

Design Review Board Minutes

May 19, 2015

Project Review: Meat Science and Muscle Biology & Witte/Sellery Halls Renovation

Present:

Board Members:

Annette Wilkus	Design Review Board
Phil Certain	Design Review Board
Pete Anderson	Design Review Board
Dan Okoli	Design Review Board /FP&M CPD

Campus Affiliates:

Bill Elvey	FP&M
Stu LaRose	FP&M CPD
Megan McBride	FP&M CPD
Brian Paulus	FP&M CPD
Gary Brown	FP&M CP&LA
Aaron Williams	FP&M CP&LA
Rob Kennedy	FP&M Transportation Services

Meat Science Design Team:

Doug Hursh	Potter Lawson
Mike Gordon	Potter Lawson
Jon Wanta	Ken Saiki Design

Ad Hoc Meat Science Members:

Doug Sabatke	CALS-Assistant Dean
Jeff Sindelar	CALS-Animal Science

Witte/Sellery:

Mark Paschke	Uihlein Wilson Architects
Nate Novak	Smith Group JJR

Ad Hoc Meat Science Members:

Jeff Novak	UW Housing- Director
Mike Kinderman	UW Housing- Associate Director

State Representatives:

Wendy Von Below	DFD
-----------------	-----

Meat Science and Muscle Biology

Project Background:

The \$42,877,000 Meat Science and Muscle Biology Building project will construct a modern teaching, research, and outreach facility with approximately 30,000 ASF to support the meat industry of the State of Wisconsin. The new laboratory will facilitate the development of modern meat processing and research through the inclusion of lab general-purpose benches for biochemical, chemical, and microbial studies, as well as more specialized rooms for microscopy, tissue culture, instrumentation and cold experiments. This project replaces the existing Meat & Muscle Biology building built in three sections in 1930, 1959 and 1969. The project is currently in 35% design and construction will begin July of 2016 and finish in December of 2018.

Meat Science and Muscle Biology

Presentation:

1. The project is within the plant and animal neighborhood.
2. Linden Drive is to the south of the site and Observatory Drive is to the north with the highest amount of traffic.
3. There are more traditional agricultural buildings along Campus Drive and newer (built after 1970), smaller scale buildings closer to Observatory Drive.
4. The Natatorium is to the northwest, Dejepe Hall is directly north, the Poultry Research building is to the east, US Dairy Forge is to the south, the Dairy Barn is on the corner of Linden Drive and Elm Drive, and the Veterinary Medicine Hospital is to the south west.
5. The design team planned the site to accommodate service traffic (semi-trucks, pick-up trucks, and trucks with horse/cow trailers) coming from the west on Observatory Drive down the east side of the building and exiting west on Linden Drive out of campus.
6. The building staff and University were in favor of placing the front door along University Drive in order to create a stronger presence and to enhance the connection back to the future parking ramp to the west.
7. The first and second floors of the northern portion of the building are open to the public. The rest of the building is restricted by key access to meet food safety and USDA requirements.
8. The BSL2 lab is basically a separate building. It has a separate entrance and there is no connection to the other parts of the building. The lab has its own electrical and mechanical systems. If someone wants to enter the lab they have to leave the main building and come around to the west side entrance to gain access to the BSL2 lab.
9. The design team tried to maintain separation for the different loading docks. In total, there are four service docks. The BSL2 dock along the south side will receive animals and equipment. There will be live animal (cows, pigs, calves, and some poultry) delivery at the southern dock on the east side of the building. There is a clean receiving dock, for taking meat out of the building, in the middle of the east side of the building. There is a general building delivery dock at the northern end of the east side of the building for items coming to the labs and offices, such as UPS deliveries.
10. There were many meetings to layout the plan to address all the user's needs.
11. There is a two story lobby at the north east corner of the building.
12. The circulation serving the lecture halls is along the northern glass wall of the first floor.
13. Bucky's Butchery, which is open once a week and sells meat cut by students, is a new feature designed into the plan.
14. The teaching lab, office, research labs, and grad student offices are located on the second floor.

