

# University of Washington Haggett Hall Demolition and Replacement

CUCAC

March 12th, 2024

mahlum + TenBerke GGN  W

# INTRODUCTION AND AGENDA

## Agenda:

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

## Project Representative:

**Patrick Finnell**

**Project Manager**

**UW Facilities: Project Delivery Group**

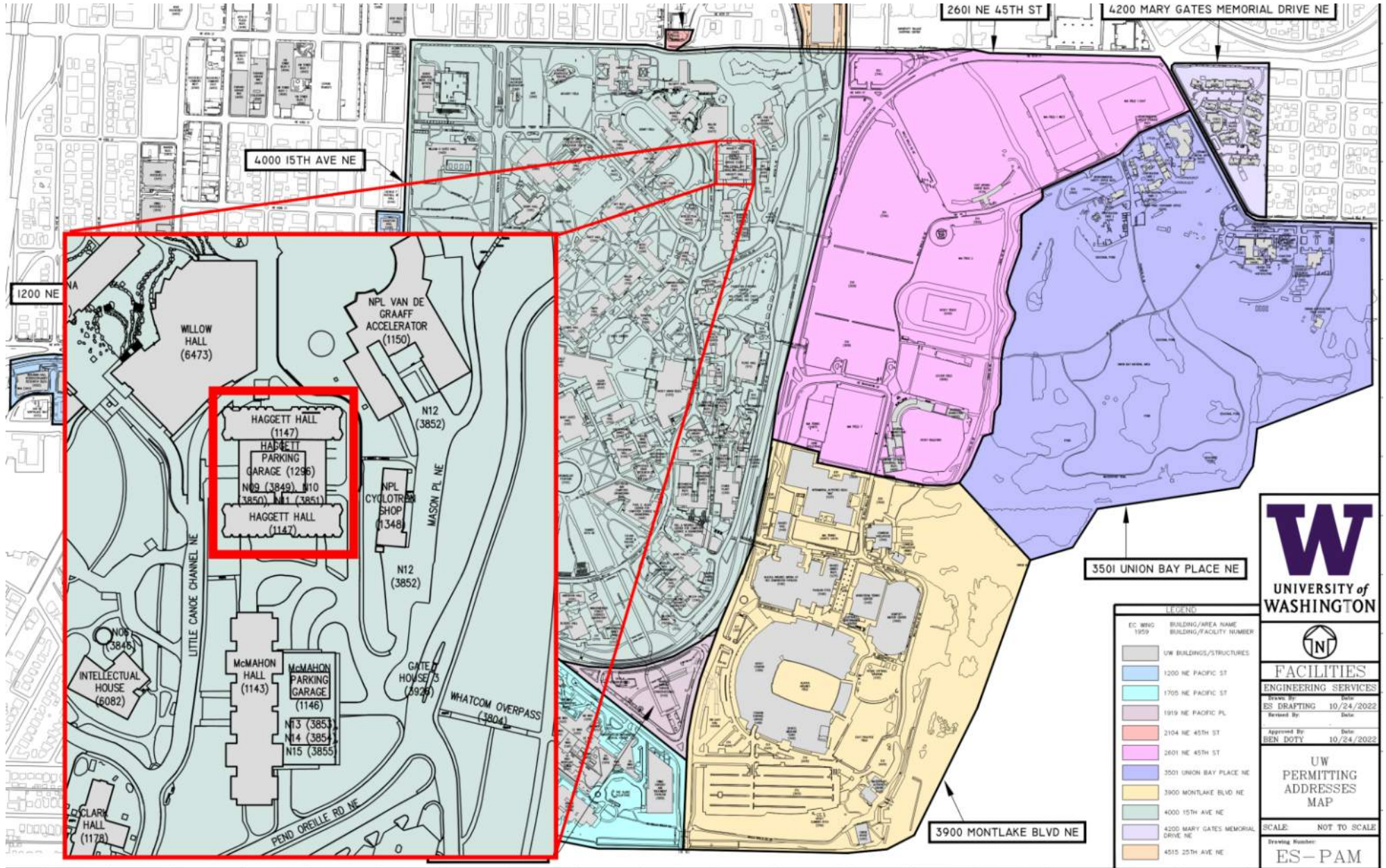
**pfinnell@uw.edu**

**Anne Schopf**

**Senior Principal, Mahlum Architects**

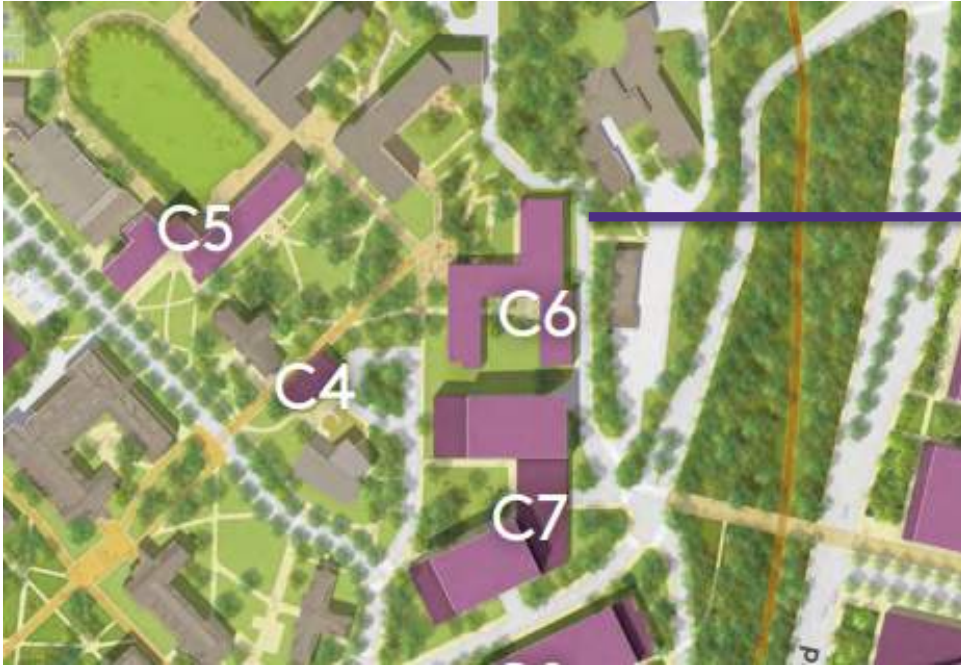
