TRIBUNE BUILDING

TRIBUNE BUILDING PROJECT
PHASE II, MEETING 5 - SUMMARY AND RESULTS

02 SEPTEMBER 2014

incourage
community foundation

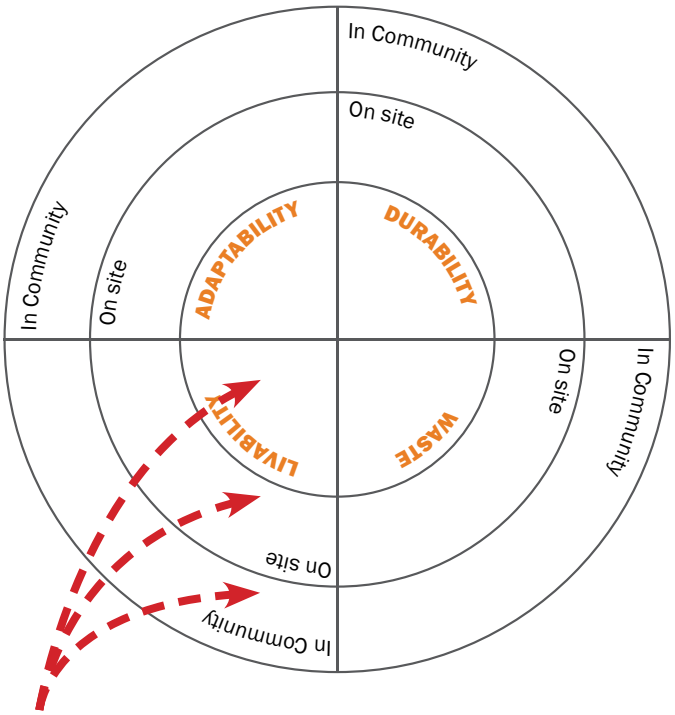
concordia

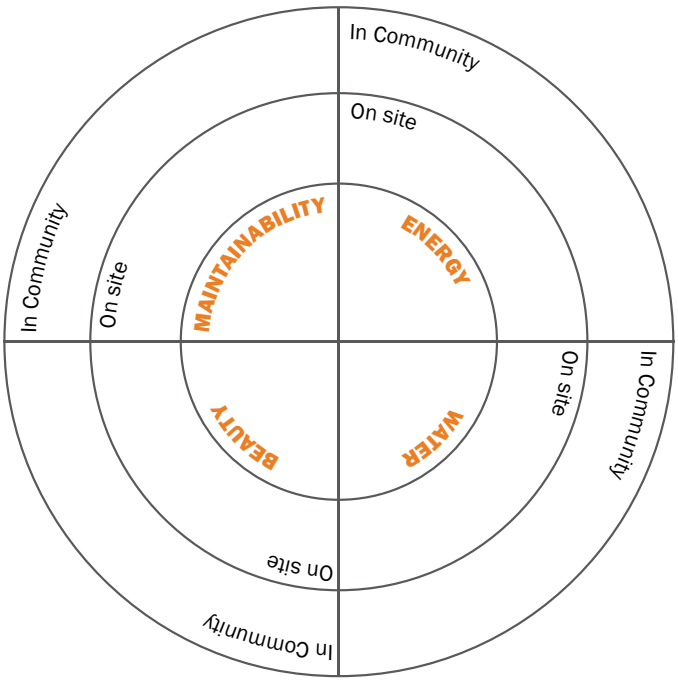
What happened at Meeting 5?

At Phase II, Meeting 5, residents listened to two presentations by Sandy Wiggins, an expert on sustainability. Following each of these presentations, residents were asked to complete an activity in 14 table groups, each consisting of 6-8 people.

Activity 1 Summary

For Activity 1, residents were asked to consider four of eight broad aspects of sustainability. Half of the groups considered: durability, waste, livability, and adaptability. The other half considered: energy, water, beauty, and maintainability. Groups discussed and recommended strategies for how to address each of these aspects at the Tribune Building site and in the community as a whole.





For each of the aspects of sustainability, residents wrote recommendations:

- In general
- On site
- In the community

Activity 1: Addressing Aspects of Sustainability

The following are the verbatim responses to each of the eight aspects of sustainability.

MAINTAINABILITY

General

Natural materials, flat roof construction.

Maintain sources.

The brick is durable concrete, stone.

On Site

Decrease usage of paper towels, materials used to build building.

Durable materials. Environmentally durable hall for tornado and fire.

Low maintenance. Renewable. Locally sourced materials.

In Community

Collect taxes for maintaining.

Community garden. Inspire others, set example.

