

UNIVERSITY OF WASHINGTON
ARCHITECTURAL COMMISSION

Minutes of UWAC
Monday, April 27th, 2020
Virtual – Zoom Meeting

Architectural Commission

X	Renee Cheng, Chair	Dean, College of Built Environments	Voting
X	AnnMarie Borys, Vice Chair	Associate Professor, College of Built Environments	Voting
X	Linda Jewell	Partner, Freeman & Jewell	Voting
X	Andrea Leers	Principal, Leers Wienzapfel Associates	Voting
X	Cathy Simon	Design Principal	Voting
X	John Syvertsen	Chairman, Board of Regents, American Architectural Foundation	Voting
	Bea Badipe	Student Representative, Architecture	Voting
X	Kristine Kenney	University Landscape Architect, UW Facilities	Ex Officio
X	Mike McCormick	Associate Vice President, UW Facilities	Ex Officio
X	Lou Cariello	Vice President, UW Facilities	Ex Officio

Minutes by Stephanie Parker

Call to Order

The Chair of the Architectural Commission and Dean of the College of Built Environments, Renee Cheng, called the meeting to order.

Approval of Past Minutes and Current Agenda

The January 27th meeting minutes and current agenda were approved unanimously.

Current Crisis Impacts

General updates were provided related to COVID-19. The state of the University (UW) reopening was discussed. Currently reopening the UW physical campus for fall quarter is planned, however data and recommendations will be considered prior to any final decision.

Facilities Operations and General Project Updates

- UW Facilities has suspended all non-essential activity currently, routine maintenance included. They continue to perform critical maintenance and required. Currently, trades staff are rotating shifts on campus for this work. Larger project sites on campus have continued with strict measures ensuring safety and distancing, which are modeling effective practice for many other jobs and sites across the region.
- Many large projects continue to move ahead in design effectively, including the Behavioral Health Teaching Facility, the Bothell STEM building, Founders Hall and Population Health. Anything that is donor funded has been looked at carefully and reexamined to ensure funding. State funded projects, including Milgard Hall are continuing as well, but will see careful monitoring of financials as they progress, based on the impacts to the State due to COVID-19.

Site W27 and Health & Human Performance Center (H2P)

- With dramatic changes in sporting event revenue expected, H2P has been put on hold by the ICA until the budgetary unknowns due to COVID impacts are understood.
- Site W27 has also been put on hold, just until the dust settles. Much of this building would be filled with external tenants, and with the uncertainty in the real-estate market now, a pause to better understand the current environment before proceeding is necessary.

Architect Selection Process Review & Process Discussion

- A clarification was made, that all final teams engaged in office visits could potentially be interviewed.
- The commission was asked for further feedback on refining the process; specifically, from shortlist to interview.

Comments

- *The slating committee make up may need to be adjusted to balance out the opinions. It seemed to only be Mike in the last slating process to balance out the contractor and end user opinions.*
 - o *To fix this:*
 - *The slating committee composition needs to be reimagined.*
 - *Could the Commissioners rotate this responsibility, or could someone on the commission participate in addition to Mike or Kristine? It seems at least half of the committee needs to be focused on design excellence, to balance this process.*
 - *RFPs need to be rewritten. The composition of the questions need to be refined and better defined. The scoring sheet doesn't reflect this now.*
 - *We do currently differ to the builder on this. They would likely be surprised to see that there are multiple tiers of designers on the list. Should Tier 3 designers really even be on the list? If our goal is to have 3 tier 1 firms, should we make those clear? Commission needs to be explicit up front.*
 - o *Be cautious with this however, as this (suggested tiers) can shift over time based on projects, shifting of architects within firms etc.*
 - *Should the commission also have the job of the initial shortlisting, instead of the slating committee? The key to a successful selection is how the committee gets from the shortlist to the final 5 or 4 or 3.*
- *Commissioner feedback might be best in the form of scheduled call to allow better discussion (instead of email feedback). Even just an hour long discussion with this group to start would help coordinate feedback more effectively.*
- *It seems that teams that have lower design quality tended to push more on design up front in interview presentations.*
 - o *Is there a way to look ahead at their proposals and allow the commission to provide the score on firm design quality and reputation?*
- *Office visits still seem prejudicial. Since not everyone can go, we're setting the Commission up for this obvious disconnect, as once they review, the opinions are seeming already formed.*
- *What is the attitude about partnering with local firms? Should out of town firms come with a local partner, or are we finding one for them later?*
 - o *A number of the local firms would like to know this, as the message many see currently, is the only chance for local teams to work on UW projects is to work with out of town firms.*
 - o *If we are agnostic in this way at UW, we should be clear and say this.*
- *Is there a reason why the Commission can't be in charge of the shortlisting? Is there a downside?*

