

LEWIS & CLARK COLLEGE

MEETING NOTES

Project:	Residence Halls Expansion	Meeting Date: Aug 15, 2005	Monday, August 15, 2005
Present:	Tom Hochstettler, Jane Atkinson, Jon Eldridge, Sandi Bottemiller, Richard Bettega, Dan Terrio, Jerusha Detweiler-Bedell, Michael Sestric Sue Kerns and Mark Foster, ZGF, Eric Bode, Walker Macy	Distribution:	Attendees plus Phil Akers, Denis Ransmeier, Lauren Senkyr, Lizzie Fussell File: Residence Halls Ph 2 CP Web site
Location:	Albany 220		
Prepared By:	Michael Sestric	Report Date:	Monday, August 15, 2005

These notes and the drawings referred to herein are posted on the Campus Planning web page at: <http://www.lclark.edu/dept/planning/reshallsphase2.html>

Notes:

This meeting was held to review the preliminary buildings plans prepared by ZGF Architects and review the site development options being studied by Walker Macy for where to build additional residence halls.

1. Project overview and schedule
 - a. This meeting was a continuation of the discussion started several weeks ago in which we reviewed preliminary site development options and suggestions for housing prototypes.
2. Unit prototypes: A, B, C-1 and C-2
 - a. At our meeting on July 20, ZGF provided preliminary feedback on several housing prototypes. Descriptions, area summaries and floor plan variations may be viewed on the Campus Planning web page.
 - i. Type A, "8-Bed apartment type": a modified version of our existing 4 bed suite but with 8 beds
 - ii. Type B, "10-bed suite Style": a 10 bed group in a suite type configuration
 - iii. Type C-1, "36-bed Big House": a stand alone building with 36 beds in single and double configuration and large community spaces
 - iv. Type C-2, "18-bed Little House": similar to C-1 but with 18 beds.
 - v. Type D, "Garden Apartment": was eliminated (on 7/20) from further consideration.
3. Building prototypes: A, B, C-1 and C-2

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- a. The A and B unit prototypes may be combined in a variety of configurations to make buildings that range in size from 56 to 60 beds. Smaller or larger combinations may be possible but these sizes seem to be the ones best suited to the site constraints that we are working with.
 - b. Several options for unit combinations were reviewed. Each option will provide from 188 to 208 beds depending on configuration, site and prototype unit selections. Space summaries for the different combinations may be seen on the Campus Planning web site.
4. Review of building sites based on unit prototype development
- a. At the review session in July, we discussed 9 possible sites for housing development. A drawing illustrating the site options may be accessed on the Campus Planning web page.
 - i. South Campus
 1. Southern portion of south Campus
 2. NE portion of south Campus
 - ii. Fir Acres Campus
 1. The green in front of Stewart – Odell
 2. The parking lot and adjacent land immediately south of Templeton
 3. The wooded area west of Facilities Services
 4. The roof of Facilities Services
 5. The parking lot site southwest of Hartzfeld
 - iii. Huston field
 1. Vacant land accessed from 4th Street
 2. Area around the Softball Field
 - iv. The Huston Field and the southern most South Campus sites were eliminated because we want to focus undergraduate housing as near the Fir Acres campus as possible. The site south of Hartzfeld was eliminated because of parking space loss and reduced unit capacity due to hillside excavation requirements. The Facilities Services roof was eliminated because we did not want to develop housing atop the FS building. This site may offer a future opportunity for housing if Facilities Services is relocated to another site.
 - v. The several remaining sites were examined by Walker Macy using building prototype information developed by ZGF. In general the building prototypes will allow for a variety for flexible building “assemblages” suitable for the different site conditions. Drawings illustrating the site development opportunities are posted on the Campus Planning web page.
 - vi. Each of the remaining sites have advantages and disadvantages:
 1. Stewart-Odell is a very active location, near the campus shuttle stop and along the major pedestrian route between the residential area and the academic zone. It may be “parking neutral” and also can help reinforce any Templeton redevelopment that takes place. This site may accommodate up to 48 beds using the Prototype A units.
 2. The site south of Templeton can be integrated more fully into a renovation of Templeton itself (separate project but perhaps coordinated in its planning and phasing). Buildings may be sited at the toe of the slope to minimize excavation and the parking lot converted into an interior green space. This will develop a strategic new green space in the interior of the campus and may help with long range campus

environmental mitigation. Developing this site may require the replacement of existing parking (approximately 85 spaces including those on the roadway above) unless we can develop a strategy to minimize demand for resident student parking. For example, “trade” commuter parking demand for a lesser residence student parking demand. This site may accommodate as many as 145 beds in 2 buildings of Prototype units A or B. Buildings may be as high as 5 stories. Alternatively, the lowest level residential units may be left out and this space used as Templeton expansion program space.

