

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

Minutes of the Meeting of May 10, 2001

The Boulder Campus Planning Commission met on Thursday, May 10, 2001, in the Chancellor's Conference Room, Regent 302.

Members present were: Jim Baily, Al Bartlett, Noel Cummings, Bill Deno, Bill Herbstreit, Mary Hillesland, Bill Kaempfer, Terry Kleeman, Michael Lightner, Jeff Lipton, Robin Newsome-Suits, Steve Thweatt, and William Arndt.

Members absent were: Carina Bernard-Walker, Tom Carson, John Crittenden, Archie Demarest, Larry Drees, Steve Jones, Jessica Lorentz, Uriel Nauenberg, Joyce Nielsen, and Dan Pabon.

Guests present were: Andy Barnard, Sink Combs Dethlefs Architects; John Bruning, Physical Plant; Jon Burianek, Intercollegiate Athletics; David Cook, Parking and Transit Services; Deborah Haynes, Department of Fine Arts; Steve Hecht, Facilities Planning; Susan Krane, CU Art Galleries; Jim Marshall, Information Technology Services; Will Toor, Environmental Center; Michele Van Pelt, Financial and Business Services; Bill Ward, Design and Construction; Bob Whitson, City of Boulder; and Diane Yates, Carter & Burgess consultants.

1. **MINUTES** -- On a motion by Kleeman, seconded by Herbstreit, the minutes of the meeting of April 12, 2001, were approved.
2. **CHAIR'S REPORT** -- Lightner noted that BCPC officers terms expire in October, and a nominating committee for new officers needs to be convened. Jones, Kaempfer, and Hillesland agreed to serve on the committee. Lighter said that he will soon be rostered at the CU System level, and may no longer be eligible to be a member of the BCPC. He will confirm this and report at the next meeting.

Lightner asked Thweatt to report on the Chancellor's Executive Committee (CEC) meeting of April 11. The program plan for renovations to Middle Ekeley for the Department of Chemistry and Biochemistry, and the State Capital Construction Request list were both approved by the CEC.

3. **CENTER FOR THE VISUAL ARTS: PROGRAM PLAN SUPPLEMENT** -- Thweatt said that the CEC had raised questions about the program plan, which is to be reviewed by the CCHE. Some minor adjustments were made to the document, which had been approved by the BCPC in January 2000. Although the basic program is unchanged, the size of the first two phases has been reconfigured. The first phase now emphasizes health and safety needs. The portion of the project involving additions to the Telecommunications Building has been moved to Phase 2. The funding proportions have been changed so that 90% of the funding will be requested from the State, and 10% will be through private donations. Lightner asked if this 90/10 formula would become a standard. Lipton replied that it would depend on the "market" for private fundraising.

Bartlett restated his feeling that buildings in the middle of the campus need to be more concentrated. Marshall noted that the ATLAS Building might have the capacity to be built higher, saying

that he understands that the Telecommunications Building already has the capacity to add up to eight more floors. Lightner asked about construction staging for this project and others on the Sibell Wolle and Hunter sites. Hecht said that most of the staging would be accommodated on the site, especially for the first phases. Lightner stressed that the visual impacts of the staging need to be taken into account.

It was moved by Bartlett, seconded by Terry, to approve the supplement to the program plan. The motion was approved unanimously.

- 4. EXPANSION OF THE FOLSOM FIELD / STADIUM BUILDING COMPLEX: UPDATE --** Hecht reported on the progress of the program plan for the Stadium East Boxes. Andy Barnard of Sink Combs Dethlefs explained that the Stadium Expansion Project had changed in focus: originally the indoor practice field / parking structure component was to be built first. Instead, the private boxes / club suites portion will come first, because there is a direct revenue source from the renters of the boxes. Of the 28 proposed private suites, over 20 suites have been spoken for.

The proposed structure would be above the existing ramp, and would be structurally independent from the Stadium Building. The ramp would be extended to the east, and concessions and new restrooms would be at that level, with parking and the existing Facilities Management shops underneath. There is some concern about access to the shops during construction.

Athletics would like to complete the program plan and use the design/build process to start construction as soon as possible. Under this plan, the facility might be finished for the start of the 2002 football season. Under the usual process, it could be done by 2003.

