



**Bennett
Wagner
&
Grody**

R O D W I N A R C H I T E C T U R E

Architects PC

Meeting Minutes

Date: 15 September 2009
Project: Columbine Elementary School - BVSD
Meeting No: #7 - 100% Design Development D.A.T. Meeting

1. Anne Pharmed – Introduction, agenda, and statement of overall status:

The design has not changed substantially from the last DAT presentation, but it has been refined. Agenda is to update the DAT and review the current design.

Questions: Multiple clarification questions from the DAT to better understand the graphics
Design Drawings represent 2/3 progress to the beginning of construction

2. Anne P. presented Design Development site and building design (see attached drawings).

3. DAT/Neighborhood questions and comments:

Can the plans be posted on the website?

- o Yes, they will be posted by 9-23-09

Will there be fences around the site?

- o Yes but there will be openings that as yet are undetermined

Are the evergreens on the North East corner being removed?

- o Some. Specific landscape questions were addressed individually while reviewing the landscape drawings following the meeting.

Are there trees that will be removed?

- o Yes, these are shown on the landscape plans (Anne identified these to interested members after the meeting).

Serious and protracted discussion from audience about BVSD's success at communicating plan progress with the neighborhood and creating an inclusive process. Certain neighbors feel disenfranchised. Specifically they felt that the decision to build a new school while keeping the current school operational was made without their input or agreement, and felt that their property values will be harmed.

- o Members of the DAT rebutted the claim and pointed out the formal process that was used to invite Visioning and DAT representatives into the process.
 - That said, some attendees still felt that more could have been done by BVSD to notify and engage.
- o Again questions from neighbors (not the DAT) why the school location was moved from the existing, why the students & staff couldn't be moved like at Casey.
 - Tom Blahak related that he had done an estimate based on Casey costs and putting up portables like was done at Platt to house Casey students could cost from \$800,000 to \$1 million. This was discussed in DAT #3 but was not specifically voted on. Decision was made that spending money with a budget that was already tight would not be appropriate. Also it was discussed that staying in the existing school while construction occurred would minimize disruption of school/student academic experience

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- Leyla Steele specifically asked for the minutes to reflect that the architects and DAT looked at moving the school West by demolishing the gym, but decided against it, due to the resulting disruption to the existing school but this was not voted upon. She said the decision to use the existing school and move the new school to the east was made not by this committee.
- Leyla said if the DAT had known this would have been the end result, they wouldn't have voted for this site option, although members of the DAT disagreed
- Noted that 5 members of the visioning process are also on the DAT.
- Leyla also commented that the homes on Replier were getting the benefit; the homes along 22nd were the losers.
- The design team further restated the additional factors that resulted in both the decision to move the school (see #1) and shaped the form of the school.
 - The mass along the N.E. corner of the site is the greatest concern to several neighbors. The design team explained how the Visioning Process goals including maximizing open space and optimizing the sustainability of the school led to a two story form situated on an east-west axis.
 - Energy efficiency, excellent daylighting in the classrooms and economic construction are optimally supported by the two-story with E/W orientation. Visioning requirements to recreate the courtyard resulted in this space being placed on the northern edge (so as not to shadow the courtyard).
 - Comments from audience became heated, especially when Anne Pharamond reminded everyone that the District does indeed take comments and suggestions from the neighborhood seriously and the design reflects that. She stated the property does belong to the District and they do have the right to build on it but they are sensitive to neighbor's feelings.

Question: Can the green roof be made any larger? Answer: It is currently shown at 2,000sf, leaving room for a small demonstrative solar array. 1000 sf was used for the roof top classroom because this is the maximum space for only one (1) exit. Structural steel is being designed to support future expansion.

Suggestion was made for warmer colors and materials. Scott described the building as Frank Lloyd Wright inspired which seemed to fit well into the neighborhood.

Overall very positive comments about the architecture.

- Comment was made that it was obvious the architects did take the recommendations of the neighbors into their design. Some were not a fan of Wright nor of stucco, wished to see more of the natural materials like were being used in the neighborhood incorporated into the school, such as wood. The design team explained wood is not being proposed because of its maintenance requirements.
- Comment that the design appeared to be appropriate for the next 50 – 60 years.
- Multiple questions and discussion of the massing, color and type of materials & style. No DAT request for changes. Many people expressed that they found the style, materials and form appropriate and beautiful. In particular there were positive comments about the way the building style was not driven by current "fashion" and how the pitched roofs helped step the mass down to better integrate into the neighborhood.

