

UNIVERSITY OF COLORADO AT BOULDER

BOULDER CAMPUS PLANNING COMMISSION

Minutes of the Meeting of April 8, 1999

The Boulder Campus Planning Commission met on Thursday, April 8, 1999, in the Chancellor's Conference Room, Regent 302.

Members present (based on current *and* proposed By-Laws) were: Jim Baily, Al Bartlett, Anne Costain, John Crittenden, Noel Cummings, Archie Demarest, Bill Herbstreit, Steve Jones, Bill Kaempfer, Stephen Lester, Michael Lightner, Robin Newsome-Suitts, Dale Oesterle, and Craig Wilson.

Members absent were: William Arndt, Adrian Del Caro, Bill Deno, Larry Drees, Jake Hertz, Carl Jardine, Jeff Lipton, Scott Martinez, and Paul Saporito.

Guests present were: John Bruning, Facilities Management; Steve Carr, MCD Biology; Tom Carson, Housing; Dipankar Chakravarti, College of Business; Lori Cockerham, Civitas, Inc.; Kin Dubois, Klipp Colussy Jenks DuBois Architects; Michael Palmer, College of Business; Dennis Rubba, Civitas, Inc.; Phil Simpson, Facilities Planning; and Michele Van Pelt, Financial and Business Services.

1. **MINUTES** -- It was moved by Lightner, seconded by Bartlett, to approved the minutes of the meeting of March 11, 1999, were unanimously approved. Kaempfer noted that a question about build-out (page 4, item 7) had not been made by him, but by Herbstreit. With this correction the minutes were unanimously approved.
2. **CHAIR'S REPORT** -- Jones introduced Archie Demarest of Financial Aid as a new member of the BCPC. Demarest fills one of the two Staff Council appointments. Jones reported that the nominating committee had recommended Michael Lightner to be appointed as Vice Chair of BCPC. It was moved by Costain, seconded by Bartlett, to accept this recommendation. The motion was approved by all, with Lightner abstaining.
2. **POTTS FIELD IMPROVEMENTS FEASIBILITY STUDY: CONTINUED DISCUSSION** -- Phil Simpson presented the study in the absence of Steve Hecht, the planner for the project.

Baily asked if the extension of Discovery Drive had been considered. Athletics said it had not and needs to be. Carson had questions regarding the proposed uses on Pod I. He was concerned that there were insufficient funds to do what was proposed, that the safety of children at the adjacent Smiley Court children's center was not addressed, and that the boundary between Smiley Court and Pod I needs to be resolved, according to an unsigned memorandum of understanding with the Research Park.

Herbstreit said he had reviewed the financial plan. The first phase will cost \$1.5 million. Total for three phases is \$5.2 million. He recommended approval with two conditions: (1) that cash flow projections be included in the program plan, and (2) that agreements with the Research Park be clearly addressed. He felt it was appropriate to proceed to program planning, which can address these conditions.

Kaempfer noted the unknown dollar amount that Athletics would need to purchase Pods B and I. He asked if there would be savings if the lease is ended. He asked if Herbstreit's approval was conditional on there being no debt and Herbstreit said yes. Crittenden question the debt use and whether more prioritization of debt is needed in the future.

It was moved by Bartlett, seconded by Lightner, to approve the feasibility study to proceed through the process for review by the Chancellor's Executive Committee. The motion was unanimously approved, with the stipulation that the items raised by Baily and Carson be addressed.

4. **APPROVAL OF PROGRAM PLAN FOR THE ADDITION OF FIELD LIGHTING TO FOLSOM FIELD** -- Simpson presented the plan. Lester asked if the revenues derived from additional nighttime events could be used to offset the student athletics fee. He also asked whether students would have to pay to see future games on pay-for-view, and how the lighting would work with the proposed skyboxes. Bartlett would like to see plans for any external changes required for the transfer of electrical service when BCPC reviews the design. Herbstreit said that the financial plan is acceptable, but the financing plan will add \$77,000 to the cost. Bartlett moved, seconded by Lester, to amend the program plan to include the financing costs. The motion was approved unanimously.

After lengthy discussion, Lightner moved, seconded by Herbstreit, to approve the program with an amendment to the text on pages 1 and 13. At the end of these pages, the following wording was added: ". . . programs, and include consideration of reducing the student athletic fee." The motion was approved unanimously. Herbstreit withdrew his second, and Bartlett seconded the motion. The motion was then unanimously approved.

5. **TRANSMITTAL OF COMPLETED MASTER PLANNING DOCUMENTS (NORLIN QUADRANGLE HISTORIC AREA AND CAMPUS LIGHTING)** -- Baily said that these are revisions of plans previously discussed by the BCPC. Any remaining comments are welcomed before these documents are incorporated into the overall master plan.

