

## University of Colorado Design Review Board Amended Meeting Notes

Date: Tuesday, July 19, 2022  
Time: 9:30 a.m. – 3:30 p.m.  
Location: Zoom Meeting

### **DRB and Campus Members present:**

Don Brandes, Sarah Brown, Cheri Gerou, Tom Hootman, Chris Shears, Mike Winters, d’Andre Willis, campus DRB member for the University of Colorado Boulder campus (“CU Boulder”), Carolyn Fox, campus DRB member for the University of Colorado Colorado Springs campus (“UCCS”), and Mark Guerrero, campus DRB member for the University of Colorado Anschutz Medical campus (“Anschutz”).

### **Others in attendance not otherwise noted:**

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

Don Brandes, Chair, determined a quorum and called the meeting of the Design Review Board to order at 9:30 a.m.

### **9:30 – 10:30 a.m. Study Session – Board Only**

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

### **10:30 a.m. – 12:00 p.m. Conference Center and Hotel – CU Boulder Design Development (Action Required)**

#### Architects/Engineers/Consultants:

WATG Architects  
Limelight Hotel Group  
Hensel Phelps, Contractor  
Jones Lang LaSalle Americas, Inc.  
JVA, Inc., Engineering Consultants

#### Presenters from WATG Architects:

Bryan Algeo, Senior Vice President and Design Director  
Ashlynn Braget, Architect  
Daniel Patton, Senior Project Manager, Project Architect

#### Others Present:

Jean Coulter, Owner’s Representative, The Little Nell  
Hotel Group  
Ali Suryoprabowo, Project Architect, Landscape  
Designer, WATG Architects

Joel Steinberg, MPM, LEED AP, Vice President, JLL  
Lance Walker, ASLA, Vice President, Landscape  
Architect, WATG Architects  
Teresa Wechsler, Investment Analyst, The Little Nell Hotel  
Group

CU Boulder Campus Representatives Present:  
Katherine Dunklau, Project Manager, Design and Construction  
Richelle Goedert, Facilities Planner/Landscape Architect,  
Facilities Planning  
Derek Silva, Assistant Vice Chancellor for Business Strategy  
d'Andre Willis, Director of Planning/Campus Architect,  
Planning, Design, and Construction

Description: Design Development (“DD”) submittal for P3  
development of a conference center and hotel  
(“hotel”) and parking structure in the Grandview  
area.

## **A/E Presentation**

WATG gave an abbreviated presentation of the submittal package. The comprehensive submittal is available upon request through the contact information noted at the bottom of this document.

## **DRB Comments**

### **A. Site & Landscape Architecture**

- Revise proposed landscape plant materials to reflect Colorado standards (variety/caliper/gallons) and spacing.
- Please coordinate with Richelle Goedert, Campus Landscape Architect, on the proposed variety/type of streetscape trees.
- Research wind loads to ascertain whether courtyard umbrella tie downs are sufficient.
- Eliminate or re-design the courtyard trellis. The proposed alternative schemes appear too vertical and out of context with the hotel courtyard and views to the hotel. The team could consider the courtyard landscaping to welcome guests, visitors, and students.
- At the parking garage, the DRB prefers grading the ramp to the ground level in order to eliminate the guard railing (near the existing residential building on the right side of the pocket park).

## **B. Architecture**

- Regarding callouts and materiality:
  - For the porcelain pattern ratio study — the lighter option #1 is preferred.
  - For aluminum panel, the blend of light and dark colors should be shown in the architectural materials mockup.
  - Include a section of the underside of the front canopy in the final DD package.
- For parking garage:
  - Limit light pollution/glare from lighting in parking garage.
    - Rooftop lighting will be visible from Downtown Boulder and some hotel rooms.
  - Include parking garage panels in architectural materials mockup.
- Include extended views of the parking garage in the final DD package.

