

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

Afternoon Session

Questions & answers collected from afternoon session transcription -

Unless otherwise noted, responses to submitted questions by -

Ken Weston: UNH Executive Director of Campus Stewardship & University Architect

Brad Rogers, Isabel Bennett & Gautam Sundaram: Perkins&Will Architects & Master Planning Consultants

Katie Ellis, ETS: (on-line)

Q1. How will highlighting College Brook relate to maintaining the College Woods?

A. Daylighting College Brook will enhance the stream corridor and connect to the adjacent ecology. There are fundamental challenges with College Brook resulting in erosion along the edges and overgrown invasive species. The Plan includes more detailed versions of the brook sections which suggest transformation of the ecology. By restoring College Brook, we're also restoring the College Woods and the walkways, stream corridor and ecology. (G. Sundaram, Perkins&Will)

Q2. Where will you put all the support services currently located at the West Edge? Will there be enough parking for the west innovation district?

A. We are still developing the ripple effect plan for where we move the programs currently at West Edge. We have a separate consolidation plan that we're working on to address that for all of the low value assets that we intend to dispose of. There are a lot of ways to consolidate and as you saw from this presentation, we're really focusing on disposing of low value assets. A lot of those are at West Edge, so we need to reposition those programs elsewhere on campus. We have ideas for those. That portion of the plan is still in development. We'll share that in the final version of the plan. (K. Weston, UNH)

There's also a question about parking at the West Edge. Will there be enough parking for all of the innovation activity?

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

The goal is a walkable community. To do that, you need complete streets. So, we'll have balanced streets with bike lanes, sidewalks, street trees, and parallel parking. That's obviously not enough to meet the needs. Additional parking demand will be in structured parking. Long-term, the buildout envisions two parking structures for The Edge. As the full project evolves, we will identify how many spaces we need, how much real estate we're building out and how large those structured parking facilities need to be.

Q3. Will all parking be at Lot A in a structure? That doesn't seem to match the size of all of the core campus. What about 'accessibility' parking?

A. No, we do not intend to consolidate all parking into one structure. Right now, we have 83 individual surface parking lots across campus. That is inefficient and unsustainable. As we go forward, we are going to consolidate some of those surface lots into core structures. There were two shown in the plan. There are potentially locations for four. As we go forward, we are going to be strategic.

Lot A is an easy first choice given its proximity to athletics facilities, so it could not only serve our campus community during the day, but it can serve as event parking in the evenings and on weekends for the Whittemore Center, for Lundholm Gym, for the stadium, et cetera. So probably starting with structured parking at Lot A and then at Campus Crossing. As the team pointed out, there's a real opportunity there. If we reduce the footprint of that, we can start daylighting College Brook making that connection across the street to town land.

We would not eliminate surface lots at the expense of accessibility. (K. Weston, UNH)

Additional context: This Campus Plan, like its predecessors, envisions consolidated surface lots and several structures, dispersed across campus to provide accessible access to all parts of the core within a short distance. Of course, we remain committed to providing full accessibility to our core campus – balancing access with respect for our natural surroundings and historic campus. We believe a measured reclamation of surface lots and consolidation into structures is a way to preserve our landscape and provide core campus land for higher value uses such as residential, academic, recreation and research space.

Q4. How do you cross the brook at ground level? Or do you have to go all the way to a sky bridge to get over?

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

- A. No, you will have multiple ways of connecting across. You will have on-grade connections and trails as they exist, but then you'll also have elevated bridges - multiple levels of connectivity. (G. Sundaram, Perkins&Will)

Comments:

- bring back the big boulders and glacial erratic's that used to be all over campus!! I miss them so much.
- keep the shade for the daytime and summer!
- consider the light pollution as well - aim all lights downward

Dave Charette, Director Campus Recreation:

Q5. Would you mind taking a moment to talk a little bit more about the ice surface and the additional renovation project or the construction projects that would be over near New Hampshire Hall.

- A. The aspiration is to have a second sheet of ice in the future. This is driven by demand and programming on the ice today. There's a lot of demand for it not only for athletics, but also other uses – recreation, local community use, and really, it's just a limit of how much you can accommodate on the ice you have today. You obviously have a world-class hockey program here and it's very popular. The idea would be to create a second sheet of ice within the building you have because that would basically bump out some existing functions, which many are used by recreation. You saw that new blue box sort of popping up there, it's a kind of interesting spot where there's a grade change, and we think, though this isn't built into the parking numbers, you could do a deck of parking underneath it there. There's some cool opportunities with that area, which is you know, a spot on the campus that can be developed further.

Was the field that was out on Lower Field beyond Bremner going to be field hockey?

Not anymore. That was from an old meeting. That's going to be a recreational field now. For context, we've had a number of meetings with athletics and recreation. There was a point at which we had a field hockey field sort of swapping places with some rec fields. (B. Rogers, Perkins&Will)

Just to elaborate on the ice issue. One sheet of ice makes it difficult for us to realize other revenue streams. The Whittemore Center is an arena that seats over 6,000 people and is a real asset that can bring in revenue, but when you've got three practices a day and three or four games on a weekend, it's hard to set up and break down. If you've got a second sheet of ice that's not as dramatic. It's a practice sheet. It just unlocks the ability to really utilize the arena as a multi-purpose space. (K. Weston, UNH)

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

Shari Robinson, AVP for Student Life:

Q6. So, in one of the phases you talked about a Welcome Center that I think you used the word is going to be *attached to Smith Hall*. I would love to hear more about that - and what will happen with the current occupants in Smith Hall?

