

Minutes of the Emory University Senate
January 23, 1996, 3:15 p.m.
Rooms 1-3, Cox Hall

Members and guests recorded as present:

Steve Batterson, Michael Crooms, Ronnie Jowers, Stephanie Sherman, Emily Bernstein, Kimberly Detherage, Richard Letz, Luther Smith, Jeremy Berry, Michele Duncan, Elizabeth McBride, Gary Teal, Donna Brogan, Raymond DuVarney, Noah Messing, John Thomas David Buckholtz, Billy Frye, Roderic Pettigrew, William Thompson, Joy Burnette, Jay Harris, Judy Raggi-Moore, Dan Treadway, William Buzbee, Gary Hauk, Jonathan Resnick, Nanette Wenger, Paula Cattanach, Linda Huddleston, James Rosenfeld, Earle Whittington William Chace, Howard Hunter, Ann Rouse, Nancy Wilkinson, Terry Clark, Luke Johnson, Robert Schlant, Robert Williams, William Cody, Joyce Jones, Russ Seagren

Excused Absence: Alexa DeVetter, Lanny Liebeskind, Laura Sawyer, William Dillingham, Maureen Kelly, Susan Buchter, and Richard

The minutes of the November meeting, distributed earlier, were approved with two corrections. (Linda Matthews was added to the attendance list, Addition to page 3, 'Kay Pendleton had asked if fees to enter the P.E. Center would be reduced during the Olympics, Dr. Fox said he would find out').

Dr. Letz called to our attention the agenda item 'Changes in Worker Compensation following injury at Emory' and said it will not be on the agenda for this meeting but on the February agenda.

Gary Hauk was introduced to speak on the agenda item 'Issues Concerning Siting of Hope Lodge.' He began by saying this issue has been under committee consideration for some time now. There is a need to move forward on this because there are some funding issues in terms of foundation support at stake.

Late in 1994 it became possible to set aside five acres of the campus to build the Mason Transplant Houses, funded by Mason Trust Foundation supporting the hospital. The first house is in place and the American Cancer Society has now proposed we build Hope Lodge on this site, and they will fund it. Hope Lodge is a place for cancer patients and their families to stay while they are in treatment.

The proposal for this site was submitted to the Campus Development Committee and approved. It was then forwarded by that committee to the Board of Trustees Committee on Real Estate Buildings and Grounds. In November, 1994 this proposal was approved by the Board of Trustees' Committee on Buildings and Grounds and in February, 1995 by the Executive Committee of the Board of Trustees. There was one crack in this process. Our project managers in Campus Planning and Construction were not developing this architectural design in conjunction with the American Cancer Society architects, and therefore the site proposal was not reviewed by the Committee on the Environment. It has since been reviewed

by the Committee on the Environment and they have some recommendations which differ from the recommendations that went to the Board of Trustees.

Ron Jowers, Associate Vice President of Health Affairs, was introduced to give some history on the project. He began by saying Hope Lodge is a similar entity to the Ronald McDonald House but it is for adults. It is a free non-medical lodge which helps cancer patients face and fight cancer. Patients and their families can stay at the Hope Lodge during out-patient treatment. They must live at least 50 miles away or more.

The average cost to stay in Atlanta for a month is \$1200 - 2100. Currently, the only place like the Hope Lodge in Atlanta is the Atlanta Hospitality House. This accommodates 30 patients. The closest Hope Lodge to Atlanta is in Gainesville, Florida. In 1994 cancer was found to be the second leading cause of death. Nine thousand patients a year are treated for cancer in Atlanta. The average stay is two weeks but it can vary from 3 days to 6 months. Other organizations in Georgia would like the Hope Lodge but Emory was picked as the location.

The Hope Lodge will cost \$5.3 million. Winn Dixie has given a lead gift of \$1 million, and the Woodruff Foundation has given \$1 million as a matching gift. To date \$2.6 million has been raised. Two hundred and fifty thousand dollars has been spent on designing the building for this site. We stand to lose some of this money if the site is changed. The Health Sciences Center will have to go back to some of these donors and explain. The architectural plans will have to be redesigned.

