mahlum

MEETING MINUTES

PROJECT:	**TESC First Year Student Housing**	**PROJECT NO:**	2016422.00
SUBJECT:	Project Visioning and Site Options		
MEETING DATE:	1 March 2017	**TIME:**	1:00 – 3:30PM
LOCATION:	Purce Hall, Classroom 8		

ATTENDEES:

THE EVERGREEN STATE COLLEGE (TESC)
Timothy Byrne, Project Manager, Facilities Services
Alexander Butler, Student, RAD Staff (RA), Clean Energy Committee Chair
Nicole Criss, Student
Sharon C. Goodman, Director of Residential and Dining Services (RAD)
Azeem Hoosein, Assistant Director for Planning and Construction, Facilities Services
Michael Joseph, Student, RAD Staff (RA), Clean Energy Committee Outreach Coordinator
Jaymie Lacina, Assistant Director RAD, Director for Residential Facilities,
Noel McHugh, Residential IT Manager
Eric Pederson, Director of Admissions
Rian Plastow, Student
Justin Roberts, Student
Jeanne Rynne, Director of Facilities
Erin Sherrer, Student, RA, Clean Energy Committee Information Desk Manager
Matthew Strickland, Student
MAHLUM ARCHITECTS
Kurt Haapala, Principal in Charge
Joe Mayo, Project Architect
Anne Roderer, Project Manager
Anne Schopf, Partner, Project Designer
Juan Vergara, Staff Architect
WALKER MACY
Andrea Kuns, Project Manager

COPY TO:

Rebecca Canright, Student
Lisa Dawn-Fisher, Director of Planning and Budget

The following represents the architect's understanding of discussions held and decisions reached in the meeting. Anyone with amendments to these minutes should notify the author within five (5) days of the minutes date in order to amend as appropriate.

ITEM	TOPIC	ACTION BY

1.1 **Introductions**

Icebreaker - Participants discussed their favorite place on campus and how it might relate to the new residence hall. Places or relevant features that were mentioned include:

- Visibility of student activities
- The fields provide access to sun and light, an active place for students to socialize when the sun is out
- The running trail and terrarium
- Lecture Hall – using the nooks and how it interacts with the outdoors
- A feeling that you've arrived somewhere
- Top of the clock tower – provides a great view
- Library 2nd floor with stained glass - nice place for private reflection
- CAB - place to gather
- Snyder Cove Creek - interest in daylighting creek and relation to the
- Red Square – space provides ability to interact and serves as a meeting point
- New exterior courtyard near housing
- "Treehouse" or feeling that you are in the canopy

1.2 **Project Understanding**

Mahlum outlined the project scope and schedule *(see attached)*, and introduced the design consultant team.

1.3 **User Profiles and Priorities**

Builder User Persona Development - Participants were asked to imagine themselves as a user / stakeholder of the new residence hall - Prospective Student, Parent, First Year Student or Residential Advisor - and respond to the following questions:

- How will you use the building?
- Why is the building special to you?
- What is most important to you about the building?

The Building User Personas that were developed are attached.

Builder User Priorities - Participants placed dots on the spectrums diagrams indicating the relative importance of the new Residence Hall's response to six different design and planning objectives from the perspectives of 1) the building user persona they developed in the previous discussion, and 2) themselves as stakeholders (green dot). *See attached for their responses.*

The following trends and observations were made during discussion of their responses:
1. Connection to Academic Campus versus Connection to Existing Housing facilities
   - Reponses were generally consolidated towards the center of the spectrum, but more weighted towards a preference for Connection to the Academic Campus. This reinforces a goals that was identified in the RAD Master Plan for

greater

- Participants noted that the dots they placed as the First Year student persona towards the center of the spectrum reflected their understanding that the student desire to be a part of everything.
- Security and safety are important features, so proximity to other facilities with nighttime activities may be a benefit.
- Good access to resources, including the Greenery, Police Services and the Health Center are likely to be important to both residents and parents.
- As an RA, connection to existing housing facilities is important, especially during night shift (currently RA's do a tour of all of the facilities rather than being assigned to a specific building).

