

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

**Minutes of the Meeting of May 11, 2006**

The Boulder Campus Planning Commission met on Thursday, May 11, 2006, in the Chancellor's Conference Room, Regent 302.

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

Guests present were: John Crittenden, Housing and Dining Services; George Galida, Facilities Planning; Kambiz Khalili, Housing and Dining Services; David Madison, Shapins Associates; Ann Mullins, Facilities Planning; Heidi Rogé, Housing Services; and Jerry Shapins, Shapins Associates.

William Kaempfer presided. He announced that the Ekeley and Ketchum projects were vetoed this year and are being resubmitted for next year. The Business Building had its groundbreaking and should be finished by August 2007.

1. **MINUTES** – Lucio moved to approve the minutes of April and May. Hurd seconded the motion and the minutes were unanimously approved.
2. **BY-LAW REVISION** – It was moved and seconded to approve the second and final reading of the By-Law revision. It was unanimously approved.
3. **FEASIBILITY STUDY FOR A NEW DINING CENTER** – Galida stated that the intent is to construct a new Dining Center to serve residence halls in the southeast portion of the Main Campus, including Kittredge Complex, Hallett, Willard, and Cheyenne Arapahoe. It would replace the Kittredge Commons building that would be converted to an academic center. It would also replace the obsolete dining center in Cheyenne Arapahoe Hall that could be used for a new residential academic program. The proposed location is between Kittredge Commons and Hallett Hall, north of Regent Drive. The goal is to provide high quality, efficient services by building a new bakery and utilizing a central commissary. The current bakery on East Marine is oversized for its current use and could be used effectively for something else.

The dining centers at Kittredge and Cheyenne Arapahoe are obsolete and even if renovated could not meet current demands. A new dining center would benefit recruitment of students and would complement the proposed renovations at the Kittredge Residence Halls. Housing and Dining Services plans to analyze and thoughtfully implement LEED design and building strategies in the adaptive re-using of the obsolete facilities in Cheyenne Arapahoe and Kittredge Commons. This will result in minimal use of natural resources and energy as compared to new construction and will be more ecologically sensible, allowing for better use of recycling, composting, and food waste management.

Site considerations include adjacent parking lots, pedestrian pathways, the preservation of the Nakagawa Garden, and the planned future pedestrian underpass at Regent Drive. Galida suggested that a site analysis of the area be prepared, using the 2002 *Campus Master Plan* and the *Residential Campus 2020 Plan*.

Housing and Dining Services has prepared a financial model demonstrating that future cash flows are sufficient to meet all operating expenses and additional debt incurred for the entire Kittredge redevelopment project, including the New Dining Center construction. The preliminary cost of the project is estimated to be between \$24,900,000 and \$27,400,000.

Kaempfer asked what would happen to the bakery and laundry building on East Marine. Galida answered that the building would be available for other uses. Thweatt said that parts of the Visual Arts program could be relocated there during the construction of the new Visual Arts Complex; the laundry is targeted for studio spaces. Kaempfer said that moving the bakery to the Main Campus would be in conflict with the current *Campus Master Plan*. He stated that the plan encourages service uses on the East Campus but that changes could be considered. Simpson said that long term use of the old bakery and laundry building has not been examined. Tegen asked when the bakery changes would happen and Galida referred her to the schedule in the feasibility study. Coffin added that the bakery is currently highly underused and that the laundry facilities have not been used since 2001.

Kaempfer asked if the pedestrian intersection on Regent Drive could be integrated into the planning for the New Dining Center. Galida said that the Regent Drive project would probably be finished with Federal funding, so is not part of this plan. He added, however, that it should be coordinated with engineering and planning issues. Simpson added that grades work well for grade separated crossings that make it easy for Kittredge students to get to the dining center. Coffin asked that they be mindful to make sure the site is close to Kittredge and to the campus. Newsome-Suits asked if there was a plan to replace parking spaces in Regent parking lot 327 lost to the building site. She also asked if spaces would be built under the New Dining Services building. Simpson said a basement commissary is needed, making under-building parking unlikely. Coffin said that the re-use of the Kittredge Commons building is pivotal in making the academic programs work. Hurd asked what would happen to the dining space in Cheyenne Arapahoe. Coffin answered that there are departments interested in converting it for residential academic program use.

