

University of Washington Haggett Hall

UWAC Presentation
September 12, 2023

mahlum + TenBerke 

DRAFT

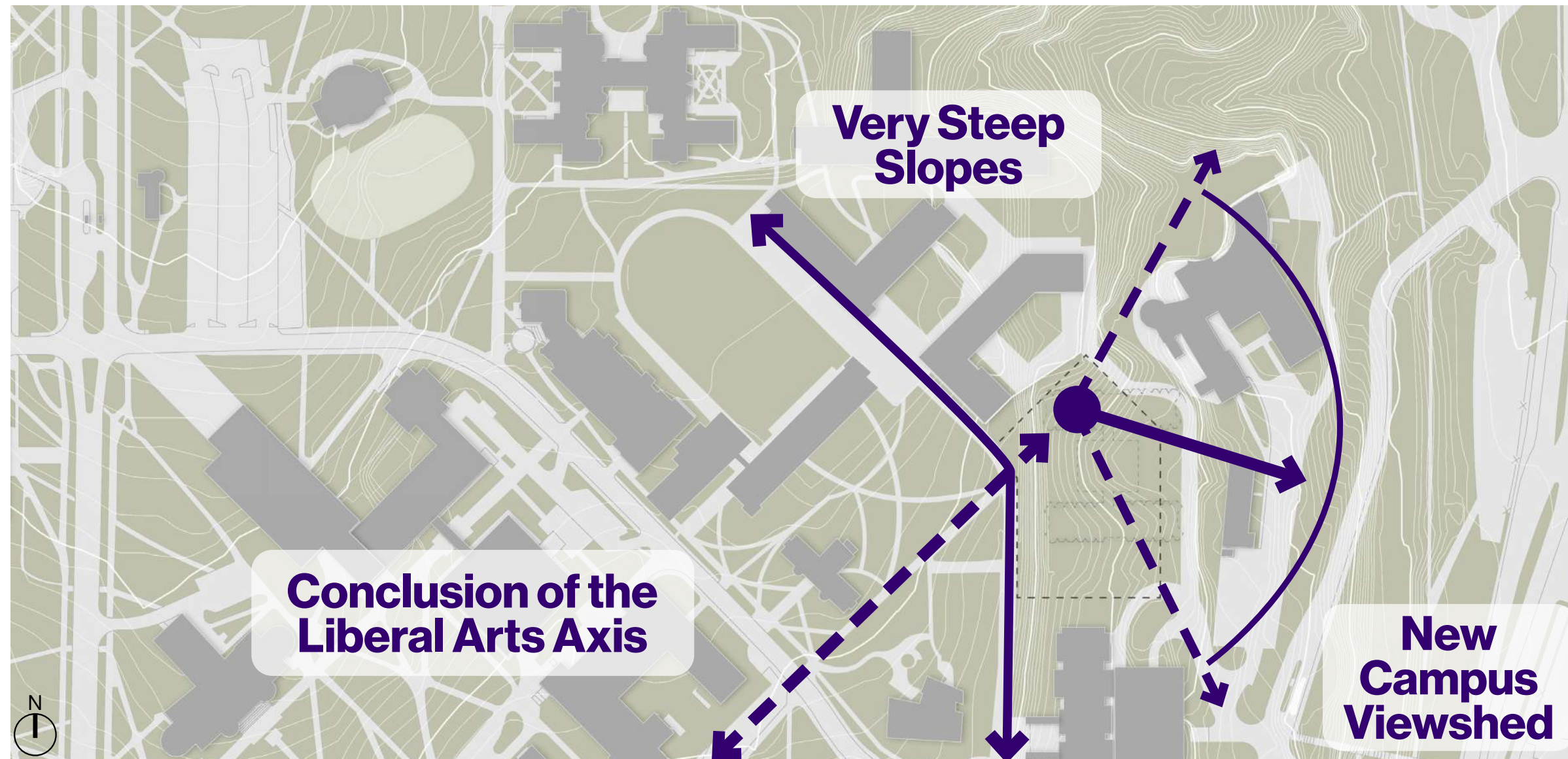
Agenda

Introductions

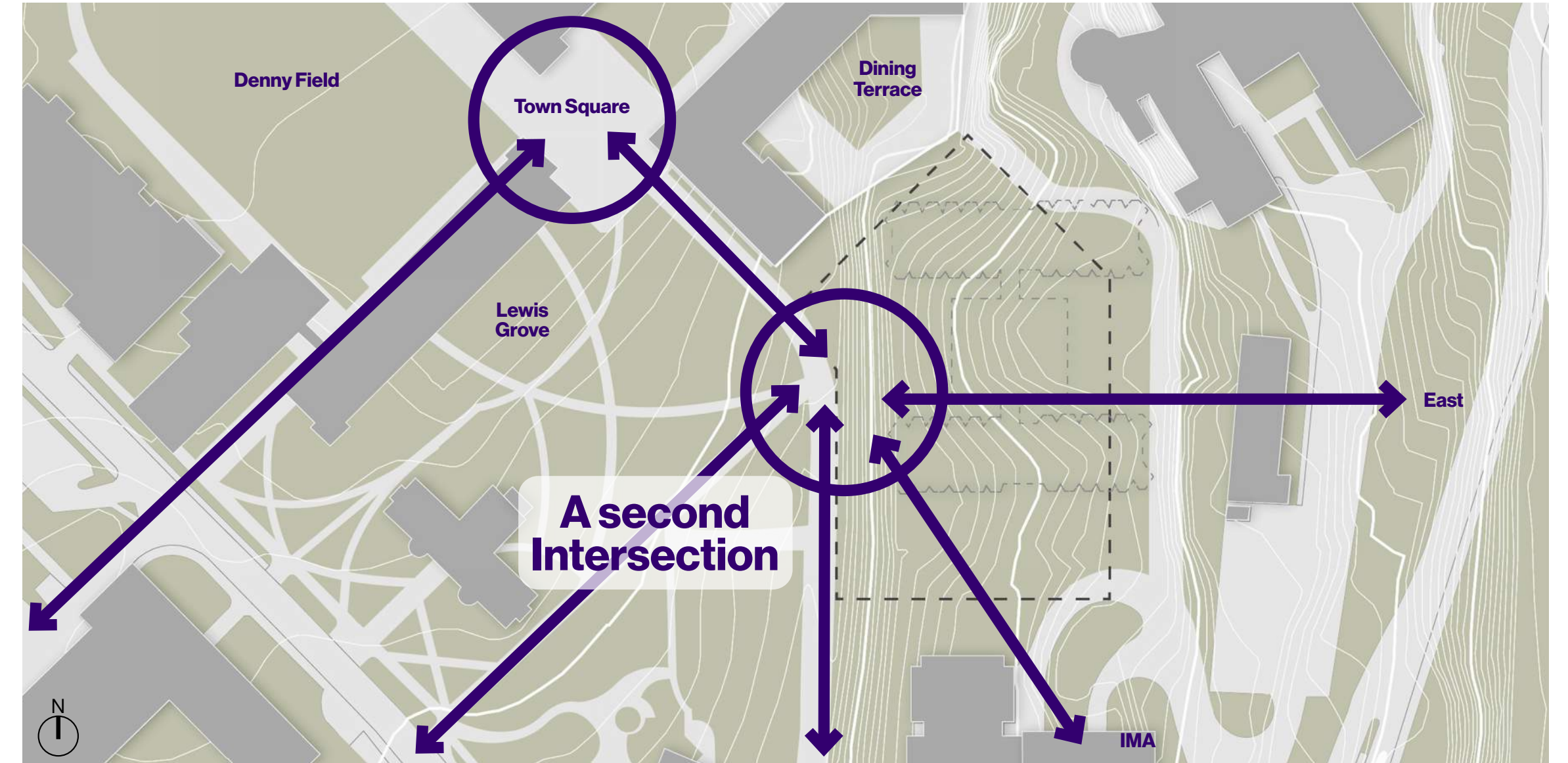
- I. Background (What we set out to do)
- II. Project Definition Phase
- III. Where we are today
- IV. Questions/Next Steps

I. Background (What we set out to do)

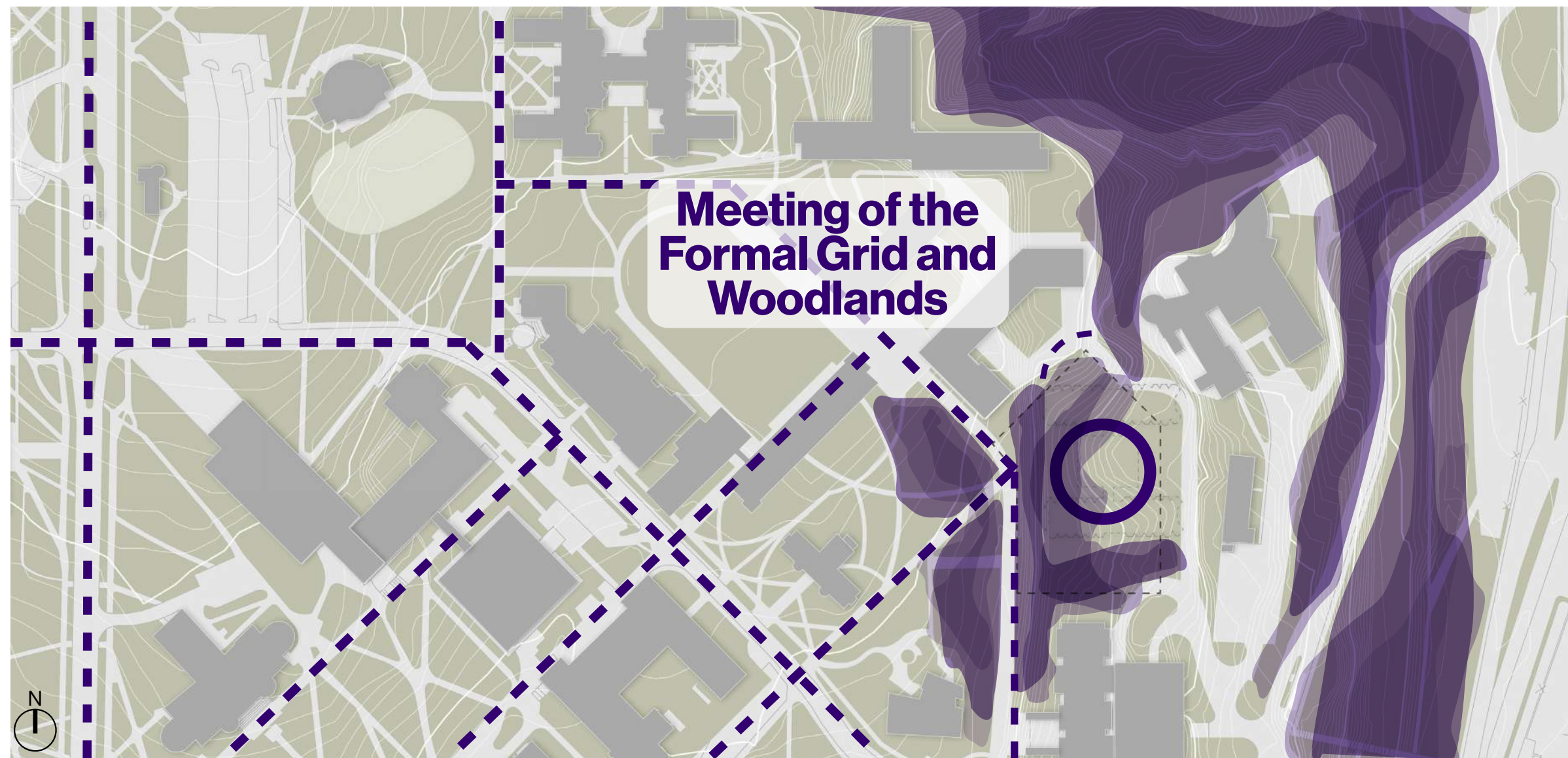
- a. Both “complete the puzzle” and “stand out”**
- b. Develop a strong relationship of building, site, landscape**
- c. Develop a meaningful experience around well-being**



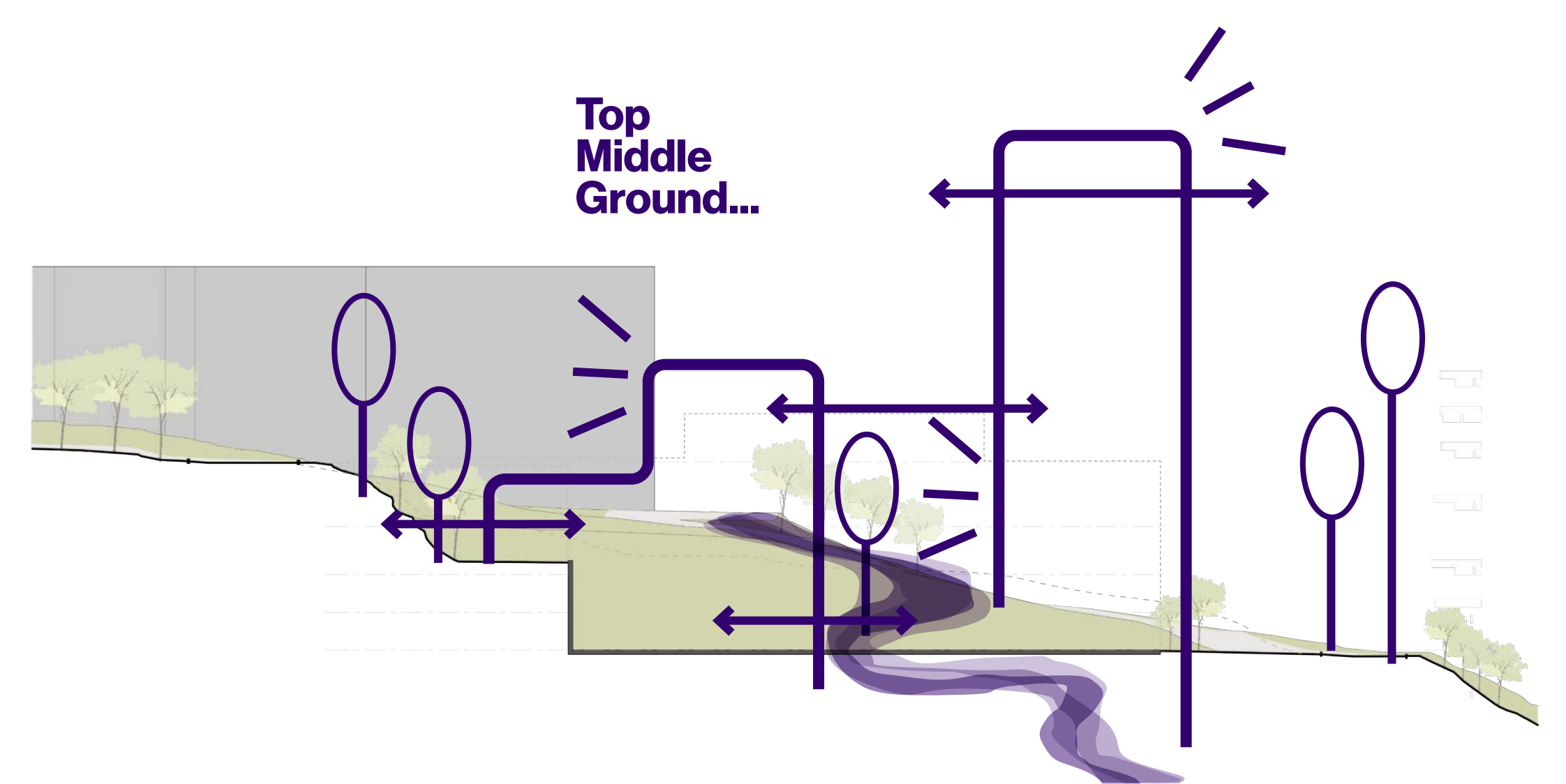
Complete the puzzle



Stand Out



Strong Relationship of Building, Site and Landscape



A Meaningful Experience of Well-being

II. Project Definition Phase

- a. Value Proposition
- b. Analysis
- c. Program
- d. Plans
- e. Massing
- f. Budget
- g. Schedule

a. Value Proposition and Design Strategies

1. A residence hall that supports a student community

Residential floors should encourage belonging through interaction, shared space, and layouts that thwart student loneliness but support solitude as a beneficial choice; layouts should offer surprise and nonetheless offer a feeling of safety: both physical and psychological.

2. Facilities that support campus fitness and wellness

Facilities should provide evidence that fitness and wellness facilities are for use by all res-life students; provide connections to nature outside: views, access, sounds, smells, as a place that provides for biophilia; a place characterized by a prevalence of fitness activity; and something unexpected: a place for joy, awe, or reverie?

3. Site design, landscape design, and sustainable construction nurture an ethos of well-being

A place offering connections to nature: views, inside-outside spaces and transitional spaces; “living in the forest” where trees and vegetation are prevalent; a building that teaches and thereby reinforces sustainable choices; that connects to campus pathways and is characterized by universal accessibility; a place of activity and a place of repose where change and time are visible; a place where one is aware of the passage of water from campus to lake.

a. Value Proposition and Design Strategies

1. A residence hall that supports a student community

- Flexible floor arrangements based on communities of 50
- Spaces sized around small groups, like eddies and kitchens
- Light and views in hallways

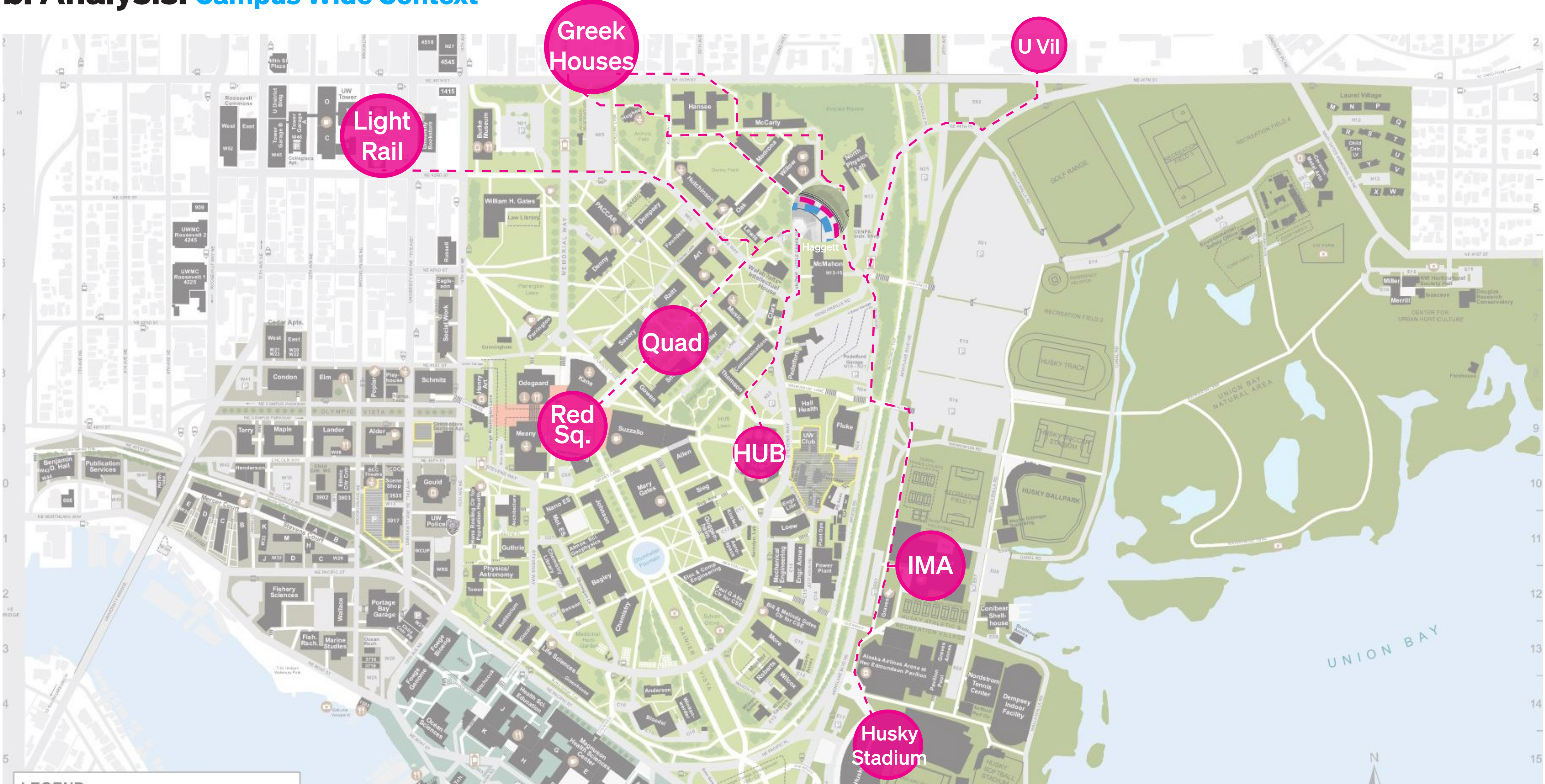
2. Facilities that support campus fitness and wellness

- Connections to Nature
- Awe: a moment of surprise or reverie

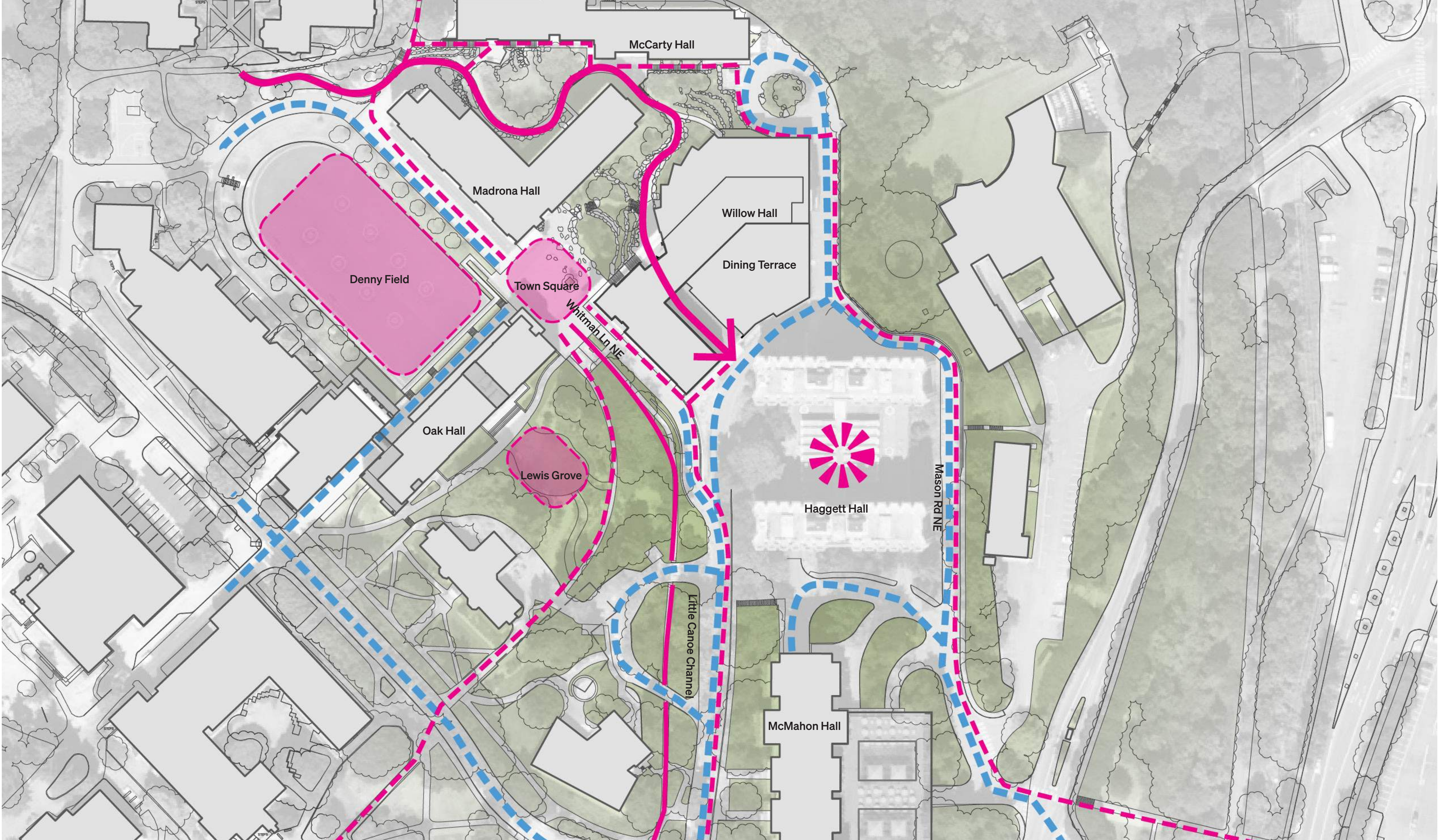
3. Site design, landscape design, and sustainable construction nurture an ethos of well-being

- A site with wild places, for “living with nature”
- Spaces for activity and repose
- Connected pathways and shared accessible routes

