

UNIVERSITY OF COLORADO AT BOULDER
BOULDER CAMPUS PLANNING COMMISSION

Minutes of the Meeting of January 11, 2007

The Boulder Campus Planning Commission (BCPC) met on Thursday, January 11, 2007, in the ATLAS Board Room #229.

Members present: Deb Coffin, Noel Cummings, Steve Jones, Mary Ann Myer, Robin Newsome-Suitts, Joyce Nielsen, Phil Simpson, Steve Thweatt, Richard Wobbekind, and Karen Lorimer.
Members absent: Maren Additon, Andy Aitchison, Mel Cundiff, David DiLaura, Robert DuRay, Gary Gaile, Chris Green, Amy Harris, Bill Kaempfer, Michael Lightner, Lisa Lucio, and Russ Moore.

Guests present: George Galida, Facilities Planning; Dick Jessor, Institute of Behavioral Sciences; Casey Jones, Parking Services; Clayton Cole, AIA, Principal, SlaterPaull Architects.

Deb Coffin presided in Bill Kaempfer's absence. There was no report from the chair.

1. **MINUTES** – Coffin said we are approving minutes of December 14, 2006. Coffin established that there was a quorum. Steve Jones moved to approve the minutes; it was seconded and was unanimously approved.
2. **INSTITUTE OF BEHAVIORAL SCIENCES (IBS) FEASIBILITY STUDY AMENDING THE LOCATION & FINANCING OF THE GRANDVIEW RBS RESEARCH BUILDING** – Simpson introduced the Health and Society, Problem Behavior Director of IBS, Dick Jessor. Jessor gave a brief history of IBS. IBS is currently housed in eight buildings on Grandview Avenue and one building on 17th Street. They have 35 faculty members, and 50 PhD researchers. Jessor expressed that being scattered in so many different buildings compromises their work and presents many challenges. Consolidation of IBS in a single building would markedly enhance the mission of the Institute to carry out interdisciplinary and cross-program social science research on critical societal issues and provide a training ground for the next generation of behavioral science research scholars.

Simpson introduced the amended Feasibility Study that changes the location and financing. The original proposal was to construct a new office building in Grandview Terrace to consolidate the offices of IBS into one location at 13th and Grandview Avenue. The amended study proposes a new location just east of the intersection of 15th Street and Grandview Avenue. The new site is approximately 19,800 square feet (0.45 acres) and yields a potential footprint of about 17,000 GSF per floor. The estimated size required for the program is 50,000 GSF, thus a three to four story building is anticipated for the site.

Simpson said that between 1992 and 2002 the grant monies awarded to the Institute nearly tripled and its expenditures more than doubled. Currently IBS has 65 grants totaling ~\$38

million. The total cost of the project is estimated at \$16.3 million. The project will be funded with a combination of cash reserves, and long term debt financing through the Research Building System (RBS), to be repaid with future indirect cost recoveries and private contributions. Approximately \$10 million from the Provost is identified today; the other \$6.3 million will come from private donations.

The program needs remain the same as in 2002, with the added pressure of additional growth. The consolidation of all IBS personnel and their work in one building will provide opportunities for interdisciplinary support services. It will provide economies in operations such as adequate heat and air conditioning. The University benefits from less maintenance and decreased custodial services and a substantial savings in rent currently applied to IBS programs that are housed in downtown Boulder. A new building is the most economical way to correct existing ADA deficiencies in the existing buildings.

The consequences of not building one building to house IBS are impacts to quality and capacity said Simpson. As stated in the *Campus Master Plan*, research is integral to CU-Boulder's mission as a comprehensive university that leads in innovation, creativity, discovery, and dissemination of knowledge. Expanding facilities of RBS will further the mission and strategic plan of the University of Colorado. The availability of high-quality research space is a critical consideration in competing for new grants and in recruiting and retaining the outstanding faculty and researchers who are responsible for conducting research.

Simpson said alternative solutions have many obvious downsides such as paying rent to the private sector. It is also likely that remote locations could sever essential ties to the academic community and undermine the research/teaching mission of the research groups who have direct ties to Main campus programs.

Simpson pointed out that due to agreements between the City of Boulder and CU-Boulder, the disposition of existing buildings and houses in Grandview Terrace, existing programs located in these structures will need to be moved. Therefore the best solution is to provide new space through the RBS system. The status quo is not feasible because these programs would eventually be left homeless when any development of Grandview occurs.

