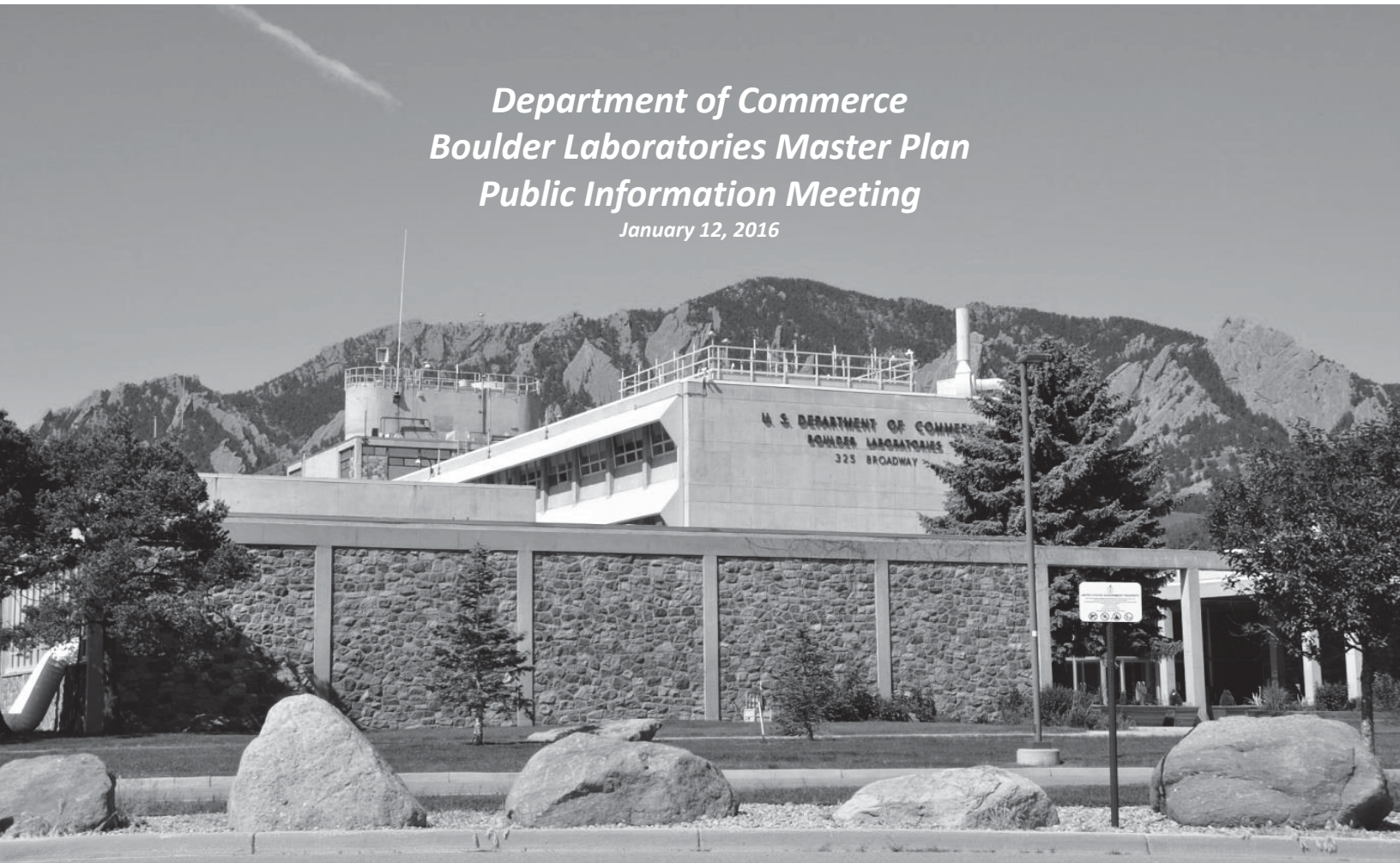
Department of Commerce
Boulder Laboratories Master Plan
Public Information Meeting