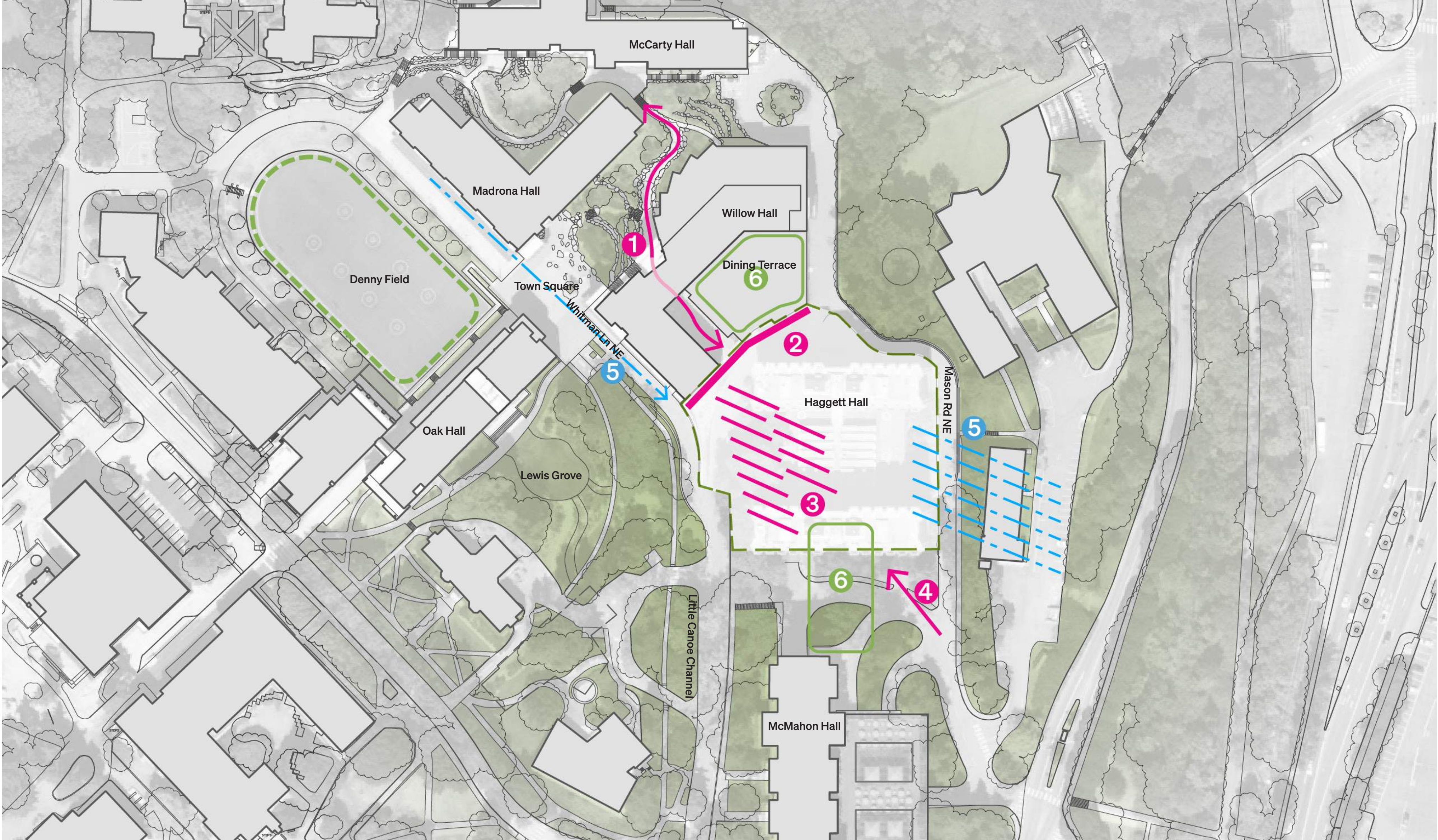
b. Analysis: Campus Wide Context



b. Analysis: North Campus Connections

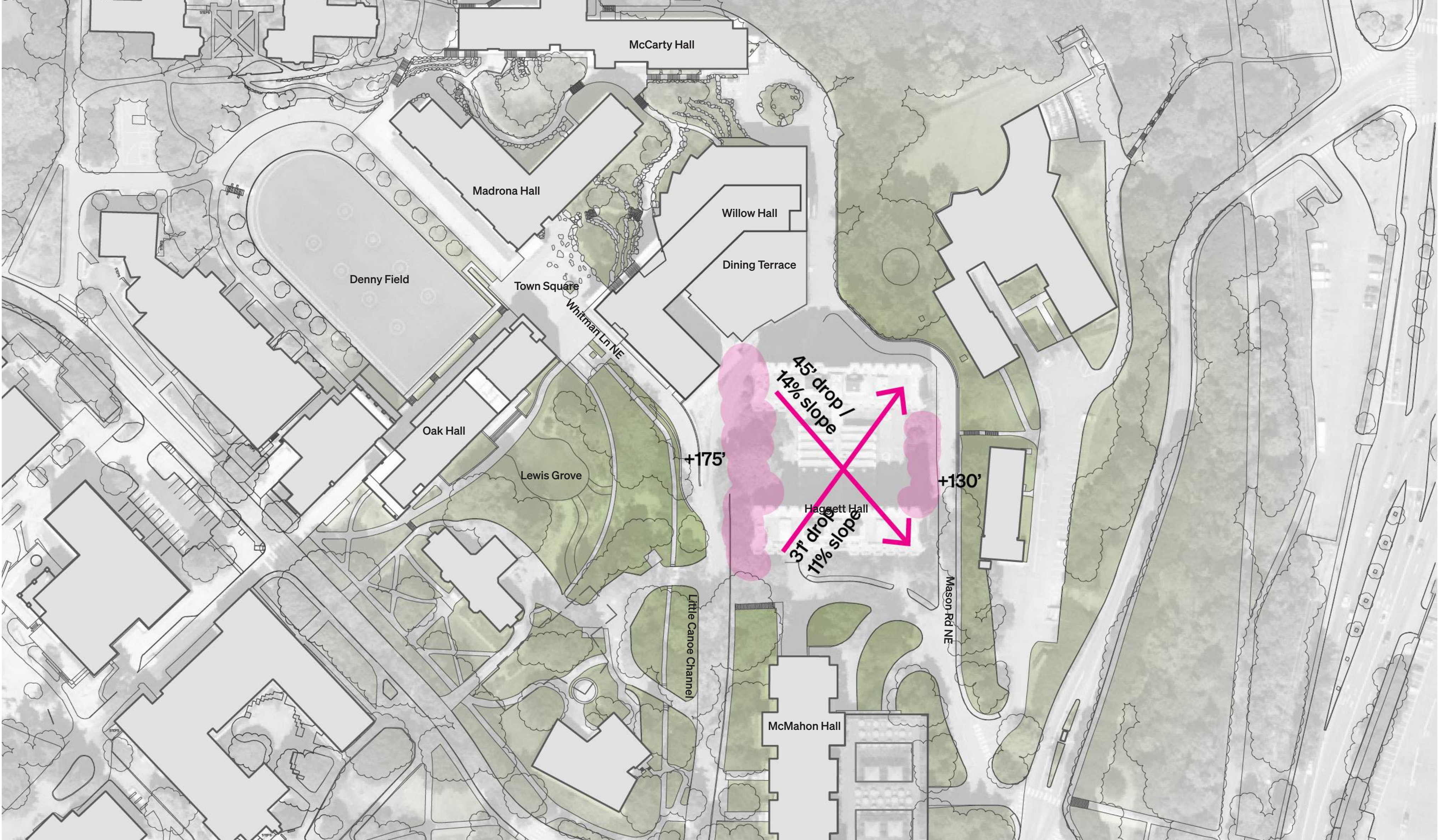


b. Analysis: Existing Conditions

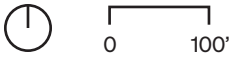


- 1 At the end of the Mid-Slope Path
- 2 Retaining wall at Willow
- 3 Steep slopes at Little Canoe Channel
- 4 Foot traffic routes
- 5 Great views and visibility
- 6 A need for connections
- 6 Engaging McMahon

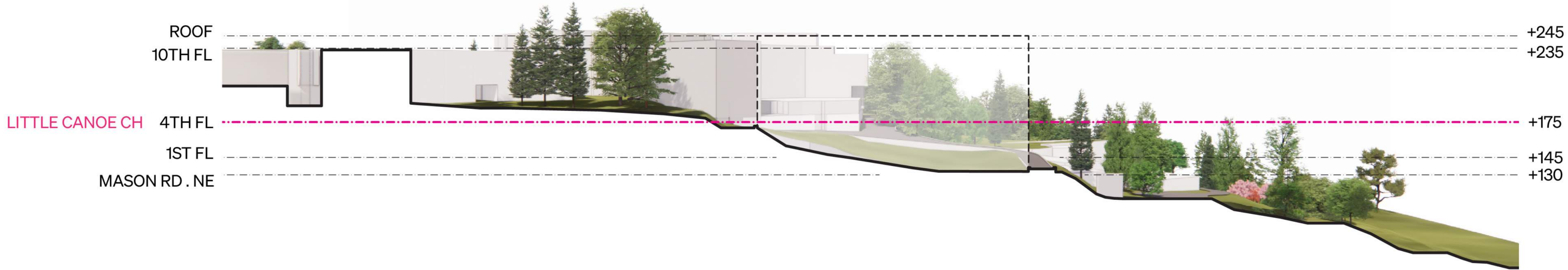
b. Analysis: Grade



Steep Slope Critical Area



b. Analysis: Site Section

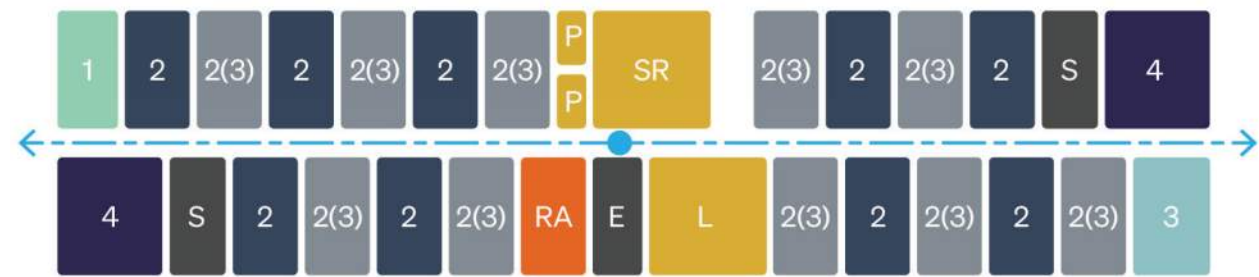


c. Program

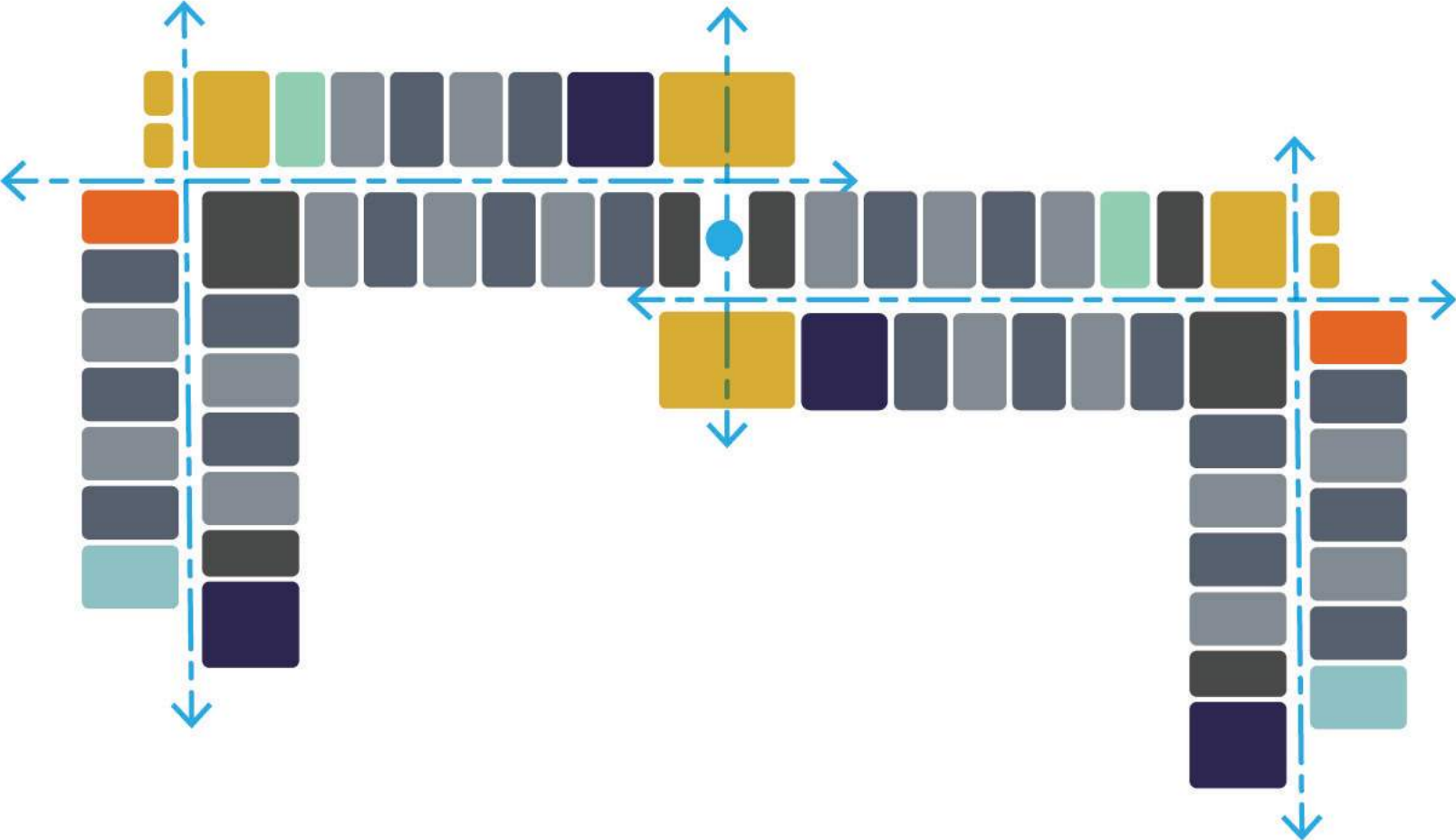
Room Name	Quantity	Assignable Square Feet (ASF)	Number of Beds
Residential			
Single Bedroom	16	3,600	16 beds
Double Bedroom	146	35,900	292 beds
Flex-Double Bedroom	148	48,000	296-444 beds
3-Person Suite	16	6,300	48 beds
4-Person Suite	32	15,500	128 beds
Resident Assistant Suite	16	4,500	16 beds
Studio	4	1,200	4 beds
Community Spaces		13,800	
Support Spaces		3,000	
Residential Life Amenities and Support Spaces		12,300	
Fitness and Wellness Center		9,500	
Building Support and Warehouse		17,600	
Total ASF		171,200	800-948 beds
Total Gross Square Feet (GSF)		230,000	



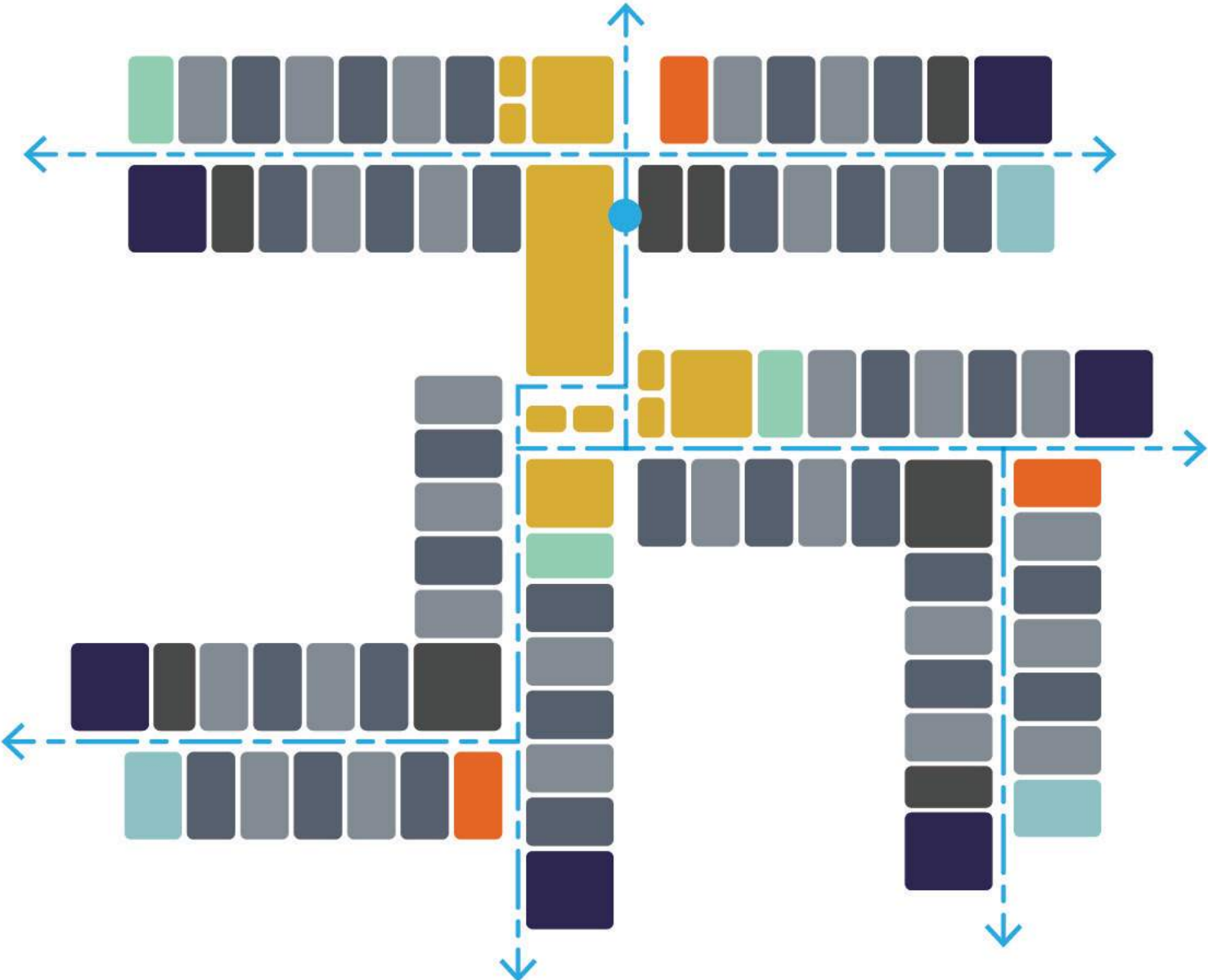
c. Program



Typical Community Layout (50 residents)



Typical 2-Community Layout



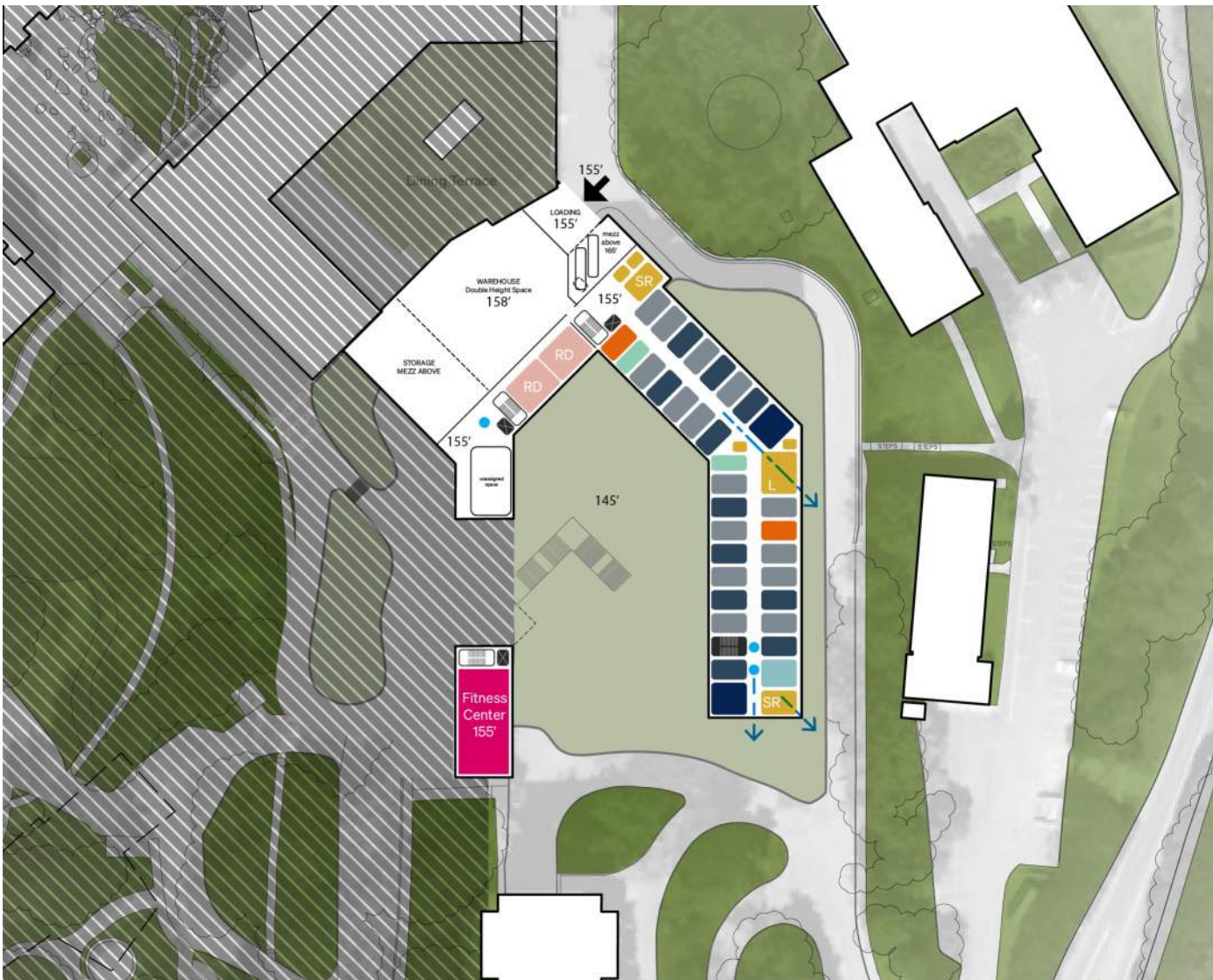
Typical 3-Community Layout

- Point of Arrival
- Residential: RA Single
- Residential: Single
- Residential: Double
- Residential: Flex Double
- Residential: 3-Person
- Residential: 4-person
- Study / Lounge / "Phone Booth"
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

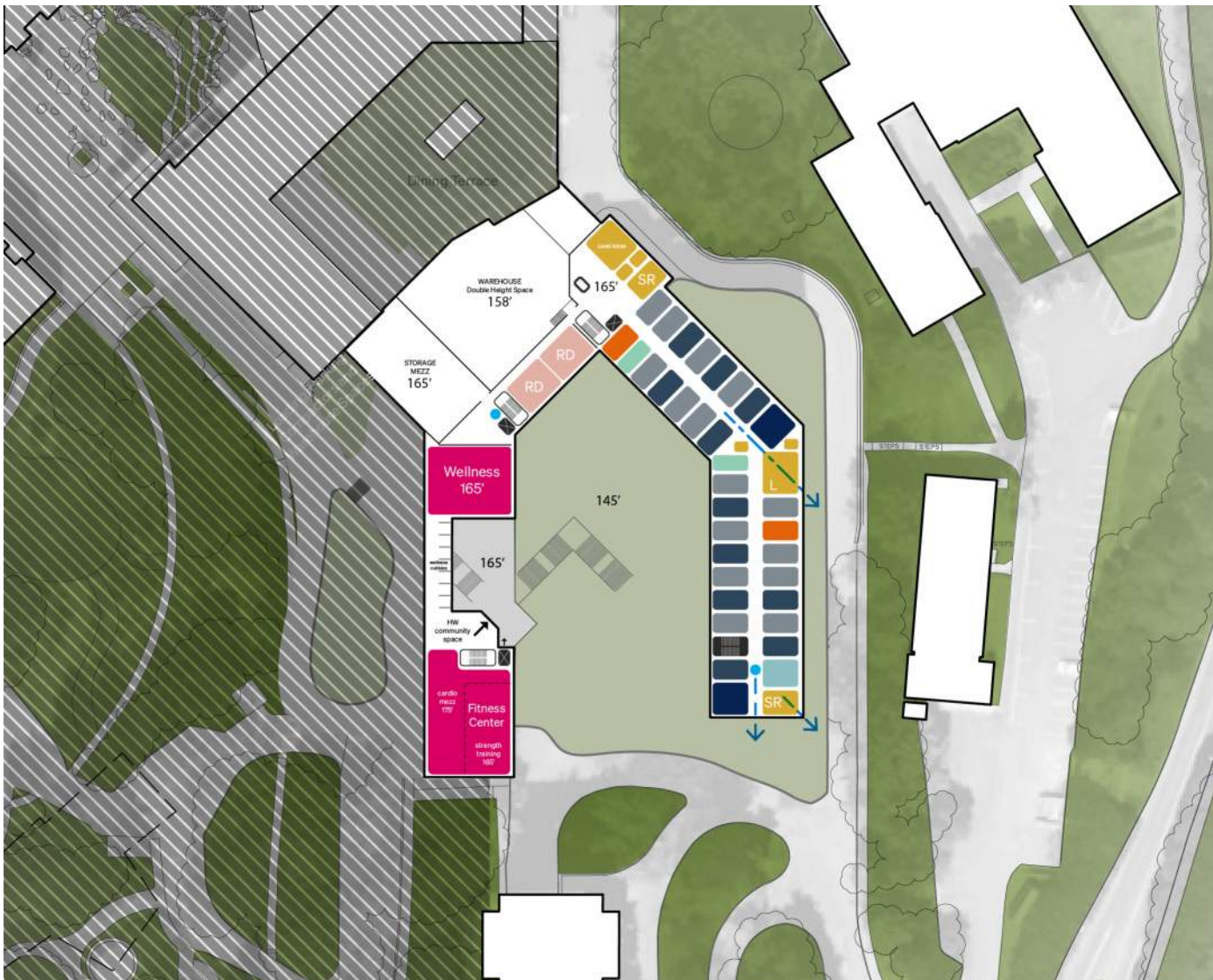
d. Plans: Typical Layouts



Level 1: Elevation 145'



Level 2: Elevation 155'



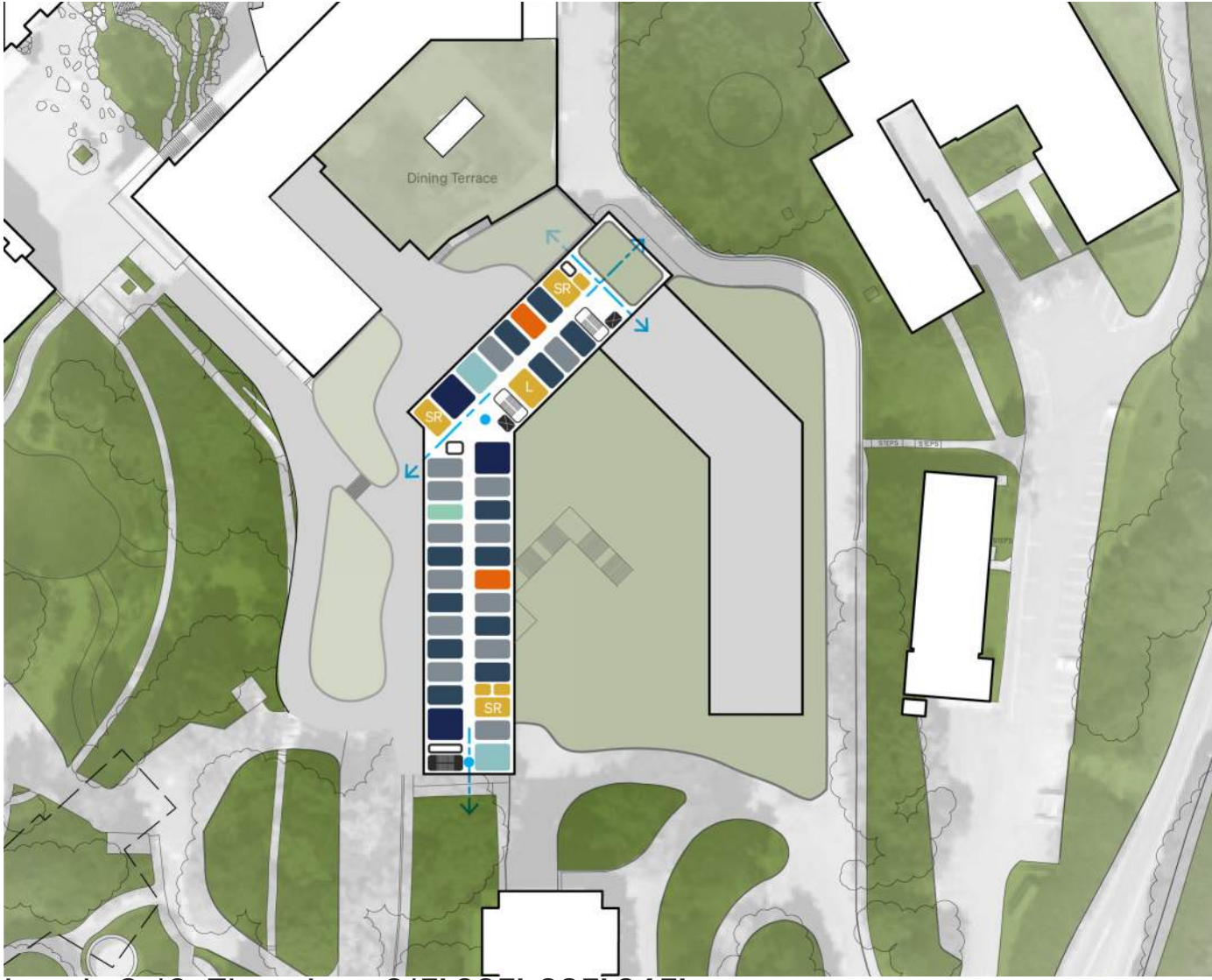
Level 3: Elevation 165'



Levels 4-5: Elevations 175', 185'

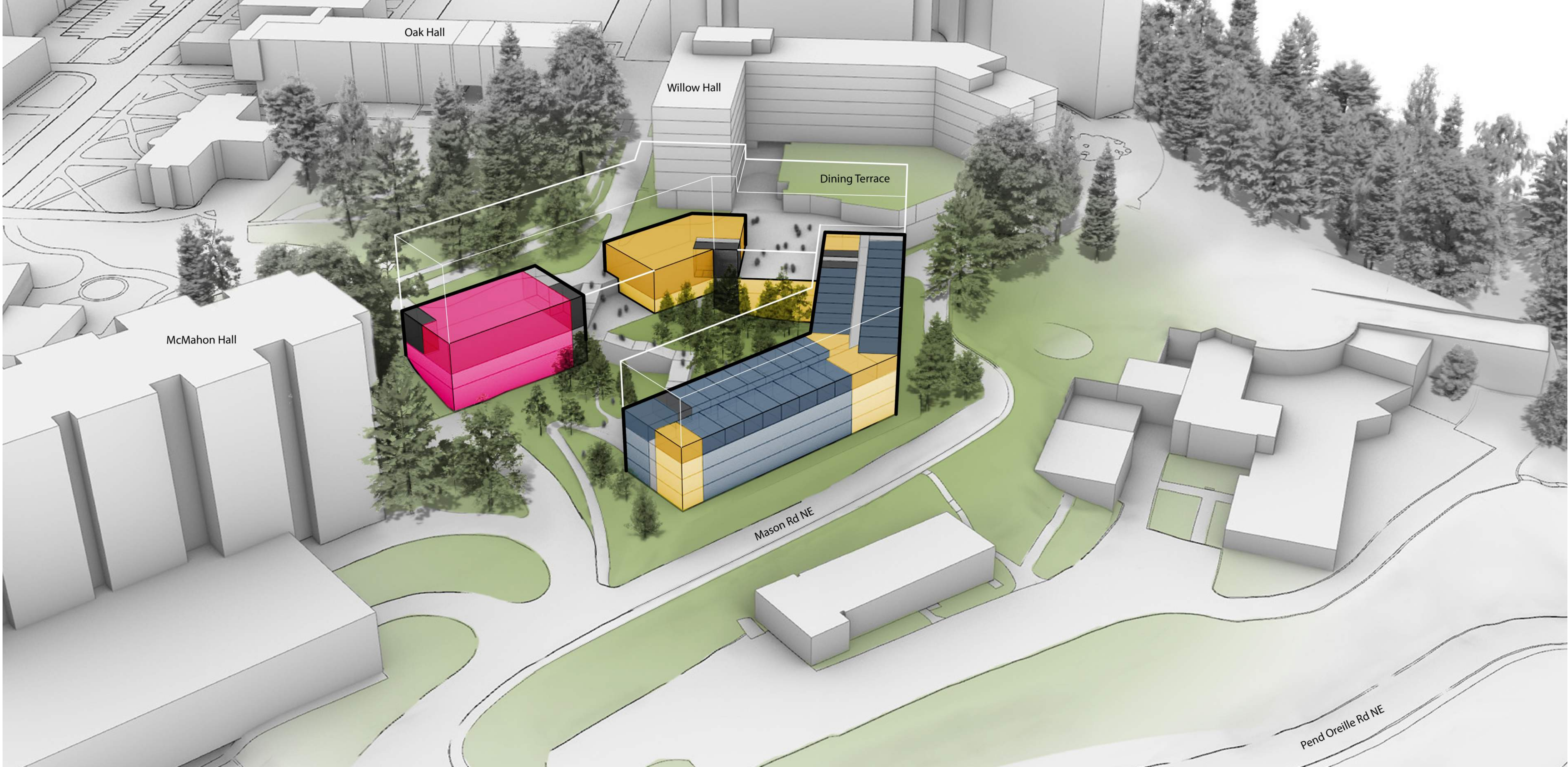


Levels 6-7: Elevations 195', 205'

