

University of Colorado Design Review Board Meeting Notes

Date: Wednesday, October 22, 2025
Time: 8:30 a.m. – 3:30 p.m.
Location: Bruce and Marcy Benson Conference Room, First Floor,
1800 Grant Street, Denver, 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
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 8:30 a.m.

8:30 – 9:30 a.m. Study Session – *Board only*

**9:30 a.m. – 12:00 p.m. Colorado Avenue Student Housing Village – CU Boulder
Concept Design (Action Requested)**

Architects/Consultants:

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

Presenters:

Alex Hill, Landscape Architect, Sasaki
Jared Everett, Morgan Stone Everett
Katherine Schwartz, Arup
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 (via
Zoom)
d'Andre Willis, Assistant Vice Chancellor for Planning
& Design, Campus Architect, Facilities Planning

Others Present:

Alice Calmon, Landscape Architect, Sasaki
Cody Gratny, JVA

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 (via Zoom)

Description:

Concept Design submittal 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 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

The DRB complimented the team on its progress and the evolution of the design.

A. Energy and Sustainability

- The DRB appreciates the progression of the sustainability story, particularly the emphasis on wellness and carbon. The team was complimented on the responsiveness of the architectural design to the project's sustainability goals. The DRB shared the following comments and direction:
 - Review the campus glazing standards (0.27 or better).
 - Address the state's HPCP requirements through the inclusion of five optimized energy credits in the LEED scorecard.
 - At schematic design, advance the energy modeling, validate and refine the EUI target and LEED checklist, and develop an embodied carbon plan.
 - ✓ Ideally, the LEED checklist will have a point buffer.
 - Continue to work with the design team to select a system that supports the air quality goals.
 - Consider formalizing the biophilic story that supports the project's sustainability goals.

B. Site & Landscape Architecture

- Study ways to make the north courtyard more secure.
- Consider the location of the portal and garage entrance.
 - What is the best way to orient and organize these features in order to encourage pedestrian traffic along 26th?

- Maintain some flexible, open, programmable spaces.
 - Find ways to prioritize play in the design of the courtyards.
- Determine whether a formal water feature is appropriate in the overall design.
- Can stormwater be consolidated for the larger plaza and lawn?
- Provide detail about how soil depth will be sufficient to support trees above the parking garage.
- At schematic design, provide street sections to show the flow of all forms of traffic.

C. Architecture

- The DRB supports the continued study of a mix of pitched and flat roofs.
 - Could the asymmetry of the roofs respond to the change in grade?
- The DRB and the design team agree that there is a preference for a predominantly masonry building.
- Continue to study the east elevation. At schematic design, articulate the base and show the massing along the north bar.
- Explore ways to make pedestrian movement from Colorado down 26th into the courtyards the strongest connection between the campus and site and within the site.
 - Think about where the lobbies are positioned in order to emphasize the connection between courtyards and between buildings.
 - The landscape and streetscape need to help reinforce the connectivity and primary pedestrian pathways.
- The DRB appreciates the reference to the Systems Biotechnology Building as a precedent to inform the design.

D. Sustainable Design

- The DRB is happy with the sustainable design goals and general approach developed in concept design and appreciates the attention to energy, carbon, and student wellness.
- The DRB would like to discuss the following in more detail during schematic design:
 - The schematic design energy model assessing various energy design strategies.
 - Further refinement of the energy target to assure exemplary energy performance and LEED Gold.
 - Further development of the LEED checklist to show a point buffer for Gold.
 - Further development of key material selection to reduce embodied carbon and demonstrate compliance with Buy Clean Colorado.
 - More details on how sustainable design strategies are being integrated into the architecture. Highlight the big sustainable design moves in the sustainability story.

DRB Action

Chris Shears moved to approve the Concept Design submittal for the Colorado Avenue Student Housing Village (Boulder Village) project with the comments and direction noted above. Sarah Brown seconded the motion, which passed unanimously.

1:00 – 2:00 p.m.

Campus Wayfinding & Signage Master Plan – *CU Boulder* Introduction/Pre-Design (Information/Direction)

Architects/Consultants:
AW-ARCH
Signals

Presenters:
Chris Grimley, Signals
Mazen Sakr, AW-ARCH
Paul Wood, Project Manager, AW-ARCH

CU Boulder Campus Presenters:
d'Andre Willis, Director of Planning/Campus Architect,
Facilities Planning
Richelle Goedert, Campus Landscape Architect, Senior
Planner, Facilities Planning

Description: Introduction/Pre-Design submittal for a project to design and implement a campus-wide wayfinding system.

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

The DRB appreciated the informative discussion and was supportive of the direction of pre-design.

DRB Action

No formal action was required.

2:00 – 3:15 p.m.

**National Quantum Nanofabrication (NQN) Facility – CU Boulder
Design Development** (Action Requested)

Architects/Consultants:

Page Architects
BSA Landscape Architects
Cator Ruma

Presenters:

Adam Acree, Mechanical Engineer, Cator Ruma
Alex Goldberg, Senior Associate Architect, Page-
Stantec (via Zoom)
Michael Reilly, Architect, Page-Stantec
Scott Stoll, Associate Principal / Design Director,
Page-Stantec
Jason Messaros, Landscape Architect, Project
Manager, BSA (via Zoom)

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 (via Zoom)

Description: Design Development submittal 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 reviewed the final design of the windows. It also presented its brick recommendations. The DRB and the design team agreed on the following brick specifications:

- Size: The team selected a Norman style brick, which is slightly larger than a standard brick.
- Orientation: The brick will be installed in a horizontal, running bond pattern.
- Patterning: The brick will be installed with some “push and pull” vs. a flat plane. The hope is to pull bricks out about one inch.

- Color: The preferred color is dark. It will be locally sourced and is carbon core capable.
 - The DRB recommended that the design incorporate the darkest mortar possible because it will fade to grey in about a year. It also suggested that the design specifications direct the mason to deeply rake the horizontal mortar joins.
 - The DRB is pleased that the team is still considering carbon brick.

DRB Action

The Design Development submittal for the National Quantum Nanofabrication (NQN) Facility with the comments and direction noted above was approved by consensus.

There being no further business, the public meeting of the Design Review Board adjourned at 3:30 p.m.

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