

## University of Colorado Design Review Board Meeting Notes

Date: Tuesday, April 19, 2022  
Time: 8:45 a.m. – 4:00 p.m.  
Location: Bruce and Marcy Benson Conference Room, First Floor, 1800 Grant Street,  
Denver, Colorado  
Conference Room 1203, Anschutz Health Sciences Building, 1890 N. Revere  
Court, Aurora, Colorado

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

Don Brandes, Sarah Brown, Cheri Gerou, Tom Hootman, Mike Winters, Mark Guerrero, campus DRB member for the University of Colorado Anschutz Medical Campus (“UCCS”), and d’Andre Willis, campus DRB member for the University of Colorado Boulder campus (“CU Boulder”). Chris Shears was unable to attend this 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, 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 8:45 a.m.

### **8:45 – 9:45 a.m. Study Session – Board Only**

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

### **9:45 – 11:45 a.m. Conference Center and Hotel – CU Boulder Schematic Design (Action Required)**

#### Architects/Engineers/Consultants:

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

#### Presenters, in person or via Zoom:

Monica Cuervo, Senior Vice President and Managing  
Principal, WATG Architects

Bryan Algeo, Senior Vice President and Design Director,  
WATG Architects

Daniel Patton, Senior Project Manager, Project Architect,  
WATG Architects

Lance Walker, ASLA, Vice President, Landscape Architect,  
WATG Architects

Others Present, in person or via Zoom:

From WATG Architects:

Ashlynn Braget, Architect, LEED AP BD+C, NCARB

Ali Suryoprabowo, Project Architect, Landscape  
Designer

Jean Coulter, Owner's Representative, The Little Nell  
Hotel Group

Andy Reed, Vice President, Investment Development,  
The Little Nell Hotel Group

Joel Steinberg, MPM, LEED AP, Vice President, JLL

Theresa Wexler, Investment Analyst, The Little Nell Hotel  
Group

CU Boulder Campus Representatives Present, all via Zoom:

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: Schematic Design (SD) submittal for P3 development  
of a conference center and hotel ("hotel") and parking  
structure in the Grandview area.

## **A/E Presentation**

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

*[Attachment 1 – CU Boulder Conference Center and Hotel - 04-19-2022]*

## **DRB Comments**

At the request of the DRB, the presentation was split into two sections: the conference center and hotel and the parking structure.

***Comments and direction from the DRB regarding the conference center and hotel:***

## General Comments:

The DRB thanked the consultants and design team for the amount of detail and callouts in the submittal package. The DRB noted that the SD submittal continues the story of how the building relates to the campus and the surrounding community.

### A. Site & Landscape Architecture:

- The overall project site plan and orientation of the building is well done.
- Continue to develop and refine the wayfinding and signage:
  - Detail the hierarchy and location of sign types and uses;
    - Determine what level of signage is needed to direct people to the hotel, the parking structure, and elsewhere;
    - Explain the differences between public/private, informational, directional, and regulatory signage;
  - Show the height and scale of various sign types, including the font size of the lettering on various sign types;
  - Provide information about the materiality of the signs and whether and how the signs are lit; and
  - Include information about the landscaping planned at the site of monument signage, including if it will change/how it will appear throughout the seasons.
- Throughout the Hotel/Conference Center complex there are a number of very different seating, lounge and ledge seating standards being proposed. Please provide additional information on the different standards and use types in the DD submittal.
- The courtyard is a desirable space and will be well used by hotel guests and the community. The arrival sequence to the courtyard, specifically the trellis and flagstone, work well. Continue to develop courtyard design elements to:
  - Consider continuing/extending the trellis feature along the walkway. Specify what will be planted along the trellis;
  - Consider adding bulk to the trellis structural design. As designed, it appears too slender and tall;
  - Determine whether lighting can be incorporated into the trellis; and
  - In the DD submittal, explore how the historical railroad “influence” can be shared with the public as a part of the courtyard design.
- Provide information in the DD submittal about how the lawn/turf space will be used for special events to accommodate group seating, shade/weather, music/speakers, lighting, and staging for food and beverage.
- Consider using flagstone instead of crusher fines. Flagstone is a natural, native, indigenous pavement material.
- Explore whether three pavement materials are required at the porte cochere or whether two materials can accomplish the same result.
  - Investigate whether the lighter-colored porcelain tile is the appropriate material. It may reflect bright light. It may look dirty in the winter and create maintenance issues.
  - Consider using a Belgian block.

