

University Of Washington
Faculty Council on University Facilities and Services
10:00 a.m. – 11:30 a.m., October 13, 2011
26 Gerberding

Meeting Synopsis:

- 1) Call to Order
- 2) Introductions
- 3) West of 15th Housing Update
- 4) Husky Stadium Design Update
- 5) New Business
- 6) Adjournment

1. Call to Order

The meeting was called to order by Chair Bill Rorabaugh at 9:00 a.m.

2. Introductions

Members of the council briefly introduced themselves.

3. West of 15th Housing Update

Rob Lubin, Associate Director of Facilities and Capital Planning recapped the housing master plan presented in past meetings, which will provide an additional 2,200 net beds in housing west of 15th Ave NE by 2020. Lubin justified the rationale for rebuilding Terry and Lander halls rather than renovating them, due to true cost of renovation. He commented that price per square foot was criterion for the decision. Cedar and Poplar halls have opened, enjoying huge popularity (160% demand), and are currently full, with Cedar Hall housing upperclassmen and graduate students. Mercer hall has been demolished and construction will finish in 2013, and will be followed by the new Lander and Terry halls, completing in 2014. Afterwards, renovations will begin in the North Campus residence halls. Mixed use is emphasized within the Housing Master Plan, between streets, grocery stores, restaurants, fitness centers, group study center, gaming center and a few coffee cafes, and conferencing spaces. Lubin briefly went over four goals of the Plan: 1) “Learn 2 Live,” provide students the knowledge in the classroom and provide them spaces to enact such learning, facilitating social and civic learning; 2) Safety and Security; 3) Sense of Place, redevelopment of west campus; and 4) Costs.

Lubin emphasized importance of security measures within buildings, as grocery stores and restaurants are accessible from streets, but do not provide to residential areas from the street. Students may enter into residence halls, but security increases at every layer, within the halls, and residences themselves. 1101 Café will be demolished and rebuilt with the new buildings,

serving as a food court for West Campus: with Pagliacci Pizza, a deli, and restaurants with rotating types of cuisine. New structure will “break the dam” of the Terry-Lander buildings, through creation of a courtyard between buildings, adjacent to gaming and food center. Single occupant “efficiency units” will be available for upperclassmen, grad students, or even post-docs on the first floor of residences. There will be four different lounges per floor, which can hold 50 students at once. Lubin additionally described difference within construction materials on different floors, and depictions projecting what the dining community and building will look like from the street.

An overview of the new Mercer hall architecture was provided by Lubin, illustrating multiple communities within the building, from floors, subsections within floors, and wings to encourage student interaction and sense of community. Additionally, he informed that coffee will be roasted at Mercer hall. There will be 925 beds in the building; most apartments in the hall will be four bedroom, some two bedroom apartments and 100 studio apartments. There will be community garden $\frac{1}{3}^{\text{rd}}$ of an acre in size. This will be maintained by 800 year-round volunteers through a partnership with University Urban Farm, which is part of the Biology Department with faculty support. Further explanation is available from the University Urban Farm: <http://students.washington.edu/uwfarm/>. Food from the Urban Farm will be purchased to serve to students.

Lubin briefly differentiated architects for these projects: Phase one projects (Poplar Hall), had used Mahlum architects, Lander hall will be Mithun architects, and Mercer hall is a partnership between Fielden Clegg Bradley and Ankrom Moisan. There will be an additional 200 parking spots in a two level parking garage underneath Mercer hall. The council had questions regarding the increase in traffic on the Burke Gilman trail; Lubin responded that this was recognized and the two motor vehicle crossings of the trail near Mercer hall will be reduced to one. Space was reserved for potential widening of the Burke Gilman. There was a suggestion to add bicycle lanes on the pedestrian 12th Avenue NE, and additionally to protect ADA ramp from biker use. The council briefly discussed the potential of a bike park, but agreed that this would probably not be a good idea due to liability.

Further questions regarding study spaces and technology available within these areas. Lubin informed Learning Resource Center West within Poplar hall, which is 5,000 square ft., will be divided up with space for tutoring and counseling for dorm residences. Within center building, bench spaces will be provided where students can meet up and study together, with a LCD screen that students can “plug in” and work together on a big screen. Regarding additional buildings, Lubin noted that there is one other building “Site 30” which may be built as apartments around 2015, but would only be built if there was demand for it. There is some intersection between halls and academic programs: Poplar hall has support from College of the Environment, and there was discussion to create space for art. Upon request for space for collaboration in regards to art, Lubin mentioned Chris Jaehne would be the appropriate contact.

