

UW ARCHITECTURAL COMMISSION
Minutes Meeting

Monday, April 10, 2017
Magnolia Room, 22nd floor
UW Tower, 4333 Brooklyn Ave NE

Present

<input checked="" type="checkbox"/>	John Schaufelberger, Chair	Dean, College of Built Environments	Voting
<input checked="" type="checkbox"/>	Richard Christie, Vice Chair	Associate Professor, Electrical Engineering, College of Engineering	Voting
<input type="checkbox"/>	Linda Jewell	Partner, Freeman & Jewell	Voting
<input type="checkbox"/>	Andrea Leers	Principal, Leers Wienzapfel Associates	Voting
<input type="checkbox"/>	Cathy Simon	Design Principal, Perkins+Will	Voting
<input type="checkbox"/>	John Syvertsen	Chairman, Board of Regents, American Architectural Foundation	Voting
<input checked="" type="checkbox"/>	Riley Coughlan	Student Representative, College of Built Environments	Voting
<input checked="" type="checkbox"/>	Rebecca Barnes	University Architect, Ofc of the University Architect	Ex Officio
<input type="checkbox"/>	Charles Kennedy	Associate Vice President, Facilities Services	Ex Officio
<input checked="" type="checkbox"/>	Kristine Kenney	University Landscape Architect, Ofc of the University Architect	Ex Officio
<input checked="" type="checkbox"/>	Mike McCormick	Associate Vice President, Capital Planning & Development	Ex Officio
<input checked="" type="checkbox"/>	Jeff Scott	Executive Vice President, Finance and Administration	Ex Officio
<input checked="" type="checkbox"/>	LuAnn Stokke	Director Strategic Planning and Chief of Staff, Facilities Services	Guest

Chair of the Architectural Commission and Dean of the College of Built Environments, John Schaufelberger, called the meeting to order at 8:35 a.m. Project presentations were broadcast via web-based conferencing software and the UWAC website to those Commissioners and guests connected via Internet, with real-time discussion via telephone.

The meeting agenda was approved unanimously, as were the minutes of the September 26, 2016 Joint UWAC and ULAC meeting and the January 22 and 23, 2017 UWAC meetings. The Chair thanked graduating student representative Riley Coughlan for his year's conscientious service to the Commission.

UW Bothell + Cascadia College Master Plan

Requested Action: Update

Kristine Kenney, University Landscape Architect, OUA

Ruth Johnston, Vice Chancellor, Administration & Planning, UW Bothell

Overview:

The UW Bothell + Cascadia Campus Master Plan (CMP) will develop a shared vision for future growth for the co-located campus that will accommodate projected enrollment needs with considerations for space, infrastructure, mobility, financing options, and the campus setting.

The Campus Master Plan update was begun in June 2016, with the intent of establishing a new campus zone within the City of Bothell's Comprehensive Plan and Land Use Code. The master plan will address future growth of the co-located campus including: future development sites, parking, campus infrastructure, campus housing, future acquisition goals, and connections to downtown Bothell. In addition, the campus will conduct an Environmental Impact Statement on the campus master plan.

The CMP is envisioned as a 20-year plan, forecasting 10,000 combined student FTE (6,000 UW Bothell / 4,000 Cascadia College). Based on benchmark data for GSF/FTE, the campus will be requesting a growth allowance of 1.1 million net new GSF over the life of the plan and an additional 1,900 parking stalls.

After approval by the UW Board of Regents, Cascadia College Board of Trustees, and the Bothell City Council, the Campus Master Plan will be incorporated into a Development Agreement with the City of Bothell, which will establish the standards and

authorizations for future development on campus. The anticipated schedule for completion of the CMP and all approvals is late summer/early fall 2017.

Project Budget	\$959,640
Schedule	
Planning	June 2016 – September 2017
EIS	January 2017 – June 2017

Comments:

- Topography-based expansion is the most logical, coordinating well with several of the transit options and integrating with the view corridors, while not sacrificing density.
- Conserve existing large trees, particularly in siting surface parking lots.
- Aggregate the identified development zones in terms of the preferred growth scheme into north, central and south development areas, to maximize the square footage request and future flexibility.
- While both institutions have a strong desire to retain their own identities, both UW Bothell and Cascadia College would welcome the opportunity to leverage the partnership of the physical campus in terms of student and faculty interaction.

University District Station Building

Requested Action: Briefing

Todd Timberlake, Chief Real Estate Officer, UWRE

Overview:

The Sound Transit Light Rail U District Station is currently under construction on Brooklyn Ave NE between NE 45th and NE 43rd streets. Through a series of complicated real estate negotiations, the University owns the air rights over the U-District Station. The site measures 37,050 square feet. The sub-structure, being constructed by Sound Transit, is designed to support a high-rise commercial building. The University is studying the possibilities for a commercial or mixed-occupancy building on this site in anticipation of the re-zone, currently under consideration by the City for the site and the U-District, at large. The University has agreed to make best efforts to complete a building simultaneously with the station, opening in early 2021.

Comments:

- Brooklyn Avenue North is envisioned as a major pedestrian thoroughfare.
- Preliminary financial exercises are being conducted at present. After a deal has been struck and building design progresses, updates will be brought to the Commission for review and comment. Earlier Sound Transit streetscape renderings will be provided for reference.

