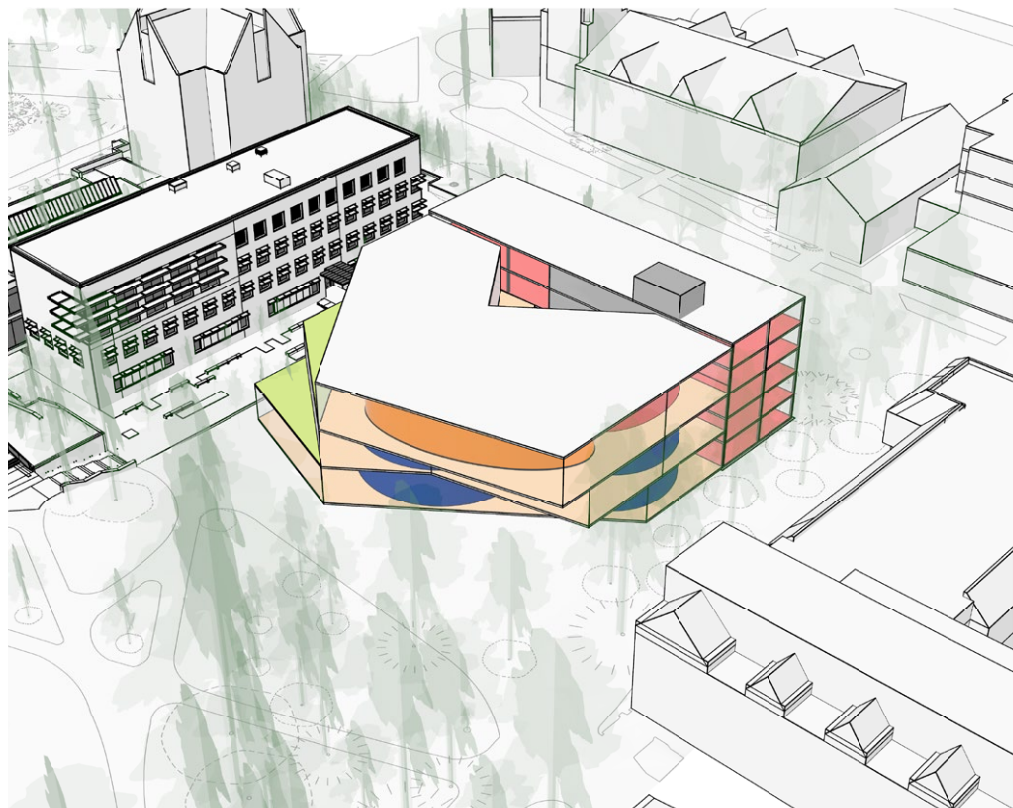
Level 1/2



Level 3



Level 4/5



DENNY HALL

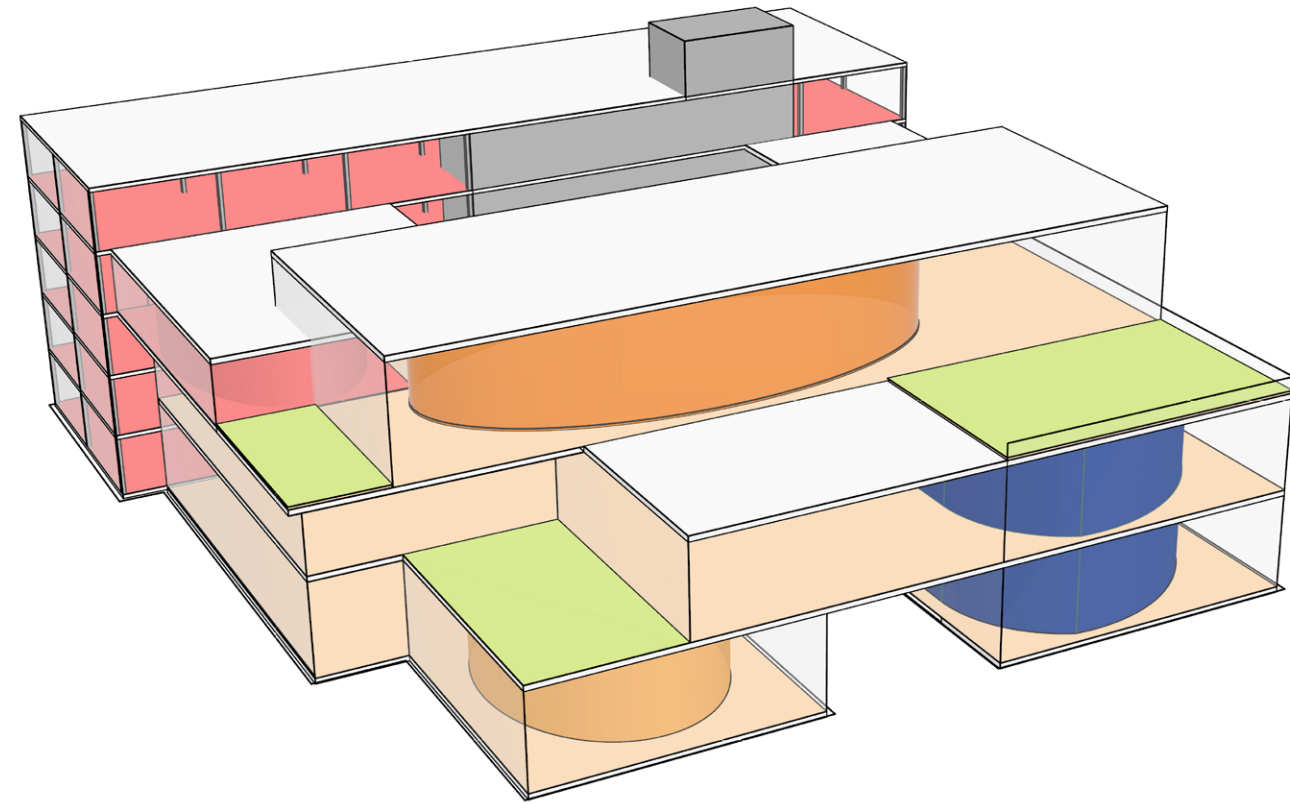