15. The mechanical equipment is located on the second floor so there is no mechanical equipment above the second floor. This mechanical configuration works well for the separate BSL2 systems and the refrigerated space on the first floor.
16. There are services that come into the building through the basement
17. This building has 62,000 square feet, most of which is located on the first floor.
18. When laying out the floor plan, it was necessary to place certain programs on the first floor. For example the raw meat for research or teaching that could not be moved to the second floor unless it was in containers.
19. USDA concerns prohibited placing program above a meat lab in order to protect against leaks. Most all of the new meat facilities are one story buildings for this reason.
20. Any expansion of the building will have to occur horizontally, however; the current site would not allow this to occur.
21. The second floor overhang aligns with the Poultry Research building and to the future parking ramp to establish a common setback along Observatory Drive.

Exterior Design:

1. The northern façade on the first floor is a curtain wall system with a greater than two stories glass mass at the corner of the building.
2. The building also has vertical window and spandrel cuts along many of the facades. The design team looked at creating horizontal window slots but thought the vertical pattern worked to make the upper half of the building appear as one element. The vertical cuts also allow the design team to ungulate the brick in areas where windows can't be placed. These vertical cuts and recesses are typical of some of the 1970's buildings in the area. The recesses on surrounding buildings are often granite so the design team is showing the recesses on the Meat Science building to be a horizontally textured darker material.
3. The floor to ceiling height on the first floor is 22 feet.
4. There is a mezzanine above Bucky's Butchery that is a collaborative space which is connected to a break area. This mezzanine is accessible by elevator.
5. There is a potential for an outdoor space off the collaborative space.
6. The design team plans to wrap the building with a reddish brown brick that is typical to other buildings in the area.
7. The loading dock will have a different material.
8. The window cuts are part spandrel and part window (as seen by the faint line on the drawing). There are very few spaces programmatically, besides the offices, that can have windows.
9. The design team is showing the future parking ramp in some of their renderings but currently, the space is a surface parking lot.
10. Screen wall louvers will wrap the mechanical space on the second floor.
11. The one story mass is all USDA program and loading docks.
12. The main entry to the building is underneath the second floor offices.
13. There is a perforated metal sun shade that floats in front of the glass on the North East corner. The structure of the building would be visible behind the metal sun shade.
14. The BSL2 area has a limited amount of glass.
15. The plaza is a programmed element requested by the Meat Science staff. They have groups of 60 people that will use the space at one time.

Site:

22. The east side of the building is mostly utilitarian.
23. The design team has been studying auto turns and trucks routes.
24. The design team has tried to place as much screening on the south side of the building as possible. They have proposed Evergreen trees and natural screening around the BSL2 dock.
25. There is an exterior CO2 tank at the south east corner of the building.
26. There is a combination access drive and sidewalk along the west side of the building in addition to a MG&E utility line. The design team was told they needed to provide space for a crane for equipment and maintenance access.
27. This drive/pedestrian path, along the west side, is angled to avoid an electric vault at the south west corner of the building.
28. Moped parking exists on the west side of the building north of the MG&E utility area.
29. There are two sets of doors on the west side of the building; one goes to the basement utility area and a separate set enter the BSL2 lab.
30. On the west side of the building, there is about 30 bike stalls and a path which leads to the future parking ramp. The future ramp may contain temporary parking stalls for visitors coming to the Meat Science building.
31. Along the north, there is an elevated terrace that functions as an extension of the lobby and will provided seating for Bucky's Butchery.
32. Two, tiered 18 inch high retaining wall with plantings help make the three foot transition from the sidewalk on the north to the top of the terrace. Stepping the terrace allows the design team to avoid placing guard rails.
33. There are two accessible ramps leading to the terrace, per code. One is located next to the main entry terrace steps and the second is located in the North West corner of the site, near the future parking ramp.
34. The design team is conceptually thinking about a natural limestone for the terrace.

