

Faculty Assembly Minutes

February 17th 2005

Attending: Robert Jackson, Josh Tenenberg, Jack Nelson, Katie Baird, Zoe Barsness, Greg Benner, Sam Chung, Brian Coffey, Robert Crawford, Stephen Detray, Yonn Dierwechter, Charles Emler, James Gawel, Edwin Hong, Micheal Kalton, Diane Kinder, Don Mclane, Divya McMillan, Janet Mobus, Myrth Oglivie, Janet Primomo, Ruth Rea, Bill Richardson, Jose Rios, Tracy Thompson

Jackson called the meeting to order at 12:50 PM.

- Because of the guest speaker, Jackson announced that approval of minutes would be postponed until the next Faculty Assembly meeting.
- Jackson introduced Fred King, Director of Real Estate at UWT to discuss the physical growth of the campus in the recent past and plans for the future.
- Fred King introduced himself and mentioned that he has served as assistant Vice-President at UW, Seattle on capital projects. He spoke about recent physical improvements at the Tacoma campus. Phase 2-B was completed in early 2004, which includes Cherry Parks and the Mattress Factory buildings. UWT is the first higher education facility to receive the Leeds Silver award for sustainable construction by the US Green Building Council.

King stated that the University tore down the Japanese language school on Tacoma Avenue. The building had great local historical value but was too expensive to restore. They have graded and hydro seeded the land. King also discussed the building of a metal fire escape from Tioga building onto Jefferson street.

King mentioned that the most significant rental would be the Indochine Restaurant, which would be opening on Pacific in the next several months. He also said that the Joy building is in bad condition and needs attention. The Real Estate office ran advertisements and a local developer, Herb Simon offered a proposal to convert this into an office building and rent it out for 25 yrs. But there is a delay because the anchor tenants (USGS) have not committed.

Gawel said that he has had some experience with this project and he always thought that the major problem was that the Real Estate office at Seattle was asking for rent that was too high for the market. King replied that this was not the case and that the real estate office is asking for a modest rent of around \$40,000 a year and the problem is that USGS wants the developer to make a high capital investment (USGS plans for a \$ 2 million lab). King mentioned to Gawel that if he was still in contact with USGS and if rent was still a problem King would like to know.

King spoke about The Swiss, and said that they have painted it and would like to preserve it and make it look better but it will still require significant fix up in the future.

King discussed a design for an apartment complex with 129 units and 300 parking spaces. This project would be between Court C and Market street. This would be a mix of studio, 1, and 2 bedroom aprtments and will be rented at the market rate. Students, faculty and staff of UWT will have first choice both when it opens and after it is full and the apartments become available. He mentioned that they have designed some of the apartments to accomodate multiple students who would want to share the apartments and there will also be handicap accessible units.

Thompson asked what are the long term plans for the parking? Given there will be people living in the apartments will all of the parking be given to the residents or will some be available to the UWT faculty and staff? King replied by saying that 1/3 of the parking spaces will be available to the tenants and 1/2 will be available to the UWT community and the rest will be made available to the USGS if they rent the Joy building as planned.

He continued by saying that the campus is looking at 2 more projects: one between Court D and S. 19th St. which would again be a combination of housing and parking, and the other is the campus green which will extend up to Fawcett. In this space, he mentioned that they will make a memorial space, part of their commitment when they tore down the Japanese language school.

King's office is working with the city of Tacoma to rebuild the sidewalks on Jefferson street. They are working with the architect on Seattle campus to improve the area along the railroad right-of-way. They are working on abatement of the contaminated soil beneath the WG building.

UWT owns about 76% of the 46 acres of land around it (bounded by S. 17th and S. 21st, and Pacific Ave and Tacoma Ave). His office is planning on restarting the acquisition work as soon as the money becomes available, with the NW quadrant targeted as the place where this acquisition will start. They have already had discussions with the Buddhist Temple to reassure them that they will never ask to buy the temple and would only acquire it if and when the owners are ready to sell. Pierce Transit is ready to move its bus turnaround when they can find another place. King's office is also trying to acquire the right-of-way from Burlington. Burlington wants more in compensation than UWT can afford. They are working with the local politicians to bring pressure to bear on Burlington Northern. The hope is for this to be part of a rail-to-trail like Burke-Gilman in Seattle.

