Campus Planning Committee

March 16, 2009
Meeting Minutes
[Approved]

Members Present: Bettina Hass, Barbara Mooney, Tom Schmidt

Members Absent: Jenna Anderson, Jerry Anthony, Greg Black, Meredith DeBoom, Kerry King, Tom Kruckeberg, Larry Robertson, Mark Young

Others Present: Don Guckert, Bob Brooks, Rod Lehnertz, Dave Ricketts, Christine Douglas, Tom Sharpe, Liz Christiansen, Dave Jackson, Adam Perkins, Glen Mowery, Eric Foresman

Call to Order: Thomas Schmidt called the meeting to order.

Previous Minutes: Minutes of the February 2, 2009, CPC meeting were approved with one correction. Note that Tina Hass was marked as present and should have been marked as absent.

Information/Introductions:

Nothing to Report

Action Item(s):

UI Student Demonstration Garden

Adam Perkins of the UI Environmental Coalition presented their proposal for installation of a hoop house at the area designated for the UI Student Demonstration Garden. The goal of the project is to operate a demonstration garden to educate student, faculty and staff on sustainable food practices. Vegetables from this garden will be harvested and sold to the IMU. Installation of the proposed hoop house would extend the growing season, allowing a longer learning potential for those involved.

The hoop house is a movable high tunnel structure measuring 16’x22’ installed on pipe track that is anchored into the ground. It is covered with thick gauge plastic with side walls that fold up for ventilation.

Discussions included the sustainability aspect of this project, composting, keeping a visually appealing site, signage, liability issues, security, and potential parking issues.

The issue of master planning and future development was raised and whether the operation (structure and supplies) could be moved easily if the current location was targeted for a different purpose. Adam explained that the constant moving requires time, energy and money to educate the public on the new location, which detracts from the time they can be educating others, working on projects and working on the gardens and their hope is to find a more permanent location.

The committee endorsed the project allowing the greenhouse structure as long as the stipulations of the three-year term and the liability issues were solved.
Chilled Water Plant Addition to Oakdale Power Plant

Eric Foresman presented designs for the proposed chilled water plant addition to the Oakdale Power Plant. This is an update to the proposal submitted in April 2008. Eric provided review of the growth of utilities on the Oakdale Campus in response to four new structures being planned. The Oakdale Renewable Energy Plant is part of the Green Power Initiative to provide electrical power, heating and cooling to the UI Oakdale Campus from 100% renewable sources. This chilled water plant is a component of the envisioned trigeneration plant.

The location of the proposed plant addition was determined after consideration of four other locations. Foresman explained why no other alternative locations in the area where suitable. The addition is to be located off the back of the Power Plant facing north. This design creates a better blending of the addition and the original building, maintains the open space between the road and the front of the building, and places the coolers on the roof, thus freeing up the lot for a more buildable area. Future expansion of the plant would continue north off of the addition.

The design showed a parapet roof line with one level of grey louvered screens that provide screening of the cooling towers. The façade done in a similar grey steel paneling pulled from the new Hygienic Lab and a wainscot-type brick panel around the base of the addition pulled from the existing power plant.

Discussion included the prominence this facility has on the Oakdale campus and the considerations for other locations on the UI Research Campus.

The committee endorsed the project as presented.

UI Research Park Commercial Signing Policy

Tom Sharpe provided a brief description of the build-out that is occurring at the University of Iowa Research Park and the need for a policy for uniform signage on the campus. This proposed policy was designed to be consistent with the emerging exterior wayfinding and signage program for the main campus and non-commercial areas of the research park and only applies to commercial buildings located in the UI Research Park. “Anchor tenants” are defined as occupying 60% or greater of the leasable space within a building and would allow both freestanding and building mounted signs. No advertising will be permitted except for temporary construction site signage and realtor signage which conform to guidelines. The freestanding, ground-mounted signs are internally lighted, metal cabinet inserted over a limestone pier. Building-mounted signs can be no bigger than 15% of the building façade. The University of Iowa dome logo will be on all signs and will say: The University of Iowa Research Park. Examples of the signage were shared.

