

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

Minutes of the Meeting of January 8, 1998

The Boulder Campus Planning Commission met on Thursday, January 8, 1998, in the Eaton Conference Room in the Aerospace Wing of the Engineering Center.

Members present were: Jim Baily, Al Bartlett, John Bruning, Anne Costain, Noel Cummings, Adrian Del Caro, Bill Deno, Dennis Haney, Stephen Lester, Michael Lightner, Dale Oesterle, Paul Saporito, and Secretary William Arndt.

Members absent were: Shaun Dalrymple, Ben Goldmanis, Steve Jones, Wolf Lutton, John Satory, and Susan Thorning.

Guests present were: Helen Blumberg, Academic Scheduling; Mel Branch, College of Engineering; Tom Carson, Housing; Steve Hecht, Facilities Planning; Rob Korhman, Central Administration; Jeff Lipton, Business Services; Trina Ortega, *Silver & Gold Record*; and Phil Simpson, Facilities Planning.

Dennis Haney chaired the meeting due to Jones' absence because of illness.

1. **INTRODUCTION AND MINUTES** -- Haney announced that several vacancies and expired terms on the BCPC had been filled. He introduced Costain, Cummings, Del Caro, and Oesterle as new members. On a motion by Lightner, seconded by Bartlett, the minutes of the meeting of December 11, 1997, were approved with one correction requested by Bartlett: on page 4, item 4, it should be added that the motion made by Bartlett called for a study of the possibility of constructing a new west main entrance to the campus in the form of a boulevard running from 18th and Broadway, then east of the University Club, past the UMC, and returning to Broadway at the Euclid intersection. It was also requested that the study examine the possibility of constructing an underpass under Broadway and Euclid so that pedestrians and bicycles would no longer conflict with truck, buses, and cars at this busy intersection. With this information added, the minutes were unanimously approved.
2. **CHAIR'S REPORT** -- Deno reported that SCAG met on December 17, 1997, to consider two projects. The Department of Housing proposes comprehensive renovations to residence halls (up to \$55 million over several years). They received permission to proceed contingent upon their further study of fiscal analysis. The second project was the proposal to renovate the University Club for the "three centers" project proposed by Deans Sher and Spear. SCAG suggested that the project was not financially realistic and did not approve it to proceed further.
3. **PROGRAM PLAN FOR THE RENOVATION OF RESEARCH LABORATORY NO. 3 (RL-3)** -- Simpson explained that this facility on the East Campus is part of the Research Properties system, and a large portion of the space is leased to the National Oceanic and Atmospheric Administration (NOAA), which will soon move to new facilities on the Federal Campus on South Broadway. Upgrades are needed for fire and life safety, ADA compliance, windows, lighting, interior finishes, and infrastructure improvements. When

complete, the facility will contain both research space and campus office functions. Construction will begin in 1999 when NOAA vacates.

Jeff Lipton, Director of Business Services, said he had looked at several alternatives for RL-3. There is a demand for good generic space like RL-3 will offer. Lightner asked how space will be allocated. Lipton said the Office of Budget and Planning will supervise university space allocation. Korhman asked if maintenance and operations costs will be borne by the general fund. Lipton said the general fund will rent space from Research Property Services.

Baily said this renovation is important because it could accommodate some functions now in Regent Administrative Center, freeing space which could be used for student services. Baily also pointed out that the master plan calls for the extension of Discovery Drive across Boulder Creek. He asked Lipton how this will be funded. Lipton said these improvements are still "hypothetical," but that costs will likely be shared by the Research Park, Housing, and Research Property Services.

Lightner asked if the renovations would change parking or traffic needs. Lipton said there would probably be the same number of people in the building, so no changes in parking or traffic are expected. In response to a question about construction staging, Simpson said the staging need is less because the renovations will be on the interior, and it is expected that the east courtyard of the building will be adequate for this purpose. Baily asked about the fate of temporary storage buildings to the east of RL-3. Lipton said NOAA will vacate them, but most of the space is already spoken for by internal campus users. The structures are outside the scope of this project.

It was moved by Bartlett, seconded by Deno, to approve the program plan with the stipulation that serious consideration be given to flood protection for this facility. The motion was approved unanimously.