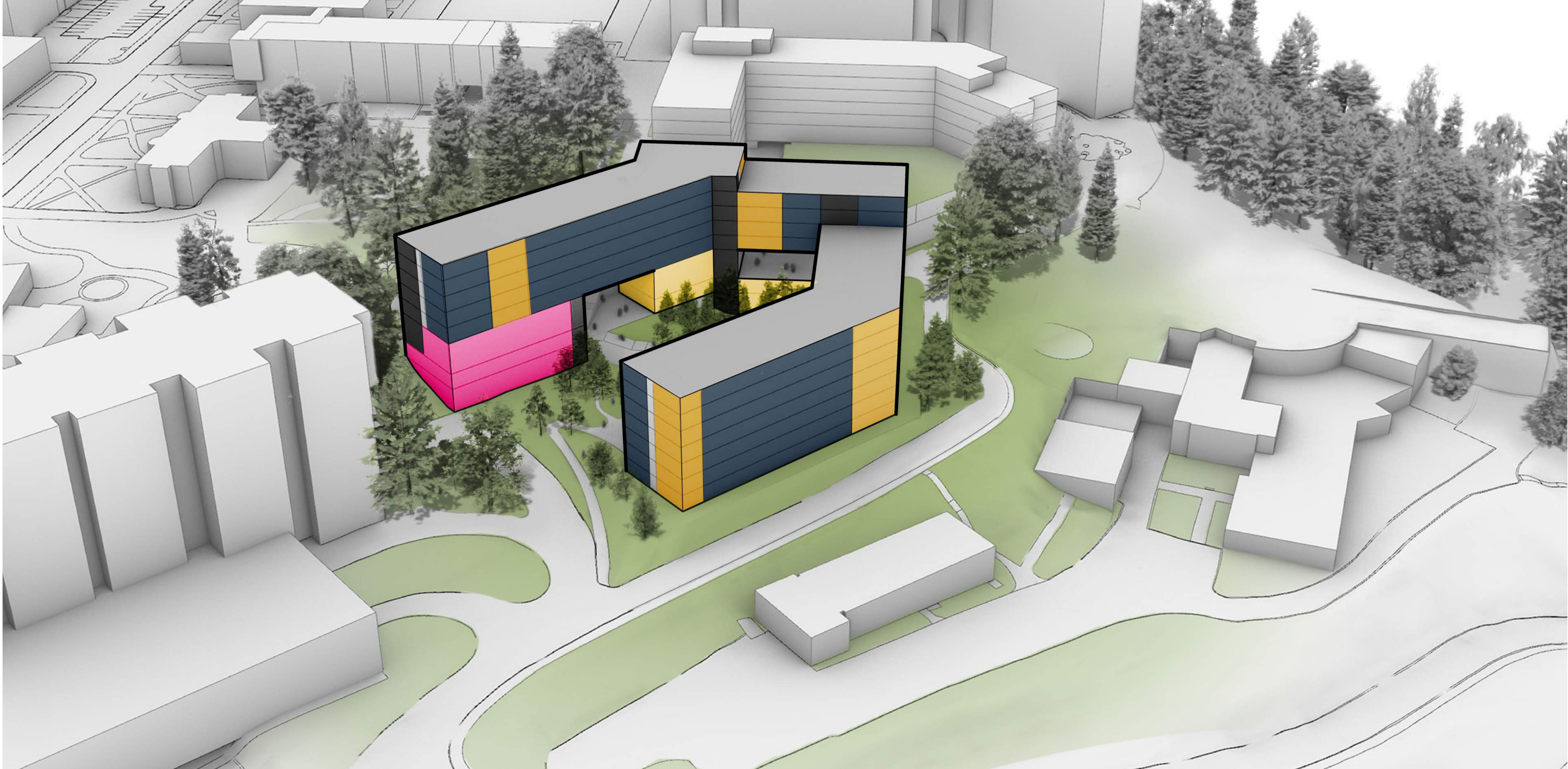


Levels 8-10: Elevations 215', 225', 235', 245'

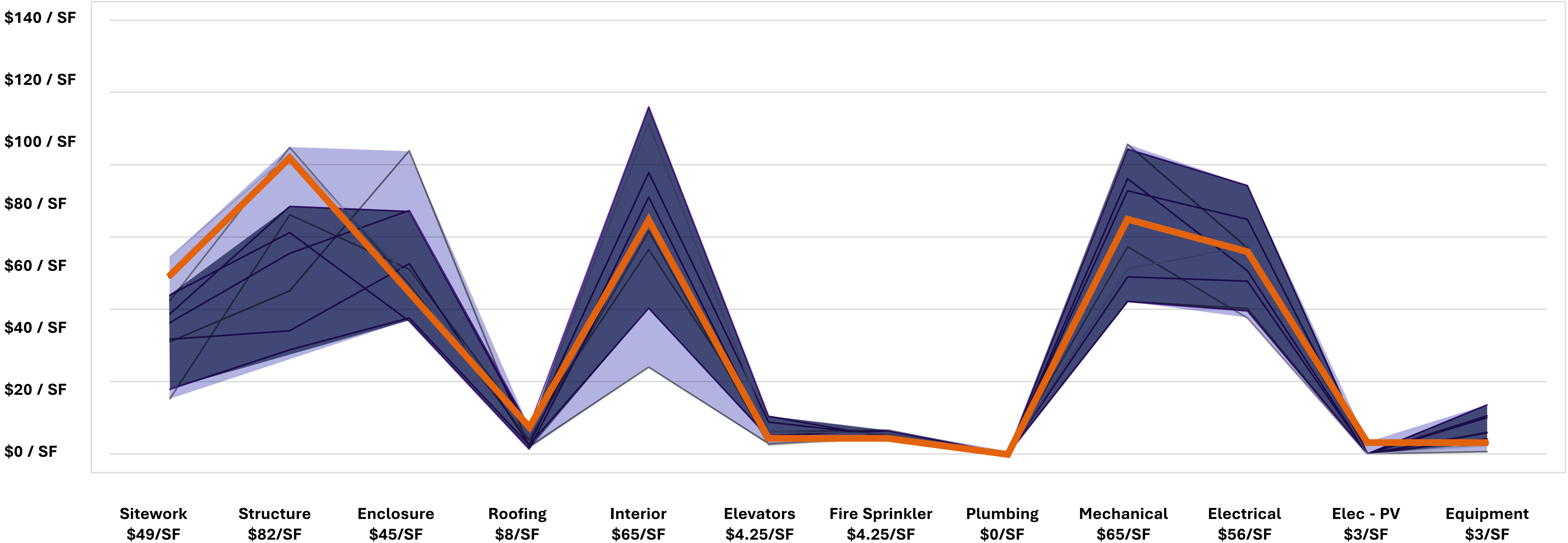
e. Massing



e. Massing



f. Budget

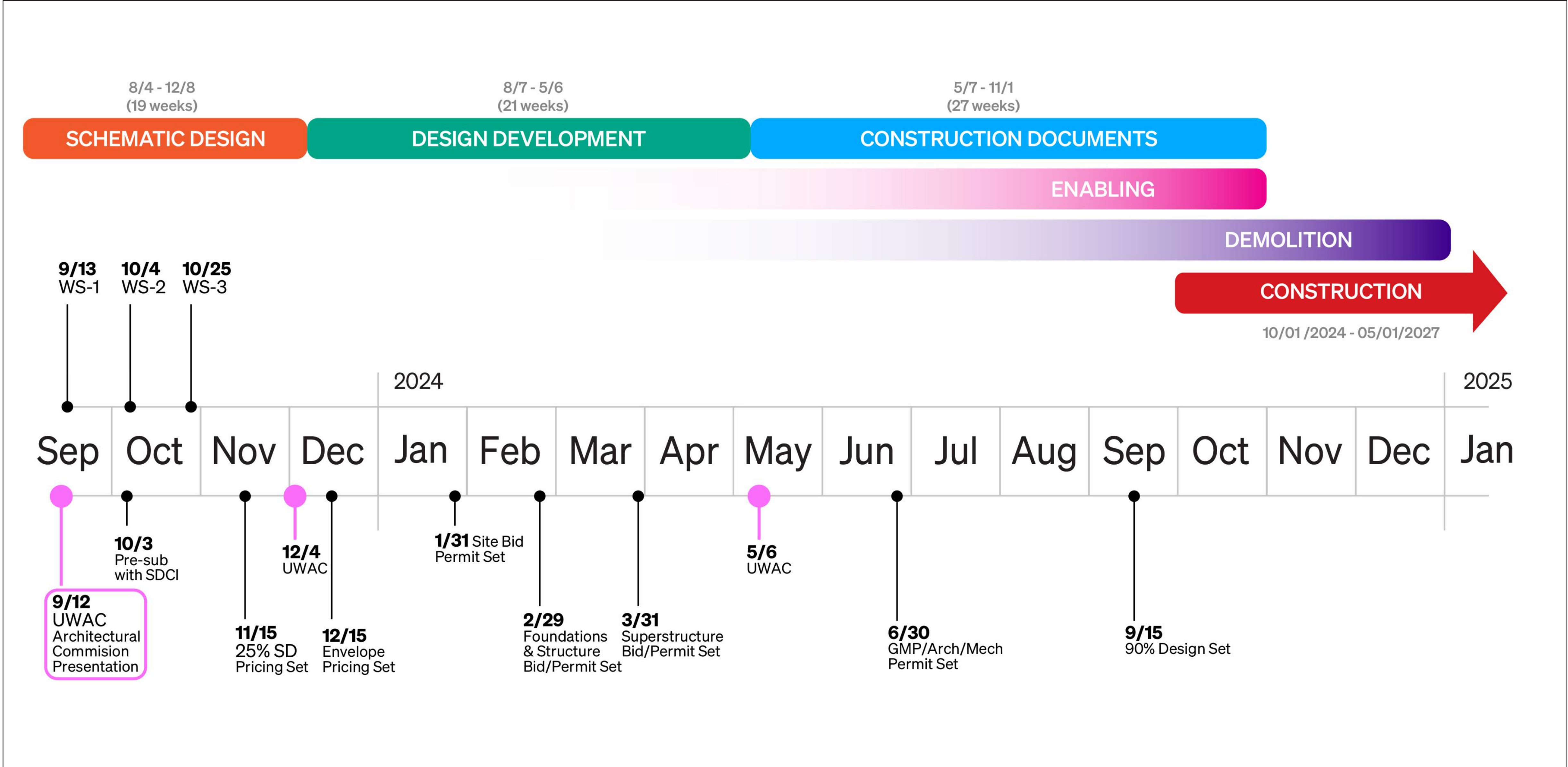


- Project Area: 230,000 GSF
- Total Project Cost: \$188 million
- Design-Build Contract: \$142.5 million
- Plumbing and Building Controls are included in the Mechanical target.
- Furniture is not included in the target values.

Legend

- All benchmarks
- UW benchmarks

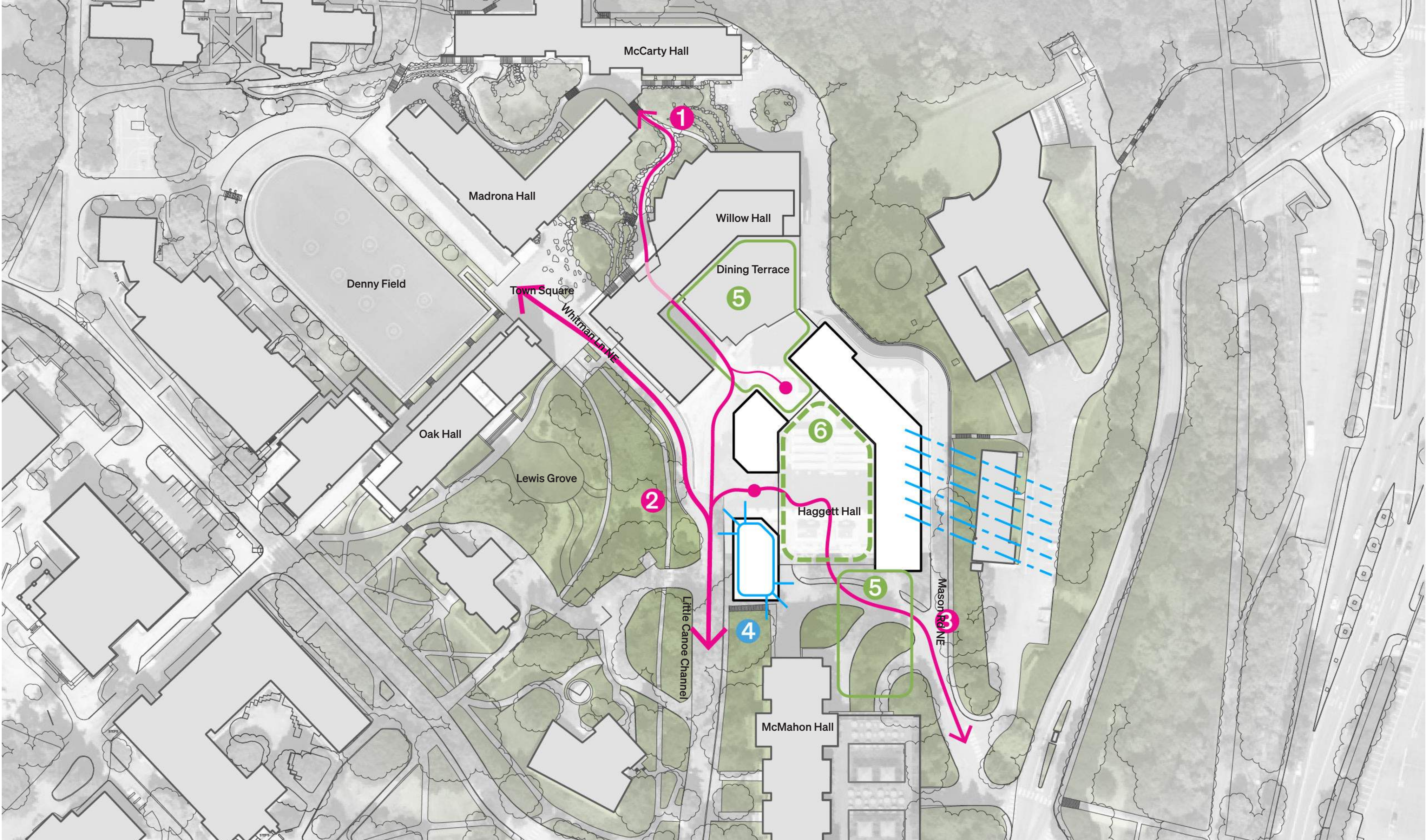
g. Schedule



III. Where we are today

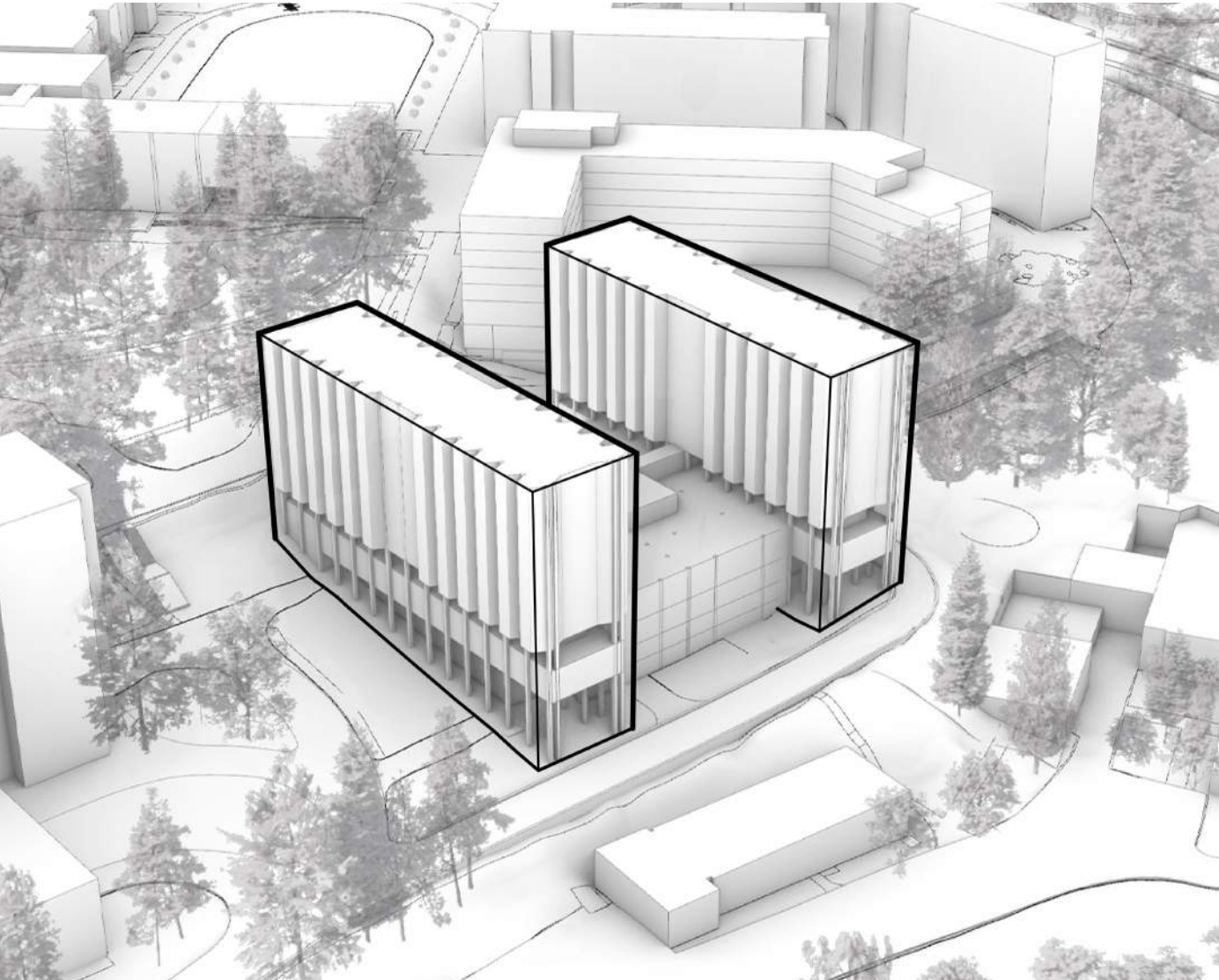
- a. Overview: Site Plan,
Massing and Section
- b. Plan Stack
- c. Landscape
- d. Health, Fitness, Wellness
- e. Approach to the Exterior

a. Overview: Site Plan

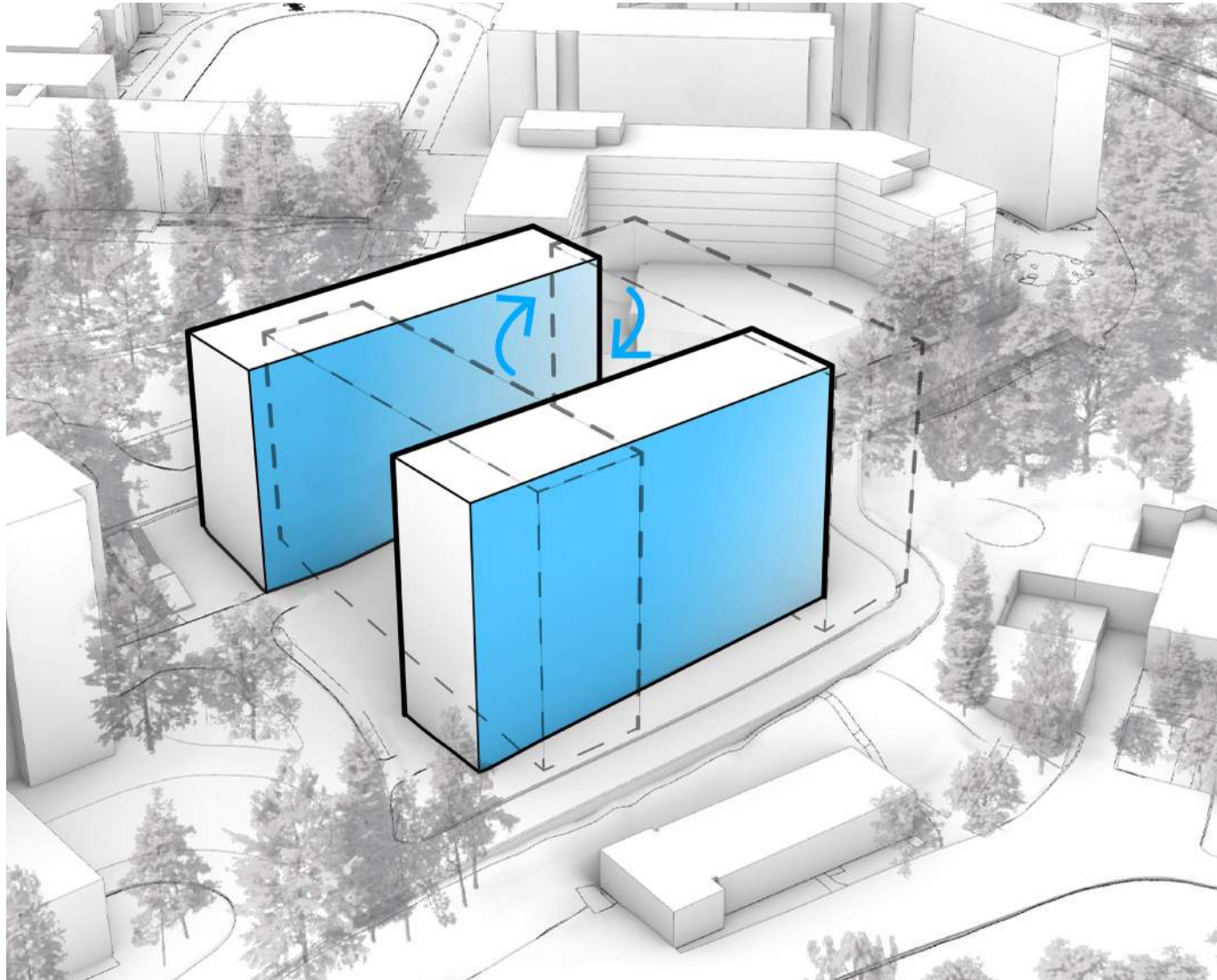


- 1 Connect to the Mid-Slope Path
- 2 Connect to Little Canoe Channel
- 3 Connect the lower site
- 4 Develop a wellness program and tie it to nature, light, views, sustainability; make it visible
- 5 Support the campus space at Willow (i.e. the terrace) and McMahon
- 6 Feeling of “being in the forest”

