



## University of Colorado Design Review Board Meeting Notes

Date: Thursday, October 8, 2020  
Time: 9:00 a.m. – 3:45 p.m.  
Location: Zoom Meeting

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

Don Brandes, Sarah Brown, Cheri Gerou, Victor Olgay, Chris Shears, Mike Winters, Jered Minter, campus DRB member for the University of Colorado Denver Campus (CU Denver), and André Vite, campus DRB member for the University of Colorado Anschutz Medical Campus (CU Anschutz). Due to prior scheduling conflicts, Chris Shears left the meeting at 1 p.m. and Cheri Gerou left the meeting at 3:30 p.m.

### **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 9:05 a.m.

### **9:00 – 11:00 a.m. Work Session – Board Only**

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

### **11:00 a.m. – 12:00 p.m. COSINC Laboratory Addition – CU Boulder Schematic Design/Design Development (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

Others Present:

Whitney Swanson, AIA, NCARB, LEED AP BD+C, HDR, Inc.

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:  
Combined Schematic Design/Design Development 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 - 10-08-2020]*

## **DRB General Comment**

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

- In order to more seamlessly integrate the laboratory building addition and reduce the visibility of the concrete ramp leading to the door of the addition:
  - Investigate grading the ramp from the access doors to the edge of the walk. Use turf-block or grasscrete material in lieu of concrete ramp to make the lab appear more natural in the landscape.
- Consider adding a new head on the top of the lighting fixture nearest to the corner of the building to match the distribution of light at the entry way of the addition.

### **B. Architecture**

- One member of the DRB expressed a preference for a tan roof color to match the upper edge of the addition.
- Consider wrapping the vertical brick bands between the louvered panels on the south side of the addition with metal to create a dark horizontal band across the top of the addition, similar to the band across the entry door on the east side.
- Investigate a way to minimize the punched look of the louvered panels.

### **C. Sustainability and Energy**

No comments were provided.

## DRB Action

Don Brandes moved to approve the Combined Schematic Design/Design Development submittal package for the COSINC Laboratory Addition to the SEEL Building with the condition that the updated, final Design Development plans and drawings be submitted to the DRB and that the final drawings reflect the following two changes discussed at the meeting:

1. Incorporate a metal panel around the vertical brick columns between the grills on the south side of the building; and
2. Eliminate the concrete walkway into the building by incorporating the use of turf-block or grasscrete in place of the concrete ramp so it appears to be part of an open greenway area.

Mike Winters seconded the motion, which passed unanimously.

**12:00 – 1:00 p.m.**

### **CU Denver Speer Adjacent Property Development – CU Denver Introduction** (Information)

Presenter(s):

Cary Weatherford, Director of Institutional Planning,  
CU Denver  
Norlbert Chavez, Chief Strategy Officer, CU Denver

Other CU Representatives Present:

Jered Minter, Campus Architect, CU Denver Campus  
David Chadwick, Senior Director, CU Real Estate Services,  
CU System Office

Description: Update regarding future Speer Boulevard and Speer-adjacent development opportunities. The first of a series of meeting updates on planning efforts.

## 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 – Denver Speer Blvd Adjacent Property Development Opportunities - 10-08-2020]*

## **DRB Comments**

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

- The DRB noted that due to the age and historic construction of the fire station at the intersection of Speer and Blake, review from one or more of the following entities may be required to authorize changes to the structure:
  - Historic Denver
  - State Historic Preservation Office
  - Lower Downtown (LoDo) Design Review Commission
  - National Park Service
  
- Cheri Gerou requested clarification regarding the status of the project area ownership and any ground leases of the parcels discussed, specifically related to extensions of any ground leases or buy-out options.

### **B. Architecture**

No comments were provided.

### **C. Sustainability and Energy**

No comments were provided.

(Chris Shears left the meeting at 1:00 p.m. due to his teaching commitment on the CU Denver campus.)

### **DRB Action**

The DRB thanked the staff from CU Denver for the presentation. The DRB appreciated the historical information prepared by staff.

While no formal action by the DRB was required for this matter, the DRB requested that staff be prepared to discuss the following items the next time this matter is brought before the board:

- The current status of discussions with various ownership groups;
- Any regulatory concerns or restrictions from federal, state, city, county or other entities; and
- The opinion of CU Denver staff about site changes or development in next year.

2:00 – 3:00 p.m.

