



# UWMC Membrane & Landscape Replacement

UW Architectural Commission | 14 March 2022



UWMC Montlake  
Membrane & Landscape  
Replacement Project

**SKANSKA + LMN**  
**+ WALKER MACY**

# AGENDA

## Introduction

Ibo Sezgin, UW-PDG, Project Manager

## Project Objectives

Marty Francois, UWMC, Director of Facilities

## Project Background

Eric Marsh, Skanska, Project Executive

## District Analysis

Robert Smith, LMN Architects, Principal

## Design Response

Lara Rose, Walker Macy, Principal  
Robert Smith, LMN Architects, Principal

## Discussion



# INTRODUCTION

- Project History
- Project Budget - \$51,000,000
- Design-Build Team

- |                              |  |
|------------------------------|--|
| • Skanska Construction       | Design-Builder                         |
| • LMN Architects             | Architect                              |
| • Walker Macy                | Landscape Architect                    |
| • KPFF                       | Civil Engineer                         |
| • Morrison Hershfield        | Waterproofing Consultant               |
| • Lund Opsahl                | Structural Engineer                    |
| • Studio Matthews            | Signage Consultant                     |
| • HLB Lighting               | Lighting Designer                      |
| • Heffron Transportation     | Traffic Consultant                     |
| • Studio Pacifica            | Accessibility Consultant               |
| • Snyder Roofing             | Waterproofing Trade Contractor         |
| • Auburn Mechanical + Burman | Plumbing Engineer / Trade Contractor   |
| • McKinstry                  | Electrical Engineer / Trade Contractor |
| • Vibrasure                  | Vibration Control Consultant           |



# PROJECT OBJECTIVES

- **Provide a complete and long-term solution to the ongoing threat of water infiltration** underneath the Northwest and Main Entry Courts of UWMC Montlake Campus and School of Medicine.
- **Provide for pedestrian and bicycle movement** throughout this area in a manner which provides universal access, minimizes conflicts and congestion, and optimizes the use of valuable campus open space for a diversity of uses.
- **Develop courtyards to serve UWMC and the School of Medicine patients, visitors, staff, students, and pedestrians.** The exterior program must support UWMC identity and multimodal access, provide outdoor gathering areas, transitional areas to accommodate bike storage, comfortable waiting areas, and access to a contemplative garden experience.
- **Develop pleasant views** for building occupants both inside and outside the building.
- **Provide strategic phasing to maintain 24/7 continuous access to the facility**, minimize impacts to regular operations during construction, ensure uninterrupted clinical and research operations below construction areas, protect sensitive and critical equipment, protect the site from the elements during construction, and implement an effective traffic control plan for continuous flow of traffic.

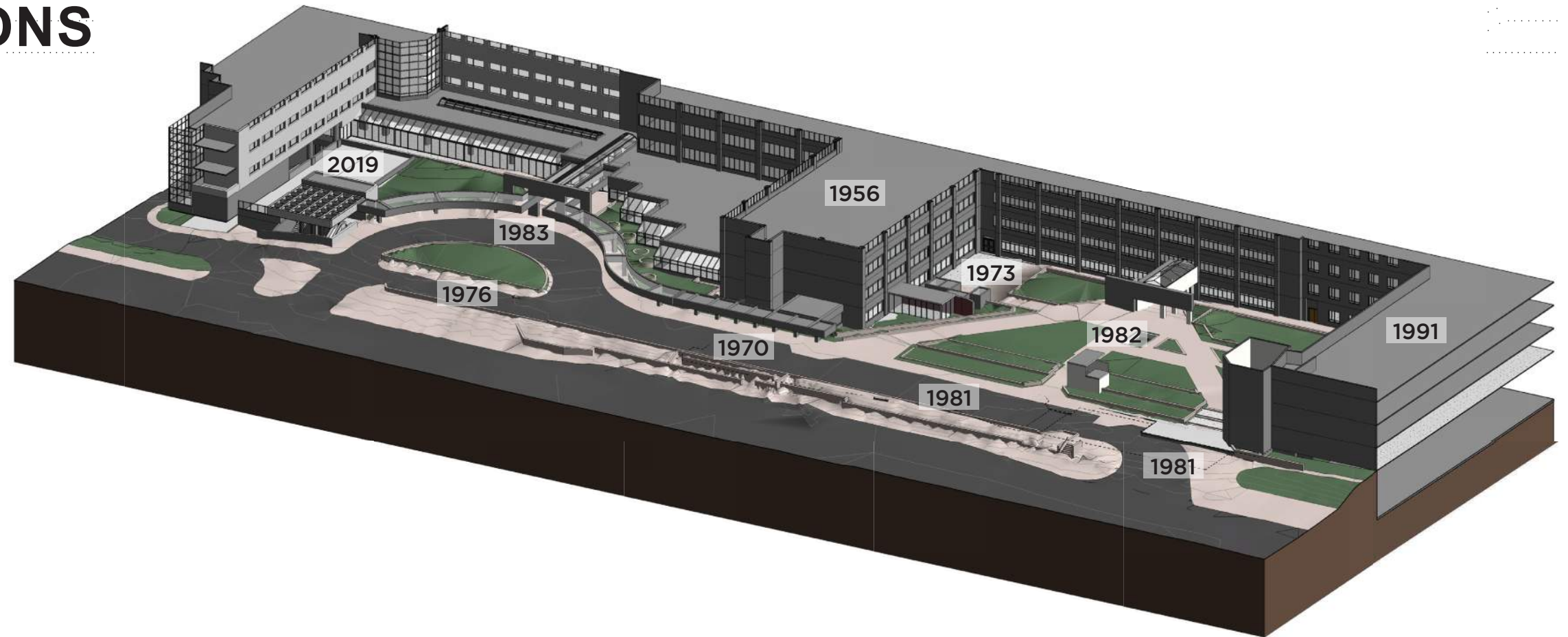


# Project Background

# EXISTING CONDITIONS

Persistent water ingress into critical clinical areas, laboratories, and the emergency department.

Over 775 leak-related work orders in the last two decades.



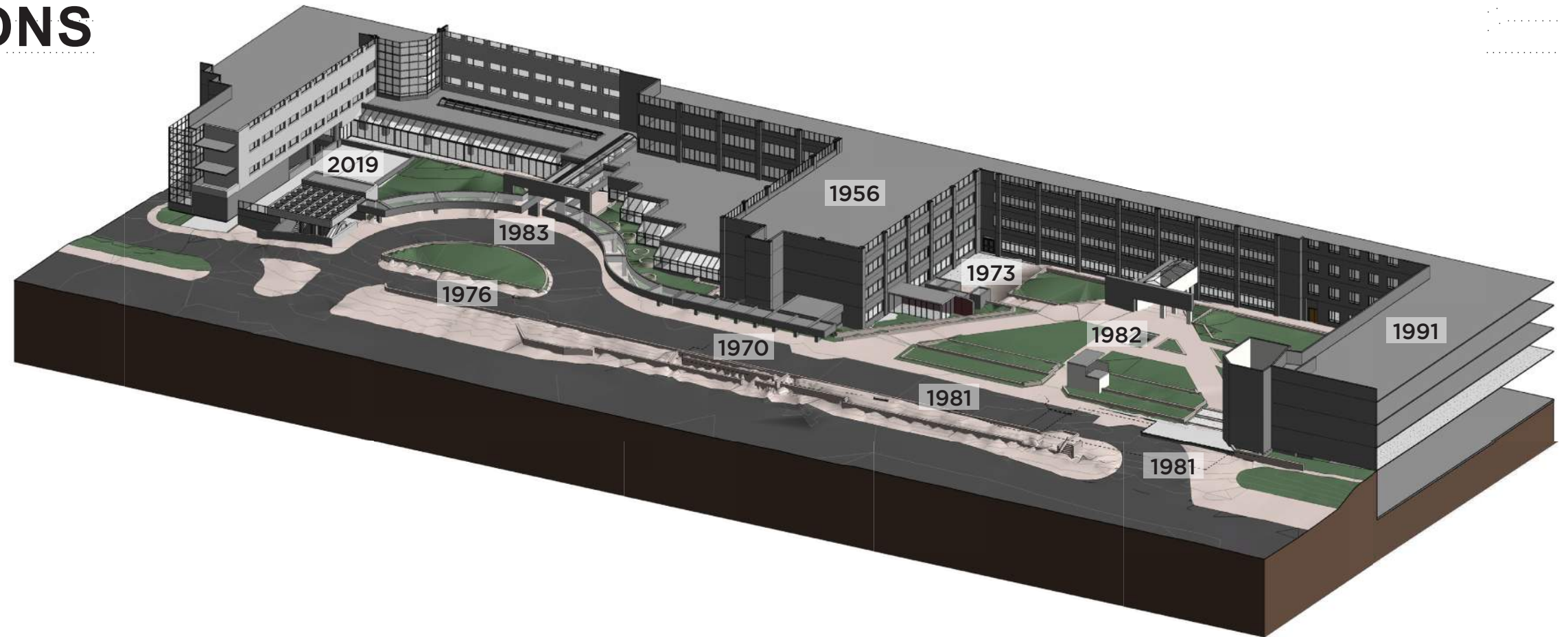
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# EXISTING CONDITIONS

Dilapidated landscape with inefficient flow for patient drop-off and lack of accessible connections.

