



CAMPUS DESIGN REVIEW PANEL
MEETING MINUTES – October 21, 2019
Primrose Hall Conference Room
9:00 – 10:00 AM

Attendees: Chip Andrews Chris Dobek Ven Poole
Imran Aukhil Eric Hawkes David Rainer
Than Austin Lisa Johnson Julieta Sherk
Meg Calkins Sumayya Jones-Humienny Tom Skolnicki
Bill Davis Doug Morton
Patrick Deaton

Additional Distribution: David Hill Donna McGalliard

Approval of Minutes

The committee approved the September 25, 2019 meeting minutes with no exceptions.

Project(s) for Review:

1. Varsity Drive Parking Lot Site Selection, Submittal #164

Site: South Campus Precinct
Facilities Project Manager: Tom Skolnicki

- a. **Description:** The area south of McKimmon Center was earmarked to be recreation fields in the 2014 Physical Master Plan. University Wellness and Recreation has re-evaluated this need and will not be pursuing a project on this part of campus. The northern portion of the Coliseum Parking Deck has reached the end of its useful life and will be demolished in the 2023-2024 timeframe. Parking replacement is anticipated to happen in multiple locations. The site south of McKimmon is centrally located and could accommodate about 400 to 450 surface parking spaces. The project budget includes the demolition of 5 field lab storage buildings and the relocation of the field equipment and storage.
- b. **Master Plan Summary:** A change to the physical master plan requires approval by the CDRP and the Trustees Buildings and Property Committee. This site selection will utilize the 2017 Campus Capacity and Assessment Study Guiding Principles for evaluation of this change in use

Presentation:

- a) This is the second panel review for this site selection. Transportation attended this follow-up meeting to address questions and comments posed at the first review.

- b) 1100 parking spaces will remain at the southern portion of the Coliseum Deck.
- c) How students come to campus is changing and new modes, such as the Bus Rapid Transit (BRT) will influence that change. The hope is that fewer students will bring cars. Decks are becoming more expensive to build; therefore, more surface parking may be warranted, but some locations at the center of campus may be repurposed for a higher and better use.
- d) The \$40M estimate to build 1100 new parking deck spaces seems expensive (\$36,400 per space), but includes demolition of the old deck, utilities, and escalation. According to Ven Poole, about \$24,000 per space is typical without the other costs. David Rainer noted that the north portion of the deck built in 1974 started to fail early, needing additional funding to repair and maintain.
- e) One of the Student Housing Master Plan (SHMP) goals is to build parking on the perimeter and student housing in the core to make the campus more pedestrian friendly. Maintaining adequate parking for events near Reynolds Coliseum has been a topic of discussion during the SHMP. Further discussion regarding inventory and parking management strategies are needed following the study completion.
- f) For sustainability goals, LEED Silver is the minimum.
- g) The existing site has old poultry buildings that don't present well to visitors along that corridor; therefore, they are slated for demolition.
- h) The proposed new surface lot design will manage storm water on site. Parking is the highest and best use for the existing Varsity Lot site because the high voltage power lines above prohibit any buildings.
- i) Transportation holds a \$30M contract currently to transport about 3.4M passengers by bus every year. Adding buses is very expensive. It is paid for by student fees and parking permits.
- j) The Campus Capacity and Assessment Study's (CCAS) scoring rubric was applied to this project with the following determinations and rankings:
 - (1) Strengthen Identity and Brand: Positive (+)
 - (a) Parking will improve the appearance of campus along Varsity Drive. Treatment of the edge of the street with landscaping, etc., will make a big difference.
 - (2) Enhance Stewardship of Campus Resources: Positive (+)
 - (a) It will satisfy the anticipated parking demand without impacting the academic core of campus
 - (b) Existing infrastructure will provide efficiencies (for transit routes, driveways, storm water, electrical power, site lighting, etc.).
 - (c) Evening/event parking will be closer to Greek Village, especially after 5:00 PM. Greek Village houses are constructing parking for residents and visitors, but the pressure arises during events and due to members that do not live in the house but take their meals there. A lot of students will take the bus or walk.
 - (3) Connect the Campus: Neutral (o)
 - (a) It will neither help nor hurt the corridor.
 - (4) Re-prioritize Circulation: (+)
 - (a) It will encourage the "park once" mentality by providing a centralized parking resource equally proximate to Central and Centennial precincts.
 - (b) It is already supported by robust transit.
 - (5) Promote Vibrancy: Neutral (o)

- (a) It will neither help nor hurt the activity level compared to the existing level.

