

UNIVERSITY OF WASHINGTON
FACULTY COUNCIL ON STUDENT AFFAIRS

The Faculty Council on Student Affairs met at 8:30 p.m. on Tuesday, **March 6, 2001**, in 36 Gerberding Hall. Chair Nanci Murphy presided.

Approval of minutes

The minutes of February 6, 2001 were approved as written.

Paul Brown: Director, Housing and Food Services

Brown said Housing and Food Services - a self-sustaining unit receiving no monetary support from either the University or the state - is very excited about several large-scale projects either under way or soon to begin in both housing and food services.

Three public/private housing projects

Brown said upwards of 5800 students are housed in residence halls, single-student apartments, and family housing run by Housing and Food Services (HFS).

Sand Point Homes were built by the Navy in 1942. The University acquired Sand Point Homes in the late 1950's, and used it from the outset for family housing. Brown said "serious questions" arose in the mid-1990's regarding the condition and safety of the units. From that point, HFS has looked at Sand Point Homes with an eye to renovate or replace the apartments.

A major study of the units was conducted in 1997. The study suggested that renovation would be very difficult and costly. Due to the success of its first public/private partnership, the 1997 renovation of the Commodore Duchess Apartments, HFS decided to make the Sandpoint Point redevelopment project its second public/private venture.

This project, however, would not be a renovation, but a complete rebuilding of the family dwelling units, and would be renamed the Radford Court Apartments. Brown said focus groups were conducted with residents and architects were brought in who had proven experience designing student housing. long-lasting buildings. A relocation plan was developed for the 200 students living in Sand Point Homes at the time. The project, which started construction last September, is being carried out in two phases, which considerably eased the relocation process. This meant that, as part of the system was opening up, those who originally had been relocated could move into the new units, the Radford Court Apartments.

Phase I will be completed by mid-July 2001. Phase II will commence at that time. In all, there will be 399 new apartments in the Radford Court Apartments, an increase of 167 units to our family housing inventory.

"We're moving through the process now," said Brown. "We have 20 acres of land that we're developing." He said the land is extraordinary for its beauty, with bountiful mature trees and a "park-like" environment. "We're keeping the number of units at 399 so as to maintain the beauty of the setting, and the kind of life that such a setting makes possible."

There will be one-, two-, and three-bedroom units. Lofts have been added in some of the units. There will be two-bedroom flats and two-bedroom townhouses. The size of the units will range from quite small to quite large. The total cost of the Radford Court Apartment construction will be \$53 million. Unavoidably, there will be a raise in rental rates. "This is an issue with students," Brown said, "but we've kept our family rates artificially low for decades, which has meant that single students in other UW dwellings were in essence subsidizing the family housing rates." He said HFS went to the Board of Regents in 1994 and 1997 and asked to put a five-year plan in effect to bring the family housing rates up

to self-sustaining standards. “We’re now in the fifth year of that plan,” he noted. “Open House for the Radford Court Apartments will be in mid-May.”

A major feature of the Radford Court addition will be a 4500 sq. ft. Child Care Center, currently under construction. The Child Care Center will serve about 75 children. HFS is also working with the University and with a student representation to fund the replacement of another, existing, child care center located on the site. The replacement center will serve about 38 children. Thus there will be two new child care centers serving over 100 children.

There will be a beautiful new Community Center in Radford Court as well. This will be an excellent gathering place for those living at the court. Its cost will be included in the \$53 million funding of the Court. Both the Community Center and the new Child Care Center are part of Phase I of the project.

Brown said all those students living in Sand Point Homes will be given the choice to move into Radford Court Apartments. It was originally feared that this might not be possible. Not all students may choose to move into the Court, because of the higher rental rates, but all will be given the opportunity to do so. Again, Brown emphasized the inevitable “price-sensitivity.” Sand Point Homes was the cheapest of all HFS-run student family dwellings. It is worth noting, however, that the Radford Court Apartments will still be well below the current marketplace standards. The one-bedroom apartments, for instance, will be 10% below market value, at approximately \$700-900 per month. Two- and three-bedroom apartments will be 15% below market value, at approximately \$1100-1200 per month. Over time these rates will fall to an even greater percent below market.

