

July 09, 2020

# UNIVERSITY OF COLORADO DENVER

SCHEMATIC DESIGN DRB REVIEW

LYNX CROSSING RESIDENCE HALL  
RENOVATION

**hord | coplan | macht**



# AGENDA

Introductions + Overview

Building Scope

Site Scope

Signage Scope

Questions & Discussion





# INTRODUCTIONS + OVERVIEW



# PROJECT TEAM



**JERED MINTER**

CU Denver  
Campus Architect



**BEN BOHMANN**

CU Denver | Anschutz  
Medical Campus  
Project Manager



**GWEN GILLEY**

Hord Coplan Macht  
Principal in Charge



**JASON BENTLEY**

Hord Coplan Macht  
Project Manager



**ANGELA SCHMITZ**

Hord Coplan Macht  
Graphic Designer

# PROJECT OVERVIEW

**Existing Building Renovation**

**250,775 GSF - Constructed 2006**

**4 Stories East, West and South Wings | 5 Stories at North Wing**

**230 Residential Suites | 511 Bedrooms | 722 Beds**

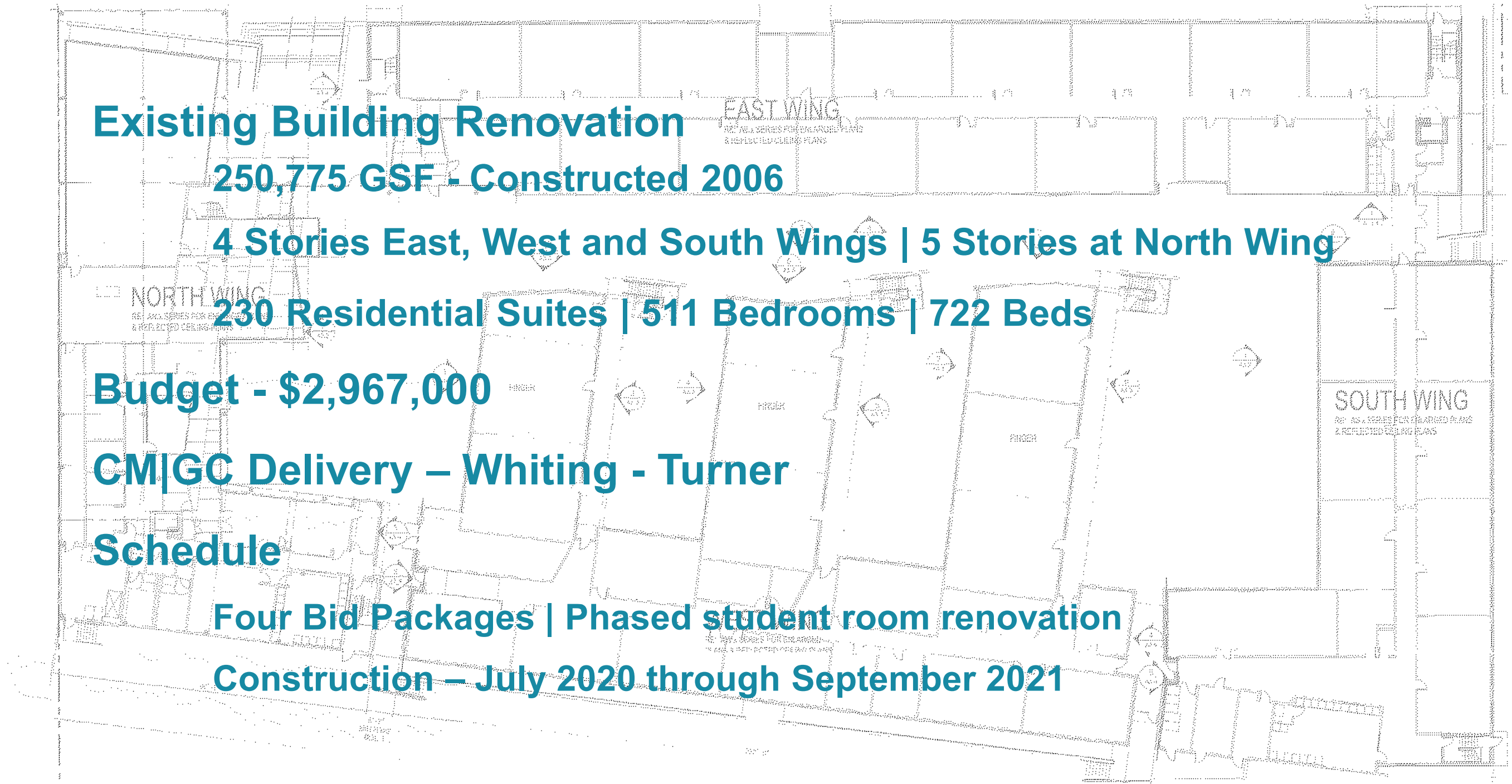
**Budget - \$2,967,000**

**CM|GC Delivery – Whiting - Turner**

**Schedule**

**Four Bid Packages | Phased student room renovation**

**Construction – July 2020 through September 2021**





# CENTRAL LOCATION





# SITE CONTEXT



AURARIA PKWY

WALNUT STREET

PARKING  
GARAGE

7TH STREET

ENTRY

LARIMER STREET

LYNX  
CROSSING

4TH STREET

LIGHTRAIL STATION

5TH STREET

AURARIA  
CAMPUS

CURTIS STREET

COLFAX AVENUE



NORTH

I-25

I-25

I-25 N ON RAMP  
I-25 S ON RAMP



# PROJECT GOALS

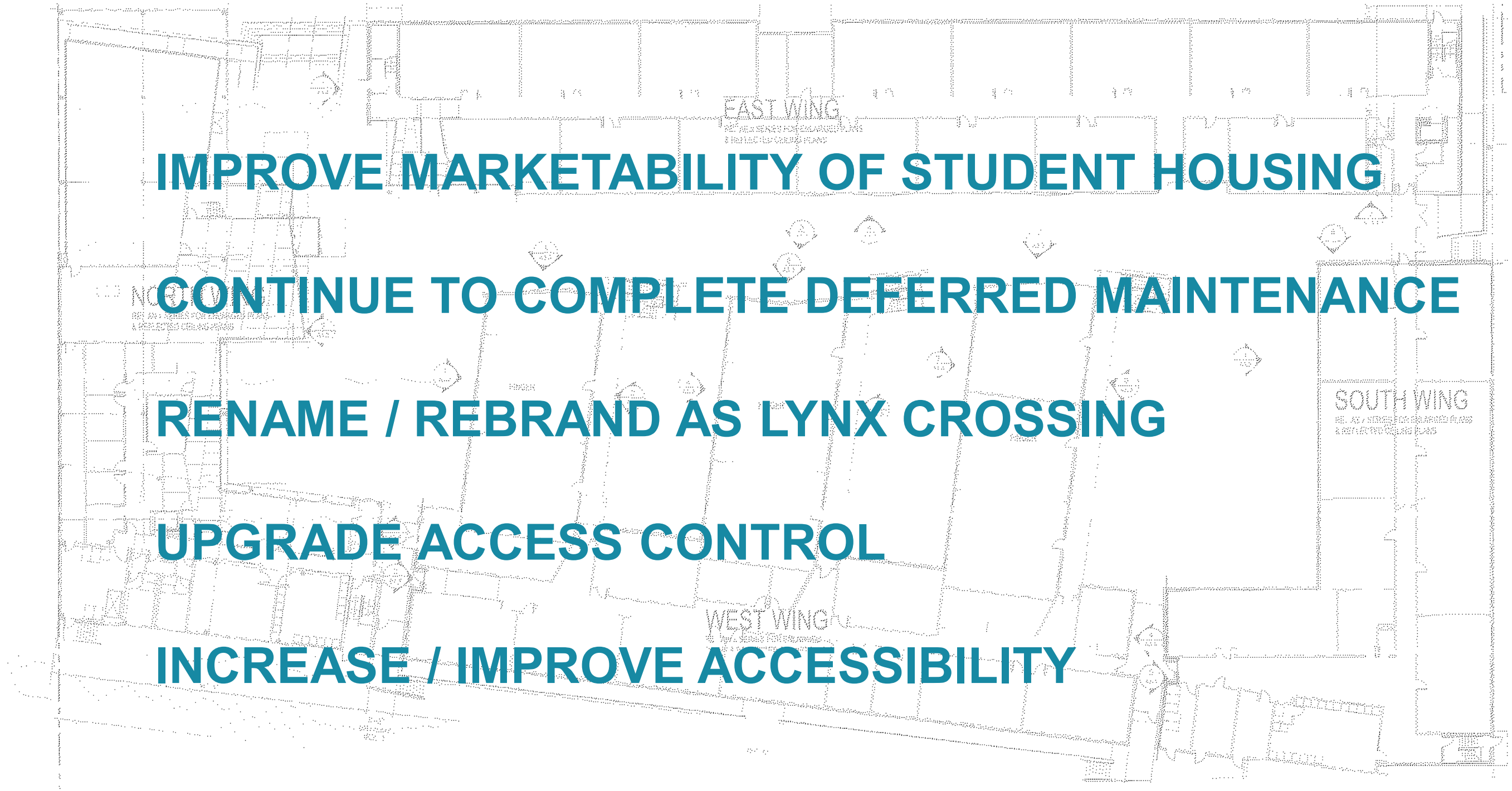
**IMPROVE MARKETABILITY OF STUDENT HOUSING**