A. Yes, we have a study developed with our advancement team to bring some philanthropy to help fund that project. We are working very closely with Kim as well as Kate and Ken Holmes to figure out how to reposition the teams that are in Smith Hall right now. I'd love to go over the study with you and provide further details. I won't have answers to all your questions as to where the repositioning goes. The goal of the study was really a marketing package that we could bring to potential donors to see if we could get this project funded. Without a donor, there really is no project. So, no immediate moves are planned until we get that donor on board. Yes, this is some years away until this will be done in collaboration with those departments in that building. (K. Weston, UNH)

Brendan Moody, UNH Senior and Student Senator:

Q7. My question is focused more about the housing portion of the master plan that was presented today. Going through the phases that you went through; a lot of the plans I saw that were more in the near term. We're focused on building new housing instead of renovating the housing that we already have. I was very surprised as a resident of Babcock Hall to see that the plan for renovation was to be after 2039. The building is not in the best condition. I guess my question necessarily is why we wouldn't want to prioritize the renovation of buildings and assets that we already have that can be turned into housing and maybe 5 to 10 years instead of I guess building new housing that may or may not break plans that might not come into fruition?

A. Great question. From a standpoint of using what you have, what you're saying makes perfect sense. Right now, our housing is full and is revenue generating. If we want to take something offline to renovate it. That means you must find a new place to put the students who are in there. Second, the university is losing the revenue associated with those students living there for that duration. So usually what we would do in that kind of situation is create new capacity first.

UNH doesn't have a building that can do apartment style housing that's appropriate for graduate students, even if you renovated, let's say, one of your buildings. It won't be that. It won't be what international and graduate students are looking for. So, let's create that first. That gives you enough flexibility to then start rolling through the other buildings, taking the other ones offline. Some of them we're saying don't come back, like the Minis. Then it gives you a little flexibility to think over time

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

So, for example, when it becomes time to deal with Stoke. That's a project that could afford now to de-densify a little bit, improve the unit types in that building. Maybe instead of being packed with 500 beds, maybe that goes down to 300 beds and it's a better environment that students are really looking for. So that's what's driving that strategy. Create the flexibility first in a type of housing stock that you can't get otherwise.

UNH has had at least three different studies done by different consultants about the demand for housing. It's always changing. We know housing is a big area of concern. It's tough in the region. So that's what was driving the strategy. Some of those projects may happen concurrently. Depending on demand for beds, we may be renovating some of our traditional undergraduate housing at the same time that we're building this new typology - this apartment style housing.

I did a study for Babcock Hall a couple of years ago and I absolutely love the reinvention of Babcock Hall. I called it a boutique hotel on a Motel 6 budget. But in the end, it was \$20 million to renovate Babcock Hall. You know, we heard from Stacey Hall and Ken Holmes that it's not going to last until 2039. And we appreciate that. At some point you've got to put your pencil down and say, this is a hard problem. We don't know exactly how we're going to solve it yet. We've also done some brainstorming about repurposing Babcock Hall. Maybe it's offices, maybe it's connected to the fire department that we want to relocate to that district. You know, there's hope for Babcock yet, maybe in a different form. The nice thing about housing is you do have more flexibility to build new because they do tend to pay for themselves eventually because they do earn revenue. It's helpful to think of the financial model of the different building types, right? Some of these buildings are going to earn revenue. Some of these buildings are just going to be a cost. (Brad R/Ken Weston)

John Carroll, Professor Emeritus of Environmental Conservation:

Q8. I arrived here in 1974, so I've seen a heck of a lot of master plans since 1974. I appreciate the fact that you folks appreciate the value of the university's agricultural lands right here on campus. They are incredibly valuable being in walking distance and biking distance of a large number of students and faculty. But there are

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

agricultural lands in Durham, Lee and Madbury just a little way out from campus, and I'm wondering if you're dealing with those at all or if you've done any studies on their future. They are vitally important to the agricultural Experiment Station and the very definition of this university as a land-grant university. So, I was interested in hearing more about that if you have anything. Thank you.

- A. If it's not broken, don't fix it, I think was our strategy for those remote agricultural parcels they're serving. The institution and the research that we do pretty well right now, so there's no plans to divest from them, or really change that use in any way. I hope you saw the respect for the agricultural lands and the other natural resources laid out in this plan here so and a plan that does not have a significant development or growth footprints. It was easy to protect those.

As stewards going forward, I think codifying in this plan our priority for the ecology is really going to set the stage ten years from now when the next team picks this up – they're going to look back at this and see how much emphasis we put on it. I think that will create a culture that really respects the natural resources we have around us. And to your point in walking and biking proximity for the students. (K. Weston, UNH)

And if I may add to that, it's a great question. I really appreciate you also talking about the future of land grant institutions. This is a stress that we are seeing across the country of what is the future of these large land-grant institutions which have significant agricultural holdings. So, what we hope is that what we're setting forth is a model of how we start to think about land use, especially agricultural lands. How those aspects that can then start to be brought to other agriculture holdings for the campus and then replicate that model across. So, it is a very important question and it's one that I think should be thought of with a great emphasis. (G. Sundaram, Perkins&Will)

Unidentified Attendee:

- Q9. Thank you for talking about invasive species. I think that's very important. But if we were to build this tomorrow, how much would it cost?

