

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

**Minutes of the Meeting of October 9, 2003**

The Boulder Campus Planning Commission met on Thursday, October 9, 2003, in the Chancellor's Conference Room, Regent 302.

Members present were: Maren Additon, Barbara Bintliff, Deb Coffin, Noel Cummings, Bill Deno, Robert DuRay, Chris Hemphill, Bill Herbstreit, Steve Jones, Bill Kaempfer, Terry Kleeman, Jeff Lipton, Richard Murray, Mary Ann Myer, Robin Newsome-Suitts, Joyce Nielsen, Suzanne Tegen, Steve Thweatt, and William Arndt. Members absent were: Lisa Lucio, Jana Milford, and Richard Wobbekind.

Guests present were: Paul Caldara, Utilities Generation and Distribution; Cindy Carlisle, Regent; Jeff Dodge, *Silver & Gold Record*; Matthew Edmonds, AR7 Architects; Caroline Himes, LASP; John Jacus, Alumni Association Board; Burt Rashbaum, Arts and Sciences Administration; Phil Simpson, Facilities Planning; Bill Ward, Facilities Management; and Kent Zimmerman, Alumni Association.

1. **MINUTES** -- In the minutes of the meeting of August 14, 2003, Herbstreit asked that the third sentence of the first paragraph on the LASP Feasibility Study discussion be replaced with the following:

"The statement noted that the project will be funded at \$1.6 million per year for ten years out of the facilities portion of dedicated LASP ICR from new grants already in hand; LASP will dedicate up to 50% of their DA-ICR from these same new grants to cover additional expenditures (debt service and operations & maintenance) needed to complete the project and maintain the building; ...."

With this clarification, the minutes of the August meeting were unanimously approved. There was no meeting in September.

2. **CHAIR'S REPORT** -- As there were several new members, Kaempfer asked everyone to introduce themselves. He went on to report that Professor Albert Bartlett, who has been a member of the BCPC since its inception, has resigned his membership. Kaempfer said he had met with Vice Chancellor Tabolt to discuss the draft of the BCPC By-Laws as approved by the commission last year, and the ongoing effectiveness of the commission. Tabolt expressed the campus' appreciation for the vital role members are playing in the capital planning process, as well as the desire to minimize any duplication of review by campus constituents. The draft of the By-Laws has yet to receive formal approval by the Chancellor. Kaempfer said the Executive Committee is discussing possible changes to the draft, and he will continue to work towards a final document.
3. **PROGRAM PLAN FOR AN ADDITION TO THE LABORATORY FOR ATMOSPHERIC AND SPACE PHYSICS (LASP)** -- Simpson noted that the Feasibility Study for this project had been approved in August. He made a presentation showing a forecast of grant funding for LASP projects. The program has doubled the number of employees since 1993. Their current space is 60,000 sq. ft. in the Technology Research Center in the Research Park. A three-story addition of 45,000 sq. ft. is proposed. A portion of Pod H would be acquired through a ground lease. Simpson showed a conceptual location of the facility, which might require rearrangement of the existing pond because of wetlands re-

quirements. A sewer line will have to be re-routed around the selected site. Alternatively, the orientation of the building could be different. Minor renovation of the existing building would be made for the connections to the new addition. The construction cost is less than the Feasibility Study because the acquisition of the land was changed to an annual operational expense.

Unchanged from the Feasibility Study is that the new building would be part of the Research Property Services. The financing will be through LASP dedicated ICRs. There is still potential for third party delivery of the addition (which would speed the construction process). Issues resolved from the Feasibility Study include parking and transportation; no new parking would be needed as the number of employees will not increase substantially. Land densification is increased, which is in keeping with the *Campus Master Plan*, and land will be reserved for possible future expansion. The Planning Staff recommends approval of the Program Plan without additional provisions.

Nielsen asked about the financing of the building via LASP Indirect Cost Recovery dollars. Caroline Himes of LASP said that they are currently less than the main campus, but that they are on the same cycle for renewal and negotiation. Tegen asked about the possible changes with the pond; Simpson said that the map he showed was conceptual -- nothing had actually been designed yet. Kaempfer asked about the city sewer line, which would have to be relocated; Simpson showed its current location and the proposed re-routing.

Kleeman asked if the expansion would free-up any space being used currently by LASP researchers in Duane Physics; Himes said it would not. The discussion continued with faculty members expressing their support for additional expansion space in the new building to accommodate those pure researchers on campus. Herbstreit noted that the proposed size of the building was based, in part, on the available funds. Nielsen said that she hoped that some pure research, non-teaching personnel could be moved from Duane to the new building. Bintliff said that there should be a broad campus policy encouraging research staff to move off-campus, when possible.

