

UNIVERSITY OF COLORADO AT BOULDER
BOULDER CAMPUS PLANNING COMMISSION

Minutes of the Meeting of November 12, 1998

The Boulder Campus Planning Commission met on Thursday, November 12, 1998, in the Chancellor's Conference Room, Regent 302.

Members present were: Jim Baily, Al Bartlett, Barbara Bintliff, Anne Costain, Noel Cummings, Adrian Del Caro, Bill Deno, Steve Jones, Stephen Lester, Jeff Lipton, Scott Martinez, Paul Saporito, and Secretary William Arndt.

Members absent were: Shaun Dalrymple, Larry Drees, Jake Hertz, Michael Lightner, Susan Thorning, and Craig Wilson.

Guests present were: John Bruning, Facilities Management; Carol Coover-Clark, Coover-Clark & Associates; Steve Hecht, Facilities Planning; Bob Kronewitter, Civitas, Inc.; Rob Layton, Design Concepts, Inc.; Robin Newsome-Suits, Administration; Dennis Rubba, Civitas, Inc.; Phil Simpson, Facilities Planning

1. **MINUTES** -- Lipton noted that he was in attendance at the October meeting, although the minutes indicated he was not. With this correction, the minutes of the meeting October 8, 1998, were approved.
2. **CHAIR'S REPORT** -- Jones said that he would like to schedule another working session. He will arrange a time and invite Paul Tabolt to attend for part of the meeting.

Jones reported on the last meeting of the Chancellor's Executive Committee (SCAG). Housing site selection and the Grandview Terrace plan were presented. They concurred that Williams Village is the appropriate site for the proposed student housing. For Grandview, the committee indicated a preference that most of the smaller structures not be retained and that the area be developed more in keeping with the architectural style and scale of the rest of the campus. The consultants will adjust their report accordingly.

3. **OPEN SPACE DEVELOPMENT PLAN PRESENTATION** -- Baily explained that the Open Space Development plan will be an integral part of the Campus Master Plan. It deals with space outside buildings. While it does not include transportation planning, it deals with transportation spaces (roads, bus stops, bikepaths, etc.). He introduced Bob Kronewitter of Civitas, Inc., who used slides to illustrate several concepts in the draft plan.

Baily talked about the process in developing this plan. The previous Open Space Development Plan was the starting point. Input was sought from the Image Task Force and the Design Review Board. Baily asked for comments on the plan. Bintliff

asked about security issues -- using lighting and/or landscaping to promote safety. Lester expressed concern about open space and view corridors. Saporito complimented the consultants and noted the potential for both formal and informal types of landscape treatments. Bartlett asked about the possibility of using block pavers which allow grass to grow through them. Bruning said that this system is being tested in three spots on campus. Martinez felt that all bus and transit stops should be sheltered. Bintliff noted that signage across campus needs careful attention.

4. **NORLIN QUADRANGLE MICRO-MASTER PLAN PRESENTATION** -- Deno noted that this plan was a revision of a 1991 document. He introduced Rob Layton of Design Concepts, who prepared the original plan as well as this revision. Layton noted that many factors affect the historic area, some of which were not considered in 1991, and some of which did not exist in 1991. The latter includes the creation of the State Historical Fund (gaming funds) and the publication by the U.S. Secretary of the Interior of "Guidelines for the Preservation of Historic Landscapes." Layton noted that many in the preservation field have recently begun to emphasize the importance of "cultural landscapes," rather than simply the bricks and mortar of individual structures. Layton noted that the 1991 plan dealt only with the Norlin Quadrangle. The scope has been expanded to the entire historic district, and the concepts of the plan can be generalized to other historic areas on campus. He said that the plan would interface with the Grandview, Open Space, and Campus Lighting plans.

Layton presented display boards showing outdoor "rooms" and "character defining features" of campus, which can include walls, plantings, edges, surfaces, and spatial organization of vegetation. Layton noted that preservation of outdoor areas can be dynamic, as plant material changes form, dies away, or is destroyed by age or force of nature. He said that the plan will document some specific historic and aesthetic elements, and provide guidance concerning condition and the need to repair or replace them. In some cases, potential cost estimates will be included.

Bruning asked if the plan will address modifications to existing buildings, noting that the previous plan was influential in projects like the Gates Woodruff Women's Cottage renovation and the new Humanities Building.

Deno said that this plan does not freeze the landscape in time, but offers opportunities for development, and outlines funding possibilities through the use of gaming funds.

5. **INSTITUTE FOR BEHAVIORAL GENETICS (IBG) SECOND FLOOR ADDITION: SCHEMATIC DESIGN REVIEW** -- Steve Hecht, staff project planner, explained that this project is self-funded by IBG, and being under \$500,000, has received a CCHE waiver from program planing. There are, however, significant exterior alterations. The Design Review Board has made recommendations which have been incorporated into the proposal, and the Office of Facilities Planning has prepared a staff planning review, copies of which were distributed to BCPC members.

Hecht introduced architect Carol Coover-Clark, who showed plans, elevations, and photographs. Coover-Clark noted that because the building is in the floodplain, no additions to the footprint are planned. Rather, the addition will be to the second floor. The brick will be as close a match as possible to the original, and rooftop mechanical equipment is proposed to be masked by a screen. Even after this addition, there will be room for another addition at the second level, further east. If and when that occurs, mechanical systems on the roof could be removed.

Martinez asked if there had been student involvement in the development of this plan. Deno expressed concern for the appearance of the mechanical equipment on the roof. Saporito asked if the parapet could be raised to further block the view of the equipment. Coover-Clark said that the high level of vegetation around the building would block views from several vantage points.

It was moved by Bartlett, seconded by Saporito, to approved the schematic design with three conditions: (1) that the addition be designed to accommodate possible further additions, (2) that the mechanical units be screened, and eventually removed if and when another addition occurs, and (3) that bicycle parking be increased. With these conditions, the motion was approved unanimously.

6. **MASTER PLAN UPDATE** -- Baily reported that the project is proceeding according to the original timetable. He noted that as previously reported, the Chancellor's Executive Committee had asked for changes in the Grandview Plan. Baily distributed photocopies of a revised conceptual plan. One of the major changes is the inclusion of a parking structure, intended to serve the needs of the Grandview area as well as events at Macky.

Lester asked how the parking needs were determined. Baily said that the parking to be provided was lower than the City of Boulder standard, but more similar to the rest of the campus. Bartlett asked about the possibility of structured parking east of 17th Street. Baily said that the constraints there included access, topography, and the fact that the University does not own that land. Costain asked about pedestrian links across University Avenue. Cummings asked about the area below the Varsity Lake dam, where a path encourages pedestrians to jaywalk across University Avenue.

7. **QUARTERLY REPORT OF PLANNING PROJECTS** --Hecht asked for comments and questions about projects listed in the report. Bartlett asked about the Master Plan for Intercollegiate Athletics. Hecht said it was underway by a consultant. Saporito asked about plans for a new building for the College of Architecture and Planning. Deno said that such a project would probably be in Denver.

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