

UNIVERSITY OF COLORADO AT BOULDER
BOULDER CAMPUS PLANNING COMMISSION

Minutes of the Meeting of March 8, 2007

The Boulder Campus Planning Commission (BCPC) met on Thursday, March 8, 2007, in Regent 302.

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

Guests present: George Galida, Facilities Planning; Casey Jones, Parking Services; Tim Jorgenson, Recreation Services; Tom McGann, Athletics; John Meyer, Recreation Services; Jerry Ogg, Stanley Consultants; and Richelle Reilly, Facilities Planning;

1. **MINUTES** – Kaempfer presided and established that there was a quorum, Jones moved to approve the minutes of January 11, 2007 and February 8, 2007, it was seconded and both were approved.
2. **CHAIR'S REPORT** – Kaempfer mentioned that there have been a number of people who are members and are not attending the BCPC meetings. He asked for suggestions in dealing with this issue. Thweatt said that in section IV, B, in the By Laws it states that if a member misses three consecutive meetings without prior arrangements, this will be considered an automatic resignation. Kaempfer said that he would look at the attendance records over the past year and determine if there is anyone who would be automatically resigned and would bring the results to the next BCPC meeting.
3. **RESOLUTION IN HONOR OF STEVE THWEATT** – Kaempfer regrettably announced that this was Steve Thweatt's last BCPC meeting because he had accepted a job as Associate Vice President of Design & Construction at Emory University in Atlanta, Georgia. Thweatt's position on the BCPC is seated by virtue of his position. There will be a search for a new Campus Architect/Director of Facilities Planning, Design & Construction. The following resolution was offered in Steve Thweatt's honor:

WHEREAS, Steve Thweatt has been involved with the Boulder Campus Planning Commission since 1994, and has served as a member as the Campus Architect since January, 2003 representing Facilities Management, Planning, Design & Construction, and

WHEREAS, Steve Thweatt has served the campus as Director and Campus Architect for Facilities Planning, Design & Construction, overseeing major campus projects, too numerous to mention, for twelve and a half years,

THEREFORE, the BCPC congratulates Steve on his new position and extends its thanks and appreciation to him for his ongoing service to the BCPC, the Boulder Campus and the University, and the community at large, and wishes him the best with his new endeavors.

The resolution was unanimously approved.

4. **FY 08/09 CAPITAL CONSTRUCTION REQUEST** – Copies of the proposed FY 08/09 Capital Request were distributed. Simpson said that it includes project descriptions and last year's priorities. He said that he expects the Visual Arts Complex (VAC) to be funded this year; inflation was not considered so it will be close to \$58 million. Kaempfer asked if we are expecting the \$9 million to be funded; Simpson said it would. Jones asked how much would come from the state. Simpson answered that \$18 million will come from the state and cash funds will be \$40 million. Additon asked if the fee for the VAC was a part of the plan at the time the student fee bill passed. Simpson said that it was and the students really believed in the project and encouraged other funding.

Simpson stated that Ekeley has a good chance of being funded this year. He said that Ketchum also has a good chance of being funded although it is right at the threshold. Construction will be about \$8.9 million. The Systems Biotechnology Building is unlikely to be funded; design will be \$12 million with a total cost of almost \$113 million. Thweatt said that the Program Plan has been approved. Newsome-Suitts commented that the Legislative Capital Development Committee (CDC) listed the VAC as #6, Ekeley as #21 and Ketchum as #26. White asked why Hellems priority is low and what it is based on. Thweatt said that a matrix was developed which included the condition of the facility, the number of students served, and the number of class hours for the last four or five years. White commented that for a while now, air quality in the basement of Hellems has been a problem. She wanted BCPC to know that there are unsafe conditions like mold, and exposed pipes and that it is an unsafe, inappropriate environment. Nielson added that she hasn't had any complaints about Ketchum. Simpson said that there may be a political component – the prototype for the state is to fund \$9 million as opposed to a \$15 million dollar project. Kaempfer added that the process will take two years and will be done half at a time. White said that it will negatively affect more students and staff. Lucio moved to approve the Capital Construction Request. Additon seconded the motion and it was unanimously approved.