2. Open / Active Space + Views versus Small Gathering + Reflective Spaces
   - Reponses were again generally consolidated towards the center of the spectrum.
   - Greater stakeholder priority was weighted towards Open /Active Spaces and more "persona" priority was weighted towards Small Gathering + Reflective Spaces, illustrating an observation that students tend to like to isolate or gather in small groups, so the new facility might want to prioritize larger, pass-through spaces to encourage greater engagement and community-building
   - The general sentiment seemed to be that a balance of both types of spaces is desirable.

3. Class (Year) / Building Identity versus Residential Community /Floor Identity
   - Priorities were differentiated between persona and participant, with personas weighted towards a residence hall that reinforces Class (Year) identity and meeting participant priority weighted towards community-building at the smaller scale of residential communities or floor levels.
   - It was noted that it can be hard to nurture a community in a large building; therefore distinct residential communities and/or floor identities are helpful in providing a manageable sense of scale.
   - TESC students tend to congregate in small groups so there is also value in creating a larger whole / identity.
   - Ideally, the design of Residence Hall will foster community at multiple scales.

4. Community versus Individual Privacy
   - One participant noted housing could provide a kind of refuge for the FY student from the activity / engagement of Upper Campus and activities.
   - Another participant offered that quiet nooks and personal space are readily available on Upper Campus if you want one, and the facility should provide spaces for socializing and interaction.
   - One participant observed that TESC students can be highly individualistic and that there is value in the notion of building broader community. This discussion largely echoed that about the types of spaces in spectrum #2.

5. Smart Building Features versus User-Activated Features
   - Responses spanned the gamut of the spectrum.
   - Several noted that automated/smart building features would likely result in a more efficient /, higher performing facility.
   - However, the role of the building as a teaching tool in support of the educational mission of the College educational mission was discussed and

emphasized as a key goal. The building should support teaching residents at least the basics of agents towards living on their

- The RAD Student worker program provides a meaningful opportunity to support the success of the building as a high performing teaching tool. This will be explored further during the design process.

1.4   **Site Options Review**

Site Analysis - Walker Macy reviewed analysis diagrams of campus stormwater flow, pedestrian and vehicular flow, building entrances, site utilities, natural features and topography relative to the the new residence hall.

Site Options - Mahlum reviewed three potential site options including diagrammatic building footprints to depict the scale of the new residence hall. The building footprints shown assume a 5-story single building, which is the most compact option feasible given the assumed wood-framed construction type.

Pros and Cons discussion - Participants developed a list of pros and cons for each of the three sites. *See attached for a summary record of the discussion points.*

Snyder Cove Creek Daylighting proposal - Justin provided a brief summary of the student proposal to daylight the Snyder Cove Creek. Goals include providing a natural stream to support and restore habitat, provide stormwater management, engage the Evergreen community in the process, and provide a stream channel and riparian buffer as both recreational and educational amenity. The proposal includes a phased approach, in three segments, beginning at Driftwood Road and progressing south towards the vicinity of the CUP. This proposal does not preclude the development of the new residence hall or vice versa, but can inform the site selection and subsequent design to support these goals.

1.5   **Preliminary Cost Model**

Preliminary Cost Model Assumptions - The design team is preparing a Preliminary Cost Model for the new residence hall to serve as a tool for making informed decision-making and prioritization relative on programming and design strategies during the Schematic Design phase. The preliminary cost model will be based on design assumptions and best practices outlined by the design team *(see attached)* to achieve the project program and goals identified in the RFQ and subsequent conversations with the College. Suggested alternates for further exploration will also be identified by the design team during this process.

1.6   **Project Goals**

Recap and Prioritization - Attendees developed a list of "top ten" project goals as a group based on previous discussion. Participants were then worked together as three smaller groups to rank the project goals in order of priority from one to ten. Top priorities include the following:

- Energy Efficient / Sustainable Building
- Create Community

- Daylight and Solar Access (note: one group marked this as priority 10 explaining that they expect it to incorporated in the design)
- Accessible
- Equitable

1.7 Next Steps

- The next Design Committee meeting is scheduled for **Wednesday, April 5**