

Design Review Board – Minutes of the Meeting of March 13, 2014

9:00 – 9:30 Stanton Roundabout - *UCCS*

Architect(s): Davis Partnership

Presenter(s): Lynn Moore and David Land (Davis Partnership)

Description: Design Development presentation

Pre-Overview Notes

Don Brandes

- Reference to page 19. The crossing looks perfect. Appreciation of the columnar oaks.

Rick Epstein

- Is it worth adding a speed table to the roundabout?
- Suggested the possibility of defining pedestrian crossing with concrete, in contrast to asphalt drive surface.

Carolyn Fox

- The roundabout itself should provide traffic calming.
- The campus does not own the street [yet], so adding a speed table will be an unlikely option. If there are problems in the future, a speed table can possibly be added. Concrete wears out over time. Auto traffic leaves tire marks. This option is not preferable.

Gary Reynolds

- Since the last meeting, the size of delivery trucks has been verified. The roundabout has been designed with delivery truck turn radius in mind.

Consultant Team Overview Notes

- The team has been coordinating with the [Village at Alpine Valley] housing team, sharing the plant palette and thinking for consistency in design.
- The location of the roundabout has shifted to the west, creating more separation from the dining hall.
- This pushed the roundabout closer to the garage and field locations.
- Able to accommodate by moving electrical equipment.
- Consolidated the pedestrian crossings into one graceful crossing.
- The design is different than other roundabouts on campus with the opportunity for vertical vegetation.
- Explored more detail in grading and retaining wall system.
- Less impact in historic/archeological zone.
- Multiple low, terraced, cut-stone walls. Proposed to match the dining hall retaining walls.
- Shuttle stop has shifted to match the Village at Alpine Valley Dining Hall shuttle stop across the street.
- The campus spine is now smaller 12' size, down from 20'.
- Will continue working on the transition to 20' spine.
- Will continue working with city to minimize signage. Working on a comprehensive sign plan.
- Exploring the potential for an additional campus sign on retaining wall at Mt. Lion and Stanton.

DRB Comments

Don Brandes

- Would like to thank both teams for collaboration.
- Inquired how the seed will be established: permanent irrigation; similar cost to temporary; can

be turned back after establishment.

- Asked for more detail in retaining wall height. In reply, 6" to 2.5' tall.
- Asked if columnar oaks are grown on campus and if they do well. In reply, columnar oaks are on the campus planting list. They perform well in hostile environments. The team has typically had good luck with trees in the white oak family.

Rick Epstein

- Asked if there is a way to make details of crossing more pedestrian friendly. In reply, it was noted that the proposal is an at-grade crossing. The intention is very pedestrian friendly, keeping bollards out of the design as they are not as successful on campus. The team will further explore utilizing paving changes to enhance pedestrian experience.
- Suggested that the rock outcroppings in the roundabout design match the rock outcropping proposed for Village at Alpine Valley.
- Suggested an enhanced definition of north-east road off roundabout.

MOTION

Don Brandes - moved to approve Design Development for Stanton Roundabout.

Rick Epstein – seconded motion

Teresa Osborne - ex officio seconded motion

9:45 – 12:15 First Year Experience Housing Village – UCCS *Village at Alpine Valley*

Architect(s): Page Southerland Page (PSP)

Presenter(s): Chris Carvell, PSP; Carolyn Fox, UCCS

Landscape Architect(s): Wenk Associates

Presenter(s): Greg Dorolek

Description: Design Development presentation

Pre-Overview Notes

Don Brandes

- Reference to pg. 21. To reduce cost, some walks can be crusher fines. Inquired if any walks could be 6' instead of 4'.
- Reference to pg. 29, inquired regarding irrigation around rock area. Irregular lawn areas make irrigation tough.
- The team reduced the placement, but still concerned with long-term cost.
- Interested in the edge detail. Would suggest a mowed edge and irrigation edge, same color as rock.
- Reference to pg. 13. Inquired if the furnishings were the same as the recreation center.
- For the establishment of seeded area, do we ask for 80% coverage? For some native seeded area here and at the recreation center, there are up to three retaining walls; extended warranty and establishment are really important from an erosion standpoint.

