

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

Minutes of the Meeting of April 8, 2004

The Boulder Campus Planning Commission met on Thursday, April 8, 2004, in the Chancellor's Conference Room, Regent 302.

Members present were: Maren Additon, Deb Coffin, Noel Cummings, Bill Deno, Chris Hemp-hill, Bill Kaempfer, Terry Kleeman, Jeff Lipton, Richard Murray, Mary Ann Myer, Robin Newsome-Suitts, Joyce Nielsen, Steve Thweatt, and William Arndt.

Members absent were: Barbara Bintliff, Robert DuRay, Jud Hurd, Steve Jones, Lisa Lucio, Jana Milford, Suzanne Tegen, and Richard Wobbekind.

Guest present was: Dan Baker, LASP; Caroline Himes, LASP; Rob Korhman, University System Budget Office; Ann Mullins, Facilities Planning; Steve Schonberger, AR7 Hoover Desmond Architects; Jerry Shapins, Shapins Associates; and Phil Simpson, Facilities Planning.

1. **MINUTES** -- Arndt noted that he had corrected two typos in the minutes of March 11, 2004. On a motion by Myer, seconded by Nielsen, the minutes were approved as corrected.
2. **CHAIR'S REPORT** -- Kaempfer asked Murray to report on the proposed increase in student fees to support the project to upgrade recreation facilities. The proposed \$21 per year fee will be voted on in the student elections of April 12-14. This project would include upgrades to the steam rooms in the Student Recreation Center, improvements to Farrand Field (including a new retaining wall on the south side), and possibly a golf driving range and in-line skate park at CU-Boulder South as well as other improvements to current recreation fields around campus. A feasibility study for this project was approved by the BCPC last year. A new program plan will be written if the students approve the fee increase. When asked about the timing for the projects at CU-Boulder South, Murray said that they would be included in the final phase.

Another fee, subject to approval by the UCSU Legislative Council, would fund construction of buildings already designed but lacking state funds for construction: the new Law School, the Business Building addition, and the ATLAS Building. The annual student fee of \$400 would not be assessed until the first project was occupied. One provision of the proposal is that the new buildings would meet LEED standards.

3. **LASP ADDITION SCHEMATIC DESIGN** -- Simpson noted that this is not a voting item. The Design Review Board has already seen and approved this project. They were so satisfied with the conceptual design that they approved the schematic design at the same time. The project is on a fast track; it is hoped that construction can start this summer.

Simpson presented a model and display boards of the proposal. The addition is proposed to the east of the existing building and parallel to Discovery Drive. By placing the building at an angle to the original building, the existing pond and wetlands will be minimally disturbed. A reconfigured loading dock will be accessed from Discovery Drive between the two buildings. The lower floors will have laboratories with office space on the upper levels. The laboratory level will have a high bay space in the center. The new building will have an employee entrance; the public entrance will remain in the existing building.

Future expansion could be accommodated further to the east if needed. The addition will be three stories with a simple roof structure and window pattern and type of bricks to match the existing facilities. Special effort was made to achieve sustainability and solar benefits.

Kaempfer asked about access to the high bay. Simpson said that the foyer between the loading dock and the high bay section would have high ceilings and could accommodate material and equipment being moved into the high bay space. Although no vote was required, the members expressed their satisfaction with the progress of this design.

4. **28TH STREET LANDSCAPE IMPROVEMENTS** -- Mullins explained that the project being presented would constitute a master plan for the development of the campus frontage on 28th Street between Colorado Avenue and Baseline. The City of Boulder will be adding pike paths and other improvements to this area this summer with bids due for the City work soon. The landscape design firm of Shapins Associates was hired to develop three objectives: (1) to create an image that was representative of the campus (as does Broadway on the west and south edges), (2) to present a framework for future uses, and (3) to prepare an implementation strategy, including budget considerations.

The existing conditions and future uses were considered including a potential utility plant, an expansion of the Coors Events/Conference Center, and outdoor basketball courts. The plan proposes that the basketball courts just east of Coors Events Center be sunken, to provide a visual and sound barrier from 28th Street. This sunken area could be used for other outdoor assemblies and would be easily accessed from the Kittredge residence hall complex. Kaempfer asked about the proximity of these courts to the proposed Utility Plant. Thweatt responded that this land use was part of the micro-master plan for this area, approved in 2003. He also noted that these basketball courts were part of the student referendum proposal discussed earlier. Kleeman asked for clarification of the "campus identity zone." Mullins responded that the City will develop signage at 28th and Colorado, but that additional signage, landscaping, or public art could be developed. Simpson said that the entrance signage at the Research Park is the type of installation that would occur. Newsome-Suits asked about the "flag plaza." Mullins said that this was not specific, but could be some sort of overlook or feature landscape area.

5. **PROGRAM PLAN FOR RESIDENCE HALL DIRECTORS' APARTMENTS** -- Simpson explained that a feasibility study for this project was previously approved by the BCPC and the CEC, and their recommendations were incorporated into the program plan, which was made available electronically to the members. Coffin reiterated that the campus is "missing opportunities" to improve campus life by not having in-house hall directors, as was the case until the 1960s, when they were required to live in Boulder. Currently, most live outside the city and county of Boulder. The other relevant change is that 90% of the residence halls occupants are freshman and in-house resident advisors are often sophomores. There has been a marked increase in health and violence-related behavior over the past decade. Having hall directors on site would improve emergency response time. Student development programs, which typically take place in the evening, could be developed for the residence halls.

Simpson said that the consultants looked at alternatives in each of the 10 residence halls earmarked for improvements. Most of the apartments will replace existing dormitory rooms. The average cost per unit will be \$392,500. Costs seem high because of asbestos

abatement, the need for fire-resistant construction, and the dispersed sites even though costs are in line with similar projects in similar institutions.

Hemphill asked about the source of funds. Coffin said it would be from Department of Housing and Dining Services reserve funds. Other renovations and energy improvements are also being performed in residence halls. Kaempfer asked if there would be risk management implications of staff living on campus. Coffin said probably not, but she would look into it. Coffin also noted that the compensation package for the hall directors would be lowered, as room and board has been added to their compensation package. Myer asked if students would fill these positions. Coffin said no; these would be full-time professionals. Murray asked if the hall directors would be required to live on-campus. Coffin said yes, by 2007.

On a motion by Lipton, seconded by Hemphill, the program plan was approved as presented.

6. **QUARTERLY REPORT OF PLANNING PROJECTS** -- Simpson said that the report had very few differences from the December 2003 report. A few projects are moving forward, and some in the construction phase have been completed. He noted that the potential funding package, still pending the student vote, would put several projects in motion.

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