

University of Colorado Design Review Board Meeting Notes

Date: Wednesday, September 27, 2023
Time: 8:30 a.m. – 5:00 p.m.
Location: Linfield Family Colloquium Room, Room A400, Jennie Smoly Caruthers
Biotechnology Building, 3415 Colorado Avenue, CU East Boulder Campus

DRB and Campus Members present:

Mike Winters, Jody Beck, Sarah Brown, Tom Hootman, Laurel Raines, Chris Shears, and d'Andre Willis, campus DRB member for the University of Colorado Boulder campus ("CU Boulder"). Sarah Brown arrived at approximately 11:00 a.m. and left the meeting at approximately 3:45 p.m. due to scheduling conflicts. Chris Shears left the meeting at approximately 2:45 p.m. also due to a scheduling conflict.

Others in attendance not otherwise noted:

Kori Donaldson, AVP of Budget, Finance, and Capital and ex officio member of the DRB
Linda Money, CU Real Estate Services, CU System employee / DRB note taker
Emily Parker, Sr. Budget, Planning, and Policy Analyst, Office of the VP for Budget & Finance

Mike Winters, Chair, determined a quorum and called the meeting of the Design Review Board to order at 8:37 a.m.

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

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

9:15 – 10:30 a.m. Old Main Structural Repairs – CU Boulder Design Development (Action Requested)

Architects/Engineers/Consultants:

CSHQA
Wenk Associates Landscape Architects
Robert Silman Associates Structural Engineers, DPC
Atkinson-Noland & Associates, Inc.

Presenters:

Danielle Weaver, Architect, CSHQA
Kaitlin Bernal, Associate Landscape Architect, Wenk Associates, Inc.

CU Boulder Campus Presenter:

d'Andre Willis, Director of Planning/Campus Architect

CU Boulder Campus Representatives Present:
David Bryne, Jr., Facilities Planning
Richelle Goedert, Facilities Planning

Description:
Design Development (“DD”) submittal for project at Old Main including structural masonry repairs, foundation repairs and drainage, window repairs, and site improvements in/along Pleasant Street.

A/E Presentation

The presenters gave a comprehensive presentation of the submittal package, which can be found in Attachment 1 – CU Boulder Old Main Structural Repairs on the DRB website, *Meeting Dates, Agendas and Minutes*.

DRB Comments and Action

The DRB thanked the design team for the comprehensive submittal.

There was no new direction about the proposed site and landscaping plan, planting palette, or project sustainability features.

The design team and staff will select the most appropriate paint and sandstone colors and door hardware.

Mike Winters moved to approve the Design Development submittal for the Old Main Structural Repairs, contingent upon seeing glass samples when they are available as discussed during the presentation. Jody Beck seconded the motion, which passed unanimously. Sarah Brown was absent for this motion.

10:45 a.m. – 12:30 p.m.

Residence Two – CU Boulder Concept Design Workshop (Information/Direction)

Architects/Consultants:

HDR, Inc.
William Rawn Associates Architects, Inc. (“WRA”)
Swinerton Incorporated

Presenters:

Cliff Gayley, Design Principal, WRA
Christopher Kleingartner, Principal, HDR
Erik Tellander, Associate Design Principal, WRA

CU Boulder Campus Presenter:

d’Andre Willis, Director of Planning/Campus Architect

Others Present:

Jade Mercer, Swinerton
Ilze Shook, Swinerton

CU Boulder Campus or Other CU Representatives Present:

Daniel Gette, Student Affairs
Richelle Goedert, Facilities Planning
Sarah Kieffer, Facilities Planning
Amy Kirtland, Facilities Planning

Description:

Concept Design Workshop for Residence Two, a new 350-bed student housing project in the North Boulder Creek neighborhood.

A/E Presentation

The design team gave a comprehensive presentation of the submittal package, which can be found in Attachment 2 – CU Boulder Residence Two on the DRB website, *Meeting Dates, Agendas and Minutes*.

After the end of the presentation, the DRB reviewed a 3D model with the design team and took a brief walking tour with the team to visit campus properties with distance dimensions between existing buildings similar to potential distances for the buildings in the project.

DRB Comments

A. Energy and Sustainability

- Continue to consider and incorporate stakeholder feedback related to equity, energy efficiency, and sustainability drivers.
- Reflect the idea that site/massing porosity also applies to bringing light, air, and indoor and outdoor thermal comfort into the project.
 - This could be a factor in the decision about the size and orientation of the massing.
 - How do seasonal changes affect light, air, and thermal comfort with the preferred massing?

B. Site & Landscape Architecture

- Coordinate with the design team and staff for the North Boulder Creek One Parking Garage and Residence One projects to understand the relationship between the site design of the three projects.
- The DRB supports extending the building into the sidewalk along 19th Street, essentially terminating all but one lane of drive for 19th Street.