Carolyn Fox

- DD approval with exception of what is happening with [specific area]. DRB to review these revisions.
- Idea was path hierarchy but will look this over.
- Tables proposed are the campus standard picnic table.
- Trying to hold exterior finishes on the building. Three residence halls want stone to pull design

together. Roofs are now 30-year asphalt shingles. Fighting to keep the exterior. Reduced metals and stone. Not there yet, but close. Still tweaking ADA parking. Releasing for earthwork next week.

Consultant Team Overview Notes

Greg Dorolek - Wenk Associates

- The major change is the roundabout.
- Created a clear entrance from drop-off to dining hall.
- Gateway plaza stays same size.
- Moved rock outcropping to make clean entrance.
- Reconfigured six ADA parking spaces.
- Three lawn spaces at Antero Hall.
- Campus path crossings were made at 2%.
- Reduced the amount of stairs and rails.
- Drainage has stayed relatively the same.
- Continue to reduce stormwater piping and detention.
- Created more groupings and pockets for gathering space.
- Plant palette and systems shared with Davis Partnership's adjacent roundabout.
- Seeded areas to receive shrub "drifts." Right now there is a two-year maintenance plan for seeded areas.
- Utility easement might mean moving trees away from the main path. Talking to UCCS to allow as many trees as possible. Water utility runs through center of path.
- Lighting strategy switched to LED. Changed spacing from 60' O.C. to 100' O.C. requires less lighting now; still coordinating lighting needs with Stanton Roundabout team.
- Furniture placement stays the same except for additional bike shelter.
- Trying to work the stone so that it creates conversational spaces.
- Improved seating; seat walls form an informal amphitheater at dining hall loggia.
- West edge knits site together with 2' walls.
- Working on minimizing walls between La Plata House and Cucharas House.

Chris Carvel

- Working to refine dining hall entry.
- Developed a roof plan as part of DD requirements.
- Built rooftop mechanicals into trusses of roof line to minimize screening.
- No ability to upgrade AC in all buildings at a future time.
- Integrating the stone palette consistently through all buildings.
- Water table course of cast stone with variation on ridges.
- Window sills are precast stone.
- Custom color vinyl frames for darker color. Adds 30% up-cost.
- Stone to mix some darker colors with the buff stone.
- Artist mosaic floor to tell story of "Roaring Fork" name in dining hall. Tells story how mountain river becomes a prairie river.
- The wall inside dining hall is 48" high. Keeps the dining hall open.
- Have focused on interior of dining hall, integrating with exterior.
- Thinking about signage for building on exterior seat wall, and interior stone wall seen from outside through glass. Retail signage on exterior building stone wall.
- Ceiling heights are now more modest than originally anticipated.
- Potentially adding vertical banners to south facing dining hall wall to add afternoon shading and

- signage.
- Currently at 40% savings and benefiting from new codes for lighting.
- Removed one makeup air unit to reduce cost and energy consumption.
- All buildings are currently being submitted to LEED separately.

Board Comments

Don Brandes

- Asked for detail in lighting reduction.
- Path width of 4' is good, but 6' is better with cyclists in mind.
- Encouraged the team to look at the edge of the path and Stanton Road as an informal node.
- [The design] is lacking a monumental entryway at Roaring Fork Dining Hall.

Rick Epstein

- Requested further explanation of the back connection.
- Suggested a potential bench along dining hall and gateway plaza.
- Inquired about the possibility of adding air conditioning.
- Liked the changes to entry path but wondered about the hierarchy; doesn't quite resolve how new path comes in. Encouraged team to look at the entry again, with the new pathway in mind.
- The door for retail and main entry requires more exploration [condition of approval]; relies on more study.
- Residential architecture looks strong. Encouraged looking at elements that signify/celebrate the threshold of building entry [San Juan and La Plata].
- Asked if the change of roof pitch was because of a wider dimension; if the wall inside the dining hall was a full wall; are LEED Gold energy goals being met and are they submitted to LEED separately.

