

UNIVERSITY OF COLORADO AT BOULDER

BOULDER CAMPUS PLANNING COMMISSION

Minutes of the Meeting of October 8, 1998

The Boulder Campus Planning Commission met on Thursday, October 8, 1998, in the Chancellor's Conference Room, Regent 302.

Members present were: Jim Baily, Al Bartlett, Barbara Bintliff, Shaun Dalrymple, Bill Deno, Jake Hertz, Steve Jones, Stephen Lester, Paul Saporito, Susan Thorning, and Secretary William Arndt.

Members absent were: Anne Costain, Noel Cummings, Adrian Del Caro, Larry Drees, Michael Lightner, Jeff Lipton, Scott Martinez, and Craig Wilson.

Guests present were: Susan Anthes, CU Libraries; John Bruning, Facilities Management; Todd Johnson, Design Workshop; Merrill Lessley, College of Arts and Sciences; Jeff McMenimen, Design Workshop; Scott Seaman, CU Libraries; Jerry Shapins, Shapins Associates; Phil Simpson, Facilities Planning; and Jim Williams, CU Libraries.

1. **MINUTES** -- On a motion by Bintliff, seconded by Thorning, the minutes of the meeting of September 10, 1998, were approved.
2. **CHAIR'S REPORT** -- Jones suggested that another working session may be held as a follow-up to the one held on October 1. Deno reported that DRB recently reviewed micro-master plans for Campus Lighting and Norlin Quadrangle. The DRB also reviewed the Baker Hall ADA ramp project and the Environmental Health and Safety Center addition.

Jones noted that there are no more vacancies on the BCPC due to the appointment of Jake Hertz as the Environmental Center representative, Barbara Bintliff's temporary appointment to replace Dale Oesterle who is on sabbatical, and Jeff Lipton's assumption of the position of Director of Facilities Management.

3. **NEW HOUSING SITE SELECTION** -- Facilities Planner Phil Simpson said that the consultants -- Design Workshop -- were asked to study possible sites for housing and made an analysis of four: the Grandview Area, the area north of Boulder Creek, Pod I in the Research Park, and Williams Village. The goals are: (1) to increase the housing stock, (2) to develop multi-use facilities, (3) to plan for expandability, (4) to develop conference facilities, and (5) to minimize the debt impact on the campus.

Todd Johnson and Jeff McMenimen of Design Workshop presented maps and drawings for all four sites. In ranking the sites they considered the appropriateness of housing in the respective locations, the potential yield of number of beds, and the scale and massing required.

The consultants concluded that the Williams Village site most closely meets the goals. Simpson said that the north of the creek site has space for development, but that space will largely be needed for replacement rather than new construction. Lester expressed the desire to keep open space at Williams Village. Saporito noted that students interact not only with the campus but with the community; transit connections and linkages should be considered. Lester asked about the need for new housing because most students prefer not to live in campus housing. Simpson responded that one goal of this project is to provide apartments and more diversity in types of housing, making it more marketable to students. He also noted that there is pressure from the city for the University to provide more on-campus housing and lessen the impact on affordable housing in the city, and that family housing always has a waiting list.

Lipton noted that a heavy infrastructure investment was made in the Research Park; development there should help offset that investment. He also said that the Grandview area would be less appropriate for housing, as its academic uses, close to the main campus, would further the campus mission.

Thorning asked about the possibility of housing for visiting faculty members and the need to look at conferencing facilities. Deno stressed the importance of the flood factor in the north of the creek site; construction there would be costly and have public relations impacts.

BCPC members expressed general agreement with the consultants in terms of prioritizing the appropriateness of housing sites.

4. **GRANDVIEW TERRACE MICRO-MASTER PLAN** -- Baily noted that the consultant, Shapins Associates, interviewed as many as 20 users groups for input. There are many current uses appropriate to the location, but the facilities are often dysfunctional. Some functions could be moved to other locations. A large museum, proposed in 1990, is "off the table" for now.

Jerry Shapins showed maps illustrating various site analyses and condition surveys. His firm developed a series of alternative concepts for the areas: (1) modest redevelopment, including some new construction, (2) more development, adding square feet behind existing facades and parking underneath, (3) more massive redevelopment, keeping only the large structures along University Avenue and Broadway, and (4) and illustrative plan incorporating features from all concepts.

Shapins emphasized the importance of University Avenue as an axial corridor between Grandview and the main campus. Included in this concept is the development of a "gateway" at the intersection of Broadway and University. Pedestrian access (for daytime uses as well as events at Macky) would possibly be improved by a new three-way stop at 15th and University, and by a bridge over 17th Street.

