



University of Colorado

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University of Colorado Design Review Board Meeting Notes

Date: Friday, July 14, 2017
Time: 9:30 a.m. – 2:15 p.m.
Location: Conference Room #204, Dwire Hall, University of Colorado Colorado Springs

DRB members present: Don Brandes; Sarah Brown; Victor Olgyay; Teresa Osborne (ex officio); Cheri Rodgers Gerou (ex officio); and Carolyn Fox, campus DRB member for the University of Colorado Colorado Springs campus (“UCCS”).

Others in attendance not otherwise noted:

Linda Money, CU Real Estate Services, CU System employee / DRB note taker.

Mr. Brandes, Chair, determined a quorum and called the meeting of the Design Review Board to order at 9:37 a.m., at which time the Board held a private work session as noted below.

9:30 – 10:30 Work Session – Board Only

The Board began the work session by noting that this was Ms. Osborne’s last meeting representing the Board as an ex-officio member, and the Board expressed its appreciation to Ms. Osborne for all of her help in various ways over the past few years while she supported the Board and noted that she would be missed. She thanked the Board for their comments. Ms. Osborne also indicated that she felt that the Board would be pleased with Ms. Gerou, her replacement, as Ms. Gerou is highly qualified and will add a fresh perspective to this role.

The Board then met to briefly discuss the item on the agenda prior to convening the public portion and to discuss the Board’s review and submittal process with Ms. Gerou.

10:30 - 12:00 Indoor Practice Facility and Baseball Diamond - UCCS

Architects: DLR Group, Denver, Colorado

Presenters: Bob Binder, AIA, REFP, LEED AP, DLR Group
Brian Thomasen, PE, Director of Engineering, Colorado Region, NV5, Denver, Colorado, civil engineer

UCCS Campus

Presenters: Carolyn Fox, Executive Director, Construction & Planning,
University Architect, UCCS Campus Planning &
Facilities Management
Charles Cummings, Design & Construction Project
Manager, UCCS Campus Planning & Construction

Others Present:

Gary Reynolds, Assistant Vice Chancellor for Administration

Description: Design Development (“DD”) Review and Approval for an
Indoor Practice Facility (“IPF”) and a Baseball Field (“BF”) at
the UCCS Campus

Presentation to the Board/Discussion:

All individuals present for the meeting introduced themselves, after which Mr. Binder and Mr. Thomasen reviewed for the Board the current version of the proposed IPF/BF project, including new information and/or changes which were made since the last presentation was made to the Board in May 2016:

- Minor landscaping changes were made to the site plan for the IPF;
- Details of the monumental stairway leading to the upper plaza of the BF from the lower plaza, including changing the concrete walls along the side of the stairway from a cast-in-place finish to a board-formed finish which is consistent with other concrete wall finishes on the east campus;
- Plant palette and site furnishings;
- Changes to the site grading, drainage, and utility plans, including:
 - Moving the detention pond in the southwest corner further to the south due to the location of an existing sanitary sewer line and a sanitary manhole in the location of the previously proposed detention pond;
 - Inclusion of a new storm drainpipe from the middle of the field between the BF and the IPF to the south so that it will discharge directly into the arroyo along the south side of the Campus Heights Road;
 - Inclusion of a new storm pipe along the north side of the Campus Heights Road which will discharge water collected from the IPF area into the detention pond in the southwest corner as noted above;
 - Changes to the grading regarding updated high points and low points in order to improve the overall site drainage;
 - Changes to the water utility plan related to a shift in the main water pipe for the IPF which will loop it around the IPF in order to accommodate potential future development adjacent to the project; and
- Changing the pedestrian (“SA”) light pole fixture from a side mount fixture to a top mount fixture which meets current campus standards.

Mr. Binder reviewed the project lighting plan and a number of illustrations regarding various photometric analyses performed for the BF and the IPF areas. Mr. Reynolds indicated that the plan complied with the targeted light level standards for the outside ground lighting on campus which are between 1 and 3 footcandles.

Also reviewed were floorplans, elevations, and sections for the IPF. Mr. Binder indicated that UCCS staff requested that all door openings represented in the elevations be glazed rather than solid as they had been presented in the elevations included within the submittal.

Mr. Binder also noted that regarding the storage shed for the BF, the style of the shed had been modified from what was included within the submittal packet (a barn-type style) to a sloped roof shed, but all other details regarding the shed remained the same.

Finally, a number of renderings of portions of the project, including a panoramic view from North Nevada Avenue, and the interior structure of the IPF, including the lighting fixtures, had been prepared and were also reviewed.

The Board discussed in more detail the planned irrigation and the establishment of the native seed once planted; the overlot grading and a future potential trail from the lower plaza of the BF to the IPF; the drainage systems; and the proposed lighting systems for the IPF.

The Board made the following comments and/or requested the following clarifications regarding the DD submittal that would be reflected in the Construction Documents in coordination with Ms. Fox, AIA, the UCCS Campus Architect:

- The design of the north end of the lower plaza of the BF to the east of the stairway and the proposed location of bicycle racks may need to be reviewed in order to determine if the space can be reconfigured to accommodate a larger number of bicycle racks, or other potential site improvements, rather than leaving the space open and unused.
- Consider establishing a scoring/grid pattern for the upper plaza of the BF in anticipation of additional development.
- It would be helpful to see:
 - Additional 3D illustrations showing the intersections of the plaza and the stairway;
 - The isolux contours included, along with the photometric analyses, in order to clarify the light levels of the areas being lit, especially regarding areas along the pedestrian pathways;
 - Lighting improvements located on the site improvement plan; and
 - An illustration of the road barrier and directional signage along Campus Heights Road described by Ms. Fox during the presentation.

The Board briefly met with Ms. Fox to discuss the DD submittal as presented.

After this discussion, Mr. Brandes moved approval of the Design Development submittal for the Baseball Field and the Internal Practice Facility for UCCS, contingent upon:

- Preparation and review of a Micro Master Plan for the baseball field area, and eventually for the entire project area, no later than August, 2017, and;
- Review by the Board of the final construction documents, prepared in conjunction with Ms. Fox, which reflect the following comments and suggestions which are outlined below:
 - the connections related to the top and the bottom of the wall,
 - seating,
 - the location(s) of bicycle racks,
 - site improvements, and

- site fixture improvements.

Ms. Brown seconded the motion which unanimously passed.

Mr. Reynolds indicated that the construction of the restrooms will be funded soon, so in order to include the electrical, plumbing, and sewer lines required for the restrooms within the dirt work being completed for the first phase of the project, the footprint and location of the restrooms would be included within the micro master plan to be submitted to the Board. Ms. Fox noted that, for this reason, the first phase of the micro master plan would focus on the Baseball Field.

There being no further business, the public meeting of the Design Review Board was adjourned at 11:55 a.m. after which time the Board took a break for lunch which was followed by a tour of the almost completed Visual and Performing Arts Center at UCCS.