

MEMORANDUM

TO: University Facilities Planning Board: Royce Smith - Chair, Walt Banziger - Vice Chair, Gregg Aytes, Kurt Blunck, City of Bozeman, Chris Catlett, ASMSU President, Ian Eastes, Michael Everts, Chris Fastnow, Greg Gilpin, Brett Gunnink, Keith Hamburg, Neil Jorgensen, ASMSU, Terry Leist, Robert Mokwa, Chris Kearns, Renee Reijo Pera, Fatih Rifki, Tom Stump, Julie Tatarka, Jim Thull, David Kack, Leslie Schmidt, and Nicole Redding

FROM: Candace Mastel, Planner; Campus Planning, Design & Construction

RE: **January 16, 2018** meeting of the University Facilities Planning Board to be held in the **Facilities Meeting Quonset at 3:30 pm**

ITEM No. 1 – APPROVAL OF NOTES

Draft notes from December 05, 2017 to be distributed before next meeting.

ITEM No. 2 – EXECUTIVE COMMITTEE REPORT

Report on any current Executive Committee actions

ITEM No. 3 – CONSENT AGENDA None

ITEM No. 4 – RECOMMENDATION **Lambert Field Schematic Design** **Presenter: Grant Petersen**

ITEM No. 5 – RECOMMENDATION **New Residence Hall Site Plan Update** **Presenter: Darryl Curfman**

ITEM No. 6 – RECOMMENDATION **Proposed New Parking Lot** **Presenter: Darryl Curfman**

HORIZON ITEMS

- **Interior Public Spaces Signage**
- **Turf Fields Facility Concept**
- **Renne Library Spaces & Technology Renovation**
- **External Building Signage Policy**
- **Master Planning Issues**
- **Revisit and Update Policies**
- **Second Phase of Garage Art**
- **Transportation Master Plan**
- **New Residence Hall Site Proposal**

CM/as

PC:

President Cruzado	Heidi Gagnon, VP Admin & Finance	Julie Kipfer, Communications
Amber Vestal, President's Office	Jennifer Joyce, VP Student Success	Jody Barney, College of Agriculture
Maggie Hammett, President's Office	Leslie Schmidt, Asst. VP Research Office	Susan Fraser, College of Agriculture
Julie Heard, Provost Office	Tony Campeau, Registrar	Robin Happel, College of Agriculture
ASMSU President	Robert Putzke, MSU Police	Elizabeth Schmidt, College of Business
Lisa Hespen, VP Admin & Finance	Becky McMillan, Auxiliaries Services	Candace Mastel, Campus Planning

**MEETING MINUTES OF THE
UNIVERSITY FACILITIES PLANNING BOARD
December 19, 2017**

Members Present: Royce Smith – Chair, Kregg Aytes, Walt Banziger, Kurt Blunck, Christina Fastnow, Keith Hamburg, David Kack, Duane Morris, Fatih Rifki, Leslie Schmidt, Glen Steinhoff, and David Singel

Members Absent: Fatih Rifki, Chris Catlett, Mike Everts, Chris Kearns, Terry Leist, Robert Mokwa, Renee Reijo Pera, David Singel, Duane Morris, and Jim Thull.

Staff & Guests: Randy Stephens, Candace Mastel, Jaclyn Liebscher, Grant Petersen and Sam Des Jardins

ITEM No. 1 – APPROVAL OF NOTES

Approval of the draft notes from December 05, 2017 meeting.

ITEM No. 2 – EXECUTIVE COMMITTEE REPORT **None**

ITEM No. 3 – CONSENT AGENDA **None**

ITEM No. 4 – Recommendation – Bicycle Master Plan

Candace Mastel presented the final draft of the Bicycle Master Plan for approval.

There were no comments from the UFPB committee.

The motion was unanimously approved.

The Vote:

Yes: 11

No: 0

ITEM No. 5 – RECOMMENDATION – Garage Art

Sam Des Jardins presented the proposal for new garage art in the Parking Garage.

The art proposed will be installed by MSU student Tavin Davis and will be installed on the interior and exterior of the retaining walls on the ground floor. The Public Art Committee unanimously approved the art by Tavin Davis in their October 20, 2017 meeting.

The retaining walls might be increased in size soon as per Kurt Blunck, which would make the art pieces larger.

Tavin Davis is currently earning his BFA from MSU. His installation would be the first project done by an MSU student in the parking garage. Davis recently completed a residency in Paris, France.

The motion was unanimously approved.

The Vote:

Yes: 11

No: 0

ITEM No. 6 – RECOMMENDATION - New Residence Hall Site Plan

Darryl Curfman presented the site plan/layout for the New Residence Hall. The site has been previously approved by President Cruzado, and CPDC is seeking approval from UFPB.

The New Residence Hall proposed site will be located at College Street and 13th South Avenue on the current Antelope parking lot site. The proposed site is for a six story and 150,000 sf building. The reason for a taller facility was to efficiently utilize the site, minimize the building's footprint and impact on MSU's land resources. There are currently two wings planned (*room for 400 beds*), and in the future a third wing might be added on the south end.

Chris Fastnow had concerns about the shadow study and how the shadows would affect the houses across College St. Banziger agreed to consider either re-orienting the building or shifting it further south to see if it would minimize the effect of shadows on the houses less.

Banziger explained that the purpose of placing the building closer to College street:

- Urbanizes the campus and connects to the greater community
- Uses the site most efficiently
- Considers future third wing addition and pedestrian pathway

Banziger told the committee that he would be meeting with the city of Bozeman soon to discuss the site location and its impact on the neighborhood. Banziger also stated that he would consider options of adjusting the location of the building on the site with the architects.

UFPB agreed to table the site location approval until the next UFPB meeting on January 16, 2018.

