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**COMMUNITY FORUM NEWSLETTER**

801-585-3595

**THE UNIVERSITY OF UTAH  
 ANNUAL COMMUNITY FORUM MEETING  
 THURSDAY, JAN. 10 | 4:30 – 6:00 P.M.**

**Natural History Museum of Utah**  
 301 Wakara Way in Research Park  
 Free parking west of the building

**We welcome your attendance, comments,  
 and participation in the discussion.**

**AGENDA:**

- **2013 construction projects and impacts**  
*John McNary, Director, Campus Planning, University of Utah*
- **2013 activity in Research Park**  
*Jonathan Bates, Director, Real Estate Administration  
 University of Utah*
- **Preview of University of Utah legislative priorities**  
*Jason Perry, Vice President, Government Relations  
 University of Utah*

*The following items were discussed at the fall Community Forum, held Oct. 12, 2012, at the Natural History Museum of Utah.*

**LAW SCHOOL**

**Hiram Chodosh, Dean, Quinney College of Law**  
**Sean Thompson, Architect, VCBO Architecture**

Groundbreaking for a new law school is scheduled for June 4, 2013, which also marks 100 years since the school was founded at the University of Utah. "It's a special moment we have been aiming for—to celebrate the centennial of our history and also the next century of legal education here at the U," said Hiram Chodosh, dean of the law school.

More than six years ago, law school and U leaders started to conceptualize the building as a major gateway into campus in both a functional and figurative sense. Chodosh and Sean Thompson, with VCBO Architecture, together with the SmithGroup, based in Washington D.C., have been involved in programming and design plans.

"Over the past several years, we have been building a model for legal education that is quite unique—a 'teaching hospital' for law—to catch up with the medical professions in providing a service-learning environment where our students are learning professional skills and capacities while at the same time making distinguished contributions to the community," noted Chodosh. This is the first time a teaching hospital for law concept is being institutionalized into a new facility where it can affect the design of the architecture.

The total project will be privately funded and is expected to cost \$55 million. The 156,000-square-foot building will be

constructed near the northeast corner of University Street and South Campus Drive. The site has environmentally challenging elements—the narrow sidewalk, limited street parking, residential housing, and bus stop, all located on University Street; the nearby Stadium bus and TRAX stations and all they imply; and perhaps most importantly, the steep incline—the 30-foot rise in elevation from the corner of University Street and South Campus Drive diagonally to the northeast corner of the building's footprint. In addition, the gateway concept calls for providing pathways into campus and further up toward Presidents Circle—difficult challenges with such a steep grade. But planners are confident they can make it work, and say the new law school is uniquely positioned to be a gateway—especially for transit riders using the stadium TRAX and bus stops—and will revitalize the western edge of campus. This strong commitment to support forms of transportation that are beneficial to society as a whole will be evident in the design of the building and its landscape, which will encourage transit, bike, and pedestrian use and includes plans for accessible and secure bike storage.

The building, with a setback to avoid having a large mass on the street corner and to minimize the impact of the scale, will be about as high as Simmons Pioneer Memorial Theatre's fly loft and lower than the new Thatcher Chemistry Building. The existing law school and law library will be turned over to the University to use for other campus functions. Carlson Hall will be razed to accommodate the project.

The building will be the first Leadership in Energy and Environmental Design, or LEED Platinum-certified law building in the country. It will feature a reduction in energy use by 40-45 percent and will implement creative plans for water conservation. The building design goes well beyond ADA code requirements and provides accessible classroom seating and other ADA

*(Continued on next page)*

Those with concerns are encouraged to make comments on the Open City Hall website at [www.slcgov.com/opencityhall](http://www.slcgov.com/opencityhall).

A final decision is expected in January 2013.

**NEW WOODBURY BUILDING IN RESEARCH PARK**

**Jonathan Bates, Director, University of Utah Real Estate Administration**

The new building currently under construction at 630 Komas Drive in Research Park is being developed and built by the Woodbury Company, in partnership with Blackrock Microsystems, one of the tenants moving into the building. Blackrock is a research-based company that currently occupies space in several office buildings in the park. They will move all their operations to the new building. The three-story, 60,000-square-foot building, located near Foothill Drive, has been under discussion for at least two years and was

mentioned at the last Community Forum on Oct. 12, 2012. Research Park includes both University-owned as well as non-University-owned buildings, all of which go through a design approval process. The design review committee, in place since the park opened, includes university as well as outside third-party individuals. As the new Woodbury building is privately owned, not a university building, it falls under Salt Lake City for code review, etc. The park's design covenants are enforced for the University by Salt Lake City.

features. The technology aspects of the building will reduce the square footage otherwise required to achieve the program by 50,000 square feet, so a quarter of the square footage will be absorbed through the innovative use of technology.