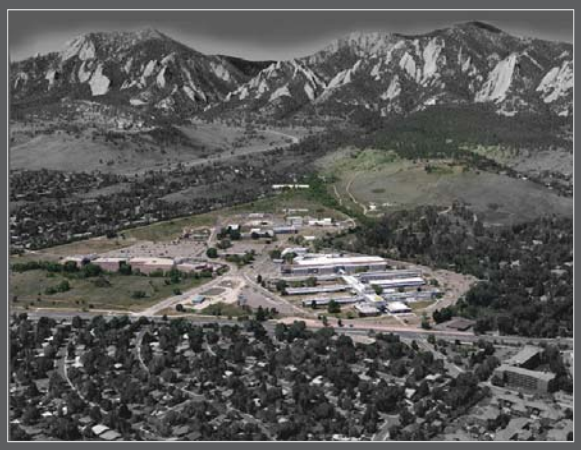
January 12, 2016



United States Department of Commerce

Today's Discussion

- Boulder Campus Master Plan
  - Background
  - Context & Considerations
  - Development Alternatives
- NEPA Process
  - Approach
  - Public participation process



Participants:

Department of Commerce – Senior Leadership of Master Plan Steering Committee

Metropolitan Architects & Planners – Master Planning Consultants

ERG – Environmental Consultants

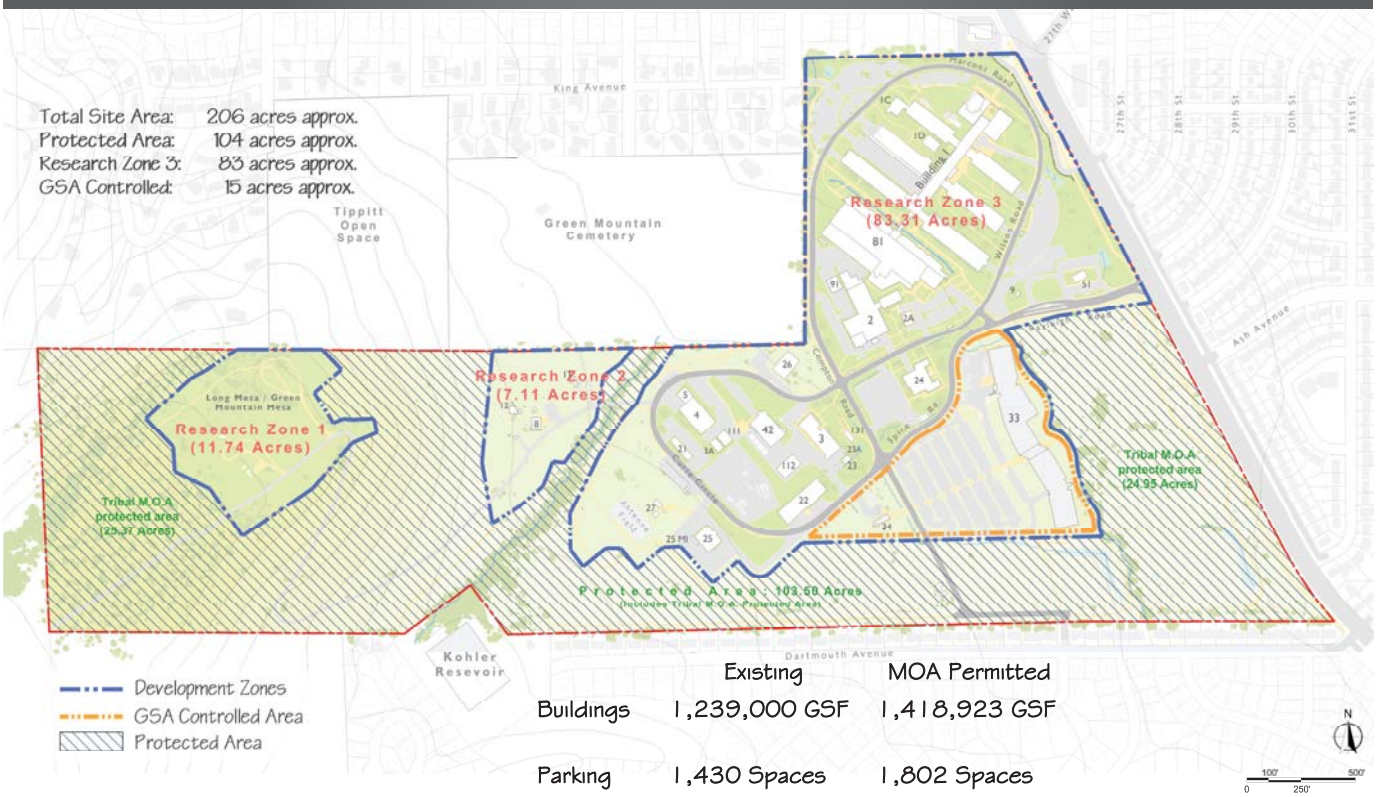
Background

- Department of Commerce (DOC) Agencies on the Boulder Campus:
  - National Institute of Standards and Technology (NIST)
  - National Telecommunications and Information Administration (NTIA)
  - National Oceanographic and Atmospheric Administration (NOAA)
- Boulder Campus:
  - 206 Acre site
  - 31 Buildings; 1,239,000 GSF
  - Approximately 1,780 personnel
- Mission for Advancing Science & Technology:
  - Requires flexible, integrative, collaborative space
  - Requires highly controlled research environments

Background: Previous Planning Efforts

- 1992 Master Site Development Plan and 1995 Environmental Impact Statement
  - New NOAA facility – David Skaggs Research Center
  - Improvements to NIST facilities:
    - New research facility - Katharine Blodgett Gebbie Laboratory
    - New Central Utility Plant & Site Utility Distribution System
    - Renovations to older laboratory buildings
- 1995 Agreement with Native American Tribes
  - Protected area: Approximately 50 acres
  - Easement for use, management and maintenance
- 1995 Memorandum of Agreement (MOA) with City of Boulder, with 1998 Update
  - Defines research, development and protected zones
  - Sets limits on development, parking, building heights
  - Protects approximately 54 acres for public use; Preserves view of Long Mesa

Background: Site Plan



	Existing	MOA Permitted
Buildings	1,239,000 GSF	1,418,923 GSF
Parking	1,430 Spaces	1,802 Spaces

Context

Existing Facilities

- Buildings:

  31 permanent and temporary structures
  3 buildings represent ¾ of the space

- Aging Facilities:

  8 buildings from 1950's; 35% of total
  42% of overall space is outdated or obsolete

- Storage:

  Augmented by 43 shipping containers

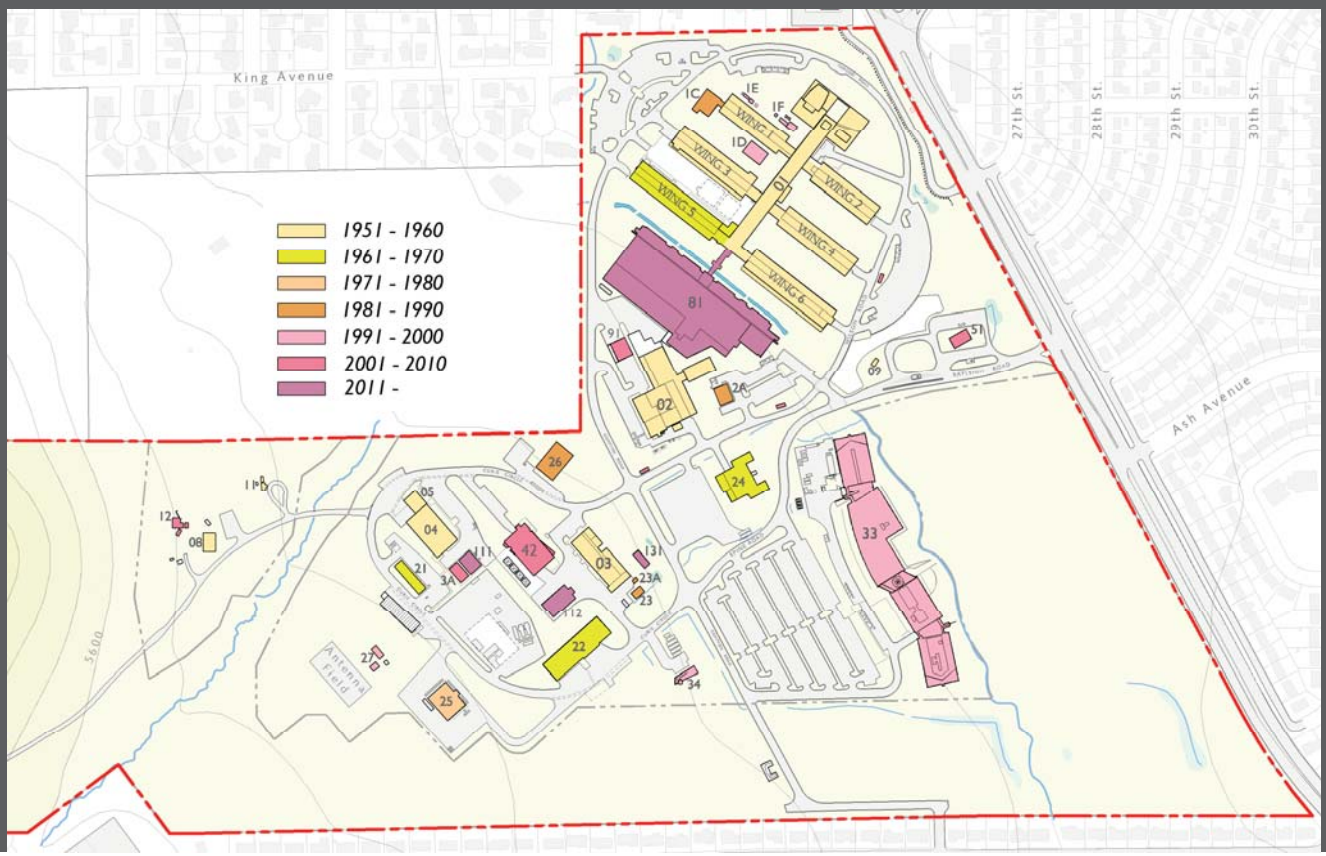
- Inefficient Buildings:

  10 modular or "temporary" buildings +