HORIZON ITEMS

- **Interior Public Spaces Signage**
- **Turf Fields Facility Concept**
- **Renne Library Spaces & Technology Renovation**
- **External Building Signage Policy**
- **Master Planning Issues**
- **Revisit and Update Policies**
- **Second Phase of Garage Art**
- **Bicycle Master Plan**
- **New Residence Hall Site Proposal**

CM/as

PC:

President Cruzado
Amber Vestal, President's Office
Maggie Hammett, President's Office

Heidi Gagnon, VP Admin & Finance
Jennifer Joyce, VP Student Success
Leslie Schmidt, Asst. VP Research
Office

Julie Kipfer, Communications
Jody Barney, College of Agriculture
Susan Fraser, College of Agriculture

Julie Heard, Provost Office
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Becky McMillan, Auxiliaries Services

Robin Happel, College of Agriculture
Elizabeth Schmidt, College of Business
Candace Mastel, Campus Planning

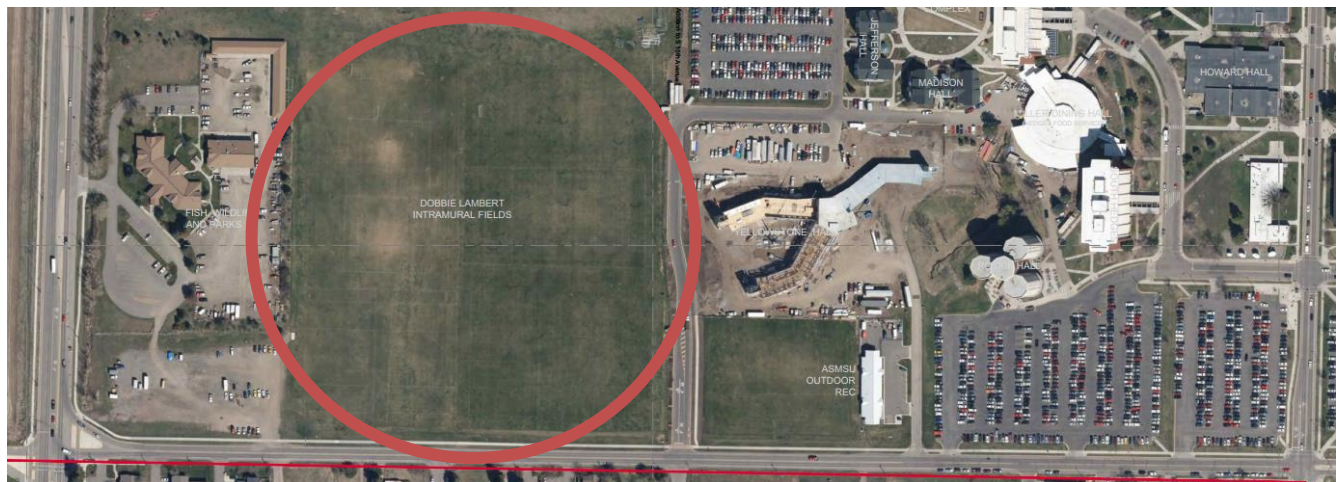
ITEM # 4	Lambert Field Schematic Design
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PRESENTERS:

Grant Petersen – Project Manager, Campus Planning, Design and Construction

PROJECT PHASE:	PLANNING	SCHEMATIC	DESIGN DOCUMENTS	X	CONSTRUCTION DOCUMENTS
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VICINITY MAP:



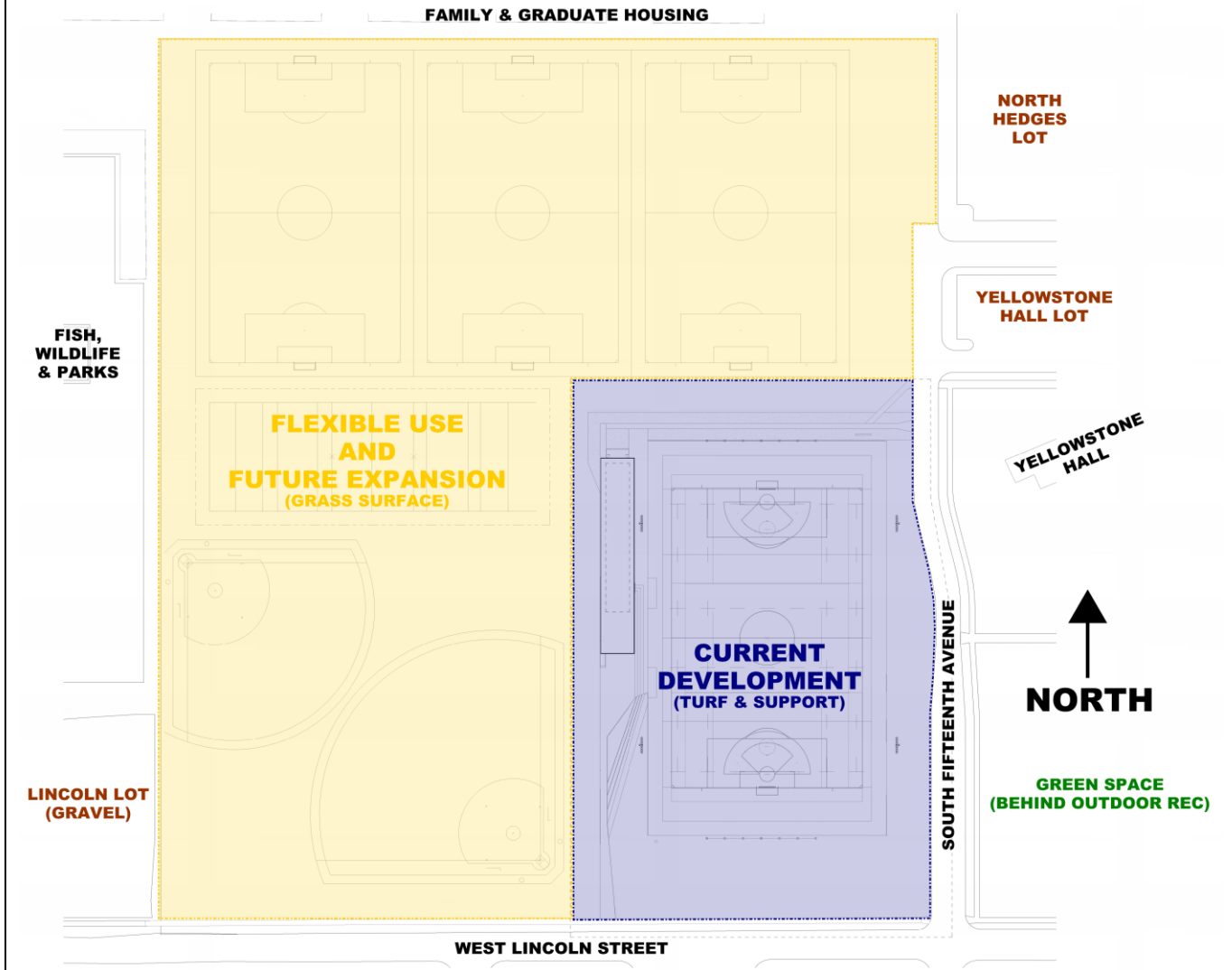
STAFF COMMENTS:

As Montana State University continues to see enrollment growth, demand for recreational sports opportunities is also increasing. To improve year-round student access to recreation on campus, the MSU Student Body voted in April of 2017 to self-impose a recreation fee to fund a turf field project. Student groups; including club sports teams and ASMSU; have been heavily involved in developing this plan for a turf field and associated features.

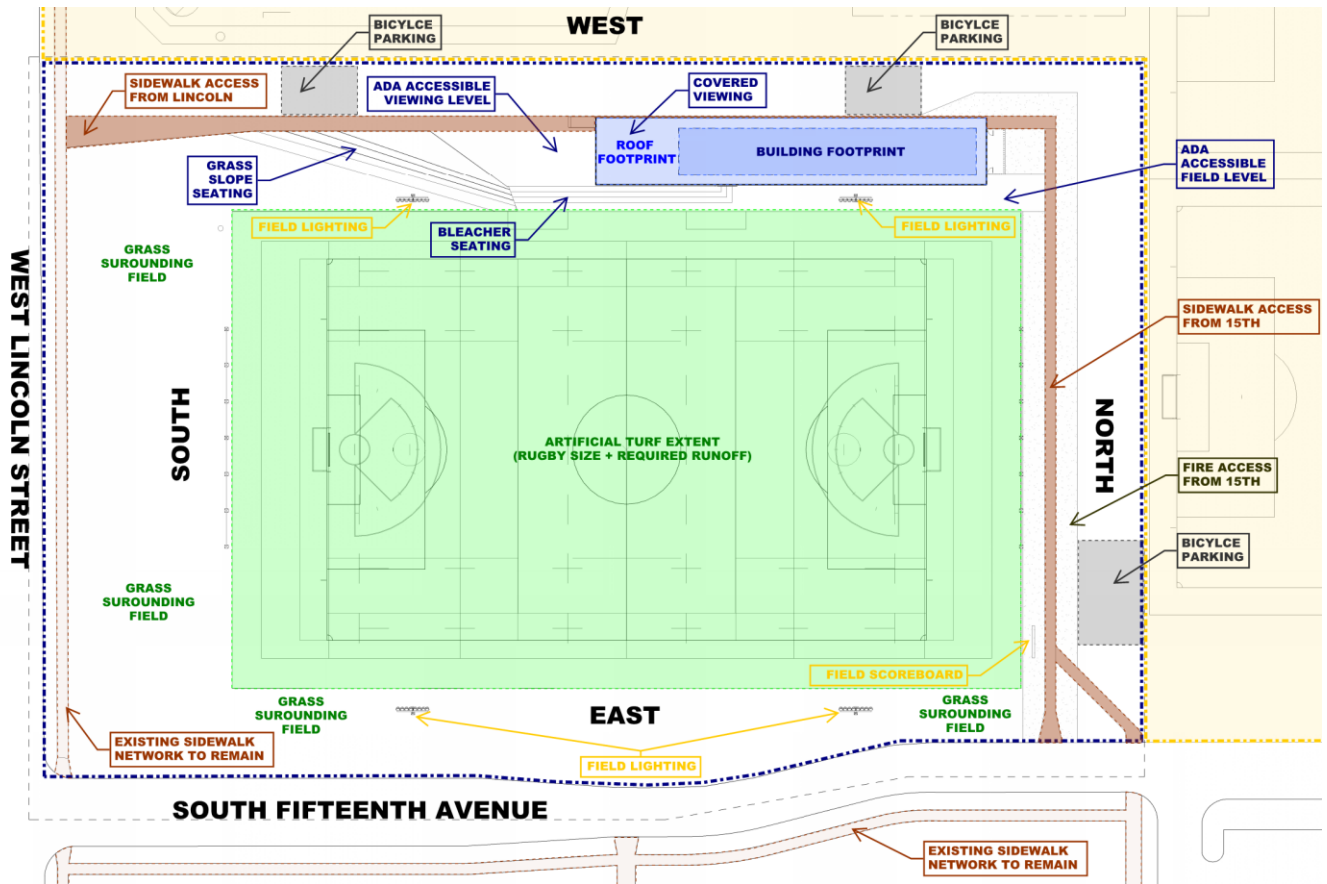
On January 24, 2017 UFPB unanimously recommended the use of the Lambert Field site to develop this student funded field project. Based on the UFPB recommendation, President Cruzado approved the selection of Lambert Field to host this project on February 2, 2017.

As an opportunity to save in design and construction costs, the University has partnered with the Bozeman School District (BSD) to develop the Lambert Field project in conjunction with the Bozeman High School turf field at Van Winkle Stadium. To improve the efficacy of this collaboration, BSD and MSU have jointly selected a common design team, and a common construction manager, general contractor. The contractor was brought into the project early as a GC/CM to assist with the scheduling complexities of our joint effort with BSD, the technical nature of turf fields, and budget limitations.