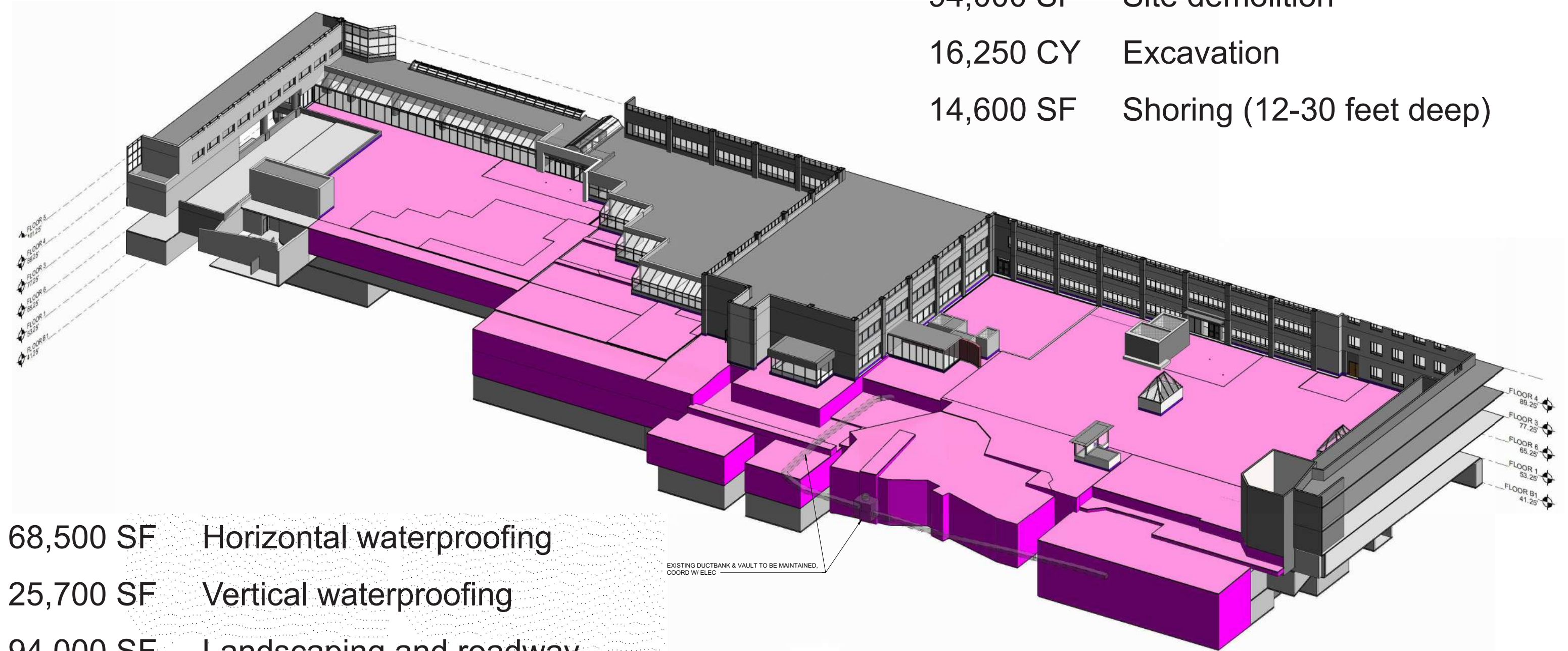


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# PROJECT SCOPE

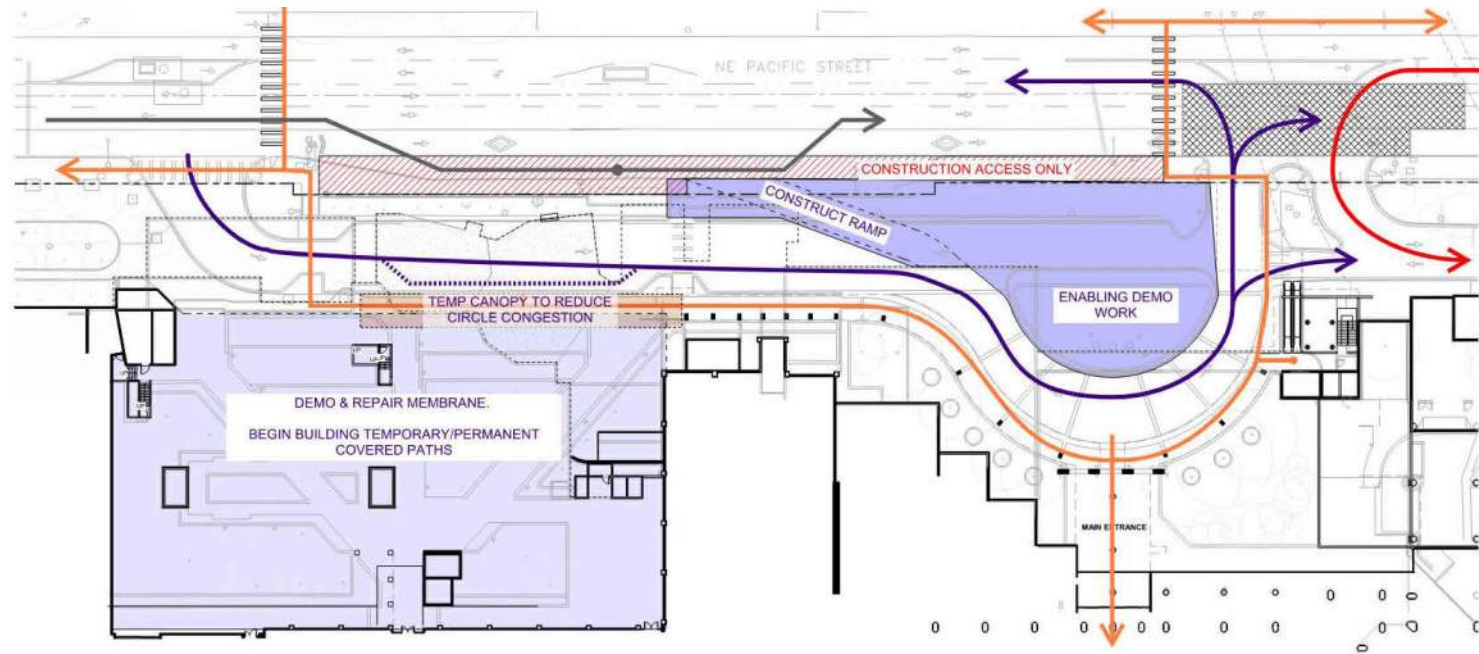


94,000 SF Site demolition  
 16,250 CY Excavation  
 14,600 SF Shoring (12-30 feet deep)

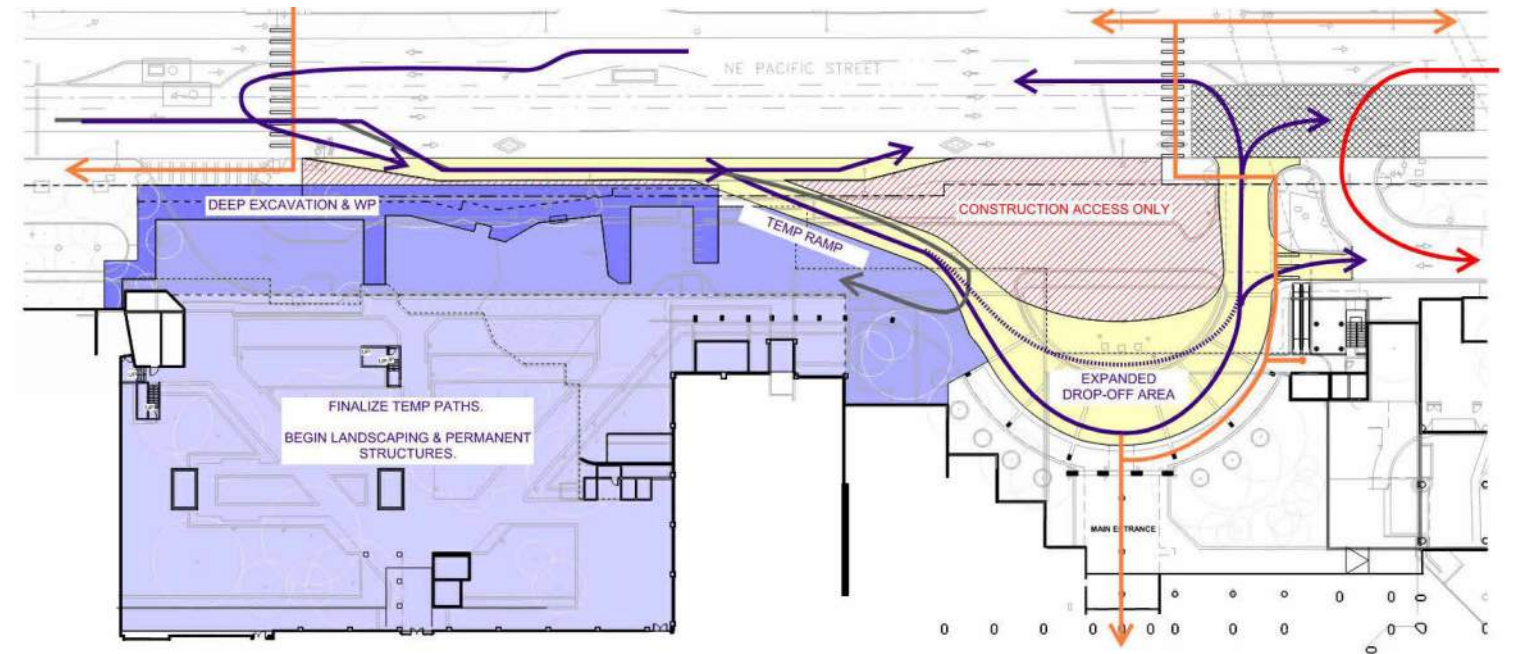
68,500 SF Horizontal waterproofing  
 25,700 SF Vertical waterproofing  
 94,000 SF Landscaping and roadway  
 9,300 SF Pedestrian canopy