Follow-up Discussion:

- a) The panel expressed discomfort with displacing 6 acres of green space for parking. Can the site showcase technologies to mitigate the impact of the parking on the site, such as solar panels and permeable pavement? The parking project needs to address the hidden costs to environment. Let it be a showcase project. *Professor Joe DeCarolis with Civil Construction and Environmental Engineering determined that a battery storage system to be used at the Fitts-Woolard roof can also benefit the Varsity Dr. parking lot. He will assist with this effort as well.*
- b) Is this parking needed? Is not building any parking a possibility? *Over the next 3 – 5 years, Transportation anticipates fairly significant parking changes to campus. Demand will shift with Fitts-Woolard's completion from North Campus to Centennial Campus. Transportation views this lot as flex space to address changes as they evolve. With implementation of LPR (License Plate Reader technology), they know that the highest demand along Cates Avenue is from students. There is an extensive waiting list for C Permits closer in, while the Centennial Campus (CC) perimeter surface lots remain largely empty. So, it makes sense to relocate students to the perimeter of campus and have faculty and staff park along Cates rather than the current permit policy which allows resident students to store their cars on Cates Avenue. Moving parking to Varsity Dr. allows closer parking to meet that desire. There will be 1500 students and 200 faculty and staff moving to CC when Fitts-Woolard opens, which will reduce demand on North and Central Campus precincts. The bus lines go directly from there to CC.*
- c) Additional considerations include:
- i) The University Recreation Master Plan has been rethought: to address demand, utilizing Miller Fields with artificial turf is more efficient to manage than constructing and maintaining another set of fields.
 - ii) The uncertainty of how future development in the Innovation District will impact parking. Parking count totals may decrease by as many as 200 spaces.
 - iii) The new development will provide self-contained parking.
 - iv) The Varsity Dr. Lot is on bus route, whereas the CC perimeter lot is not.
 - v) Transportation is monitoring resident parking counts with the First Year living-on-campus requirement. It may change how we park students. Currently, NC State has a very high percentage of students who park on campus compared to other universities.
 - vi) Multi-modal transportation should be comfortable and efficient for students no matter where they park. Per Julieta Sherk, Glasgow had smaller buses that fed larger buses, plus zip cars and rental bikes to get to final destination points.
 - vii) With a view towards a three-level customer perspective, the Innovation District will need its parking in the immediate vicinity, faculty and staff will need proximate parking, and students will need perimeter parking. Dave Rainer noted that it takes a little time to cycle through changes with students.
 - viii) The goal is to start demolition in Jan 2020 and open by Aug 2021.
- d) The next steps are to go before the Board of Trustees in November and the Board of Governors in January for approvals, then hire a designer to start the design.

Panel Action:

The panel recommended approval and requested that the following design directives be incorporated when the project is designed:

1. *Provide creative storm water management that includes but is not limited to pervious pavement at parking spaces. Collecting the storm water closer to the source (e.g. between the rows of parking).*
2. *Create a welcoming transit hub with amenities.*
3. *Provide an enhanced streetscape with sidewalks along Varsity Drive.*
4. *Look for opportunities to showcase technology, e.g., solar panels above parking spaces.*

Status of Projects in Planning

There are no projects slated for review in the next couple of months.

Next Meeting(s)

The meeting scheduled for October 30, 2019 at 9:00 AM will be cancelled. The next scheduled meeting is on November 27th at 1:30 PM.

The meeting adjourned at 9:40 AM.



CAMPUS DESIGN REVIEW PANEL
MEETING MINUTES – September 25, 2019
Primrose Hall Conference Room
1:30 – 4:00 PM

- | | | | |
|---------------------------------|----------------|------------------|------------------------|
| Attendees: | Meg Calkins | Lisa Johnson | Doug Morton |
| | Patrick Deaton | Donna McGalliard | Julieta Sherk |
| | Eric Hawkes | Ven Poole | Tom Skolnicki |
| | David Hill | | |
| Additional Distribution: | Chip Andrews | Bill Davis | Sumayya Jones-Humienny |
| | Imran Aukhil | | |

Approval of Minutes

The committee approved the March 27, 2019 meeting minutes with no exceptions.

Project(s) for Review:

1. Elevator Additions – Tucker & Owen Residence Halls, Submittal #162

Site: Central Campus Precinct
Architect: Caidus Design (Chris Horner)
Facilities Project Manager: Mike Kapp

- a. **Project Description:** The project Tucker and Owen Residence Halls, built in 1947, are four-story buildings and about 67,500 gross square feet each. Vertical circulation is via interior stairs at each end of both buildings with interior intermediate stairs approximately equidistant from each end. This project will design and construct elevator additions to both buildings to provide barrier-free accessibility to each floor. Pedestrian access to the elevators from Cates Avenue is important for move-in and move-out. The residence halls are of brick and concrete construction.
- b. **Master Plan Summary:** The project will address the master plan guiding principles of Universal Design and Design Harmony. NC State is committed to providing a campus that is accessible and understandable by all people. Strong visual unity arises from the blending of the old and new architecture.