Meat Science and Muscle Biology

Design Review Board Comments:

1. UW Transportation Services does not believe the design team needs to plan for the amount of parking they are currently showing in the plans.
2. UW Transportation Services also commented that the drive apron along the south side of the site is extremely wide and creates a strange transition of pedestrians. The design team replied they would study the apron a bit more and try to add more green space.
3. The plan is very tidy and seems to be well thought through.
4. The design team has looked at adding a green screen or an architectural element along the west side of the building near Linden Drive.
5. Functionally, the plan is near one hundred percent perfect.

Loading Dock:

6. The design team is still studying auto turns.
7. The design team will make sure there is space for a truck to come down the east access drive when trucks are parked in the loading docks.
8. Trucks should be able to access the site from either Linden Drive or Observatory Drive.
9. The animal dock is for livestock delivery and is never expected to receive a semi-truck.

10. It was stated that the docks are not always in use and it would be rare to have all docks full at the same time.
11. Dock separation is critical to the program of the building.
12. The heaviest used dock will be the general dock.
13. The access road along the east side of the building allows for one way traffic.
14. It was suggested that retaining walls can seem like barriers even if the height of the walls are low and have vegetation. Ideally the front of this building would be more inviting without separating the pedestrian from the building with a retaining wall.
15. The design team should consider the cost of the terrace both in construction and in maintenance. It would be a shame to see the terrace value engineered out of the plan.

Exterior:

1. It would be nice to see various options for the exterior.
2. The exterior appearance seems awkwardly proportioned with a 50/50 split of glass and brick along the north.
3. The second floor brick on the northern façade feels like a roof for the first floor glass below.
4. The design team looked at creating a thinner band of brick at the second level but the proportion of glass on the first floor appeared strange. It was suggested that columns might help the configuration.
5. The corner glass box doesn't seem to fit with the rest of the building.
6. The heavy masonry fascia at the loading dock seems to be the wrong choice of material.
7. It might be helpful to think of the two story "L" as two pieces with the northern rectangle that houses the public program as one space, the western portion of the "L" which houses the mechanical and the BSL2 lab as another piece, and the one story portion of the building as a third space.
8. The loading dock fascia doesn't have to be so thick; it could be a simple thin roof.
9. The vertical windows don't work with a building that is horizontal in form.
10. The design team was looking to simplify the exterior and they believed the vertical slots lightened the brick volume. They believe a strip window appears heavy.
11. The design team believes the brick and slot windows fit well with the surrounding buildings and see the current exterior as a way to reutilize a concept that exists in the area.
12. The natatorium across the street should not be used as a building to mimic.
13. It was suggested that the design team should pull from colors and materials in the area but not necessarily other building's pattern and design. The design team did not believe they were replicating other buildings but rather pulling from the language of other buildings in the area.
14. It seems like the two story north east glass box reads as an afterthought.
15. The building seems to have been treated as a series of elevations rather than a series of volumes
16. The design team is still studying the height of the exhaust stacks, which expel exhaust from chemicals, in the main portion of the building as well as the BSL2 lab. It was stated in the past, the stacks for the chemistry building were not designed to the proper height and so fumes would travel across the building and back into the building.
17. There was push back related to the USDA's rule against green roofs. It was stated that green roofs are beneficial for storm water and heat load reduction.
18. The design team commented the green roof was taken out of the project for budgetary reasons.
19. It was suggested that the design team look at designing infrastructure for future solar panels on the lower flat roof. The structure would not have to penetrate the roof and compromise any USDA rules.

20. The design team should consider provisions for the flat roof so some sustainability feature could be added at a future date.

