INTRODUCTION

The proposed Lewis Hall Renovation project is located on the University of Washington’s Central Campus situated on Steven’s Way, north of and on axis with the Liberal Arts Quadrangle. The purpose of the Site Program is to describe existing conditions and site parameters, review guiding plan and policies, and establish any additional requirements and intentions that the University has for the site development, to which the consultant will respond with design alternatives in the preliminary design phase.

SITE PROGRAM COMMITTEE

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SITE DESCRIPTION
Recommended Site Limits
Site development for the Lewis Hall Renovation and Addition will be concentrated within the area bordered by Stevens Way to the south, tennis courts to the west, Lewis Annex to the north and just beyond the existing asphalt lane the east of the building. Connections to the site may extend beyond these approximate limits and should be re-evaluated, as the building footprint, site program and budget are refined.

Current Use
Asphalt paving surrounds the building on all sides except the south. Immediately north of Lewis Hall, a narrow vegetated area separates the path paralleling the tennis courts and a chain-link-fenced storage yard, which is currently used for storage of materials by Facilities. A decommissioned satellite dish and singlewide trailer exist along with open storage of varying materials. Access to the yard is through a chain link gate near the front of Lewis Annex #2, facing east.

East of the storage yard are the two Lewis Annex buildings. These buildings are also surrounded by asphalt paving, including four N6 parking spaces. Mature trees surround the storage yard and Annex buildings on all sides.

SIGNIFICANT NATURAL FEATURES
Topography
Most of the site slopes just enough to drain. Immediately east of the site, the land slopes toward Whitman Court at approximately 5%. At the extreme northwest corner of the site, the elevation rises 4 to 5 feet to meet the base of the retaining wall bordering the tennis courts. This grade change is taken up completely by the asphalt pedestrian path and planted area containing large existing trees.

Views
In almost every direction the site provides striking views. From the building’s east end, one can look south under the canopy of large trees and see the north end of the Liberal Art’s Quadrangle. From the south entrance to the site are views of the oak tree allees flanking Stevens Way in both directions. Looking north from this location the major axis bisecting the Quad terminates on Lewis Annex #1, a negative focus of this grand movement northward. Also from this location, looking east, distant views feature Lake Washington and the Cascade Mountains beyond; this view is named Gardener Viewpoint.
Solar Exposure
Lewis Hall faces southwest, providing open, sunny front lawns much of the afternoon. Large canopy trees along Stevens Way and a large elm in the western portion of the front lawn block sunlight later in the day. Mature trees and the building itself block solar exposure to the site on other sides of the building much of the day.

Vegetation
A number of significant trees exist on the site and are identified on Significant Trees Diagram.
  · Two Pacific Madrones exist on the site. A very large, multi-trunked specimen near Annex #1, and according to arborist, contains a lot of deadwood, which is not unusual for the species. The second, smaller Madrone is near the south corner of the tennis courts. Madrones are very finicky and would prefer no work in its root zone. Hardscape could be removed, but care must be taken to not change the level of water into the root zones. Increase air circulation would be good, but not increased water, suggesting the need to replace asphalt with impervious surface, if asphalt is removed. Some utility trenching has occurred within the root zones, as determined from the site survey.
  · A large Elm [species to be verified by arborist] in good condition is planted in the front lawn. Older photos of the site show a twin to this tree, mirroring its position along the main entry walk from the street. The arborist recommends avoiding work around this tree if possible.

A “Washington Elm” was a prominent feature in the yard in front of Lewis Hall, and is no longer present. In April 1900, alumnus Alfred J. Collins sent a cutting of the Washington Elm of Cambridge, Massachusetts, while a graduate student of Harvard University. According to legend, George Washington took command of the Continental Army under this tree on July 3, 1775. This has since proved to be a popular myth.

