



MEETING MINUTES

Project Name: UW La Crosse New Residence Halls
DSF No. 08B3M
EUA Project Number: 708190-01
Meeting Date: September 30, 2008 at Cartwright Center – 11:00 a.m.

Recorded By: Bob Cooper

<u>Attendee</u>	<u>Company</u>	<u>Email Address</u>
Matt Lewis	UW La Crosse	.matt@uwlax.edu
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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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Jonathan Parker presented a recap of the tours of residence halls in Chicago, Milwaukee and Madison.

1. James Stukel Towers – University of Illinois-Chicago
 - a. The hall is designed for sophomores
 - b. Suites are clustered together/forming houses
 - c. Second floor has hall function/gathering spaces, including outdoor terrace spaces.
 - d. Liked the two story space (lounge space) that allowed access from two house floors.
 - e. Disliked the heating control; solar gain in the large glass areas seems to overheat these spaces. There were no curtains, blinds, shades etc. to control light/solar gain in the large lounge spaces.
 - f. The living rooms on some of the living units were not near the entrance doors, you have to walk into unit and then go down a corridor to get to the living room. This was not liked.
 - g. Stukel has some single bed units – does this make sense for the new La Crosse residence hall?
 - h. UW La Crosse felt that Stukel is too “Reuter-like” which is focused more on upper classmen. They would like to see an arrangement that is more like UW-Madison’s Ogg and Smith halls which are more focused on freshman. They want a house arrangement that will encourage more social interaction among students. Some of the UW La Crosse reps liked the idea of forcing people out into hallway by placing the bathrooms outside of the unit. Others did not like this arrangement.
 - i. Lounges should not be put at the end of the corridor. Interaction of students created from walking by lounges and seeing something happening is preferable to have the lounge spaces as a destination location.
2. University Center of Chicago (serving De Paul University, Roosevelt University and Columbia College)
 - a. Socialization spaces are located on the second floor. There is also a well-landscaped outdoor rooftop gathering space on the second floor.
 - b. UW La Crosse liked the curved lounge spaces located at the corners of plan.
 - c. Rooftop garden is adjacent to hall common and function spaces as a further attraction for students. The group cautioned that this was expensive space to build “on a rooftop” and is more necessary in a dense urban environment than it would be at UW La Crosse.
 - d. The students liked the interior design of the common spaces, especially the lighting concept.

- e. The unit bathrooms are located between the suite bedrooms with direct access from each bedroom to the bathroom. The problem is how to secure rooms since both entrances to the bathroom can't be locked. This does, however, make for a very efficient use of space.
 - f. UW La Crosse liked the bulletin board spaces located across from the elevators.
3. Max Palevsky Hall – University of Chicago
- a. The building has compact room arrangement with small closets.
 - b. Vertical circulation locations don't move students past lounges, which was viewed as a negative.
 - c. UW La Crosse reps thought that the bold used of primary colors as accents was too strong, particularly the yellow color.
 - d. There is outdoor courtyard space at grade level creating pleasant courtyard spaces.
 - e. It was difficult to figure out the location of the main entrance for this building due to the design approach of having major architectural elements at the corners that were not entrances, but having similar massing that did denote the entrance in the middle of the building.
4. University of Chicago – New Hall (currently under construction).
- a. Houses are on multiple levels, connected by 4-story open stairwells to create a vertical house.
 - b. UW La Crosse liked that the building plan opens common areas to views and to the rooms as well.
 - c. UW La Crosse felt that the new hall at UW-L should not have this much variety in room configurations.
 - d. There should be more of a mix of student classes in the new UW-L Hall.
 - e. Common bathrooms are located off the resident hall corridors.
 - 1. One toilet fixture/eight students.
 - 2. University of Chicago likes the socialization aspect.
 - 3. The plan arrangement makes it hard to tell where the houses start and stop.
 - 4. UW-L students like the common or "ganged" bathrooms.
 - f. Maura likes the philosophy of having small rooms to force students out into the lounges. She didn't like not having a changing area located in front of the shower stalls.
 - g. Nick liked the openness of the common spaces located at the connections between houses. He said that having bike storage rooms in all halls are a good idea. He also liked having more music practice/sound controlled rooms.
5. Wisconsin Lutheran College
- a. Rooms open onto a common lounge space that is divided by a kitchen area into a TV Area and a lounge/study area.