It was moved by Lipton, seconded by Jones, to approve the Program Plan. Herbstreit suggested that language be added to clarify the funding, similar to the clarification he added to the August minutes. This was accepted as a friendly amendment. The motion was then unanimously approved with the condition that language concerning funding be added to the program plan.

It was moved by Nielsen, seconded by Bintliff, that the BCPC recommend to the Provost that he initiate a review of on-campus space with the intent of relocating full-time research personnel off the main campus. The motion was approved unanimously.

4. **FEASIBILITY STUDY: UNIVERSITY CLUB ADAPTIVE REUSE FOR THE ALUMNI ASSOCIATION** -- Thweatt noted that earlier plans for an addition to the Koenig Alumni Center were too restrictive and costly. Subsequently, Alumni began to investigate the possibility of moving most of their operation into the University Club building. Doing so would provide better utilization of the building. Other functions could be accommodated as well, including a Welcome Center, Admissions Office, and Parents' Association. Upgrades would provide a new, more prominent entrance on the east side of the building, including vehicular drop-off. A small number of hotel-style guest rooms

would be retained. Alumni would continue to manage the ground floor and gardens of Koenig for functions. The project would renovate about 10,824 assignable square feet at a cost of about \$2 million.

Due to an unusual calendar situation, this project was already reviewed by the CEC, out of the normal sequence. If the BCPC approves the Feasibility Study, a Concept Paper (now required by the CCHE in lieu of a Program Plan) would be presented to the BCPC in November. Campus administration, the Alumni Board, and the Board of Regents would review the plan in December. It then would be forwarded to CCHE for approval, and the State Legislature for cash spending authority.

Kleeman asked about the current occupancy rate of the hotel rooms. Coffin said that it is about 70%. Kleeman stated that Arts and Sciences uses the hotel function at a rate of \$60 per night for visiting faculty and for recruiting; paying more for rooms elsewhere would be a burden on academic programs. Thweatt said that this had come up at a discussion of this proposal at the Chancellor's Executive Committee (CEC) and that the Chancellor recognizes the need for the hotel function or its equivalent. Coffin noted that there are 6 to 8 apartments available for short-term rental at Athens North Court and that she had negotiated a deal with a local, privately operated hotel for a comparable cost to departments.

Additon asked about the large lawn north of the Club, which is often the site of large functions under a tent. Thweatt said that there would still be room for the tent, and that the project would actually enhance some of these outdoor spaces.

Bintliff asked if consideration had been made to use the building to relieve some of the pressure for academic space on the main campus. Thweatt said that Planning had not been asked to do a "highest and best use" study. Zimmerman said that the original idea to move Alumni had come from the Chancellor. He also said that the space would be hard to convert to conventional academic uses because of the small rooms, the intricate circulation paths, and ADA problems mostly related to floor levels. John Jacus, Chair of the Alumni Board, noted that Alumni Association is part of the CU Foundation, plays a major role in fundraising programs for the entire campus and is in dire need of quality space to support the campus adequately in the future.

Nielsen stated that academic needs, especially the need for quality faculty office space, should be given priority. She stated that if this proposal were approved, the Alumni Association would have space in three prime locations: the Club, Koenig, and the Heritage Center in Old Main. Zimmerman noted that the renovations to Old Main were made possible by a grant from the Boettcher Foundation and that the original plan was for the entire building to be a museum/heritage center. The conversion of Koenig from the President's House was from a bequest by Samuel Koenig.

Kleeman asked about backfill of space on the upper levels of Koenig. Lipton said that no specific use had been determined, but that there was only about 3,000 sq. ft. of space and there were access problems as the building does not have an elevator. Nielsen asked if any part of the Heritage Center would move from Old Main. Zimmerman said that the Heritage Center would develop displays in the Club using artifacts from the collection, but that no major office or storage space would be moved.

Kleeman asked how much money was raised from the earlier proposal to add on to Koenig. Zimmerman said that \$1 million was committed but never actually donated. Kleeman asked what backfill options had been identified for the reuse of Koenig, and expressed that the building should be prioritized for use by academic departments. Kaempfer asked about transportation issues in the area surrounding the Club. Thweatt said this would be studied in the *Campus Transportation Micro-Master Plan*, now being written. Tegen asked if this or future expansion would increase the footprint of the Club. Thweatt said probably not, as future additions would likely occur on top of the existing garage wings. Kleeman asked about other future uses nearby. Thweatt said there is still potential for a new academic building on what is now Parking Lot 204. Bintliff asked about provisions to replace current Faculty Club functions and programs.