Thweatt asked about the budgeting plans. Coffin said that Kittredge is part of the *Residential Campus 2020 Plan* and that other programs might consider relocating to Kittredge, Cheyenne Arapahoe, and Hallett as renovations occur. Simpson said that the dining project is a \$25 million project and was identified in the 2020 financial plan. Completion of the North-South bikeway plan as part of the underpass project will facilitate access to the Dining Center. Thweatt said that traffic patterns need to be analyzed. Hurd expressed concern about the overpass and asked if the project was contingent on Federal funding. Kaempfer added that examining the pedestrian crossing and parking should be a condition to approving this project. Tegen added that parking should be part of the site analysis. Simpson said that the site analysis and the pedestrian access from the facilities on the south of Regent Drive need to be examined more closely. He suggested that a micro-master plan be prepared. Kaempfer added that the project should not be separate and it is not wise to envision them as two entirely different projects.

Hurd asked if there had been any input from the students. Coffin said that students like the Piazano's in Cheyenne Arapahoe and the Grab-n-Go outlets in other facilities. Kittredge students currently go off-campus to eat and they are willing to walk a block more. Thweatt asked Galida to talk a little more about the efficiencies that will be gained. Galida said that the central commissary would reduce four cooks to two. Khalili said labor costs would be cut because the bakery could have a management team at the central production commissary which would allow for food production at off times, saving on labor and food costs and resulting in more consistency and efficiency. Lucio said that if a food service location is put close to Regent Administrative Center, a lot of staff might go there to eat.

Kaempfer moved to approve the Feasibility Study for the New Dining Center with the following conditions:

- (1) That a third party review should confirm the analysis of the service vehicle study done by the Department of Housing and Dining Services.
- (2) That study of the Nakagawa Garden be undertaken to determine what recognition should be given to the garden.
- (3) That the Program Plan include a micro-master plan of this area of campus indicating site analysis and coordination with adjacent and future campus land uses and circulation.

Lucio seconded the motion and it was unanimously passed.

4. **RESEARCH PARK MASTER PLAN UPDATE** – Mullins gave an informational slide presentation on the Research Park Master Plan Update. Jerry Shapins of Shapins Associates said that the Main Campus can't accommodate much more research growth. The East Campus land was purchased in the 1950's. In the early 1960's, Smiley Court was built. In the 1980's and 1990's when enrollment was increasing and the economy was good Qwest (originally USWest), CASA, LASP, and Sybase were built. Now, nearly 20 years since the Research Park opened, the campus needs to examine the site's use. Instead of being on the "edge of town," the Research Park is considered "midtown." Some of the contributing factors taken into consideration for the update are surrounding land use changes, City of Boulder growth patterns, expanded transportation systems, and urban design principles which include sustainability, safety, livability, and environmental stewardship. Shapins looked at roads, circulation, open space, view corridors, trails, and pathways to determine if they should be enhanced or expanded. The preliminary master plan design goals include developing the physical pattern of open space and building groupings similar in pattern and density to main campus, maximizing amenities, such as Boulder Creek, creating a gateway and identity for research campus, encourage and support alternative modes of transportation and strengthen visual and physical connection between research campus and Main Campus.

Cundiff asked if the Systems Biotechnology Building is included in the plan. Mullins answered that it is in the very preliminary plans. Simpson asked how parking will be handled. Shapins said that parking is integrated within the footprint of buildings and parking structures around the site. Wobbekind asked what is being done with the parking lot north of the creek. Mullins said that this parking lot is part of the flood plain and not appropriate for a building site. Thweatt added that East Campus north of the creek is an administrative and service area. Wobbekind suggested that both areas be planned cohesively. Simpson said there is a lot of potential to increase density. Shapins said portions of the infrastructure were built along with flood plain mitigation. Newsome-Suitts asked how tall the buildings

would be and if the floors of the buildings would be offset horizontally to increase sunlight and exposure around the buildings. Madison said that the plan was for 3,250,000 square feet – 198 acres total site area; the south part is 86 acres of developable land so buildings will generally be 4 to 8 stories. Kaempfer said that the southwest corner orientation could be a center piece for the entire campus. It has gorgeous views in both directions. It is important to emphasize pedestrian access and multiple modes of transportation. Cundiff asked if sites would be marketed to outside users, and if they might want buildings larger than the Qwest Building. Mullins answered that at this point, most of the sites will be for University use. Newsome-Suitts said it is a realistic location for the potential Data Center project. Simpson said guideline principals have some open space with a floor area ratio (FAR) of 1.00. Main campus has a FAR of .45. The campus needs a framework to accomplish density with strategies to increase density to meet the goals of the *Campus Master Plan* so both the Main Campus and the Research Park can feel like a unified campus and also allow for density.

Kaempfer asked if there would be any BCPC meetings in the summer. Thweatt said that it depends on what comes up. There being no further business, the meeting was adjourned. Minutes submitted by Karen Lorimer.