Brown said there will be several attractive additional features in the Radford Court Apartments. Ethernet, a UW phone system, wiring for cable television, and washers and dryers will be included in all units. Though some thought these additional features extravagant, Brown said, “We’re looking at 50 years of occupancy for UW students, not simply at next year’s occupancy. These are amenities that will serve students well for decades to come.”

There is a strong demand at present for residence hall single-student housing, Brown said. Many students are waiting for such units to become available. To meet this demand, HFS has entered into its third public/private partnership, to develop the Blakeley Addition site located behind the University Village on 25th Avenue. The same development team will be on board that participated in the first two public/private projects. The Blakeley Addition will house 400-500 single students, and will be operational by August of 2003. Each of the three public/private partnerships is its own non-profit entity.

Food Service Operations

Brown said the HFS food operation, like the housing operations, is self-sustaining. The HFS food service outlets provide roughly 95% of the food service to the campus. There are 19 food service outlets campus-wide run by Housing and Food Services. These include housing and dining outlets (in residence halls, apartments, etc.) and retail and remote outlets (such as Husky Den, By George, and Friday Harbor).

Brown indicated that said in 1996-97 there were an increasing number of complaints from students, faculty and staff about the quality of the HFS was offering. In 1997 the decision was made to completely change the food operations at the University.

A task force was formed, including faculty, staff, and a strong student representation. National consultants were also brought in. Visits were made to UCLA and other California universities, and to Oregon State University, to see what was being done in food operations at peer institutions. In 1998 a strategic plan was put forth. Chief concerns in the plan include: convenient food service (not to have to stand in line for a long time while awaiting service), variety of food service, value of food service, and

places for students to congregate (a particular need was a place to congregate late at night and into the early morning hours). The guiding principle was a simple one: HFS's responsiveness to its customers.

Brown said the task force looked at: 1) facility renovation; 2) menus (reinventing food throughout the system); 3) service; 4) personnel and training of all personnel and staff; and 5) culinary talent.

A very important decision was to bring an executive chef on board. As of Fall Quarter, all of our full-service units have had culinary chef level personnel. A world-class French chef is leading the transformation of food quality in the HFS outlets. There are brand-new menus being prepared for the newly renovated units. Brown is certain the transformation in food quality and service will satisfy our students, and that students will consider the campus outlets to have the best food and food service available on or off-campus.

HFS will spend \$10 million in the renovation of the Husky Den, which serves 6000 customers a day. There will be separate kiosks featuring a wide variety of food: Pan Asian, Homestyle (American favorites for breakfast or lunch), Burritos, The Market (grab-and-go, fresh-baked goods, prepackaged foods including Boss Tucker sandwiches and salads), Burgers, Pizza (great hand-tossed pizza), Soup and Salad, espresso in the Atrium, and Subway (the much-loved Subway sandwiches). The Atrium and Subway will be open during the renovation, which will commence in the summer and be completed by January 2002.

The residence dining hall in McMahon Hall will receive a \$6 million renovation. This will be a "market style" concept, and will have many of the same kinds of food as the Husky Den. The dining hall will be open during the evening to meet a longstanding student demand.

An Internet Café will open this summer in McCarty Hall (this will be a convenient store concept); the café will house 25 computers.

An Espresso-style café will open in the renovated IMA, in keeping with HFS's goal of maintaining outlets in every section of the campus.

Brown said the Husky Card can now be used at all HSF food service outlets. "We're promoting the Husky Card," he said. "We'll have it usable at retail outlets as well." (It is currently usable at the University Book Store.

Next meeting

The next FCSA meeting is set for Tuesday, April 3, 2001, at 9:30 a.m., in 36 Gerberding Hall.

Brian Taylor
Recorder

PRESENT: *Professors* Murphy (chair) and Nelson;
Ex officio members Bennett, Hatlen and Lee.
Guests Paul Brown: Director, Housing and Food Services; Deborah Costar, Assistant to the Vice President for Student Affairs.

ABSENT: *Professors* Black, Carlyle, O'Neill and Williams;
ex officio members Baker, Feetham, Herwig, Godfrey and Slater.