Presentation:

- a) The overarching goal for the project is to make all floors and rooms accessible, using the guiding principle of Universal Design.
- b) A second goal is to add the elevator to each building without reducing the number of residential rooms.

- c) After considering several architectural strategies and considering the relative size of the additions, the recommended approach is that the additions blend with the buildings rather than call attention to the new work.
- d) The addition to Owen Hall is adjacent to a service yard containing two trash and recycling dumpsters and a generator. The project must reconfigure this equipment and make changes to the driveway off of Cates Avenue to provide a path to serve the equipment that reduces the likelihood of damage to the facilities.
- e) The proposal recommends replacing the brick pavers from Cates Avenue to the service yard with concrete.

Discussion:

- a) At the driveway to the Owen service yard, consider shifting the bulb-out to create a clear pedestrian zone apart from the vehicular path.
- b) The spaces outside the entrances don't provide amenities such as benches, seat walls or trees to make a pleasant arrival and waiting experience.
- c) It would be a better if the brick walk on Cates Avenue was not interrupted.
- d) The metal bollards detract from the pedestrian experience at the entrance to Owen. Other means, such as planters, would be preferred to protect the canopy column and building.
- e) Some more detail on the elevator additions would help them relate to the buildings. Was the same rustication on the existing building considered for the additions?
- f) The entry canopies look low. Could they be raised slightly to provide more light under them and to the door? Can the new canopies repeat the detail on the original canopy fascia?
- g) On the additions, consider matching the existing coping at the roof.
- h) To provide better privacy to residents, the doors should not be full view glass as shown.

Panel Action:

The panel recommended approval and requested that the following design directives be incorporated in the design:

1. *Decrease the size of the bulb out and shift the service access away from the Owen Hall entrance.*
2. *Provide brick paving in lieu of concrete from the sidewalk to the new building entrance.*
3. *Consider using moveable planters in lieu of bollards to protect the building and entrance.*
4. *Use the same existing brick column articulation/pattern on the new columns and on the first level of the elevator additions.*
5. *Provide options for raising the canopy at new entrances to provide a more welcoming experience. Provide another level of detail in the design of the canopy fascia.*
6. *Match the existing building coping profile and material on the elevator additions.*
7. *The new entry doors should be solid with a side window.*
8. *The final exterior material selections will be based on field-erected sample panels and reviewed by the Office of the University Architect.*

2. Fitts-Woolard Hall (EB Oval) Partners Way Entry Plaza, Submittal #163

Site: Centennial Campus Precinct

Landscape Architect: Surface 678 (Walt Havener and Robert Pratt)

Architect: Clark Nexsen (Shann Rushing)

Facilities Project Manager: Bob Cwikla

- a. **Project Description:** The Fitts-Woolard design was approved by CDRP on July 26, 2017. The building is under construction with completion scheduled for July 2020. The constructed wetland design, near the Partners Way building entrance, was part of the original design approval. This area has been re-designed to better blend with the existing campus context, to provide more flexible outdoor spaces with seating opportunities, and to provide better access to the building entrance.
- b. **Master Plan Summary:** Entry plazas are gathering spaces with paved surfaces suitable to support a variety of outdoor functions. They include a range of options for the micro-climate space, providing comfort in sun or shade throughout the year; plant choices should respond to the micro-climate. Trees may be used to add shade in the warmer months. Paths to building entrances should be sized for the number of building occupants and their activities, as well as, opportunities for gathering along the way.

Presentation:

- a) With the decision by the university to eliminate the water feature from the entry design, the team focused on the opportunity to improve the opportunities for gathering areas and pedestrian circulation.
- b) Since the site is already under construction, some features from the previous design such as retaining walls, have already been installed. An effort was made to minimize the need for rework in the new plaza design.
- c) The expression of site walls are an opportunity to continue the “engineering on display” theme of the project. The walls will be detailed to artfully express the materials from which they are made.
- d) The design includes three terrace elevations. An interim terrace between the building entry and the street grade provides an area for a grove of trees and movable furniture.
- e) The design will rebuild the monumental stair between the building and Hunt Library, correcting slope erosion problems and pavements that have not performed satisfactorily.