Professor Edmund S. Meany planted the American Elm tree in the lawn in front of Lewis Hall in 1902. When the original Cambridge tree died in 1923, the tree on the UW campus provided a replacement. Unfortunately, lightning struck the UW tree in 1963, requiring its removal in 1966. Fortunately, several cuttings had been made of the tree at the same time as cuttings were sent to Cambridge. These cuttings provided a replacement for the original tree. One of these was planted elsewhere on campus, near Bagley Hall. It was this tree that was moved to its present location southeast of Clark Hall in 1967. This tree was rededicated as the Washington Elm.

  · A number of Red and Pin Oaks line Stevens Way in both directions. These appear to be in stress.
  · The Lawson Cypress [will verify species with arborist report] immediately outside of the west entrance is close to the entrance and encircled by asphalt paving. The elevation at the base of this tree appears to be higher than finish floor elevation.
  · A group of Western Red Cedars behind the west wing appear to be in good condition. [will verify species with arborist report]
  · A group of large Atlas Cedars occurs directly north of the building. These appear to be in good condition. Per arborist report, they tolerate a fair amount of disturbance, are drought tolerant and have deeper root zones, but are brittle and tend to drop large limbs.
  · Two smaller Western Red cedars east of the building have been damaged by vehicles and occur within the axis of the potentially extended pedestrian route from the Quadrangle.
  · Two [types of] mountain hemlocks exist on the site. One is relatively small, in front of the building on the west side. The other is near the tennis courts.
  · A type of Chinese Hackberry [in the lawn just east of the site] was transplanted in recent history at significant expense.
  · Several other trees may be removed to provide adequate access for service and emergencies. Final configuration will need further study.
  · A small Laceleaf Japanese Maple is planted on the northwest end of the building.
Mixed shrub plantings in front of the building are historically insignificant; shrubs partially blocks views from lower floor windows. A large holly tree overwhelms the southeast corner. Vines have covered much of the front side of the building, but at this writing the vines have been removed to facilitate evaluation of the condition of the brick.

When approaching Lewis Hall from the Quad, at a distance the tree canopy only allows a view of the lower portion of the building. Because the vegetation against the front of the building is so tall and obscures the brick from view, the visible portion of the building blends in with all the other vegetation and Lewis Hall is hardly noticeable until you are across the street.

The lawn south of Lewis Hall was renovated in 2006. The renovation provided new irrigation and controls.

Significant Built Features
Prior to 2006, vehicles accessed the rear of Lewis Hall from Stevens Way via asphalt driveways on both sides of the building. These driveways are now blocked to vehicles by concrete bollards. Vehicles currently access Lewis Hall and the Annexes via a driveway connecting Lewis Hall to the N6 parking lot.

The rear and sides of the building are completely bounded by asphalt paving.

A non-compliant ramp provides access to a rear door in the northeast interior corner of Lewis Hall.

Existing asphalt pedestrian paths traversing lawns in front of the building are cracked from tree roots near the surface. Because of this, the paths are uneven, and pose accessibility issues and create drainage irregularities and tripping hazards. Several satellite dishes just outside the site limits are no longer in use. A large electrical transformer northeast of the building will be decommissioned in the near future.
Significant Open Spaces

The eastern end of Lewis Hall is directly adjacent to the major north/south axis bisecting the Liberal Art’s Quadrangle open space to the south. The Campus Master Plan identifies the northern end of this axis, in the vicinity of Lewis Hall, as future continuation of this axis and the primary north/south pedestrian route through this area.

A relatively small, formal open space fronts Lewis Hall. Lawn, large canopy trees and asphalt paths define this space.

Several other significant open spaces in the vicinity are identified on the Campus Master Plan: Denny Playing Field, Katz Sculpture Garden, Denny Yard and the informal open lawn just southeast of Lewis Hall.

Current Site Uses Affected by the Project

North of the site are a storage yard with portable building, two Annex office buildings and four N6 parking spaces. Vehicles pass through the site to access these facilities.

Two N6 parking spaces are located in the asphalt paving immediately adjacent to the northwest interior corner of the building.

Bicycles currently park behind the east wing of the building.

