

## University of Colorado Design Review Board Meeting Notes

Date: Tuesday, August 17, 2021  
Time: 7:45 a.m. – 3:30 p.m.  
Location: Lawrence Street Center, Room 1300D, 1380 Lawrence Street, Denver, Colorado, and Bruce and Marcy Benson Conference Room, 1800 Grant Street, Denver, Colorado

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

Don Brandes, Sarah Brown, Cheri Gerou, Tom Hootman, Chris Shears, Mike Winters, and Jered Minter, campus DRB member for the University of Colorado Denver campus (“CU Denver”)

### **Others in attendance not otherwise noted:**

Kori Donaldson, Senior Director of Capital Assets and ex officio member of the DRB  
Linda Money, CU Real Estate Services, CU System employee / DRB note taker

Don Brandes, Chair, determined a quorum and called the meeting of the Design Review Board to order at 7:45 a.m.

### **7:45 – 8:30 a.m. Work Session – Board Only**

The DRB reviewed administrative matters and the items on the agenda prior to taking a tour of various locations on the CU Denver campus with Jered Minter. After the tour, the DRB convened the public portion of the meeting.

### **10:00 – 11:15 a.m. CU Denver Building 4<sup>th</sup> Floor Roof Deck & Interiors – CU Denver Conceptual Design (Action Requested)**

Architects/Engineers:  
Handprint Architecture  
HDR, Inc.

Presenters:  
Tania Salgado, FAIA, Principal, Handprint Architecture  
Thomas Wuertz, AIA, Principal, Handprint Architects  
Anthony Mazzeo, PLA, Site Design Principal, HDR, Inc.

CU Denver Campus Presenters:  
Cary Weatherford, Director of Institutional Planning, CU Denver  
Jered Minter, AIA, Campus Architect, CU Denver  
Ben Bowman, Architect/Engineer, Project Manager, CU Denver

Description: Conceptual Design submittal for a renovation of the roof deck and interior space on the 4th floor of the CU Denver Building and adjacent lower unoccupiable roof areas with a primary goal to redevelop the indoor and outdoor spaces into a premier space for University leadership to host events.

## **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 1 – CU Denver Building 4<sup>th</sup> Floor Roof Deck - 08-17-2021]*

## **DRB Comments**

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

- Study the potential important holistic experience for the fundraising attendees from main entry, thru lobby, on the elevator, to the arrival at the 4<sup>th</sup> floor and the event space itself.
- Night lighting may be especially helpful in providing an identity to the space.
- Review the images along the bottom of the precedent page labeled “lighting rooms” and “hedges.” The DRB likes the beautiful, lush spaces in these precedent images – they have an enchanted feel.
  - Provide additional detail about the design and anticipated opportunities for the use of the different perimeter spaces.
- Continue to study the paver type. Porcelain pavers may be a good option. Also consider using wood or Ipe pavers. Be cautious about a material type that reflects too much light or stains easily.
  - Add detail about the materiality in the next submission, including structure, drainage, etc.

### **B. Architecture**

- The DRB agrees the team’s “Preferred Layout” plan is a good direction for Concept Design. Generally, the size of an event is determined by the ability to move the event indoors in case of inclement weather regarding use of the terrace. This could effect the potential plan layout of the larger terrace areas.
- The biggest challenge will be the architectural design image solution.
  - With a very simple, background building, any new physical element on the terrace will become a strong, visual focus; even just adding trees to the terrace will have a strong, new visual identity from below.
- Continue to study the architecture of the shade structure to:
  - find the best solution;
    - Size, placement, materials.
    - Is glass an option?
    - Can horizontal draping be used?
    - How does it relate to the streetscape below?
  - consider how the support structure connects to the building;

- Should the shade structure be more prominent to identify the building as home to the College of Architecture and Planning?
- Should the shade structure be downplayed so as not to call attention to the building?
- Can it be tied to the building at one point instead of three so it doesn't look so heavy?
- determine if/how the fabric mesh and shade structure obscures the views;
  - Do the columns block the view to the west?
- integrate the fabric mesh into the space so it connects elegantly to the building;
- ask whether the mesh structure is the best expenditure of a limited budget;
- The entrance sequence to the outdoor space is almost as important as the rooftop space.
- Identify opportunities to display student work.
- Balance the furniture and layout planned for donor events with potential student use.
  - How would the space be used for a guest speaker?
- Reflect the identify of and connect the space in a meaningful way to the CU community.
  - Is there an opportunity for student involvement in the design?

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

- Document the solar and thermal comfort condition for the next submittal based on the selected design and fabric used in the shade structure.
  - Will some of the shade elements be moveable? If so, address how this changes the occupant experience in your response.
    - A moveable shade could address low sun in the late afternoon during certain months of the year.
    - With many events planned in May and September when the high temperatures are only in the 70s during the day, patio guests may prefer sun to shade.
- Could/should radiant heat be added in the event of unanticipated weather events?

