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NEXT COMMUNITY FORUM MEETING:

**Tuesday,
 August 22,
 5:00 p.m.**

Bldg. 540 Arapeen
 in Research Park

Community Forum meetings for neighbors of the U and the University community will be held August 22 and October 24 at 5:00 p.m. at 540 Arapeen in Research Park. Parking is available just west of the building. For more information, to be added to or deleted from our mailing list, or if you have an agenda item, questions or comments, please contact Teri Erick in the University of Utah Public Relations office at 585-9244.

NOTES FROM MAY 23 COMMUNITY FORUM MEETING

Welcome
Coralie Alder, Executive Director, Public Relations

Coralie welcomed everyone and thanked them for coming. Following introductions, she turned the time over to the contractors for an update on new construction.

Sutton Geology and Geophysics Building design overview
Myron Richardson of Brixon & Christopher Architects, Jim Gramoll of Gramoll Construction, and Project Manager, Rick Johansen

Design architect Myron Richardson, began with the location of the new building that will be set north of the Browning Building. The current building that is adjacent to the Browning Building, the Ore Dressing Lab, will be removed and the Sutton Geology and Geophysics Building will replace it. The north edge of the new building will run along 100 South.

He showed the site plan of the 90,000 square foot building will be 4 stories on the west end and 3 stories on the east. It will be connected to the Browning building and they will serve as one building when completed. The new main entrance will be on the east, entering into a lobby which will feed into both the Browning Building and the Sutton Geology and Geophysics Building.

Myron spoke about the road just west of this site, 1480 East. The plan is to permanently close this street and bring all of the traffic in from the area by the ROTC and widen the road just north of INSCC. Traffic going to the visitor parking lot would use this route. This widening of the road should begin in the next couple of months. As part of this widening there will be a demolition of building 22, the Geosciences Services building. It is a small building that was an addition to the Mines Building. The width of the road will increase from less than 20 feet to approximately 36 feet. An additional reason for closing the street is that 1480 East and the intersection at Wolcott and 100 South are too close together.

Myron mentioned that the materials to be used on the north end of the building will be campus brick which will wrap around the building onto the east and west sides. The majority of the east, west, and south sides of the building will be glass, steel and concrete to architecturally reflect the laboratory functions in the building.

There will be extensive landscaping around the new building. Approximately 14 trees will be lost, but about 40 will be planted.

Jim Grammol of Grammol Construction spoke about construction. Prior to construction the new roadway which will be in place to lead people by ROTC to get to visitor parking, and 1480 East will

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be used for staging during construction. The new roadway will be used for material deliveries during construction. The demolition of the Ore Dressing Lab will begin in January 2007 and new construction is scheduled to begin February 2007. The building will be concrete and there will be frequent deliveries of concrete coming up 100 South, which may cause traffic to divert at times on 100 South, but flaggers will be on the street. Coralie recommended this information be presented at a future Neighborhood Relations Committee meeting because it will affect the neighbors on 100 South which is the focus of that meeting. The estimated completion of this project is November 2008.

Mike Perez spoke briefly about the crosswalk on 100 South which is independent from the Sutton Geology and Geophysics Building project. The U has been working with UDOT to attempt to find a better solution than the diagonal crosswalk. There have been a number of near misses at this crosswalk, which concerns both the U and UDOT. The possibility of raised crosswalks was brought to the table but they are a problem because 100 South is a primary thoroughfare for hospital emergency vehicles. Instead, UDOT is discussing adding a light to the north of where 100 South turns north, and adding a pedestrian crosswalk. The current bus stops might then be relocated to the new location. The diagonal crosswalk could then be removed.

Funding for this building, approximately \$21 million, is coming almost entirely from donations raised by the College of Mines and Earth Sciences.

Research Park update and discussion

Charles Evans, Director, Research Park

Charles began by describing and showing the Research Park area on a map. There are 258 acres of leaseable land in Research Park, of that 218 acres are presently leased. Approximately 40 acres have not been leased and of that 14 acres are committed to the Utah Museum of Natural History with 26 acres available but uncommitted.

Myriad Genetics phase 4 is under construction which is the reason there are cars all over the road in that area. When the building is complete it will have a parking structure. One other project that is contemplated is a small addition to house the mechanical equipment by ARUP because the current mechanical capacity in the building is not adequate.

The future of Research Park is hard to tell. The Utah Museum of Natural History is getting closer to a design. Myriad Genetics is interested in starting their phase 5, an addition to their building which would be the same size

as the building that is under construction. The concept for phase 5 has been approved but it still has to go through the approval process. The building would likely be less than 60,000 square feet.