The only accessible entrance, at northeast interior corner, is non-compliant and has the appearance of a secondary entrance. Accessible parking is located in the N6 parking lot to the east.
Circulation Patterns

Vehicular and Bicycle
Since Lewis Hall is located adjacent to Stevens Way, which is considered the outer ring of campus circulation, access to the building is fairly easy via automobile, bicycle, or by foot. Metro provides service to the UW campus; bus routes near Lewis Hall are located along Stevens Way, 15th Avenue, and University Way.

Vehicles access Lewis Hall, the Annexes and the storage yard north of the building by entering the site from the parking lot to the east and passing through to the north.

Pedestrian
Asphalt lanes from Stephens Way on both sides of Lewis Hall are open to pedestrians only. A primary pedestrian route moves through the site along the westernmost of these lanes, paralleling the eastern edge of the tennis courts. After it passes the western side of Lewis Hall the path continues north through a wooded area to Whitman Court. This route links the main part of campus south of Lewis Hall with residence halls and off-campus housing to the north. Pedestrian safety is a concern through this wooded area, as views to this pathway are completely obscured by vegetation.

Pedestrians also move through the site to and from the parking lot east of Lewis Hall, and dorms east of Lewis Hall across Whitman Court.

Visitors approaching the main entrance to Lewis Hall use either the central walk leading to the front door, or paths that cross diagonally across the front lawn.
Architectural/Historical Elements
Lewis Hall, built in 1899, is one of the oldest remaining buildings on the University of Washington Campus.

During its first decade, Lewis Hall was surrounded by rough terrain covered with low grasses and ferns. Random paths and planked walkways crossed the site. In preparation for the 1909 Alaska-Yukon-Pacific Exposition, trees and shrubs were planted in an effort to enhance the appearance of the landscape in the vicinity of Lewis Hall.

At times, ivy on the building exterior has sometimes covering it completely, and was recently removed from the east end of the building to assess the condition of the brick.

This general area of campus has historically been associated with athletic activities. The only remnant of Denny Field lies northwest of Lewis Hall; Denny Field was the university's principal playing field until Husky Stadium was built and appears on the 1898 “Oval Plan” for upper campus. Hutchinson Hall, historically the Women’s Physical Education Building, and the adjacent tennis courts are further reminders of the theme of campus athletics in this area.

Over its lifetime, Lewis Hall has remained somewhat isolated, as development around it conformed to the 1915 Regents Plan, focusing on the development of the Liberal Arts Quad and housing to the northeast. This isolation has become a character-defining feature of Lewis Hall.

Lewis Hall appears in Almon H. Fuller’s 1898 “Oval Plan,” which encompasses the upper third of campus and arranged buildings facing inward around a large oval with a northeast/southwest orientation. Lewis and Clark Halls were oriented to overlook Lake Union and Lake Washington.
The limitations of the "Oval Plan" became apparent within 5 years of its development. The university then hired the Olmsted brothers to create a comprehensive plan for the area, which incorporated the "Oval Plan" into a new Arts Quadrangle.

Before the plan could be implemented, the Olmsteds were asked to develop a new plan for the 1909 Alaska-Yukon-Pacific Exposition, to be held on the lower two-thirds of the relatively undeveloped campus.

Remnants of all these plans are evident today. Additional historical information can be found in the Historic Resource Addendum.

RELATIONSHIP TO EXISTING PLANS AND POLICIES

Historic Plans
Washington State Heritage Register

UW Campus Master Plan 2003
References to this plan are throughout this document. Of particular note, are the two future C7 development sites north and east of Lewis Hall.

Plant Association Master Plan
The Lewis Hall site is located in the US Atlantic Coast planting zone of the UW Plant Association Master Plan. It is recommended that new plantings be selected from either this plant list or be native to the local region to provide an environmentally sustainable and low maintenance landscape. Existing significant trees should also be considered in design.

Facility Design Information Manual
The Site Improvement sections of the FDI Manual serve as a guide for the Site Program Report, and guide landscape restoration, soil improvement, plant selection, irrigation, auto and bicycle parking and site lighting.

UW Campus Furnishings and Signage Guidelines, 1993
New site furnishings and signage for the project should be coordinated with these guidelines.