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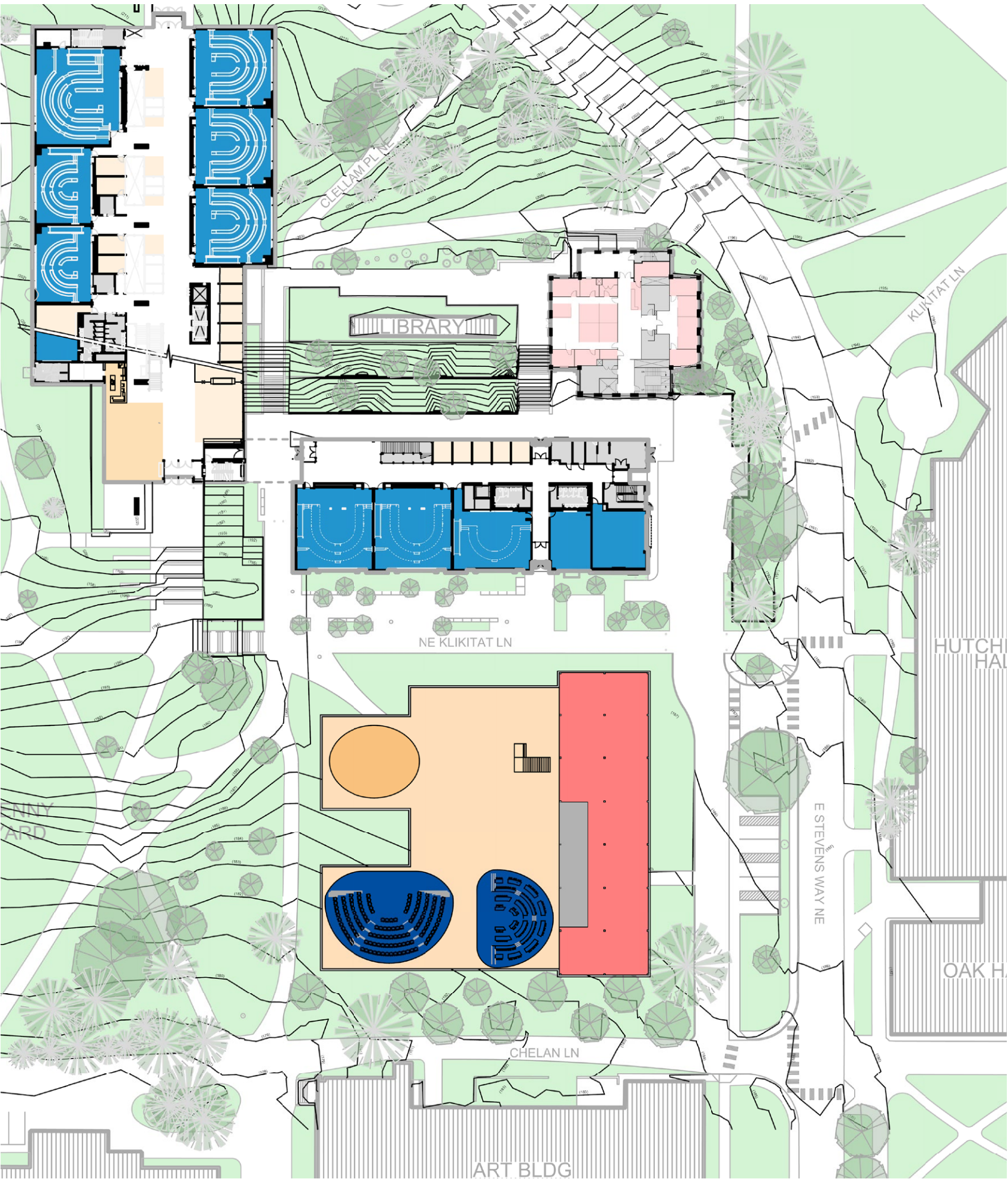
BACK: DEMPSEY HALL
FRONT: FOUNDERS HALL