3. The wooded area west of Facilities Service and east of Hartzfeld could be developed with minor excavation on the west side. The narrow building footprint of Prototype units A or B will help minimize site disturbance and thereby preserve some existing trees. If all the parking along Elysium were removed to improve the views, minimize traffic noise and mitigate for loss of green space, this scheme would remove approximately 31 spaces.
 4. The NE corner of south Campus can be developed in an informal manner or in a more formal “Jeffersonian” manner. The more formal approach may allow for more dense development but will probably result in more of the site being developed. The 2 difference approaches are illustrated in the site drawings on the Campus Planning web page. This site is relatively flat and easy to develop but may raise environmental concerns because of the large expanse of wooded area. This area has been mapped by Metros “nature in the neighborhoods” (regulations pending approval in 12-18 months) program as important upland habitat. The College should consider a pro-active environmental mitigation approach if this site is selected for development. Developing housing in this area will still leave several building sites available for future academic expansion in other areas of South Campus. Depending on approach, this site may accommodate from 84 to 133 beds.
5. Sustainable strategies.
- a. A separate work session will be schedule with ZGF, Walker Macy and College representatives to outline a series of sustainable development options for further consideration.
6. Next steps
- a. Sustainable design work session will be scheduled to include Facilities Services, Campus Planning, Residence Live, ZGF and Walker Macy
 - b. A separate work session will be scheduled to review cost estimating parametrics.
 - c. Review session with the steering committee will be scheduled for mid-September

Prototype A: Apartment Style

Program Assumptions:

This building type is a variation of our existing 2 and 4-bed suite style housing in Roberts, Ease and West Halls. This prototype will include a combination of 4 - bed suites, each with private sleeping rooms and common living areas. Each two suites will share a common full kitchen-dining area and multi-resident bathrooms. Each group of 8-person suites will open off common circulation and service areas. Each 8 – person maxi-suite will be self contained except for laundry facilities and common use spaces.

Some assumptions fundamental to this model include:

- This is a variation on an existing, relatively successful, housing model.
- The model is designed to support a more independent living style for upper division students who wish to remain on campus but do not want the traditional “dorm” style of accommodation.
- Focus on 4th year students

Theme House

This model may support theme housing but it may be more attractive to those students who want to maintain a close relationship with a few friends while pursuing “theme” related studies in another setting.

Food Service

Participation in the College meal-plan is optional. Residents are assumed to be responsible for their own cooking.

Management

Student focused management structure geared towards 3 and 4th year students, similar to the management model in East, West and Roberts Halls.

Custodial services are provided for the building common areas but are not provided for individual maxi-suites.

Education

The resident hall is not designed to directly support theme-based work shops, sustainable design tours and other educational programs.

Space program summary:

Building houses 54-60 residents in maxi-suites of 8 residents.

Each Suite Contains:

2 x 4 = 8 Furnished, Single-person sleeping rooms

2 x Furnished, shared living area,

1 x kitchen-dining area and compartmented bathrooms, closet storage.

1.3 fixtures per resident

Building Common areas include:

Entry Lobby/foyer

Building Lounge

Study room(s)

Outdoor areas

RD apartment

Building Service areas include:

trunk room, bike room, laundry, guest restroom, elevator, custodial closets, telecommunications distribution, mechanical and electrical distribution, etc.

Prototype B: Open Suite/Pod Style

Program Summary:

This housing model is designed to support a “large house” style of living within the development constraints of site and overall density objectives. This model will offer the option of living communally with a larger group of residents (10 persons per “pod”) than the smaller 8-person maxi-suites or the existing 4-person suites.

Some assumptions fundamental to this model may include

- Private sleeping rooms with group service areas like bathrooms and kitchens.
- This style will strive to break down the large scale dorm building into smaller house like structures.
- This style will focus on 3rd and 4th year students
- Assumes that all residents have expressed an interest in living in this style.

Theme House

This model may support theme housing and housing for special interest groups that are larger than 6 but not large enough for a traditional residence hall floor or the Residence House (Prototype D)

Food Service

Participation in the College meal-plan is optional. Residents are assumed to be responsible for their own cooking.

Management

Student focused management structure geared towards 3 and 4th year students. 2nd year students who express an interest in communal living may also find this model acceptable.

Custodial services are provided for the building common areas and may be optionally provided for individual suites.

Education

This housing model may support theme-based work shops if there are adequate support facilities elsewhere in the building.

Space program summary:

54 - 60 residents in open suites of 10 -12 persons/suite

Each open suite contains:

Furnished, 10-12 single sleeping rooms

1.3 bath fixtures per resident in multi resident bathrooms

Full kitchen

Furnished Dining room/commons large enough to seat all residents “family style” for meals.

Furnished living room

Closets, group storage, custodial closet

Building Commons areas include:

Entry Lobby/foyer

Study Rooms(s)

Misc. common spaces like galleries, exercise rooms etc.

Outdoor spaces

1 x RD apartment per 200 beds

Service areas include:

trunk room, bike room, laundry, guest restroom, elevator, custodial closets, telecommunications distribution, mechanical and electrical distribution, etc.

Prototype C-1: House Style-36

Program statement:

This housing type should have the look and feel of a large “estate” home, in the character of the Frank Manor, the Corbett House or a large Craftsman style bungalow. The program model and architectural configuration are intended to support a variety of community living options and processes 30 to 36 residents.