- A. Could you be more specific? Build what? Build all of this? All the phases? Too much. Some of those phases are going to be 10 years long & even within one of those 10-year periods, the value of a dollar and construction prices are going to change drastically. Construction prices tend to go up and up and up and up and up over time, more so than other sorts of market sectors. So, I'm not sure it is going to be a useful number for you to think about because you would never incur that cost all at once. And as we mentioned, some of these, and we broke this down, if you remember our map that had color coding. Some of these are

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

developer funded so; they're paid for by somebody else. And then some of these, as we said with the residential question, are going to be revenue generating, whereas some of them won't. It's kind of, it almost gets to be like kind of mixing apples and oranges if we tried to do an all-in number. (B. Rogers, Perkins&Will)

Yeah, we acknowledge our financial situation with our design team at the beginning of this project. So, you know, a couple of strategies that really show that are phase zero. We have a five-year capital plan. We spend between \$40 and \$60 million a year on capital. And those projects were thoughtfully considered as priorities.

I didn't want to get this plan approved by the Board of Trustees and put my hand out for a check for \$100 million. That's just not the position we're in. So, we're bringing this to them, acknowledging the capital plan that they've already approved and then in considering the work to be done, we were strategic.)

We'd all love to blow up the Field House. It's a mess. Starting over would be so much easier. But when we looked at that, it was a \$120 million project. I said, non-starter. There is no time in the next 15 or 20 years that we will have \$120 million nugget of money. What can we do to get to the same end results with a different strategy? So, building that large pre-engineered building unlocks the Field House and we can renovate that over several phases. That is a much more manageable, much more realistic goal for us.

To your funding question: This plan very much responds to the reality of our funding situation as the lowest state-funded institution in the country. (K. Weston, UNH)

I'm going to say we should look at this in a completely different way. Don't focus on the number because that's not going to get us anywhere. If we were looking at the master plan from 10 years ago, you'd see it had a lot of new buildings. Every problem was being solved with a new building. We will never be able to get to that point and even if we could, it's not the right or sustainable way to fix things.

By really looking at efficiency, at consolidation, at how we address deferred maintenance needs, we unlock spatial opportunities. This allows us to do all the things the students are asking for, the experiential things, the low-hanging fruit that we can start tomorrow. You can make those projects into \$200,000 or half a million projects. The point is it could be broken down at all scales that really start to speak to a long-term vision. So, at this scale, this plan gives you better flexibility than being saddled with the burden of these big building

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

projects, which will never be something that you will be able to get past to begin with. So, there's a lot more flexibility about how we think about and pivot through that. The number is irrelevant in many ways.

Lynnette Hentges, Research and Center Development:

Q10. There's a gap between "walkable campus"/consolidated parking and accessible parking. Will there be a change in policy for those who have limited mobility but don't qualify for ADA permits? This is a big, big issue.

A. That's a good point, and I think it's one that we need to think about moving forward. And it's certainly an issue that has come up in recent years. I will bring that back to our transportation policy committee and we will think about that as plans evolve. (S. Pesci, UNH)

Anonymous:

Q11. I may have missed this, but other than a bullet point somewhere, I did not hear any mention of electric vehicle charging spots on campus (not in the town of Durham at the edge of the campus, as it sits currently). Anecdotally, there are plenty of EVs on campus. Can you speak to what is the plan for that going forwards, especially since this plan looks ahead ten years and UNH is behind other campuses in terms of supporting EVs. Thanks!

A. Correct. We are behind on that item. We did have a plan that was funded and then that funding was rescinded. The plan to install level 2 and potentially level 3 EV charging stations in our campus visitor lots remains solid. We continue to scan the horizons for funding, but right now, it is a bit of a challenge in New Hampshire to get that funding. So, we have a plan. We continue to pursue it, but I agree with your assessment of the situation. Oh, yes. Ken reminded me I should mention that we are moving forward with our transit fleet electrification project. There is some progress on the fleet electrification front. (S. Pesci, UNH)

David Lang, Arabic and Business Administration:

Q12. I was wondering if the addition to Smith Hall would match the aesthetics of the building. Unlike, say, Huddleston's addition. And I'm also wondering about plans for Nesmith and Lower quad.

A. No. The addition to Smith Hall would be modern space, kind of a curved glass facade that looks out over the fishbowl, creates view sheds to T-Hall and really positions us both as a familiar, you know, historic academic campus with a forward-looking modern space as well so we have many demographics to appeal to. If you're trying to get 17- & 18-year-olds excited, you've got to have that diversity of space that will appeal to them. And the idea of a Welcome Center that really engages through that transparency with campus was important to the concept. We do have some renderings of that available in a separate study.

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

For instance, Nesmith Hall is on the plan for renovation. It's not Eric Huddleston's finest work, but I do love Hetzel, Huddleston, and Fairchild Halls. We are planning to renovate Nesmith. The program that goes into it is still in development. What we found is that these sorts of smaller suites and offices and conference spaces are a better fit. would be great. And if you partnered a program that needed sort of larger volume space or other more bespoke type spaces, you could accomplish that with an addition. So that addition renovation strategy is very much t approach we like to take. Hamilton Smith is an excellent example. (K. Weston, UNH)

Lindsay Watkins, Stratford County Forester with Cooperative Extension :

Q13. I've been at UNH for just over a year, so I didn't have a chance to be involved with any of the early visioning I would have loved to have been. I'm a big fan of canopy walk and daylighting the brook. I'm curious to know if along with those plans, there are plans to expand capacity for grounds and maintenance. Managing invasive species requires a sustained and constant effort over time. It's not going to be a one-time deal and along with that, there's a big difference between managing street trees and campus trees and green infrastructure versus managing woodlands. I'm a little perplexed to find that UNH does not currently employ an arborist. I love the plans, but I find myself skeptical of how well they're going to go without expanding capacity in those areas. I am also happy to help.