## **C. Energy and Sustainability**

- The Limelight brand goals are compelling and commendable; the electric approach is great.
- Design the project to reach original energy goal of 30% or better.
- Confirm 65 points for LEED Gold (minimum for CU).
  - The inclusion of the updated LEED scorecard is appreciated.
  - Make effort to improve energy performance, particularly around LEED, to add value into project.
    - Don't buy points that don't add value; bolster energy performance instead.
- Verify onsite carbon emission reduction and 55% daylighting analysis.
- Develop a strategy for onsite renewable energy production to augment energy goals.
- Review energy modeling for water source chillers.
  - With cooling towers and electric boilers, this is a good and extremely energy efficient system.
- Determine if PV panels can be added to parking garage or roof.
  - Solar study was appreciated.
  - Calculate reduction in demand charges with integration of renewables.

## **DRB Action**

After the last presentation of the day, the DRB finished its discussion of the project submittal. Don Brandes made a motion to conditionally approve the Design Development submittal for the conference center and hotel and parking structure on the CU Boulder campus upon the condition that a future DRB site visit is scheduled to review an architectural materials mockup. Mike Winters seconded the motion, which passed unanimously. Although available for the entire presentation and discussion, due to a scheduling conflict, Sarah Brown was not present to vote on this motion.

12:00 – 12:30 p.m.

**Continuing Education Shade Structure – CU Boulder  
Conceptual Design (Action Requested)**

Architect:

PEH Architects, Boulder, Colorado

Presenters:

Christopher Mirto, Partner, AIA, LEED AP, PEH Architect  
Wayne Northcutt, Facilities Planner, CU Boulder

CU Boulder Campus Representatives Present:

Marina Florian, Design and Construction Project Manager,  
CU Boulder

Richelle Goedert, Facilities Planner/Landscape Architect,  
Facilities Planning

Linda Starkey, Director of Operations, Continuing Education,  
CU Boulder

Kristen Swanson, Continuing Education, CU Boulder  
d'Andre Willis, Director of Planning/Campus Architect,  
Planning, Design, and Construction

Description: Conceptual Design submittal for construction of new shade structure on 3<sup>rd</sup> floor roof deck of Continuing Education Building, to increase year-round use.

**A/E Presentation**

Campus staff and a representative of 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**

**A. Site & Landscape Architecture**

No comments provided.

**B. Architecture**

- The DRB acknowledges that given the small project area, the shade structure will cover the entire area. It also expressed its support for the use of a Trex product.
  - Confirm that the Trex product will not sag in this application.
  - Select a grayish tone for the color of the structure.
- At Schematic Design, the DRB would like more detail regarding callouts, spacing, and structural tie-ins.

**C. Energy and Sustainability**

No comments provided.

## DRB Action

Don Brandes made a motion to approve the Conceptual Design submittal for the Continuing Education Shade Structure including the comments noted above. Sarah Brown seconded the motion, which passed unanimously. Due to a scheduling conflict, Chris Shears was not available for this presentation or the vote on this motion.

1:00 – 2:15 p.m.

### **UCCS Campus Master Plan – UCCS Initial Review** (Information/Direction)

Architect:

SmithGroup, Denver, Colorado

Presenter:

Kevin King, Principal, Campus Planning, SmithGroup

UCCS Campus Presenter:

Carolyn Fox, Executive Director, Planning, Design &  
Construction, and University Architect, Facilities  
Management

Description: Update on progress of 2022 Master Plan.

## A/E Presentation

Campus staff and a representative of SmithGroup 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 Comments

The DRB made suggestions about or discussed items to consider as part of the master plan, including:

- Campus Infrastructure
  - Continue to study the reduction in parking usage due to increases in remote employees and students;
  - Consider the future need and flexible uses of office space vs. academic space; and
  - Evaluate the current and future carrying capacity of the infrastructure on campus.
- The Future of UCCS
  - As much as practical, try to determine or define the future use of the Cybersecurity Building;
  - Update goals and objectives identified in 2012 for 2022;
  - Reflect enrollment trends; and
  - Study future growth indices.