HUTCHINSON HALL

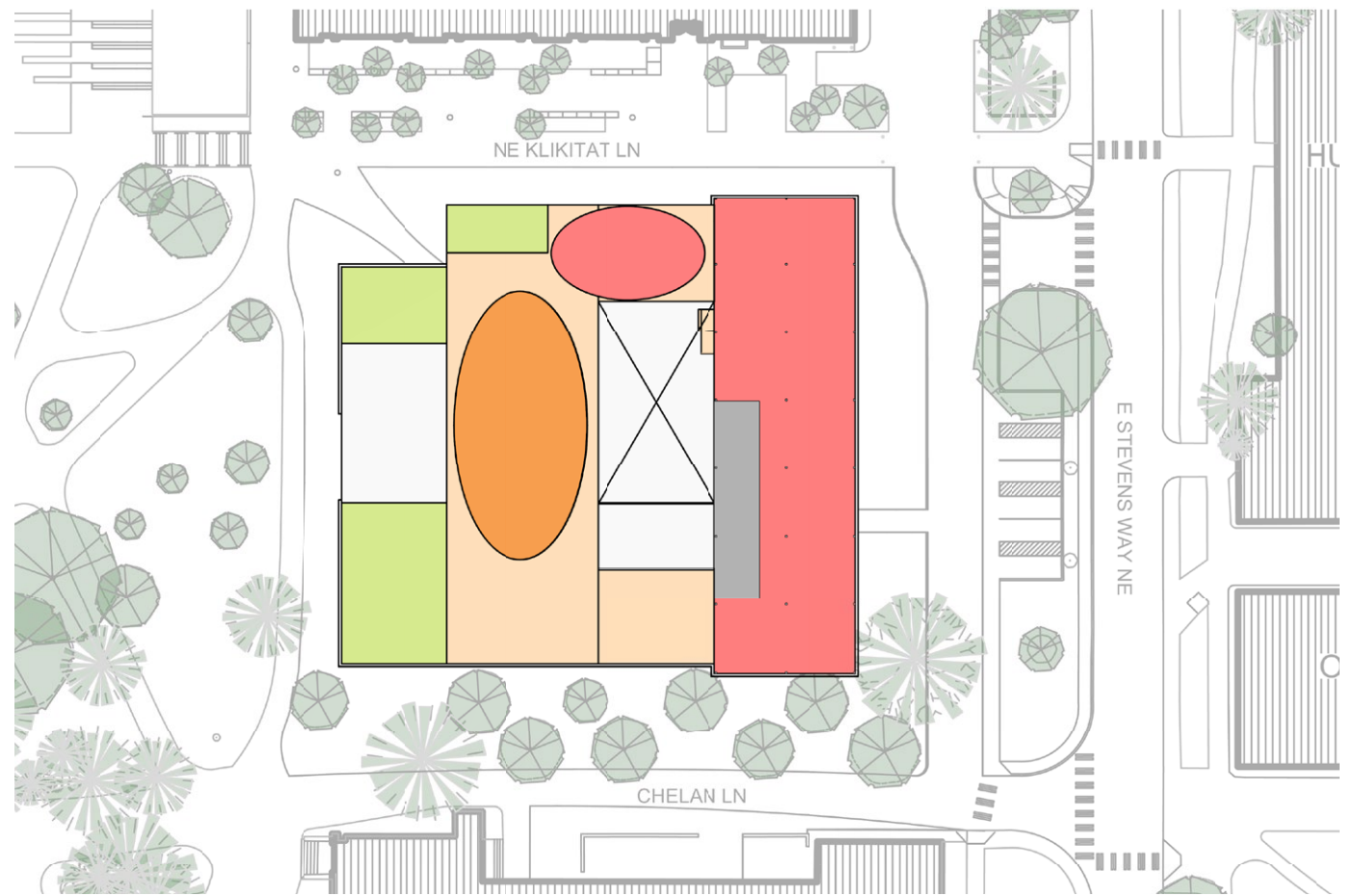


Scheme 3

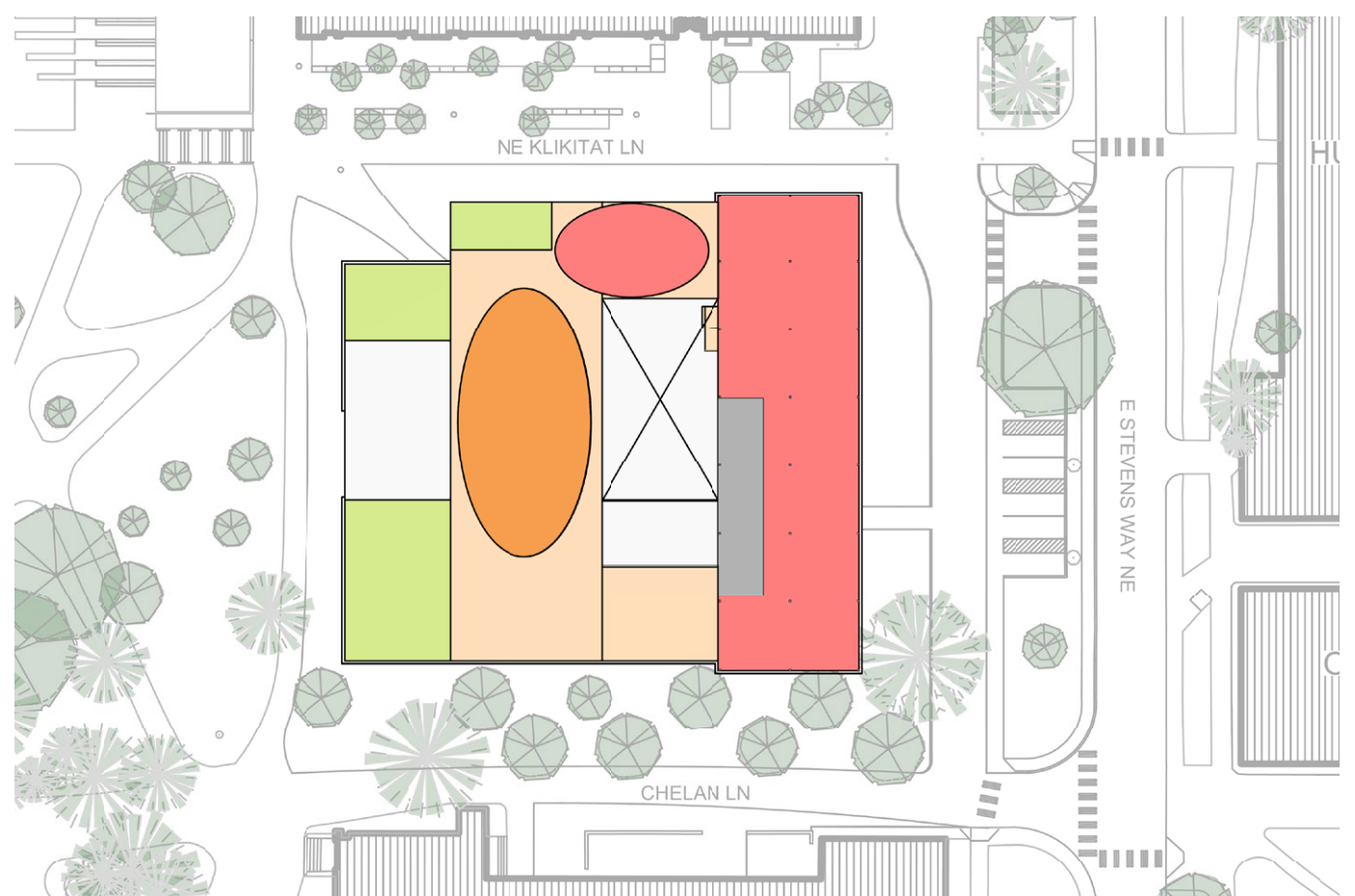