ENERGY

General

Incorporate energy efficiency eg solar panels into design of the building.

Power company electricity from river. Capture sun, wind, water.

Solar power skylights. Latest sustainable tubing energy. Passive solar. Lighting.

Energy efficient windows for natural light. Solar panels.

Take advantage of technology - rooftop, natural light.

On Site

Natural light, natural gas, solar panels, open floor plan to make heating and cooling easier, led lights, windows, sunlight temp rise, loss of heat at night.

Geothermal cooling. Heat storage for excess capture. Radiant wall and panels and floors. Solar hot water for all. Brewery energy consumption.

Compliant with recycling water. Decrease costs if able to reuse things.

In Community

Energy cost will end with higher taxes in community.

Use design to educate community.

Midstate programs- renewable energy. Proactive reputation in community and beyond. Start conversations throughout community.

Power company WW+L.

BEAUTY

General

Inside and out, building, landscaping. Exterior must be so very very lovely and inviting. Greenery and walkways, seating. Accenting all surrounding areas. Interior lighting should be inviting from outside.

Hardy landscape. Fountain. Use beauty of river and landscape, native plants.

Look that is natural in community.

Look like they fit where it is.

On Site
Natural lighting. Outdoor landscape. Alternative energy concerns about disrupting natural flow of environment surrounding building. Plants , green roof control runoff. Sculpture. Local. Signage.

Identity with the area culture, not cookie-cutter, something you would see anywhere.

In Community
Appealing for community members to be in and near building. Shed light on the four seasons in Wisconsin.

Paths along river. Beautification efforts, master gardens and other clubs. Keep in mind seasonal changes.

Keep old buildings. Other buildings in the community with similar architecture. Blend with buildings around it.

Fit in the area, variety, cultural. Focus on river.

WATER
General
Access to water must be of great importance and user friendly. Views of water, voyager history, capture rainwater for use.

Discharge from brewery.

Building collect water for use - rainwater least amount of water used.

Use river water for irrigation, rain water. Recycling snow and rain.

Flow of the building like the flow of the river.

On Site
On water fountains--have spout to refill water bottle. Conservative design. Toilets. Greywater. Water demand.

Toilet - 2 different flush options.

Sound of lock of water.

In Community
Community water power company.

Proactive. Example. Forward thinking.

Draw us down to the river.

ADAPTABILITY
General
Long term vs short term. Being mindful of wants vs needs.

A space that will evolve to meet the needs of the community. How does less technology lead to less-durable buildings?! We compensate now with technology. Sustainable building vs conveniences technology has brought...

Thinking broader. Community feedback on the future. Willingness to change as needed. Horizontal/wind energy as a piece of ART.

INCOURAGE MISSION! Community identified adaptability as a priority when choosing the programming.

On Site
Will the space meets the needs of its inhabitants without the need to go to the next trend.

Use for many different organization children-to-elderly. Review building's use every few years.

Leave door open for adaptability.

Low use fees. Sustainability material sourcing for cleaning agents, dinnerware. Multiple use spaces in actual building and outside building.

Plans to revisit needs on a recurring basis. Multiple purposes for building.

Flexible space. Easy to change. Multipurpose. Outdoor seasonal use. Furnishings to fixtures.

Parking/concrete- improve use of space, have new features like solar panels. Winter proof-parking. Bicycle rack. Stop/park station.

Used for many purposes, movable walls.

In Community

Will it work as our community changes.

Inform/shape/demonstrate to city/county/ sustainable committee and affect decisions.

The ability to accommodate what the community wants and needs without using lots of additional resources.

MSTC project to implement renewable energy.

Adaptability to change with needs of community. Open to community for suggestions w/ change - be flexible.

LIVABILITY

General

4 season thought fullness-- human comforts.

Consider proximity to the river. Space for active uses. Also consider all generations kids older population.

Easy access. Something you want to go to and be a part of. Warm, inviting, comfortable. Purposeful, useful. Living wall.

On Site

Youth impression: Is this an “Adult” building or welcoming to all. What does that look like? Faucet to wash feet off? Outsider mudroom? Hooks outside? The convenience & function. When activities exist that interest. Include youth, youth will be present and more youth will come and stay and feel a part of the space.

Interaction. Multigenerational.

Variety of spaces from personal (read a book) to large groups (large meeting spaces). Transportation option. Bike rack, bike share location, EV charging station w/solar unit. Diverse space types.

Benches, tables, keeping it comfortable. Proper amenities. Exciting, colorful.

Prime locaiton on riverfront if in industrial park would have been torn down.

Having a place where people want to go, a beautiful space, form follows function.