SITE SELECTION & MASTER PLAN:



TURF FIELD SITE PLAN:



SITE LAYOUT CONSIDERATIONS:

- “Be a Good Neighbor” – Minimize impact on FGH to North and homes to South
- Plan for future expansion and flexible use of surrounding grass field space
- Provide access corridors
- Make the field and spectator areas ADA accessible
- Maximize usefulness of support building among entire grass and turf site

The Lambert Field site layout is presented for recommendation of approval that the turf field, support building location and footprint, and associated features use the site appropriately for construction of this project as illustrated here.

COMPLIANCE:	YES	NO
MSU POLICIES	X	
COMMITTEE OR APPROPRIATE REVIEW	X	
MASTER PLAN	X	
BOARD ACTION REQUIRED:		
Recommend approval of the proposed site use and layout.		

ITEM # 5

New Residence Hall Site Plan

PRESENTERS:

Darryl Curfman, Project Manager, Campus Planning, Design and Construction
Walt Banziger, Director of Campus Planning, Design and Construction

PROJECT PHASE:

PLANNING

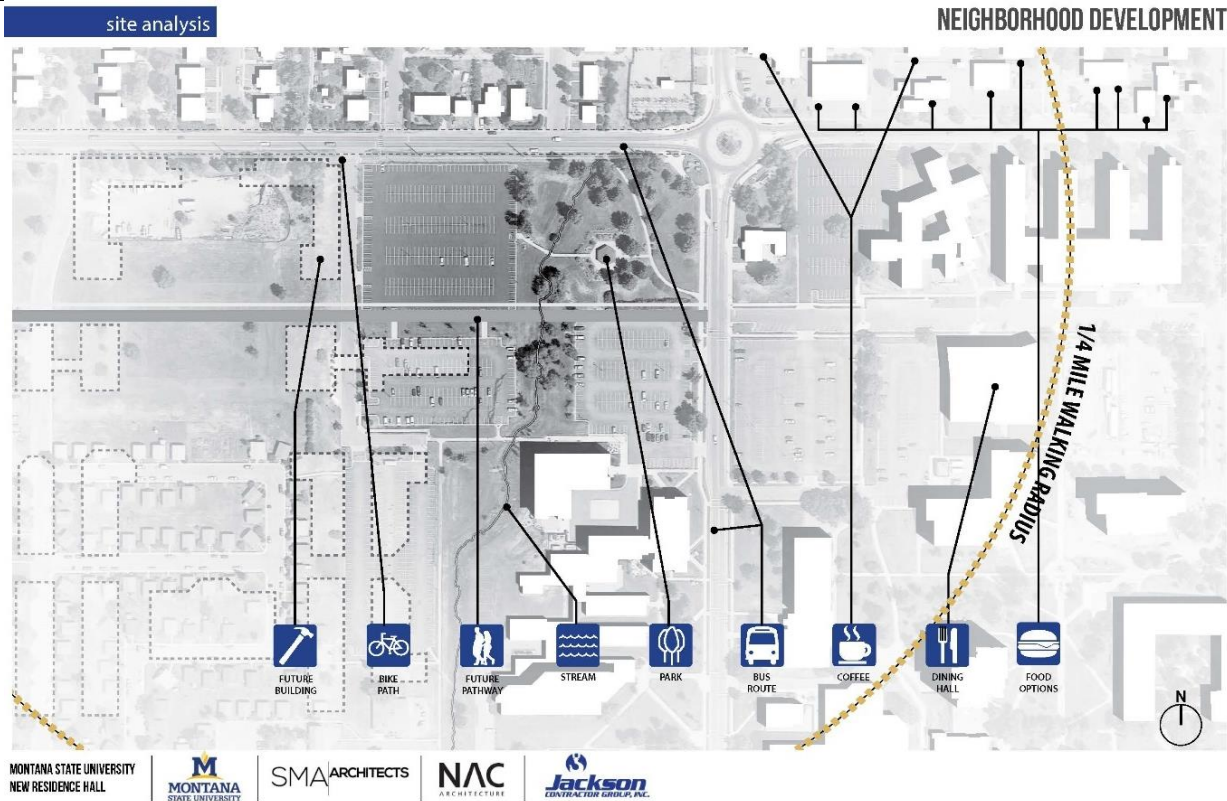
SCHEMATIC

X

DESIGN DOCUMENTS

CONSTRUCTION DOCUMENTS

VICINITY MAP:



STAFF COMMENTS:

Since our previous presentation on December 19th, the design team and building committee has completed initiatives to answer concerns of impact to the neighbor on the north side of College Street.

- Met with City of Bozeman Planning. The City is in support of the building site and configuration.
- Conducted additional shadow impact studies of a 5/7 and 6/5 story extended configuration.
- Provided additional building setback in accordance with adjacent R-2 zoning.
- Informal review with the President, with concurrence to move forward with the two six-story wings at the location illustrated on this report.

Montana State University's enrollment continues to increase (*reported as two percent last year*), and as such, Residence Life has reached capacity for housing Freshman students in the current facilities. This presentation illustrates the design and configuration of the New Residence Hall on the Antelope lot site previously presented. The goal is to plan and design a new facility to be located in proximity to the New Dining Hall, and to design appropriately for the environment and site:

- Orient the building in a manner that optimizes sun control to reduce heat gain in warmer months and increase solar access in the colder months with a majority of rooms facing either north or south.
- Minimize the building's footprint and impact on MSU's land resources.
- Capitalize on the building's location adjacent to Wally Byam Park to create additional outdoor green space and activity areas for students.
- Respect the possibility of a future major pedestrian pathway continuing along the south side of the site as an extension of Harrison Street.
- Orient the main student entrance as close to the Harrison Street pedestrian path as possible as this will be the main pathway to the new dining hall and to the academic core of the campus.
- Consider a secondary entry with a vehicle drop-off on the northwest side of the site that is accessed from south 13th Avenue.
- Optimize bike parking areas for ease of student use/access.