- b. UW La Crosse liked the study area/kitchen and TV area. He also liked the generous bedroom size.
 - c. Maura expressed a concern about noise- noise from the common area affecting the suites and vice versa. Wisconsin Lutheran had indicated this was not a problem and that they enforce quiet hours at night.
 - d. The rooms have a bathroom between, and shared by, two bedrooms, with bedrooms having two and sometimes three beds. The same issue of security that was discussed for the University Center units applies here as well.
6. Riverview, North Avenue, Milwaukee
- a. The client for this facility was the UWM (University of Wisconsin-Milwaukee) Real Estate Foundation. This hall is operated by UWM Housing.
 - b. There is one Lounge at the east end of the north and south wings with views to the Milwaukee River and Milwaukee skyline.
 - c. The suite is compact due to tight budget restrictions. As a result, in most units you enter each bedroom through bedroom's closet area.
 - d. There is one thermostat control for each unit with no individual controls per bedroom.
 - e. Maura noted that the concept of walking in through the closet allows the closet area to double as room access and also a changing area.
 - f. UW La Crosse liked the functionality of having kitchenettes in the lounges.
 - g. The Study Rooms on the west side of the wings and the lounges at the end of the wings could change positions so that the lounges were not destination areas but areas that would facilitate casual interaction of students.
 - h. The dark color vinyl base is scuffed up from the floor cleaning and buffing equipment for the VCT in the hallways.
 - i. It was also noted that the vinyl composition tile floors in the corridor (rather than carpet) were also a result of budget constraints.
7. Smith Hall at University of Wisconsin-Madison (freshman hall)
- a. The building has large bedrooms with walk-in closets, but bathrooms are on the corridor side of the "suite" and are accessed from the hallway. Students must leave their units to use the bathrooms.
 - b. An advantage of this concept is that it is easier for custodial staff to clean bathrooms since they don't have to enter the suite to access the bathroom.
 - c. One central lounge is provided per floor, located between the two building wings.
 - d. UW Madison feels that an 8 bedroom "pod" is formed by two four-bed units on opposite sides of the hallway form.
8. Ogg Hall at University of Wisconsin-Madison(freshman hall)
- a. Similar to Smith Hall but each bathroom serves 8 students.

- b. This project plan is more compact than Smith Hall due to a tight budget.
 - c. The UW La Crosse student reps liked the Ogg bathroom arrangement better. They felt that students would rather have a bathroom where people interact.
 - d. Doug felt that the issue with ganged bathrooms as they presently exist on campus is the gang shower. If the shower were more private, student objections would probably go away
 - e. Andrea said that they don't have to have private bathrooms to attract students to UW-L housing. Students at UW-L like a more interaction.
 - f. How do you balance privacy vs. socialization? Most current housing trends tend to steer toward one bath per bedroom and away from larger common bathrooms. The bathroom question (size and location) is the lynch pin to this project design.
9. Discussion of bathroom location/suite arrangement/house arrangement:
- a. Bath/shower facilities can provide the ability to socialize or interact at a certain level related to chance interactions among students but it is also important to retain a level of personal privacy for the students using these facilities.
 - b. There are ways to encourage socialization of students outside of the bathrooms.
 - c. Students see people down the hall on their way to bathrooms located outside of their units but do they really interact once they are in the bathrooms?
 - d. Jonathan described the UW-Parkside model for their new residence hall which has similarities to the Wisconsin Lutheran model. Bathrooms are located within the suites, but the common socialization areas are located directly outside of the suites to allow for chance interaction.
 - e. The UW-Parkside model does have higher square foot per bed and thus a higher cost than a typical double loaded corridor arrangement with lounges down the hall.
 - f. Socialization and chance interaction is very important, but in the national trends students seem to want individual bathrooms in their units. Private developments are even building 4 bed 4 bath apartment style units.
 - g. Is there a model that allows socialization around lavatories but keeps privacy for showers and toilets?
 - h. Daryl and Amy want 4 rooms sharing a bathroom. James Bushman was not at the meeting, but Daryl said that James prefers shared larger bathrooms to foster community.
 - i. Nick said he likes the UW-Parkside model – community space outside of units. Still concerned, however, how bathrooms are cleaned. If bathrooms are in the units they require cleaning staff access to the unit to clean the bathroom. The bedroom doors could be lockable to accommodate this access while maintaining privacy and security for the students.