Use natural lighting. Open spaces. Natural landscaping/roof garden. Improved acoustics. Ergonomic furniture.

Lighting, colors, acoustics. Use of solar skylights. Handicapped accessible. Make it comfortable. Make it beautiful.

In Community

Get rid of some of the parking lot. Education and demonstration.

Community wants and needs. Future and current.

Livability means to us a place we want to hang out.

A space to aspire other changes in community. Feeling good within the space about the community you're in. Works for all ages and demographics.

Inviting welcoming.

Education by Tribune Building, setting the example.

DURABILITY

General

Not trend based. Changing the mindset=good things cost $= mindful of longevity design.

Is it going to last. Effort into the future. Long term costs savings efforts.

Solar Panel shingles. Solar panel mosaic.

On Site

How will what we do work for those 20 years from now? We may need to compromise design goals in regard to adaptability.

Not just materials, but maintenance as well. Cost of maintaining building.

Water management--> Proper building shell to reduce water deterioration. Construction methods and technology. Ease of maintenance. Long lasting local materials. Maintenance schedule.

Reduce future inputs. Usability.

Happy we don't have to start over or tear down. The building was constructed in 1950's with durability in mind. Interior and exterior material choices are very important. The building will have a unique traffic flow.

Purchase quality furniture, appliances. Make easily cleanable. Quality construction materials. Plan to take care of long term.

In Community

Unmaintained building will detract users.

Model for other buildings in community.

Impact on taxes to maintain. Preserving building. Social aspect makes it durable as well.

A durable building will maintain its presence in the skyline of the city. Locally sourced stone products are important.

Repurpose of building.

WASTE

General

Food supplies access to equipment, silverware, Reduce waste--> recycling.

Food scraps can be used to supplement fertilizer.

On Site

Will the materials be owner by site or tenant? Less wasteful=site.

Recycling rainwater. Energy efficient.

Reuse and recycle as much as possible. Permeable pavement or rainwater collection. Erosion and storm water management during construction should be considered (and after complete in as well) but don't forget driving. If windows are ripped out, find a way to reuse them. Consider energy use over long term to reduce waste. Energy efficiency. Compost. Recycling.

Native plantings. Reduce water, etc.

Recycling paper, cans, plastic, glass. Reduce and reuse. Using food scraps from the store.

Reusing building materials during construction process. Ongoing waste to be recycled, reused on site or elsewhere in the community. Make it easy for people to recycle.

Food paper water, Landscape, micro, kitchen. Passive solar/HVAC. Windows, solar tubes. Reuse, reduce, recycle. Low flow toilets.

Purchase products that are recyclable, reusable, compostable. Provide appropriate containers. Minimize waste. Use air dryers instead of towels.

In Community

Prevent waste by empowering local builders and project management for adaptations

Compost waste site for community on site? Habitat for humanity? Sustainable use plan for any one who was building.

Opportunity to recycle. Artful repurposing of community resources.

Recycling. Be a leader in setting precedent.

Be a model for others in the community to follow.

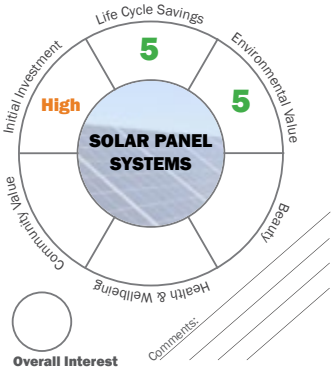
More load on landfills and recycling. Model proactive behaviors. Visible monitor of consumption (education opportunity).

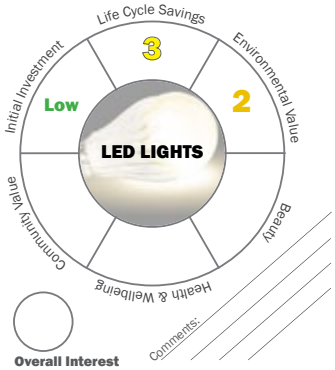
Education from Tribune Building example. Use waste from Tribune Building as animal feed, fertilizer, compost.

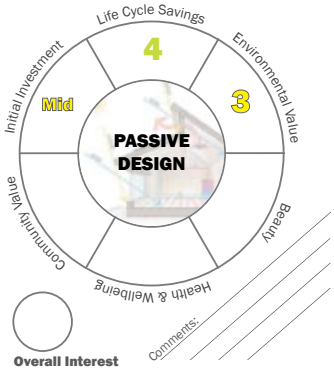
ACTIVITY 2 SUMMARY

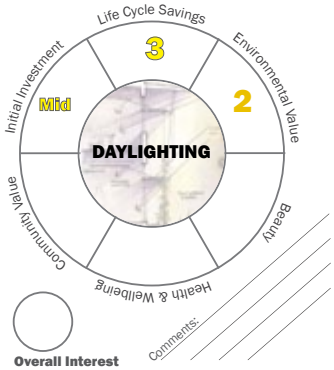
In Activity 2, residents were asked to evaluate the costs and values of twelve sustainable strategies for the Tribune Building site. Residents determined their overall interest in pursuing each strategy.

