



University of Colorado **Boulder**

## **COMMONLY ASKED QUESTIONS ABOUT WILLIAMS VILLAGE EAST**

### **What is Williams Village East?**

Williams Village East is a new 700-bed residence hall planned for construction on the south side of Baseline Road at approximately 35<sup>th</sup> Street. The building will sit just east of the Williams Village North residence hall on a site currently occupied by Parking Lot 630 and four tennis courts that are no longer in use.

### **What will Williams Village East look like?**

The 6-to-7 story, 178,000 gross-square-foot building will match the architectural style and exterior finish of Williams Village North. In support of campus and community goals for environmental sustainability and resiliency, Williams Village East will be built to LEED Gold standards or better, with renewable energy features likely to include solar panels, among others. The area around the building will be landscaped to integrate with the adjacent field and natural area and help soften visual impacts.

### **Has the number of students to be housed increased since we first heard about the project during the 1999-2000 master plan update? If so, how has the building plan changed?**

The number of planned beds has grown from about 350 to 700. However, the overall size of the building remains similar. This is because the site was originally slated for apartment-style units, each with their own living space, kitchens, etc. The current design of a more traditional residence hall allows for more beds since students living in the building will have their dining needs served by the newly constructed Village Center Dining and Community Commons. The project, including the increase in the number of beds, is an integral piece of CU Boulder's efforts to provide more on-campus student housing to keep pace with recent enrollment growth. The new building also helps address growing demand from upperclassmen wishing to remain in campus housing.

**How many residents will Williams Village house in all after this project is complete?**

After Williams Village East is complete and fully occupied, in total Williams Village will house 3,575 students.

**Will Williams Village East house any academic or other programming that would attract non-residents?**

No. It is intended exclusively to provide additional student housing, primarily for freshmen and sophomores. The new Village Center Dining and Community Commons on the west side of the Williams Village campus was built to serve not only as a dining hall but also as a hub for student life at Williams Village.

**What will the parking impacts be both on campus and in the surrounding neighborhoods?**

CU Boulder does not anticipate a major impact to the surrounding neighborhoods. Once Lot 630 is removed, about 780 parking spaces will remain at Williams Village. Most of the displaced permit holders will be residents of Main Campus who we believe can be accommodated elsewhere. Right now, fewer than one in four residents of Williams Village are parking permit holders, a ratio that will continue to allow us to serve the area even after Williams Village East is built.

**What is CU doing to encourage Williams Village residents to use alternate modes of transportation instead of bringing cars to campus?**

CU has long had a policy that all students, through their student fees, purchase EcoPasses, which give them access to all city and RTD buses. The cost of the pass is included in their student fees. The Buff Bus also runs on a continuous loop between Williams Village and Main Campus. More recently, a car-share program has been implemented at Williams Village, and there is also a B-Cycle bike share station at the site. Additionally, the new Williams Village East residence hall will include some covered bike parking.

**What is the project timeline? How long will construction last?**

CU Boulder held an April 10 open house, and will hold another on May 4 to gather public input on the project. Pending Board of Regents approval of the project in June, Parking Lot 630 is slated to close in August. Preliminary utilities work will follow after students move in for the fall semester, with construction of Williams Village East scheduled to begin in September or October. The goal is to have the building ready for occupancy in time for the Fall 2019 semester.

**Who is the contractor that will be working on this project?**

CU Boulder is using a similar design-build team as it did for Williams Village North, a project that was well-managed. ALM2S and KWK Architects will provide architectural services, while Whiting-Turner Contracting Inc. is the general contractor.

**What will construction hours be?**

Aligning with city practices and similar to Williams Village North, construction hours will generally be from 7 a.m. to 6 p.m. Monday through Saturday, with noise activities prohibited from starting earlier than 8 a.m.

**Where will construction workers park?**

When Williams Village North was built, the contractor arranged to use the parking lot at the nearby church to the east of Williams Village. The same plan is anticipated for this project, with those workers entering and exiting the church parking lot from Baseline Road.

**What impact will this have on potential flooding in the area?**

CU Boulder will follow the city process for complying with 100-year flood zone requirements.

**Will the city be adding a traffic light at 35th and Baseline any time soon?**

The last campus master plan update in 2000 included adding a traffic light at this intersection as part of the plan for Williams Village. We are currently working with the city to assess the need for a traffic light.

**What other future plans does CU Boulder have for the Williams Village site?**

At this time we don't know what, if any, additional buildings will be constructed at Williams Village. We're in the early stages of our next campus master plan update. We will carefully examine the future needs of the university to understand what changes/additions might be appropriate for the overall campus plan.

**Where can I find project updates on Williams Village East going forward, and who can I contact with questions?**

Project information and updates can be found at [www.colorado.edu/fm/WillVillEast](http://www.colorado.edu/fm/WillVillEast). Questions about the project may be directed to [conezone@colorado.edu](mailto:conezone@colorado.edu).