  10 other buildings under 4,000 SF,
  each with its own mechanical systems

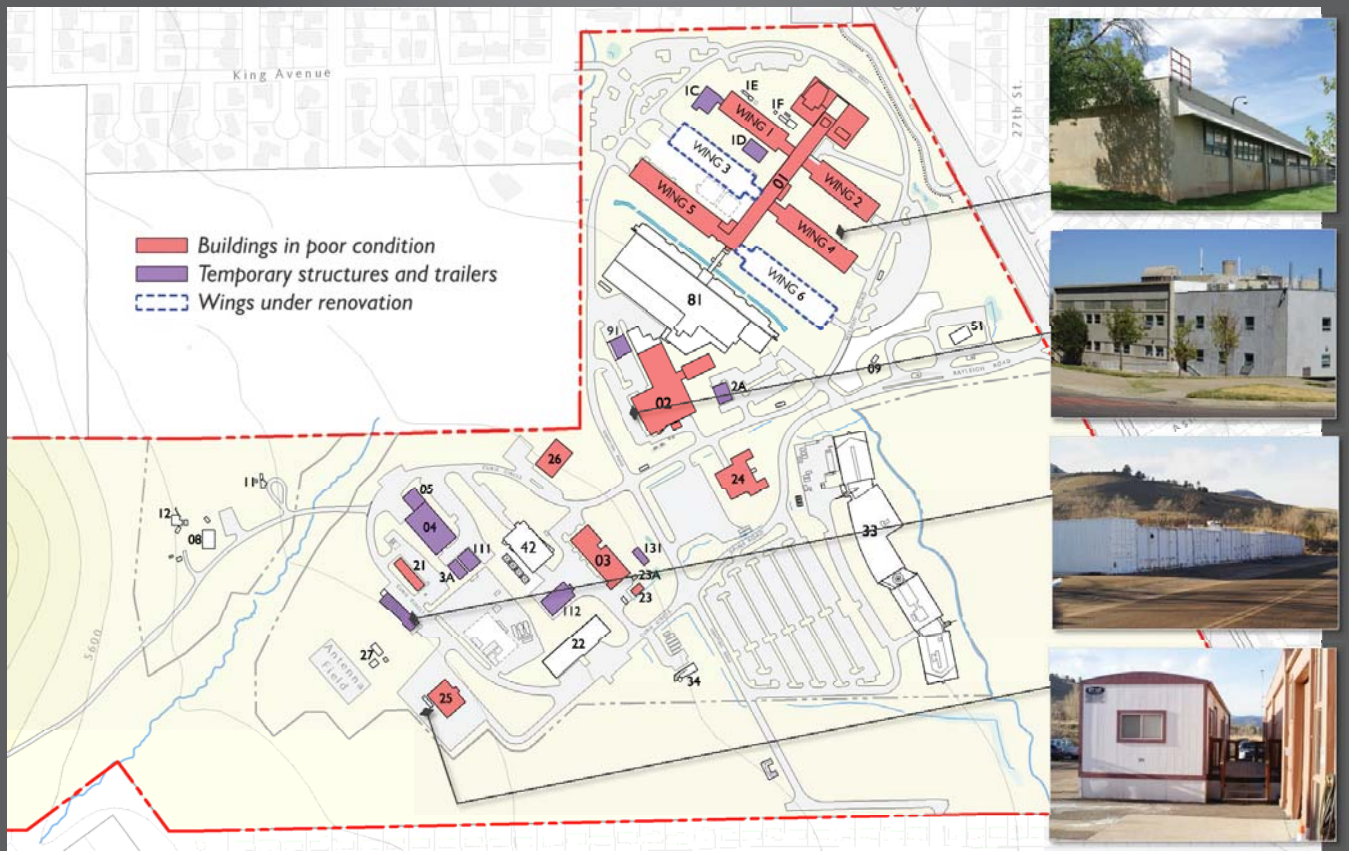
- Outdated Laboratories:

  Older laboratories unable to support controlled environments required for advanced research

Building Construction History



Building Conditions



Campus Context: Master Plan Issues

- Aging and obsolete buildings
- Lack of environmental control for many labs
- Inefficiency of small and modular buildings
- No campus organizing principle; limited connectivity
- Complexity of public interaction and holding conferences
- Scattered administration & support functions
- Limited collaboration opportunities
- Circulation and screening conflicts

Master Plan Goals

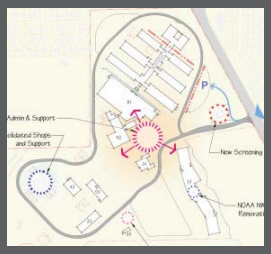
- Comprehensive and coordinated framework for future development
- Appropriate buildings and infrastructure for advanced research
- A plan that respects the local community and previous agreements
- Facilities that encourage collaboration, welcome outside colleagues
- Attractive campus that addresses sustainable design goals
- A plan for gradual change

Master Plan Alternative Concepts: Common Elements

- Organizing Principle for the Campus
- Framework for Short and Long-Term Growth & Change
- Respect for Open Space, Trails and Views
- Program Elements to be included:
  - Admin/Support consolidation
  - Lab renovation/replacement
  - Conference and collaboration space enhancement
  - Childcare replacement
  - Pedestrian / landscape improvements
  - Entrance improvements
  - Environmental stewardship including improved energy / water efficiency

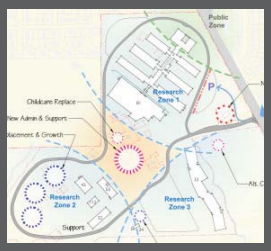
Existing Campus Buildings

Alternative Master Plan Concepts



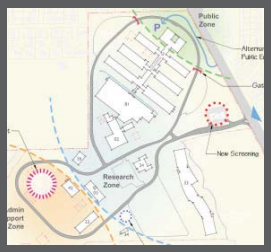
1: Campus Center

A new central campus service building consolidates administration, services and amenities, located to encourage collaboration and link the research buildings. Replacement research buildings organized around a central quad.



2: Discrete Research Centers

A second research zone organizes the research buildings and opens up the center of campus.



3: Office and Service Consolidation

Service facilities are consolidated and laboratory needs are met with extensive renovation, with limited change to campus organization and roadway configuration.

