

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

Minutes of the Meeting of September 10, 2009

The Boulder Campus Planning Commission met on Thursday, September 10, 2009, in the Provost's Conference Room, Regent 302.

Members present were: Steve Bruns, Noel Cummings, Greg Lundgren, Daniel Omasta, Larry Hill, Steve Jones, Bill Kaempfer, Kambiz Khalili, Paul Leef, Michael Lightner, Karen Lorimer, Keith Maskus, Steve McNally, Russ Moore, Phil Simpson, Cindy White, and Rich Wobbekind.

Members absent were: Maren Additon, Steve Bruns, Thomas Higginbothan, Joseph Rosse, and Jerry Rudy.

Guests present were: Caryn Becker, Mortenson; Gene Fatur, Turner Construction; Carlos Garcia, UMC; Tom Goodhew Planning Design & Construction; Tucker Johnson, Sink Combs Dethlefs; Casey Jones, Parking & Transportation Services; Cheryl Kent, Recreation Services; Steve King, Sink Combs Dethlefs; Howard Kramer, Disability Services ODECE; Tom McGann, Athletics; Carolyn McGrane, Turner Construction; Wayne Northcutt, Facilities Planning; and Richelle Reilly, Facilities Planning.

1. **MINUTES** – Maskus asked for a motion to approve the minutes of July 9, 2009. Lightner moved to approve the July 9, 2009 minutes, Wobbekind seconded the motion; the motion was unanimously approved.
2. **CHAIR'S REPORT** – Maskus did not have a chair's report but asked everyone to review the BCPC membership list that was circulated to see if their term expirations were accurate. White questioned hers and Lightner and Wobbekind agreed to continue after their appointment extension.
3. **BASKETBALL/VOLLEYBALL PRACTICE FACILITY SCHEMATIC DESIGN** – Goodhew presented the project, introducing the proposed 32,700 GSF building design to add two regulation basketball courts, a lobby, rest rooms, and circulation corridor attachment to the existing Coors Event Center (CEC), volleyball locker rooms, and a coach's office, new general storage and loading/staging area for CEC and mechanical space. An additional area of approximately 3,000 GSF within CEC will be remodeled for Women's Basketball locker rooms and related student – athlete support spaces. Lightner asked where the locker rooms would be located. Goodhew said there will be full locker rooms for three teams, showers, and a study area on the service level adjacent to the west gym. Kaempfer asked where the egress into the rooms would be. Goodhew said would be multiple entrances and exits. Kramer asked if the courts would have stadium seats; Goodhew answered that none were planned but they may have pull-down seating. C. Jones asked if TV trucks would be accommodated internally. Goodhew said that TV trucks would be parked outside the new service entrance on the north side of the building. C. Jones also questioned whether there was a plan to relocate service parking – Goodhew said that service parking would be provided in the new parking area north of the addition that replaces parking space per space that is being displaced. C. Jones then asked if accessibility parking on Regent Drive would be relocated. Goodhew responded that accessibility parking would be accommodated where it is today with access at grade

on the west side of the addition. Lightner commented that he likes the way the Regent frontage looks. Maskus agreed and wondered if this design was required. Goodhew said that Athletics wanted it to align more with campus style to create an image of being a part of campus.

Wobbekind asked if the ticket office would be moved to the ground level. Goodhew said they will revise the existing ticketing areas to make them more user-friendly. Maskus asked about the status of the Heating & Cooling Plant. Goodhew said they are still reviewing it but it would be on the service side of the CEC. McGann commented that since most games are at night and on weekends it should not be a problem. Omasta asked what the LEED™ goal is – Goodhew said they are going for LEED™ gold and possible will even get platinum. Leef added that both gyms will be flat so solar panels can be added, which make it obtain platinum status. Kramer inquired about where wheel chairs will enter. Goodhew answered that they will enter at the grade level practice facility and be assisted to the elevator. McGann added that for the past two years everyone enters at the street level. Kramer asked what the grade will be. Goodhew said that it will be better than the current grade and will meet ADAC standards. Leef requested that they look at where the sidewalk dumps at the service area. Goodhew said that events will exit at the upper concourse level and the connection around the north side of the building will be eliminated. McGann said fans will be directed to the west concourse level entrance. He has observed that the stairs back by the north parking lot are very steep and dangerous and people don't tend to use them.

