

PREVIEW PACK

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**
- **Engages 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

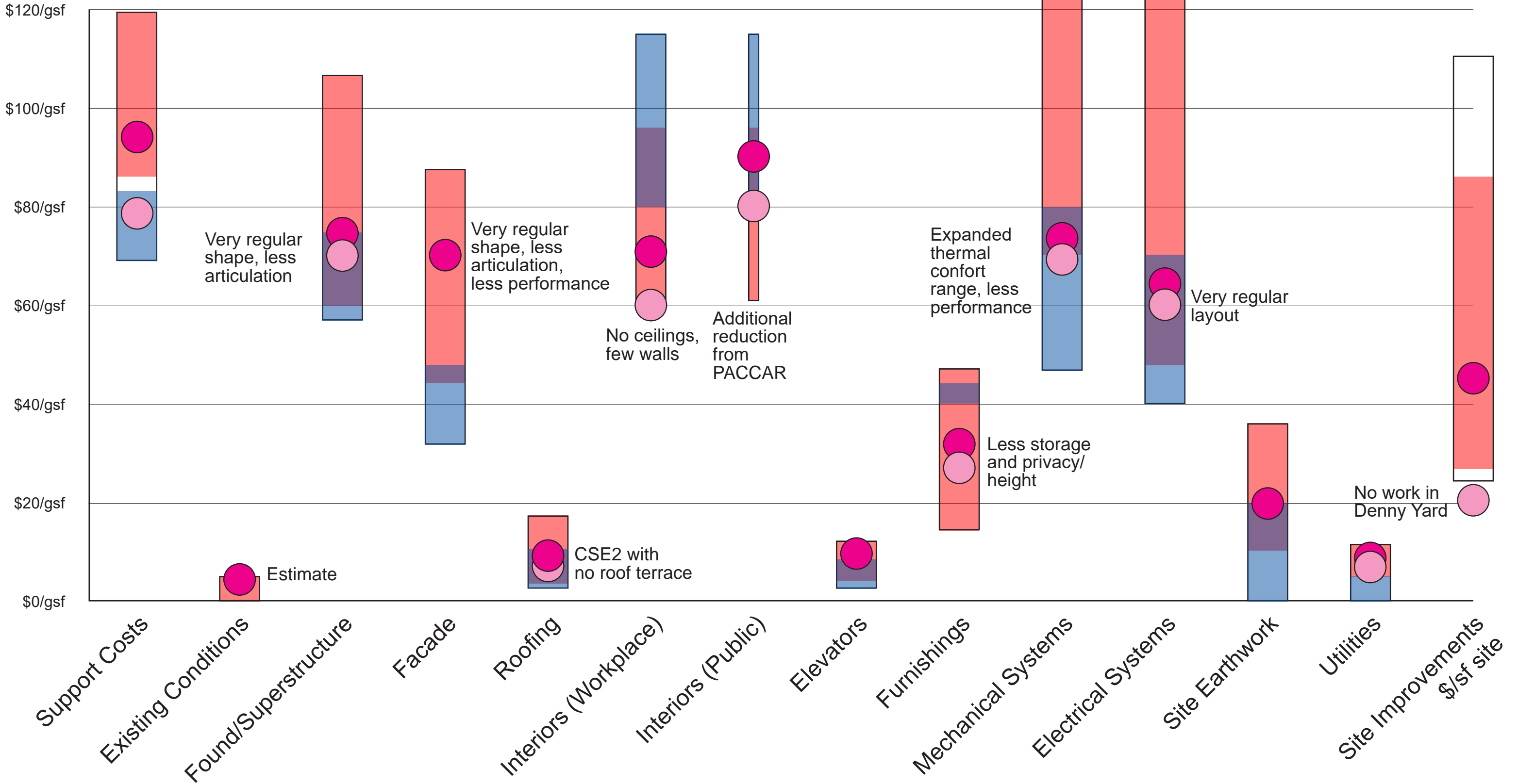
Founders Hall Project Goals:

- 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

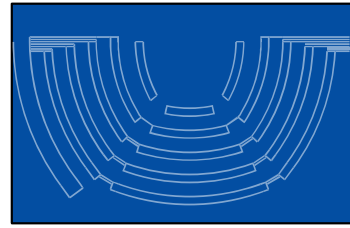
Cost Benchmarks and Target Values – \$524/sf – 91,077gsf

with \$250,000 donor recognition budget

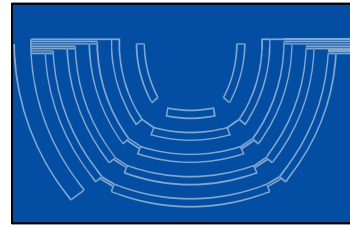
- University Precedents
- Commercial Office Precedents
- Target Value
- Stretch Target Value



