

UNIVERSITY OF COLORADO AT BOULDER
BOULDER CAMPUS PLANNING COMMISSION

Minutes of the Meeting of October 14, 1999

The Boulder Campus Planning Commission met on Thursday, October 14, 1999, in the Chancellor's Conference Room, Regent 302.

Members present (based on current *and* proposed By-Laws) were: Jim Baily, Al Bartlett, Tom Carson, Anne Costain, John Crittenden, Noel Cummings, Adrian Del Caro, Bill Deno, Larry Drees, Bill Herbstreit, Steve Jones, Bill Kaempfer, Stephen Lester, Jeff Lipton, Dale Oesterle, Dan Pabon, Brook Stableford, and William Arndt.

Members absent were: Erin Coker, Archie Demarest, Michael Lightner, Uriel Nauenberg, and Robin Newsome-Suits.

Guests present were: Mike Barden, Facilities Management; Mel Branch, College of Engineering; Lori Cockerham, Civitas, Inc; Lois Dahnke, Academic Scheduling; Martin Eiss, RNL Design; Carlos Garcia, UMC; Carl Jardine, Department of Housing; Brian Klipp, Klipp Colussy Jenks DuBois; Peter Nelson, Gensler Architects; Joe Roy, Parking and Transit Services; Phil Simpson, Facilities Planning; and Michele Van Pelt, Financial and Business Services.

Jones noted changes in membership: Tom Carson has been delegated to assume the position formerly held by Carl Jardine, Director of Housing. Stephen Lester will switch from a UCSU appointment to become the Environmental Center appointee, and Brook Stableford has been appointed as a new UCSU representative.

1. **MINUTES** -- It was moved by Del Caro, seconded by Bartlett to approve the minutes of the meeting of July 22, 1999. Baily noted a clarification in the remarks made by Transportation Coordinator Dave Cook concerning the impact on parking from development at Williams Village. He asked that the following sentence be added at the bottom of page 2: "Cook expressed concern about the cost of the proposed parking garages." With this addition, the minutes were unanimously approved. There were no meetings in August or September
2. **CHAIR'S REPORT** -- Jones reported on two issues discussed at the CEC meeting in July: The Science Library Commons project received approval to proceed into program planning. The Athletics practice facility and stadium expansion project was not approved to proceed. Athletics was asked to do more work on phasing and funding.

Jones reported that there had been a public hearing on the pedestrian crossing of University Avenue between Broadway and 17th Street. The City Transportation Department will look at the input from the public hearing and there will be another public meeting in the future.

Jones said that the Executive Committee had discussed ways to improve delivery of information to members. By January 1 it is hoped that agendas, meeting notices, and minutes will be sent by e-mail. Larger documents like program plans will continue to be distributed in hard copy.

3. **ELECTION OF BCPC OFFICERS** -- Jones said that his two year term as BCPC chair had expired, and that a nominating committee had met to make recommendations for a new chair.

Bartlett reported that his committee (Bartlett, Lester, and Drees) had nominated Dale Oesterle. The committee's nomination was seconded by Costain, and unanimously approved. Oesterle will chair the committee beginning with the November meeting.

Bartlett, seconded by Del Caro, offered the following resolution, which was approved unanimously:

WHEREAS Stephen B. Jones, Assistant Dean of the School of Journalism and Mass Communication, has served as Chair of the Boulder Campus Planning Commission since October 1995, and

WHEREAS he has declined to be a candidate to continue as Chair of the Commission, and

WHEREAS, through these four years he has conducted the affairs of the Commission with diligence, devotion, dispatch, and good humor,

NOW THEREFORE BE IT RESOLVED that the Boulder Campus Planning Commission hereby conveys to Dean Jones its sincere thanks and appreciation for his years of service as Chair of the Commission and for his success in the advancement of the work of the Commission and of the University.

4. **HUNTER SITE PLANNING UPDATE** -- Deno noted that several programs are proposed to share space in the area currently occupied by the Hunter and Sibell Wolle buildings. In order to make the best use of the limited space, site planning and massing studies have been undertaken, incorporating the needs of all the proposed programs. He said that a similar presentation had been made to the Design Review Board. Deno introduced Martin Eiss of RNL Design. Eiss said that his firm had looked at four issues: (1) the capacity of the site, (2) building to meet that capacity, (3) the scale of the structures, and (4) access. They propose that the facilities be designed as a whole, but constructed as separate buildings in phases. An important feature of the plan is an internal mall running north-south through the facility. It would serve as a pedestrian route and would also help integrate programs.

Eiss highlighted several issues, including Fine Arts Green, bicycle parking, and service areas. In addition to the space allocated for Fine Arts, ATLAS, Telecommunications, and Film Studies, there is 61,000 square feet available at the northeast corner, which could be used for expansion of Chemistry and Biochemistry programs, or for some other future program. Eiss said that the DRB had reacted positively to this layout.

Cummings asked if this proposal maintains the gross square footage of previous schemes. Eiss said it did. Lester asked about loading docks. Eiss said they would be primarily off 18th Street, but there would be another near the existing Chemistry service area to the west. Oesterle asked if the stepped roof was an added expense. Eiss said that this was necessary to compliment the existing aesthetics of the campus. Lipton and others expressed concerns about loading and service areas. Roy said that service areas must be big enough, because if they aren't, the vehicles will simply park on the sidewalks.

