



University of Colorado

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University of Colorado Design Review Board Meeting Notes

Date: Wednesday, January 24, 2024
Time: 8:00 a.m. – 5:30 p.m.
Location: Bruce and Marcy Benson Conference Room, First Floor, 1800 Grant Street,
Denver, Colorado

DRB and Campus Members present:

Mike Winters, Jody Beck, Sarah Brown (via Zoom), Tom Hootman, Laurel Raines, Chris Shears, d'Andre Willis, campus DRB member for the University of Colorado Boulder (CU Boulder), and Cary Weatherford, campus DRB member for the University of Colorado Denver (CU Denver).

Others in attendance not otherwise noted:

Kori Donaldson, AVP of Budget, Finance, and Capital and ex officio member of the DRB
Linda Money, CU Real Estate Services, CU System employee / DRB notetaker
Emily Parker, Sr. Budget, Planning, and Policy Analyst, Office of the VP for Budget & Finance

Mike Winters, Chair, determined a quorum and called the meeting of the Design Review Board to order at 8:05 a.m.

8:00 – 9:20 a.m. Study Session – Board Only

The DRB reviewed administrative matters and items on the agenda prior to convening the public portion of the meeting.

9:30 – 11:30 a.m. Residence Two – CU Boulder Schematic Design Workshop (Information/Direction)

Architects/Consultants:

HDR, Inc.
William Rawn Associates Architects, Inc. (“WRA”)
Swinerton Incorporated

Presenters:

Cliff Gayley, Design Principal, WRA
Christopher Kleingartner, Principal, HDR
Tony Mazzeo, Landscape Architecture Studio Lead, HDR
Erik Tellander, Associate Design Principal, WRA

CU Boulder Campus Presenter:

d'Andre Willis, Director of Planning/Campus Architect,
Facilities Planning (via Zoom)

Others Present:

Sue Bryant, Noresco
Edward Maierhoffer, Swinerton
Jade Mercer, Swinerton
Will Prescott, HDR
Ilze Shook, Swinerton

CU Boulder Campus Representatives Present:

Daniel Gette, Student Affairs
Richelle Goedert, Facilities Planning
Sarah Kiefer, Facilities Planning
Amy Kirtland, Facilities Planning
Edward von Bleichert, Facilities Management Sustainability

Description:

Schematic Design (SD) Workshop for Residence Two, a new 350-bed student housing project in the North Boulder Creek neighborhood, regarding site and landscape design.

A/E Presentation

The design team and the DRB held an SD workshop which was limited to a discussion about elements of the site and landscape design. A copy of the submittal package is available upon request through the contact information noted at the bottom of this document.

DRB Comments

A. Site & Landscape Architecture

At the corner of Athens and 19th Streets:

- Consider adding a short stair or connection from Athens to the “zigzag” sidewalk.
- Continue to study the rise to run of the staircase at the corner. Is there an opportunity to narrow the stairs and add more landscaping from the west to east?
- Explore ways to open up the access along the sidewalk seat wall. Can the seat wall be pulled back?

At the southeast corner of the building along Athens:

- Study ways to soften the corner of the raised walkway. Can some of the wall be removed? Can the wall along the upper walkway be replaced with a railing? Can more slope or terraced planting be used in lieu of the solid wall? Can the seating elements at the stairs be reduced or further integrated?

Additional site comments:

- De-emphasize the entry at the northwest corner of the site (to the south/southeast).
- Study the security of the walkway above the bike parking shelter. Look at the sightlines.

B. Architecture and C. Energy and Sustainability

No comments provided.

DRB Action

No formal action was required for this matter. The DRB provided the comments and direction noted above. The design team acknowledged that responding to the DRB comments would not require any significant site plan or grading revisions.

The design team will send the grading plan next week so it can be reviewed before final flood plain plans are submitted to the City of Boulder. The DRB understands that the grading and site plan are part of the critical path to getting a permit and are committed to helping achieve the schedule.

12:15 – 2:00 p.m.

MC2 & NBC1 Parking Garages – CU Boulder Schematic Design Workshop (Information/Direction)

Architects/Consultants:

Anderson Mason Dale Architects
Wenk Associates Landscape Architects
Haselden Construction
Kimley-Horn and Associates, Inc.

Presenters:

John Graham, Principal, AMD
Ben Blanchard, Principal, AMD
Greg Dorolek, Principal Partner, Wenk Associates
Tyler Kiggins, Senior Associate, Wenk Associates

CU Boulder Campus Presenter:

d'Andre Willis, Assistant Vice Chancellor of Planning and
Design /Campus Architect, Facilities Planning

Others Present:

Todd Dill, Haselden Construction
Ben Henderson, Kimley-Horn (via Zoom)

Other CU Boulder Campus Representatives Present:

Richelle Goedert, Facilities Planning
Jacob Jackson, Facilities Planning (via Zoom)
Amy Kirtland, Facilities Planning
Tom McGann, Parking Services
Josh Porosky, Facilities Planning (via Zoom)

Description:

Schematic Design (SD) workshop for two new parking garages, one at the main campus and one at the North Boulder Creek neighborhood.

A/E Presentation

The design team and the DRB held an SD workshop. A copy of the submittal package is available upon request through the contact information noted at the bottom of this document.

DRB Comments

General

- The DRB understands that although the construction schedule for the two projects varies by several years, it will be reviewing both projects through DD approval on the same timeline.
- For the next submittal, please include details about building and site signage options.
- Additionally, please provide an update about the status of the project alternates.

