

## University of Colorado Design Review Board Meeting Notes

Date: Tuesday, April 23, 2024  
Time: 2:00 – 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, Tom Hootman, Laurel Raines, Chris Shears, and d’Andre Willis, campus DRB member for the University of Colorado Boulder (CU Boulder).

### **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 2:15 p.m.

### **2:00 – 2:30 p.m. Study Session – Board Only**

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

### **2:30 – 4:15 p.m. Residence Two – CU Boulder Schematic Design (Action Requested)**

#### Architects/Consultants:

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

#### Presenters:

Cliff Gayley, Design Principal, WRA  
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:

Christopher Kleingartner, HDR (via Zoom)  
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) submittal 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 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 design team provided an update on project costs, which indicated the project is slightly over budget. The design team will work with the campus to provide options to resolve budget issues.
- The DRB appreciated the presentation of the multiple models and material finishes.

### **A. Sustainability**

- There is progress in reducing the projected EUI. Continue to pursue and report on opportunities to further reduce EUI.
- Work with the campus to further study the use of operable windows and/or mechanical ventilation in all the living spaces. The current design shows shared living spaces provided with mechanical ventilation while the bedrooms have only natural ventilation provided by narrow operable windows. Verify code requirements for mechanical ventilation for projects meeting or exceeding energy code air leakage requirements. Verify the window operable area is sized for effective passive cooling.
- Challenge the team to meet the Office of the State Architect High Performance Certification Program (HPCP) point minimum requirement of five points in the LEED category, Optimize Energy Performance. Note that there are additional LEED credit priority requirements in the HPCP.

## **B. Landscape**

- Consider the integration of additional landscaping elements at the base of the building at the northeast corner of the site to soften the corner at Athens and 19th.
- Study the amount of pavement along 19th in the conveyance zone. Can the 19<sup>th</sup> Street edge be articulated with more plantings and/or additional or relocated street trees?
- The DRB appreciates the additional studies of the entry at Athens. The DRB recommends adding a stair to connect to Athens from the ramp. The stair can be smaller in width than what was shown in the study.
- Validate that the number of bike parking spaces aligns with the number needed by the future residents.
- Explore ways to soften the monumental concrete stairs at southeast of site. Also study the paved area for bike parking and pedestrians to see if hard surfacing can be reduced.

## **C. Architecture**

- The DRB understands the choice of a mass timber structure and its benefit with regards to the reduction in embodied carbon. The design team illustrated that the choice of a mass timber structure requires a lightweight façade material. The design team recommends a lightweight metal façade with a narrow vertical joint expression to achieve the curvilinear façade forms. The DRB accepts the design team recommendation and understands that cost will determine whether the finish is painted.
- For the DD presentation:
  - Continue the color study and provide larger samples.
  - Include images of buildings with similar coloration.
  - Explore different finishes. The sheen is almost as important as color.
- The DRB agrees with the design team's recommended living room window size of 5'6" and with the recessed glass with extended frame articulation areas. The DRB prefers the study of the fenestration pattern centered on the bedrooms.
- Explore how the building base can be further articulated to relate back to the facades.

## **DRB Action**

Jody Beck moved to approve the Schematic Design submittal for Residence Two, with the comments noted above. Sarah Brown seconded the motion, which passed unanimously.

4:15 – 5:15 p.m.

**Johnson Contemplative Garden – CU Boulder  
Pre-Design/Concept Design (Information/Direction/Action)**

Architects/Consultants:  
BHA Design

CU Boulder Campus Presenter:  
Richelle Goedert, Facilities Planner/Landscape Architect,  
Facilities Planning

Others Present:  
Win Johnson, Donor

Other CU Boulder Campus Representatives Present:  
d'Andre Willis, Facilities Planning

Description:  
Pre-Design/Concept Design submittal for design and  
construction of contemplative walkway west of Varsity  
Lake provided through gift from Johnson Family.

**A/E Presentation**

Staff 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 information about the project alternates. The DRB also thanked the Johnsons for their generous gift and for allowing the DRB to review the project. The location chosen for the contemplative garden at Varsity Lake will provide a great landscape addition to the campus and will be a very inviting and memorable place.

**A. Landscape**

- The water level in Varsity Lake fluctuates throughout the year. The design will use the water elevation at 5404'.
- The DRB prefers the entrance to the garden shown in Concept B.
- Consider the potential to add the calming sound of running water, if possible.
- Consider adding a Ginkgo tree.
- The DRB would like to see the grading plan once it's developed.

**DRB Action**

Chris Shears moved to approve the combined Pre-Design/Conceptual Design submittal for the Johnson Contemplative Garden, with the comments noted above. Tom Hootman seconded the motion, which passed unanimously.

There being no further business, the public meeting of the Design Review Board adjourned at 5:10 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](mailto:linda.money@cu.edu).)*