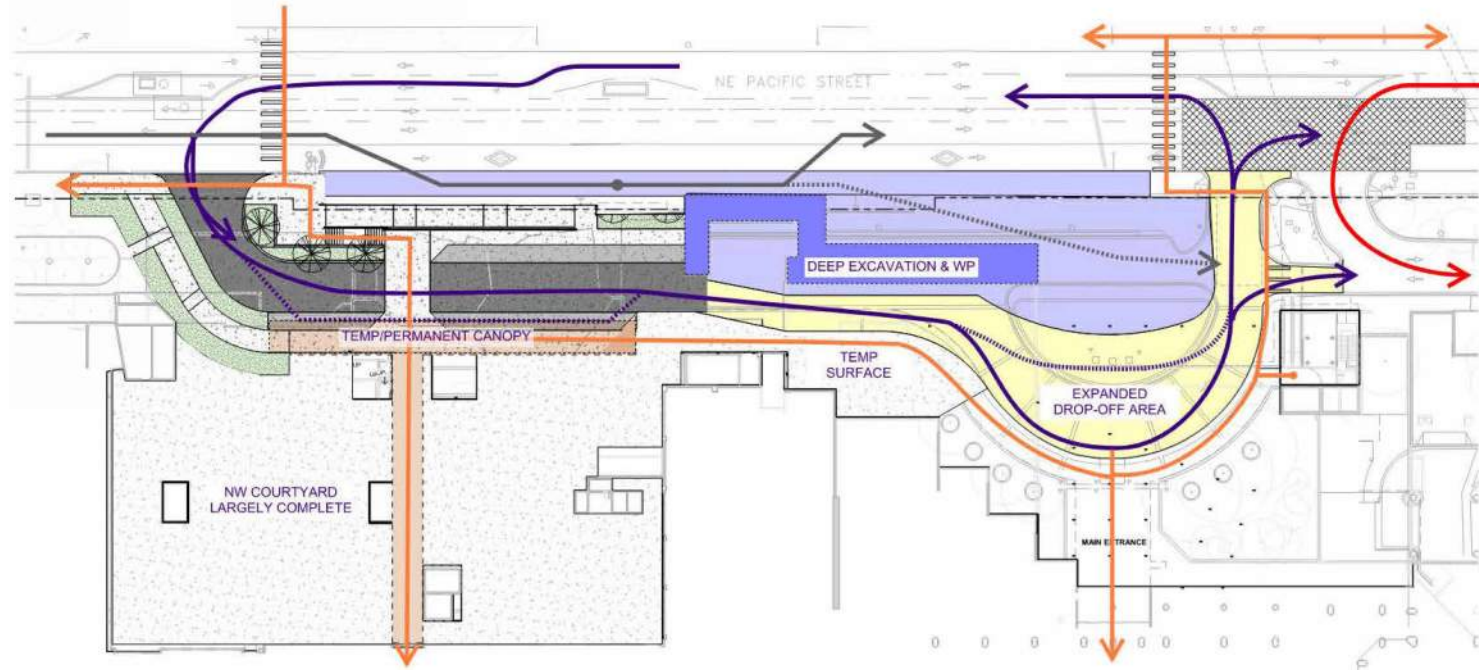
# SCHEDULE AND PHASING



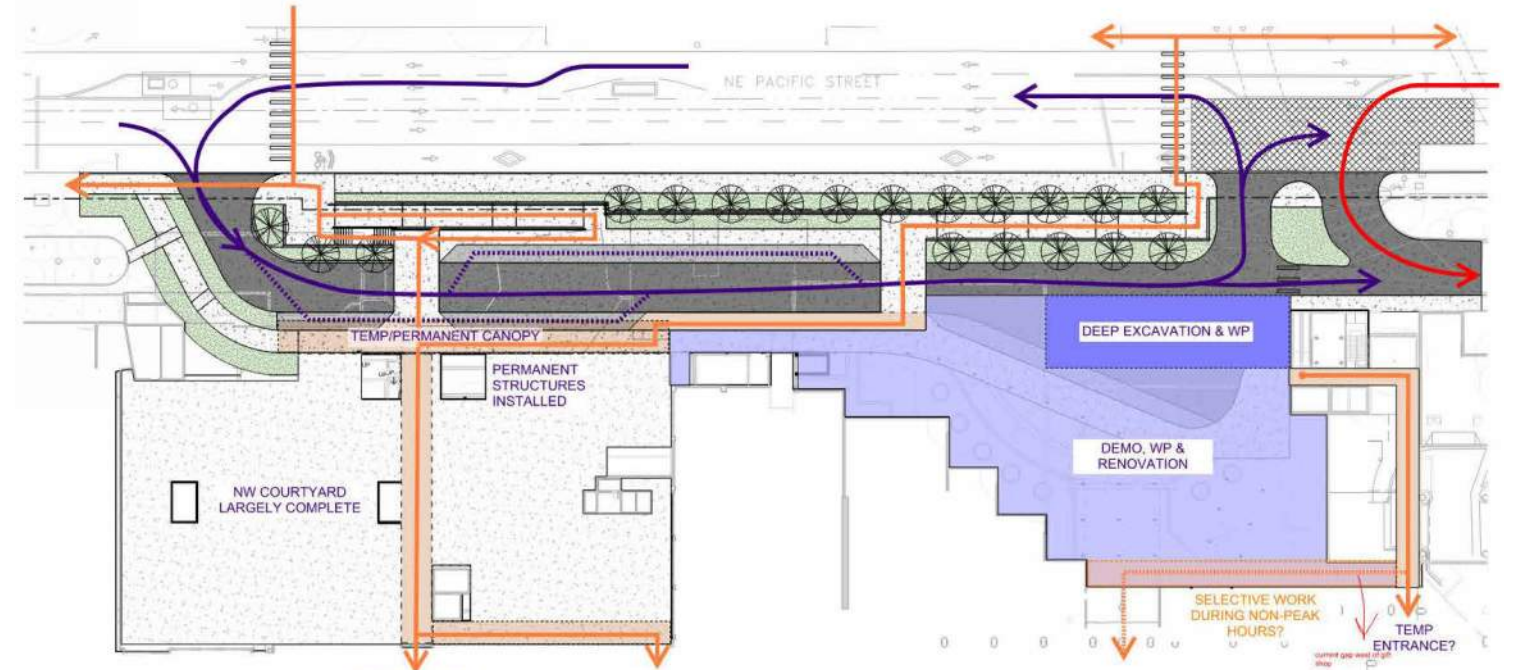
**PHASE 1** June 2022 - November 2022



**PHASE 2** November 2022 - November 2023



**PHASE 3** November 2023 - August 2024



**PHASE 4** August 2024 - July 2025



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# District Analysis

# CONTEXT

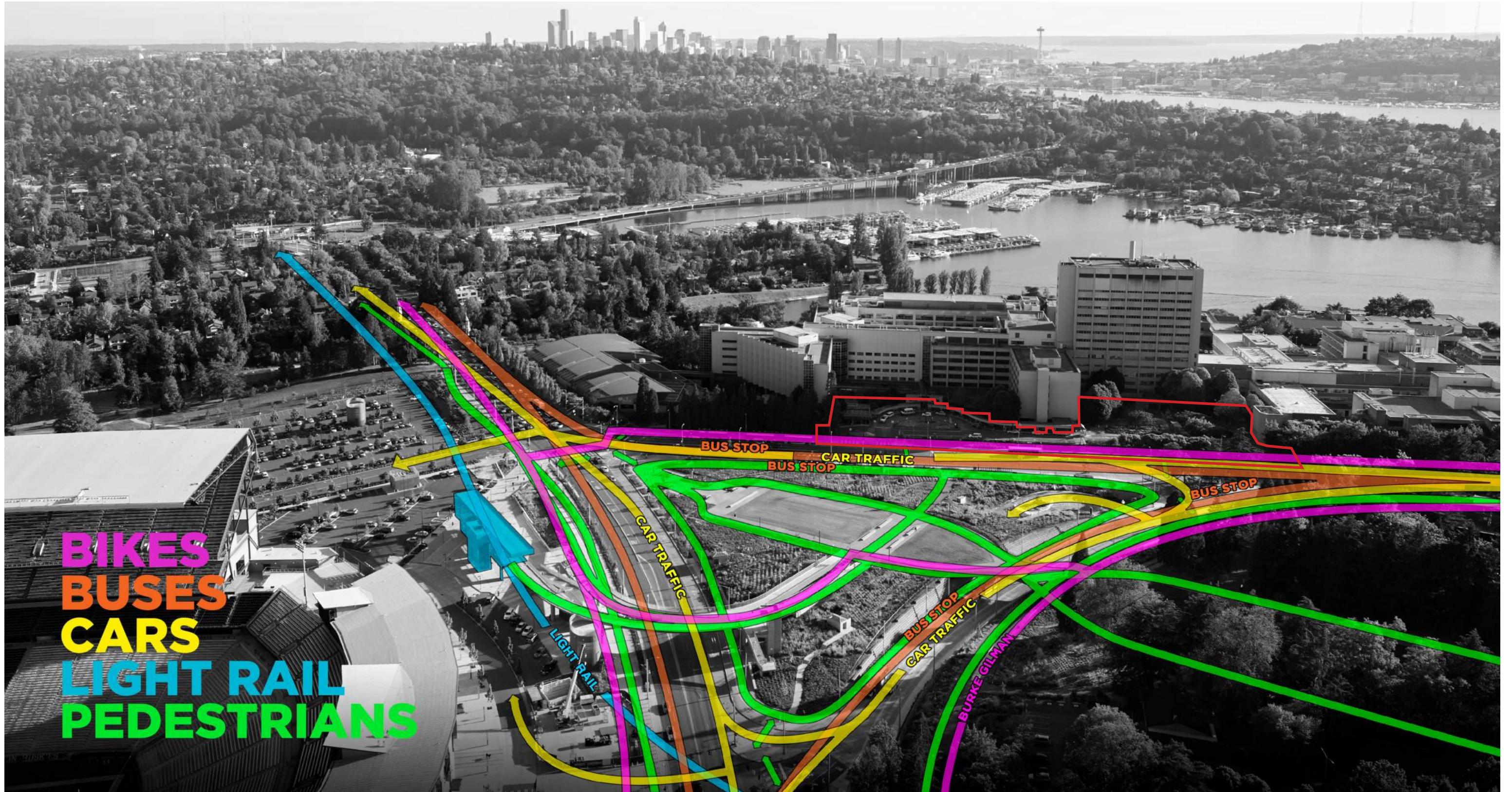


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# CONNECTIONS



**BIKES**  
**BUSES**  
**CARS**  
**LIGHT RAIL**  
**PEDESTRIANS**

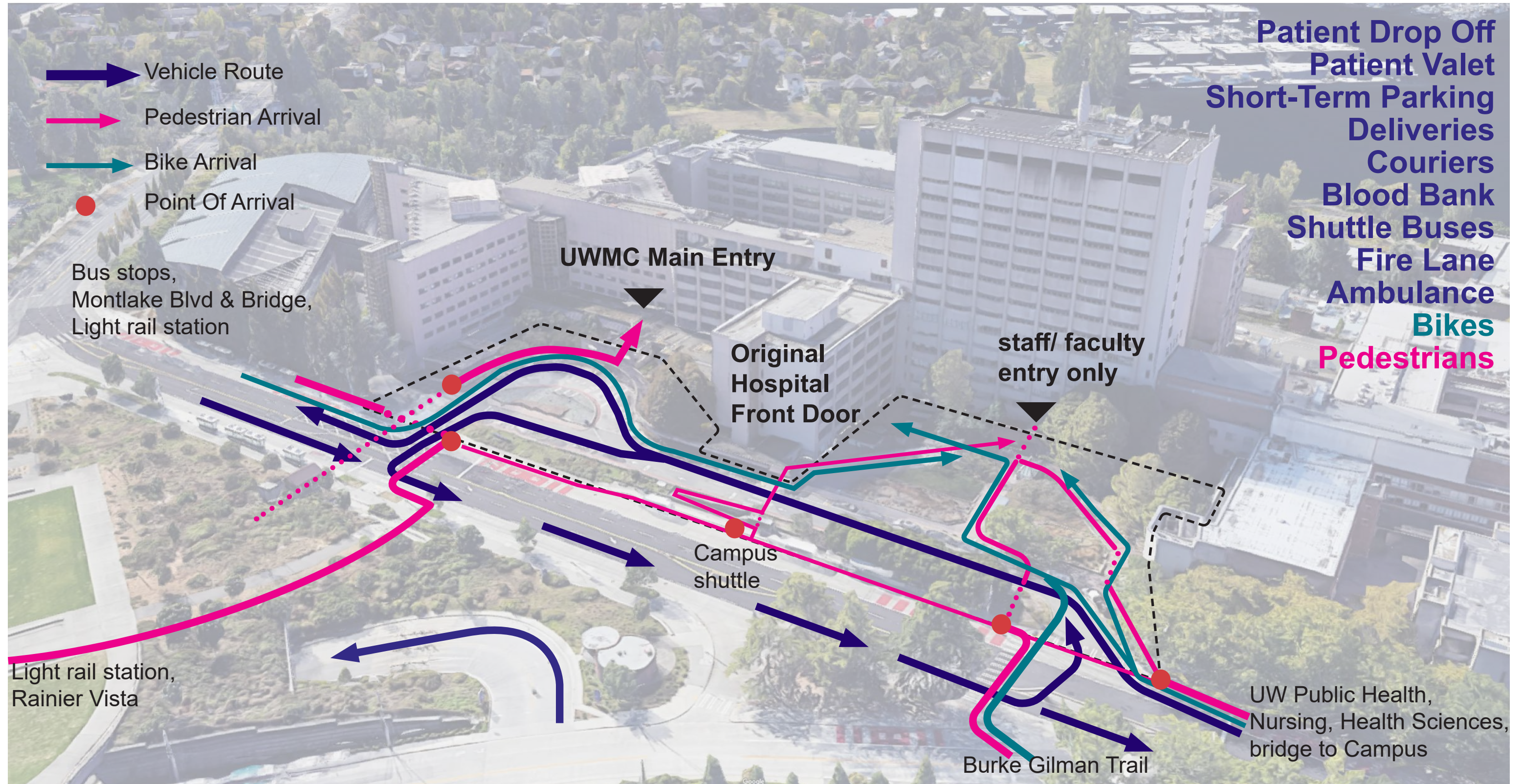


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# COMPLEX CIRCULATION

