

UNIVERSITY OF COLORADO AT BOULDER

BOULDER CAMPUS PLANNING COMMISSION

Minutes of the Meeting of February 11, 1999

The Boulder Campus Planning Commission met on Thursday, February 11, 1999, in the Chancellor's Conference Room, Regent 302.

Members present were: Jim Baily, Al Bartlett, Anne Costain, Adrian Del Caro, Bill Deno, Larry Drees, Steve Jones, Stephen Lester, Jeff Lipton, Scott Martinez, Dale Oesterle, Susan Thorning, and Secretary William Arndt.

Members absent were: Noel Cummings, Shaun Dalrymple, Jake Hertz, Michael Lightner, Paul Saporito, and Craig Wilson.

Guests present were: John Bruning, Facilities Management; Tom Carson, Housing; Bill Kaempfer, Academic Affairs Budget and Planning; Jeff Dodge, *Silver & Gold Record*; Jeff McMenimem, Design Workshop; Robin Newsome-Suitts, Administration; Joe Roy, Parking and Transit; Phil Simpson, Facilities Planning; and Michele Van Pelt, Financial and Business Services.

1. **MINUTES** -- Regarding the minutes of the meeting of January 14, 1999, Bartlett asked for clarification about the Master Plan process concerning building sites. Baily explained that sites would be indicated without necessarily indicating a specific facility use. Such a map is being drafted and will be presented to the BCPC later in the process.

Jones noted that the minutes indicated that he had met with the Chancellor to discuss several topics. Jones did meet with the Chancellor, but after the January 14 BCPC meeting. With these clarifications and corrections, the minutes were approved, on a motion by Bartlett, seconded by Thorning. Lipton abstained, as he had not been present at the meeting.

2. **CHAIR'S REPORT** -- Jones reported the meeting with the Chancellor and discussed three topics. (1) The Aerospace Engineering proposal for space alteration: The Chancellor accepted BCPC's recommendation and the project may move forward. (2) The creation of a Task Force on Conferences: The Chancellor concurred, and the Vice Chancellor for Academic Affairs will set up a Task Force. (3) The concern in the capital construction process when a program reports directly to the Chancellor rather than one of the Vice Chancellors: In such situations, the Chancellor will select someone to be the liaison for the project. In the case of Athletics, that person will be Paul Tabolt.

Jones later met with the Chancellor's Executive Committee (CEC) and discussed the proposed changes in the BCPC By-Laws and the capital construction process. A

committee will be needed to draft the changes in the By-Laws. A nominating committee will also be convened to select a new Vice Chair to replace Thorning, who will no longer be a BCPC member under the new format.

Jones also announced that Shaun Dalrymple is retiring, and Staff Council has been asked to propose a replacement for his seat on the BCPC.

3. **WILLIAMS VILLAGE MICRO MASTER PLAN: CONSULTANT PRESENTATION** -- Simpson explained that this would be an "in progress" report on planning for the Williams Village area. It is a result of a series of meetings and charettes involving the campus community, the City of Boulder, and the public. He noted that the City would prefer a plan to house 1,800 students, but that the Department of Housing proposes 500 beds in two phases of 250 beds each initially

Simpson introduced Jeff McMenimem of Design Workshop, who presented two conceptual schemes: (1) the Organic Village, and (2) the "American Campus." A third concept, an urban infill scenario, was not selected for further study.

McMenimem displayed maps of existing conditions (noting that the floodway and floodplain information is not current). He then showed a maps of the Organic Village scheme, in which the organization of buildings is informal, based upon pedestrian movement. The American Campus scheme is more formal with buildings on formal axes and arranged around enclosed courtyards.

Martinez asked about community input in the process. Simpson said that students from Williams Village and Family Housing were invited to participate, as were residents of adjacent neighborhoods. Thorning asked if these groups had seen this presentation. Simpson said yes, these concepts were the result of the working sessions. Thorning noted that the Organic scheme provides good pedestrian circulation. Simpson noted that the Design Review Board liked the Organic scheme, but feels the American Campus scheme is more realistic. They also suggested that the Family Housing component be sited on the east side of Bear Creek, nearer the single family neighborhood.

Thorning asked if vehicles would cross the creek. Simpson said probably not, as a vehicular bridge would be expensive. Lester noted that a service road making a full circle from 30th to Baseline could be a major obstacle to pedestrian access. McMenimem said that it could be mitigated, and that an over- or underpass would be difficult, in terms of cost, aesthetics, and civil engineering.

