

UNIVERSITY *of* WASHINGTON

Haggett Hall Demolition & Replacement

November 14th, 2023 – CUCAC





INTRODUCTION & AGENDA

Agenda:

- Project Overview
 - Location
 - Goals & Objectives
 - Project Schedule
- Site Development Standards
- Early Concepts
- Questions & Discussion

Project Representative:

Patrick Finnell

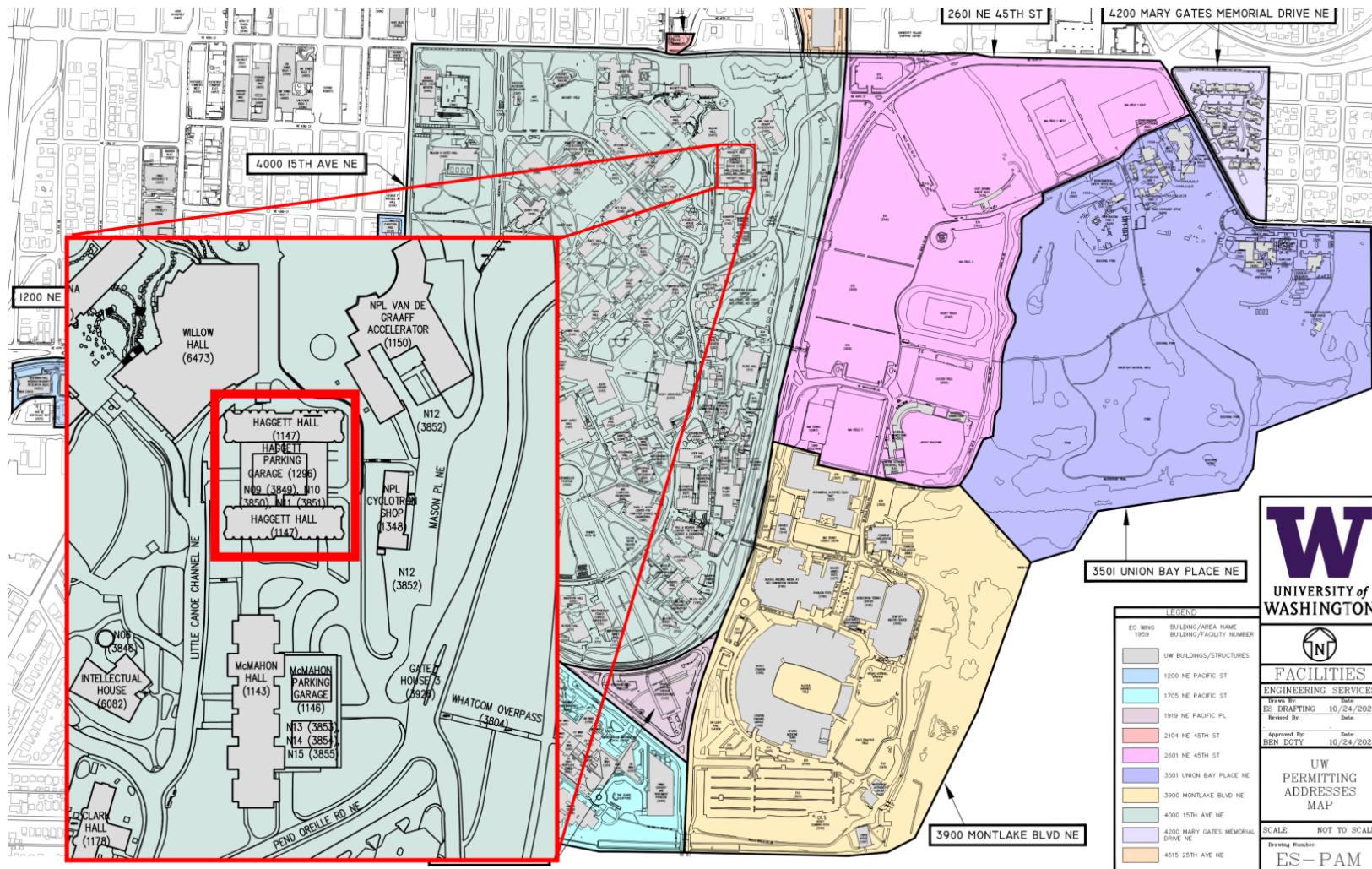
Project Manager

UW Facilities: Project Delivery Group

pfinnell@uw.edu



LOCATION



LOCATION





GOALS AND OBJECTIVES

1. **Safely abate and demolish** the existing Haggett Hall and **maintain** continued **emergency vehicle access** along Mason Road
2. Design a replacement residence hall that compliments the recently completed **North Campus Housing architectural character** and **landscape quality**
3. Provide a new residence hall to accommodate **800 student beds** and facilities to support **student fitness, wellness and equity**
4. Achieve **deferred code compliance** on the following items tied to Willow Hall
 1. Satisfy the Willow Hall **grade-plane** criteria
 2. Satisfy Mason Road **width criteria** east of Haggett Hall
5. Demonstrate **innovation** in design, technology and materials that support the **UW Green Building Standard**