Site:

21. The access ramp on the west seems short but the design team stated it was 30 feet with a 12 to 1 pitch.
22. The access ramp along the north is at 5% due to the fact the sidewalk is lower at this ramp than it is at the west access ramp.
23. The design team did look at placing a straight ramp at the main entrance to the terrace but they wanted universal access to both the ramp and the stair in the same location.
24. Some of the board members do not like reverse access ramps; they stated that these types of access ramps call attention to themselves. It would be desirable to integrate the ramp into the elevation so that it disappears into the site.
25. It seemed possible that the entrance door could slide east or west to help integrate the terrace with the sidewalk, however, the users stated the current location of the entrance door works well in that it provides enough breakout space outside of the outreach room in the North West corner without conflicting with people coming and going from the building. They also stated the current plan allows for easy way finding to the main conference room and Bucky's Butchery.
26. The design team stated they need two means of egress from the patio and so they have designed two ramps.
27. It was suggested by a board member that the patio could be placed at the level of the sidewalk so there wouldn't be a need for two ramps.
28. The Robert Frost poem *Mending Walls* was quoted in reference to the terrace walls designed into the project: "Before I built a wall I'd ask to know What I was walling in or walling out, And to whom I was like to give offence.
29. Campus would like the design team to study the noise generated by the building, especially for the neighbors to the south. The design team stated they are in the process of constructing a three dimensional model.
30. Currently storm water will be managed underground but the design team has not finalized the locations or the quantities. Graef is currently working on this issue. There will be underground detention storage and the design team is looking into reuse of the water across the street. They are also looking at ways to recirculate other water (light grey water) that normally would go into the sanitary system. The project is not looking at using grey water in the building.
31. The design team should consider what would be desired for cook out events and what amenities should be designed into the terrace. The User group suggested that cook outs would not be regular events.
32. The design team was asked to dash or shade in the future ramp on all their drawings.
33. It was stated that the sidewalk along Linden Drive should be a minimum of 10 feet wide for snow storage but the width should be confirmed with UW Grounds.
34. There was a desire to annotate the steam lines on the south side of the building so that everyone could understand the location.

Meat Science and Muscle Biology

Design Review Board Summary:

1. The plan seems to be almost perfect.
2. The Design Review Board would like to see simple massing.
3. The DRB would like the design team to review the plan for the terrace. Ideally there would be a gentler transition to the street with no barriers.
4. Universal access should be integrated into the plans.
5. The DRB would like the design team review the turning radii for the trucks using the loading docks.
6. The drive width and the landscape on the south side of the building should be reviewed.
7. In the future Linden Drive will terminate, so the design team should consider what the views down Linden Drive will look like with the addition of this building, the loading docks, and the surrounding landscape.
8. The Design Review Board would like the design team to look at the building as three masses; one massing at the north, one on the south, and the mechanical space on the second floor.
9. The DRB would be happy to look at more than one concept and provide comments.
10. The roof of the main production area should be set up to receive PV, white, or a green roof but it is important to avoid leaks.
11. The design team should look into noise issues that might affect the surrounding neighborhood.
12. The design team should continue to look at storm water management.
13. The CO2 tank should be integrated into the landscape with design options presented at future meetings.
14. There is a possibility that this project will need to come back to the DRB for more than the typical three meetings. The DRB doesn't want to delay the design team's progress, so all are willing to set up an ad hoc meeting to address issues that were brought up today. Currently there is no June meeting scheduled but board members could meet before June 11th.

Witte & Sellery Halls Renovation

Project Background:

In this \$47,000,000 project the two central university residents hall cores, first floors, and basement areas will be renovated and expanded to accommodate three new elevators for each wing, common space (floor lounge, study space and kitchenette), and bathrooms. HVAC systems will be replaced/upgraded by adding individual heat controls in rooms and air conditioning throughout the halls. Windows will be replaced and resident rooms, hallways, and stairwells will be upgraded. There will be select finish upgrades (first floor and basement) and roof replacements as well. The total scope is 299,589 ASF / 461,207 GSF. Construction will begin in 2017 for Sellery and 2019 for Witte. Occupancy for the Fall of 2020 is anticipated.

