MEETING MINUTES

Date: Feb 22, 2012, 4:30 p.m.

Location: MSU CoB Reid Hall, Room 103

Subject: MSU-College of Business Building – Work Session 2 Public Open House 2.1

Attendees: Audrey Lee, MSU CoB Communications, audrey.lee@montana.edu
Debbie Drews, MSU FPDC, deborah.drews@montana.edu
Anna Diffenderfer, HHD/Townes Harvest Garden, Univ. Food Services
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Ben Lloyd, Comma-Q Architecture, ben@commaq.com

Submitted: Kim Everts

The following items were discussed at the 2nd MSU College of Business project Site Selection Sub Committee meeting:

Introductions:

MSU is a large campus, with several options for the new building to be located. The donor wanted a site that would be a hub for collaboration.

REVIEW OF SITE LOCATION OPTIONS AND INITIAL EVALUATION CRITERIA:

1. Site south of the Grant and east of the Phy Ed Bldg – (At the Pay Lot)
   -Not currently an Academic Area
   -Public Pay Lot (displaced parking)
   -Not in Primary Student Circulation
   -Edge of Academic Core
   -Busy Street Crossing
   +Close to SUB, Library and Gym
   +Larger Parking Lot, Good Parking Access
   +Good Relationship to Outside Community
   +Proximity to EPS
   +Back of Building could be more Accessible
   +Geothermal Opportunity is Abundant
   +Room for Expansion
   +Creates Secondary University Entrance

Planning and Policy – it is located on the campus development plan, it is on the edge of the academic core, creates well defined outdoor space across from the SUB and the EPS building.

Multi-Model / User Access – Requires crossing of a street, close to a bus stops at the SUB (close), directly adjacent to existing parking on campus. Easy to find from Kagy and Grant for Community Access

Experience and Environment – views are excellent to the north – good solar access, semi close to primary campus entry, near EPS for collaboration.
Staging the Action – it’s close to a major south entry point from parking and across from the SUB and adjacent to Physical Education building.

Utilities and Energy – easy access to the existing tunnel and could make good use of land for geothermal, flat developed site, pay lot parking spots are to be relocated.

Other comments: Back of building access may be easier to achieve. Has room for Future Expansion

Utilities – looking at geothermal solution for this building and this would allow for tubes since it is out of the Leon range Could be alone on that side of Grant for sometime before any other academic expansion south of Grant could happen.

2. Site Next to Hamilton Hall –
-Space Constrained / Limited Access
-Have to relocated the VIP Parking
-Limits dedicated parking availability
-Geothermal more difficult
-Back door access more difficult
-Encroaches on Danforth Chapel
-Difficult Community / City access
+Front door on Centennial Mall
+Most Central Site
+Proximity to Montana Hall
+Outdoor Space Opportunities
+Nice, Established Landscape
+Close to Utility Tunnel System

Planning and Policy – within the campus development plan, is within the core, creates well defined outdoor space on the mall (stand proud of Hamilton Hall, align by the MT Hall)

Multi-Model / User Access – Best walking location, bus stops at 6th street (close), far from any existing parking on campus.

Experience and Environment – views are excellent – great solar access, semi close to 2ndary campus entries

Staging the Action – its right on the mall, across from sub and library,

Utilities and Energy – sitting on the tunnel and within the acceptable radius of Leon Johnson Hall, flat developed site, premium parking spots are relocated.

3. Site north of Willson Hall - both A & B options
-Poor utility access, (N)
-More grading required (S)
-Displaces parking (N)
-Requires stand alone computer lab and food service
-Material site trees to be removed
-Poor visibility from Centennial Mall
+Good utility Tunnel access (S)
+Grade / access (N)
+Parking access (S)
+Convenient to Columbo’s
+Reinforces the Gateway / 8th Street
+Close to Residence Halls
+Enhances ceremony to Montana Hall (S)
+Reinforces significant open space at Bobcat Plaza
+New front door to City / Campus opportunity

Planning / Policy – both identified on the campus plan, South site is in the core, north site isn’t but dam close
Create defined outdoor space both set up the accesses both N/S and E/W.

