

University of Colorado Design Review Board Amended Meeting Notes

Date: Wednesday, May 18, 2022
Time: 8:15 a.m. – 3:45 p.m.
Location: Bruce and Marcy Benson Conference Room, First Floor, 1800 Grant Street,
Denver, Colorado, and via Zoom

DRB and Campus Members present:

Don Brandes, Sarah Brown (via Zoom), Tom Hootman, Chris Shears, Mike Winters, and d'Andre Willis (via Zoom), campus DRB member for the University of Colorado Boulder campus ("CU Boulder"). Cheri Gerou was not present for the meeting.

Others in attendance not otherwise noted:

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

Don Brandes, Chair, determined a quorum and called the meeting of the Design Review Board to order at 8:19 a.m.

8:15 – 9:00 a.m. Study Session – Board Only

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

9:00 – 9:45 a.m. Continuing Education Shade Structure – CU Boulder Pre-Design (Information/Direction)

Architect:
PEH Architects, Boulder, Colorado

Presenters, via Zoom:
Christopher Mirto, Partner, AIA, LEED AP, PEH Architect
Wayne Northcutt, Facilities Planner, CU Boulder

Others Present, via Zoom:
Marina Florian, Design and Construction Project Manager,
CU Boulder
Kristen Swanson, Continuing Education, CU Boulder
Linda Starkey, Director of Operations, Continuing Education,
CU Boulder

CU Boulder Campus Representatives Present, via Zoom:
d'Andre Willis, Director of Planning/Campus Architect,
Planning, Design, and Construction

Description: Pre-Design submittal for construction of new shade structure at the 3rd floor roof deck at the Continuing Education building, 1505 University Avenue, to increase year-round use.

A/E Presentation

Campus 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.

During the presentation, d'Andre Willis requested that the DRB also consider an additional shade structure on the porch at the front (south side) of the Continuing Education building. The DRB agreed that both shade structures should be presented together in future submittals.

DRB Comments

The DRB indicated that, given the simplicity of the structures, it will consider an abbreviated review process for a future submittal: combined Conceptual Design/Schematic Design/Design Development.

A. Site & Landscape Architecture:

- Study northwest wind patterns to determine the most viable design to withstand wind gusts.
- Consider planting trees in front of the porch to provide natural shade in the future.

B. Architecture:

- The DRB favors a simple, contemporary approach for the design of both roof and porch structures, similar to the upper precedent image presented in the submittal:
 - The structures may need to be very light and transparent in structure and in color.
 - Consider designs where both structures are independent, disengaged from the building, and do not look like they were intended to be part of the original structure.
- The south shade structure will be more complicated to design and install.
 - Reflect on how the design will respect the existing arched doorways and lighting fixtures.
 - Determine whether to build on-site rather than using a pre-fabricated structure.
- The next submittal should include studies of project alternates, each of which detail the proposed design and materiality. The submittal should also indicate the preferred option and why it was selected.
- Provide sample materials for review at the time of the next presentation.

C. Energy and Sustainability:

- Complete sun/shade analysis for all seasons.
 - The analysis should include study of different shade structures (i.e. louvered, opaque, fabric, etc.) in order to determine which option provides the best sun protection.
 - During the meeting, the consultant said that after reviewing various solutions for the roof structure, it was determined that the best approach would be to angle louvers so the structure could take advantage of the sun in the winter and block most of the sun in the summer. This solution is within budget.

DRB Action

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

1:30 – 3:30 p.m.

Conference Center and Hotel Parking Structure – *CU Boulder* Continuation of Schematic Design (Action Required)

Architects/Engineers/Consultants:

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

Presenters, via Zoom:

Bryan Algeo, Senior Vice President and Design Director,
WATG Architects
Lance Walker, ASLA, Vice President, Landscape Architect,
WATG Architects

Others Present, via Zoom:

From WATG Architects:

Ashlynn Braget, Architect, LEED AP BD+C, NCARB
Hubert Nguyen, Architectural Designer
Daniel Patton, Senior Project Manager, Project
Architect
Adam Souhrada, Junior Designer
Ali Suryoprabowo, Project Architect, Landscape
Designer
Jay Trung Tran, Designer
Greg Villegas, AIA, NCARB Vice President,
Director of Construction and Full Services
Jean Coulter, Owner's Representative, The Little Nell
Hotel Group
Joel Steinberg, MPM, LEED AP, Vice President, JLL
Teresa Wechsler, Investment Analyst, The Little Nell Hotel
Group

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

Description: Schematic Design ("SD") submittal for P3 development of a conference center and hotel ("hotel") parking structure in the Grandview area, continued from April 19, 2022.

A/E Presentation

WATG 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 thanked the consultants and design team for the updated submittal package. The process and study slides were appreciated.

A. Site & Landscape Architecture:

- Staff and consultants confirmed:
 - Birch trees are included in the parking structure and hotel landscaping design.
 - Even though they can be messy, birch trees offer a nice contrast to other landscaping.
 - The project limit lines have been confirmed. In the future, the university will pursue connecting the pocket park to the city bike path.
 - Site fixtures and furnishings, including lighting, signage, and trash receptacles, are consistent with what is being used for the hotel. The only site-specific fixtures (in the pocket park) are pre-cast stone benches.

B. Architecture:

- Review the color of the screening and window frame material to determine if it can/should be lightened. Include some color studies and samples with the DD submittal.
 - A lighter-colored material may help the structure become more of a background building.
 - The rendering on page 23 is softer, quieter, and preferred over the more dramatic color contrast showed on page 21.
- The DRB generally prefers the staggered screens shown on page 23. This illustration provides more scale, breaks up the verticality, and resolves the long line of the frame.
- Study the openness of the screens to determine the visibility of the interior of the lit parking structure at night. Include some lighting studies with the DD submittal.
 - Illustrate the design and night-time visibility of lighting from both the north and from the south (upper floor(s) of the hotel).
- Provide additional detail about the ventilation allowed by the screening selection.

C. Energy and Sustainability:

- Detail how (if) the roof can be prepared for the addition of PV canopies: Consider the roof structure, adding conduit, the conversion of on-site lighting to solar, etc.
- Regarding lighting in the parking structure, consider motion/occupancy sensors for night-time use, along with minimal safety lighting, which may effectively reduce the energy consumption required.
 - Study if this could be used for the lighting on the top deck.
- Review the concrete mix.
 - What local options are available? What mixes at what strengths?
 - Work with the structural engineer to specify thoughtful options for a reduced embodied carbon mix.
- Other sustainability suggestions include:
 - Include garage energy use (and possible production) in the energy model.
 - Do further lighting studies.
 - Track ventilation requirements to minimize mechanical ventilation energy use.

DRB Action

Don Brandes made a motion to approve the Schematic Design submittal for the conference center and hotel parking structure on the CU Boulder campus including the comments noted above. Tom Hootman seconded the motion, which passed unanimously.

The DRB requested that the approved SD submittals for the parking structure and hotel be combined into one comprehensive submittal package.

There being no further business, the public meeting of the Design Review Board was adjourned at 2:30 p.m. after which the DRB briefly discussed administrative matters.

(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.)