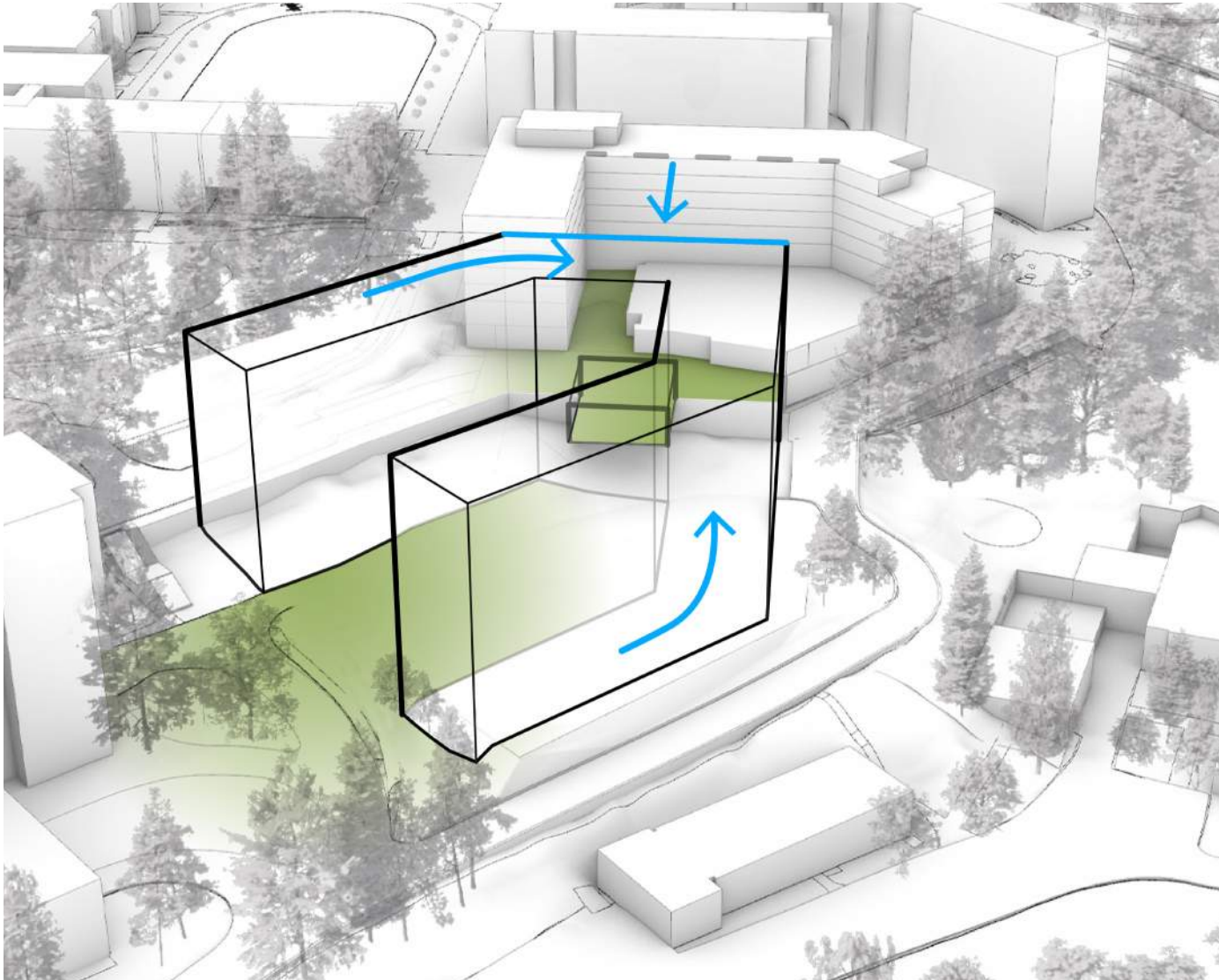
a. Overview: Massing Diagrams



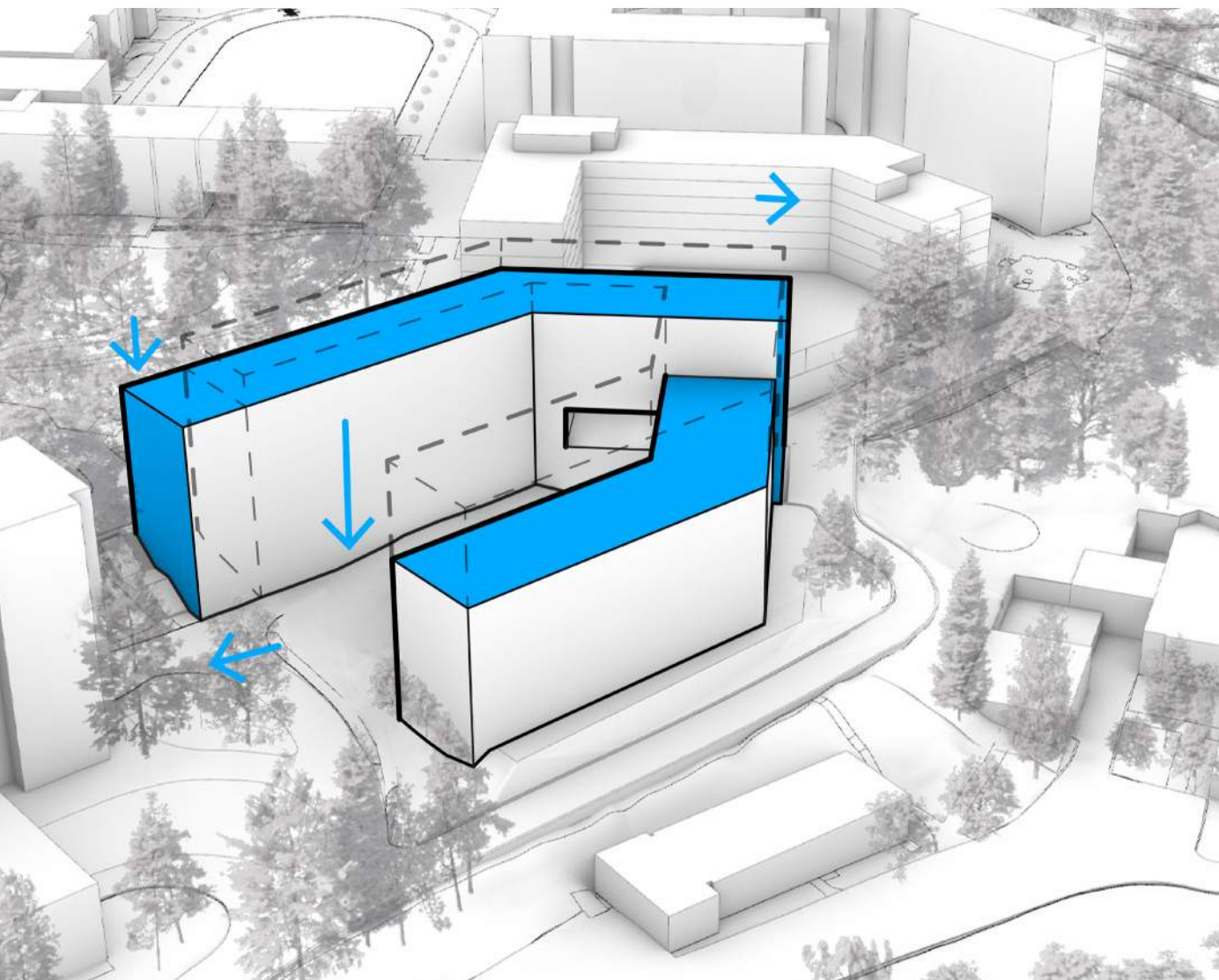
Existing Haggett Hall



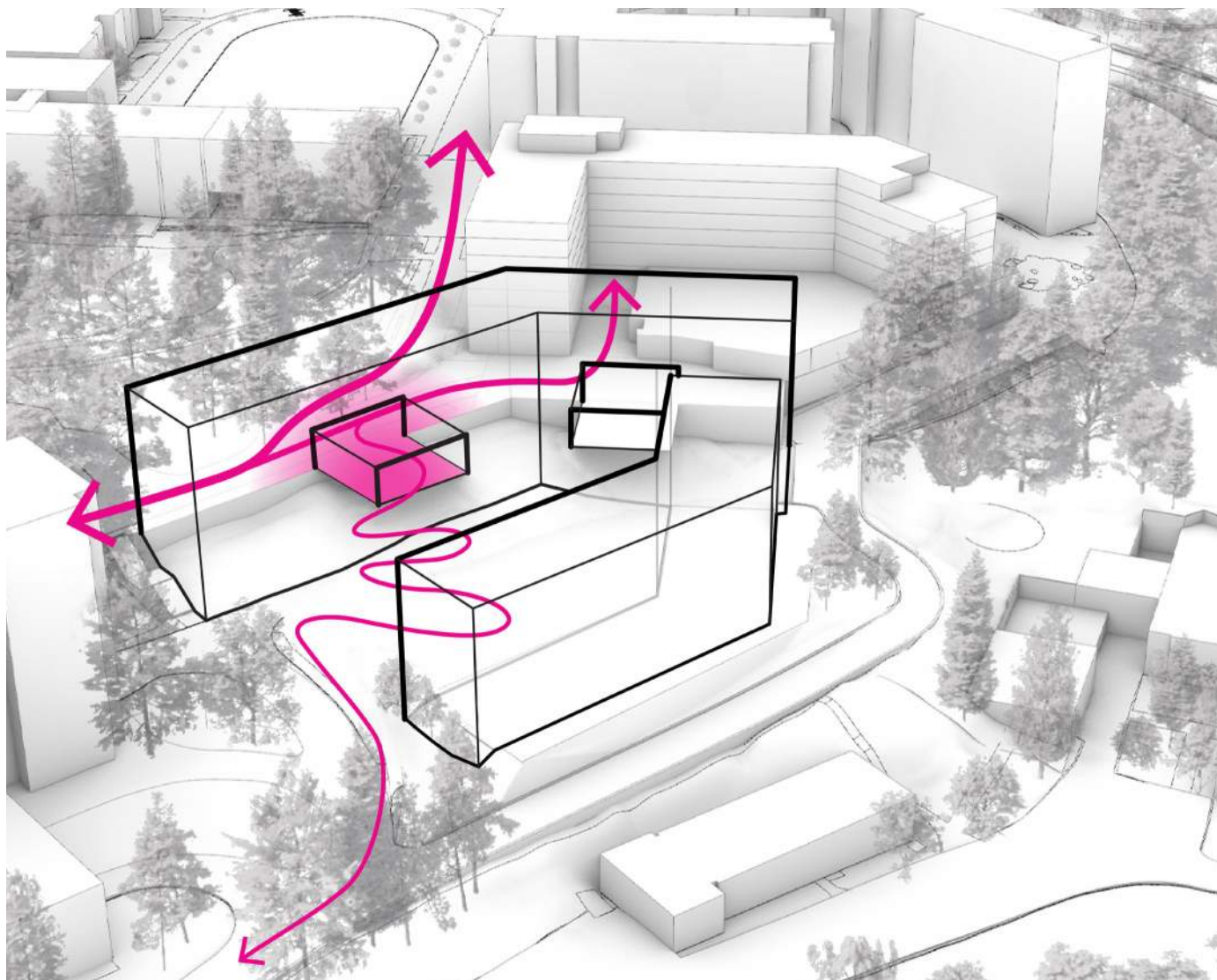
Rotate Wings for Daylight and Views



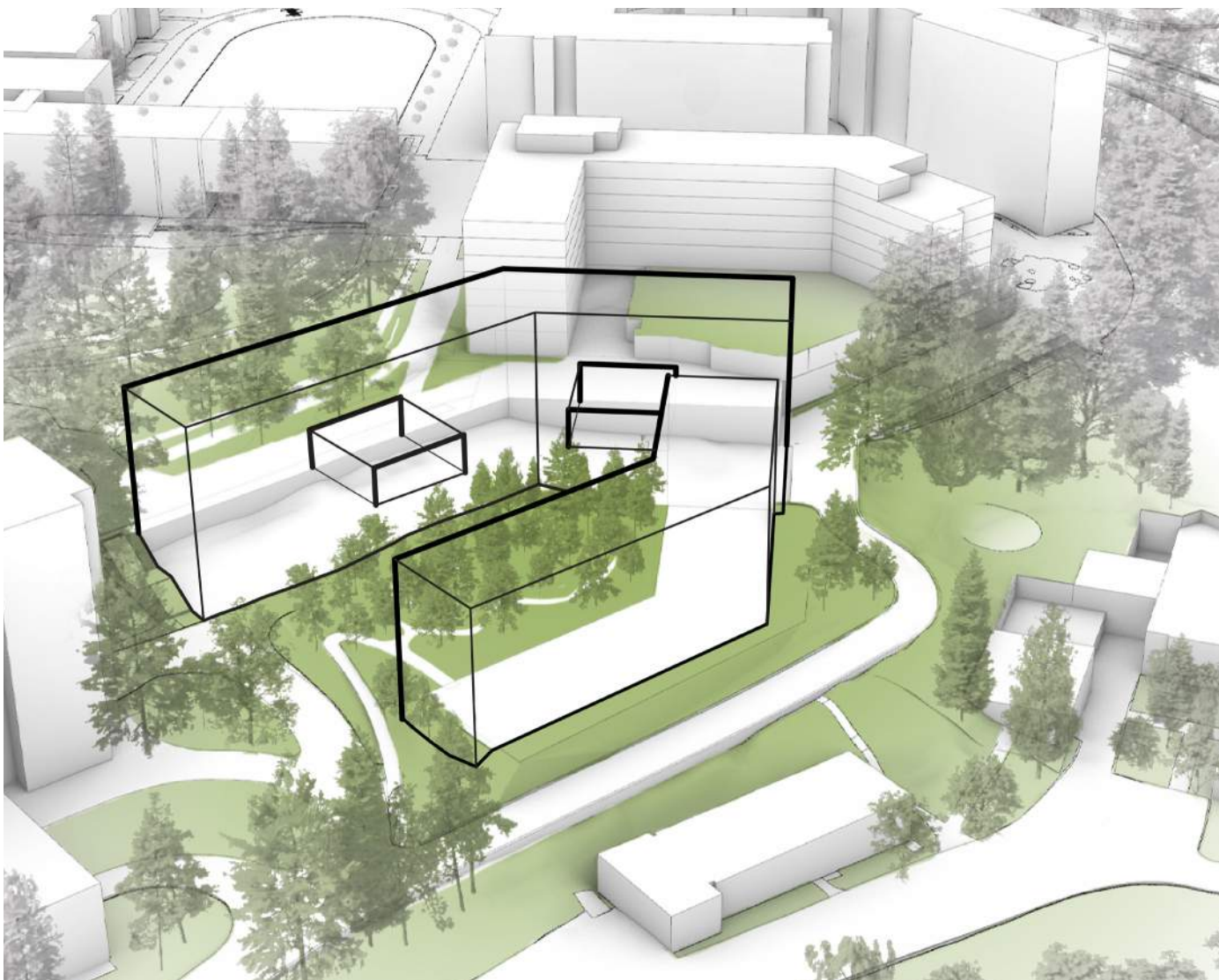
Connect Wings and Engage Neighboring Buildings



Push and Pull Massing to Optimize Views and Solar Orientation

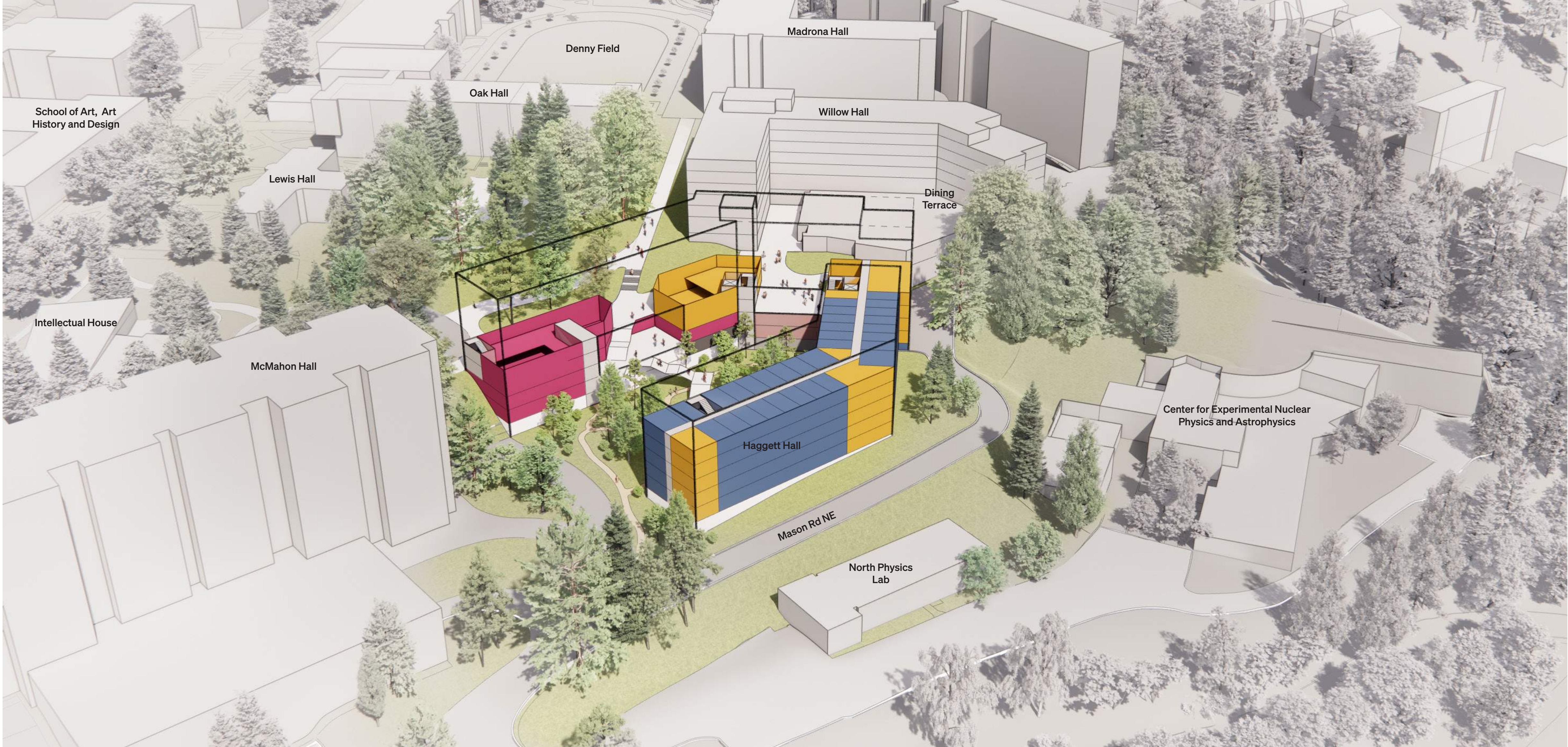


Connect to Mid Slope Path and North Campus Housing

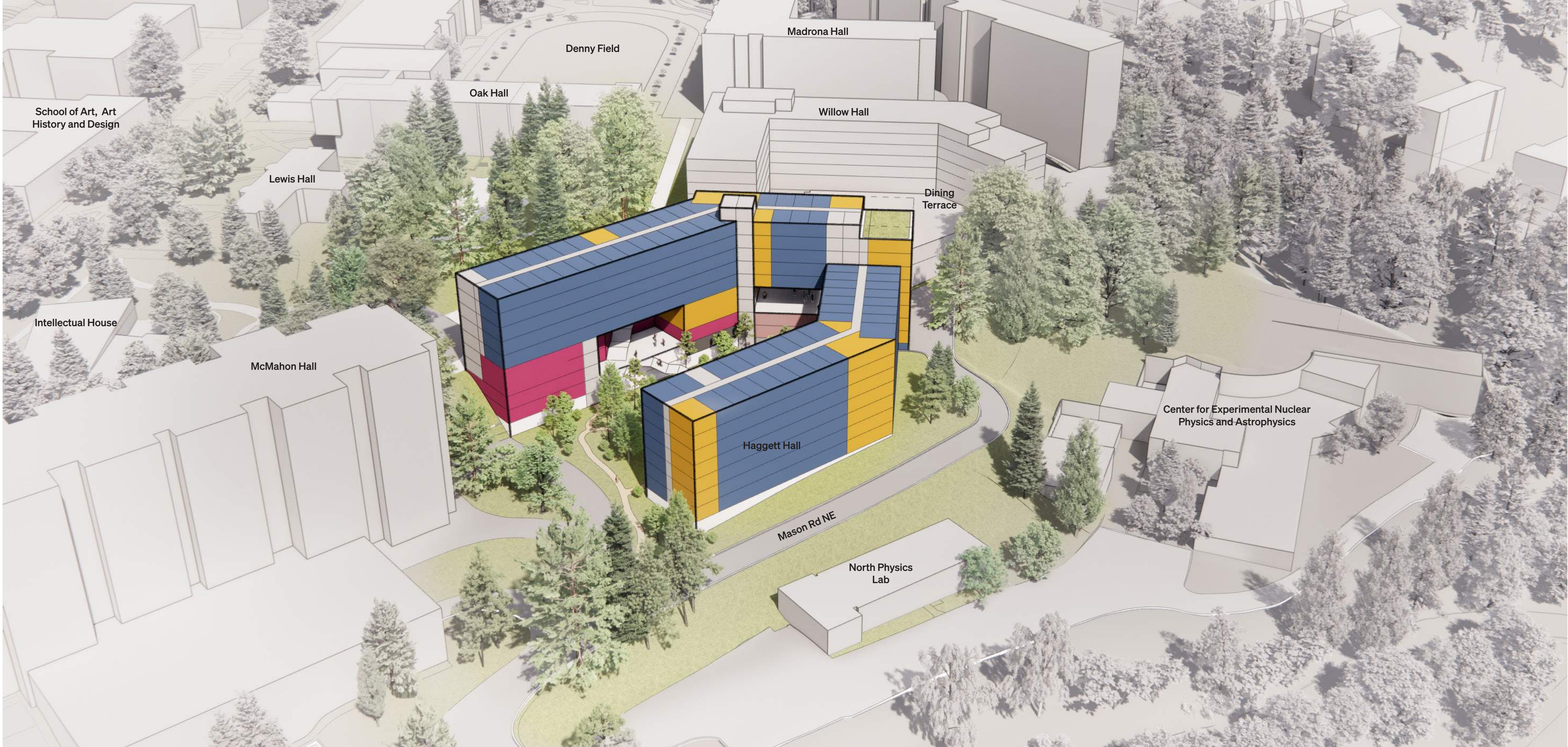


Heal the Site and Provide New Forested Center

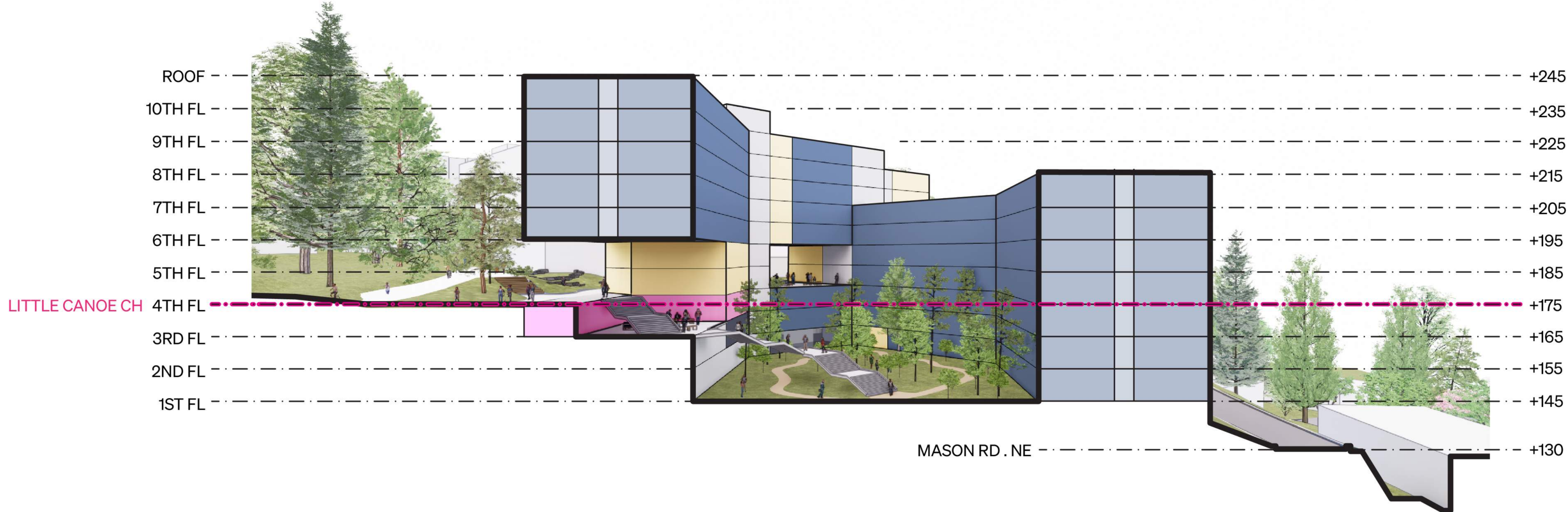
a. Overview: Perspective at Terrace Level



a. Overview: Perspective Full Building

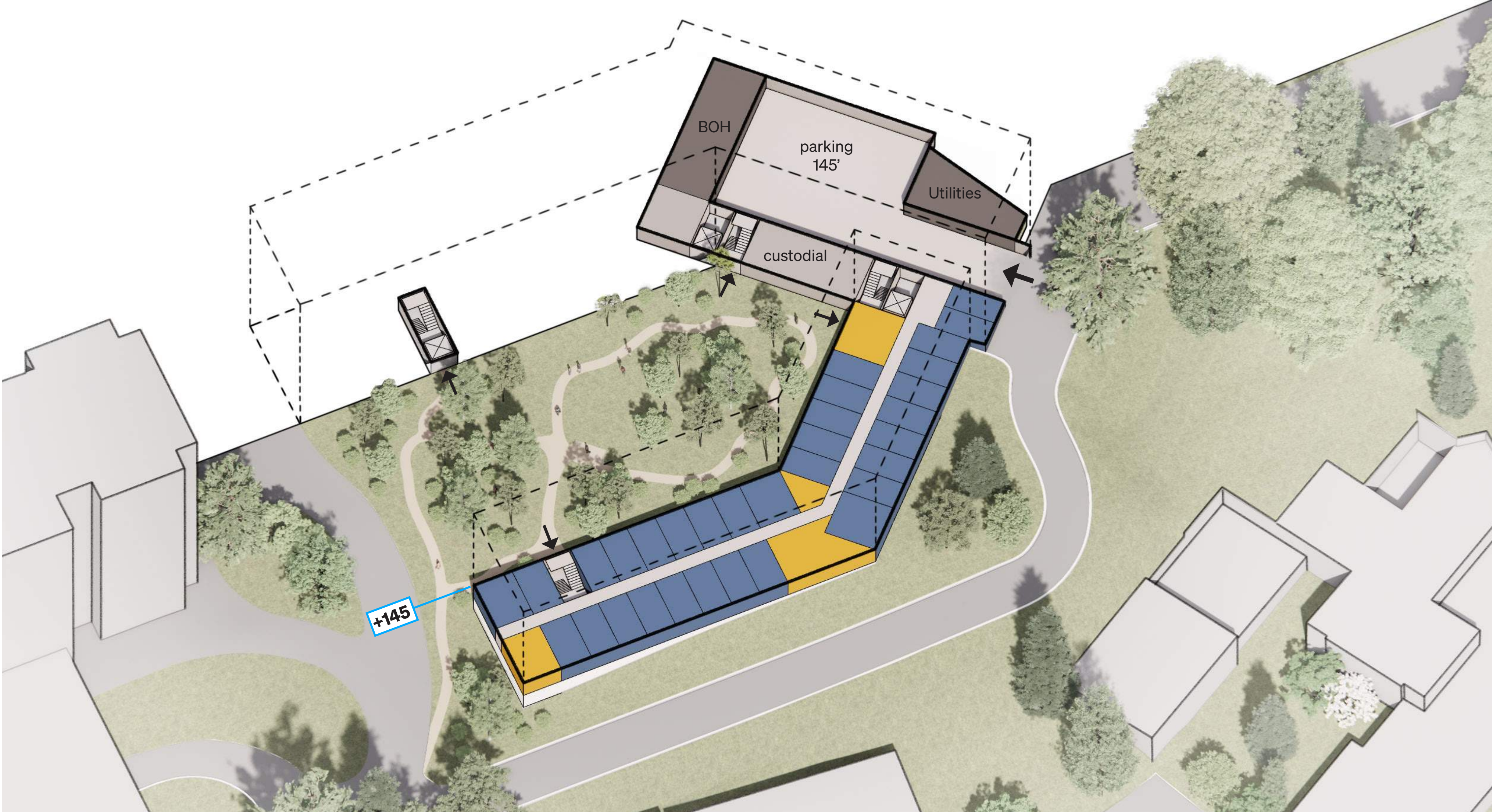


a. Overview: East-West Section Through Courtyard



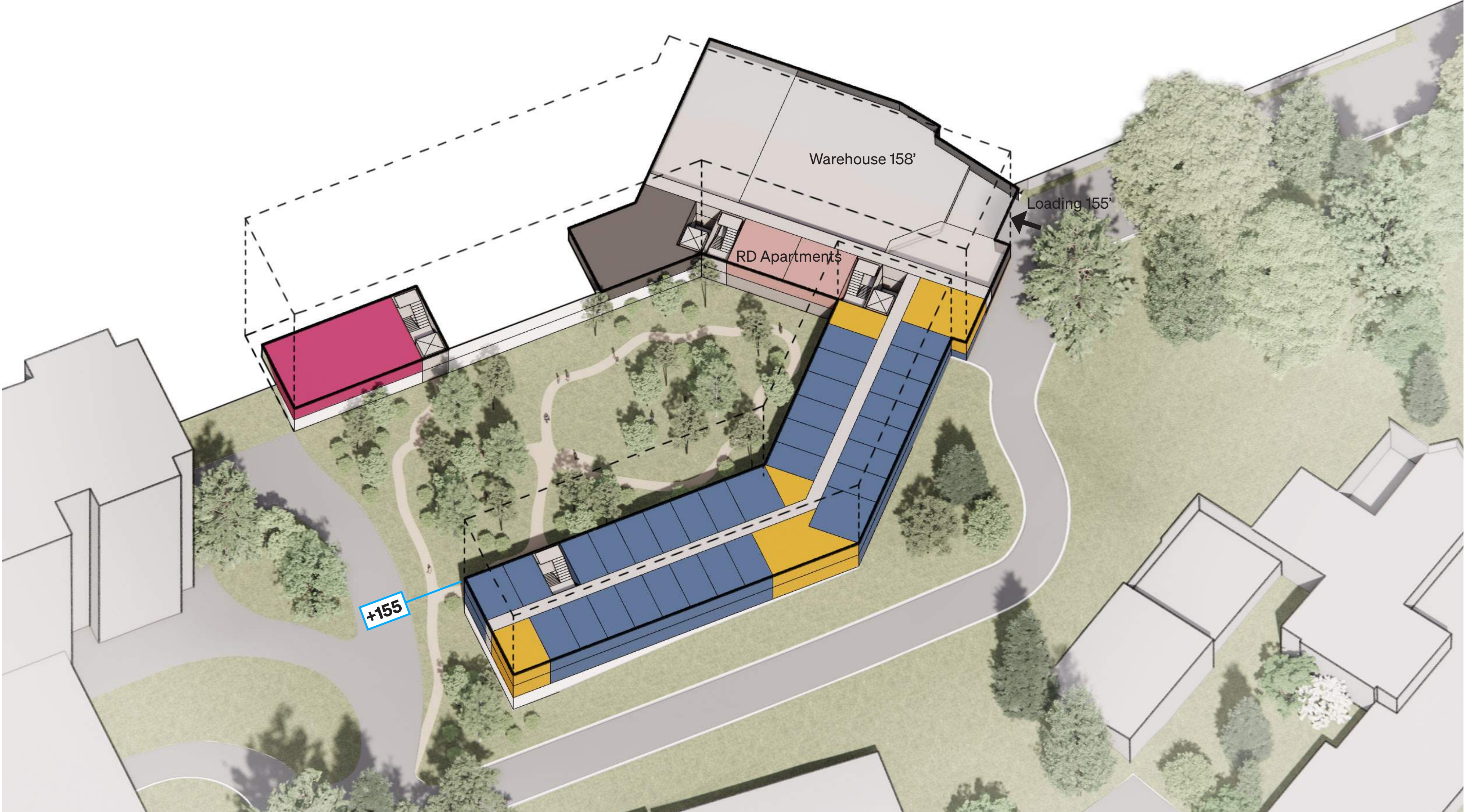
- Residential
- Residential Amenity
- Fitness & Wellness Center
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