City of Seattle Fire Code
Gives requirements for fire access.
Current and Future User Groups
Lewis Hall is scheduled to become home for the UW Information School, which has goals for the site to supplement those directed by the UW Campus Master Plan. At building and site committee meetings, representatives from the School have communicated a desire that Lewis Hall and its site exhibit qualities that the iSchool aspires to—qualities that describe a fun, high tech and collaborative spirit.

The area between Lewis Hall and Whitman Court currently occupied by the Annexes has been identified on the UW Campus Master Plan as a future building site C7. It is possible that at some point Annex buildings will be removed, potentially allowing for expansion to the north or east in the designated development site, and could be an opportunity for the iSchool to accommodate growth.

Vehicular Facilities
Emergency vehicles
Fire trucks must be able to drive within 150 feet of all sides of the building on fire lanes meeting Seattle Fire Department requirements. Fire lanes longer than 150 feet must provide turnarounds.

One option shows emergency vehicles accessing the site from Stevens Way, on the south side heading north along both sides of Lewis Hall. It is likely that 150’ long fire lanes to each side will provide adequate coverage for fire hoses to the entire proposed addition building without requiring turnarounds. As building design evolves, this coverage should be verified and re-evaluated.
Should it be determined that Annex buildings will be removed prior to Lewis Hall design phase, emergency vehicle access from Whitman Court could be considered. To reach the entire perimeter from that side, however, would require that fire truck surfacing be constructed within the root zone of the large existing madrone north of the building. This would conflict with goals for its preservation and position off the extended central axis from the Quad. Additionally, when adjacent building sites are developed, an access route from the east might be eliminated, requiring redesign of the Lewis Hall site.

Service Vehicles
Primary goals for service access are: Minimize vehicle/pedestrian conflict, minimize impervious surface, plan infrastructure that will not be affected by future construction, and provide adequate sizes and arrangement to accommodate the service facilities required.

A possible route for service access at Lewis Hall enters from Stevens Way and travels north along the west boundary of the project site to a service zone generally north of the existing structure and west of the addition. Actual configuration of service program elements will be refined during design.

A service access route from the east that passes by the north side of the addition was also studied, to explore whether conflicts with pedestrians might be less at that location. Initially this may be the case, but when the major pedestrian route shifts from the west side of Lewis to the east side, vehicle/pedestrian conflicts will increase. Additionally, 1) if the Annexes remain, access from the east is not viable unless the large madrone and/or stairs on Annex #1 are removed, and 2) a future building to the north may require removal of a service lane across what might become a primary entrance.

Trash and recycling vehicles will need access to trash and recycling receptacles, which should be stored in a location that is relatively convenient to building users. All trash areas should be screened with either vegetation or built enclosures. Mid-sized trucks with front-loading capabilities are expected. [to be confirmed]

Two loading/unloading spaces need to be provided, each 10’ x 20’. These spaces will be located relatively close to an entrance with paved surfaces enabling the use of hand trucks for deliveries. Views of service areas from building windows and outdoor plazas should be addressed in the final design. Vegetation should be used to soften objectionable views while facilitating visual surveillance for pedestrians.
Parking
The Lewis Hall renovation and addition project will displace 2 existing N6 parking spaces, which will be relocated elsewhere on campus at the expense of the project. Any additional parking required by building code will be provided by existing parking lots. No new parking will be provided by the project, except service parking mentioned above.

Accessible parking spaces are currently located in the adjacent N6 parking lot, which will continue to provide the required number of spaces based on building occupancy per City of Seattle code. If necessary, due to the needs of a specific Lewis Hall user, they can be relocated by Parking Services closer to the building.

Pedestrian Facilities
Paving and Hardscape
New paving and surfaces will comply with the recommendations of the 2003 Master Plan and with ADA standards. Pervious paving may be a consideration to reduce stormwater runoff.

Site walks in front of Lewis Hall may be reconfigured to maintain current focus on the historic entrance while also giving prominence to a universally accessible entrance into the building. One option includes a curved walk across the front lawn, a reference to the geometry of the 1898 Oval Plan, which several of the early buildings of the university fronted.