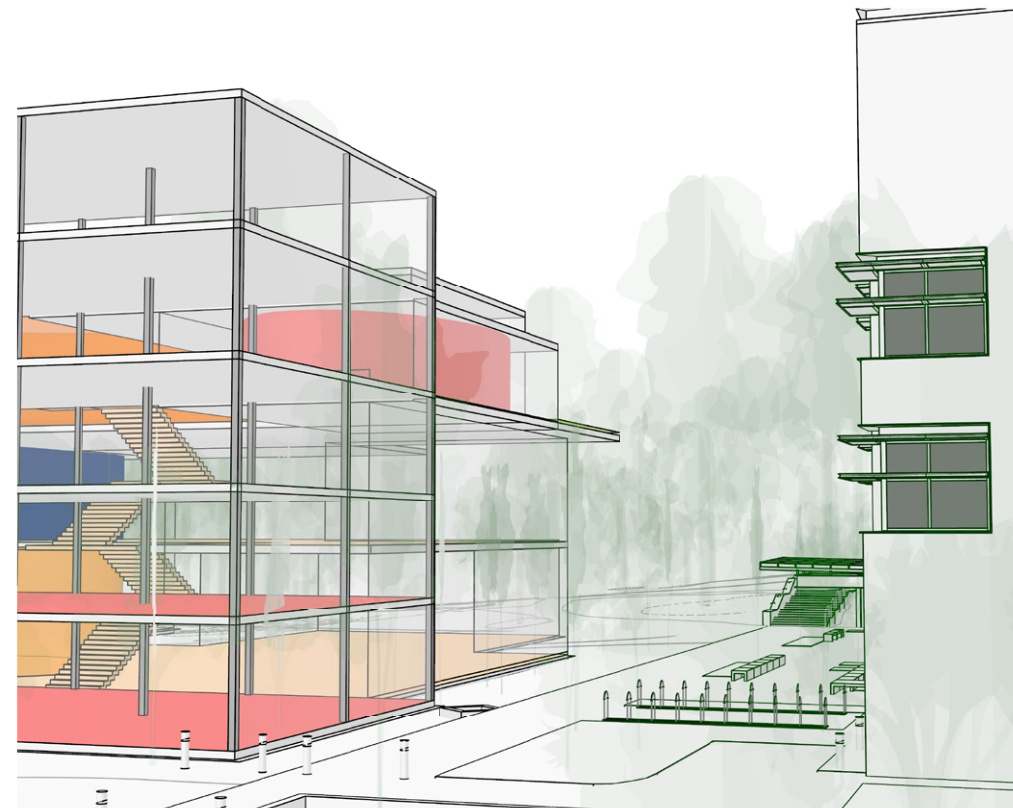
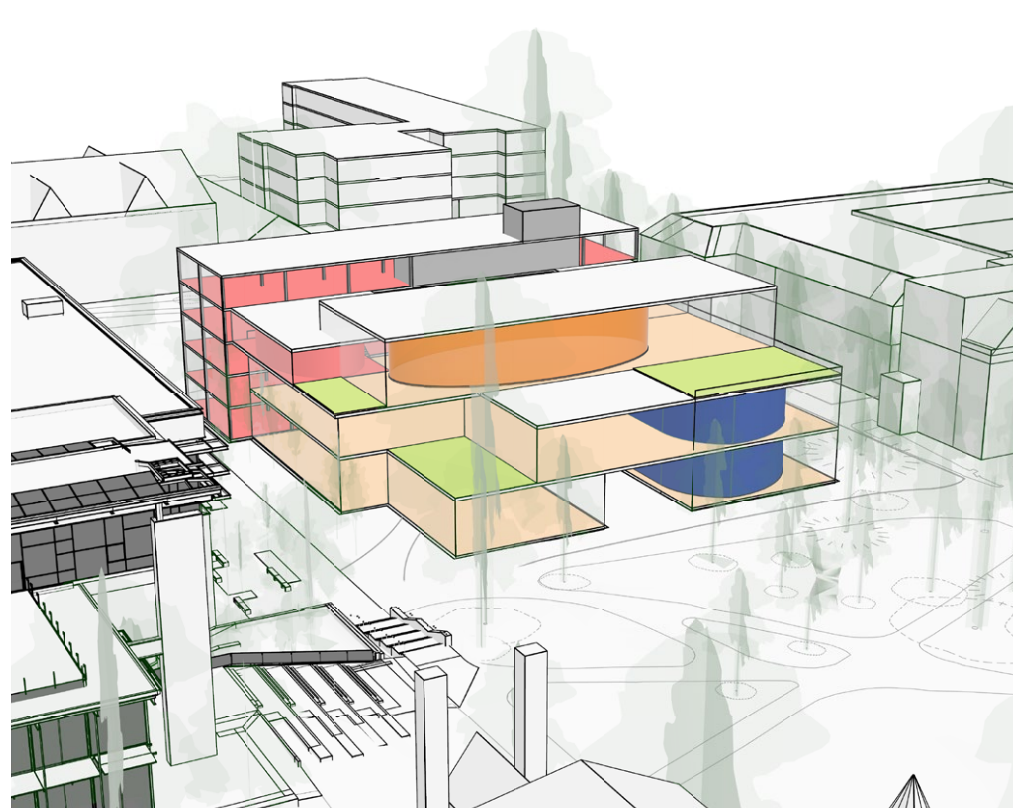
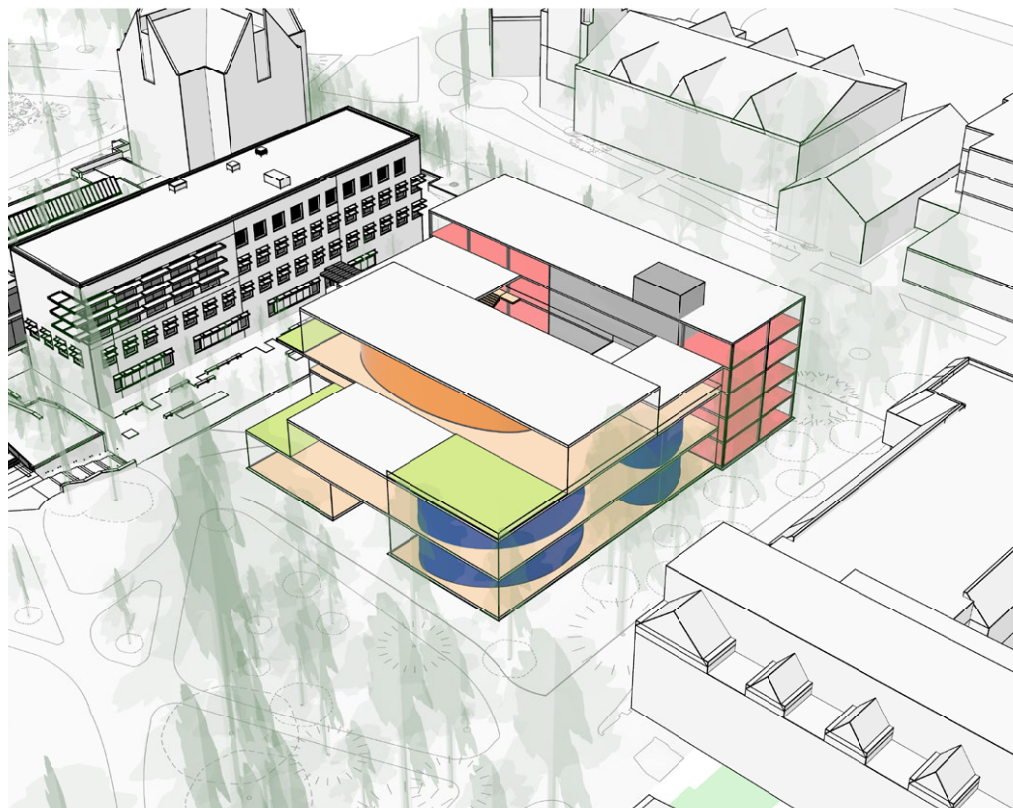
Level 1/2