**CONTINUE TO COMPLETE DEFERRED MAINTENANCE**

**RENAME / REBRAND AS LYNX CROSSING**

**UPGRADE ACCESS CONTROL**

**INCREASE / IMPROVE ACCESSIBILITY**





# PROJECT SCOPE OVERVIEW

## INTERIOR SCOPE

**Replace Residential Suite Kitchenettes & Flooring - \$1,245,000 / \$5,413/unit**

**Lobby Remodel - \$115,000**

**Miscellaneous Deferred Maintenance Items - \$535,000**

## EXTERIOR SCOPE

**Replace Cement Board - \$100,000**

**Courtyard Canopy Material Replacement - Alternate**

**Amazon Lockers – Amazon provided. University's cost to connect electrical supply**

## SITE SCOPE

**Courtyard Decking Replacement - \$20,000**

**Signage & Branding - \$55,000**

**Miscellaneous Deferred Maintenance Items - \$351,000**

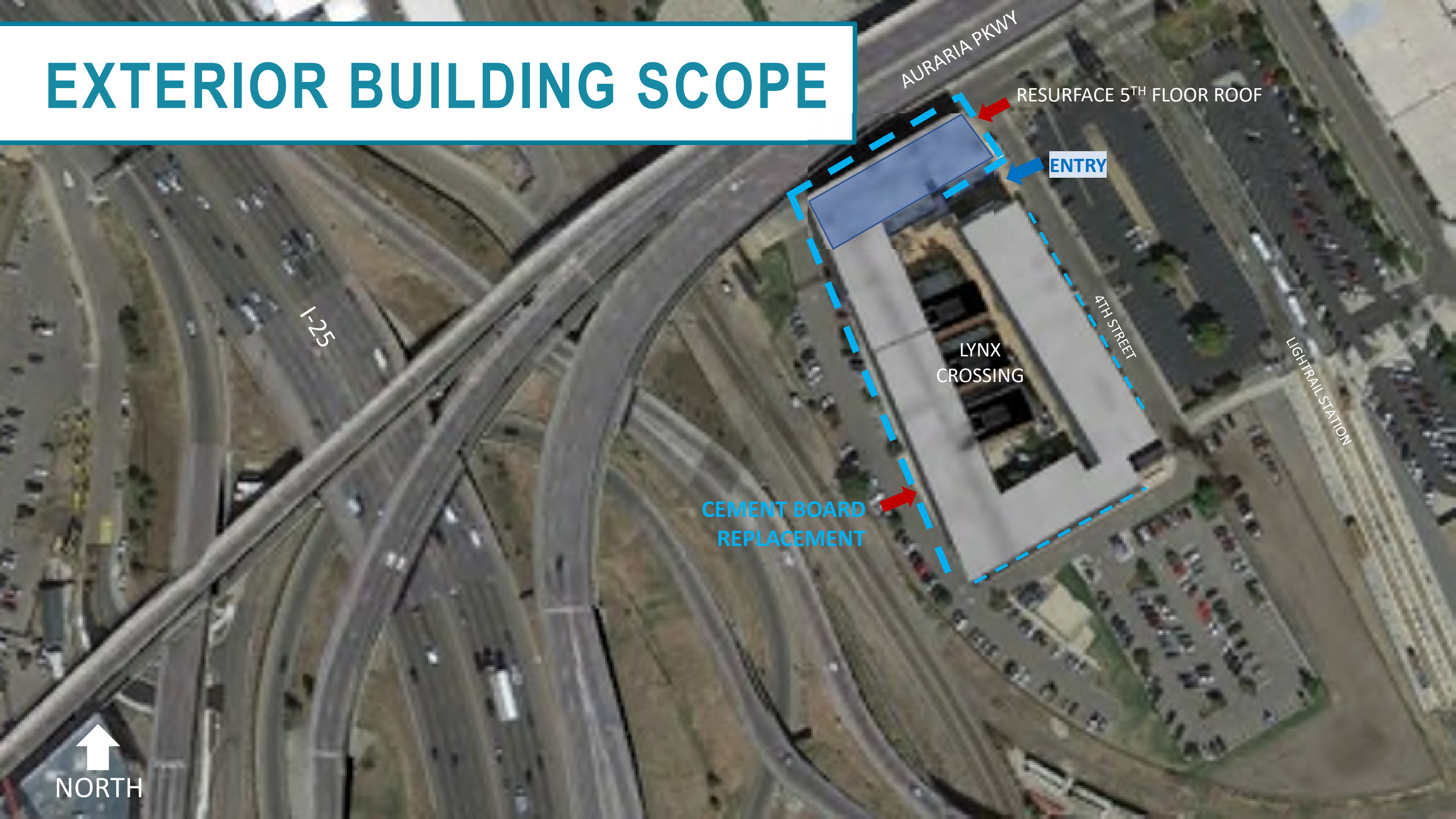




# BUILDING SCOPE



# EXTERIOR BUILDING SCOPE



AURARIA PKWY

RESURFACE 5<sup>TH</sup> FLOOR ROOF

ENTRY

LYNX  
CROSSING

4TH STREET

LIGHTRAIL STATION

CEMENT BOARD  
REPLACEMENT

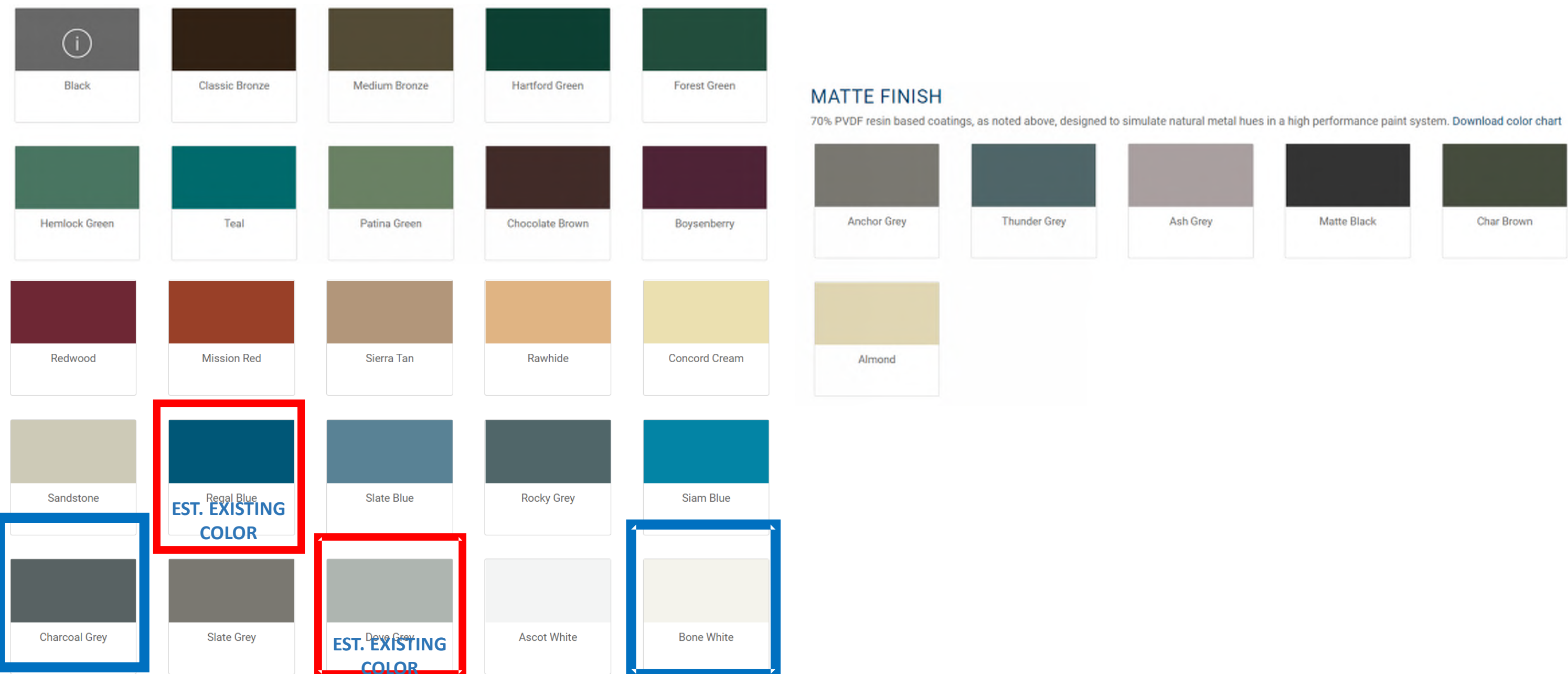
I-25





# CEMENT BOARD REPLACEMENT

## METAL PANEL COLOR OPTIONS – 12” WIDE FLAT, SMOOTH PANEL WITH HORIZONTAL SEAMS





# CEMENT BOARD REPLACEMENT

BLUE METAL PANEL ELEVATIONS – NORTH, WEST & EAST ELEVATIONS  
CHARCOAL GRAY OPTION





# CEMENT BOARD REPLACEMENT

BRICK & CORRUGATED METAL PANEL ELEVATIONS –WEST, SOUTH & EAST ELEVATIONS  
BONE WHITE OPTION





# CEMENT BOARD REPLACEMENT

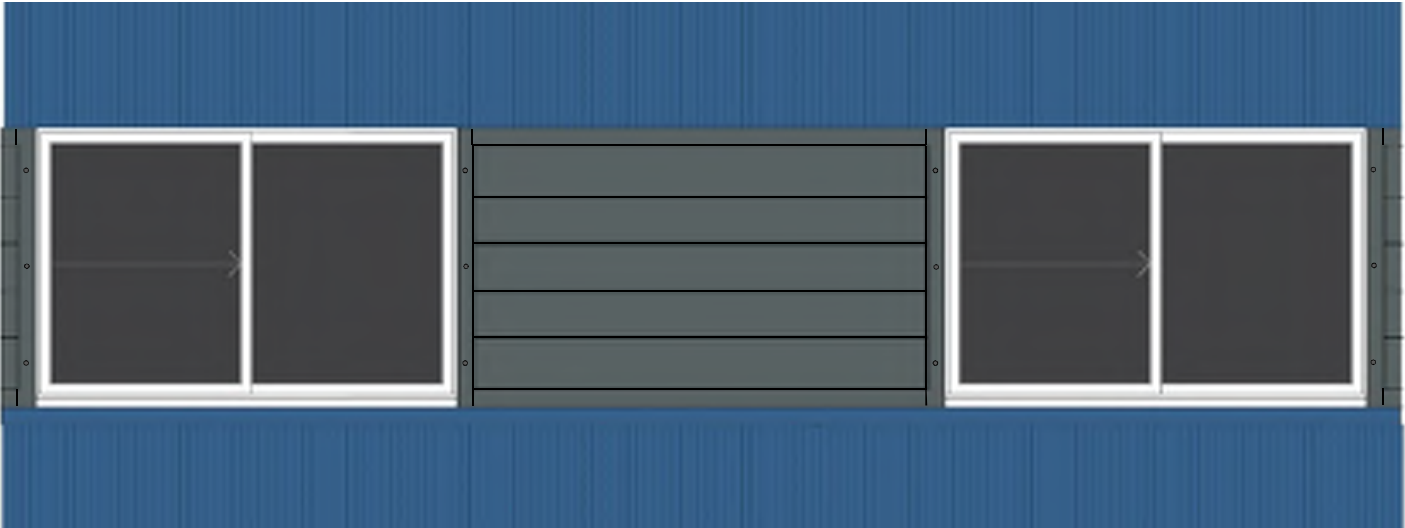
SOUTH CORNER @ BLUE VS GREY METAL PANEL – INFILL BETW WINDOW WITH CHARCOAL VS BONE WHITE