Witte & Sellery Halls Renovation

Presentation:

Background

1. Sellery and Witte Residence Halls were constructed in 1963 & 1964 respectively.
2. Each dorm holds approximately 1100 students most of which are freshman.
3. Both buildings have two towers consisting of nine residential cores and a restroom on each core.
4. Both buildings contain a double loaded corridor with exit stairs on the ends.
5. The Witte & Sellery Hall Renovation was enumerated in the 2013-2015 Capital Budget.
6. Uihlein Wilson Architects was selected as the A/E team selected in October of 2014. They are currently in the pre-design stages of the project and have recently submitted the draft report.

Site

7. Witte and Sellery Hall are both located on the southeast corner of the campus, next to the Kohl Center and East Campus Mall.
8. The most recent renovation on the East Campus Mall is the Alumni Park and Memorial Union Renovation at the far north end. However, the mall itself began with the work of the north park street development. Recently completed projects on the mall include Ogg Hall, the Gordon's Dining facility, and the Chazen Museum.
9. The State Street project was completed in the summer of 2014.
10. Most student traffic originates to the northeast corner of Sellery Hall and the northwest corner of Witte Hall as they tie into the East Campus Mall.
11. Both buildings contain an A and a B tower and are virtually identical except for their orientation on the block.
12. The first floor layout on each building, which houses the primary common spaces, is different between the two buildings.
13. Sellery Hall is located along West Johnson Street and North Park Street.
14. Looking at Witte and Sellery Hall as one block, the characteristics of the surrounding neighborhood are as follows: Grainger Hall is to the northwest side of the block, Vilas Hall is to the east, East Campus Mall connects to the block and goes north to University Square, parking ramps are located on North Park Street on the northeast side of the block, off-campus residential housing is to the east along North Frances Street, the Kohl Center and SERF building are located to the south of the block, and Gordon Commons is located directly between Witte and Sellery.

Goals

15. One of the main goals of the project is to maintain the current resident population (i.e. to maintain the bed count that currently exist)
16. Another goal is to better integrate each building's site into the surrounding neighborhood. Since these buildings were built in the 1960's they are quite different when compared to Gordon Commons and Ogg Hall.
17. The design team hopes to improve areas for student recreation and better connections to the outdoor spaces that surround the buildings.
18. An additional entrance will be added to Sellery Hall from the northwest side of the building which will open up into the East Campus Mall. Currently, the main entrance is facing west and is disconnected from the surrounding neighborhood.
19. Witte Hall will have a new screened service entry on the northeast side of the building for better circulation.
20. Additional goals include upgrading the mechanical system to provide air conditioning, replacing the current elevators to maximize efficiency of circulation, providing updated restrooms with a one to five ratio of fixtures to students, and creating additional spaces for social interactions.
21. The design team and user group hope to maintain full occupancy during construction.
22. Sellery Hall is currently 152,000 square feet and will be expanded to about 184,000 square feet.
23. Witte Hall is currently 148,000 square feet and will be expanded to about 187,000 square feet.

Planning

24. These dorms are located on a very urban part of campus with major traffic on Johnson, Dayton, and Park Street.
25. University square, along with the major streets, defines the density of area and land-locks the buildings.
26. Sellery Hall has no street parking or loading zones, which requires everything to occur on the site.
27. Witte has some parking on Frances Street and Lake Street and the city is looking into modifications to Dayton Street to allow for parking.
28. There is currently a loading dock, at the southwest corner of Sellery Hall. The loading dock is slightly below grade and surrounded by a 12 foot tall wall that limits access to the building.
29. Witte Hall is going through transitions, in regards to loading space, which were initially on the south end of the A tower but have now moved to the northeast side. The loading space is currently an at-grade, open surface parking lot which is predominantly trash pickup with a few deliveries and service parking stalls.
30. There is access to a city bike trail south of the buildings along the East Campus Mall.