Herbstreit noted that construction of the various components would depend on fundraising. He asked if the building would look finished if only parts of it were built. Eiss said yes, this was an important consideration. Cummings asked about the budget for the project. Deno said that the Fine Arts component was about \$30 million. Bartlett asked about phasing. Simpson said that ATLAS is currently number six in the University-wide funding request list.

Baily noted that it may be hard to keep Sibell Wolle functioning, as proposed, while construction is going on all around it. It may be necessary to budget more funds to accommodate some moves.

5. **UMC EXPANSION AND RENOVATION: SCHEMATIC DESIGN** -- Deno introduced Carlos Garcia, UMC Director, and Peter Nelson, Gensler architects. Deno noted that this schematic design presentation had recently been reviewed and approved by the DRB.

Nelson said that there had been re-configuration to help scale back the project to meet the budget and the original program. He presented a model and drawings. The major component of this plan is elimination of the proposed southeast addition, a 51,000 GSF addition onto the northwest quadrant of the building, improvements to the loading dock at the southeast corner, and upgrades to the existing building.

Carson asked if any of the existing building is sprinklered. Nelson said some areas, including the bookstore and the bowling alley. Carson asked about air conditioning. Nelson said all new areas would be air conditioned, and new ductwork would be installed in renovated areas. Cummings asked about the proposed southeast addition. Nelson said that such an addition was beyond the budget, but would be the potential spot for future expansion. By dropping consideration of this addition, it became necessary to combine the theatre and multi-purpose room into one space, which will be a small addition to the west. This will replace the Forum Room, which will be removed for expansion of the dining area.

Pabon asked whether there could be student organization space on the first floor. Nelson said that the student offices would be in the upper floors of the new addition. Baily complimented the architects for the design, and noted that it will give the UMC the prominence it deserves as a focal point of campus activities. He asked about staging, and Mike Barden, the construction phase manager, said that it would be to the west, with a temporary road from Euclid. Bicycle parking in this area will be replaced. Jones asked about the schedule. Nelson said that construction could start in the summer of 2000.

It was moved and seconded to approved the schematic design presentation. The motion was approved unanimously.

6. **DISCOVERY LEARNING CENTER: SCHEMATIC DESIGN** -- Simpson said that the 45,000 square foot design is within budget, meets the program requirements, and is consistent with Master Plan issues. He introduced Lori Cockerham of Civitas, Inc., who presented site plans. The biggest change from earlier layouts is the realignment of the parking lot at the northeast. Bartlett asked if this layout would accommodate trucks backing up to dumpsters. Simpson said yes, the trucks load from the front. Baily asked about access to the parking lot and expressed concerns about traffic flow.

Simpson introduced Brian Klipp who presented architectural drawings and a model. He noted that this building is larger than the neighboring ITLL, and will have a third floor. He noted that the DRB had suggested some changes in massing and materials, which would be incorporated into the plan but were not shown on these drawings.

There was discussion about the use of stone and fenestration and the fact that the drawings did not reflect the changes the DRB recommended. Simpson said that it is important to maintain the schedule and urged approval of the schematic design.

It was moved by and seconded to approve the schematic design. The motion passed all in favor, with one abstention (Crittenden). The architects agreed to return to the Commission as soon as possible with updated drawings.

7. **RESIDENCE HALLS RENOVATION: PROGRAM PLAN** -- Simpson explained that the Comprehensive Plan for Student Housing is in three parts. Volume I is the program plan, being presented for approval today. The other volumes include a marketing study and food service analysis. This project is to be financed by loans and room rate increases. Carl Jardine, Director of Housing, noted that this project is based on a facilities audit completed in 1988. The intent is to keep costs as low as possible.

Cummings asked if heating and cooling would be improved. Jardine said it was an important part of the project, which includes thermostat control in individual rooms and new energy-

efficient technology. Cummings asked if this project would allow individual utilities billing. Jardine said it would in some buildings.

Lester lamented that the program plan did not address some issues, notably installing irrigation systems using ditch water, sustainable design and recycling, bicycle parking, the needs of residential academic programs, and availability of central cooling from the cogeneration plant. Jardine responded that most of this project will address deferred maintenance. The intent is to deal with the most immediate needs while not precluding other projects to address all the issues mentioned by Lester. He added that Housing is reluctant to raise room rates, but some increases will be necessary. Fire safety upgrades (sprinklers) were installed several years ago in lieu of other deferred maintenance now being addressed. Herbstreit agreed that the deferred maintenance needs have "come due," and are being dealt with in this plan. He felt that the financial plan was an appropriate combination of rate increases and loans.

Costain asked about public-private development. Jardine said that it was not planned for these renovation projects, but would be used when possible for new construction, like Williams Village. Oesterle noted the need for sensitivity in the preservation of interiors of some of the older buildings.

It was moved and seconded that the program plan be approved. The vote was all in favor, one against, and one abstention.

8. **SCIENCE LIBRARY PROGRAM PLAN: UPDATE** -- Deno gave a brief update on the progress of planning for the Science Library Commons. He distributed a sketch of the site indicating how the building will relate to its neighbors and to Fischer Field. A large portion of the facility will be underground, allowing green open space to remain.

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