Create an Aesthetically Interesting Building that Complements MSU:

- Use materials appropriate to MSU and the rest of the campus buildings.
- Recognize the visual importance of the building as a campus entry point along College Street.
- Design a building that meets the budget goals of a modern major university yet also possesses quality benchmarks that recognize the need for a long service life and enhanced energy performance.

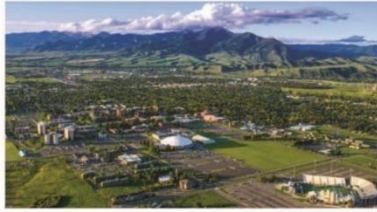
Currently, the total building area is approximately 150,000 square feet. The building footprint is located with a significant setback along College Street on the north side to provide privacy to residents facing that minor arterial street. The building location also respects the continuation of a future Harrison Street pedestrian extension to the south. This Harrison Street pedestrian path is the likely pathway residents will use to access the New Dining Hall east of the building.

The recommendation is to approve the New Residence Hall building configuration as illustrated/proposed on the Antelope lot site which urbanizes the campus and connects to the greater community, uses the site most efficiently, incorporates parking to the south off College, and considers a future third wing addition and pedestrian pathway.

GOALS

WHAT SHOULD RESIDENCE HALL'S TODAY ACHIEVE?

URBAN COMMUNITY



- CONNECT TO BOZEMAN COMMUNITY
- ENGAGE PARK FOR SAFETY AND SECURITY
- USE SITE MOST EFFICIENTLY
- CONSIDER FUTURE WING ADDITION AND PEDESTRIAN PATHWAY

RESIDENT COMMUNITY



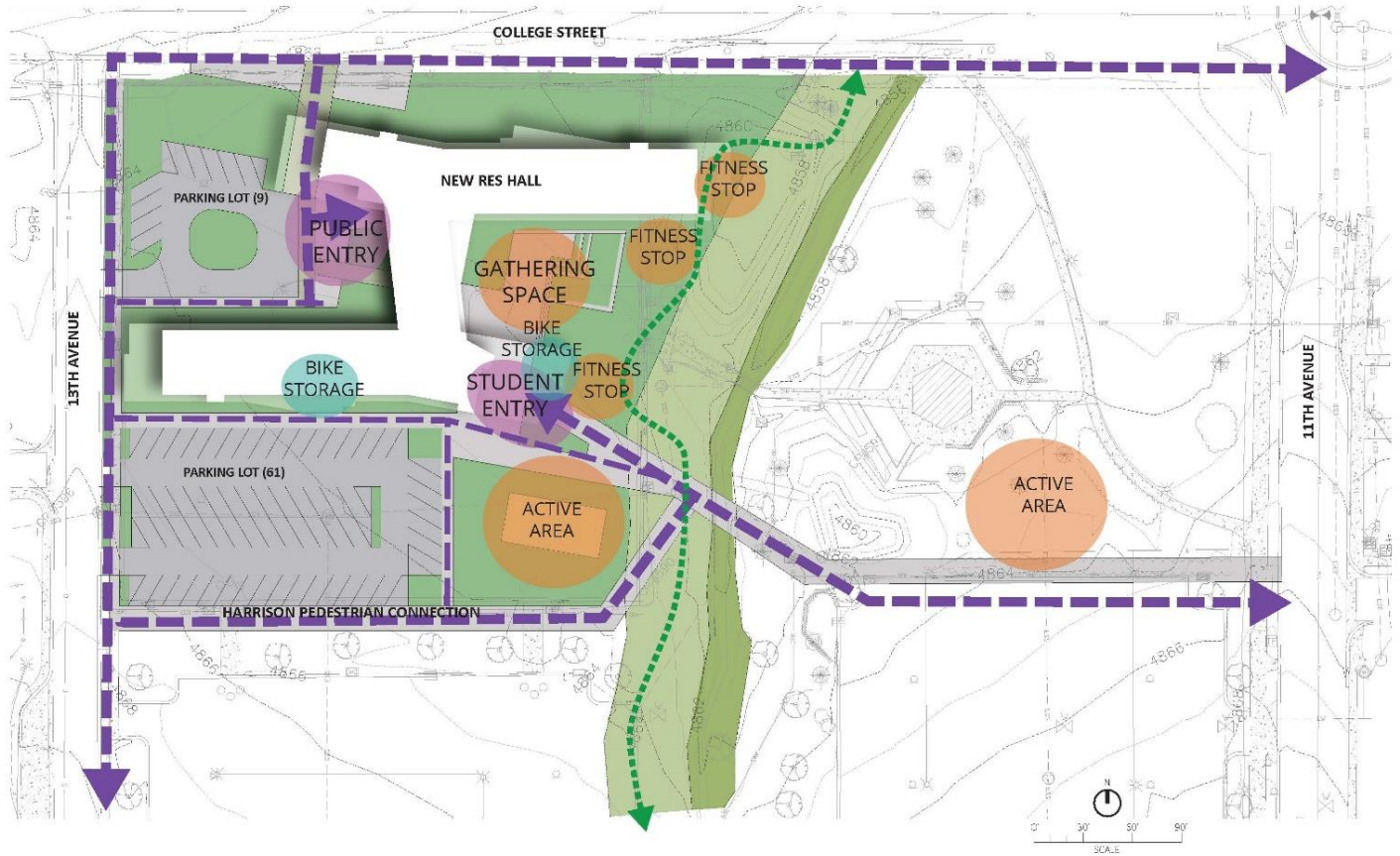
- CONNECT TO CAMPUS COMMUNITY
- STRENGTHEN STUDENT COMMUNITY
- INCREASE RESIDENT INTERACTION
- FOSTER ENGAGEMENT AND ACADEMIC SUCCESS

