

**UNIVERSITY OF WASHINGTON
FACULTY COUNCIL ON UNIVERSITY FACILITIES AND SERVICES**

The Faculty Council on University Facilities and Services met on Monday, **December 2, 2002**, at 2:30 p.m. in 36 Gerberding Hall. Chair John Schaufelberger presided.

PRESENT: **Professors** Schaufelberger (Chair), Balick, Devasia, Korshin, Pace, Rorabaugh and Souders;
 ex officio members Cox, Jennerich and Waddell;
 Guests Lee Copeland, University of Washington Architect; Pete Dukes, Associate Dean of Undergraduate Programs, School of Business Administration; Randy Everett, Project Manager, Capital Projects; Bryan Hall, Manager of Prog. Ops., Capital Projects South; and Olivia Yang, Director of Special Projects.

ABSENT: **Professors** Andersen, Bramhall and Souter;
 ex officio members Chapman, Coulter, Fales, Martynowych, McCray, Pike and Sjavik.

Approval of minutes

The minutes of October 21, 2002 were approved as written.

New Business School Project – Lee Copeland, University of Washington architect; Pete Dukes, Associate Dean of Undergraduate Programs, School of Business Administration; Randy Everett, Project Manager, Capital Projects

Dukes presented “some background” to the new Business School proposal. He said the School of Business has long contemplated a new facility, not for aesthetic but for functional reasons. “This thought led us in a new direction,” Dukes said. “It has been a dream for 15 years now. Many of our peer schools across the country have leapfrogged us because they have better facilities than we do: the University of California at Berkeley and the University of Minnesota among them.”

Balmer Hall is “a very traditional building,” Dukes emphasized. “We can’t accommodate management education in Balmer Hall. We need bigger classrooms. We need 60-70 person classrooms, and not the 40-45 person classrooms that Balmer Hall affords us. We are not getting some of the exceptional students or faculty we would like to get, because of our poor facilities.”

“Over the last 15 years,” said Dukes, “we’ve expanded in some directions; the Executive MBA Program is an example. But that expansion required our hiring 10-15 new FTE’s, and there was no space for them in Balmer Hall. Twenty years ago, no one did ‘development’ in the School of Business; now, six people are doing it. We have faculty doubled up.”

“We’re a professional school,” Dukes pointed out, “but we need a link to the University of Washington. We have collaborative relationships with Forestry, Engineering, Pharmacy, and other departments; those collaborations require space that we do not have.”

Dukes said the new dean of the Business School, Yash Gupta, went to the administration and said, “What if we looked for donors ourselves? What if we do it [put up a new building and an addition to Balmer Hall] with our own dollars?” The administration told Gupta to proceed.

Dukes said, “Last year, we studied possible sites, and considered the space we would need for the expanding programs I have already spoken of. Now, we are in the pre-design stage. The sites we have selected are consistent with the University’s ten-year Master Plan.”

Copeland said he serves on the University’s Landscape Advisory Committee in addition to his work as a UW architect. This allowed him to pay particular attention to the environmental and landscape aspects of the proposal for the new Business School building.

The site of the new building will be across Memorial Way from the new Law School, next to Balmer Hall (which will be expanded) and near Denny Hall. “It’s a good fit,” said Copeland, “with concepts developed by the Business School.”

Copeland said the “major pedestrian route” through the area of the proposed site has been respected. “We will maintain access for students and faculty in that area; and we will preserve the important features of the landscape. Also of great importance is that the new building and the expansion of Balmer Hall will not *compete with Denny Hall.*”

Asked about the footprint of the new building and the expansion, Copeland said, “There will be more square feet than there are in the new Law School, but only when the Balmer Hall expansion is included. And for those wondering about the aesthetics of the new building in relation to Balmer Hall, the new façade on Balmer and its expansion will be made to fit aesthetically with the architectural style of the new building, whatever that may turn out to be.”

Copeland said that MacKenzie Hall and Lewis Hall, which contain currently assigned space for the Business School, will remain as they are, but will no longer be affiliated with the Business School.

The new Business School Project Manager Randy Everett distributed a project description, which reads:

The University of Washington Business School intends to place itself among the top-ranked business schools in the nation. The School has developed an innovative model of cross-disciplinary integrated teaching and research uniquely suited to the rapidly changing “new economy” of the Pacific Northwest. In order to meet these academic goals and increased enrollment over the next ten years, the physical facilities of the Business School require significant upgrading and expansion. The Business School intends to replace its currently assigned space in MacKenzie Hall, Lewis Hall, and Balmer Hall with a new facility funded entirely through development efforts.

The major academic goals for this new facility include:

- Physically consolidate all Business School programs.
- Provide large flexible classrooms optimally configured for multiple teaching styles.
- Provide formal and informal interaction spaces that promote synergy and collegial interaction among faculty and students.
- Provide significant technological resources and access.
- Provide student support spaces.

The program identifies approximately 165,000 assignable square feet, creating approximately 250,000 gross square feet. Program elements include undergraduate and graduate classrooms, offices, and other support spaces.

- Project Budget: \$104 million
- Estimated Construction Cost: \$ 78 million
- Construction Start: TBD
- Project Occupancy: TBD

Relationship to Campus Master Plan:

The site is within development area 4C of the Campus Master Plan, north and east of Denny Hall and adjacent to the existing Business School complex including existing Balmer Hall. Improvements which reinforce the Campus Master Plan goals include:

- The building height will reflect the smaller scale and lower height of other buildings within the vicinity, limiting new building height to well below the maximum allowed by its location within Height Limit Zone H5.