Bartlett asked about building heights and the potential for long-range future expansion. McMenimem said that building height would probably be limited to six stories, because of building costs and the objection of the City and the neighbors to high-rise structure. Bartlett also suggested that recreation fields be closer to the living facilities rather than across Bear Creek.

Bruning asked about the creation of new ponds. Simpson said such ponds would be helpful for flood mitigation and could be holding ponds for irrigation water. Bruning asked about heating and cooling. Simpson said the existing Williams Village Heating Plant could be expanded. Thorning asked about the location of the Bear Creek Path. Kaempfer asked about a green space on the map, and was told it was a private park in the nearby Frasier Meadows neighborhood. McMenimem said that joint use of this space was unlikely, as it was a private, rather than a City park.

Deno mentioned that the DRB had suggested some densification on 30th Street west of the existing towers. Lester asked if the proposed new facilities would be owned by the University. Simpson said they may be privatized, which would reduce the University's need for up-front capital and could speed the construction process. Lester also asked how the decision would be made between the two schemes. Baily said that the final plan would likely be a blending of the two.

4. **OPEN SPACE PLAN: DISCUSSION** -- Baily started by saying that this section of the Plan addresses outdoor spaces on campus, and is not related to the City Open Space Program. The draft was written for the Main Campus, but will also include Williams Village. Design Guidelines already exist for the Research Park. Baily noted that this plan was based on the 1981 Open Space Development Plan, which was included as part of the 1990 Master Plan.

Thorning noted that the section on "entry points" deals mainly with automobile access, and that there are many entry points for peds and bikes. She also asked about the possibility of centralized service staging. She also suggested that gardens should be concentrated to create more visual impact, rather than having small-scale planting areas. Cummings asked if the open space maps were compatible with the maps of proposed building sites. Baily said they were. Oesterle asked about ranking priorities for development. This document will be given to designers to implement projects after they have been approved and funded.

Bartlett asked that language be added to address covering building entrances, to provide refuge in bad weather. He also asked about the interface with Housing, and suggested that there be more emphasis on drainage. Lester asked about bicycles; Baily said bikes would be covered in the transportation section. Drees asked about ADA compliance. Baily said that ADA consideration has been incorporated into the Plan.

5. **ACADEMIC LAND USE PLAN: DISCUSSION** -- Baily displayed maps showing the traditional 10-minute class change circle, which is the basis for scheduling most undergraduate classes. The location of this circle implies that undergraduate academics is the best land use for this area. Baily also showed an academic concentrations map, indicating general areas.

Thorning noted that the growth of interdisciplinary programs and technology in classrooms can blur the academic concentrations boundaries. She also suggested that

this chapter have an introduction stating that the projects listed are only proposed, and in many cases have received neither funding nor approvals.

Bartlett expressed concern that building footprints be reserved for future expansion of programs. He also spoke against developing large 600-800 seat halls. Kaempfer said that halls that size are desirable for teaching, films, and conferences. Thorning stressed the need for multi-use rooms, and for adequate storage for furniture and equipment in such rooms.

6. **OTHER ITEMS FROM MEMBERS** -- Bartlett asked about the new natural turf being installed at Folsom Field. Lipton responded that approval was based upon an agreement with Athletics that steam to heat the field would be the lowest priority if the steam was needed for other uses at the same time.

Motions were offered to honor two members who are leaving the commission.

The following motion was offered by Bartlett, seconded by Deno and unanimously approved:

WHEREAS, Susan Thorning has served as a member of the BCPC since March of 1993, and

WHEREAS, Sue has served as Vice Chair of the BCPC since May of 1998,

BE IT THEREFORE RESOLVED that the BCPC express their thanks and appreciation to Susan Thorning for her dedicated participation in and support of the BCPC and of the University of Colorado at Boulder.

The following motion was offered by Thorning, seconded by Bartlett, and unanimously approved:

WHEREAS, Shaun Dalrymple has served as a member of the BCPC since September of 1996, and

WHEREAS, Shaun is retiring from the University after thirty years of service,

BE IT THEREFORE RESOLVED that the BCPC express their thanks and appreciation to Shaun Dalrymple for his dedicated participation in and support of the BCPC and of the University of Colorado at Boulder.

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