

Foster School of Business - Founders Hall

University of Washington

Streamlined Design Review - Exceptional Trees

January 09, 2020

Project Number 3035513-LU



HOFFMAN CONSTRUCTION + LMN ARCHITECTS + GGN

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Project Introduction - Founders Hall

Project Description

The University of Washington intends to expand the Foster School of Business with an 85,500 square foot building on the site of the existing MacKenzie Hall. The new building, Founders Hall, will include classrooms, program offices, research centers, career services offices, interaction spaces, event spaces, and amenity spaces to augment the highly-successful PACCAR and Dempsey Halls and support the School's vision and goals.

Project Goals

1. Continue success in attracting the best faculty, students, and staff.
2. Create space that is flexible and adaptable to meet the evolving needs of the Foster Business School.
3. Complement the existing Foster School buildings to form a cohesive and connected Foster School complex.
4. Celebrate and enhance distinctive campus open space and circulation patterns in this part of campus.



Architectural Concept

- **Complement the character** of the adjacent Foster School of Business buildings, and the surrounding campus architecture.
- Focus **highly interactive and social spaces** toward Denny Yard and the heart of the Foster School of Business.
- **Create connections** between the office programs and student and interaction spaces at every level of the building.
- Engage the **pedestrian experience and architectural** context on all sides .
- Reveal the **heavy timber** structural system as part of the building expression.
- Reinforce the concept of a **‘Building within the Forest’** with vertical elements and views.
- Contribute to a **high-performance building** ecosystem.



Office Programs



Student Programs





Landscape Design Concept

Introduction

The Landscape Concept for Founders Hall project site includes two main features: (1) honoring the heritage landform/hill on which Denny Hall is sited, and (2) linking the central, historic campus to the new north campus housing with a proposed forest promenade (Chelan Lane location).

Promote a landscape design that complements the structural system of the building through planting native trees (like Douglas-fir and Western Red Cedar) that support the local timber industry.

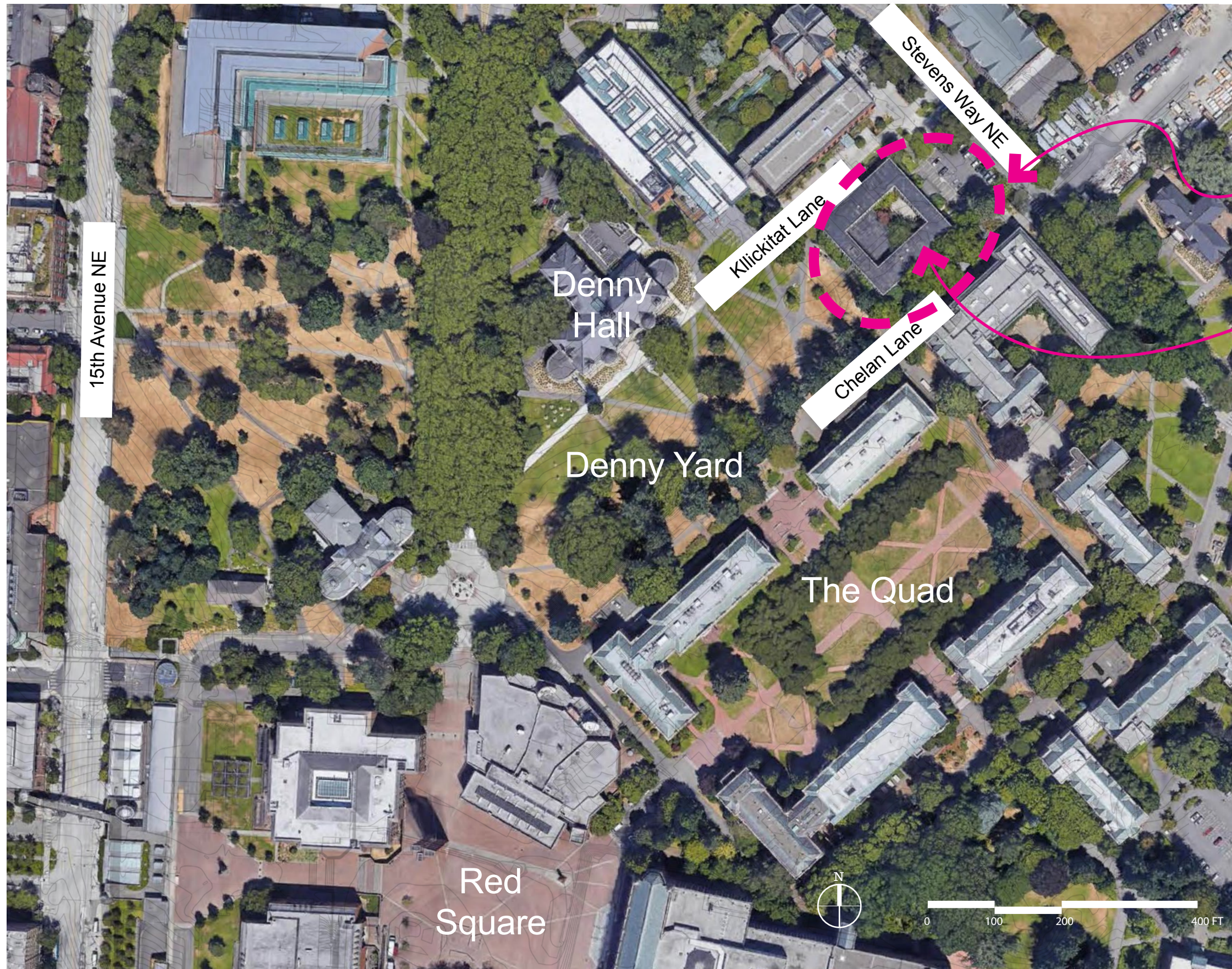
Site Extents

The Founders Hall site is roughly delineated by alignment with Klickitat Lane on the NW edge, E Stevens Way NE southern curb line on the site's NE edge, Art Building on the SE edge, and by what is necessary for construction lay back and to make campus accessibility and connectivity improvements along the Denny Yard edge.



Image from University of Washington Campus Master Plan





Founders Hall
Project Site

Existing Building,
Mackenzie Hall,
to be removed

Landscape Vision and Goals

From Edge to Center

Existing Mackenzie Hall (located between Denny Yard and E Stevens Way NE) currently functions as an edge to the larger context of University of Washington's historical central campus. This presents an opportunity to enhance connectivity from Historic Campus to new North Campus. The proposed site design aims to convert a challenging barrier into an asset through highlighting the critical position of Founders Hall as a central gateway and connector.

Honoring the Hill

The University of Washington campus rests on a significant hillside, sloping from its high point at NE 45th Street in the north along a major ridge line towards Portage Bay and Union Bay to the south. Denny Hall is sited along this ridge offering panoramic views of the surrounding campus, downtown Seattle, and Mount Rainier. This hill is a rare excerpt of original topography to be treasured. Denny Yard is a majestic landscape in the picturesque tradition – an experience of both beauty and ecology.

Proposed Founders Hall landscape looks to heritage topography to inform proposed site dynamics, sun/shade, appropriate planting communities, pedestrian experience, and water flow through site.

A Complete Denny Yard

Existing Mackenzie Hall sits outside of premier campus (due to the edge/wall it creates along Denny Yard). Proposed Founders Hall is sited within the Yard to activate spatial and visual relationship.

Proposed: The proposed building envelope is shaped and contained appropriately in response to sight lines, connective paths, and experiences of the building as an active participant in Denny Yard.

Proposed: Honor and strengthen traditional character of Denny Yard while creating a distinctive landscape experience for Founders Hall as home of Foster School of Business – leveraging existing iconic campus axis system to create a new kind of connection.



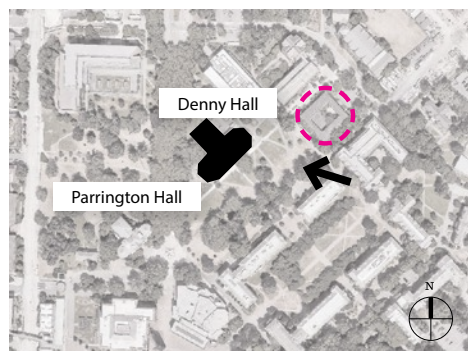
A Heritage Landscape

A Fresh Look at a Heritage Landscape

Proposed: Non-linear planting beds and organic tree layout that leverage the heritage topography to inform planting layout, sun/shade areas, and native species. This intrinsically provides habitat and food source to our native insects and animals, and reduces maintenance/external inputs.



Today



1902 - Denny Hall perched on the hill, as seen from Southeast corner of Denny Yard

A Heritage Landscape

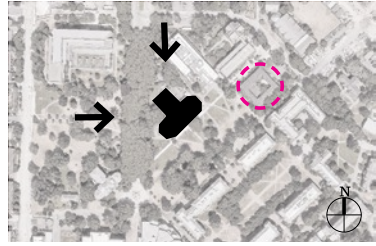
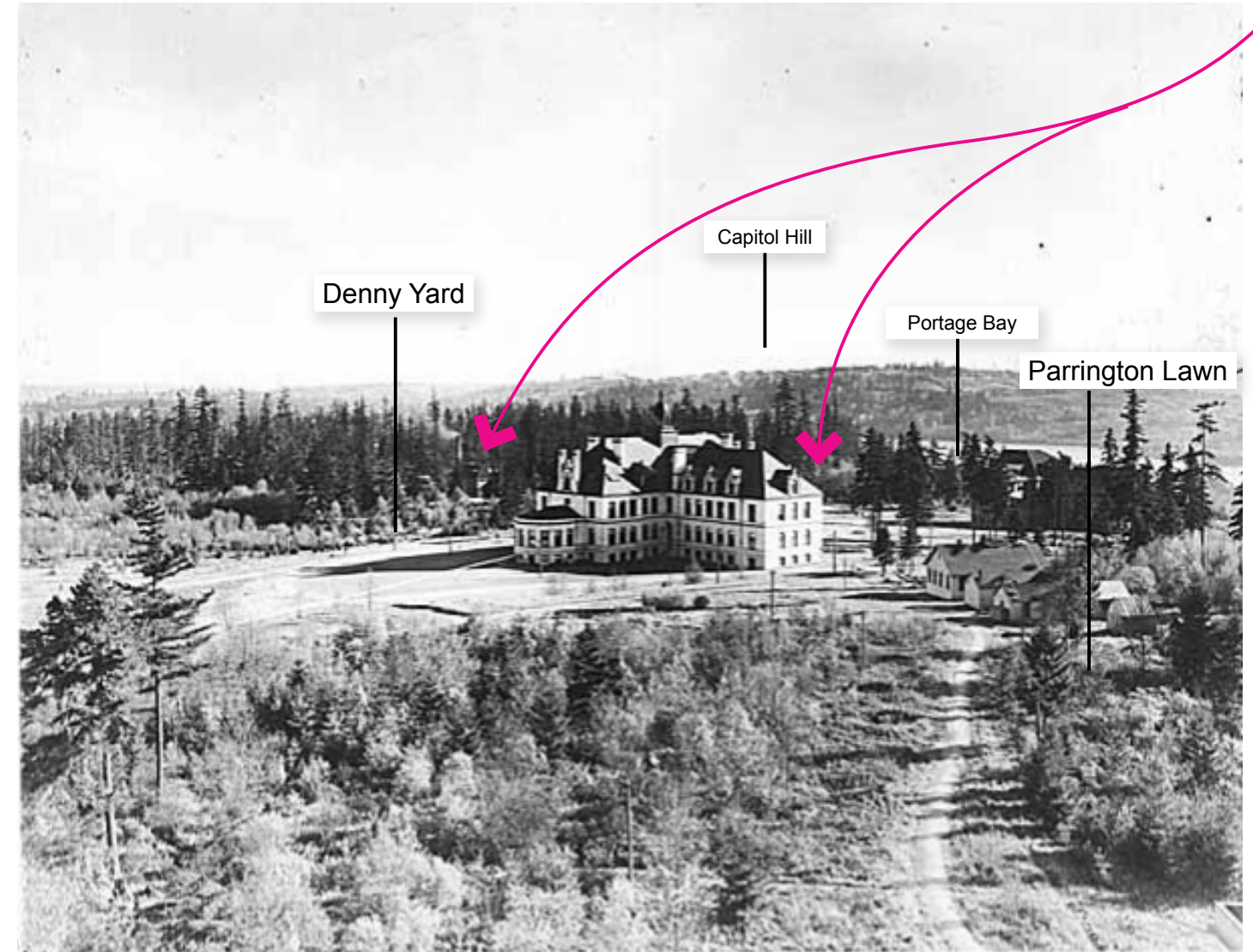