SCHEDULE

Project Definition

Design and Permitting

Abatement Start

Demolition

New Construction Start

New Haggett Hall Open

Apr 2023 – Jul 2023

Aug 2023 – Nov 2025

Nov 2023

Dec 2023 – Dec 2024

Oct 2024

Fall Quarter 2027



SITE DEVELOPMENT STANDARDS



Excerpt from 2019 Campus Master Plan (CMP)

Development Site 6

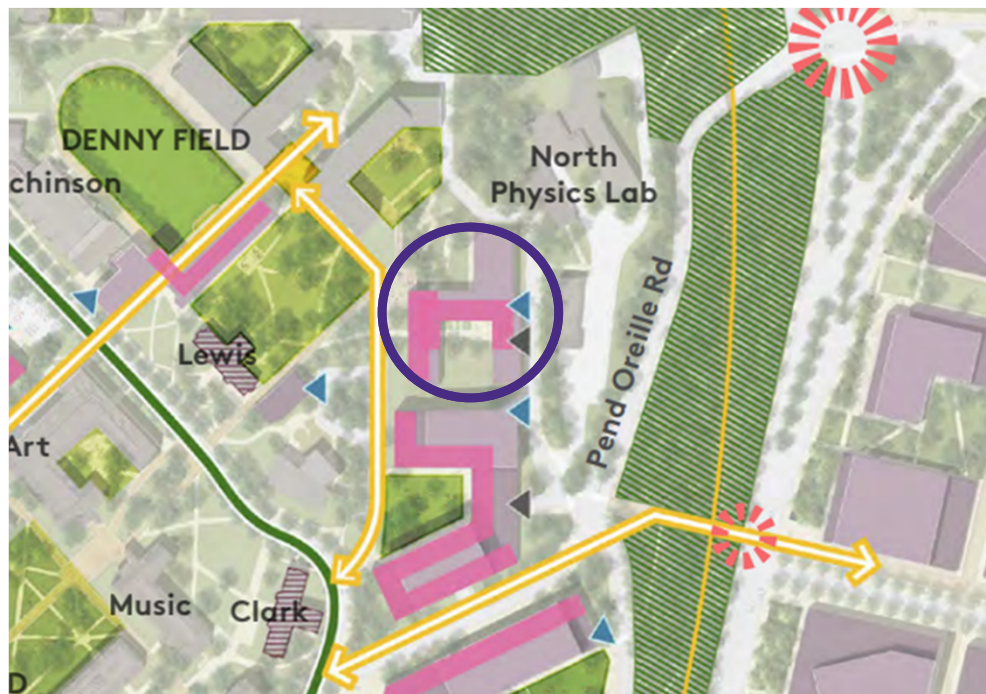
New Haggett Hall
4290 Little Canoe Channel NE
Seattle, WA 98195

DESCRIPTION	2019 CMP DEV. STANDARD	PROPOSED PROJECT
Total Max GSF	290,000	230,000
Demolition GSF	206,114	206,114
Net New GSF	83,886	23,886
Max Height (ft.)	160	75
View Corridors	None	-
Student Beds	700	800
Parking Spaces	Opportunity to reduce from 77	20



SITE DEVELOPMENT STANDARDS

VIEW CORRIDORS

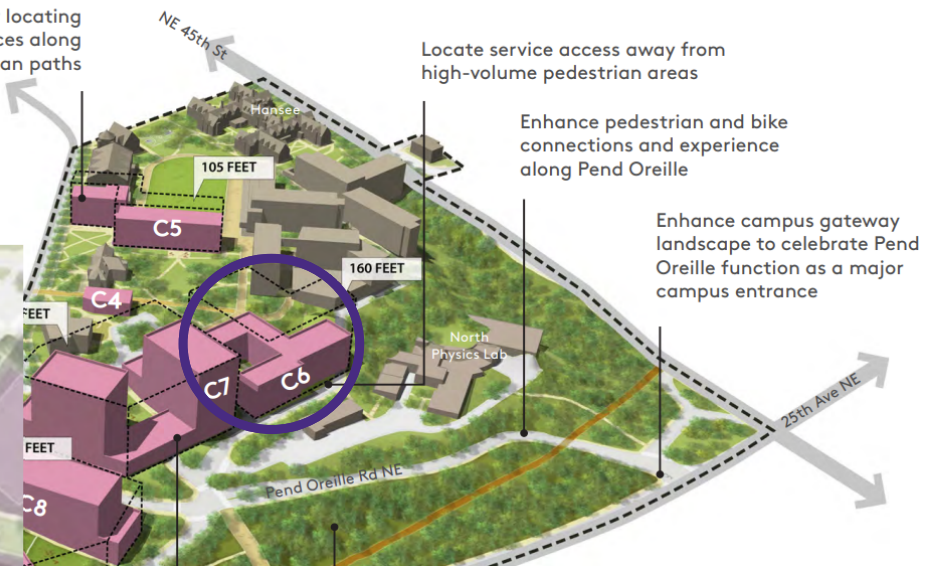


Excerpt from 2019 Campus Master Plan (CMP)