Upon completion of halls these will house 8,500 students, up from current count of 6,000 single students. Balick brought up day care needs for faculty and students, but Lubin mentioned that there are no day-care facilities, as these buildings are for single students only.

4. Husky Stadium Design Update

Chip Lydum, associate athletic director, is serving as a client representative on the Husky Stadium renovation, and will provide an update on the project. The University of Washington had originally planned this project at \$300 million project, but due to being unsuccessful within the legislature, or state funding, project was reduced to \$250 million. Initial plans did not include revenue generator, such as suites or clubs; due to cutbacks in the project, some clubs and suite elements have been added. Two thirds of the stadium will be torn down, retaining the upper deck along University Village side off the stadium; overall there will be a decrease in seating capacity from 72,000 to 70,000. This construction will be challenging due to the convergence of three projects; Sound Transit, Rainier Vista, Triangle Garage and stadium, thus requiring communication across construction sites. Lydum described the design of the new stadium, continuing to have two canopies with views of the mountains and water, with a built-in entrance rather than requiring a fence. He highlighted impacts to convocation and graduation ceremonies, but noted that the new stadium will feel more intimate to graduates.

Lydum presented the design of the stadium from graphic renderings. The field will be dropped by 4 ft., and despite concerns about water table, only one of eight tested wells appears to have water due to a spring, not the lake. He provided an overview of the football operations area, training room, sports medicine clinic, and tunnel connecting to Hec Ed pavilion. There will be new covered parking access, consisting of over 200 spaces. Lydum illustrated concessions areas and restrooms on the first level, retail areas and potentially a coffee shop, and a view corridor along the west side of the stadium. The Lydum described changes to upstairs bathrooms, shift from scoreboard made from lights to a huge screen and increase in elevators from two to ten, six for public use. He also discussed revenue-generating seating: a terraced club slightly above the concourse, 30 suites on the mezzanine level (3 for the President and University business, and 27 open for sale), "Loge" patio seats and the Press Box located on the upper deck.

Discussion followed regarding bracing of construction, displacement of parking due to Sound Transit station, the use of suites and club, style of the Don James Center and ability to host events within new spaces. Council members suggested ways to engage with students such as through testing of the toilet systems as "The Royal Flush." Lydum noted though the hope is that the football operations building will be certified silver LEED, due to ecologically-friendly procedures, the stadium itself doesn't lend itself to LEED standards. In regards to noise complaints, Lydum stated that the project has learned from feedback received by Sound Transit.

Renovation starts on November 7th, and the Stadium will reopen 2013 for a game against Boise State; in the meantime, games will take place at Century Link field. Wright Runstad is the developer for this project, the architect is 360 Architects, and Turner construction. Lydum

discussed criteria for proposals as follows: potential revenue generated, cost, design and functionality. This is not a public works construction, due to a Washington administrative code which allows a developer model to be used apart from public works, this trajectory was taken to avoid cost overruns and having to endure 5 years of construction.

Lydum expressed confidence in the funding scheme for the stadium: \$50 million was paid down, leveraging the University of Washington's credit capacity to generate the remaining \$200 million. Currently raised \$43 million, hoping to reach holidays with \$50 million raised. Suites will be sold, hoping to pick up once construction is further along. Loans will be paid off through funding of donors, premium seats, naming rights, television contract and commercial vendors will be help pay for the debt.

5. Adjournment

The meeting was adjourned at 10:30 a.m. by Chair Rorabaugh.

Minutes by Jay Freistadt, Faculty Council Support Analyst. jayf@u.washington.edu

Present: **Faculty:** Rorabaugh (Chair), Gates, Ozubko, Proksch, Balick

Ex-Officio Reps: Zuchowski, Byrne, Goldblatt

Guests: Gregory, Lubin, Pawlowski, Lydum

Absent: **Faculty:** Treser

President's Designee: Kennedy

Ex Officio Rep: ASUW representative, GPSS representative