

University of Washington
Faculty Council on University Facilities and Services
November 18, 2010
26 Gerberding
10:00-11:30 AM

Meeting Synopsis

1. Approval of Minutes for Oct. 21, 2010 Meeting
 2. Wallingford Solar Initiative/UW Electric Grid
Chuck Lare, Lare & Associates LLC
Vince Lyons, City of Seattle, retired; Tracy Farwell
Mark Kirschenbaum, Asst. Director of Utilities, UW
 3. Longhouse Project
John Wetzel, Longhouse Project Manager, Capital Projects Office
 4. More Hall Lawn – Food Trucks/Trailer
Lance Lafave, Manager of Program Operations, Housing and Food Services
 5. Adjournment
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1. Call to Order

Council chair Bill Rorabaugh called the meeting to order at 10:01 a.m.

2. Approval of Minutes

The minutes from the October 21, 2010 meeting were approved without changes.

3. Wallingford Solar Initiative/UW Electric Grid

Chuck Lare, Lare & Associates LLC
Vince Lyons, City of Seattle, retired;
Tracy Farwell
Mark Kirschenbaum, Asst. Director of Utilities, UW

Chuck Lare introduced the Wallingford Solar Initiative. The goal of the initiative is to leverage solar technology for job creation by installing a 15,000 watt system of solar panels at Gasworks Park, completing a coal-to-solar energy transition at the site. Through this project, they aim to generate more manufacturing, more demand for solar energy, and create a cyclical pattern. The Gasworks project would have 80-90 panels and a production meter. This project would be a showcase for solar energy to get the public interested and to get them to consider using it in their own house, or become part owners of other community solar projects.

Vince Lyons spoke on the permitting process. He said the project serves the same function as the original intent of the building (a utility) and is an accessory use. The entire site is designated as a landmark, and they are hoping for an exemption on the shoreline permit. They have a memorandum of agreement with the Parks Department, and the project will cost roughly \$200,000 to construct.

Tracy Farwell offered a perspective on how they would manage the cash flow for investors. He said it would work like an annuity. Once all investors have been made whole, the installation reverts to the Seattle Parks Department. It will leave Gasworks park self sufficient and possibly even with an energy surplus.

Farwell presented the financial plan, explaining that it was registered as an LLC in order to be able to disperse money to individuals. Investors will have a relationship with the LLC, and the administrator will act with power of attorney to return funds. Investors will have until June 2020 to recover their investment, and with a successful outcome, community investors will be repaid, then ownership will revert to the Parks.

Mark Kirschenbaum, Assistant Director of Campus Utilities and manager of the power plant, talked about the UW's efforts in solar energy. He said they are in the process of installing a 10kW solar array. As a campus entity and a capital managed project, they have fewer problems with funding and permitting. A group on campus called the Clean Initiative is working on clean, low cost energy using advanced nanomaterials. They're interested in promoting solar energy and will also focus on public outreach, promoting their research and including the solar array on public tours designed to promote clean energy use on the campus.

Rorabaugh asked what percent of power on the campus could come from this array. Kirschenbaum said it was small – 10 kW out of a 50 megawatt peak usage – but a first step. Kennedy asked what opportunity there would be to connect with the Smart Grid. Kirschenbaum said that the intent is to connect solar with the Smart Grid, and that another unique aspect of the array is to have three distinctly different arrays. The project will include public outreach and a section set aside for prototype panels being built by the campus community.

Ozubko asked about the incentive to invest in the Wallingford Solar Initiative, given the uncertainty that investors would make money. Lare said that they were initially thinking of funding the project purely through philanthropy, but the idea of community solar arose. Rather than advertising the project as an investment, they are promoting it as a philanthropic exercise where you may recover your costs. They're trying to keep down the cost of the installation. They would like to promote the solar industry and scale the project up across Seattle, using Gasworks as a highly visible pilot project.

4. Longhouse Project

John Wetzel, Longhouse Project Manager, Capital Projects Office

John Wetzel, gave an update on the *wəłəbʔaltx* (pronounced "walthub-altwh"), which translates to the Intellectual House in the Lushootseed language. The name was given as a gift by Vi Hilbert, who was a former UW faculty member and an elder in the Upper Skagit tribe.

