

**UNIVERSITY OF COLORADO AT BOULDER
BOULDER CAMPUS PLANNING COMMISSION**

Minutes of the Meeting of July 9, 2009

The Boulder Campus Planning Commission met on Thursday, July 9, 2009, in the Provost's Conference Room, Regent 302.

Members present were: Maren Additon, Steve Bruns, Noel Cummings voting for Greg Lundgren, Daniel Ramos for Thomas Higginbotham, Lorrie Black for Larry Hill, Steve Jones, Bill Kaempfer, Kambiz Khalili, Paul Leef, JoAnn Zelasko (for Michael Lightner), Karen Lorimer, Keith Maskus, Steve McNally, Russ Moore, Jerry Rudy, Phil Simpson, Charles DeBartolome for Cindy White, and Rich Wobbekind.

Members absent were: Michael Lightner, Gregg Lundgren, Joseph Rosse, and Christine Thai.

Guests present were: Jason Coker, Turner Construction; James Faber, Facilities Design & Construction; Carlos Garcia, UMC; Steve Hecht, Housing; Dave Newport, Environmental Center; Jason Pickel, Whiting-Turner Construction; Richelle Reilly, Facilities Planning; Megan Rose, Planning Design & Construction; Robin Suits, Planning Design & Construction; and Melissa Yates, Parking & Transportation Services.

1. **MINUTES** – Maskus asked for a motion to approve the minutes of May. Jones moved to approve the May 14, 2009 minutes, McNally seconded the motion; the motion was unanimously approved.
2. **CHAIR'S REPORT** – Maskus did not have a chair's report. He thanked everyone for making an effort to be there to vote, especially those who came to vote for members who could not be there.
3. **BY-LAWS REVISIONS** – Maskus high-lighted the By-Laws revisions. There is an addition to I.D. to clarify what BCPC is empowered to do. The amendment specifically defines the words "review" and "approve". Review is defined as "to make comments on, but not make a decision", and approve is defined as "to vote on and make recommendations". The next change to the By-Laws is to II.B.1., proposes replacing feasibility studies with a notice of intent to accelerate the approval process and allow BCPC the opportunity to make recommendations to a project before it gains public momentum and lower the chances of a project being terminated after resources have been expended. It is also intended to promote understanding of program and financial planning, discouraging the approval of projects by BCPC before they are supported by appropriate administrative officials and have significant financial support. Item II.B adds a clause to note that sustainability is a relevant concept for program plans and that BCPC would no longer review financial feasibility except for the consideration in the "notice of intent". Item II.H. gives BCPC some responsibility with respect to smaller projects. Item III.A.3b adds that the current Vice Chancellor for Research should be represented by the associate Vice Chancellor for research as a voting member. Kaempfer asked that it be clarified in the By-Laws.

Item III.C clarifies that proxy voting is not allowed; there are procedures for short-term replacements for members - they must give the chair and/or secretary enough advanced notice to get approval from the Chancellor. Item V.A. clarifies that officers may be voting or non-voting members. Item V.B.1.e clarifies the voting role of the chair consistent with Roberts' Rules of Order. Item V.III.B. increases the time that materials must be made available prior to a BCPC meeting.

Maskus asked for a motion to approve the By-Laws adding the clarification about the Vice Chancellor being represented by the current Associate Vice Chancellor as a voting member or his designee.

4. **CAMPUS GARDEN INTRODUCTION** – Reilly presented the Campus Garden project, proposed to be located on East campus on Pod B. The dollar amount is not enough for it to qualify as a notice of intent and it is technically a temporary project, but the Environmental Center wanted to introduce their proposal to BCPC and get their input from the onset. McNally asked about the possibility of having the garden on South campus; Reilly said that when the Master Plan is completed they will address this. The proposal designates an acre of vacant land on East campus as a “long term” temporary location for an organic vegetable, fruit, and flower garden. The garden will be used as a teaching tool to provide holistic experiential learning opportunities to reveal and reconnect people with their environment, and show the importance of sustainable foods, enhancing, and integrating local natural systems. As many as 41 university and college campuses nationwide have some sort of campus garden. The gardens vary in size from under an acre to over 200 acres; some grow food primarily for campus dining halls and others operate as a community-supported agriculture program selling to the community.

There is a campus garden advisory committee; the proposed project will require partnerships and additional staff of interns, student employees, and volunteers with a 1 percent on-call garden manager managing it to ensure its success.

Their desire is to have a long-term temporary site with the possibility of expanding in the future, and to be recognized in the East Campus Master Plan. Since the site is in the floodplain, it has limited land use and is not a viable building site, hence an ideal location for the garden. CU Extension has tested the soil. Research of regulatory requirements and liability insurance present no barriers to project feasibility and the Public Health Department does not require any certifications to sell produce. Risk Management has looked at the proposal and determined that it is covered in the campus issuance liability and will provide coverage for staff but they will have to check into crop and hail damage coverage.

Housing and Dining Service would use most of the food grown and the remainder would be sold at a farmer's market. McNally said there will be unrelated business income issues – we are precluded from competing with the private sector – the question is whether this would be considered “competing” according to the preclusion. Newport agreed to meet with McNally to figure this out.

