

University of Washington  
Faculty Council on University Facilities and Services  
October 16, 2014  
10am – 11:30am  
Gerberding 26

**Meeting synopsis:**

1. Call to order
  2. Introductions
  3. Review of the minutes from June 12, 2014
  4. Chair's remarks
  5. North campus housing project
  6. New CSE building concept and site selection
  7. Childcare
  8. Adjourn
- 

**1) Call to order**

The meeting was called to order by Christie at 10am.

**2) Introductions**

Members introduced themselves to the council.

**3) Review of the minutes from June 12, 2014**

The minutes from June 12, 2014 were approved as written.

**4) Chair's remarks**

Christie reported on FCUFS' agreement with the Office of Planning and Budgeting to ensure the council can review capital projects prior to being presented at Board of Regents meetings. In order to allow for these reviews FCUFS has scheduled special meetings that will be held between regularly-scheduled meetings throughout the month. Upcoming projects will include the life sciences building, Denny Hall and the Burke Museum.

Christie reported on the Architectural Commission's recent activities which included a review of the life sciences building, the West Campus Framework, landscaping, the animal research laboratory, the nanoengineering building, and the new CSE building.

**5) North campus housing project**

Rob Lubin, associate director of facilities and capital planning, was present to discuss UW's north campus redesign plan. The plan would result in a major redevelopment of the dorms on north campus with the goal to enhance student life and activities. When UW began its housing master plan in 2007 the university was already dealing with student overcrowding and building renovations. As part of the plan

UW developed its goals around improving program spaces, creating meeting and seminar rooms, and providing social well-being activities such as fitness centers. Lubin explained that the plan for UW's west campus development initially was to renovate current buildings but it was quickly discovered that the cost of renovation was more expensive than redevelopment. Lubin explained the university is taking the same approach with north campus which is projected to cost \$50-80 per square foot while creating brand new buildings that takes advantage of UW's current landscape. Discussion ensued about the general landscape and community of north campus.

Lubin explained the goal is to increase the residential community from 2,850 beds to 3,200 throughout campus. The plans will take into consideration new play fields and connectivity between residence halls and the rest of campus while retaining UW's Pacific Northwest character with attention to sustainability. Discussion ensued about the existing buildings on campus. Lubin provided a summary of the planning framework:

- Residential community
  - World class living/learning community
  - Support 3,200 students
  - Integrate common space, regional and recreational programs with landscape
  - Integrate residential community with campus and neighborhood
- Character
  - Enhance woodland landscape of Kincaid Ravine and Whitman Court
  - Integrate woodland landscape with historic and contemporary landscape influences
- History
  - Embrace and enhance historic structures and landscapes including Hansee, Hutchinson, Lewis and Denny Field
- Connectivity
  - Strengthen campus and neighborhood connections
  - Enhance quality and safety of pedestrian and cycling experiences across and along Stevens Way
  - Improve pedestrian and cycling connections from campus across 45th street
- Scale and perception
  - Landscape types should range from intimate to expansive
  - Architectural scale to reveal and connect to woodland canopy beyond
- Sustainability
  - Be good stewards of resources
  - Strive to achieve LEED Gold and 2030 Energy Challenge
  - Maximize penetration of desirable sun and wind
  - Retain and manage storm water on-site

Members discussed the connection between campus and city grid lines, campus pathways, nearby geography, service and vehicular traffic, existing tree lines, recreational areas and the overall landscape layout.

A question was raised about the future of McMahan Hall. Lubin explained that McMahan Hall would be used through 2020 until construction around the building is complete. At that time UW will need to decide whether or not to repurpose the building or use it as a new building site. UW will study the structure to determine if it could be reconfigured for an academic function and assess the affordability. A question was raised about the location of the current tennis court. Under the current plan the tennis

court would disappear and possibly located elsewhere on campus. Lubin noted the fences around the tennis court create circulation problems, as well as the low-impact use which could be maximized if the space was reconfigured for other types of activities.

Popejoy asked how concrete the building plans are in this stage of the process and wondered if there is flexibility for other purposes as other demands arise. Popejoy explained that her concern is the lack of an onsite childcare facility on campus which could be included in these plans. Discussion ensued. Lubin explained the structures are meant to house single, undergraduate students who do not have a need for onsite childcare.

A question was raised asking about the elements of safety that are built into the plans. Safety can be addressed two ways: architecture and campus security. Lubin noted that UW police have a strong presence on campus through nightly patrols. Concern was raised about thoroughfares allowing non-students to enter UW. Lubin explained that most incidents occur off-campus, such as west of the university, and believes the same will apply to north campus. A suggestion was raised to pay attention to a sightline of public and private spaces, as well as increasing lighting near and around public spaces.