Saporito expressed concern about service access. It's now in the alleys. If we make the alleys into mini-parks and walkways, where will the service be? Lester asked about the need to keep city streets open. Shapins said that the streets were needed for service and that it was part of the plan to maintain the traditional street grid. Also, much of the street right-of-way belongs to the City of Boulder. Lipton noted that vehicles could be restricted by traffic gates.

Thorning liked the pedestrian bridge connection to the main campus. She asked about traffic studies; Shapins said that they had not done any, but that the plan had not yet reached that stage of detail.

Bintliff asked about parking for events at Macky. Baily mentioned some potential for expanded parking at the bottom of the 17th Street hill. Bintliff also asked about the time-frame for the whole plan. Baily said that it could be phased over a long period of time.

Bartlett noted that the development at the east (removal of Hillside Court) could be done very easily and quickly, and should be the first development.

Deno said that he felt the word "historic" was overused. He preferred something like "traditional" or "respecting the fabric of the neighborhood." Nothing actually "historic" happened here; the concern is more aesthetic.

At the end of the meeting, Thorning praised Shapins' presentation. She called it one of the best examples she'd seen of a consultant understanding the overall picture and pulling it all together into a plan.

5. **SCIENCE LIBRARY PROGRAM PLAN: FURTHER DISCUSSION** -- Deno said that this project had been discussed before, and had also been presented at SCAG. The Chancellor's Cabinet has questions about what should be covered in the program plan, and Vice Chancellor Tabolt wrote a letter to Dean of Libraries Jim Williams asking for clarification, and for further discussion with the BCPC.

Williams offered to answer questions and respond to concerns from BCPC members. Jones asked about duplication of material with the Denison Library at the Medical School; Williams said that the duplication was minimal; electronic materials are already shared. Jones also asked about the cost; Williams said that cost figures were based on real costs of the recently completed Earth Sciences Library. Deno emphasized that cost estimates are very general this early in the project. Williams noted that many concepts about the Science Library have changed due to the development of the remote storage facility to be constructed at the Fitzsimons site; the facility was once intended to be as much as 80,000 square feet, but is now expected to be nearer to 32,000 square feet. Thorning noted that the private funding portion of the project has also been reduced.

Jones said that there are still doubts about the site. He noted that the Council of Deans will be discussing this. Williams said that the Hunter site is desirable because of its natural affinity to some of the potential users. Deno urged that every avenue of possibility for site be kept open.

6. **ANNUAL VISIT WITH CHANCELLOR BYYNY** -- Chancellor Byyny said that he was impressed with the quality of work of the BCPC in its role as “keeper of the standards” and of the Master Plan. He mentioned the constant change in the use of facilities and the change in funding base for capital construction with the flow of money from the State. He expressed an interest in improving processes.

Jones asked about the status of the facilities naming policy. Byyny said that a new University-wide policy would be submitted for Regent approval. It would delegate most naming approval to the Chancellors, and Regent approval for larger projects. Bintliff asked about the outlook for project funding. Byyny said that he expected \$20-40 million -- “much like the last few years.” Thorning asked about the place of the Design Review Board in the proposed reorganization of the process. Byyny said that the DRB was not designed to be left off the proposed organizational chart; he has met with them and discussed their role in the process.

Bartlett said he felt the need to build more intensively on the remaining available sites. Byyny said that a large research building is needed. Thorning suggested that the BCPC take a more pro-active role in upgrades of buildings which do not “belong” to a single user (such as Ketchum or Hellems). Bartlett expressed concern over maintenance budgets for new facilities. Baily noted that many of the science buildings from the 1960s are now due for renovation. Byyny said there was a need to educate public policy makers at the state level concerning these needs. Lester said that the BCPC should look critically at all projects and make honest recommendations to the Chancellor, who may or may not accept those recommendations.

Jones thanked the Chancellor for taking time out of his schedule to speak to the BCPC

7. **OTHER ITEMS** -- The following resolution was proposed by Thorning, seconded by Deno, and unanimously approved:

WHEREAS John Bruning served as Interim Director of Facilities Management from October 1997 through July 1998, during which time he was an active and interested member of the BCPC,

THEREFORE, the members of the BCPC wish to thank John Bruning for his service to the Commission, to the Department of Facilities Management, and to the campus community, and to offer him best wishes as he continues to serve the University as Director of Physical Plant.

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