Links with other portions of campus
Major pedestrian circulation from the Quad will need to be enhanced and extended, passing by the east end of Lewis Hall and becoming the primary route for pedestrians traveling north. The University of Washington Campus Master Plan recommends that this route eventually connect to Whitman Court. One option shows this axis pivoting slightly at some point generally opposite the new addition, providing a visual terminus at the open space between Haggett and McMahon Halls.

This primary access north needs to have increased visual surveillance over the existing primary route, which passes through a wooded area. It will also serve future buildings that develop on the building sites on either side.

While secondary in importance, pedestrian access will be maintained along the westernmost edge to the north, along the tennis courts. Security for pedestrians along this path should be evaluated, particularly north of the site.
Gathering spaces
Plazas on multiple sides of the building and of varying sizes and solar exposure could provide small to large outdoor gathering spaces for the iSchool. These spaces could be shared by users of existing and future adjacent buildings and pedestrians passing by on their route to and from main campus.

The most public of these spaces could be a small plaza in front of the building that would give prominence to a new accessible entry to the basement level, and also provide a sunny place for gathering.

A larger plaza north of the east wing of the existing building could feature the large existing madrone, serving as a landmark that would help draw pedestrians to the gathering space just off the main entrance to the addition. The plaza could provide multiple informal breakout spaces for students and faculty during good weather. Larger gatherings associated with the iSchool could also be accommodated. This plaza would give prominence to the newly established pedestrian corridor through the site, and its users would help to activate both spaces.

The most private plaza could occur to the west of the service entrance to the addition. If screened from objectionable views, this could provide a sunny break-out space protected from the wind, extending the season where outdoor use is pleasant.

Outdoor gathering spaces could help achieve the specific goals of the iSchool --catalysts for collaboration and visible evidence of iSchool community and presence to users of neighboring spaces. A main plaza and landscape directly off the addition could be designed to represent the more modern side of the new iSchool facility, counter-balancing the historic component of Lewis Hall.

Bicycle Facilities
Access and Parking
Bicycle access will continue to be primarily via Stevens Way. Per the FDI Manual, secured bicycle spaces shall be provided for 15% of the staff, faculty, and paid student workers in the building (130), and 5% percent of the maximum student capacity (110). Based on projected occupancy, 25 bicycle parking spaces are required. Provide covered area for bicycle parking where possible.

Universal Access
Entrance
One option provides an accessible entrance at ground level just east of the main entrance portico. An entry forecourt and new plantings could give significance to this entrance.

Parking
Accessible parking spaces are covered above, under parking.
Circulation Routes
All routes will seek to serve all users, including mobility and visually impaired. Steps, barriers and slippery surfaces will be avoided.

Waste and Recycling Disposal
Exterior trash and recycling containers will include 1 brown waste dumpster, 1 green cardboard dumpster, 1 or 2 blue recycling totes, and 1 or 2 aluminum containers for paper.

Open Space and Planting
Open spaces developed as part of this project can be shared by adjacent building users, especially as future building sites are developed.

The front lawn will continue to serve as a campus open space in very much the same way as currently, with all existing trees preserved and protected.

The proposed plaza north of the historic building will contain both hardscape and plantings; because of its location along the main axis extending from the Quad, it might be viewed as an extension of this important open space. It is recommended that the plaza be designed around the large existing madrone, so that the tree provides a dramatic anchor point for the entire space. The hardscape and planting design should evolve under the advice of an arborist, and all necessary measures should be employed to protect the tree during construction and beyond.

Green spaces developed around Lewis Hall should seek to be consistent with the historic character of the building and yet identified with the iSchool. This may mean more formal and traditional plantings on the south side of the building facing the street, and bolder, more modern or even whimsical plantings in the spaces associated with the addition. Some consistency should be sought, however, in order to help visually link the two buildings together.

Desired mix of plants
The Lewis Hall site is located in the US Atlantic Coast planting zone of the UW Plant Association Master Plan. It is recommended that new plantings be either selected from this plant list or be native to the local region in order to provide an environmentally sustainable and low maintenance landscape.

