

University of Colorado Design Review Board Meeting Notes

Date: Wednesday, February 28, 2024
Time: 8:30 a.m. – 3:00 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, Tom Hootman, Laurel Raines, Chris Shears, d'Andre Willis, campus DRB member for the University of Colorado Boulder (CU Boulder), and Meg Hohnholt, newly appointed 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 (via Zoom)

Mike Winters, Chair, determined a quorum and called the meeting of the Design Review Board to order at 8:45 a.m.

8:30 – 9:10 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. At the end of the study session, the DRB welcomed Meg Hohnholt, the new Director of Design and Construction, Campus Architect, for the CU Denver campus. Meg joined the meeting for approximately two hours.

9:20 – 10:50 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
Sheridan Staats, HDR
Erik Tellander, Associate Design Principal, WRA

CU Boulder Campus Presenter:
d'Andre Willis, Director of Planning/Campus Architect,
Facilities Planning

Others Present:
Megan Keogh, Noresco
Mark Meaders, HDR (via Zoom)
Jade Mercer, Swinerton
Amanda Owens, HDR (via Zoom)
Lauren Perry, WRA
Will Prescott, HDR
Ilze Shook, Swinerton
James Zarske, Noresco

CU Boulder Campus Representatives Present:
Daniel Gette, Student Affairs
Richelle Goedert, Facilities Planning
Sarah Kiefer, Housing Facilities Services
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, specifically regarding architecture and sustainability.

A/E Presentation

The design team and the DRB held an SD workshop with a focus on architecture and sustainability. 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 design team gave an informative presentation that illustrates its process and discovery. The DRB appreciated the team's research and modeling.
- At SD, provide an update on project costs.

A. Sustainability

- Continue to refine the energy use intensity (EUI) benchmark target:
 - The EUI of 58 seems high especially in comparison to Res 1. Hopefully Res 2 will equal or beat Res 1 EUI.
 - The ASHRAE EUI benchmark of 55 is not appropriate for a new building (55 is the ASHRAE benchmark for an existing building).
 - Consider the Zero Code EUI benchmark of under 40.

- At SD, provide additional information about why the energy consumption expectations are so high for cooling, the fans, and the pump.
- Determine with the campus whether additional/improved ventilation is desired. Can DOAS be incorporated into the project?
- To the extent possible, provide information using the same use assumptions as Residence One.
- Review and update the energy points on the draft LEED scorecard to achieve LEED Gold.
- Provide background information on the integration of the design process with the regenerative design framework.
 - How has the regenerative design framework impacted the design process and outcomes?

B. Landscape

- Evaluate whether a stair should be added from the north to the sloped path at the northeast corner of the site.

C. Architecture

- The DRB supports a potential move toward metal or terracotta.
- No decision on material or color were made at the SD workshop. Continue to study building materiality and color for the SD submittal.
- Identify solutions that benefit from and reflect a natural variation in color.
 - Include studies that show options for proposed building material and color in the context of the larger site and at different seasons.
 - The DRB prefers less contrast in the building material and color both along the building façades and between the buildings.
- Continue window studies that show variations. The bottom left image on slide 105 shows a good window offset.
- Continue to study the design of the bike shelter to make it better fit into the site and landscaping.
- The proposed increase in height of the parapets of the building facades works well to obscure the rooftop mechanical units.

DRB Action

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

**11:00 a.m. – 12:15 p.m. MC2 & NBC1 Parking Garages – CU Boulder
Schematic Design (Action Requested)**

Architects/Consultants:

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

Presenters:

Ben Blanchard, Principal, AMD
Greg Dorolek, Principal Partner, Wenk Associates
John Graham, Principal, AMD (via Zoom)

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)
Tyler Kiggins, Wenk Associates

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
Edward von Bleichert, Facilities Management Sustainability

Description:

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

A/E Presentation

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

DRB Comments

General

The DRB appreciated the presentation and update about project alternates. The board is glad to see that the roof, solar panels, and bike paths have been included in the base project scope of the Main Campus garage. The DRB encourages the campus to include the screen alternate for the North Boulder Creek garage in the base project scope, if financially feasible.

A. Sustainability

No comments.

B. Landscape

Main Campus 2 Garage Comments:

- The DRB prefers the alternate west plaza concept. At the west plaza:
 - Determine whether a curb is needed along the bosque of trees to protect plants.
 - Refine the plan to show grading on the west side of the plaza.
- Evaluate the grading along the north side of the garage to align planting and design with grade change.
- Identify whether the railings along the roadway to the south of the building need to be vehicle rated and provide more detail at Design Development on the railing type.
- Explore whether bike and car detection is needed at the southeast garage entrance/exit.
- Continue to modify and detail the grading along the south side of the garage, particularly at transition points (entrance/exit from garage for cars and pedestrians; pedestrian crossings from north to south).

