University of Colorado
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University of Colorado Design Review Board
Amended Meeting Notes

Date: Tuesday, February 15, 2022
Time: 1:00 – 4:00 p.m.
Location: Zoom Meeting

DRB and Campus Members present:
Don Brandes, Sarah Brown, Cheri Gerou, Tom Hootman, Chris Shears, Mike Winters, Carolyn Fox, campus DRB member for the University of Colorado Colorado Springs campus ("UCCS"), and d'Andre Willis, campus DRB member for the University of Colorado Boulder campus ("CU Boulder").

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 1:00 p.m.

1:00 – 1:30 p.m. **Study Session – Board Only**

The DRB reviewed the items on the agenda prior to convening the public portion of the meeting.

1:30 – 3:00 p.m. **Hellems Arts & Sciences and Mary Rippon Outdoor Theatre Renovation – *CU Boulder***
Pre-Design (Information/Direction)

Engineers/Consultants:
Hacker Architects, Colorado
Handprint Architecture, Colorado
WENK Associates, Inc., Landscape Architecture, Colorado

Presenters:
Tania Salgado, Project Manager, Handprint Architects
David Keltner, Design Principal, Hacker Architects
Greg Dorolek, Landscape Architect, WENK Associates, Inc.

CU Boulder Campus Presenter:
Jan Becker, Architect, Facilities Planner, Facilities Planning

CU Boulder Campus Representatives Present:
Emina Begovic, Assistant Vice Provost for Academic, SEEC
Blake Guyer, Project Manager, Planning, Design, and Construction
Dena Heisner, Project Manager Non-Capital, Planning, Design, and Construction
Richelle Reilly, Facilities Planner/Landscape Architect, Facilities Planning
Zack Tucker, Director of Buildings and Infrastructure, College of Arts and Sciences
d'Andre Willis, Director of Planning/Campus Architect, Planning, Design, and Construction

Description: Pre-Design submittal for a complete renovation of Hellems and a limited scope renovation of the Mary Rippon Theatre.

A/E Presentation

Facilities staff presented a Pre-Design submittal package, a copy of which is available upon request through the contact information noted at the bottom of this document.

DRB Comments and Action

The DRB congratulated the design team on being awarded the project, noting that it would be a monumental project for the CU Boulder campus and that the DRB is looking forward to working with the team on future project submittals.

No formal action was required for this agenda item. Board comments and direction included the following:

General
- With regard to the project, historic preservation and accessibility are of great interest to the DRB.

- In the Conceptual Design submittal, continue to share critical issues and challenges that will be addressed through the project.
    - Provide thoughts about how to overcome those issues;
    - Ask the DRB for input; and
    - Include an existing conditions survey and site analysis.

A. Site & Landscape Architecture
- Within the context of the overall project, the site and landscape architectural design should focus primarily on:
    - Accessibility;
    - Drainage, utility infrastructure, and related improvements to accommodate accessibility; and
    - Other site and landscape improvements.

- Regarding the Mary Rippon Outdoor Theatre:
    - The DRB understands that the scope of the overall project is primarily focused on the learning spaces, offices, and programs within the building, and that the initial scope for the theater addresses the safety and security of the patrons, crew, and performers.
        - Evaluate the scope of the work. If possible, integrate stage, lighting, technology, and audio improvements into the scope.
        - Strive to make accessibility improvements to the space seamless.
    - Is there a contemporary way to handle technological upgrades to the space to create a state-of-the-art stage and performance opportunity even if these upgrades contrast with the historical details of the building?
    - Can anything be learned from Shakespeare Theatres on other campuses that could drive the design of the stage?
    - Can the stage be used year-round for academic, social, and non-performance purposes?

- As you design accessibility improvements on the north side of the building, consider the proportionality of the building at the finished floor level. The DRB encourages restraint in the design of accessibility improvements in recognition of the historical nature of the building.
    - Recognize the delicate balance between bringing the building up to date and preserving the historical nature of the building.