Existing significant trees should also be considered in design. Plant compositions should be simple and clean, rather than gardenesque and complex. Height of shrubs should be mostly low, kept below four feet for most areas, to facilitate visual surveillance, provide maximum visibility of the building from a distance and to keep plants from blocking ground floor windows. Space should be provided between building and plants to allow for maintenance of the building.

The design may require the removal of existing trees:
- The Lawson Cypress immediately outside of the west entrance may be too close to the entrance and is encircled by asphalt paving.
- The group of Western Red Cedars behind the west wing are located in an area that may need to be modified for emergency access or service functions. Further study may be required to determine if preservation is possible or if removal is required in order to enable access.
- The group of large Atlas Cedars is located in an area that may need to be modified for emergency access, service, or new building addition. Further study is required.
- Two smaller Western Red Cedars have been damaged by vehicles and occur in the axial pedestrian route on the east side of Lewis Hall.
- Removal of other trees will need further study, in order to assess the needs for service and emergency access and their impact on existing trees.
- A small weeping Japanese Maple could be transplanted, as well as a type of Hemlock in front of the building.
Irrigation
The campus master plan calls for irrigated landscapes. The irrigation systems should reflect the university’s concern for water resources management, auditing and ease of maintenance. Any new system will connect into the existing, recently installed irrigation system and controller. All irrigation systems should use high efficiency equipment and zoned separately for different microclimates, lawns and plant beds. Sustainable solutions should be used wherever possible.

Site Furnishings
General
New site furnishings should comply with campus wide standards. Seating and tables should be provided in the outdoor gathering spaces to satisfy the lack of these amenities on campus and to foster iSchool collaboration and the greater UW sense of community. Moveable seating should be considered where possible.

Lighting
Existing lighting should be assessed on the front side of the building, and retained if it meets campus standard. Lighting elsewhere is likely to be removed for construction. All new lighting should comply with campus standard and be designed to minimize light pollution, while providing a safe and secure pedestrian passage.

Trash/Recycle Receptacle
Commercial trash and recycle containers should be located next to site entry points, seating areas and building entrances.

Ash receptacles
No ash receptacles will be provided for this project. Designated smoking areas have been identified campus wide and no new areas are planned.

Signage
Site signage should be evaluated and coordinated with the Campus signage system.

OPPORTUNITIES AND CONSTRAINTS

Opportunities
- Provide an entry that is universally accessible, is sufficiently prominent, and places users within the main core of interior building functions.
- Replace asphalt paths crossing front lawn with more durable material; reconfigure to complement new accessible entrance, maintain emphasis on the historic stairs and portico, coordinate with potential gathering space on the sunny side of the building, and suggest a reference to the historic oval drive that Lewis Hall once faced.
- Create outdoor gathering spaces of varying size and solar exposure that are identified with the iSchool and reinforce the iSchool image, function and community. Design these spaces also for sharing with the general campus community. Include site furniture as appropriate.
- Feature the large existing Madrone behind Lewis Hall as focal point in a pedestrian plaza/gathering space.
- Begin the redirection of the primary pedestrian route from the main part of campus through the site. Extend the Quad open space axis through the site, with the goal of eventually connecting with Whitman Court and aligning with the space between Haggett and McMahon Halls.
- Remove asphalt paving against the building; evaluate alternatives for hardscape that will better meet overall goals for function and aesthetics.
- Remove site elements no longer in use, including satellite dishes and electrical transformer.
- Renovate existing planting areas adjacent to the building and create new planting areas where possible.
- Reduce the overall height of plant materials near the building to increase light entering basement windows, maximize view of building from a distance, and increase visual surveillance.
- Increase the inventory of plant materials from the US Atlantic Coast and the local region.
- Reduce greenhouse gas emissions:
Constraints--
· Preserve and restore existing historic entrance, including steps and portico. Comply with building codes are required.
· Preserve, protect, enhance and existing trees where possible.
· Minimize pedestrian/vehicle conflicts.
· Choose options for infrastructure to best meet long-term goals.
· Provide maximum 150’ long fire lanes on each side of Lewis Hall from Stevens Way. If longer fire lanes become necessary, provide turnarounds per code and re-evaluate service access.
· Provide service access from the south along the extreme western edge of the site, terminating at the service zone unless hammerhead turnaround at tennis courts is not sufficient.
· Provide a service zone in the space generally north of Lewis Hall and west of the new addition.
· Mitigate negative views of service zone from building windows.
· Accommodate slight rise in grade at northwest corner of the site.
· Provide secure bicycle storage; covered if possible.
· Maximize pervious surfaces.
· Uncertain future of Lewis Annex #1 and #2. If they remain, provide vehicular access through site, if required, including for emergency, service and four N6 parking spaces.
· Ensure accessible parking is maintained in N6 lot to east.
· Relocate two N6 parking spaces at project expense.
· Maintain north/south pedestrian route along tennis courts at western edge of site.
· Provide accessible pedestrian connection to existing parking lot to the east.
· Maintain front lawn open space.
· Assess site lighting—modify as required to improve way finding and security.
· Protect existing utilities where possible, including utility tunnel crossing under site from two directions.
· Protect and repair new irrigation system on south side of Lewis Hall where possible.