Photo shows band of PNW conifers (largely dominated by Douglas-fir trees based on today's large existing trees) stretching along where Chelan Lane is today.



1897 - Seen from Parrington Lawn, Denny Hall sits on the main ridge of the hill

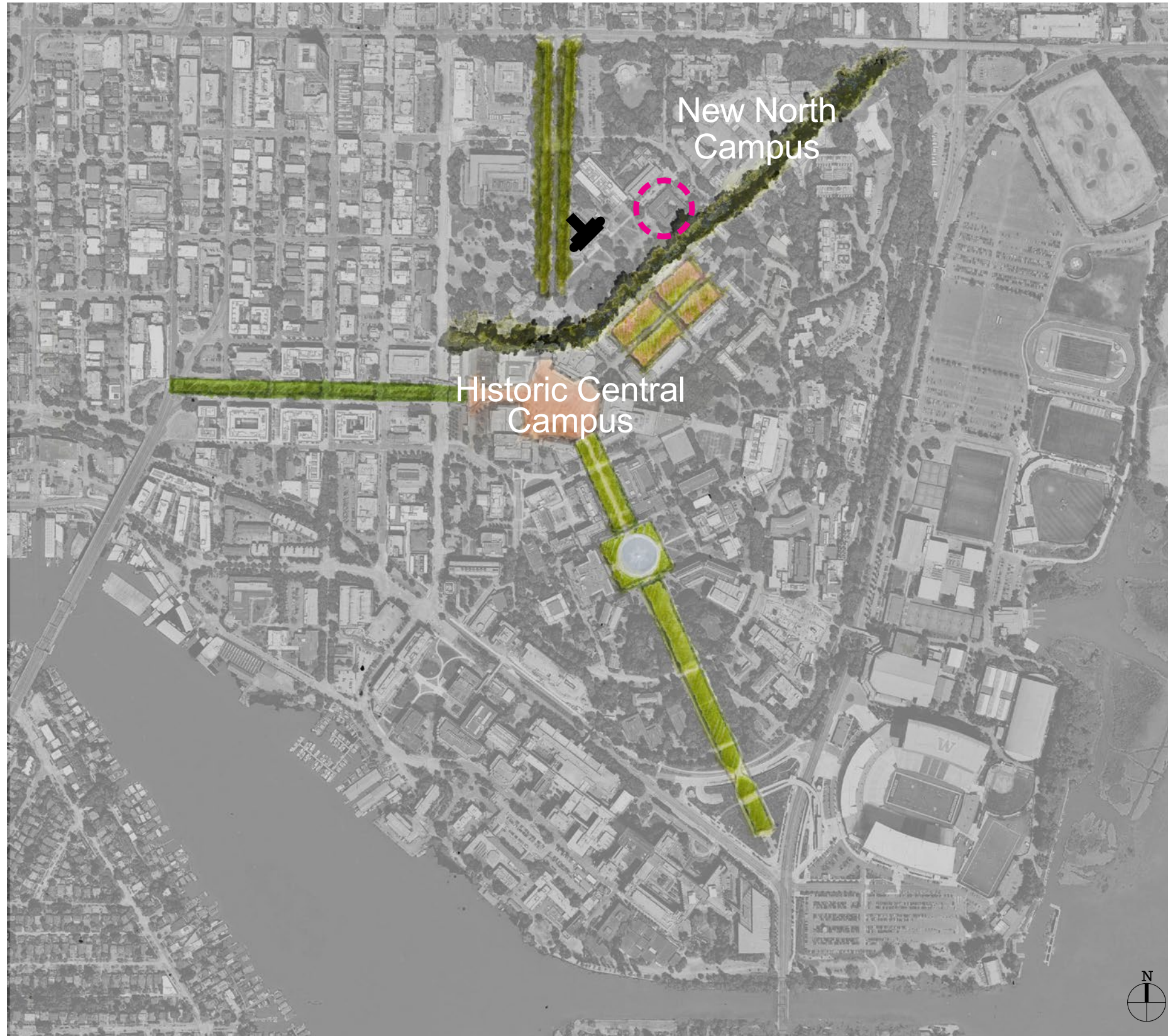
Photo shows planting characterized by Douglas-fir trees and a thick carpet of vegetation blanketing Denny Hill.



1907 - Placement of Denny Hall on ridge provides panoramic views of the landscape beyond



Campus Connectivity and Chelan Lane



Connecting the historic campus to the New North Campus

Proposed: Enhancing connectivity across UW through leveraging orbital/axial network

Integrating a distinctive landscape experience with existing iconic campus axes

Chelan Lane: Creating an “only at UW” Forest Promenade experience

Chelan Lane is currently characterized as a service drive for fire access, building deliveries and waste removal. With the completion of North Campus Housing, the pedestrian flows through Chelan Lane will increase dramatically. The project proposes maintaining the essential service uses of Chelan Lane while prioritizing the pedestrian experience, improving safety and defining a site-specific landscape character.

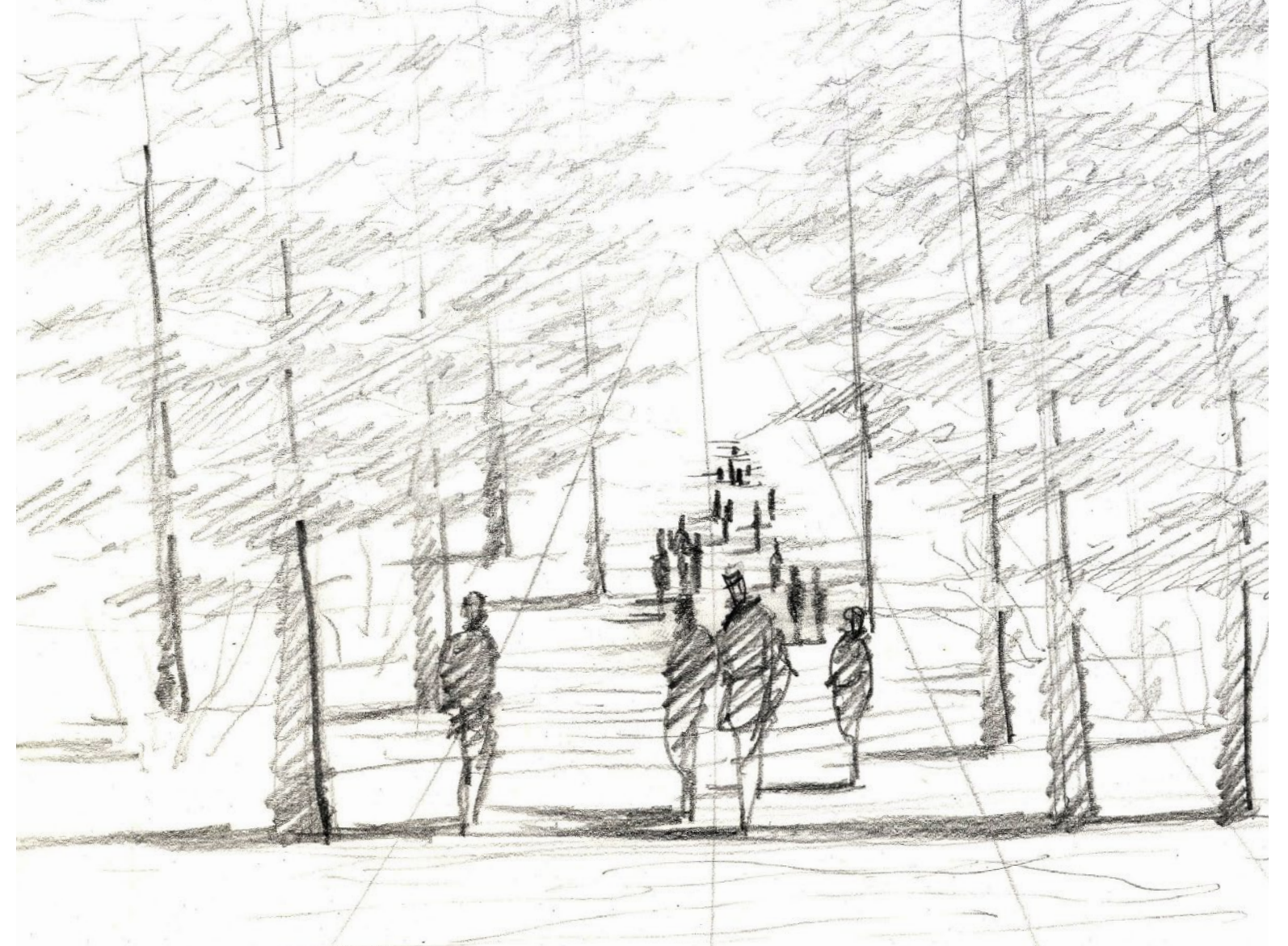
The project proposes linking the North Campus to Central Campus with a Forest Promenade, emphasized by the character of the historic Douglas Fir landscape.