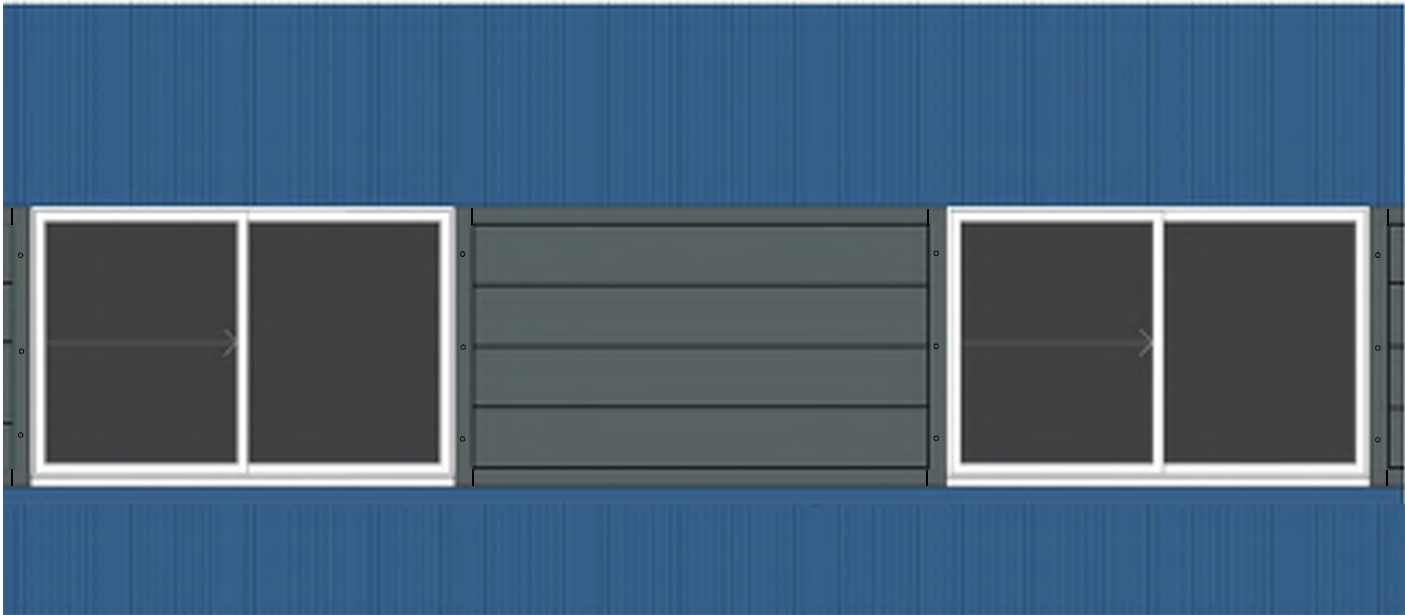


# CEMENT BOARD REPLACEMENT

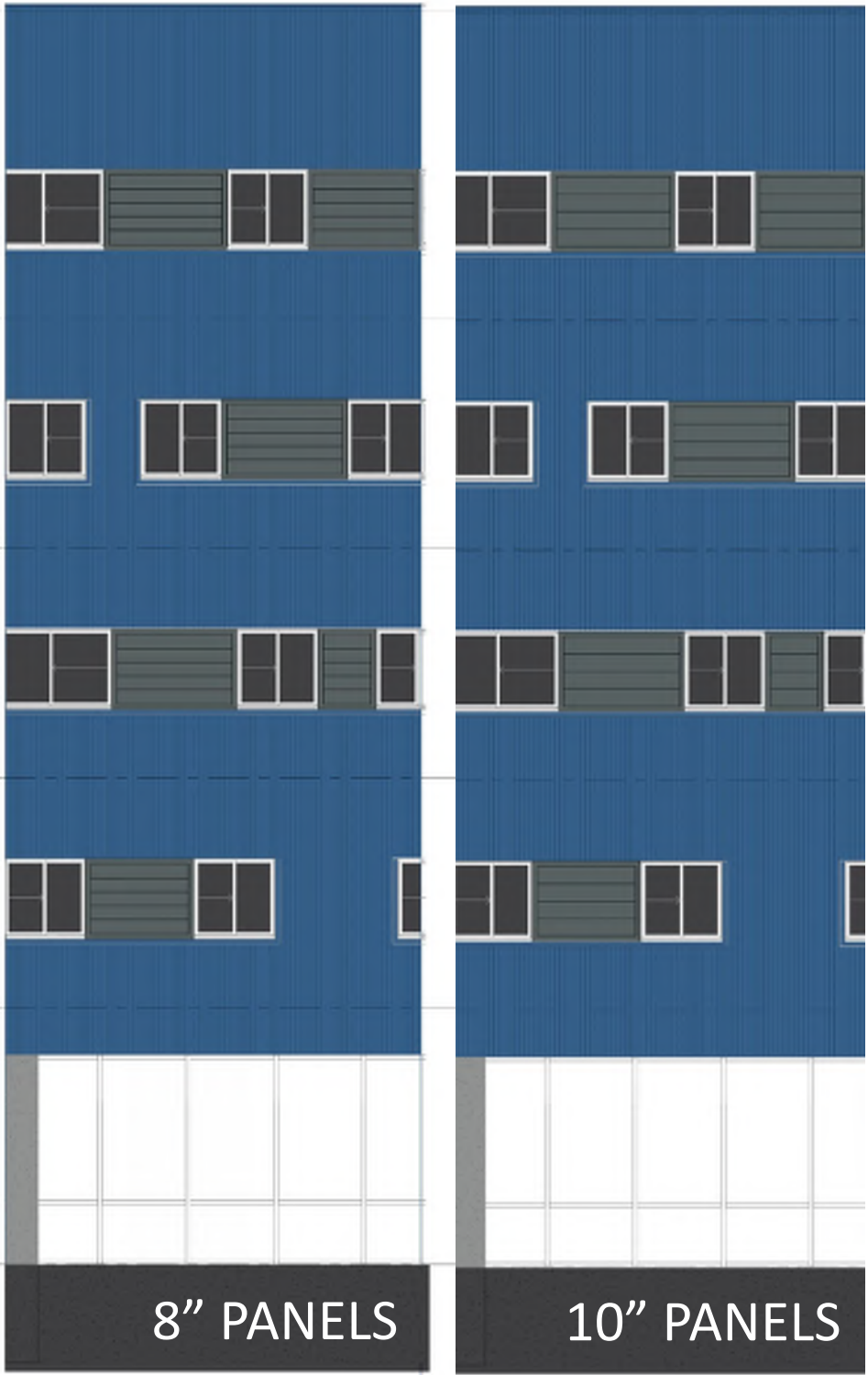
HORIZONTAL PANEL REVEAL AND 3" TRIM FLASHING – 8" VS 10" PANELS



8" PANELS



10" PANELS



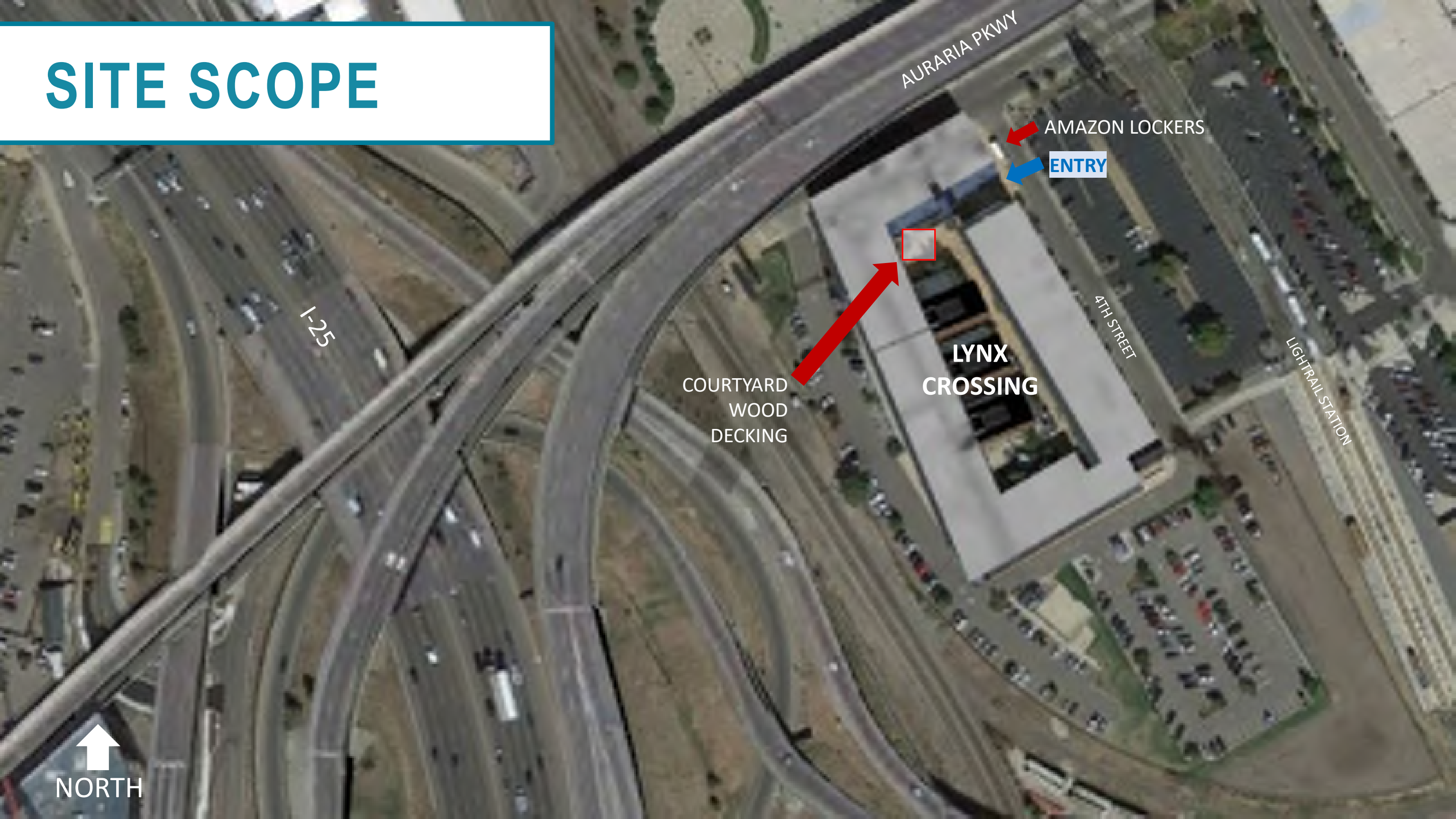




SITE SCOPE



# SITE SCOPE



AURARIA PKWY

AMAZON LOCKERS

ENTRY

I-25

COURTYARD  
WOOD  
DECKING