Discussion:

- a) The lowest and middle levels of the plaza feels like they could use more shade, especially at mid-day.
- b) The lower plaza seems large. Can it be broken up by a planter or change in paver pattern? Can a change in the paving pattern reinforce the geometries of the paths?
- c) Is the paver “dissolve” to the crosswalk at Partners Way (in the last design) still in this design?
- d) The glass rail in the upper level is problematic. In addition to a maintenance issue, it seems to present a challenge with modesty for people at the bar-height chairs.

Panel Action:

The panel recommended approval and requested that the following design directives be incorporated in the design:

1. *Identify more opportunities for shade at the lowest level of the plaza to provide mid-day solar relief during warm weather months.*
2. *Remove the glass rail at the upper level plaza seating area and utilize a standing table and paving curb to address fall protection.*
3. *The plaza paving pattern needs further review. Consider a paving pattern that reflects the geometry of the rest of the plaza design.*
4. *Provide exterior plaza material selections.*

3. Varsity Drive Parking Lot Site Selection, Submittal #164

Site: South Campus Precinct

Facilities Project Manager: Tom Skolnicki

- a. **Project Description:** The area south of McKimmon Center was earmarked to be recreation fields in the 2014 Physical Master Plan. University Wellness and Recreation has re-evaluated this need and will not be pursuing a project on this part of campus. The northern portion of the Coliseum Parking Deck has reached the end of its useful life and will be demolished in the 2023-2024 timeframe. Parking replacement is anticipated to happen in multiple locations. The site south of McKimmon is centrally located and could accommodate about 400 to 450 surface parking spaces. The project budget includes the demolition of 5 field lab storage buildings and the relocation of the field equipment and storage.
- b. **Master Plan Summary:** A change to the physical master plan requires approval by the CDRP and the Trustees Buildings and Property Committee. This site selection will utilize the 2017 Campus Capacity and Assessment Study Guiding Principles for evaluation of this change in use

Presentation:

- a) Parking use would have a positive correlation toward “Strengthening Identity and Brand” since it would improve the appearance of campus on Varsity Drive.
- b) Positive correlations regarding Stewardship of Resources:
 - (1) The location satisfies parking demand without impacting academic cores
 - (2) The site affords efficiencies due to existing infrastructure
 - (3) Places a resource for event parking closer to Greek Village
- c) By locating parking between Centennial and North precincts, the location encourages “park once” mentality, a strategy of the “Reprioritize Circulation” guiding principle.
- d) Parking in this location does not help or hurt the “Connect the Campus” or “Promote Vibrancy” principles.

Discussion:

- a) The panel expressed discomfort with displacing 6 acres of green space for parking.
- b) Is this parking needed? Is not building parking a possibility?
- c) To make better use of the land, can the areas between the parking bays be used to address storm water?
- d) Can the site showcase technologies to mitigate the impact of the parking on the site, such as solar panels and permeable pavement?

Panel Action:

The panel requested the following design directives be incorporated:

1. *Further discussion is needed with the Transportation Department to better understand the need for replacement parking on this site prior to committing the 6-acre site for this use.*
2. *If this site is approved, the following comments should be considered during design:*
 - *Provide creative storm water management that includes but is not limited to pervious pavement at parking spaces. Collecting the storm water closer to the source (e.g. between the rows of parking).*
 - *Create a welcoming transit hub with amenities.*
 - *Provide an enhanced streetscape with sidewalks along Varsity Drive.*
 - *Look for opportunities to showcase technology e.g. solar panels above parking spaces.*

Status of Projects in Planning

There are no projects slated for review in the next couple of months.

Next Meeting(s)

A special meeting is scheduled for October 21, 2019 at 9:00 AM.

The meeting adjourned at 3:30.



CAMPUS DESIGN REVIEW PANEL
MEETING MINUTES – March 27, 2019
Primrose Hall Conference Room
1:30 – 4:00 PM

- Attendees:** Chip Andrews Patrick Deaton Ven Poole
 Tim Blair Lisa Johnson Doug Morton
 Meg Calkins Sumayya Jones-Humienny Tom Skolnicki
 Bill Davis
- Additional Distribution:** Julieta Sherk David Hill
 Lauren Cook
 Eric Hawkes
- Guests:**

Approval of Minutes

The committee approved the February 27, 2019 meeting minutes with the correction to moving Tim Blair from Attendees to Additional Distribution.

