

University of Washington Haggett Hall Demolition and Replacement

CUCAC 2

June 11th, 2024

mahlum + TenBerke GGN  W

INTRODUCTION AND AGENDA

Agenda:

- **Project Overview**
 - **Site Context**
 - **Goals and Objectives**
 - **Project Schedule**
- **Previous / Current Design**
- **Questions and Discussion**

Project Representative:

Patrick Finnell

Project Manager

UW Facilities: Project Delivery Group

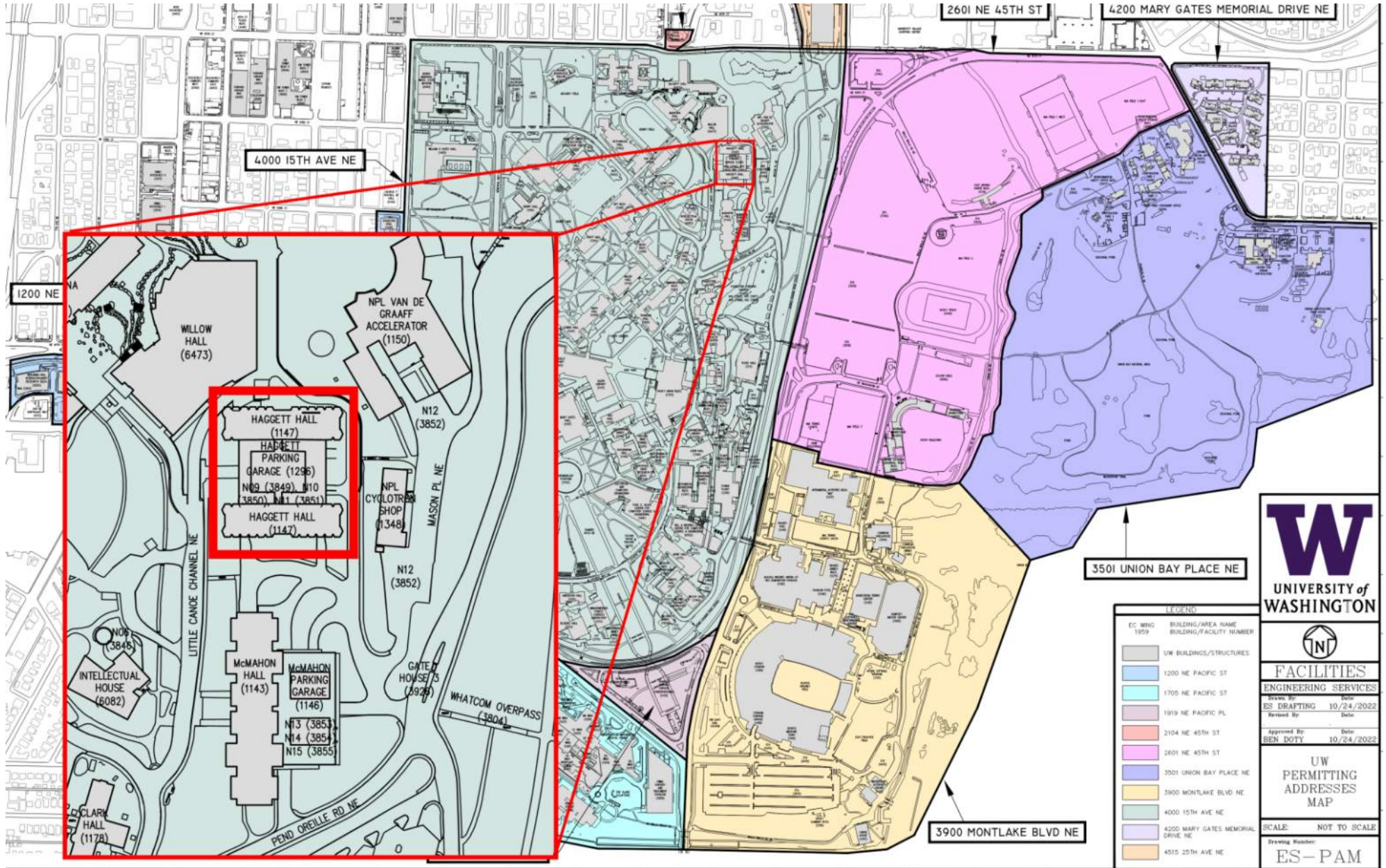
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Campus Zoning