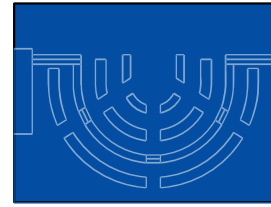
Classroom + Interaction : 41,394 GSF



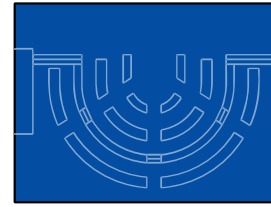
135 Tiered Classroom



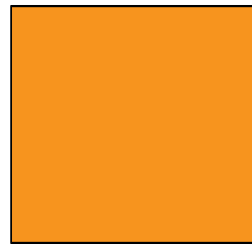
135 Tiered Classroom



65 Flex Classroom



65 Flex Classroom



Founders Forum



Food Service



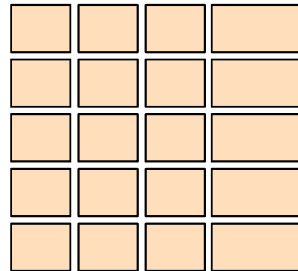
Founders Gallery



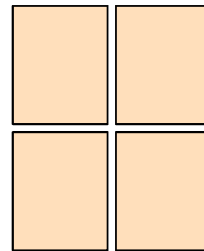
Student Commons & Orgs



Informal Seating

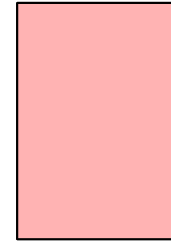


Breakout Rooms

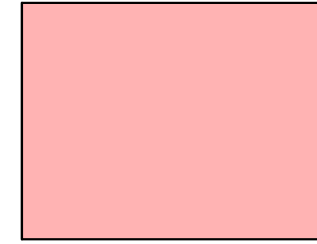


Conference Rooms

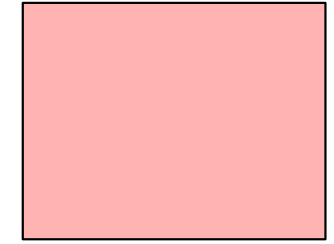
Offices + Support : 49,615 GSF



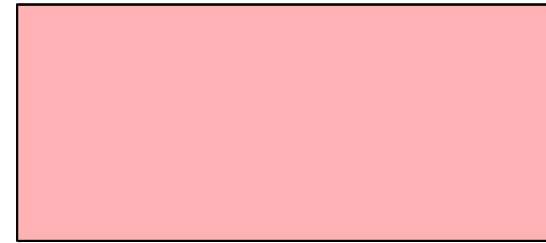
Buerk/MS Entre



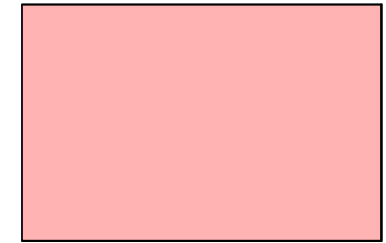
Center for Centers



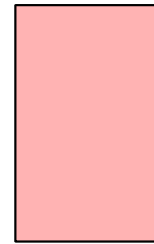
Specialty Masters Suite



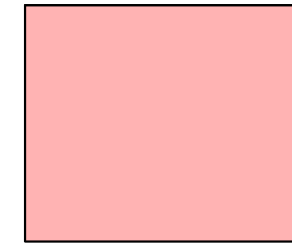
Grad/Undergrad Program Offices



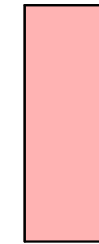
Career Centers



Interview Suite



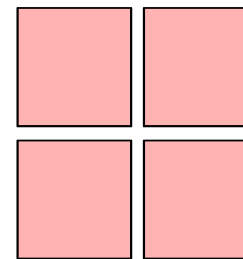
Advancement/Alumni + Marcom



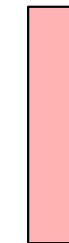
Info Tech



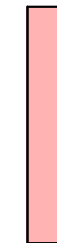
JFQA



Shared Storage Areas



Kitchens/Mailrooms/Staff Lounge



Copy/Print

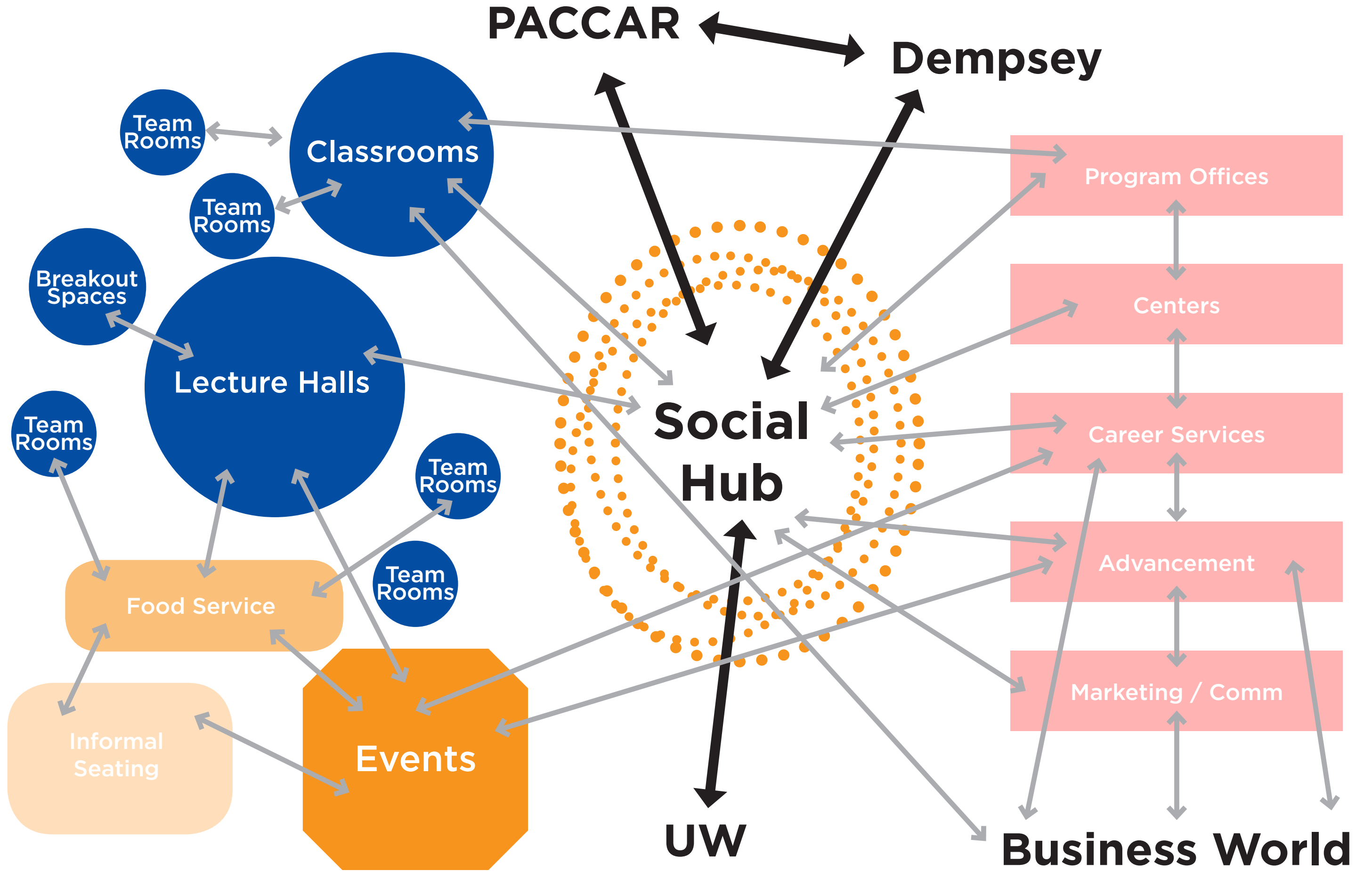


Mothers Rooms



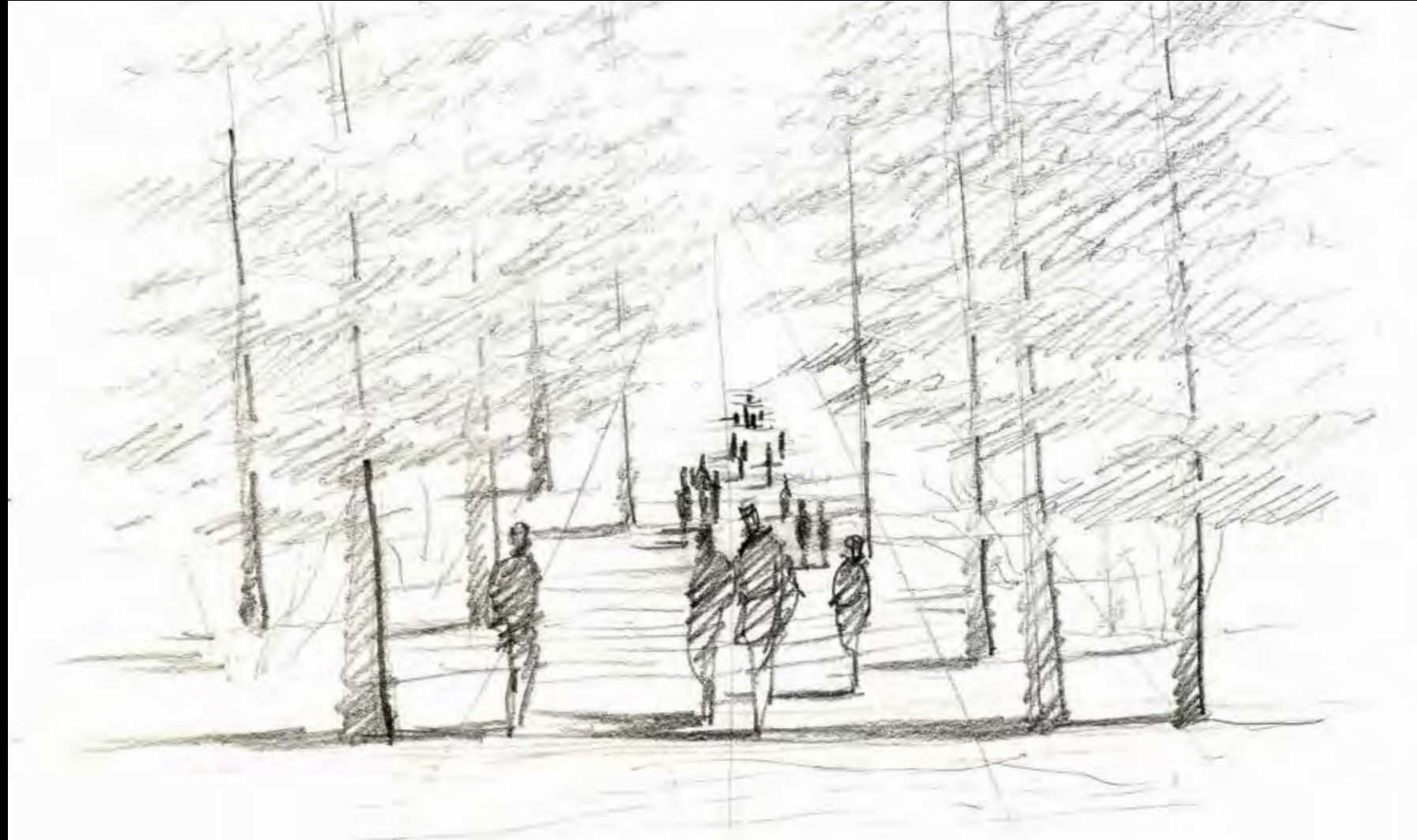
Showers/Lockers

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



Landscape Concept

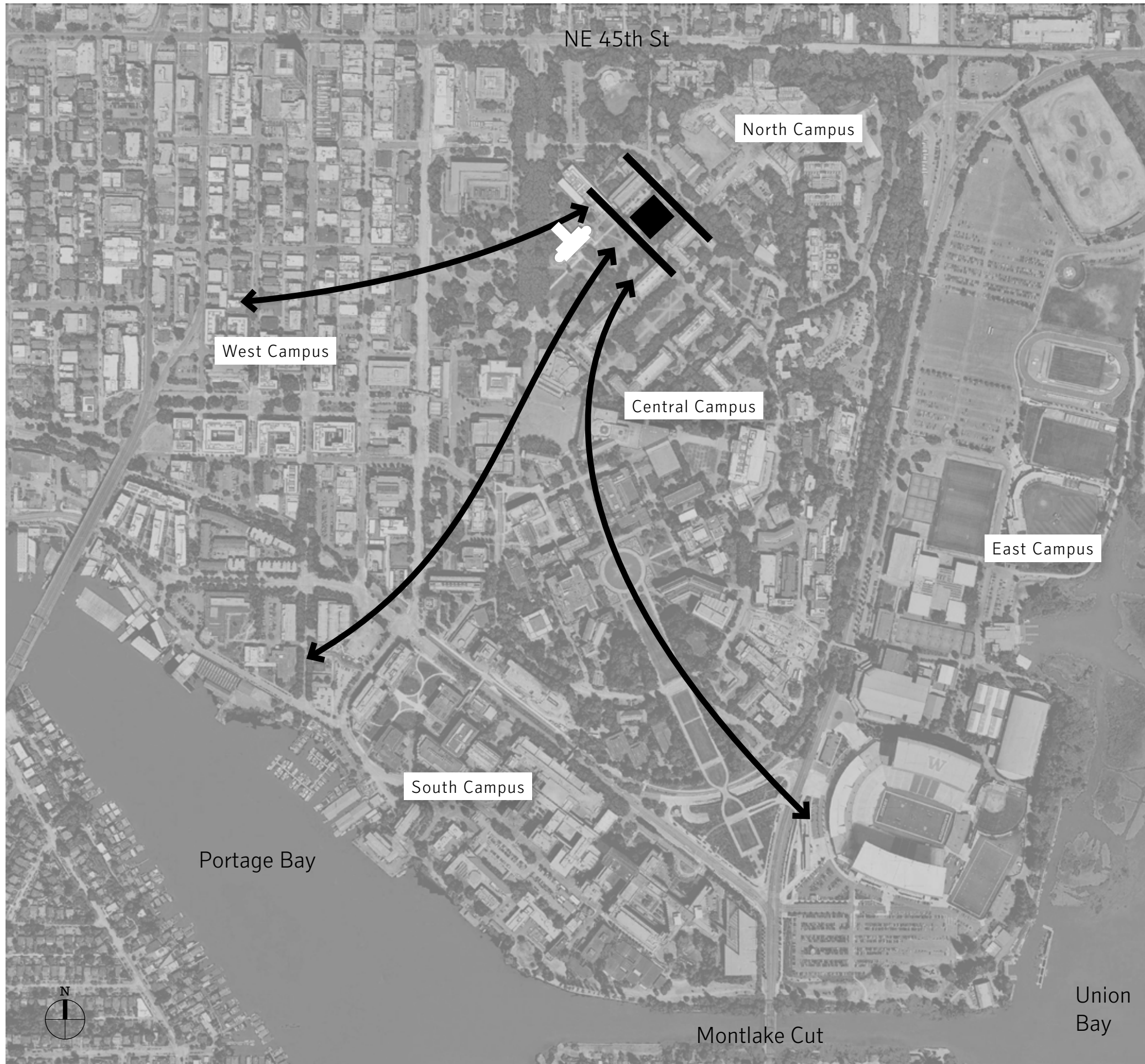
GGN



Founders Hall Landscape Concept

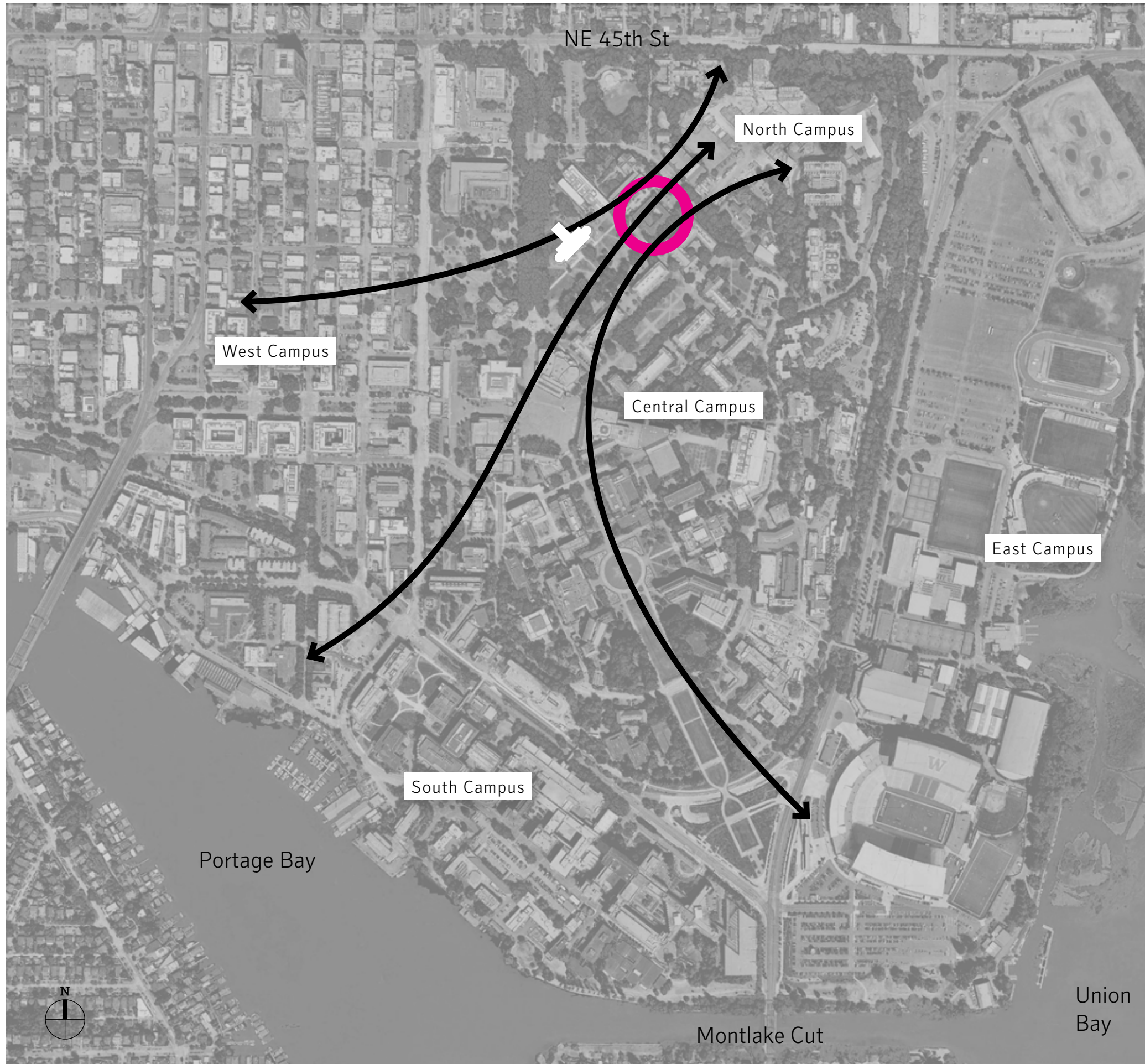
UW Foster School of Business

February 4, 2018



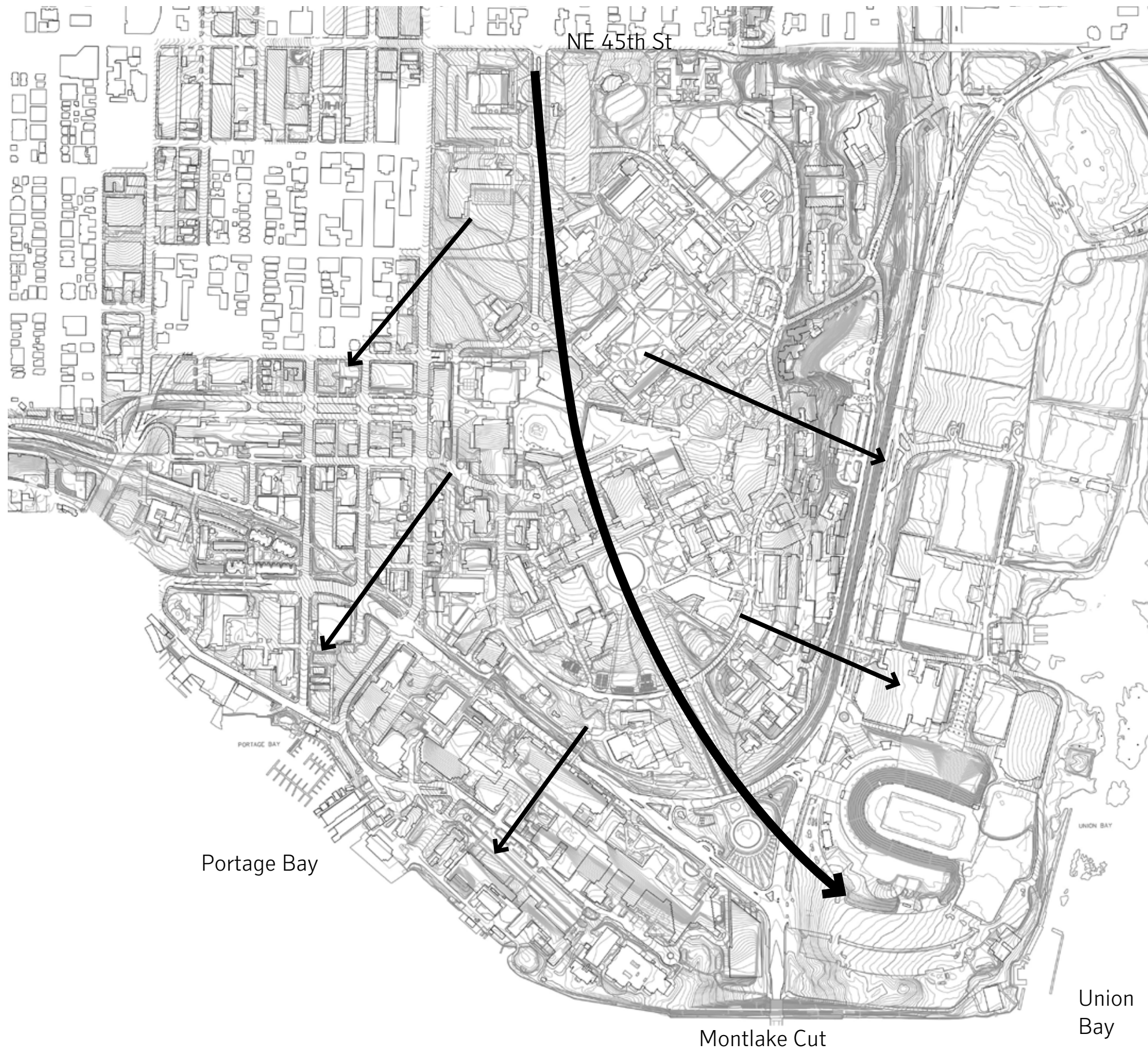
Converting a wall into a central gateway

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

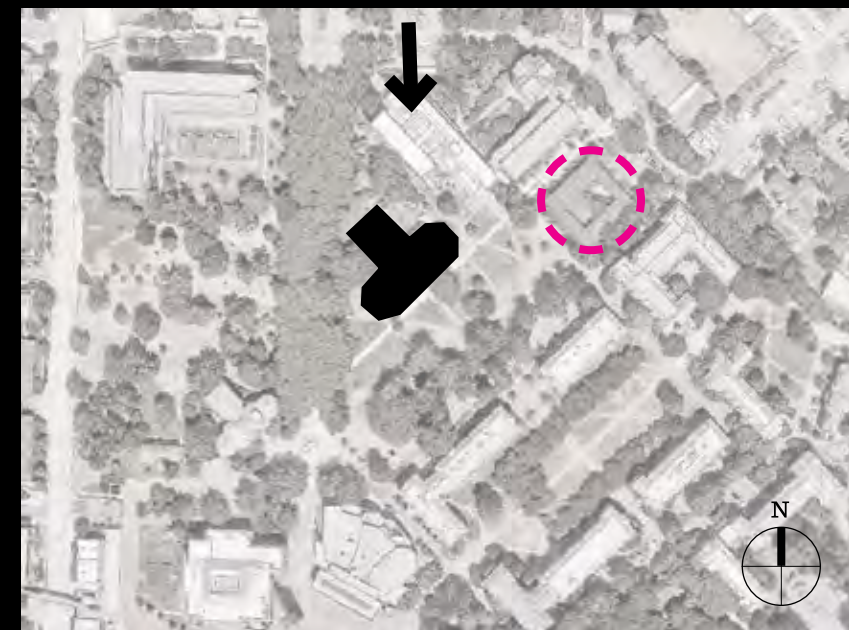


Campus Topography

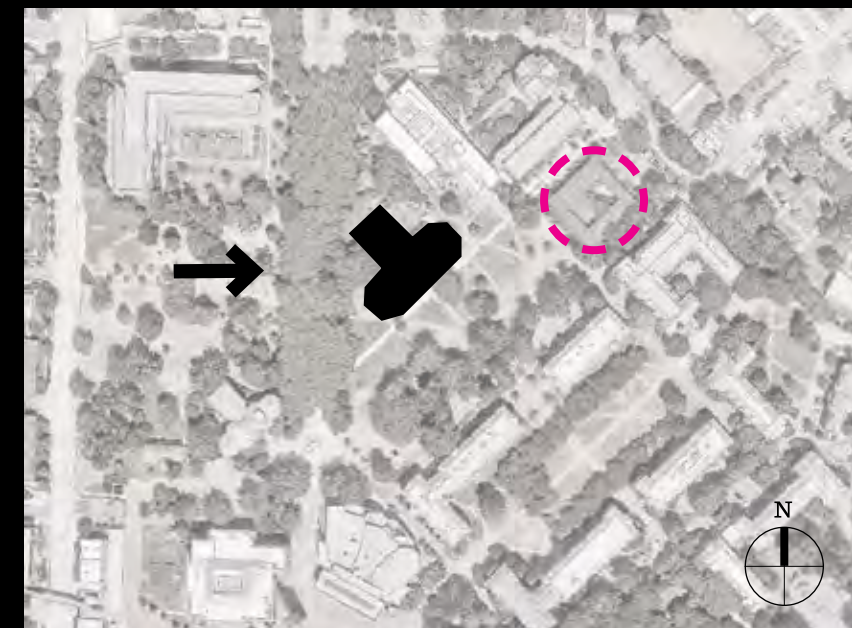
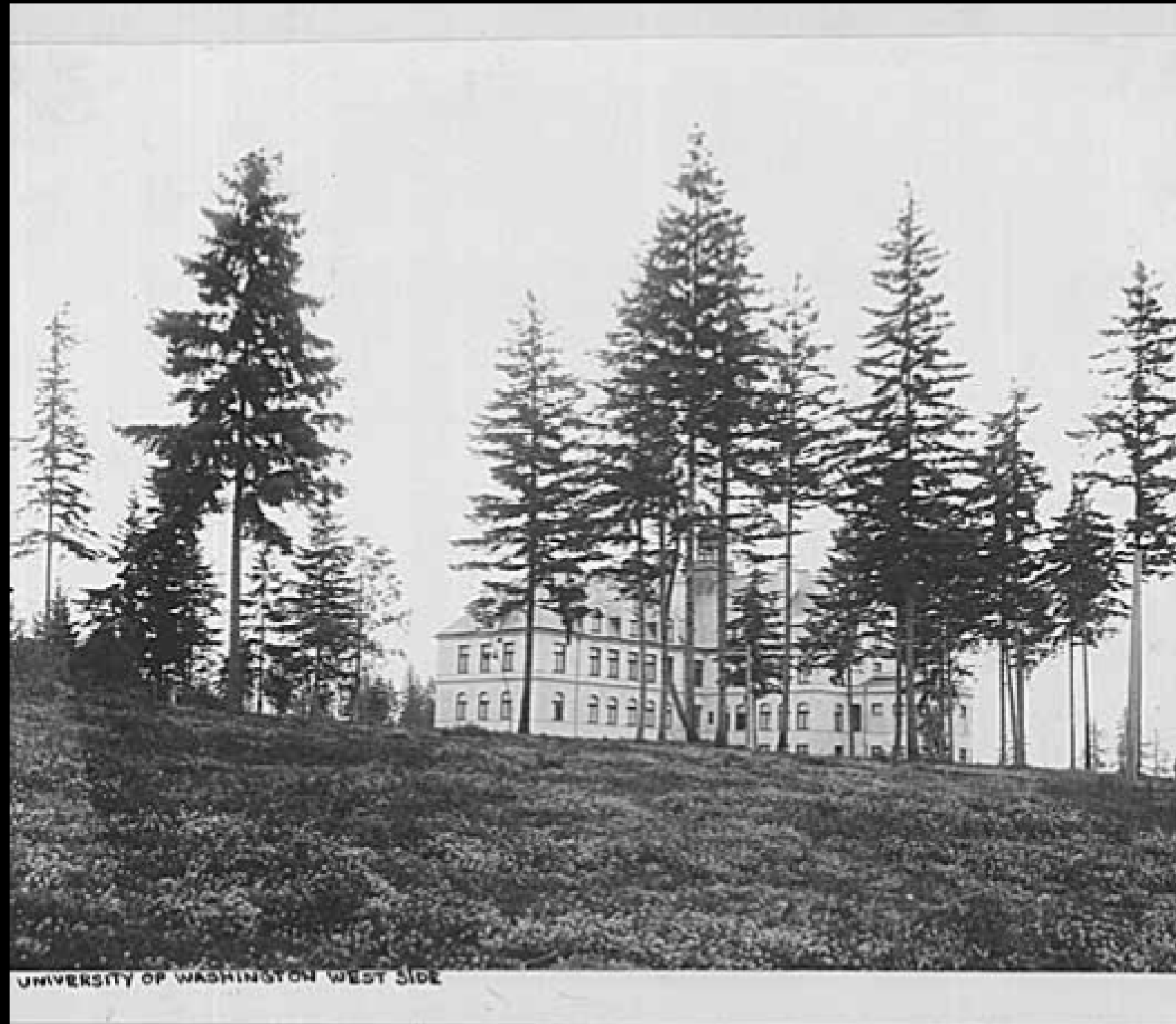
The University of Washington campus rests on a large hill, sloping from its high point at 45th Ave in the north along a major ridge line towards Portage Bay and Union Bay to the south