**ASchopf@MAHLUM.com**

# 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	-

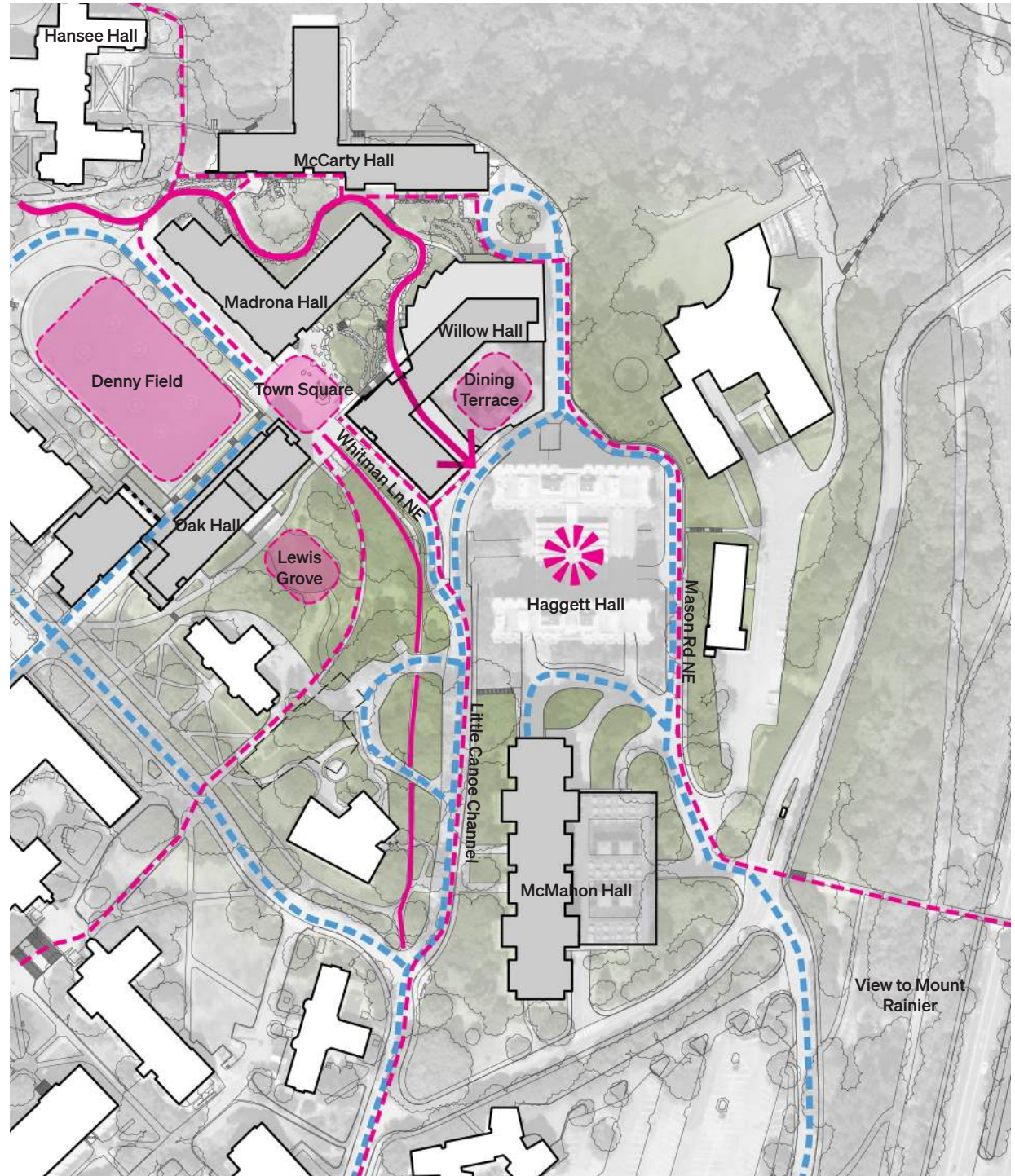






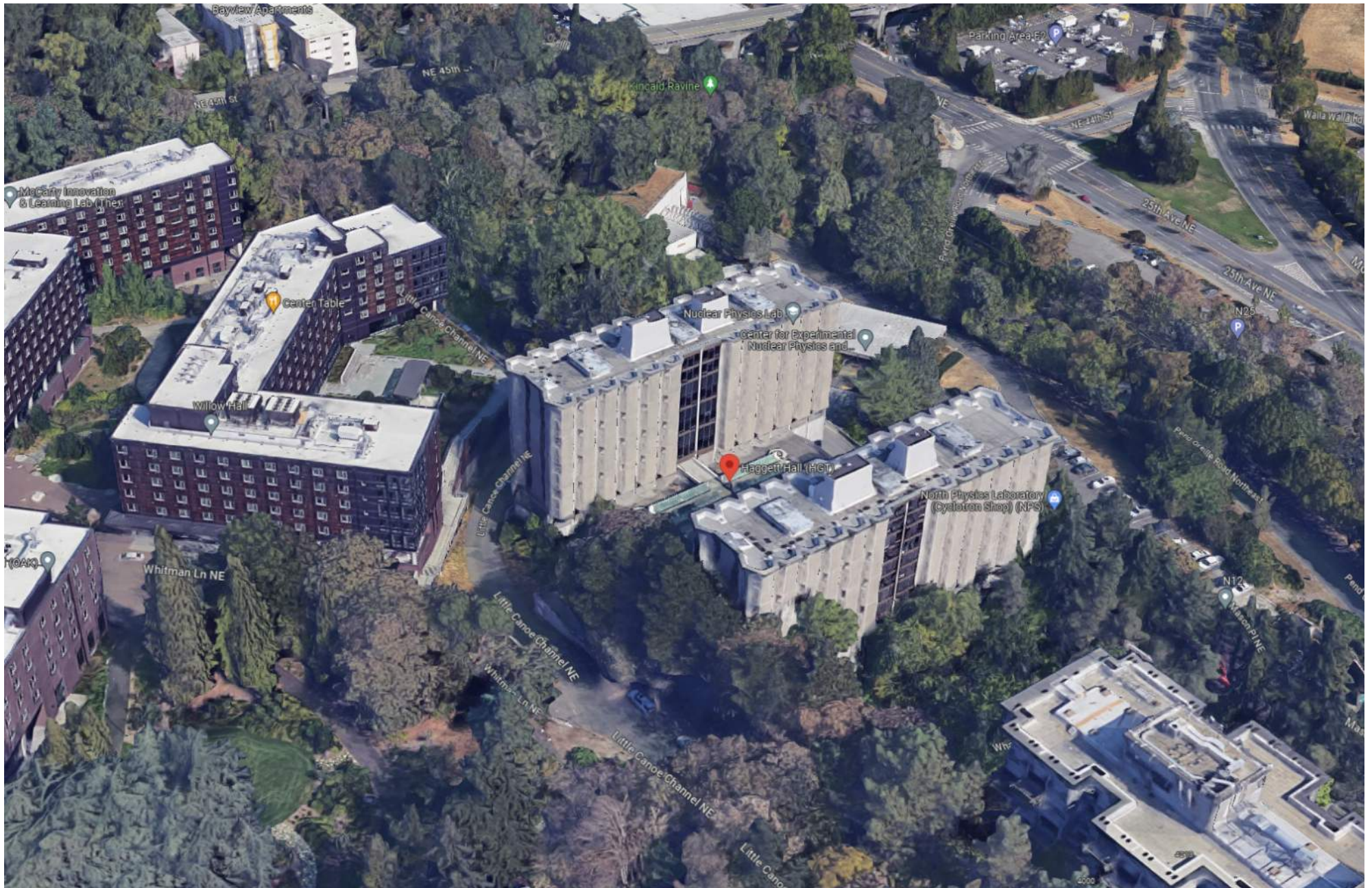
# Site Circulation

- Mid-Slope Path
  - Accessible Path
  - Pedestrian circulation
  - Vehicular circulation
  - Gathering Spaces
  - Residential halls
- 0 100'





# Existing Conditions





# Existing Conditions

Haggett Hall, completed in 1963, accommodates 800 beds above a dining hall and three floors of parking. The building consists of two towers on top of a podium and is constructed of concrete.

As part of the Haggett Hall project, it is necessary to address the site conditions impacting Willow Hall so that Willow can obtain its Certificate of Occupancy. The site conditions include allowing fire truck access via Mason Road NE by expanding the roadbed width to comply with code requirements and raising the grade plane elevation adjacent to Willow Hall so that the building height does not exceed the maximum allowable limit. As part of the sitework, there is the opportunity to extend the Mid-Slope path so that it does not end abruptly at Willow Hall.