A. Yes, that's an excellent point. We struggle with maintaining our grounds as they are, if we expand our development footprint as far as the developed landscape goes, we have to be cognizant of this. We do have a Landscape Master Plan and a Turf Management plan that talk about reducing the maintenance required. So, switching up the ground cover from turf to other slow growing ground covers would make sense, as they require less maintenance.

Rewilding, as you pointed out, does require management of the invasive species. So, some of those are more work in the short term than they are in the long term. And it's the same for facilities as well as we increase our footprints you know do we have enough plumbers, mechanics, carpenters, et cetera, to maintain those? Point taken.

Although we don't specifically have a position for arborists, we do have some arborists who are part of our grounds team. But you make another good point noting that. Blaine Cox, Exec. Dir. of Facilities Operations

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

& Maintenance was in the audience earlier. I'll talk to him about this issue after the presentation. Thank you.
(K. Weston, UNH)

Chadd Hippensteel, UNH Grounds & Events:

Q14. How do you summarize the character of our campus landscape? What considerations does the Master Plan make for it? How will these varied campus spaces, terrains, and large trees benefit from improvements to College Brook?

So, the first part was about how you would describe the character of a landscape. How do you describe the character of our campus landscape?

A. It's very difficult to put that in one sentence because we have manicured lawns to pastoral woodlands and agriculture fields. The best way I could characterize the campus is that it's a place that provides unique habitats and ecological experiences. One that requires careful appreciation but thought also, about what the long-term integration of it should be in the college fabric. (K. Weston, UNH)

It is an incredible strength of what the campus is. It is in many ways; the ecology that stitches the entire campus together, those varied ecological and landscape typologies. And that is the tissue that ties it all together as a big part of the student experience.

Just to add to that comment, when we approached this master plan, the ecology was the thing that we were so excited about. It's very unique to this campus and was the motivating factor for why we put our all into the interview process for the project. We are so happy that we ended up winning the commission in the end so that we could work with this university and the amazing natural assets that it has and building on those strengths.

I mean, we are not trying to fight the variety in the landscape typologies here. I mean, you have some beautiful formal manicured lawns, and that's appropriate for some of those areas. You have these amazing woodlands and that's appropriate for what those areas should be I mean; the campus is a tapestry and it's an ecological history of how people have interacted with the environment. In this area of the country, you see examples of pre-colonial colonial development and every other era since reflected. The campus is a time capsule, and the landscape is a big part of that. How the different landscape treatments are. Our intent is not to wipe all that clean and have it all be one monolithic thing. Our intent is to have it read as a sort of tapestry, rich with the shades of green that it really is. And I think we're doing that.

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

The second part of your question I believe was, how will these varied campus spaces terrains and large trees benefit from improvements to College Brook? A big part of that is going to be the way we are going to restore the natural systems and restore College Brook with the removal of invasive species and reintroduction of the biodiversity that we used to have and lost. And introducing those species will help us reclaim and re-stabilize the trees as well.

Also, we need to think about succession planting from what trees we have today and how we start to continue to reinforce those woodlands, is part of it too. But the trees are an incredible representation of people that have been there through all these eras. And so, when we think about this, it is not just a campus for people. It's a campus for all life, with the trees as citizens of it. And those things that we showed were the images of the QR codes. We want to connect everyone to the relationship that the Abenaki communities had with nature - the trees & the water. To tell this story because, it's what makes the experience of coming to Durham for our unit & the students that's They learned about the environment, and they learn about the history of this place. That's what they take back with them to where they came from.

Daniel Day, class of 2013. I'm a current member of the FAN Advisory Board with the Athletic Department:

Q15. Has there been any sort of traffic management plan for the new parking garage that's to go near the Whittemore Center? Right now, getting out of Lot A after a hockey game is already a nightmare and I don't see it being any easier with a multi-story parking structure

A. Yes, and getting up those stairs to cross over the railroad tracks is not a lot of fun on a cold winter night either. So yes, this master plan is a high-level view of things. We've identified potential locations for structured parking. The next step would be to look at the number of spaces and the impacts to Main Street and Sage Way and so forth to confirm that surges as a result of special events are accounted for. That means checking road widths and turning lanes. That level of detail would be once we get focused on that project. And while it was shown in the outer years that additional crossing, that North Underpass would be a big part of easing up that traffic demand we are dealing with. Main Street is not your only way out at that point. It would be great if that could happen sooner, but that would alleviate a lot of pressure because that opens a whole other route people can get to and from that area. (Ken Weston, UNH)

Addendum - We do have some traffic modeling capacity in town, but certainly any new parking structure of the scale we're talking about would include modeling the traffic impacts. (S. Pesci, UNH)

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

Conclusion:

These were some excellent questions, and I really appreciate your participation. You can always email me directly Ken.Weston@unh.edu if you have other comments or concerns and the slides of the presentation will be available in the next few days on the campus master planning website. (K. Weston, UNH)

There is also, just so you're aware, a repeat of this presentation at 6.30 this evening. We welcome any members of the local community who might find an evening meeting more convenient. We hope to see them then.