NOTE: will edit to make topo more legible

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

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

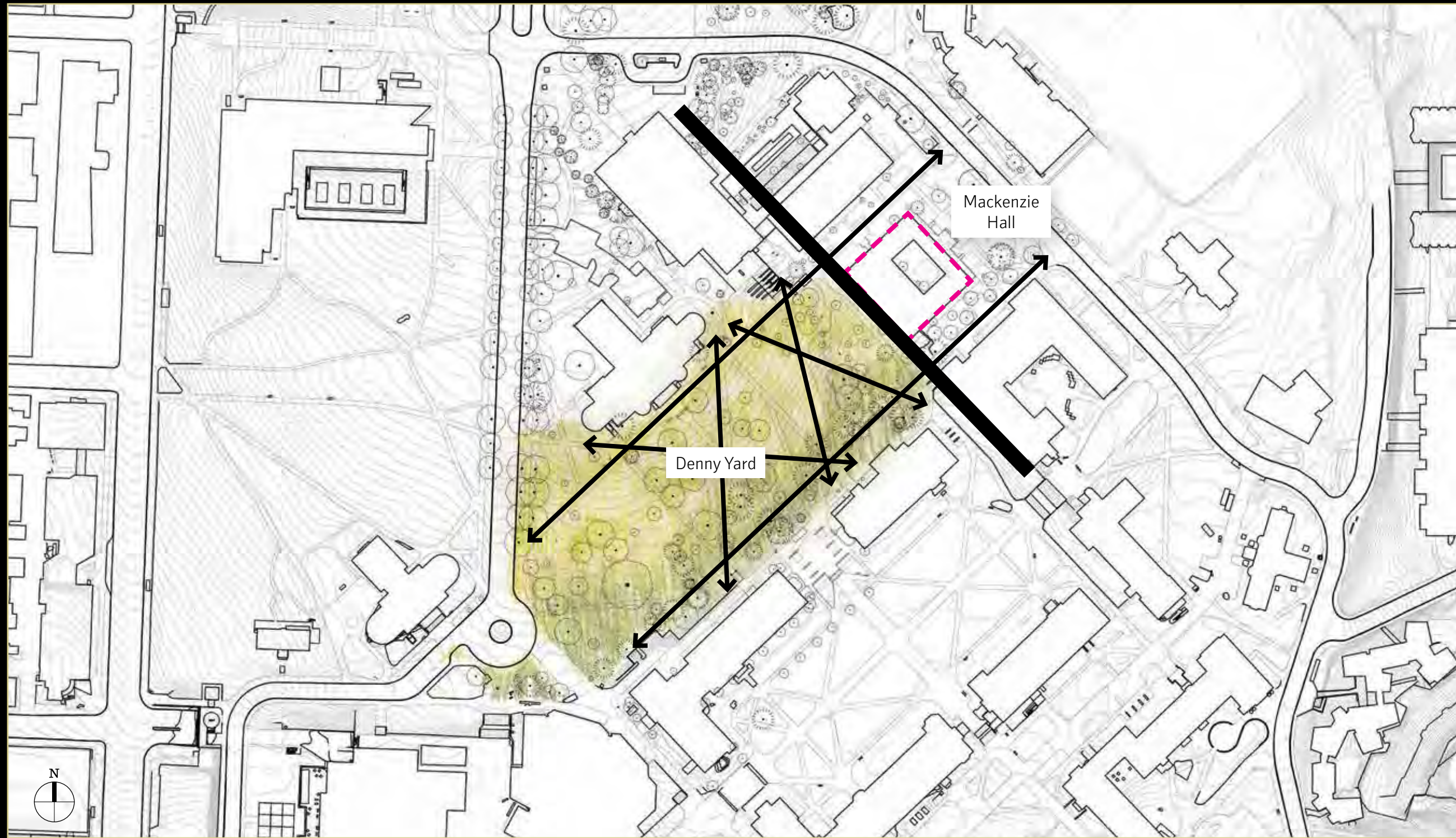
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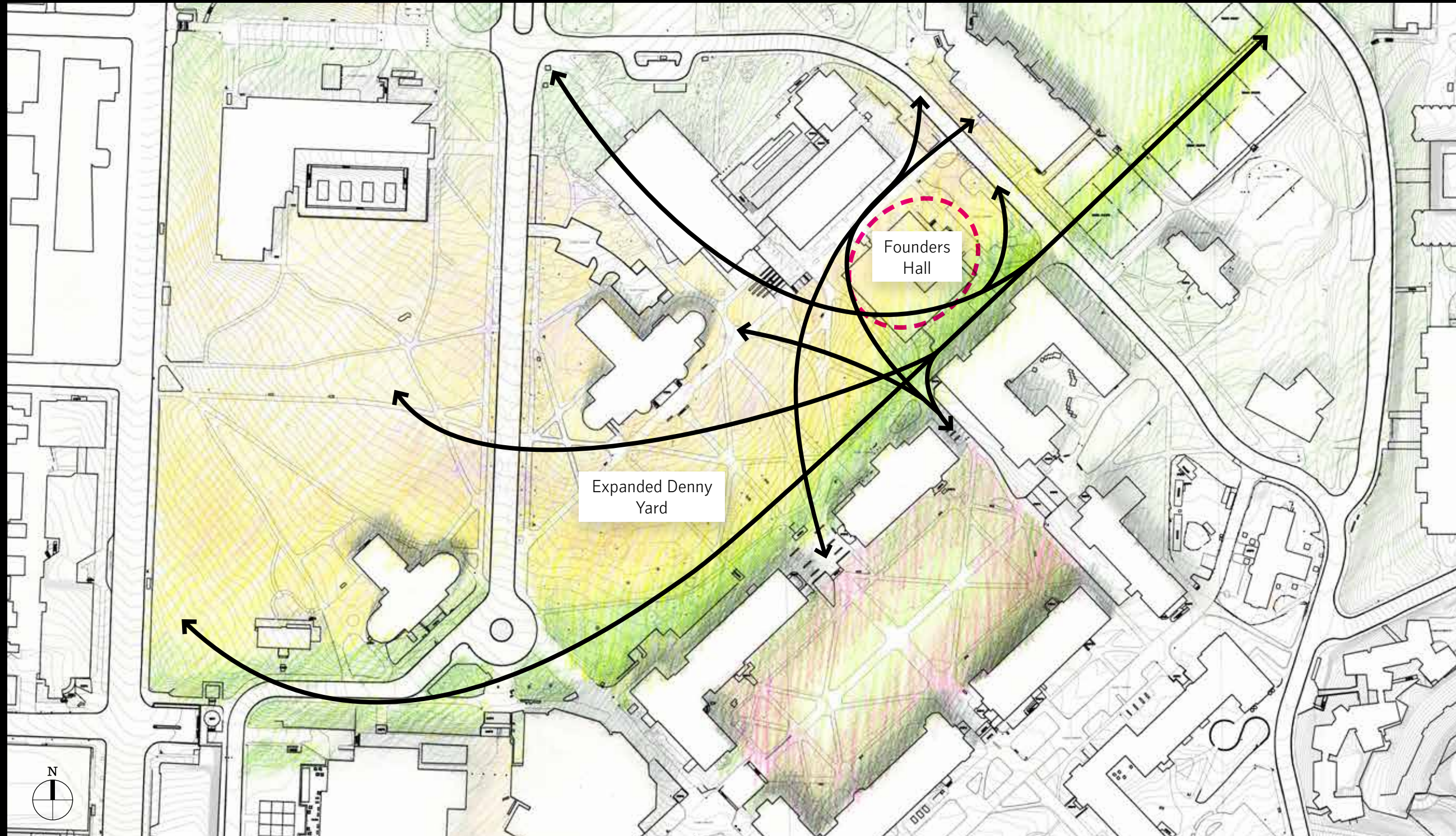
Proposed Landscape Types for campus hill:

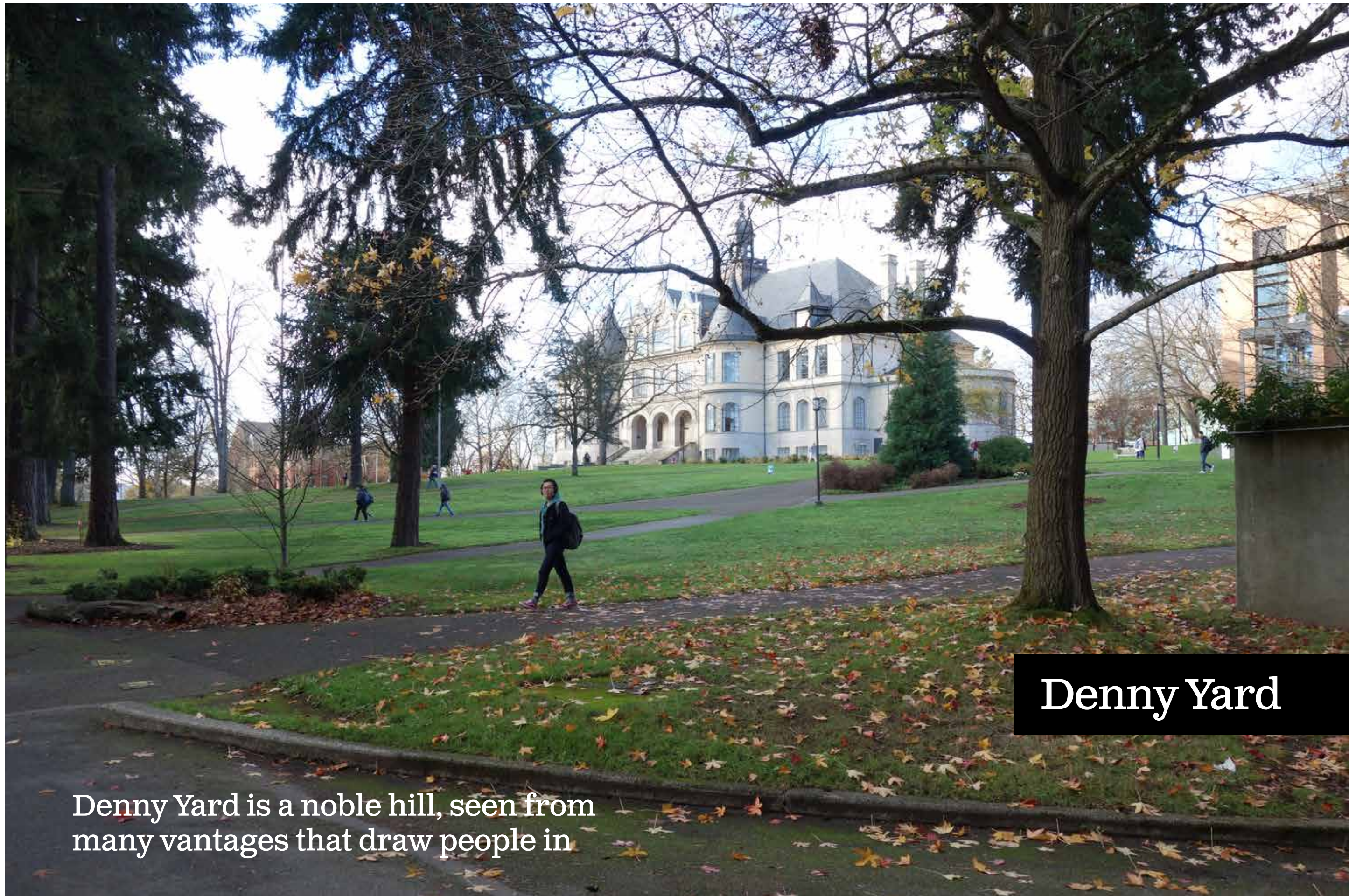
- A Informal native meadows form a romantic grassy expanse
- B Non-linear promenade along fir trees and lush understory