5. **DINING CENTER SITE CONCEPT PLAN REVIEW** – Simpson said that the review represents one option of what could happen with the Dining Center site which has tremendous opportunities to enhance open space. Simpson said there are some site constraints. He said there is an area of green space which is crossed by pedestrian flow. There is a detention flow pond and some service areas scattered around. There is also a spruce tree wall left as a parking lot screen. The Norlin Quadrangle is an open space areas that is 950' long by 280' wide. The Fischer Field Quadrangle proposed by Sasaki in 1963 and still being developed is of a similar size. A third quadrangle with identical dimensions is possible in front of Business and the residence hall buildings suggesting that the dining center should act as the southern anchor. Simpson then reviewed the existing utility constraints as well as a planned utility extension planned with the new Heating and Cooling Plant. He also reviewed the programs in the area and there interrelationships. A 60' wide wing under the building with loading docks could accommodate services off of Regent for the new dining center. Lucio asked what the City of Boulder would fund. Simpson said that the bridge area is already funded by the City of Boulder through Federal grants. Lucio asked if the Japanese Gardens will be preserved. Simpson said it will be moved to another location west of Regent. McGann asked what affects this plan would have on Regent Drive. Simpson said that the traffic load would be increased; they plan to use a grade separated crossing to help with the problem. Kaempfer said that Kittredge Loop should have a traffic control with the removal of the pedestrian control spot making sure

pedestrians are moving east to the underpass. Jones said that he has some concerns about the Fiske crossing creating another conflict if 500 parking spaces are created on the south side of Regent. He suggested that a traffic engineering study be done to clarify the traffic issues. He said he favors a parking structure and noted that the Master Plan has two parking structures; one on Grandview and one on Folsom. Newsome-Suitts asked how many spaces are planned and how does it compare visually to other parking structures if we add 500 spaces. Simpson said there will be 277 spaces per level which will double what is there today. It will look similar to the parking lot for Macey's at 29th Street. Lucio asked if there would be room for bikes in the pedestrian underpass. Simpson said the underpass is 24 foot wide – enough to carry bike and pedestrian traffic. Wobbekind asked what will be done with Willard. Simpson said they plan to remove everything from Willard and turn it back into a residence hall. Jones asked that they consider having an underpass and an overpass from the structure. Thweatt commented that there isn't a lot of transient traffic. Jones noted that there is a lot of visitor traffic. Lucio suggested that they find a way to handle peak load demand. McGann said he is concerned about the impact that events will have on campus. Newsome-Suitts commented that she thinks Phil's conceptual plan provides a carefully thought-out and workable solution to this site design. The scale of buildings and green spaces is appropriate and appears to be consistent with the remainder of the main campus. It is evident that a lot of study went into circulation, loading existing building expansion, and parking. Lucio asked for a time line for completion. Simpson said that the plan is to open in the fall of 2010.

6. **HIGH VOLTAGE SCHEMATIC DESIGN** – Galida gave an informational introduction to upgrade the utilities outside of the Engineering Center. A new switchgear vault will be constructed near the Engineering Center to accommodate Xcel Energy feeders that come into campus. The vault will cost \$655,000 and the switchgear will cost \$1 million. There will be some disruption during construction; some shrubs and bike racks will have to be relocated temporarily then reconfigured when returned. During construction there will be no disruption of service to the campus or Engineering Center. They will maintain 16 feet at the entrance way so the building can remain open. The project is slated to begin in the spring of 2007 and completed before classes begin in the fall. Newsome-Suitts asked if it will give campus redundancy for electric power. Galida answered that a third feeder does offer some redundancy. Jones asked if Engineering had been notified. Galida said he will give them official word.

7. **ROPES COURSE INFORMATIONAL** – Reilly introduced the Ropes Course project. Working in conjunction with Recreation Services, the Ropes Course will be constructed as a challenge/adventure course with the intention of building relationships, problem solving, and physical fitness. It will consist of a series of ropes, cables, poles and engineered structures combined in a way to create an optimal learning environment. The course will be located by Williams Village at Pod I. There is 1.29 acres to work with for the 12 to 16 pieces consisting of towers, climbing wall and platforms. The cost is estimated to be \$100,000 and the surrounding fence will cost \$20,000. The design phase will take approximately one month and construction will begin in April. Project coordinators will have a community meeting to introduce the plans to the Frasier Meadow's neighbors. Construction should be completed and the Ropes Course ready for use by August 1st, 2007. Kaempfer asked how tall the structure would be. Reilly answered that it would be 52 feet maximum. McNally asked if other campuses have ropes courses. Meyer said that Legal Counsel has researched other campuses that have

Ropes Courses and no problems or incidents have been reported. Jones asked if Legal Counsel has looked at these plans. Jorgenson said that Gary Chadwick talked to Legal Counsel and that there was support and no specific concerns. McNally asked if there had been any dialogue with Regents. Newsome-Suitts said there will be an opportunity on Tuesday of the following week to talk to Regents. Simpson said they will brief Regents about the neighbors and awareness perspective. Cummings asked where the nearest parking would be. Reilly answered that there is parking off of Baseline as well as the parking at Bear Creek apartments. The University Residence also has public parking; there will be a path from that parking lot. Wobbekind asked if the project is driven by students, recreation and undergraduate fees. Reilly answered that this is a recreational services project. Reilly said that the Ropes Course site is temporary because they plan to relocate it when Faculty Housing is constructed. Jones asked when Faculty Housing is scheduled to be built. Simpson said the Faculty Housing project is on the back burner due to lack of funding.

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