

University of Colorado Design Review Board Meeting Notes

Date: Wednesday, May 22, 2024
Time: 8:00 a.m. – 1:00 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 (via Zoom), Tom Hootman, Laurel Raines, Chris Shears, Meg Hohnholt, newly appointed campus DRB member for the University of Colorado Denver (CU Denver), André Vite, campus DRB member for the University of Colorado Anschutz Medical campus (“Anschutz”), and d’Andre Willis, campus DRB member for the University of Colorado Boulder (CU Boulder) (via Zoom).

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 8:20 a.m.

8:00 – 8:45 a.m.

Study Session – Board Only

8:45 – 10:15 a.m.

**Proton Therapy Facility – CU Anschutz
Pre-Design (Information/Direction)**

Architects/Consultants:

Legion Healthcare Partners

Presenters, from Legion Healthcare Partners (via Zoom):

Matthew Palmer, President and Chief Operating Officer

John Jessen, Senior Vice President, Design and
Construction

CU Anschutz Campus Presenters:

Sarah Milgrom, Associate Professor of Radiation Oncology

André Vite, AIA, Assistant Vice Chancellor, Facilities
Planning and Design

Description:

Pre-Design submittal for a potential new Proton Therapy
Facility on the Anschutz Medical Campus.

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

The DRB appreciated the thorough presentation. There was good discussion of site options, requirements, and constraints. The design team answered the DRB's questions about the facility's use and unique construction requirements.

- The amount of surface parking is still a question, especially with the parking garage adjacent to the site.
 - At a minimum, the 4 spaces at the northwest corner of the site should be eliminated to help landscape the corner of the intersection.
- The pedestrian connection from the Outpatient building to the Proton entry should be studied and improved.
- Perhaps there can be a landscaped contemplative garden added somewhere on site.

The DRB hopes this project will find a way to move ahead and looks forward to the next discussion about the project.

DRB Action

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

10:25 – 11:55 a.m.

MC2 & NBC1 Parking Garages – CU Boulder Design Development (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

CU Boulder Campus Presenters:

Amy Kirtland, Assistant Director of Planning, Facilities Planning
d'Andre Willis, Assistant Vice Chancellor of Planning and
Design /Campus Architect, Facilities Planning (via Zoom)

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
Tom McGann, Parking Services
Josh Porosky, Facilities Planning (via Zoom)

Description:

Design Development (DD) 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

Main Campus 2 Garage Comments:

A. Sustainability

No comments.

B. Landscape

- The team confirmed that although the plans only show one-gallon shrubs, some five-gallon shrubs will also be planted.
- Grading:
 - Continue to refine the grade at the transition from the new garage to the existing garage. The current grading shows a curb height change.
 - Ensure the grading doesn't exceed ADA accessibility along the pedestrian path.
- Study whether the railing that separates the drive lane from the bike and pedestrian pathway can be moved away from the edge of the drive lane to protect it from damage from the adjacent auto traffic. Can the drive aisle be reduced to two 11-foot lanes to provide this protective setback?
- Bike and Pedestrian Path
 - Eliminate the elevated pedestrian path.
 - Continue to coordinate with the City of Boulder to discuss the best ways to address bike and pedestrian paths east of the new garage.
 - Should the uses of the pathways be combined (vs. the color separation)?
 - Could there be a color detail at the crosswalks (where bikes and pedestrians share the path)?

C. Architecture

- The DRB prefers Guardian Sun Guard SN68 Crystal Clear (LowE) for the glass.
- Submit a small lighting package to the DRB illustrating the interior light quality and visibility (to neighbors). The DRB will review and send comments, but there is no need to meet again.
- The DRB approved the three uniform slopes at the PV panels roof line.
- The DRB expressed a preference for the stone to be included in the project and not carried as a deductive alternate.
- A stone mockup will be created to define the final mix ratio of stone colors with respect to the context of the campus on this site.

North Boulder Creek 1 Garage Comments:

A. Sustainability

No comments.

B. Landscape

No comments.

C. Architecture

- The DRB prefers Guardian Sun Guard SN68 Crystal Clear (LowE) for the glass.
- Submit a small lighting package to the DRB illustrating the interior light quality and visibility (to neighbors). The DRB will review and send comments, but there is no need to meet again.
- Reevaluate the inclusion of DRB preferred alternates including the roof, solar panels, façade screening, and brick at the time the campus decides to proceed with construction.
- The DRB approved the three uniform slopes at the PV panels roof line like MC2.
- If the campus does not commence construction within three years of the DD approval on May 22, 2024, return to the DRB to provide a project update and a new DD review at the time the campus decides to proceed with the project.

DRB Action

Mike Winters moved to approve the Design Development submittal for the MC2 and NBC1 Parking Garages, with the comments noted above. Jody Beck seconded the motion, which passed unanimously.

12:00 – 1:00 p.m.

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

Architect:
Sasaki Associates Inc.

CU Denver Campus Presenters:
Cary Weatherford, Assistant Vice-Chancellor for Facilities
Management and Planning
Meg Hohnholt, Director of Design and Construction,
Campus Architect

Description:
Discussion of the draft AHEC master plan
with the DRB and CU Denver.

A/E Presentation

The DRB and staff discussed the draft framework plan and how project review may be governed in the future. The draft framework plan is available upon request through the contact information noted at the bottom of this document.

DRB Comments

- Is there an opportunity to develop equity-centric guidelines in the plan? Given the scope of the plan, is there a chance to find ways to create district-level improvements?

DRB Action

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

There being no further business, the public meeting of the Design Review Board adjourned at 1:10 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.)