There is little site development associated with this new site. It fits in with the existing city street pattern and little additional space will be available for open space development. The IBS program fits well with the anticipated uses of the Grandview area; it is compatible with Campus plans. The expeditious move of IBS to its new building would promote speedy and efficient development of the rest of the Grandview site by enabling demolition of many of the current IBS buildings.

Steve Jones asked if IBS will be where the original parking structure was. Simpson said the new proposed site is where the original parking structure was planned. He said that there is the possibility for a Euclid Auto Park type parking structure to be placed between 13th and 15th Streets. Steve Jones asked him to go into more detail regarding changing sites. Simpson said that another project (which cannot be disclosed at this time) will go where IBS would have gone. Newsome-Suitts asked if they had considered doing a combined building with underground parking. Simpson said that underground parking is an option but would be a lot more expensive. Newsome-Suitts asked if it would be possible to put

parking under $\frac{3}{4}$ of the building. Simpson said the plan is to put the building up on stilts to accommodate parking because it is more economical. Cummings asked if there would be less parking available. Simpson answered that they haven't studied that yet so he couldn't answer the question. He would like to see each building be responsible for parking for their building. Thweatt asked if current houses will be reoccupied when IBS moves out. Simpson said that hasn't been discussed yet. Thweatt said this should be addressed in the Program Plan. Jessor interjected that they have an agreement that they will not move until their new building is completed. Jones said, assuming this goes through, where will the staging area be? Simpson said they hadn't looked at this yet; the Program Plan will address it. Wobbekind asked if the next step will have a concrete financial plan. Simpson said yes, there will be a Regent Resolution through the President's office.

Steve Jones moved to approve the Feasibility Study; Thweatt seconded it and it was unanimously approved.

- 3. NEW DINING CENTER PROGRAM PLAN** – Galida presented the Dining Center Program Plan. He introduced the architect, Clayton Cole, AIA, Principal, SlaterPaul Architects; Deb Coffin, Executive Director, Housing and Dining Services; Kambiz Khalili, Director of Auxiliary and Dining Services. Galida gave a background of the current dining centers. He said that Kittredge Commons, built in 1963 and Cheyenne Arapaho, built in 1954, provide 18% to 20% of the campus meals served. Being two of four of the dining centers on main Campus they serve 4,500 students with a combined seating capacity of 750. The cafeteria style operation and does not meet the expectations of today's collegiate dining services. The two story facility results in food quality challenges and impedes efficiency of operations. There are also inherent risks with antiquated plumbing, electrical, and kitchen equipment and health and safety code limitations of the facility. Jones asked what the capacity of Farrand and Libby, the other two dining centers was. Khalili answered that Farrand seats 320 and Libby seats 250. Galida pointed out that food service needs have changed and cafeteria style dining is no longer popular. He said that dining centers have become a selling point for universities. There is a need for a new dining center to obtain the goals of the *Campus Master Plan*; to provide high-quality facilities to meet institutional needs, acquire and use land wisely, design campus systems (infrastructure) to ensure an efficient, pleasing, and safe campus for many years to come, foster a living-learning community, including residential academic programs, accommodate future enrollment growth of 7.2%, and retain the 10-minute class change possibility for most undergraduate courses. Galida also mentioned the *Residential Campus 2020 Plan*. The goals and objectives of the *Residential Campus 2020 Plan* include more fully engaging students as active learners in a residential environment that supports their intellectual and personal growth, academic standards, retention, personal responsibility, and relationships with faculty, and integration of faculty and students, living and learning, and community and personal engagement over a multi-year period.

A new dining facility would provide updated dining services for students and faculty midway between central Campus and Kittredge Commons. To enhance the quality and efficiency of food service facilities, and facilitate interaction among the Farrand district and Kittredge, the plan would convert Kittredge Commons Dining and Cheyenne Arapaho Dining to academic, residential, and faculty spaces. Integrated and adjacent residential, academic, and faculty spaces are the essence of the "living learning community" model and the *Campus 2020 Plan*. There are no solely programmatic responses that would achieve the *Campus 2020 Plan* or

the Dining Services Plan. Additional campus program needs may be identified in conjunction with the Dining program at a later date.

Galida identified a site for the New Dining Center south of Hallet Hall and east of the Regent Administrative Center. There are four alternatives for this location of which site A, which is now green space, and Site B which is now parking space are preferred. The optimum site will be identified through site utilization studies during Schematic Design. A “stacked” or multi-level building, configuration has been suggested to respond to campus densification and land conservation. Some potential for a “stacked” or multi-level building configuration has been identified. A single level building provides functional advantages.