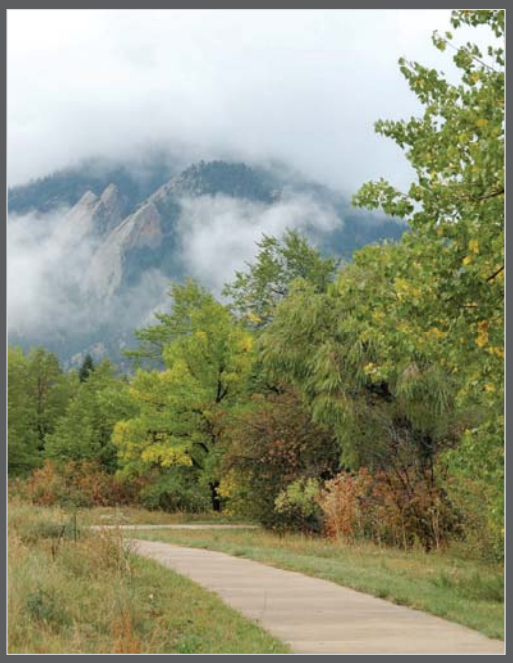
Alternative Concept 1: Campus Center

Alternative Concept 2: Discrete Research Centers

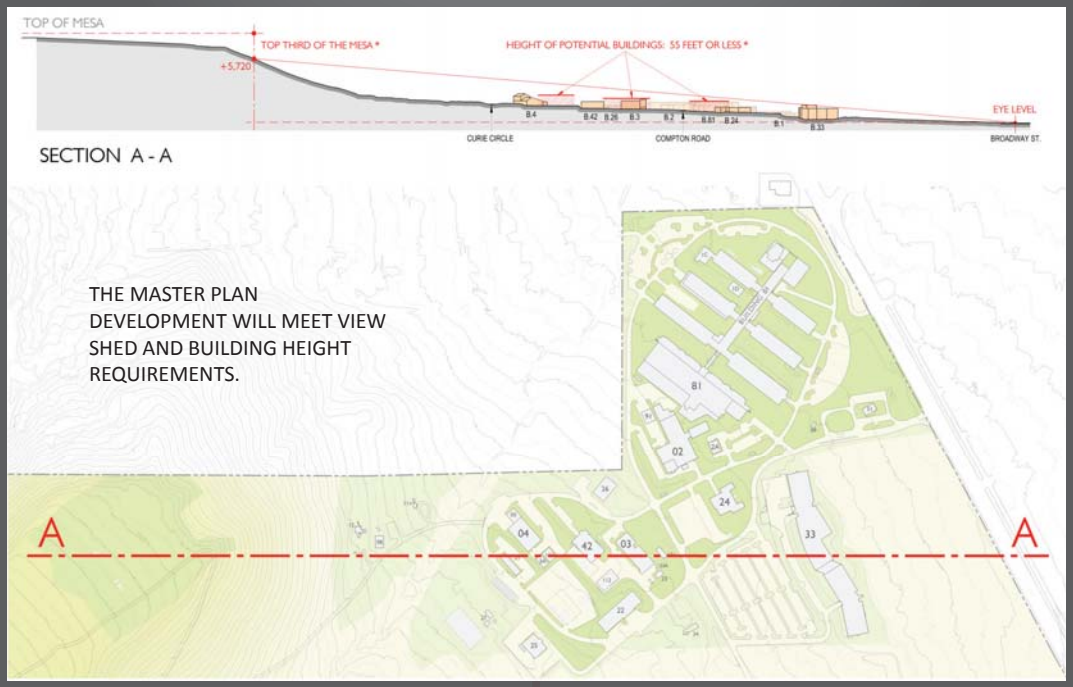
Alternative Concept 3: Office & Service Consolidation

Community Interface

- Create an interface between the public and the scientific community
- Respect the setbacks and view sheds
- Enhance the campus pedestrian infrastructure
- Respect the in-campus trail system
- Maintain expansion within MOA development cap
- Replace/renovate energy-intensive buildings
- Explore sustainable design solutions, such as alternative energy and sustainable landscaping
- Limit non-permeable areas on the site and storm water runoff



