

University of Colorado Design Review Board Meeting Notes

Date: Wednesday, August 27, 2025
Time: 9:30 a.m. – 2:00 p.m.
Location: Fifth Floor Conference Rooms, 1800 Grant Street, Denver, Colorado

DRB and Campus Members present:

Jody Beck, Tom Hootman, David Keltner, Chris Shears, and d'Andre Willis, campus DRB member for the University of Colorado Boulder campus (CU Boulder). Sarah Brown and Laurel Raines were unable to attend due to scheduling conflicts. Former board members Don Brandes and Mike Winters attended in lieu of Laurel and Sarah.

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 notetaker (via Zoom)
Emily Parker, Sr. Budget, Planning, and Policy Analyst, Office of the VP for Budget & Finance

Chris Shears, Chair, determined a quorum and called the meeting of the Design Review Board to order at 9:30 a.m.

9:30 – 9:55 a.m.

Study Session – *Board only*

10:00 – 11:00 a.m.

**National Quantum Nanofabrication (NQN) Facility – *CU Boulder*
Design Development Check-In Workshop** (Information/Direction)

Architects/Consultants:

Page Architects
BSA Landscape Architects

Presenters:

Alex Goldberg, Senior Associate Architect, Page
Scott Stoll, Associate Principal / Design Director, Page
Jason Messaros, Landscape Architect, Project
Manager, BSA

CU Boulder Campus Presenters:

d'Andre Willis, Director of Planning/Campus Architect,
Facilities Planning
Wayne Northcutt, Facilities Planner, Architect, Facilities
Planning

Other CU Boulder Campus Representatives Present:

Richelle Goedert, Campus Landscape Architect, Senior
Planner, Facilities Planning
Joshua Porosky, Senior Project Manager, Planning,
Design, and Construction

Edward von Bleichert, Program Manager, Facilities
Management Sustainability and Resiliency

Description: Design Development check-in workshop for a 3,800 GSF addition to the SEEL building on east campus funded with a National Science Foundation grant to further national security interests in quantum sensing

A/E Presentation

The design team and the DRB discussed the Design Development check-in workshop submittal package, which is available upon request through the contact information noted at the bottom of this document.

A. Energy and Sustainability

- The DRB appreciates that the design team is giving sustainability thorough study and thinks that the project is moving in the right direction. Please continue to study small project elements to determine if there are any more opportunities for improvement.

B. Site & Landscape Architecture

- The DRB appreciates the simple landscaping and that the three existing trees are being protected.

C. Architecture

- The DRB likes the brick materiality. It thinks that the team has done a good job making the new building different from the existing building.
 - The color and patterning of the brick will be refined through DD.
 - Bring brick samples to the DD meeting and photographs (or samples) of the brick used on the existing building.
- The DRB supports the simplification of the window pattern. It would like to see the window opening detail at the DD meeting.
- Provide more detail on the gasket connecting the new building to the existing building at the next meeting.
- Study whether the door on the southeast corner of the building can be moved further to the west in order to group the doors more closely together.
- Illustrate the size, location, and content of any planned exterior signage at the DD meeting.

DRB Action

No formal action was required.

The DRB provided the comments and direction noted above.

12:20 – 2:00 p.m.

**Colorado Avenue Student Housing Village – CU Boulder
Concept Design Workshop** (Information/Direction)

Architects/Consultants:

Morgan Stone Everett
The Lamar Johnson Collaborative (LJC)
Sasaki
JVA Consulting Engineers
Arup

Presenters:

Jared Everett, Morgan Stone Everett
Jeff Smith, Principal, Residential Market Leader, LJC
Joshua Brooks, Landscape Architect and Planner, Sasaki

CU Boulder Campus Presenters:

Amy Kirtland, Assistant Director of Planning | Planning,
Design & Construction, Facilities Planning
d'Andre Willis, Assistant Vice Chancellor for Planning
& Design, Campus Architect, Facilities Planning

Others Present:

Ben Brannon, Arup
Alice Calmon, Sasaki
Christine Fronczak, LJC
Cody Gratny, JVA
Matilde Lossada, LJC

Other CU Boulder Campus Representatives Present:

Richelle Goedert, Campus Landscape Architect, Senior
Planner, Facilities Planning
Derek Silva, Associate Vice Chancellor for Business
Strategy, Finance and Business

Description:

Concept Design Workshop for a private development team
to build apartment-style student housing with ground floor
retail space under a ground lease with CU Boulder.

