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**University of Colorado
Design Review Board
Summary**

Summary of the Meeting of Thursday, February 12, 2015

University of Colorado Boulder
Williams Village, Darley Commons, Room 103

**Village Center Dining and Community Commons
Schematic Design Review**

DRB members present: Don Brandes, Rick Epstein, Victor Olgyay, Candy Roberts, and Teresa Osborne (ex officio).

Campus/Consultant Attendance:

Tom Goodhew, Wayne Northcutt, Bill Haverly, Rochelle Reilly, Nicholas Fiore, Robin Suitts, Amy Kirtland, CU PD&C; Dave Danielson, CU FM; HDS Architecture; KSQ Architecture; GE Johnson Construction; Wenk Associates

A/E Presentation to the DRB:

Landscape – The project summary by Greg Dorolek highlighted the changes since the last presentation before the CU Design Review Board. The overall micro-master plan identifies a 20-30% increase in density. The new circulation plan introduces a diagonal pedestrian link to the northeast and visitor drop-off and parking at the conference entry. The north green now features a garden seating area with a slightly elevated green, replacing the previous plan for terraced plaza. The stage is now planned to be an elevated green lawn. The west lawn and conference entry provide flat space for a 20'x30' tent. The Williams Village Link now hosts a bike hub with service station. The landscape is organized into three distinct planting strategies, water quality areas, hardy perennial gardens, and upland massings. The grading plan preserves most of the existing grade.

Architecture – Program is the major driver for design with 50% of program as dining. The conference center component is designed with the ability to contain public events from regular student life. The sense of “coming home” is articulated through lantern-top towers at building entries. The greenhouse component is connected to the rest of the building through a glass interior wall students can dine against.

Sustainability – The overall sustainability goal is LEED Gold Plus but the team is vetting for LEED Platinum. The team is studying heat harvesting as a component of the greenhouse. The team is investigating the balance of thermal and shade performance while preserving views. Exploring day lighting the second floor of the building to balance the window lighting with smaller diffusing skylights.

DRB Action: Village Center Dining and Community Commons Schematic Design

A motion to deny schematic design submittal was made by Epstein, seconded by Olgay. The DRB unanimously voted for denial of schematic design. Previous conceptual design approval was granted with conditions to be addressed with the schematic design submittal. Several of these conditions have not been addressed (please see previous minutes), as well as the following comments:

General Comments

The project goals are not clearly reflected in the proposed design. Provide a clear definition of what it means to “come home” and “indoor/outdoor space.” Demonstrate how the architecture and site design achieves these goals and makes a unique place that delivers on the project name: a community commons. Provide simplified statements that clearly articulate the goals and objectives for the project.

Site & Landscape Design

1. Strengthen arrivals, entries, and sequence of arrival experience.
 - a) Way finding from Apache needs definition to the entryway. The auto drop-off area for visitors is unclear.
2. Use seasonality (sun and shadow at different times of year) to better program outside areas.
 - a) Develop program uses that reinforce the main goals of “coming home” and “indoor/outdoor.” The north green has competing program uses.
 - b) Evaluate a less linear approach that encourages gathering and reinforcing the experience of “coming home.”
 - c) Reference the Klauder style in terms of creating defined courtyards and quads with a human scale. The materiality of these spaces should relate to the architecture of the new building.
3. Please provide a Schematic Design Site Plan that shows greater detail of the proposed site and landscape improvements, relationship to building and entries, pavements, and related site materials and furnishings. Provide site plans that both show the relationship of the new building to the overall Williams Village areas, as well as a more detailed site plan clearly showing the relationship of the building to the area immediately adjacent to the building. The overall relationship between architecture and landscape needs further development.
 - a) Evaluate whether site uses actually encourage gathering and the feeling of “coming home.”
 - b) Strengthen the visual relationship between architecture and landscape through views and framing.

- c) Reinforce the physical relationship between architecture and landscape.

Architecture

1. Building Entries
 - a) Entries need a consistent formal language, which indicates importance through hierarchy. Reconsider the towers as the building's entry symbols. The grand stairs to the second floor are visible from the exterior, but functionally problematic on the interior. How can the entries increase the sense of "welcome home?" Entries, towers, stairs, arcade and atrium should feel authentic to the building's uses and reinforce the concept of the building.
2. Indoor/Outdoor Relationship
 - a) Strengthen the indoor/outdoor relationship between the ground floor programs and the adjacent outdoor spaces. Provide additional permeability at the grotto/retail zone to reinforce the indoor/outdoor relationship and usability of these spaces.
 - b) Reevaluate the arcade design and its support of the indoor/outdoor relationship. Try to make this a "place" rather than just a "path."
 - c) Provide shade for rooftop spaces to mitigate harsh sun in the summer months. Use similar architectural lines or features both indoors and outdoors. Consider bringing clear, direct sun into stairwells or dining areas to bring the outdoors in. Make the second floor porches part of the indoor/outdoor experience. Consider a natural ventilation strategy in the dining areas to blur indoor and outdoor as well as save energy. Let materials cross the thresholds.
3. Overall Building Expression
 - a) Simplify and clarify the fenestration.
 - b) Reconsider the overall expression of the building, especially the towers and the flat roofs. Identify what the relationship of this building is to both Williams Village and the rest of the campus. Consider the "meaning" of the building as the Community Commons and how the overall architectural concept defines and reinforces this idea.
 - c) Include the greenhouse as an integrated architectural component to better express this unique component for the project.
 - d) The brick detailing as presented is a good beginning at creating a unique material vocabulary for the project. Further develop this so that it is integrated into the whole idea of the building. The clear expressions of solid and void that are beginning to be articulated in the SD Submittal could be strengthened to support the building concept.