Campus Site Section



* Source: Elevation for top third of the Long Mesa - 1992 NIST Master Site Development Plan
Building height restrictions (subject to exceptions) - First Amended MOA between NIST, DOC and the City of Boulder (1998)

National Environmental Policy Act (NEPA) Overview

NEPA:

- Serves as the basic national charter for protection of the environment
- Ensures that environmental information is available to public officials and citizens **before** decisions are made
- Helps public officials:
  - Make **informed decisions** that are based on understanding of environmental consequences
  - Take actions that protect, restore, and enhance the environment
- Applies to actions of all Federal agencies

Three Tiers of NEPA Review

Categorical Exclusion (CE)

- Actions with no significant effect on human environment, individually or cumulatively
- Predefined categories of actions

DOC intends to prepare an EA →

Environmental Assessment (EA)

- Actions that do not qualify for a CE
- EA determines if action would have significant impacts
  - If yes/maybe → Environmental Impact Statement
  - If no → Finding of No Significant Impact (FONSI)

Environmental Impact Statement (EIS)

- Actions with significant and/or highly controversial impacts
- Most detailed environmental review
- Most extensive public involvement, including comment response

Greater impacts = more review

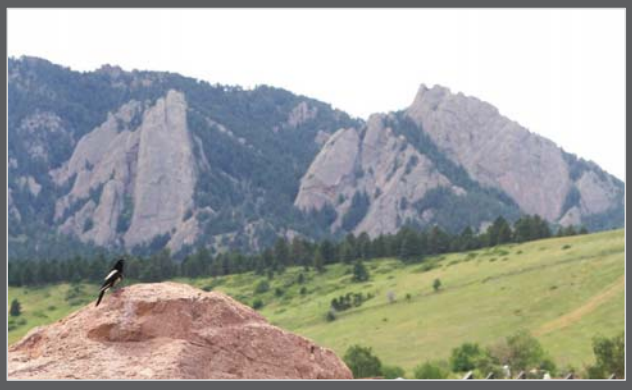
Approach for DOC Boulder Labs Campus EA

1. Conduct scoping
   - Consider potentially affected environment when developing alternatives
   - Solicit input from stakeholders and public
   - Identify primary environmental topics of concern to evaluate in EA
2. Develop Draft EA
   - Objectively evaluate all reasonable Master Plan alternatives
   - Assess and discuss potential impacts

     Example topics of concern: Water resources, vegetation, air quality, cultural resources, transportation, and view shed
   - Identify mitigation measures to minimize impacts
   - Distribute to Federal, state, and local agencies for comments

Approach for DOC Boulder Labs Campus EA

3. Make Draft Master Plan and Draft EA publicly available for comment
4. Finalize consultations with Federal, state, and local agencies
5. Develop Final Master Plan & Final EA
6. Render a decision



Timeline for Master Plan and EA

Component	Expected Completion Date
Conduct Scoping	January 12 – February 12, 2016
Complete Draft Master Plan/EA	Summer 2016
Complete Final Master Plan/EA	Winter 2016/2017

Effective Public Commenting

You can make a difference

Comments may be the most important contribution from citizens.

Effective Comments:

- Are provided early in the NEPA process (i.e., this informational meeting)
- Are clear, concise and relevant to the analysis
- Are solution-oriented and provide specific examples
- Suggest additional alternatives or elements within the plan
- Suggest sources of relevant data or information for consideration

Providing Comments

Public Comments Today

- Please use sign-up sheet
- Comments only; not a question-and-answer session
- You are being audio and/or video recorded
- Please clearly state your name when coming up to comment,
- Please adhere to 3-minute time limit
- DOC will take comments into consideration when developing Master Plan and EA

Public Comments Later

- Comment period ends Friday, February 12, 2016
- Submit written comments to:

Dept. of Commerce Boulder Laboratories
Master Plan Comments
National Institute of Standards and Technology (NIST)
325 Broadway, MS-194.00
Boulder, CO 80305-3328

Or

BldrLabsMPcommentsPublic@nist.gov

This presentation will be available at:
www.nist.gov/director/ofpm/boulder-master-plan.cfm