Jones asked how they will get water to the garden; Reilly said there is raw water to tap in to. Wobbekind asked if they could do a community garden in conjunction with the campus garden. Reilly answered that they have considered that possibility but are

starting out small and if the garden is successful, they can consider other options. Zelasko asked if the site was expandable. Reilly said it could be – it is planned for Pod B as long term temporary approval but could expand to Pod C until Pod C becomes occupied. Simpson added that they won't know until the East Campus Master Plan is completed.

Kaempfer expressed concern for the avian habitat and what the wild life impact would be. He said the understory project between 17th Street and Folsom Street took away habitat for 20 to 30 bird species. Reilly said that project was a combined project with the University Police Department and the Boulder Police Department and was necessary to increase safety.

Wobbekind inquired about the result of the compost project. Newport said it is successful and the compost will be returned to campus.

Maskus asked for a temporary approval; it was voted on and 10 voting members approved it.

JILA SCHEMATIC DESIGN REVIEW – Simpson reviewed the JILA Schematic Design. The JILA addition is a response to present needs and future growth of the institute to facilitate joint scientific endeavors between both federal and university scientists to respond to the changing needs of the societies they serve. The project addresses the inadequate quality of most existing laboratory space which hinders recruitment and ability to retain its most successful fellows. The plan is remove the JILA plaza and extend a new one to two story above grade and one to two stories below grade addition. JILA is located in a core section of campus and is a major circulation route for high volumes of both pedestrian and bike traffic flowing through to connect to Farrand Field and the residence halls to the south and east, the UMC and multiple buildings' access to the west, and heart of campus to the north. At the crossroads of a circulation junction, JILA's identity and an opportunity to establish a strong visual to Farrand Field will be created. There is a proposed tower at the south end of the addition to serve as a way-finding landmark and visual connection from Farrand Field. The tower is planned to be accessible with a two sided elevator to serve all floors and express the building on the outside. The circulation spine creates spaces to serve as eddies and pre-function gathering space for the Lyric Theatre. Hecht asked if they have looked at the staging area. Simpson said yes that it would be located between the site and the power plant to allow for circulation.

Yates asked if parking space would be lost and what the ultimate goal for the lost spaces would be. Kambiz inquired about the noise factor for residence halls – he was concerned that noise could cause a loss of revenue for rooms not being filled. He also asked how privacy for residence halls was being dealt with. Simpson said they have not addressed this yet. Wobbekind asked how long the sidewalk would be closed. Simpson said it would be closed for 18 months but there was a plan to relocate an alternative route. Wobbekind asked if Baker Hall would be remodeled; Khalili answered that the remodel has been postponed. Rudy asked what the plan for parking was – he is concerned that parking has not been sufficiently addressed. Simpson said that parking as a core campus facility is not directly available; they are addressing the parking issues in the *Campus Master Plan*. Maskus asked when the targeted begin date is; Leef answered it is planned for May 2010.

6. **SYSTEMS BIOTECHNOLOGY BUILDING (SBB) SCHEMATIC DESIGN REVIEW** - Leef introduced the site plan which will be located at the corner of Innovation and Colorado Avenue, oriented with East / West access with a courtyard. It will be the first academic building on East campus and presents challenges to find connections to campus. The outside appearance will be closely related to the LASP building, with hip roofs, and brick masonry with stone trim, with sandstone tile because it is the best value. The building is planned to define the North / East corner of the quadrangle, which will be partially completed. There will be an 11-14 foot drop from Colorado Avenue which they will use dirt from the Center for Community site to fill. RTD buses will stop at a pullout. Cummings asked where the major entrance would be. Faber said it will be on Colorado Avenue, with a Colorado Avenue address. There will be covered bike parking along the back. There will be two auditoriums with the capacity to hold 1,200 for remote teaching, with a large waiting area. Each neighborhood will have 11 researchers. ADA ramps will be part of the sidewalks with ADA access at grade level all the way through.

McNally asked if there would be visitor parking; Faber answered that SBB would share 400 parking spaces with Potts Field. Rudy asked how students will be transported to and from SBB he commented that this does not seem to be addressed and wondered what the potential solutions would be. Faber said parking issues and solutions are a part of the *East Campus Master Plan* process. Leef added that transportation is a large challenge that is recognized and being discussed with the City of Boulder and the *East Campus Master Plan* committee. Local and regional transportation is slated to have drop off and pick-ups there. Wobbekind commented that he would like to see some consistency with how they pay for parking. Zelasko commented that the primary population would be graduate students. Simpson added that the Chancellor committed to vans for faculty in the Program Plan. Student issues will be worked with in the *Campus Master Plan*; possibly offset scheduling would be implemented. The transportation task force is charged with looking at the transportation issues and will discuss what the best solution for high frequency busses would be.

Leef added SBB will be built in phases as separate projects; the first will have three or four teaching rooms plus a shell. The undergraduate program will not move until Phase 2. Kaempfer asked what the plan is for information systems. Zelasko said they are considering this now and trying to establish a workable solution. Leef also noted that they are currently interviewing Vice Chancellors and Deans and creating transportation and East campus taskforces. They expect the Master Plan website to be live before the end of July 2009.

7. **OTHER ITEMS FROM MEMBERS** – There were no other items from members.

Wobbekind moved to adjourn the meeting, Leef seconded the motion; there being no further business, the meeting was adjourned. Minutes submitted by Karen Lorimer, BCPC Secretary.