



MEETING MINUTES

Project Name: UW La Crosse New Residence Halls
DSF No. 08B3M
EUA Project Number: 708190-01
Meeting Date: October 13, 2008 at Cartwright Center – 12:30 p.m.

Recorded By: Bob Cooper

<u>Attendee</u>	<u>Company</u>	<u>Email Address</u>
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To the best of my knowledge, the following items represent the information discussed. If there are any discrepancies or omissions, please contact me with any questions.

Sincerely,

Robert Cooper, AIA
Principal

cc: All Listed Above

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The meeting began with a discussion regarding room configurations, how rooms fit into a building and how the resulting building affects the building site:

1. House size

- a. It is hard to have all houses identical in room type/makeup and still hit the required 500 bed goal exactly. The number would be slightly above or slightly below 500 in that scenario.
- b. EUA's diagrams suggested a 28 bed house/ two five-story stacks of houses and two four-story stacks of houses with first floor commons and residence life spaces connecting the wings and located under the four-story stacks.
 1. 18 houses total (2 – 5 story and 2 – 4 story)
 2. 504 beds, including one single bed RA suite in each house.
- c. Having single bed rooms, like the RA unit, affects the “calculus” related to the total size of the building.
- d. Should there be other single-bed units other than the RA units?
- e. If UW-L had more singles, people would take them. Currently singles are renting at \$500 more per semester.
- f. UW-L doesn't want triple rooms (3-beds per bedroom)
- g. UW-L would like to see some singles for:
 1. Individuals with disabilities
 2. Those who need to have their private spaces for other reasons.
 3. Those who prefer a single room, and are willing to pay a higher rental rate for singles
- h. Having one RA for 28 students, i.e. one per house) is in keeping with what UW La Crosse has now.
 1. 40 would be an absolute maximum size for a house of a house, however, if the size exceeds 35 students it begins to negatively affect the social dynamic. On the other hand, a 25 student count is too few.
- i. Students would prefer it if EUA's design would keep house size closer to what they have now.
- j. There will be freshman in the new hall
 1. UW-L wants to keep some upper classmen in the traditional halls – so it is expected that the new hall will have freshman and upper classmen (about 75% freshmen).

2. Discussion of possible suite types:



- a. EUA showed potential floor plans for suite types. It was noted that these were not meant to be final concepts, but were presented to stimulate discussion.
- b. Suite types discussed were as follows:
 - a. Unit A
 - i. This plan is very efficient at 651 s.f.
 - ii. The suite has two two-bed bedrooms.
 - iii. This results from having a pass-through bathroom connected to each of the two suite bedrooms. An additional door to the building hallway allows for bathroom maintenance by UW-Lax staff while maintaining security for the each bedroom.
 - iv. The plan locates the lavatory into entry hallway in line with the closets for each bedroom.
 - v. There should be a dry-off area in front of the showers
 - vi. Students liked this suite arrangement because it allowed the occupants to be seen by passersby, and to see out of the suite while the door is open – this fosters community and connectedness.
 - vii. Typical bedrooms currently at UW-L are about 11' x 15'. The bedrooms in Unit A are 11'-7" x 14'.
 - b. Unit B1
 - i. This plan is similar to Park Street model with two two-bed bedrooms.
 - ii. It has walk-in closets/separated toilet and shower
 - iii. The suite is 723 s.f.
 - c. Unit B2
 - i. This plan has a bigger bedroom (like Park Street) and two two-bed bedrooms.
 - ii. Walk-in closets are larger than in Unit B1.
 - iii. The suite is 776 s.f.
 - d. Unit C
 - i. This plan is a 5-bedroom suite (947 s.f.)
 - ii. Similar to B1 and B2, but has an additional single between 2 -2 BR units.
 - iii. The suite is 947 s.f.
 - e. Unit RA
 - i. This is a single bed bedroom with its own shower, lav, and water closet.
 - ii. The unit is 377 s.f.
 - f. For comparison purposes, the UW-Milwaukee Riverview suites (previously visited by some of the meeting attendees) are smaller

at 611 s.f., but entry into the bedrooms in through “L”-shaped closets.