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





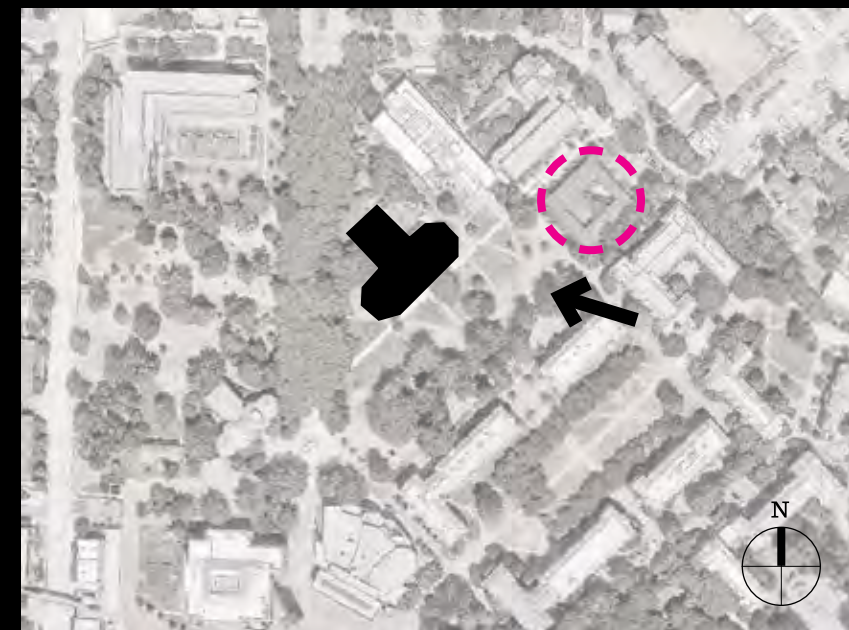
Denny Yard

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

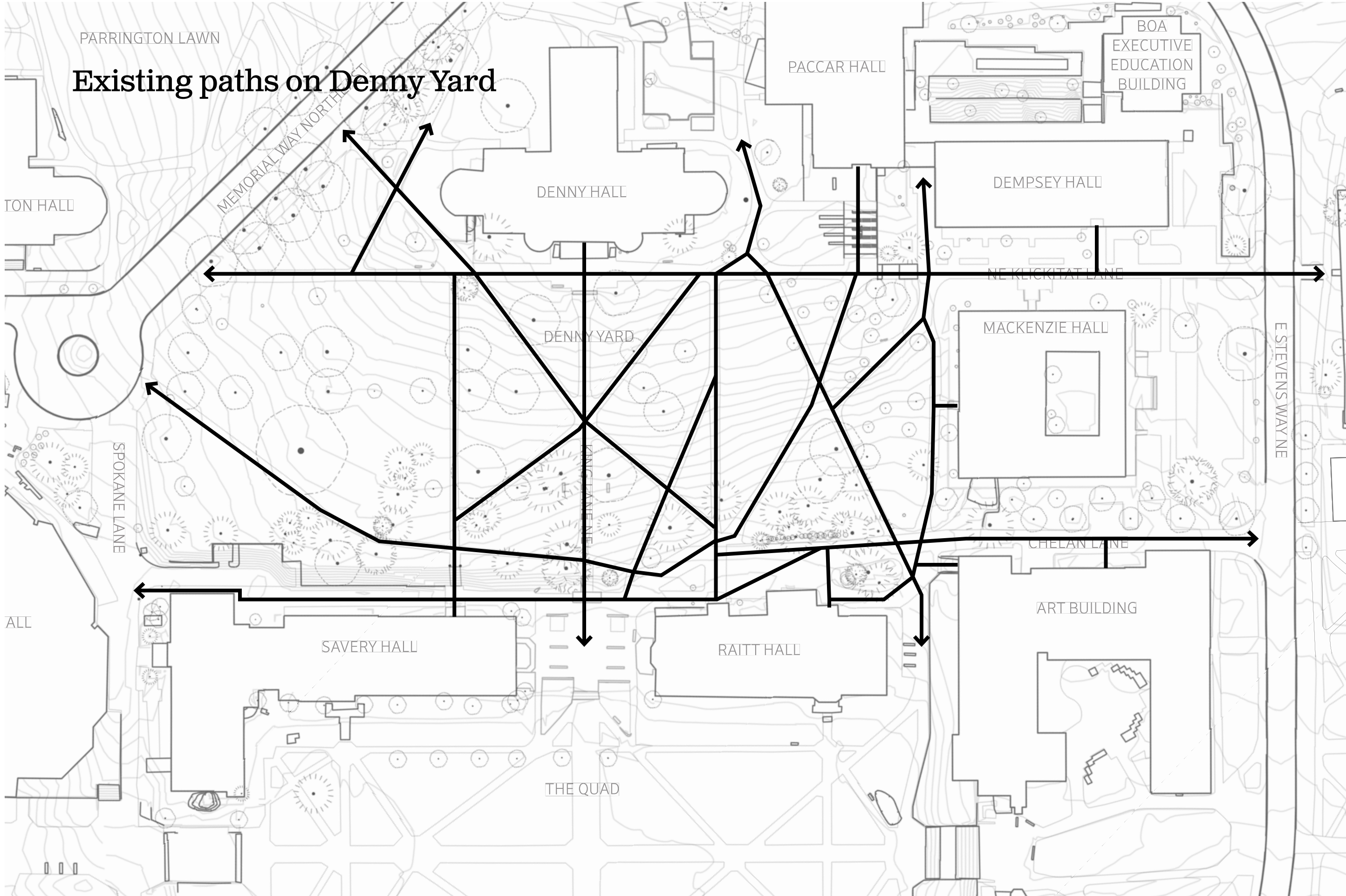


Today



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

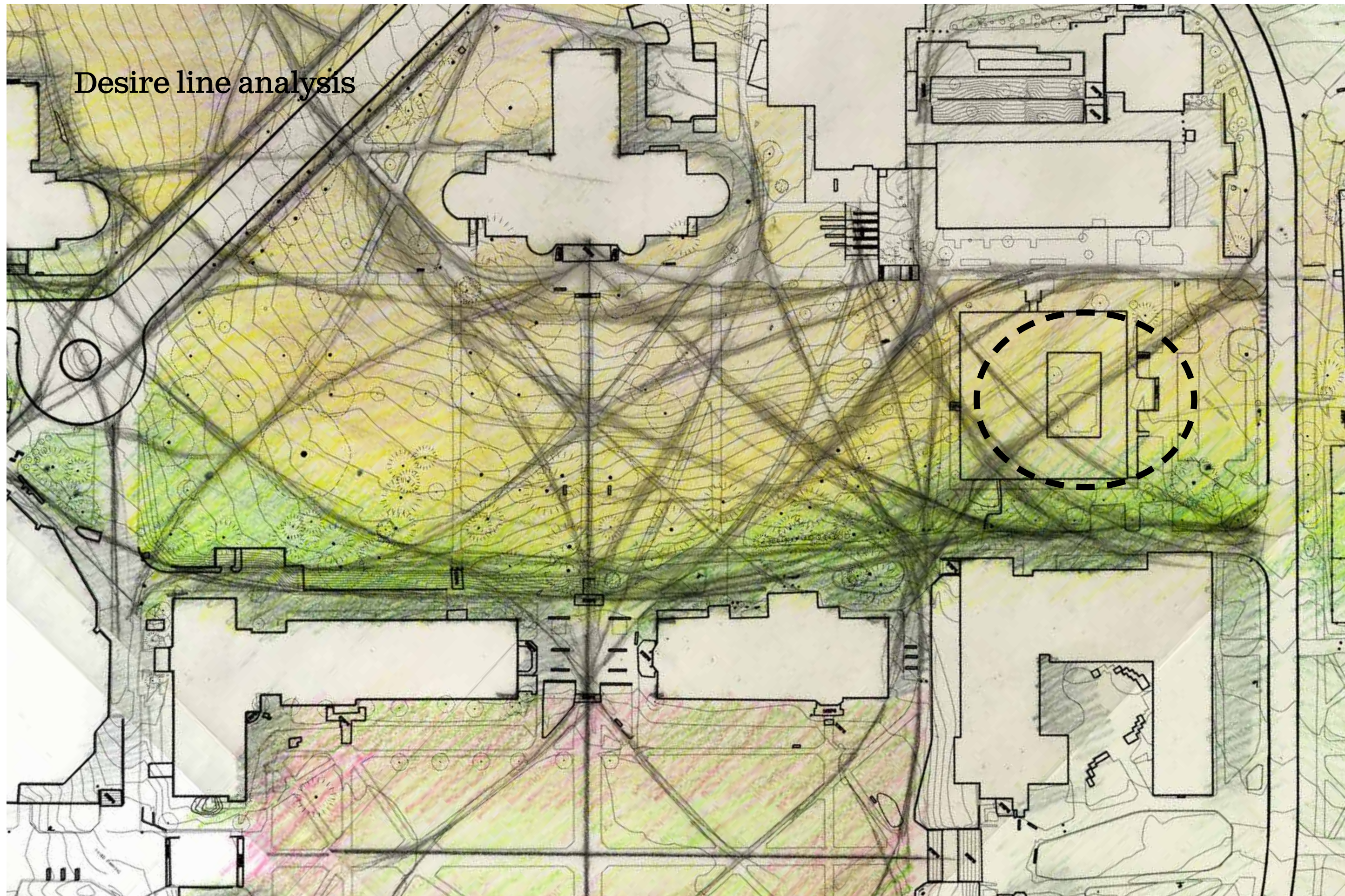
SAVERY HALL

RAITT HALL

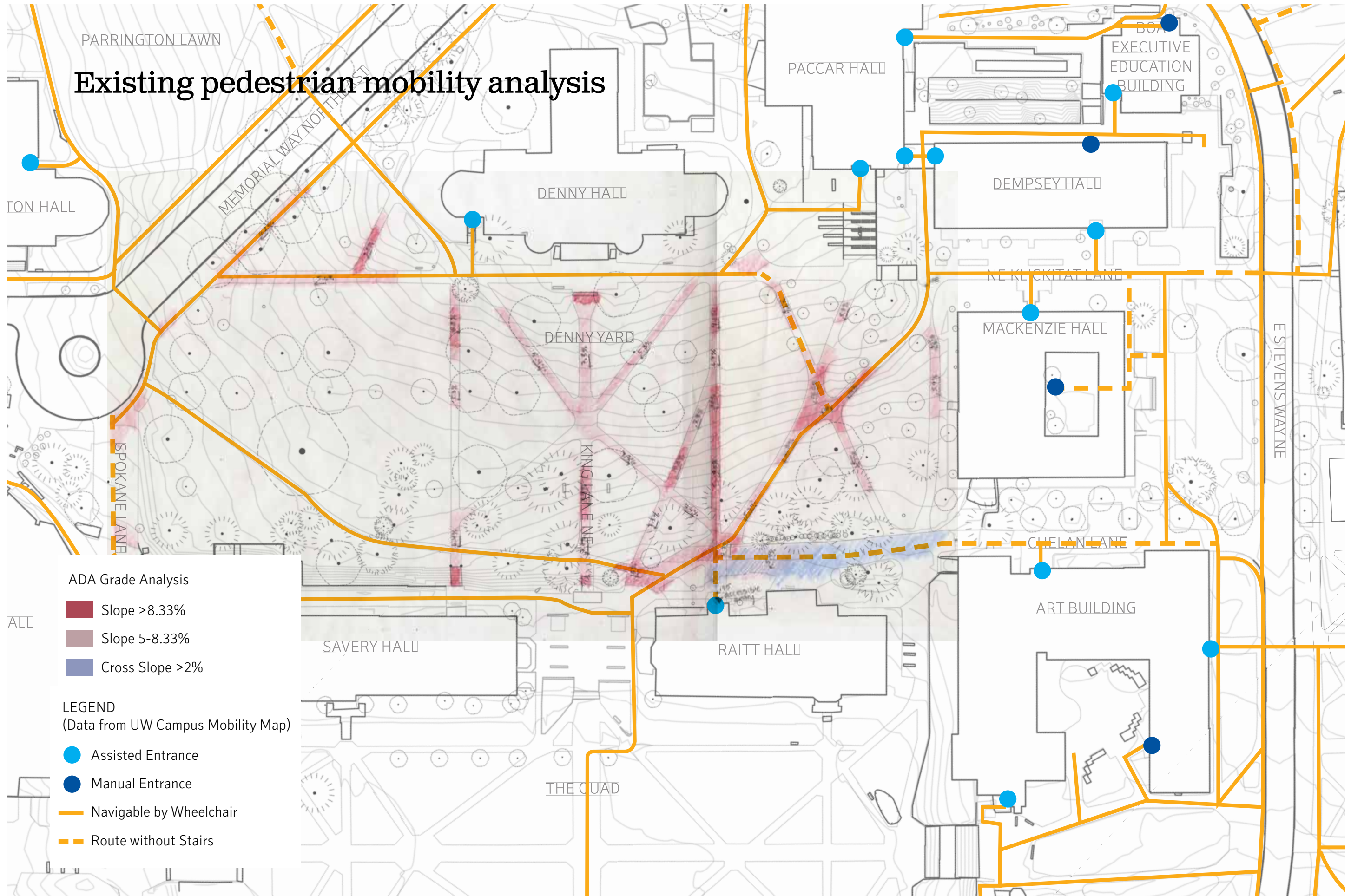
ART BUILDING

THE QUAD

Desire line analysis



Existing pedestrian mobility analysis



ADA Grade Analysis

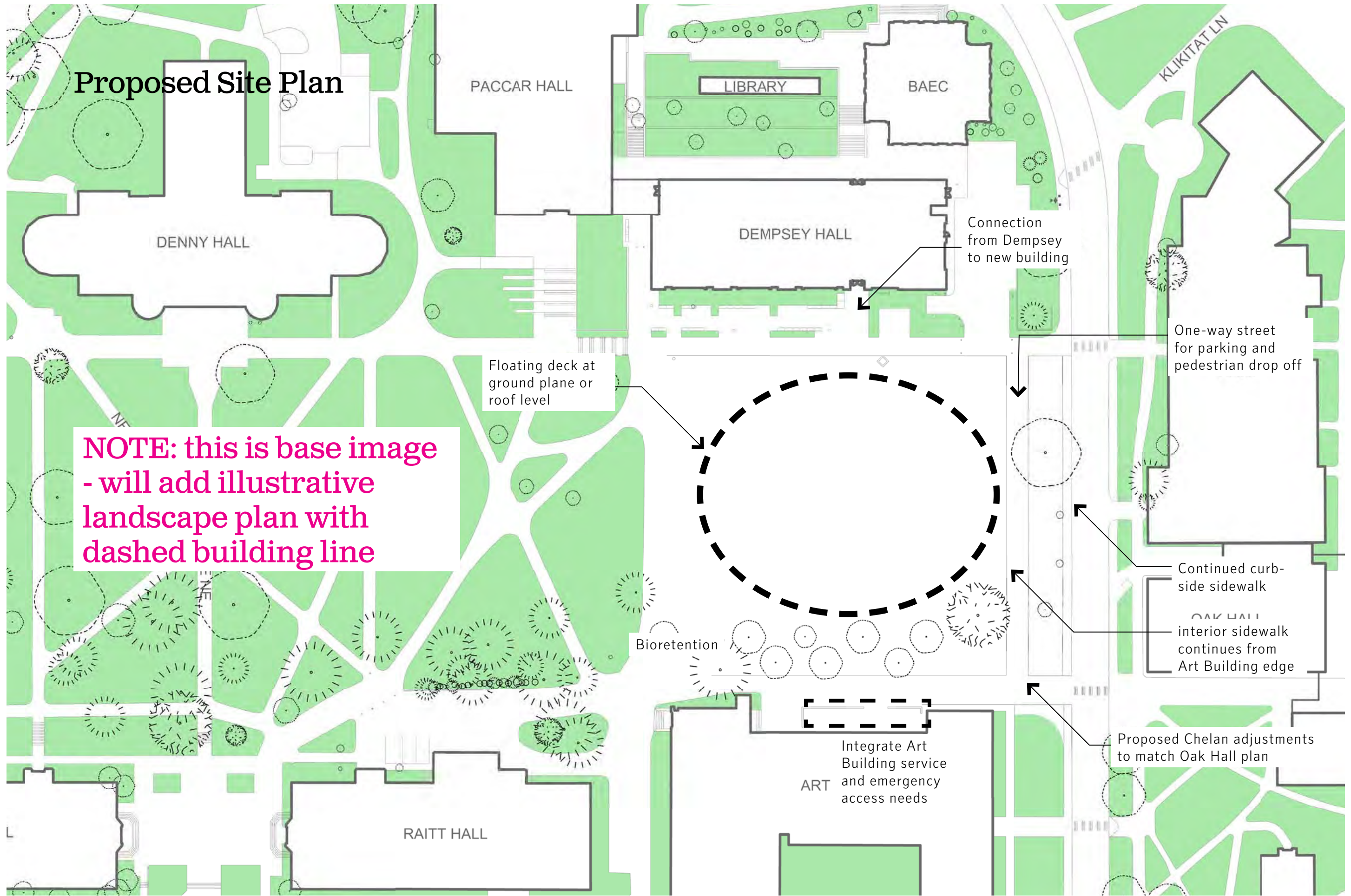
- Slope >8.33%
- Slope 5-8.33%
- Cross Slope >2%

LEGEND

(Data from UW Campus Mobility Map)

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

ALL



**NOTE: this is base image
- will add illustrative
landscape plan with
dashed building line**

PACCAR HALL

LIBRARY

BAEC

DENNY HALL

DEMPSEY HALL

Floating deck at
ground plane or
roof level

Connection
from Dempsey
to new building

One-way street
for parking and
pedestrian drop off

Bioretention

Continued curb-
side sidewalk

interior sidewalk
continues from
Art Building edge

ART
Integrate Art
Building service
and emergency
access needs

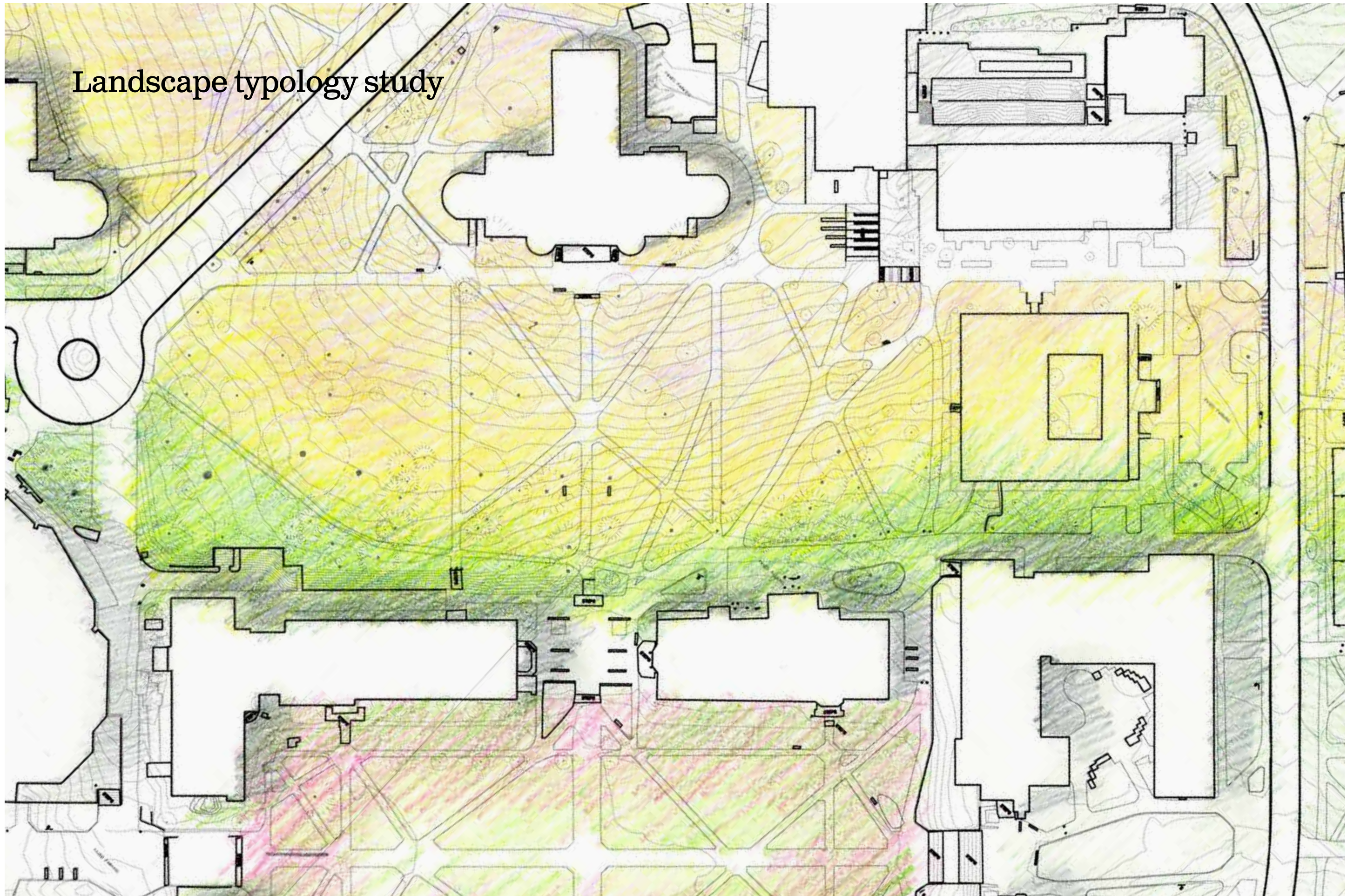
Proposed Chelan adjustments
to match Oak Hall plan

RAITT HALL

OAK HALL

KLIKITAT LN

Landscape typology study



Native planting palette - Denny Meadow



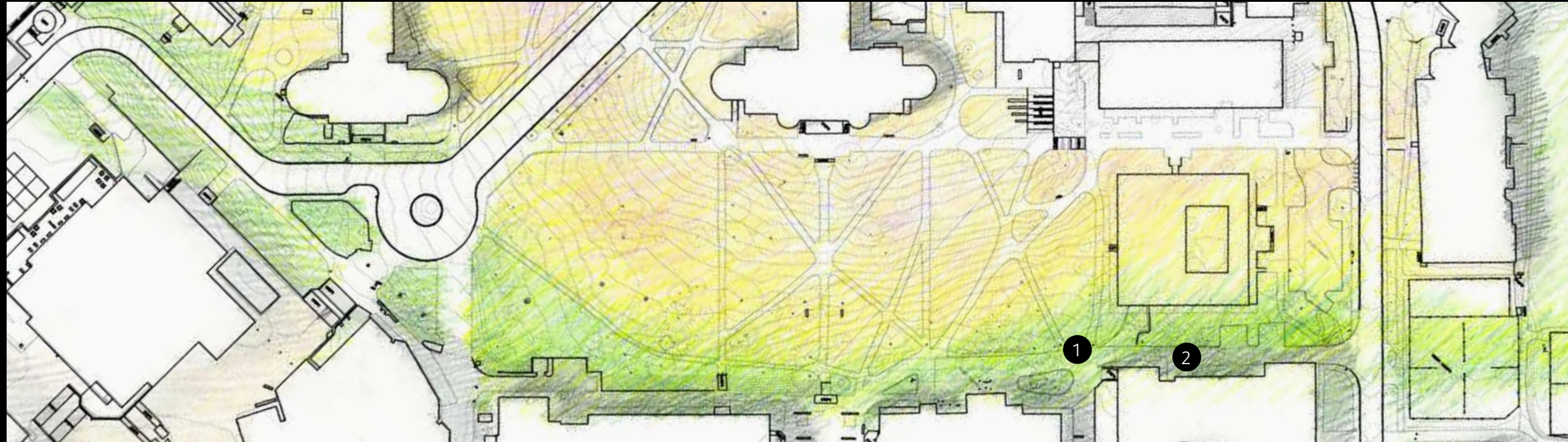
1 Native wildflower patches



2 Meadow grasses



Native planting palette - Forest promenade



1
Majestic firs - *Pseudotsuga*



2
Lush understory - *Polystichum*



North Campus and Denny Yard are disconnected

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

UW Existing Landscape Types:

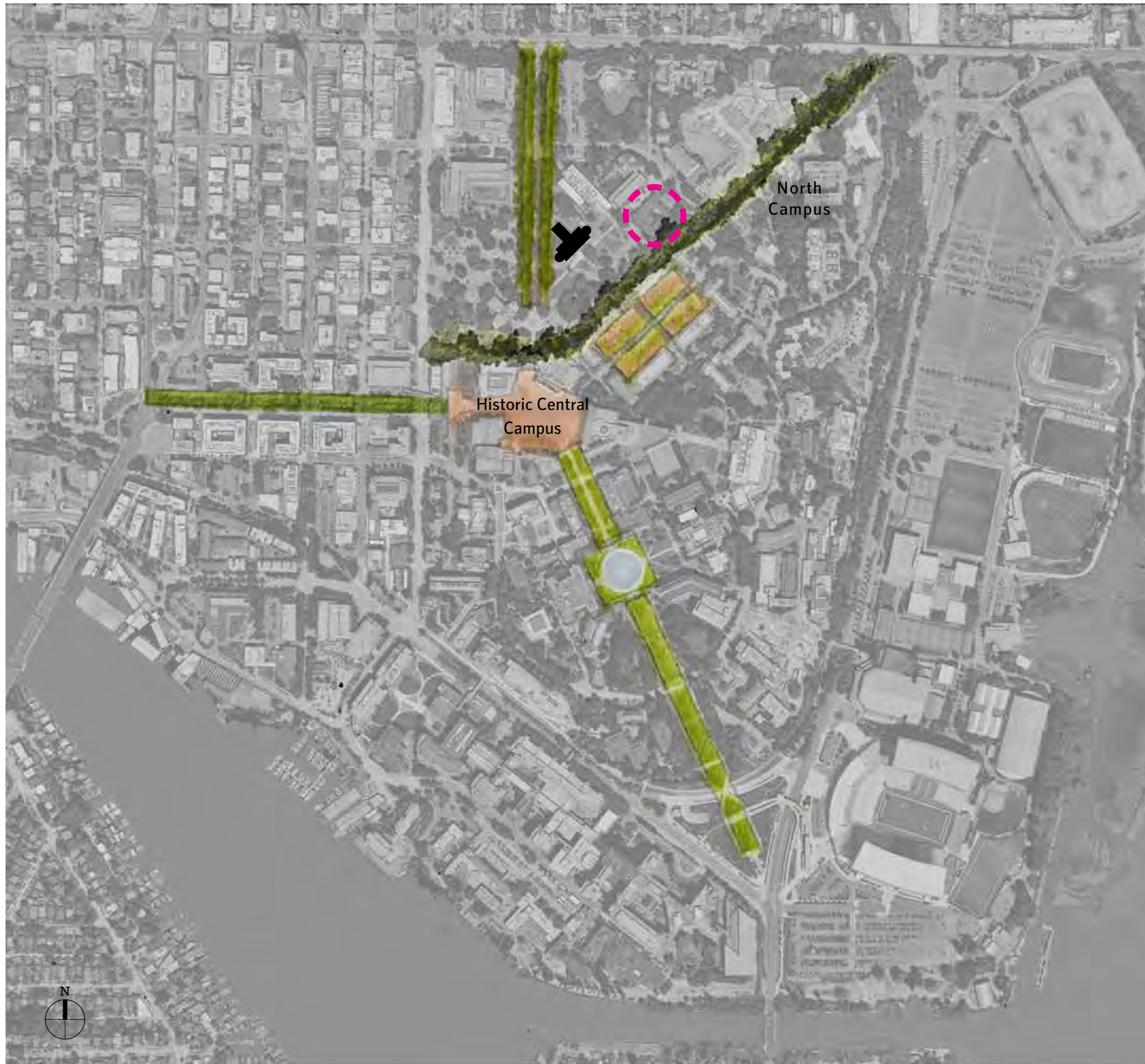
Memorial Way - ceremonial passage

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

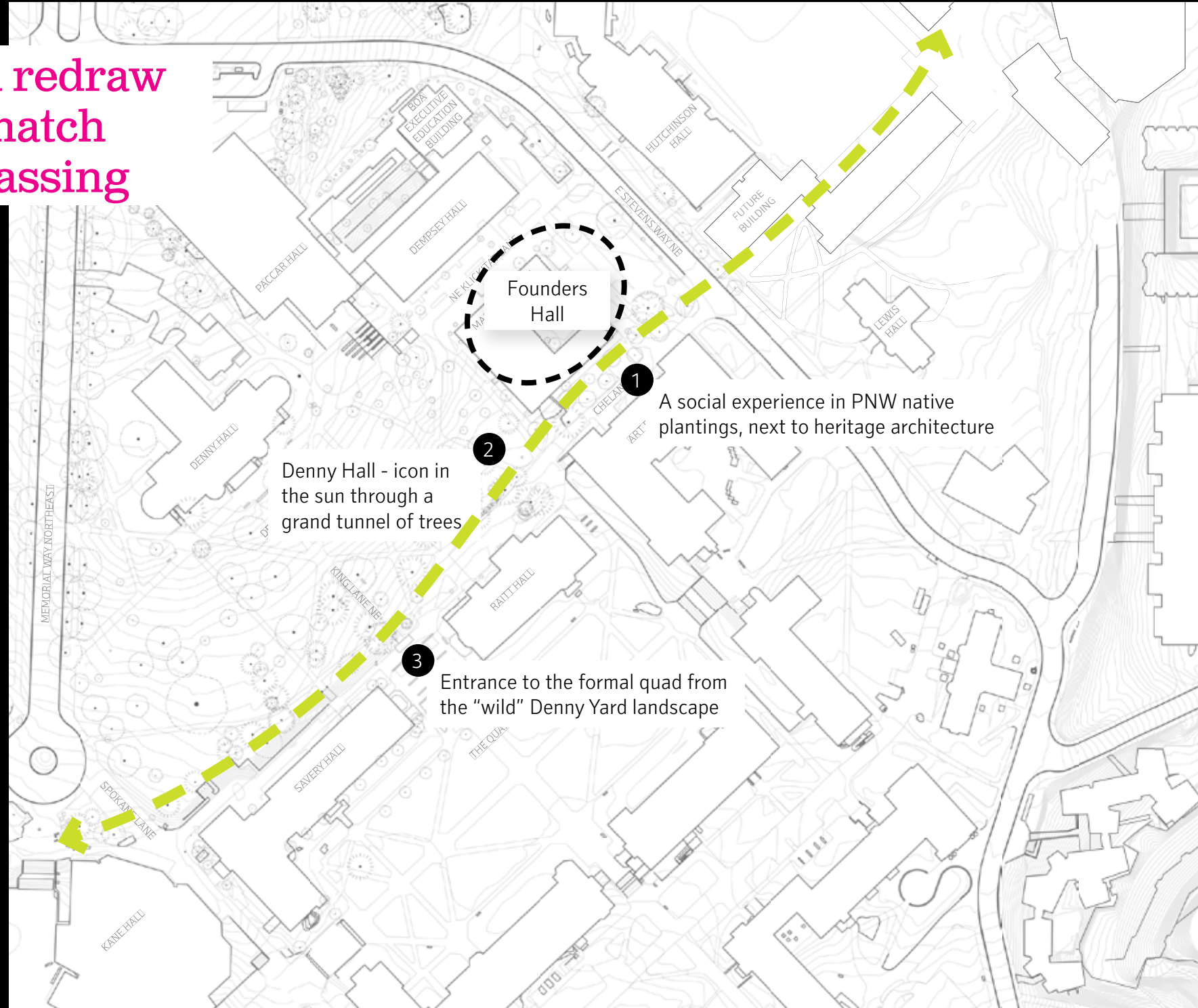
Integrating a distinctive landscape experience with existing iconic campus axes

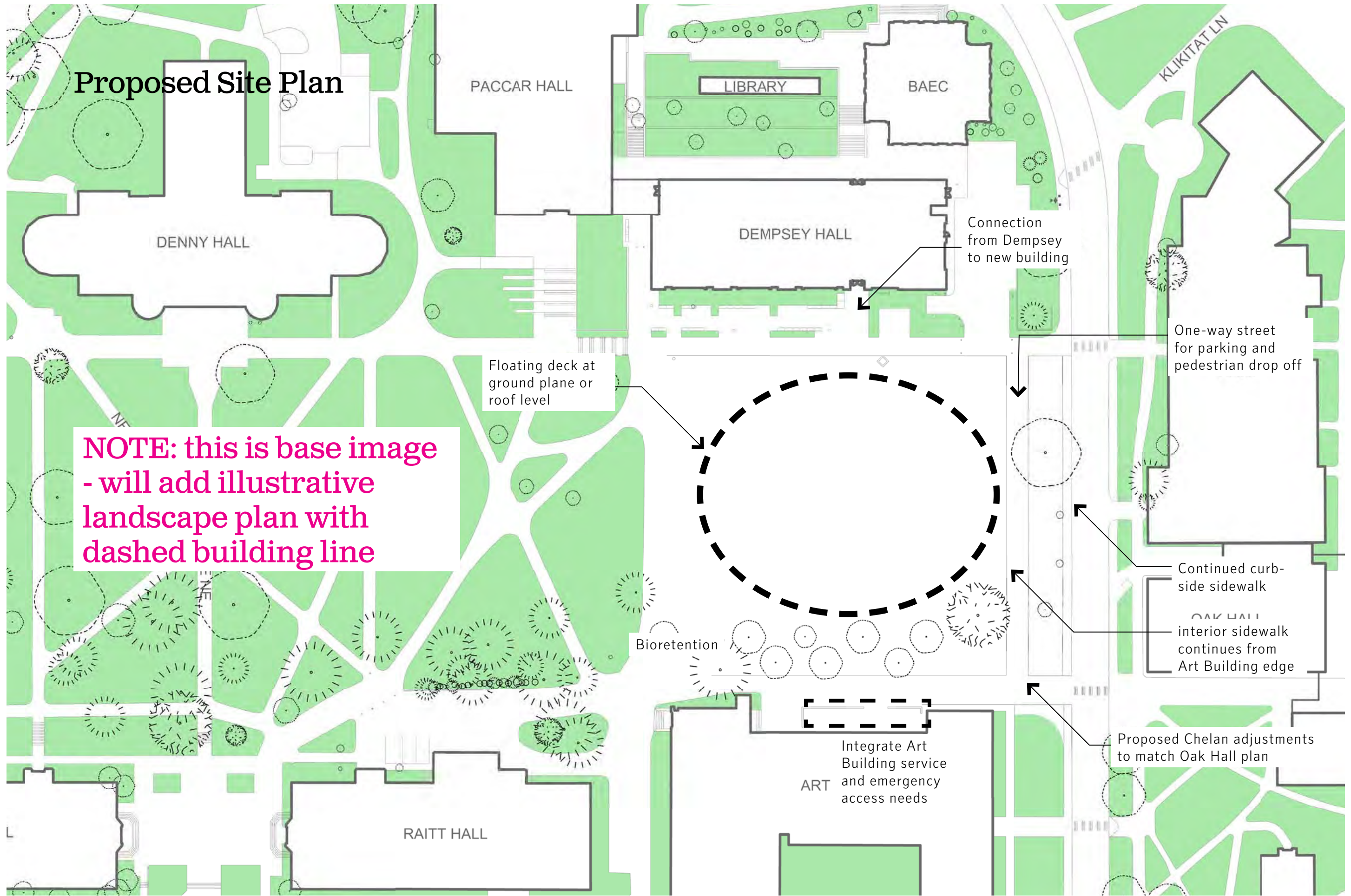
Potential characteristics - landscape meander, woodland grove, meadow, passage, shared pedestrian/vehicular spaces

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



NOTE: will redraw sketch to match concept massing





**NOTE: this is base image
- will add illustrative
landscape plan with
dashed building line**

Proposed Site Plan

PACCAR HALL

LIBRARY

BAEC

DENNY HALL

DEMPSEY HALL

Connection from Dempsey to new building

Floating deck at ground plane or roof level

One-way street for parking and pedestrian drop off

Continued curbside sidewalk

interior sidewalk continues from Art Building edge

Bioretention

ART
Integrate Art Building service and emergency access needs

Proposed Chelan adjustments to match Oak Hall plan

RAITT HALL

KLIKITAT LN



Site Program Requirements

Site program priorities summary

Do these program elements align with your goals for this project? We would love to hear your feedback.

Pedestrian

- Improve pedestrian crosswalks at Stevens Way crossings
- Maintain continuity of pedestrian sidewalk circulation (at 6' width)

Passenger Vehicle

- Provide vehicular drop-off for Foster School of Business
- Maintain loading zone parking for Art Building

ADA

- Provide 6 ADA accessible parking spaces (incl. van accessible spaces)
- UW desires that adjacent paths meet ADA requirements

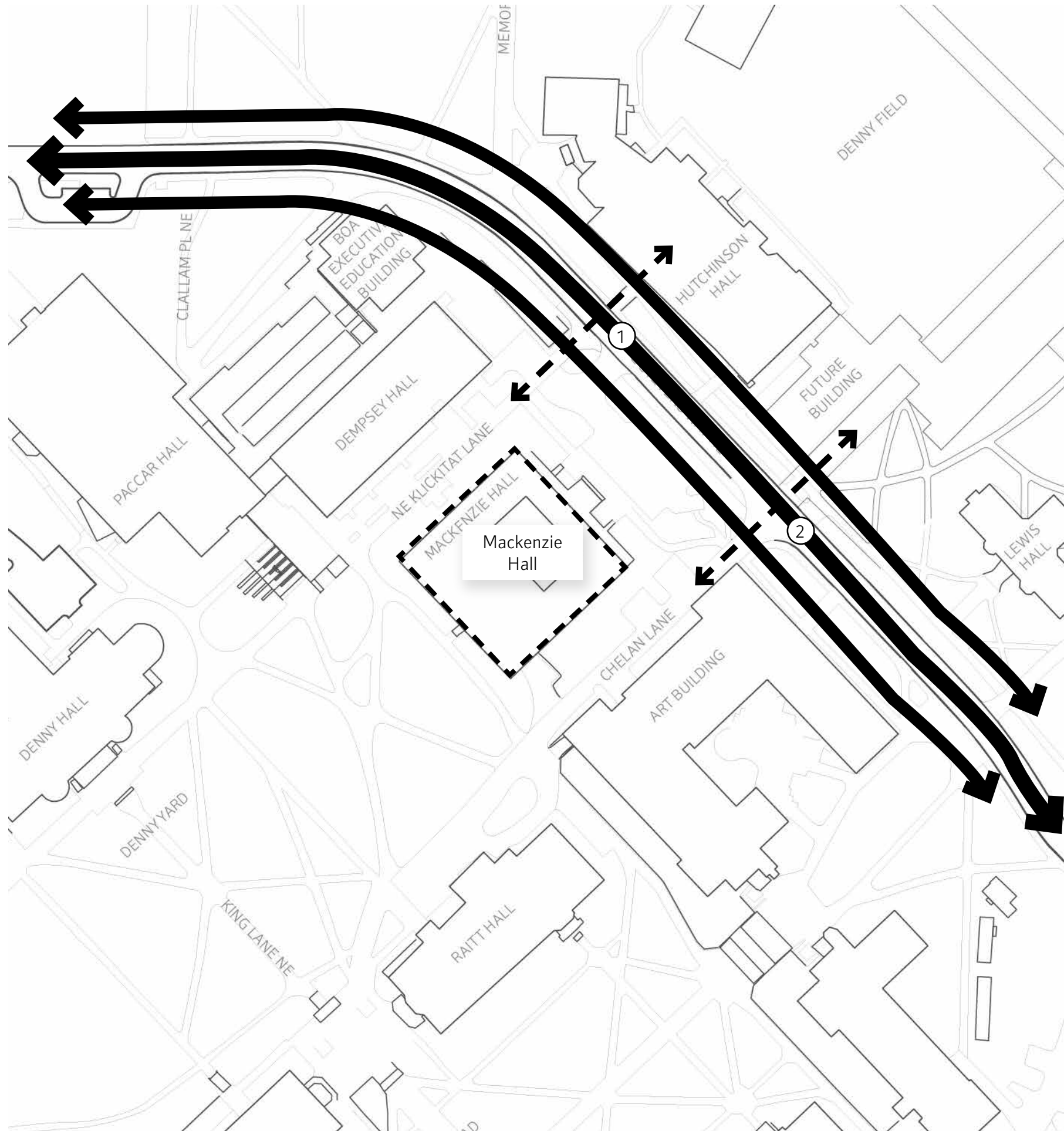
Service

- Maintain fire lane access for Dempsey and Raitt Hall/Art Building
- Maintain service access to all buildings

Bike

UW Transportation Services bike parking requirements (based on APBP guidelines):

- Secure bike house or bike room: Provide minimum 84 spaces
- Bike racks: 54 spaces desired, provide minimum 40 spaces

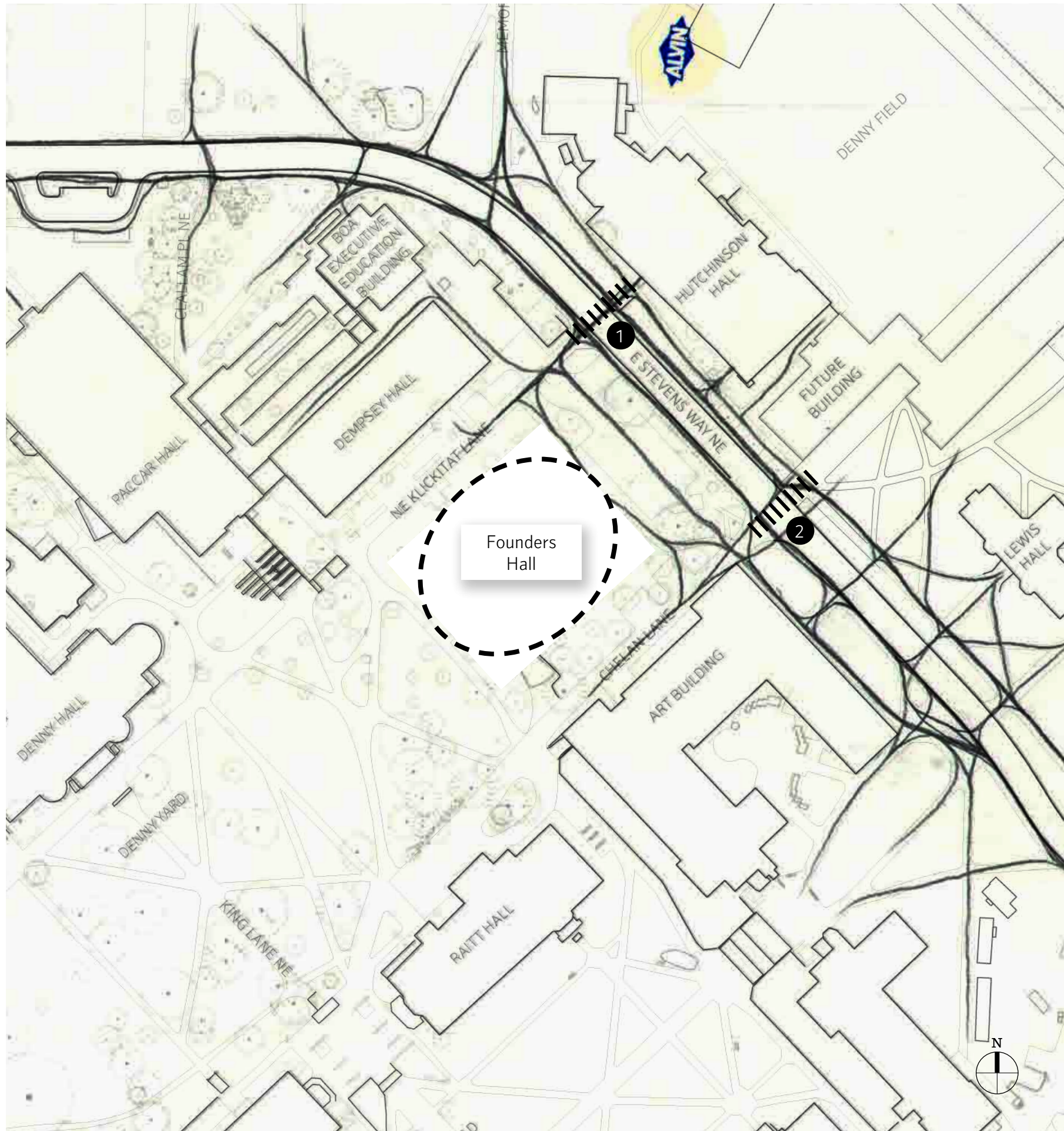


Existing: Stevens Way is a divider

Problem: prioritization of vehicular and pedestrian movement along length of Stevens Way, but not across



