

**Jensen-Byrd Building
Information Session Oct. 27, 2006**

1:30 p.m.: Faculty, staff, students

Q&A

Nancy Brown

Q: Multi-use considered?

A: Yes.

Matt Cohen

Q: If we flipped the whole equation and said we want to preserve the building, it fits into our vision for the Univ Dist, university wants to be a leader in building the district, wants to be a good neighbor & good citizen, recognizes cultural responsibility, if we start w/assumption we want to make it work, run the #s and it still doesn't work, then maybe univ isn't appropriate owner, it's up for sale w/no strings attached, private sector should take it.

Restrictions e.g. 55-yr lease, attachment to 5-acre site potentially a problem. Vibrant, assets, characteristics new constr doesn't have, can we look at that as an option?

Design assumptions:

Q: Tight column grid—don't see that as an issue, don't see problem w/wood columns in the middle of the room (cf South Campus Facility: old warehouse converted to classroom space).

A: Yes, can have columns as long as not in the middle of certain living spaces, where they have little impact on the space. Larger assembly spaces such as larger groups in a conference room, columns devalue the space, thus return isn't as great. Small seminar spaces a possibility, classrooms for 30+ more difficult. Other uses such as art studios could work, wouldn't meet usual univ standards for typical classroom spaces.

Q: 4" sound insulation could be put on bottom of deck to conserve ceiling height & original wood floors.

A: Most effective they've found is to put insulation on top of the slab. Takes care of airborne noise, levels the floor (often a problem), usually put hardwood floor on top of that for residential or studio offices. Impact noise another driver; have to isolate part of the structure; put ceiling hung on isolators from the floor. Tackle it

various ways, never found a really good way to get sound transmission class ratings up to 50. Liability for sound much higher in condos than in apts. Generally not meeting code w/insulation under.

Q: Windows pretty sound, salvageable, need to replace wood frames, deep enough to provide room for insulated glass.

A: Windows usually most contentious in historic preservation. Windows they saw totally rotted out. Replacing just sills can cost as much as entire window. Driver might be more about energy conservation. New windows matching existing could be double glazed.

Depending on use & whether bldg tries for historic tax credits, Natl Park Svc weighs in on the window replacements. LEED rating also a factor.

Opportunity to apply storm window, but that limits ventilation.

Q: Multi-family tax exemption program could come into play.

A: Didn't take into account 10-yr property tax abatement, would probably reduce gap by about \$1M, doesn't solve the gap. LIHTC requires affordability for 80% of households at 60% of median if going for a 9% credit. Conundrum is very large unit sizes because allowable rents are keyed to household size. Assuming 3 people per household in each unit but can't get the right # of bedrooms in each. Have to go w/more, smaller units to bring sq-ft rent up & still stay in low-income guidelines, or have to do more bedrooms and still meet ventilation & light requirements.

Housing: I'm not saying dorms should be in univ mission, but affordable rental apts near campus should be a priority; students are commuters, don't want to be. Question of philosophy on housing near campus.

Carson Schultz

Q: If we open it to apts, parking is available on campus, plan to accommodate parking future needs w/structures. Could that work?

A: Have to look beyond this project to the next ones for total impact. Master plan update will generate more info on bldgs, how they relate to campus. Need to get into structured parking as we bring more people into campus; this project will have to have a component to address this. If we do bldg after bldg w/o addressing this, we put it off to a more expensive time to solve.

Vision of campus, creating intensive education—When I came to WSU I had no affinity for older bldgs, I do now because of what I've learned here in arch, ESRP,

geology, other coursework beyond arch. This is something being taught at WSU throughout the disciplines. If we're trying to bring in students, image & values of campus should coincide w/what's taught, not have contradictions.

What was value of concept 2?

A: Costing it out was very similar to concept 1. Held the analysis to the 3 most typical of current market; could have many concepts/ideas.

Brian Pitcher

Win-win would be adaptive reuse that works for everyone. Can't predict whether this will happen for sure. We don't know if it would work in 5 years, don't know whether we would or would not sell it. Important for long-term campus development that we keep it integrated as a whole; would need to manage that. Housing a need, apts in neighborhood, this could be a location. Need to explore implications of taking the property out of univ ownership into private if it creates parking problems. Doing one project at a time—everyone wants to push off parking problems to the next one. Don't want to make a decision that creates further problems down the road.

Jo Ann Thompson

Q: Tax incentives that might apply.

A: More benefit to private developers who could receive these as synergies develop with campus as catalyst.

Nancy Brown

Q: Is there a way of measuring the impact of the bldg on urban fabric, existing cultural context? Maybe not possible, maybe more complex, maybe takes more investigation. Have you ever done this? Cultural, historical value.

