



Meeting Minutes

Date: 14 April 2009
Project: Columbine Elementary School - BVSD
Meeting No: 3rd- D.A.T. Meeting

1. Don Orr presented an update on BVSD's discussion of more funding

- CBOC did not make a decision on the initial request for additional funding to meet the desire to build a Pre-K and a four round school (4 classrooms per grade); a subsequent special meeting has been set for April 22nd at 5 pm. This meeting will be in the BVSD Board Room and is open to the public.
- Question was raised "Do they (CBOC) know the school is currently a 4-round school"? Answer: Yes.

2. Request for comments from public:

- none offered

3. Sandy Ripplinger (Assistant Superintendent) will be representing Administration during the DAT process until a new principal is selected.

4. Anne Weber Williams presented site plan/floor plan options 1-3 (see attached drawings):

• The Design team is using the following guidelines in their design:

- Plan for a Nature Walk along the South side of the property with the possibility of an outdoor classroom on the Southwest corner.
- Saving as many large trees on the site and in the current courtyard
- Preserve the "view corridor" from the east
- Give the academic wings a North and South exposure, aligning the classrooms on an East / West axis.

- **Option 1** is showing the site layout preferred by the DAT at the last meeting with the option of a parking lot on the east side of the school for staff and PK/K parents. The design team promised the DAT that they would look at a site layout which would better balance traffic between the two sides.

○ The pros:

- Places the high volume of the Gym in center of the site outside the view corridor [Applicable to all options]
- Close proximity of gym/cafeteria and playground
- PK/K easy parent access from the east parking lot

○ The cons:

- Service access at the front of the school and along the playground
- Students crossing the service drive
- The Preschool/K wing is far from the shaded playground area
- Academic wing with all 1~ to 5~ graders far from playground [Applicable to all options]

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- The Design Team does not believe that this option is a good option because of safety concerns with children having to cross the Service Access between the parent drop-off and the playground
 - **Option 2** solves some of the issues of option 1 with flipping PK/K with the gym/cafeteria to allow service access from 22nd. The two parking areas are shown outside the parent drop-off which loops around the island of trees preserved from the existing school courtyard.
 - The pros:
 - Good space adjacencies among the various activities inside the school and on the site [Applicable to all options]
 - Allows the development of the playground under and around mature trees [Applicable to all options]
 - Service access is not near the front door
 - Good adjacency of PK/K with playground and parent parking [Applicable to all options]
 - Media center: great views to the park [Applicable to options 1 & 2]
 - The cons:
 - All of the parking is on the West side
 - Parent bus loop seems short
 - East end of school really feels like a “back”
 - Students exiting from east end of academic wing must pass by service drive to get to the playground
 - **Option 3** is an attempt to resolve the issue in option 2 with locating the service yard on the north side of the school along the park. This option is shown with the first site option with part of the parking inside the parent drop-off and part of the parking on the north side of the parent drop-off. With preschool on the east end of the south wing, we are showing a separate parking lot for the parents. The media center is facing the interior courtyard.
 - The pros:
 - Good space adjacencies among the various activities inside the school and on the site
 - Allows the development of the playground under and around mature trees with a separate playground for PK/K [Applicable to all options]
 - Service access is not at the front door and does not conflict with student circulation path
 - The media center is facing the interior courtyard
 - The cons:
 - The cafeteria is not adjacent to the playground
5. **DAT Comments (these are questions and comments by individuals and do not reflect a group consensus):**
- **Option 1**

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- Can the music rooms be side-by-side? [Applicable to all options]
- Should the music room be next to the pre-school? Concern about noise.
 - Music room will have masonry walls, double doors and extra acoustic insulation. (these sub-bullets indicate the Design Teams response)
- Is there any security issue around having the courtyard be open? [Applicable to all options]
 - Closing it off creates potential code issues.
- Is there any problem in splitting the administration (as shown in this option)? [Applicable to options 1 & 2]
 - No. One section is counseling the other is administration.
- Several members are not very concerned with safety of the service entrance (with children crossing) if deliveries could be scheduled outside school hours, but they are still concerned about aesthetics, whether at east or west side.
- The south end of the soccer field is in what may be a seasonal creek and pond.
 - Civil engineer has mitigation plans and will investigate the existing detention area and grading.
 - Civil Engineer also stated it is common to have the sports field in a low lying area, so long as it is designed to not have standing water.
- Question was raised about passive solar design. Explanation was given by the design team that northern exposure is desirable to control glare and heat load. Southern exposure glare and heat gain will be controlled with horizontal shading devices. The most difficult to properly control are the east and west as the sun is too low to be easily mitigated with shading devices. Therefore the design team is trying to minimize the E/W exposure for classrooms.
- How many spaces will the Pre-K parking lot be? Answer... 14
 - How will it be controlled so parents do not use it as regular parking? Answer: Signage and monitoring by teachers or para educators who come out to greet the pre-K students.
 - Non Pre-K/K parents would undoubtedly use this area as another student pick-up/drop-off.
- **Option 2**
 - Concern that the natural existing path of entry (“organic flow”) on the north/east corner of the site would be right where the service entry and trash is. Concern was that even if you place a service drive here, it will continue to be used as a walk way. [Applicable to all options]
 - This option gives good placement to the PK/K.
 - Can we carry the south corridor all the way east (move the lounge)?
 - This scheme is preferable.
 - Public access to the courtyard from the main spaces is a benefit.
 - Give the plan some street-front stature with a clear front. [Applicable to all options].
 - Possibly minimizes service driveway; make it look like a front (not a backside). At the very least plan to place walls around the trash dumpsters, and use landscaping to camouflage the service area.
 - Question as to whether the service personnel have to check in at the front office, this could be inconvenient. [answered that service personnel do not check in at office]