LYNX  
CROSSING

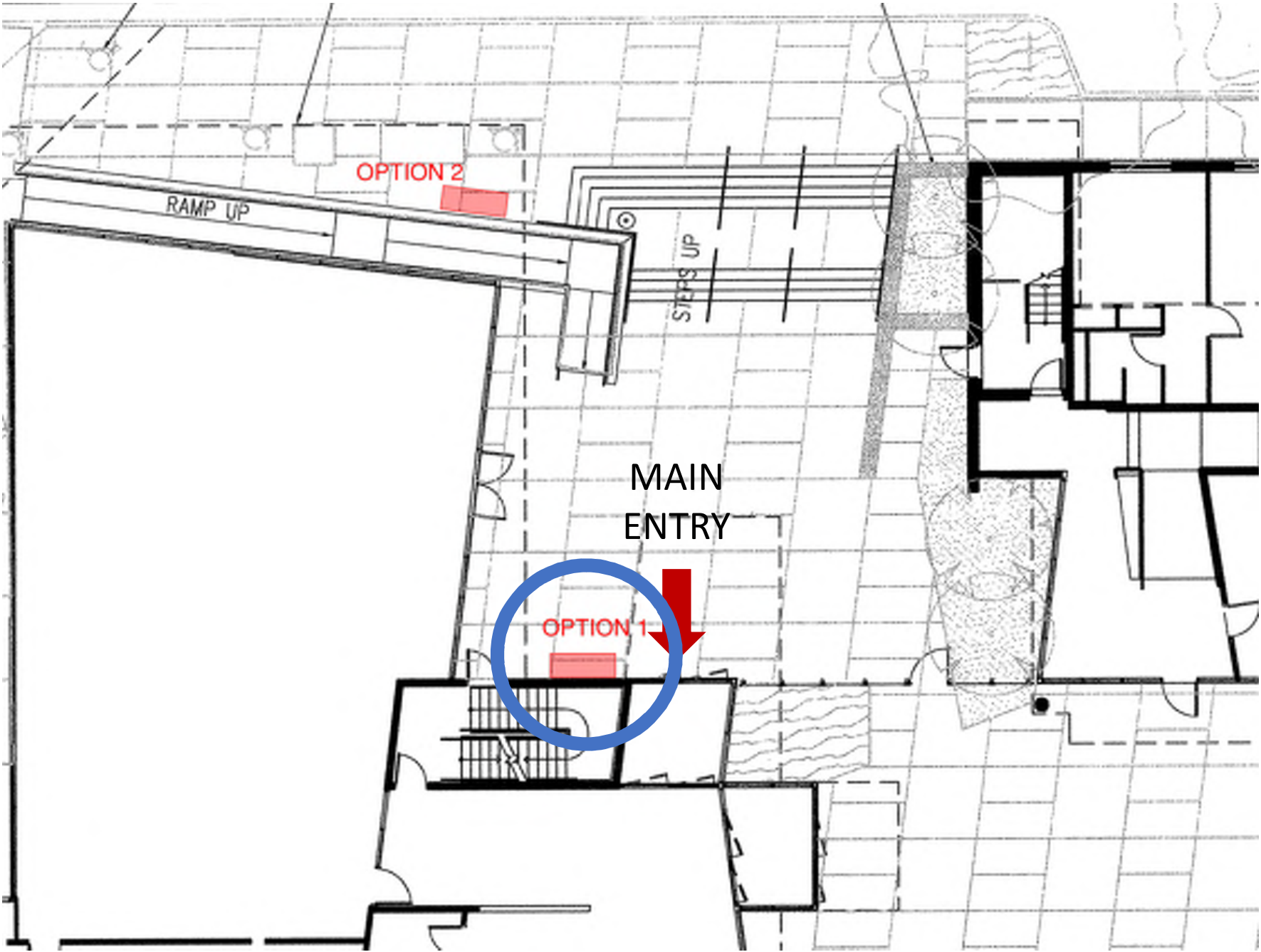
4TH STREET

LIGHTRAIL STATION





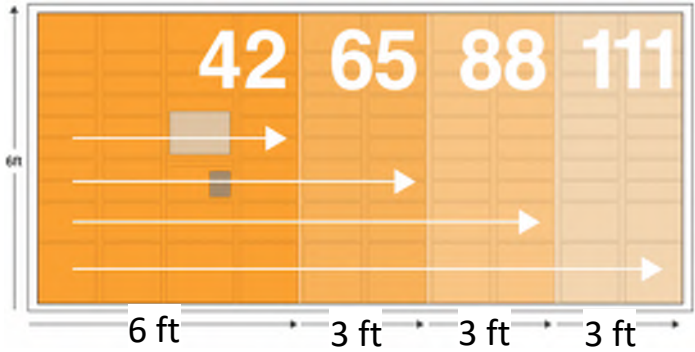
# AMAZON LOCKER LOCATION OPTIONS



Location outside of secured building area



Amazon Locker Sizes





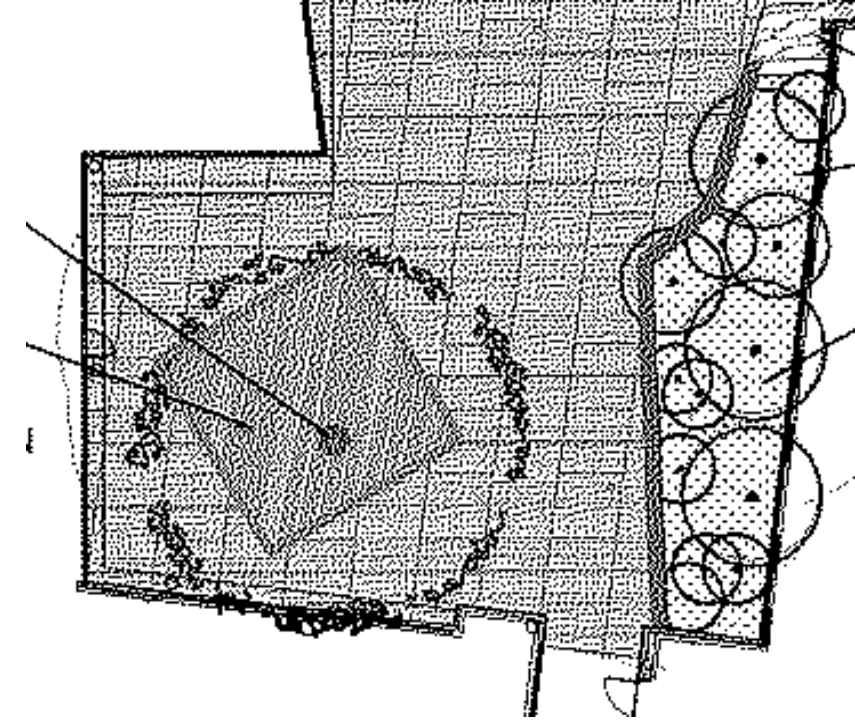
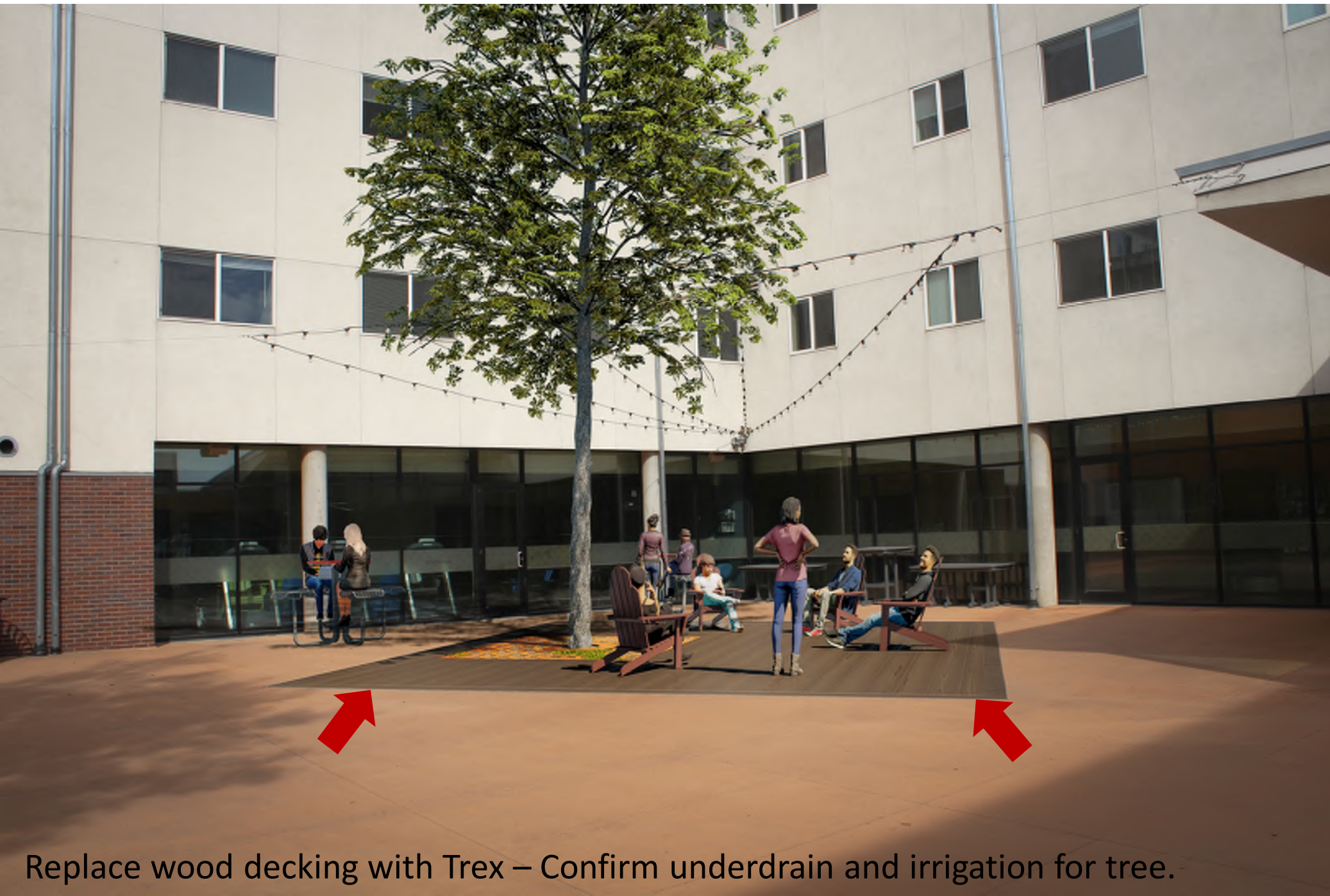
# AMAZON LOCKER LOCATION