King mentioned that they have put forth a capital request to the legislature for \$13M for UWT. 7.5M would be for an assembly hall where the Shed is, which would seat 500, and 5.5M for land acquisition and soil abatement. King mentioned that there exists a UW fund for "minor works" for schools and departments. UWB and UWT haven't used this before. He mentioned that they have submitted requests to this fund for 6 projects including the improvements to the Carwein Auditorium and making handicap-door operators at all the buildings.

- Yonn Dierwechter gave a presentation on "Universities as urban developers". He talked about urban universities and their relationship to their host cities. He mentioned that some of what he will discuss is work that he and Brian Coffee have jointly done, and that this talk would be his part 1 of 2 part discussion. Dierwechter said that he wanted to voice some of the natural questions on the minds of those studying universities as urban developers. These he said are the questions for UWT faculty to consider as the campus develops. He said that Yale might be a model for most of the universities who are starting to work on these issues.
 1. What is and what should be the role of urban universities in the "development" of cities (Not much literature on this topic)
 2. Is a university, by dint of its special function in society, required to apply a different set of standards to its development activities -- a higher civic ethic? If so, what does this mean?
 3. If we are "of" not "in" the community, what are/should be the relationships between land developments on this campus and broader social and economic dynamics in the community?
 4. Who is the community?
 - Downtown...front end of campus
 - Inner city...backend of city?
 5. What exactly is a "metropolitan university" in a physical sense?

- Campus per se?
 - A neighborhood?
6. If the latter, what sorts of creative policy and program initiatives might potentially serve both internal needs and external opportunities that "build community" in ways consistent with our emerging identity as a metropolitan university? E.g.
 - If we build student housing in the future, should we also get involved in lower-income housing (and the partnerships therein)?
 - If we provide daycare, should we [sic] provide community-based daycare? (and the partnerships therein)
 - If we develop more retail, should we explore policies and strategies which support minority- and/or immigrant-owned firms?
 - If we develop more campus recreational functions, should we link programmatically with Metro Parks? (Youth, health, heritage and aging issues)
 7. How can we learn from the successes and mistakes of other urban universities?
 - The University of Pittsburgh
 - Columbia University
 - The University of Chicago
 - Northeastern University
 - The Ohio State University
 - Ryerson University in Toronto
 - Yale University -- e.g. "Office of New Haven and State Affairs and University Properties"; Real estate development "with a social return."
<http://www.yale.edu/onhsa/contact.htm>
 8. How do we monitor and honestly evaluate the real and perceived effects of past, present and future land development activities on various "communities"?

Dierwechter put forth the question to the faculty: what is the faculty's role? The administration is thinking about this and he said that we need to engage this.

Gawel asked how we set up a framework for how faculty have input? Dierwechter replied by stating that we need to find a way for faculty to think strategically, rather than project by project, and that we need to consider what is important to us as a faculty.

Gawel stated that Yale as an example of something good is ironic, since they have been viewed as one of worst examples of a university thinking with respect to their surrounding community. Dierwechter said that there are other models that we can examine. But that community support is neither unanimous nor guaranteed. The more we develop, the more communities we will encounter and the more conflict that will develop. Coffee stated that although UWT has enjoyed good press, there is an undercurrent where people are troubled. We are somewhat elitist as an institution in that we pay attention to some segments of Tacoma society and ignore others.

- Jackson stated that this will be the last Faculty Assembly meeting at which we Steve Olswang will be present. He invited Mike Kalton to say a few words and to present Olswang with a parting gift. To this Olswang replied that this has been the most wonderful year of his life. He stated "We have accomplished something special. The Board of Regents now believes we are 3 campus university. We are moving forward as a team. I am honored to be part of the team."
- Tenenberg handed out a summary of proposed bylaws changes and briefly discussed these. He indicated that these proposed changes would be voted on at the next Faculty Assembly meeting.
- The meeting adjourned at 2:00 PM