### **DRB Action**

The DRB congratulated the design team on a great site analysis. After discussion, the DRB tabled action on the Conceptual Design submittal and requested that the design team conduct further study based on the feedback provided. In addition to the comments above, the DRB also requested:

- more cross sections, studies, and elevations;
- that the design team meet directly with the Chancellor after it presents its revised Conceptual Design to the DRB (and before it submits the Schematic Design to the DRB for review); and
- that the Conceptual Design is presented to a student group representing the College of Architecture and Planning.

**11:15 a.m. – 12:45 p.m. Larimer Street at 14<sup>th</sup>/Speer Boulevard – CU Denver Workshop** (Information/Direction)

Presenters:

Cary Weatherford, Director of Institutional Planning,  
CU Denver  
Jered Minter, Campus Architect, CU Denver  
Nolbert Chavez, CU Regent and CU Denver  
Carl Meese, Campus Planner, Auraria Higher Education  
Center  
Andrew Iltis, Downtown Denver Partnership and Downtown  
Denver TMA

Description: Discussion regarding a proposal by the City and County of Denver's Department of Transportation and Infrastructure (DOTI) to replace the Larimer Street bridge over the Cherry Creek between 14<sup>th</sup> Street and the northbound lanes of Speer Boulevard, directly adjacent to the CU Denver Building.

**Presentation**

The presenters shared comments regarding this topic. No submittal documents were posted regarding this agenda item.

**DRB Comments/Action**

This item was for discussion only. No formal action by the DRB regarding this item was required. The DRB members expressed its appreciation to everyone present for the opportunity to review this topic and share their insights.

1:00 – 3:00 p.m.

**Campus Safety Facility – CU Anschutz  
Design Development (Action Requested)**

Architects/Engineers/Consultants/Contractor:

Anderson Mason Dale Architects (AMD), Denver, Colorado  
Wenk Associates Inc., Denver, Colorado  
Cator Ruma & Associates Co., Lakewood, Colorado  
Ambient Energy, Denver, Colorado  
Saunders Construction, Denver, Colorado

Presenters:

David Pfeiffer, AIA, Principal-in-Charge, AMD  
James Taylor, Principal, AMD  
Julie Zurakowski, Senior Associate, AMD  
Greg Dorolek, PLA, ASLA, Principal, Co-President, Wenk Associates Inc.  
Blake Winter, PE, Principal, Cator Ruma & Associates  
Renée Azerbegi, President, Ambient Energy

Present:

André Vite, AIA, Former Campus Architect, CU Anschutz  
Jay Campbell, CEFP, CFM, SFP, Associate Vice  
Chancellor – Facilities Management,  
CU Denver|Anschutz  
Daniel Miro, Senior Project Manager, Facilities  
Management, CU Anschutz  
Graham Taylor, Project Manager, Saunders Construction  
Tony Reuter, Construction Manager, Saunders Construction

Description:

Design development submittal for the construction of a new Campus Safety & Emergency Preparedness Facility on the CU Anschutz Medical Campus.

**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 Campus Safety Facility - 08-17-2021]*

**DRB Comments**

**A. Site & Landscape Architecture**

- Consider installing contrast bollards and step lighting along East 17<sup>th</sup> Place.
- Plant full shade trees in the island alongside the building and in front of the building.
- Avoid building-mounted signage along East 17<sup>th</sup> Place. The building elevation is attractive as is and adding building-mounted signage may make it harder to locate the main entry.

## **B. Architecture**

- Staining the existing brick is a good way to achieve the desired darker color.

## **C. Sustainability and Energy**

- The overall goal of 42 EUI makes sense, and the mechanical strategy is very cost effective.
- Review the parapet shading and the roof-top heating unit to confirm the PV layout on the roof.
- Investigate the thermal envelope and R-values. There is a thermal bridge as a result of how the first and second stories connect.
- Review the glazing and window assemblies to verify that they are sufficient to meet the goal of U-0.26.
- Study the shading in the west facing conference room for solar control.
- On the west façade, review shading and tuning for the small vertical windows. Is there opportunity for improvement?
- Cooling energy and cooling equipment size seem high. This may be an area for refinement and improvement.
- On the south side, check to make sure the low sun won't infiltrate past the depth of the solar shade and light shelf.
- Consider conducting an in-depth analysis of the embodied carbon in the existing building. Has this been quantified for LEED?
- Review the EPD details to be added into the construction document specs.

## **DRB Action**

The DRB thanked the design team for the submittal and congratulated it for winning the design competition. The board recognized the team for a job well done.

Sarah Brown moved to approve the Design Development submittal for the CU Anschutz Medical Campus Safety Facility taking into consideration the comments noted above. Chris Shears seconded the motion, which passed unanimously.

There being no further business, the public meeting of the Design Review Board was adjourned at 2:40 p.m. Following the end of the public meeting, the DRB hosted a reception in honor of Victor Olgay, a former DRB board member who recently retired from the board after the completion of his tenth year on the board and the end of his second term.

*(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).)*