++++++*END*++++++

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

Evening Session:

Questions & answers collected from evening session transcription -

Responses to submitted questions by -

Ken Weston: UNH Executive Director of Campus Stewardship & University Architect

Brad Rogers, Isabel Bennett & Gautam Sundaram: Perkins&Will Architects & Master Planning Consultants

Cardin Welsh, Former Town Councilor of Durham:

Q1. Does this campus master planning proposal reflect any changes in the curriculum that you are offering at the school in terms of new areas of study or a reduction in areas of study?

A. A master plan is about aligning your facilities & landscape with what you do, your mission, your programs and what you deliver. We based this proposal on the strategic priorities that were in place at the time of Perkins&Will's contractual engagement. The university has new leadership on many fronts, and that leadership will be spending time, potentially as much as a year, reviewing & developing new strategies. We think the dynamic tools Perkins&Will has given us will allow us to pivot and incorporate these new strategies. For right now, however, we are aligning the spatial needs with current programs. (K. Weston, UNH)

Q2. Previously, the town looked at building structured parking but found it was extremely expensive. Is there any idea as to where the funding for a new parking structure would come from?

A. Some of the strategies for getting structured parking to work are to build it in conjunction with another project. If you think about "A lot" and the street frontage there, you investigate if there is there an industry partner, say a healthcare entity who would potentially be interested in locating to that space. If so, a new parking structure could be a part of that development. Perhaps there could be some partnership arrangement where UNH pays for a portion of the project & the industry partner pays for the other portion of the project. So again, we are thinking about how to bring multiple funding sources to different projects, and in this case, multiple program elements together - parking and something else.

We do projects like a parking structure, a disservice when we look to pencil it out on its own without considering the other opportunities that they enable. So, our design & funding efforts need to be part of a broader strategy. If we only evaluate parking structures on their own to see how they can become financially net positive, you end up charging a lot for parking. And when we consider the value of the land that is unlocked by reducing surface parking and considering the other projects that it enables, we can enhance the

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

overall facilities without building a thousand new buildings which, looks much better as an investment. (K. Weston, UNH)

Christian Katumba, Student Body President:

Q3. When looking at the different phases that you presented for the master plan, I noticed that there was a plan to repurpose the child studies and development center. What are the plans for the development of that area and what do you plan to do with the CSDC?

A. First of all, it's not an appropriate space for what it's doing. If we can shift the child studies and childcare elements as part of the West Edge development with a partner, the CSDC building could then be used for something else. And because of its location it's basically meant to be more of a warehouse type building. The thinking is to use that towards UNH's zero waste strategy which requires a facility for warehousing, recycling, reusing materials. (K. Weston, UNH)

Tim Horrigan, State Representative & athletic season ticket holder:

Q4. You're building a large indoor turf field, a sports dome type complex over what's now Bremner Field. That replaces an outdoor parking area that's only used for football games, and currently it's a place used for tailgating which I assume will be replaced by structured parking across the street where "A-lot" is located. So, I would like to know how you are going to handle the game day experience at the football stadium and at the ice hockey arena, now with the hockey team drawing larger crowds?

Q5. Additionally, last year I visited the BC campus for a hockey game. They have a large parking structure on campus which has some amenities on the ground level like a souvenir shop for the football stadium and the hockey arena. Is that the type of thing that might be incorporated into a new parking structure proposed where A-Lot is?

A. So, as a part of our study, we did a deep dive on athletics and recreation. The previous study documents that we had for these programs were over a decade old (15-year-old athletics master plan). Concurrently, we had recently started the women's locker room improvement project and realized that with every move we made in the field house, more questions arose. So, the attention given to our athletic & recreational facilities by the new Master Plan did a wonderful job of helping us understand opportunities to support those two programs. And from that point, we looked at the idea of building a new field house.

If you have been to the existing one, it is clear as to why, we would all like to blow up that building and just start over with something new. However, when we looked at the cost for that, the project would be over \$100

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

million. We knew that was an impossibility and something we could not confidently move forward with. So, we asked ourselves what other options are available there? Could the one large building currently shown become two smaller buildings with the primary structure set closer to the fieldhouse than where Boulder Field currently is instead? We know that is where the tennis courts currently are but, we are imagining a new rec field, where Boulder field is, so the tailgating that happens there now continues. We know that is a cultural legacy & we certainly want to support those. Our alumni and our athletics department appreciate those. (K. Weston, UNH)

Additionally, one needs to consider that the reimagining of Main Street will serve as a great way of improving that fan experience. Just think of the experience of coming to town, getting a bite to eat and then walking over to a game. Improving that connectivity will be a great way of enriching the overall fan experience. The other thing they would do is take pressure off the field house so that you can then start going through it renovating and upgrading it where needed. And of course, as Ken mentioned, the new athletic building(s) would stay clear of the tailgating area. (G. Sundaram, Perkins&Will)

Wayne Burton, State Representative & Durham Town Council:

Q6. I was surprised to see the fire station going over on the east side of campus and not where we had planned to put it. Can you speak to its current location?

Q7. It would help to know what is in phase zero of your project list. Is there a list of all the projects that you are currently working on?

Q8. UNH lacks a publicly accessible performing arts center. This master plan study still has PCAC in the same location with no place to park. The space is not as much of a draw as it could be if it were reimagined. When we have big events, they are relocated to the hockey rink. I would think it would be both politically & artistically advantageous to have the university become the center for performing arts in the Seacoast area. Do we have a plan to address this?