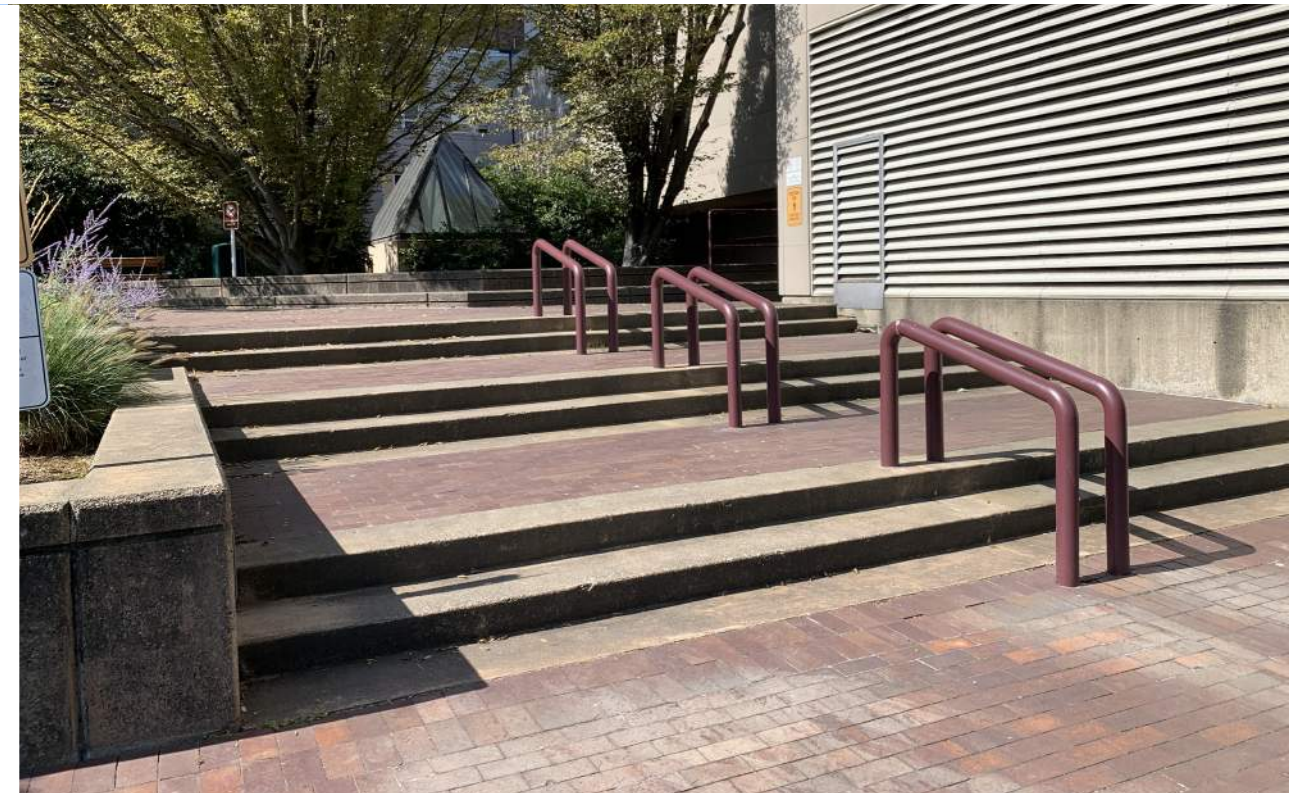


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# BARRIERS TO A WELCOMING ARRIVAL



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# UNBALANCED USE OF SPACE

## Main Entry / NE Court



- Limited pathways
- Passenger loading, circulation, and seating share space
- Many unusable areas

## NW Court



- Adequate pathways
- Bike and pedestrian conflicts
- Many unusable & hidden areas



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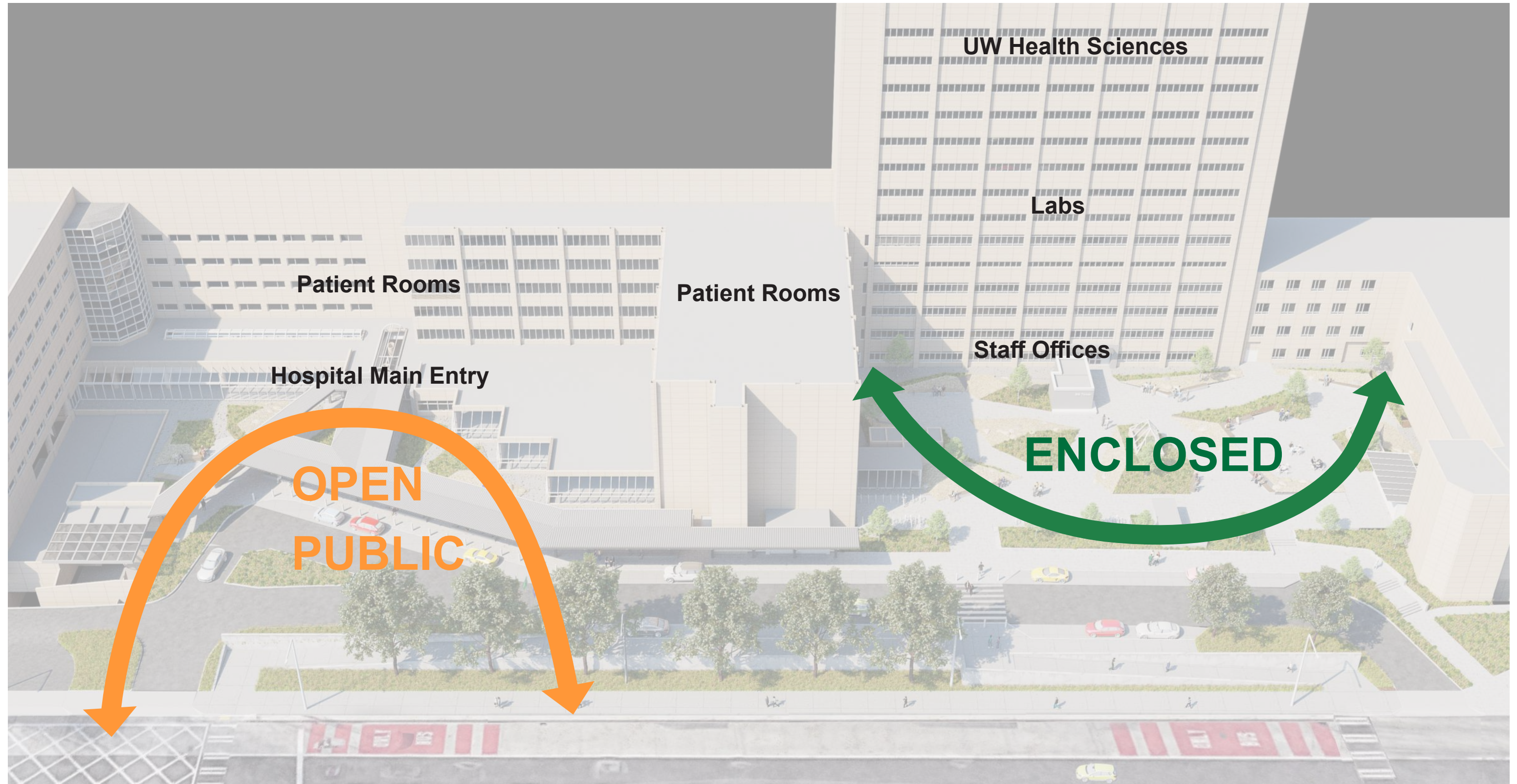
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# Design Response



