



March 04, 2025

MEMORANDUM

To: Campus Planning Committee

From: Clare Kurth, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the February 11, 2025, Campus Planning Committee Meeting

Attending: Bob Choquette (Chair), Eric Alexander, Deborah Butler, Janell Cottam, Jamie Dillon, Emily Eng, Bella Esbeck, Michael Griffel, Ken Kato, Norma Kehdi, Diana Libuda, Erin Luedemann Taylor McHolm, Hal Sadofsky, Lauren Stanfield, Rachel Withers

CPC Staff: Clare Kurth (Campus Planning)

Guests: Mandy Butler (TVA), Ben Frome (Student) Monica Hasek (CPFM), Harper Keeler (Landscape Architecture), Glen MacDonald (CPFM), Lauren Meyer (CPFM), Quinn O'Hara (Student), Aaron Olsen (Campus Planning), Martina Oxoby (CPFM) Matt Roberts (Communications), Pam Saftler (TVA), Amy Salmore (CAS), Liz Thorstenson (Campus Planning)

CPC Agenda

CPC Update

Emily Eng (Campus Planning) shared that the Campus Planning Director's ex-officio membership on the committee has been changed to non-voting due to the sufficient CPFM representation on the committee. This allows the Campus Planning Director to participate as a member on the committee without voting.

1. Friendly Hall Deferred Maintenance – Project Introduction

Background: The purpose of this agenda item was to introduce the Friendly Hall Deferred Maintenance project. This project will return to the committee for schematic design review (Meeting 2) in the future.

CPC Staff reviewed relevant *Campus Plan* principles and patterns.

Liz Thorstenson (Campus Planning) reviewed the project Campus Planning requirements, the project site opportunities and constraints, building history and character defining features, and historic significance of the building and adjacent designated open spaces. Additional aspects of this project include opportunities for improved site circulation and improved ADA accessibility.

Martina Oxoby (CPFM) discussed and reviewed the project scope and timeline, goals, needs, priorities, process, and progress.

Pam Saftler (TVA) and Mandy Butler (TVA) shared the project needs, approach, goals, scope, and options considered on this project during the conceptual design. This project seeks to improve the historic character while also meeting the programmatic needs of the building through improved circulation and an addition to the northeast façade.

Discussion:

The following is a summary of questions and comments from committee members and guests with clarification comments from Butler, Oxoby, Thorstenson, and Saftler:

Regarding the building design:

Dormer Modifications

- Member: What are the benefits of consolidated dormer modifications?
 - Butler: The dormer modifications will provide additional ceiling height, improve usable space, and increase natural daylight in select 4th floor offices, and consolidate and simplify dormer framing.
- Member: Preference for the dormers to be compatible with the existing building, façade, and architectural features. Concern that the dormers may appear as a bank of glass and not be compatible with the historic character of the roof and building.
 - Saftler: The proposed changes to the dormers are to align them with the building's existing windows and ensure compatibility with the exterior façade. This design will bring the dormers into alignment with the original window fenestration
 - Saftler: The project proposes using materials similar to the existing roof to blend the dormers into the roof form.

Building Addition

- Member: What is the estimated square footage of the building addition?
 - Butler: Between the four proposed concepts which have yet to be finalized, The project estimates to add approximately 1,900 to 2,600 square feet to accommodate programmatic need and mechanical system upgrades. This estimate is a combination of the first and second floor.
 - Saftler: The additional square footage will increase contiguous interior space to improve interior circulation.

Regarding the site design:

Building Orientation

- Member: Consider there is a back-of-house feel with the existing main building entrance facing westward towards the Old Campus Quadrangle. The primary entrance used today is the southeastern entrance facing the Campus Heart (13th Avenue and University Street intersection). The improvements to the southeastern entrance and redesigning this as a prominent entrance towards current pedestrian flow is appreciated as this will improve both function and aesthetics. *(CPC staff note: The west building entrances are still in use in addition to the southeast building entrance).*

Landscaping

- Guest: Concern regarding potentially removing the existing large oak trees near the south facade and the impact on the historic landscape at the southern portion of the building.
 - Saftler: The oak trees are close to the building and further evaluation is needed, E.g., Tree maintenance to protect the building structure.
 - Butler: Design efforts are underway to retain existing landscaping and minimize site disturbance, and is part of the consideration for the building addition.
 - Thorstensen: While early project concepts considered laying back the site to access the foundation for seismic improvements, less intrusive options are being considered that may result in less site disturbance.

Basement Window Light Wells

- Guest: Concern regarding light wells at the basement level windows and the creation of challenging landscape maintenance issues.
 - Saftler: The light wells will likely be designed with glass lids to minimize maintenance issues and improve aesthetics. The project will consider this as design progresses.

Action: No formal action was requested.