Chelan Lane

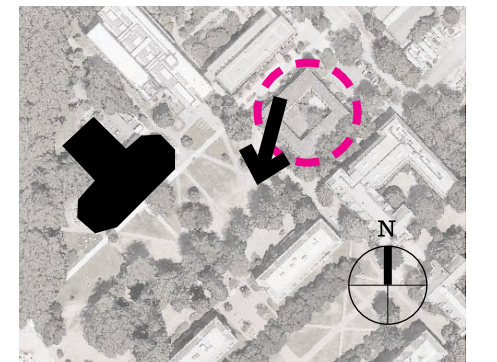
Forest Promenade - Existing landscape character



Existing Douglas-fir trees in Denny Yard along Chelan Lane



Project proposes planting new Douglas-fir trees along Chelan Lane



Denny Yard

Denny Yard: Revealing an Iconic Space on Campus

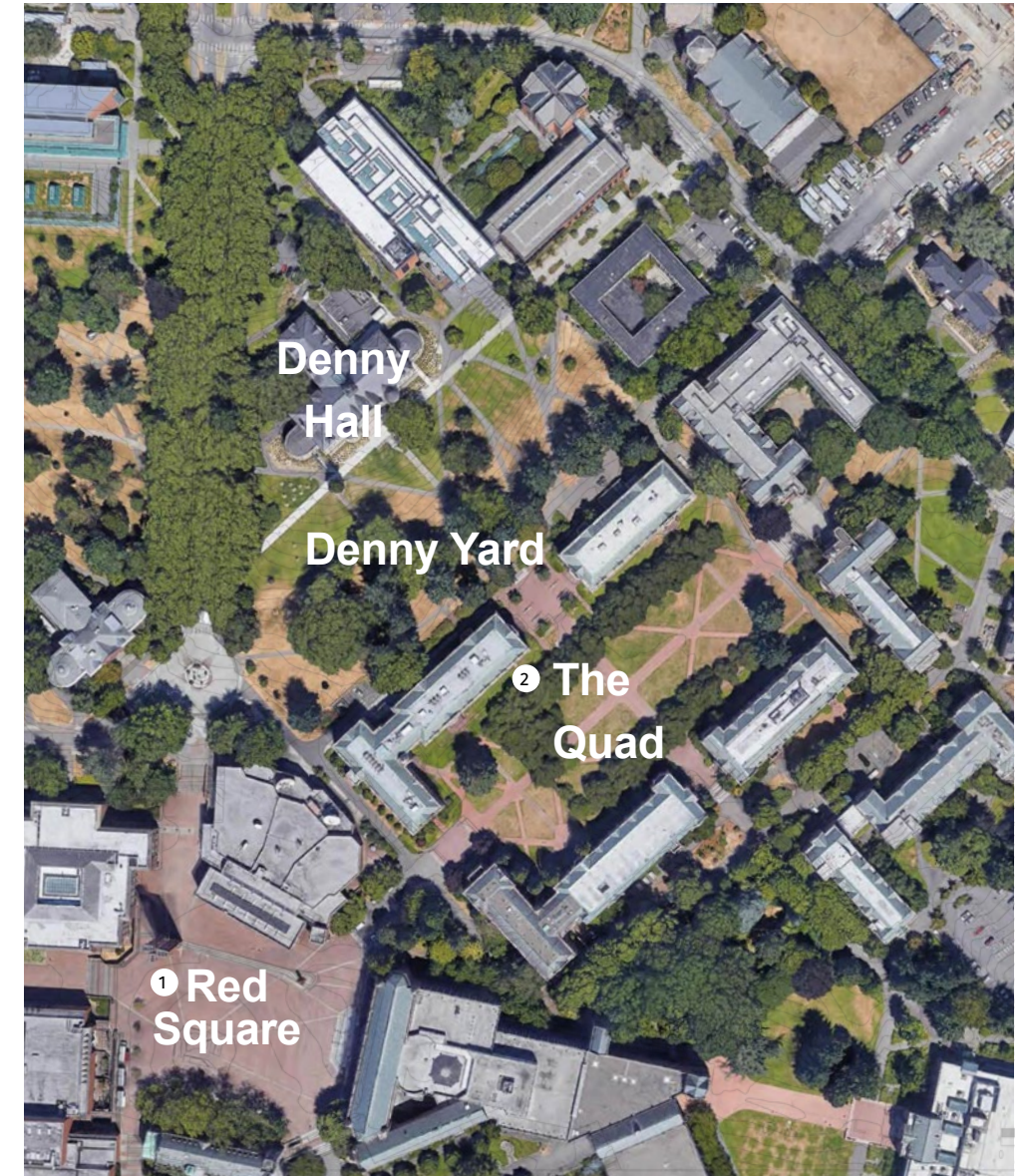
Existing Denny Yard is undefined landscape, and not currently understood as a unique space on campus. We propose elements that create a recognizable landscape that is special like the Quad, but with its own characteristics.

Proposed Denny Yard form: Utilize the natural topographic form of the hill to shape the project site as a flowing non-linear edge and desire lines of movement across space. Compared to Existing Quad (in contrast) which is symmetrical, complete, formed by clear edges, and linear circulation.

Proposed Denny Yard and Forest Promenade planting: Tall, tapered tree trunks (*Pseudotsuga menziesii*) complement the decorative buttressed forms of historical collegiate Gothic architecture and create a special human experience of grand vertical scale when walking through the Forest Promenade. Existing *Pseudotsuga menziesii* (Douglas-fir) are to be preserved, and new ones planted along Chelan Lane and the northeast edge of Denny Yard to strengthen the experience of the Forest Promenade and to integrate the building, Founders Hall, with the landscape.

The project strives to bring attention to existing key viewpoints of Denny Hall and view sheds from Founders Hall and Chelan Lane.

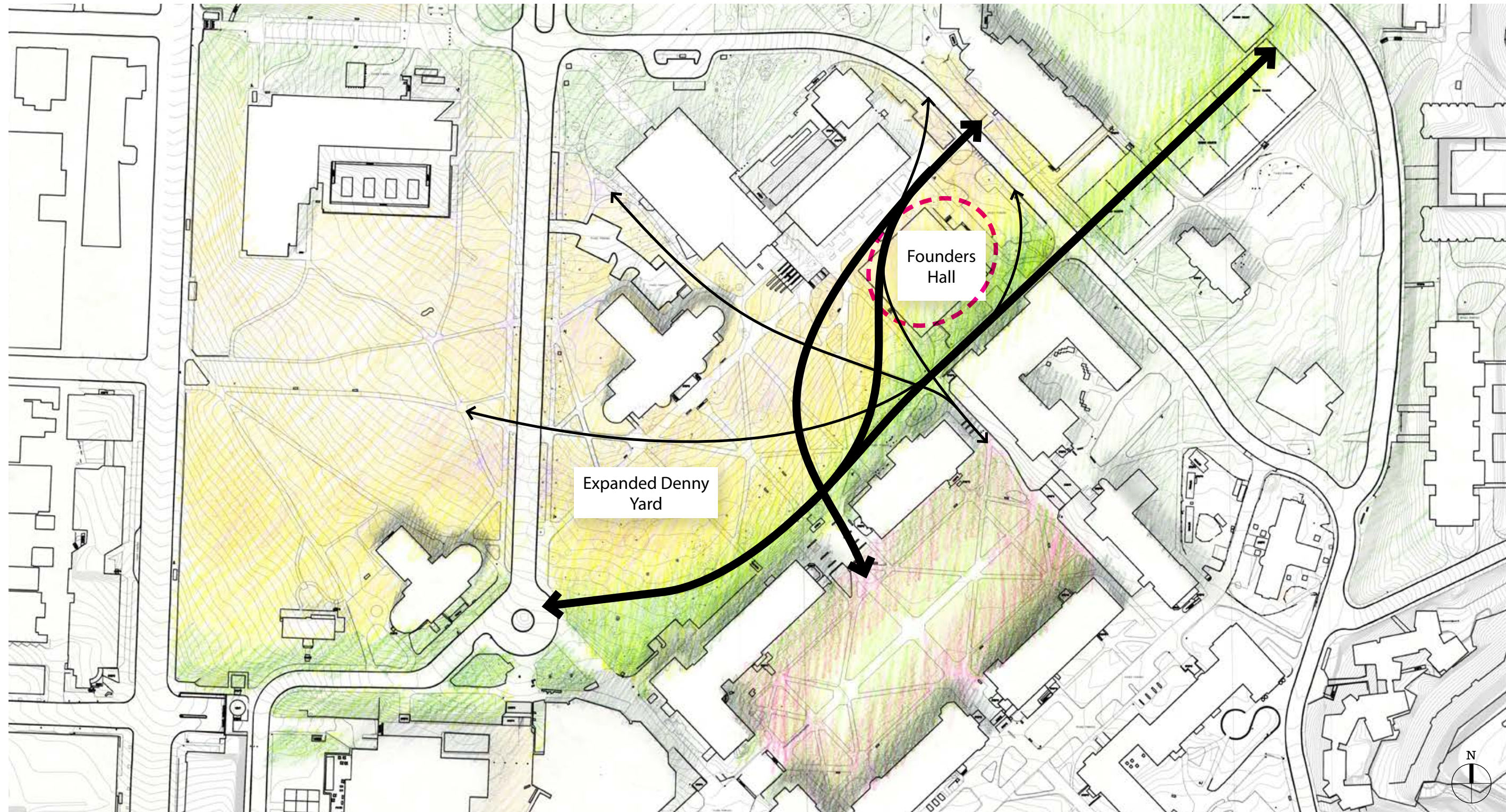
Proposed: “Building in the round” floats in the landscape and shapes student experience. Understand landscape as part of a greater context/hill from 15th Avenue NE to E Stevens Way NE and unique integrated location for Foster School of Business.



Existing Landscape Typologies:

- 1 Active paved plaza at the center of campus
- 2 Formal lawn and ornamental plantings frame an exotic garden space

Denny Yard



Founders Hall is a connector gateway and sits within Denny Yard at the edge of Central Campus

