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**University of Colorado
Design Review Board
Minutes**

Minutes of the Meeting of August 16, 2012

The University Design Review Board met on Thursday, August 16, 2012, in the Nighthorse Campbell Native Health Building – Board Room (M24-103).

DRB members present were: John Prosser, Candy Roberts, Jerry Seracuse, Victor Olgyay, and Teresa Osborne (ex officio).

Baker Hall Renovation

Architect(s): Aller-Lingle-Massey Architect (ALM) with Whiting-Turner Contracting.

Presenter(s): Brad Massey, ALM; Henry Ehrgott, Whiting-Turner.

Individuals present: Tom Goodhew, Facilities Planning; Paul Leef, Campus Architect; Philip Simpson, Director of Facilities Planning; Curt Huetson, Director of Facilities Planning & Operations; Heidi Roge, Project Manager for CU Housing and Dining Services, Wayne Northcutt, Facilities Planner; Steve Thweatt, Facilities Management; David Lingle, ALM; Matt Newman, ALM; Jason Messaros, BHA; and Sean Convery, BCER.

Tom Goodhew: introduced the project and reviewed the existing building discussing site scope, proposed plan(s), and the vision of the building.

- Described specific details of the project including windows and the need to maintain a high bed count.
- Noted the intent to add a faculty apartment to help with supervision and security.
- Stated that existing parking must remain intact.

Brad Massey: noted the program for a faculty apartment and the need for a private, separate entrance.

- Discussed the programmatic need for exhaust and intake locations.
- Noted the delicate situation with the distribution of covered/uncovered bike parking throughout the site.
- Need to complete studies to determine the trash location(s).
- Addressed the need to meet life safety and accessibility code requirements for internal spaces.
- Noted privacy issues with windows on the ground floor.

Dave Lingle:

- Discussed the matrix created specifically for this project to note the importance of the elements.
- Noted elements of the building that are not compliant with historic preservation standards.

Jason Messaros:

- Reviewed the site context and vicinity maps.
- Discussed typical flow patterns of movement around/through the site.
- Discussed primary and secondary entry points, and public gathering spaces outside the building.
- Stressed the importance of incorporating seating elements to encourage social interaction.

Philip Simpson:

- Described the history and existing use of the building.
- Discussed the master plan goals and objectives including: number for bed counts, classrooms, etc.

John Prosser:

- Inquired about the public functions that are going to occur on a daily basis and how the proposed building will function with them.
- Noted the complications that may result from relocating the elevator or implementing new elevators. Public vs. Private space.
- Expressed concern about accessibility into/out of the building.
- Noted the existing window wells would not meet current emergency code requirements.

Candy Roberts:

- Inquired about the feasibility of building penetration and how that will be addressed.
- Thanked the team for coming and asked them to consider the suggestions made by the Design Review Board.

Victor Olgyay:

- Noted the existing goals are restrained by the building but encouraged the team to look at some precedent studies of successful student housing projects.
- Suggested they look at some new window styles that will maximize opening space and functionality.

Jerry Seracuse:

- Inquired about the location of a service elevator for residents of the building.
- Asked for clarification on emergency exit locations and proposed window design and function.
- Expressed concern with implementing awning style windows and how they will affect the look of the building.
- Suggested the team keep working closely with the Design Review Board to maximize the design in a timely manner.

Curt Huetson:

- Noted the difficulty in adding security features to the building, which may lead to reconfiguration of the central core of the building.

No formal decisions were made. The Board thanked the design team for their progress on this project.

University of Colorado Hospital – Renovation & Expansion of the Rocky Mountain Lions Eye Institute

Architect(s): Davis Partnership

Presenter(s): Hugh Brown

Individuals present: Tony Ruiz, Project Executive; Sean Menogan, Senior Project Director; Roy G. Alexander, Project Manager; Kathy McNally, CU Facilities Projects Senior Manager.

John Prosser:

- Discussed the importance of expanding the outpatient building across 16th into the existing parking area to handle the current user capacity.
- Suggested using cantilevered architecture and still provide a covered drop-off zone for patients, with adequate lighting.
- Expressed the importance of the site connectivity and ease of user(s) to access the hospital for current and future use.
- Noted the use of stones or brick is not feasible with elderly or visually impaired patients.
- The partial top floor shell should be expanded to include the entire floor plan footprint.
- It is extremely important that the existing light atrium be extended above through the new floors and to natural lighting openings on the new roof. As it ascends upward it can be successively reduced in size and configured to meet necessary code regulations.

Candy Roberts:

- Expressed the concern for the proposed building structure due to layout – recommended maximizing building space and potential.
- Stressed the importance of looking at the negative situation of the drive-through and suggested they consider the feasibility of utilizing the space.
- Suggested they look at the plans from different programmatic points of view that may help distinguish the usable space and encourage new design(s).

Victor Olgyay:

- Noted the lack of overall progression on the design.
- Suggested the need for a programmatic massing pushing the design - not a default massing.

Jerry Seracuse:

- Seconded Robert's suggestion of considering re-working the shape of the proposed building.
- Inquired about the logical use of the covered drive space.

Teresa Osborne:

- Thanked the individuals for being here and noted that they would have to take the design ideas presented back to the hospital board for review.

Tony Ruiz:

- Justified the reason behind the drive-through portion of the proposed building due to the physical needs of the elderly.
- Noted sensitivity to utilizing the drive-through space due to cost.

Sean Menogan:

- Explained that programmatically, there is not a need for the space currently occupied by the covered drive.

No formal approvals were made.

Design Recommendations:

- **Develop strong key concepts to drive design.**
- **Develop multiple conceptual designs.**
- **The new addition (5th floor) should cover the entire footprint.**
- **Think of the project as a whole building instead of an addition to an existing building.**
- **Consider utilizing the existing atrium vertically through the entire building.**