Level 3



Level 4/5



DENNY HALL

PACCAR HALL

HUTCHINSON HALL

BACK: DEMPSEY HALL
FRONT: FOUNDERS HALL

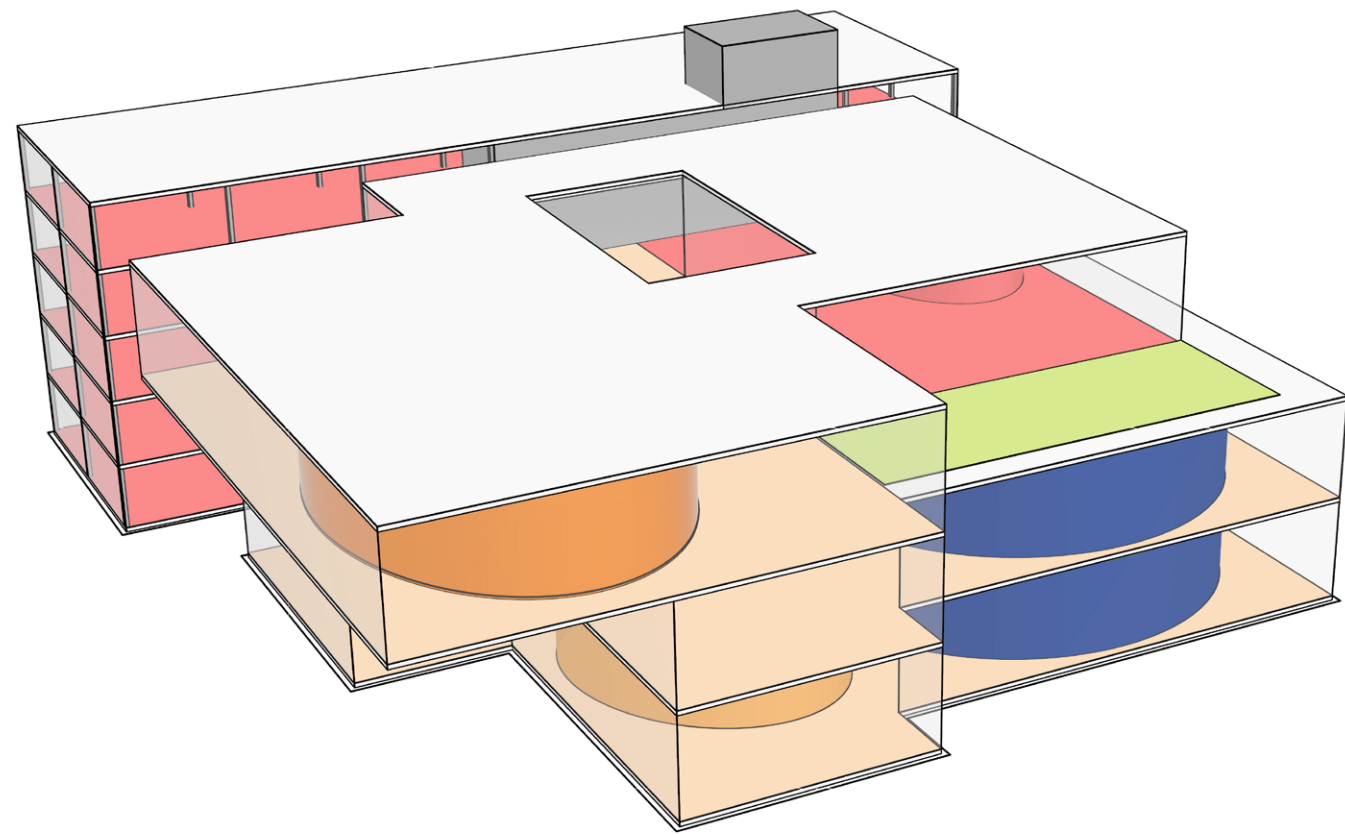
| | | | |
|-----|-------------|--------|-----|
| 24' | EVENT SPACE | OFFICE | 12' |
| | | OFFICE | 12' |
| | | OFFICE | 12' |
| | | OFFICE | 12' |
| | | OFFICE | 12' |

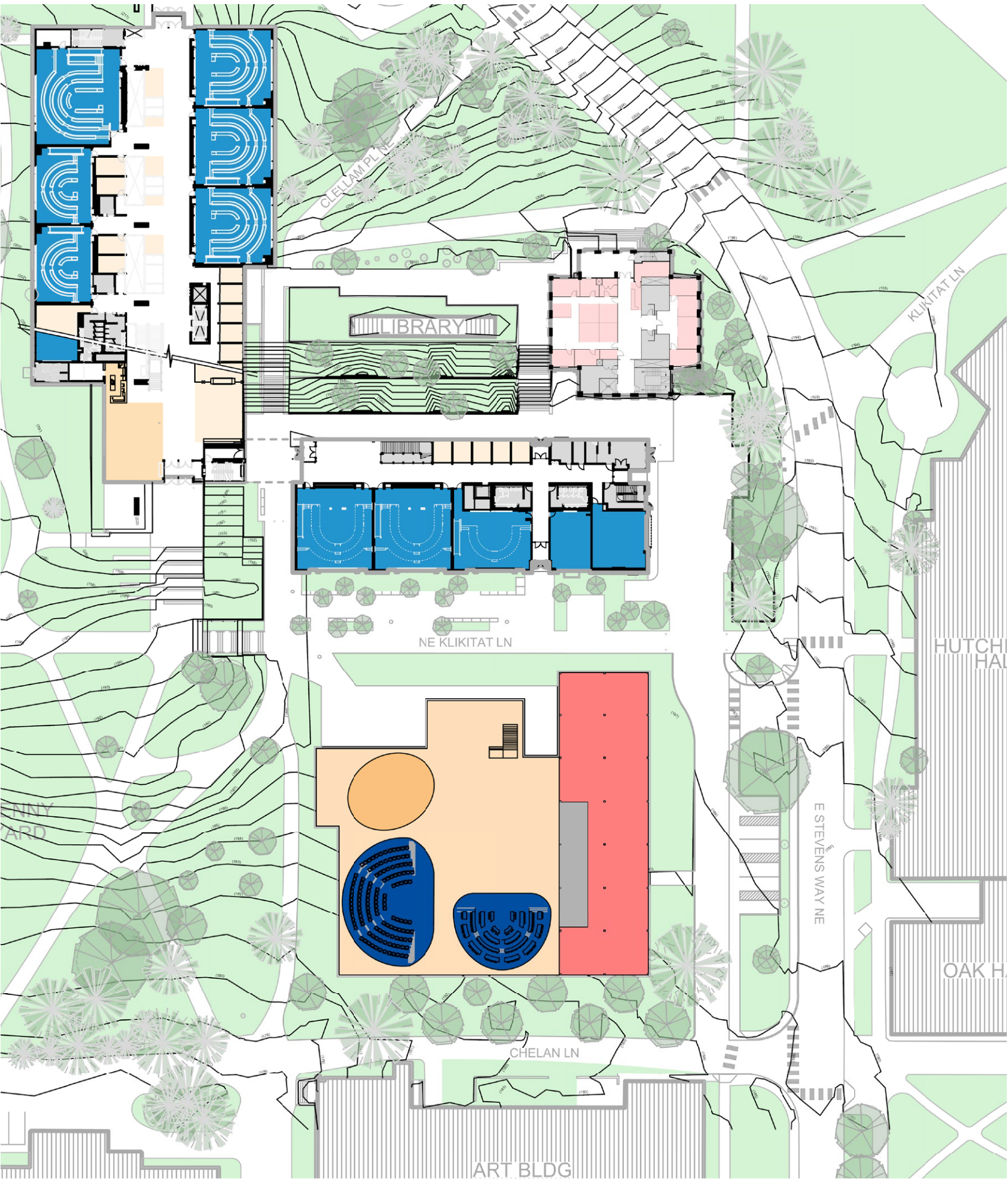
| | |
|-----|------------|
| 18' | CLASSROOMS |
| 18' | CLASSROOMS |