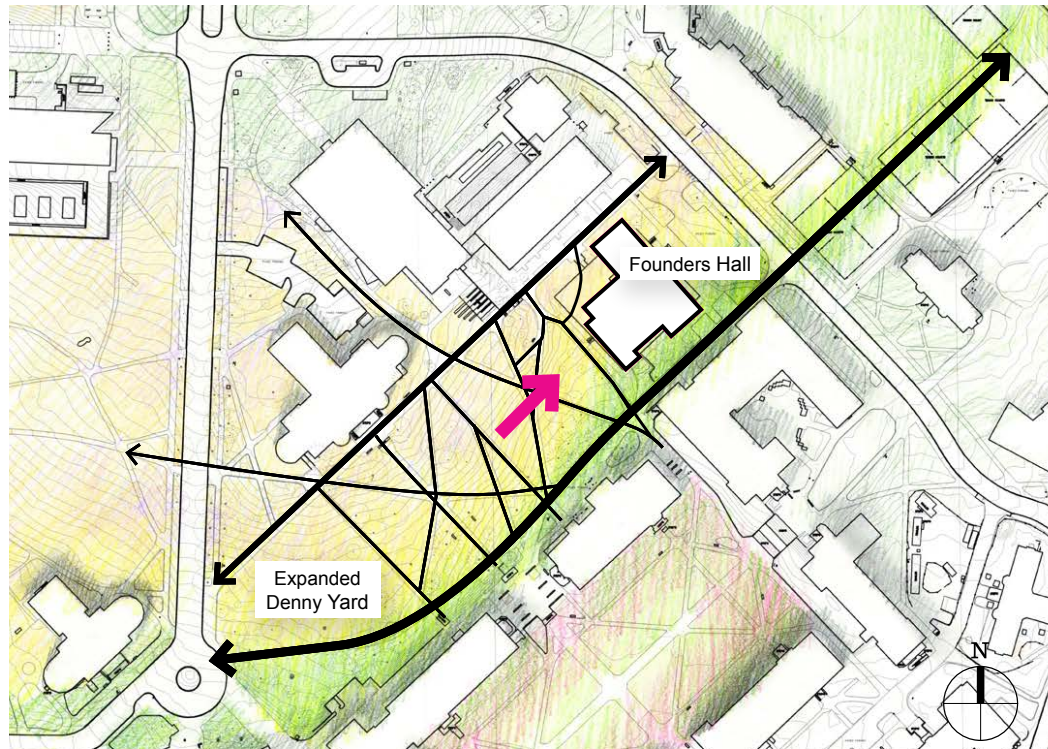


Denny Yard

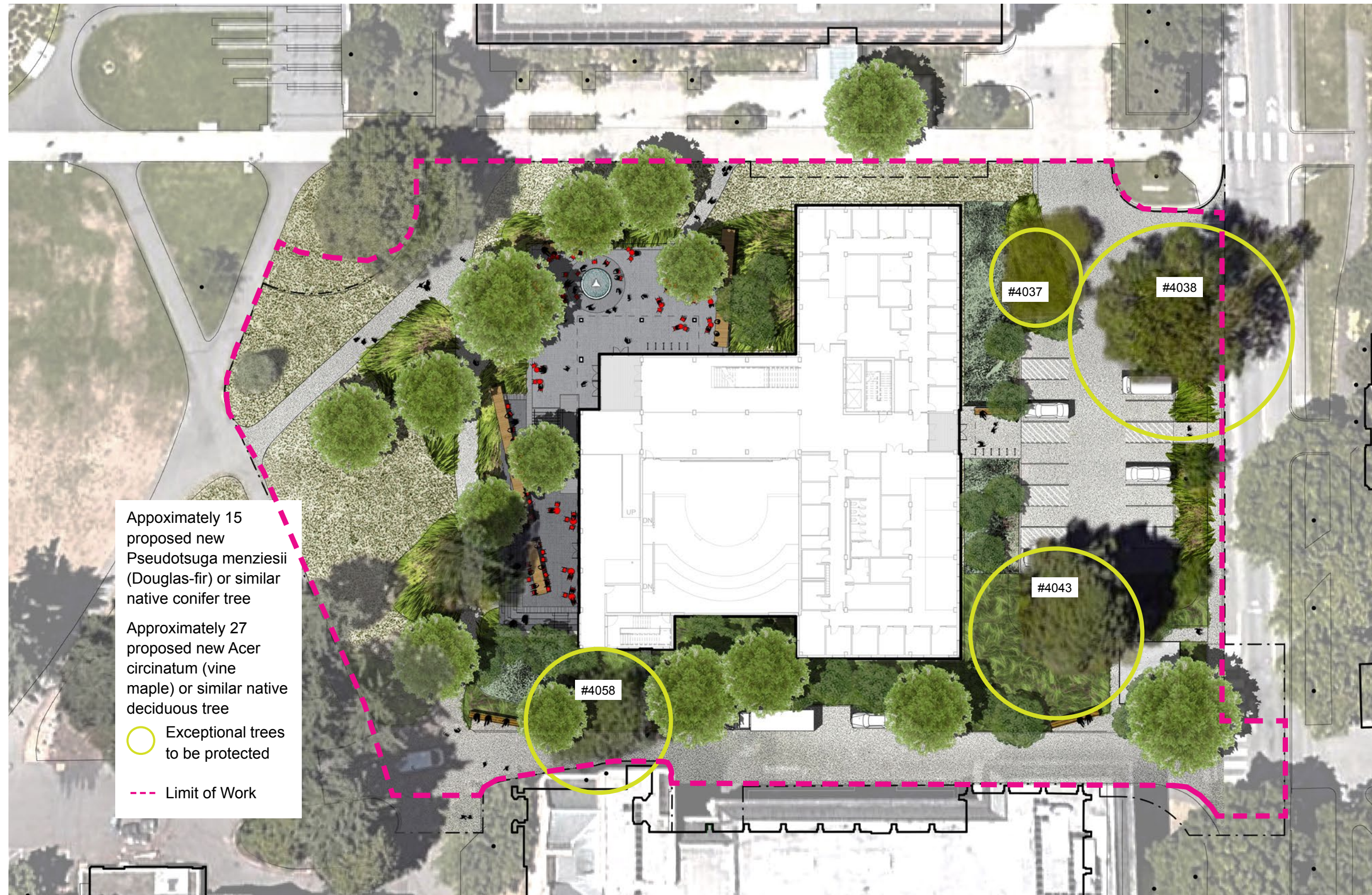


Celebrating the Pacific Northwest Forest

Project proposes planting new Douglas-fir trees, or similar PNW native conifers along Denny Yard and reaching up to Klickitat Lane

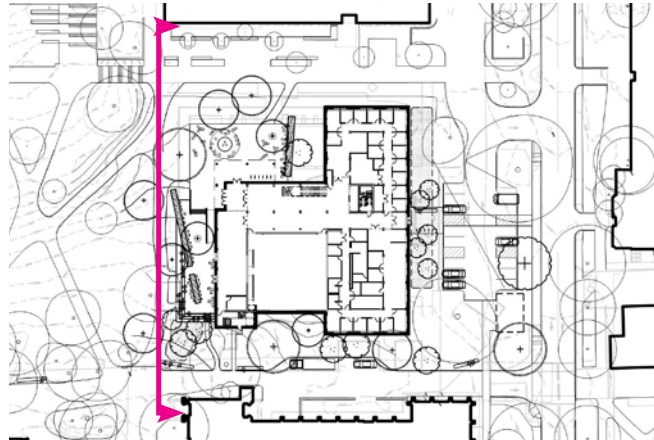
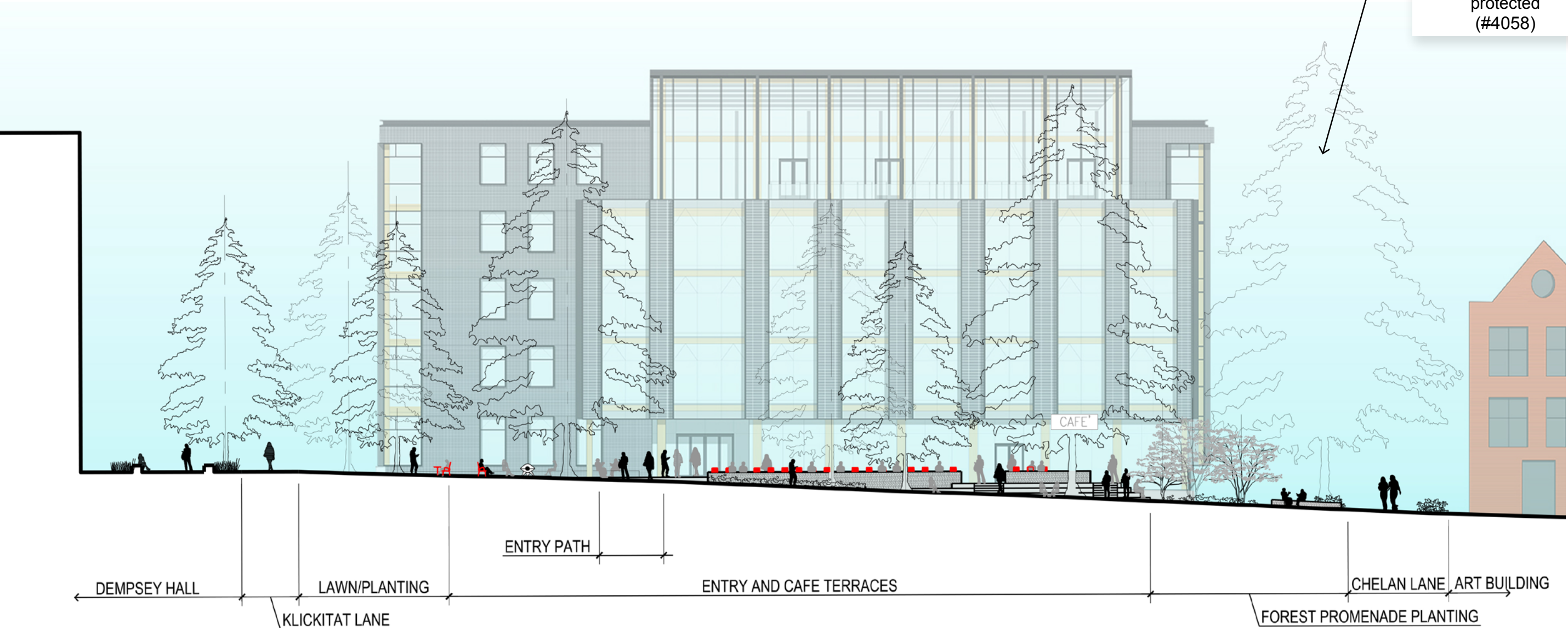


