University of Colorado
Boulder | Colorado Springs | Denver | Anschutz Medical Campus

University of Colorado Design Review Board
Meeting Notes

Date: Thursday, February 13, 2020
Time: 8:30 – 3:30 p.m.
Location: First Floor Conference Room, 1800 Grant Street, Denver

DRB and Campus Members present: Don Brandes, Sarah Brown, Cheri Gerou (emeritus), Victor Olgyay, Chris Shears, Mike Winters, Carolyn Fox, campus DRB member for the University of Colorado Colorado Springs ("UCCS"). André Vite, campus DRB member for the CU Anschutz Medical Campus ("CU Anschutz") was unable to attend the meeting.

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 8:50 a.m.

8:30 – 10:00 a.m. **Work Session – Board Only**

Don Brandes noted that the appointment of Cheri Gerou as an emeritus member of the Board had been delayed. As such, she would be participating in the meeting but would not yet be a voting member of the Board.

The Board briefly reviewed process and procedures for the DRB related to wayfinding and signage after which the Board discussed the items on the agenda.

Victor Olgyay also made a presentation to the Board regarding energy and sustainability and how the DRB may be able to help the university benefit from improved energy and sustainability practices.

10:00 a.m. – 12:00 p.m. **UCHealth University of Colorado Hospital Garage 2 – *CU Anschutz Medical Campus***
Conceptual Design (Action Required)

Architects/Engineers:
Pact Studios LLC, Denver, Colorado, architectural design
Kimley-Horn and Associates, Inc., Denver, Colorado, landscape architecture
Martin & Martin Consulting Engineering, Lakewood, Colorado, civil and structural engineering

Presenters:
Chris Barnwell, AIA, Leed AP, Design Architect, Pact Studios
Adam Bent, Project Civil Engineer, Martin & Martin
Tanner Draemel, Senior Project Designer, Pact Studios
Sheila Elijah-Barnwell, Ph.D., AIA, NCARB, LEED AP, EDAC, Pact Studios
Chris Hice, Landscape Architect, Senior Project Manager, Kimley-Horn

CU Anschutz Campus Presenter:
Ben Bowman, Construction Manager, CU Anschutz Medical Campus

Others Present:
Jon Conrad, Senior Director, Design & Construction, UCHealth
Dominic Shababy, Project Manager, Parking Enhancement, UCHealth
Chris Shelton, UCHealth Project Manager
John White, UCHealth

Description:
Conceptual Design submittal for a new 1,300 stall outpatient/ visitor parking structure to be designed and built on Lot 2 located east of the Anschutz Outpatient Pavilion (AOP) to serve the AOP, the Anschutz Cancer Pavilion, and the Sue Anschutz-Rodgers Eye Center as well as visitors to the University of Colorado Hospital.

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 – Anschutz Parking Garage 2 - 02-13-2020]

DRB General Comments:

The DRB thanked the Design Team for their work on the submittal, indicating that their efforts to make it a comprehensive and thoughtful package were appreciated.

In addition to the comments noted during the meeting, members of the DRB separately provided additional comments that have been incorporated below and which should be considered conditions of the approval.

A. Site & Landscape Architecture:

- The DRB agreed with the design team's preference for an east-west orientation option for the proposed garage structure.

- The landscape concept will be just as important as the building.

- It is a big building and the site is in a very important location:
    - Take advantage of the site;
    - Some of the creative ideas can be expanded upon, others need to be further developed;
    - At a concept level, we're excited about some creative ideas that can be built upon.

- The Consultant Design Team has done a good job of looking at the landscape architecture, site constraints, grading, tree inventory and being sensitive to the trees.

- Further explore the unique opportunity of the 300' buffer area as a very natural, passive quiet area.

- At the Schematic Design and Design Development submittals:
    - Expand on the building interface on the west side of the site and the plazas and pedestrian connections—they are very urbane;
    - Entry landscape and plazas need to be better developed;
    - Define some of the architectural elements, the lighting, and the fixtures and furnishings because it will be heavily trafficked area;
    - It will be very important to make the pedestrian walkways intuitive and obvious.

- Study the potential to consolidate all valet drop offs at the Eye Clinic. (There is an existing AOP entry at the southwest corner of the existing lot.)

- Resolve the pinch point at the northwest corner of the garage with the drop off.

- Evaluate if a core is placed at the northwest corner of the garage, study incorporating some kind of physical barrier to prevent pedestrians from making a direct connection across the valet drop off to the core. The location of the core is confusing if the crosswalks are located to the north and the south.