4. **WILLIAMS VILLAGE II A SCHEMATIC DESIGN** – Goodhew presented the project, proposed to be located where the current parking lot on the east side of the Williams Village towers. He introduced Brad Massey, the design consultant from Aller Lingle Massey Architects with the design build team of Whiting Turner Construction. Massey said all student rooms are planned for the second floor to encourage residential life. The first floor will have two Residential Academic Programs (RAP) programs, classrooms, and faculty support offices and a main great room for student life. The housing director and faculty apartments will be on each of the two sides. A retail space coffee shop, managed by Dining and Food Services is planned. Darley Commons will be the main dining hall. Conference Services will reside in the north east corner with a north court yard entrance; metered guest parking will be available. McNally asked how big the Conference Services space will be. Massey said it will be approximately 5,000 sq ft. Kramer asked if the rooms are dormitory style as opposed to apartment style similar to Bear Creek. Goodhew said they are dormitory style. Lightner asked about security; Goodhew said there will be a glass partition with card swipe accessibility at the reception area. Lightner asked how many elevators they would have. Goodhew said there will be two elevators. Lightner commented that move-in would be a challenge with only two elevators. He also had a concern that the elevators would not hold enough people at class change time, making getting to class on time a challenge. Khalili commented that load is down at lunch when students are at class. Lightner suggested that a study be done to show that if you have 500 people what the traffic flow would be at key transition times. Massey said there has been a lot of discussion about elevators and stair use in the design process and they made their best effort to consider everything. Leef added that with sustainability they are encouraging stair use for vertical transport; stair use also encourages special interactions. White asked if the coffee shop would be next to the faculty apartments. Goodhew said the coffee shop was planned to be next to the faculty

apartments but that they will try to separate them with landscaping. Kramer pointed out disability issues with the elevators creating an obstacle to safety and accessibility. For example, in a fire or other emergency, the elevators would shut down and a wheelchair user would not be able to evacuate the building independently. Goodhew said that the oversized stair wells were created with this in mind. He added that they are hoping for LEED™ platinum, reaching for health and wellness sustainability with promoting stair use. They also plan to offer a lot of bike storage with much of it covered. Kramer reiterated that he thinks required elevator access to the sleeping rooms will be an issue.

Lightner asked what RAP programs would move there. Khalili said they have not decided yet. Kaempfer said he does not like the color of the bricks. Simpson said brick color is a presentation problem. The intent is to match the towers color and texture as close as possible; the design drawings are not depicted totally accurately. Cummings asked if the power house was capable of supplying service to the building. Goodhew answered that all can be served and they will address the boilers. Simpson added that the original Williams Village design was to build a plant that supports 6,000 beds.

Lightner requested that Goodhew talk about parking. Goodhew said the plan is to take over contractor and storage parking. Kaempfer pointed out that the lot by 35th street is underutilized; Jones said his observation has found it to be 75% utilized. Goodhew added that they are looking at re-stripping to add a few spaces. Lundgren asked if the total project will include two parking structures and if they would be building the parking structures before they build the next building. Goodhew said the current project does not include parking structures. McNally asked if lots that are currently dirt will remain the same. Goodhew said they have considered paving one dirt lot. Lightner asked how much and how we will provide visitor parking. Goodhew said Parking & Transportation Services will have to review this. Jones said that currently they do not enforce parking at Williams Village unless they have complaints. Bear Creek uses the east and west parking lots. Simpson added that there are three parking systems on campus that need to be discussed and addressed. Maskus commented that discouraging freshmen from bringing cars to campus would help to ease the lack of parking situation. Lightner pointed out that the campus is run by out of state tuition and they bring their cars and we need to try to accommodate this. Lightner also commented that planners always say they will deal with the campus parking problems in operations but it does not happen. Simpson said that when Williams Village was built, it was privatized – it is not now – it is a part of the old Williams Village Master Plan. Lightner commented that the development of Bear Creek should possibly be a part of parking discussion.

5. **KITTREDGE COMMONS PROGRAM PLAN** – Goodhew introduced the project which will be at the west end of the pond at Kittredge Commons. It was planned in 1960 by Hideo Sasaki in the *Campus Master Plan* by Architectural Associates, led by Bill Manchow. The residence halls and commons opened in 1963 & 1964; Kittredge West opened 1981. The Kittredge Dining Center is to be replaced by the Center for Community which will open in the fall of 2010. Arnett Hall renovation was completed summer of 2008; Andrews Hall renovation was completed summer of 2009; Buckingham Hall is under construction and should be occupied by fall 2010; and Smith Hall new wing construction will begin in December 2009 with renovation completion and occupancy slated for fall 2011.