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	-



Site Development Standards & Design Guidelines



Excerpt from 2019 Campus Master Plan (CMP)

DEVELOPMENT ZONE E
Figure 134. Graphics are for Illustrative Purposes Only



Excerpt from 2019 Campus Master Plan (CMP)

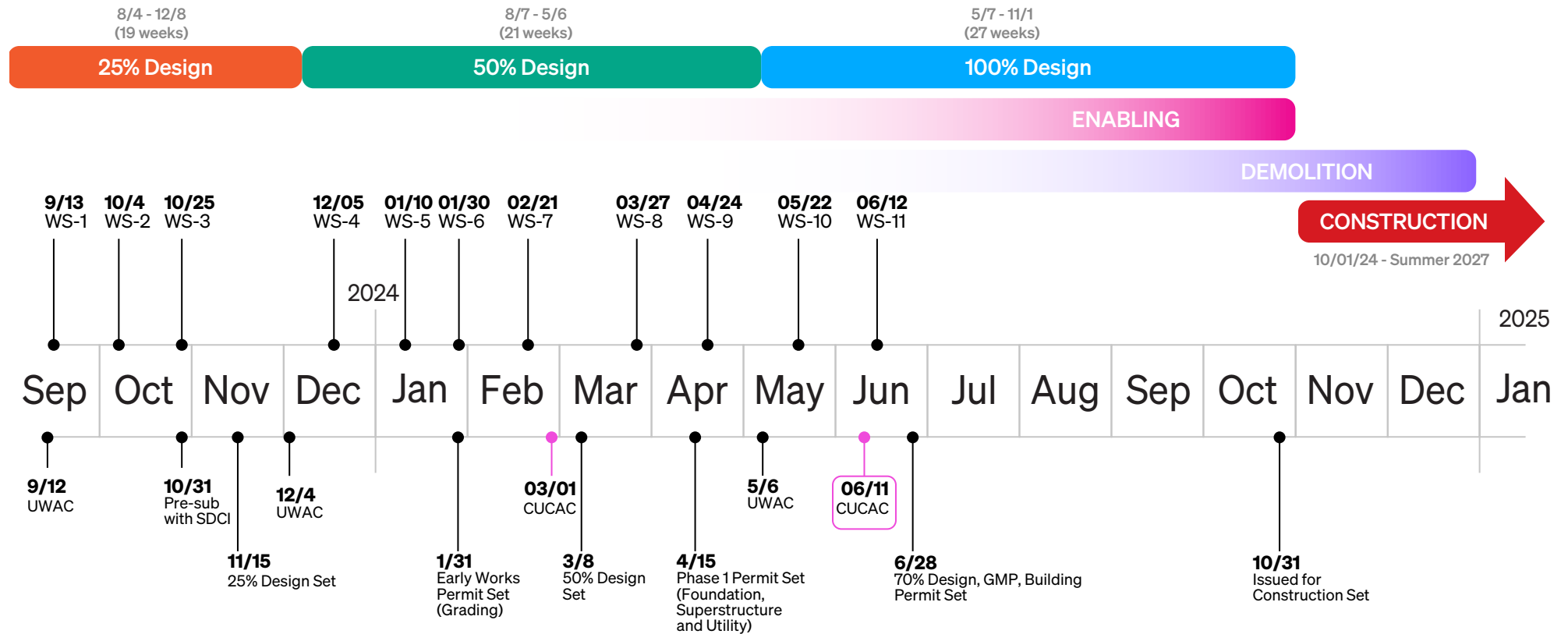


Project Goals and Objectives

- Safely abate and demolish the existing Haggett Hall and maintain continued emergency vehicle access along Mason Road
- Design a replacement residence hall that compliments the recently completed North Campus Housing architectural character and landscape quality
- Provide a new residence hall to accommodate 800 student beds and facilities to support student fitness, wellness and equity
- Achieve deferred code compliance on the following items tied to Willow Hall
 - Satisfy the Willow Hall grade-plane criteria
 - Satisfy Mason Road width criteria east of Haggett Hall
- Demonstrate innovation in design, technology and materials that support the UW Green Building Standard
- Commitment to develop:
 - A residence hall that supports a student community
 - Facilities that support campus fitness and wellness
 - Site design, landscape design and sustainable construction nurture an ethos of well-being