New Residence Hall Location – College Street & 13th Ave

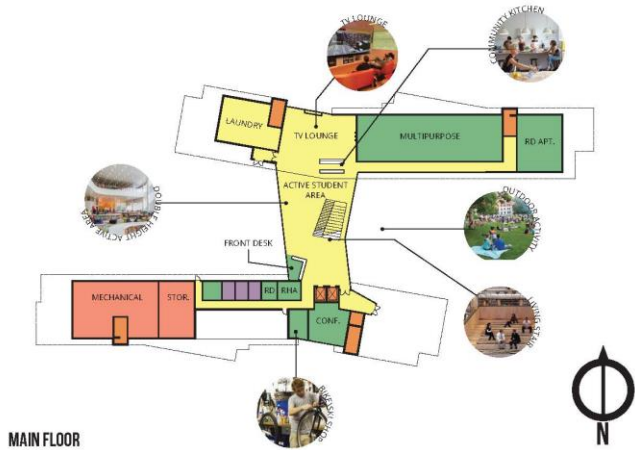


Multiple pedestrian pathways

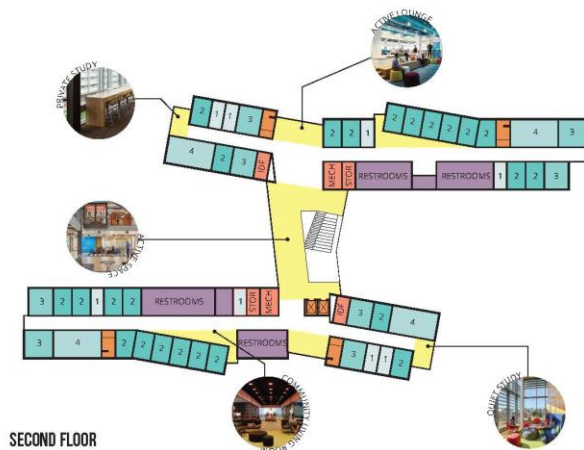
SITE PLAN



Design Considerations



MAIN FLOOR



SECOND FLOOR



CONSIDERATIONS

- Efficient land use
- Compact design
- Central hub space
- Parking concealed from college
- Activation of park
- Maximizes room views
- Space for third wing to the South
- Meeting city zoning requirements
- Urban edge on College St.
- Defines campus boundary
- Seasonal periodic shading impact

Northwest Aerial View



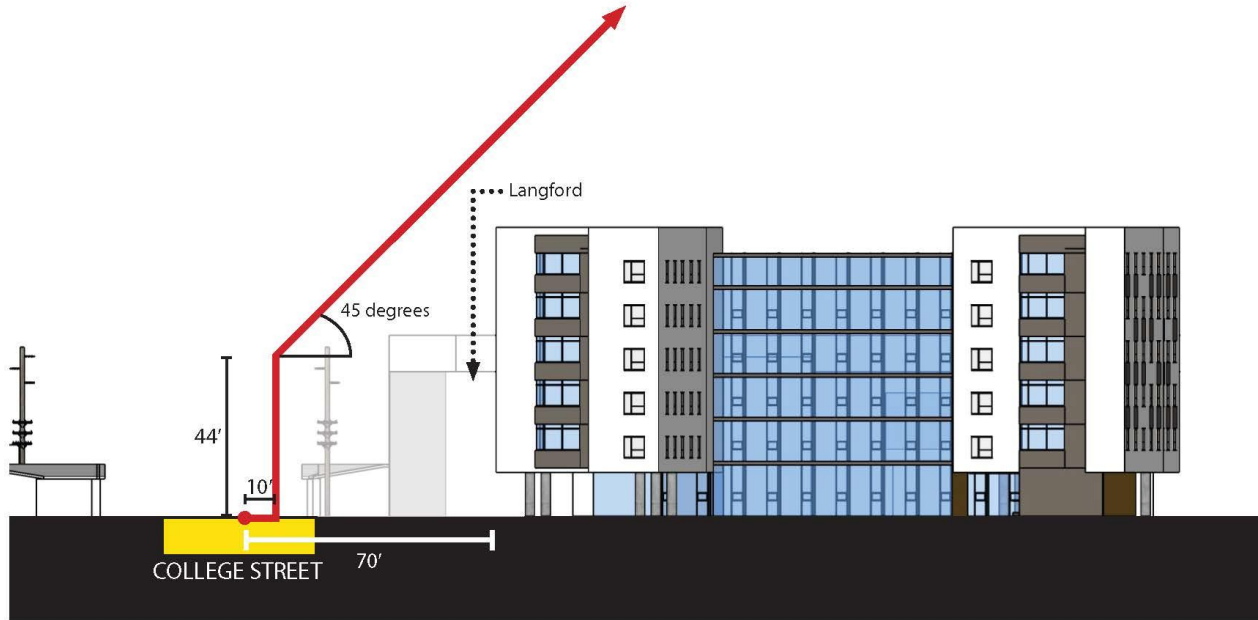
Building Gateway to Campus from the West