In addition to academic classrooms, offices, and space for the teaching hospital model, public spaces will include a reading room, Moot courtroom (seating 400), and cafe. A public library will serve *pro se* litigants and lawyers who have given up their own library functions; and the state legal repository will be housed there, for use by other lawyers and the public. In addition, the law school will host the National Criminal Justice Academy, a professional training program of the National District Attorneys Association, which is the professional organization of all state and local prosecutors around the country.

### **Questions from neighbors:**

#### **Q. Will the building attract more people to campus?**

**A.** The newly-designed corner will increase incentives for using transit and dissuade people from driving their vehicles to campus. Independent of this project, enhanced bike and pedestrian routes east and north of the site will make the new facility more inviting to the general campus user.

#### **Q. Does Carlson Hall need to be demolished?**

**A.** The decision to raze Carlson Hall was made at a campuswide level outside the scope of this project. After studying the highest and best use of the facility, it was determined that preserving the building would pose challenges from a campus planning aspect and would not be the best use of the property.

#### **Q. Will the sandstone wall along University Street be modified?**

**A.** A small portion of the wall will be modified. Wherever it is moved, the stone will be reused adjacent to the existing wall. And where the original footprint of the wall was, the stone will be laid in the ground flush with the pavement so the continuation of the wall and the footprint of the wall where it existed will be seen.

#### **Q. To what extent should the design of the law school take into account future plans to develop the west side of the stadium parking lot?**

**A.** It already has. The school views it as a long term advantage to have some sort of scale development in that location. Right now, law building plans are focusing on a gesture to commuters by creating a major entrance into campus, but the school also will be designed to embrace and capture the value of what might be built across the street in the future. It is unknown when it would happen, but when it does, this Community Forum would be involved.

**Hiram Chodosh welcomes your questions and comments. Send them to him at [hiram.chodosh@law.utah.edu](mailto:hiram.chodosh@law.utah.edu).**

## UTAH FOOTBALL: GAME DAY PARKING AND TRAFFIC

### **Collin Simmons, U Commuter Services**

During the 2012 football season, the U's Office of Commuter Services encouraged people to ride transit or bikes, and not drive their cars to campus on game days. For the first three home games, TRAX ridership by current UCard (U faculty, staff, and student transit pass) holders was high. An average of 8,000 to 9,000 UCards on bus or TRAX were active each game day, with more than 10,000 people using transit for the first home game.

On non-game day Saturdays, average TRAX ridership was less than 1,000. But on game day, an average of 3,300 UCards was used. The game day with USC had 9,800 TRAX riders.

Utah football games attract between 45,000 and 50,000 people to the stadium. The University's goal is to get 10,000 to take transit. Currently, ridership is at 5,000 or 6,000 per game so there is still work to do with Athletics.

For games that fell on Thursdays, Commuter Services worked with Athletics to provide additional grass parking lots at the HPER North Building on the academic campus, and Stilwell Field in Fort Douglas. The grass parking lots did not fill up, which indicates success.

Commuter Services' exit strategy for getting cars to and from campus on game days is working, especially with the involvement of the Utah Department of Transportation (UDOT) and Utah Transit Authority. UDOT can control traffic lights and TRAX gate arms in the roundabouts and at 500 South, so that has ensured success in moving cars.

One neighbor noted her appreciation that Salt Lake City and U police are enforcing the parking restrictions in the neighborhoods west of campus during football games.

**Collin Simmons welcomes your questions and comments. Contact him at [collin.simmons@utah.edu](mailto:collin.simmons@utah.edu) or call 801-581-4189.**

## STUDENT LIFE CENTER

### **Peggy McDonough-Jan and Brent Agnew MHTN Architects, Salt Lake City**

Plans are underway for a new \$45 million Student Life Center to be built at the east end of the HPER Mall. The building will be constructed south of the new Donna Garff Marriott Honors Housing and adjacent to the Eccles Legacy Bridge and the Fort Douglas TRAX station. The Annex, Tanner Dance Building, and the softball field will be razed to accommodate the project. All recreation programs currently offered in Einar Nielsen Field House, as well as the Outdoor Recreation Program and a University Credit Union office will be housed in the building.