Motion

Motion to grant final Design Development approval. Consultant team will work with staff on the following items:

- Further evaluate dining hall entry.
- Further evaluate residential building(s) entry areas and stairwell areas.
- 4' walk to 6' walk.

Don Brandes - moved

Rick Epstein - seconded

Teresa Osborne (ex officio) – seconded

12:45 – 2:45 Recreation Center and Health Wellness Addition - UCCS

Architect(s): Barker, Rinker, Seacat

Presenter(s): Craig Bouck, Barker, Rinker, Seacat; Charles Cummings, UCCS; Jeff Davis, UCCS

Description: Design Development presentation

Pre-Overview Notes

Carolyn Fox

- Moved *Student Outdoor Leadership Expeditions* (SOLE) into the building
- There is the possibility that the area under the roof might not be red; perhaps wood.
- Idea is for main entrance to be the entrance to SOLE.

Rick Epstein

- Entrance roof feels like an add-on. All red feels 'corporate.'
- Issues with effectiveness of shading devices. (pg. 20) Second tier missed opportunity for light-shelf. Punched out windows in stucco seems cheap compared to rest of building.
- Will there be signage for SOLE?

Don Brandes

- Simplify edge to allow more area for activity. Would add seating.

Consultant Team Overview Notes

Landscape - Katie Barnes, Mathew Evans – Lime Green Design

- The building itself is moved 10' closer to Mountain Lion Way. It has gotten shorter from north to south.
- Exploring connections to trail, connection to Village at Alpine Valley to the north from parking lot.
- Now that building is closer, desired lines have shifted.
- Main focus of public access is now at main entrance.
- Proposed bracketed shuttle stops at south.
- Much smaller paved gathering space at the entrance into wellness center.
- Entrance for ambulance; double doors on south side of gym.
- Seat-height wall at south entrance of building.
- Expanded bike parking in close proximity to main entrance.
- South Plaza – SOLE program moved inside; now only egress.
- New planter wall in front of wellness center entrance; removed stairs to notify no longer a 'main entrance.'
- Bike repair station on west side of crusher fines area by south entrance.
- Moving furniture from existing main entrance.
- Retaining walls behind building to be the least expensive alternative.
- North end visible walls, looking at more natural looking, textured unit of mid-range cost.
- Boulder walls to knit walls back into landscape.
- Tatarian maple chosen for a brighter accent, no more litter than other maples.
- Seed area plan is temporary irrigation, erosion control fabric.

Civil - Quinton

- Doubled fire access to 8'
- By adding high points and low points added five area drains [safety factor of five].
- Curb and gutter to protect building.
- At north and south end of walkway added 8' walls.
- At top of wall system, added 5' wide concrete channel; 100-year storm event never gets over 3" of depth.
- South swale discharges into plunge pool with boulders for energy dissipation. Heads into small rain garden for water quality.
- Emergency overflow located to south-west.
- West parking lot to drain to rain garden. All other to discharge into water quality detention across Mountain Lion way.
- The goal is to not have to mitigate the existing storm system.