b. Plan-Massing Stack: Level 01



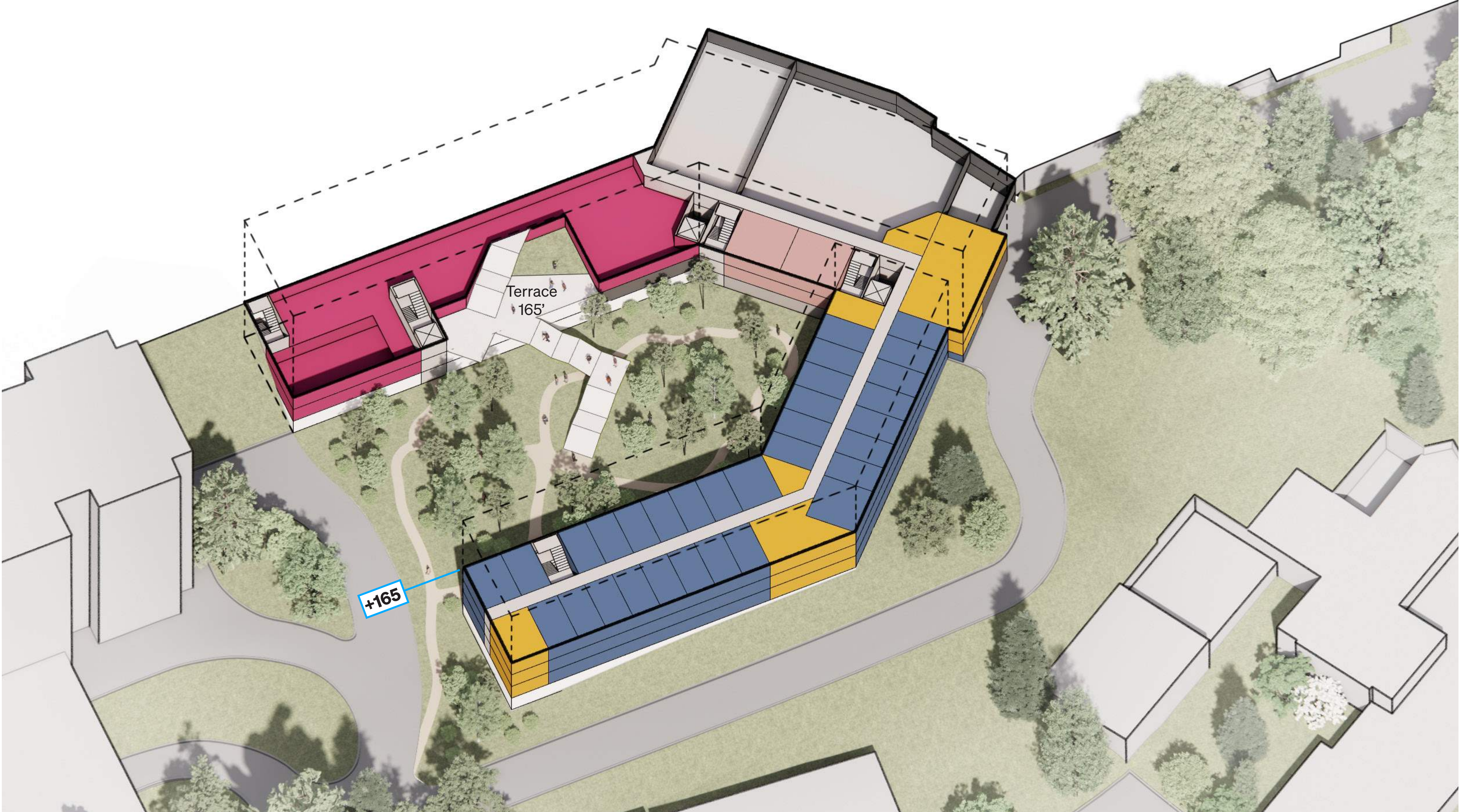
- Residential
- Residential Amenity
- Fitness & Wellness Center
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

b. Plan-Massing Stack: Level 02



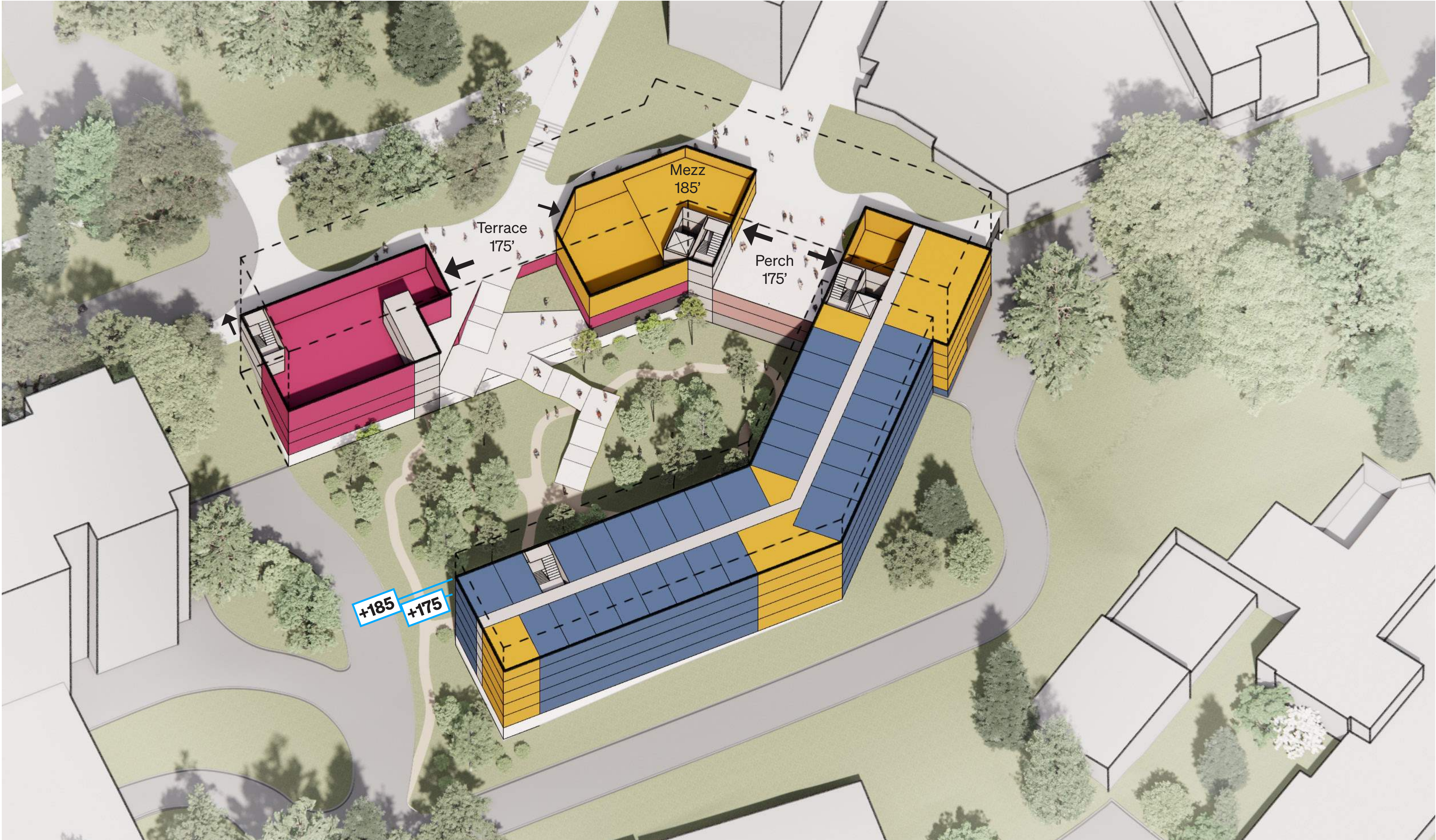
- Residential
- Residential Amenity
- Fitness & Wellness Center
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

b. Plan-Massing Stack: Level 03



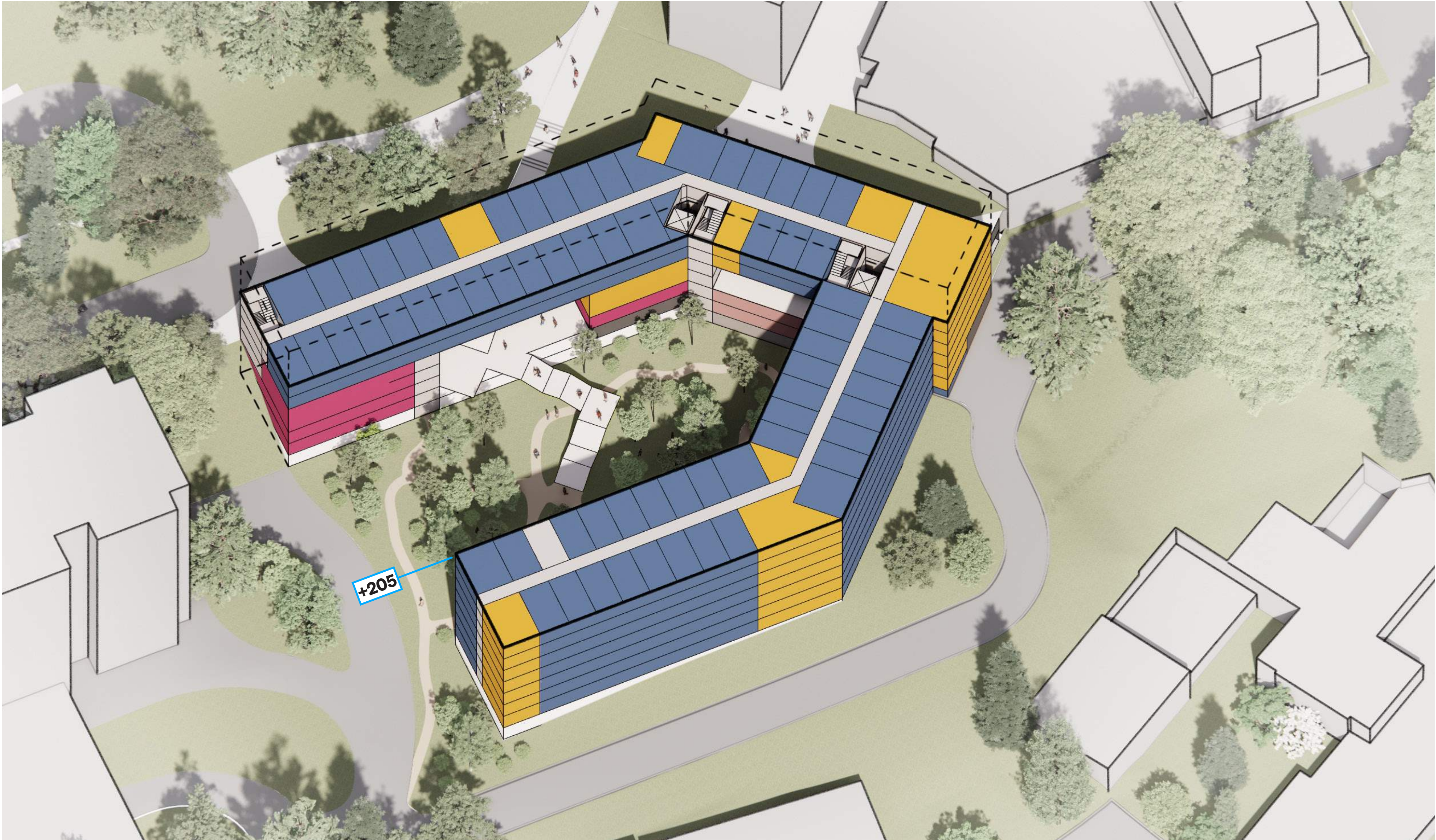
- Residential
- Residential Amenity
- Fitness & Wellness Center
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

b. Plan-Massing Stack: Levels 04, 05



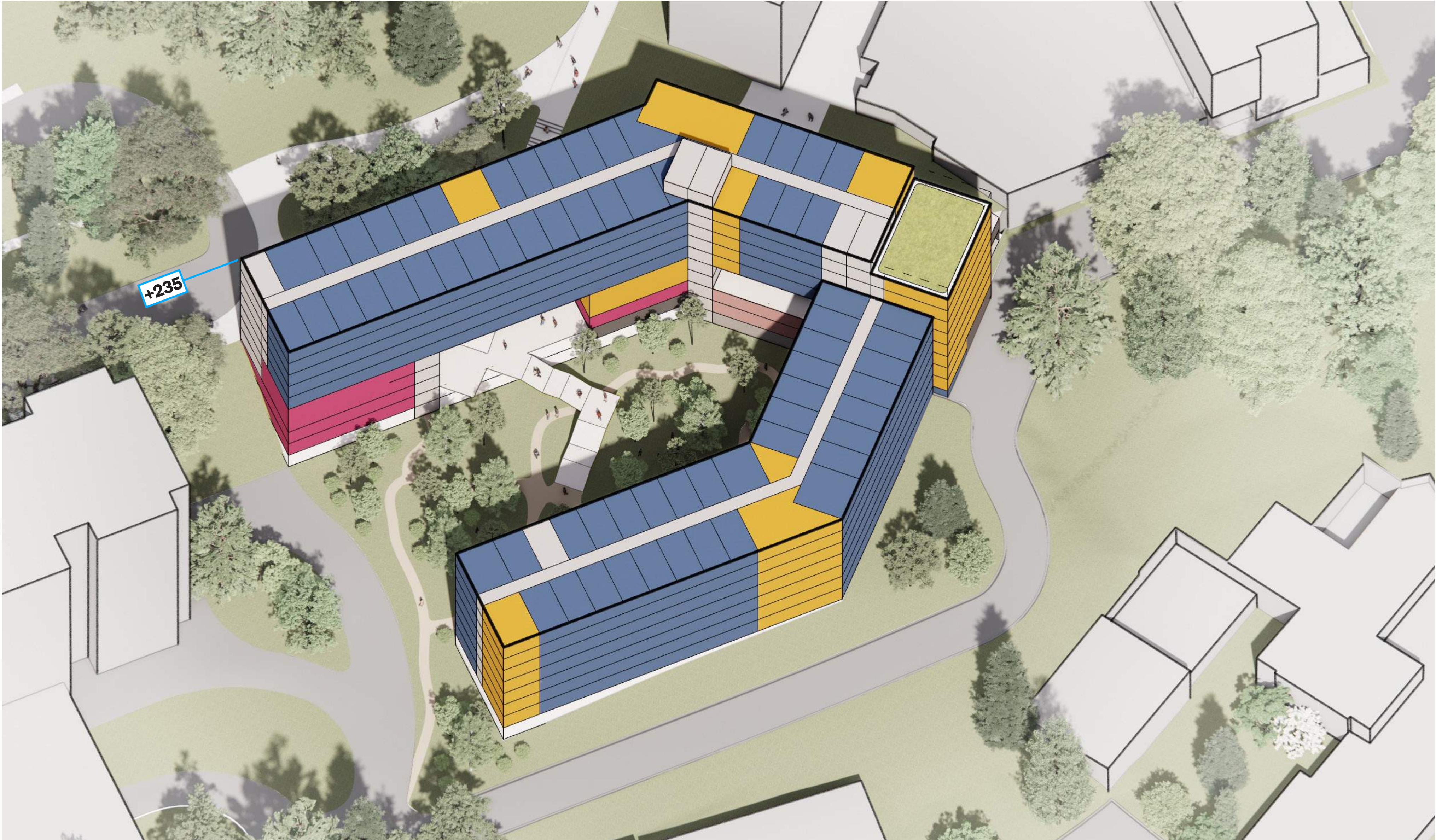
- Residential
- Residential Amenity
- Fitness & Wellness Center
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

b. Plan-Massing Stack: Levels 06, 07



- Residential
- Residential Amenity
- Fitness & Wellness Center
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

b. Plan-Massing Stack: Levels 08,09,10



- Residential
- Residential Amenity
- Fitness & Wellness Center
- Stair / Elevator / Back-of-House e.g. MDF/IDF, Recycling/Trash

c. Landscape: Key Principles and Campus Identity



Be in the Forest

Trees / Habitat / Forest Floor



Define and Complete the Midslope Path

Circulation / Meeting / Connecting

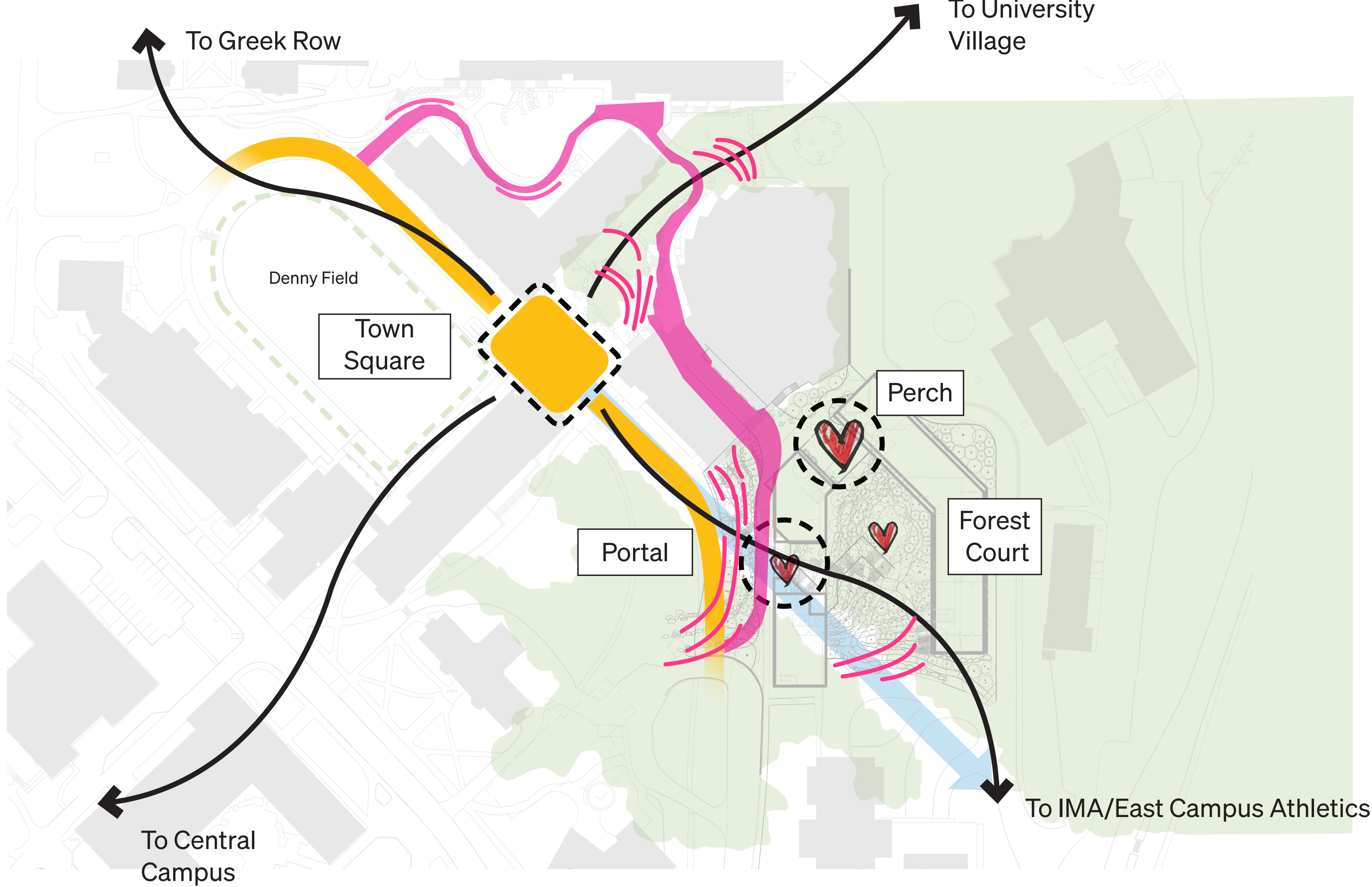


Connect to the Broader Landscape

Maximize the axial view / connection from North Campus to East Campus and beyond



c. Landscape: Campus Identity and Destinations



0 80'

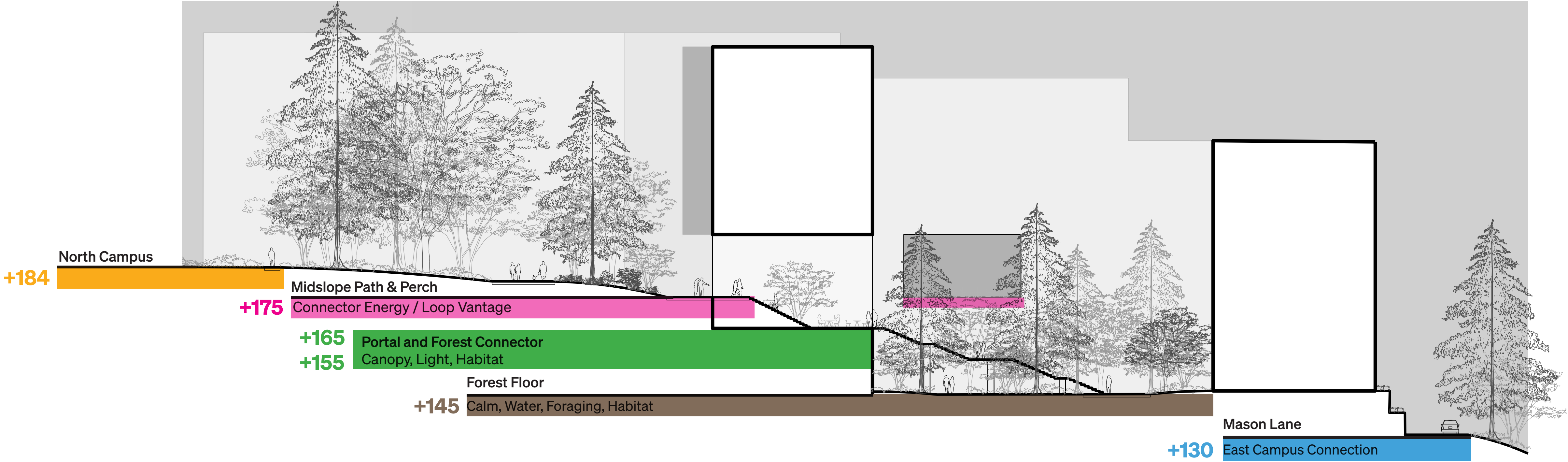
c. Landscape: Preliminary Plan and Site Diagram



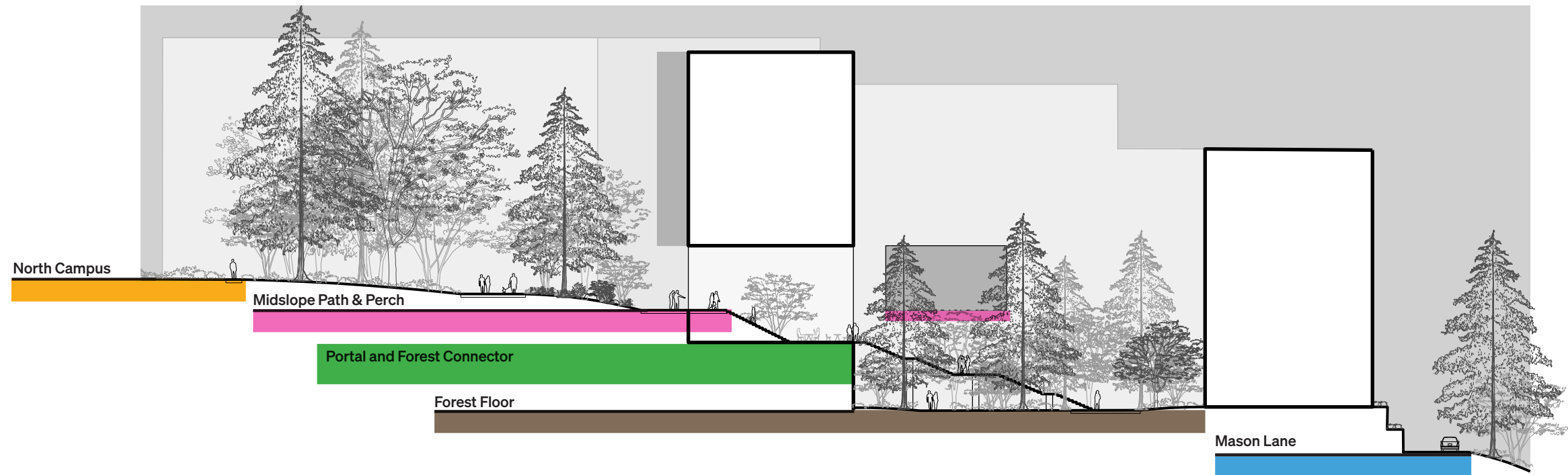
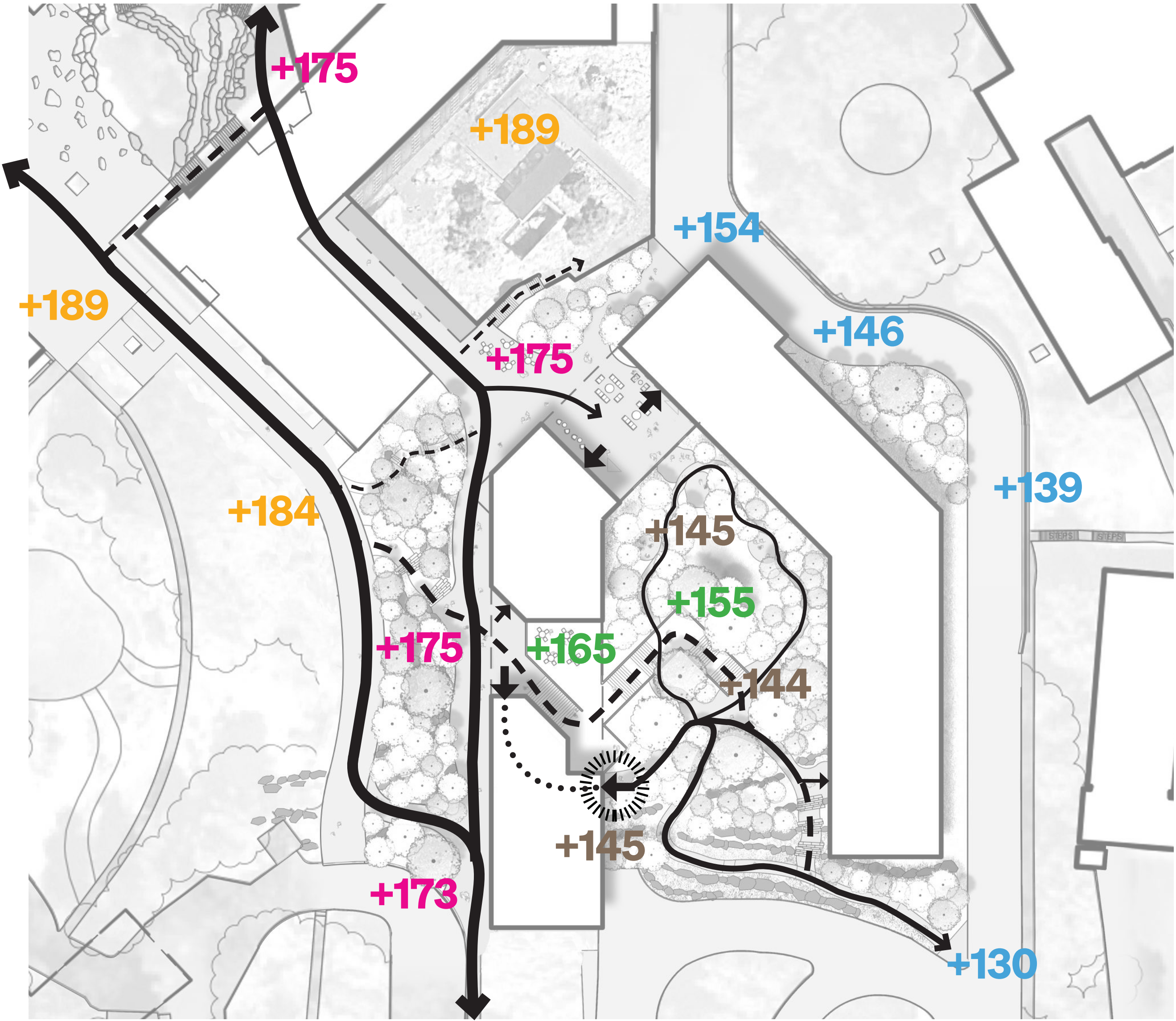
- North Campus Town Square/Urban Identity
- Midslope Path
- Haggett Hall Courtyard Connection