CAFE

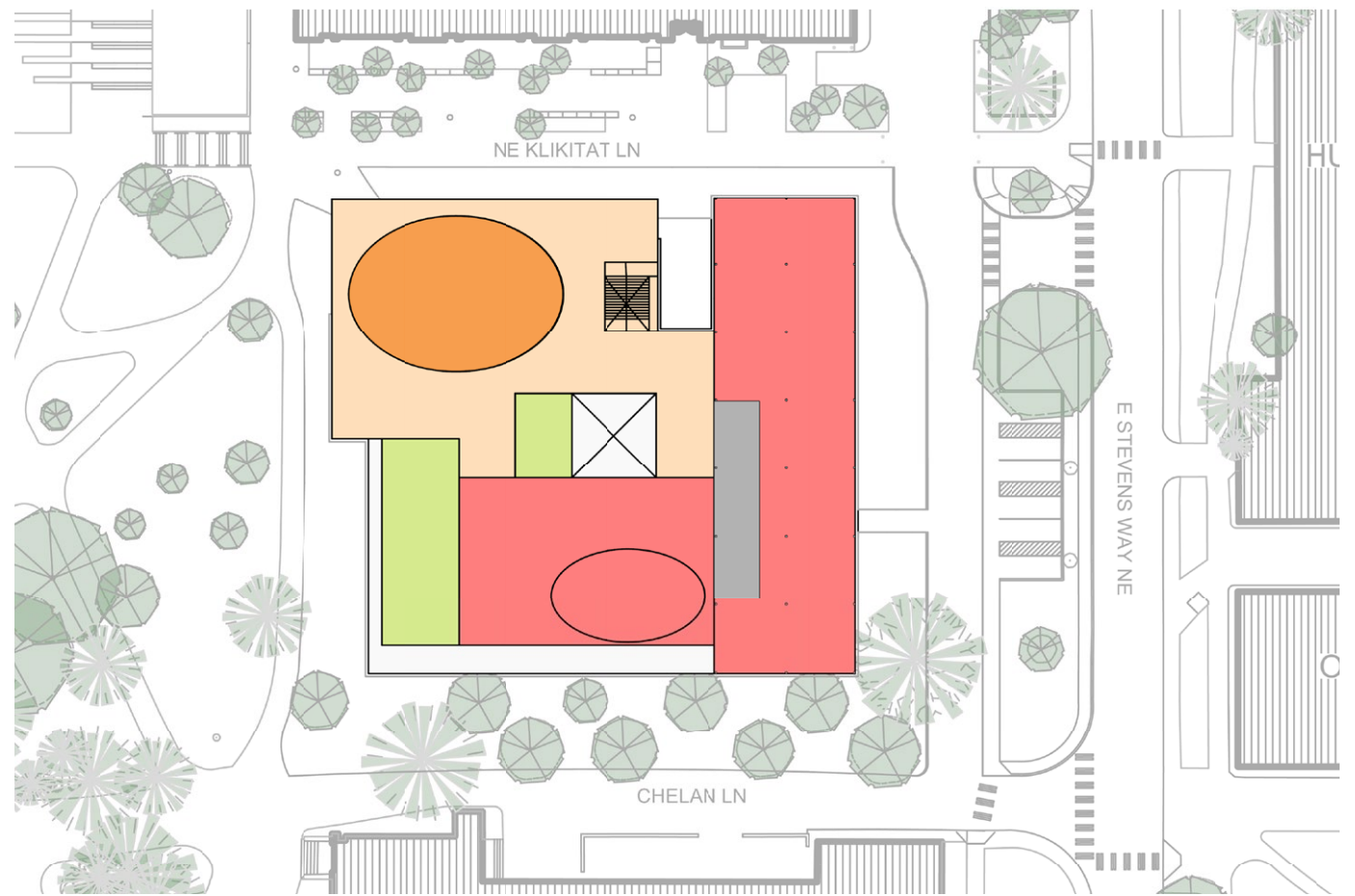


Scheme 4

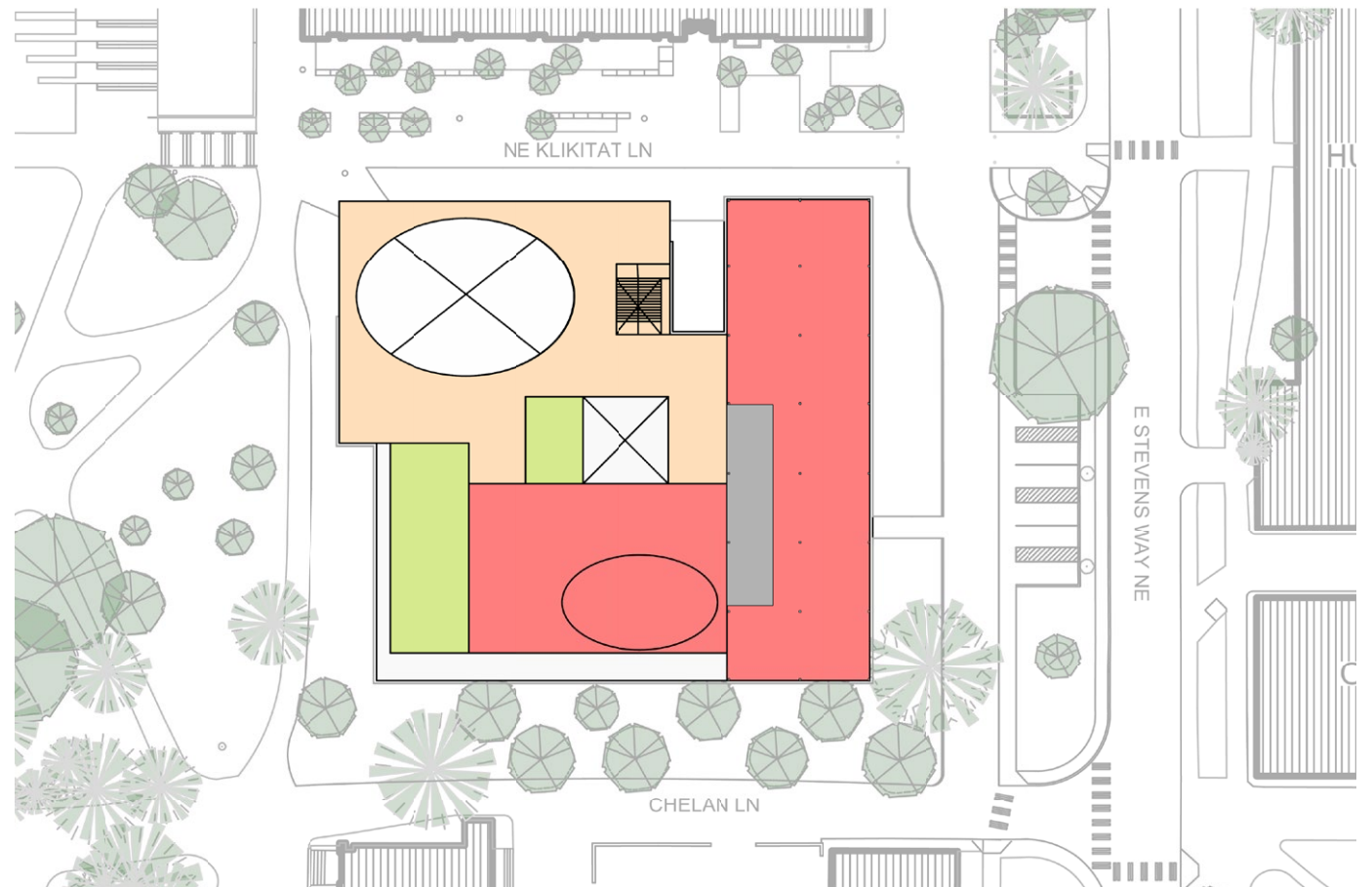