Proposed Site Plan



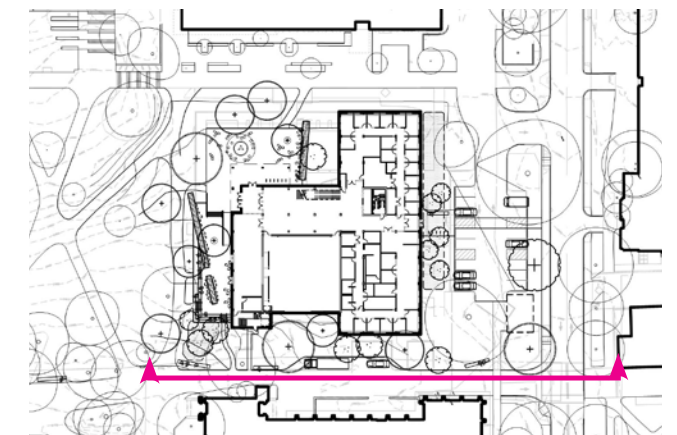
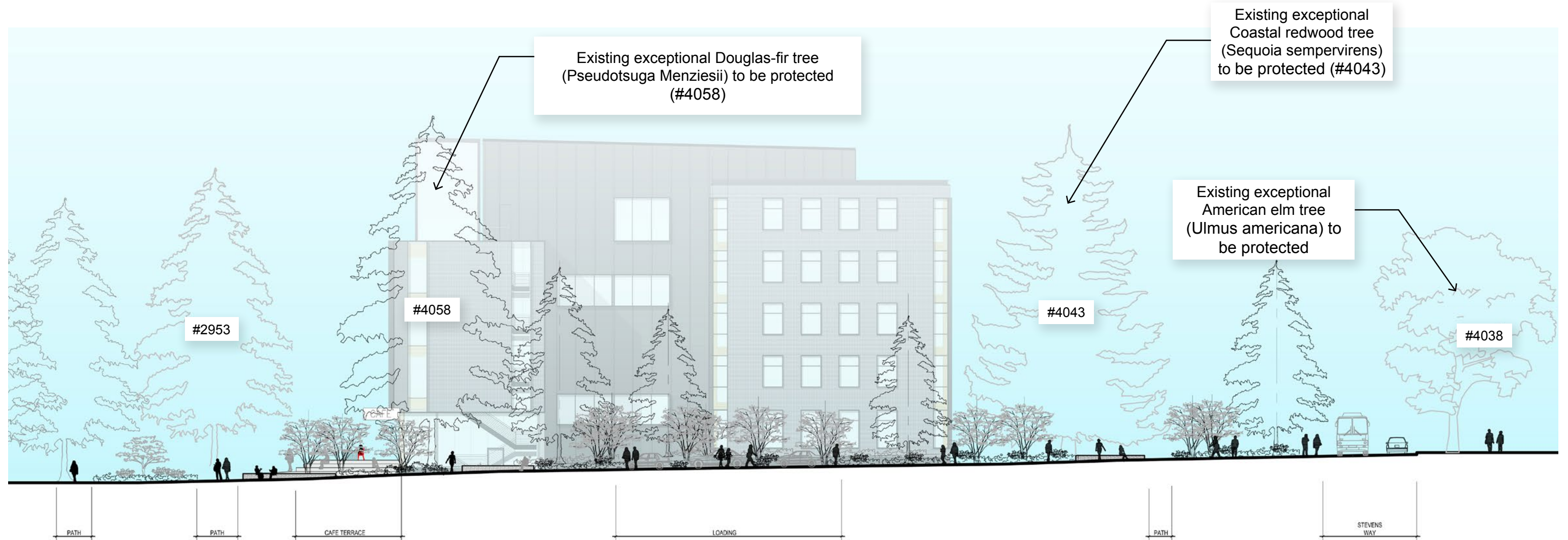
Proposed Section

Section: Denny Yard Looking East to Founders Hall



Proposed Section

Section: Chelan Lane Looking North to Founders Hall



Exceptional Trees

Exceptional Trees within Limits of Work

This site is a host to a number of significant and mature trees, including the following Exceptional trees

(per Seattle DPD Director's rule 16-2008):

#4037 *Prunus x yedoensis*

#4038 *Ulmus Americana*

#4043 *Sequoia sempervirens*

#4058 *Pseudotsuga menziesii*

The siting of the new Founders Hall and site layout of pathways, terraces and bioretention facilities was informed by arborist recommendations to protect these Exceptional trees. In addition, protecting as many native trees as possible is an important project goal. Native trees on site include *Pseudotsuga menziesii* and *Thuja plicata*, which are incorporated into the landscape concept of the Forest Promenade (Chelan Lane).

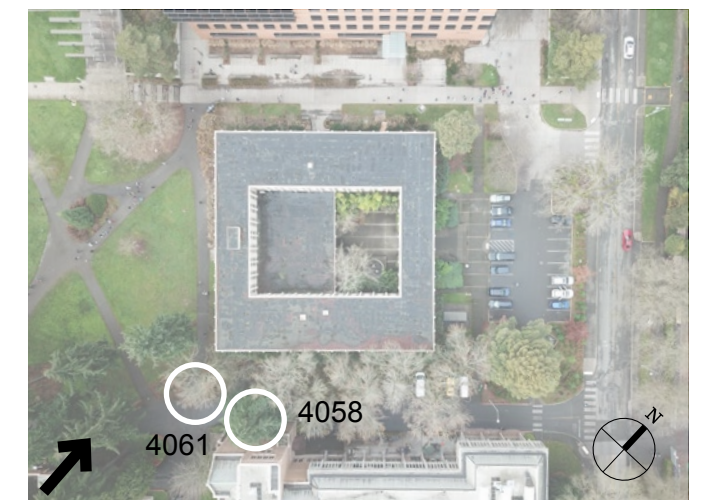
There is an Exceptional Grove of seven (7) *Liquidambar styraciflua* (numbers: 4050, 4051, 4052, 4053, 4055, 4057, 4061) along Chelan Lane. 4050, 4052, 4057 and 4061 are growing 10' to 16' from existing foundations of Mackenzie Hall. In addition, 4052 and 4057 have limbs growing over the Mackenzie Hall. It would be extremely challenging to protect these trees during demolition of Mackenzie Hall, and therefore removal is proposed.

The remaining three (3) *Liquidambar styraciflua* (4051, 4053, 4055) would then no longer be classified as an Exceptional Grove. They are also proposed to be removed in order to:

- Improve pedestrian safety on Chelan Lane by providing "pull-through" loading that is parallel and aligned with the direction of vehicular traffic. This is an improvement over the perpendicular spaces that are there today, which require the driver to either reverse to back-in or back-out of the existing loading stalls. This also allows larger trucks to stop without blocking the fire lane
- Improved pedestrian connectivity through continuity of tree and understory planting character along Chelan Lane/ Forest Promenade.
- Connect the landscape character of Chelan Lane/ Forest Promenade to Denny Yard landscape.