DEVELOPMENT ZONE E

Figure 134. Graphics are for Illustrative Purposes Only

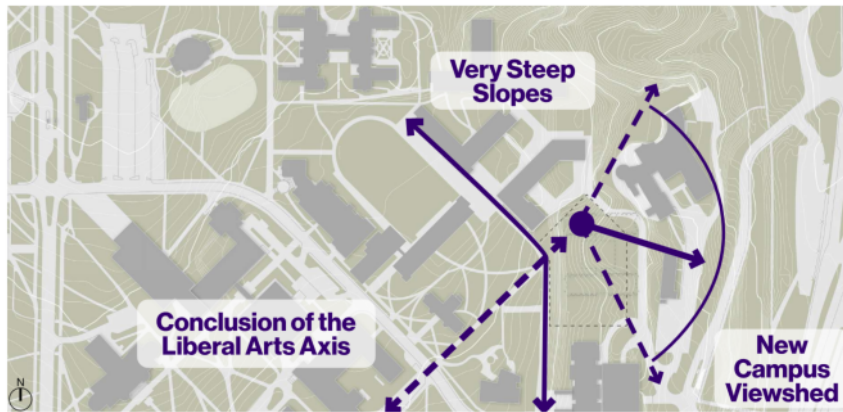
Locate the public realm by locating
is and building entrances along
way and major pedestrian paths



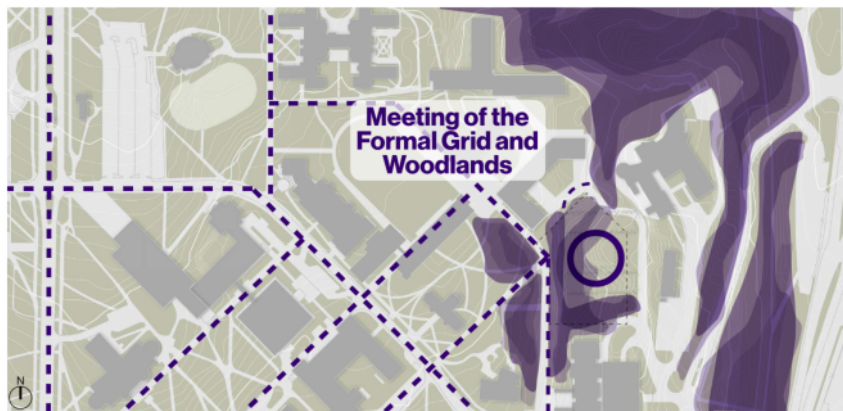
Excerpt from 2019 Campus Master Plan (CMP)