MC2 Garage

Site and Landscape:

- For the area west of the garage, the DRB prefers alternative 1, but suggests additional study regarding how the space will be used for events. Consider materiality carefully in updated designs to meet the programming needs.
- Also, if the P2 level is at grade with the event space, consider whether there are opportunities to interact between P2 and the event space.
- The team noted that it will work with the campus landscape architect to learn more about pending changes to the campus plant materials palette.

Architecture:

- The DRB expressed a preference for building studies that include the roof and solar panels. It also stated a preference for a building with no or limited screening elements. Study whether screens are needed at the first two-levels, or at all.
- Determine whether a rail should be added above the spandrels at the upper levels.
- The changes to the northwest stairwell are an improvement.
- Provide additional detail about the grade change between the road and pedestrian/bike path south of the garage. The DRB stated that it believes the bike path is a crucial component of the project and should be included in the base project scope and not as an alternate.

NBC1 Garage:

Site and Landscape:

- The site landscape revisions to the project are improvements, including the new setbacks, additional landscaping, water quality treatment plan, and eliminating elevated, hard to access retail spaces from the ground floor.
- The DRB supports a deduct alternate for the relocation of the floodway and likes the idea that the funds can be redirected to other parts of the project.

Architecture:

- Think about screening the north and south sides of the building.
- Consider screening all but 24' at the ramp ingress/egress into the garage *on the north*.
- Determine whether a rail should be added above the spandrel on the east and west sides of the garage.

- Study the color temperature of the lighting to determine the level of disruption at night. Will it interrupt circadian rhythms of people or animals?

DRB Action

No formal action was required for this matter. The DRB provided the comments and direction noted above.

12:15 – 1:30 p.m.

Auraria Higher Education Center (AHEC) Master Plan – CU Denver Update (Information/Direction)

Architect:

Sasaki Associates Inc.

CU Denver Campus Presenter:

Cary Weatherford, Assistant Vice-Chancellor for Facilities
Management and Planning

Description:

Update on the status of the AHEC master plan with the
DRB, CU Denver, and AHEC.

A/E Presentation

Staff discussed the current status of the master plan, which is available upon request through the contact information noted at the bottom of this document.

DRB Comments

- Align connections on the north side of campus to new development, specifically at 11th Street. Emphasize the pedestrian connection.
- Reconsider the terminology “Learning Loop.” Are there better, more accurate descriptions that could be assigned to describe the campus core?
- Illustrate a potential connection at Larimer Street in the same way the connection is envisioned at the DCPA.
- Show the 5280 Trail on the plans.
- Can the plan be responsive to the decline in enrollment at all three institutions? What happens if no academic buildings are added to the “Learning Loop” in the short term but there is development on the remainder of the campus? How will that affect the feel of the campus?
- Is an internal shuttle bus system necessary?
- Provide feedback about the outcome of the open houses.

DRB Action

No formal action was required for this matter. The DRB provided the comments and direction noted above.

3:15 – 5:15 p.m. Chemistry and Applied Math Building – CU Boulder
Continuation of Schematic Design (Action Requested)

Architects/Consultants:

ZGF
James Corner Field Operations
Group 14 Engineering
Whiting-Turner Contracting Company

Presenter:

Braulio Baptista, Design Partner, ZGF

CU Boulder Campus Presenter:

d'Andre Willis, Assistant Vice Chancellor of Planning and
Design /Campus Architect, Facilities Planning

Others Present:

Sadie Cline, ZGF
Karli Molter, Senior Associate, Field Operations (via Zoom)
Ryan Velasco, ZGF

Other CU Boulder Campus Representatives Present:

David Byrne, Jr., Facilities Planning
Katherine Dunklau, Facilities Planning (via Zoom)
Richelle Goedert, Facilities Planning
Wayne Northcutt, Facilities Planning
Chris Sachs, College of Arts and Sciences (via Zoom)
Zach Tupper, Academic Resources
Edward von Bleichert, Infrastructure and Sustainability

Description:

Continuation of Schematic Design (“SD”) submittal for a new
147,000 GSF Chemistry and Applied Mathematics (CHAP)
academic/ research building on the Business Field (a 4-acre
recreational field on Main Campus).

A/E Presentation

The design team gave a comprehensive presentation of the submittal package, which is available upon request through the contact information noted at the bottom of this document.

DRB Comments

At a previous DRB Schematic Design meeting, the DRB “Conditionally Approved” the SD level of design for Sustainability, Site, and Building Massing. The design team was asked to further study roof forms including shed roofs, building facades, and building materials to better tie the building into the context of the site.

- The DRB respects the design team’s responsiveness to its previous comments and their design process to tie this new building into the context of the Boulder campus.

- The discussion at today's meeting was limited to schematic design level review of the new roof forms, new building elevations, and building materials.
- The DRB accepts the design team's preferred roof study which concludes that the flat roof helps reduce the height of this very large building, helps to eliminate the complex intersections created by shed roofs, and will save the project between \$1.4 - \$1.7 million in construction costs.
- The building façade studies have improved, including the integration of the north and south façades into the overall building design. Continue to study the articulation of the southwest mass at the southwest entry.
- The DRB accepts the addition of terra cotta to the façades as a new material referencing the tile roofs of the campus context. The articulation of this material on the façades helps break down the previous rigor and helps reflect the variety of window treatments found on campus.

DRB Action

Chris Shears moved to approve the Schematic Design submittal for the Chemistry and Applied Math Building. Jody Beck seconded the motion, which passed unanimously.

There being no further business, the public meeting of the Design Review Board adjourned at 4:20 p.m.

(For assistance obtaining any copies of the submittal documents referenced within these meeting notes, please contact Linda Money at (303) 860-6110 or linda.money@cu.edu.)