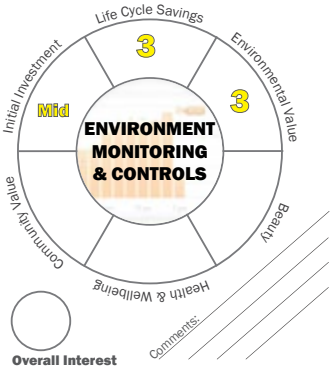
The project team provided general costs and values for the initial cost, lifetime savings, and environmental impact for each strategy. Residents were asked to discuss and rate the values of beauty, health & wellbeing, and community value for each of the twelve strategies, on a scale of 1 to 5. Then, residents indicated their overall interest in pursuing each of the sustainable strategies, also on a scale of 1 to 5. Finally, residents commented on the strategies.

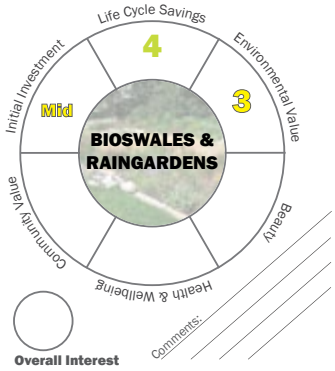


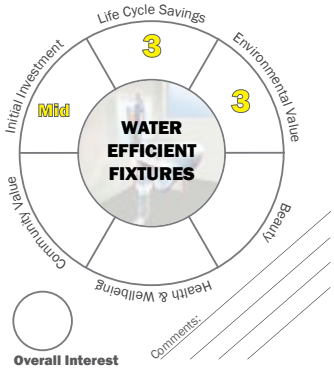


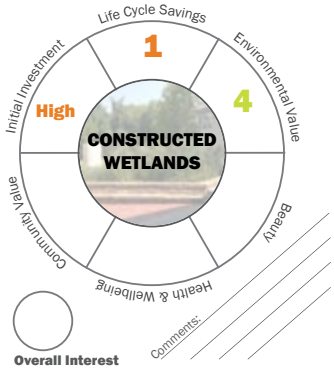


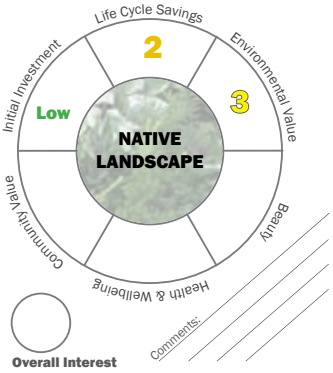


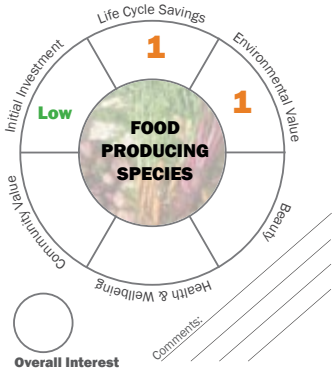


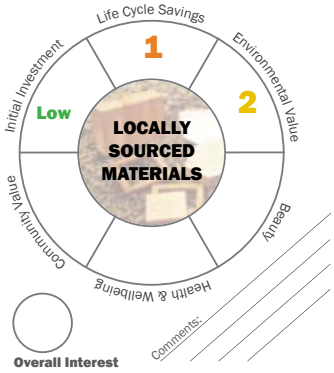


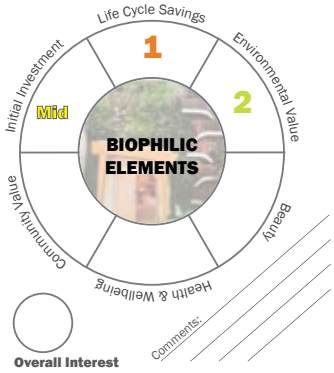












Activity 2: Evaluating Sustainable Strategies

The following illustrates the quantitative results for the twelve strategies in Activity 2. The strategies are ranked by Overall Interest. The response was overwhelmingly positive for almost all strategies, with only one scoring lower than a 4 on a scale of 1-5.