4. **MASTER PLAN UPDATE** -- Baily reported that the eight task forces have been meeting regularly and their reports are due to the Chancellor by February 13. The eight reports will eventually be posted on the Master Plan web site. Lightner asked how the Flatirons property was being addressed in the Master Plan. Baily said it will recommend some interim uses (cross-country track, bike path, recreation, public access) but long-term use will be addressed in the next planning cycle. He noted that the Flatirons Company is continuing to do reclamation work.
5. **NOTICE OF INTENT TO DO PROGRAM PLANNING: INTERDISCIPLINARY TECHNOLOGY RESEARCH AND LEARNING LABORATORY (ITRL)** -- Simpson said that this program plan is intended to be completed in April, in order to be included in the current fiscal year cycle. He introduced Mel Branch, Associate Dean of Engineering. Branch said that the name of this project had changed in the last few days to "Discovery Learning Center." It will have about 30,000 square feet, and will be a "sister building" to the ITLL. Branch distributed the handout that had been presented to SCAG. He said the idea for this facility began in 1995 and proposes to extend the ITLL concepts to a higher level for upper division and graduate students. There will be an emphasis on "solving real-world problems" and cooperation with the corporate world.

Bartlett asked if the 30,000 square foot facility could be constructed so as to enable a future addition for a total of 90,000 sq. ft. Branch said this was possible and will be considered in the program plan. Korhman said the program plan should emphasize the importance of this facility to the college as a whole, rather than as a stand-alone program. Lightner noted that this facility would house some existing programs, freeing space in other parts of the complex. Haney asked that the program plan address parking impacts. Cummings asked if equipment would be donated; Branch said it would.

6. **NOTICE OF INTENT TO DO PROGRAM PLANNING: RESIDENCE HALLS RENOVATION** -- Simpson introduced Tom Carson, Assistant Director of Housing. Simpson noted that single student housing facilities range in age from 63 to 16 years. This project will improve facilities in several buildings over several years. The older buildings need the most work, not only because of their age, but because of changing needs, like tenant expectations and the introduction of Residential Academic Programs. The first priority in renovation would be ADA compliance. General systems upgrades would be included, along with wiring for telecommunications and computer access.

Lightner asked if there would be an overall reduction in the number of residents. Simpson said there could be some changes. Carson said the rental rates are approved by the Board of Regents, and Haney noted that CU-Boulder rates are now lower than the University of Northern Colorado and Colorado State University. Carson said, however, that CU-Boulder is not lower than other Big 12 schools, and is considerably under the market rate for family housing. He added that rates are established in cooperation with residential boards, and UCSU input would be appreciated.

Bartlett asked about the future of the low-rise residence halls west of the Engineering Center (Aden, Brackett, Cockerell, Reed, and Crosman). He suggested that long-range planning might include taller buildings with higher density in this location.

Bruning asked that the program plan include consideration of utilities loading. Lester asked that recycling be a priority. Deno said that distance learning may mean fewer residential students, and that should be considered in the program planning.

7. **QUARTERLY REPORT OF PLANNING PROJECTS** -- Hecht presented the report issued by the Office of Facilities Planning, and asked for comments and questions. He pointed out that the UMC project had moved in the process from consultant selection to program planning. The Williams Village project had been re-activated subsequent to Chancellor Byyny's meeting with the Boulder City Council. Several members suggested that the status of projects in terms of SCAG approval be indicated on this list, and Hecht said he would do so in future reports.

Noting that Folsom Field expansion was listed in the Conceptual Planning section, Bartlett moved, seconded by Lester, that the BCPC recommend that a full master plan be prepared for Intercollegiate Athletics, including the Stadium, the Dal Ward Athletic Center, Balch Fieldhouse, the Coors Events/Conference Center, and all subsidiary facilities and grounds. The motion was approved on a vote of eight in favor, with three abstentions.

- 8. OTHER ITEMS FROM MEMBERS** -- Lester asked when the traffic gates would be returned to both ends of the 18th Street and Colorado Avenue project. Hecht reported that he had assurance from the project manager that the gates would be in operation before the first day of class on January 12, 1998.

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