

Master Plan Review team  
July 16, 2003  
1:00 - 3:00 p.m.  
UCLUB

**Attendance:** Ann Morrissey, Vern Wyman, Jeff Callahan, Les Humphrey, Steve Lysik, Bob Drapeau, Rick Rhodes, Jerry Sidio, Sandy Taylor, Chip Yensan, Judith Swift, Will Green

### **North Campus Plan Update**

Les Humphrey gave a brief update on the North Campus plan. He indicated that Diane Dale and Michael Petrus from McDonough & Partners are working on the executive summary and the narrative for the North Campus plan and is about 85% complete. Currently they are away until next Monday. Some of the issues to be aware of are:

- The CILT Building -- There are two alternate sites being reviewed. Land uses are not based on the more singular and separate districts of the basic Master Plan, i.e. the Quadrangle as an academic core. Land uses in the North District revolve around the development of communities with multiple interrelated land uses. They aim to produce a functioning community within its own boundaries without the need to constantly have to move to other areas for services, support and other components of daily life.

Principles regarding land use in the plan include:

- Village planning with integrated land use. Integrated land uses with appropriate adjacent and supportive land uses.
- The use of architecture to define places with complimentary uses.
- Meant as an amendment to the Master Plan, this project originally began as the placement of three buildings but grew into a 50-year vision.

Ann addressed the question that was raised by the committee at the last meeting concerning the President's support for the North Campus plan particularly with regard to building design experimentation. She reported that she had spoken with the President who indicated that he did support the different building forms if they were located closer to the other more experimental building designs, ie the CRC, etc. closer to Flagg Road and away from the more traditional buildings as was proposed for the CILT location in the last go-around. There was also agreement by the committee that the President and Provost need to review plans earlier in the process and that building committees need to better understand their role and the expectations of the process for design and review by the different University constituencies.

Questions were raised about the North Campus Plan which Les is attempting to address. Will Green will take a copy of the North Campus Plan and review it as well.

### **Capital Projects Update: CILT Building**

Paul DePace gave a brief update on the CILT Building. He said the original site of the building was to be behind Ballentine Hall, but there was a high density of utilities at that location. A second site was chosen between Woodward Hall, Chafee and Rodman. Dean Jeff Seemann and Dennis Nixon met with the President about the location site, but the President did not like that non-traditional design. Another site to consider was the site of the Landscape Architecture (blue building) site on Flagg Road. This site could be a place that is more experimental and have a less traditional design. McDonough & Partners would like another try for the Woodward/Chafee site as well as the blue building site. They will bring back another presentation in a few weeks. It will need to be presented to the Master Plan Review Team before it goes to the President. **He agreed with the assessment that the MPRT and the President need to be brought into the process early on and kept updated on a continual basis.**

### **Signage**

Jerry Sidio gave a brief signage update. Issue of more information of signs organizational locations. They need to do a more intensive review with an A/E. The project scope was turned over to Brian Brosnan of BETA Corp. Jerry and Paul will be working with BETA to come up with some alternatives and will bring this item back on the agenda for the next meeting.

### **SEDA committee report**

Paul DePace gave a brief update on the SEDA committee. He indicated that Midge McMahon, from Enrollment Services, has been added to the committee and Steve Grubman-Black also has been added as the JSPC representative.

### **Project Updates:**

Governer Sundlun and his assistant have moved to the Carlotti Administration Building and will be sharing the space with the Advance Grant people.

Roosevelt Hall -- Renovations to Roosevelt will be painting & carpet. Work expected to be ready by September 1.

Lippitt Hall -- This is an active \$5M project. Capital Projects and Kite architects are working with the Math, Computer Sciences, and Honors Program to establish their space needs. They are actively studying the ground level space for access to persons with disabilities. Currently it has a steamline in it.

Paul DePace met with Paul Gandel to talk about the move of the MIS staff from Lippitt Hall to Tyler Hall. The work may not start until next summer.

Ranger Hall -- Still under review for the ASF Hunger-Free America Program.

Carlotti Administration Building -- A study has been performed to Carlotti. Carlotti has sufficient capacity to become a possible home of Communication Studies. This project is not budgeted.

Space Planner position: There is an agreement to hire a space planner on internal payroll. Ann and Paul will have a telephone interview with a prime candidate next week.

### **Flow Charts**

Ann Morrissey discussed the revised flow charts for the capital projects approval process and for space allocation decisions. The committee suggested that we make an effort to involve students more in the space needs process. A suggestion was made to appoint a student to the SEDA committee. It was suggested to put Advance Planning under Capital Projects. Ann asked the committee to send her any additional feedback or input on the flow charts before they are sent out to the University community.

Paul provided an overview of the Building Committee's role. It was pointed out that communication needs to be improved between these committees and the MPRT and Capital Projects. Specifically, in some cases of building projects, the original concept and need was not encapsulated by the building committee. Paul will circulate a previously prepared draft paper outlining Building Committee responsibilities. There is a need to generate more documents and more communication. There needs to be a dotted line communication between the building committee and original department.

### **Parking & Transportation Update**

Bob Drapeau gave a brief parking and transportation update. He said they have been able to implement some of the plans of the new parking and transportation system. There was discussion about the security and parking committee and what role they should play. This is a presidential committee in the University Manual, but it was suggested that the Faculty Senate should have it in the Manual and should be consistent with the Master Plan. He will follow up on this.

### **New Residence Housing project update**

Chip Yensan updated the committee on the new residence housing project. He reported that they could borrow up to \$70M to scheme 200 apartment-style units using the design/build style. He noted that they are mindful of what McDonough proposed. Any thoughts about trying to make the residential housing units more green. Mindful of what McDonough proposed. Water runoff. Estimated target: Sept. '05. Probably housing about 600 triples this year. In the architect search for the housing project. Commitment to sustainability.

Paul DePace reported that he is discussing a program management approach for use for the North District projects: apartment buildings, BioTech/Bio Science, College of Pharmacy, CILT building and associated parking and utilities. The Office of Capital Projects is working on an RFP in-house to assist us with the selection of this firm. The goal of this program will be to maintain a schematic thread of sustainable design throughout the North Campus. One question to be dealt with is can we achieve LEEDS certification on all of these projects and stay within budget?

### **South Kingstown Comprehensive Plan Update**

Steve Lysik reported that South Kingstown was in the process of updating their comprehensive plan and that there were seven mandatory elements to the plan. He stated that there was a relationship between the town and the University of Rhode Island. The town needs a liaison from the University. -Vern will follow up with the President and get back to the South Kingstown Town Council as to who will represent URI.

### **Building Committee**

This item will be put on the next agenda. Paul will send building committee document to Eileen to send to the Master Plan Review Team.

### **Other Items**

- Ann reported to the committee that Anna Prager has resigned from the committee. Steve Lysik will talk to the Town Manager for a new representative to replace her.
- Briar Lane Repaving -- Paul reported that the town will be repaving Briar Lane in October. The town will delay this work until summer '04.
  
- Steamline on Farmhouse Road -- Paul reported that the entire steamline pipe was defective and is being replaced by the contractor at no cost to the University. The section in Roosevelt parking lot will be completed by August 31. The Office of Capital Projects is reviewing what additional sections can be replaced safely with minimal disruption to the University Community.

### **Next meeting agenda items**

Steamline work on Quadrangle

CILT Update/ McDonough

Signage

Building Committees

Capital Projects Update

North Campus Plan Update/McDonough executive summary

Meeting adjourned at 3:00 p.m.