

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

Minutes of the Meeting of December 14, 2000

The Boulder Campus Planning Commission met on Thursday, December 14, 2000, in the Chancellor's Conference Room, Regent 302.

Members present were: William Arndt, Jim Baily, Al Bartlett, John Crittenden, Larry Drees, Bill Herbstreit, Steve Jones, Bill Kaempfer, Stephen Lester, Michael Lightner, Robin Newsome-Suits, Joyce Nielsen, and Steve Thweatt.

Members absent were: Tom Carson, Noel Cummings, Archie Demarest, Bill Deno, Kate Fowler, Jeff Lipton, Uriel Nauenberg, Dan Pabon, and Brook Stableford.

Guests present were: Carina Bernard-Walker, UCSU; Jon Burianek, Intercollegiate Athletics; Steve Hecht, Facilities Planning; Terry Kleeman, ASC Planning Committee; Rob Korhman, Central Administration; Phil Simpson, Facilities Planning; Michael Stesney, AR7 Architects; and Michele Van Pelt, Financial and Business Services.

1. **MINUTES** -- Members noted two errors in the minutes of November 9, 2000: on page 2, paragraph three, Jones seconded the motion (rather than Crittenden); on the same page, the sixth paragraph should begin "Newsome-Suits asked" (rather than Nauenberg). With these changes the minutes were approved. Arndt thanked those who helped prepare the November minutes in his absence.
2. **CHAIR'S REPORT** -- Lightner said he had been unable to attend the recent Chancellor's Executive Committee (CEC). Jon Burianek of Intercollegiate Athletics said that he was at that meeting. Burianek reported that the CEC approved the Intercollegiate Athletics Facilities Master Plan based on the recommendations forwarded to them from the November BCPC meeting.
3. **FARRAND HALL DINING CENTER SCHEMATIC DESIGN** -- Simpson said that this project was one of many to upgrade and change dining services offered by the Department of Housing. A change is planned from the conventional cafeteria style "dorm food" to a marketplace concept. Each dining center will offer some basics, but will have different options. The facilities will be open to people outside of Farrand Hall, consequently, a new public entrance to this facility is needed.

Simpson introduced Michael Stesney of AR7 Architects. Stesney presented boards and a model and explained that the site for the entrance is in the south courtyard that has two minor doors to residential areas, but none into the existing dining room. The entrance is 4' above the lower level of the building, and the architects propose a series of stairs and ramps down to a new door. The wheelchair ramp will use part of the existing "moat." There are opportunities for development of this exterior space (outdoor dining) at some point in the future. Stesney said that these plans had been presented to the Design Review Board, and that they only had a few comments on details, mostly about the wheelchair ramp.

Drees noted that there is a somewhat narrow opening in the low site wall providing access to the courtyard. He asked why it wouldn't be widened to match the width of the new entry stairs. Stesney said that the stairs are considerably wider than necessary, with the assump-

tion that people would sit on the walls alongside the stairs. Simpson felt that the opening to the courtyard was adequate for circulation. Also, there is a mature tree which would have to be sacrificed if the opening were widened.

Baily noted that the area fronting this new entrance has bicycle racks, which will be inadequate in number if the intent of this new entry is to attract people. The racks are also of outdated design. He asked if the project could contribute in anyway to an upgrade of the bike parking. Simpson said he would look at it.

On a motion by Jones, seconded by Crittenden, the Schematic Design was unanimously approved.

4. **TENNIS COURTS REPLACEMENT FEASIBILITY STUDY** -- Steve Hecht, the project planner, said that the Kittredge Tennis Courts needed to be moved because they are on the site of the new Law School Building. He presented staff recommendations which suggested approval of the feasibility study with four provisions.

Hecht explained that there are 12 courts used for intercollegiate competition and practice. Several relocation site options were considered, but the most compelling choice is at CU-Boulder South. Hecht said that a site in the Research Park remains an alternative, but would be subject to vacation if the Research Park needs the site. Another temporary alternative is for Athletics to lease courts. Lester asked about Williams Village. Hecht said that there would be no room given plans for added student housing there. This option, however, was looked at. Lester asked that all sites considered be included in the document. He proposed a fifth provision to that effect.