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Questions regarding the available current budget for building and landscape.

- What is the effect of a 3 track school if extra funding is not granted?
 - Deferral of classrooms on the N.E. corner & resulting in larger class sizes (which directly contradicts the number one community Visioning requirement).
 - Increases the likelihood of needing portables

Conversation regarding the neighboring student enrollment & anticipated effect of the new school on attendance.

- Intention is to provide a better learning environment that benefits the students, supports improved academic performance and in doing so makes the neighborhood more attractive to young families and increases local attendance rates (as well as property values). Also to provide improved neighborhood amenities through the playgrounds, landscape, trails and community meeting spaces.
- Question was asked what the current enrollment was and how many were planned for. Answer was current capacity is about 413, a 3 round would be about 450 – 475, a 4 round school would service about 550. Leyla said the enrollment statistics are wrong, the District does not know how many out of area students attend, nor does the district know how many students open enroll out.

Presentation and discussion by design team of the energy modeling results and the sustainability features of the school:

- Partial list includes: 30% better energy performance than code, making Columbine one of the most energy-efficient schools in the district; passive solar design; excellent low-E operable windows; great daylighting and super-efficient, high-quality artificial lighting; high-performance mechanical systems; healthy indoor air quality; durable materials; water conserving fixtures and landscaping; and pre-planning for future additions such as a live “green” roof science classroom, sustainability educational interfaces (such as Photovoltaic digital display) and PV panels.

Questions and some concerns about the amount of paving and parking.

- The current plan shows fewer parking spaces than the total number of staff.
- The additional paving is driven by the expanded play areas (foursquare courts, etc.) and moving the pickup & drop-off off of Repplier. Reminder that Bill Cower, City of Boulder Traffic Engineer expressed approval of the drop off lane as a way to alleviate congestion on Repplier.
- Discussion by some that the expanse of asphalt is still too big, Suggestion to put the parking into the green spaces, suggestion to render the center island back to the children. One comment was made that that the expanse of asphalt did not meet with the things the neighborhood felt were important.
- Reply that the DAT did go through several options with drives and parking and the option shown was considered the best by the DAT.
- Below are calculations based on DAT questions raised and answered in May 2009:
 - Existing building footprint = 58,780sf including outbuildings and counting the interior courtyard as it is not open space
 - Existing asphalt (cars) = 23,164 parking and drives
 - Existing Asphalt (play) = 5,184
 - TOTAL = 87,128 sf or **20.0%** of 10 acre site

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New building footprint = 54,086 includes first floor footprint and outdoor stage
New asphalt (cars) = 41,252sf parking and drives
New Asphalt (play) = 14,178sf
TOTAL = 109,516 sf or **25.1%** of 10 acre site

New play area asphalt is nearly 3 times the size of the existing, parking is roughly the same and the new drive is just over 18,000sf.

Neither calculation includes the concrete walks throughout the site.

- The driveway/parking configuration was explored rigorously during the prior DAT meetings and designed for maximum safety for students.
 - The current version is shortened from prior versions to accommodate the request to minimize asphalt; however the fire department recently requested additional width so that fire trucks could enter the loop even if cars were parked along the side.
 - There was a request to explore utilizing the central landscape strip in the center of the driveway “U” for community gardens.
 - Question was brought up about making Repplier a one way. Bill Cower said in DAT #4 that one of the original tasks of the DAT was to get traffic off Repplier.

Art and Community

- Shelly Goddard volunteered to be the Neighborhood Art Point person – yea Shelly!
 - Anyone who wishes to volunteer to be part of this group, please contact Shelly 303.444.6260. The design team will connect with her and explore opportunities for art and community led landscaping/gardening as part of the project.
 - Shelly’s comments were she loves the design for the new school, loves the community spaces BUT that people are feeling left out.
 - DAT member David Miles commented that people are being scared and wondered where all the voices that were heard tonight had been throughout the process.
 - Comment about the expanse of brick walls especially on the North side, that it would be nice to break these up.
 - Question asked if the doors on the building that enclose the trash dumpsters could be contemporary looking.
 - The project team still has the names of the landscape group that volunteered previously and plans to contact them as well after the team receives final direction from BVSD, and begins the construction documentation phase.

- 4. Next DAT meeting was not set, pricing was due in on the DD set and, then a decision will be made as to progress with the documents.**