Milgard Hall Overview and Selection Considerations

Melony Pederson, UW Project Manager

Craig Hold, Anderson Construction PM

Project Goals include:

- Provide students local access to more high-demand engineering degrees.
- Meet increased student and employer demand for business degrees.
- Fulfill unmet local industry demand for engineering and business graduates.
- Connect local students with local jobs.
- Provide a high ROI to help drive state economic prosperity.

Project Program

- Program space of 50,000 gsf will include a mix of office, collaboration, lab and teaching spaces.

Siting Considerations

- In addition to the original designated site off of Market Street, two addition sites lining Prairie Line Trail were identified and are still being considered.

Slating Process

- The project received letters of interest and recommendations from 31 firms. Of that, 16 firms were shortlisted, and 14 firms submitted SOQs. 5 finalists were engaged for office visits, with 3 firms invited to interview with the Commission.
 - o Major Criteria included:
 - Experience with Higher Education
 - Experience in Mass Timber Design
 - Team Interaction/Working Relationships – within their own team and the UW team.

Comments

- *Where did design excellence come into your thinking during this process?*
 - o *Design Excellence was considered throughout the process, and was part of the slating committees more detailed criteria.*

Architect Interviews –UW Tacoma Milgard Hall

University District Station Building (UDSB) – Design Update

Julie Knorr, UW PDG

Project Overview

- o The site is considered an important gateway to campus, and has visibility and is of a scale, that it will be recognized from various points around campus.
- o Station development and design has focused on an urban campus with a strong pedestrian connection, and has emphasized creating a social experience that connects the courtyard core between the building and the UW Tower.
- o A pocket park will be included as an open space to the south of the UW Tower. This will be discussed in future Commission meetings.
- o Retail frontage to the south and an informal living room extension of the lobby to the north will connect to the program access spaces.
- o 2nd floor – provides additional meeting space to help meet UW campus needs.
- o 3rd floor – first of office space, working toward maximum density assumptions.

- The rooftop terrace and landscaping will include prolific greenspace per city requirements. Includes shared use space for building tenants, and includes maximized space for tenant gatherings.
- Exterior Shading Devices studied in overall massing to determine maximum daylight, with minimal heat gain.
- Materials
 - Predominantly a curtain wall building. Predominately glass and metal, with the east face as metal paneling.
- Coloration –a warm champagne metallic is a possibility to create a harmony with the UW Tower, yet be slightly different.

Comments

- *How much of the building is planned for UW programs? This would be a predominantly UW occupied building (around two-thirds).*
- *The building appears unique in the site on the block. What does future development look like in this block? Heights etc.?*
 - *Projects currently in the queue with the city include many to the west, however the UW has its own zoning requirements, so blocks to the east will likely see limited height.*
 - *At least 2 additional projects are proposed along 43rd street that might continue to frame 43rd as an alternative entrance to the UW.*
 - *Noted that Zoning immediately to the east of the UDSB has a 65' height limit. Zoning further north and south is 320'.*
- *With regard to the large opening across from the plaza, having the core showing (visible) on that long solid wall might be nice for the community as well as the tenants. Could a pattern of windows be considered, especially near the elevators perhaps, to avoid the long stretch of solid wall?*
- *The overall idea is to consolidate this space into a reasonable square foot per person. Considerations are being reviewed for maximizing space, as well as natural light, and needs for users/tenants. The goal is to have a relatively standard floor plan that can be used and reused by varying departments over time. Future flexibility is key.*
 - *Hope to create an administrative complex, which we can knit together with many small moves.*
 - *New impacts are in play based on the current situation around COVID. As we consider maximizing square feet per person, we expect this will be guiding some future planning on how we prepare and use spaces, as we plan for this pandemic and potential future pandemics as well.*
 - *At UCSF, Mission Hall, many medical professionals refused to move into the building due to the compact spacing concerns. Not every group wants to/can work in close proximity, as shown in Mission Hall, and potentially in this project as shown as well.*
 - *Are you looking more at remote work as a reality, so including hotel desk scenarios?*
 - *We are just starting to reevaluate how this can work for different types of users, while still keeping appropriate user spaces available without going to benching which is not ideal for most users.*
- *At this stage the most important space is dimensions for landscape design. Will be interested in building face to curb and ensuring the most set back as possible to ensure green space where we can. Make sure to develop a common language among these green spaces.*
- *Massing Diagram*
 - *The development at the street level is very successful. However, the future prospective of additional towers (which are not in UW's control), creates a certain concern and even fear of an urban nightmare with seemingly uncontrolled height, shadowing, etc.*