Project Schedule

Project Definition	Apr 2023 – Jul 2023
Design and Permitting	Aug 2023 – Nov 2025
Abatement Start	Nov 2023
Demolition	Dec 2023 – Dec 2024
New Construction Start	Oct 2024
New Haggett Hall Open	Fall Quarter 2027



CURRENT DESIGN



Perspective Looking Northwest



Looking South From Willow Hall



Looking East Through the Portal



View of the Courtyard

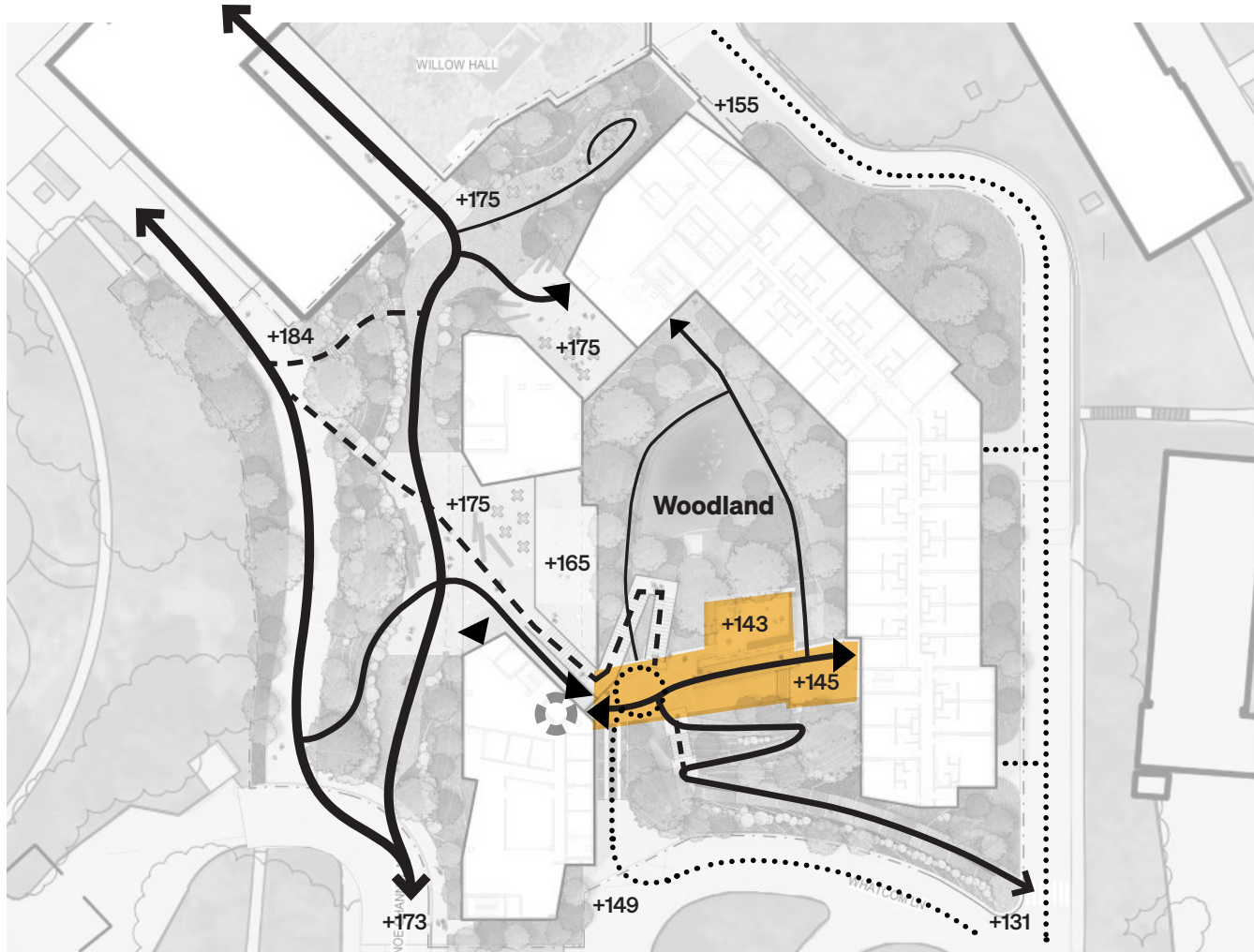


Landscape Design







50% Design



Landscape Design

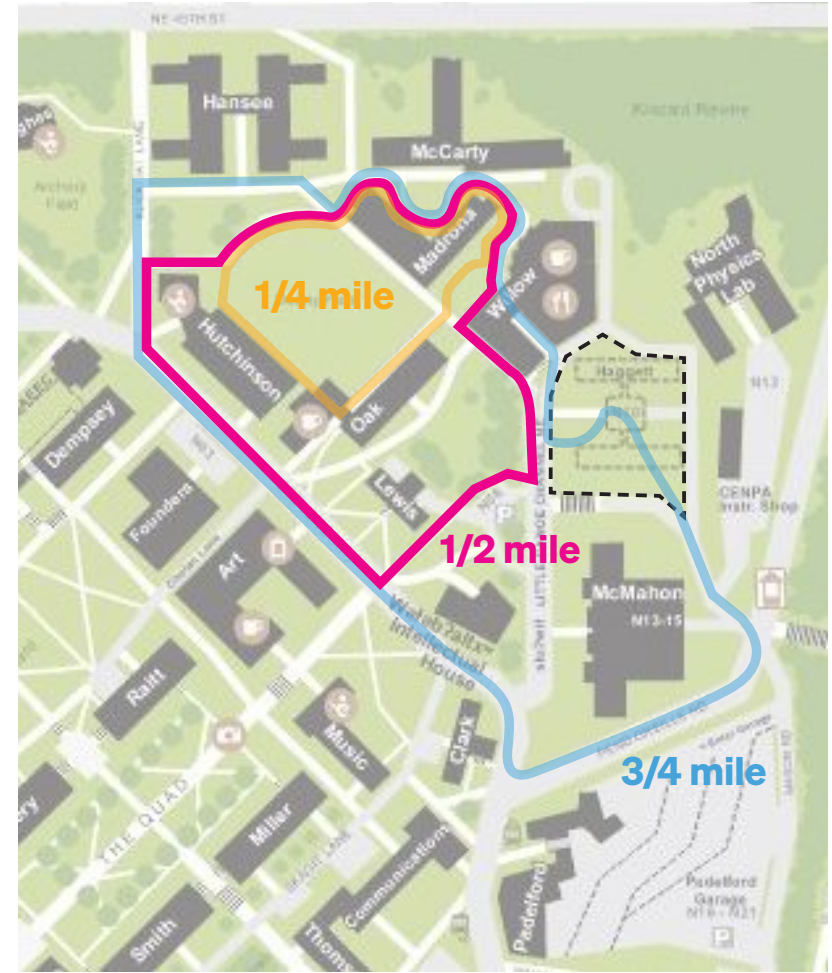


Woodland Courtyard Experience