Site

31. The goal is to unify the sites and provide buffers for the ground level apartments.
32. In addition to moving seasons, the sites are used for short term deliveries.
33. Sellery Hall has two basketball courts on the southeast corner which are used 21 days for parking plus 5 days for housing events. There are about twelve short term parking stalls available on the north side of the building.
34. East Campus Mall is used for bus tours and a few scheduled days during move in and out.
35. On the northeast side of Witte Hall there is a paid parking lot, on the southeast side of the building there are five or six stalls and there is street parking on the surrounding streets.

36. Witte Hall has an open space that contains two sand volleyball courts and an open lawn which is also used for parking.
37. Sellery Hall has more service capabilities than Witte Hall, and houses the main water softening system that serves both buildings, Gordon Commons, and Ogg Hall.
38. Witte Hall is over programmed and cannot accommodate every need. Currently, trucks coming to the building face the challenge of backing into the site off of the busy Frances Street. The design team hopes to upgrade to 30 yard compacters to reduce the number of waste pickups from daily pick up to once a week.
39. Sellery Hall trucks back in off of Dayton Street.
40. The design team is looking at providing outdoor recreation space and more bike stalls. UW Transportation Services would like to have a one to two ratio of bike parking to resident. This would mean an additional 600 bike stalls per site. Currently the sites have half this amount of bike parking.
41. The design team is also looking at maintaining moped parking.
42. The design team is looking at handling as much storm water as possible but there might be some difficulty managing the existing building footprint on top of the proposed improvements.
43. The project intends to maintain the Sellery hall basketball courts, improve the connections to the surrounding area and update the existing west patio.
44. At Witte Hall, the project intends to maintain the volleyball courts, slightly reconfigure the east side of the site, enhance the green space and update the north side of the site to improve utilization.

Move In/Out

1. The biggest challenges occur during move in and out of the dorms, which happen over a two day period, twice a year.
2. During move in and out, the site is highly used for parking including on the lawns and terrace spaces.
3. North Lake Street is closed during move in and out in order to provide parking spaces for Witte Hall.
4. Usually there are vehicles cued along Dayton Street to access both Halls during the moving seasons. There have been discussions related to closing Dayton Street, with the exception of a fire lane, during moving seasons.
5. The design team suggested a move in and out schedule to better organize the space available for the two halls. The plan would accommodate 70-80 stalls per site over 16 time slots over two days allowing eight, one hour time slots per day. This would also include a 20 minute flex period.
6. With this scheduling in place, Sellery Hall could accommodate move in and move out events. However, Witte Hall would be much more difficult to accommodate. In order to help move in and move out, a portion of Dayton Street would need to be blocked off to allow for cueing and parking.
7. Badger Buddies, a group of staff, help move students items and provide carts to transport students belongings. Housing is also looking at ways to better structure move in and out.

Sellery Hall

8. The new plan will move the main entrance forward to make it more visible, consolidate short term parking, separate bike parking, introduce a central core that will create a new cross connection through the building, provided a new arcade that would connect to East Campus Mall,

add a patio at the southeast, manage storm water through treatment gardens, maintain moped parking, and enhance the greenspace.