- As proposed, using artificial turf seems like the right direction. The proposed 65 to 85 ounce is a good selection with a turf height of 1.25 to 1.50 inches.
  - Include a cross section and specifications of the recommended turf product in the DD submittal;
  - Provide information about how tent poles may be placed so as not to damage the turf;
  - Consider adding one or more quick couplers to make washing the turf in hot weather easier; and
  - Continue to study the use of large umbrellas to shade the area when needed.
- The variety of proposed plant materials works well. Please continue to review and revise the final selection of plant materials with Richelle Reilly, University Landscape Architect. At DD, please provide a planting list with size and quantities.
- On page 27 of the Schematic Design submittal, along the edge of the building at the corner of 13<sup>th</sup> and Grandview, determine if the planter can be softened or eased along the edge so it's not so rectilinear.

#### **B. Architecture:**

- The DRB appreciates that the design is a modern interpretation of the campus architecture. The building massing has been done well, particularly the upper level component, the verticality of the windows, and the sun shades on the south side of the building. Also, the current design of the external staircase is much improved.
- Investigate changing the finish of the black and white porcelain panels to a warmer tone to reduce the amount of contrast (and sun glare) between the two colors.
  - Study the precedent images on page 93 (lower left) as an example of warmer contrasting colors.
  - Consider changing the black to a charcoal or dark grey. Since there are not many color options available in anodized metal finishes, investigate a factory-painted finish.
- Research the specifications of the proposed exterior insulation finishing system (EIFS) to ensure it is appropriate for Colorado weather and for the proposed placement.
  - Maintenance, longevity, and protection against woodpeckers are concerns.
  - Study the impact of the sun on the west side of building.
- The appearance of a wood finish on the exterior face of a south-facing building isn't recommended.
- In the DD submittal, include details regarding the turning on the underside of the tile rainscreen and the concrete in between the bands of other materials along Grandview.

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

- The project goals are great, especially with regard to designing an all-electric building and the focus on health and wellness. The team should be commended for the efficiencies that are created by an all-electric building. However, the project design does not go beyond the 60 points required for LEED Gold. Study ways to achieve even greater energy and sustainability savings.

- R-10 for wall rigid insulation is not very ambitious. Determine if a higher performing envelope can reduce the heating and cooling loads, reducing the size and cost of the HVAC system.
- Determine how to achieve 10%/200kw (or more) in PV and include a plan for additional future PV.
- The proposed air source heat pump chiller system is a good choice for this project, but it's not showing the expected savings. Consider revisiting the energy model. For DD, include energy end use data for the updated energy model.
- Study potential savings in the use of process water and service hot water as a benefit to overall operations.
- In the DD submittal, include information about how daylighting and natural ventilation goals in public spaces are being met and study and include a target for water irrigation use.

***Comments and direction from the DRB regarding the parking structure:***

- Continue to explore ways to make the parking structure design more minimalist.
- The parking capacity of 506 spaces, the height and relationship of the parking structure to the hotel, and the siting of the parking structure are all acceptable.
- If necessary, because of ongoing conversations between the city, the university, and Limelight, the DRB is prepared to consider the pocket park and its relationship with and connectivity to the bike trail system at a later date. This is a matter that needs to be reviewed and discussed between the city, the university and the Little Nell Hotel Group. Please advise.
- Propose some SD-level alternatives that show multiple views of the garage with and without vertical fins, with and without continuous screening, and with a fully transparent stair/elevator core.
  - Consider several different screening and materiality options.
  - Show how entries, exits, and fenestrations relate to some of the architectural design elements of the hotel.

