

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

**Minutes of the Meeting of September 11, 2008**

The Boulder Campus Planning Commission met on Thursday, September 11, 2008, in the Provost's Conference Room, Regent 302.

Members present were: Maren Additon, Steve Bruns, Deb Coffin, Noel Cummings, Jacob Golding, Larry Hill, Steve Jones, Bill Kaempfer, Paul Leef, Gregg Lundgren, Keith Maskus, Phil Simpson, Cindy White, and Richard Wobbekind.

Members absent were: Matthew Beres, Charles Gilford, Anthony Hannagan, Karen Lorimer, Michael Lightner, Steve McNally, Russ Moore, Joseph Rosse, and Robin Suitts.

Guests present were: William Arndt, Facilities Planning, Ryan Biehle, USCU; Keith Conrad, Facilities Management; Carlos Garcia, University Memorial Center; Kim Glasscock, *Silver & Gold Record*; Tom Goodhew, Facilities Planning; Curt Huetson, Housing and Dining Services; Kambiz Khalili; Housing and Dining Services; Tom McGann, Intercollegiate Athletics; Daniel Oxenhandler, USCU; Jason Pickel, Whiting-Turner Contracting Co.; Richelle Reilly, Facilities Planning; Alexis Smith, USCU, and Melissa Yates, Parking and Transit Services.

1. **MINUTES** – Wobbekind, seconded by Jones, moved to accept the minutes of June 12, 2008 with one correction: On page 9 it indicates that Wobbekind commented on the cost of the proposed IBS Building. Wobbekind said that he did not know the actual cost, and that the comment should be credited to Phil Simpson. With that correction, the minutes were unanimously approved. The BCPC did not meet in July or August.
2. **CHAIR'S REPORT** – Coffin reported that she is currently serving in an interim position as Dean of Students and Associate Vice Chancellor. Chancellor Peterson has written a letter authorizing her to remain on the BCPC during this interim period. If she moves into the position permanently, however, she will have to leave the BCPC, as she is currently a member by virtue of her position as Director of Housing.

Coffin noted a change in procedure for recommendations by the BCPC to the Chancellor. Previously they went to the Chancellor's Executive Committee (CEC). From now on, they will go to the Chancellor's Cabinet, which is a smaller group, consisting of the Vice Chancellors, the Chief of Staff, and Senior Counsel.

Coffin noted the large number of students at the meeting. She said that in the past it was often difficult to get students to participate, but this fall, there is a great deal of interest. [NOTE: Not all of the student appointees have been determined and/or approved by the Chancellor.] She added that the timing of BCPC meetings will cause conflicts with several student members' class schedules. She asked if it would be possible to change the regular time, and/or create some sort of feedback group which could meet with the students on the Wednesday before the meeting.

Additon asked if other members could carry proxy votes from the students. Coffin said yes, by prior arrangement with the Chair. Leef pointed out that it would be costly to ask consultants to make two presentations two days in a row. Kaempfer said that moving the meeting earlier or later in the day would cause conflicts with other class schedules. Arndt mentioned that the 9:30 Thursday morning time had been in effect for at least 30 years;

there is no time when someone does not have a conflict. Golding thanked the group for their consideration of the situation. He said he would work with the Chair and with Facilities Planning to help keep the student members fully informed.

- 3. PROGRAM PLAN FOR RESIDENTIAL RE-COMMISSIONING OF WILLARD AND HALLETT HALLS** – Goodhew explained that this proposal came about during the design of the Center for Community (C4C) project. Under the C4C program plan, all of the student support services currently in Willard would be moved to the new building, and Willard would revert to full residential use, adding 198 beds. Currently, the ground floor of Hallett houses Housing Department Office.

