

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

Minutes of the Meeting of September 14, 2000

The Boulder Campus Planning Commission met on Thursday, September 14, 2000, in the Chancellor's Conference Room, Regent 302.

Members present were: Jim Baily, Al Bartlett, Tom Carson, John Crittenden, Noel Cummings, Archie Demarest, Bill Deno, Bill Herbstreit, Steve Jones, Bill Kaempfer, Stephen Lester, Michael Lightner, Jeff Lipton, Robin Newsome-Suitts, Uriel Nauenberg, Dan Pabon, Steve Thweatt, and William Arndt.

Members absent were: Larry Drees, Kate Fowler, Joyce Nielsen, and Brook Stableford.

Guests present were: Bob Barkley, Chemistry and Biochemistry; David Cook, Parking and Transit Services; Jeff Dodge, *Silver & Gold Record*; Carl Koval, Chemistry and Biochemistry; Jim Marshall, Information Technology Services; Cesar Ochoa, Regional Transportation District; Joe Roy, Police and Parking Services; Phil Simpson, Facilities Planning; Pamela Topping, Arts and Sciences; and Michele Van Pelt, Financial and Business Services.

1. **MINUTES** -- Lightner asked that Bobby Schnabel, who attended the June meeting as a guest, be listed as Associate Vice Chancellor for Academic and Campus Technology. With this change the minutes of the meeting of June 8, 2000 were approved on a motion by Jones, seconded by Bartlett.
2. **CHAIR'S REPORT** -- Vice Chair Michael Lightner announced that Chair Dale Oesterle had resigned from the BCPC due to a family situation. Lightner noted that Adrian Del Caro had resigned as well, also for family reasons. Two new members have been appointed, but were unable to attend this meeting. They are Joyce Nielsen of Arts and Sciences, and Kate Fowler from the UCSU. An additional new member is Steve Thweatt, who has recently assumed the position of Director of Facilities Planning.

The following resolution was offered by Bartlett, seconded by Demarest:

The Boulder Campus Planning Commission expresses its sincere thanks and appreciation to Professor Dale Oesterle of the School of Law for his long and dedicated services to the University as a member of the Commission and as Chair of the Commission.

The following resolution was offered by Bartlett, seconded by Jones:

The Boulder Campus Planning Commission expresses its sincere thanks and appreciation to Professor Adrian Del Caro of the Department of Germanic and Slavic Languages and Literature for his dedicated service to the University as a member of the Commission.

Both resolutions were unanimously approved.

Lightner announced that Hideo Sasaki, long time consultant and advisor to the University, died August 30, 2000, in California. Mr. Sasaki's firm was retained as a landscape consultant by the University in 1960, and developed the Campus Master Plan in 1962. He was a founding member of the University Design Review Board and served on it for 33 years and was awarded an honorary doctorate from the University in 1984.

The following resolution was approved by acclamation:

WHEREAS Hideo Sasaki was largely responsible for the creation of the 1962 Master Plan for the University of Colorado -- a document which still influences planning at the University, and

WHEREAS Mr. Sasaki was instrumental in the formation of the University Design Review Board, the second oldest such body in the country, on which he served as an active member for 33 years, and

WHEREAS, Mr. Sasaki was strongly committed to maintaining the reputation of the University of Colorado, especially the Boulder campus, as an institution known for its beauty and quality of design, and

THEREFORE, the Boulder Campus Planning Commission extends condolences to the family, friends, and colleagues of Hideo Sasaki, and offers thanks for his incalculable contributions to the University of Colorado.

3. **APPOINTMENT OF NOMINATING COMMITTEE** -- Lightner said that the By-Laws address the replacement of an officer, necessary due to Oesterle's resignation. A nominating committee, consisting of a faculty member, a staff member, and a student, needs to be convened. Jones volunteered to chair the committee with the assistance of Lipton and Lester. The committee should report back at the next meeting, at which time elections will be held.
4. **UPDATE ON FACILITIES PLANNING OFFICE REORGANIZATION** -- Lipton summarized the situation, including Bill Deno's change in title from Director of Facilities Planning to Campus Architect, and the subsequent failed search to find a new Director. Rather than re-open the search, Lipton decided to reorganize. Steve Thweatt, who has served as Director of Design and Construction since 1994, will head an expanded office of Planning, Design, and Construction. The Engineering Division of Facilities Management had been placed under Thweatt's jurisdiction earlier in the summer. Lipton said that this arrangement would be evaluated next spring.
5. **REPORT ON NEW CCHE APPROVAL PROCESS** -- Thweatt reported that the CCHE wishes to change the process for capital construction approval. Much of the terminology will change as well. The CCHE is considering asking for a "concept" paper in December. This would be similar to the current "feasibility study." Projects would move to the program planning and conceptual design stage. Design would follow, with some CCHE involvement. A final analysis of the completed project would also be added.

Newsome-Suitts said that the CCHE does not have legislative authority to review projects after construction, something that they have never done before. Lightner asked how other institutions were reacting to this. Thweatt said that everyone has problems with it. Newsome-Suitts noted that smaller schools and junior colleges don't have planning offices or full-time planners. This process was initiated as a reaction to that situation. Lightner asked if the CCHE would hire consultants to review documents. Newsome-Suitts said probably not.

Lipton said that this process change is providing an opportunity to look at the campus's internal processes. Lightner asked Lipton to keep the BCPC informed and "in the loop." Lester asked to see a flow chart of the process. Thweatt said that a reliable one does not exist, as the procedure keeps changing.

