

## Master Plan Committee

<https://www.fm.colostate.edu/mpc>

**Voting Members:** Tom Biedscheid, Greg Harrison, Dave Bradford, Nick Christensen, Rob Long, Cody Frye, Brendan Hanlon, Santiago Di Pietro, Donna Reiser, Tom Satterly, Mari Strombom, Brendan Hanlon, Greg Harrison

**Ex-Officio:** Shelly Carroll, Gargi Duttgupta, Ashraf Fouad, David Hansen, Jessica Kramer, Mike Rush, Julia Innes, Tracey Abel, Jillian Zucosky, Jordan Berger, Dave Ryan, Angie Nielsen, Bob Kaempfe, Emily Seems

### Minutes for 9/26/2022

#### Campus Planner Introduction

1. Introductions of master planning committee members and ex-officio members.

Veterinary Health Campus – Livestock building location master plan update – *request for approval (David Hansen, Jordan Berger, Bob Kaempfe)*

1. David Hansen shares the 2016 update to the south campus master plan, specific to the vet hospital campus area, that Facilities Management (FM) worked on.
  - a. Looked at 10-year build out – the acreage we have and what is available for future potential structures and other needed elements (such as the transportation network (bringing the Horn to south campus; associated remote parking needs); FM support area; understanding stormwater limitations on east side as building out permeable surfaces).
  - b. 2018 – Tetrad begins to advance the plan through P3 relationship. At the same time, advancement of Spur campus is occurring with collaborative educational and outreach opportunities connecting Spur Campus and South Campus.
  - c. Since then, much of campus has been constructed and realized: TMI, Bay Facility, horse barns for equine programs, Johnson Family Equine Hospital (JFEH), facilities management inholding, buildout of critical stormwater needs.
  - d. Future next phase consideration: Potential realignment of Gillette drive and piping of Larimer #2 ditch provides opportunity for future development.
2. Bob Kaempfe, CVMBS – Last time they came to MPC, they discussed the plan to move the livestock bldg. to north end of campus. That building is being moved again due to programmatic, budgetary, and parking considerations.
3. Jordan Berger, Tetrad – Shows the new facilities that they are contemplating on the map. By necessity, while doing the primary care addition to the Vet teaching hospital, they will demolish the existing equine and livestock portion of the vet hospital.
  - a. First step - need to relocate livestock.
  - b. Originally planned to move this to north end of campus. There were operational challenges with it being a standalone facility. Requires a separate pharmaceutical license, requiring a full FTEE to do pharmacy for livestock.

- c. Evaluated the option of doing an addition to recently built JFEH. There were good synergies for sharing infrastructure resources between the livestock and equine groups. This became more viable, financially and operationally.
  - d. Critical to stay on schedule with overall project. Need to build and do the relocation before demolishing existing bldg. due to their laboratory and space needs.
  - e. Realization that they were starting to lose paddock space and pasture space for the animals. There are governing requirements for amount of space needed for the animals they are serving.
    - i. Trying to maximize paddock space, consolidate buildings around existing roads, and the hay storage facility is moving to where the existing silo is. New VTH shop. Allows them to maximize paddock space in the east.
    - ii. There will also be some paddock space around the hospital addition.
    - iii. Client parking for hospital.
    - iv. Amenities – outdoor experience by pond – for those who work extended periods of time.
  - f. Jensen Rd making final connection through to be back of house service corridor.
    - i. Security gating to isolate it. Public can't get to back of house by the research animals.
  - g. Bob Kaempfe adds that they will be adding west sample drop off for DMC. Keep visiting veterinarians from back of house.
4. Timeline
- a. Livestock addition (pending approvals) – construction begins Q1 of 2023, finished Q3 or Q4 of 2023.
  - b. Dec 2023 demolish existing equine portion and start that construction. There will be infrastructure enabling work, remediation of asbestos, etc. Testing occurring now. Relocate some chilled water lines and gas lines. Work way through infrastructure and getting the infrastructure online.
  - c. VTH shop and hay storage - timing uncertain. Financially driven for how they get sequenced in.
    - i. VTH shop folks are currently residing in GAIT lab. Some urgency to move them into their own bldg.
  - d. Goal is to finish north piece on front end of project. Then take focus from Niswender Rd down south. Tentative start date for that part of the project would be end of next year.
5. Parking Impacts - Working with Parking & Transportation Services on this.
- a. Need for parking for late night and after hour shift workers. There is more parking than demand.
  - b. Can accommodate with number of stalls there, but not replicate more.
  - c. With future growth and uncertainty, it makes more sense to relocate most of the parking or all of it to west side.
6. MPC Discussion & Questions
- a. Mike Rush asks – how will stormwater management be impacted by the phasing of the project?
    - i. Jordan Berger – Have not done deep dive yet. Bio-swell running from chill plant south to pond. Is there a way to shape it to also fit in the paddocks? Martin & Martin working on this. The area shown in presentation does meet requirements. Tetrad will take a look at that to make sure needs for stormwater are covered.
  - b. Realignment of Gillette and piping of ditch
    - i. David Hansen – we understand from Athletics and Rec Center that these items are in midst of bond payments, and we have to take that into consideration as moving forward with any planning for this location.

