



University of Colorado Design Review Board Meeting Notes

Date: Thursday, June 11, 2020
Time: 8:30 – 11:00 a.m.
Location: Zoom Meeting

DRB and Campus Members present: Don Brandes, Sarah Brown, Cheri Gerou, Chris Shears, Mike Winters, and André Vite, campus DRB member for the University of Colorado Anschutz Medical Campus (“CU Anschutz”). Victor Olgay, DRB member, was unable to attend the meeting due to a scheduling conflict.

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

Don Brandes, Chair, determined a quorum and called the meeting of the Design Review Board to order at 8:35 a.m.

8:30 – 9:00 a.m. Work Session – Board Only

In addition to reviewing the items on the agenda, scheduling and administrative matters were also discussed.

**9:00 – 11:00 a.m. UHealth University of Colorado Hospital Garage 2 – CU Anschutz Medical Campus
Continuation of Schematic Design (Action Required)**

Architects/Engineers:

Pact Studios LLC, Denver, Colorado, architectural design

Kimley-Horn and Associates, Inc., Denver, Colorado,
landscape architecture

Martin/Martin, Inc., Lakewood, Colorado, civil and structural
engineering

Presenters:

Sheila Elijah-Barnwell, Ph.D., AIA, NCARB, LEED AP, EDAC,
Pact Studios

Chris Barnwell, AIA, Leed AP, Design Architect, Pact Studios

Tanner Draemel, Senior Project Designer, Pact Studios

Chris Hice, Landscape Architect, Senior Project Manager,
Kimley-Horn

CU Anschutz Campus Representatives Present:
André Vite, AIA, Campus Architect, Office of Institutional
Planning, CU Anschutz
Chris Shelton, UCHealth Project Manager
John White, UCHealth

Others Present:
Emily Wilson, PLA, Landscape Architect, Kimley-Horn

Description:
Schematic Design submittal for a new 1,300 stall outpatient/
visitor parking structure to be designed and built on Lot 2
located east of the Anschutz Outpatient Pavilion (AOP) to
serve the AOP, the Anschutz Cancer Pavilion, and the
Sue Anschutz-Rodgers Eye Center as well as visitors
to the University of Colorado Hospital; continued from
May 14, 2020.

A/E Presentation:

A submittal package can be found in the following document on the DRB website, *Meeting Dates, Agendas and Minutes*:

[Attachment 1 – Anschutz Parking Garage Lot 2 - 06-11-2020]

DRB Comments

The DRB was appreciative that preliminary signage and lighting information had been added to the packet. In addition to addressing the DRB process guidelines for Design Development (“DD”), the DRB asked that the DD submittal address the following:

A. Site & Landscape Architecture

- Simplify and unify the alignment of the site design of the plaza along North Entry Drive:
 - Evaluate the streetscape design with a goal of creating a pedestrian plaza, an improved walkway that connects and visually relates to the parking structure access/elevator core and pedestrian crossing:
 - While maintaining the emergency fire lane, determine if the grassed turf edge near the pavement can be reduced and the pedestrian area widened;
 - Eliminate the 90-degree turn in the sidewalk at the elevator core; and
 - Revisit the planting plan along the edges of the revised pedestrian plaza:
 - Given a new and/or revised plan for the pedestrian plaza along North Entry Drive, evaluate the need for the at-grade planters located adjacent to the parking structure.