Nielsen asked if the Feasibility Study should be rewritten, considering all the input from this meeting. Thweatt said that the reason for this discussion was to make note of issues still to be addressed in the next step in the planning process, the development of a Concept Paper. Zimmerman said that rewriting the Feasibility Study and resubmitting it would cause considerable delays in the project.

Coffin noted that the Department of Housing has been operating the University Club for years, and has subsidized its operations, partly with student rentals from the entire system. Coffin stated that students believed that this money could be better spent for improvements in student housing. Nevertheless, Housing will continue to operate the Club until another function moves in.

It was moved by Lipton, seconded by Myer, that the BCPC approved the Feasibility Study with the following conditions to be addressed in the Concept Paper:

- (1) That consideration be given for the academic use of backfill space in Koenig.
- (2) That convenient and affordable overnight stay alternatives be identified near campus.
- (3) That parking and traffic impacts related to the reuse of University Club be mitigated.
- (4) That alternatives be identified for other faculty gathering places on campus.
- (5) That an examination of the use of Old Main Heritage Center space for collections be performed, in the context of moving limited collections to the University Club.
- (6) That consideration be given for occasional academic use of appropriate space within the University Club.

With these conditions, the motion was unanimously approved.

5. **ELECTRICAL SUB-STATION SITE ANALYSIS** -- Thweatt said that this was an informational item; no vote was required by the BCPC. Campus administration is continuing long-term planning for the provision of power to the campus. If the University is to begin discussions about alternatives for power with Xcel energy, a campus site must be proposed for the location of a substation. Only then can Xcel estimate costs. The campus is currently served in two ways: in-house power produced by the natural gas powered cogeneration plant, and electricity purchased from Xcel. Two substations serve the latter, one at 28th and Glenwood and the other near the mouth of Sunshine Canyon. Connections from these two locations feed into the campus near the Engineering Center. Currently the

campus buys and sells energy, depending on demand. If both generators at the power plant ever failed, there could be serious problems importing electricity from Xcel. An on-campus sub-station would mitigate this risk.

Thweatt said that six sites were considered in a site assessment conducted by planning staff. The criteria for evaluation were similar to that used for the new Central Utility Plant. He presented an evaluation of each of the six sites. The site considered to be the best under these criteria was east of the Regent Drive Autopark. He noted that this was in conformance with earlier planning efforts for this part of the campus. He showed a computer-generated sketch of what the substation could look like at this location.

Lipton asked if the entire facility could be depressed to provide a lower visual profile. Cal-dara said that might be possible. Tegen asked about the earlier proposal to put a recycling facility at this site. Thweatt said there would be room for the recycling facility southeast of the Coors Events/Conference Center. Bintliff asked about the impacts to the autopark and the security situation for the sub-station. Thweatt said these were serious considerations that would be addressed in later studies. As one of the proposed sites was in the Research Park, Jones asked about future power needs there. Lipton said that the Research Park is powered separately by Xcel.

Tegen asked for clarification of the statements that the sub-station would provide more flexibility in the electrical rate structure. Lipton said that with a new sub-station, the campus could import cheaper power from Xcel, and become less vulnerable to changes in the cost of natural gas.

Although no formal vote was requested, Lipton asked for a general sense of endorsement by the Commission. Members expressed that endorsement.

**6. RESOLUTION IN HONOR OF PROFESSOR ALBERT BARTLETT -- Kaempfer once again noted the resignation of Al Bartlett from the BCPC and asked Arndt to read the following resolution, which was approved by acclamation:**

WHEREAS, Albert Allen Bartlett, Professor Emeritus of Physics, served two terms as chair of the University of Colorado Faculty Council, from 1969 to 1971, during which time he encouraged University President Frederick P. Thieme to establish a standing committee to bring faculty, staff, and student input into the planning process, and

WHEREAS, upon establishment of the Boulder Campus Planning Commission (BCPC) in 1972, Professor Bartlett was appointed to membership as a faculty representative and has served continuously ever since, and

WHEREAS, Professor Bartlett served as Chair of the BCPC from 1972 to 1976 and from 1982 to 1984, and

WHEREAS, Professor Bartlett has become an expert on the history of the Boulder campus and a tireless advocate for the quality of its future,

BE IT THEREFORE RESOLVED that the BCPC accepts with regret Professor Bartlett's resignation from the Commission, but extends to him its thanks and appreciation for his ongoing service to the BCPC, the Boulder Campus, the University, and the community at large.

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