- c. Access from research Blvd. and Drake Rd.
  - i. Jordan Berger – Initially, conversation of a median in Drake and  $\frac{3}{4}$  movement with a left in, but not a left turn out from a safety standpoint. That move forces main traffic down to Research. Keeping the connection for emergencies. When traffic study occurred, planning for a quick connection road. The long-term plan of knowing where it ends up and how it plays out is up for further discussion.
  - ii. Bob Kaempfe – A big push for using Research Blvd, was the size of client vehicles for equine and large animal services because they use trucks and trailers. The road through the Research Blvd parking lot was engineered as a city street to support that type of traffic.
  - iii. David Hansen – Realizing the access needs off Bay Rd for back of house.
    - 1. Bob says they don't use it a lot because of the small island back there. They use the road but not the access off of Drake a lot.
- d. Shelly Carroll asks Jordan and Bob to share about what the addition onto VTH is meant to do for the new MPC members understanding.
  - i. VTH was built in 70s. CSU and CVMBS produce some of the best veterinary folks in industry. They are highly experienced and have a lot of exposure to tertiary care. They are less experienced in (and they are realizing there is a need for more) primary care exposure.
    - 1. The first floor of addition is for primary care to give students exposure to those day-to-day needs.
    - 2. Overhaul of curriculum for DVM curriculum. 2-, 3-, 4-year students will be on south campus, will reside in this facility.
    - 3. 2 & 3<sup>rd</sup> floors are dedicated to large classrooms and labs and simulation space to train in.
    - 4. There will be emergency and critical care component in the addition.
    - 5. The addition frees up space in existing hospital to renovate and right-size the specialty care depts.
    - 6. Second floor will remain office space for faculty and staff.
  - ii. Peer groups are contemplating similar renovations, Vet Teaching Hospital needs to stay at par with peers' spaces.

## 7. Motion

- a. Rob Lowe motioned for the Approval of livestock bldg. location connected to JFEH as represented in master plan update.
- b. Mari seconds the motion.
- c. MPC approves the motion, no opposition.

## City of Ft Collins Drake Road Grant Application – *request for support* (David Hansen)

- 1. City of Fort Collins approached CSU about a grant they plan to apply for – to initiate a design study of improvements to Drake Rd. Context:
  - a. City proposing to submit on grant funded by the railroads.
  - b. Project is consideration of an intersection study of College and Drake, specifically looking at transportation needs at McClelland and Redwing with the railroad and MAX going through Drake intersection.
  - c. Want to advance an underpass study with engineering team, would go under infrastructure of railroad and MAX, and considering a connection back to the College Ave intersection.

- d. Preliminary looked at an overpass scenario. The railroad requires a certain height limit, and they would not be able to make it work from College Ave, so considering study that goes underneath.
    - i. Sidewalks would not be allowable at grade crossing railroad and would need to go underneath for both pedestrians and bikes.
    - ii. Lots of engineering logistics to realize access needs associated with it.
    - iii. Would need to close several intersections permanently. McClelland on north side and Redwing on both north and south sides.
    - iv. Need to consider access needs to Vet Hospital on the east side with Bay Rd.
  - e. Other challenges: redevelopment of King Soopers at northwest side of College and Drake, and some other southwest redevelopment plans for city.
  - f. CSU was approached because it has an impact of the main access into hospital from Drake Road and not being able to access Redwing on Drake.
    - i. Main entry off Drake would be maintained in some fashion.
    - ii. May need to relocate main entry of vet hospital west due to visibility concerns, so turning movements have clear and visible turning access.
    - iii. Need to understand Research Blvd intersection access needs for larger vehicles. Further considerations to improvements that realize turning movements.
2. Request: CSU letter of support for City of Fort Collins grant application to study Drake Road underpass.
- a. Working at staff level collaboratively on town gown initiatives. CSU is part of the conversations, so City can better understand CSU access needs.
  - b. Bob Kaempfe mentioned the request to stakeholder committee group at Veterinary Teaching Hospital. There wasn't any big opposition to losing access to Bay at the island by Drake. But for the site line, it would be advantageous to move the entrance to west because it will be tight. They all discussed the question about ground water. It's not possible to put in basements to the buildings on south campus, so how will they handle that with an underpass? They say they'll have a pump running, but would like to understand more from the study they do.
    - i. David says that the Shields St underpass connecting campus to West Elizabeth also has pump to manage ground water issues.
  - c. Shelly asks if the grant includes the moving of the entrance and the extension of the road.
    - i. The grant is strictly to cover engineering design costs. That's why we have a seat at the table to understand impacts, mitigate access, etc.
  - d. Bob – would the bike trail angle to the northwest? The mason trail is on either side of railroad. Crossing movement there can be awkward. How to integrate the bike trail into the plan? That will be part of the study.
  - e. David will let them know it was talked about as part of larger development plan for campus.

#### Future of MPC meetings & Format (David Hansen)

- 1. Difficult to do these meetings via Microsoft Teams from an engagement perspective. Would like to meet in person to garner more feedback on discussion. Have hybrid option for those who need to attend virtually. In person offers more engagement opportunity, understanding that some will still need to attend virtually.
  - a. Support expressed in Microsoft Teams chat for both hybrid option and some people looking forward to in person meetings.
  - b. Gargi Duttgupta says this would not occur until after the fall.