

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

Minutes of the Meeting of December 12, 2002

The Boulder Campus Planning Commission met on Thursday, December 12, 2002, in the Chancellor's Conference Room, Regent 302.

Members present were: Maren Additon, Jim Baily, Al Bartlett, Deb Coffin, Noel Cummings, Bill Deno, Bill Herbstreit, Steve Jones, Bill Kaempfer, Jeff Lipton, Lisa Lucio, Jana Milford, Robin Newsome-Suitts, Steve Thweatt, Richard Wobbekind, and William Arndt.

Members absent were: Carina Bernard-Walker, Kevin Boyer, Terry Kleeman, Brian Moll, Mary Ann Myer, Uriel Nauenberg, Joyce Nielsen, and Suzanne Tegen.

Guests present were: David Cook, Parking and Transportation; Jeff Dodge, *Silver & Gold Record*; Greg Fisher, Parking and Transportation; Joseph Ginther, Downing Thorpe James Architects; Jim Green, CASA; Rob Layton, Design Concepts; David Lindblad, Information Technology Services; Pam Lingenfelter, Arts and Sciences; Mike Martens, Planning Design and Construction; Seth Rosenman, Root Rosenman Architects; Phil Simpson, Facilities Planning; and Jeffrey Wingert, W.W. Reynolds.

1. **MINUTES** -- On a motion by Jones, seconded by Lucio, the minutes of the meeting of November 14, 2002, were unanimously approved.
2. **CHAIR'S REPORT** -- Kaempfer noted that the recently revised By-Laws require BCPC to review and assess schematic design of projects. He asked Baily to elaborate on the process. Baily noted that the By-Laws do not require a formal recommendation to the Chancellor. Therefore the two schematic design items on this agenda will not require a motion of approval. In the case of the Research Park project, BCPC has no approval authority, but a courtesy review is required.
3. **NEW BUILDING IN THE RESEARCH PARK: INFORMATIONAL PRESENTATION** -- Lipton said that W.W. Reynolds Company wishes to lease a site and develop a new multi-tenant research building southwest of the Sybase Building, on vacant land on Pod C of the Research Park. Lipton expects CU to be a major tenant. The bulk and scale will be similar to the Sybase Building, but there will be four floors rather than three. The development will consist of two buildings constructed over a parking garage.

Jeff Wingert of W.W. Reynolds introduced Joseph Ginther of Downing Thorpe James Architects, who presented several drawings, starting with a site plan. Each building will be about 70,000 sq. ft. Wingert noted that the design would provide flexibility for the needs of potential multiple tenants.

Cummings asked what types of spaces were being planned. Wingert said they would be mixed: dry labs, high bay, etc. Bartlett asked about the flooding potential. Lipton said the entire project -- including the garage -- was out of the flood plain. Kaempfer asked how close the buildings were to Potts Field. Ginther said they were about 40 ft. Lipton added that he was working with Recreation Services on the possibility of creating a recreation field in the floodplain behind the buildings. Lipton noted that all development in the

Research Park was based on ground leases, and all ownership would eventually revert to the University. Baily added that this sort of building was needed by campus units that may need “a little space” rather than an entire building.

4. **C A S A B U I L D I N G A D D I T I O N : S C H E M A T I C D E S I G N P R E S E N T A T I O N** -- Baily explained that while this building is in the Research Park, it is a campus capital project. The BCPC saw and approved the program plan in April 2002. This project is moving through the process faster than most.

Jim Green, CASA Director, reminded the group that the reason for this project is to accommodate 12-15 new staff members who will be working on the Hubble Space Telescope program. Seth Rosenman, the project architect, noted that the addition will be one story, east of the existing structure. The program plan had assumed a two-story addition, but the vertical circulation required for an addition this small would have required 1,200 sq. ft. and 9% of the budget. The new addition will form a courtyard, and will maintain access to the high-bay space in the existing building. The courtyard will provide space for functions associated with CASA seminars, and faculty, student, and staff gatherings. The building will be brick on the north, with a lighter facade of glass on its other elevations. Wobbekind applauded the idea to depart from the current brick “bunker” look of this building.