- j. Attendees to the meeting agreed that having a bathroom between two rooms is not an option for this project.
 - k. UW La Crosse indicated that houses may be mixed gender.
 - l. There was a discussion related to students needing to take their keys to access the bathrooms if they are located outside of the units. Students are supposed to lock their doors every time they leave their unit anyway.
 - m. ACUHO-I guidance recommends that students need to develop a sense of socialization beyond the bathrooms. The 21st Century Project by ACUHO-I says that students want more privacy/separate bathrooms.
 - n. Common bathrooms will still be on the UW-L campus in older residence hall facilities, so that option would still be available to students who might prefer it over having bathrooms within their units.
 - o. After much discussion, a consensus developed supporting the "UW-Parkside model and Wisconsin Lutheran model" for house arrangement, and supporting locating bathrooms within the suites.
 - p. UW La Crosse said that the project may need a full kitchen in the common space for international students who cook to their native menu. This could be one kitchen per floor vs. individual kitchens per house.
10. EUA showed some 500-bed building configuration options.
- a. Option 10
 - 1. 32 beds per house
 - 2. Houses were arranged so two houses shared one vertical circulation zone.
 - 3. UW La Crosse did not like the arrangement of having one house pass through another.
 - 4. UW La Crosse likes the idea of breaking the building down into two 250 bed halls rather than having it appear to be one 500 bed hall.
 - b. Option 9 mirrored is a U-shaped building with one wing along La Crosse street, another paralleling the west edge of Coate Field, and one two house wing paralleling Badger Street. Common space at the first floor level connects the two vertical circulation lobbies.
 - c. Option 4U has four houses running in an east-west direction connected by a north-south circulation corridor on all 5 levels. Two houses are located east of the corridor and two houses are located west of the corridor.
 - d. Option 7 revised is similar to 4U except that the northeast house is angled to parallel La Crosse Street and the Southwest house is angled towards Badger Street. This opens up the courtyards between the houses to views. UW La Crosse felt that the splayed wings are not consistent with the campus master plan which places new buildings within the campus' orthogonal grid.

- e. Option L500 Revised is an L-shaped building with one wing consisting of two houses separated by a vertical circulation core that runs east-west just south of La Crosse Street and a similar two-house wing with central circulation core that runs north-south just west of the east edge of Coate Field. Common space on the first connects the two vertical circulation cores.
 - 1. This scheme leaves a large portion of Coate Field adjacent to the Rec Center and the Whitney Center on the south and Coate Hall on the west.
 - 2. There was discussion regarding flipping the scheme to place the east-west wing of the building just north of Badger Street with the north-south wing remaining on the east side of Coate Field. This places the remaining portion of Coate Field where it can be seen from La Crosse Street.
 - 3. UW La Crosse would like to see a C-shaped plan, keeping the two-house north-south wing of the concept, placing a one-house east-west wing south of La Crosse Street and another east-west wing located just north of Badger Street.
 - f. Can the first floor level be raised slightly to allow light into the basement areas? This might be difficult to do and still maintain ADA access to the first floor.
 - g. There was discussion about developing a layout of the Coate Field play area that would allow for a diagonal path from the junction of the east-west and north-south wings of Option L 500rRevised to the southwest. This will probably be the default path for students between that residence hall and Whitney and the other residence halls on the west side of campus. However, would a diagonal path be detrimental to the large green field use of Coate? Would it be better to design a building that didn't have a destination that would create a diagonal path?
11. Next Steps:
- a. EUA to continue to work on the program, testing the options discussed above against the estimated 240,000 sf overall building size
 - b. EUA will also look at the block planning impact of the options discussed above to see if/how they fit on the site
12. The next meeting is October 13, 2008, 12:30 PM, Room 326 of the Cartwright Center.