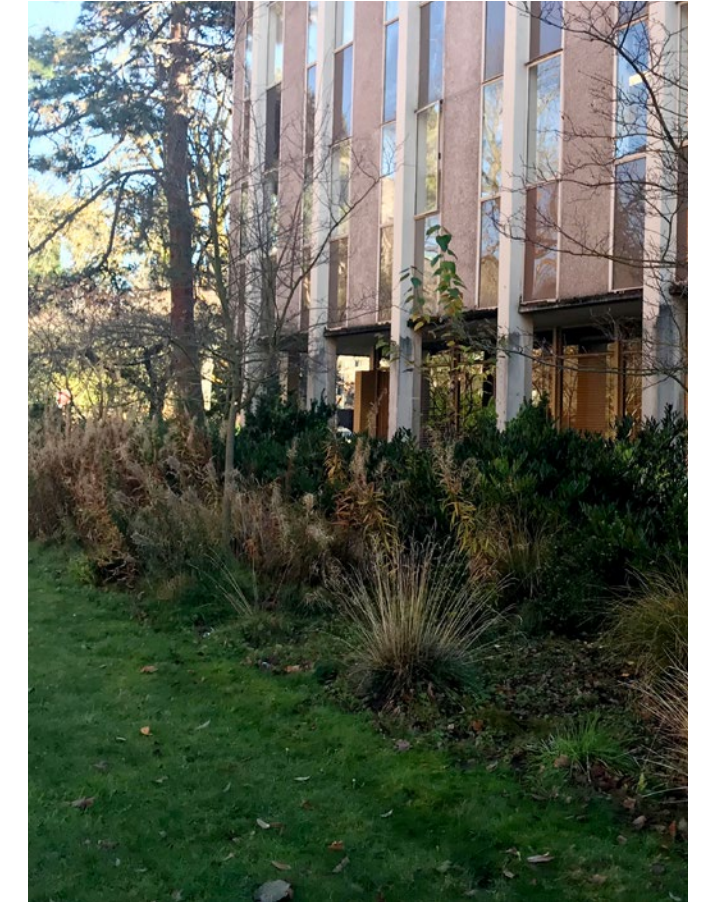
Exceptional Trees

Existing Landscape - *Pseudotsuga menziesii* (Douglas fir) on Denny Yard



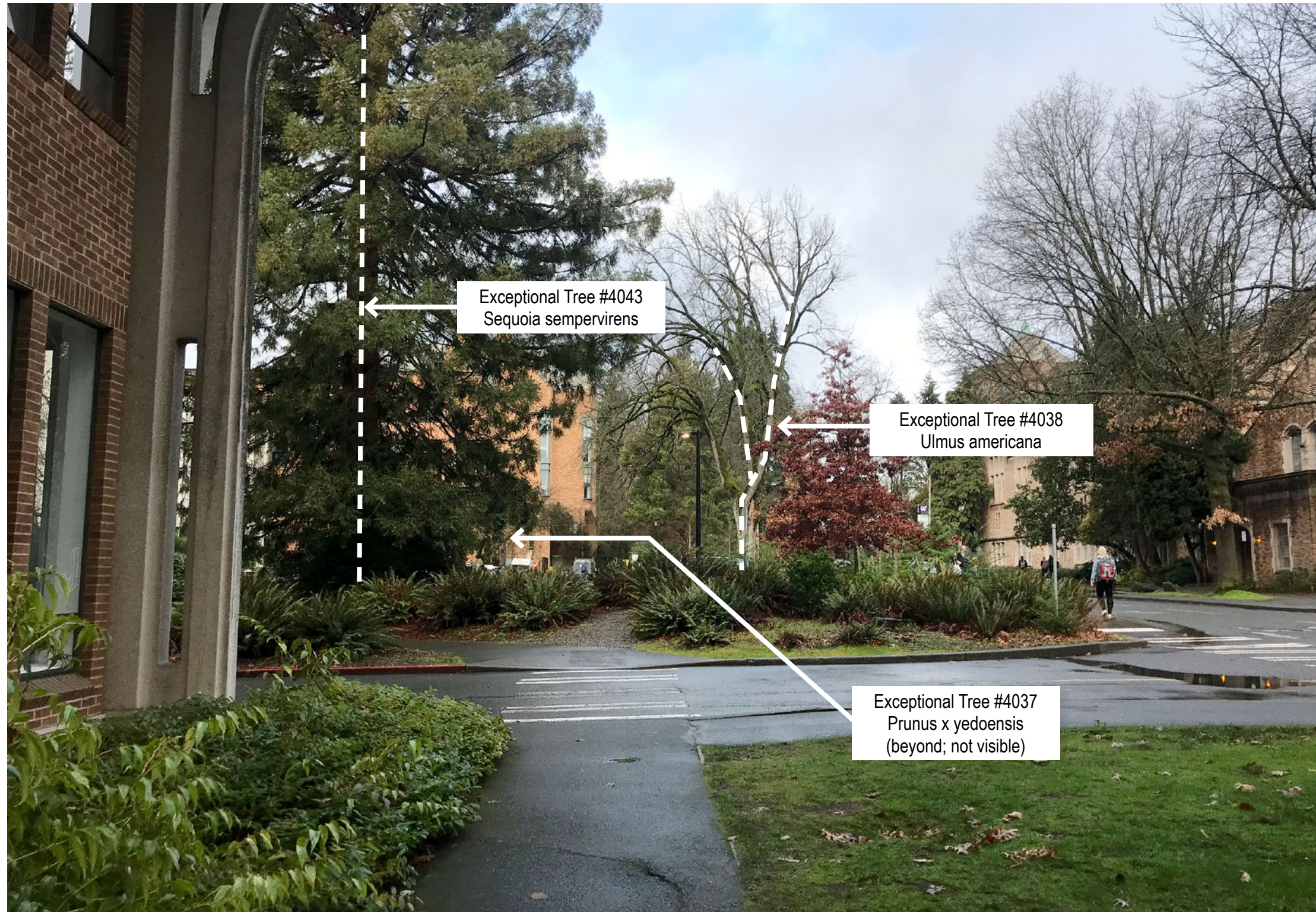
Exceptional Trees

Existing Landscape - Klickitat Lane from Denny Yard



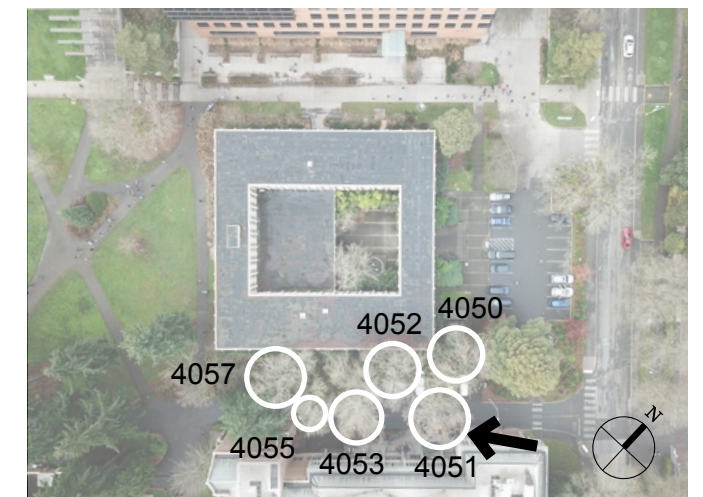
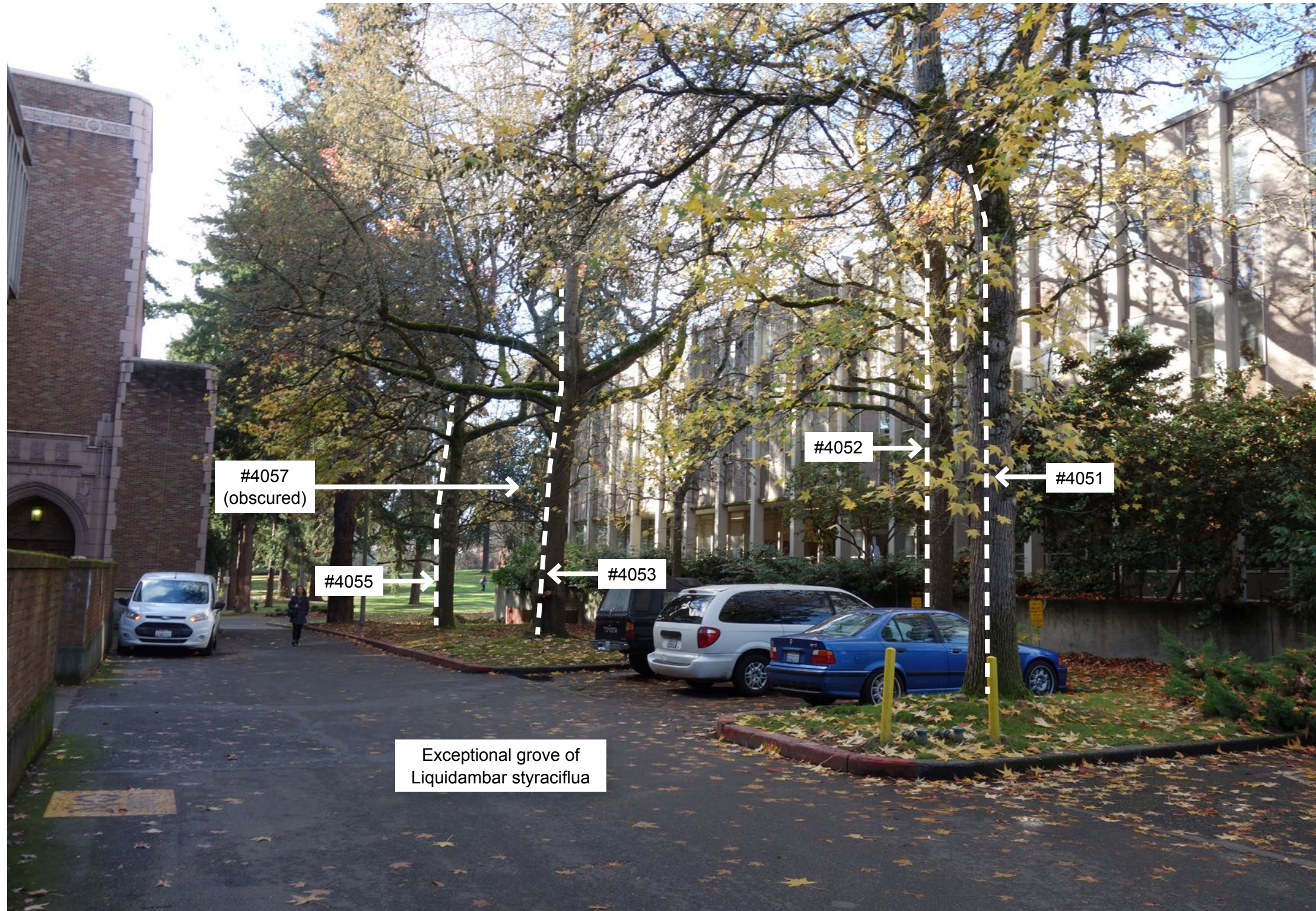
Exceptional Trees

Existing Landscape - Sequoia sempervirens (Coast redwood) from Stevens Way interior sidewalk



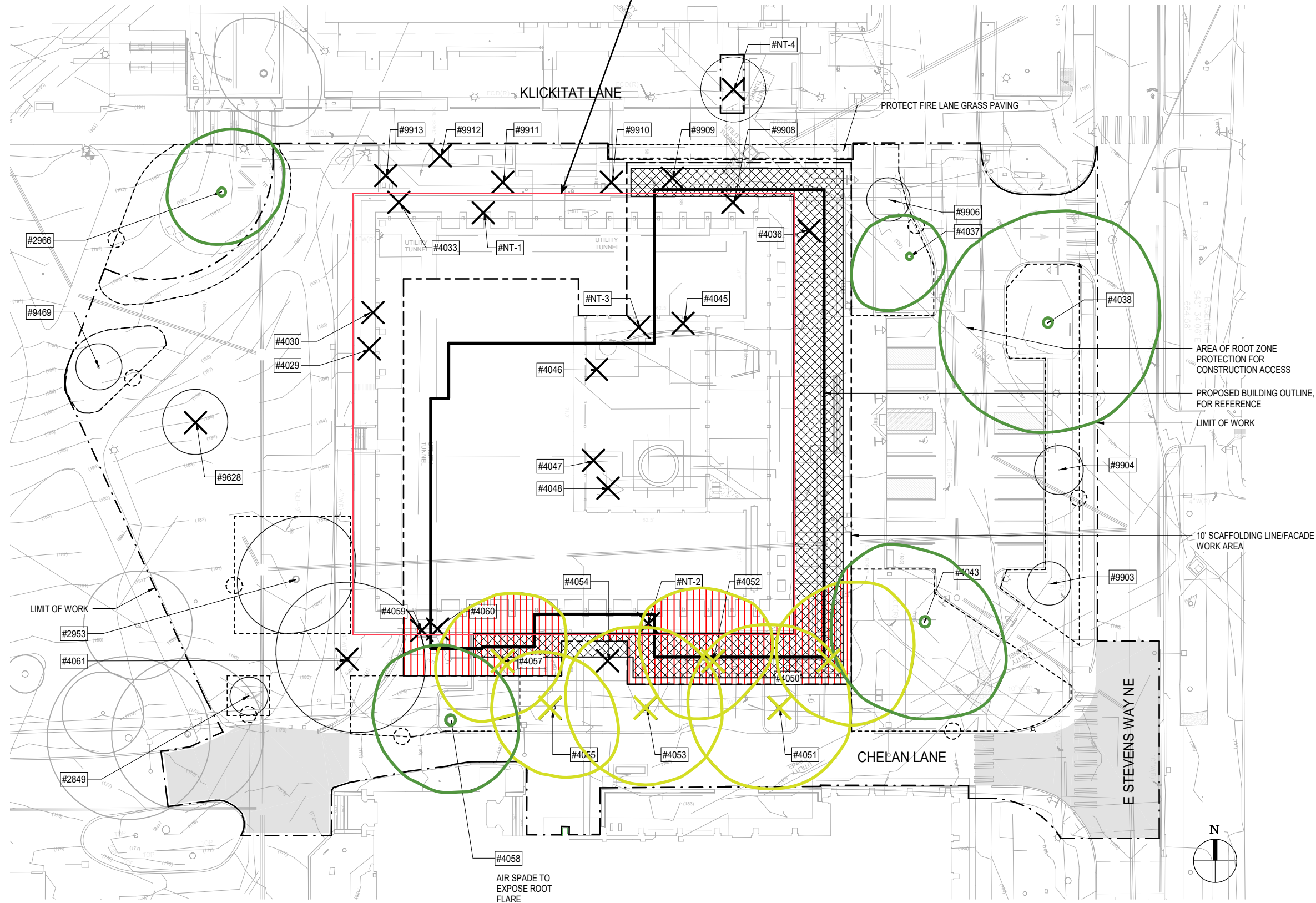
Exceptional Trees

Existing Landscape - Liquidambar styraciflua (sweetgum) on Chelan Lane from Stevens Way











Tree Removal Plan

Existing building, Mackenzie Hall, being removed



- Cannot save exceptional trees 4050, 4052, and 4057 due to extent of cut for removal of Mackenzie Hall foundations and construction of new Founders Hall foundations.
- Canopies of exceptional trees 4051 and 4053 are significantly affected during demolition and construction.
- With the loss of the above trees, exceptional tree 4055 is no longer part of a grove - thus losing exceptional status.
- Supporting the forest promenade concept, area to be replanted with conifers native to the Pacific Northwest.

TREE PROTECTION LEGEND

	TREE PROTECTION FENCE WITH MAINTENANCE ACCESS GATE, 1 PER ENCLOSURE. VERIFY EXTENTS WITH UW ARBORIST AND PROJECT ARBORIST.		EXCEPTIONAL TREE TO REMAIN
	EXISTING TREE TO REMAIN		EXCEPTIONAL TREE TO BE REMOVED
	EXISTING TREE TO BE REMOVED		
	UW TREE TAG NUMBER		
	EXTENT OF CUT FOR REMOVAL OF MACKENZIE HALL FOUNDATIONS AND CONSTRUCTION OF NEW FOUNDERS HALL FOUNDATIONS		
	AREA OF TREE CANOPY CONFLICT DURING DEMOLITION AND CONSTRUCTION		





Tree Removal Plan


TREE PROTECTION NOTES


1. COORDINATE TREE PROTECTION FENCE LOCATIONS WITH PROJECT ARBORIST AND UW ARBORIST.
2. IN ACCORDANCE WITH SMC 25.11.090, THE PROJECT IS REPLACING THE MATURE CANOPY AREAS OF REMOVED EXCEPTIONAL TREES AT A 1:1 RATIO. SEE PLANTING PLAN FOR QUANTITIES AND LOCATIONS OF REPLACEMENT TREES.
3. WHERE PRUNING IS REQUIRED TO ACCOMMODATE CONSTRUCTION, CONSULT WITH UW ARBORIST AND CONTRACTOR'S ARBORIST PRIOR TO BEGINNING WORK.
4. CONTRACTOR'S ARBORIST SHALL BE ON SITE AT ALL TIMES WHEN WORKING WITHIN TREE PROTECTION ZONES.
5. RETURN TAGS OF REMOVED TREES TO UW ARBORIST.
6. SEE SPECIFICATION SECTION 015639 FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.