- How to Make UCCS a Destination Campus
  - Improve connectivity on campus and to surrounding community;
  - Enhance campus uniqueness to make more visible and more inviting; and
  - Determine mobility, access, circulation, and parking, with an end goal of creating a gateway and sense of place based on the physical and natural features of the campus.

### **Sustainability and Energy Comments**

- Sustainability studies, including wind and solar, are great inclusions in master plan.
- How will sustainability and energy in master plan affect future projects coming before the DRB?
  - Include information about goals and planning for energy performance, carbon reduction, energy reduction and generation, renewable energy, resilience, using resources wisely, integration with landscape, increasing sustainability through education, enlightenment, showing impact of daily decisions.

### **DRB Action**

Formal action was not required. The DRB is looking forward to future updates about the development of the master plan. Don Brandes indicated that he is looking forward to his continued participation on the Master Plan Steering Committee. It was noted that his attendance and input have been greatly appreciated.

### **Hybl Sport Court**

As part of the UCCS Master Plan discussion, the DRB also heard an introductory presentation regarding the preferred site of a new sports court near the Hybl Building.

### **DRB Comments and Action**

#### **General Comments**

- Identify anticipated uses of and programs at the sports courts; and
- Determine scope of site and landscaping improvements surrounding court:
  - Including fencing, seating, lighting, grading, and access to facilities like water and restrooms.

Formal action was not required, although the DRB agreed that the preferred site is the most suitable. The DRB requested that it be kept informed about the design of site and landscaping improvements near the sports court.

2:15 – 3:15 p.m.

**CU Anschutz Campus Master Plan Update – CU Anschutz  
Additional Review (Information/Direction)**

Architects/Engineers:

AECOM, Denver, Colorado

CU Anschutz Campus Presenter:

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

Others Present:

Kevin Keady, Vice President, Managing Principal, Buildings +  
Places, Rocky Mountain AECOM

Deanna Weber, Principal, Buildings + Places, Rocky Mountain  
Cities Lead, AECOM

Other CU Anschutz Campus Representatives Present:

Erik Baisley, AICP, LEED AP BD+C, Senior Planner,  
Archibus Coordinator

Mark C. Guerrero, AIA, CDT, LEED AP, Executive Director  
Planning & Design

Description: An assessment of the 2012 Facilities Master Plan  
to facilitate an understanding of the context/goals/  
direction for the 2022 effort.

**A/E Presentation**

Campus staff and a representative of 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 and Action**

**General Comments:**

The DRB made suggestions about items to consider as part of the 2022/23 Master Plan, including:

- In the 2022/23 Master Plan, it would be helpful to clarify what elements of the 2012 plan need to be “refreshed and updated” and what items remain valid. A brief explanation of the factors or conditions, other than COVID, that are prompting updates to the 2012 plan would be helpful. Much of the presentation provided by André Vite would be very helpful to include in the 2022/23 Master Plan as context and background.
- What is the status of the planning and design guidelines that are in place right now?
  - What, if anything, needs to be refreshed or updated in these guidelines?
  - Confirm that the campus planning and design guidelines are still relatively valid in terms of what needs to be updated on the landscape plan and some of the other boulevard-marking plans.
  - It seems that the majority of what needs to be refreshed and updated is infrastructure related, which is the most critical effort.

### **DRB Action**

The DRB thanked the staff and members of AECOM who were present. The work being done on the master plan is impressive and exciting.

No formal action was required for this matter. The DRB looks forward to working with group on the plan update.

Upon completion of the final agenda item, the DRB made a motion to approve design development on the CU Boulder conference center and hotel submittal (see full motion under the agenda item earlier in the notes) and briefly discussed administrative matters. There being no further business, the public meeting of the Design Review Board was adjourned at 3:40 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).)*