Meeting Minutes

DATE:       Wednesday, November 11, 2009 1:00 p.m.

SUBJECT:    North of Boulder Creek Master Plan Task Force

LOCATION:   UMC 247

ATTENDEES:  Alfred Flores
            Katie Knapp
            Christine Coleman
            David Chadwick
            Bev Johnson
            Deb Cook
            Tom Goodhew
            Jonathan Akins
            Phil Simpson
            Robin Suitts

North of Boulder Creek                        12/9/09                            UMC 425

1. Alfred, Christine, Katie, Tom, Bev, Jon, David, Deb
2. Flood discussion
   a. High hazard area- greatest risk to life, no structures are allowed that are
      intended for use human occupancy
   b. No new structures in the high hazard zone, but you are allowed to build in
      the conveyance zone
      i. You can build up and take building out of the high hazard area
         easier than you can build out of the conveyance zone; however,
         without mitigation the high hazard zone has stricter building
         guidelines
3. Is there anything in particular the city would like to see in this area?
   a. In a perfect world, this area will be passive recreational area: soccer fields,
      bike paths, etc.
b. In the flood plain, they would like us to follow the city’s building codes—residential 2 feet or greater above the 100-year flood elevation, if non-residential complying to the building protection.

c. Critical facilities plan will give guidelines to the 500-year flood plan, there is a separate plan for the 500-year plan.

d. One of the goals is to make sure the cities maps and FEMA’s maps are one in the same.

4. Intergenerational housing?
   a. It could be feasible, over bank excavation, restoration work.
   b. Wetland buffers must be considered, and preferably maintained.
   c. Penn State.
   d. High-end because the idea is to have the extra money go to subsidize the affordable housing.

5. Cities concerns
   a. Generating additional traffic on Arapahoe.
   b. Being sensitive of the historical value of the neighborhoods.
   c. Currently have about 600 units, to redevelop we would look to double which means about 1200 units, about 4 buildings/acre.
   d. 4-6 story apartments.
   e. Multi-use buildings, with residential on the upper floors.
      i. Coffee shops, libraries, classrooms, etc.
   f. Study or numbers about how much the students/tenants in the area use cars and other multi-modal options.

6. Conference center
   a. 225 capacity.

7. Enrollment Projections
   a. Forecasting the demand for family housing is likely.

8. Housings needs
   a. On East Campus, if there is an under grad/graduate mix there will need to be some sort of community center with food, recreation, etc.
   b. There is a need for growing under graduate housing with a dining facility somewhere on campus.
   c. With an estimated 900 more international student by 2016, and growing our graduate students, there will be need for more affordable housing.
   d. We need to identify an economic model to subsidize housing.
   e. Low-income housing options through the city? The city as a facilitator.

9. Drafting the report – Deadline by February 1
   a. Finding a chair.
   b. Drafting an outline.
      i. Having individuals take sections and write that section.
      ii. Graduate housing need – what is the real quantity and what’s the need?
      iii. Certain amenities for family housing and what you need.
      iv. Funding model.
      v. Potential for political ramifications.
NEXT MEETING: Wednesday, January 6, 1-3  UMC 425