- Evaluate the location, design, construction detail and appropriate materials for all landscape walls, walks, crossings, and other site features that complement the parking structure. Relate the site improvements to a scaled site improvement plan with appropriate cross-sections;
 - Re-evaluate the relationship of the site and landscape materials related to the building materials;
 - The DRB stated a preference for eliminating the perforated metal panels in the landscape walls and questioned the appropriateness of sandstone seating blocks.
 - Determine a cohesive family of site furnishings that accentuate pedestrian spaces. Please include the location and call-outs (dimensions, finish and color) for site furnishings, fixtures and pavement materials.
 - Provide greater detail than what is illustrated on page 66 of the SD submittal.
 - Prepare a planting plan.
- Provide additional detail and continue to develop the overall project signage and wayfinding plan and design for both building-mounted and site-placed signage:
 - Ensure the proposed signage meets the functional needs of the garage and campus signage standards;
 - Incorporate detailed building and site signage locations into drawings;
 - Provide detail about the size and material of each sign, how signs will be illuminated (type and level of illumination), and how signs will be mounted;
 - Explain how wayfinding signage for internal features of the garage — such as accessible parking and electric charging stations — have been incorporated into the final design.
- Provide additional detail and continue to develop the lighting plan for both the building and site improvements:
 - Study all interior and exterior lighting fixtures to ensure:
 - There are sufficient foot-candles;
 - The color temperature is warm enough — consider a target of 3000 Kelvin;
 - On the top floor of the garage structure:
 - Provide sufficient lighting for safety, but not so much that it looks like a “ball field” from rooms in the neighboring buildings;
 - Could motion detectors be used to limit night lighting?
 - Would using more and lower poles result in a better lighting plan?
 - Determine the best way to light external signage;
 - Illustrate detailed photometrics; and
 - Show illustrations of proposed lighting plan at night:
 - Include building signage.
- Please review the submittal requirements and guidelines for DRB Design Development. If helpful, the University can forward other approved Design Development submittals for your review and reference.

B. Architecture:

- Please continue to coordinate and collaborate on building massing with the revised site/landscape improvements in a complementary and cohesive manner.
- Illustrate the proposed frit patterns.
- The DRB indicated its preference for the continuous brick spandrel design, without perforated panels, ensuring that rooms in the adjacent buildings are screened from headlights.

C. Sustainability and Energy:

- Continue to study the concrete mix to determine the best choice for sustainability and energy and illustrate the results of this analysis.

DRB Action

The DRB thanked the A/E design team for the Schematic Design submittal and for the team's patience and professional commitment while working through the design review process. The DRB noted that the building will be a handsome addition to the campus and will provide for much needed additional parking.

Don Brandes moved to approve the SD submittal package for the UCHealth University of Colorado Hospital Garage 2, with the understanding that the DRB will forward to the design team consultants the above-listed notes regarding certain items to be considered as part of or included within the DD submittal. Chris Shears seconded the motion, which passed unanimously.

There being no further business, the public meeting of the Design Review Board was adjourned at 10:28 a.m.



University of Colorado Design Review Board Meeting Notes

Date: Friday, June 12, 2020
Time: 8:30 a.m. – 1:00 p.m.
Location: Zoom Meeting

DRB and Campus Members present: Don Brandes, Cheri Gerou, Victor Olgyay, Chris Shears, Mike Winters, and André Vite, campus DRB member for the University of Colorado Anschutz Medical Campus (“CU Anschutz”). Sarah Brown, DRB member, was unable to attend the meeting due to a scheduling conflict.

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

Don Brandes, Chair, determined a quorum and called the meeting of the Design Review Board to order at 8:35 a.m.

8:30 – 9:15 a.m. Work Session – Board Only

In addition to reviewing the items on the agenda, administrative matters were also discussed.

**9:15 – 10:45 a.m. COSINC Laboratory Addition – CU Boulder
Pre-Design/Conceptual Design (Action Required)**

Architects/Engineers:

HDR, Inc. Architecture and Engineering, Arvada, CO

Presenter:

Amanda Owens, AIA, LEED AP BD+C, EDAC, Project
Manager/Architect/Associate, HDR, Inc.

CU Boulder Campus Presenter:

Wayne Northcutt, Facilities Planner, Facilities Planning

Other CU Boulder Campus Representatives Present:

Richelle Reilly, Interim Campus Architect and Facilities
Planner/Landscape Architect, Facilities Planning
Joseph Winslow, Project Manager, Facilities Planning

Description:

Pre-Design/Conceptual Design (“CD”) submittal for an 800-SF
addition to the SEEL Building on the Boulder Campus.

