

University of Colorado Design Review Board Meeting Notes

Date: Wednesday, September 24, 2025
Time: 10:00 a.m. – 3:45 p.m.
Location: Linfield Family Colloquium Conference Room, #A400,
Jennie Smoly Caruthers Biotechnology Building,
East Campus, 3415 Colorado Avenue, Boulder, Colorado

DRB and Campus Members present:

Jody Beck, Sarah Brown, Tom Hootman, David Keltner, Laurel Raines, Chris Shears, and d'Andre Willis, campus DRB member for the University of Colorado Boulder campus (CU Boulder).

Others in attendance not otherwise noted:

Kori Donaldson, AVP of Budget, Finance, and Capital and ex officio member of the DRB (via Zoom)
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 10:00 a.m.

10:00 – 11:00 a.m. Study Session – *Board only*

10:00 – 11:00 a.m. Transportation Services Maintenance Bay Expansion – *CU Boulder Introduction/Pre-Design (Information/Direction)*

Architects/Consultants:
Architectural Workshop

Presenters:
Mark Bowers, Architectural Workshop
Kevin Beck, Architectural Workshop

CU Boulder Campus Presenters:
d'Andre Willis, Director of Planning/Campus Architect,
Facilities Planning
Scott McCarey, Director, Transportation Services

Other CU Boulder Campus Representatives Present:
Richelle Goedert, Campus Landscape Architect, Senior
Planner, Facilities Planning
Jacob Jackson, Facilities Planning
Amy Kirtland, Facilities Planner, Architect, Facilities
Planning
Joshua Porosky, Senior Project Manager, Planning,
Design, and Construction

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

Description: Introduction/Pre-Design submittal for the renovation and addition to the current transportation planning building on east campus, 2,000-2,500 sq. ft.

A/E Presentation

The design team gave a comprehensive presentation of the submittal package, which is available upon request through the contact information noted at the bottom of this document.

DRB Comments

A. Energy and Sustainability

- The DRB appreciated the sustainability strategy and initial goal setting.
 - Good focus on environment – light, air quality, and the connection to nature.
 - Reuse is a good strategy as well.

B. Site & Landscape Architecture

- The DRB and the design team discussed the complexity of the flood plain and how it is driving certain design decisions.
- The DRB suggested that the design team explore rearranging the parking layout to improve efficiency. Specifically, a few parking spaces immediately south of the proposed outdoor patio could be removed and replaced with trees to provide shade and enhance the patio's ambiance. As the design develops, incorporating additional plantings within the new patio area is also encouraged.
- Another recommendation is to consider converting the lawn areas along the parking edges from non-functional bluegrass to low-water, more native seed mixes, while still ensuring adequate irrigation to support the existing mature trees.

C. Architecture

- Explore different ways to create a consistent vocabulary between the new, existing, and renovated buildings, specifically through the roof line and overhangs. Color and materiality will also help continue the language between the disparate buildings.
 - The challenge is to find a way to consolidate and simplify all three buildings into one.
 - Consider whether it makes sense to push the west building back slightly to create more room for outdoor space.
 - Locating the tall bay at the east end is the preferred option, as it allows the new addition to function as a natural extension of the existing middle bay. This was also the preferred location of the applicant as it allowed for better site lines between work bays. The middle bay includes an overhang that enhances the outdoor space adjacent to the staff

area and aligns well with the required floor-to-floor height for staff programming. To maintain visual and functional continuity, similar architectural detailing should be considered to match the existing middle bay.

- Consider allowing a portion of the addition's footprint to extend toward the front of the canopy to screen the outdoor space from parking.
- There may be an opportunity to reduce the footprint of the locker room through the use of gender-neutral restrooms.

DRB Action

No formal action was required.

The DRB provided the comments and direction noted above.

12:10 – 12:40 p.m.

Farrand Hall Renovation – *CU Boulder* Post Schematic Design Landscape Review (Information/Direction)

Architects/Consultants:

Anderson Mason Dale (AMD)
Swinerton
Wenk Associates
Group14 Engineering

Presenter:

Andy Nielsen, AMD

CU Boulder Campus Presenters:

d'Andre Willis, Assistant Vice Chancellor for Planning
& Design, Campus Architect, Facilities Planning

Others Present:

Maria Blair, Swinerton
Ace Martin, Wenk Associates
Katie Spicer, AMD

Other CU Boulder Campus Representatives Present:

Richelle Goedert, Campus Landscape Architect, Facilities
Planning
Jon Keiser, Design and Project Management, Housing
Facilities
Lindsay Schumacher, Planner, Planning, Design and
Construction, Facilities Planning

Description:

Post Schematic Design Landscape Review for a
comprehensive interior renovation; systems replacement
and upgrade, addition of cooling; window/door replacement,

exterior repairs, create new accessible entries, upgrade building envelope; site improvements and landscaping renovation of Farrand Hall.