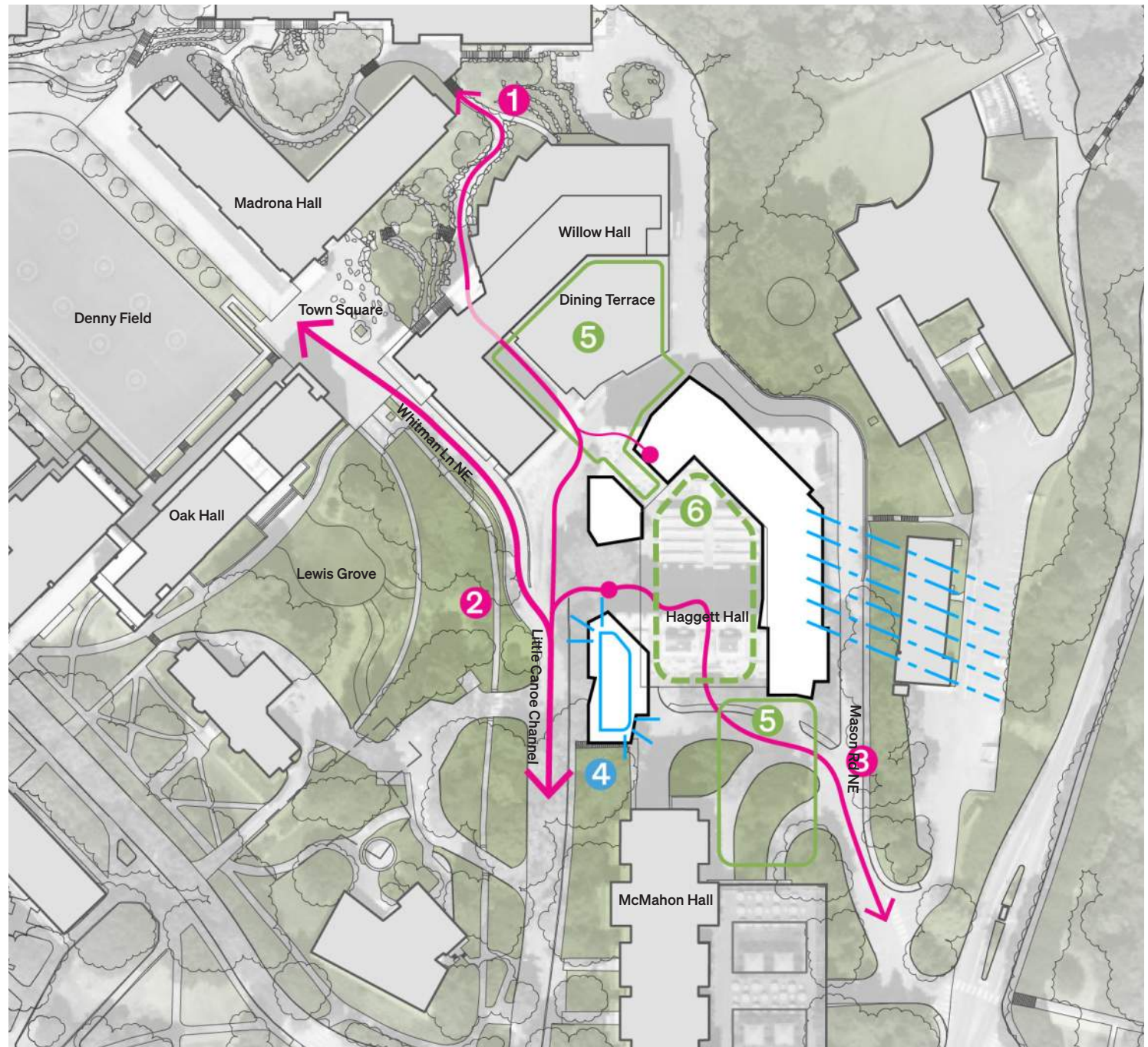




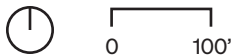
# Project Goals and Objectives

- 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

# Design Goals



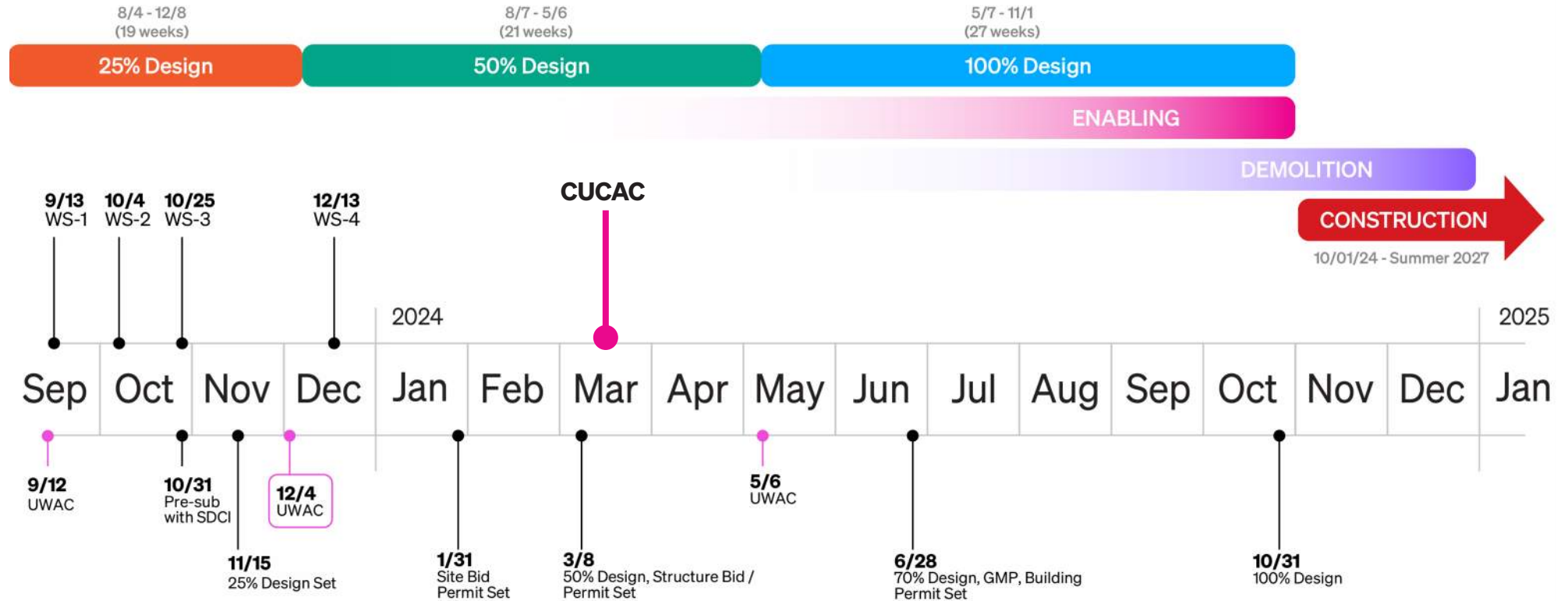
- ❶ Connect to the Mid-Slope Path
- ❷ Connect to Little Canoe Channel
- ❸ Connect the lower site
- ❹ Develop a wellness program and tie it to nature, light, views, sustainability; make it visible
- ❺ Support the campus space at Willow (i.e. the terrace) and McMahon
- ❻ Feeling of “being in the forest”