The project is geared toward the Native American community and will be constructed in the N6 parking lot near McMahon Hall. The university will match \$5 million in funds, with some funding from donors already in place. After design iterations, the preferred option is a two-building design with a student building and a larger gathering space. This would allow existing circulation patterns to be made, while also adding circuitous routes for interaction with the site.

The student building would have meeting rooms for students, a resource center and lounge, a small administration office, multipurpose meeting rooms, and teaching space. The resource center will have computer capabilities and historical items and be designed for the native community to have a space. The multipurpose rooms will be designed to typical classroom standards and seat 20-40 people. The

gathering hall would have a large space for a bigger event and be available for rental, with a room capacity of 300.

The current plan was presented to the Architectural Commission in June and had a favorable response with some concerns, which were mostly related to the project's relationship with adjacent Lewis Hall. There were concerns with how to relate to Lewis Hall in the foreground and along the perimeter of the project. One idea was to move the student building or break up the massing of the project.

Proksch asked why the student building was oriented as shown, saying that it would be more visible facing the other way. Wetzel said that part of the issues was trying to avoid competing with the façade of Lewis Hall. Also, it was important to not turn their backs on McMahon and Haggett halls.

Kennedy asked how far along the process was with contributions to the project. Wetzel said that he didn't know the exact figure, but that so far more than \$500,000 had been raised, with a lot more work to be done. They hope that the UW matching funds will provide incentive. He noted that the schedule is fluid, but they hope to be in the next phase of design by July, if funding pieces fall in place.

Rorabaugh stated that the project as designed, without a basement or second story, was a misuse of land in such a central location on campus.

Ozubko brought up a number of topics – parking (where will it go, where will people park for events, and where will the lost parking revenue go?), the art proposed for the project, and the use of classroom space in the building (would the School of Art, Music, etc. be able to teach classes there?)

On parking, Wright said that Capital Resource Planning has been working on a solution for parking revenue. It's a huge issue, but a larger planning effort is going on to sort out a solution. Kennedy added that north campus has been troublesome in terms of having a replacement parking plan. As new buildings are added in the area and take up parking space, they have been advocating for a new centralized parking structure in the north end of campus. However, the administration is able to spend the resources they have, and students are the primary drivers of what happens on campus, followed by faculty. Unless there is advocacy on those issues, nothing will happen.

On art, Wright said that since the project is not entirely state funded, the 1% for the Arts mandate does not exist, but there will be qualified curatorial direction on the art for the buildings.

On use of classroom space, Wright said he couldn't answer definitively but the idea is that whoever manages the building and what school it falls under will manage its use. However, the idea is that it will be used by the campus. Gates encouraged the use of expertise on campus in the design of the building, such as consulting with the School of Drama in the design of spaces where performances will occur.

Wetzel said that because the project schedule is fluid, it will give them a chance to reset and engage with campus on these issues. They are working with many groups and building consensus. This campus location is critical to engage neighbors with, because of the potential for the space.

5. More Hall Lawn – Food Trucks/Trailer

Lance Lafave, Manager of Program Operations, Housing and Food Services

Lance Lafave, Michael Meyering, and Storm Hodge from Housing and Food Services presented plans for mobile food truck locations near More Hall. Three outlets are planned: Siganos, specializing in Mexican food; 8, serving food like macaroni and cheese or mashed potatoes and gravy; and a third that may feature local, organic food items. A trailer with seating for 90 will go in front of the More Hall Annex. Changes will be made to the area for truck access.

Zuchowski said the project is a response to concerns from the engineering campus that they were isolated from food service with the closure of the HUB. The idea is to get these food trucks up and operational for the start of winter quarter. Long term, they are looking at moving the trailers around campus, even when the HUB reopens, if viable.

A question was asked about whether HFS was losing food sales to the surrounding area with the close of the HUB. They have been maintaining 91% of the sales, which is higher than anticipated. Fewer people are purchasing food, but they are spending more.

6. Adjournment

The meeting was adjourned at 11:30 a.m.

Minutes by Craig Bosman, Faculty Council Support Analyst
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Present:

Faculty:	Rorabaugh (Chair), Gates, Ozubko, Proksch, Treser
Ex Officio:	Walker, Zuchowski
President's Designee:	Kennedy
Guests:	Chuck Lare, Vince Lyons, Tracey Farwell, Mark Kirschenbaum, John Wetzell, Lance Lafave, Michael Meyering, Storm Hodge

Absent:

Faculty:	Chizeck, Little
Ex Officio:	Goldblatt