- g. There was discussion on how the single bedroom suites should be mixed in with the others. One possibility is the 5-bedroom suite with one of the bedrooms being a single. In a previous meeting there was concern expressed about having 5 students in a suite (concern about having odd number of students in a suite).
- h. Would sophomores and freshman mix in a unit (i.e. sophomores in a single bedroom and freshmen in the 2-bedroom units)? Possibly.
- i. Having the RA in a single bedroom in the suite works at Reuter Hall.
 - i. Some thought that having a person visiting the suite to see the RA and having to pass by other bedrooms to get to RA's bedroom is a problem relative to privacy.
 - ii. UW-L said that they have had similar arrangements for many years
 - iii. Do you want to do something different than you've been forced to into the past?
 - iv. Is it possible to start with a single RA unit but to move the RA to a two bedroom unit in the future, or vice-versa? Yes, assuming there is a market demand for a single unit rented to an ordinary student.
 - v. One attendee said that the committee should side on the side of efficiency.
 - vi. RA's will be found wherever they are located in the house.
 - vii. A preference emerged to have RA's in a single room and not sharing a suite. However, if this can't be done due to physical constraints and the RA needs to be in a suite, their bedroom should be located in a single room in the suite.
- j. In Unit C, not having a door on the lavatory space (as in Reuter Hall) creates privacy issues for students coming to see RA if the RA shares a suite.
- k. Can there be another door from the hallway into the RA room? Yes, if there isn't a walk in closet in one of the rooms.
- l. Unit A (like the suites at Wisconsin Lutheran) could create more privacy access to the RA's room since each bedroom has its own door to the hallway.
 - a. This plan also has more flexibility to make double bedrooms into singles. However, be aware that using a room with a square footage designed for double occupancy as single occupancy will have a dramatic affect on the building size, resulting cost, and resulting ability to pay back bonds.

- m. There should be no problem filling a 500-bed building. UW-L said that if we build 500 beds, we could have 600 wanting to be housed there.
- n. UW La Crosse felt that a good thing about their housing today is that everyone has basically the same bedroom space. This creates a sense of equality on campus.
- o. Could have two singles located across from each other in the middle of each house: one for the RA and the other for non-RA.
- p. Upperclassmen might want to have a single unit in order to stay on campus and still have more privacy.

3. General Discussion

- 1. Decision – work in some singles
 - a. Size them for single occupant use
 - b. Single occupant room should be smaller than the double occupant room
- 2. One attendee said that she was struggling with the concept of breaking from the uniformity of the existing residence halls on campus that have with common shower/toilet rooms, etc. She said the Coate Hall model works for UW-L students.
 - q. The new residence hall as currently proposed is the step in between the Coate Hall model and Reuter Hall model
 - r. Concern that the freshman is 2/3 of this hall – how can you go from this to a traditional hall?
 - s. Don't think students would shift from new hall to the traditional (existing) halls.
 - t. The new hall with more private bath/shower units gives choice. It's good for the residence life program to have choices.
 - u. An informal question to some students at White Hall generated a response that $\frac{3}{4}$ of the students wanted community showers/bathrooms (but with more privacy in the showers and a private dry-off area in front of each shower stall). The suggestion was "don't fix something that is not broken". Students at UW-L sense the importance of community and some students see common bath/toilet facilities as a gathering/socialization area.
 - v. Going to "common" or "gang" bathrooms is counter to ACUHO-I studies regarding current student preferences nationally.
 - w. Discussion at last meeting steered towards having socialization supported at common areas rather than in common bathrooms
 - x. Would need to poll whole campus to determine true picture of student preferences on this area rather than depending on a smaller sampling.
- 3. Room design will have to be put hold until question on bathroom configuration is resolved, since the suite and bathroom relationship affect the house configuration and building size/shape.