# DESIGN ATTITUDE



# PROPOSED

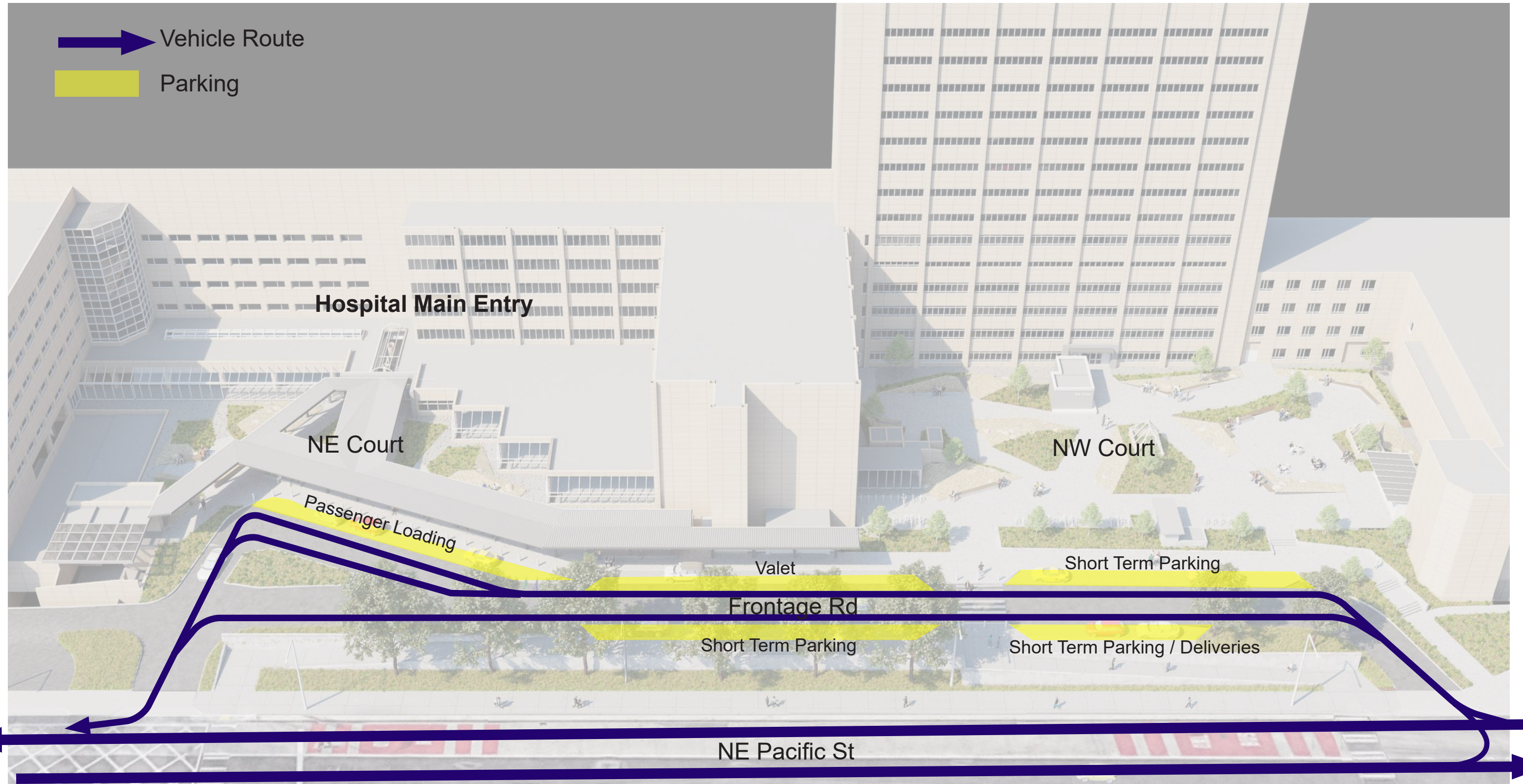


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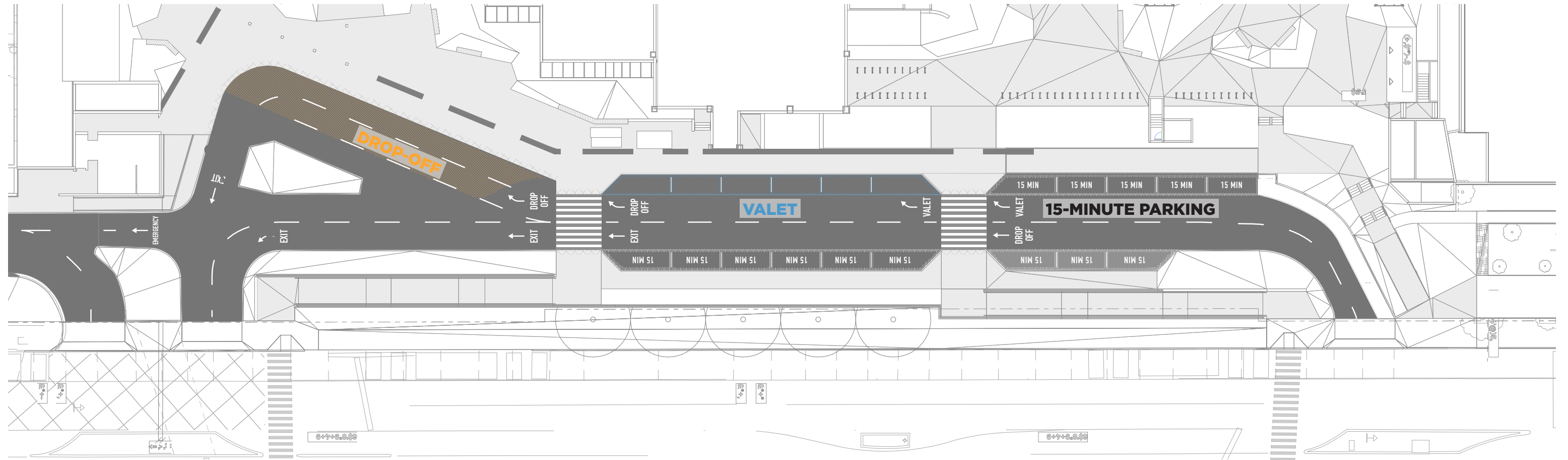
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# VEHICLES