The Kittredge Commons renovation is critical to supporting and advancing the Flagship 2030 goal regarding residential colleges. This renovation provides essential classroom space, faculty office space and co-curricular space for the five colleges in the Kittredge community. Kaempfer declared that he does not like the term “residential colleges” used in this instance – they will not be “residential colleges” – there are only five colleges on campus. The renovation will also provide the students living there the opportunity to interact within the academic and residential community and provide a community for the summer conference programs.

The renovation is essential to support the vacating of Willard Administrative Center and Hallett Hall administrative offices; if Kittredge is not renovated there will not be office locations for some of the programs being moved out of the building. The renovation is also central to the success of the summer conference programs.

The total estimated cost is \$18,950,000 (\$385 sq. ft.); funding will come from cash and bonds and increasing room and board by 2.2% in 2012 or spreading it out over the next two years at 1.1% each year. Full occupancy is expected to be in the fall of 2011.

Lightner commented that major renovation is very expensive and wondered what the difference would be to demolish and rebuild. Goodhew answered that tearing it down and rebuilding would cost more because of the asbestos abatement that would be necessary. Lightner asked how Housing IT is related to IT. Khalili said that Housing works closely with ITS but they are not a part of ITS. Lightner asked what kind of programs would be housed at Kittredge Complex. Goodhew answered that the renovation of Kittredge Complex has left some programs with a shortage of offices because of limited space in existing structures. White asked how they determined that they needed twenty offices in Kittredge Commons. Goodhew answered that this was based on a standard plan developed for typical RAP programs.

Hill asked where the stairs would be. Goodhew said they will take out the stairs and add vertical circulation areas. Kramer asked if it would have elevators; Goodhew answered that yes, there is a service elevator. Lightner asked if there was a mix of students. Goodhew said there would be a good mix of undergraduate students. Lightner inquired about the site work – will it interface with Fleming. He suggested dressing up the north parking area to make it more inviting.

Lightner asked why there was nothing to fix the basement since there would be a 30 year bond for the building. Goodhew said they are hoping to address this with the site work and building additions. They are looking to use the basement for storage and mechanical equipment. Lightner said that the program plan implies that the basement will not be mitigated – he suggested that it should be clear in the program plan.

Kaempfer pointed out again that the use of the words “residential colleges” is inappropriate – it refers to admitting freshmen and people with undergraduate degrees. Simpson said they will change the wording. Kaempfer asked that they not commit Student Academic Services Center (SASC) to Fleming storage space in the program plan; Goodhew said it is not in the program plan. Lightner suggested that they address the “residential colleges” terminology in the program plan.

Leef moved to approve the program plan with the revisions mentioned, McNally seconded the motion. It was approved with a vote of nine in favor and one abstention.

6. **QUARTERLY REPORT UPDATE REVIEW** – Simpson agreed to postpone the update until the October BCPC meeting due to the time constraints since we were evacuated for a fire alarm for twenty minutes at the beginning of the meeting.
7. **OTHER ITEMS FROM MEMBERS** – Wobbekind wanted to address bike parking and bicycle paths – he is concerned that someone is going to be seriously hurt. Simpson said there is an ad-hoc pedestrian safety committee meeting next week to talk about bicycles on campus. C. Jones will talk about the meeting at the next BCPC meeting.

Lightner wanted to discuss the new *Campus Master Plan*, specifically the process for getting general faculty comments into the process of the plan. Leef said they are designing a process to get faculty input. Lightner asked what the time frame was. Leef said they are currently in the information – gathering stage and are forming task forces. A website has been developed to update the process and accomplishments that should be up and running by the end of the week. Simpson added that the hard deadline is March 2011 adopted by the Colorado Commission of Higher Education last in 2001. The *Campus Master Plan* has a ten year life. He said they will be working with the task forces October, November, December and January to draft a plan with a projected completion of fall of 2010. He encouraged everyone to participate in the task forces. Maskus asked if there was a process for faculty to sign up to be in a group. He believes this is the most important planning document on campus – everything that is accomplished has to follow *Campus Master Plan* guidelines so he wants to insure faculty participation and input. Simpson said they hope to do an overview at the October BCPC meeting.

Lightner complimented everyone involved in taking care of the campus, especially the Campus Landscape Architect, Richelle Reilly – he said the campus looks great; many others agreed.

Wobbekind 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.