Robert Williams, Vice President for Business, indicated the site being discussed is owned by Emory University. It is located on the University Apartment land. The five acre site borders Lullwater Park. He then introduced Russ Seagren, Director of Campus Planning and Construction, and Earl Whittington, Project Manager with Campus Planning and Construction.

Earle Whittington began by saying the Mason Transplant Houses and the Hope Lodge have a great deal in common and it seemed appropriate to place them in the same area. This way they can share some of the facilities. There were two sites proposed for the Hope Lodge, a site located in the ravine near Lullwater Park and another site on the Clairmont Road side. The initial recommendation was the Clairmont Road site but the American Cancer Society definitely preferred the ravine site.

Russ Seagren then pointed out that this property was not owned by Emory when the Murdy-Carter Report was written and so it did not address this acreage and existence of vegetation in this area. This site was not part of the 1991 planning guide and there fore did not address how it would be best used. This is an American Cancer Society project, they hired their own architects and are funding the project themselves. When the site was identified to them it did not have any strings attached and their architects exercised free will in choosing a location for this facility.

Dr. Letz then introduced Bill Buzbee, Chair of the Committee on the Environment, to provide some background on the discussions and deliberations of the Committee on the Environment.

Dr. Buzbee began by handing out a picture of the Hope Lodge and an aerial view of the site. He also pointed out that all the people in Campus Planning and Construction and Dr. Chace have been very cooperative. The committee has no objection to the concept of the Hope Lodge but the concern is where the building is to be placed. Currently, most of the building would be in the woods and ravine. The basic concerns are as follows: it would destroy the buffer that exists between the University Apartments and Lullwater Park, it would destroy the beautiful ravine, and it would be extremely close to the lake and hiking trails in Lullwater Park. The programs and needs of Hope Lodge do not require it be placed in the woods, and do not justify the sacrifice of the park.

The idea for the Hope Lodge was presented to the Campus Development Committee in 1994. At that point it was provided not for a vote but just as information. On November 29, 1994 the Trustees did approve this proposal. Since that time configuration of the land the size of the footprint of the building has changed. The land area has increased but the size of the building has stayed the same. In the spring of 1995 this project was brought to the Campus Development Committee for a vote. They reviewed the programmatic aspect of the building and they had no problem with the concept. This plan was not brought before the Committee on the Environment until October, 1995. The Committee on the Environment had subsequent meetings and more site visits. The committee passed the following resolution (The vote in favor of this resolution was unanimous with 2 members abstaining):

We, the committee on the Environment, oppose the present siting of the proposed Hope Lodge, while still supporting the ideals of the lodge. However, we suggest that the following two alternative sites be considered:

1. the Clairmont Road side of the Mason Transplant House; and
2. upland and away from the tree line of the present site.

There has been in place a Forest Policy but there doesn't appear to have been any consideration of environmental impact by the Trustees or the Campus Development Committee.

Dr. Buzbee mentioned that some people are saying we have already gone too far with the project and it is too late to turn back. He explained that architectural expenses have been incurred but there has been no destruction of the forest and the buffer between the University Apartments and Lullwater Park. The other sites being offered to the American Cancer Society are also beautiful sites. If we go ahead with the current site there will be permanent destruction of the forest and the buffer to Lullwater Park. He asks the senate to vote in favor of the decision made by the Committee on the Environment. They put a great deal of time and expertise into this decision and feel it is the right one.

Gary Hauk asked if the site actually intrudes into Lullwater Park. Dr. Buzbee responded that these are contiguous woods. The University apartment land and the Lullwater property are one continuous site. Dr. Hauk also asked how many trees will be cut down on the upland site opposed to the current site. Dr. Buzbee responded that approximately the same number of trees would need to be removed from both sites, twenty-two trees.

Mr. Whittington pointed out that the building already designed could not just be moved but would have to be re-designed if moved to either of the sites proposed by the Committee on the Environment.

Dr. Buzbee made a motion to the Senate asking for their support of the recommendation made by the Committee on the Environment.