# FRONTAGE ROAD

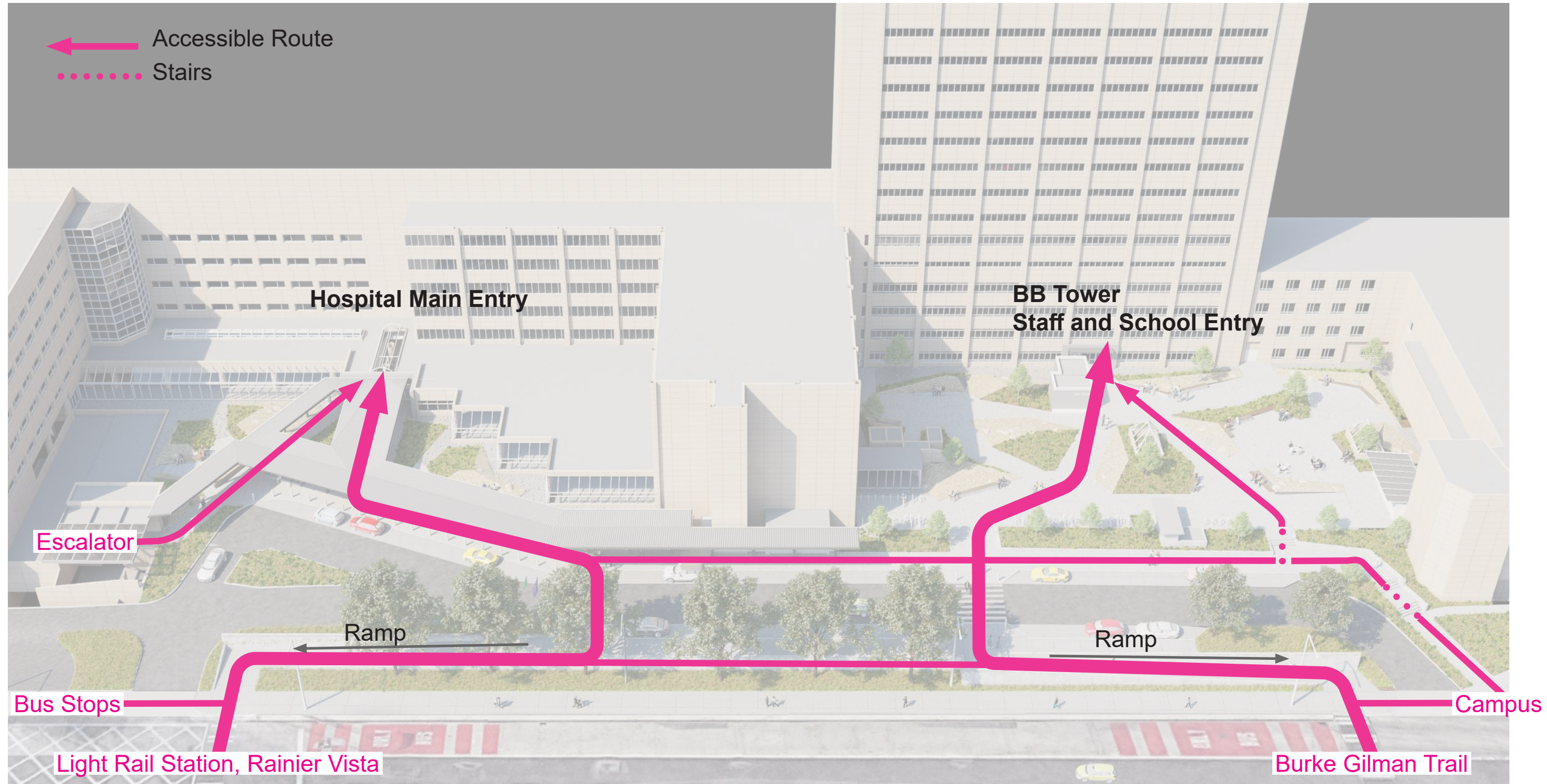


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# PEDESTRIANS

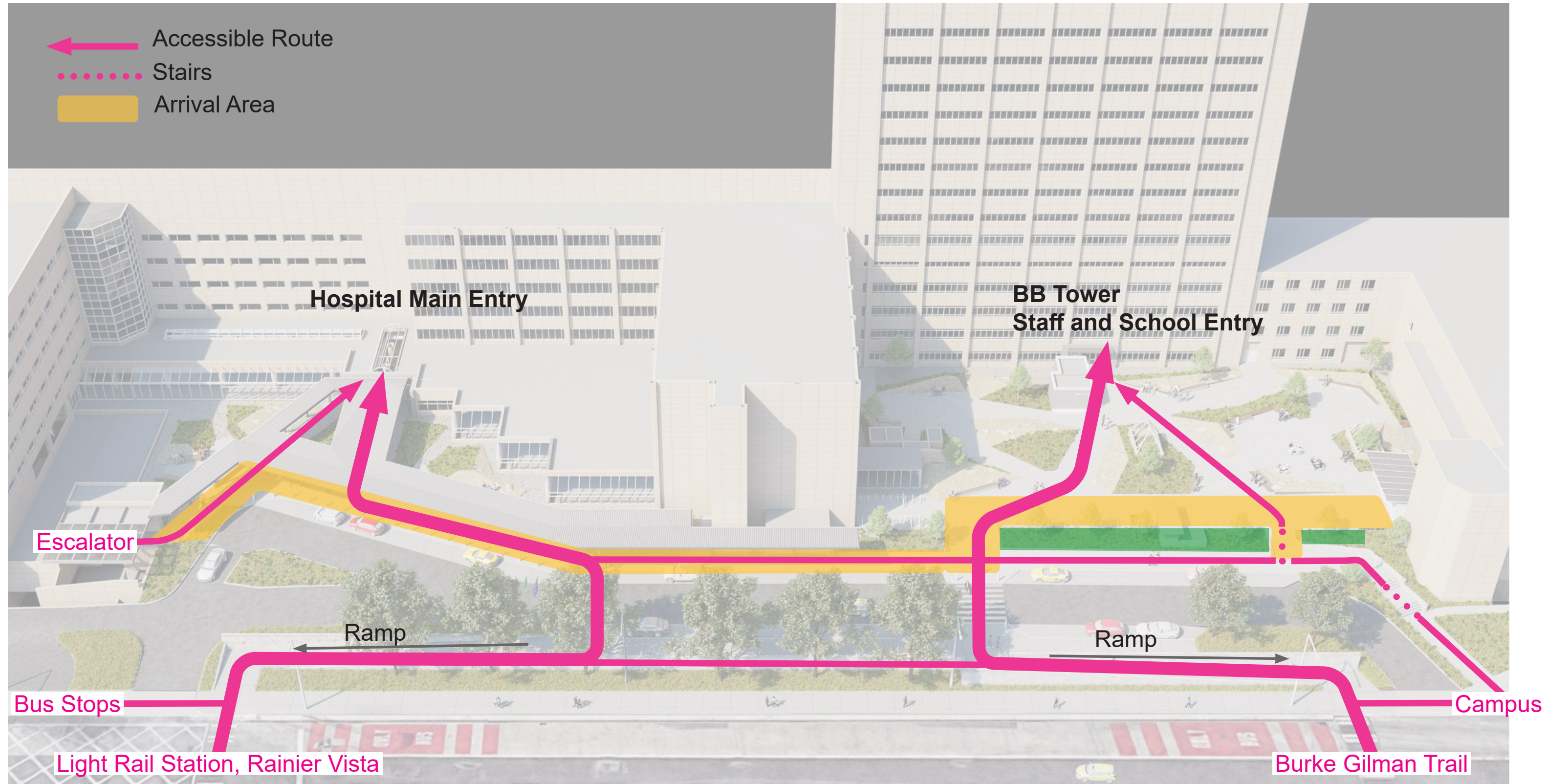


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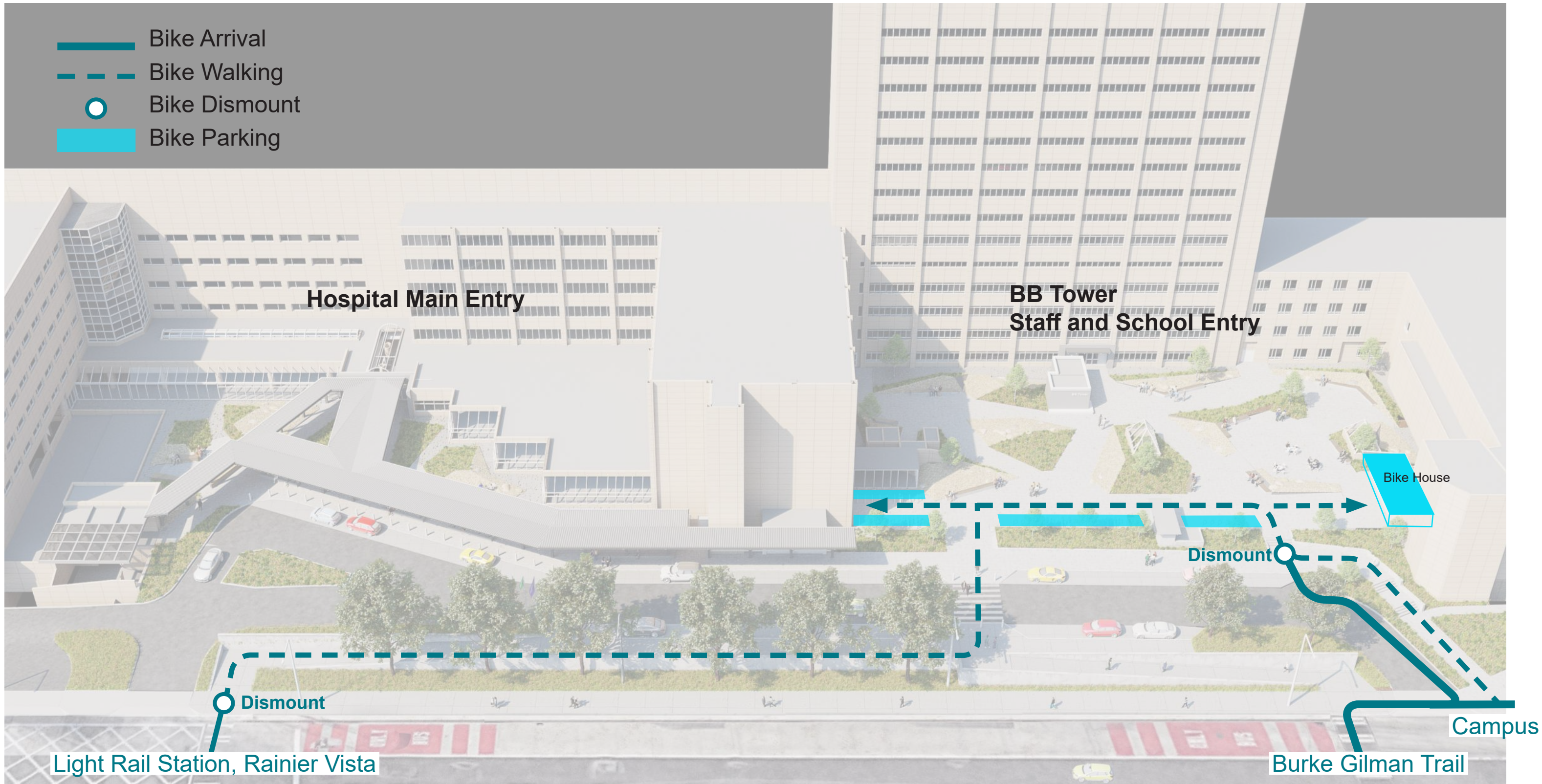
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# ARRIVAL AREA



# CYCLISTS

-  Bike Arrival
-  Bike Walking
-  Bike Dismount
-  Bike Parking



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# FRONTAGE ROAD DROP-OFF / PICK-UP



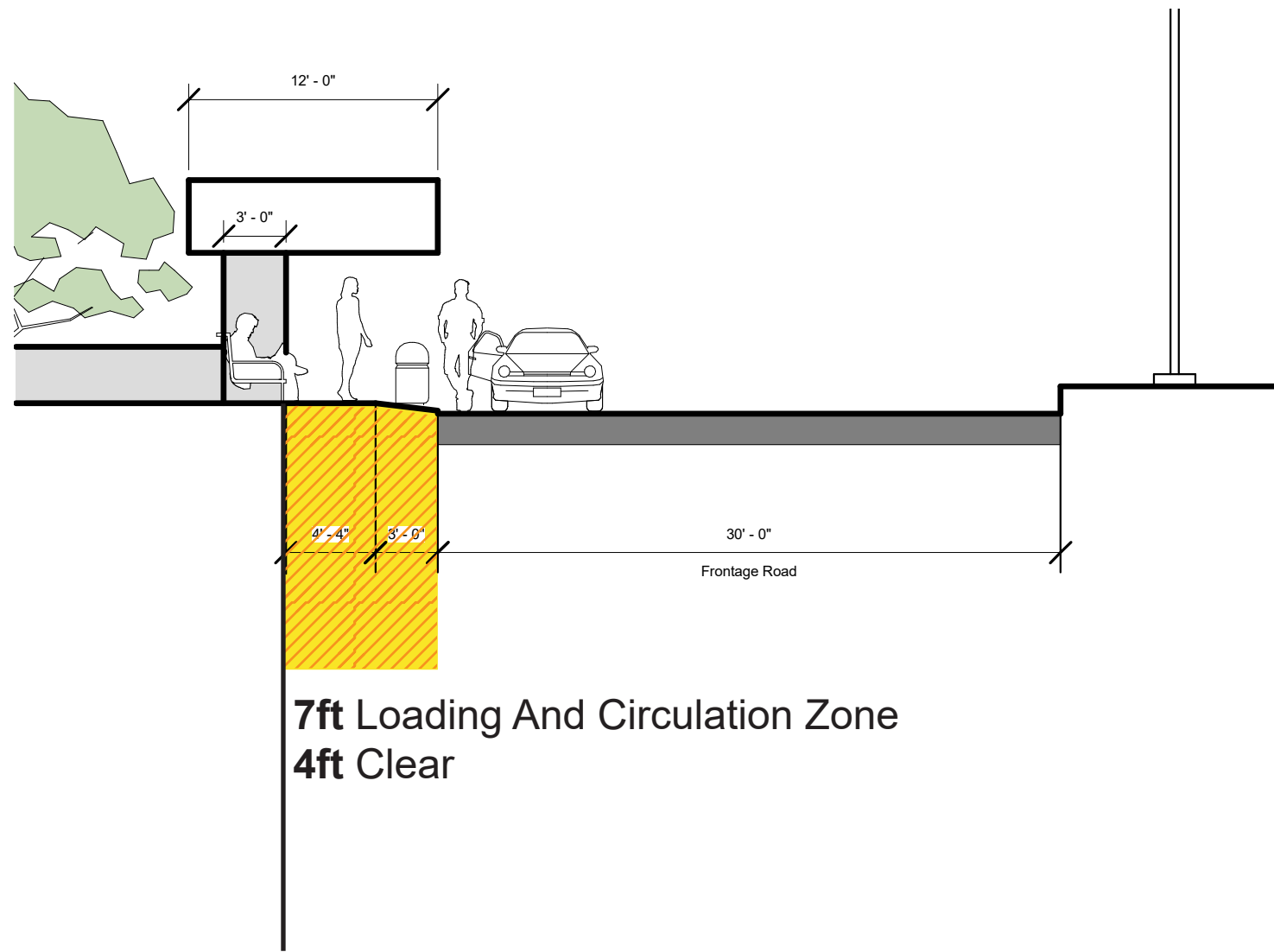
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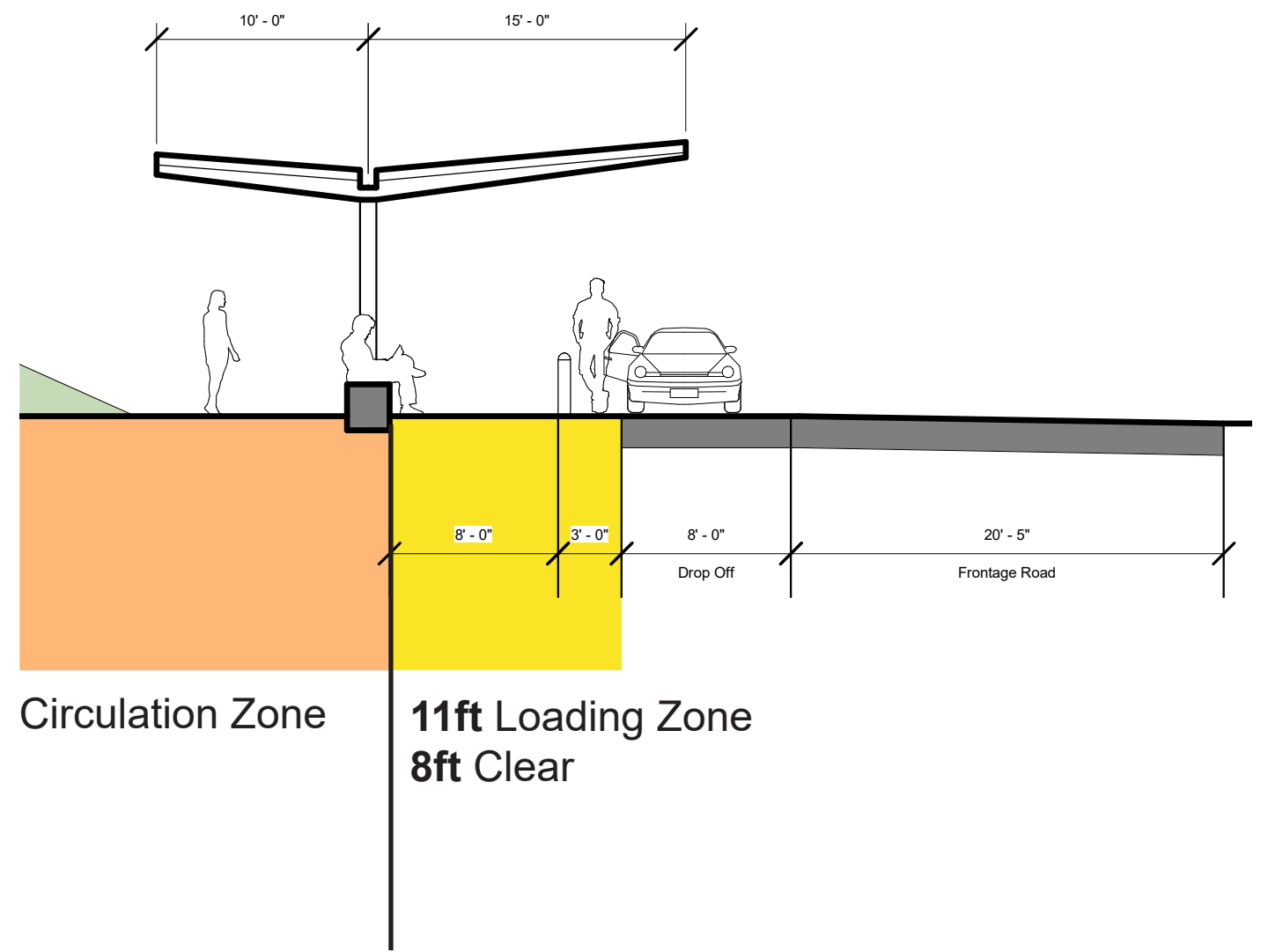