There was a discussion of the recommendation in the Norlin Quadrangle plan to repair the stone steps at the south side of University Avenue into the glen below Varsity Lake dam. There was concern that this walkway --which originates between McKenna and Macky -- is steep and icy in the winter, and encourages pedestrians to

jaywalk across University Avenue. This problem could grow when Journalism moves into the Armory. Baily raised the possibility of eliminating the upper end of this walkway, but retaining the historic stair and entrance into the glen from University Avenue. Comments were also made about ADA compliance, and how this area is addressed in the lighting master plan.

Concerning the lighting master plan, there were favorable comments about use of illustrative photographs, but Lester chided the consultants for printing the document on only one side of each page.

Lightner raised concerns about the safety of campus for women at night. He suggested that all program and master plans, as well as material provided to architects, contain language about added security provisions, such as surveillance cameras and lighting. Simpson noted that pagers for women students are being considered.

BCPC expressed a positive reaction to both plans. Any remaining comments should be returned to Baily or Deno before the next BCPC meeting.

6. **APPROVAL OF PROGRAM PLAN FOR THE COLLEGE OF BUSINESS AND ADMINISTRATION** -- Simpson introduced Dipankar Chakravarti, Dean of Business. Also present were Michael Palmer, Associate Dean, and consultants Lori Cockerham, Kin Dubois, and Dennis Rubba. Chakravarti made several comments and noted that "if we don't move forward we fall back." Palmer distributed a hand-out about the college and the need for new facilities.

Lightner and others raised concern about turning Observatory Field into a parking lot, even recognizing that Business Field will be somewhat enlarged in the process. They asked Simpson what the net change in open space would be, but neither Simpson nor Cockerham had that information. Members also asked if the conversion of the parking lot between the Business Building and Reed and Crosman residence halls is in the budget. Simpson said it was. Crittenden, however, was concerned that there would be a net reduction in parking, especially with increased demand from Business. He was also concerned about trash pick-up if the parking lot was eliminated.

Lester said that having one field instead of two is a problem, since now there can be an event on each field at the same time. He also felt that the area between Business and the residence halls would be more of a circulation space than a useable recreation space. Bartlett asked where the next expansion of Business would go. Simpson said it could go south of this expansion. Newsome-Suits, noting the concerns about parking on Observatory Field, suggested that parking be underneath the proposed new building.

Herbstreit was concerned whether the \$12 million in private funds could be raised, but BCPC members felt that they could not address that concern.

Bartlett submitted a four-page memo listing wording, spelling, and style corrections to the program plan. Simpson said that he would forward this memo to the consultants and ask that these revisions be incorporated into the document.

Bartlett, seconded by Lester, moved to approve the program plan with three provisions: (1) that integrating the parking with the building be considered, (2) that alternate transportation modes be addressed, and (3) that Observatory Field remain as a recreation field. The motion was unanimously approved.

7. **CAPITAL CONSTRUCTION REQUEST LIST FOR FY 2000-01** -- Jones asked for a motion to suspend the By-Laws in order to follow the new process for capital construction review. It was so moved by Lightner, seconded by Costain, and approved by all with Bartlett abstaining.

Simpson presented the draft list. Questions and comments included the following: Several members wondered what happened to the MCD Biology Undergraduate Teaching Laboratories, which had been removed from the list by SCAG last year, but which Costain and others thought were still important. Another question was whether the costs for demolition of Hunter are fully included in the ATLAS costs. The Science Library and Fine Arts are not included in this list because the program plans are not completed at this time.

Regarding financing, it was understood that the fundraising for the Law School looks promising, but there was no one present to explain whether the non-state funds for ATLAS had been raised or could be raised in time. Herbstreit asked why Kaempfer (who had left the meeting) wasn't present to provide the Vice Chancellor for Academic Affairs' input for this list. Herbstreit questioned whether the BCPC could prioritize projects involving substantial private funds without knowing if those funds can be raised in time to match the state funds. Bartlett and others noted that they rely on Herbstreit about such fiscal issues. Bartlett said it would have been helpful to have the list in advance, especially since there were no longer two readings. Bartlett and Costain were concerned about the timing of projects at the Hunter site since the Museum renovation of the former Geology Building is not yet under construction, and that it would make more sense to have ATLAS and Fine Arts on the same timing cycle.

It was moved by Lightner, seconded by Oesterle, to revise the order of projects for the BCPC recommendation to be as follows: (1) the remaining phases of Porter renovations, (2) the new Law School, (3) the Business Building renovation and addition, (4) MCD Biology Undergraduate Teaching Laboratories, and (5) ATLAS. It was noted as part of this motion that the criteria to set the priority included the ability to finance and complete projects on a timely basis and to support those projects needed for students and existing academic programs. The motion was approved by all, with Crittenden abstaining.

- 8. MASTER PLAN BUILDING SITES** -- This item was continued to the next meeting due to lack of time.

There being no further business, the meeting was adjourned. Minutes submitted by Jim Baily, Phil Simpson, and William Arndt.