Lester also asked about community access to the courts. Burianek said there were security and scheduling concerns. Korhman said that most universities have varsity courts that are only for varsity use. Lester asked that these details concerning community use should be included. He proposed a sixth provision to that effect.

Hecht said that the Law School project has committed \$700,000 toward moving the courts. Athletics wants to take this opportunity to modify the current design, and will assume those costs beyond in-kind replacement. Lightner asked about funding for the next phase of the Law project. Thweatt said it is highly likely that it will be funded as a "continuing" project. Lightner also asked when the decision would be made whether or not the CU-Boulder South site was approved. Korhman said it is scheduled for CCHE action in February.

Bartlett asked what sort of site studies were being done at CU-Boulder South. Baily said that a consultant, Shapins Associates, has just begun doing conceptual studies. They will work with the "Taggart Report" which looked at the flooding situation. Sink Combs Dethlefs, the Athletics consultants, will also be involved. Shapins hopes to have their study done by July.

Lightner asked what would happen if the CCHE did not approve the master plan. Korhman said that the CCHE provided several questions which were answered by CU staff. He felt that when they read these answers they would be in a position to approve the plan. Lightner stressed that the costs of any possible options need to be included. He suggested a seventh provision requiring a financial summary of project costs for all sites.

It was moved by Jones, seconded by Drees, to approve the feasibility study with the following provisions.

1. That throughout the process of planning, attention be paid to minimizing construction impacts to the extent feasible.
2. That the "source of funds" analysis be updated and more detailed at the time of future presentations to reviewing bodies.
3. That a specific financial plan be presented by the Law School to assure funding for the in-kind replacement costs and any other associated financing costs.
4. That any siting for the construction of the tennis courts follow the recommendations of the land use planning studies currently underway.
5. That throughout the process of planning detailed proposals are to be set forth concerning student and community use of the facilities.
6. That Facilities Planning documents and reviews all other sites that were considered for this project.
7. That project costs of alternative sites and program delivery -- at the Research Park and/or the leasing of courts -- be included in the study.

The motion including the provisions was unanimously approved.

5. **MASTER PLAN UPDATE** -- Baily reported that he has been working with the CCHE and their questions concerning the Campus Master Plan. The Regents have formally accepted the negotiated agreement on Grandview Terrace and approval by the City of Boulder is expected. Kaempfer said he was disturbed by some of the newspaper reports on the Grandview situation. Baily said that many of those reports were incorrect or overstated.

6. **OTHER ITEMS FROM MEMBERS** --

Lightner noted that Qwest is shutting down most of its advanced technology operations in the former USWest Building at 4001 Discovery Drive in the Research Park. There will be a lot of research space in that building available for rental.

Jones reported that the Mobile Production Unit (TV truck) which was part of the Stadium Scoreboards project, has seen extensive use by the School of Journalism. They have had complete cooperation with Athletics in the use of the truck, and it has enhanced their program considerably. BCPC was instrumental in this arrangement.

Bartlett passed around copies of an article from the *Carillon* announcing that the CU-Boulder Environmental Center has been awarded the EPA's 2000 Climate Protection Award for its student-led effort to make CU-Boulder a model for university efforts to reduce greenhouse gas emissions. It was moved by Bartlett, seconded by Kaempfer, to send congratulations to the Environmental Center for this honor. The motion was unanimously approved.

Bartlett commented that natural gas prices are going up, and the campus community needs to be alerted to the possible increases in the cost of heating and cooling. Herbstreit noted that Jeff Lipton's proposal to charge units directly for the energy they actually use might help bring about an awareness of the need to conserve. Bartlett asked about Facilities Management's policies concerning energy. Lightner said he would ask Jeff Lipton if someone from Facilities could come to a future BCPC meeting and report on such policies.

Jones noted that this would be Steve Lester's final meeting, as he is graduating. He offered the following motion, which was approved by acclamation:

WHEREAS, Stephen Lester has served as a student member of the BCPC since the fall of 1997, and

WHEREAS, Steve has actively participated through regular attendance and participation in sub-committees, and

WHEREAS, Steve has served as a tireless watchdog for matters dealing with the environment, recycling, energy conservation, and student interests,

THEREFORE the BCPC thanks Steve for his on-going contributions to the BCPC and to the University.

There being no further business, the meeting was adjourned. Minutes submitted by William Arndt.