Some underlying assumptions about this model include:

- To ensure continuity of management and operations the House is open to 2nd year students.
- Year-round operation may include on-going management by core group of residents.
- Individual rooms may be rented to summer conference attendees (say those rooms vacated by graduating seniors).
- Core managers provide “hospitality” services to visitors during the summer.
- Participation in a House meal program is required.

Theme House

Optional but potential themes include Environmental and Service

Food Service

The meal program is managed by the residents but operated with oversight (assistance?) by Bon Appetit (executive chef, purchasing, meal planning, etc). Participation is mandatory but can vary according to the desires of residents.

Management

Student focused management structure that integrates 2nd year students into the on-going management and operation of the programs and the building.

Custodial and minor maintenance services may be provided for the building common areas or these can be provided by the residents with supervision by plant operations.

Education

Optional, theme-based work shops and tours of unique green building features using the building and its operation as the educational milieu, combined with sponsorship of guest speakers, internships in management, etc.

Space program summary:

36 residents in single sleeping rooms

Furnished rooms and common spaces

1 multi student bathroom per 12 residents (1.3 fixtures per resident)

Commercial quality kitchen suitable for preparing group meals for all residents

Dining room/commons large enough to seat all residents “family style” for meals and House meetings.

Quiet study room(s)

Residence’s living room

Building Commons areas include:

Outdoor spaces

1 - RD or “managers” apartment per 200 beds

Service areas include:

trunk room, bike room, laundry, guest restroom, elevator, custodial closets, telecommunications distribution, mechanical and electrical distribution, etc.

Prototype C-2: House Style-18 + 18

Program statement:

This housing type should have the look and feel of a large “estate” home, in the character of the Frank Manor, the Corbett House or a large Craftsman style bungalow. The program model and architectural configuration are intended to support a variety of community living options and processes for 36 students in a “duplex-triplex” architectural style. This variation on the 36 person house can be aggregated into larger buildings in multiples of 18, say 3 x 18 = 54.

Some underlying assumptions about this model include:

- To ensure continuity of management and operations the House may be open to 2nd year students.
- Year-round operation may include on-going management by core group of residents.
- Individual rooms may be rented to summer conference attendees (say those rooms vacated by graduating seniors).
- Core managers provide “hospitality” services to visitors during the summer.
- Participation in a House meal program is required.

Theme House

Optional but potential themes include Environmental and Service

Food Service

The meal program is managed by the residents but operated with oversight (assistance?) by Bon Appetit (executive chef, purchasing, meal planning, etc). Participation is mandatory but can vary according to the desires of residents.

Management

Student focused management structure that integrates 2nd year students into the on-going management and operation of the programs and the building.

Custodial and minor maintenance services may be provided for the building common areas or these can be provided by the residents with supervision by plant operations.

Education

Optional, theme-based work shops and tours of unique green building features using the building and its operation as the educational milieu, combined with sponsorship of guest speakers, internships in management, etc.

Space program summary:

18 residents in single sleeping rooms

Furnished rooms and common spaces

1 multi student bathroom per 9 residents (1.3 fixtures per resident)

Commercial quality kitchen suitable for preparing group meals for all residents

Dining room/commons large enough to seat all residents “family style” for meals and House meetings.

Quiet study room(s)

Residence’s living room

Building Commons areas include:

Outdoor spaces

1- RD or “managers” apartment per 200 beds

Service areas include:

trunk room, bike room, laundry, guest restroom, elevator, custodial closets, telecommunications distribution, mechanical and electrical distribution, etc.

Prototype D: Garden Apartment Style

Program summary:

This program model most closely resembles what might be found in the “open market” housing environment in the surrounding community. These apartments range from 2–4 bedrooms and are intended to house families, couples or groups of 2–5 unrelated persons. Each apartment has an individual entrance, usually off a common exterior stair. There are no provisions for common community spaces like bike rooms, lobbies, etc. The open market apartments are self contained with individual electric and gas metering. Water, sewer and garbage collection are usually included in the rent.

Some assumptions fundamental to this model may include:

- This model will support the most independent life style while still ensuring easy access to the campus and its amenities.
- This model may be strictly reserved for 4th year students, perhaps graduate students and law students depending on location.
- Strong emphasis on independent living with a minimal of on site supervision.

Theme House

This model will probably not facilitate theme housing.

Food Service

Residents may choose to participate in the Bon Appetit meal program or may opt out.

Management

Minimal management structure aimed at 4th year and post graduate students. Perhaps similar to the management structure currently used for the rental housing program.

Education

Probably none.

Space program summary:

54–60 residents in individual apartments of 4

Each apartment contains:

No furniture

4 private sleeping rooms

Shared living area, kitchen dining area and compartmented bathrooms, closet storage, washer/dryer.

Separate entrance off of a common stair serving several apartments.

Building Commons areas include:

Nothing except common outdoor space, just like in “the world”.

Building Service areas include:

telecommunications distribution, mechanical and electrical distribution, bike parking