Discussion moved back to onsite childcare facilities. A comment was raised that providing an onsite childcare facility would require many regulations, such as structures and amenities, which would not work with the current McMahan facility. Popejoy reiterated her comment that plans for new buildings on campus should include a possible childcare facility. A comment was raised that in order to have an onsite childcare facility in the middle of campus would require a road in order to drop off children. Discussion ensued about possible service roads that could connect with the proposed facilities. Lubin noted that while a childcare facility is a good idea from a mixed-use perspective the university should not charge students higher rent for childcare they do not need. A comment was raised that the \$350 million project will be paid back by housing fees. Discussion ensued about the increase in rent for on-campus housing. Concern was raised that rent for older buildings are half than what newer dorms charge, and construction of new buildings will price out students. Lubin explained that UW does not operate on a profit model and the rents reflect the costs in paying back UW's construction bonds. Lubin explained that demand for west campus housing is high and 60% of freshmen choose those buildings. Additionally, there is a high margin on returners which indicate a strong preference for the new dorms.

A question was raised about the timing of new dorm construction. McCarthy hall would be demolished in 2016 with building C and D built in 2018. Haggart Hall would be demolished in 2018 with buildings A, B and E constructed by 2020. Lubin explained that the total number of beds on campus by 2020 would be 9,000. About 6,000 would be undergraduate beds, 2,000 for single-student upper graduate apartments, and the remaining would be for family housing. Lubin explained UW's rental price is in the bottom third of PAC 12 and global challenge institutions and is relatively low compared to market rent.

Members discussed building heights and connectively to campus. The new building heights will be 5-7 stories, compared to 7 and 10 stories which currently exist. Lubin mentioned that while the plans do intend to eliminate parking there may be options to include parking spaces if there is a desire from transportation services. Discussion ensued about UW current parking situation.

Lubin clarified that at its last meeting the Board of Regents approved just the architectural plan for phase 1 which did not include approval of expenditures. Lubin explained the Board of Regents will be approached with the finance plan for phase 1 in March or May. Lubin will notify Christie when phase 2 is being developed.

Discussion moved back to onsite childcare and how student activity fees and revenue borrowing could address high operational and capital costs.

## **6) New CSE building concept and site selection**

Lyndsey Cameron with the Office of the University Architect was present to discuss the new computer science and engineering (CSE) building and site selection. Cameron explained that her office has been working to collect feedback from various groups across the university to provide input on design and location. Criteria have been established in determining the new location and out of the 25 original sites the area north of the power plant has been identified as the best location. This site is important as it will be in close proximity to the current facility which is part of doubling the CSE program. Cameron explained the building will be approximately 130,000 gross square feet. Discussion ensued about the architectural design and location of the new building, including its proximity to Steven's Way, the Burke Gilman Trail, and the HEC bridge crossing.

A question was raised asking if there will be room for instructional spaces. CSE does not currently have academic spaces planned for the building. Concern was raised that all buildings on campus should have to share their part of the academic load.

Cameron provided a view of preliminary building designs. The plans for the CSE building will need to go before several advisory commissions before approval. Cameron explained her office will submit the RFQ in the next couple of stages. Concern was raised about the large number of people who would be moving across Steven's Way during the construction of the project. Cameron explained there are plans for a possible underground tunnel or a special crossing to address the increase in pedestrian traffic.

A question was raised asking about the preliminary costs. Cameron explained there is no number associated with the total cost of the project at this time. A question was raised asking how the building would be paid for. UW is requesting \$40 million from the state and has the capacity to raise funds through other sources. Cameron clarified the costs will not be paid for by tuition. Concern was raised about private classrooms, such as those in PACCAR Hall. Cameron explained that classrooms are funded by the provost's office. A question was raised again asking about the costs of the project. Cameron explained there is no number, but stated that it is similar in size as PACCAR Hall which cost \$92 million.

A question was raised about the budget request sent to the state. The CSE building is currently listed above the life sciences building but both requests are for \$40 million each. Discussion ensued comparing the CSE building to other new structures across campus.

## **7) Childcare**

Mescher discussed her presentation to the council last year regarding the need to provide onsite childcare. UW falls short when compared to peer institutions and the university should take steps to ensure that childcare is a priority. Mescher requested that any FCUFS review of a new building should include asking whether a childcare facility is being included with the plans.

Discussion ensued about childcare on campus versus the area adjacent to the university. The primary concern the university is facing is the costs of construction plus issues with permitting, regulations,

licensing fees and insurance. A comment was raised noting the absence of childcare is inconsistent with the university's goal in increasing the number of female faculty.

Discussion ensued about possible opportunities for university departments to partner together in order to offer childcare on campus. Concern was raised that the issue has not been pressed hard enough by the university leadership or the Faculty Senate. A comment was raised that the Subcommittee on Childcare could draft a resolution that can be submitted to the Senate Executive Committee. A comment was raised that there are alumni from the College of Education who would be willing to donating towards on-site childcare. A comment was raised that childcare is critical for hiring and retention of faculty.

## **8) Adjourn**

The meeting was adjourned by Christie at 11:30 am.

---

*Minutes by Grayson Court, council support analyst, gcourt@uw.edu*

**Present:**           **Faculty:** Christie (chair), Gates, Little, Maitland, Mescher, Migliaccio, Ozubko, Rorabaugh

**President's designee:** Kennedy

**Ex officio representatives:** Carroll, Byrne, Goldblatt, Khan

**Guests:** GPSS President Alice Popejoy

**Absent:**           **Faculty:** Balick, Proksch, Sturts Dossick

**Ex officio representatives:** Taricani