

**Office of Facilities Planning**  
Research Laboratory No. 2, Room 301  
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## Meeting Minutes

**DATE:** Wednesday, October 14, 2009 1:00 p.m.

**SUBJECT:** North of Boulder Creek Master Plan Task Force

**LOCATION:** Atlas 200

**ATTENDEES:** David Chadwick  
Alfred Flores  
Bev Johnson  
Tom Goodhew  
Jonathan Akins  
Phil Simpson  
Robin Suitts  
Megan Rose

1. Introductions
  - a. Phil Simpson
  - b. David Chadwick
  - c. Me
  - d. Robin Suitts
  - e. Alfred Flores
  - f. Bev Johnson
  - g. Tom Goodhew
  - h. Jonathan Akins
2. Review of Charge
3. Review of Flagship 2030
  - a. Facilities Task Force Over view
4. Target date:
  - a. Get the report out by January
  - b. Have an approved Master Plan by March 2011 or get an extension or can't submit capital projects
5. Identify the area we are working with
  - a. Williams Village process from years back is very similar, unplanned, wetlands, floodway issues

- i. Through the Master Plan we created a framework
  - ii. Opportunity for family housing on the East side of creek
- b. Over arching land use principles
  - i. Consultants findings will be based off of goals and objectives of the group
- c. Area overview
  - i. Impacted by flood ways
  - ii. College Inn would get hit
  - iii. Bridge at Folsom creates two creeks
  - iv. Newton Court has a hole with some opportunities
  - v. Without touching playing fields there is 23.5 acres available for development
  - vi. Without field constraint there are 28.2 acres available for development
  - vii. City is remapping Boulder Creek
    - 1. Is there someone from the City involved in redoing any parts of the creek? Should we start a group?
      - a. Primarily Bob Harberg's group are working on the mapping
- d. Existing conditions of housing in the area and discussions of
  - i. All family housing are beyond their life cycle
  - ii. Late 40's to early 70's
- e. Does housing have any plans to get rid of these with building up of Williams Village
  - i. Only unit that would be able to 'phase out' is College Inn
  - ii. Most diverse census tracks in the city
  - iii. 55% of residents are from outside the US
  - iv. Still meeting occupancy goals
- f. Is there any set of buildings that would be the first to go?
  - i. Maintenance- Newton Court
  - ii. Flood way- Athens Court
- g. When we redevelop would we lose the international appeal?
  - i. Being mindful of bringing different cultures into these we can certainly continue the appeal
  - ii. Priority to continue the diversity of international students in the housing units
  - iii. Part of Flagship 2030 is to create culture competencies, best way to do this is to have students interact with each other in their living environments
- h. Classroom availability?
  - i. No general, perhaps a RAP type of program
- i. Conference Center, More Athletics Facility, Replacement of housing, what is family housing?
  - i. Funding partners for affordable housing solutions
    - 1. Can find ways and different pools of money to redevelop
  - ii. This old housing
  - iii. Not necessarily would want to compete with the same dollars Boulder is going after, instead find external funding (Federal stimulus)
- j. Site is located in a transition zone between campus and community
  - i. Satellite/complimentary retail
  - ii. Naropa?
  - iii. School District Opportunities

- k. Flood way be prioritized as athletics and green belt, and other areas should be the area we focus on development
  - i. Is it crazy to have housing in this area in general?
  - ii. Parking associated with housing
  - iii. Can you create the same community with mid- high- rise situations
    - 1. Or should we just utilize Will Vill for what we have there
- l. Less than 50% of occupied units have children in them
  - i. You can build the housing areas above the flood way
- 6. What should this task force focus on?
  - a. One end of the extreme, maximize redevelop extreme
    - i. Tear down redevelop and double the occupation
  - b. Or senior 6 high rise developments
    - i. 'Alumni' housing
  - c. Mid point
    - i. Family housing, redevelop with different funds with same density
  - d. Housing doesn't belong here at all
    - i. Move to EC and WV, and bring all Athletic fields and consolidate with a Conference Center
  - e. Flush out and focus on principles
  - f. 'city within a city' campus focused
    - i. Focus on needs of those in the area
    - ii. More like it's a campus, how does this work in this tight of an area?
    - iii. Works on EC, we do need to displace the fields on East Campus
      - 1. Potts and Prentup need to be moved
  - g. Seems like there is more opportunity to create density on Smiley Court
  - h. Differentiation of prices and offerings for housing
- 7. How does the city see these nodes and what the character is about some neighborhoods
  - a. Concept from city of sub community with each other, how the Universities needs can work with the city's urban structure
  - b. Lots of cut through traffic, 17<sup>th</sup>, 19<sup>th</sup> create opportunities for retail
- 8. Alfred will identify a student from Family Housing and Goss Grove area
- 9. If we over densify this area how do we change the culture?
  - a. What's there now – units/acre?
  - b. What have other Universities done with dense Housing?
- 10. What are the codes for residential, commercial, etc., in regards to the flood plain?

Numbers:

582 Units – Out in housing right now

15.8 dwelling units/acre

Maximum 50 dwelling units/acre

Action Items:

**Phil S** – Commandeer a Chair and TF member from University Risk Management and graduate student

**Deb Cook and Alfred Flores** – Can you provide information to help the task force better understand:

- 1) Housing and Dining Services' plans for facilities replacement/priorities for College Inn, Athens North, Newton Court, Marine Court, Athens Court, Faculty-Staff Court.

- 2) What types of facilities would best replace these residences, with projected unit types (i.e.: studio, 1 bdrm, 2 bdrm, etc.), quantities
- 3) The demographic best suited for the area, including characteristics and special needs
- 4) Housing density comparison of other institutions

**Tom Goodhew** – Will project GSF needs from information provided above by Deb and Alfred.

**Jonathan Akins** – Can you provide a hand-out to help the task force to better comprehend the code requirements for replacement facilities in this area; Please separate requirements between flood-way and flood-plain.

**David Chadwick** – Can you provide any input you may have regarding public/private partnerships that could be workable for replacing this type of housing for the campus.

**Robert Harberg and Beverly Johnson** – Can you update the task force on any preferences that the city might have for the redevelopment of this area? What are capacities of city infrastructure in this area? What is the status of city flood mapping in the area? Is there a floodway mitigation plan; What are estimated costs? Does the city and university want to mitigate impacts or plan to recommend the repurposing of much of the property for athletics, recreation, open space?

NEXT MEETING: Wednesday, October 28, 1-3 UMC 415-417