0 40'

c. Landscape: Sectional Datums and Identities



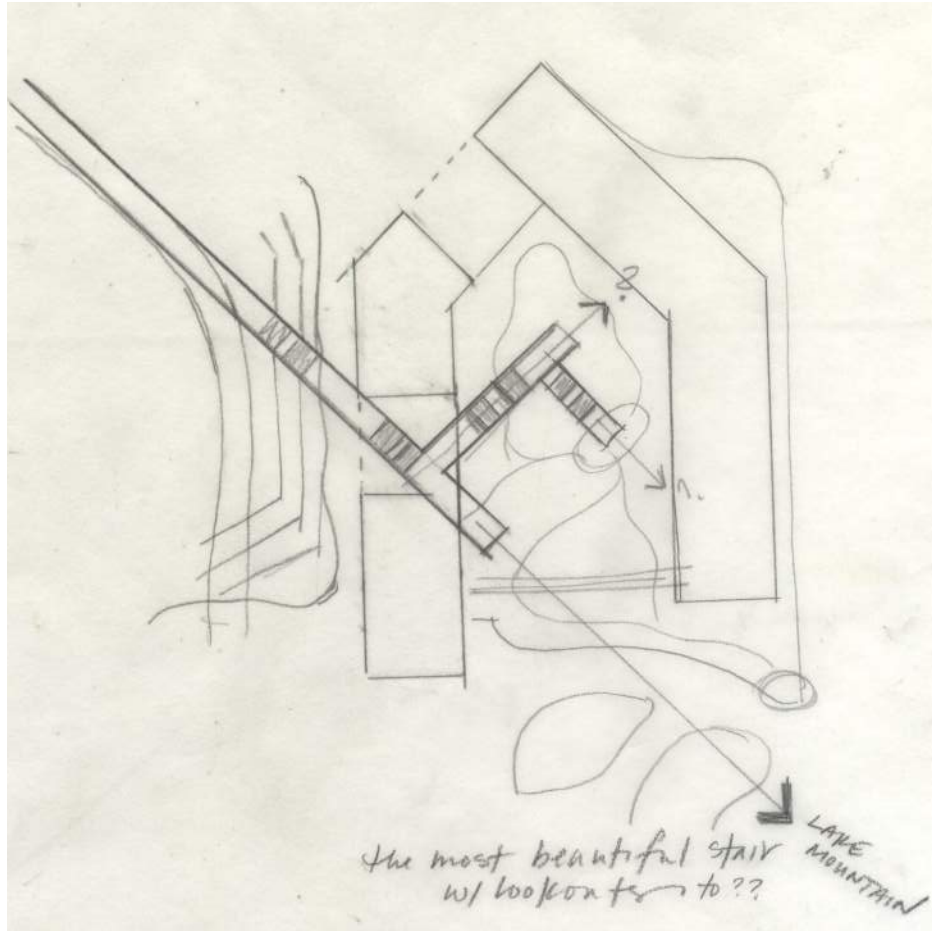
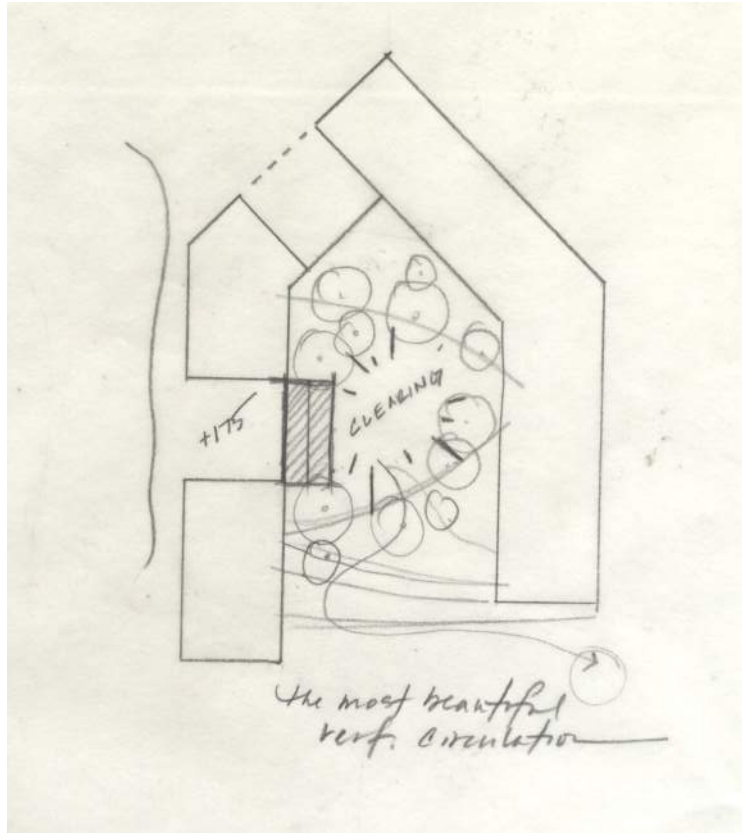
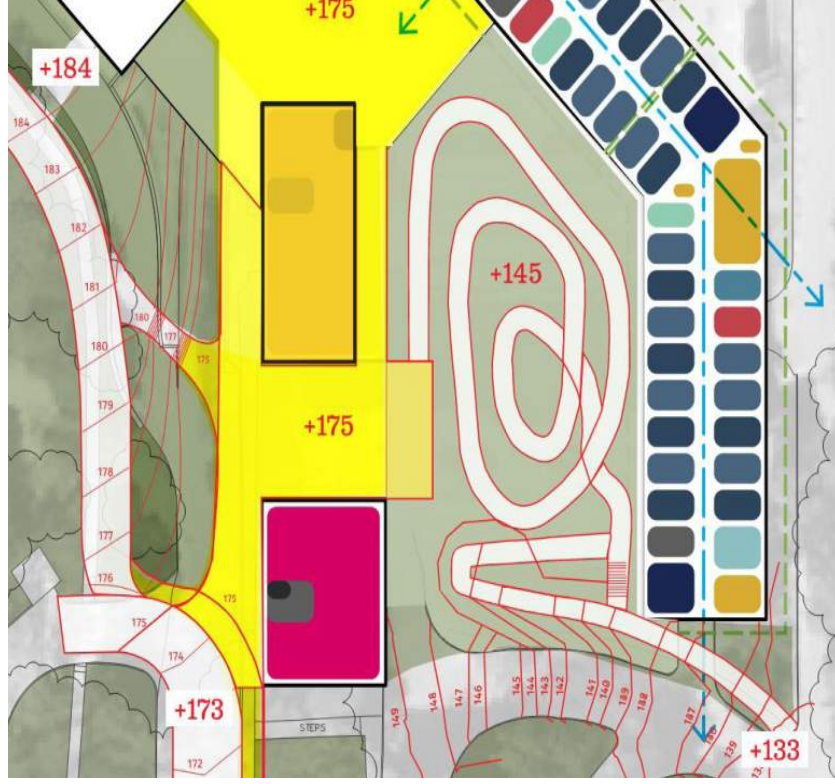
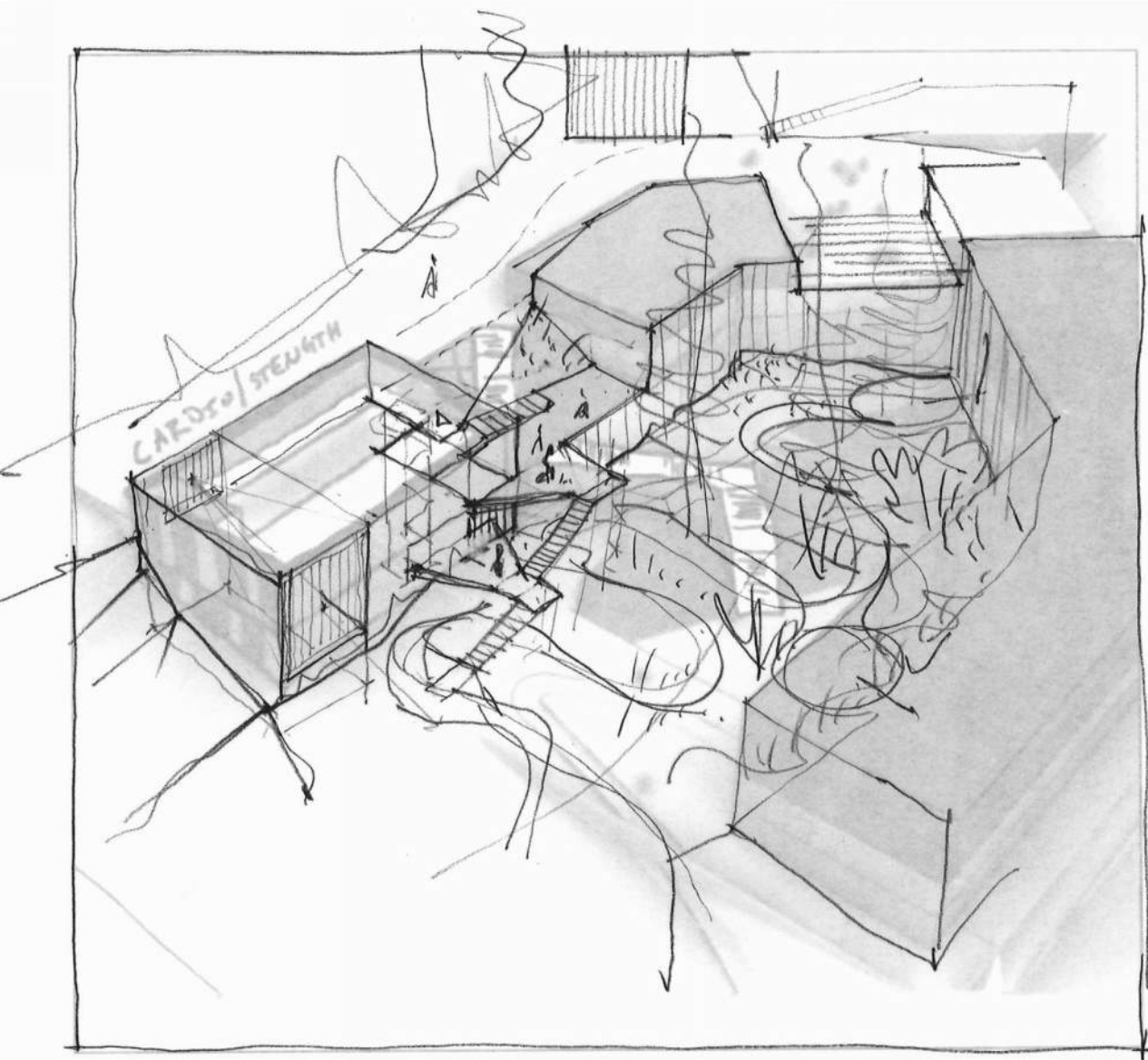
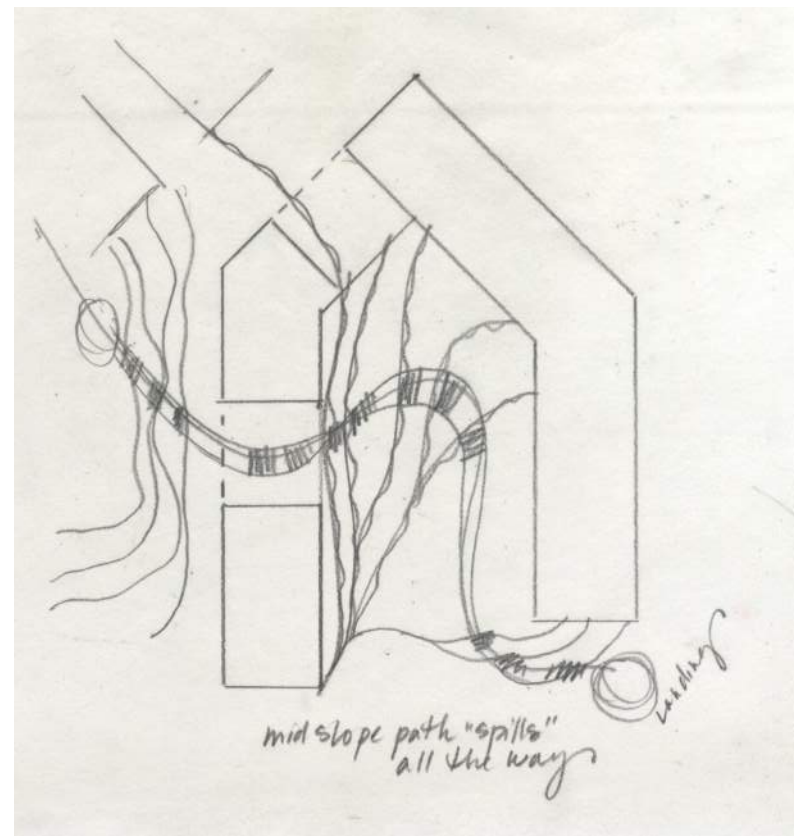
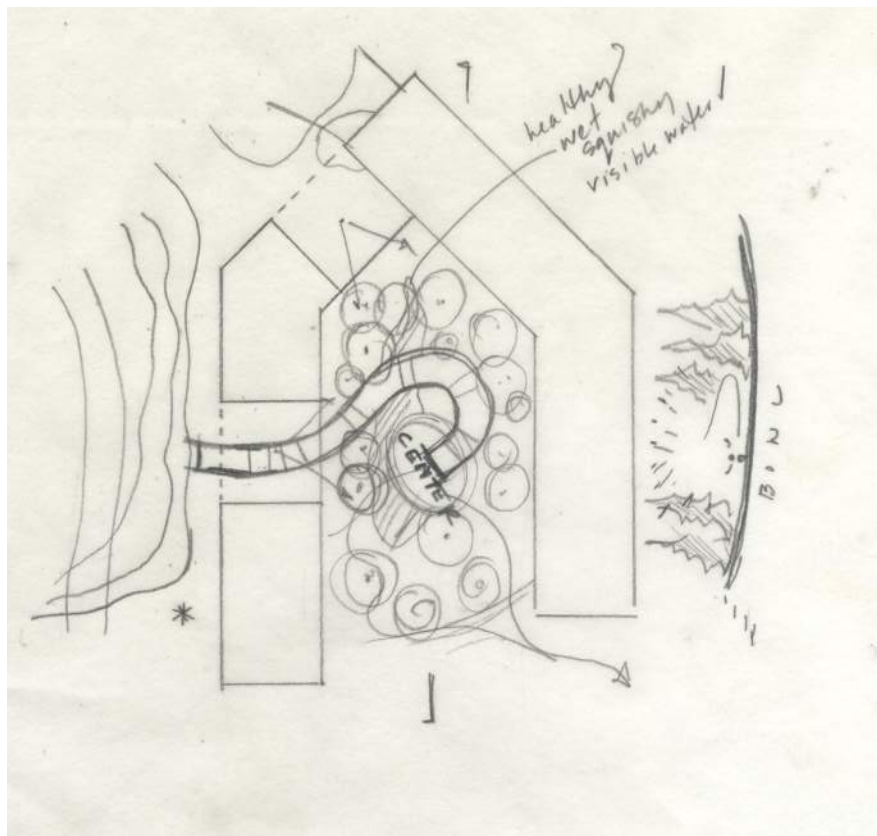
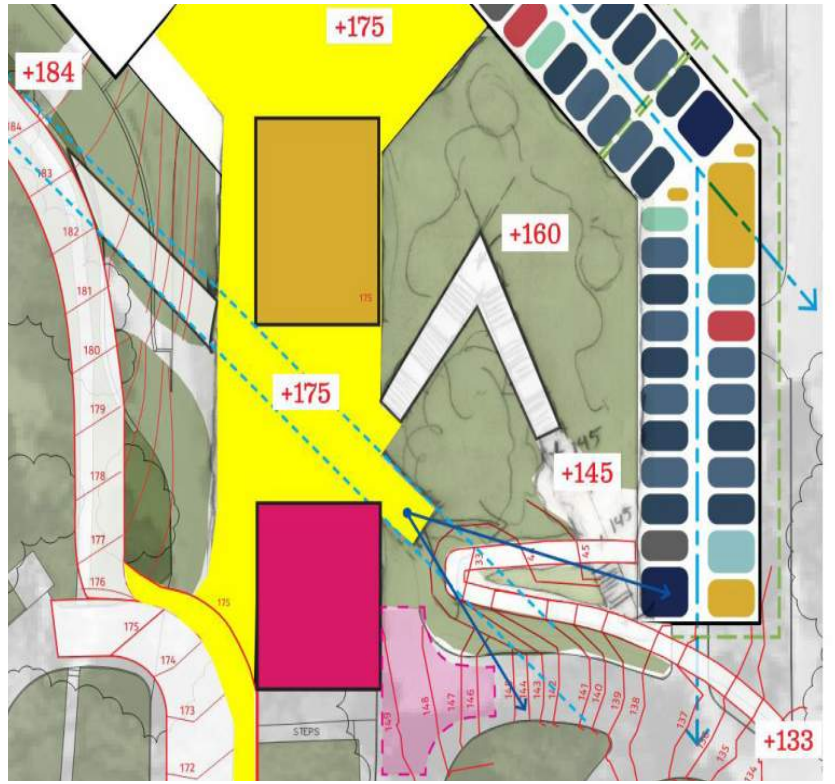
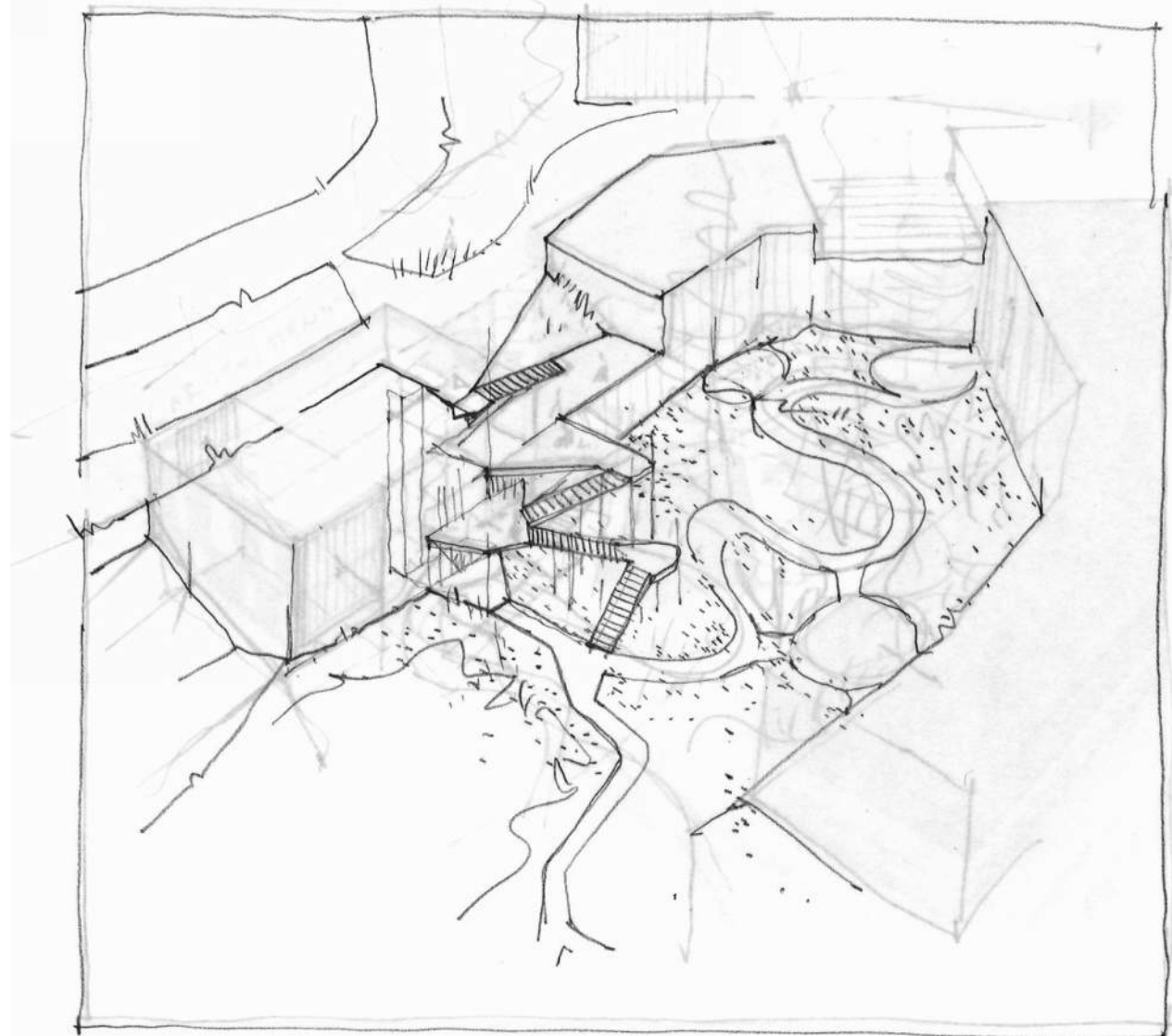
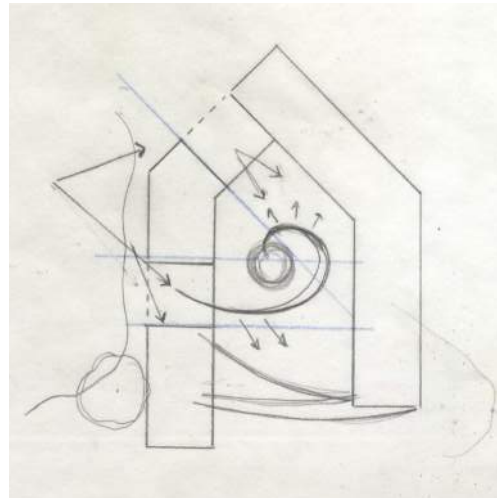
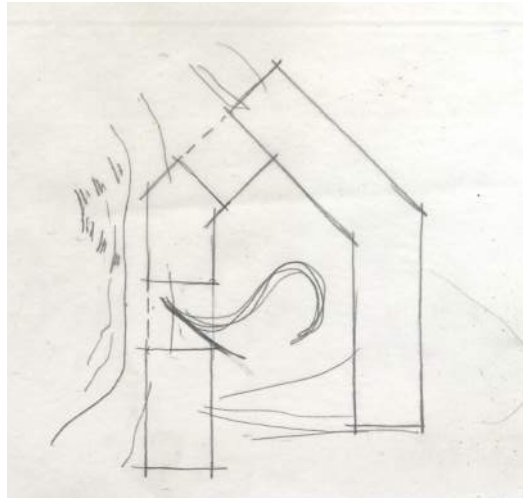
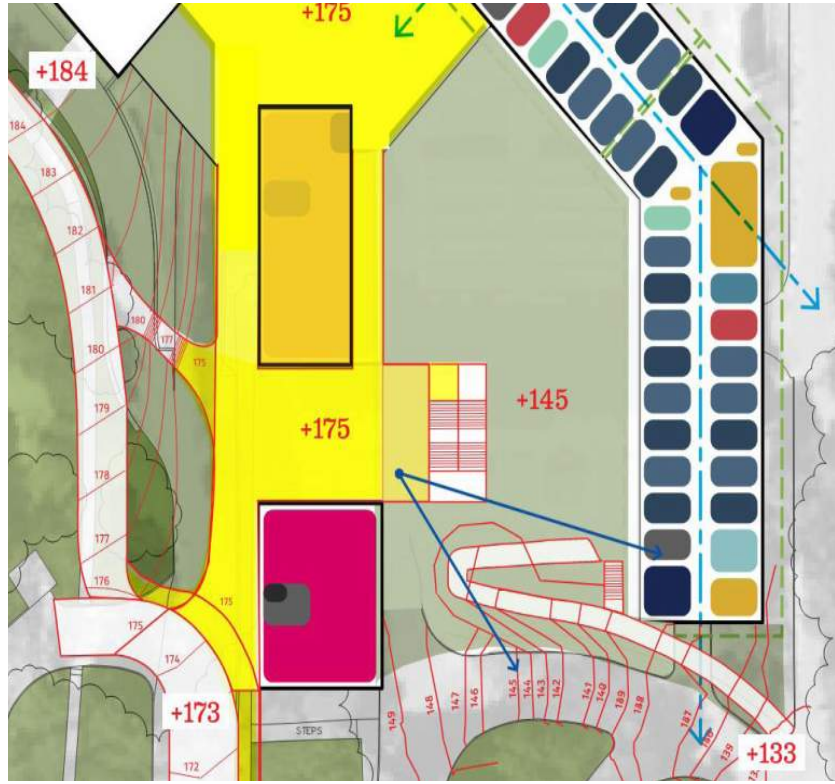
c. Landscape: Circulation and Access



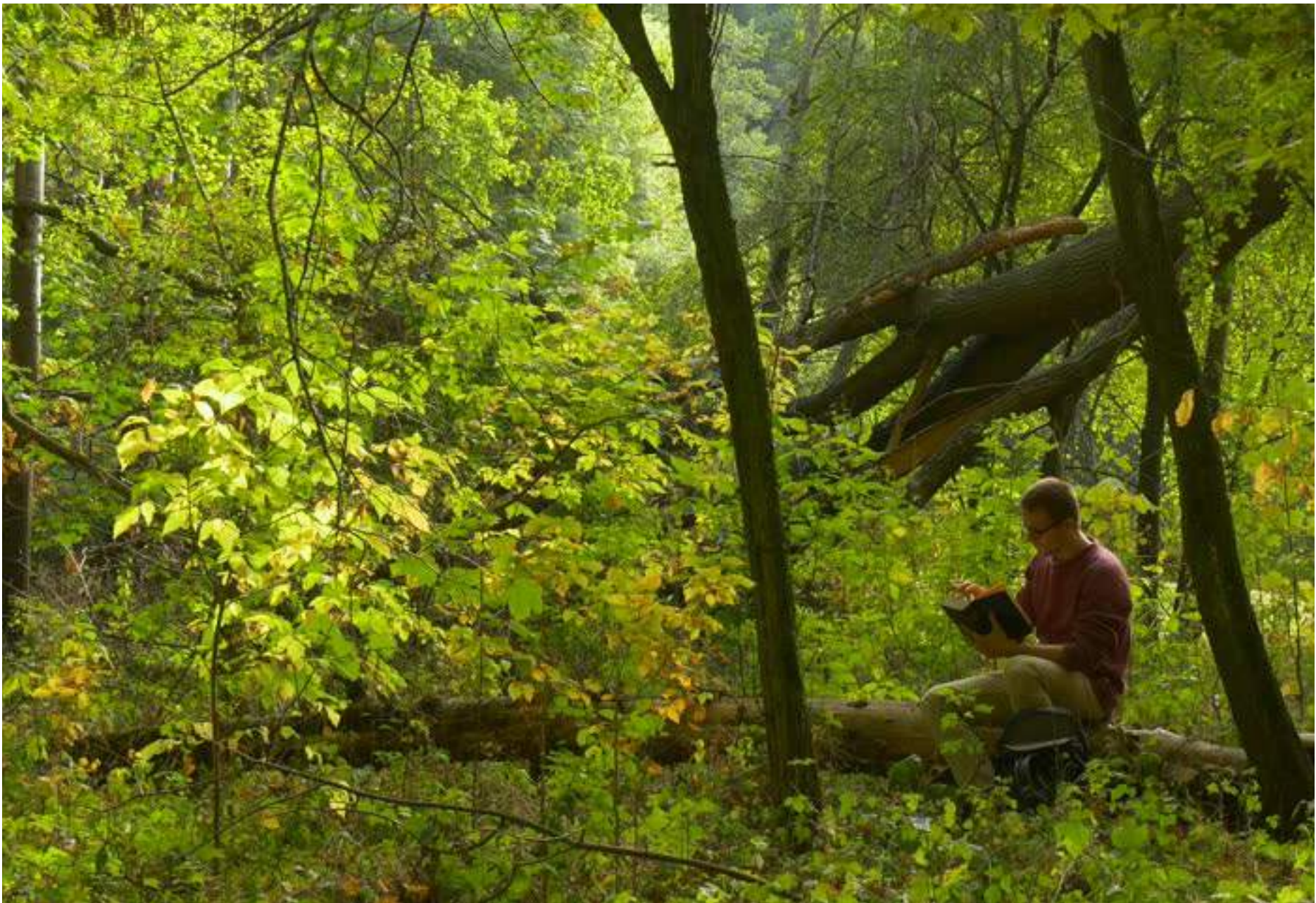
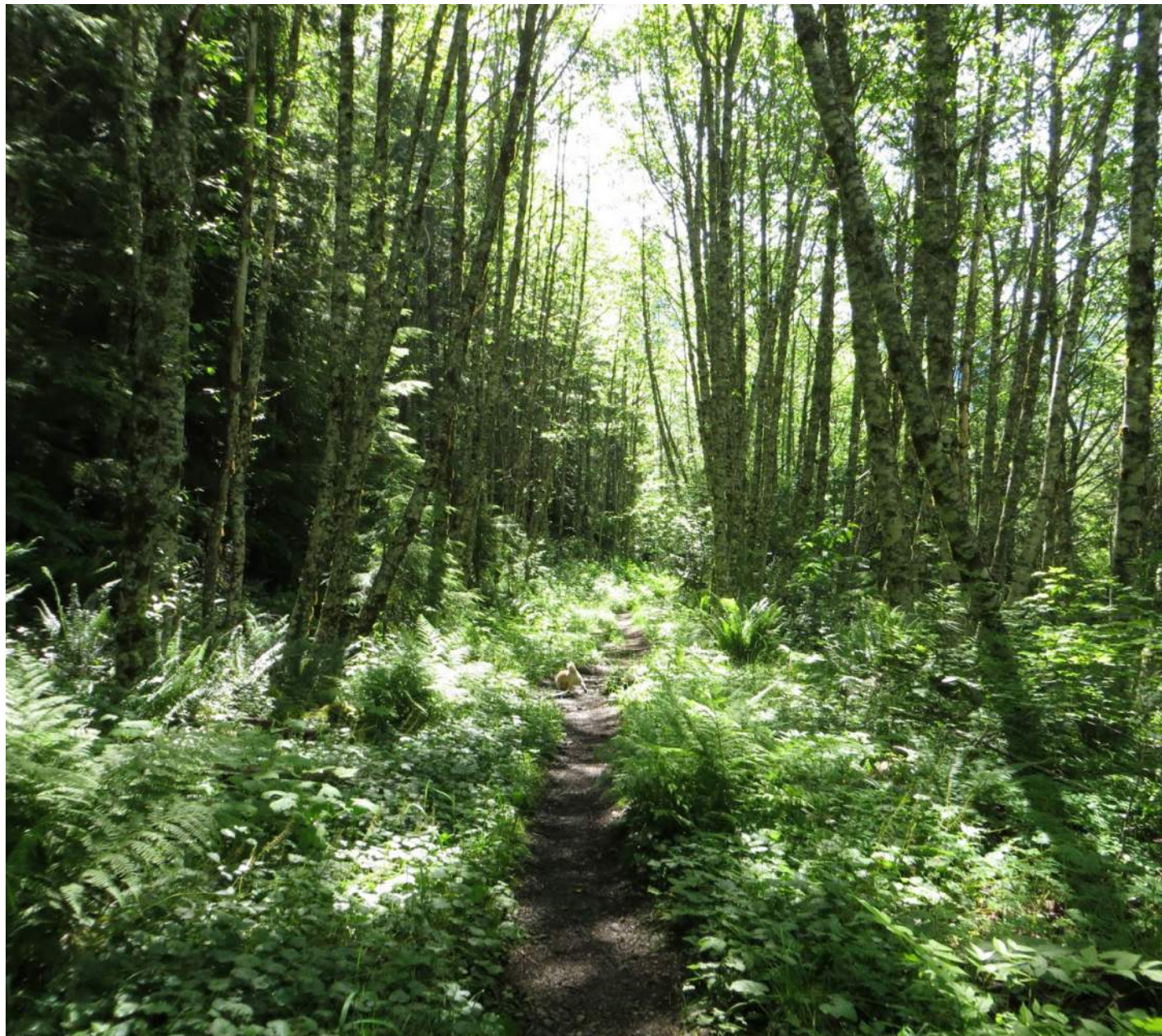
-  Accessible route
-  Route using stairs
-  Accessible route through building via elevator
-  Elevator