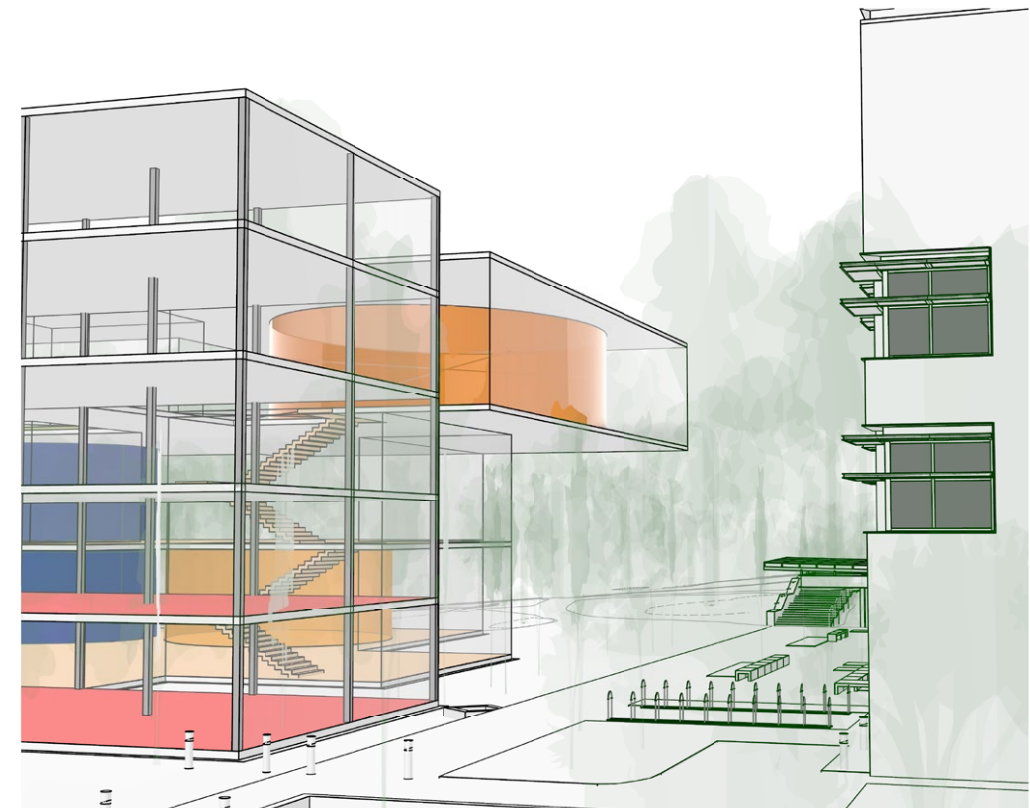
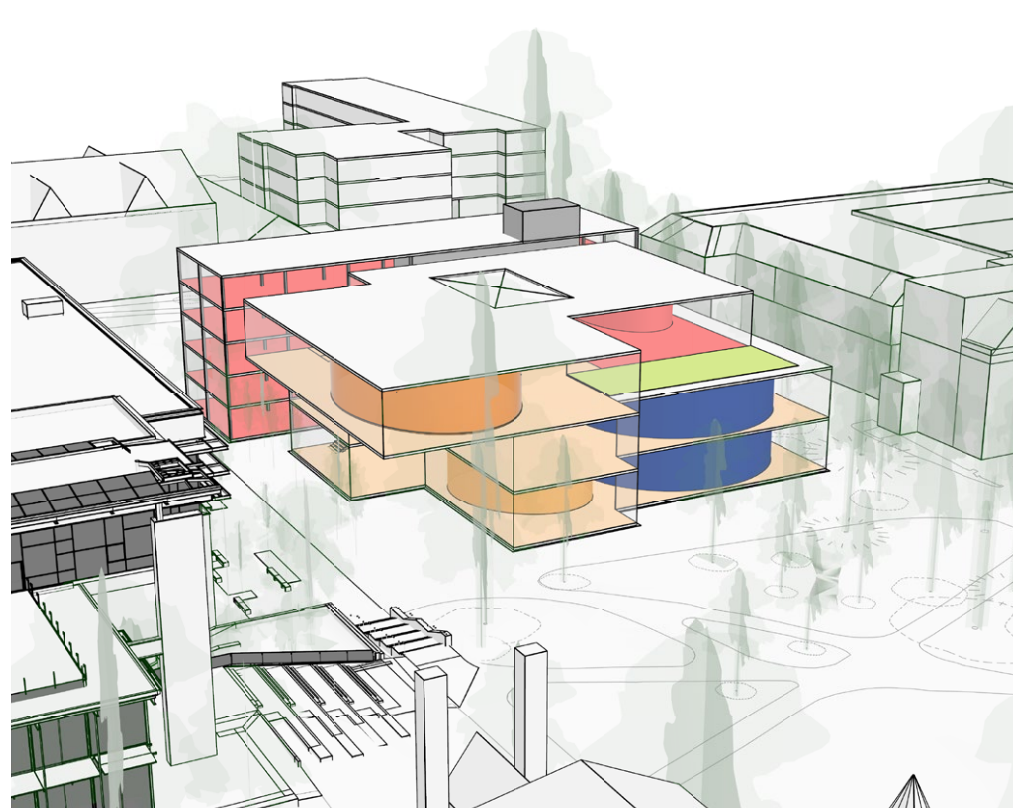
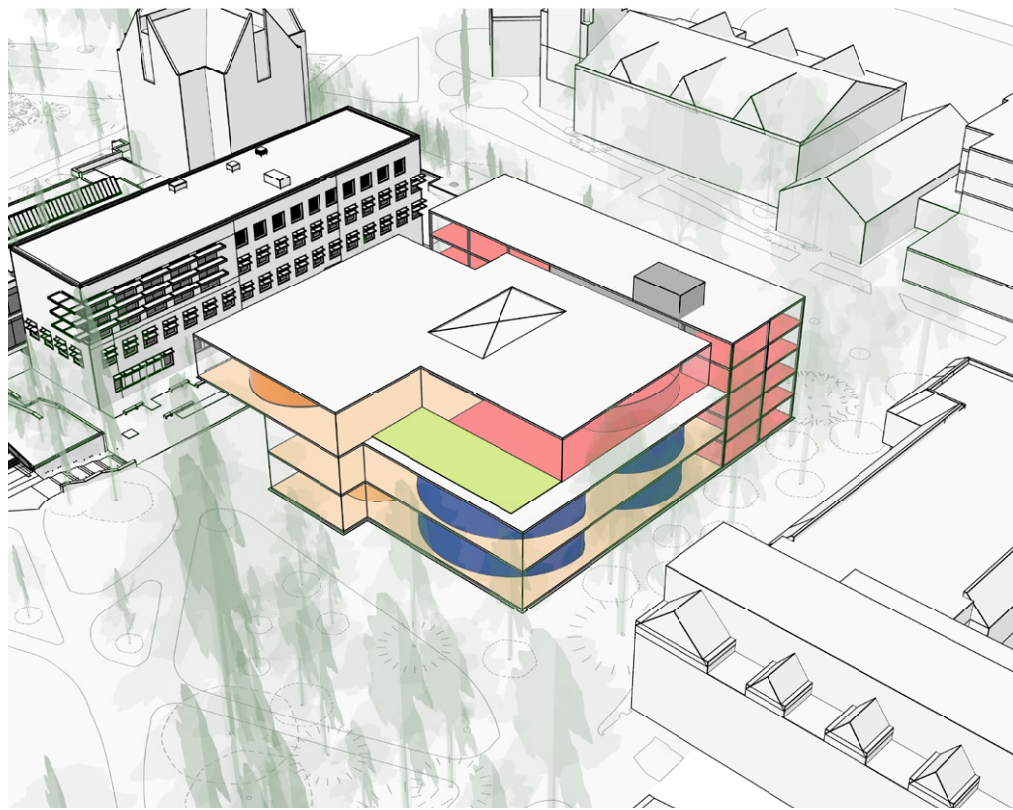
Level 1/2