# FRONTAGE ROAD DROP-OFF / PICK-UP



**EXISTING**

**7ft Loading And Circulation Zone**  
**4ft Clear**

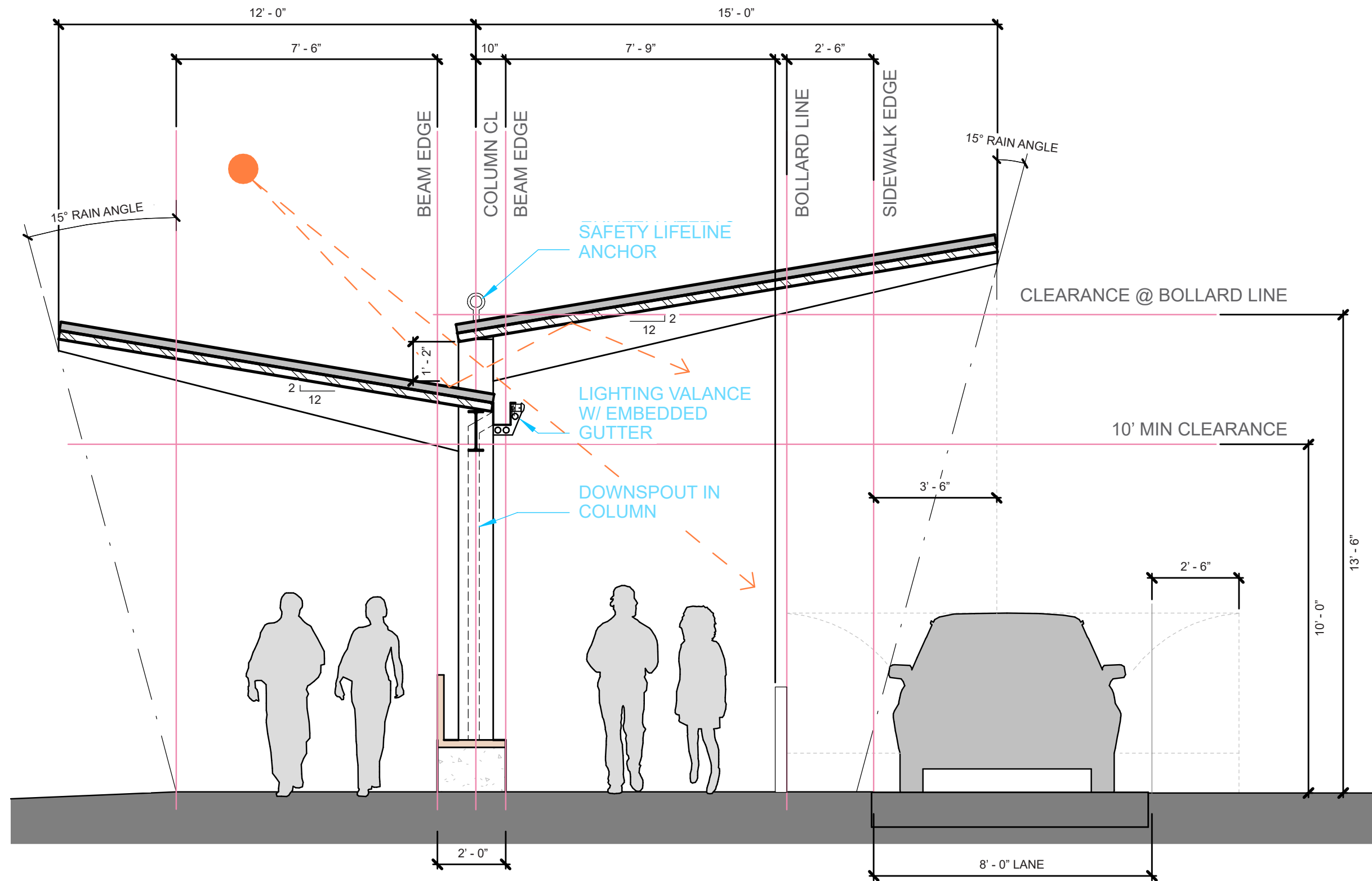


**PROPOSED**

**11ft Loading Zone**  
**8ft Clear**



# FRONTAGE ROAD DROP-OFF / PICK-UP



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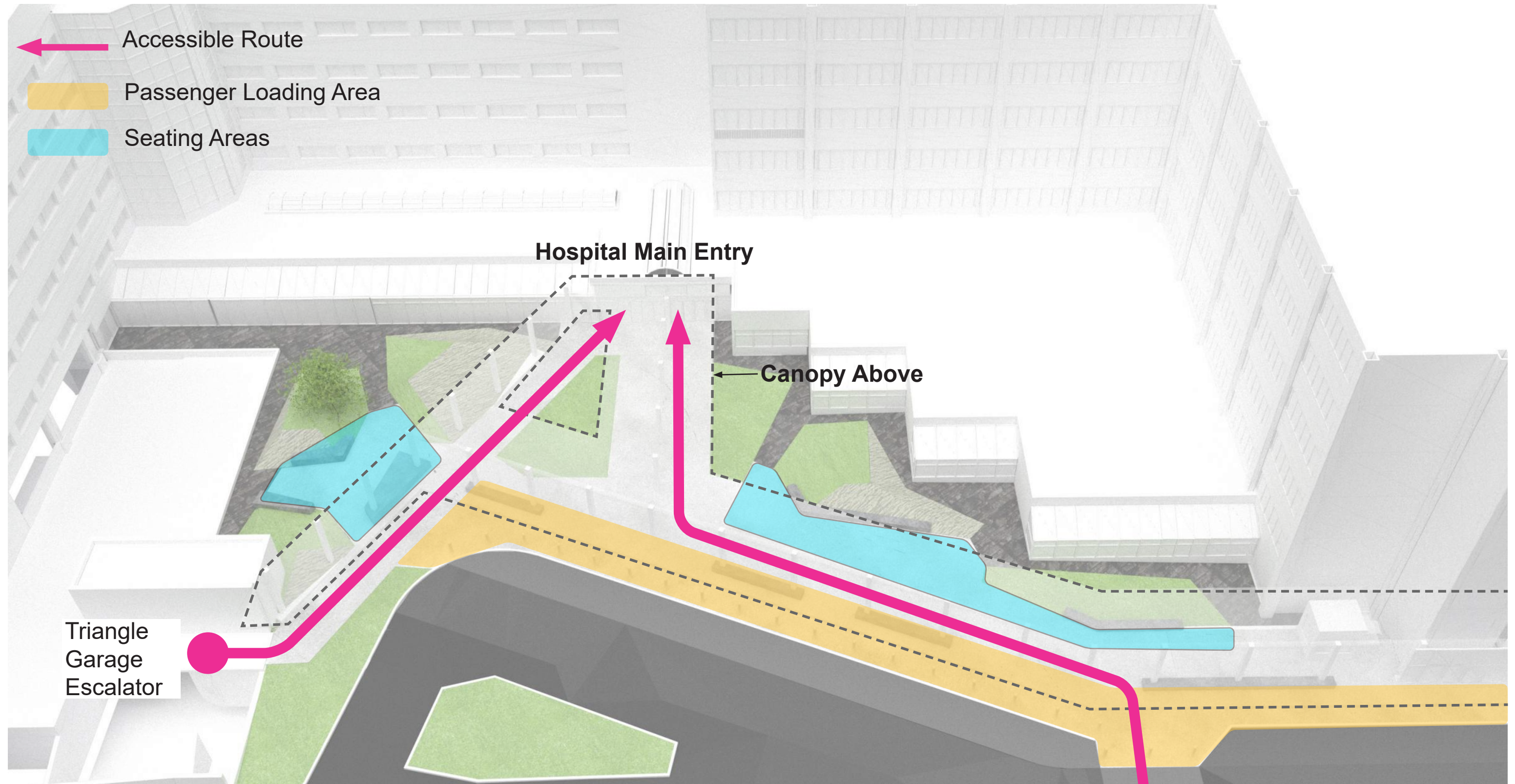


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# NE COURT PROGRAMMING AND CIRCULATION