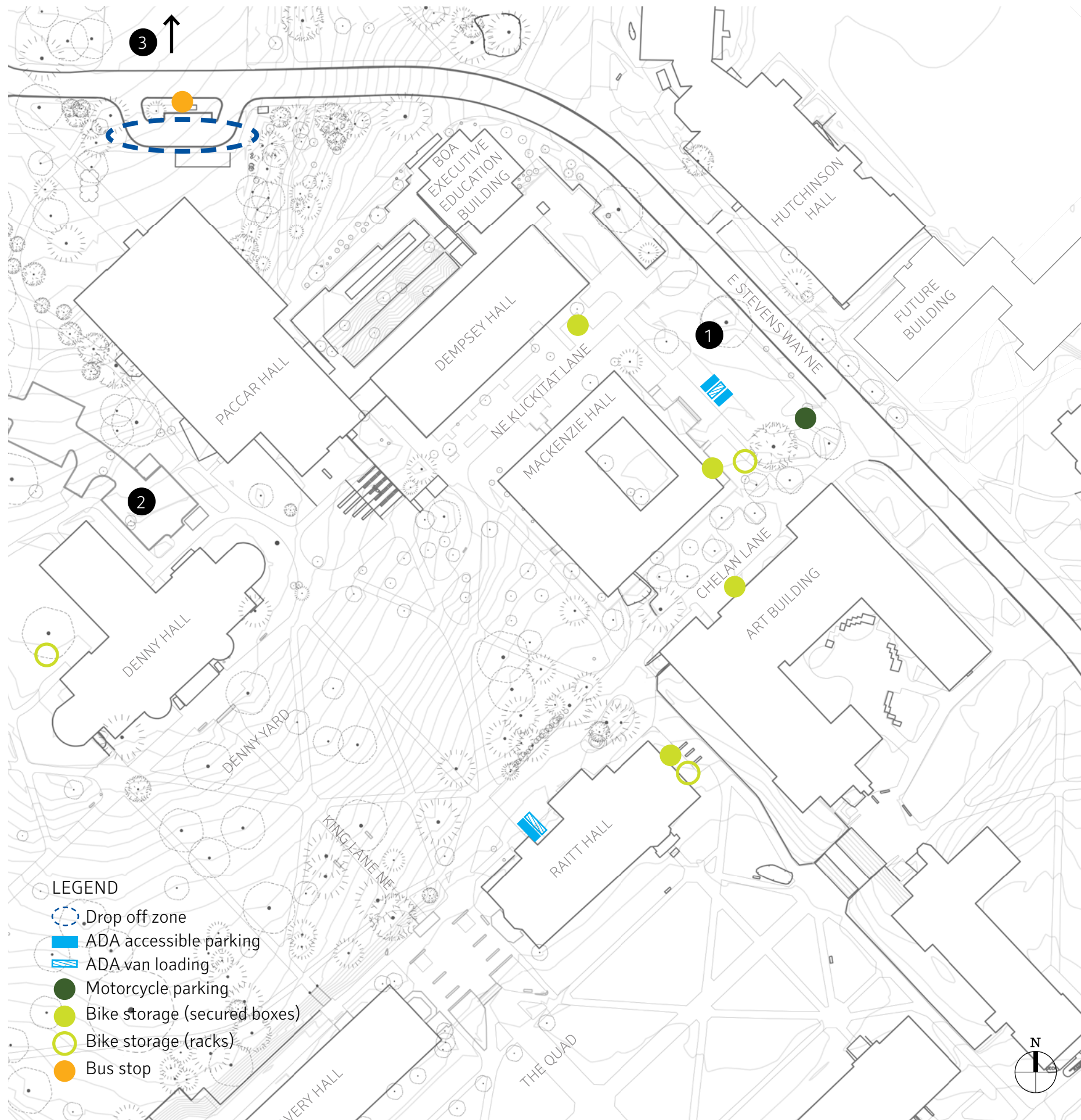
Existing Site Access - Issues



Proposed: continuity and clarity through crossings

Enhance balance between pedestrian/vehicle traffic by supporting circulation across Stevens Way

- 1 Maintain existing crosswalk from Klickitat Lane and prioritize pedestrian movement through current back-of-house driveways and parking lot
- 2 Create clear and visible crossing directly across Chelan Lane that continues toward North Campus Housing



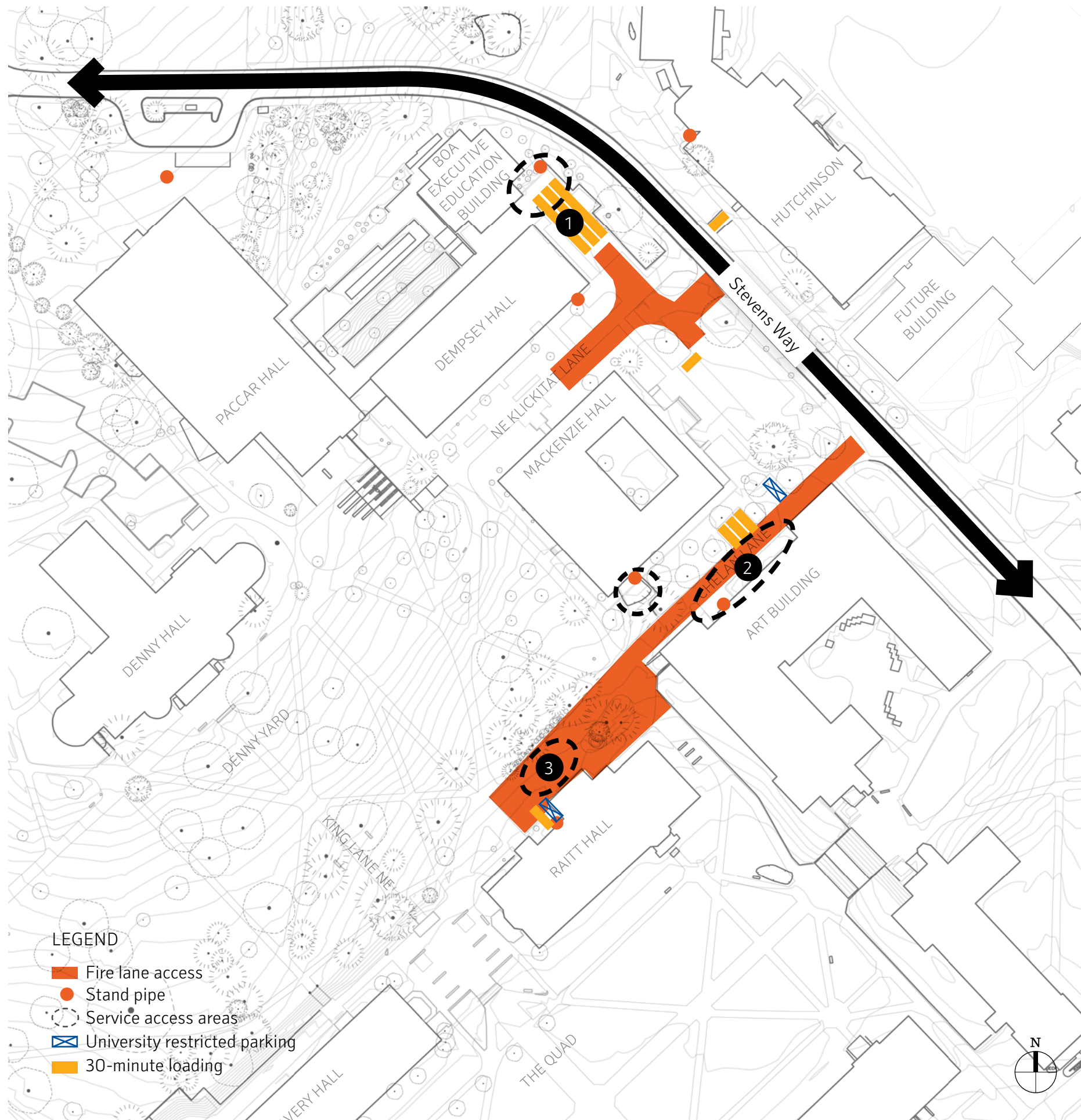
Existing: bike and vehicle access

Opportunity:

Combine drop off and ADA parking vehicular circulation while utilizing existing Dempsey curb cut: flow maintains dual-sidewalk corridor on Stevens Way and pedestrian safety

Surrounding Parking Lots

- ① N3 lot: 16 permit parking
2 ADA accessible
3 motorcycle parking
- ② N2 lot: 19 permit parking
- ③ N5 lot (to north of Stevens Way): 170 permit parking




Existing: service access



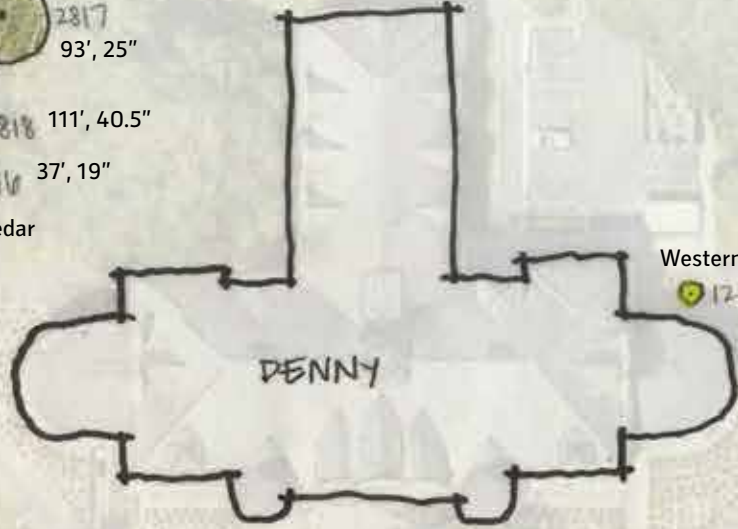
Emergency, loading, service access points

NATIVE TREES ON DENNY YARD

-  **DOUGLAS FIR** *Pseudotsuga menziesii*
-  **WESTERN RED CEDAR** *Thuja plicata*
-  **WESTERN WHITE PINE** *Pinus monticola*
-  **WESTERN HEMLOCK** *Tsuga heterophylla*
-  **GARRY OAK** *Quercus garryana*
-  **VINE MAPLE** *Acer circinatum*
-  **PACIFIC MADRONE** *Arbutus menziesii*

Measurements: Height in feet, DSH (Diameter at Standard Height 4.5') in inches

- Douglas Firs
 - 2817 93', 25"
 - 2818 111', 40.5"
 - 2816 37', 19"
- Western Red Cedar



- Western Hemlock
 - 12375 4', 0.1"

- N/A, 15.2" 3941
- 3943 30', 9.5" Pacific Madrone
- Western Pine

- Vine Maples
 - 10002 8.1', 3"
 - 10001 7.9', 4.1"
 - 10000 7.5', 4.2"
- 19999 8', 4"

PACAR

- Vine Maples
 - 19971 9.21', 4.8"
 - 19972 7.5', 3.7"
 - 19973 8.1', 4.4"
 - 19974 7.5', 4"
 - 19975 7.9', 2.4"

DEMPSEY

- Garry Oaks
 - 12159 8.5', 1"
 - 12161 8.5', 1.1"
 - 12169 7.9', 1.2"

- Douglas Firs
 - 2873 95', 29"
 - 2874 79', 23"
 - 2872 82', 22"
 - 2871 95', 27"
 - 2870 72.2', 31.4"
 - 2877 111', 31.1"
 - 2876 102', 26"
 - 2875 85', 29"
 - 2878 103', 31"
 - 2879 99.2', 35"
 - 2880 88.35', 31"
 - 2881 98.5', 44"
- Western Pine
 - 2871 112', 47"

- 2859 101.4', 34"

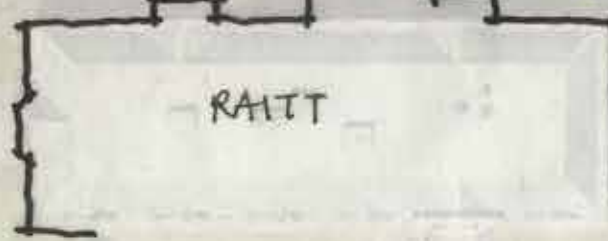
- Western Red Cedar
 - 2865 70', 20"
 - 2866 70', 21"
 - 2867 125', 37"

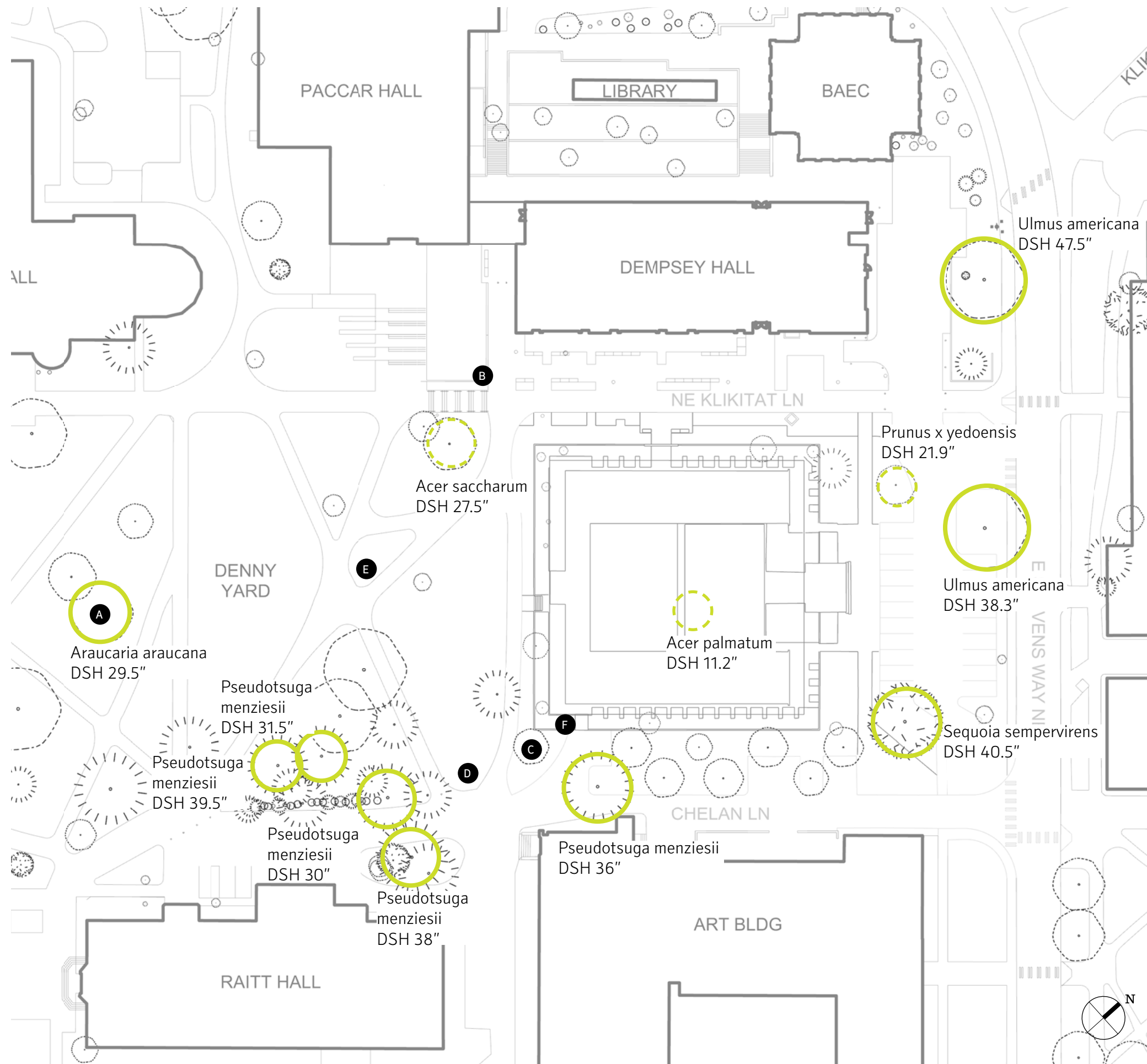
- Western Pine
 - 2871 112', 47"

- Douglas Firs
 - 2908 114', 31.5"
 - 2923 66.68', 22.5"
 - 2924 63.54', 14.4"
 - 2927 114.27', 39.5"
 - 2928 55', 19.5"
 - 2929 83.87', 25"
 - 2930 106.73', 30"
 - 2931 58', 18.5"
 - 2932 98', 27.5"
 - 2933 110', 38"
 - 2934 84.85', 27"

- 2953 90.54', 46.5"

MALKENZIE





Existing: trees prioritized for protection

Native Trees:

- *Pseudotsuga menziesii*
- *Thuja plicata*

"Exceptional" Trees per Seattle DPD Director's rule 16-2008:

- Exceptional Trees
- Verify DSH - may be Exceptional Trees

Brockman Memorial Tree Tour:

Tour dedicated to the memory of Professor C. Frank Brockman, featuring 66 campus trees

- A #2902 *Araucaria araucana*
- B #2969 *Pinus densiflora*
- C #4601 *Liquidambar styraciflua*

UW Memorial Trees:

- D #2849 *Davidia involucrata*, Laurence Walters Family
- E #9469 *Sequoiadendron giganteum*, Chris Holmer and Holmer Family

Trees of Seattle:

- F #4059 *Rhus glabra*

Note: DSH = diameter at shoulder height, or threshold diameter

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:

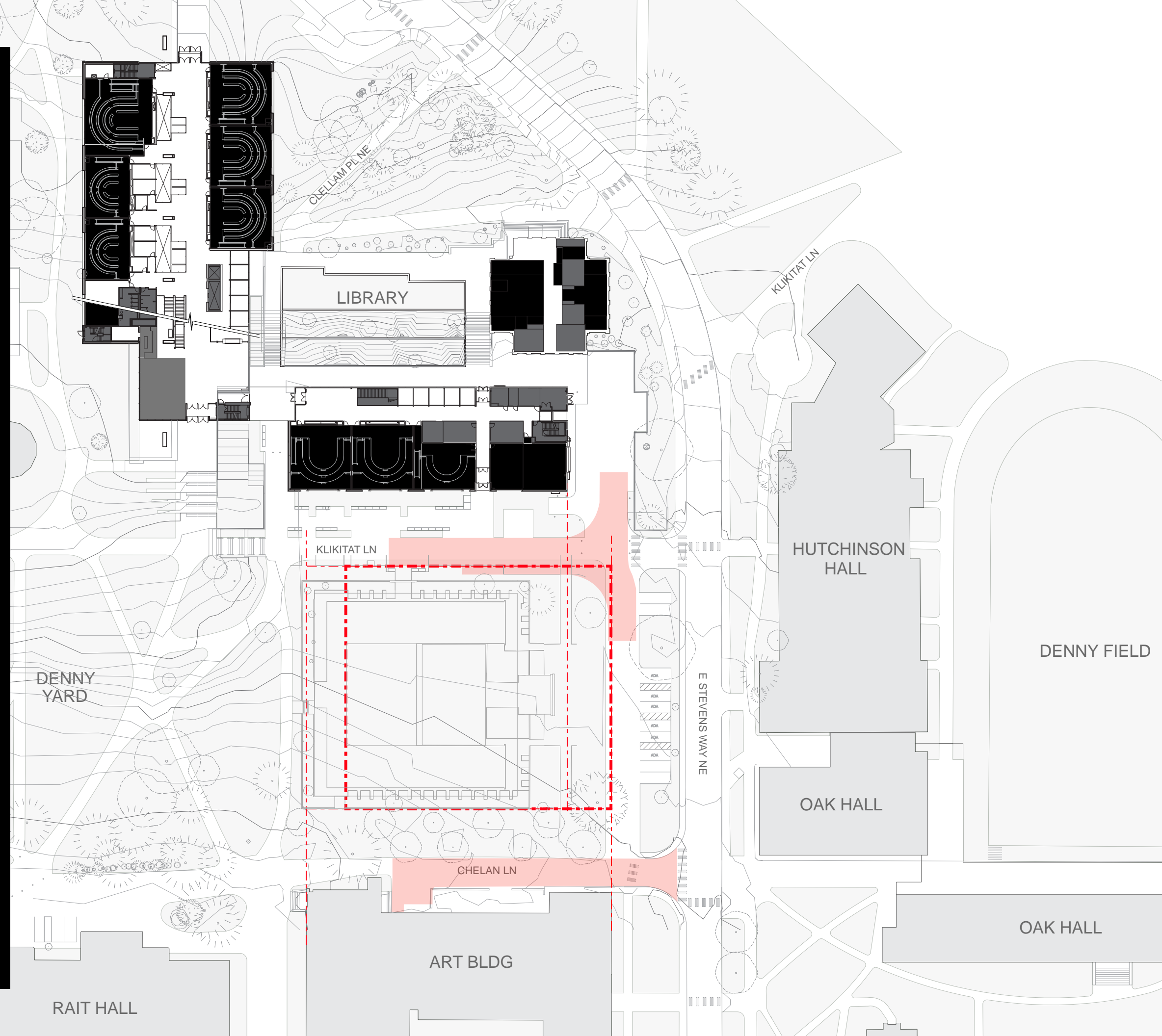
- Limit of recent work completed for Dempsey Hall

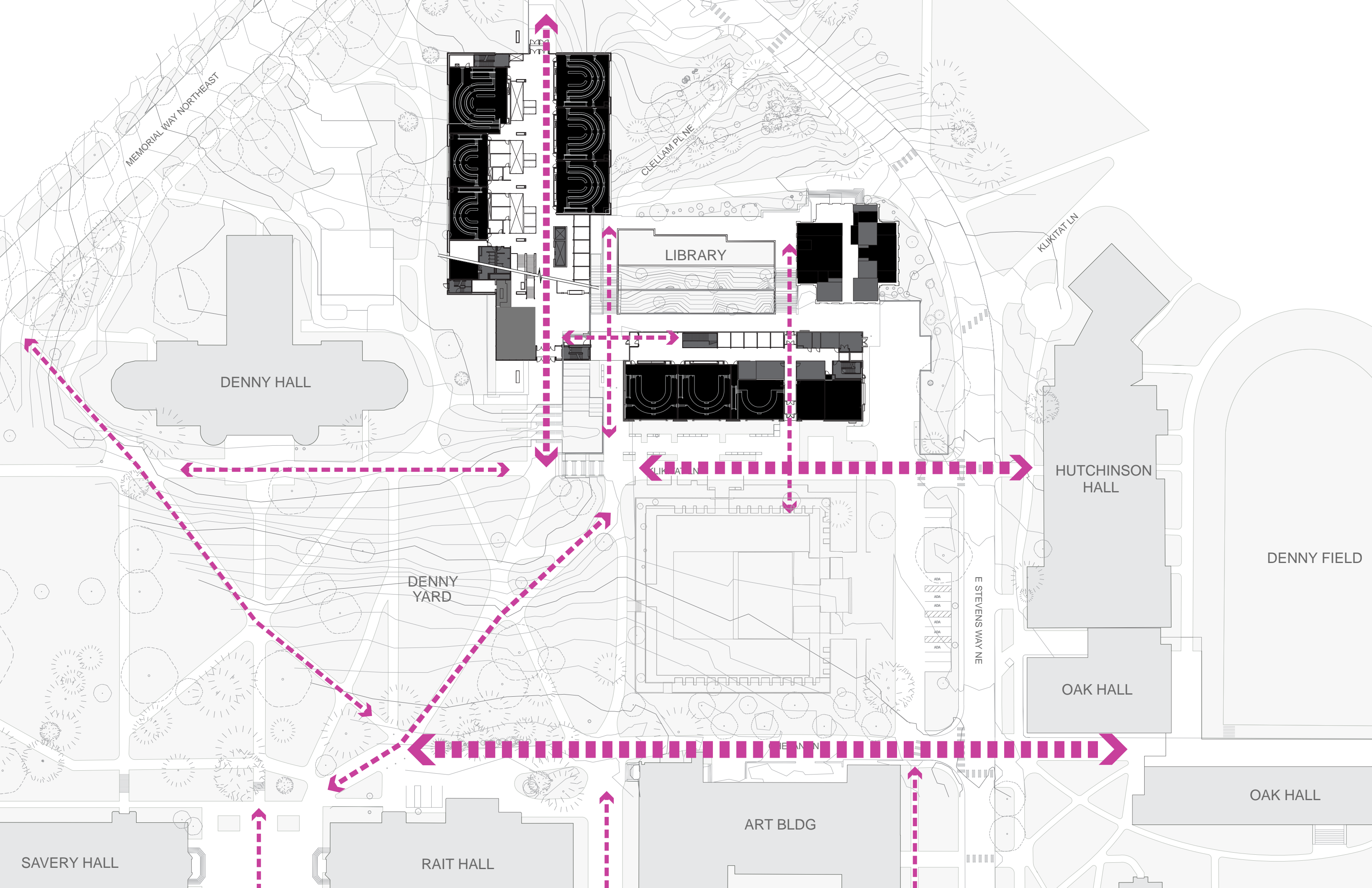
NE Edge:

- 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

KLIKITAT LN

DENNY HALL

LIBRARY

HUTCHINSON HALL

DENNY FIELD

DENNY YARD

E STEVENS WAY NE

OAK HALL

OAK HALL

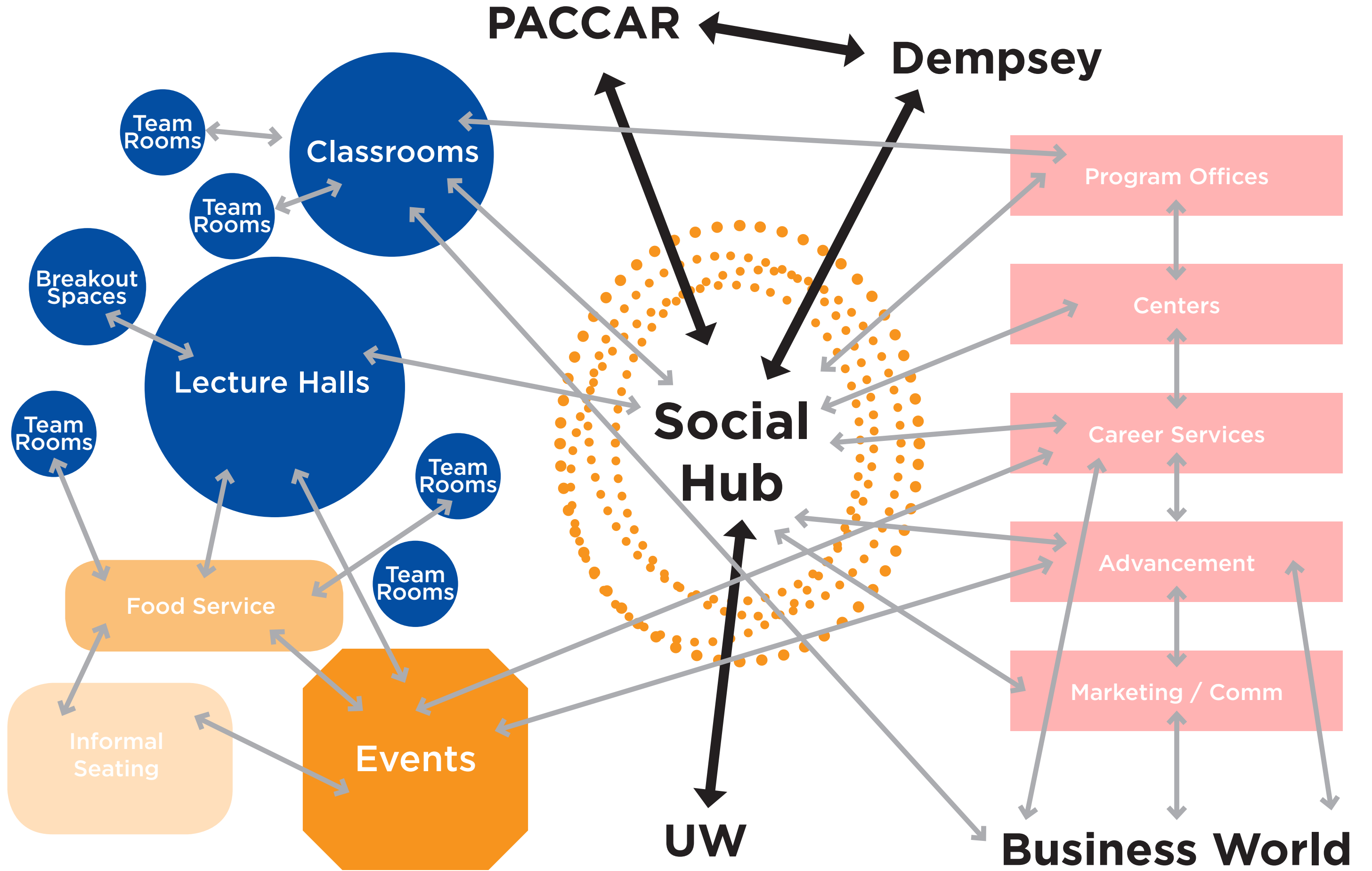
SAVERY HALL

RAIT HALL

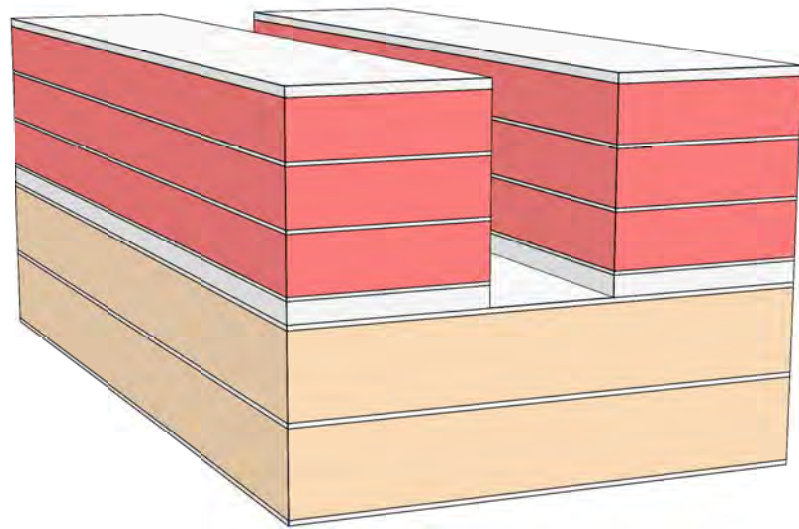
ART BLDG

DENNY WAY NE

Concept Massing Approach

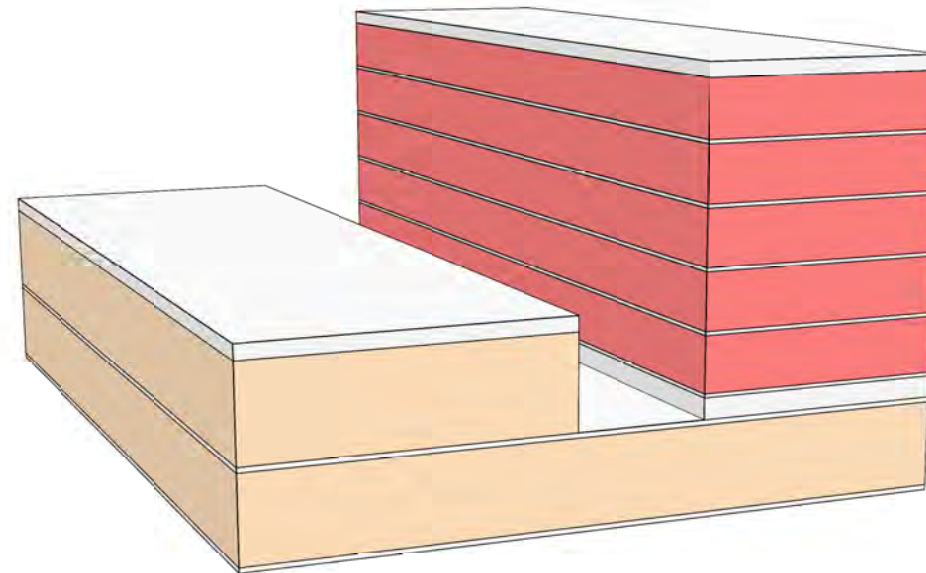


Stacking Strategies



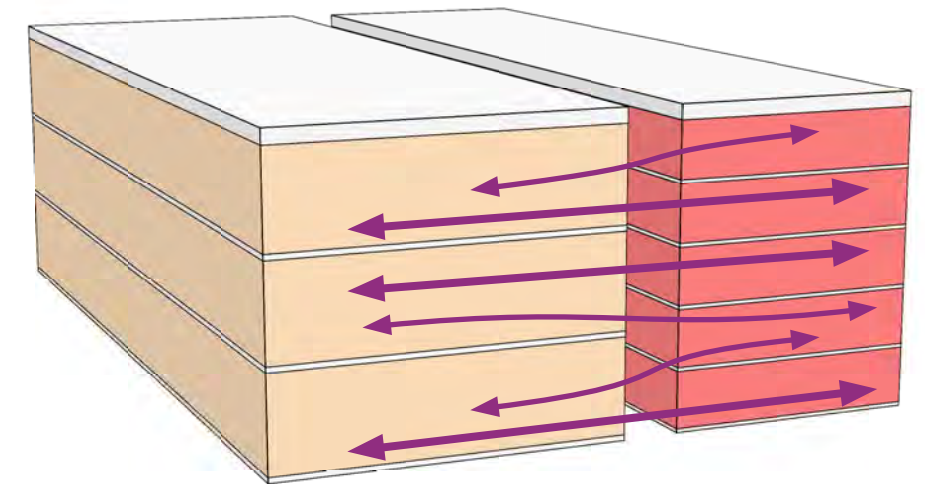
PACCAR Atrium

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



Office Over Classrooms

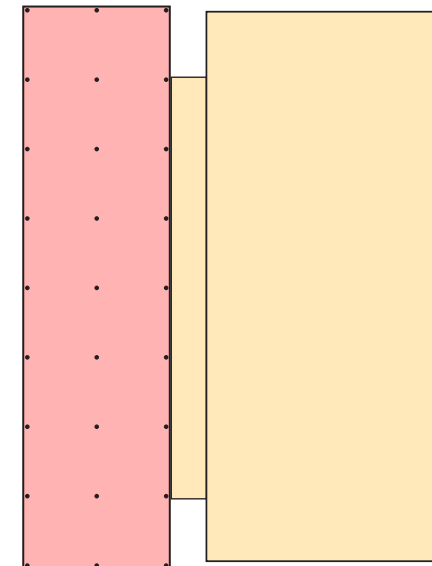
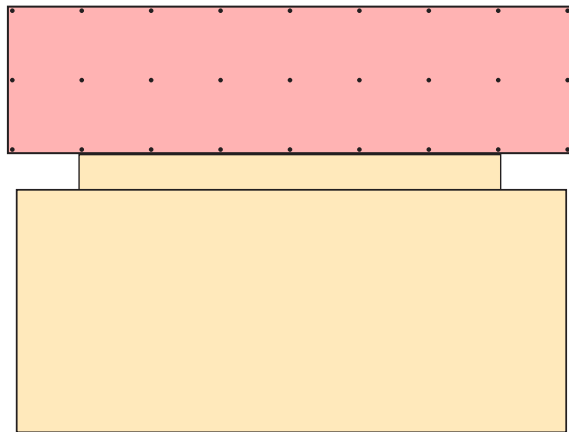
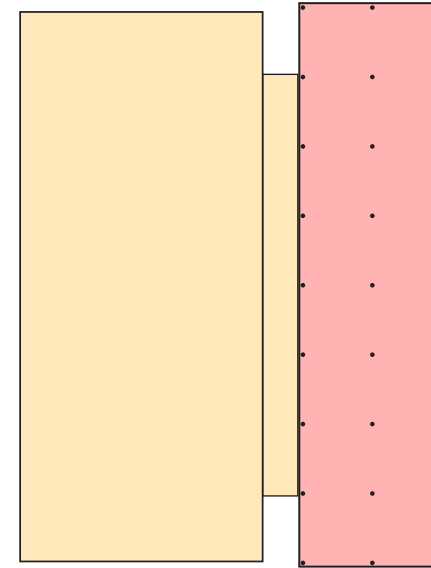
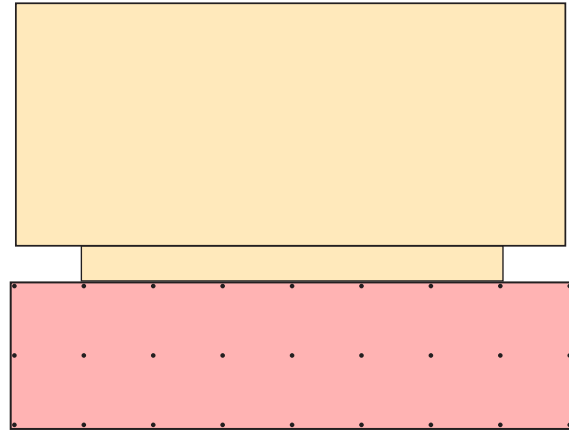
- Structurally Inefficient
- Partial basement
- No at-grade office presence

