

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

Minutes of the Meeting of January 10, 2002

The Boulder Campus Planning Commission met on Thursday, January 10, 2002, in the Chancellor's Conference Room, Regent 302.

Members present were: Jim Baily, Al Bartlett, Tom Carson, Noel Cummings, Bill Deno, Bill Herbstreit, Steve Jones, Bill Kaempfer, Terry Kleeman, Jeff Lipton, Lisa Lucio, Mary Ann Myer, Joyce Nielsen, Steve Thweatt, and William Arndt.

Members absent were: Carina Bernard-Walker, Edo Cohen, John Crittenden, Michael Lightner, Jessica Lorentz, Uriel Nauenberg, Robin Newsome-Suitts, and Tara Turner.

Guests present were: Andy Barnard, Sink Combs Dethlefs Architects; Mike Beitzel, Downing Thorps James & Associates, Architects; Niles Bolton, Niles Bolton Associates, Architects; Jon Burianek, Intercollegiate Athletics; Paul Caldara, FM Utilities; Don Dethlefs, Sink Combs Dethlefs Architects; Deb Coffin, Housing; David Cook, Parking and Transit; Jeff Dodge, *Silver & Gold Record*; Gene Fatur, Shaw-Turner Construction; Kelly Fox, Central Administration; Doug Grogan, Shaw-Turner Construction; Steve Hecht, Facilities Planning; Steve King, Sink Combs Dethlefs Architects; Rob Kohrman, Central Administration; John Krueger, Intercollegiate Athletics; Dick Monson, FM Utilities; Ron Ried, Administration; Joe Roy, Parking and Transit Services; Phil Simpson, Facilities Planning; Michele Van Pelt, Financial and Business Services; and Jeff Wikstrom, Trammel Crow Residential.

Vice Chair Jones presided in Lightner's absence

1. **MINUTES** -- On a motion by Lucio, seconded by Myer, the minutes of the meeting of December 13, 2001, were unanimously approved with one requested addition, noted by Arndt, to the section dealing with the location of a site for a new or auxiliary power plant: "Nielsen asked that future expansion for the Speech, Language, and Hearing Sciences Department be taken into account."
2. **CHAIR'S REPORT** -- Deno announced a change in the membership of the University Design Review Board. Long-time member Cab Childress has retired, and will be replaced by Jennifer Moulton. Ms. Moulton attended the CU College of Architecture, served as Director of Historic Denver, Inc., and is now the Director of Denver's Community Planning and Development Agency.
3. **BCPC BY-LAWS CHANGE: SECOND READING** -- The intent of the proposed change is to allow a non-voting member to be Chair. In section V.A., the word "voting" would be removed. In section B.1. (duties of the Chair), a new duty is proposed: "e. The Chair may vote in the event of a tie vote." On a motion by Lipton, seconded by Myer, these changes were unanimously approved.
4. **NOMINATING COMMITTEE REPORT AND ELECTION OF OFFICERS** -- Carson reported on the Nominating Committee's proposed slate: Bill Kaempfer, Chair; Bill Herbstreit, Vice Chair; and William Arndt, Secretary. This slate was unanimously approved. The officers' terms run through October 2003. Jones expressed his thanks to Carson and his committee.

5. **TRACK FACILITY AT CU-BOULDER SOUTH: FEASIBILITY STUDY** -- Steve Hecht, the project planner, reported that the proposal is to relocate the track facility from the Research Park to CU-Boulder South. The current location is not the highest and best use of the land, and this move is part of the Intercollegiate Athletics Master Plan, previously validated by the BCPC. The new field will probably be a synthetic track surface around a synthetic soccer-sized field. Lipton noted that the proposed site is consistent with the *Campus Master Plan* and the *CU-Boulder South Conceptual Land Use Assessment*

Lucio asked the project cost; Hecht said it was \$3,661,075 with a small contingency set aside for unforeseen situations. Carson asked about community use of the facility. Burianek said it was being discussed. It is likely that the existing Potts Field will remain for open use for a while. Herbstreit asked about the lawsuit with the County over the use of CU-Boulder South. Lipton said the courts may overturn the County's required review, but CU may apply for a permit. In a response to Nauenberg, Lipton said the costs would be higher if a permit is needed.

Kaempfer suggested the feasibility study should emphasize the need to free land in the Research Park. He asked if the new facility would provide any additional income. Burianek said it might be rented to school districts for track meets. Kaempfer said that he preferred a natural turf field. Burianek said that the use of synthetic was because of the lack of water at the site. He also noted that synthetic turf has been much improved and has been successful at a new installation for a football practice field north of Boulder Creek.

On a motion by Carson, seconded by Lipton, it was unanimously approved to forward the feasibility study to the CEC with the following conditions:

1. That throughout the process of planning, attention be paid to minimizing construction impacts to the extent feasible.
 2. That the feasibility of raising \$3.661 million in private contributions should be validated by a representative of the CU Foundation.
 3. In recognition of the possibility that all of the anticipated private contributions may not be available when needed to meet construction obligations, plans should be made to secure short-term borrowing and fund any associated financing costs.
 4. That any siting for the construction of the track at CU-Boulder South follow the recommendations of the land use planning studies currently underway.
 5. That the site of the existing track (Potts Field) at the Research Park be reverted to the Boulder campus to be developed in a manner consistent with the Research Park Master Plan.
 6. That the name of Frank Potts be memorialized somewhere at the new track site/facility.
6. **FOLSOM STADIUM EXPANSION: SCHEMATIC DESIGN** -- Hecht noted that the program plan for this project was approved last year. After a thorough selection process a design/build team was selected. The team of Shaw-Turner Construction working with Sink Combs Dethlefs Architects will soon be formally selected by the Board of Regents. The Design Review Board has seen this presentation and has given their approval of schematic design.