- Providing parking below the building to replace the existing surface parking in Parking Lots N3 and N4 currently on the site.
- Providing required setbacks from Stevens and Memorial Way.
- Providing diagonal pedestrian path from campus entry at NE 45th & 15th NE to Denny Yard.

Everett briefly described the proposed components of the four levels of the new building. Among these components are: on the fourth, or top, level, the dean’s office; on the third level, faculty, support space and general offices, as well as an atrium space that will include the top floor of Balmer Hall – which will be joined with the new building – and which will unify the various components of the building; on the second level, more general offices, MBA and program offices, classrooms, and a good prospect from this level; on the first level, tiered classrooms for 60-75 students, and, through the existing entrance to Balmer Hall, a 300-seat auditorium, and the existing Foster Library. There will be two lower levels of parking, and, beneath the lowest level, an existing University utility tunnel. There will be 120 stalls in the parking space on the lower level. The existing “Seafirst” classrooms will remain as part of the new Business School complex.

Asked about adding yet another parking level beneath the lower level, Everett said the cost would be prohibitive. “It’s expensive to add a further level down; each stall is expensive.”

Balick said it would be a good idea to include a coffee shop in the atrium; that this kind of venue has worked exceptionally well in other schools and colleges (“more than anything else”) to bring faculty and students together.

Santosh asked about the grove of trees on Memorial Way. Would any of them be sacrificed? He said they are enormously aesthetic and an integral part of the campus’s landscape. The entire council concurred. Copeland said the grove of trees indeed would be preserved.

Balick said the architects of the new Business School would be well-advised to be as sensitive as possible to potential “light pollution.” He noted that in many new buildings on campus this does not seem to have been a high priority. Dukes said this is an important point: “We will be sensitive to light pollution,” he averred.

Dukes reiterated that the Business School will be vacating MacKenzie and Lewis halls, but those halls will remain standing, he said, and be used for other purposes.

Two New Buildings on South Campus: Genomic Sciences and Bioengineering Buildings – Bryan Hall, Manager of Prog. Ops., Capital Projects South

Hall said two new buildings are being designed for the South Campus along 15th Avenue N.E. A Bioengineering building (formerly Life Sciences II) and a Genomic Sciences building (formerly Life Sciences III).

The Genomic Sciences building will have 265,000 gross square feet of space, and the Bioengineering building about half that much. Bioengineering will be north of Genomic Sciences. The two buildings will be constructed on a slope of about 30 degrees, with Genomic Sciences ending at Boat Street. The proposed buildings will be connected.

There will be 75 labs and 25 offices in Genomic Sciences, which will serve both undergraduate and graduate programs.

Hall said, “A critical pedestrian thoroughfare splits our buildings now. The green space must be maintained to afford the Portage Bay vista (a vista meant for pedestrians, not for motorists).”

The cost of the new buildings will be approximately \$150 million.

The Bioengineering building will include a vivarium below grade. A loading dock will also be housed below grade.

Hall said the new buildings will maximize building space because of various restrictions imposed on the design, such as height limitations and the necessity of maintaining the Portage Bay vista.

There will be a 4,000 square foot café in Genomic Sciences, said Hall, at the southern end of the building. The café will be supported by the South Campus Center.

Hall said lockers and bike racks will be located in and outside the new buildings.

As for the building substance of the new buildings, Hall said, “We’re looking at terra-cotta on the non-solar side of the building. And we’re looking at sun-screening options on the southeasterly exposure. We will also replace the spoiled soil in the area of the new buildings.”

Asked where the labs will be situated, Hall said, “There will be labs on the north face of Bioengineering, and offices that will face Portage Bay. In Genomic Sciences, there will also be a vista for offices facing Portage Bay.”

Souders said, “The non-solar side of the proposed building is very ugly, at least as it is drawn at present.” The council as a whole concurred with Souders, and wondered if the proposed building could not be more aesthetic. Copeland said, “We felt the Portage Bay vista would be a very pleasant prospect.” Souders said her criticism was not of the prospect, but of the building itself.

The council liked the idea of placing a café in the new building, and, as with the proposed café in the new Business School building, felt that it would be a good stimulus for faculty/student interaction. “We came up with 5,200 square feet needed for a space for a café, based on projected demand, but it looks like we’ll have to squeeze the café into 4,000 square feet,” said Hall. Balick again said, “This is an important feature. The more you can accommodate students and faculty in this kind of space, the better will be the cultural life of the department.”

Pace said, “You’ve got box-shaped buildings. Couldn’t you do more with the vista, so that the vista is as apparent as the building?” Other council members offered the same suggestion.

As to the schedule for construction of the new building, Hall said construction will start in August, September, or October 2003. The Bioengineering building will be occupied by September 2005. The Genomic Sciences building will be occupied by the mid-part of 2006.

Santosh said, “It would be much more attractive if the Bioengineering building could be one level deeper, so you wouldn’t be hit with one big block along N.E. Pacific Street. You could have a more gradual, tiered effect.”

Hall said, “You [the council as a whole] would like to see something done to the façade of the new Bioengineering building.” The council corroborated Hall’s statement.

Next meeting

The next FCUFS meeting is set for Wednesday, January 29, 2003, at 8:30 a.m., in 36 Gerberding Hall.

Brian Taylor
Recorder