A. Let me start with your last point on PCAC. So that is an excellent and very timely comment. So, when I first got here, three years ago, there was a study that had been done some years before that for an arts village. It was a fabulous idea, however; it was a \$250 million project. And when we talked to our advancement team about it, we found that we do not have donors in New Hampshire who can support projects at that scale or even provide partial funding for something like that. Furthermore, we found that even a \$20 million investment in PCAC would be hard to fit into our capital plan. So, we considered a different approach.

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

We began by looking at breaking up the work apart to see what is possible. We thought we could do the fire alarm work first, the sprinkler revision second and do the elevator third. And we found that by splitting up the work, we would invest twice as much money in the project as intended and the building would look the same when we were done. It was all the infrastructure, the behind-the-scenes stuff. So, with that in mind, we asked Perkins&Will to look at whether renovating PCAC was the right strategy.

As such, we have a mini study that was just completed on PCAC. You are not seeing it here today because we haven't completed our review of it just yet. This study helps us understand how much space we would need to teach the arts programs that we have and how could we either demolish, partly demolish, or recreate a new space for PCAC on campus that has the synergies with the town that you're talking about - more accessible, more connected, and so forth. So that is work that we are still developing. (K. Weston, UNH)

Q9. I was up at the University of Maine, and we got funding for their events in their art center as an earmark from their senator. Her name is on the building. You are going to have to change your priorities by where the sources of funds are going to come from and think politically and strategically about how to attract funds to places. To me, a performing arts center is the key to a university. It should be the heart of the university. What are we all about?

A. This is great to hear. Talk to the senator for me and I will get her a plan. Well, let's connect after this meeting. (K. Weston, UNH)

Kathy Brunette, Graduate Student:

Q10. It is important to ensure that UNH can attract graduate students & new faculty. It is difficult to do this because of the housing costs in the Seacoast area. How much graduate housing is proposed in the plan? And is there any allocation for affordable housing being proposed for junior faculty?

A. Phase one has 350 graduate student beds in apartment style housing. Then, for housing, when we show the innovation district at the edge, we are thinking of that area as a mixed-use development. It will consist not only of research buildings, but also have housing of different typologies, with the goal to create housing for both our young faculty and families.

Also, a potential long-term goal, if there is a redevelopment opportunity for A Lot would include housing and a garage. Apartment style housing really unlocks a lot of opportunities for us. In this way, whether it is

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

upperclassmen, graduate students, or faculty, apartment style housing is a typology that we do not have or more accurately, do not have enough of on campus. And of course, that will help support those types of infrastructure facilities as well.

A point worth noting, Brad of Perkins&Will mentioned that we have the right amount of square feet from an overall area perspective. However, to be clear, while we have the overall area, we don't always have the right type of square footage. So, as we identify and demolish these low-value assets, we need to replace them by building the right type of space. (K. Weston, UNH)

Joshua Meyerowitz, UNH Professor Emeritus of Communication & Media Studies:

Q11. This is the best plan I have seen in a long time on anything. This is fantastic. I, along with other neighbors in Durham spent nine years fighting a terrible plan that would have taken our one and only Mill Plaza, destroyed two urban forests, violated the wetland setback, and put in multiple story structures that included student housing. We now have a new owner of the plaza and in their plan, they are talking about a pathway along the brook. Is there anybody here from Torrington Properties, Todd Selick or town Administrator or Dennis Meadows, who is behind the Oyster River Bridge? College Brook runs through the plaza and the idea of opening up the brook and having your pathway connect to it. This is potentially part of a very dramatic walking trail network through town which would benefit students and residents. So, has your office spoken to Torrington or Dennis Meadows about connecting these proposals?

A. Yes, we've been in touch, and I have an email from Todd in my inbox asking to set up a meeting to move that conversation forward. So, we have a good working relationship with Torrington. We have partnered on other things. (K. Weston, UNH)

Dennis Meadows, Emeritus Faculty:

Q12. I noticed in several of the slides presented the phrase "...daylight the brook" but I didn't see any pictures defining what that meant. It appears like you were proposing a parking garage over the brook. Can you elaborate a little bit on your thoughts about what the plans are?

A. Yes, so we are focusing on two areas of daylighting. First, we have an active, faculty-led grant effort to daylight the section of College Brook that is underneath the recreation fields near the stadium. Then the second area of daylight occurs at the proposed new parking structure by Campus Crossing.

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

Please note that it's hard to show you at this scale on this master plan, we believe there is room to have the new parking structure there and a daylight the brook adjacent to it. So, the parking structure wouldn't extend over the brook. And the overall results of daylighting the brook would be that we could restore its ecology to its original state, allowing us to meet our permitting requirements for water quality. (K. Weston, UNH)

Michael Behrendt, Town Planner:

Q13. So, I have a few questions. First, I do not think I saw a new visitor's center on the plans. I believe in earlier iterations of the master plan one was shown related to Smith Hall. And while we would love to see a visitor center located closer to downtown, Smith Hall is a beautiful building and a great location to put one. So, are there still plans for a visitor center there, or somewhere closer downtown?

A. So, the Welcome Center concept that you saw earlier connected to Smith Hall continues to be in this plan. (K. Weston, UNH)

Q14. With regard to the walkway through the ravine, which is really cool and reminds me of the High Line in New York City, it also reminds me a little bit of the Orange Line on Washington Street in Boston or the elevated highway. So, I am wonder, are there other examples that you have seen of a structure like this in a university setting?