A: If we figured out how to do this, we'd have more business than we could handle. Don't know of any objective ways of handling this, no tools out there. What comes closest are nominations for historic districts (Nat'l Park Svc process).

Matt Cohen

This type of analysis typically handled through case studies of before/after on reuse projects. Look at Davenport as example; property values went up around it.

If you turn it around, turn econ issue into philosophical issue & turn it around, results often come back around. Say you give it away for maximum flexibility for

developer with necessary stipulations e.g. parking—developer takes the risk, acts as pioneer, gets something going—rest of the univ property goes up in value, pedestrian traffic goes up, 50 yrs later it's a smart economic decision.

Jerry Schlatter

Original RFP had 50-yr lease requirement to keep options open for univ as campus develops. The developers didn't bring viable alternatives due to market conditions—not a strong mkt right now. Time, market, policies all factors in play.

Brian Pitcher

Riverside extension and other projects in the area may enhance the value of the bldg. Condition not deteriorating badly yet. Okay to wait and see what develops around it. Value goes up over time. By not doing something now, we increase the options that might become available.

Kerry Brooks

Q: How was land valuation handled and lease part calculated?

A: Backed it out of the calculation. Appraisal had been done; capitalized it & backed it out.

Q: Campus master plan/Univ Dist: Extension of E. Main into campus seen as a key activity node, that's where JB is located.

The 2-floor spaces w/lofts are attractive to creative knowledge workers, which is being touted as critical to future of community. If you create a space that activates U Dist & gives those people a place, perhaps valuation is higher yet.

Perhaps lease rate could be less expensive than was considered.

A: Policy decision on how land use is addressed. State requirement is that we get fair market value.

Matt Cohen

“Smurf-ball workers” (creatives) don't mind uneven floors, sound transmission. Bldg officials have granted exceptions.

Kerry Brooks

CBD zoning—if it's extended into our area, it has lower parking requirement.

A: CBD parking requirement is zero, but then you're less attractive. Some people will walk, given good mixes of spaces/uses.

Kerry Brooks

Hope that city specifies on-street parking on Riverside. With Trent no longer the arterial, can have on-street parking on Spokane Falls Blvd. These two could serve the bldg, espec if you don't have mandated zoning associated with the bldg.

A: It's not just the growth that comes from the bldg itself, it's also accommodating growth from campus bldgs. Have to plan for how we do this.

Kerry Brooks

Nursing Bldg—students all have cars to drive to their clinical placements. We already have a parking problem coming.

Jo Ann Thompson

Campus mission to support research. Researchers don't require classrooms in the traditional sense. Is this bldg appropriate for labs/research space?

A: Did look at faculty offices. Issues w/their office space have to do w/privacy, acoustics, need for enclosed ofcs. Bldg is more suitable for an open ofc landscape. What kind of adjacency is needed for ofc/lab? Labs would be very difficult for existing bldg. If you gut it and start over/restructure, can do the intensive mechanical work required for labs.

Kerry Brooks

Q: Can a few columns be removed to open it up?

A: Very heavy structure. Adding sound & other improvements would add weight to the floor. Difficult to pull columns—overloads the one next to it, have to reinforce that. We can make a lot of things work—just takes more \$\$\$. Would create 24 or 32-ft span, which is a depth issue, already have tight floor to floor height, spanning longer distance takes deeper members. Already have big thick beam elements with 2-3 side by side, would get even deeper as they get longer.

Columns are discontinuous.

Floors are uneven—some character/charm, some just plain beat up. Forklifts running for years, steel plates, cut in, problems, would have to do something to improve floor top.

Katherine Giesen

In Pullman I drove 1x/wk to groc store. Here I have to drive to campus, fight traffic on Division to get home. As a campus plan, apts of some kind would be amazing for students, would enliven, increase activity on campus. I try to come as few times as possible, here and then gone, because my home base is not here.

A: We agree absolutely. It would spur growth to have several hundred students here 24 hrs/day. That's part of the overall Univ Dist plan and downtown plan: truly integrated campus, students are economic engine for surrounding area which supports campus so we're truly part of community.

Q: Campus housing in Pullman is univ-owned. What is policy here?

A: We want to work w/private developers, have it close. Can't wait 15 yrs for it. With nursing students coming, would be nice to have it sooner.

Matt Cohen

Katherine made important comment; studio culture, students here after midnight—best ideas & best work. We almost inhibit it here.

Jo Ann Thompson

Other types of student support svcs considered? Recreation?

A: Ltd in time for # of options that could be considered.

Kerry Brooks

Would students vote to tax themselves to close the gap to construct housing? (similar to CUB, Rec Ctr, Martin Stadium)

A: Log the idea for follow-up.