# 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

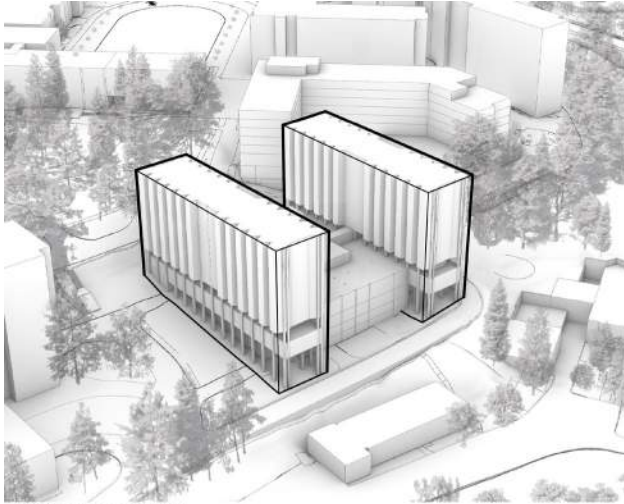


# CURRENT DESIGN

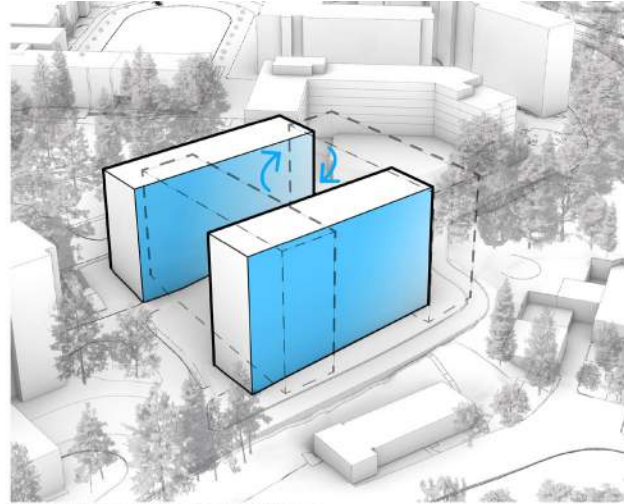




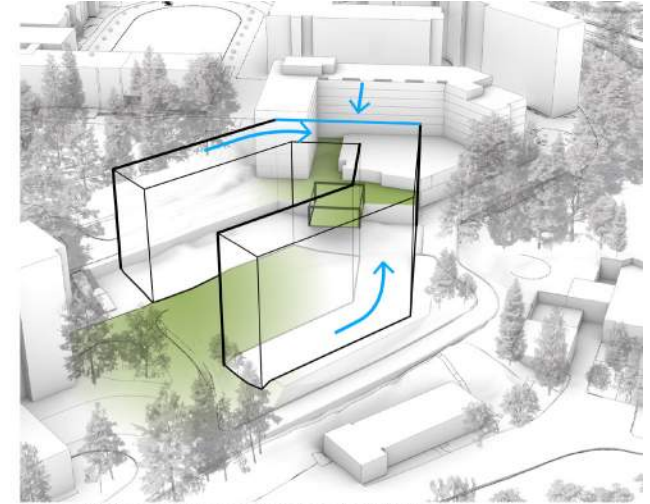
# Massing Diagrams



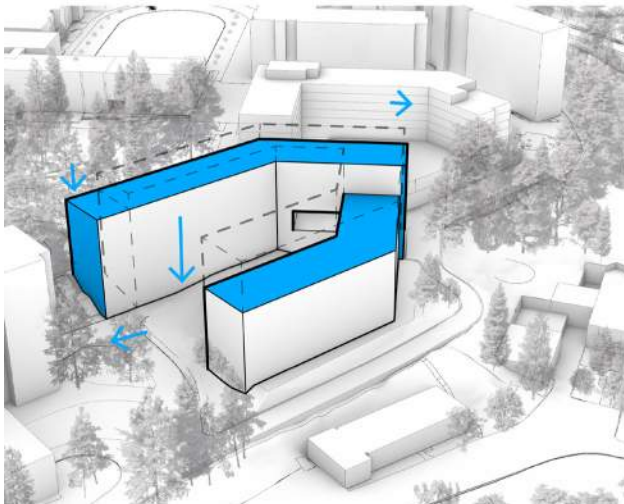
Existing Haggett Hall



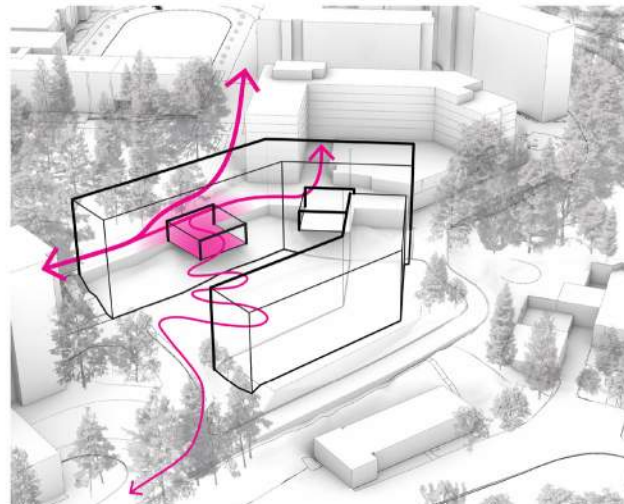
Rotate Wings for Daylight and Views



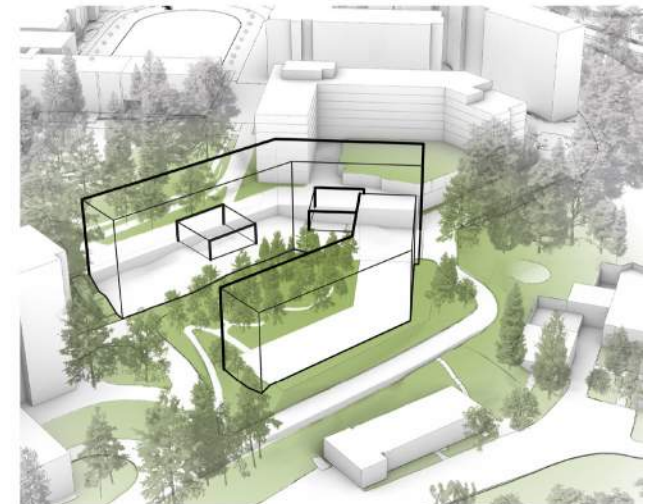
Connect Wings and Engage Neighboring Buildings



