

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

**Minutes of the Meeting of July 22, 1999**

The Boulder Campus Planning Commission met on Thursday, July 22, 1999, in the Chancellor's Conference Room, Regent 302.

Members present (based on current *and* proposed By-Laws) were: Jim Baily, Al Bartlett, Erin Coker, Anne Costain, John Crittenden, Noel Cummings, Adrian Del Caro, Archie Demarest, Bill Deno, Bill Herbstreit, Steve Jones, Bill Kaempfer, Stephen Lester, Scott Martinez, Robin Newsome-Suits, Dale Oesterle, Dan Pabon, and William Arndt.

Members absent were: Larry Drees, Jake Hertz, Carl Jardine, Michael Lightner, Jeff Lipton, and Paul Saporito.

Guests present were: Tom Carson, Housing; David Cook, Parking and Transit Services; Kathy Ragland, Facilities Management; Phil Simpson, Facilities Planning; and Michele Van Pelt, Financial and Business Services.

Jones introduced new members Coker and Pabon, who were recommended for appointment by the UCSU.

1. **MINUTES** -- Bartlett asked that his list of concerns about the impact of the stadium expansion project on Franklin Field be included as an official part of the minutes. (Those comments will be included with the bound file set of the minutes.) He also noted that the motion to approve movement of the athletics project to the Chancellor's Executive Committee (CEC) was offered by Bartlett, seconded by Del Caro. With these changes, the minutes of the meeting of May 20, 1999, were approved. There was no meeting in June.
2. **CHAIR'S REPORT** -- Jones noted that there had been two Design Review Board (DRB) meetings since the last BCPC meeting. He has also attended CEC meetings. He said there is still uncertainty as to the role and responsibility of the CEC. Jones is meeting with Paul Tabolt to discuss this, and will delay re-drafting of the BCPC By-Laws until some of these issues are settled.

Jones reported that the feasibility study for stadium expansion (the new fieldhouse and parking garage) had been presented twice to CEC. The first time a vote was not taken; the second time it was not approved to proceed. Pabon emphasized the importance of students being involved in this project, and Oesterle again questioned the overlapping roles of CEC and BCPC. Jones said he did not know if the project would go to the CEC a third time, or if the feasibility study would be re-written and re-submitted to BCPC.

Another feasibility study, for renovation and restoration of the former "living room" in McKenna, was reviewed by the BCPC Executive Committee and forwarded to CEC, which approved it to proceed. The project facilitate more use of the room as common space for tenant departments in the building. It could also become available more often to the campus at large. The project could include improvements to the adjacent terrace overlooking Varsity Lake. The project is estimated at about \$470,000, all of which will come from private sources.

- 3a. **MASTER PLAN DISCUSSION: PUBLIC REVIEW DRAFT** -- Baily asked that members give minor comments and editing corrections (spelling, grammar, format, etc.) to him directly. Today's discussion should be on larger issues. Baily said that input will be solicited from various groups. A public open house will be held on Wednesday, August 18, from 4:30 to 6:30 in the British Studies Room in Norlin Library. BCPC should make their comments prior to that event, but are invited to attend.

Cummings asked how the revised CCHE standards will affect the Master Plan. Baily noted that they will be studied further, as they have only recently been made available. Kaempfer suggested that the North Central Accreditation and the Campus Master Plan be coordinated.

Oesterle asked about references to the Total Learning Environment (TLE) and suggested that they be omitted. He also felt that references to open spaces, which are highly valued, are obscure. He further suggested that there be more prioritization of values.

Del Caro said that the draft should be presented to faculty governance groups as soon as possible, as they have long lead times. Lester felt that the environmental section should "have some teeth." Herbstreit said that he had some trouble reconciling financial numbers between this draft, the five year plan, and program plans. He also noted that staging sites will be more and more limited, and this needs to be addressed.

Newsome-Suitts commended Baily on the work, and agreed that numbered priorities should generally be avoided, because once the plan is approved, it should provide flexibility.

Crittenden felt the plan should have more emphasis on "global priorities," and delineate a philosophy of development. Bartlett stressed the need for "urban growth boundaries" on campus. Oesterle said that he felt the emphasis should be on process.

Demarest commented about flooding potential at CU-Boulder South. Baily said that studies are ongoing, but that there is a lot of incorrect information being spread. There is no flood map for CU-Boulder South in the document because an accurate one is not yet available. Herbstreit concurred that everyone needs to be careful of bad information.

- 3b. **WILLIAMS VILLAGE** -- Project planner Simpson noted that this plan will become part of the full master plan. Since this was last presented to the BCPC, it has been reviewed by the DRB, the CEC, the Regents' Capital Planning Committee, and other groups. Simpson presented several maps showing the various aspects of the planning so far.

Bartlett asked about conference facilities. Simpson said there had been input from Conference Services and from the Real Estate Council. Jones said that the CEC brought up the question of the University Residence. It will soon be transferred to Boulder Campus jurisdiction. Simpson said it could serve as a community center or for social functions within the larger framework of conferences and events. Lester asked about open space. Carson said that it is the intent of Housing to maximize green areas and maintain view corridors.

Cummings asked if the renovation of existing residence halls would reduce the number of beds. Carson said there may be a very slight reduction. Deno stressed that these plans were for maximum development that would not likely ever be accomplished, but needed to be calculated as part of the process. Crittenden asked about the site options study done earlier. Simpson explained that the consultants studied each proposed area and determined that

Williams Village would best fit the program, and thus the most practical site on which to concentrate planning efforts at this time.

Cummings asked about phasing. Simpson said that there were four phases, not including the faculty housing component. Oesterle asked what would happen if only three phases were completed: would it satisfy the goals? Simpson said it would. Herbstreit asked about density. Simpson said that each developable pod would have a specific Floor Area Ratio. David Cook of Parking Services asked about the net impact on parking from this development. Simpson said that the site could handle the needs, but that parking to meet off-site needs could no longer be accommodated.

- 3c. **GRANDVIEW** -- Baily reported that the City, the University, and the historic preservation community are in negotiations. In August the Regents are scheduled to approve the demolition of some of the structures. Baily presented a map indicating which structures may remain. Most of the larger buildings along Broadway and University are in this group. The plan calls for a pedestrian spine along open spaces in the center of the area, and improved pedestrian ties to the Main Campus. A "reserve" area has been identified; it will contain preserved structures existing on the site or moved from other parts of Grandview.

Oesterle asked about the political situation. Baily said it was difficult to predict an outcome. Ultimately the Regents will decide. Oesterle suggested the following motion, which was seconded by Kaempfer: "The BCPC recommends that the satisfaction of academic goals be given priority over the preservation of the bungalows in Grandview." The motion was approved unanimously, with no abstentions.

4. **OTHER ITEMS FROM THE MEMBERS** -- Deno reported that he will be meeting with the planners for the Fine Arts facility. After difficult presentations at BCPC and at DRB, the consultants will try a different approach to the site planning. Lester requested that special attention be paid to service access in this area.

Deno also reported that Simpson has begun work on a feasibility study for a "Consolidated Services Center" which would house Facilities Management, Mailing Services, the Distribution Center, Printing Services, and possible other groups. A potential site at this stage is on the East Campus north of Boulder Creek.

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