C. Architecture

See DRB Action.

DRB Action

No formal action required. The DRB provided comments and direction noted based on the workshop discussion.

- The DRB concurs with the preferred Hybrid model.
 - The DRB noted some concern with self-shading. The Hybrid model has more true west sun exposure and solar gain in the summer.

- The varied massing (heights) shown for the Hybrid model is preferred.
- It is important to create a gathering place on the south side outside of the main entry/lobby.
- The vertical transitions in the landscaping will be important to the design and could be expensive to address.

**12:30 – 2:45 p.m. Lunch Break,
Tour East Campus**

The DRB took a tour of the East Campus following a short break for lunch. Brian Lindoerfer, Associate Vice Chancellor for Facilities Management, joined the DRB for lunch and the tour.

**2:45 – 4:30 p.m. Residence One – *CU Boulder*
Design Development Workshop (Information/Direction)**

Architects/Engineers/Consultants:

Anderson Mason Dale Architects (“AMD”)
Bohlin Cywinski Jackson Architects (“BCJ”)
James Corner Field Operations
Noresco
Kiewit

Presenters:

Megan Keogh, Associate Sustainability Consultant, Noresco
Daniel Lee, Principal, BCJ
Karli Molter, Senior Associate, Field Operations
Andrew Nielsen, Principal, AMD
Samuel Ridge, Associate, Field Operations
James Zarske, Director of Sustainability Services, Noresco

CU Boulder Campus Presenter:

d’Andre Willis, Director of Planning/Campus Architect

Others Present:

Luc Bamberger, AMD
Tom Breslin, BCJ (via Zoom)
Michael Brumley, Kiewit
Nicholas Del Castillo, BCJ (via Zoom)
Tina Faust, BCJ (via Zoom)
Thomas Kirk, BCJ (via Zoom)
Jade Mercer, Swinerton
Anthony Pregiato, BCJ (via Zoom)
Ilze Shook, Swinerton

CU Boulder Campus or Other CU Representatives Present:

Daniel Gette, Student Affairs
Richelle Goedert, Facilities Planning
Stacy Gauthier, Facilities Planning
Patricia McNally-Leef, Housing Facilities Services (*via Zoom*)
Lindsay Schumacher, Facilities Planning

Description:

Design Development (“DD”) workshop for Residence One project and site located within the North Boulder Creek neighborhood, including design alternatives and preferred design direction.

A/E Presentation

The design team gave a comprehensive presentation of the submittal package, which can be found in Attachment 3 – CU Boulder Residence One on the DRB website, *Meeting Dates, Agendas and Minutes*.

(Chris Shears left the meeting prior to the beginning of this agenda item. Sarah Brown left the meeting at the start of this DRB discussion.)

DRB Comments

A. Energy and Sustainability

- Determine ways to increase the ASHRAE ventilation rate and deliver higher rates of air exchanges to improve the wellness aspect.
- Continue to evaluate ways to reduce the overall embodied carbon number.
- Investigate using non-fired, low carbon brick. (Note: The DRB stated that if non-fired brick isn't available in the preferred color, color is more important than using non-fired brick.)
 - This could be a visible addition to the sustainability story.
- Review the EUI after the final selection of kitchen equipment and glass is made. Include the revised EUI in the DD submittal.
- Before DD, update the LEED scorecard, where possible, with a particular focus on the 13 “maybe” points, to hit the desired 64 total points.

B. Architecture

- The preferred entry sequence is the third option with two independent entrances and a sun shade over the meeting room.
 - This option differentiates the building entrances from the meeting room.
- The massing with the 4, 5, and 6 floors is a good solution. This was a successful massing change. The building planned in the southeast corner was eliminated to meet budget requirements. The resulting site plan solution is successful in with regards to this value engineering decision.
- The current texture and variety of the façades and the 26% window-to-wall ratio are good.
- Strive to finalize the blend ratio and color of the brick for the DD submittal. (If this isn't complete at DD, the DRB can look at the final selection at a later date.)
 - The additional brick color studies have been helpful.

- Consider a medium range of tones. Move away from a lighter, more monotone façade with a preference to the two options selected at the conclusion of the sample reviews.
- Try to have the brick supplier provide study mockups to assist the design team in reviewing the color and brick mix ratios prior to presenting a preferred option to the DRB.

A. Site & Landscape Architecture

- The DRB agrees with a 35' tree spacing in the streetscapes.
 - Plan space for sufficient soil volume.
- Continue to explore ways to achieve more shade at the upper dining terrace.

DRB Action

No formal action was required.

There being no further business, the public meeting of the Design Review Board adjourned at 4:38 p.m.

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