**DRB Action**

Don Brandes made a motion to:

- 1) Approve the Schematic Design submittal for the Conference Center and Hotel on the CU Boulder campus including the comments noted above; and
- 2) Table the Schematic Design submittal for the project Parking Structure. A future meeting will be scheduled to illustrate various alternatives as noted above. The parking capacity, height, and floorplate of the parking structure already established are acceptable, although if the design team were to develop alternatives to these items, they would be considered.

Cheri Gerou seconded the motion, which passed unanimously except for Chris Shears who was not present for the meeting.

2:00 – 3:00 p.m.

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

Architects/Engineers:

AECOM, Denver, Colorado

Presenters, present via Zoom:

Jill Kurth, Principal, Strategy+ Practice Leader and Digital Consulting Lead, AECOM

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

Pratiksha Achari, Architectural Designer Buildings + Places, Rocky Mountains, AECOM

CU Anschutz Campus Presenter:

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

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

Others Present:

Brian Pekar, Design Strategist – Higher Education, AECOM

Other CU Anschutz Campus Representatives Present:

Jay M. Campbell, CEFP, CFM, SFP, Associate Vice Chancellor, Facilities Management, University of Colorado Denver | Anschutz Medical Campus

Robert Holzwarth, NCARB, CEFP, CFM, LEED AP, Engineering/Architecture Manager, Facilities Projects

Mackenzie Leitner, Principal Institutional Planner, Archibus Coordinator

Description: Introduction of the CU Anschutz Master Plan 2022 Update and the AECOM team. The overall project scope and schedule will be presented. As this is a refresh of the 2012 Plan, discussion with the DRB will highlight particular areas of the plan on which the update should focus.

**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 – CU Anschutz Master Plan Update - 04-19-2022]*

**DRB Comments and Action**

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

- Plan for the changing climate;
  - Balance the addition of new trees with the need to preserve water;

- Consider the circulation patterns and the use of spaces between buildings; and
- Study outdoor spaces to build campus character, community, and connectivity.

Please consider how the master plan will serve the DRB in reviewing various capital improvement projects on the CU Anschutz campus in the future.

No formal action was required for this matter. The DRB appreciated meeting the planning team and thanked the team for a great presentation. The board is looking forward to periodic updates. Don Brandes indicated that he is looking forward to participating on the Master Plan Steering Committee.

**3:00 – 4:00 p.m.**

**Campus Service Building Landscape/Security Fence – CU Anschutz Medical Campus Design Development (Action Requested)**

Architects/Engineers:

AntonCollinsMitchell LLP, Denver, Colorado

Wenk Associates, Inc., Denver, Colorado

Presenter:

Greg Dorolek, PLA, ASLA, Principal, Co-President,

Wenk Associates, Inc.

CU Anschutz Campus Presenters:

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

Robert Holzwarth, NCARB, CEFP, CFM, LEED AP,  
Project Manager, Facilities Projects

Other CU Anschutz Campus Representatives Present:

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

Description: Design Development submittal to install wrought iron security fence and water-wise xeriscape landscaping around the Campus Service Building. Continues landscaping scheme approved for the Campus Safety Facility.

**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 – CU Anschutz Campus Safety Building - 04-19-2022]*

## **DRB Comments**

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

- The DRB expects this project submittal may serve as a precedent for future water-wise landscaping and security fencing on campus.
- The proposed fence enhances the site.
- Continue to consider how to create a balance between the fencing and landscaping in order to allow both for a usable and attractive space and for the protection of public health, safety, and welfare.

### **B. Architecture**

No comments.

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

No comments.

## **DRB Action**

Sarah Brown moved to approve the Design Development submittal for the Anschutz Campus Service Building on the CU Anschutz Medical Campus, including the comments noted above. Cheri Gerou seconded the motion, which passed unanimously except for Chris Shears who was not present for the meeting.

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](mailto:linda.money@cu.edu).)*