Level 3



Level 4/5

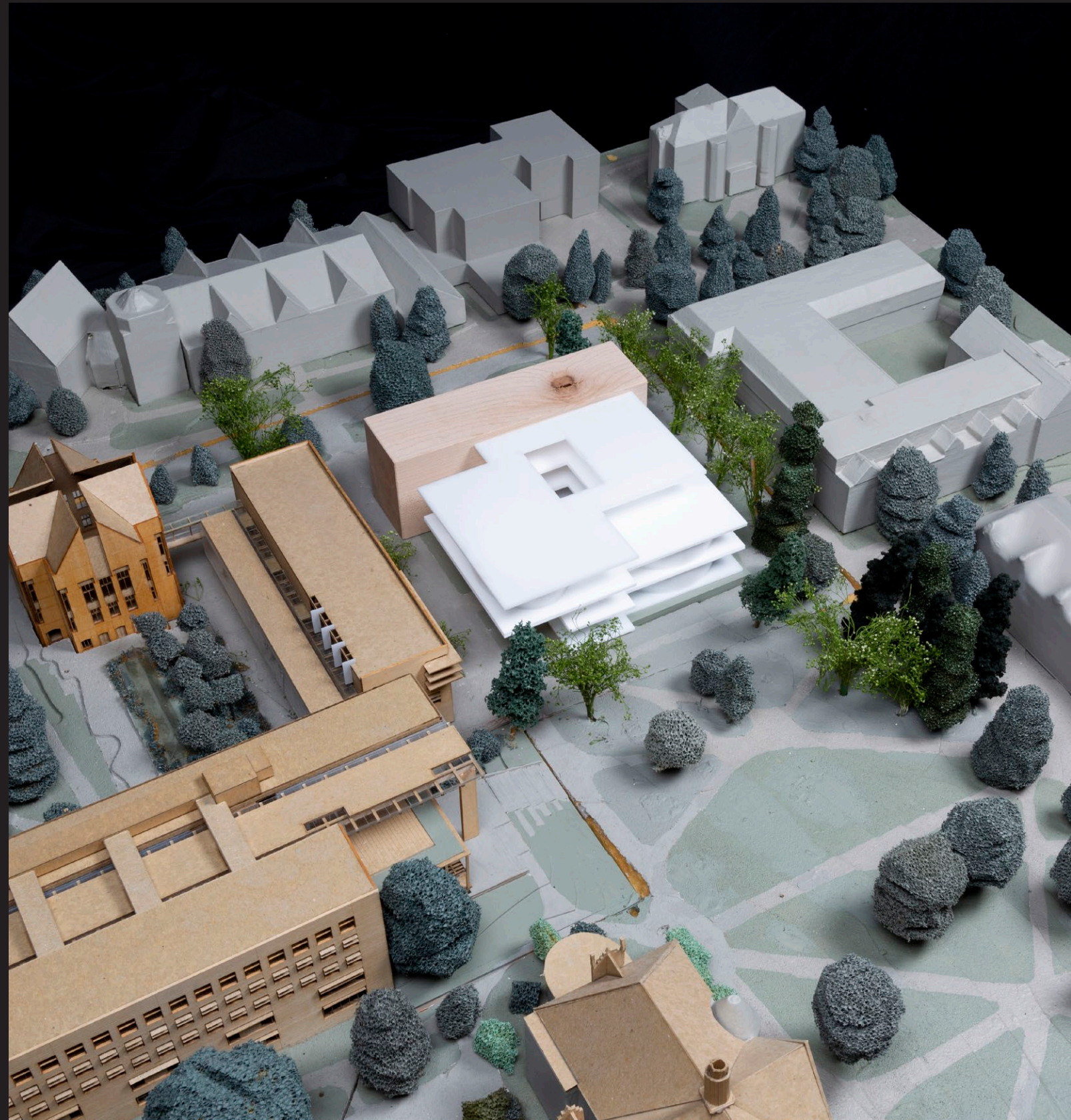


DENNY HALL

PACCAR HALL

BACK: DEMPSEY HALL
FRONT: FOUNDERS HALL

HUTCHINSON HALL



Questions and Comments