STRATEGIES FOR SUSTAINABILITY

The Lewis Hall Renovation project will achieve minimum LEED silver rating. To assist in reaching that goal, potential strategies to be considered are listed below in categories that generally correspond to LEED credits.


Site Development. Protect, maintain and restore healthy soils. Provide maximum vegetated open space and protect existing trees from construction damage. Limit the use of monocultures and increase diversity of plant materials.

Water and Landscape.
Minimize or eliminate the use of potable water for irrigation if possible. Potential strategies:
· Where irrigation is required, use high-efficiency irrigation systems.
· Use drought tolerant and native plants.
· Allow the lawn to go dormant in summer (buff color). The Campus Master Plan indicates that lawns should be watered, but not irrigating a lawn the size of the existing front lawn could save approximately 72,000 gallons of water per year. This is equivalent to the amount of water in 10 cisterns, each 10’ x 10’ x 10’.
· Analyze where lawn use is likely to occur, and plan for irrigated lawn only in those locations. Elsewhere: Ground planes of low native plants, eco-lawn mixes (drought tolerant species that require less water and fertilizer to maintain some level of green-ness), mixed native plants.
· Capture rainwater and reuse for irrigation (or for flushing toilets and cleaning). This is currently not technically allowed by the Dept of Ecology, but apparently negotiations are underway to change this law. City of Seattle has been allowing rainwater capture for reuse. Cisterns or a horizontal storage area under a paved surface could be considered. If ground source heat pumps were used, there is a potential conflict for root-free zones.
· Circulate potable irrigation water first through the building for cooling, prior to its use for irrigation.

Stormwater Design. Enhance absorption, treatment and infiltration of stormwater. Use raingardens, bioswales, filters and
pervious paving. Minimize the amount of impervious surfaces. Reuse stormwater for irrigation, flushing, cleaning. Use multi-
layered plantings. Protect soils from compaction and improve soil health. Provide detention of stormwater to eliminate surges
of stormwater entering nearby streams and lakes.

Reduce heat-island effect. Use highly reflective colors for site paving, or reinforced vegetative surfaces to prevent heat build-
up.

Eliminate waste. Reuse materials on site where possible. Compost green waste on site.

Energy and Atmosphere. Reduce greenhouse gas emissions by minimizing soil erosion, maintaining vegetative cover of soil
and building soil organic matter.

Materials. Avoid over-design of spaces, recycle materials, choose durable materials, and choose locally available materials.
Consider recycled polyethylene pipe for irrigation instead of PVC. This is code-approved for use in Seattle, but currently being
produced only in Germany.

For a complete summary of the Eco-Charette, See Appendix.

BUDGET AND FUNDING PRIORITIES
[This section will be developed after cost estimates are submitted, with feedback from UW]