Push and Pull Massing to Optimize Views and Solar Orientation



Connect to Mid Slope Path and North Campus Housing



Heal the Site and Provide New Forested Center

# Perspective Looking Northwest





# Looking South From Willow Hall





# Looking East Through the Portal





# Looking North from Little Canoe Channel





# View of the Courtyard



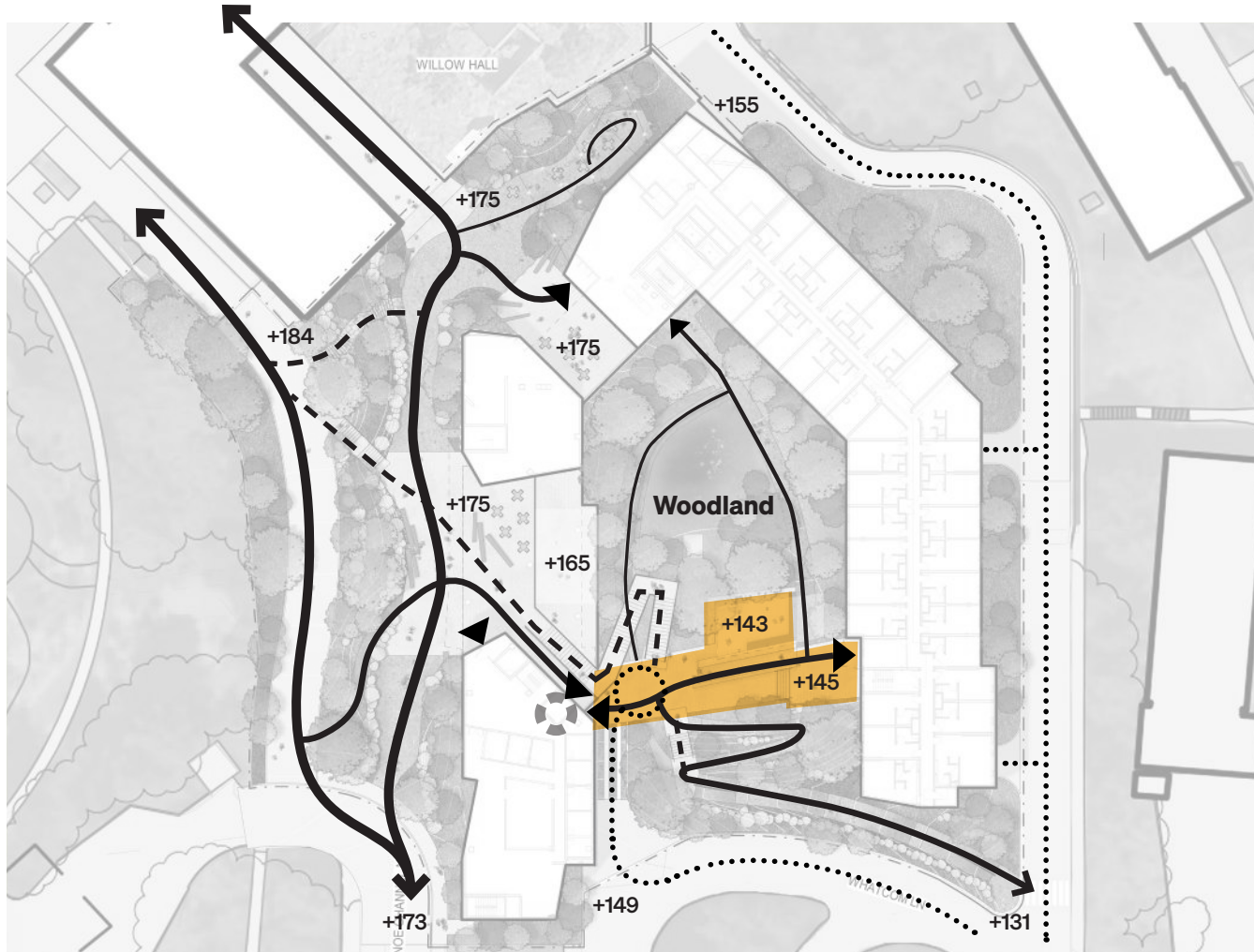


