

**UNIVERSITY OF MINNESOTA
BOARD OF REGENTS**

Board of Regents Work Session

Thursday, June 12, 2008

1:15 - 2:45 p.m.

600 McNamara Alumni Center, Boardroom

Board Members

Patricia Simmons, Chair
Clyde Allen, Vice Chair
Anthony Baraga
Dallas Bohnsack
Maureen Cisneros
Linda Cohen
John Frobenius
Venora Hung
Steven Hunter
Dean Johnson
David Larson
David Metzen

AGENDA

1. UMore Park: Update & Status - C. Muscoplat (pp. 2-4)



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Agenda Item: UMore Park: Update and Status

review review/action action discussion

Presenters: President Robert H. Bruininks
Vice President Charles C. Muscoplat, Statewide Strategic Resource Development

Purpose:

policy background/context oversight strategic positioning

To provide the Board of Regents with an update on the:

- 1) three key areas of work defined in the Board of Regents December 2006 resolution:
 - a. manage the whole property to support the University's mission,
 - b. pursue a concept master planning process, and
 - c. make the land ready for development
- 2) concept master planning for Vermillion Highlands

Outline of Key Points/Policy Issues:

- UMore Park planning is based on: (1) the Board of Regents eight core principles that should continue to guide planning and activities at UMore Park; and (2) a time line for development that details pre-development planning, including aspects of a concept master plan and related phases. Taken together these dual elements will serve to protect and enhance the value of UMore Park by creating a long-term master plan that advances the University's academic mission in research, education and public engagement.
- UMore Park is located in the center of Dakota County, one of the fastest growing counties in the seven-county metropolitan area. The University should develop its plan on a timeline that can both contribute to and take advantage of opportunities in the region, mindful of the comprehensive development plans of neighboring jurisdictions.
- Activities to date based on the December 2006 Regents resolution include:

Management of the whole property includes the concept master planning that has occurred in tandem for both the 5,000-acre UMore Park property and the 2,822 Vermillion Highlands property. Six academic mission task forces addressed ways that University research, education and public engagement can be integrated into the planning and development of UMore Park. Recommendations and comments from public engagement listening sessions are featured in a report titled, *Distinctiveness through Academic Mission* (March 2008). A copy of the report is available in the Board Office or on the web at http://www.umorepark.umn.edu/Academic_Mission_Report.html

- Concept master planning has resulted in four concept scenarios that will be brought forward for comment and discussion among members of the University community and the public. The concept scenarios are based on analyses including physical characteristics of the property, infrastructure, academic mission strengths, jurisdictional interests, the market, economics and other factors. Six criteria, which flowed from the Board of Regents principles, were developed to evaluate the potential scenarios.
- The directive to make the land ready for development has been addressed to date through a concrete assessment, an aggregate assessment (to be completed July 2008), an environmental site assessment of the Gopher Ordnance Works by the U.S. Army Corps of Engineers (to be completed Summer 2008), and the initiation of an Environmental Impact Statement in June 2008 with the Board of Regents serving as the Responsible Governmental Unit.
- The concept master plan for Vermillion Highlands, developed with the oversight of the joint management steering committee (the Department of Natural Resources and the University of Minnesota in conjunction with Dakota County) is also being brought forward for public comment. The property's multiple uses include University research, recreation and wildlife management area.

Background Information:

In November 2006, the vision to develop a new community at the University of Minnesota Outreach, Research and Education (UMore) Park, a 5,000-acre site 25 miles southeast of the Twin Cities, was affirmed by the Board. This 25- to 30-year endeavor would result in a unique, vibrant, intellectually and culturally rich, sustainable community of 20,000 to 30,000 people that brings value to citizens, the region, the state and the University.

In December 2006, a Board of Regents resolution directed the University administration to undertake the following steps:

1. Maintain the UMore Park property as an intact whole parcel and use it in a manner that supports the University's mission;
2. Prepare a concept master plan for the entire parcel;
3. Prepare to make the land ready for development, including:
 - (a) a plan for the removal of concrete remnants from the former Gopher Ordnance Works buildings;
 - (b) a plan for the extraction of sand and gravel; and
 - (c) a site investigation of the property by the U.S. Army Corps of Engineers leading to any necessary environmental remediation related to the Gopher Ordnance Works.

Following significant public engagement in September 2007 and a March 2008 report containing contributions from six academic mission task forces, a concept master plan is being developed. For the first time, the Board will view concept scenarios for the potential development of the property. Public comment on the concept scenarios will be sought during Summer 2008.

This vision, carried forward by a concept master planning process, addresses four overarching characteristics:

1. Stewardship. The University is committed to the best management of the UMore Park property, its natural resources and amenities, and its future uses.
2. Legacy. The University, an institution of the historic academy that spans the centuries, is committed to the research and discovery, and the teaching and learning that can be uniquely enhanced through UMore Park to bring value to generations upon generations of Minnesotans.
3. Mission. Future returns on investments that the University makes to support the development of this new community at UMore Park would be directed toward support of the academic mission of the University in perpetuity, assuring benefits that will continue to flow from the creation of new knowledge.
4. Economic development. The University is committed to approaches to planning and development that add value to the region through job creation, workforce development, business development, entrepreneurial opportunities and education and lifelong learning.

Vermillion Highlands is the 2,822-acre property adjacent and directly to the south of UMore Park that is jointly managed by the University and the Minnesota Department of Natural Resources, in conjunction with Dakota County, as a natural area for public use. The University retains rights in perpetuity for research, education and public engagement on the property.

The planning and development of the UMore Park property and the management of the Vermillion Highlands natural area adjacent and to the south is the unparalleled opportunity to serve the public and to transform the University into a top-three public institution. The vision emphasizes the University's nationally recognized leadership in education, sustainability, and the range of quality research that contributes to quality of life for people, their families and their communities. UMore Park offers a unique and unprecedented opportunity for the University to transport its land grant mission into the future. UMore Park is an asset that could generate academic, intellectual, economic and social benefits, not only for the University and the state of Minnesota, but also for the world.