

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

Minutes of the Meeting of April 9, 2009

The Boulder Campus Planning Commission met on Thursday, April 9, 2009, in the Provost's Conference Room, Regent 302.

Members present were: Maren Additon, Noel Cummings, Larry Hill, Bill Kaempfer, Kambiz Khalili, Paul Leef, Steve McNally, Michael Lightner, Karen Lorimer, Gregg Lundgren, Keith Maskus, Joseph Rosse, Phil Simpson, Cindy White, and Rich Wobbekind.

Members absent were: Steve Bruns, Dustin Farivar, Jacob Golding, Steve Jones, Russ Moore, Sean Phoonswadi, and Alexis Smith.

Guests present were: Chris Bantner, Kiewit Building Group; James Faber, Planning, Design & Construction; Sam Hosfelt, Kiewit Building Group; Kim Glasscock, *Silver & Gold Register*; Tom Goodhew, Facilities Planning; Thomas McGann, Athletics; Jason Pickel, Whiting-Turner Construction; Robin Suits, Facilities Planning; Richelle Reilly, Facilities Planning; and Mark Schultz, Whiting-Turner.

1. **MINUTES** – Maskus asked for a motion to approve the minutes of March. Lightner moved to approve the March 12, 2009 minutes, Leef seconded the motion and it was unanimously approved.
2. **CHAIR'S REPORT** – Maskus said the By-Laws committee, which includes Keith Maskus, Phil Simpson, Kambiz Khalili, and Larry Hill, should have By-Laws revisions at the May BCPC meeting. He had nothing else to report.
3. **SMITH HALL SCHEMATIC DESIGN** – Goodhew identified Smith Hall as the fourth building in Kittredge Commons to have the interior renovated. Arnett Hall was completed first and is now occupied. Andrews Hall is currently being renovated and is projected to open in the fall of 2009. Buckingham Hall is also being renovated and is expected to be occupied in the fall of 2010.

Along with adding a wing to Smith Hall and renovating the interior, cooling towers are planned for the Kittredge Loop. Goodhew introduced Don Grody from Bennett Wagner & Grody Architects (BWG) who illustrated the renovation. The wing addition will be located over the existing parking up to the edge of Kittredge Road. The 132 bed addition will be connected with a bridge at the second level. To accommodate the wing, the pedestrian path will be moved to the east; a jog in the building was suggested by the Design Review Board (DRB). The layout suggested by the DRB does not affect the layout of the rooms and is worth the extra cost. Cummings asked what the distance was from Smith to Buckingham; Grody answered that it was 55 to 60 feet. Grody said the addition will be a full three stories and will match the existing buildings heights floor to floor. They will bring the wall of the Smith Commons room out, filling in the balcony and adding an elevator. They will also re-support the sagging roof of Smith Hall. There will be a partial basement for chiller equipment. Lightner asked if truck access would be necessary; Grody said it would.

The existing volleyball courts will be relocated to the west side of Smith Hall. They will try to save half of the spruce trees between the addition and existing building. Lightner asked what the parking loss would be; Grody said they would lose 12 spaces. Kaempfer

asked if there is a gross change in student population – Goodhew said it is close to the same and will not impact the existing traffic pattern. Kaempfer asked if the unsightly acetylene bottles would be removed. Goodhew said they are temporarily there for Art & Art History and will be moved when they move. Grody said they will consolidate existing bike racks, making more bike spaces using less space. Lundgren asked what programs Smith will house. Goodhew said there will be a global Residential Academic Program (RAP). Kaempfer asked Goodhew to talk about the chiller; he wondered if it would serve more than the Kittredge Loop buildings. Simpson said that it could serve more than the Kittredge Loop. Kaempfer asked it was auxiliary funded; Simpson answered that it is utility auxiliary funded. Simpson said that they haven't decided yet where to locate the 14 foot – floor and a half cooling towers yet.

Simpson commented that the landscape is currently pastoral and that Grody's illustration looks more formal. He suggested that they honor the current guidelines for landscape. He also questioned the location of the volleyball courts and asked if there is an alternative location south or west of Buckingham. Grody will address this, keeping with the Sasaki plan. Rosse suggested that where people actually walk should be considered. Simpson suggested that they be as generous with walks as possible. Cummings added that they should observe the current cow paths and consider this as well.

Lightner thinks they need to look into the loss of 12 parking spaces and have a solution for replacement of these parking spaces. Simpson said that the continual erosion of campus parking needs to be considered and he said that the Center for Community (C4C) will add some parking spaces. McNally asked who uses these spaces; Goodhew answered that students use these spaces. McNally wondered if this would push the students to Williams Village to park. Goodhew said it would. Lightner asked who is solving the grand scheme of parking. Leef said they will address it within the next twelve months. Simpson commented that parking fees are not sustainable as we build new buildings – we must study this in detail. Leef said they will appoint a task force dedicated to parking and transportation issues. Lightner asked who will address the funding for this – McNally said it will be “hand in glove”. Kaempfer pointed out that the funding mechanism is the issue, not the spaces. Simpson added that if parking prices increase, people will find alternative transportation. Rosse stressed the importance of the transportation issues be acted upon, not just discussed in a task force. White said that it is important for the RAP program to be cognizant of these issues because the students are paying a lot of money for being in the program; all economic classes of students are supposed to be included. Lightner stated that we are a strategic organization and it is critical to know how we are going to deal with the loss of parking and parking related issues. Grody said they will consider this and try to find ways to add parking.

Lightner asked what the ADA plan is with the second floor cross over bridge. Goodhew said each wing has an elevator for the physically challenged to use. Simpson added that the disabled will be assigned to an ADA grade room close to the elevators so they will be able to exit. Lightner said it will be much harder for the physically challenged to get around.

- 4. SYSTEM BIOTECHNOLOGY PROOF OF SITE CONCEPT** – Leef introduced the plans for the future of East Campus. He gave a power point presentation of what it could look like. There is a great variety of open space, comparing east campus to main campus. It is designated to become a gateway to a new East Campus. Hypothetically they could develop a framework for street grids, moving away from suburban office park to main campus precedents. Masses are arranged to create outdoor rooms that will provide

students/users with comfortable wind protection, creating a village-like and landscape-like effect similar to the Klauder buildings on campus. Massing responds to the “neighborhood” arrangement of labs with preferential north / south exposure and views. Classrooms are pulled out from the main building masses, simplifying the structure. The Systems Biotechnology Building (SBB) is the first step; preliminary planning and analysis is needed to move forward with the SBB design. Systems Biotechnology will be located along Colorado Avenue on Pod I. The primary connection between main campus and east campus would be along Colorado Avenue. The city has asked that the buildings not be backed to Colorado Avenue to make it more open. A main street with building offices, also open to the community is desirable. Lightner asked if it will continue north and would they rotate parking 90°. Simpson said they are trying to have a hint of open space. Kaempfer suggested having three pods that extend into parking and then adding two pods. Lightner asked what the flood plain issues are; Simpson answered that it is outside of the 500-year flood plain – he will bring the schematic design to the next BCPC meeting.

McGann asked how many students would live there and how would we get them to walk across the street. Leef said there is potential for more bike paths and pedestrian walking paths. Kaempfer commented that it would be useful to have north / south paths for people. Simpson said they will study how Innovation Drive can be useful. Leef concluded by saying that this concept plan is just the beginning of the conversation about general planning for east campus and that it is very much a “work in progress”.

OTHER ITEMS FROM MEMBERS – There were no other items from members.

Lightner moved to adjourn the meeting, Leef seconded the motion; there being no further business, the meeting was adjourned. Minutes submitted by Karen Lorimer, BCPC Secretary.