No comments on North Boulder Creek 1 garage.

C. Architecture

General Comments:

- Incorporate more transparent glass in the lobbies, rather than the more typical grey glass.
- Due to cost, the garage railing at the spandrels is not a critical architectural element.

Main Campus 2 Garage Comments:

- Study the detailing at the northwest corner of the garage.
 - Should stone be incorporated?

No comments on North Boulder Creek 1 garage.

DRB Action

Sarah Brown moved to approve the Schematic Design submittal for the MC2 and NBC1 Parking Garages, with the comments noted above. Tom Hootman seconded the motion, which passed unanimously.

1:20 – 1:35 p.m.
*(Time changed
day of meeting.)*

**Conference Center and Hotel Garage Update – CU Boulder
Design Development Follow-Up** (Information/Direction)

Architects/Consultants:
WATG

CU Boulder Campus Presenter:
d'Andre Willis, Director of Planning/Campus Architect,
Facilities Planning

Other CU Boulder Campus Representatives Present:
Amy Kirtland, Facilities Planning
Edward von Bleichert, Facilities Management Sustainability

Description: Design Development follow-up regarding parking garage
for P3 development of conference center and hotel in the
Grandview area.

A/E Presentation

CU Boulder staff provided an update on the parking garage for the Conference Center and Hotel project. A copy of the submittal package is available upon request through the contact information noted at the bottom of this document.

DRB Comments

The DRB reviewed the final materials palette. The board asked some questions about the perforated metal panels:

- Is the 40% perforation pattern visually effective as a screening element?
- The DRB questions whether the undulating angled panels will be visually effective? The on-site mockup will help to visualize this effect.
- Study the gage of the perforated metal panels and the frame and support system to eliminate the potential that the panels will bend.

Following the meeting, the campus provided responses to the Board's questions in email.

DRB Action

No formal action was required for this matter.

The DRB would like to view the onsite mock-up of the metal panels when it is available.

1:35 – 2:15 p.m.
(Time changed
day of meeting.)

CU South Flood Structures Update – CU Boulder Update (Information/Direction)

Presenters:

Brandon Coleman, Engineering Project Manager,
City of Boulder
Derek Silva, Associate Vice Chancellor for Business
Strategy, CU Boulder (via Zoom)
d'Andre Willis, Director of Planning/Campus Architect,
Facilities Planning, CU Boulder

Other CU Boulder Campus Representatives Present:

Katherine Dunklau, Facilities Planning (via Zoom)
Amy Kirtland, Facilities Planning
Monika Magenheimer, Facilities Planning (via Zoom)
Edward von Bleichert, Facilities Management Sustainability

Description:

Review of City of Boulder's 60% design package for the South Boulder Creek Mitigation project, including a detention facility and floodwall, at the CU South site.

A/E Presentation

CU Boulder and CU staff provided an update of the South Boulder Creek Mitigation project. A copy of the submittal package is available upon request through the contact information noted at the bottom of this document.

DRB Comments

- The DRB reviewed the planned flood structures the City of Boulder will construct at CU South.
- The board asked whether the city could explore ways to make the edge of the embankment more natural (less planar).
- It also asked whether the entrance road should be eased along the edge of the embankment so as not to limit how the rest of the site will develop in the future.

DRB Action

No formal action was required for this matter.

2:15 – 3:00 p.m.

Draft Climate Action Plan – CU Boulder Review (Information/Direction)

CU Boulder Campus Presenters:

Chris Ewing, Vice Chancellor and Chiefs Facilities Officer
Infrastructure and Sustainability
Heather VanGenderen, Chief Sustainability Officer,
Infrastructure and Sustainability

Other CU Boulder Campus Representatives Present:

Amy Kirtland, Facilities Planning
Courtney Kjelland, Infrastructure and Sustainability
Stacy Lindholm, Facilities Planning
Brian Lindoferfer, Facilities Management Campus Planning
Chris Wright, Budget and Finance

Description: Review of the draft Climate Action Plan (“CAP”) for the Boulder campus.

A/E Presentation

CU Boulder staff presented a draft of the Climate Action Plan (CAP) for the Boulder campus. A copy of the submittal package is available upon request through the contact information noted at the bottom of this document.

DRB Comments

- The DRB heard a presentation of the draft Climate Action Plan from the steering committee and thanked them for their efforts.
- The DRB appreciates that the CAP uses 2019 as its base year and the addition of Scope 3 emissions to its goals.

DRB Action

The Board and the campus look forward to a strong partnership supporting the goals of the CAP moving forward.

No formal action was required for this matter.

There being no further business, the public meeting of the Design Review Board adjourned at 3:00 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.)