Bartlett asked why the boxes couldn't be built over (rather than east of) the existing east seats. Barnard said that it would not work structurally. Kaempfer asked if the suite owners would have special parking, possibly valet. Burianek said that close-in parking would be a benefit of suite ownership, but that valet parking had not been considered, based upon similar luxury box usage at Coors Field and Mile Hi Stadium. Lipton asked if the windows in the existing Stadium Building would be obscured. Barnard said that there would be visible structure, but it would be open and not directly in front of any windows. Lipton also asked about the relocation of the Grounds Building, which would be required before any further phases of Stadium expansion could occur. He suggested that this be included in this phase. Will Toor of the Environmental Center asked why it needed to be done early. Barnard said this was the right opportunity, and removal of the building could provide some interim parking during the construction of the first phase.

Kleman asked why the space underneath the new suites and seating could not be infilled with useable floors. Barnard said it was investigated, but would be costly. Kaempfer asked if such infill could happen in the future; Barnard said it could. Marshall spoke about the impacts on his department, Information Technology Services. Bruning expressed similar concerns about the Facilities Shops operation. Hecht said he would arrange a meeting with users of the Stadium Building to talk about this project. Lightner urged the planners to think broadly about the community that will be impacted -- not only those in the Stadium Building but others adjacent who may be affected by noise and visual pollution. Bartlett asked about construction staging. Hecht

said that he had been working with Gary Chadwick of the Student Recreation Center concerning the use of no more than one-third of Franklin Field, which would be restored after construction.

Hecht reminded the Commission that this was an interim update, and that the final program plan would be presented to the BCPC for review and approval. Lightner suggested that the planners meet with the BCPC Executive Committee prior to that presentation.

5. **CRITERIA FOR CAPITAL RENEWAL REQUEST: UPDATE** -- Thweatt handed out a sheet indicating criteria to select a facility for this new process. Cummings asked if the criteria were listed in priority number; Thweatt said no. Lightner asked about ADA improvements; Thweatt said that most major ADA issues had already been identified and/or addressed. Kleeman asked about energy efficiency and Barlett asked about electrical capacity. Thweatt said both issues would be taken into consideration. Marshall said that IT infrastructure should be a factor. Deno suggested that another factor could be the overall significance of the building -- whether or not the building is an important Klaunder building, for instance. Lightner felt that this should be in context of the Master Plan, and that Facilities Management should have some "internal" criteria rather than simply using CCHE's.

6. **CITY OF BOULDER 28TH STREET IMPROVEMENTS PROJECT** -- Baily introduced Bob Whitson from the City and Diane Yates from Carter & Burgess consultants. Whitson explained that the City plans to improve 28th Street from Baseline to Iris. He showed maps of the proposed improvements. There will be transit nodes connecting to bus routes and a possible rail hub near 30th and Pearl. Dedicated bicycle lanes will be on the frontage road. Bicycles and buses will be able to travel continuously along the frontage which is now interrupted at Colorado. An 8-foot wide multi-use sidewalk will be on the west side of 28th. A major transit hub will be on the west side of 28th just south of Colorado.

Lightner asked if the signalization and timing of lights would be changed, particularly at 28th and Colorado. Whitson said it would. Arndt asked about the difficult entrance to the hotel and supermarket between Arapahoe and Taft. Whitson said they are talking to both businesses about upgrading the intersection. Lightner emphasized that 28th and Colorado is a main gateway to the CU-Boulder campus. Deno distributed a preliminary concept developed to highlight this gateway, with water features, seating, signage, and graphics. Bartlett asked about the slope of the sidewalk at this site, where drainage and icing were important factors. Kleeman asked about the "Stampede" shuttle. Whitson said the route is being studied, but it would connect with the proposed transit stop.

Lightner asked about schedule. Whitson said the improvements to the frontage road would be the first part of construction, beginning in Summer 2002. Funding for maintenance, and who does the maintenance of improvements abutting the campus, still need to be worked out. The designs are in the conceptual stage and the BCPC will be kept up to date.

7. **QUARTERLY REPORT OF PLANNING PROJECTS** -- Baily introduced Bill Ward, Interim Director of Design and Construction. Ward showed a campus map indicating construction projects scheduled to happen this summer. Many projects are interior and will have little impact on the areas surrounding them. There will be less construction on campus this year than over the last four summers. Baily noted that the renovation to the west wing of Cristol Chemistry was

completed a few years ago with minimal impact to the campus, the renovation of the former Geology Building for Museum Collections has also had little impact, and suggested that these projects can be used as models for the future.

8. **OTHER ITEMS FROM MEMBERS** -- Bartlett noted the passing of David Rowland, one of the first full-time professional planners employed by the University. At the end of the academic year, Lightner thanked members of the Commission, staff, and consultants, for the work they had done the past year in support of the BCPC and the campus.

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