0 40'

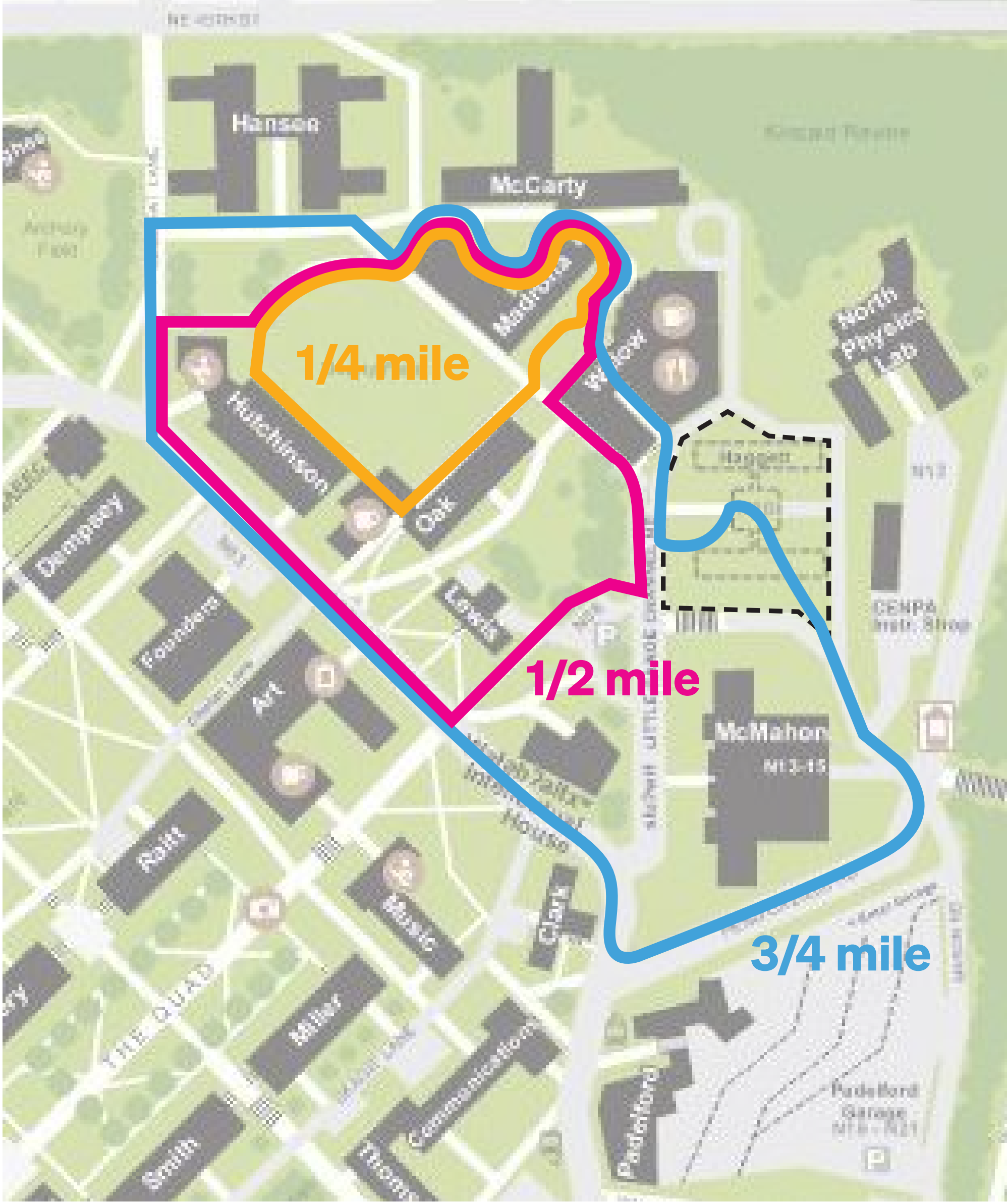
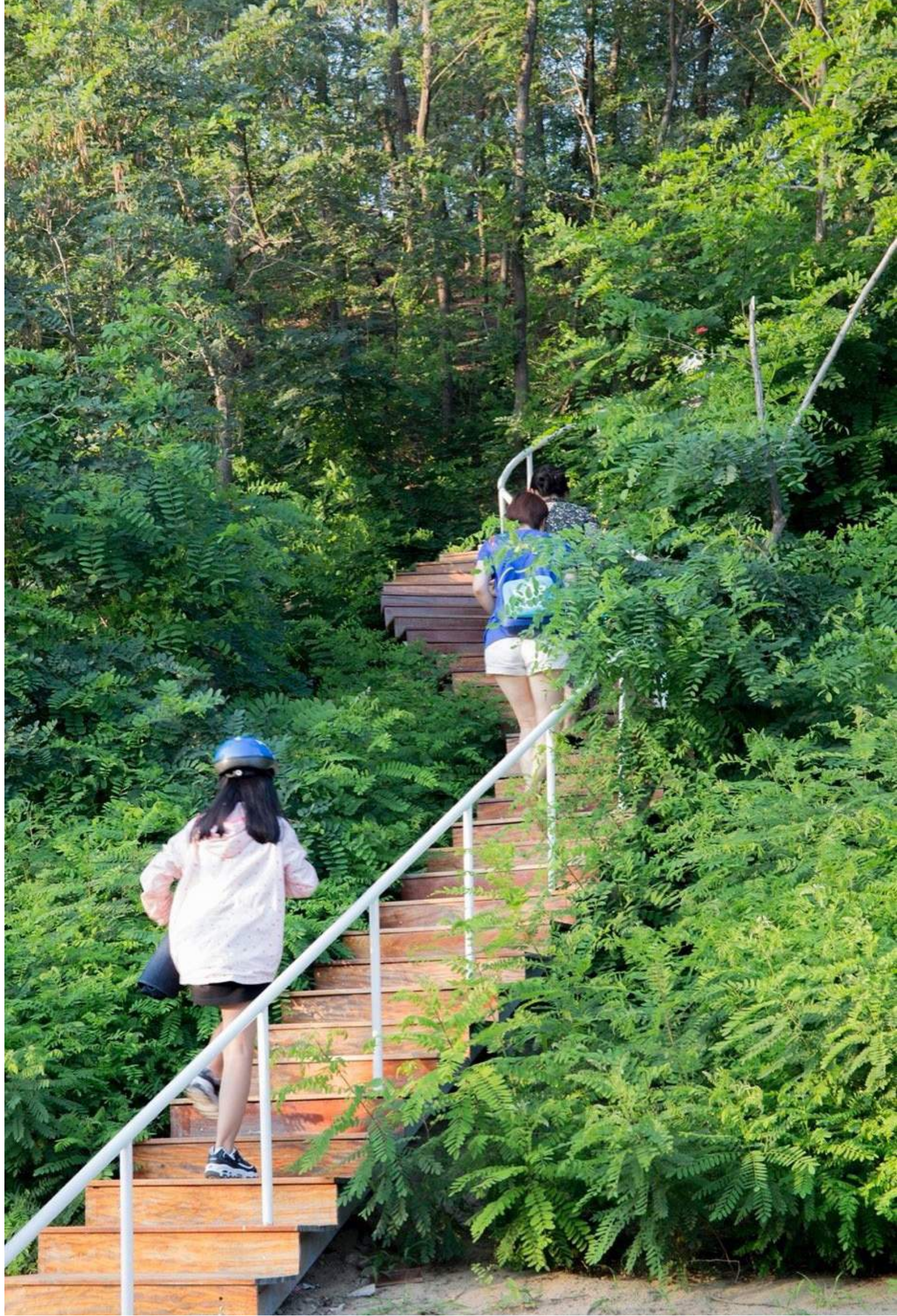
c. Landscape: Vertical Connection Iterations



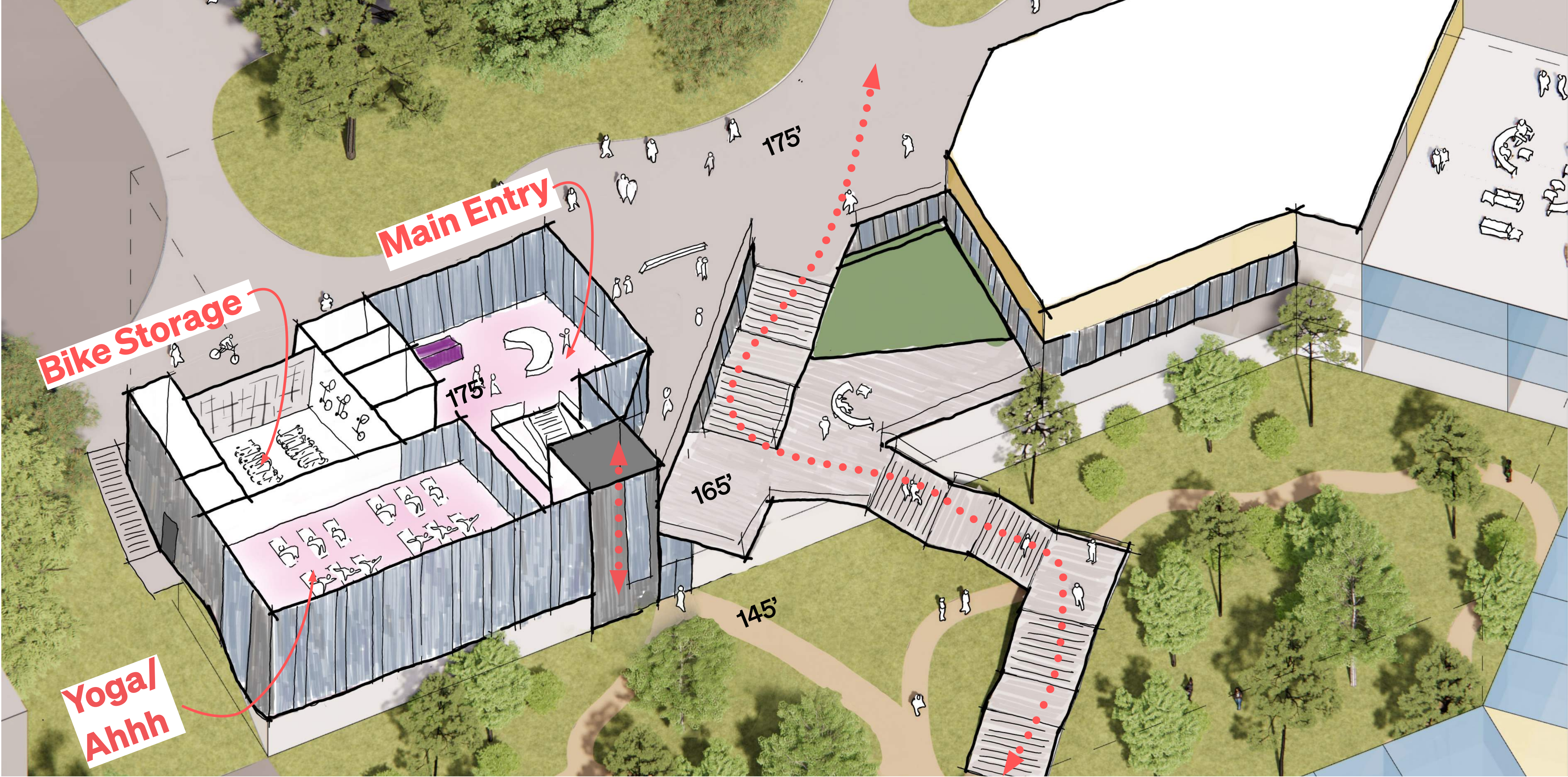
c. Landscape: Ecological Health + Wellness



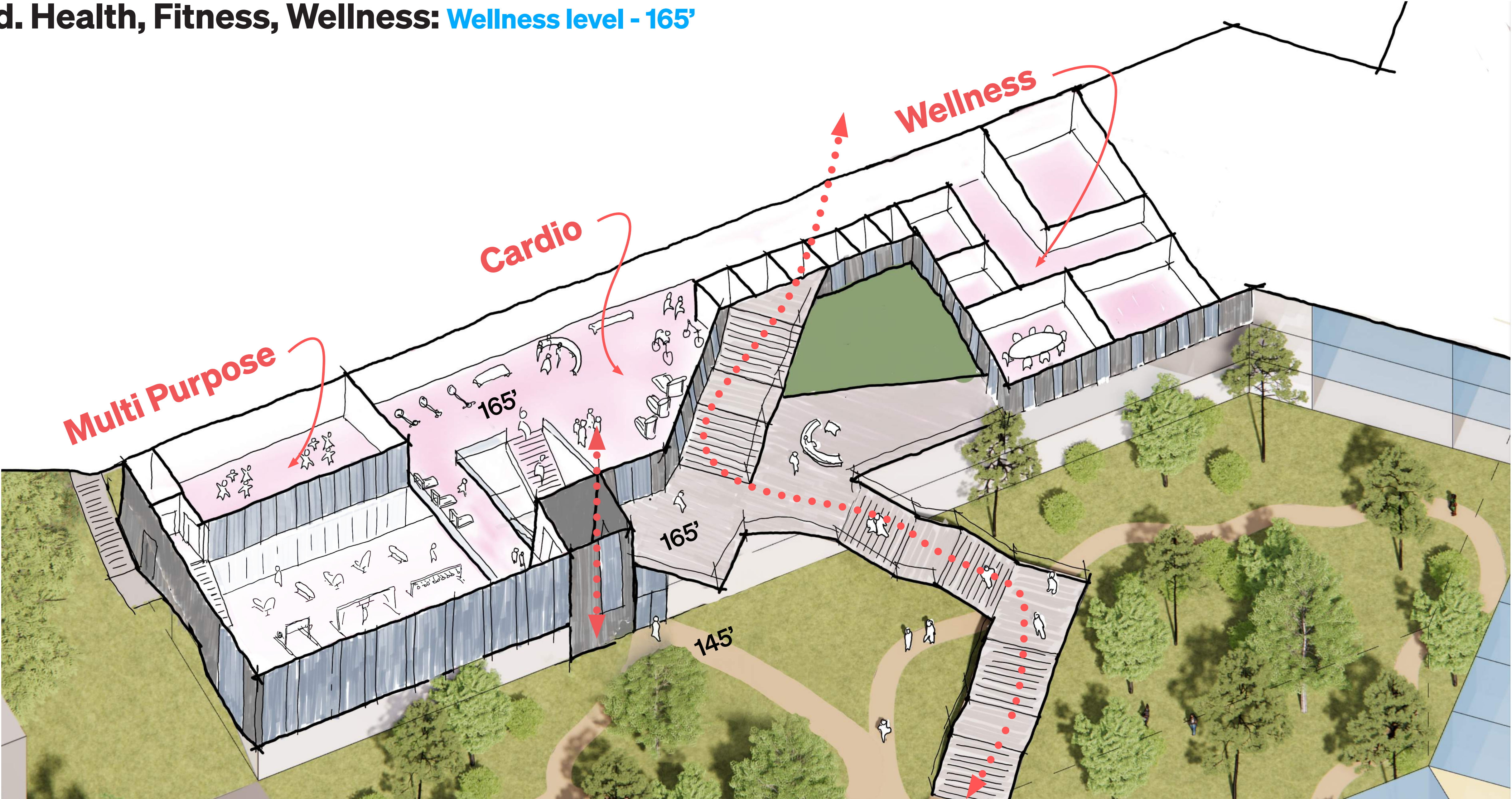
c. Landscape: Fitness + Courtyard and Stair



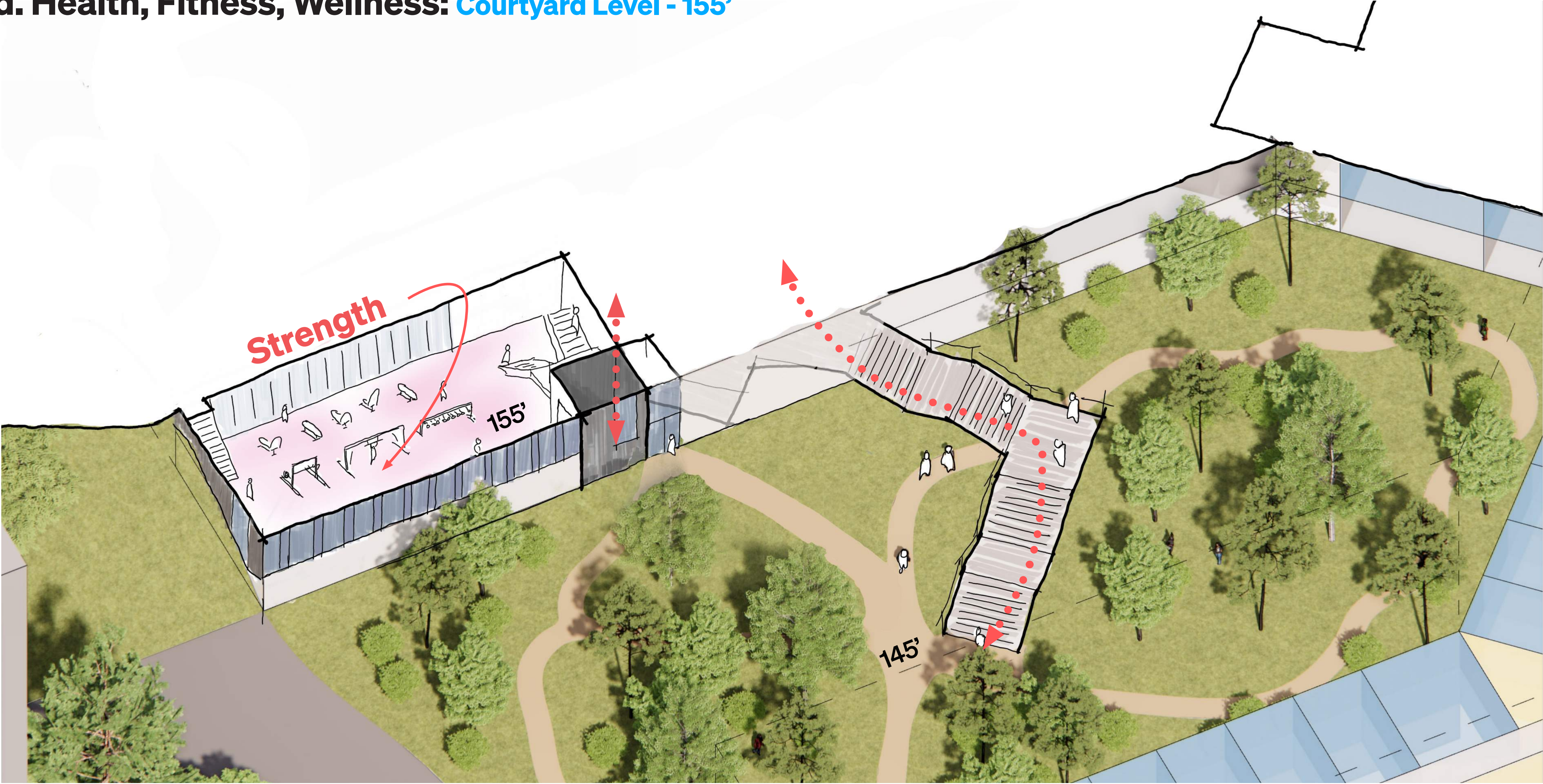
d. Health, Fitness, Wellness: Terrace level - 175'