PREFERRED OPTION – Adjacent to Main Entry, but pushed away from Doors





# COURTYARD DECKING



Record Document Plan

## TREE SUGGESTIONS

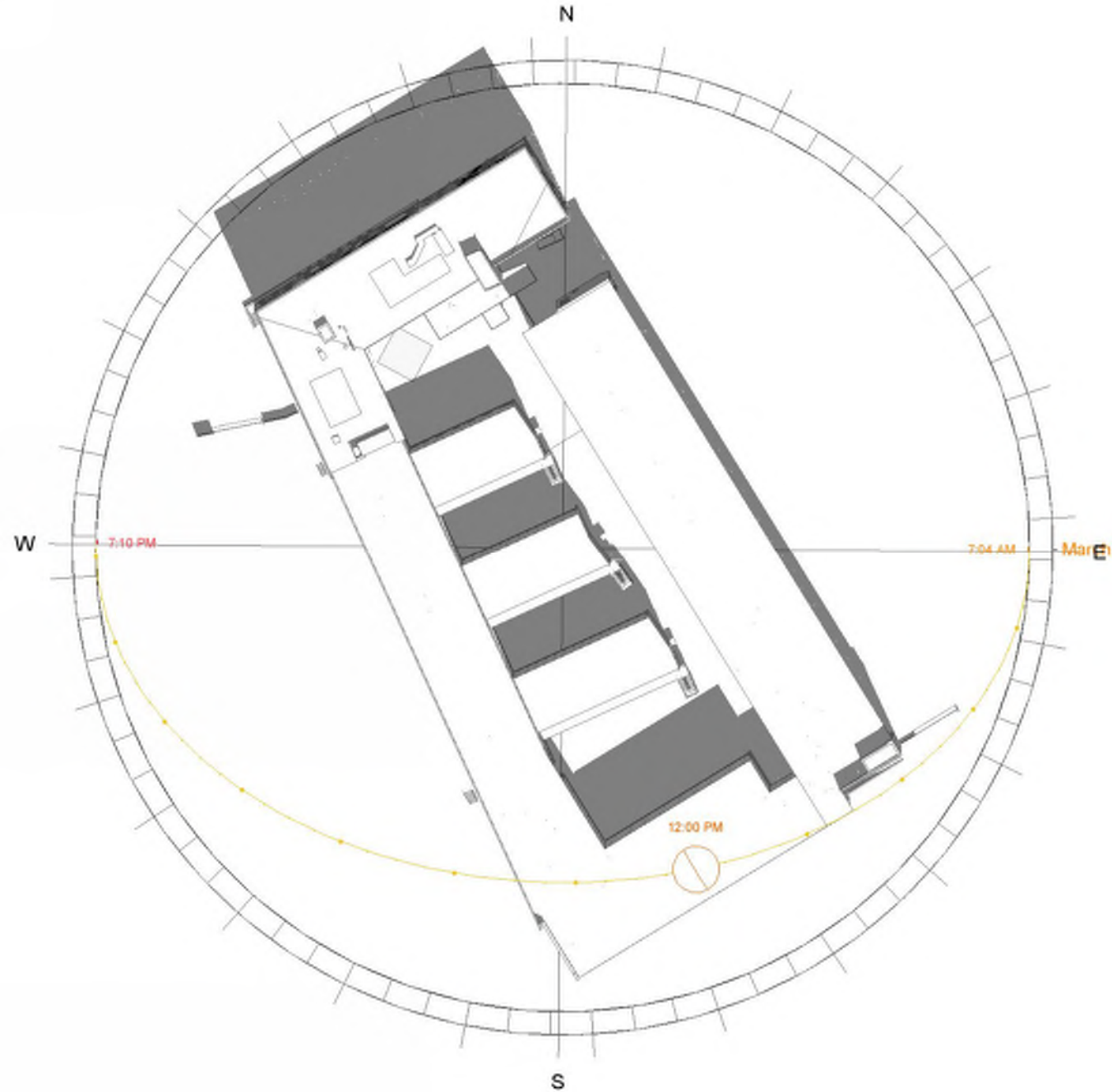
- Hornbeam, Pyramidal European - 35' H x 25'
- Hackberry - 60' H x 40'
- State Street (Miyabe) Maple - 40' H x 30'
- Green Mountain Sugar Maple - 40' H x 30'
- Redbud – smaller/ornamental 25' H x 25'
- Swamp White Oak – 50' H x 40' acorn maintenance

Replace wood decking with Trex – Confirm underdrain and irrigation for tree.