Galida said with a goal of fresh food and immediate service the planned spaces for the New Dining Center are a Dining Area to seat about 900, featuring 8 display cooking stations, Preparation Area, Bakery & Bakery Sales area, a Commissary, a Grab and Go Convenience Store, and Dining Services Support area. Outside of the building they will need a Trash Compactor, a Cardboard Box Bailer, a Dock and Dock Levelers, and a Delivery Ramp.

The estimated cost of this project is \$31,768,401 and funding will come from bond sales proceeds, said Galida.

Newsome-Suitts asked if there would be parking under the building and if the building footprint would be large enough for parking. Galida answered that the footprint would probably be too small for underground parking. Newsome-Suitts asked if we know how many people would need parking spaces. Coffin answered that parking would be reassigned. Khalili added that staff will not increase and deliveries would decrease. Casey Jones noted that there would be an overall reduction of parking. Cummings asked if the approvals at the state levels done at the Joint Budget Committee have to go to the Long Bill. Simpson answered that it wouldn't because this is a self funded 202 project. Wobbekind commented that it was unfortunate that they could not break ground in the summer so Regent and the dormitories would not be affected. Cummings said Capital Assets and Space Planning (CASP) plans to facilitate movement between Regent and Kittredge. He also said that chilled water would be an issue considering the timing and planning for a new campus plant. Thweatt asked how the budget was structured. Galida said that individual building chillers or temporary chillers were budgeted. Wobbekind asked what the hours of operation would be. Khalili said the dining areas would be open from 7:00 a.m. until 8:00 p.m. and the Grab and Go's would be open from 7:00 a.m. until 11:00 p.m. – close to 24 hours. They will consider energy efficiency to get the most benefit. Coffin added that they are motivated to have the new dining center be energy efficient because it would reduce the large energy bills. Steve Jones requested that the observatory and its views be considered in their plans. Steve Jones said that if one of the present parking lot entries is eliminated it might create a lot of back-up. Galida said that they have not decided what the site design or parking is yet. This building would account for 1% of the overall traffic on Regent; semi trucks would make one trip per week and there would be about 24 vans per week. Thweatt said that he would like them to develop the design goal for the parking lot with two entries. Newsome-Suitts pleaded for the two access points to remain. Galida said that the back-up problems could be related to the way the existing lot is configured. Simpson added that the number of cars will be reduced. Wobbekind asked that the plan look at the back-up issue at the light at Broadway and at the traffic flow at peak times. Simpson said they will consider parking issues when they do the site design study. Cummings asked that they keep the motorcycle

parking places. Steve Jones moved to approve the Dining Center Program Plan. Wobbekind seconded the motion and it was unanimously approved.

4. **MOTION TO AMEND CAMPUS MASTER PLAN** – Simpson introduced the motion to amend the *Campus Master Plan* to accommodate the building of the new dining center and to relocate Nakagawa Garden. He said the Flatirons view will be considered when they choose the location for the Nakagawa Garden and the parking structure will have an entry at two levels. They will need to change the designation of open space at the proposed building site. They would also like to add one or two programs to this project; Willard could be attached as Student Services and converted back to all dorms. Speech and Language Services is considering moving to the Dining Center. Wobbekind asked if the project will take out more green space. Simpson answered that it would not decrease the green space significantly but green space would be in different locations. Newsome-Suitts commented that it looks like such a dramatic decision and that she would like them to take steps to keep a green block. Nielson added that green space is critical; the dining center and green space should be two separate plans. Thweatt asked that they demonstrate what kind of green space could remain with the site A and B proposal. Newsome-Suitts said they need to provide more detailed graphics. Thweatt commented that they need to accelerate the amendment to the *Campus Master Plan*; he would like to see the Program Plan approved with the stipulation that they provide more detailed graphics. Wobbekind added that he is concerned that if they omit more green space it would compromise the beauty of the campus. Jones moved to table the amendment to the *Campus Master Plan* to the next meeting to allow the planners to produce a more detailed diagram showing where the green space would be. Nielson seconded the motion; it was unanimously approved to postpone the Program Plan for the New Dining Center until the February BCPC meeting.
5. **OTHER ITEMS FROM MEMBERS** – Newsome-Suitts said there is some discussion about the naming of the buildings. Walt and Jean Koelbel have donated \$4 million to the Leeds School of Business. They stipulated that the name should change to the Koelbel Business Hall. Up to now, only residence halls are named “Hall”. They are putting the naming of the new Business School on hold until they can resolve this issue. Simpson asked if they will change the naming policy. Newsome-Suitts said they are trying to avoid changing the naming policy so will try to find a solution without changing the policy.

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