TREE PROTECTION LEGEND


 TREE PROTECTION FENCE WITH MAINTENANCE ACCESS GATE, 1 PER ENCLOSURE. VERIFY EXTENTS WITH UW ARBORIST AND PROJECT ARBORIST.

 EXISTING TREE TO REMAIN

 EXCEPTIONAL TREE TO REMAIN

 EXISTING TREE TO BE REMOVED

 EXCEPTIONAL TREE TO BE REMOVED

 UW TREE TAG NUMBER

EXISTING TREE SCHEDULE

TREE #	SPECIES	DSH(in.)	EXCEPTIONAL	ACTION	SALVAGE
2849	Tilia spp.	4	No	Retain	
2953	Pseudotsuga menziesii	29	No	Retain	
2966	Acer saccharum	32	Yes	Retain	
4029	Rhus typhina	4	No	REMOVE	
4030	Rhus typhina	4	No	REMOVE	
4033	Rhus typhina	5, 6	No	REMOVE	
4036	Pinus ponderosa	24	No	REMOVE	X
4037	Prunus serrulata	25	Yes	Retain	
4038	Ulmus procera	43	Yes	Retain	
4043	Sequoia sempervirens	46	Yes	Retain	
4045	Acer circinatum	7	No	REMOVE	
4046	Acer japonicum	11	No	REMOVE	
4047	Acer japonicum	5, 5, 6, 6	No	REMOVE	
4048	Acer rubrum	16	No	REMOVE	
4050	Liquidambar styraciflua	22	Yes	REMOVE	X
4051	Liquidambar styraciflua	20	Yes	REMOVE	X
4052	Liquidambar styraciflua	21	Yes	REMOVE	X
4053	Liquidambar styraciflua	23	Yes	REMOVE	X
4054	Liquidambar styraciflua	12	No	REMOVE	
4055	Liquidambar styraciflua	19	Yes	REMOVE	
4057	Liquidambar styraciflua	23	Yes	REMOVE	X
4058	Pseudotsuga menziesii	39	Yes	Retain	
4059	Rhus typhina	4	No	REMOVE	
4060	Rhus typhina	6	No	REMOVE	
4061	Liquidambar styraciflua	22	Yes	REMOVE	
9469	Sequoiadendron giganteum	16	No	Retain	
9628	Liquidambar styraciflua	7	No	REMOVE	
9903	Quercus spp.	4	No	Retain	
9904	Quercus spp.	4	No	Retain	
9906	Cercidiphyllum japonicum	4	No	Retain	
9908	Unknown deciduous	2	No	REMOVE	
9909	Unknown deciduous	4	No	REMOVE	
9910	Unknown deciduous	2	No	REMOVE	
9911	Unknown deciduous	2	No	REMOVE	
9912	Unknown deciduous	2	No	REMOVE	
9913	Cercidiphyllum japonicum	4	No	REMOVE	
NT-1	Rhus typhina (No Tag)	4	No	REMOVE	
NT-2	Unknown deciduous (No Tag)	2	No	REMOVE	
NT-3	Acer circinatum (No Tag)	2	No	REMOVE	
NT-4	Cercidiphyllum japonicum	6	No	REMOVE	

Design Guidelines - UW Campus Master Plan

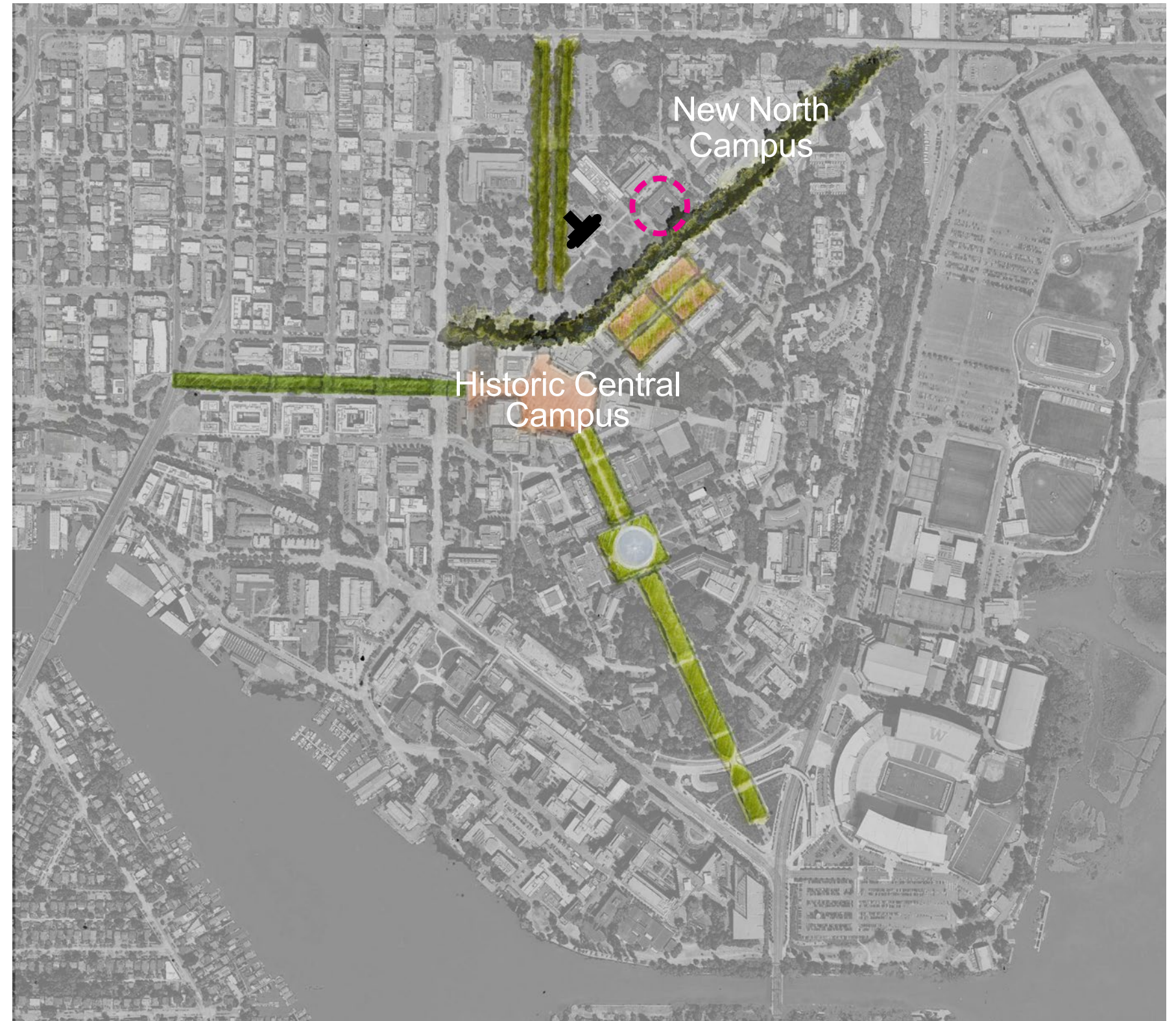
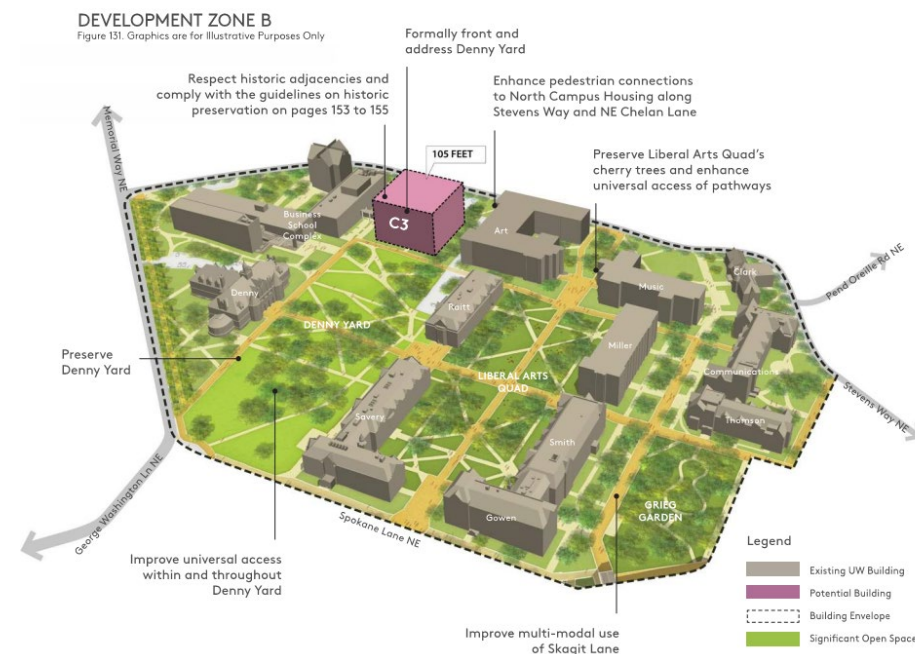
UW 2019 Seattle Campus Master Plan

GUIDING PRINCIPLE #4: CONNECTIVITY

Extend UW's commitment to better connect the University internally and with its broader context. Enhance connections within Central Campus (page 91).

PROJECT RESPONSE:

By improving the continuity, safety, and character of Chelan Lane as a Forest Promenade, the Founders Hall landscape design will reinforce the axial connection from North Campus to Red Square.