# NE COURT ENTRANCE



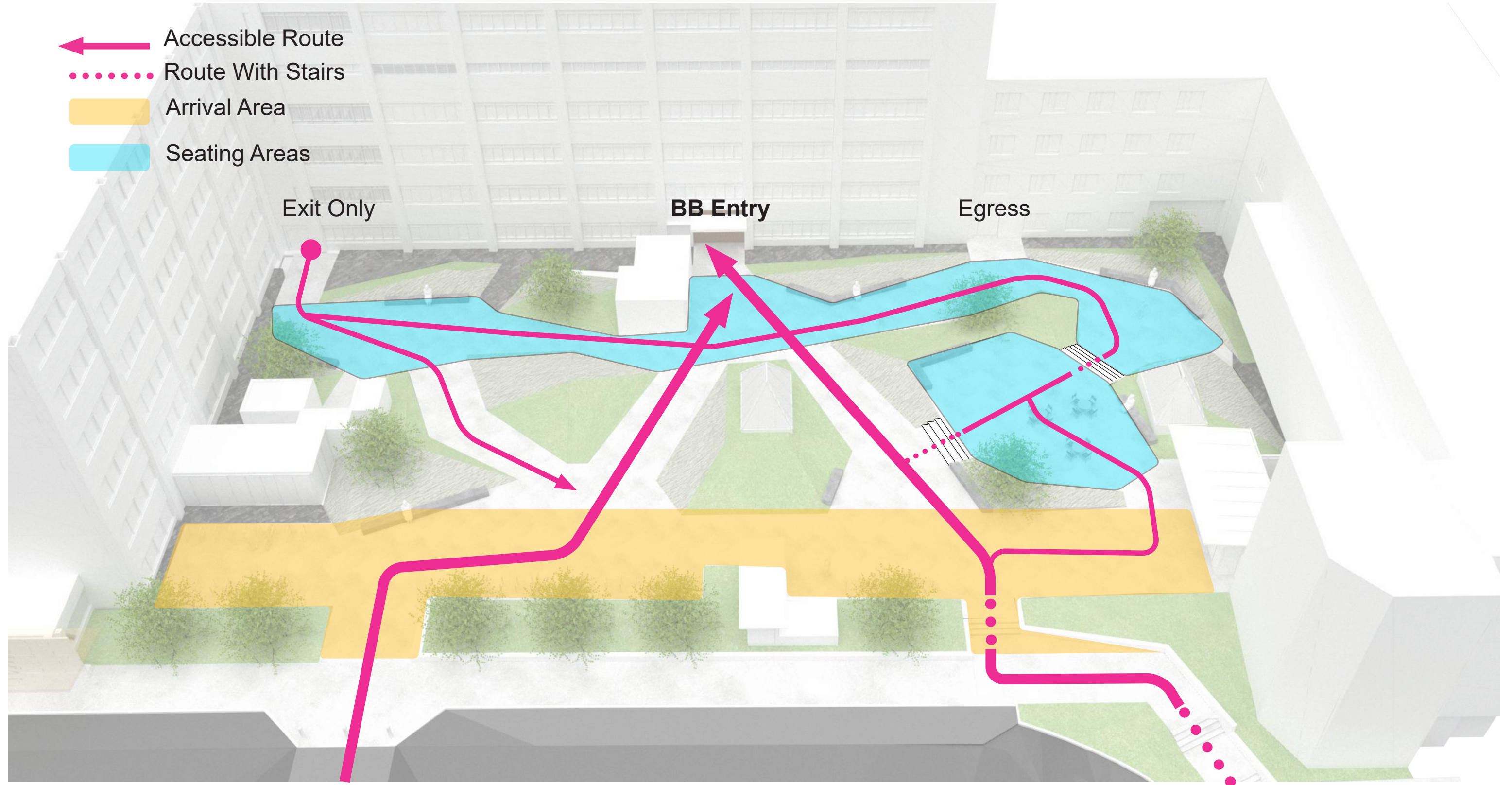
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# NW COURT PROGRAMMING AND CIRCULATION

- ← Accessible Route
- ..... Route With Stairs
- Arrival Area
- Seating Areas



# INSPIRATION

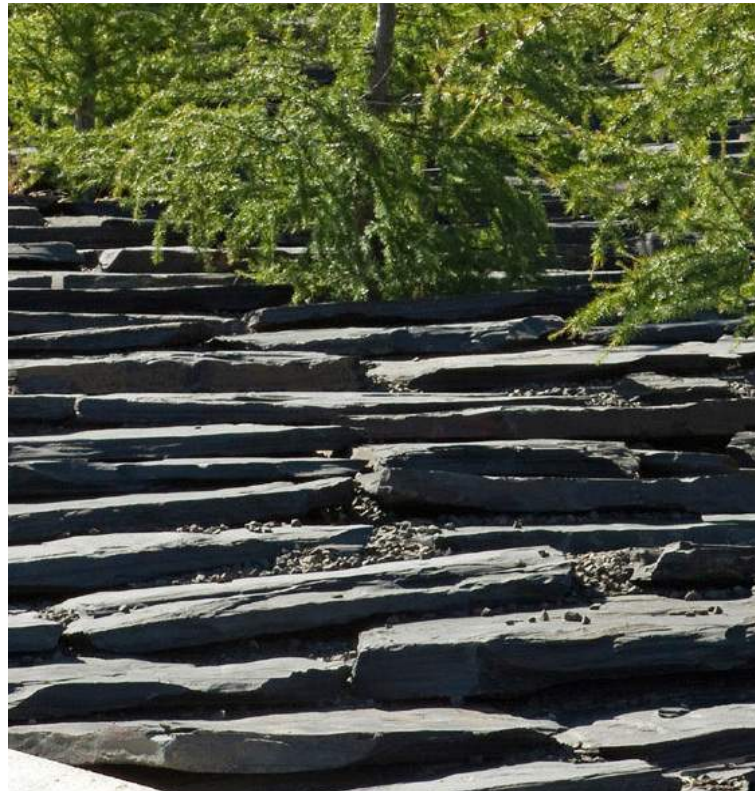
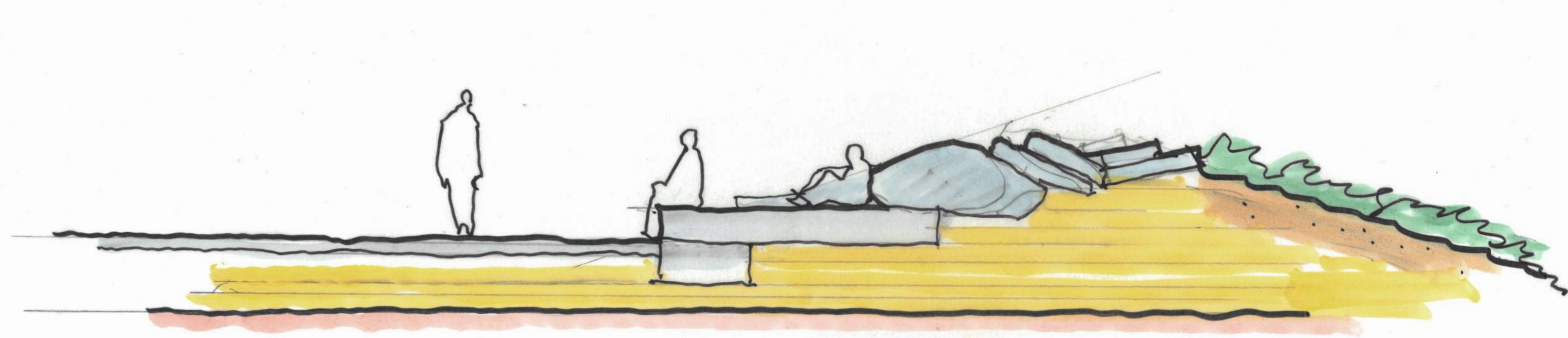


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# DESIGN LANGUAGE



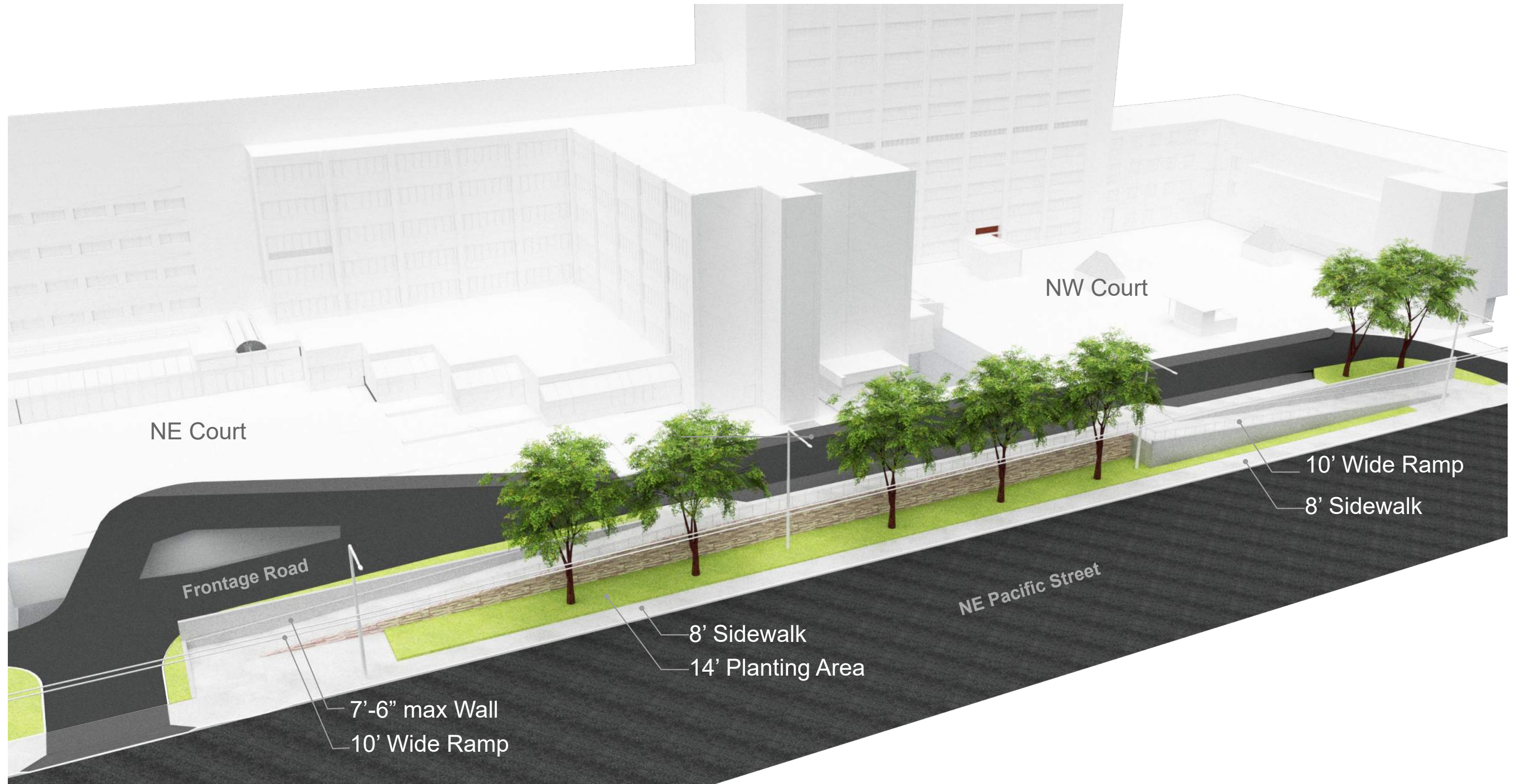
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# NE PACIFIC STREETSCAPE



# NE PACIFIC STREETSCAPE



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