Charles spoke about the history of Research Park. The first building was three stories tall plus mechanical equipment on the top. Up until the time the city changed the zoning there was no height restriction. At the time the hotel was built there was no variance needed for the height. Under the new zoning, a variance would have been required for 16 buildings in the Park. Charles pointed to buildings on the map as examples at the request of the neighbors. He made the point that if the mechanical equipment on top of the building is not screened, the city does not count it in the height, but it is ugly if they don't screen them, so the U recommended screening the equipment. These 16 buildings of the 31 in the Park were built before the current zoning was in place.

The neighbors commented that when Research Park was first proposed they were told the buildings would not be obtrusive and said they seem to be getting worse especially because of the glass being used. The buildings do not blend in with nature. Charles pointed out if you drive by the Park and compare it to other areas on campus, the buildings blend in very nicely and you cannot see many of the buildings at all from Foothill. Charles also noted that laboratory buildings are always taller than office buildings, even if they are the same number of stories, because they need more mechanical space.

In terms of parking in the Park, Charles said there are 7,955 spaces, not including spaces on the street, because those are not permanent and should be gone when construction is complete. When he counted them, with the exception of ARUP and Myriad Genetics, the lots were half full, which was not the case years ago. Although the Park has more employees than we've ever had -- a little less than 7,300 -- the total number of cars was less than 5,000, which include the clinics' parking lots which have non-employee cars. This means the employees are getting here in a different way than they used to. He pointed to a photo/map taken just before noon and most of the parking lots were half full.

Prompted by a question, Charles said the city zoning that was established in 2001 is 45 feet. This essentially allows for a 3-story building and a variance, which is nearly always needed for the mechanical equipment on top. The variance is controlled by the city although they will ask the U for their opinion, but the U's preference is to screen the mechanical equipment because it looks best. The previous ordinance allowed for higher buildings if they were further set back.

The main concern for the neighbors is transportation, open space and what the future holds for Research Park. One other concern is that the older buildings that are smaller and have less impact are going to be remodeled and become larger. The neighbors would like to see a limit to the Park growth.

Charles did mention that every change to the master plan for the Park has been made to reduce the size. For example, eight buildings were planned above the Bonneville trail in 1968. We had originally said 5200 feet would be the elevation we would build up to and that is now down to 5050, which is a considerable change. The idea for the Park was patterned after Stanford's Park which was shown to the neighbors in the beginning. Stanford's density is greater and restrictions lenient. Also, it was said the university would eventually use the land for its own uses, which the neighbors in attendance do not recall.

There was some discussion about advisory committee meetings regarding Research Park. The committee used to meet quarterly but when there is not much happening they meet once a year. If there is a new project the committee meets before the building is planned or presented to the administration. Neighbors would like to see Research Park planning and development under the same policies for U buildings, especially since it was said that this land would eventually be the U's. It would be helpful for the neighbors to see an impact and mitigation report for upcoming projects in Research Park, similar to those created for U buildings. Neighbors are hoping to have more input before a building is started and their opinion is too late. Although there are no projects to look at, Charles said they will look at restructuring the process. It was noted that there is a difference in the process with privately developed Research Park buildings because they must go through the city.

There was discussion of a proposed project for a UNI expansion in Research Park. The proposed project had not gone through Charles. The project is on the U's projected five-year plan, as a placeholder, coming through Health Sciences. The project came through internal discussions within a department and nothing is officially planned.

Charles also mentioned that Evans and Sutherland is selling a major part of their business to Rockwell Collins, so they will now be in the Park.

There was also discussion of an electrical sub-station. The neighbors mentioned that the U was wonderful and worked hard on the finished product of the station that was put on the corner by Foothill. Now, there is an area

Utah Power is looking at for a new electrical sub-station next to the CAMT building on Arapeen Drive in Research Park. Because of the imaging and X-Ray equipment in the building the U could not support an electrical sub-station in this location.

Charles mentioned that of the 218 leased acres, there are about 80 acres of parking, 26 acres of building and the rest is landscaping. There are no other areas that are like that.

The neighbors stated that the U is a good neighbor and there are worse places to live next to, but their concern is that it is an area with a lot of activity and traffic issues. Any effort that is made to help with traffic and transportation should be done. This brought up a topic to be discussed at the traffic and transportation meeting about a possible light at Wakara and Arapeen, and the timing of the left turn signal from Wakara onto Foothill.

University position on 4th South re-zoning

This agenda item was moved to the next Community Forum meeting in interest of time.

CAMPUS EVENTS

June 25 – Red Butte Garden Concert:

Joe Jackson with special guest Raul Midón. For more information go to:
<http://www.redbuttegarden.org/concerts>

July 1 – Freedom Blast at Rice Eccles Stadium:

For more information go to:
<http://www.freedomblast.com>

July 4 – Independence Day Holiday

July 24 – Pioneer Day Holiday

For more events listings go to:
<http://www.events.utah.edu/>