# COURTYARD SHADOW STUDIES

SPRING EQUINOX

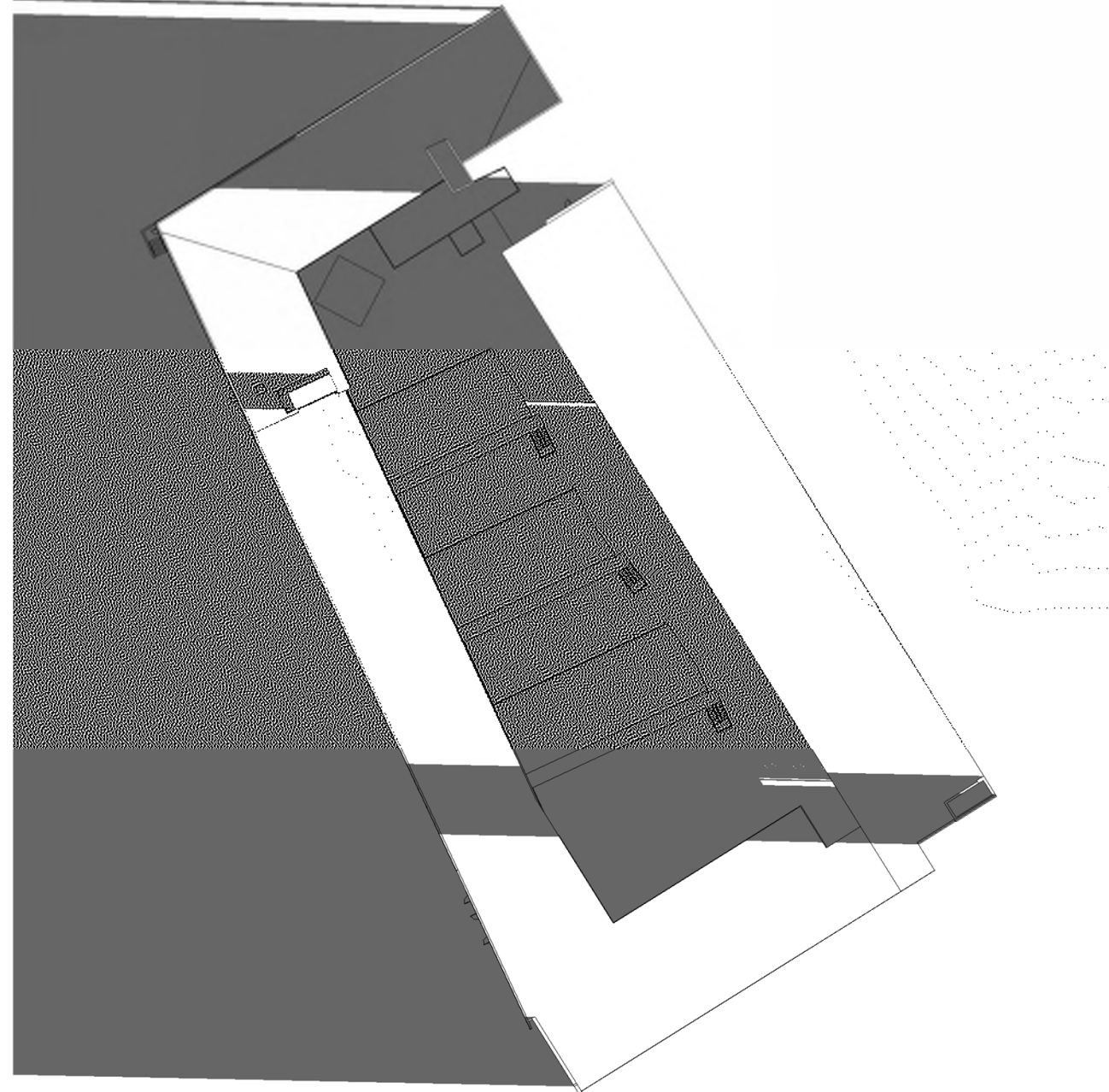




# COURTYARD SHADOW STUDIES

SPRING EQUINOX

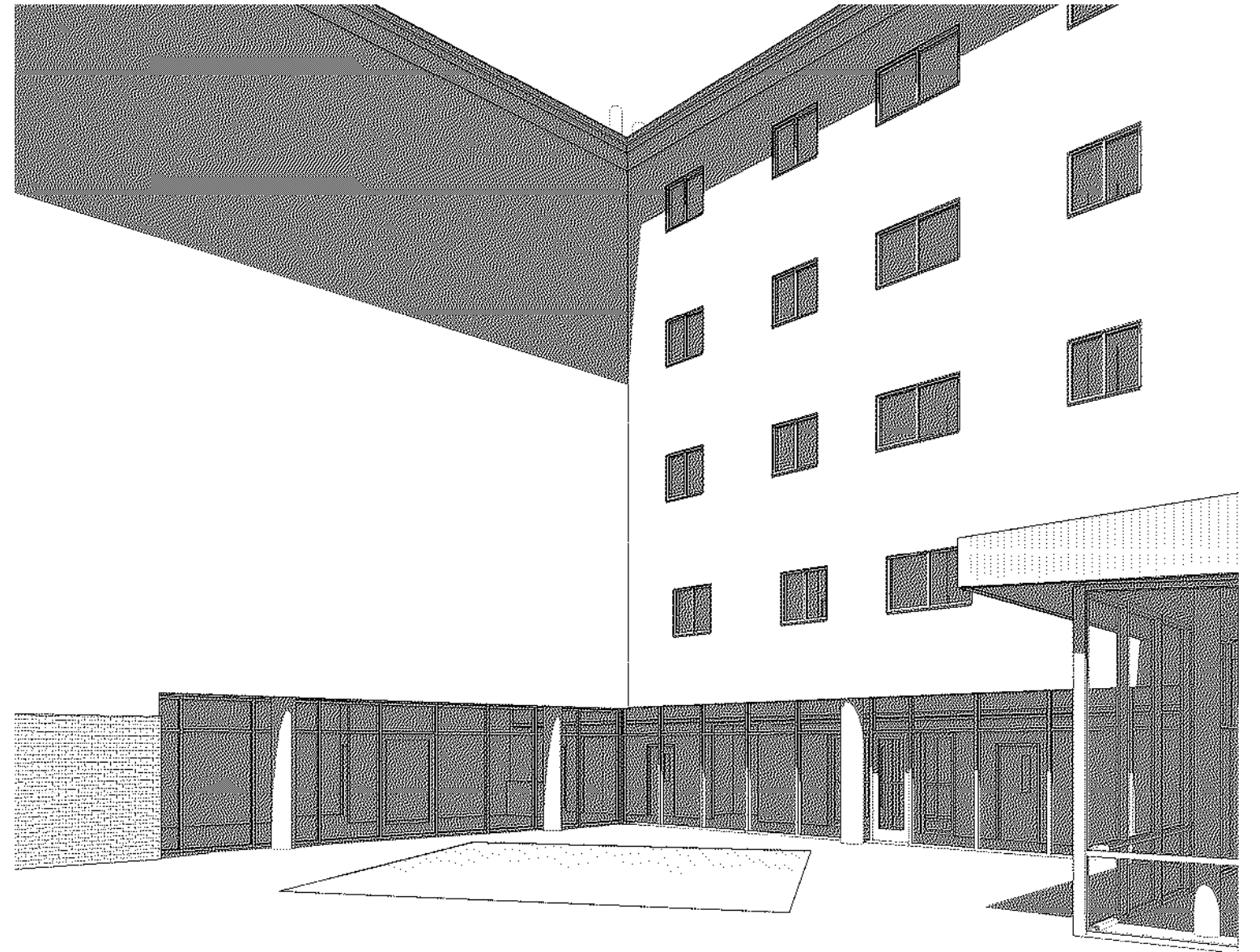
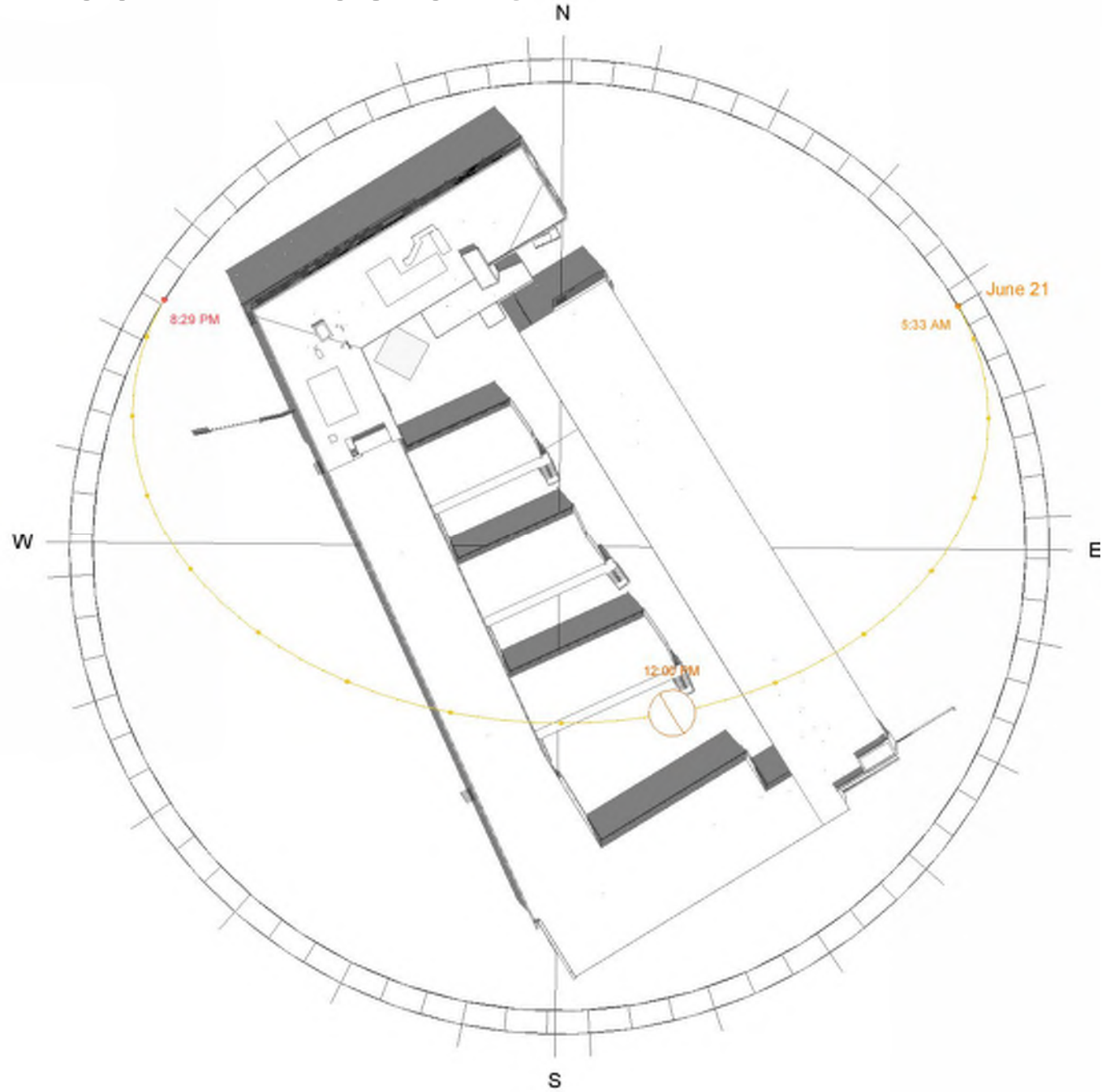
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# COURTYARD SHADOW STUDIES

SUMMER SOLSTICE

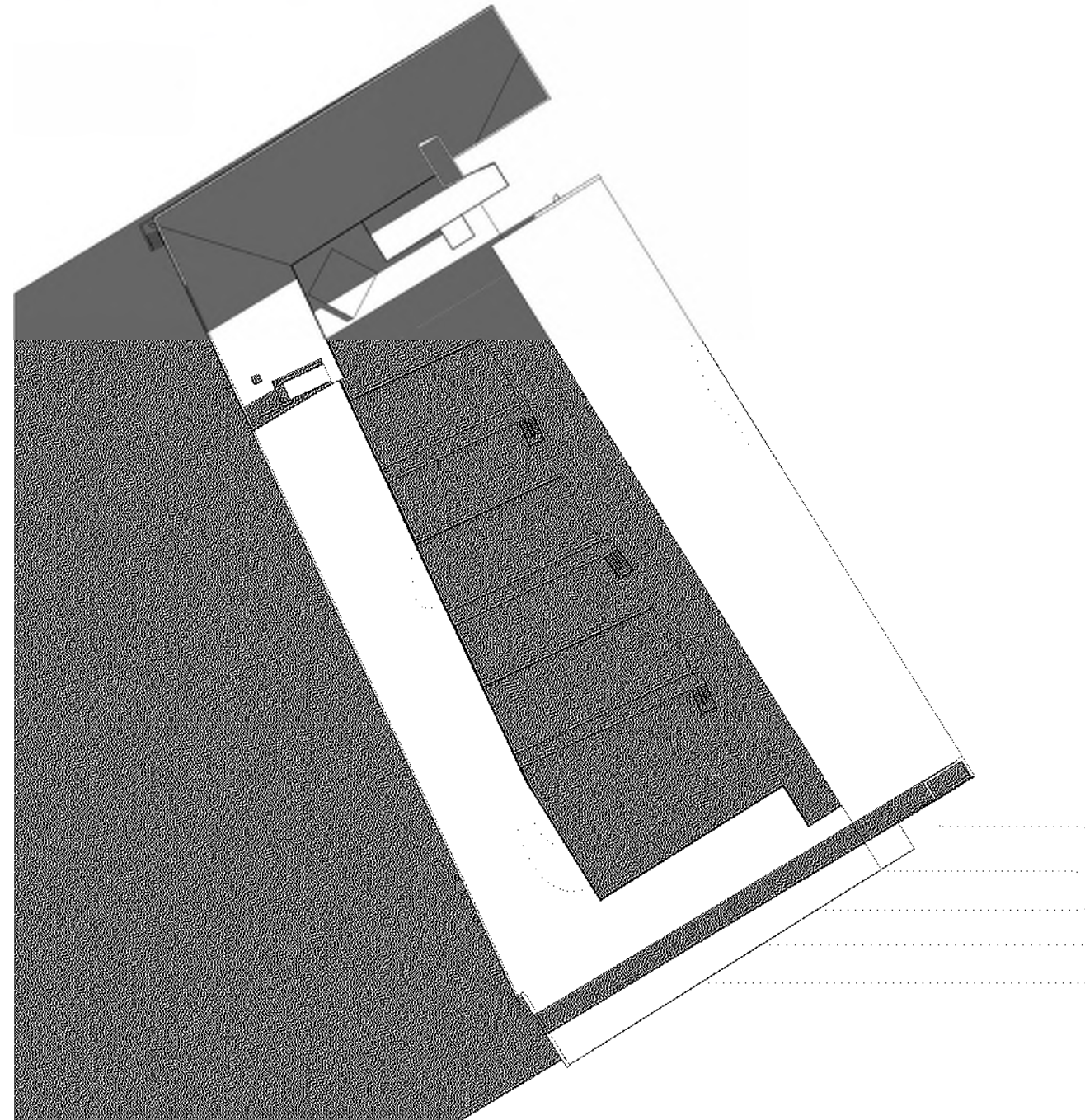




# COURTYARD SHADOW STUDIES

SUMMER SOLSTICE

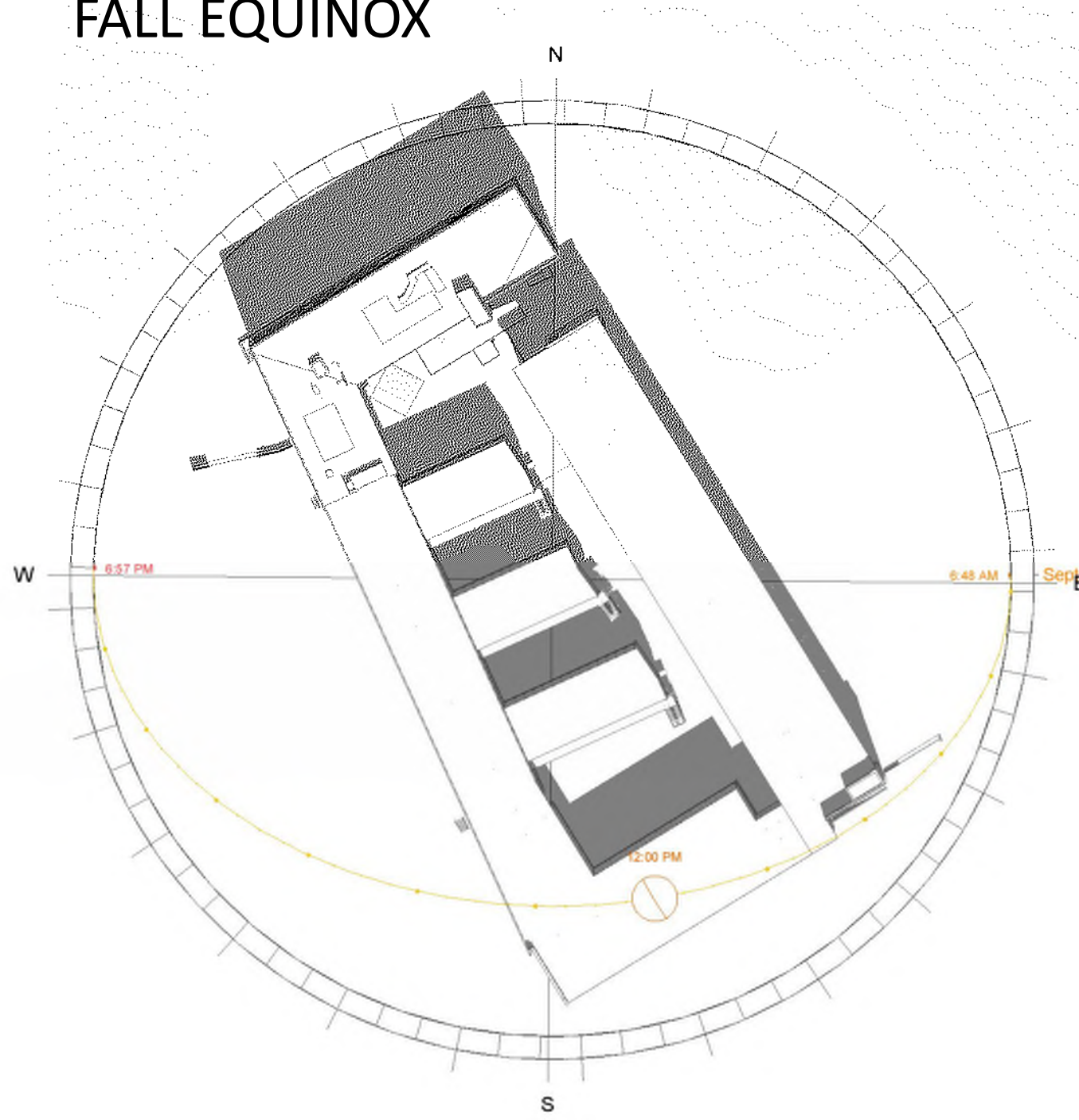
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# COURTYARD SHADOW STUDIES