A/E Presentation

The design team and the DRB reviewed the concept design workshop submittal package.

DRB Comments

- The concept design submittal was not responsive to the feedback provided in the pre-design workshop.
- A workshop is needed before the formal concept design review to address all DRB comments. In particular, the DRB expects to review alternate massing diagrams that create circulation and open space at the ground plane.

- The DRB expressed its concern about the overall building massing and the lack of connectivity to open space. In order to feel like a part of the campus, the buildings need to meaningfully connect to outdoor space. The interior courtyards should be entirely eliminated in the alternates provided.
- These buildings will form a new campus edge. The design team should challenge itself to communicate that the buildings are immediately recognizable as part of CU through the massing, connectivity to the outdoors, and materiality. The expression should reference, rather than mimic, the campus' architectural character.

A. Energy and Sustainability

- Consider how to meet sustainability goals in a way that honors campus priorities, including:
 - A student-centered building with a focus on health and wellness.
 - Limited operational carbon emissions.
- Study and report on embodied carbon in future updates to the DRB.
- Determine whether buildings will be fully electrified (including commercial kitchens).
- Continue to try to lower the EUI target. The change from 60 to 45 is good, but the EUI can be even lower.

B. Site & Landscape Architecture

- The DRB prefers limited or no parking along Colorado Avenue and supports designs that prioritize pedestrians and connectivity to the site.
- The flow of vehicular traffic along 26th requires additional study. How will vehicles be discouraged from turning onto 26th (if there isn't a reason for the vehicle to access the building or site)? Is the delivery space sufficient? How and where will drivers turn around to exit back out onto Colorado? Is there an option to create a loop through the site? The design team should bring studies to the next meeting to respond to these questions.
- Continue to develop the green space and parking along Bella Vista. The DRB understands that this will be a more utilitarian space to function as fire truck access and a buffer to the neighborhood to the north. How will (non-staff) cars be prevented from using Bella Vista to enter or exit the site? The DRB would like to see more advanced design of this space, including the interface with the neighbors, at its next meeting.
 - The DRB recommends against including a dog park along the west side of Bella Vista because it may be disruptive to the neighbors.

C. Architecture

- The DRB recognizes that the building capacity will be determined, in part, by the pro forma. It recommends that the design team carefully evaluate:
 - Whether it is competing with on-campus or off-campus housing student housing?
 - ✓ While the DRB appreciates the need to be competitive, there is concern that resources are being directed away from aspects that are critical to achieving the project goals and toward building elements that ignore the advantages of the

site. Specifically, that this project has a competitive advantage of being on-campus.

- Whether students need a 1:1 bathroom to bedroom ratio?
- Whether it can reduce and consolidate the building amenities?
 - ✓ Is a pool necessary?
 - ✓ How will the proposed amenities drive cost and impact student affordability?
- There was a very brief discussion of materiality. The only direction provided was to incorporate more masonry in the design. Materiality will be discussed at a future meeting.
- Study and model different building configurations. At the next meeting, the DRB would like to review at least three different massing proposals. In particular, these massing should be responsive to feedback from the board about ground plane connectivity and circulation to open space. They should also start to show how massing along Colorado Ave. supports a student experience that is distinctly CU and relates clearly to the rest of the campus.
 - Reevaluate interior courtyards.
 - ✓ The multi-family precedent images provided in the submittal were too urban and the building heights were not compatible with the current design.
 - ✓ CU is outdoor space. The courtyards (both interior and Colorado facing) are not visually connected to the campus and feel too isolated. They are not organized to encourage active uses by students.
 - ✓ How will privacy be maintained for student units adjacent to courtyards?
 - ✓ Most courtyards on the campus have open circulation and are sized to allow a variety of student uses (e.g., frisbee, group study, grilling, etc.).
 - ✓ Consider the views and airflow in the courtyards.
 - ✓ Consider the distance of occupant windows to daylight.

DRB Action

No formal action was required.

The DRB provided the comments and direction noted above.

There being no further business, the public meeting of the Design Review Board adjourned at 2:00 p.m.

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