# Landscape Design







25% Design



# Landscape Design



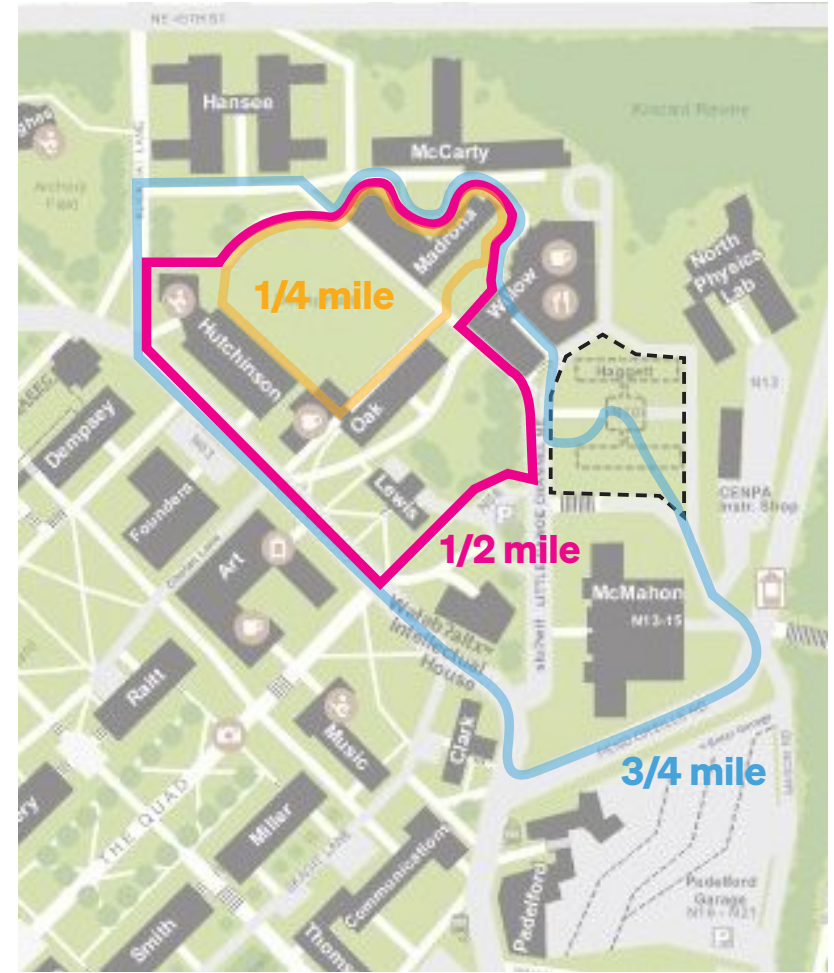
Woodland Courtyard Experience

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



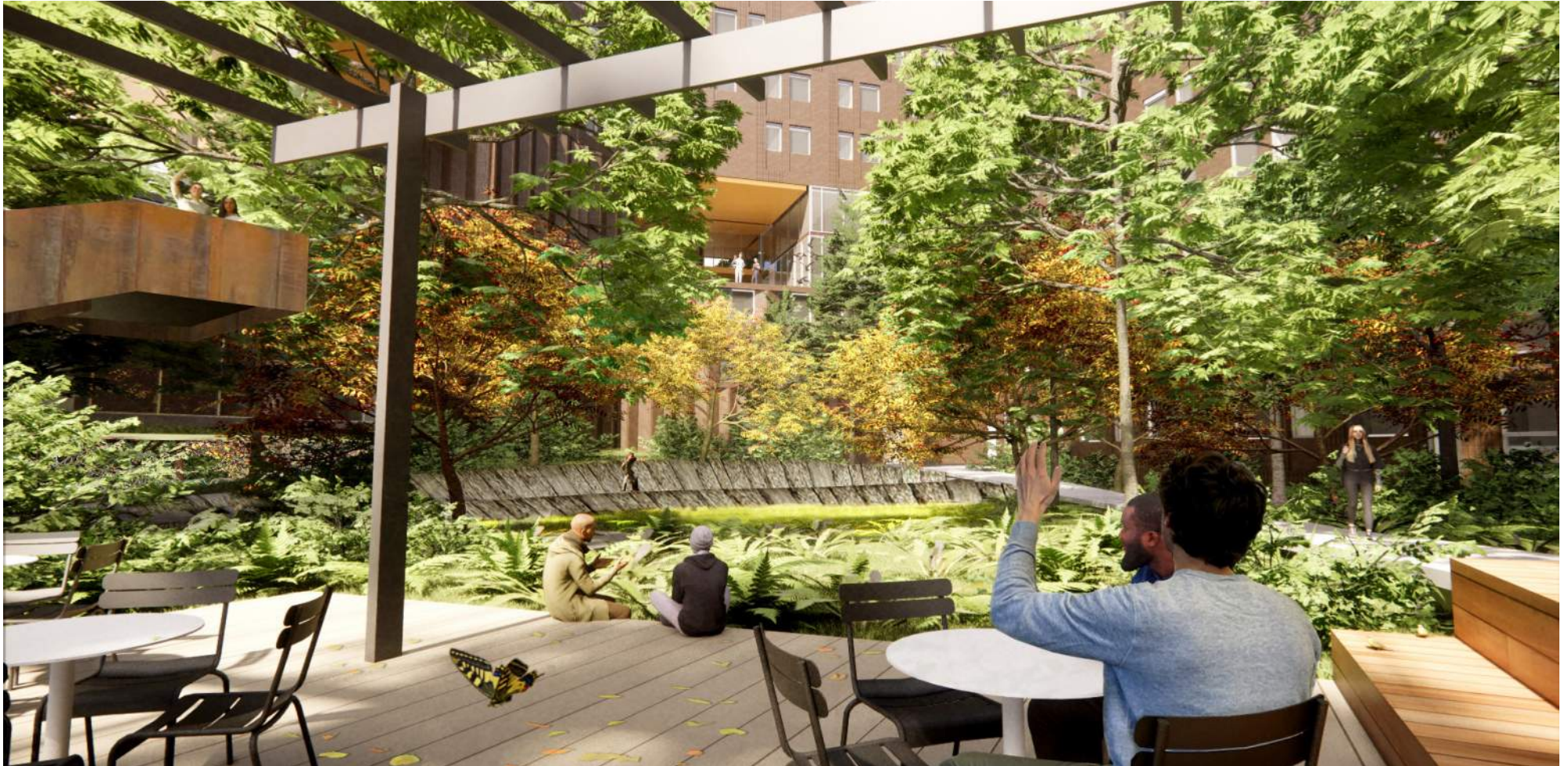
# Landscape Design

Who is able to access this experience?  
And How?





# Landscape Design





# QUESTIONS AND DISCUSSION

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