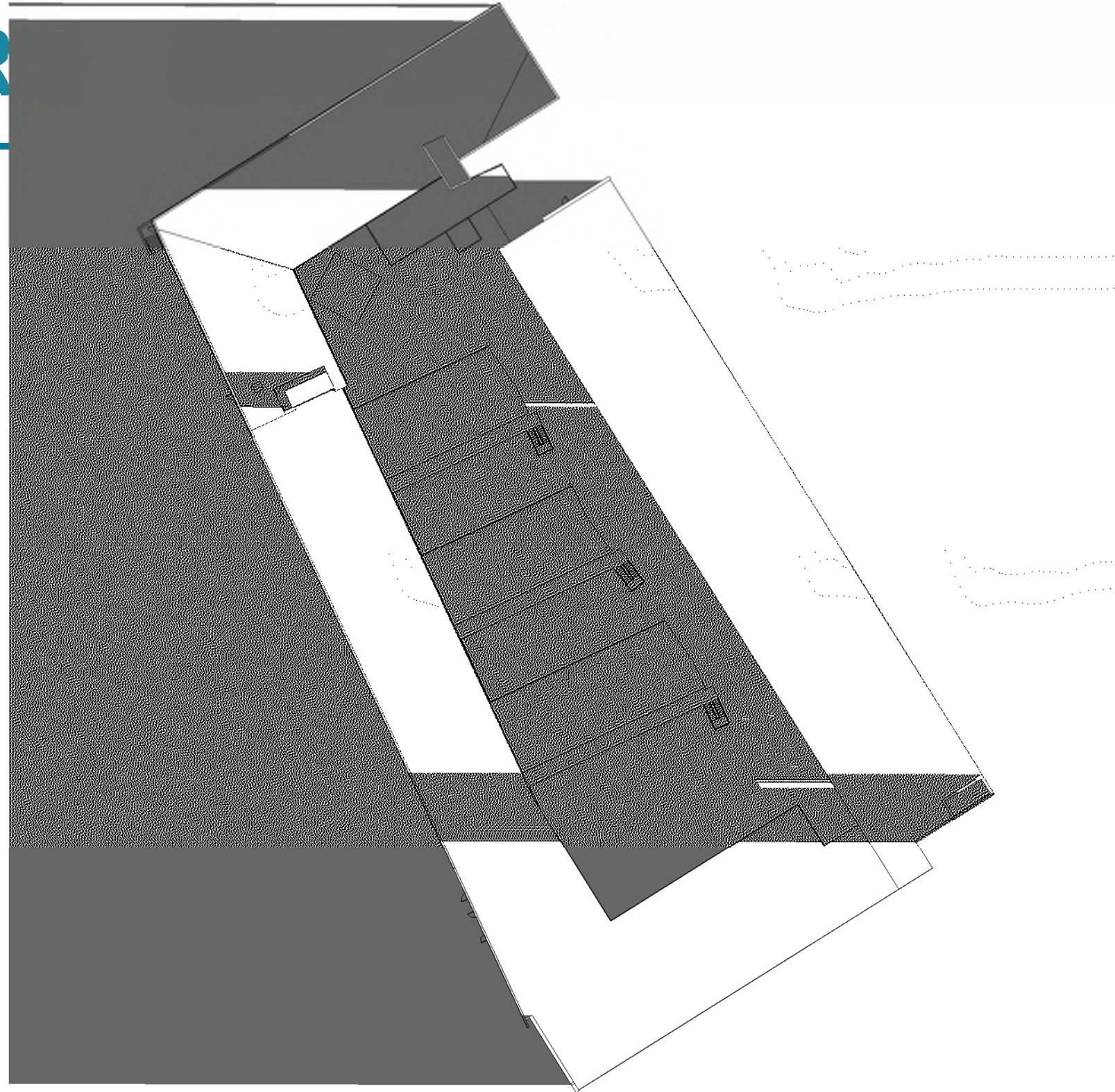
FALL EQUINOX





# COURTYARD

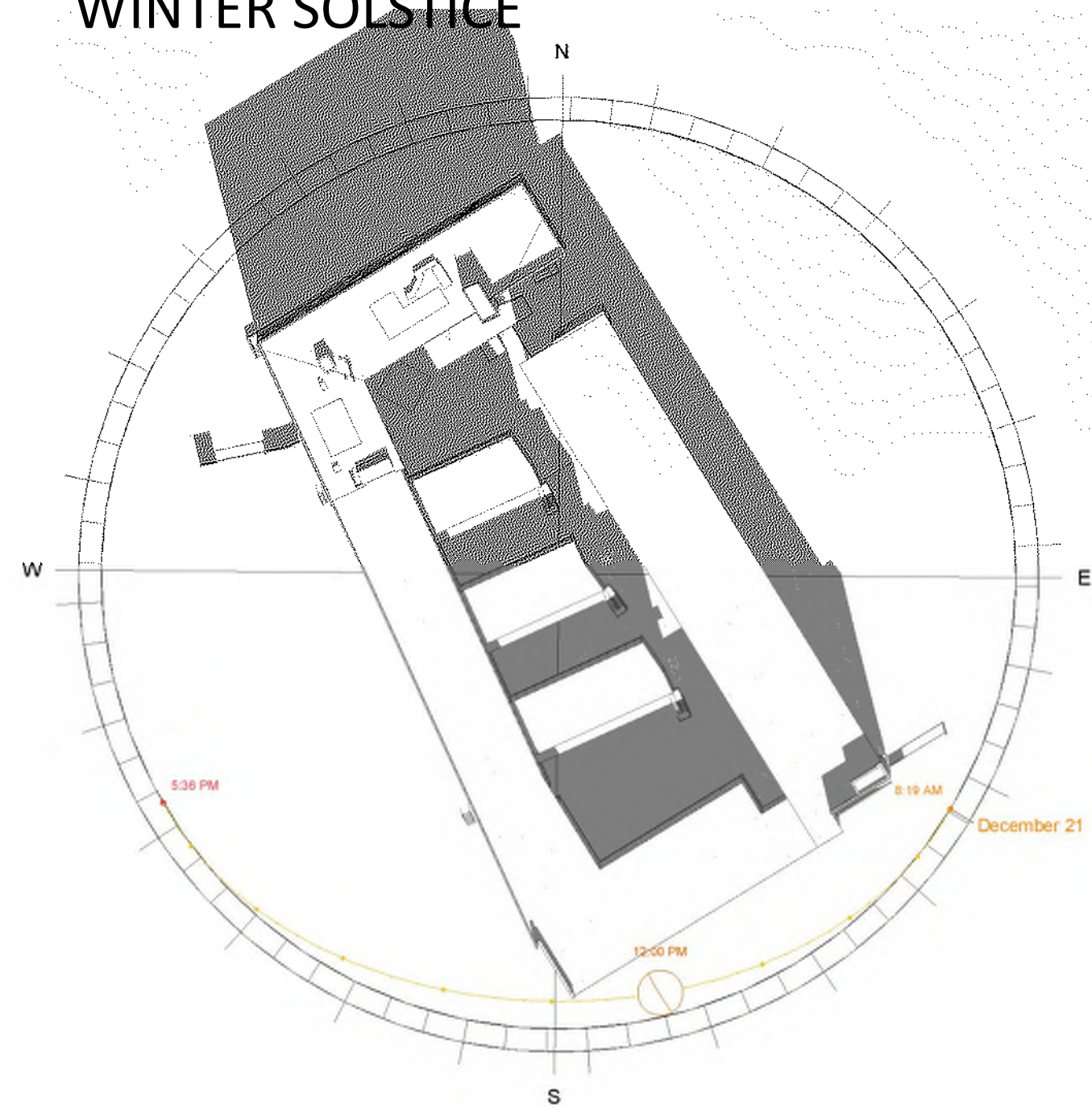
FALL EQUINOX





# COURTYARD SHADOW STUDIES

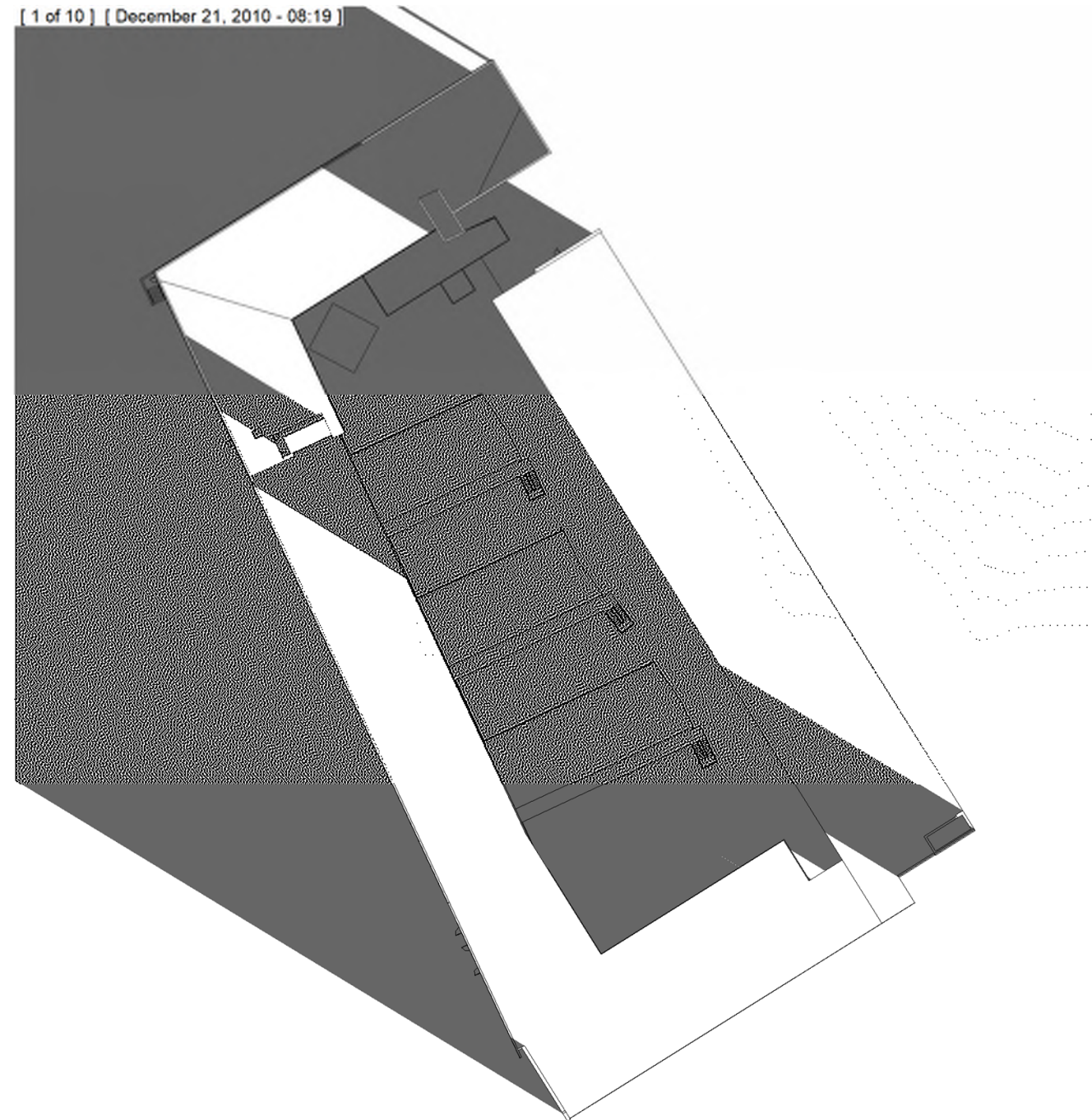
## WINTER SOLSTICE





# COURTYARD SHADOW STUDIES

WINTER SOLSTICE



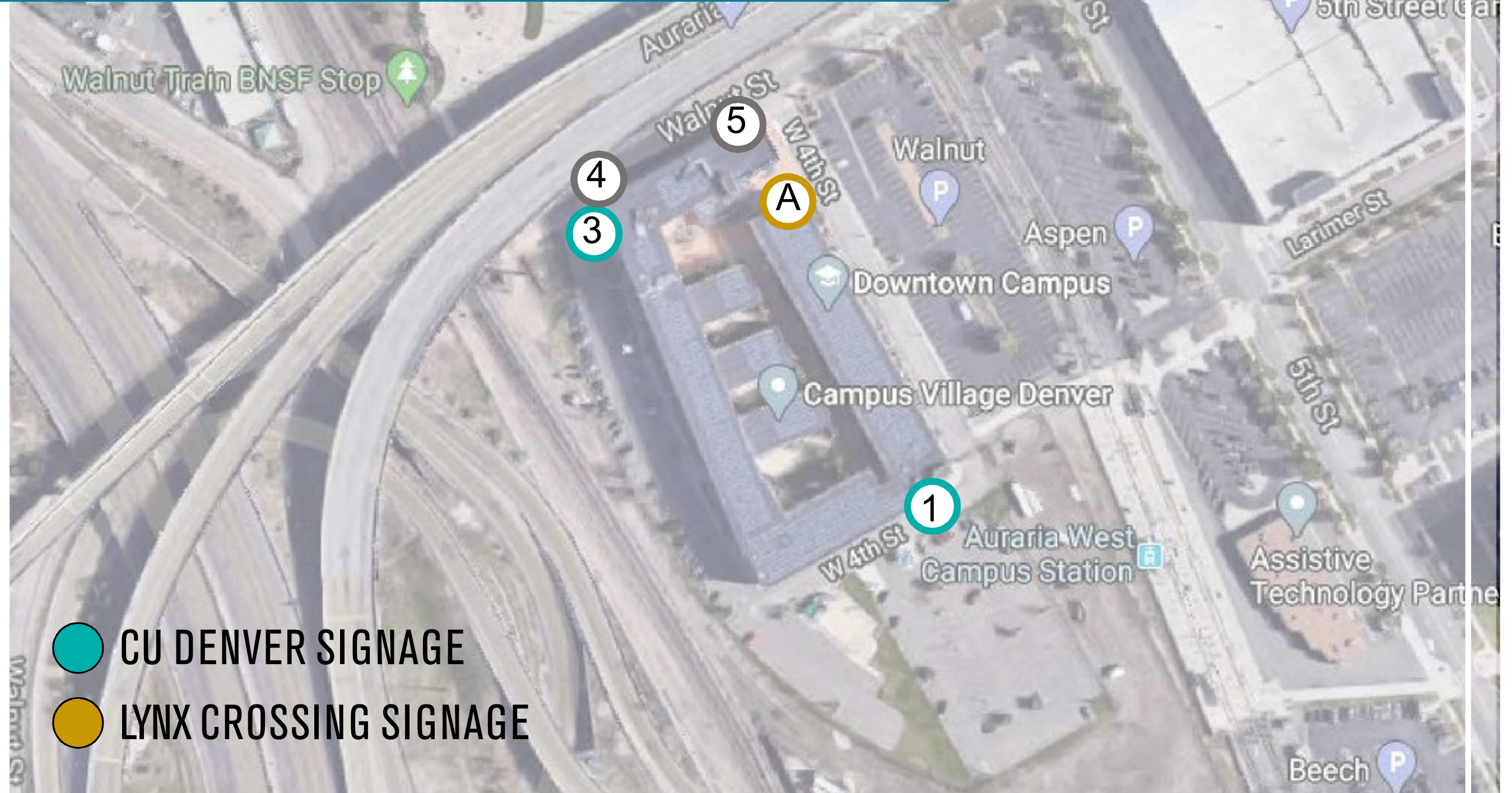




SIGNAGE SCOPE