**Children’s Hospital Canine Respite Area – CU Anschutz  
Medical Campus  
Schematic Design (Action Required)**

Architects/Engineers:

Dig Studio, Denver, Colorado, architectural design

Presenter:

Bill Vitek, FASLA, PLA, Principal, Dig Studio

Others Present:

Margot Chalmers, Landscape Designer, Dig Studio

Grant Grimes, Project Manager, Children’s Hospital

Sean Mulholland, Director, Planning and Construction,  
Children’s Hospital

Carla Oliver, Child Life Director, Children’s Hospital

CU Anschutz Campus Representatives Present:

André Vite, AIA, Campus Architect, Office of Institutional  
Planning, CU Anschutz

Description:

Schematic Design submittal for a canine respite area located  
in the southeast corner of the Education Quad near  
Children’s Hospital.

**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 – Anschutz Children’s Hospital Canine Respite Area - 10-08-2020]*

**DRB Comments**

**A. Site & Landscape Architecture**

- The DRB asked questions about whether mitigation would be needed to address potential ground water contamination from animal urination.

*Staff responded to this concern by indicating that 1) the square footage per dog is well above the largest amount recommended (300 SF/dog); 2) access to the respite area will be limited to a small number of dogs, even at maximum program buildout; and 3) the Synlawn turf material has a ten-year warranty. When the Synlawn material is replaced, there will be an opportunity to test the soil condition. Staff will continue to investigate potential mitigation and bring additional information to the next meeting.*

- Reconsider whether to use a monochromatic approach to the color of the Synlawn material, rather than using different colors for different functions within the respite area (as discussed in the last meeting).
- Further define the design of the entry gate and include details in the next submittal.
- Investigate if an additional shrub can be added near the building in the northeast corner of the hedge surrounding the respite area.
- Provide additional cross-sections of the site development plan, noting grading and building edge details.

## **B. Architecture**

No comments were provided regarding this subject.

## **C. Sustainability and Energy**

No comments were provided regarding this subject.

## **DRB Action**

The DRB liked the simplification of the design and the sculptural aspect of the mounds and curvilinear structure.

In addition to the standard detail required for a DD submittal, the design team discussed with the DRB additional details that might be required for the next submittal.

Sarah Brown moved for approval of the Schematic Design submittal for the Children's Hospital Canine Respite Area, with the understanding that the design team address the comments noted above. Don Brandes seconded the motion, which passed unanimously. (Chris Shears was not present for this agenda item nor for this vote.)

**3:00 – 3:45 p.m.**

### **Discussions re: Campus Safety and Emergency Preparedness Facility Design/Build Competition – CU Anschutz Medical Campus Information (Information/Direction)**

CU Anschutz Campus Presenter:

André Vite, AIA, Campus Architect, Office of Institutional Planning, CU Anschutz

Description:

Information/discussion regarding Campus Safety and Emergency Preparedness Facility Design/Build Competition. The campus will engage the DRB in the planning, design, and implementation of the competition.

## **A/E Presentation**

The proposed structure of the competition and scope of the new facility was presented.

(Chris Shears was not present for this agenda item.)

## **DRB Comments**

- The DRB and André Vite discussed a number of items related to the request for proposal documents for the design/build lump sum delivery method for a new campus security and emergency preparedness facility on the CU Anschutz Medical Campus. The list of discussion items included, but was not limited to:
  - Deliverables that would be required and evaluated within the competition proposal, including the level of detail, i.e., more prescriptive, for which such deliverables should be listed, such as the scale of the drawings, the size of the board, site and landscape, all forms of signage, and civic and urban design requirements, etc., in order to create more similar and equal submittals for the proposals received;
  - If and how betterments should be listed;
  - If and how an energy model should be defined and listed; and
  - If and to what standards the building should be designed to be net zero and how these standards should be defined and listed;
- It was noted that Cheri Gerou, as the state architect, will need to review and approve the proposed RFP form to ensure it complies with state guidelines prior to publishing the RFP;
- Victor Olgyay will review the language for the energy model and net zero standards and will make recommendations as needed;
- The proposed schedule and the design/build RFP process were also discussed; and
- The prohibition of smoking and the use of tobacco products on campus was also clarified.

No formal action was required for this matter. Members of the DRB will engage in the design competition charrettes and weekly meetings in early 2021 (and provide periodic updates to the other board members). This involvement will take the place of the traditional four-step DRB review process. The DRB will vote on the final design submittal.

There being no further business, the public meeting of the Design Review Board was adjourned at 3:52 p.m.

*(For assistance with the attachments referenced within this document, please contact Linda Money at (303) 860-6110 or linda.money@cu.edu.)*