

Questions & Responses from Initial IGA Meeting December 15, 2021

- Concerns surrounding sound attenuation of any rooftop equipment -> most of our equipment will now be located in the basement of each building, with dedicated outdoor air system (“DOAS”) units with energy recovery the only remaining rooftop equipment, and the current thinking is heat pump equipment on the ground (which could be replaced with VRF equipment, but that analysis is still ongoing).
- 19th street entrance / Moly – concern about students having to inch into the road to see -> We will continue to evaluate the wall and site lines but the goal is to remove sections of the wall that limit visibility.
- Is wall historic? -> our research has not found any evidence that the wall is historic.
- Will EV charging be available? -> We are finalizing the location of PV (including an evaluation of locating PV to the south in survey fields), but yes, we do expect there will be some EV charging on site.
- What is the plan to absorb more cars, or find ways to limit use / parking for students and better incorporate transit -> Yes, shuttle service will be rethought with increased capacity (likely minibus type shuttle) and Mines will not let MP students park on campus, which will limit the number of daily trips.
- The design looks quite dense, without the feeling of solitude and wildlife and humans enjoy. How will we address this (building sizing and massing)? -> We purposely planned slightly more dense buildings in existing locations of previous development to limit the impact to natural features (trees, storm water, etc.). Each building is only 100-150 beds or so, which is the ideal community size and is much smaller than the 300-500 beds per building seen in typical on-campus housing nationwide.
- Crosswalk concerns about safety were expressed -> Safe pedestrian crossing of 19th street has been carefully considered by our team, which led to the creation of the plaza that connects to the existing crosswalk to facilitate a singular crossing location, if possible, along shortest route (which students will seek out). The wall and sightlines will be evaluated to optimize safety.
- Will the playground be part of the new development -> Yes, playground equipment will be located at the Infinity Circle area where the student families will be located.
- How will the residents be distributed? -> Infinity Circle will be reserved for student families and graduate students. The new buildings will house a combination of graduate students (buildings 5 & 6) and upper level undergraduates (buildings 1-4).
- What will the total number of beds be? -> There are 538 existing beds and we are currently targeting a total of approximately 1,100 when complete, inclusive of family spouses and residence life staff (RA’s and RD’s).
- Who are the GC and architecture partners? -> We proposed a full team as part of a competitive procurement with Saunders as our Design-Build partner and Design Collective and TreanorHL as our architectural design partners.
- Please confirm that the 19th Street setback will be 25’ from the property line to the building walls along the street, per the IGA, and that the buildings themselves will not exceed 50’. -> The setback is 35-40’ depending on the building and the building heights do not exceed 50’ from the midpoint of the sloped roofs. The limited remaining mechanical equipment on the roofs does not exceed 60’ as required by the IGA.

- There was a suggestion to limit the number of mature trees removed along 19th Street. -> The development team and Mines endeavor to keep as many trees as possible, especially those that provide a buffer along 19th Street.

Questions & Responses from Second IGA Meeting January 19, 2022

- How many, if any, of the buildings are ADA compliant? -> All of the buildings are being designed to code and ADA compliance.
- How will you address the added traffic – both pedestrian and automobiles – along 19th Street (especially at the intersection with Parfet Estates Drive)? -> The pedestrian traffic is designed to flow along the shortest path, through the center of the site, until the intersection of 19th and Moly where they will cross 19th Street.
- Can you provide more details about the solar arrays in the survey fields to the south (location, size, footprint, etc.)? -> The solar arrays are still being sized based on required capacity for the project.
- Re: pedestrian traffic, will lighting be upgraded at the crosswalk at Moly Road? -> Street lighting will be assessed and updated as necessary to ensure visibility and safety.
- Are there any plans showing how the proposed development overlays with the existing buildings and parking lots? -> An overlay will be provided when the presentation is uploaded to the Mines website.
- Regarding construction vehicle traffic, the traffic lanes on the lid (over 6th) have a number of pinch points entering our neighborhood. Any studies of that? Any details about traffic during construction? -> Our traffic study conducted by Kimley Horn indicated that the increased traffic would be able to be absorbed by the existing roadways as is with the addition of a few signs. During construction, deliveries will be scheduled and controlled closely to minimize the impact to the surrounding neighborhoods.
- Will there be adequate parking within Mines Park so that students will not park along Parfet Estates Drive? -> Yes, we have used historical Mines parking data to assess our parking needs. There is also the location identified for an overflow parking lot in the event Mines has aspirations for occasional higher need days for specific events, etc.
- From your presentation it looks like the crosswalk at 19th and Moly will be relocated? -> We were showing this initially, but we have since coordinated with the City of Golden and will be leaving the 19th and Moly crosswalk where it is currently located.
- You made a remark about the additional crosswalks helping slow the traffic on 19th. We have had many issues with speed along the straightaway part of 19th. The new streetscape has not really lowered speeds, although it has provided better separation between pedestrians and cyclists. Have studies actually shown that crosswalks effectively slow traffic? -> Yes, the addition of the mid-block crosswalk will work to slow the speed of traffic as will the increased pedestrian traffic.
- Also, how to handle the intersection of 19th and 6th? It is already a disaster and doubling beds will certainly have an effect – not just going to campus but other trips. -> This intersection is outside of the project scope. One improvement is that Mines is transitioning the autonomous

rover to a human-operated shuttle which will be able to move through that intersection much more efficiently.

- Will any of the crosswalks be raised? -> No, the project is not planning to raise any crosswalks.
- How much of this student housing will extend into the open space to the south? -> We are not extending beyond the existing bounds of the Mines Park site today. We will not be extending into the open space at all.
- Will the students have parking permits or stickers designating their ability to park at Mines Park? -> Mines oversees the parking at Mines Park and it is controlled via registered license plates.
- Will Tangent Way be the only way to access Infinity Circle? Also, will laundry facilities be available to students in each building? What changes are being made to student amenities? (it looks like the two Community Centers at Mines Park are no longer in the updated plans?) -> Both Tangent and Moly will still provide access to Infinity Circle. Laundry facilities are currently planned to be provided in every unit. Student amenities are being upgraded with a new Commons Building (replacing Community Center #2) including dining and recreation spaces, as well as communal spaces / multipurpose rooms in every new residential building. Community Center #1 is being removed but Community Center #2 is staying and being renovated.
- Are there any structural/environmental measures planned to thwart criminal activity? -> The project plans to include a Public Safety office at Mines Park in Community Center #2. We are also relocating blue phones to easily visible and accessible locations and evaluating site lighting to ensure visibility and safety.
- Why is the rover ceasing operations? -> Mines will still be providing a shuttle but it will be human-operated to improve efficiency and speed thus prompting wider student use.
- Can Mines throw their weight behind the vehicular traffic speeds along 19th? -> Kelly and Chris (from Mines) to look into this.
- Is the daycare center on the land South of Tangent Way by 19th still planned? -> Yes, the daycare center is still planned, but is not part of this redevelopment project.
- How much larger is the footprint of the building South of the community lawn going to be to accommodate all that Walker described? -> The building is accurately sized on the plans we have shown and is just over 15,000 SF.
- Are the plans available online so we can look more closely? -> Yes, the entire presentation will be uploaded to the Mines website.
- How will this redevelopment affect the wildlife? -> We are locating the new buildings approximately in the existing building locations to minimize the impact to wildlife.
- Is the Mines Park Wastewater Research Lab being affected by the development? -> No, the research lab will not be impacted by the development and will remain.