-  Building Access
-  Landing
-  Accessible route
-  Route using stairs
-  Vehicle access/turnaround
-  Elevator

Landscape Design

Who is able to access this experience?
And How?



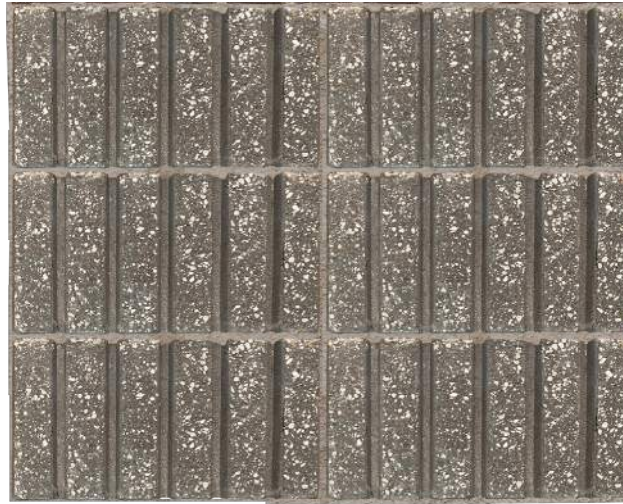
Landscape Design



Exterior Materials



BRICK UPPER VOLUME AND SCORED CMU BASE



“WINDSOR” BRICK AND “CHARCOAL” CMU



VG THERMALLY MODIFIED HEMLOCK



ACCENT BRICK AND CMU

Site Elevations - Context



West Facade



East Facade

QUESTIONS AND DISCUSSION

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