Population Health Facility Site Selection

Requested Action: Information

Steve Tatge, Executive Director, Major Capital Projects, CPD

Jeannie Natta, Project Manager, CPD

Lyndsey Cameron, Principal Architectural Associate, OUA

David M. Anderson, Chair, Project Executive Committee

Overview:

The Population Health Facility will serve as a powerful catalyst for the University's new Population Health Initiative and be an idea laboratory and collaboration incubator. The facility will house the Institute for Health Metrics and Evaluation, the Department of Global Health, and elements of the School of Public Health, all of which will greatly benefit from closer proximity. The facility will also provide central gathering spaces for faculty, students, staff, partners, and visitors from a wide range of disciplines across campus, the region, the nation, and the world to address important global health concerns. The Project will be delivered via Integrated Design-Build method. Site selection continues during the project definition phase, and the project team has supplied the University leadership with all pertinent information and the matter will go before the Board of Regents in May. If site A2 is selected, the design development will continue during the 2018 Campus Master Plan (CMP) approval process and a pause may occur before construction. The completion

of the project will also be delayed for 9 to 15 months, depending on the timing of the approval of the 2018 CMP. The project team is working closely with the 2018 CMP team to analyze the schedule variables and mitigate the risks of the schedule delay.

Project Budget	\$230,000,000
Project Schedule*	
EIS	September 2016 – April 2017
Site Selection	September 2016 – April 2017
Design	February 2017 – June 2018
Construction	May 2018 – May 2020
Closeout	May 2020 – October 2020

*May be adjusted based upon site selection.

Comments:

- Site selection options are currently under discussion between the University leadership and the donor.

North Campus Housing Phase IV(b): Oak and Haggett Halls

Requested Action: Predesign Update

Jon Lebo, Director, Major Capital Projects, CPD

Shane Ruegamer, Project Manager, CPD

Pam Schreiber, Director, Housing & Food Services

Rob Lubin, Associate Director, Housing & Food Services

Overview:

The North Campus Student Housing will revitalize the northeast campus precinct with new student housing and landscape improvements. The changes developed in Phase IV(a) along with Phase IV(b) will create a new character for this part of the campus that retains the woodland nature of the existing area, while better serving connections within and to the broader campus.

Phase IV(a) replaces McCarty Hall with three new buildings, with occupancy planned for the start of Autumn Quarter 2018. The buildings will feature two floors of concrete construction with 5 floors of wood frame construction on top. The three new buildings will have approximately 1,800 beds.

A new dining facility in Building D will replace the dining currently located in McMahan Hall, supporting the North Campus area. Other amenity program spaces include the regional desk, fitness center, and learning resource center. The new resident halls will have a variety of room types for 2, 3, and 4 persons as well as suites with private bathrooms and floors with shared bathrooms.

Landscape improvements include new internal courtyards, a central urban plaza, new pedestrian access enhancing circulation between residential buildings, interconnections to the campus community, open spaces for passive and active recreational uses, and the relocation of a portion of Whitman Court road.

Phase IV(b) proposes to demolish existing Haggett Hall and construct two new buildings, identified as Oak and Haggett Halls. The project will also reconstruct Denny Field as an artificial surface all-season field with lights. Similarly to Phase IV(a), the new student residence halls will feature 1-3 floors of concrete construction with 4-5 floors of wood frame construction above. Combined, the new buildings will have approximately 1,050 beds in a variety of room types for 2, 3, and 4 persons with *en-suite* bathrooms.

The buildings will include lounges, community space, study rooms, regional amenities including games areas, student services, and a “great room” with a capacity for a 300-person banquet configuration. Fifty to seventy-two parking spaces will be located below Haggett Hall. Other work includes landscape, underground utilities, and street improvements to Whitman Court.

- Construction bidding on Phase IV(a), reflecting current Seattle market conditions, has resulted in budget considerations of \$15 million; using this pricing to inform the budget for Phase IV(b) results in a shortfall of an additional \$15 million. The project team has devised multiple rebidding strategies for Phase IV(b) to bring the budget back on track, including carrying forward the architectural revisions from Phase IV(a) into IV(b) to realize similar savings.

. Architectural revisions in the siding and canopies are being explored, as well.

Revisions to Phase IV(b) include the deletion of levels 9 and 10 from the Whitman Lane bar of Haggett Hall, cutting 60 beds, and deleting the L3 concrete level on Mason Road, losing 77 beds, while 64 beds would be added to the long bar of Oak Hall. Also under consideration is replacing the Denny Field synthetic turf and athletic field lighting with grass and pedestrian lighting.

Project Budget

North Campus Student Housing Phase IV(a)	\$240M
Project Forecast Cost	\$255M
North Campus Student Housing Phase IV(b)	\$140M
Project Forecast Cost	\$155M

Schedule

North Campus Student Housing Phase IV(a)	
Design	March 2015 – November 2016
Construction	February 2016 – August 2018
Occupancy	September 2018
North Campus Student Housing Phase IV(b)	
Design	May 2016 – July 2018
Construction	July 2018 – June 2019 (Oak Hall) June 2019 – October 2019 (Denny Field) July 2018 – June 2020 (Haggett Hall)
Occupancy	August 2019 (Oak Hall) October 2019 (Denny Field) August 2020 (Haggett Hall)

Comments:

- The height of on the Whitman Lane portion of Haggett Hall makes a better transition from McMahon Hall to the North Campus Housing, while removing the levels and stepping the building down the slope contributes to a more cohesive design.
- Artificial turf and athletic lighting could be added to Denny Field at a later time, should the demand exist for all-season and night use.

The meeting was adjourned at 11:40 pm.