A/E Presentation

A comprehensive presentation was made of the submittal package, which can be found in the following document on the DRB website, *Meeting Dates, Agendas and Minutes*:

[Attachment 1 – Boulder COSINC Laboratory Addition - 06-12-2020]

DRB General Comment

A. Site & Landscape Architecture:

No comments were provided.

B. Architecture

- The DRB expressed a preference for attaching the lab addition to the loading dock wall using a coplanar solution;
 - Consider utilizing an indented seam between the two adjacent walls to make the addition less noticeable;
- Study alternatives to the louver proposed for the south side of the addition, including:
 - Mimicking the design and rhythm of the windows on the adjacent building; or
 - Moving the louver:
 - to the top of the south wall as a reveal;
 - to either side of the doors or above the doors;
 - to a chase-like space inserted between the addition and the loading dock wall, making the louver vertical for the entire height of the dock wall.
- Evaluate the possibility of extending the doors vertically so they don't have the appearance of being "stuck" on the wall;
 - Consider adding precast concrete above the doors to the parapet; and
- Investigate using a slightly lighter color EPDM roofing material in order to make the roof less noticeable from offices that will overlook the addition.

C. Sustainability and Energy

No comments were provided.

DRB Action

Don Brandes moved to approve the Pre-Design/Conceptual Design submittal package for the COSINC Laboratory Addition to the SEEL Building. Cheri Gerou seconded the motion, which passed unanimously.

Wayne Northcutt said the design team will have their mechanical engineer study options to move or redesign the louver. He also noted that the design team anticipates bringing the next design review submittal to the Board in August.

10:45 – 11:45 a.m.

**1135 Broadway Renovation – CU Boulder
Design Development** (Action Required)

Architects/Engineers:

OZ Architecture, Denver, Colorado
DLANDStudio, Brooklyn, New York
NORESO, Denver, Colorado

Presenter:

David Schafer, OZ Architecture

CU Boulder Campus Presenter:

Jan Becker, Facilities Planner, Facilities Planning

Others Present:

James Zarske, PE, CEM, LEED AP, Director of Sustainability
Services, NORESO

Other CU Boulder Campus Representatives Present:

Richelle Reilly, Interim Campus Architect and Facilities
Planner/Landscape Architect, Facilities Planning
Edward von Bleichart, Program Manager, Campus
Sustainability and Resiliency

Description:

Design Development submittal for a renovation of the former
commercial building and site improvements at 1135 Broadway for
research offices of the new Renee Crown Wellness Institute.

A/E Presentation

A comprehensive presentation was made of the submittal package, which can be found in the following document on the DRB website, *Meeting Dates, Agendas and Minutes*:

[Attachment 2 – Boulder 1135 Broadway Renovations - 06-12-2020]

DRB General Comments

A. Site & Landscape Architecture

No comments were provided regarding this subject.

B. Architecture

- Please share the mock up samples of the exterior paint colors on various parts of the building to study the appearance in different light conditions prior to placement and construction; and
- The DRB suggested some possible modifications to the garage lighting plan:
 - Create an Isolux plan;

- Consider an asymmetrical distribution to the linear light fixtures adjacent to the building entrance and north vertical wall so the lights illuminate the vertical walls as well as the walkways. This will improve visibility and safety.

C. Sustainability and Energy

It is wonderful to see the documented improvements in the predicted building performance. The building, as described, could be net zero, carbon ready, and certified LEED Platinum. Additional comments compiled by Victor Olgay, DRB Member, following the meeting were submitted directly to the campus.

DRB Action

Don Brandes moved to approve the Design Development submittal for the 1135 Broadway renovations to the Renee Crown Wellness Institute. Mike Winters seconded the motion, which passed unanimously.