	Community Value	Health & Wellbeing	Beauty	OVERALL INTEREST
BIOPHILIC ELEMENTS	4.75	5.00	4.75	4.86
LED LIGHTS	4.00	4.20	3.80	4.84
WATER EFFICENT FIXTURES	4.43	3.75	2.78	4.80
SOLAR PANEL SYSTEMS	4.58	4.17	3.25	4.68
PASSIVE DESIGN	5.00	4.75	5.00	4.68
BIOSWALES	4.50	4.25	4.79	4.67
NATIVE LANDSCAPE	4.69	4.44	4.63	4.56
LOCALLY SOURCED MATERIALS	4.79	3.71	4.36	4.42
DAYLIGHTING	4.70	4.80	4.80	4.33
FOOD PRODUCING SPECIES	4.44	4.56	3.56	4.29
ENVIRONMENTAL CONTROLS	4.25	4.00	2.75	4.08
CONSTRUCTED WETLANDS	3.25	4.00	4.30	2.40

Activity 2: Full Comments

The following are the verbatim responses to each of the twelve sustainable strategies.

SOLAR PANEL SYSTEMS

Beauty depends on where its located.

Build into design.

See its values we like a lot, however could impact daylighting. All linked with top 4 options.

Have MSTC students install system to reduce cost. Call Ben @ 715 4225382.

LED LIGHTS

Beauty is irrelevant for this one.

Cool good lighting. Beautiful if done right.

DUH do this already.

Good for private areas.

PASSIVE DESIGN

This would be awesome for south wall. Reduce electrical spend less.

Excellent opportunity for this and for education.

Concern - birds flying into can be mitigated.

DAYLIGHTING

Goes hand in hand with passive design.

Good for public areas.

ENVIRONMENTAL CONTROLS

Time spent on site may not be substantial enough to impact monitoring. Can't impact a ostentatious display controls aspect far more attractive to use than a dashboard.

Learning opportunities.

Appears to be no-brainer system to manage energy.

BIOSWALES

Advantage highly given proximity to river. Sets an example. Bring back the living wall!!! If I would have seen this information prior to the prioritizing "wants" would it have been not as wanted or seen as important? Set an example to the rest of the row.

Rain garden should feed living wall!!

Get rid of south parking lot.

WATER EFFICIENT FIXTURES

Do now rather than later. Low cost. High impact. Long benefit.

Available for handicapped people with hooks for hands or unable to open (sp?) to use faucets.

Takes less maintenance long term.

Reduce operating cost.

Gray water use for bathroom.

CONSTRUCTED WETLANDS

Costs and available space seem to limit the ability to execute this.

Does not fit on our site. Could work well w/ construction with Centralia center and cultural center sites.

? Of building wetlands outside of property?

Not enough space in downtown location.

Wetlands are valued highly by us but not relevant to this small space. Natural beauty could be provided by other landscaping options.

NATIVE LANDSCAPE

Plaques for education.

Pertains well with Sandy's slides.

Roof: native, riverfront. Low maintenance.

Educational examples. No fertilizer/pesticides.

Native American population natural community.

FOOD PRODUCING SPECIES

Food use education.

Neighborhood garden.

Brewery, restaurant should utilize this. Hops vines! Using space to create food, herbs. Indoor community wall garden. Liaison with our garden produce, extension.

Can improve beauty by adding other types: rooftop garden --> culinary-cake. Source of revenue. Herbs for cooking café.

Aquariums, education, community, food people. Sustainability. Healthy mindset.

LOCALLY SOURCED MATERIALS

Stories and education of harvesting.

If it's available.

Rehab of building.

Local economy.

Use bamboo. No/low (sp?) materials as long as it doesn't impede the use of the best/most appropriate materials.

BIOPHILIC ELEMENTS

Plants with septic systems.

These features could provide added wellness benefits of a "summer retreat" during cold Wisconsin winters.

Water turbine on river.

Authentic biophilic elements in interior of bldg. But not to compromise history in rest of building. More subjective...

What is happening now, after Meeting 5?

At the conclusion of Meeting 5, the project team gathered all meeting evaluations and materials.

For the past two weeks, the project team has been working through these materials, organizing, cataloging, and synthesizing all of the participant work. A Community Fellow entered all meeting evaluation information into a summary document.

Community responses regarding the eight aspects of sustainability and the twelve sustainable strategies are being synthesized by the project team and project architect to be incorporated into the architectural design of the Tribune Building. The final meeting in Phase 2 will focus on the ArtPlace grant, community storytelling, and artistic design on the site.

Where can I learn more?

Please visit the project website, TribuneBuilding.org, or call Incourage at (715) 423 - 3863.