9. There will be a new northwest entry that leads to the arcade.
10. The new link will house the elevators.
11. There will be a new central reception desk to manage both entrances and provided better visibility to both sets of doors.
12. The design team is looking at creating open spaces to bring light in.
13. On the façade, a lighter precast is used for the main panels and the darker precast is set behind the lighter precast and around the windows. At the stair towers, cores and at the lower level brick is used.
14. There are some housing units that have been eliminated due to the addition of the link connection, so the design team is looking at making up that square footage in an eleventh floor.
15. The frame of the building is currently concrete but the design team is looking to create a lighter steel frame for the top floor.
16. The idea for the eleventh floor would be a cap to the building with a metal panel to create a base, middle, and top.
17. There would be a mechanical penthouse on top of the link. To replace the existing penthouse.
18. The link, which is all new construction, would be a cast in place column and floor plate structure due to the narrow floor to floor height.
19. There would be an insulated precast concrete rain screen that would be hung from the structural frame.
20. There would be a new prefinished aluminum thermally broken curtain wall system on the link for the lounge spaces.
21. There is a two story common lounge space on every other floor of the link structure. The design team feels the two story space will open up the feel of the lounges and create better space than a single floor lounge due to the low floor to ceiling heights. They also believe this will create a stronger identity for each set of two floors. The design team has done similar things at Taylor Hall in Oshkosh.
22. The design team has arched the link wall to help maintain the views from the room. With the arch the rooms that are tucked into the corner don't look at a wall. The rooms will also be able to get more southern daylight.
23. The arc wall is solid with punched window openings and the southern wall has a section of curtain wall with spandrel glass.
24. The bathrooms have been moved east and will serve all those on the floor in both wings but there will be additional bathrooms in each wing.
25. There is mechanical space in the basement and on the top floor.

Witte Hall

26. The west side of the site was recently upgraded, so the project will maintain what exists with the exception of swapping out the bike parking for new high density racks. The project will also enhance the greenspace on the south side of the building, provide a screen and buffer at the north east service area, add short term parking and additional hardscape basketball courts that could double, when needed for parking, integrate the volleyball courts, consolidate more bike parking at the A tower, and enhancing the patio on the south east corner of the new link tower.
27. The plan will reconfigure the main desk in order to create more open space.
28. There will be a new apartment on the south side and the apartment on the north will be remodeled.

29. The Witte Hall link operates in a similar way to the Sellery Hall link.

Witte & Sellery Hall Renovation

Design Review Board Comments:

1. This is a very nice presentation.
2. Some of the board members like the diagonal movement through the space. This movement is something the design review board has tried to accomplish in other areas on campus.
3. The arc quality on the links doesn't seem to fit the building and it seems that the same idea could be accomplished with a straight diagonal.
4. It was suggested that a straight wall would be easier to construct and would possibly leak less.
5. The design team was trying to set the link apart from the rest of the building and give it its own identity.
6. The design team is trying to keep the top floor light with a steel panel system and curtain wall windows. The Review Board is interested to see the final materials chosen for the space and the color. At this point, the design team plans to tie the materials to the color of the darker precast that exist on the buildings currently. The top floor will also be set back a bit from the rest of the façade.
7. The storm water infiltration will most likely be rain gardens but the design team doesn't have soil borings yet. Currently this area of campus is at capacity in term of runoff and so the design team is looking at doing all they can to minimize storm water impacts.
8. The Gordon Commons placed a detention tank to control storm water runoff but the design team doesn't think that is possible for this project.
9. One of the challenges the design team is working through is controlling runoff and also providing enough functional open green space for students to use. They hope to address runoff with rain gardens. These are dedicated gardens, depressed into the ground, with plantings and will not be used for circulation or programmable outdoor space for students.
10. There will be rain gardens at both residence halls.
11. There was a concern that the rain garden at Witte might be too big and tempting for students to walk through and use, which would make it difficult for the area to perform as it was intended. The design team commented that they would look into this concern.
12. It was also stated that the rain garden will require maintenance over time and they are not something that can be simply left alone and still function well.
13. This is the first project since the Associate Vice Chancellor of Facilities Planning and Management, Bill Elvey, has been with the University that has a potential for a rain garden and he has faith that this is something which Housing will be able to maintain.
14. There is a desire to see a lighting study of the sites. Right now there is a belief that the current lighting might be old and inadequate. There is a great opportunity to enhance the site and even the building through lighting. It was also suggested that lighting would improve the scale of the sites at the lower levels.
15. The design team stated that a structural engineer has studied the building and stated there is enough structural capacity for an additional floor. Some of the walls around the elevators will have to stay because they are integral to the structure and so the design team will work around these walls. They will have to reinforce the concrete roof structure.