UWB & CC STEM Building – Design Update

Harry Fuller, UW Project Manager

Brendan Connolly, Mithun

Walter Schacht, Mithun

Dorothy Faris, Mithun

Project Goals

- Create learning environments that support collaboration, active learn, faculty innovation and building community.
- Maximize space for instruction and research.
- Promote interactions between UWB and CC faculty staff and students.
- Display environmental and economic sustainability, and minimize building lifecycle cost and footprint.

Planning

- Key Aspects to underscore: durable and adaptive facilities, conserving campus character, enriching community experience, creating shared spaces, and safe and accessible spaces.
- **Campus Core**
 - o In relation to campus core, this building has a great opportunity to utilize the environment of the site to create teaching moments within the landscape.
- **Project Definition**
 - o Focused mainly on site analysis and programming workshops with users.
 - o The team anticipates definition phase completion toward the end of July, with permitting set to be underway by the next UWAC meeting in August.
- **Learning Environments**
 - o Thinking about the program in terms of Theory, Practice and Connect.
 - Basic outlines between both institutions show many similarities in programming, and allow us to consider adjacencies to enable connections between the two institutions.
 - Considering the focus on labs currently, how will impacts from COVID-19 and the potential move to digital learning shift the focus on the need for lab space?
- Environmental Stewardship
 - o Focused on Landscape, Site Layers and Impacts
 - The power of the landscape can be the unifying force connecting these two campus settings.
 - The building is seen as in and among the landscape, providing integrated learning opportunities.
 - Preservation and restoration is important.
 - Tree groves are the focus rather than independent trees. Much of the focus will be on restoration to groves as a whole.
- Access and Safety
 - o Studies of pedestrian and vehicular circulation show informal trails and paths, which we hope to design into our project.
 - Accessible routes identified in these studies, help the team consider the equity of connections across campus.
 - Topography shows a quick drop from 110th downs and then a more gradual drop off as campus progresses east.
- Views and Alignments
 - o North/South aligns with Discovery Hall, while East/West matches up to parking accessibility across 110th.
 - o To understand the scale we looked at the building in relationship to CC3 and Discovery Hall

- Both building are very similar including scale, height, and with surrounding building relationships. They complement each other.
- Building Sections
 - Due to topography assume floors 2-5 will be full floors, with level one a partial.
- Defined Rooms
 - The building siting will map out existing “exterior rooms” and spaces which surround the site.
- Movement of Pedestrians
 - Where will they come and how will they access the spaces: the building itself, and the outdoor rooms/spaces.
- Knitting it together
 - Now that we’ve completed much of our studies of the campus and spaces surrounding, we can use this information to inform the specifics of the building and site to move forward.

Comments

- *Related to the concept for the building, the key words are “Knit In”. The building becomes a force for all the different elements you identified.*
- *It’s very intelligent to start with a deep and compete understanding of the full site. Once you turn to the inside, be sure that it always refers to what you’re speaking to on the exterior. Make sure the landscape speaks to the inside as well.*
- *Initially there was discussion between the colleges about connecting this space to the arts quad as well. Is that still in play as a possibility?*
 - *The schools feel there is still an opportunity, but are still working on some programmatic responses to it.*
- *The proposal, with the synthesis of all the analysis was very appreciated, as it shows the opportunity for those exterior experiences and rooms.*
- *The stair protrusion toward the large trees has interesting possibilities, with likely financial implications. Be sure to make a strong argument for the feel of what it will be like to be in those trees in that location.*
- *The fatter building siting was concerning. A narrower building with more developed circulation, and a series of levels with landscape and views is preferred.*

Meeting Adjourned – 2:45 PM

Next Meeting: June 8th, 2020