The 172,000-square-foot facility has been a priority of student leaders since 2007. Early leadership gifts of \$1 million from Kem Gardner and a \$1 million pledge from the University

Federal Credit Union were followed by a "capstone" grant of \$3 million from the George S. and Dolores Doré Eccles Foundation, providing significant momentum toward the \$6 million in private donations needed for the project, and completing the funding necessary to begin construction. Groundbreaking is planned for March, with the building opening in early 2014. The facility will be open year-round, seven days a week, 16 to 18 hours a day.

The lower level of the facility will include racquetball and multi-activity courts, and a recreational pool for students, faculty, staff, and their families. A multi-story bouldering and climbing wall, a major feature of the new building, will be located at the north end in front of a glass wall. At night it will "light up like a beacon on campus," according to the architects.

The main level of the building will have east and west entrances leading pedestrian traffic through an open public lobby with a fire place and café—a gathering place for students. This traffic flow design also fulfills part of the campus master plan that calls for better accommodating pedestrian traffic moving east and west between the dorms and the academic campus. The lobby will extend west into the HPER Mall, encouraging pedestrians to walk through the building rather than around the outside of it. A check-in desk in the lobby will provide access to the facility's recreation areas (access is with a UCard). The main level also will include new offices for the Outdoor Recreation Program.

The second level will feature a three-court gym and fitness room, all with glass walls, providing views through the building. Architects are considering a direct connection at this level to the Legacy Bridge.

On the top level, a 5.5 laps-per-mile track will wind around the two major spaces in the building, so track users will have 360-degree views of the valley and mountains, and will be able to look down on the different sports courts below. Additional rooms for exercise, spinning, yoga, and personal training also will be located on the top level. An outdoor terrace will allow for student barbecues and outdoor yoga classes.

The exterior of the building will be a combination of stepstone, glass, and terra cotta walls with a similar palette of colors as those on the adjacent Donna Garff Marriott Honors Housing. The "skin" of the building is not flat but folds in and out to create some excitement as it moves around the building, according to the architects. Parking areas will accommodate only the building's staff.

Working with a building that is 32 percent glass presents challenges, including glare from western sun, and birds flying into it. The glass will be treated with a screen to diffuse the light, and architects are looking into ways to minimize damage to birds.

### **Questions from neighbors**

**Q. What's the difference between what this new building offers and a combination of the existing Olpin Union Building and the Field House?**

**A.** Moving the recreational facilities closer to the dorms encourages more use by the students. The Olpin Union is still the campus center for student activities and major food service. The café in the Student Life Center will be a small vendor, leased out similar to others on campus. As for the recreation center, the Field House is not coming down but will be repurposed. The long term plans are unknown at this time, but several alternative uses are being considered.

#### **Q. Why can't students use the existing natatorium on campus for swimming?**

**A.** The HPER natatorium is a competitive lap swim facility. The athletic department would like to move the recreational swimmers to a leisure pool. In addition, the No. 1 priority in all student surveys regarding the new facility was to have a recreational pool.

#### **Q. What happened to the swimming pool built by the Army that was adjacent to the new student housing?**

**A.** That pool did not fit into the University's master plan and was filled in.

## STREET LIGHTING

### **Brad Stewart, Development Services Manager Salt Lake City Public Utilities**

Salt Lake City's street lighting infrastructure is aging and deteriorating. Many lights have gone dark and have been left dark because of a lack of funding. To address the need for a more sustainable funding plan, a citizens group was convened to study the issue and make recommendations to Mayor Ralph Becker and the Salt Lake City Council. The group also was asked to suggest ideas for funding a more robust program that could take care of some deferred maintenance issues and make energy efficiency upgrades to the system.

The group is recommending an assessment of \$3.73 per month for each single-family residence (regardless of frontage feet); and \$3.73 per month fee for businesses and other non-residential properties for every 75 frontage feet of property. It also suggests moving streetlight funding from the general fund to an enterprise fund (like a utility, where those who benefit from the program pay a user fee that goes into a separate account). The thinking is that since everyone benefits from light in the city, all properties would pay, including tax-exempt properties like schools, parks, churches—any nonprofit would be treated the same as the rest of the properties. No exceptions.

Areas that have decorative lighting and pay a special assessment fee, like those in downtown Salt Lake City, would remain as is. Also, the private street lights on sidewalks in some Salt Lake City neighborhoods also would be left as is. Homeowners would continue to maintain the light, pole, and bulb, and pay the power bill where it is connected to their house.