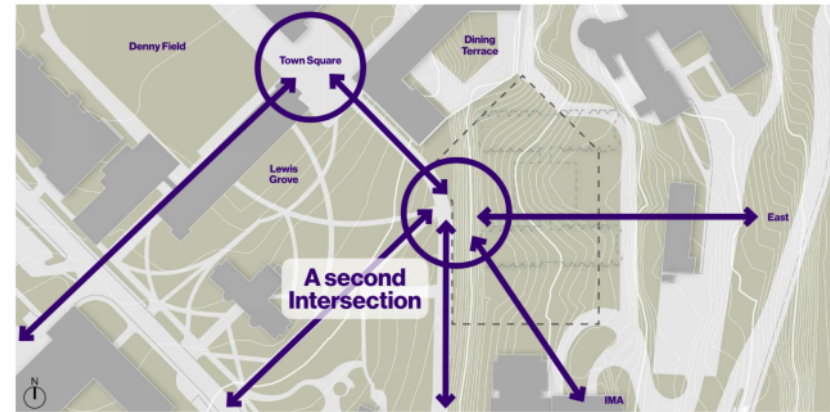
CONCEPTUAL DESIGN CONSIDERATIONS



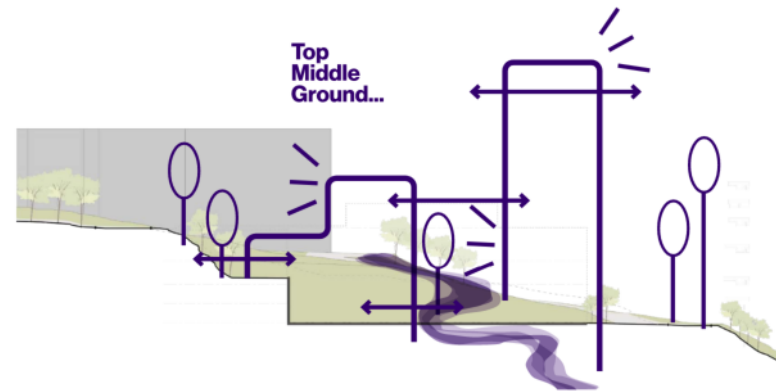
Complete the puzzle



Strong Relationship of Building, Site and Landscape



Stand Out

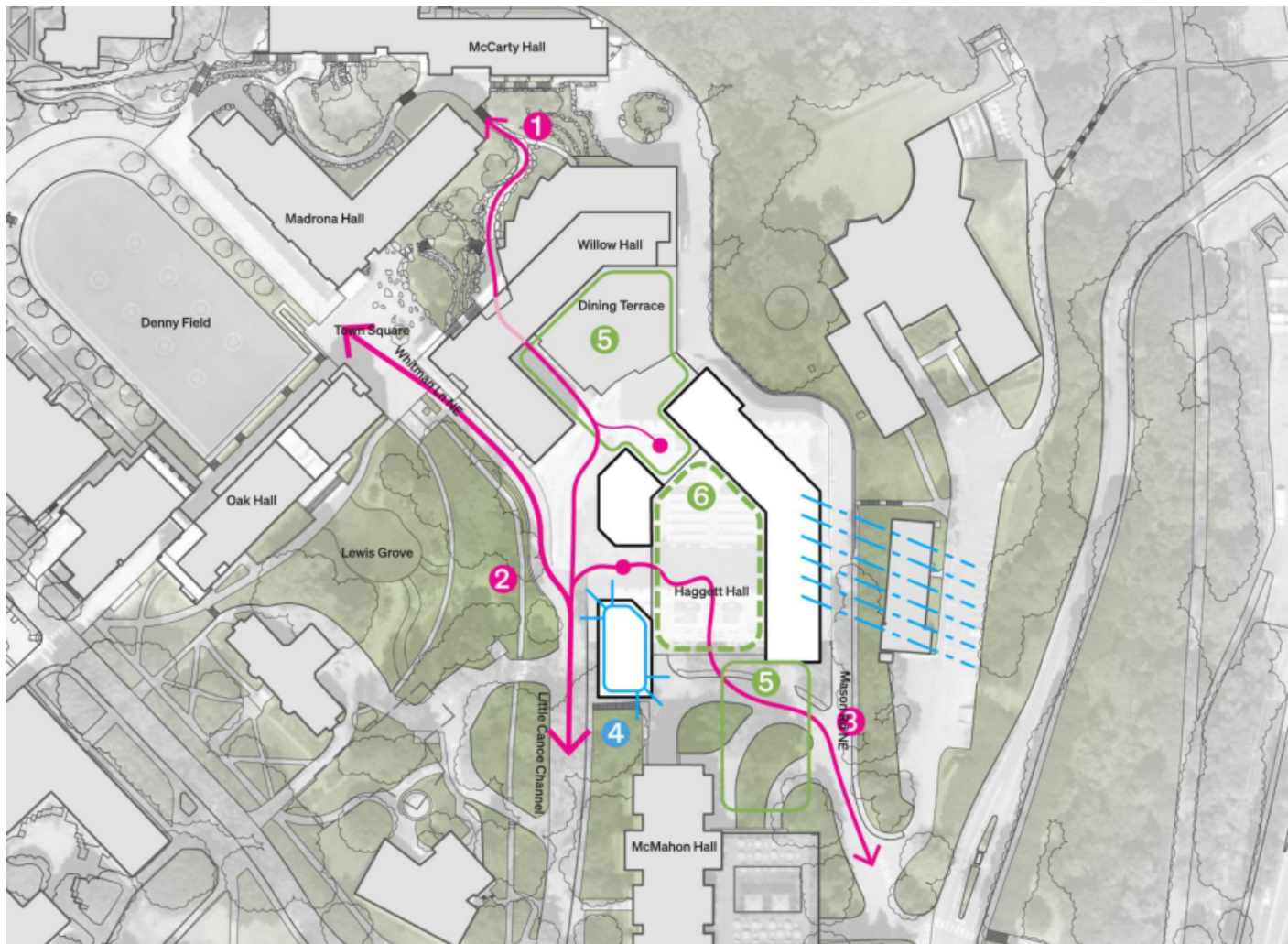


A Meaningful Experience of Well-being

CONCEPTUAL MASSING



CONCEPTUAL SITE CIRCULATION





QUESTIONS & DISCUSSION



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