B. Architecture:

- Regarding improving the thermal performance of the existing windows:
    - Carefully consider glazing options to ensure the historic qualities of the building are preserved as much as possible.

C. Energy and Sustainability:

- Develop a sustainability strategy early. The delicate nature of the historic building facades makes it all the more necessary to plan for sustainability during Conceptual Design.
- Study the mechanical system and the building envelope, including moisture profiles.
    - Consider the mechanical system equipment from an aesthetic perspective (based on location and visibility).
- The LEED gold requirements could prove to be an interesting integration between the historic building and sustainability.

3:00 – 4:00 p.m. **Anschutz Engineering Center – *UCCS***
Informational (Information/Direction)

Architects/Engineers:
OZ Architecture, Denver, Colorado
Wenk Associates, Inc., Denver, Colorado

Presenters:
David Schafer, Principal, LEED-AP, NCARB, OZ Architecture
Justin Gerze, Senior Associate, Project Manager, OZ Architecture

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

Others Present from OZ Architecture:
Greg Hale
Kelsey Madden
Leah Mathers

Description: Informational session regarding a new, three-story, 24,000-SF annex, the Anschutz Engineering Center, to the existing UCCS Engineering Building, for the purpose of increasing academic programs in astronautical engineering.

A/E Presentation

In preparation for a forthcoming Schematic Design submittal, the DRB discussed with staff and the consultants potential changes to the Conceptual Design submittal approved in November 2021. The updated submittal package is available upon request through the contact information noted at the bottom of this document.

DRB Comments and Action

The DRB noted that the changes made to the original Conceptual Design (CD) submittal have improved the project overall and that the DRB is looking forward to seeing the Schematic Design (SD) submittal.

A. Site & Landscape Architecture

- The updated CD plan is more efficient, and seems to fit the site better than the original plan.
- Separating the shop building is better for the site.
- Maintaining the storage tanks, rather than relocating them, is an improvement.
- The updated concept is less intrusive to the Tree of Peace and preserves more of the surrounding landscape, which is a better relationship overall.
    - Determine whether parking should be provided for visitors to the Tree of Peace.
- Consider adding signage to the retaining wall at grade rather than on the building itself.

B. Architecture

- Study the front entry to the labs building.
    - The location to the right of the primary vertical element is awkward.
    - The entryway could be enhanced by:
        - mirroring the window fenestration pattern;
        - recessing the door; and
        - adding sun shading (detailed further below).

  - Staff noted that exterior signage, which will be integrated into the Schematic Design submittal, may help reinforce the entry and make the door more visible.

- The updated elevations are an improvement.
  - The level of detail at the windows is very thoughtful.
  - The simplicity of the updated design is pleasing.

- Explore ways to create a relationship between the design of the labs and shop building.
  - Could the same character and materials be carried to the shop building design?
  - Could natural light be brought into both buildings on the north side?

C. Sustainability and Energy

- Perform a solar gain analysis. Consider adding sun shading on the south elevation.
  - Can solar shading be enhanced by further recessing the windows?
  - Study whether sun shading should be added to the first floor of the south side of the labs building to enhance entryway and reduce need for significant glazing.
  - Also study the floor-to-ceiling glazing on the first floor and determine if is a liability.

DRB Action

No formal action was required for this agenda item. In addition to the Board comments and direction noted above, the DRB requested that, at SD, the design team include a few pages in the submittal to document:

  - How the CD submittal was updated;
  - Why the changes were made; and
  - How the changes benefit the overall project.

Prior to adjourning the meeting, the DRB discussed administrative matters.

There being no further business, the public meeting of the Design Review Board was adjourned at 3:45 p.m.

(For assistance obtaining any copies of the submittal documents referenced within these meeting notes, please contact Linda Money at (303) 860-6110 or linda.money@cu.edu.)