- a. This would seriously impact the progress and completion date for programming
- b. This is an important decision since what you build today will be what you have 50 years from now. Building common bath/toilet facilities eliminates the choice to have private (suite related) facilities for the next 50 years
4. A number of the attendees were surprised that so many UW-L students seem to want community facilities. How to deal with conflicting information? (This was discussed later in the meeting).
5. There was a suggestion to split the building with half of the houses (250 beds) having bedroom units with common bath facilities and the other half (250 beds) having suites with bath facilities in the suites.
 - a. A fundamental concern was expressed about mixing gang showers and more private bath shower units in the same building
6. Will UW-System be establishing a prototype plan concept for all residence halls in the future? No, most campuses want the freedom to design residence halls to meet their specific campus demands.
7. It is important to keep programming on track since this project is on an incredibly tight schedule – must be bid next October in order to deliver beds in 2011.
8. There was further discussion related to the common bath facilities.
 - a. Summer conference attendees' preference need to be considered. Generally they do not like gang showers.
 - b. This new residence hall could have the private bathrooms that would be an option for the percentage of students on campus that don't want community bathrooms.
 - c. There are other ways to foster social interaction in other types of socialization spaces without having to rely on community bathrooms.
 - d. Would increasing the number of community bathrooms, making them smaller and locating them closer to the suites they serve (like Ogg Hall at UW-Madison) solve the problem?
 - e. Socialization occurs in the common spaces at UW-Stout (Red Cedar Hall) with a kitchenette unit in the area. This is an effective socialization and destination space in each house.
 - f. Places with bathrooms inside of the suites need a "food oriented" place to force students out of their suites to meet other students in the house.
9. Walk in closet size could be reduced to reduce square footage.

Site Layouts showing how house arrangements could be configured on the Coate Field Site were discussed:

1. Scheme 13 C – 4 houses (28 people per house)
 - a. Lounges at the entrance to the house
 - b. All circulation through the lounge area

- c. "C" shaped building – fits on the site. Main entry to the hall could be at the southwest corner of the building, adjacent to the pedestrian path and adjacent to the parking lot.
 - d. All rooms do not flank lounges
 - e. There would be good views out to the lounges to get people out of their rooms
 - f. The south wing would shade a portion of the courtyard
2. Scheme 12 C
- a. The lounge is located more centrally in the houses than it is in Scheme 13.
 - b. The lounges at the corners (Northeast and South East) have smaller windows than the lounges in the other houses due to the building configuration and width of the site constraints.
 - c. "C" shaped building – fits on the site. Main entry to the hall could be at the southwest corner of the building, adjacent to the pedestrian path and adjacent to the parking lot.
 - d. The south wing would shade a portion of the courtyard
3. Scheme 14 L
- a. "L" shaped, opens up Coate Field more to the campus, allows for full sun from noon to dusk
 - b. Main entry needs to remain "centralized" to provide access to vertical circulation at centers of houses, so an entry at the southwest corner is impractical
 - c. Northeast corner lounge – could have a two story space interconnecting two floors (houses). Excellent views to Grand Dad Bluff.
 - d. Need to analyze how much recreational field space will be required for Coate field.
 - e. Could shift some of the existing basketball courts to the south to open up more green space at the west end of the building leg that parallels La Crosse Street.
 - f. Consider rounded corners at the northeast corner lounge.

Steps needed to answer bathroom questions were discussed:

1. Are student comments regarding wanting community bathrooms related to not having lounges on the floors?
2. Daryl will put together a campus-wide electronic survey. The survey will go out next week and get information back to the committee soon after that. It could go out this Friday and be back by the next Friday.
3. Seeing a suite arrangement in conjunction with this survey would be important to students make an informed decision – EUA to provide this.
4. Critical questions beyond the desire for community bathrooms should be asked, i.e. "If there were better group socialization spaces other than the bathrooms on each floor would you have less of a need for the community bathrooms as socialization spaces?"



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5. There is concern that if the survey is too long or too complicated that students won't respond.
6. One attendee recommended also having focus groups.
7. Time is of the essence
 - a. Need to focus in on suite concept
 - b. Need input from students that normally don't speak at hall meetings.
 - c. The bathroom issue needs to be answered in the next two weeks to keep on schedule.
8. EUA will continue planning/programming for the first floor Residence Life office spaces for discussion at the next meeting.