Architecture

- Fixtures are to match other fixtures in the spine.
- Moving the building did not reduce number of retaining walls; did reduce height of walls.
- Located utilities on roof. Reduces complications between skylight and utility shadows.
- Not eliminating roof access for future.
- SOLE is now located in an internal location.
- Changed how footprint lands on site.
- Internally refined how building flows but programming stays relatively the same. Some reduction in second floor fitness area.
- Second floor patio moved to later stage.
- Instead of trellis, moved to sun-screen system.
- Changed the nature of windows to more mitigated punched opening. For programmatic reasons, creates more privacy, reduces amount of glazing on building facade.
- Pairing windows was looked at, but client felt it was too institutional.
- Roof changed from hipped roof to flat roof for budget savings.
- Maintain clerestory and its purpose as a sun screen.
- Stepped the second floor back, maintaining sun shades, removed external trellis.
- Looked at solid coloring of building masses - light tone on existing building – dark tone on break – medium tone as background to foreground elements – dark tone for utility screen.
- On north elevation, concentrate windows/glazing in one area of gym.
- Roof element as graphic piece. Continuing the red reminds people of the significance of the roof. Might give the entrance more mass/more presence.
- Precast concrete panels [stucco finish] for entire gym exterior.
- Possibility to grow something on this side of the building.
- Made it difficult to get to the secondary entry piece.
- Working with group 14 to explore light shades. Ongoing discussion to mitigate between sun shades and sight lines.
- No sunshades proposed for the health and wellness center.
- Arcade was removed from design due to cost.

Group 14

- Sun shades are designed with existing building window spacing in mind.

DRB Comments

2 – did you look at pairing options of windows?

4 – big change was to incorporate SOLE to the interior.

5 – moving SOLE activates the dead-end spot inside the building.

Don Brandes

- Moving SOLE was a great move programmatically.
- 8' emergency access walk. Are vehicles expected?
- (pg. 8) is this most ornamental landscape in the plan?
- (pg. 9) I like this area, making it a working area for students, not as a main entrance. I would encourage simplification. Possibly expand crusher fines area and less planting.
- Encouraged looking at planning area for heat gain and opportunities to mitigate the mass of the building with caliper.

- Asked about the tatarian maple and if it has a lot of litter.
- Suggest reevaluation of gym plaza and wall plantings. Suggested perhaps vine wall on gym.
- (pg. 12) inquired if the general contractor was selected for retaining wall design-build.
- Suggested geotechnical report, structural, and drainage to combine into one report for the university.
- Encouraged to look at (with university) the long-term maintenance associated with wall system. Problem to keep siltation load from building up.
- Suggested one or two quick couplers for maintenance to clean out concrete drain.
- Asked about hydro seeding.
- Suggested to think about wall types and how they tie together.
- Plunge pond, landscape and civil to work together for planting the edge.
- Suggested 8x8 steel mesh trellis.
- Suggested deciduous trees that branch out at about a 12' canopy for SOLE entrance plaza.
- Comfortable to grant DD approval.
- Encouraged consultant to work with staff to study roof and prior comments.

Rick Epstein

- (pg. 9) suggested placement of a large tree for more shade.
- Wondered why the ATM location is located in handicap/maintenance parking lot (required by credit union as drive-up ATM).
- Wondered from the gym perspective, if the gym window will create an interior bright space.
- Inquired whether the arcade can make a reemergence.
- Suggested screening element that is inexpensive for gymnasium. Can serve as a grow medium, providing interest.
- Maybe keep trellis as an add-alternative at end-of-job.
- SOLE entry, the rail is working well. Consider solid rail (stucco wall).
- Consider larger canopy trees at the edge of SOLE plaza.
- Roof at main entrance does not feel convincing; feels tentative. Red looks branded, retail environment. Wood underneath might be warmer option.
- What are we getting from the red roof clerestory? Suggested that it may be dropped lower, extend further out, and maybe wider. Could help to control northern light. The entry is so big that it has an automobile scale; out of scale for the pedestrian.
- Could be more understated to let elements relate. Could be cheaper, add more function with shade. Add horizontal prominence.
- Wondered if sun shades can be added to lower office windows.
- Possibility of making sun shades in fitness room windows solid, to create a sun-shelf, capture light-bounce.
- Wondered about the spacing and angle of sun shades.

APPROVAL CONDITIONS

- North elevation, entry, potentially on rear entry, north side.

Motion

Don Brandes - Moved for Design Development conditional approval upon further study of north elevation, north entry, and main entry roofing system.

Rick Epstein – seconded

Teresa Osborne (ex officio) - endorsed

Stipulation that design may require special meeting with expectations similar to that of a workshop.
Meeting adjourned.