Project(s) for Review:

1. Memorial Belltower Restoration, Submittal #160

Site: North Campus Precinct
Design-Build Team: Glen Wise with New Atlantic Contracting; Michelle Walter with Walter Robbs Architecture; and Heather Rhymes with CLH
Facilities Project Manager: Damian Lallathin

- a. This is the second Panel review for the Memorial Belltower Restoration project.
- b. **Project Background:** This is one of the first design-build renovation projects on campus, with the Memorial Belltower being the most iconic structure on campus.
- c. **Project Description:** The project will install a 55 bell carillon in conjunction with the repair, restoration and preservation of this iconic structure. New interior vertical circulation will provide access to the top of the tower. Installation of a clavier in the tower will allow for playing the carillon on site. Site improvements will address deterioration of the concourse and plinth areas. New mechanical and electrical systems, lighting, new clock motor and controls are included in the project scope.
- d. **Master Plan Summary:** The Memorial Belltower is a symbol of the university, located on the corner of the university’s two most-historic campus edges. As one of the university’s nine Hallowed Places, the project will preserve, restore or enhance the unique character of the building and site. Analysis of the original design intent and of original materials shall inform the renovation’s design. The project shall ensure that the site continues to

reflect the character and beauty of the campus. Accessibility and donor recognition improvements will complement this historic, landmark site.

Presentation and Panel Discussion:

The design team addressed the following previous directives:

- 1) *The new accessible path to the plinth level of the Belltower needs further study. Consider alternative design options that include evaluation of path width, elimination of steps intersecting the sloping path, and removal of existing plinth steps (where new path intersects plinth) to eliminate the intersecting stair condition.*
 - a) The Master Plan, which would eliminate the need for a ramp and steps along the accessible path to the plinth by expanding the landscape / hardscape south of the Belltower and subsuming the parking at the east-west access road, will not be pursued at this time; however, the Phase I plan sets the stage for it to happen in the future.
 - b) After reviewing different width options in conjunction with the southern area, the design team ultimately decided not to modify the width because of: cross circulation needs; the preference for width consistency; hierarchy of the plaza over the steps; and the space limitations of the site's ramp rise/run and the road's configuration.
 - c) The team presented two options for the monumental steps:
 - i) Option 1 transitions the ascending path to the side path leading to the at-grade gravel area with monumental steps that taper at the slope. The Chicago Riverwalk seating / steps is a similar precedent.
 - ii) Option 2 provides a larger module with raised step sides providing a seating option that either steps down or has landscaped banks to grade on the east and west sides. City Hall in London and Robson Square in Vancouver, BC are similar precedents.
 - d) Because this approach is neither a ramp nor an emergency egress, but rather an ascending path that complies with universal accessible design, the State Construction Office (SCO) does not have further jurisdiction over its design; however, the design team asked for a courtesy review to get their opinion.
 - e) SCO preferred Option 2 with its raised-edge steps to prevent a potential fall hazard for people using canes or wheelchairs, but the Campus Design Review Panel prefers the more streamlined and less obstructive design of Option 1, which puts more focus on the Belltower.

- 2) *The Panel does not recommend the third donor sign near the Watauga Gateway. The two signs, one facing Hillsborough Street and the other facing Holladay Hall, are well positioned and highly visible. The donor signage should comply with the NC State Donor signage guidelines.*
 - a) The design team will comply with this directive.

Panel Action:

The panel recommended approval and requested that the following design directives be incorporated in the Option 1 design:

1. *Provide textured edging with a contrast in tone as a tactile edge-of-step cue to the visually impaired and to deter skateboarders.*

2. *Differentiate the ascending path from the steps with pattern and/or color for an additional level of safety with visual cues.*
3. *Consider narrowing the at-grade path to 6'-0" wide like the existing diagonal path for the same level of hierarchy.*
4. *The final exterior material selections will be based on field-erected sample panels and reviewed by the Office of the University Architect.*

Project Update(s)

The Plant Sciences Building project has already bid the early site and greenhouses packages and will bid the remainder of packages this summer.

DH Hill Library will remain open when construction occurs.

Storm water and sanitary sewer utility improvements are underway. The developer agreed to bring more money to project when it bid over budget.

The Thermal Energy Storage tank project on Centennial campus is under construction as well.

Status of Projects in Planning

There are no projects slated for review in the next few months. The Student Housing Master Plan will be reviewed in August 2019 because the designer is on hold until June when the new Housing Director, Donna McGalliard, becomes initiated in her role.

Designer selections are occurring for the following projects in August:

1. Jordan Hall Library Renovations
2. College of Veterinary Medicine Dairy Facility
3. Wrestling Addition at Weisiger-Brown

Next Meeting(s)

The April 24, 2019 at 1:30 will be canceled. Ven Poole stated he will be out of town most of August. The meetings will remain on the schedule in case additional projects move forward or to tour panel members on projects underway.

The meeting adjourned at 3:00.