A. We actually, think it is going to be a very unique feature of the campus. We really need something that is going to help energize and create identity. There are many precedents around the world where this is being done. At a university level, Princeton's has some of these elements and is a great way of having connectivity above the roads, above the buildings to take advantage of the topography and connect. (G. Sundaram, Perkins&Will)

Q15. What strategies do you have to make sure it does not have an adverse impact on the ground underneath it and the experience of walking underneath it?

A. The idea of the connecting & creating those bridges through the canopy is one that we are seeing increasingly as a great way to not only restore the ground plane to its natural ecology & create less disturbance by not only moving activity upwards but also create a great way to experience the landscape. It is a way to equalize the slope of the walkways. Right now, there are a lot of steep grades and inclines on the

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

campus. These bridges would make it a lot easier for pedestrians to get around whether you are walking or using a mobility device. (G. Sundaram, Perkins&Will)

Christian Katumba, Student Body President:

Q16. I am glad to see that in the master plan there is a plan to relocate the fire department. They are a very important stakeholder on the campus. Are there any plans for the old building?

A. Once the fire department is relocated, the service building, which the fire department is connected to, is one of those assets that I would not mind divesting in through demolition. (K. Weston, UNH)

Mike, UNH Graduate Student:

Q17. I'm glad to see that there is graduate housing on that list of plans in the future. I am a little disappointed it is 10 years in the future because it is bad out there right now. With that in mind, I wanted to ask if there has been any consideration how the need for more parking, surface lots and parking garages could be lowered by building more on campus housing so people do not need to commute but can live here? And as a follow-up, is

A. So, to start, this proposal is a net neutral plan in terms of the number of parking spaces. Furthermore, the transition from surface lots to structured parking facilities will provide some spatial efficiencies. Additionally, if you remember we showed a circulation loop by connecting & continuing South Drive at the North Drive underpass by removing by the existing minis, that change would make the public transit network a much more effective option. (B. Rogers, Perkins&Will)

Also concerning the larger trend in housing, we have tried to allocate 350 new beds for graduate housing in the core campus area and there's potential for a significant increase in housing at the west edge through our new partnerships. And we think the moves we are proposing here, which we have reviewed with the Transportation Policy Committee, will significantly reduce the need for driving and parking around campus.

One big challenge for housing and by extension parking, is getting the unit types right and not just the quantity of housing. By making it desirable for those who would want to live in them, graduate apartment style housing and then transforming the unit mix, we can improve the quality of the housing on campus. (K. Weston UNH)

Stacey Hall:

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

Q18. Are there other examples of the proposed pedestrian bridge network that you've seen on a university campus?

A. This question was addressed earlier in the discussion. (K. Weston, UNH)

Eric Lund:

Q19. Are there plans to collaborate with the town on the construction of the proposed parking structures? A Lot is near the train station, campus crossing is near downtown.

A. Yes. (K. Weston, UNH)

Terry O'Sullivan:

Q20. Rooftop solar, remotely located wind turbines & solar canopies over parking lots are all things are being done by major universities around the country to provide critical infrastructure with disaster resilience in the event of inevitable electrical outages. So, I was wondering why there wasn't any mention of renewable energy installations in the master plan?

A. Because the energy analysis of the campus is a lot to take in, we did not bring the full details of the campus decarbonization strategy with us. However, if we did, you would see a strategy for electrifying all of the buildings over time and renewable energy items like rooftop solar are the last step in that larger process.

UNH currently has what is considered to be, a carbon-free energy source in landfill gas running to central plant. The available amount is fixed, meaning there is a finite amount. It is advantageous for UNH for the time being to use that energy source for all its worth. Then as we near the end of its availability, we need to start thinking about transitioning to renewables. And we have a strategy for the transition away from gas towards an electric and all electric plant. The approach would include a mix of other energy sources in addition to solar systems like geothermal systems. But UNH should do all the base building remedies first; to bring down the overall demand and get your campus net zero ready. Then renewable strategies are the last thing on top that gets you to truly net zero. So, there are several dominoes that need to fall first, to achieve the full net zero decarbonization target. (B. Rogers, Perkins&Will)

Yes, the master plan is this is still in draft form and the decarbonization plan has been running in parallel with it. What we talked about at our last design team meeting is now merging those together. So, by merging the decarbonization plan with the phasing that you saw and also looking to more explicitly depict the

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

consolidation and divestment in those low value assets will provide everyone with a more complete development picture. (K. Weston, UNH)

Christian Katumba, Student Body President:

Q21. At the beginning of the presentation, we looked at the different UNH campuses and being an international student, I know that a lot of this community lives on UNH's other campuses. As it currently stands, many of those international students who live on the different campuses must commute from Concord or Manchester into the main campus to work. I've heard and I personally experienced this. Luckily, I now live in the area. So, with an emphasis on building community and bringing the area together, are there plans to have transportation going from the main campus to the different campus' university in the future?

A. So, this was looked at, I think eight to 10 years ago, a pretty comprehensive analysis was done of cost and likely demand. It's extremely costly given the distances to be covered and people's expectations of the frequency that those buses should run. When it was studied, it was deemed impossible for our system, financially, functionally and staffing wise. We have not looked at it recently but, my suspicion is that those costs and the infeasibility of providing that service has only increased. Combine this with the declining student head counts forecasted in the coming years and I think it is further outside our means than it was 10 years ago.