Multi-Model - It’s a bit of a walk at the north site, south site is closer but up a hill. Pretty close to parking and thoroughfares and bus stop,

Experience/environment – views – the sites are mixed, depending on how many stories and configured will determine the types of views, but no particularly great view, north site has better view out. Outdoor nodes –

Staging the Action – good access down through from MT Hall, but not well positioned for existing activities

Utilities/energy – South site is good for utilities – site prep is tough (trees & slope) parking – not disturbing at all.

North Site – Utilities are higher (farther from tunnel) site prep is flat and easy, parking is high because displacement.

Harrison Street is scheduled to be replaced in 2015 approx, so will most likely punch through to 11th.
4. **Harrison East Site:**
- Difficult access
- Downhill from campus core
- Dislocated, isolated site
- Densification will be lopsided for a long time
- Noisy mechanical systems adjacent
- “Sofa Bed” site (attractive, but doesn’t work)
- Verify Governors agreement on the modular’s
- Students want it to return to Green Space

**Planning Policy** – does fall on the campus plan, is outside the core, has nice frontage on outdoor spaces
**Multi model** – for pedestrians it is a 10 min walk (farther edge), similar vehicle and public transport access
**Staging the Action** – Closer to action at the residence halls and retail on College, far from mall and central campus
**Experience/Environment** – view should be good, close to campus entries, and secondary nodes
**Utilities/Energy** – it is either stand alone or long distance to tunnel, flat site, reduced prep except the modulars.

5. **Harrison West Site:**
- Busy street crossings
- Distance from campus core
- Displaces pay parking
- Utility tunnel connection more expensive here
- Distance to Engineering
  + Close to parking, good visitor accessibility
  + On S. 11th Ave – has street presence
  + A True edge Site
  + Identify the College of Business opportunity
  + Potential to enhance Agriculture connections

**Planning/Policy** - On the 25 year build out plan, in the core designated as a significant green space,
**Multi Model** - On strong pedestrian path, 10 min from SUB, good proximity to a variety of parking
**Experience/Environment** - Will have good view north and west, some to the south, but at bottom of hill.
  Close to campus entry, front door location, but far from action
**Utilities/Energy** - Not too far, but not within range of the Leon Johnson, site prep is flat, parking is displaced.

6. **Wool Lab Site:**
+ At the entrance to campus
- Displaces New Campus Sign
- Eliminates grassy area
- Historic Wool Lab must be moved
- Farthest site from academic Core
- Requires new food service and computer lab
+ Front door to the community opportunity
+ Potential for mixed use on the ground floor
+ Has the best enterprise zone presence
+ VIP and parking access is Optimal.

**Planning/Policy** - Is not on the 25 year campus plan, does not increase core density,
**Multi Modal** – good access except for pedestrian, parking is good, bus drives by, but does not current stop
**Experience/Environment** – views are good to the west and partially to the north (based on the retail
**Staging the Action** – right on the campus entry, Close to commercial activity, but far from activity within the campus
**Utilities/Energy** - Utilities are stand alone, site prep has wool lab to move, some parking relocation.

Earlier today the Site Selection Committee ranked the sites and came up with the three to recommend as:

South of Grant
North of Wilson (S)
Hamilton
Schedule: for the Design Team to make some refinements to the site information and present the sites to an Open Public Forum on March 8th and then the University Facilities Planning Board on March 21st prior to submitting the sites to the President’s Office.

Questions from the Audience:

How to compensate for removed parking? Is there $ to fund that starts to address a parking structure? Not sure.
Lori Lawson – Can we consider parking under the building? Costly.
Tim Tholt - Concerns about adjacencies to historic structures.
Tim - New vs. Historic creates an opportunity architecturally.
Considerations for incorporation of a parking garage into the project for the site at South of Grant?
Concerns about the trees at the North of Wilson site.
What is the Degree of Community Outreach? Not as significant at the Hamilton Hall location.
With regard to relocating parking, was the amount of $ for relocating parking not the intent of the donation from the donor?
Erica – MSU has seen requests for Transgender and Family Restrooms. Should consider in this building.

The above represents the Architect’s understanding of the discussions and decisions communicated during the meeting. Please bring any revisions or additions to the Architect’s attention within five (5) business days of receipt of these meeting minutes. Thank you.