Design Guidelines - UW Campus Master Plan

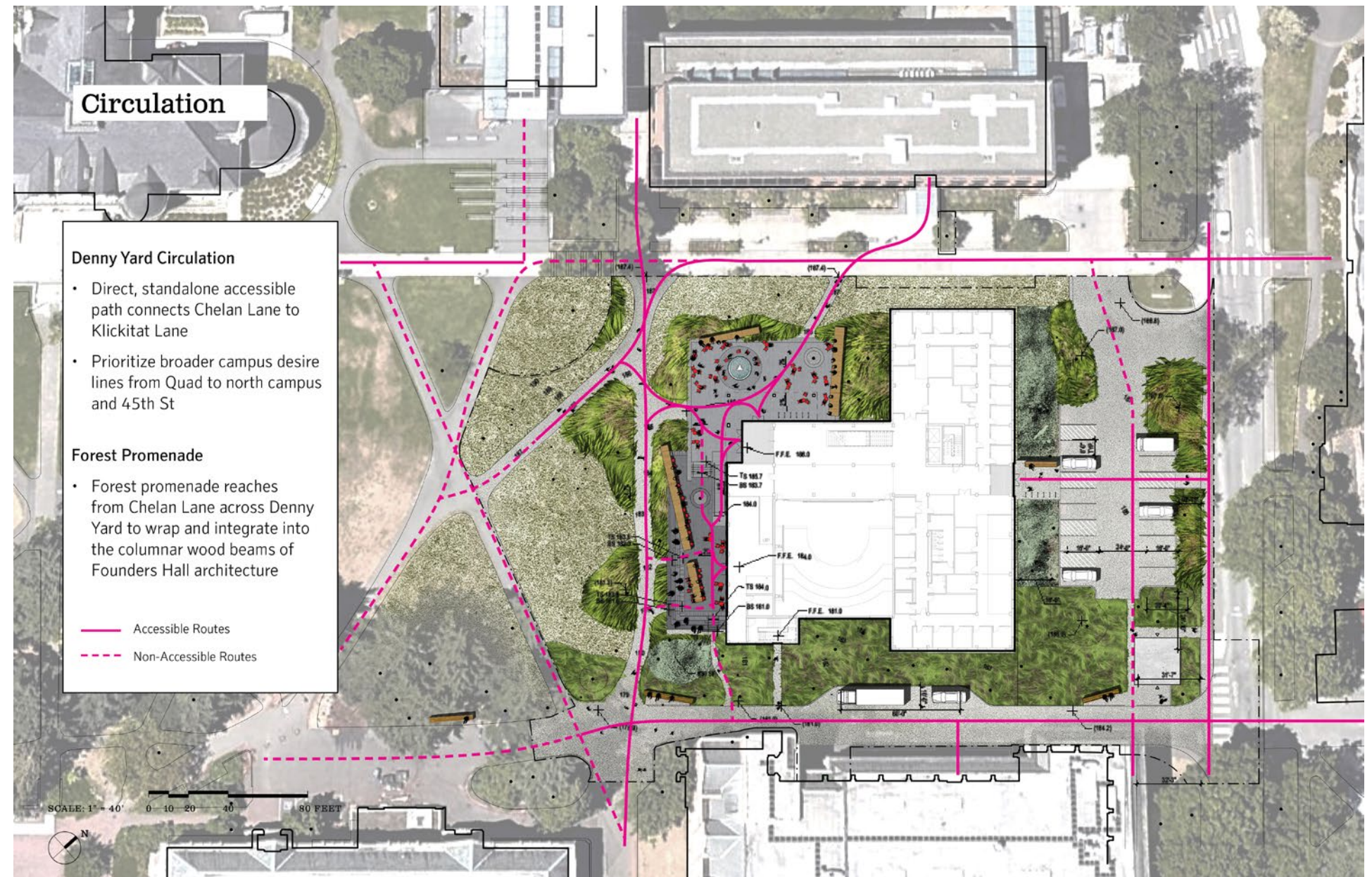
UW 2019 Seattle Campus Master Plan

CIRCULATION AND PARKING FRAMEWORK: PEDESTRIAN CIRCULATION

Consistent with the UW's goal of developing a pedestrian-oriented campus, the Campus Master Plan identifies a number of interventions that shall enrich the pedestrian quality of the campus environment and reduce pedestrian-vehicular conflicts. The University shall continue to be a good steward of its pedestrian network through well-designed, strategic investments such as improved wayfinding, lighting, maintenance and removal of ADA barriers (Chelan way is identified as a potential secondary route, page 112-113).

PROJECT RESPONSE:

To improve pedestrian safety, the project is relocating parking spaces from Chelan Lane and reorienting the loading spaces, to eliminate the need for vehicles to reverse into pedestrian traffic. The project is regrading and resurfacing pedestrian paths within the limits of work to meet ADA accessibility requirements. A new, more direct ADA connection will be made from Klickitat Lane to the Chelan Lane, across Denny Yard.



Design Guidelines

Seattle Design Guideline: *Use natural system and features of the site and its surroundings as a starting point for project design. (CS1, page 7 in SUDDG)*

Seattle Design Guideline: On-Site Features: *Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. (CS1 D1, page 11 in SDG)*

University District Supplemental Guidance: *Incorporate new and existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes; this is especially relevant in the Ravenna Springs character area (see Map A). Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed (1C, page 7 in SUDDG).*



PROJECT RESPONSE:

The project proposes restoring and enhancing the heritage landscape of Denny Yard with the planting of additional native conifers, understory trees, shrubs, grasses, perennials and groundcovers. The building massing was sited to preserve many of the exceptional trees on site, including native douglas firs. The project is extending the language of the Pacific Northwest forest along Chelan Lane as well as wrapping conifers along the southwest facade of Founders Hall. Understory planting on this sunny Denny Yard site draws from native meadow outcrops and forest clearing species.

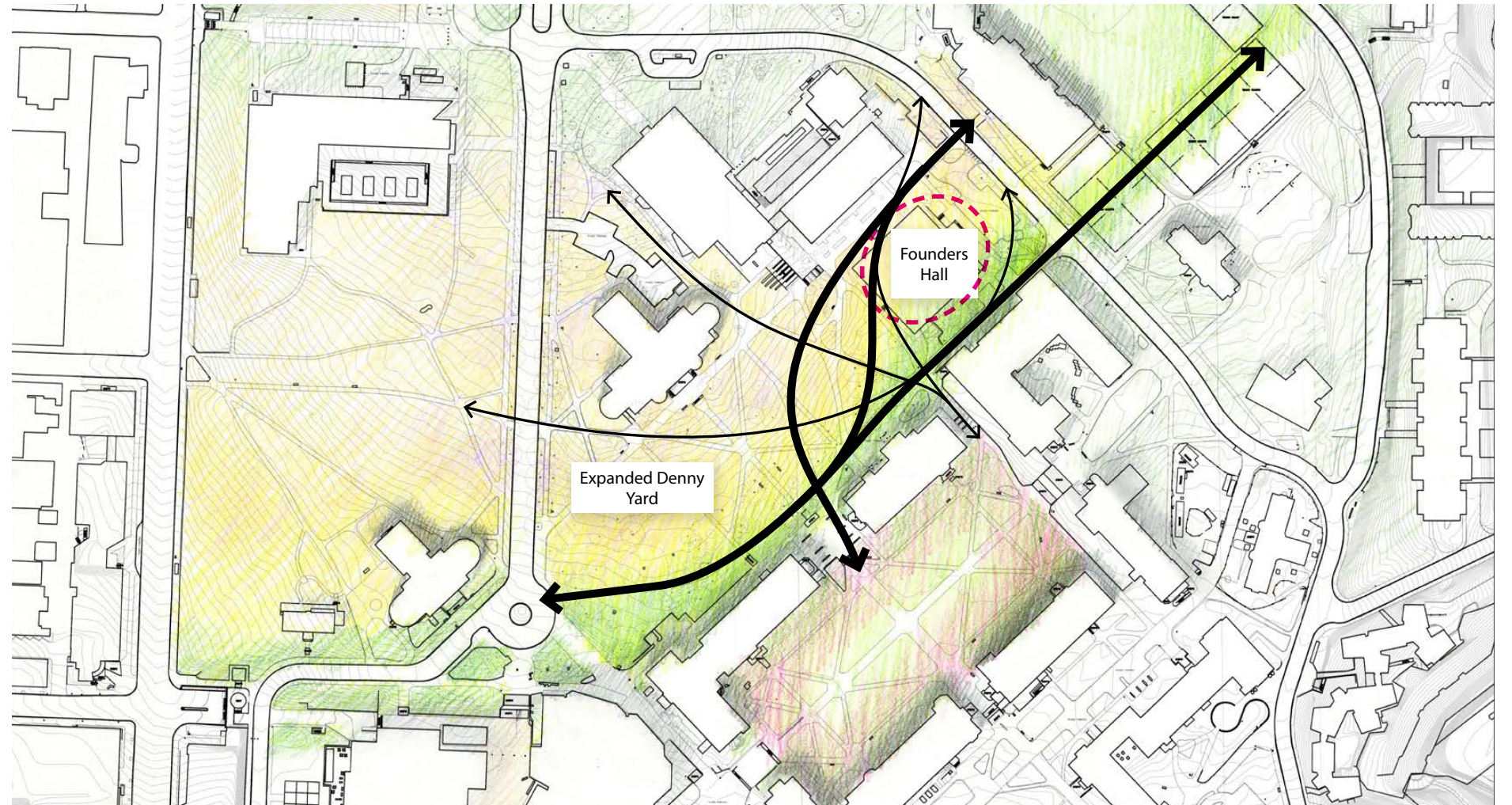


Design Guidelines

Seattle Design Guideline: *Complement and contribute to the network of open spaces around the site and connections among them. (PL1, page 11 in SUDDG)*

University District Supplemental Guidance: *Pedestrian connections provide open space and create a fine-grained urban fabric and intensity of pedestrian activity in the University District. Reinforce existing movement patterns and introduce connections that weave a pedestrian-priority network throughout the neighborhood with mid-block pedestrian pathways and shared alleys. (2A, page 11 in SUDDG)*

University District Supplemental Guidance: *Create usable, safe, people-friendly spaces. Strive for clear sightlines. (2D2, page 13 in SUDDG)*



PROJECT RESPONSE:

New pedestrian desire-lines were studied with anticipation of future pedestrian and vehicular needs as new neighborhood and campus development projects are completed. These desire lines connect Denny Yard, The Quad, Red Square, Parrington Lawn, and North Campus Housing, while considering the crossings at Stevens Way, and connections to Central Campus and future Light Rail stations.

Design Guidelines

Seattle Design Guideline: *Integrate open space design with the design of the building so that each complements the other. (DC3, page 22 in SUDDG)*

Seattle Design Guideline: *Connections to Other Open Spaces: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate (DC3, page 33 in SDG)*

University District Supplemental Guidance: *Open Space Organization & Site Layout: Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development, break up large sites, and foster permeability. Arrange buildings on site to consolidate open space areas into designed, usable shared spaces or places for large trees instead of “leftover” spaces or drive lanes. (1A, page 22 in SUDDG)*

University District Supplemental Guidance: *Open Space Organization & Site Layout: Extend pedestrian routes from entry courtyards or forecourts all the way through a project site to improve pedestrian walkability. (1B, page 22 in SUDDG)*



PROJECT RESPONSE:

The design of Founders Hall orients its major public spaces, both interior and exterior, toward the historic Denny Yard open space, and toward the entry terrace and cafe at PACCAR Hall. This enhances the physical and visual connection between Founders Hall and the Foster School of Business building complex, while anchoring and activating the northwest end of Denny Yard. The building footprint was pulled back from the maximum site extents at the southwest to allow for the topography of Denny Hill to extend into the Founders Hall site, and at the northeast to preserve two large exceptional trees. The improved character of Chelan Lane supports the anticipated increase of pedestrian flows through the site. The