As planning for C4C proceeded, it became clear that the site could carry more density. About 18,000 square feet could be added to the program and would actually make the building more affordable. Simpson said that the building committee started to look for programs that could provide a revenue stream. By moving the Housing offices from Hallett, 136 beds could be added to that building, providing income while at the same time helping address the need for undergraduate housing on the core campus. As both Willard and Hallett were originally constructed as residential space in the 1950s, it would be relatively easy to turn the space back to student rooms. Willard especially is ill-suited for the offices which are now there. Hallett has a main lounge and reception area; Willard has neither. Willard would benefit from an upgrade and a face lift; Hallett would make better use of the spaces it already has. Housing Administration would function more efficiently in new space designed for its unique needs, and would be in the same building as the Housing Dining Service offices.

Goodhew said that the alternatives to this plan would be to maintain offices in Hallett, to build new residence halls (which would be costly and would take several years), or to wait for a comprehensive renovation of both buildings (currently planned for 2018 and 2022). With this plan, both buildings would be ready for occupancy by July 2011. White noted that plans for increased Residential Academic Programs (RAPS) are in the Campus 2030 Plan, and that this will increase demands for non-residential space in residential facilities.

Kaempfer said that he felt a great deal of uncertainty in the proposal. If the plan doesn't work out financially, would it harm the C4C schedule? Addition said that the C4C committee sees this as a way to save the C4C schedule. She said there was no plan to remove any of the programs currently planned for C4C. If the offices are not moved from Hallett, it may be necessary to trim C4C programs. Leef said that if this program plan were not approved today, it could throw the C4C project off schedule with new Regent approvals. He noted that if this program plan were approved, a revision to the C4C program plan would follow soon.

Golding said he had questions about the C4C budget. Simpson reiterated that this would improve the C4C budget situation. He also noted that the addition of new beds in Hallett would help keep the room and board rates stable.

Wobbekind asked why the original C4C budget wasn't working. Simpson said that inflation was higher than expected. Also the building is closer to bedrock than anticipated, adding cost to the construction. Integration with the nearby Regent Drive pedestrian crossing and the cooling plant are also factors affecting the budget.

The motion to approve the program plan, as proposed by Facilities Management in their summary and recommendations, was seconded by Jones. It was moved by Maskus, seconded by Jones, to amend the motion as follows:

The BCPC approves the Program Plan for Residential Re-Commissioning of Willard and Hallett Halls with the understanding that if the Housing Administration offices are moved from Hallett Hall to the new Center for Community, (1) no academic programs will be removed from the C4C plans, and (2) no claims will be made on other academic space on campus.

The amendment was approved unanimously, followed by unanimous approval of the original motion.

4. **OTHER ITEMS FROM MEMBERS** – Kaempfer moved that the BCPC petition the Chancellor to restore at least the beverage budget – and preferably the food component as well – for BCPC meetings. He noted that this is one of the largest and most important committees on campus, and that the membership is a cross section of all components of campus: administrators, faculty, staff, and students. The members serve with no compensation and give considerable time to BCPC duties. There are also frequent guests, including building and program users, the press, and outside consultants. To provide at least coffee would help maintain a professional atmosphere to the meeting. The BCPC unanimously approved the request to the Chancellor.

Wobbekind asked if the BCPC would be looking at the bike rack situation in the near future. Reilly said she and Yates are looking at this and new racks are in fact being added. There will be more by mid-November, and 100 new racks next year.

Maskus asked about bike parking planned for C4C. Simpson said they are still looking at the site plans. Reilly said there were new spaces planned in the North-South Bikeway project, which runs adjacent to the C4C. There will also be a new bike station at the Engineering Center.

Maskus asked about the procedure by which the BCPC is given program plans for review. He said it was difficult to read and review them if they were provided less than a week before the meeting. Leef said it is the intent of the Planning Office to provide drafts in a timely manner. Arndt noted that the By-Laws say that agenda items must be announced no less than 48 hours before the meeting.

Kaempfer said that it would be good to provide BCPC members with 2030 Task Force reports when they are available.

Simpson announced that he would be doing a presentation on the Capital Construction Process next Wednesday in the Old Main Chapel Theatre from 10 a.m. to noon. Members new to the BCPC might find this presentation informative.

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