

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

Minutes of the Meeting of November 10, 2005

The Boulder Campus Planning Commission met on Thursday, November 10, 2005, in the Chancellor's Conference Room, Regent 302.

Members present were: Maren Additon, Deb Coffin, Robert DuRay, Gary Gaile, Jud Hurd, Steve Jones, Brad Long, Lisa Lucio, Robin Newsome-Suitts, Phil Simpson, Suzanne Tegen, and Steve Thweatt. Members absent were: Mel Cundiff, Noel Cummings, David DiLaura, Kate Flanagan, Steve Jones, Bill Kaempfer, Michael Lightner, Mary Ann Myer, Joyce Nielsen, and Richard Wobbekind.

Guests present were: William Arndt, Facilities Planning; Jon Bennett, Arts & Sciences Administration; Bill Deno, Campus Architect Emeritus; Rob Davis, Dean of Engineering & Applied Sciences; Jeff Dodge, *Silver & Gold Record*; George Galida, Facilities Planning; Rob Korman, Central Administration; Claire Lanier, Grad Student; Rob Layton, Design Concepts Landscape Architect; Karen Lorimer, Facilities Planning; John Morris, Facilities Management, Physical Plant Director; and Ann Mullins, Facilities Planning.

1. **MINUTES** – The minutes of the meeting of October 13, 2005 were unanimously approved as written.
2. **CHAIR'S REPORT** – Vice Chair Coffin moderated in the absence of Kaempfer. She had no chairs report.
3. **ADOPTION OF HIGHER DOLLAR LIMITS** – Thweatt informed everyone that a change to Section 9 of the Colorado Revised Statutes raised the threshold for CCHE review of projects. Projects with dollar limits over one million dollars for capital construction projects that are to be constructed, operated and maintained solely from student fees or other cash sources do not need program plans. The CCHE shall also review and approve any capital construction that is estimated to require total expenditures exceeding \$500,000 from other funding sources that do not involve strictly cash. Thweatt recommended that BCPC adopt these higher dollar limits as the threshold for their review. Jones asked who approves smaller dollar limit projects. Simpson answered that Facilities Planning reviews the project to determine what reviews are required and projects below this amount but with significant exterior impacts will continue to be referred to BCPC.
4. **HISTORIC RESOURCES ADVISORY COMMITTEE REPORT (HRAC)** – Rob Layton from Design Concepts, Chair of HRAC, familiarized everyone with HRAC and gave a history of their accomplishments. He said Norlin Quadrangle is the most idealistic space on campus and was designated as a National Register Historic District in 1980. HRAC reports to BCPC on matters of historic preservation issues on campus. The HRAC is a part of a dynamic continuum, always changing and growing. Their goal is to be a tool to guide changes and protect the history of the campus by reviewing, then commenting. They are interested in the landform, geography, paths and visual links, plants and furnishings of the historic campus. For example, they have reviewed the infrastructure, roofing drainage, and fire alarms at Macky and they have participated in the plans for the placement of campus monuments and memorials in the quadrangle. They have also provided input in landscape and exterior improvement projects.

HRAC developed a Micro-Master Plan for the Historic District in 1998, and revised that plan with the guidelines from the Secretary of Interior in 1999. Layton mentioned that the Plan has received a Land Stewardship Award. He also noted that HRAC has participated in the production of publications, including *Body & Soul*, Campus Tree Map, Campus Heritage Map, and Sketchpak for donor projects. HRAC also helped prepare grant requests for the Women's Cottage (\$100,000), Koenig Structural Assessment (\$10,000), Mary Rippon Theater Master Plan (\$10,000), Restoration of Historic Doors (\$33,000), and the McKenna Historic Assessment (\$10,000).

Layton discussed the composition of the committee, and a proposed tiered structure with core committee members and adjunct advisory members. He suggested that they need to have an effective communication method to play a strong role in outreach and education. Tegen asked if HRAC could come to talk to UCSU leaders. Simpson said that the Facilities Planning office could arrange these talks. Layton told everyone that HRAC meets the fourth Thursday of every odd month at 1:30 p.m. at the Heritage Center. He suggested that someone from BCPC should be at the HRAC meetings. Thweatt said the Executive group would talk about this, since there were no volunteers.

5. **BUSINESS PROGRAM PLAN AMENDMENT** – Simpson introduced the Business Program Plan Amendment. He said that inflation has eroded the original 2000 Program Plan and the scope of renovation has increased, so the cost has gone from \$28 million to \$34 million. The Program Plan Amendment will be presented to the Board of Regents in December for their approval. Jones stated that we would have to move classes out of the building when construction begins. Long asked why we didn't consider enough inflation when the program plan was written in 2000. Simpson answered that not only was it a state-funded project and that we lost the state funding, but that the project had been delayed for several years due to the loss of funding and there had been no way of accounting for the inflation during that time period. The extra money needed will not be part of the student capital construction fee, but will be sought from private donors. Each project that was funded from the student capital construction fee also has money from sources other than student fees. Kohrman stated that they will borrow money for the project and the project must repay it through fundraising .
6. **BIOTECHNOLOGY INITIATIVE FEASIBILITY STUDY** – Simpson presented a feasibility study for a Biotechnology Initiative building to be located at the Research Park. It would support the advancement and application of the University's Biotechnology initiatives and would significantly enhance the research infrastructure by bringing together faculty and research groups involved in the field. It will initially house the Colorado Initiative in Molecular Biotechnology, the Biochemistry faculty of the Chemistry and Biochemistry Department, and the Department of Chemical and Biological Engineering.

The new teaching and research facility will be located east of the intersection of Colorado and 30th Street on Pod I of the Research Park. The site is adjacent to campus residential family housing (Smiley court) and across Colorado Avenue from private residences. It will need to be designed to be compatible with the Colorado Boulevard streetscape in mind. Transportation issues are minimal; the project will add parking at the Research Park, as needed, according to the original plans. The site is also well served by the Stampede and an additional shuttle may also be implemented to assist faculty and staff with transportation. Hurd asked if it would be built in phases. Simpson said yes: they will build the common core

first and then will address the educational component in a future phase. Tegen asked how it could be sustainable. Simpson suggested that it will be a good opportunity to address “green” design issues and that it could follow “Labs 21” recommendations. They will begin to address energy efficiency concerns and will consider solar but that the cost might be too high for such a large space to utilize solar power sources.

The project is needed because the current facilities used for this type of research are very outdated and cramped, which make them unsafe and inefficient. This plan involves getting the research up and running first and then focusing on the educational components at a later time. The facility would have about 125,000 assignable square feet (ASF) which would be between 210,000 and 230,000 gross square feet (GSF) and could cost as much as \$88 million. Simpson said the project has an aggressive timetable, with occupancy in 2009. The Program Plan will be brought to the BCPC next April.

Jones asked about vacated space in the Engineering Center and other areas on campus resulting from the project. Simpson said that other Chemistry faculty would move into the vacated Chemistry space on campus. The entire Chemical and Biological Engineering Department would move out of the Engineering Center. Engineering Dean Davis said that the space would be assimilated into the adjacent Computer Science and Civil Engineering Departments, who were also short on space. He noted that the IRC funding for the project would come from 30 new faculty members.

Coffin asked about a provision that Housing upgrade part of the landscaping between Pod I and Smiley Court. Simpson said the requirement was based on a 1994 Memorandum of Understanding between the Research Park and the director of Housing at that time.

On a motion by Jones, seconded by Lucio, the Feasibility Study was approved with the condition that the 1994 agreement with Housing be re-examined before approval of the Program Plan. The motion was approved.

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