

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

Minutes of the Meeting of November 13, 2003

The Boulder Campus Planning Commission met on Thursday, November 13, 2003, in the Chancellor's Conference Room, Regent 302.

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

Members absent were: Noel Cummings, Bill Herbstreit, and Jana Milford.

Guests present were: David Cook, Parking and Transit Services; Jeff Dodge, *Silver & Gold Record*; Adam Ewing, *Colorado Daily*; Greg Fisher, Parking and Transit Services; Peter Heinz, PEH Architects; John Jacus, Alumni Association Board; Nathan Pillatzke, PEH Architects; Peter Roper, Environmental Center; Phil Simpson, Facilities Planning; Will Toor, Environmental Center; and Kent Zimmerman, Alumni Association.

1. **MINUTES** -- The minutes of the meeting of October 9, 2003, were approved as distributed.
2. **CONCEPT PAPER: UNIVERSITY CLUB ADAPTIVE REUSE FOR THE ALUMNI ASSOCIATION** -- Thweatt explained that a "concept paper" was a new CCHE requirement for projects involving major renovation of an existing facility. It serves the same purpose as a program plan for new facilities. This concept paper was discussed the day before by the Chancellor's Executive Committee, which approved it with a separate stipulation that options be explored for faculty meeting spaces across campus.

John Jacus, Chair of the Alumni Association Board, made a PowerPoint presentation outlining how the concept paper responded to BCPC's recommendations for approval of the feasibility study in October. Jacus said that the current lunch program at the Club has been discontinued, but some limited lunch service may be incorporated into the new program. One of the old apartments will be renovated as a faculty gathering place with some food service, and some lodging rooms will also be retained. Several meeting and conferences spaces in the Club would be made available to the campus, much like meeting rooms in the UMC. He said that the move to the Club building would not impact the use of space in Old Main for the Heritage Center, and any discussion on the use of that space should not be tied to this project. No campus funds would be used for the renovation of the Club building, although State Historical Fund grants may be sought. Alumni would return the Koenig building to the campus, but would continue to manage the first floor meeting and event spaces if the campus wishes them to.

Tegen asked if use of meeting rooms in the new facility would be on a fee basis. Zimmerman said they would, but fees would be similar to the UMC or the existing Club charges. He noted that Koenig is booked full, and only one event at a time can be scheduled on the first floor. In the new facility, several events could occur concurrently, and the Koenig space would still be available as well. Arndt asked how revenues from rentals at Koenig

would be used. Zimmerman said that they would be used for maintenance of the facility, but anything over and above that could be shared with the campus. Jacus said Alumni is working on a business plan for the new facility.

Kleeman noted that the Conference on World Affairs (CWA) depends on space in the Club for their annual event in the spring. Zimmerman said that although the hotel function would be reduced, the meeting rooms would continue to be available for CWA, which is a big event for Alumni, like Homecoming. The spaces, in fact, would be upgraded. A list has been prepared of alternate lodging facilities, including six apartments at Athens North Court. Nielsen asked about CWA use this coming spring; Zimmerman said it could be a problem, as some work needs to be done on the facility, but they will work with CWA to find comparable space if necessary, perhaps in the Stadium East Addition.

Kaempfer asked who would determine the fate of Koenig. Lipton said the Provost would probably decide, but there is an established campus process for that which people should follow. Bintliff commented on the proposed use of the Stadium Addition as a test for faculty users and added that the facilities are nice, but the location is not ideal. Zimmerman said two programs will be tested: one is for a faculty center in the renovated Club, and the other is informal lunch 2-3 times a week in the President's Suite at the Stadium.

Kleeman asked about use of the space in Old Main by the Heritage Center. Jacus responded that it would be difficult to move the Center because of the need for professional quality museum space. There are, for instance, security requirements for loaned pieces (like the moon rock), accessibility needs, and ceiling height issues. He said there are also some issues related to the original Boettcher Foundation grant to renovate Old Main, which was based on the use of the building for a heritage center. He added that space usage on campus needs to be looked at on a campus-wide basis. DuRay asked if there would be changes to the exterior grounds at the Club. Zimmerman said that there would be more parking and some increased hardscape, but that much of the grounds would be upgraded. The outdoor terraces on the main floor may get glass walls to mitigate traffic noise from Broadway.

Jones, seconded by Lipton, proposed the following motion:

BCPC recommends approval of the Concept Paper for the Adaptive Reuse of the University Club, with the understanding that separate and distinct from the approved of the Concept Paper, the BCPC supports the Chancellor's Executive Committee's desire that the campus administration explore options for a faculty "gathering space" and the need for additional academic space on campus.