16. At Sellery, it was suggested that the design team should look at how one might enter the building if they were dropped off at the short term parking lot. It seems that if someone was waiting to be picked up they would have difficulty seeing the car when it arrived. Housing said that most often students use their phones to communicate with pickups and drop offs.
17. Ideally there would be a quick pick up drop off area.
18. Housing stated they would be interested in seeing how much space this would require but they could see a need for this type of space.
19. Housing stated they are pushing to go down to two entrances for security purposes.
20. There is not much work that will be done in the bedrooms of either of these Halls. This project will update finishes and add air but it will not have the walk-in closet like Ogg Hall and the rooms are slightly smaller. Housing stated students use Lofts in all residence halls.
21. The project will also add outlets to the rooms but not power in general.
22. The arcades are intended to be connections to the East Campus Mall from the entrances. The design team is looking at providing shade to some degree in this space. They are not envisioning a solid roof but more of an open roof with vines. Campus is concerned with the safety and security of a covered space. The design team was looking to break down the scale of the site with the arcade and they believe the lighting study would really help enhance the space.
23. The design team stated, even with the additional floor the building is still under the capital view height limit.

Witte & Sellery Halls Renovation Design Review Board Summary:

1. The presentation was clear and easy to follow.
2. There was a helpful amount of site detail and analysis to respond to at this meeting.
3. The design seems to be headed in the right direction.
4. The diagonal circulation across the sites is a nice element.
5. The Design Review Board appreciates the storm water consideration, the implementation of rain gardens, and the use of only as much paved area as necessary.
6. A lighting study is recommended for multiple reasons, one of which will help improve the scale at the pedestrian level.
7. It was recommended that the design team look at site circulation in terms of drop off and pick up as well as service access to the sites.
8. The two story lounges are nice and the board believes it is a nice way to open up the space.
9. The design team should look at the treatment of glass on the south side of the buildings and make sure there is not too much light penetrating the space.
10. The choice of colors and textures to the link will be important. The materials do not have to be the same as those that exist currently but there should be some relationship. There seems to be two elements of the existing building and a link that connects them.
11. The top floor should also be thoroughly considered as it relates to its connection to the rest of the building

Campus Master Plan Update:

Gary Brown introduced the project, discussing the goals and outcomes of the 2005 master plan and how the current 2015 plan is truly an update focused on the space between and around the buildings. Question Comments include:

1. Is Linden Drive closed in the 2005 plan?
 - a) Plan shows this 1-2 block section of Linden Drive closed
2. Are consultants taking discreet areas or working together?
 - a) Consultants each have a focus topic, SmithGroupJJR is the lead and continually brings all disciplines together for what should appear to be a multi-disciplinary plan that is integrated among all parties.
3. Is it really about the space between buildings, or a plan to site and add on to buildings that is least intrusive to the open space?
4. Community gardens
 - a) B. Elvey does not see how small plots spread across the south campus will be controlled, monitored and not destroyed
 - b) Eagle Heights as 800 gardens
 - c) University Houses as 100 gardens
 - d) UW to look to other campus, what are they doing about community gardens?
5. Private housing on the edges of campus
 - a) UW is not adding beds. They are maxed out after DeJope
6. Draft Design Guidelines document (D. Okoli)
 - a) Why are these still draft? These need to be tied into the master plan, approved by whomever and finalized.
7. Bringing bikes up to the fronts of buildings is cruel to the building...mainly aesthetically, but also functionally, as you are place precedence over every other mode of travel.
 - a) Cars used to placed upfront, because that's where we thought they had to be...then we started bringing building forward and tucking cars behind. Bikes are at this point in time, where they do not deserve front, convenience parking.
 - b) Are there guidelines that we can create to screen bike parking?