The DRB commented that the design team has done a beautiful job on the project and that the team should be proud of the end result. This is a special project, and it will be a handsome building.

The DRB indicated that, if possible, members of the DRB would like to review the mocked up paint samples and to select the color palette. Additionally, Don Brandes requested that Chris Shears and Victor Olgay, both Boulder residents, could arrange to visit the building to view the mocked up paint samples.

12:00 – 1:00 p.m.

Lynx Crossing Residence Hall (f/k/a Campus Village Apartments) Renovations – *CU Denver* Conceptual Design (Information/Direction)

Architects:

Hord Coplan Macht, Denver, Colorado

Presenters:

Gwen Gilley, Principle in Charge, Hord Coplan Macht
Jason Bently, Project Manager, Hord Coplan Macht
Angela Schmitz, Hord Coplan Macht

CU Denver Campus Presenters:

Ben Bowman, Construction Manager, CU Denver Campus
Jered Minter, Campus Architect, CU Denver Campus

Description:

Conceptual Design submittal regarding renovations to the Lynx Crossing Residence Hall, including reviews of building signage, building-related improvements, and site-related improvements.

A/E Presentation

A comprehensive presentation was made of the submittal package, which can be found in the following document on the DRB website, *Meeting Dates, Agendas and Minutes*:

[Attachment 3 – Denver Lynx Crossing Renovations - 06-12-2020]

DRB General Comments

A. Site & Landscape Architecture

- Concerning the proposed placement of Amazon lockers, the DRB expressed a preference for Option 2 near the entry, but located slightly to the right of the entryway to provide more space between the entry doors and the lockers;
- Regarding the proposed improvements to the courtyard space:
 - Trex is a good exterior surface and is the preferred option to replace the existing wooden decking;
 - Preserve the opportunity to tie into irrigation in the future;
 - Prepare a “Conceptual Site Plan” for the student plaza area illustrating possible future design improvements;
 - In future phases, add planters and pots;
 - Think about integrating the building entry sequence;
 - Consider adding some level of shade and shelter with canopies and furniture;
 - Evaluate how the courtyard could be more inviting to encourage students to use this area – activate the entire space;
- Regarding building signage:
 - It is the DRB understanding that the CU Denver Branding Committee and Communications Board representative has reviewed and approved the proposed signage;
 - The DRB expressed a preference for logo Option 01, shown on page 32;
 - The DRB expressed a preference for locating the CU Denver sign on the north corner of the west elevation (Option 3) or on the west corner of the north elevation (Option 4). The DRB requested that these options be modeled and included in the next submittal;
 - Evaluate the alternatives and suggest which locations will be the most visible to passing traffic;
 - For the Lynx Crossing signage, the DRB expressed a preference for Option A at the entrance to Lynx Crossing;
 - In addition to replacing the lettering on the current sign as proposed, investigate replacing the entire sign so the existing bend in the sign can be eliminated;
 - Model the Lynx Crossing signage for the next submittal and illustrate its visibility from different view planes;
 - Study the level of illumination for each sign to ensure it is sufficient;
 - Evaluate and illustrate the size of the signs; and
 - Provide detail regarding the mounting options/materials for the signage.

B. Architecture

- The DRB expressed a preference for the charcoal grey color in the cement board replacement on the west elevation;
- The DRB expressed a preference for the bone white color in the cement board replacement on the west, south, and east elevations;
- Illustrate, in detail, for the next submittal how the blue metal panels wrap around the corners.

C. Sustainability and Energy

No comments were provided.

DRB Action:

Don Brandes moved to approve the Conceptual Design submittal for the Lynx Crossing Residence Hall Renovations. Cheri Gerou seconded the motion, which passed unanimously.

The DRB indicated that the level of detail and definition provided in the Schematic Design submittal needs to be sufficient enough in order to move the project out of Schematic Design and into Design Development.

There being no further business, the public meeting of the Design Review Board was adjourned at 12:16 p.m.