However, as housing is a principal component to our master plan, we have vetted scenarios for both of those. We have focused plans for both the Manchester and Concord locations which are still in draft form and need to be presented to the leadership before they go out to the public. But the question is, if we had housing on offer at Manchester, could we grow those programs? And if we did grow those programs, could those students find work closer to their classes? (K. Weston UNH)

Q22. I also have another housing question. Will there be housing at "The Edge" development?

A. There will be housing in that area. The buildings that will be built in that area are meant for innovation and different industries that are attractive to people. We have our seed project with the Center of Excellence in Ocean Mapping that will be our anchor tenant there. They will be developing sensors and technology that helps private industry to map the ocean floor which has all kinds of economic benefits. So, by building the mapping center out there, we've attracted numerous outside industry partners to this new location.

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

So, in practice, the idea is that the CEO of the related company, the engineers that work at that company, the administrative assistants of that company could live right there at The Edge because there is housing available. They could walk from their home to the dry cleaners, drop off their kids at daycare and walk to the facility where they work. If you think of that in the broader context by adding that supply of housing to the area, it's going to take some of the pressure off the expensive housing market we're in so we can get workforce housing in the vicinity of the Durham area. (Ken Weston, UNH)

Q23. So, for people who are not associated directly with the ocean mapping center and the different areas on campus that are not directly included in "The Edge" development, how would the project benefit them as part of the campus community?

A. It's planned as a live, work, play district – a true mixed-use space area. We have even discussed and shown plans for a hotel to be located there. So, while the new development is piggybacking off of the sciences at the start, you're still getting like restaurants & bars, similar to Kendall Square, in Cambridge. It's a vibrant community, a place for everyone to go because it's got these other amenities.

Think of a town square where you could have a children's movie night or a festival or cultural things that would happen over the weekends because we have this residential element and all of those supporting facilities around it. So, it expands what we can do on the core campus and creates a unique experience that we could give for the town and the broader community as well. And ideally, it becomes something that's complementary to downtown and doesn't take away from it. (K. Weston, UNH)

Abigail Bagley, External Affairs Chair of the Student Senate:

Q24. This is a brilliant presentation. I personally have been waiting to see this project for a while and we've been hearing about it for so long, so this is very exciting. Can you talk a little more about the loop road that master plan implements. Specifically, I want to know how that will benefit transportation for students? One of the biggest complaints that we hear as students every single day from our friends is that the buses don't arrive on time. So, how will the loop benefit students as well as benefit the town with having busing kind of going around the university rather than straight through?

A. So, the new route resulting from the connected road wouldn't replace all of the existing routes that are currently running. What they are intended as, is a way of improving some of the routes. Once it's a fully connected loop, you can imagine one bus running clockwise, one bus running counterclockwise. Let's say there's only a couple minutes between those, and those are taking you in both directions. Often, you are

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

required to go the wrong way for a while before you can get to a particular place on the route. Once we have a fully connected loop that can facilitate movement in both directions, this goes away. Currently, everything gets bogged down on Main Street. So, as we build South Drive and someday the north underpass, these elements help reduce the pressure on Main Street, from a single occupancy vehicle perspective. We'll create this system of interlinked roadways that creates a lot more opportunities for tailoring our routes for the academic year, detours or seasonal needs. So, we gain a redundancy and flexibility that we don't have with our sole reliance on Main Street. Which in turn makes it easier to walk and bike around campus, providing more travel options. (K. Weston, UNH)

Ben Doyle, Campus Student Senate Structure Chairman:

Q25. I work with Abby and Tessa and Christian. So far, we've been talking about South Drive. My follow-up question is about North Drive. The master plan shows North Drive to be in phase three. Is there any scenario in which to hasten the completion of that sort of loop road around campus?

A. Yes, a congressional earmark would really help that situation. North Drive is one of those projects that's in phase three because it's hard to fund. It's expensive to do this type of work, it felt realistic to put it in phase three. That doesn't mean we're not looking for opportunities to pull that forward. It would certainly benefit the campus if we could do it sooner. So, speak with your state senator who is here tonight. (K. Weston, UNH)

Q26. Speaking of projects that once the funding arrives could be pushed up in the plan, what other projects have the potential to be moved up in the plan if the funding comes?

A. So new housing you can be very flexible with because it generates revenue, right? It pays for itself. Other things that can be pushed up in time are largely already shown pushed into the earlier phases of the plan. If someone came through with the funding for the welcome center that could happen tomorrow because that doesn't have other things that really depend on it. (B. Rogers, Perkins&Will)

Online, Resident of the Faculty Drive Development:

Q27. Has the impact of the proposed new South loop road on Faculty Drive been looked at?

A. Yes, we have. Right before COVID, we did use the Durham UNH traffic model, which is a land use-based model to evaluate self-drive completion. We brought that through the Town Traffic Safety Committee and have support from the town. So, we have evaluated that. Obviously, we'll refresh that modeling prior to moving forward with any final consideration but, as I recall, there was really very little impact on the Faculty Drive neighborhood in terms of through traffic. (K. Weston, UNH)

Campus Master Plan Forums - December 4th 2024 - Consolidated Q&A

Well, thank you all for your attention. We really appreciate the input in this forum. And as I said, a recording of this will be posted to the UNH Facilities website and the slide decks will be up in a few days as well. Thank you all for your participation. (K. Weston, UNH)

+++++END+++++