



University of Colorado

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University of Colorado Design Review Board Meeting Notes

Date: Tuesday, October 19, 2021
Time: 8:30 – 11:00 a.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"), and Richelle Reilly, Facilities Planner/Landscape Architect and former interim campus DRB member for the University of Colorado Boulder campus.

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 8:30 a.m.

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

The DRB reviewed the item on the agenda with d'Andre Willis and Richelle Reilly prior to convening the public portion of the meeting.

9:00 – 11:00 a.m. Hotel and Conference Center – CU Boulder Conceptual Design (Action Requested)

Architects/Engineers/Consultants:

WATG Architects
Limelight Hotel Group
Jones Lang LaSalle Americas, Inc.

Presenters:

Bryan Algeo, Senior Vice President and Design Director,
WATG Architects
Monica Cuervo, Senior Vice President and Managing
Principal, WATG Architects
Daniel Patton, Senior Associate and Senior Project
Manager, WATG Architects
Lance Walker, ASLA, Director of Landscape, Vice President,
WATG Landscape

Others Present:

Ashlynn Braget, Architect, LEED AP BD+C, NCARB,
WATG Architects
Jean Coulter, Project Manager, Limelight Hotel Group
Ken Ishiguro, Project Advancement, The Little Nell
Hotel Group
Andy Reed, Vice President, Investments, Aspen Ski
Company and The Little Nell Hotel Group
Christine Shi, Designer, WATG
Joel Steinberg, MPM, LEED AP, Vice President, JLL
Americas, Inc.

Other CU Boulder Campus Representatives Present:

Katherine Dunklau, Project Manager, Design and Construction
Richelle Reilly, 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: Conceptual Design submittal for P3 development of
hotel and conference center in the Grandview area.

A/E Presentation

The project team made a comprehensive presentation of the submittal package, which can be found in the following document on the DRB website:

[Attachment 1 – CU Boulder Hotel and Conference Center - 10-19-2021]

DRB Comments

A. Site & Landscape Architecture:

The overall site plan is well done in terms of the shape and general siting of the building and the building entry.

- Consider adding more detail about how the Broadway edge of the building interacts with the topography of the site and the street:
 - Study the pinch point of the ballroom on the site edge.
 - Study the overall monumental scale of the ballroom façade and how it interacts with and engages the Broadway Edge and Broadway Grandview corner.
- Consider how project is activating all site edges.
- Provide additional information about the treatment of north edge of the parking garage and how it will relate to the adjacent arboretum, including visually (on-site and off-site), the site grading, and any potential landscape treatment.
- Consider the arrival sequence from a vehicular and pedestrian experience. Enhance the user and pedestrian experience from the garage to the hotel as well as from the neighborhood to the east, and along Grandview to Broadway. Also consider the connection from the campus.

- Share your ideas (at the conceptual level) on the project gateway elements, wayfinding, and monumentation for pedestrians and visitors.
- Continue to communicate and coordinate with University planning and design staff to gain their input and suggestions.
- Develop the entry sequence and layout in terms of arrival, special events, shuttle drop off, emergency vehicles, including any considerations related to seasonality.

B. Architecture:

- Examine the building massing:
 - Consider ways to make the building more contextually complimentary to the surrounding neighborhood, businesses, and campus.
 - Look to how Little Nell (in Aspen) is integrated/nestled into its existing community.
 - Pay homage to Boulder and the site.
 - How can the building be more of a background building?
 - The monumental scale of the plinth (base) and the program components result in the appearance of multiple building massing components rather than a cohesive building. Rather than strong horizontal and stacked massing, consider bringing the building to the ground (similar to some of the inspiration images on Page 37) where the building reads as a unified building with nuanced elements. Simplify and refine.
- Reconsider the scaling of the monumental base of the building:
 - Look at more horizontal and vertical fragmentation of the base and the upper portions to better scale with context of community.
- Consider a building that is substantially constructed of masonry material (brick not sandstone) and how a masonry building will inform the massing.
- Review the porte cochere size and circulation.
- Suggest alternatives to the one bay elevation wrapping the entire hotel room bar portion of the building.
- Study parking garage options with the same design rigor as the hotel:
 - Footprint and massing
 - Building edges
 - Pedestrian access from parking to hotel entry
- Think about ways to activate the east/north edge of the ground-floor of the parking garage. For instance, a bike share or access/interaction to natural spaces.

C. Energy and Sustainability:

- The sustainability approach needs to be more specific and intentional at concept phase to assure it will inform schematic design and be successfully integrated into the project.
- Consider creating a compelling and project-specific sustainability story that focuses on the key wellness, energy, water, and site outcomes for the project. The use of metrics and targets allow the design to be evaluated against the sustainability goals.

- The sustainability information in the concept submittal is essentially a summary of the LEED checklist.
- How does solar, daylight, natural ventilation, etc. inform the façade design? What are the planned sustainability outcomes?
- Consider identifying specific sustainable design strategies to be integrated into the design.

DRB Action

Some of these concerns could be addressed during schematic design.

Don Brandes moved to table action on the Conceptual Design submittal for the CU Boulder Hotel and Conference Center and requested that the consultant group hold a collaborative workshop with the University of Colorado and the DRB in the next few weeks.

The object of the workshop will be to focus on simplification of the building architecture. The hope is for a design that is more reflective of the Boulder community in terms of scale, complexity, and materiality.

At the workshop, the DRB would like to review:

- options in a substantially masonry massing (Page 37 shows possibilities);
- a physical model of the site and simple massing model of proposed massing solution(s);
- additional cross sections and concepts regarding the:
 - port cochere; gateway and wayfinding elements;
 - site and landscape fixtures, furnishings, and lighting; and
 - plaza and courtyard features;
- access, circulation, and on-street parking;
- conceptual studies for the parking structure, illustrating the scale, natural landscaping adjacent to the structure, lighting, and proposed programming activation opportunities;
- a more developed sustainability story that highlights important goals, strategies, and outcomes; and
- sustainability strategies and outcomes related to massing and façade options explored in the workshop.

Mike Winters seconded the motion which passed unanimously.

There being no further business, the public meeting of the Design Review Board was adjourned at 11:10 a.m.

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