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- Question was asked of services can be scheduled “after hours”. Answer; Trash pick up is contracted out; schools are scheduled during regular routes in the neighborhood. Begins at 6:00 AM, usually done by 2:00 PM. Warehouse deliveries are scheduled to optimize drive times and conserve fuel, schools are placed on a route according to proximity to the warehouse.
 - Part of the existing school (gym and possibly the IMC) would have to be demolished to make room for the new. Plan might be to have these in portables but this would have to be discussed. [Applicable to all options]
 - Concern was loosing the soccer field as it is now. With a north-south axis, the fields may not be as easily expanded. As it is used now, the existing N-S field is sometimes converted to 2 fields running East-West.
- **Option 3**
 - Currently kids are dropped off from busses and go straight to eat at the cafeteria. This doesn’t work well in the scheme.
 - Currently the students exit the cafeteria and go directly to the playground. This option doesn’t work well for this.
 - This scheme would create a lot of traffic in the north/south hallway.
 - Treed playground has “Goathead” thorns which are a huge problem. [Applicable to all options]
 - The project will include improving the existing playground conditions.
 - Concern that people will still walk through the PK parking lot. [Applicable to options 1 & 3]
 - Concern about playground noise directly outside the Kindergarten classrooms. [Actually mostly an issue with option 2]

6. General

- Discussion of “what is ‘timeless’ and Boulder style”?
 - Design team is considering styles and materials that are durable and low maintenance.
 - Strong horizontal lines:
 - Some low sloped roofs and roof overhangs (showed Frank Lloyd Wright)
 - Transitional indoor/outdoor spaces.
- Option 2 has the most support, although each option had some support.
- No comments were received about the layout of the second floor which is the same for each option.
- DAT comments:
 - Bill Cowern from the City commented he believed all three options did a good job of addressing the current transportation problems. He does not like to see parking with exits to 22nd street.
 - At this time, the issue of making Repplier a one way will be tabled.
 - Comment to think of the courtyard as “Prime real estate. School currently uses it as a continuation site utilizing the stage the boy scouts built & as an outdoor classroom.
 - Design team is tasked to have a strong connection between the City Park and playground and to make every side of the school look like the front side.
 - Is there any income from leasing the soccer field?

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- All the site arrangements move the new soccer field away from the city park and reduce the ability to spontaneously divide it into smaller fields.
- DAT asked us again to continue working with the City and look at some use or access from Glenwood.
- Consider the 22nd and Forest corner to be a pedestrian access point.
- Elbow at Repplier is a strong pedestrian access point.
- Music and Physical Education are tied together in schedule, but art and music are not; perhaps put them in the same general area (don't have to be adjacent).
- Being able to send the kids into the courtyard unsupervised is important; add some form of closure.
- The stage in the courtyard is highly valued
 - Perhaps use it to close the east end of the courtyard?
- Concern that there needs to be a real gathering space in the lobby. Design Team explained the entry corridor shown is 16' wide and larger than the existing Columbine entry lobby. (Current floor plans are conceptual, not literal.)
- Don't forget "garden to table"
 - Possibly some on roof in the outdoor science class area or in the courtyard.
- There are some existing trees on the northeast corner that are not shown in the current floor plan.
- Can we do strawbale? Was it considered for the envelope? How about for a site wall project that the community can build together?
 - It was considered, but is not practical or cost-effective for the envelope. It will be considered among the options by the landscape architect for a site wall.
- What about adobe?
 - Same response.
- What about rainwater capture?
 - Not currently legal, but design team will look at rainwater diversion.
- Make the courtyard be closed off, but feel open, while complying with current code requirements.
- DAT comment "Liking the aesthetic direction the design team is heading."
- DAT comment to make sure administration knows the parents like the current small class sizes and that 4-track is essential. Building design and construction are governed by District Education Specifications.
- DAT Comment: Service access seems to be a high priority in the site layout and design, but it is actually a tertiary concern.
- DAT Comment: Kids should not cross the staff parking lot to access playground from parent drop-off.
- PE teacher and Parks/Rec representative agree that soccer field should be East-West or on a diagonal to mitigate ponding issues.



SITE OPTION 1



SITE OPTION 2



SITE OPTION 3