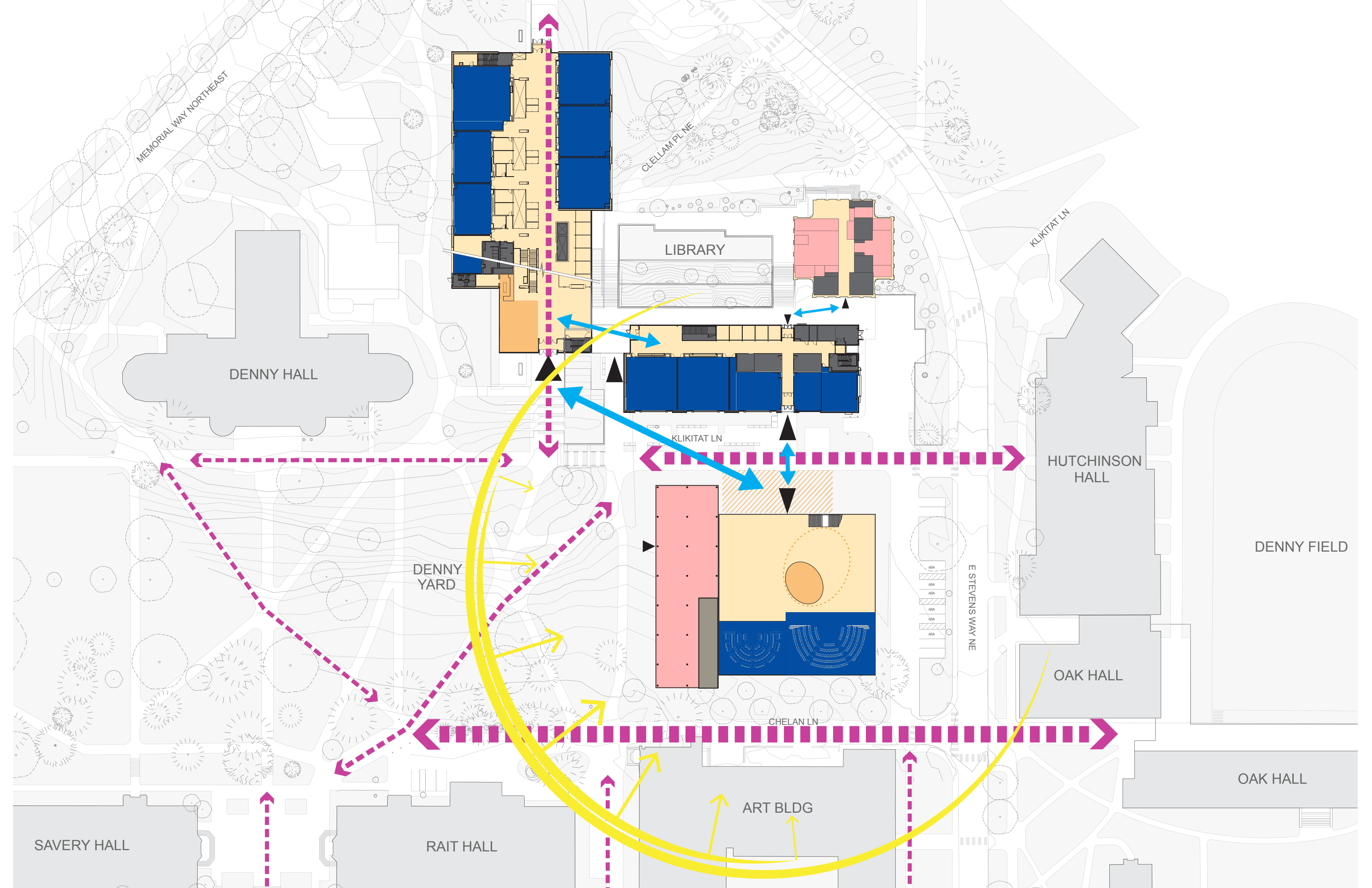


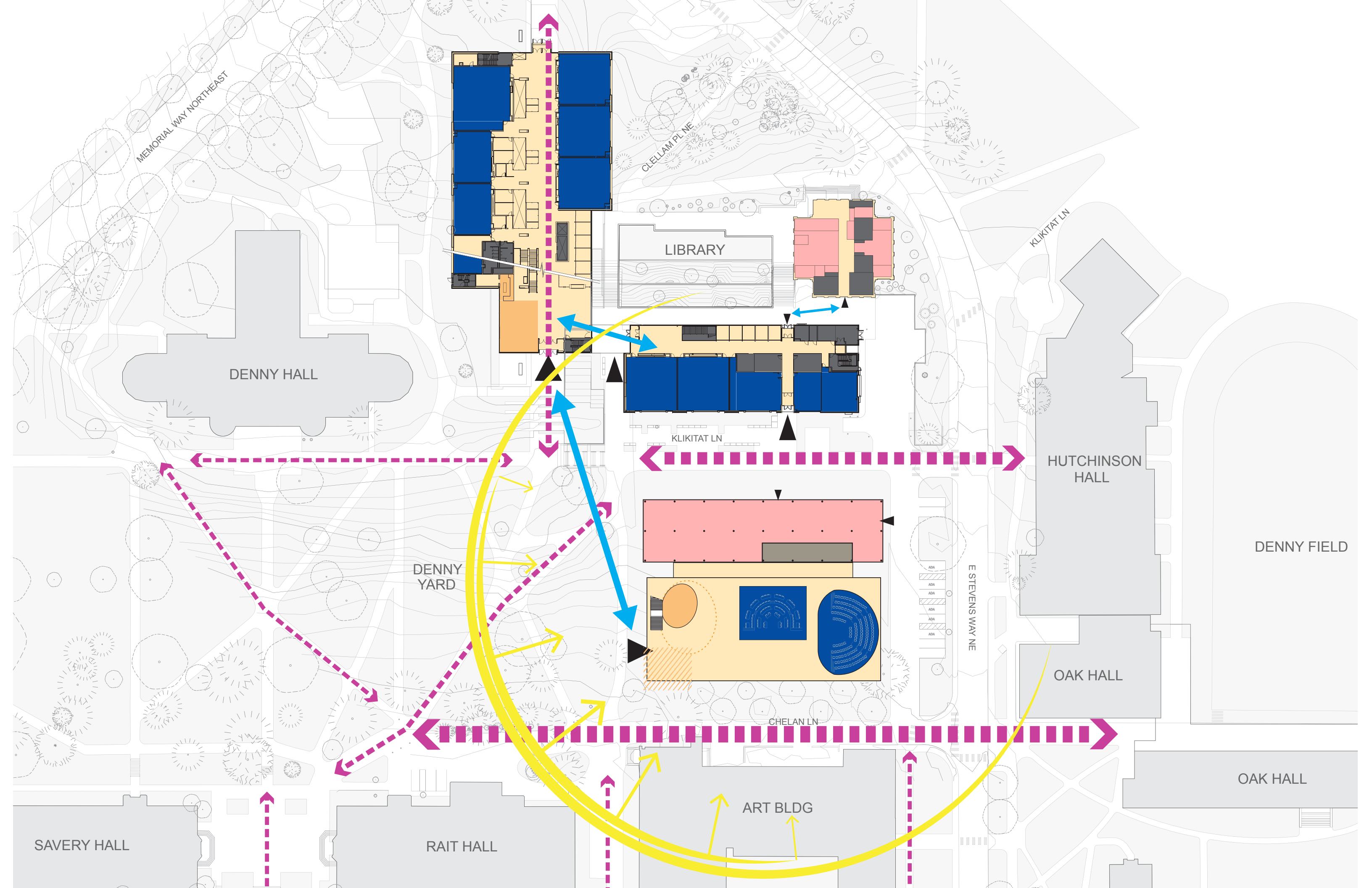
Adjacent Programs

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

Plan Orientation







MEMORIAL WAY NORTHEAST

CULLAM PL NE

KLIKITAT LN

DENNY HALL

LIBRARY

KLIKITAT LN

HUTCHINSON HALL

DENNY FIELD

DENNY YARD

ART BLDG

E STEVENS WAY NE

OAK HALL

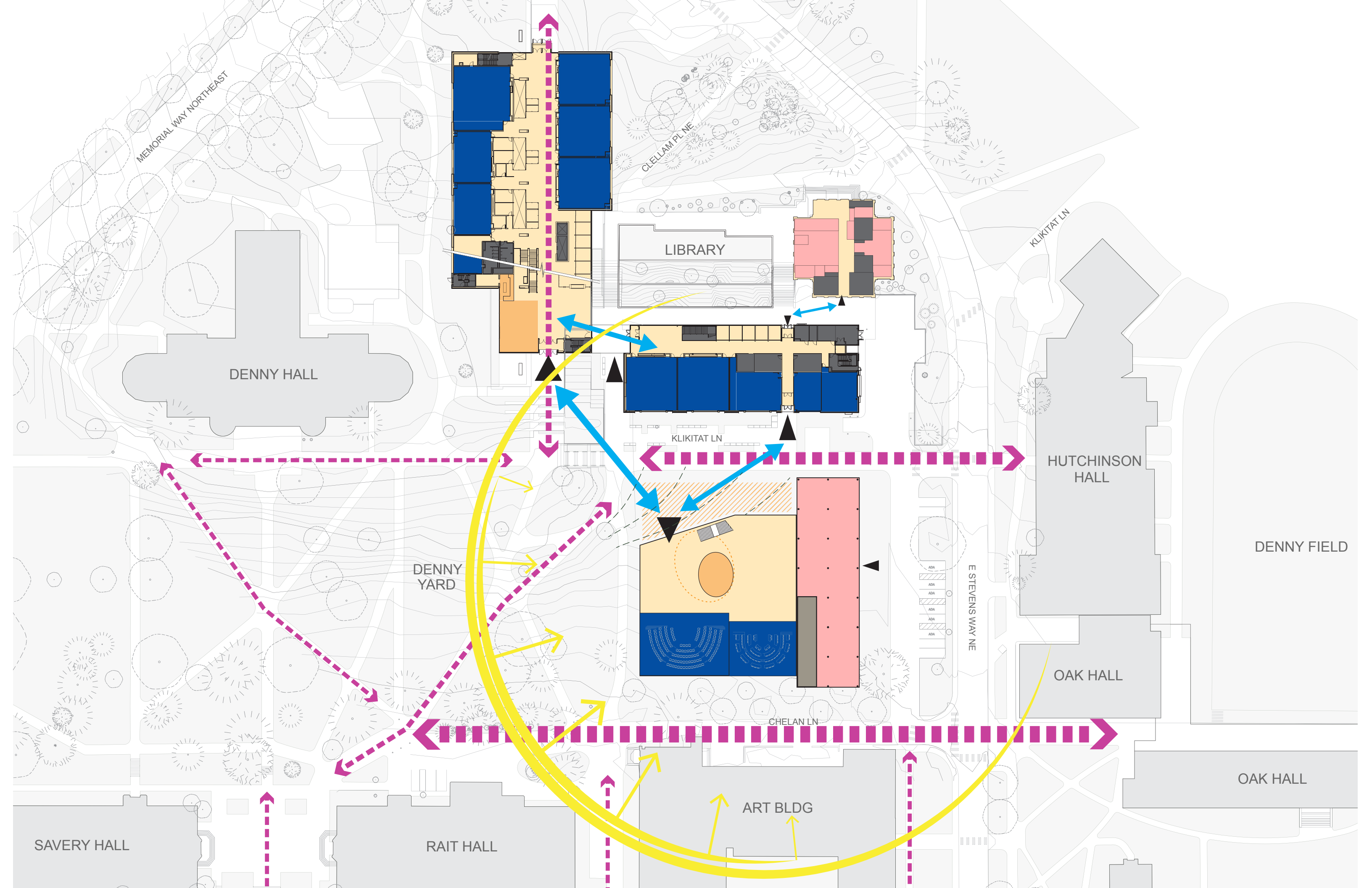
CHELAN LN

SAVERY HALL

RAIT HALL

ART BLDG

OAK HALL



MEMORIAL WAY NORTHEAST

CULLAM PL NE

KLUITTAT LN

LIBRARY

DENNY HALL

KLUITTAT LN

HUTCHINSON HALL

DENNY FIELD

DENNY YARD

E STEVENS WAY NE

OAK HALL

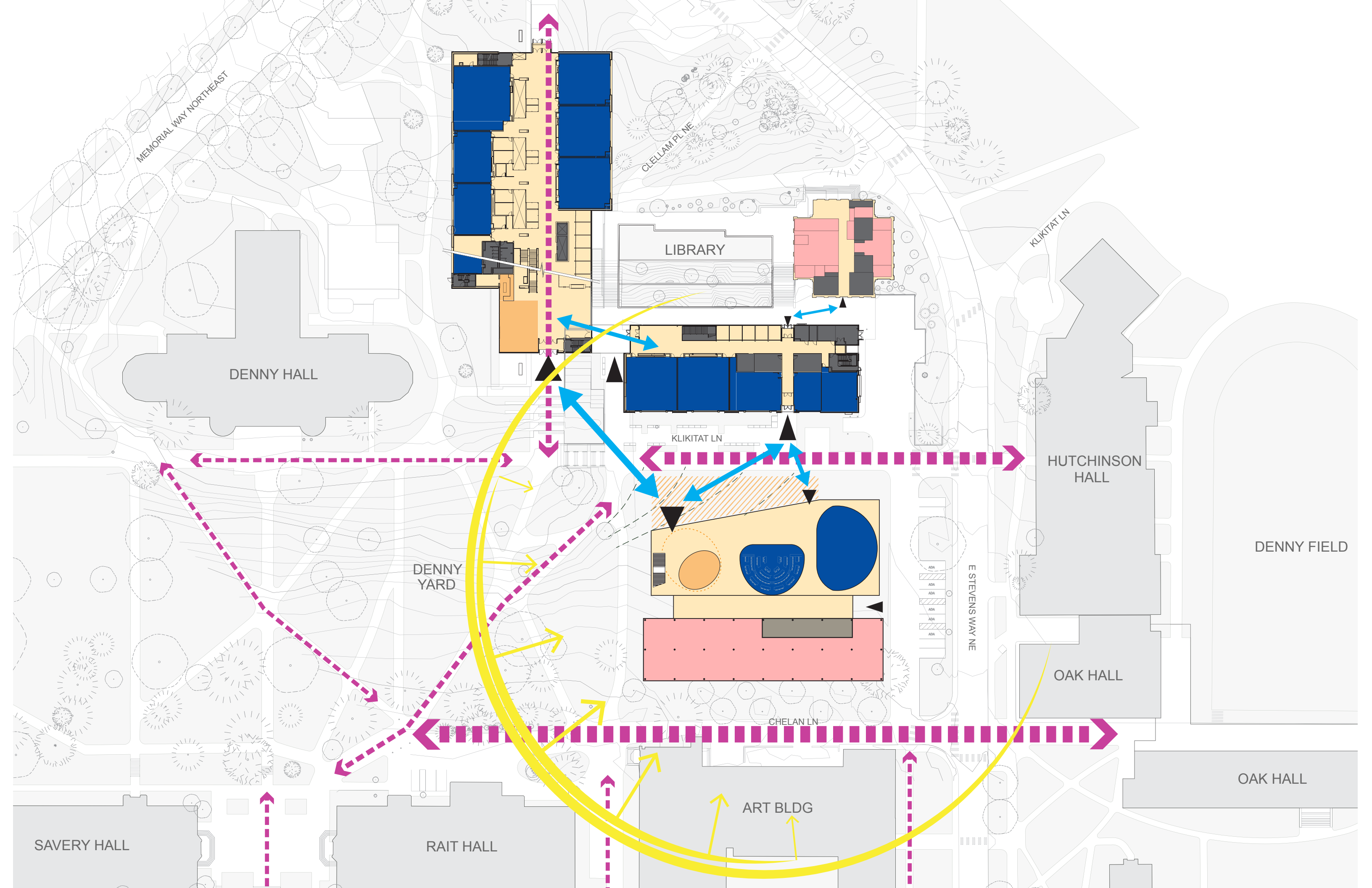
CHELAN LN

SAVERY HALL

RAIT HALL

ART BLDG

OAK HALL



MEMORIAL WAY NORTHEAST

CLELLAN PL NE

KLIKITAT LN

LIBRARY

DENNY HALL

KLIKITAT LN

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DENNY FIELD

DENNY YARD

E STEVENS WAY NE

OAK HALL

CHELAN LN

SAVERY HALL

RAIT HALL

ART BLDG

OAK HALL