Andy Barnard of Sink Comb Dethlefs explained that this is the first phase of improvements to the stadium complex. This part was chosen to come first because it is a revenue generator. 1,900 club seats and 28 were planned. An alternative providing an additional 12 suites has been proposed. It is within the original budget and would provide more revenue. Deno noted that the DRB had seen these plans, including the added boxes.

Barnard showed several boards with plans, cross sections, and “image” drawings. Carson asked about displaced parking; Barnard said that there would be some new parking available on the enlarged “ramp” level. Hecht noted that since Facilities Management moved out of the stadium there is less demand for parking..

Nauenberg asked if walls between the suites were removable. Barnard said that it would be difficult to have folding walls, but that there could be “double” suites. Burianek added that the Club Level is designed with spaces for conferences and other large meetings. Roy asked if the existing vomitory portals would be enlarged. Barnard said no, but that the enlarged ramp level would provide less congestion for people coming out of the vomitories.

Cummings asked if there were any programmatic changes in the existing space; Barnard said no, beyond some upgrades to toilet facilities. Nielsen asked if any of the space could be used by non-athletic groups. Burianek said yes; the facilities would be available for rent similar to space in Coors or Dal Ward. Nielsen asked if fees could be less for academic uses. Lipton said that the Chancellor had final authority in such matters. Other members expressed an interest in the overall height of the structure.

Lucio asked if the suites would be sold seasonally; Burianek said leases would be on a 3, 5, or 7 year basis. Lipton reminded the group that the agreement for this project said that revenue from these suites would help support minor varsity sports. In response to a comment that there is no charge for use of UMC meeting spaces, Herbstreit noted that the UMC receives a subsidy to make this possible.

Carson moved, seconded by Bartlett, to approve the Schematic Design for the Stadium Expansion, including the proposed additional 12 suites, and with the provision that conference and meeting spaces be made widely available for campus and community use. The motion was unanimously approved.

7. **WILLIAMS VILLAGE PHASE I: SCHEMATIC DESIGN** -- Simpson noted that the Master Site Development Plan had been previously approved, and a process was undertaken to select developers in December. A ground lease is currently being negotiated between the University, the CU Foundation, and a developer, Trammel Crow (working with Niles Bolton Associates from Atlanta and Downing Thorpe James & Associates in Boulder). Groundbreaking is anticipated this spring.

Mike Beitzel of Downing Thorpe James presented several boards illustrating the project. Four L-shaped buildings will provide 960 beds in apartment style units. Three will be three basic types: 4 bedroom/4 students, 2 bedroom/2 students, and 2 bedroom/4 students. The units will be 1,050, 1,100, or 850 square feet. The buildings will be 4 stories with an adjacent parking structure. The parking structure will have 504 spaces on five staggered levels and adjacent surface lot will have

107 spaces. Bike parking will be decentralized. Landscaping will consist of “urban” and “natural” zones. Bartlett asked if this were the entire project; Simpson said no, this was only the first phase.

Bolton explained that the architectural style was intended to provide continuity with the Klauder forms on the main campus. Similar massing is used, and vents and mechanical equipment will be in “chimneys.” Materials will be buff brick, stucco, and flat concrete roof tile. Heating will be from the existing plant. Hot water and cooling will be by a water-source heat pump system.

Kleeman asked about Internet access; Simpson said there would be a jack for each bed. Lucio asked about security; Bolton said security is a high concern. Lighting levels and shadowing in the courtyards are being carefully studied. Access to the buildings would be by key-card or past security desks.

Bartlett asked if RTD could have an off-ramp stop on U.S. 36 near the structures. Simpson said it was being discussed. Northbound access is possible, but southbound access is more problematic.

On a motion by Carson, seconded by Lucio, the schematic design proposal was unanimously approved.

8. **UTILITIES MASTER PLAN: INFORMATIONAL PRESENTATION** -- As a follow-up to discussion in December, Lipton made a PowerPoint presentation which included photos of existing conditions at CU-Boulder as well as of power plant facilities at other campuses and institutions. He presented a matrix of seven sites to be analyzed under different criteria. Herbstreit asked if any of the project could be “uncoupled” -- i.e., broken into smaller pieces. Lipton said yes, in some cases. Kleeman asked about the use of fuel cell technology. Lipton said that it could be considered, but that other options need to be retained. Dick Monson, Director of Utilities Generation and Distribution, said that nothing that is done would preclude new technologies. Baily suggested that “safety” be added to the list of site criteria and Lipton concurred. Lucio asked about the difference in cost between a full move of the Power Plant versus a split site.

On a motion by Bartlett, seconded by Lucio, the evaluation matrix was unanimously approved. Staff will now proceed to use these criteria to evaluate site options and plans to return to BCPC with the results in a few months.

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