Discussions included what course signing for the UI Research Park might take if the UI policy was not approved for the rest of the campus; if updates to the major entrance signs were being considered and if Research would be contributing funds towards this update; what happens to the signage when a company leaves; the stipulations Coralville places on the precise locations of these signs (setback from road); and at what point do logos become advertising.

The Committee endorsed the policy as presented with the recommendation that the use of freestanding building signs wait until the campus study is complete and approved.

CPC Subcommittee Reports:

Land Use Subcommittee

UIHC Site Master Plan Update

An update of the UIHC Site Master Plan was presented. It was reported that due to the global economy, the hospital’s strategic plan is being reshaped and reformed, resulting in a four phase expansion project extending
over a 30-40 year timeframe. The new approach would be to try to use the current “chassis” of the hospital and implement growth from there.

Phase 1 would include the addition of a 9 and 10 level vertical expansion of the Pappajohn Pavilion for intensive care beds, and the expansion of the Level 5 OR Suite, and the construction of a new Children’s Hospital. To enable these Phase 1 projects, Pathology labs located on the fifth floor would need to be relocated, as would the Cambus Station located on the south side of parking ramp 2, the displacement of approximately 200 parking spaces, and light wells and an atrium would need to be infilled.

The remaining phases were briefly summarized in the Health Campus Master Plan Study, which showed growth primarily to the north with a central spine connecting the north and south districts of the Health Science Campus and an alternate roadway system.

This site master plan will be brought back to the subcommittee as it is vetted and refined.

**West Campus Power Plant**

An update was given on plans to consider a new location for the West Campus Power Plant. The initial site, formally on the Grant Field, next to the Substation U, is being reconsidered because the plant has increased in size and is now being designed as a biomass/renewable green energy plant, using methane gas from the Iowa City Landfill instead of relying on natural gas. The location being considered is in the southeast corner of the Finkbine commuter lot. Discussion included rail service, the stack height, and the implications of locating it further from Substation U.

**Flood Recovery Site Considerations**

The subcommittee was updated on the flood recovery site considerations for the Arts Campus. The Hancher/Voxman/Clapp complex and Art Building met the 50% threshold for damage and are being considered for replacement. Because the University is being asked to provide the Board of Regents with potential costs associated with either restoring or rebuilding Hancher/Voxman/Clapp, an arbitrary site was selected in order to model costs.

Discussions included alternate locations being considered for the Hancher/Voxman/Clapp complex of buildings, important adjacencies for these buildings, the level of design of a new Hancher, options for areas opened up with the removal of these buildings, consideration of a parking ramp, and commemoration of the original Hancher building.

**Design Review Subcommittee**

**Chilled Water Plant Addition to Oakdale Power Plant (Action Item)**

**Campus Environment Subcommittee**

**UI Student Demonstration Garden (Action Item)**

**Campus and City Combined Emergency Communications System**

A proposal for installation of one antenna, two transmitters and two 6’ satellite dishes on the roof of the Blank Honors Center for a campus and city combined emergency communication system was presented. This system would provide joint public safety communication with a consolidated dispatch location, specifically downtown, requiring the installation of the antenna/transmitters on a tall structure in this area. The Blank Honors Center (BHC) provides the best penetration of the surrounding buildings.

It was noted that the BHC already hosts a lightning rod and another pole on the roof. The three new rods would be the same height or shorter than the existing lightning rod and would be a gray/blue color, thus blending well with the background and the vertical elements of the surrounding areas. The two satellite dishes would be
installed right up next to the screened portion of the roof that surrounds the mechanical systems, making them literally impossible to see from most vantage points.

The subcommittee endorsed the proposal, though asking that the three rods be brought in approximately 25’ to the inner edge of the stone wall on the roof.

UI Research Park Commercial Signing Policy (Action Item)

The meeting was adjourned at 3:05 p.m.