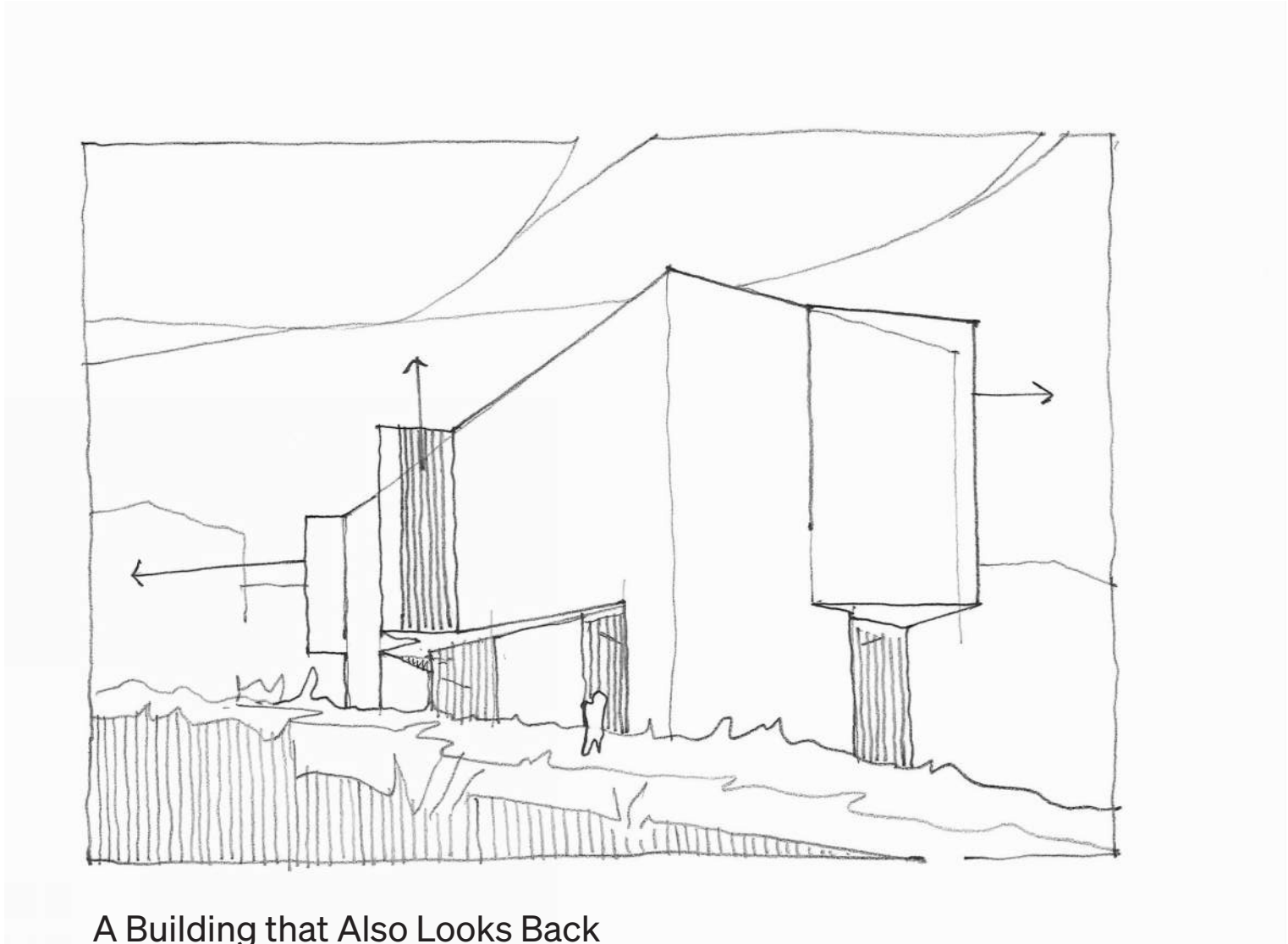
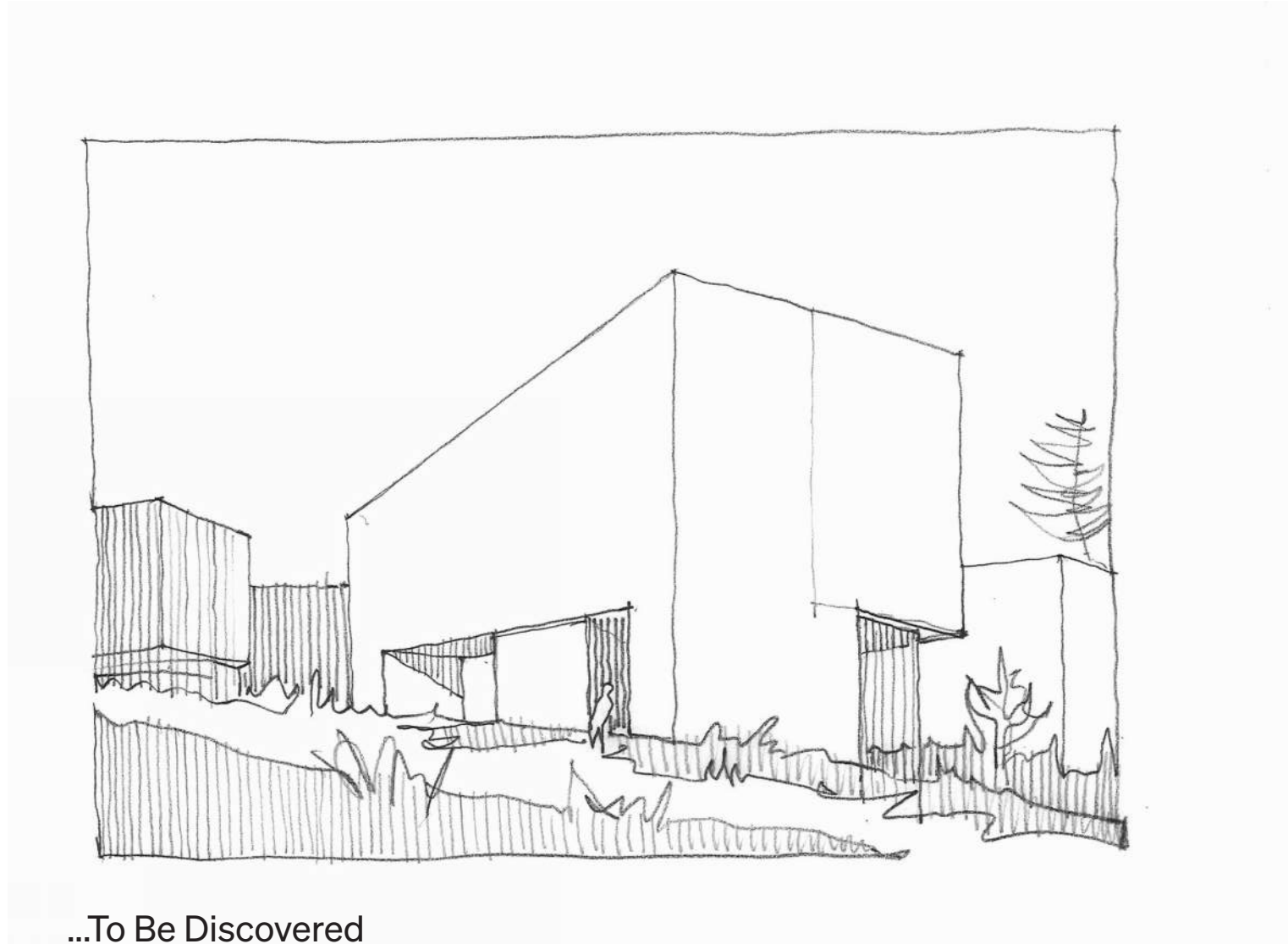
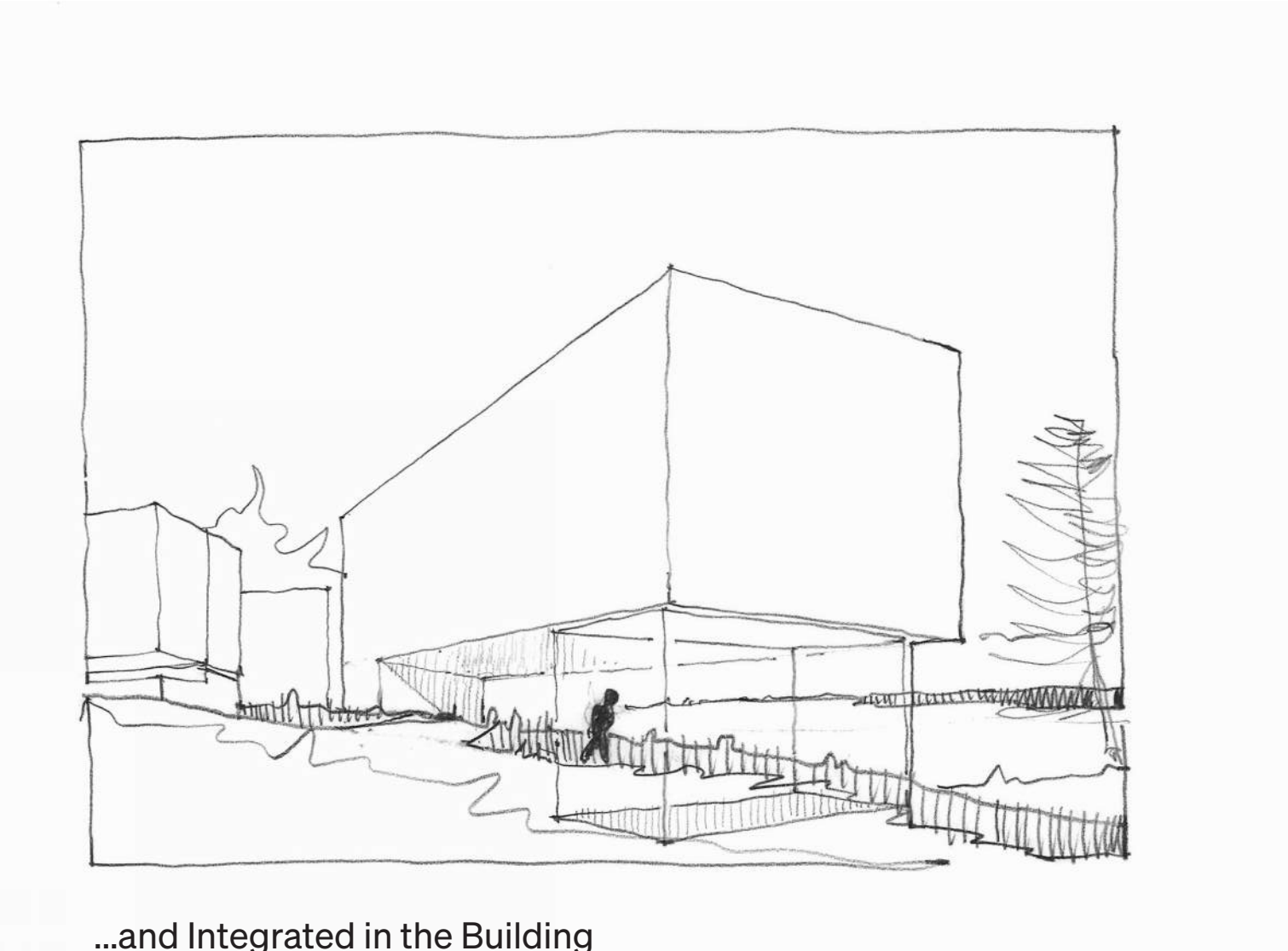
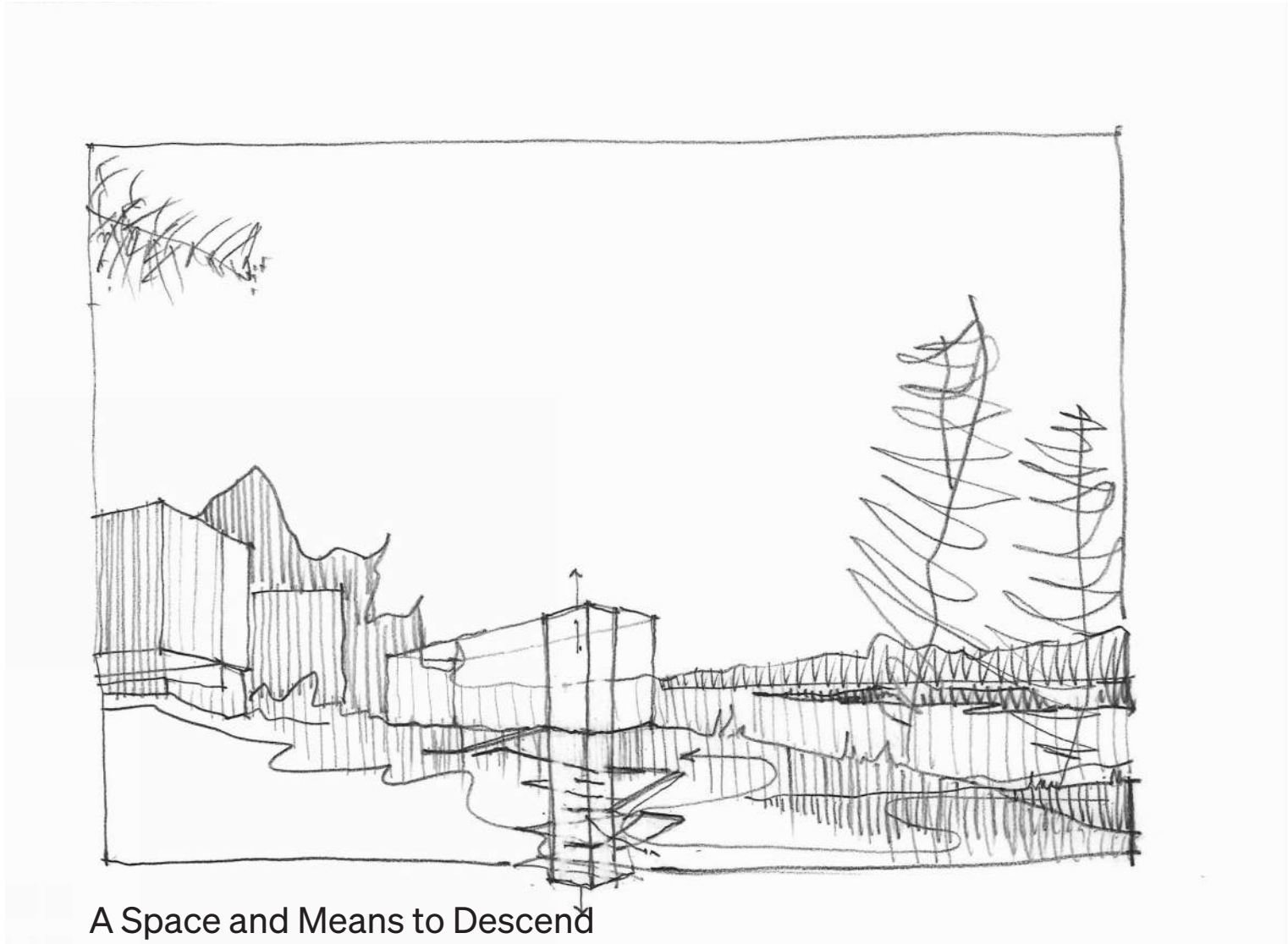
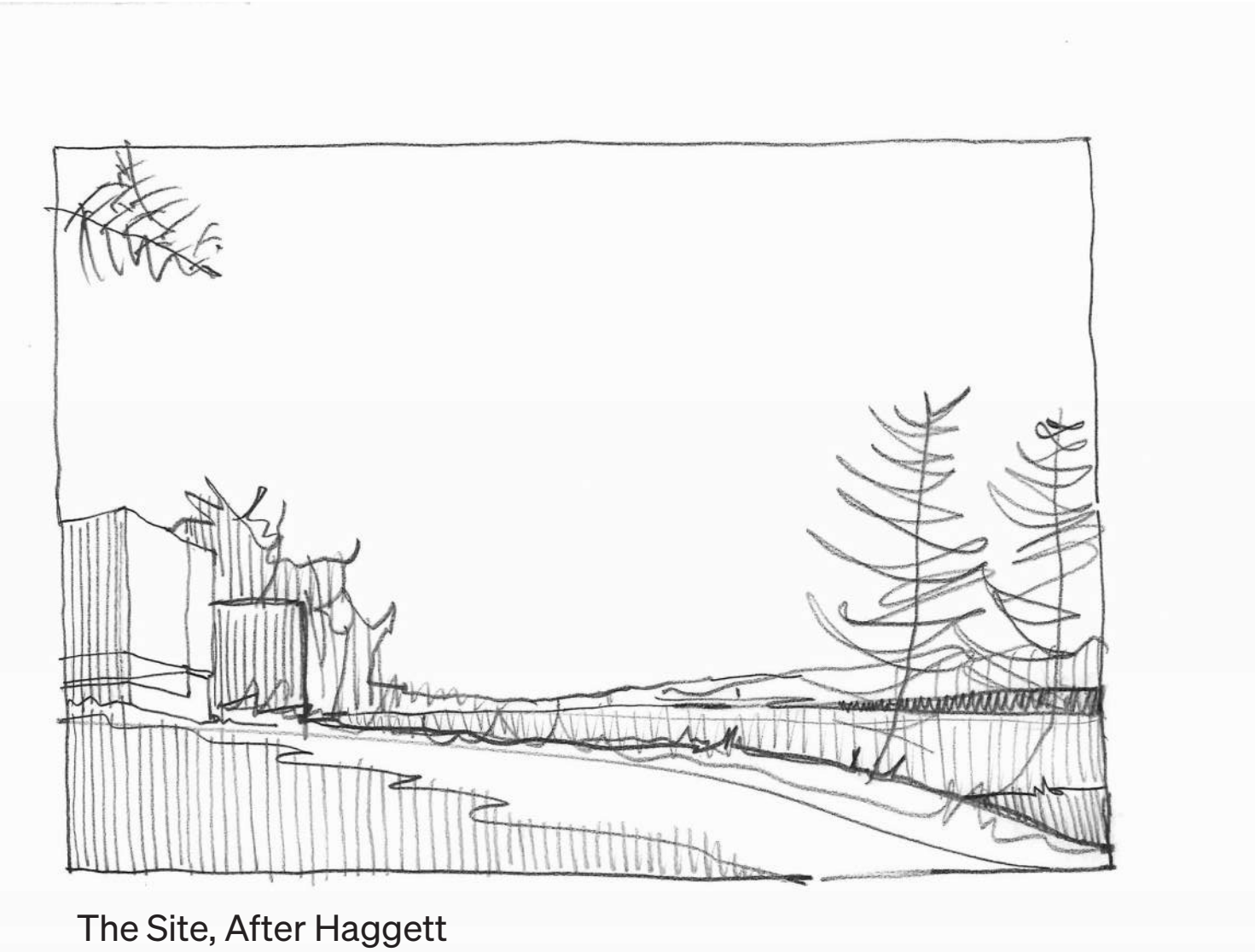
d. Health, Fitness, Wellness: **Wellness level - 165'**



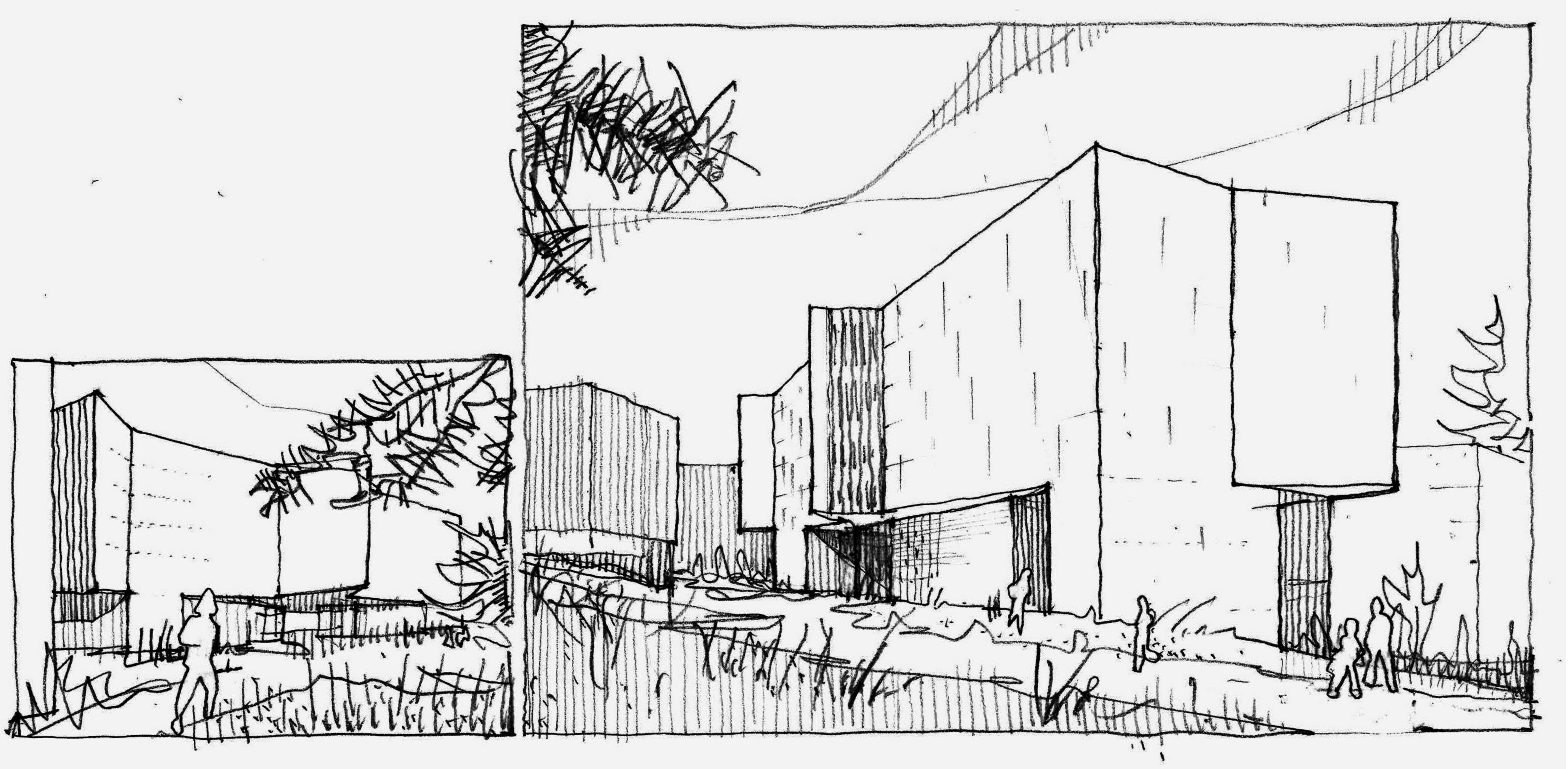
d. Health, Fitness, Wellness: Courtyard Level - 155'



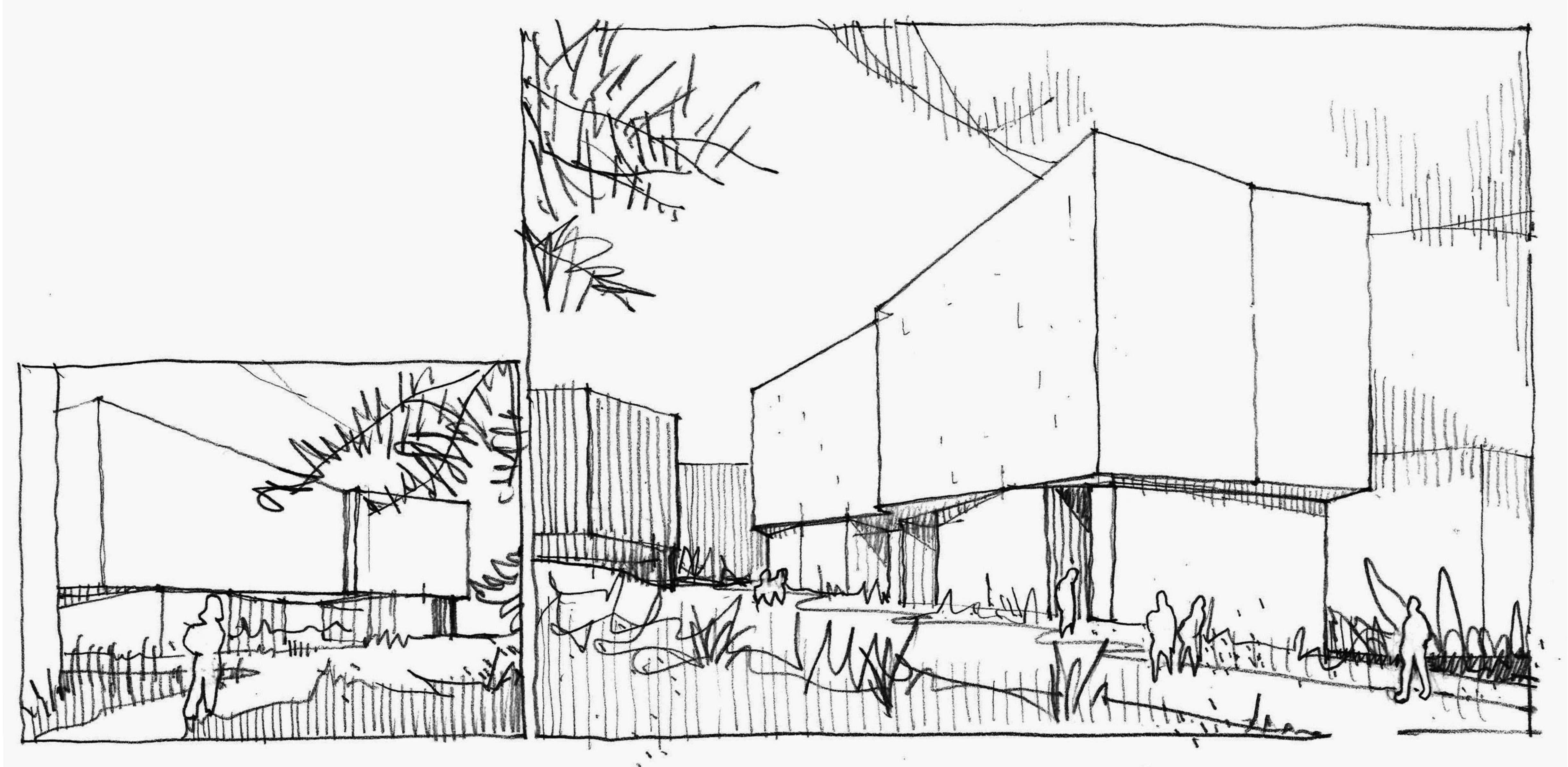
e. Approach to the Exterior: A Sequence



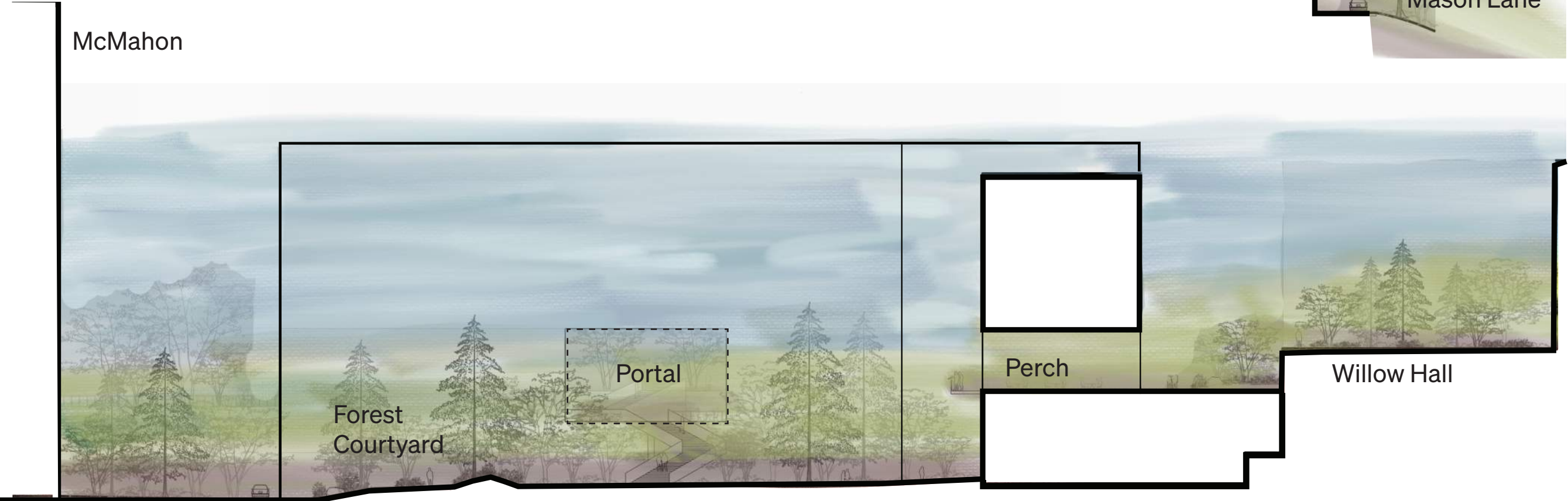
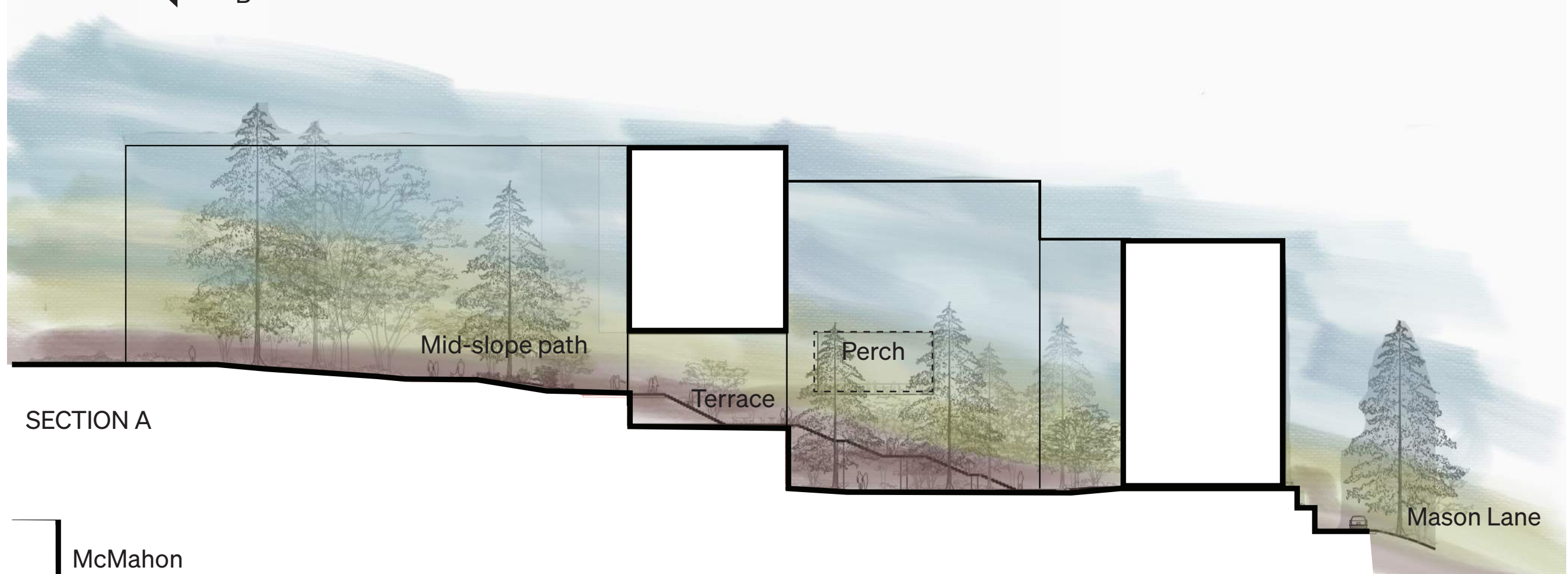
e. Approach to the Exterior: **Idea One - "Peek"**



e. Approach to the Exterior: **Idea Two - "Shift"**



e. Approach to the Exterior: Architectural Character

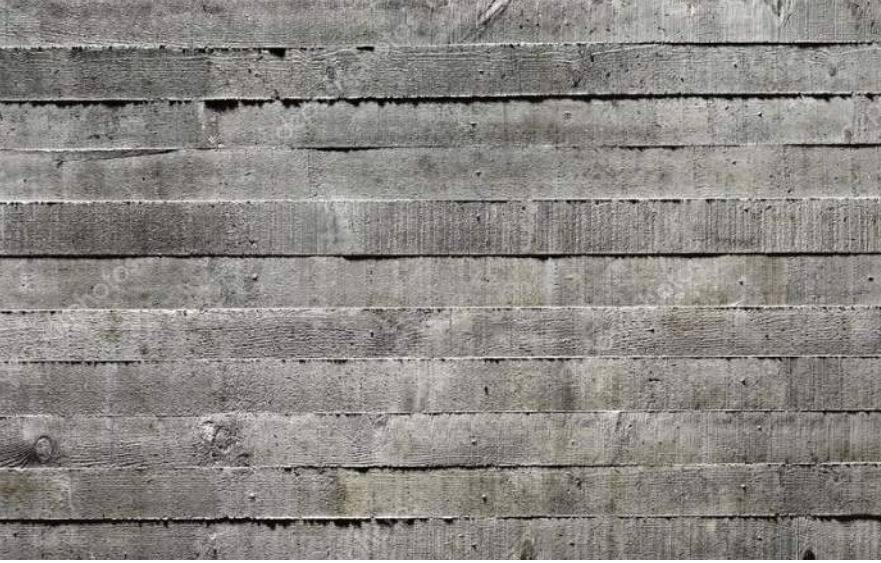
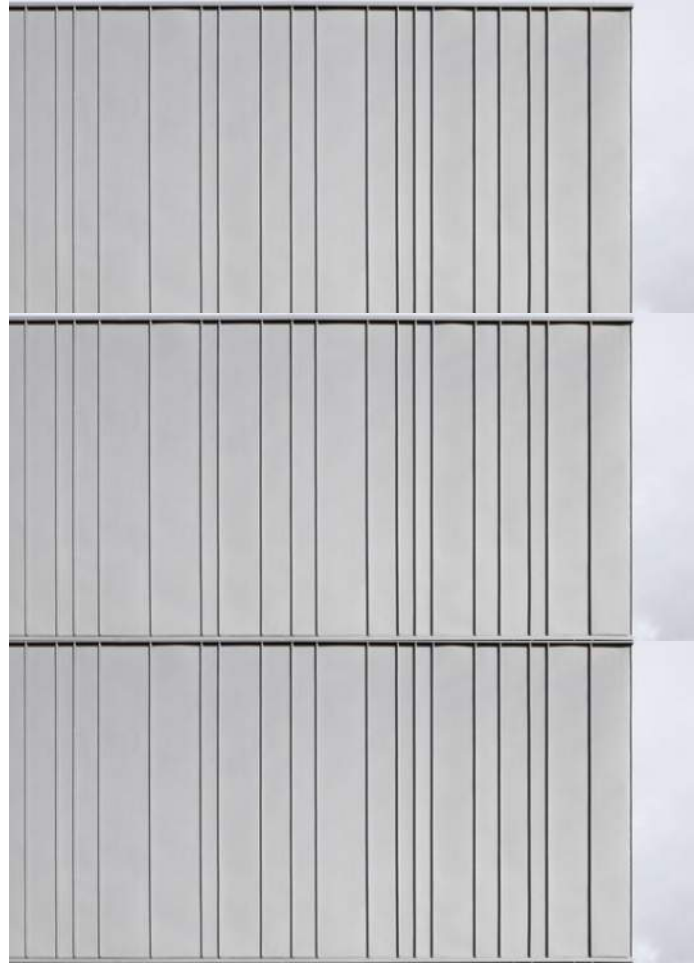


large field of view	above the tree line	
clear	consistent color	
direct sun on facade	rain	
dappled light	color change in leaves	
suseration	new growth in spring	
bird songs	bark	verticality
coolness under canopy	pooling water	
intimate	touching leaves, ferns, bark	
crinkling of leaves	small critters	

e. Approach to the Exterior: Architectural Character



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mahlum + TenBerke  **W**

DRAFT