Dr. Ray DuVarney was introduced and he began by saying the minutes from the April, 1995 meeting of the Campus Development Committee were terse. A lot of the thoughts that went into the discussion were not recorded. From his recollection they approved the project under the assumption that the Committee on the Environment was also reviewing this proposal.

Dr. Howard Hunter asked at what stage were the architectural drawings. Mr. Seagren indicated they were complete.

Dr. William Chace, President of Emory University, said he felt it was important to look at the way in which the Hope Lodge would relate to Lullwater Park. He indicated the original purchase of the Lullwater Property did not include the land that would be filled by the Hope Lodge, so there is a legal separation of Lullwater and the proposed property. On the other hand there is an environmental connection. People jogging in Lullwater Park would be very close to the Hope Lodge. So legally the two are different but culturally, visually and environmentally the Hope Lodge would be very close to Lullwater.

Dr. Judy Raggi-Moore asked if the neighborhood was brought in on these decisions. Mr. Seagren responded by saying the Druid Hills Civic Association has been presented with information on other projects. In this case there are not many residential areas around the five acre lot and so it has not been presented to the neighborhood association.

Michael Crooms asked what the view of the American Cancer Society is on the site, what is the cost estimate of the design, and who will pay it. Dr. Buzbee said he had asked the American Cancer Society representative if they would walk away from the project if the site were changed. The representative said he was not willing to say that they would walk away. Gary Teal, who is on the steering committee for the Hope Lodge, indicated the cost of design is approximately \$250,000 at the moment. The American Cancer Society has said that if they have to move from the current site, they will ask Emory to pay the \$250,000. They do not want to move from the current site. Apparently, they have moved the site slightly to reduce the number of trees to be cut down. The plan is to now remove 22 trees instead of 50 trees.

Dr. Buzbee asked Mr. Crooms if the American Cancer Society has been presented with other drawings of alternate sites. Mr. Crooms responded by saying the American Cancer Society definitely does not want the Clairmont Road site and they have moved the current site slightly to reduce the number of trees to be cut down.

Dr. Hauk explained this site cannot be considered within the existing policy of trees (Murdy-Carter Report) because this site was not owned by Emory when the report was written, but he believes there is still an unofficial policy to replace all trees that are lost.

Dr. Buzbee pointed out the footprint of the building covers a greater area than the plan approved by the Trustees.

Mr. Whittington explained that when the building was presented to the Trustees for approval in early 1995 it was very conceptual. Since that time the building has been designed and developed. At this time no sub-contracts have been awarded.

William Thompson spoke on behalf of Residential Services to say they would not like to remove any more University Apartment buildings and if the site is moved further up the hill it will obstruct the view of many of the residents.

Gary Crouse pointed out that it is a very serious matter to overturn the decision of a senate committee. The Committee on the Environment has spent a great deal of time making their decision.

Dr. Chace concurred that it is a serious matter to override and bypass a standing committee. He pointed out that the Trustees in their vote had not heard from the Committee on the Environment because the Committee on Environment did not know, post Murdy-Carter Report, that the land in question is properly a part of their province of concern. If there was a transgression it was not as blatant as a simple overriding. It was not done with a malevolence or surreptitious intent.

Dr. Crouse responded to the comments made by Dr. Chace to say he had not intended to imply there was any deviousness.

Mr. Jowers indicated there are plans for another Mason Transplant House and if we move the footprint of the Hope Lodge will be in the front yard of the Mason Transplant House. Dr. Buzbee responded by saying there is still room for another building. They asked this specific question before coming to a decision.

Donna Brogan asked if this land belongs to Emory. Apparently, the land does belong to Emory and is being leased to the American Cancer Society.

Dr. Billy Frye pointed out that if the Senate supports the decision made by the Committee on the Environment, then the University will go back to the American Cancer Society and see what can be negotiated.

The Senate was asked to vote on the motion on the floor. Twenty-four members of the senate voted in favor of the recommendation presented to the Senate by the Committee on the Environment. No one opposed the recommendation and three members of the Senate abstained from voting.

Luther Smith asked we defer the final agenda item, 'Resolution Concerning University-wide Electronic Communication' to the February meeting.

There was no further business, and the Senate adjourned at 5:00 p.m.