A/E Presentation

Staff and members of the design team discussed landscaping options with the DRB, a copy of which is available upon request.

DRB Comments – Site and Landscape Architecture

The design team reviewed the north, south, and east courtyards. The DRB complimented the team for finding a way to respect the formality of the courtyards while creating very organic and usable spaces. The Board is very comfortable with the design direction and shared only a few suggestions with the design team, including:

- The DRB prefers the base design of the amphitheater-style concrete seating outside the west courtyard (over the add alternate);
- At the east courtyard, explore ways to reduce the width of the pavement that leads into the courtyard. As drawn, the scale of the entry makes the scale of the interior spaces look too small. A sense of compression then expansion as the space transitions will be experientially effective; and
- Continue to explore opportunities within the interior west courtyard (while remaining within the existing design) to introduce more seating groupings in contrast to the current predominantly linear layout. For example, seating pockets could be integrated into perimeter plantings to create inviting gathering opportunities.

DRB Action

No formal action was required. The DRB provided the comments and direction noted above.

12:45 – 3:45 p.m.

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

Architects/Consultants:

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

Presenters:

Alice Calmon, Landscape Architect, Sasaki
Jared Everett, Morgan Stone Everett
Jeff Smith, Principal, Residential Market Leader, LJC
Tom Steidl, Principal, Residential Market Leader, LJC

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
Cody Gratny, JVA

Other CU Boulder Campus Representatives Present:

Richelle Goedert, Campus Landscape Architect, Senior
Planner, Facilities Planning
Joe Thomas, Senior Associate Vice Chancellor, Student Life
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. The DRB, select CU System and CU Boulder staff, and members of the design team also toured the project site.

DRB Comments

The DRB appreciated that the design team was so responsive in conducting further studies and preparing alternate massing scheme for discussion.

The DRB supports the development of the western building as a traditional residence hall.

A. Energy and Sustainability

- For the next meeting, please provide more detail about the full list of wellness-focused sustainability attributes considered for the project, including acoustics, air quality, etc.

B. Site & Landscape Architecture

- The DRB prefers massing Scheme J, with an additional landscape buffer along the Colorado Avenue edge of the eastern building. Continue to study and develop this scheme for the next meeting.
- The courtyard sizes and orientations create a good connection with nature and reference to the main campus.
- Continue to develop 26th Street. It should follow a “shared street” concept.
 - Study ways that the facing courtyards on either side of 26th can “speak” to one another.

- Can you bring the curb edges together to reduce the amount of driving surface and vehicular circulation into the site?
- Study ways to regrade 26th to provide definition between the entry along Colorado Avenue and the streetscape area located internally within the site. Sloping up then flattening the grade between the building courtyards will create a sense of arrival and stronger connection between the east and west courtyards.
- Explore whether you can add a rolled curb and gate arms to prevent visitors from driving deep into the site.
 - ✓ There needs to be a strong visual terminus at the end of 26th that is visible from Regent's Drive.
- Develop street cross sections and sidewalk cross sections along Colorado Avenue in order to understand how pedestrians, bicycles, and vehicles interact along the perimeter of the site. This is particularly important because of the busy street and the topography changes.
- Identify whether any of the mature trees along the northern edge of the site can be preserved.

C. Architecture

- Consider ways to keep the shape of the courtyards simple rectangles rather than having wings of buildings projecting into them, such as the four-story wing of Scheme J that projects into the courtyard east of 26th Street.
- If buildings are required to be in the courtyards for program or security, consider limiting them to one-story and detaching them from the main, multi-story buildings. Consider articulating them as 'pavilions' with a high level of transparency and integrating them into the landscape.
- The DRB agrees with the proposal to anchor the corner of Colorado Avenue and 26th Street with retail or another active use. The DRB also agrees that the building lobbies should be accessed off of the main courtyards rather than Colorado Avenue.
- Explore whether parking along the northern edge can be "tuck under."
- Study if running taller north/south bars and shorter east/west bars provides more net solar access for residents to the north. This would be consistent with the massing of most campus buildings.
- Consider designing the floor elevation of ground floor units to be above the courtyards for privacy.

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 3:45 p.m.

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