College Street Section at New Residence Hall – North Side

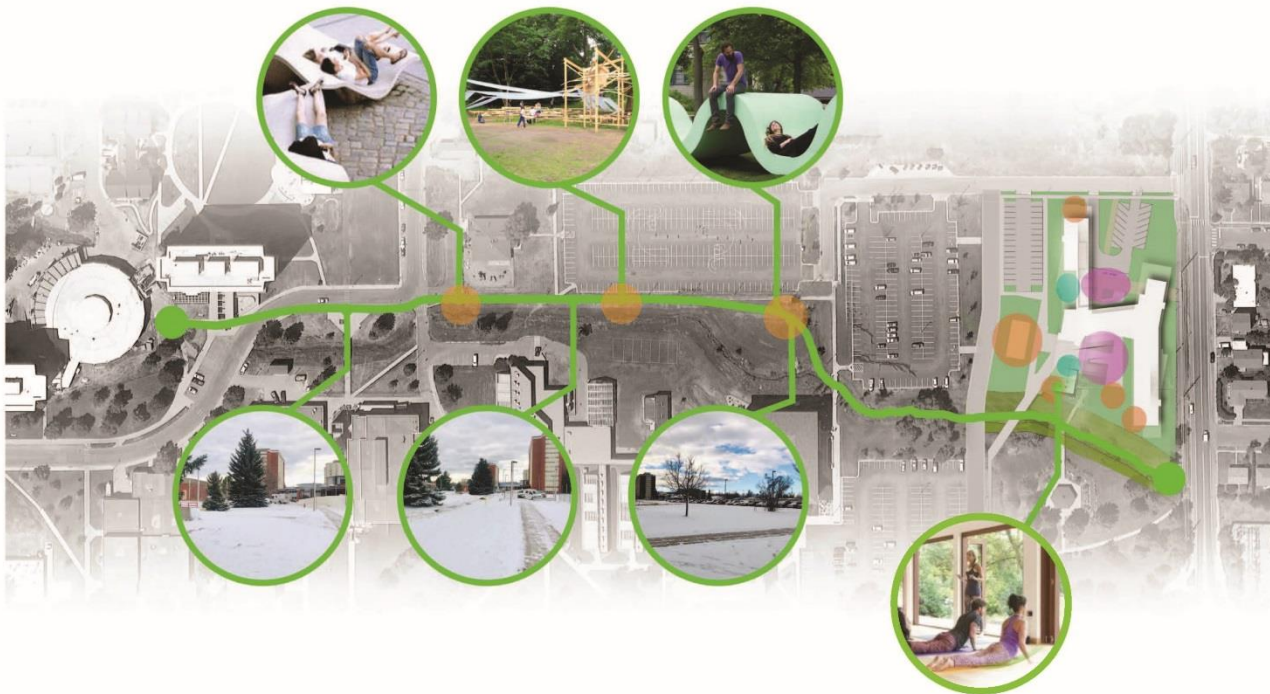
VERTICAL TRANSITION DIAGRAM

The city's requirement for height transitions is measured by a 10' setback from the boundary line, a 44' vertical measurement and a 45 degree vector from that height. Measuring 10' back from the boundary at the center of College Street, the design is in accordance with city zoning requirements.



FITNESS TRAIL

NORTH SIDE SCHEME



COMPLIANCE:

YES

NO

MSU POLICIES	X	
COMMITTEE OR APPROPRIATE REVIEW	X	
MASTER PLAN	X	
BOARD ACTION REQUIRED:		
Recommend approval of the New Residence Hall site layout as proposed, on the Antelope Lot site.		

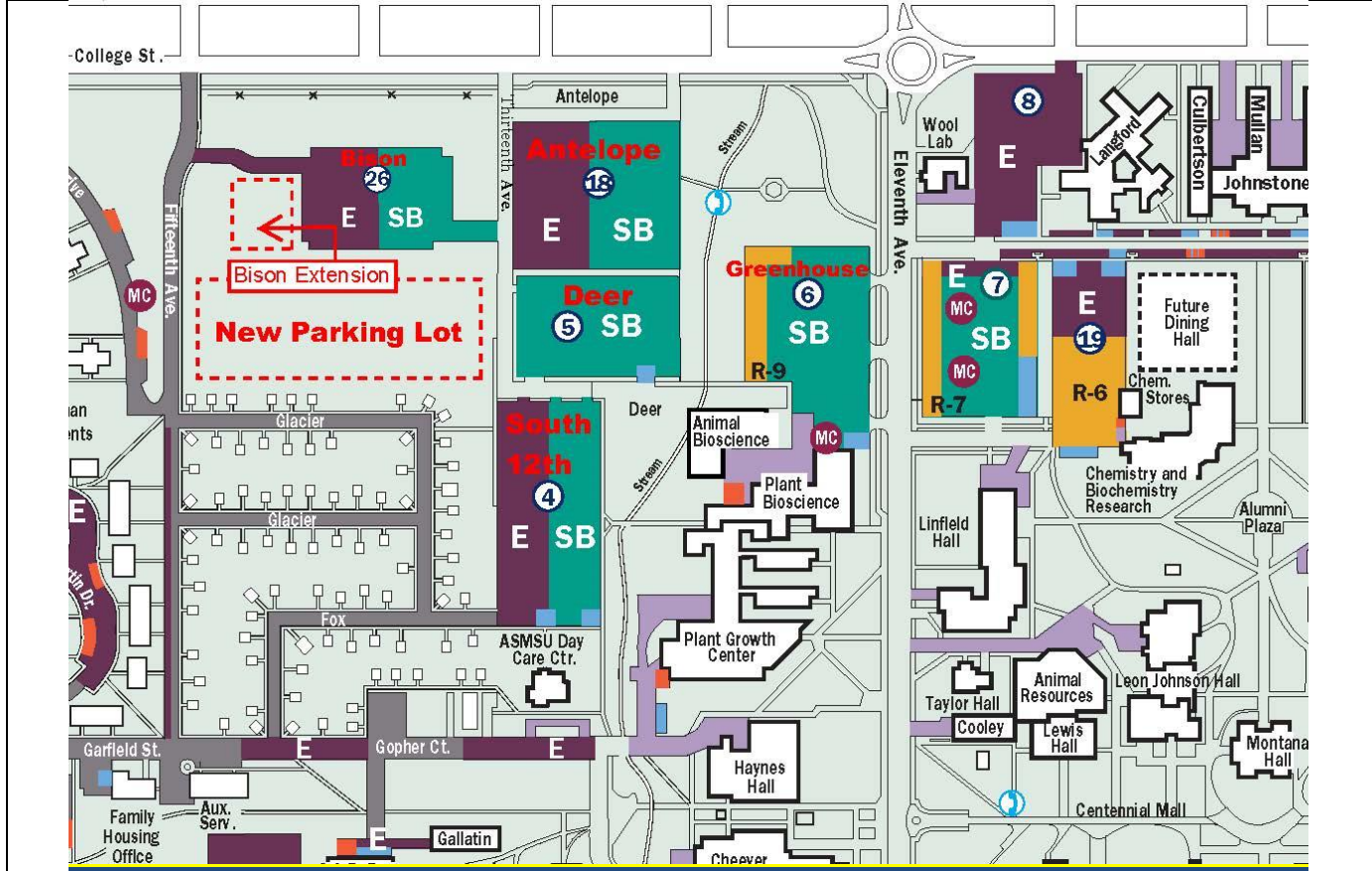
ITEM # 6	Residence Hall Parking and Replacement of the Antelope Lot
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PRESENTERS:

Darryl Curfman, Project Manager, Campus Planning, Design and Construction
 Walt Banziger, Director of Campus Planning, Design and Construction

PROJECT PHASE:	PLANNING	SCHEMATIC	X	DESIGN DOCUMENTS	CONSTRUCTION DOCUMENTS
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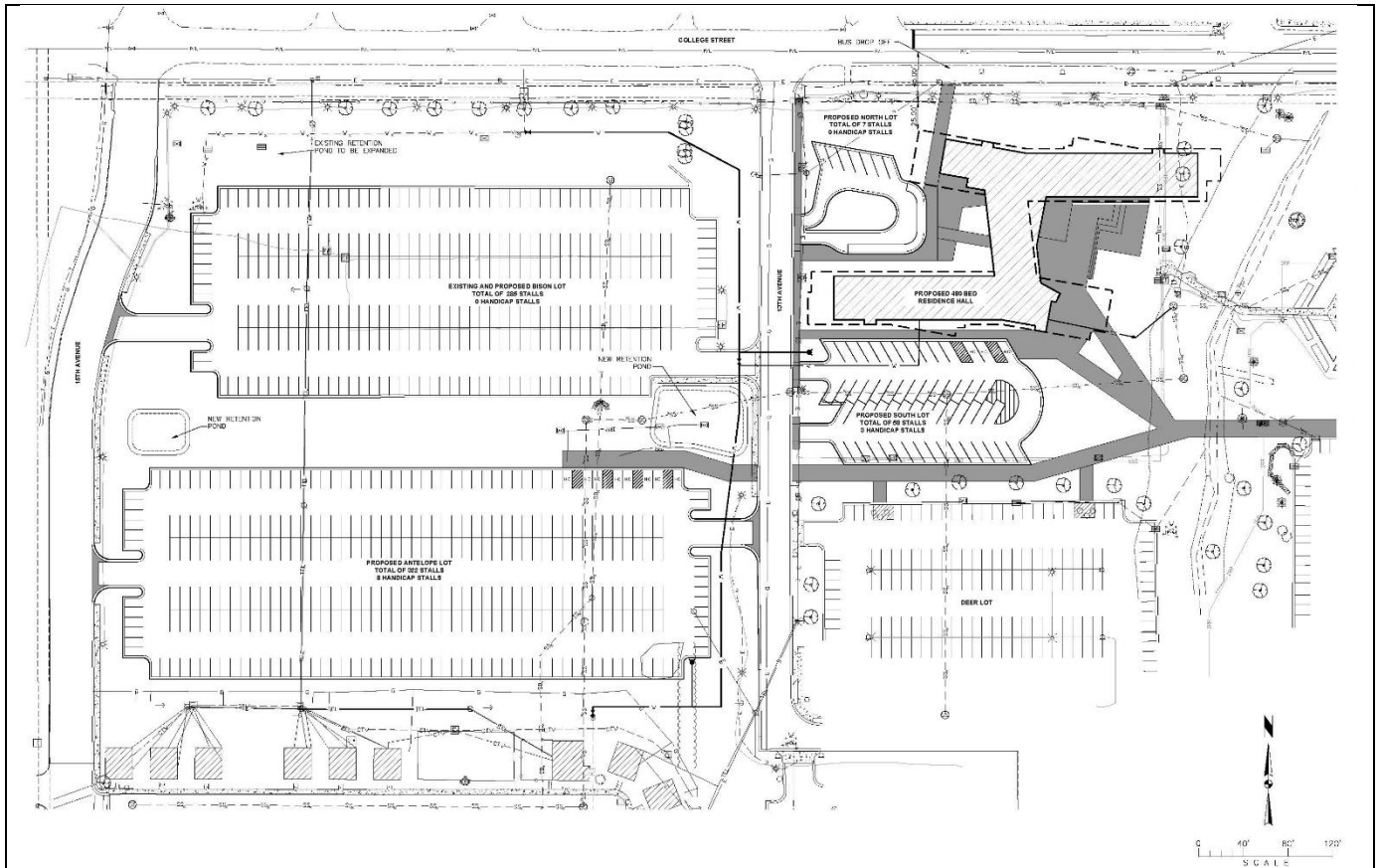
VICINITY MAP:



STAFF COMMENTS:

After studying multiple sites, CPDC received direction from President Cruzado to move forward with the Antelope parking lot, west of Wally Byam Park along College as the location to construct a new 480 bed Residence Hall. The direction from the President included being as efficient with the site utilization and parking displacement as possible. On 6/20/17, CPDC brought the Antelope lot site selection to this body as an informational presentation.

Displacement of the Antelope Parking Lot (325 Parking Spaces)



To account for displacement of the Antelope lot and the addition of parking demand in this area due to construction of the New Residence Hall, we recommend provision for 160 new parking stalls consistent with the Transportation Master Plan to maintain a 3:1 (.34) ratio when accounting for students in the new 480 bed Residence Hall.

In summary, the recommendation includes the following details:

1. Construct a new 322 stall lot required to replace the Antelope lot (325), including 8 handicapped (HC) stalls.
2. Extend the Bison lot to provide 95 additional stalls.
3. Provide for seven stalls within the Residence Hall East entrance area.
4. Provide 58 spaces in the Residence Hall service lot including three HC stalls.

Total 482 11 are HC Target $325 + (.34 \times 480) = 325 + 163.2 = 488.2$

COMPLIANCE:	YES	NO
MSU POLICIES	X	
COMMITTEE OR APPROPRIATE REVIEW	X	
MASTER PLAN	X	
BOARD ACTION REQUIRED:		
Approval of the recommendation to construct new parking per plan the presented plan.		

Site Layout Plan (Enlarged View)