The motion was approved unanimously.

3. **FEASIBILITY STUDY: RESIDENCE HALLS DIRECTORS' APARTMENTS --** Simpson noted that advisors used to live in residence halls on campus, but that changed during the 1960s when most universities abandoned the concept of *in loco parentis*. There are now hall directors and live-in peer assistants. With the increase in the number of freshman, there has been an increase in discipline problems. The Department of Housing has decided to re-institute live-in directors. This practice has been successful in peer institutions. A two-bedroom apartment is proposed for each residence hall. Two have already been constructed in Darley and Stearns East, but eleven more are needed. A feasibility

study has been written to cover these renovations as one large project, planned over the next three years.

Each unit would be semi-furnished and would have a private exterior entrance, if possible. The cost would be \$250,000 to \$280,000 per unit, and would be funded from a room rate increase. Still to be studied are specific locations, and a comprehensive financial analysis.

Wobbekind asked about the high cost of these renovations. Simpson responded that the Stearns and Darley apartments cost \$315,000 for the two. Coffin said the costs are in line with what is being spent at similar institutions. Murray asked if student behavior prompted this decision, and if hall directors wanted to live on campus. Coffin responded that some current directors do not want to live on campus, but when positions were advertised recently, there was a huge response. Currently, hall directors cannot afford to live in Boulder, and the average time for them to get to campus in an emergency is 45 minutes. There are increasing health and safety issues that could be better addressed by live-in directors.

Bintliff said that she had been a hall director in college and was shocked to learn that there are not live-in directors now. She asked, however, why the units had to be so large. Coffin said it was necessary to be competitive and recruit the best people. Kaempfer asked if there was an adjustment to the compensation package. Coffin said there was, and all new directors are required to live at Family Housing, until the renovated apartments are ready.

Lucio asked what would happen if Quality for Colorado were not approved and there were still too many freshmen. Coffin said there was some flexibility with the new facilities at Williams Village, and that the campus could meet the need. Murray asked if the money could be better spent upgrading the residence halls' student rooms. Coffin said that there already was a multi-million dollar renovation program underway, including the recent renovation of food facilities in Farrand and Libby. Kaempfer asked why Willard was not included on the list. Coffin said that it was still up in the air whether Willard could continue to have student rooms or would be converted to administrative uses. Murray asked if a greater police presence would help. Coffin said that nighttime security was already very good; that was not the problem this project was designed to address.

It was moved by Wobbekind, seconded by Lipton, to approve the feasibility study with the following provisions:

- (1) That the project scope be carefully examined to determine actual locations and costs associated with the renovations
- (2) That a more in-depth analysis of the financing of the project be undertaken to determine impacts on revenues and to debt financing.
- (3) That the compensation plan for live-in directors be outlined.

The motion was unanimously approved.

4. **INFORMATIONAL ITEM: BICYCLE PARKING PERMIT STATION** -- Thweatt introduced Peter Roper from the Environmental Center's Bicycle Program. Roper explained that the proposal is to replace the tent at the bicycle parking lot west of Fine Arts

Green. The goal is to provide a convenient central location for a facility, which would provide broad support to bicycle users. In addition to bicycle registration, the facility would offer flat-tire repair, tools, and maps. It would also provide information on the bicycle loan program. The existing tent has been a good location, but a more permanent structure is needed. A 10' x 10' prefabricated kiosk is proposed. It would be similar in design to the kiosk at the Colorado Avenue turnaround at the Stadium, or the new bus shelter at 19th and Colorado. Having a permanent computer connection would facilitate the loan program and bicycle registration. The Environmental Center will pay for the structure. Parking and Transit Services would provide the staff. The proposed budget is \$40,000.

Lipton asked if the facility would be heated; Roper said it would, with electric heaters included in the structure. Wobbekind asked about plans for changes to the adjacent Euclid Avenue Autopark. Thweatt said nothing is planned at the present. The bicycle kiosk could easily be moved in the future if the need was determined to be greater for another use. Coffin asked if this would be the closest location to the residence halls. Roper said it would be. David Cook of Parking and Transit Services said that the student bike loan program was in place, but that eight more bikes have been ordered for faculty and staff use. Arndt asked if signage would be part of the structure or freestanding. Greg Fisher of Parking and Transit Services said that the signage would meet the campus standards and would be coordinated with the Campus Architect. More and improved signage, he added, was part of the campus-wide transportation study currently underway.

5. **OTHER ITEMS** -- Kaempfer reported that the Chancellor's Executive Committee had approved the program plan for an addition to the LASP building in the Research Park. The process to select an architect is underway.

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