Bob Barkley of Chemistry and Biochemistry asked how CCHE has authority to make these changes. Bartlett said it was covered in the changes to the Colorado Constitution in 1972, when the CCHE was created and when the CU four-campus system was developed.

6. **QUARTERLY REPORT OF PLANNING PROJECTS** -- Baily discussed the Quarterly Report, which had been transmitted earlier to members. He said he could not go over every item on the report, but highlighted several, section by section.

CONCEPTUAL PLANNING PHASE: **The Athletics Master Plan** will be presented to the BCPC in October. He noted that there are several individual Athletics projects listed in the Report. **The Capital Renewal** project is a new concept. There is a gap between capital construction and deferred maintenance. Capital Renewal could help close the gap by addressing total building systems needs. Lipton noted that many campus buildings were completed in the 1960s and their internal systems are reaching the end of their life span. Nauenberg asked about the cost of renovation versus new construction. Lipton noted that the building shells are built to last about 100 years, whereas the systems last only 25 to 30 years.

Baily pointed out several **City of Boulder Projects** may be reviewed, including 28th Street improvements and the creation of a bike lane on 17th Street. Lipton reported that a consultant had been selected for the **CU-Boulder South Conceptual Land Use Assessment**. Lightner asked about community involvement. Lipton said that would be part of the planning. Neighborhood meetings were held during the planning for the Research Park, and a similar process is envisioned here. Renovation and expansion of the **Duane Physical Sciences Complex** may be considered. Baily said that it is complicated by the fact that the building houses two departments along with several institutes and centers. Planning for the re-use of **Fleming Law Building** has changed over the summer. Some library collections are now to be housed there, freeing up space in Norlin and eliminating the Science Library project. Several commission members were concerned about this change, especially the apparent lack of consultation with the faculty. **Grandview Terrace** is still in discussion with the City. **The Utilities Master Plan** is potentially a large project. The campus is starting to run out of infrastructure capacity. Lipton noted that the campus has \$80 million in energy assets (the Power House) but no funds for renewal and replacement.

PROGRAM PLANNING PHASE: **Stadium Expansion Projects** are dependent upon identifying the funding sources. **Koenig Alumni Center Expansion** is being programmed. A major donor is involved. **The Center for the Visual Arts** has been approved by the Board of Regents, but is being held for fundraising assessment before submittal to the CCHE.

DESIGN PHASE: **The Bus Shelters** project has run into difficulties because of the site, which is sloped, and is above several utilities. Lipton asked why standard bus shelters could not be used. Deno said that the client wants a higher quality facility. Simpson is working with consultants on **Williams Village Development**. A financial consultant is being selected. Carson noted that Housing has many renovations underway.

CONSRUCTION PHASE: David Cook noted that the **UMC Project** and a project at the Power House have unfortunately reduced the availability of bicycle parking temporarily.

7. **FEASIBILITY STUDY FOR MIDDLE EKELEY RENOVATION** -- Baily said that the middle section of Ekeley, was built in 1973 and needs extensive upgrades to serve the Chemistry and Biochemistry Department. He showed overhead slides to illustrate which section of the building is proposed to be renovated: the center basement and part of the floor below. Carl Koval, Chemistry Chair, said that the department would like a new building but that is not currently possible. Better space is proposed for undergraduate teaching. Baily said that the proposed renovation would cost \$9-10 million. He discussed the Summary and Recommendations sheet that had been distributed for members. Bartlett proposed an additional condition for approval: that consideration be given to the visual impact of mechanical equipment on the roof of Ekeley.

Lipton asked about IT improvements. Baily said IT space and equipment was included. Cummings asked about overtime use of the space (i.e., evening and weekend). Kaempfer said that the department should perhaps seek capital support from private companies, some of which were developed by researchers and faculty members in the department. Jones asked if all of the mechanical space in the Ekeley sub-basement was needed. Baily said it was, and in fact more mechanical space may be required. Herbstreit said that some short-term borrowing might be needed to finance this project. Lester said that he though these improvements would be good for students, especially undergraduates.

It was moved and seconded to recommend approval of the feasibility study, with the conditions listed in the Summary and Recommendations, and with the inclusion of a fifth condition as proposed by Bartlett. The motion was approved unanimously.

8. **TRANSPORTATION UPDATES** -- Baily noted that several bus routes would be going through the campus. In addition to the Hop and Williams Village bus, these include the new Stampede and the RTD Route 209. There are a lot of issues, mostly concerning the location of bus stops. He asked that a subcommittee of BCPC members meet with him to look at these issues in detail. Bartlett, Demarest, and Lester agreed to meet with Baily and Cook.

Cesar Ochoa of RTD spoke about the proposed changes in the Route 209 bus. The Bound will replace the northern part of this route on 30th Street. It will have a common stop with the Hop to facilitate transfers for riders going to the campus.

Bartlett asked about the proposed Intermodal Transit Center at Broadway and Euclid. Roy said the campus asked the city to put that project back in the funding queue. Lightner asked the planners to take into account possible construction impacts on bus routes, like the UMC and ATLAS, both of which are near bus routes and stops. Cook said that funding for the Stampede, which would connect the main campus and the east campus, is still being worked out. The University and the City may work together for funding from the federal "TEA-21" transportation funds.

9. **OTHER ITEMS FROM MEMBERS** -- Lester asked that the Executive Committee poll members before meetings are cancelled, as happened this summer.

There being no further business, the meeting was adjourned. Minutes submitted by William Arndt.