

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

**Minutes of the Meeting of February 13, 2003**

The Boulder Campus Planning Commission met on Thursday, February 13, 2003, in the Chancellor's Conference Room, Regent 302.

Members present were: Maren Additon, Jim Baily, Kevin Boyer, Deb Coffin, Noel Cummings, Bill Herbstreit, Steve Jones, Bill Kaempfer, Jeff Lipton, Lisa Lucio, Jennifer Marson, Mary Ann Myer, Uriel Nauenberg, Robin Newsome-Suitts, Joyce Nielsen, Steve Thweatt, Richard Wobbekind, and William Arndt. Members absent were: Al Bartlett, Bill Deno, Terry Kleeman, Jana Milford, Brian Moll, and Suzanne Tegen.

Guests present were: Greg Fisher, Parking and Transportation; James Palmer, Arts and Sciences Council; Burt Rashbaum, Arts and Sciences; Michele Van Pelt, Budget and Finance; Phil Simpson, Facilities Planning; Jeffrey Tumlin, Nelson \ Nygaard Consultants; and Derrick Watson, Administration/Williams Village.

1. **MINUTES** -- On a motion by Nauenberg, seconded by Lucio, the minutes of the meeting of December 12, 2002, were unanimously approved. There was no meeting in January.
2. **CHAIR'S REPORT** -- Kaempfer introduced a new member from the UCSU, Jen Marson, who replaces Carina Bernard-Walker. Kaempfer reported that he had attended the January meeting of the Historic Resources Advisory Committee (HRAC) and discussed the interaction between that group and the BCPC. He noted that the BCPC can refer issues to the HRAC, and the HRAC will report to the BCPC Executive Committee. All members of the BCPC will receive HRAC minutes. Kaempfer said he asked the HRAC to look at the use of names on campus facilities, to examine how the names came about, to look for patterns in naming, and to advise on the use of names in the future.
3. **WILLIAMS VILLAGE TRANSPORTATION MASTER PLAN** -- Phil Simpson noted that transportation was part of the Williams Village Master Site Development Plan (MSDP), which called for an increase in parking. The City of Boulder, on the other hand, wanted no increase in vehicle miles traveled (VMT). A Memorandum of Understanding with the City called for a jointly funded study to look at these issues. Simpson introduced Jeffrey Tumlin of Nelson\Nygaard Consulting Associates, which was hired to do the study.

Tumlin explained that they started with the MSDP and updated the information. They found information different from the original study, mostly because they were able to do more extensive surveys of students. They also took into account assumptions about the use of other means of transportation (bicycling, walking, shuttle buses). The current ratio of Williams Village resident parking spaces to beds is 0.37. This ratio would need to be 0.50 to balance parking supply and demand at current permit rates. Tumlin presented four sets of alternatives. The variables included the amount of parking supplied, the amount demand, the cost of an annual fee, and the number of parking structures built. These in turn affect the percent of rent that supports parking, and also anticipated behavior (such as spill-over parking in adjacent neighborhoods).

Tumlin said that his study recommends Alternative A-1 in the first phase of the Williams Village expansion. In A-1, parking supply and demand would match (1,700 spaces), the

annual parking fee would be \$350, three structures would be built, and 4% of the housing rent would subsidize parking. In this scenario, spillover into the neighborhoods would continue if the parking there were free. Tumlin suggested that the City should invest in a neighborhood permit program to prevent this.

Additon asked why there were differences between this study and the MSDP. Tumlin said that the writers of the MSDP didn't have the resources to do extensive surveying of students. Nauenberg asked if Alternative A-1 would put all parking in structures. Tumlin said no; there would be three structures and one surface lot. Kaempfer asked about the possibility of some new programs, such as weekend rental of cars to students, or exit fees at main campus structures with prices varied according to time of day. Tumlin said these ideas were interesting, but the current technology would not make them practical at this time.

Coffin noted that students in the core campus currently use Williams Village parking lots for vehicle storage. Simpson said that the MSDP had called for that to be eliminated. Alternative A2, however, would have 200 "extra" spaces. Greg Fisher of Parking and Transit Services said these were good alternatives, and fit with the overall goal of putting all campus parking on the perimeter. Thweatt asked about the cost per parking space in Alternatives A1 and A2. Tumlin said it would be about \$13,000 per space.

4. **OVERLOOK PLAZA (CLASS OF 1950 GIFT): SCHEMATIC DESIGN PRESENTATION** -- Baily noted that this project would be financed through a gift from the Class of 1950. He introduced Rob Layton of Design Concepts landscape architects. Layton said that the idea came about shortly after a sidewalk was removed through the glen below Varsity Lake dam. This plaza will be on an axis with the front door of Old Main, overlooking the glen.

A round plaza is proposed, 24 feet in diameter, with a railing along the north edge and a curved stone bench in the middle. It will have no back, so people can sit on it and look either down into the glen or back to Old Main. A plaque in the center of the concrete surface will honor the donors. There will be an entrance on the south and on the west, with stepping-stones providing an alternative entrance on the east.

Jim Palmer of Film Studies asked about the size of the bench. Layton said it would be about 3 feet wide and 9 feet long. Additon asked about the drop-off to the north. Layton said it would only be about 30 inches, retained by rocks. Wobbekind asked why there weren't more places to sit. Layton said it was mostly an economic decision, as there is limited money in the class gift. More benches could be added in the future. Lucio asked about trash. Baily said a trash receptacle can be added to serve this area and a perimeter bench in the future would be possible if demand warranted and funding was available.

5. **OTHER ITEMS FROM MEMBERS** -- Lipton reported that there were no funds available at this time to undertake the rehabilitation of the fountain at the Dalton Trumbo Fountain Court, which was discussed at the December meeting. He said that this might be a fundraising opportunity.

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