

<b>UAF Master Planning Committee</b>  Thursday, January 9, 2003; 9 – 11 a.m. Chancellor's Conference Room; Signers' Hall Room 330	No agenda available
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## **Master Planning Committee Meeting**

January 9, 2003

Notes

### **Members Present:**

Rick Caulfield (chair), Gerry Plumley, Freda Williams, John Craven (by telephone), Clark Milne, Pamela Davis, Rich Seifert

### **Guest presenters:**

Chancellor Marshall Lind, VC Mark Neumayr

### **Welcome and Announcements**

The MPC welcomed Chancellor Marshall Lind and VC Mark Neumayr who were present to bring the committee up to date on developments regarding West Ridge design and construction projects, including those funded by the recently-approved general obligation (GO) bond.

The chair noted approval by the Chancellor of recent MPC recommendations about the Facilities Services/campus security yard (recommendation 02-09) and antenna policy (02-10).

The MPC Subcommittee on Circulation and Parking is meeting regularly and expects to finalize approval of a parking study consultant by the end of January 2003. The goal is to have the consultant's report completed by early summer 2003. It is also beginning to discuss parking issues on campus, including impacts of West Ridge construction activity.

The MPC Executive Committee met in December with University Relations personnel to develop tools for communicating the master plan to wider

audiences. Two such tools are envisioned: a pocket brochure highlighting master plan goals and a larger pamphlet providing more detail about the plan and the work of the MPC. We expect to have these completed by mid-February.

The chair noted that the Alaska Railroad is holding an open house today at the Fairbanks Depot to discuss its future development plans, including possible track realignments on or adjacent to UAF property near Sheep Creek.

### **West Ridge GO Projects Update and Discussion**

At the MPC's request, Chancellor Lind and Vice-Chancellor Neumayr presented an overview of design and construction issues on West Ridge, including those funded through the recently approved GO bond. Major projects include the West Ridge Research Building (WRRB), Museum expansion, utilidor construction, a West Ridge Heating Plant (WRHP), and the Biological and Computational Sciences Facility (BICS). Current plans call for completion of the utilidor project in 2004 and a 'plywood' BICS structure in 2005.

According to the Chancellor, issues being addressed now about West Ridge construction will have far-reaching impacts on development of the area far into the future. Such issues include location of the BICS facility, design of the utilidor, availability of heat and chilled water for future development, sufficient water pressure for fire safety, and parking. The reality is that utilidor capacity will be reached with the Museum expansion coming online and new options for heating and chilling need to be developed.

Location of the utilidor extension and its relationship to the BICS building was a topic of discussion at the recent Board of Regents meeting. Discussions included the possibility of relocating BICS closer to existing utilities infrastructure. As a result of these discussions, the Chancellor and his staff have done further research about utilidor design, BICS siting, the WRHP, and related facilities.

Results of this research to date lead toward the following four options, with Option 2 as the current preferred alternative. Options 1-3 envision BICS construction on the site currently identified west of Arctic Health. Option 4 would move the BICS location. All options envision that WRRB will have its own heating and chilled water systems.

Option 1) Construction of a larger 9000 sq. foot remote heating and cooling plant adjacent to the utilidor and to Sheenjek Drive that would supplement existing systems and provide cooling water to BICS.

Option 2) PREFERRED—Construction of a smaller 3200 sq. foot remote heating plant (WRHP) along the utilidor at one of three proposed sites (see attached illustrations). This would be fired by fuel oil and used as a seasonal booster to existing capacity. It would not include a new incinerator or necropsy lab as had been envisioned earlier.

Option 3) Construct BICS as a stand alone facility with internal heating and cooling supplemented by buried water and electrical feed. This would not allow for utilidor expansion for the future and does not address concerns about water pressure and utilidor backup.

Option 4) Relocate the BICS building site to the old USGS site next to the NSF. Utilities connections would be made through NSF. This would be inconsistent with the current master plan and does not address values of adjacency of related academic programs and staff.

According to VC Neumayr, option 2 is preferred. The WRHP would have a smaller footprint than in option 1. It would be substantially below ground with visual barriers, adjacent to the utilidor, and with an onsite fuel tank of some 3-5000 gallons. Access for fuel delivery would be off of Tanana Loop. This option allows for utilidor expansion, provides a full backup loop for circulating heat and water, and increases water pressure for firefighting needs.

**Discussion:** Committee members agreed that the utilidor system is important to the future of West Ridge and to issues of safety and system redundancy in case of emergency. However, questions remain about siting of a WRHP and its impact on surrounding areas. MPC member John Craven voiced concern about this during the meeting and in a memo to MPC members.

As a result of the presentations, the MPC expressed a desire to be involved in an early review of more detailed site design for the WRHP assuming that this preferred alternative advances. WRHP issues requiring further attention include size of footprint, anticipated need for expansion in the future, access, size of fuel

tank and frequency of deliveries, emissions, site profile and visual impact mitigation, timing of construction (esp. impacts on parking), possibilities of supplying heat to a future ski hut, and potential impacts on adjacent open space identified in the master plan.

Members expressing a view about the preferred alternative (Option 2) favored WRHP sites 2 or 3 over site 1 (see attached illustration), which conflicts with the master plan. Sites 2 and 3 are closer to Sheenjek Drive.

Additional discussion focused on the cumulative impacts of construction activities on West Ridge in the coming years, particularly with regard to parking. The MPC anticipates receiving recommendations from its subcommittee on circulation and parking about this, and expects to forward final recommendations about this to the Chancellor. It also seeks to work closely with Facilities Services in a proactive manner to inform WR users and visitors about proposed and ongoing construction and to present alternatives designed to minimize disruption and inconvenience.

The Chancellor concluded the discussion by noting progress on a number of other projects, including Museum construction bid opening (February 13), preparation for WRRB construction, and remodeling of Hutch and the TVC 604 Barnett Building (old courthouse).

**Next Scheduled Meeting:** Thursday, January 23, 9-12Noon

**Note Location Change:** Kayak Room, Rasmuson Library