- Explore if a new AOP building is added to the site at the south (Building B7 on the Master Plan), it could utilize the existing P3 parking garage, which could eliminate the conflict of pedestrians crossing 16th Avenue to the north.

- Investigate the opportunity for an internal east/west street within the garage, i.e., a connection between the east/west entrance/exit:
    - Could be enhanced with lighting.

- Explore making the entrance to Children's Hospital emergency room a one-way loop.

B. Architecture:

- Investigate "pushing the envelope" to make the building more than a parking structure:
    - How it feels on the inside;
    - How it is safe;
    - How it is lit;
    - How does wayfinding move people around;

- On the outside, look at four different elevations, let each elevation respond to what it's adjacent to and consider each elevation to be somewhat different due to context and orientation:
    - The building needs to reflect and communicate that it is a parking structure; it doesn't necessarily need to mimic buildings around it. Avoid too literal a reference to adjacent buildings, but make the design contextual to the existing buildings;
    - There are innovative ways around the country to skin the building (for example, see Oregon Health & Science University Center for Health & Healing Building 2 and Rood Family Pavilion designed by ZGF in Portland, Oregon);
    - Step out and do something innovative while staying within financial constraints of the project budget:
        - Continue to explore the idea of glass;
        - Design to bring in daylight.

- The Board is not entirely comfortable with parking becoming an overwhelming and imposing presence on this property.
    - The challenge is to how to best integrate the structure — can it be more than a parking structure? With a wrap and public space? Can public space continue into the first floor?

- Ideally the ground floor would have programmed spaces with the parking garage on top:
    - The programmed spaces could be used for expansion for future uses.

- The pedestrian bridge is a real opportunity, making it easier for people to get to their destination:
    - It is an important and interesting design element to the program;
    - It could be a very pleasant connection.

- Consider breaking up the building in order to enhance the overall wayfinding and pedestrian experience from the exterior and interior experience:
    - Horizontal and vertical fragmentation could be a possible design strategy;
    - Perhaps the building could have a vertical slot that breaks up the building allowing daylight and ventilation through the center of the building. This could help define circulation, promote safety, provide daylighting, and could help break up the exterior of the building.

- Stepping the upper parking level is preferable:
    - Any kind of stepping and carving that can be done on the outside of the building will begin to scale the building.

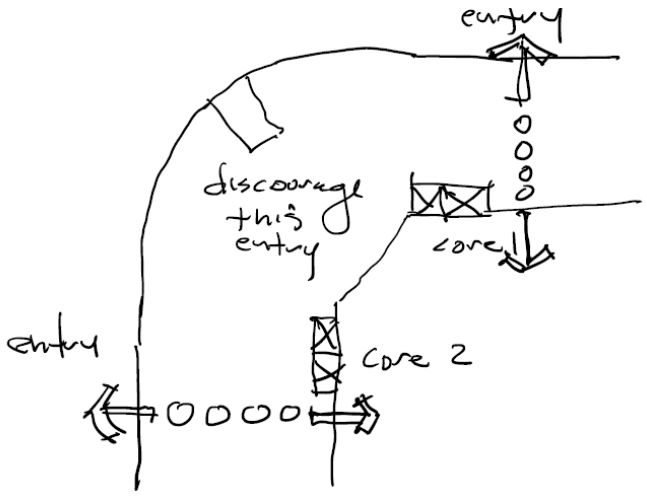
- Consider innovative ways to accomplish required lighting levels yet minimize glare, etc.

- Pedestrian experience within the garage is important — wayfinding, graphics, lighting, safety, etc. — make it delightful. The board likes the pedestrian walkway along the exterior of the building.

- If the structure is post-tensioned concrete, study if the floor-to-floor height could be reduced from the current 12':
    - This would help reduce the 5.5% slope on the ramp;
    - Reducing the slope on the ramp will help prevent car doors on the down slope from flying open.

- Study ways to articulate the massing:
    - The south bay step back is preferred;
    - Adding the additional length to the east/west direction will also help reduce the ramp slope;
    - Study notching out of the corners of the garage—southwest, southeast, and northeast corners—could expose the exit stairs at these corners as an architectural element.