Baily said that the DRB saw this design and approved it schematically with a number of stipulations, including that more work needs to be done on the courtyard design.

Lucio asked if this much glass would cause glare? Rosenman said it would all be non-reflecting. Bartlett asked about flooding; Lipton said that there are no developable building sites in the Research Park that are susceptible to flooding. Kaempfer noted that 38th Street has become a parking lot for people taking the Stampede to campus, and for people living across Colorado Avenue. Lipton said that in the full build-out of the Research Park, 38th Street would be abandoned.

5. **D A L T O N T R U M B O F O U N T A I N C O U R T R E H A B I L I T A T I O N : S C H E M A T I C D E S I G N P R E S E N T A T I O N** -- Baily noted that this has been an important outdoor space since it was created 40 years ago. It has, however, suffered from heavy use. The fountain is in such bad shape that it cannot be run as designed. The planners for this project looked at the entire courtyard. Only the fountain will be rehabilitated in the first phase. Lipton noted that the courtyard needs to be updated, especially following the major upgrades to the UMC.

Lipton introduced Rob Layton of Design Concepts. Layton presented boards showing the area. He noted that this planning took into account the original designs in 1964 by Sasaki Walker and Associates. New since 1964 are ADA requirements for access by people with disabilities. Lighting is poor and current recycling containers are unattractive and poorly sited. Trees need to be trimmed or replaced, and new benches and other furniture are needed. Coffin asked where a handicap ramp could be placed; Layton said a wide ramp is integral to the proposed design on the west side. Bartlett noted that a major pedestrian route in the evening by visitors to the Theatre or Shakespeare Festival comes from the Euclid AutoPark through the Fountain Court. Members noted the need for better lighting.

For the fountain phase of the project, it is proposed to raise the bottom to the base of the lowest existing stair riser and install jets flush with the new surface. When water is not running, the space could be walked on and used. Additon asked about the new fountain jets. Layton said they would be essentially flush with the new surface. Wobbekind asked how often the fountain could run. Layton said it might be possible to run it all year. It could be programmed for different spray heights, and could be turned off when there are events in the area. Lucio asked about the new paving material; Layton said the material and paving pattern had not been finalized. Greg Fisher of Parking and Transportation Services said that his office is working on replacing the bicycle parking at the west side of the courtyard, near Hellems.

6. **OTHER ITEMS FROM MEMBERS** -- Kaempfer noted that UCB Environmental Council has been established. They are charged with observing environmental practices. BCPC members Lipton, Coffin, Bernard-Walker and Myer serve on this council. Dave Wergin of Environmental Health and Safety is the chair. Deno suggested that this group look at large environmental issues, such as the quality of the campus "floor" (i.e., plant material, sidewalks, roads, open spaces). Milford asked if copies of minutes from this new group could be made available to BCPC members. Kaempfer also noted that they will report to the BCPC from time to time.

Arndt announced that the Historic Resources Advisory Committee (HRAC) had selected new Co-Chairs, to replace Bill Deno, who will continue to serve on the committee but not as chair. John Bruning, Director of Facilities Management's Physical Plant division, and Rob Layton, principal in the firm of Design Concepts, will be Co-Chairs. The HRAC meets the last Thursday of odd-numbered months, and BCPC members receive HRAC meeting notices and minutes.

Kaempfer noted that this meeting was the last for Bill Deno before his formal retirement from the university, and a celebration in his honor later this day is at the UMC.

Lipton, seconded by Bartlett, proposed the following resolution:

The Boulder Campus Planning Commission hereby congratulates Bill Deno on his official retirement from the University after 29 years of services, but looks forward to his on-going participation in the BCPC as he continues his role of Campus Architect on a part-time basis.

The motion was unanimously approved.

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