- Study using two separate cores:
    - One at the northeast that ties to the existing AOP entry (where the future bridge is planned);
    - The second at the west to tie to the new proposed crosswalk to tie to the existing AOP entry at the south of the main entry;
    - Place two elevators at each core (see below)—this will help direct pedestrian traffic to the two entry points:



- The HC accessible walkways on the north and west with the cantilevered slabs are an interesting concept which also help break down the mass of the facades as shown on pages 168, 170 and 189 where the top floor is set back from the width of the walkway.

- Additional façade studies and materials should be studied in SD. Perforated metals may help take away from the typical open garage aesthetic of long alternating horizontals of structure and open area.

- The new garage could better respond to the existing buildings:
    - Currently the northwest corner is chamfered; perhaps the two buildings could share a better defined outdoor space that provides circulation orientation as well as aesthetic benefit;
    - Concerns about the relationship of the new garage to the existing AOP and ACP:
        - Slides 10 and 11 show a pleasant view from the main entrance looking south and east, slides 121 and 122 show the same view with the new structure, and it is not an improvement.

- The “adaptive reuse” design strategies shown on slide 41 are promising. Are these of interest to the client? They would appear to provide a double benefit by:

  - Relieving some of the massing issues with this large structure, providing visual relief, and
  - Actually looking towards the future needs for this facility. The transportation sector is going through changes, and preparation for this is prudent.

- Consider how autonomous vehicles might influence the design.

C. Sustainability and Energy:

- As noted above, the use of daylighting and natural ventilation throughout the design is preferable.

- From a sustainability perspective, designing for natural ventilation and avoiding fans is a good idea:
  - Develop energy goals for the parking structure, and strategies to meet them. At concept design it is possible to develop an energy budget (such as an EUI) and then create an energy model to generate methods to improve. Because of the low energy use of this building typology, consider a goal of making this a net zero energy facility.
  - Consider lightwells or other methods for getting daylight into the middle of this deep structure (Maybe like slide 41, or like parking at DIA);
  - Perhaps consider integrating PV into the façade vignettes (e.g. slide 170); vertical PV can be surprisingly efficient, and when replacing other materials, the net cost of the PV is significantly less;
  - Consider using solar analysis (slides 22/23) as design information; upper levels of the garage are likely to have sunny façades most of the year;
  - At ground level, creating shade for pedestrians may be also good for PV;
  - Determine how we can make the interior of the garage a pleasant space for people;
  - Appreciate the exterior circulation schemes as shown on slide 168, think innovatively to create interesting spaces and human experiences.
  - Consider the carbon embodied in the concrete structure — if post tensioned is a potential structural system, investigate a variety of concrete mixes that optimizes both structure and low carbon.

DRB Action:

Don Brandes moved to approve the Conceptual Design submittal package for the UCHealth University of Colorado Hospital Garage 2, including the comments to be provided by the DRB separately and as noted above. Sarah Brown seconded the motion, which unanimously passed.

12:30 – 1:00 p.m. **Exterior Building Signage for the Cybersecurity Building – *CU Colorado Springs***
Conceptual Design (Action Requested)

Architect:
Davis Partnership Architects, Denver, Colorado

Presenter:
Collin McDougall, Director of Wayfinding and Experiential Design, Davis Partnership Architects

CU Colorado Springs Campus Presenter:
Carolyn Fox, Executive Director, Planning, Design & Construction, and University Architect, Facilities Management

Other Campus Representatives Present:
Kent Marsh, Associate Vice Chancellor for Campus Planning and Facilities Management

Description: Conceptual Design submittal regarding exterior building signage for the Cybersecurity Building.

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 – Cybersecurity Building Signage - 02-13-2020]

DRB Comments:

Don Brandes reviewed the policies and procedures of the DRB as they relate to signage.

While the DRB had questions of the presenters, no comments regarding site and landscape architecture, architecture or sustainability and energy were provided by the DRB.

DRB Action:

Sarah Brown moved to approve the Conceptual Design submittal package for the Exterior Building Signage for the Cybersecurity Building. Don Brandes seconded the motion, which unanimously passed.

The DRB noted that this Conceptual Design approval was final, and that the design consultants can proceed to fabrication, and that the fabrication drawings did not need to be presented to the DRB for review and approval.

1:00 – 2:00 p.m. **North Nevada Avenue Corridor Wayfinding and Signage Master Plan – *CU Colorado Springs***
Conceptual Design (Action Requested)

Architect:
Davis Partnership Architects, Denver, Colorado

Presenter:
Collin McDougall, Director of Wayfinding and Experiential Design, Davis Partnership Architects

CU Colorado Springs Campus Presenter:
Carolyn Fox, Executive Director, Planning, Design & Construction, and University Architect, Facilities Management

Other Campus Representatives Present:
Kent Marsh, Associate Vice Chancellor for Campus Planning and Facilities Management

Description: Conceptual Design submittal regarding the signage plan for the North Nevada Avenue Corridor Wayfinding and Signage Master Plan, including ground signage for the Hybl and Cybersecurity Buildings.

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 3 – N Nevada Signage Master Plan - 02-13-2020]

DRB Comments:

A. Site & Landscape Architecture:

- No comments regarding site and landscape architecture were provided.

B. Architecture:

- Preference for Ground Signage Concept Option 4 was expressed, noting:
  - Explore the base materiality;
  - Explore if there are other options in lieu of the perforated metal;
  - Review the scale of the pedestrian signage;
  - Ensure design doesn't become too trendy; keep the design clean, classic, and simple;
  - Study the wayfinding hierarchy; currently there is too much similarity in various directional levels;
  - Study the level of directional notations.

- Of the different sign types, the preferred sign type is the dark brown metal:
  - Study the foot candle intensity of the internally illuminated vertical linear light — the concern is that the illumination might make the readability of the building names difficult.

- The placement of UCCS should be consistently on the upper right portion of the sign.

- Review durability of the materials:
  - The base of the sign should be more durable than metal;
  - Concern regarding perforated metal being used to bend around the corners and how it will weather;

- Study the bases of all signs to ensure continuity and durability.

C. Sustainability and Energy:

- No comments regarding sustainability and energy were provided.

DRB Action:

Chris Shears moved to approve the Conceptual Design submittal package for the North Nevada Avenue Corridor Wayfinding and Signage Master Plan, recognizing the comments provided by the DRB. Sarah Brown seconded the motion, which unanimously passed.

2:00 – 3:00 p.m. **Red Cross Memorial Plaza – *CU Anschutz Medical Campus***
Conceptual/Schematic Design Submittal/Work Session
(Action Requested/Information/Direction)

Architects/Engineers:
Design Workshop, Denver, Colorado

Presenters:
Robb Berg, Principal, Design Workshop
Taylor Tidwell, Project Manager, Design Workshop

CU Anschutz Campus Representative Present:
Ben Bowman, Construction Manager, CU Anschutz Medical Campus

Description:
Conceptual/Schematic Design submittal/work session for a new memorial plaza to commemorate the recently demolished Red Cross Building structure as well as its contribution to the Community over time.

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 4 – Anschutz Red Cross Memorial - 02-13-2020]

DRB General Comments:

The DRB complimented the design team on the presentation, noting that it effectively creates a central space that meets the intentions of creating a memory.

A. Site & Landscape Architecture:

- Investigate how to add some level of discovery at each of the entries of the memorial other than the location of the bee hive; perhaps a planting, an additional QR code, or something else special at each one of entries to complement the pathways and break the symmetry.

- Consider replacing one of the two red oak tree species proposed with English Oak.

- Consider using compressed, decomposed granite rather than pea gravel in the areas identified in the plan as crusher fines.

- Study the concrete to determine if a rose-colored, clay brick unit paver or rose flagstone could be used in the cross section of the center of the memorial in lieu of other concrete materiality.
    - Red concrete is not desirable due to future fading and spalling;
    - The quality of the paving should be a priority in the budget.

- Consider eliminating the concrete seating in the outer perimeter area making the area more natural and open.

- Explore eliminating the concrete benches; perhaps the cost savings could help fund the rose-colored pavers noted above.

- Examine making the outer edge less formal as it moves toward the native grasses.

- Consider limiting the berm height to no more than 3’ to 4’ at the most.

- Regarding signage, highlight the main sign by locating it so it is accessible to pedestrians, rather than embedding it into the ground cover.

B. Architecture:

- No comments regarding architecture were provided.

C. Sustainability and Energy:

- No comments regarding sustainability and energy were provided.

DRB Action:

Don Brandes moved to approve the Conceptual/Schematic Design submittal package for the Red Cross Memorial Plaza at the CU Anschutz Medical Campus, recognizing the comments provided by the DRB. Mike Winters seconded the motion, which unanimously passed.

At the Design Development submittal, please prepare detailed plans to include the following:

- Please review the DD Submittal requirements in the DRB Policies and Procedures.
- Materiality of Site Improvements
- Call outs
- Scale and dimensions of site and project furnishings.

There being no further business, the public meeting of the Design Review Board was adjourned at 3:25 p.m.

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