# SIGNAGE LOCATION OPTIONS





# CU Denver LOGO OPTIONS

PREFERRED OPTION



Denver



# ① CU DENVER SIGN (South Elevation / East Corner)

(View from Colfax)





1

(View from Colfax, I-25, Light Rail)





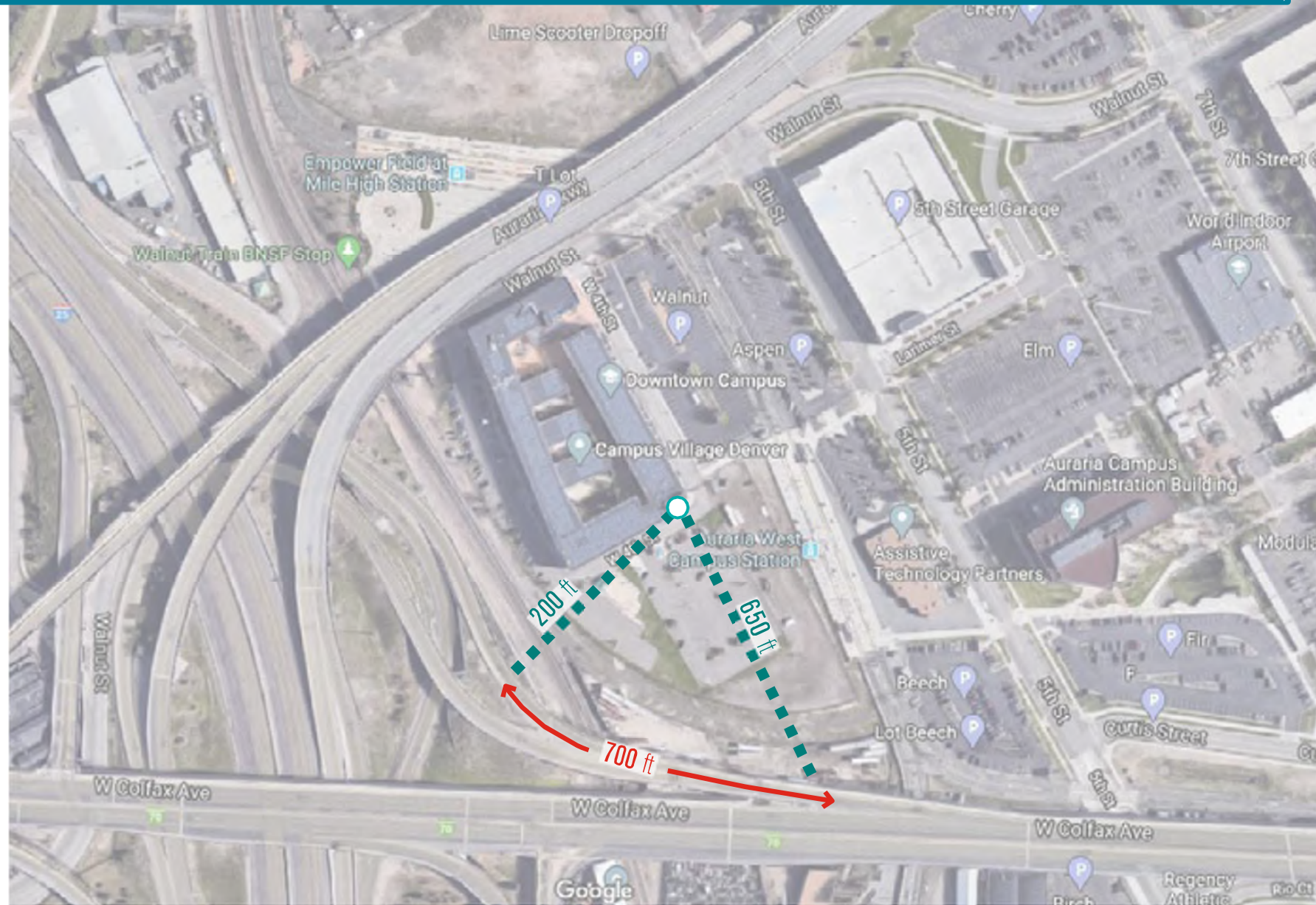
# ① COLFAX AVENUE



LENGTH OF TIME SIGNAGE IS VISIBLE FOR **13.7-15.4 SECONDS**  
SIGNAGE HEIGHT VISIBILITY = **5+ FT**



# ① I-25 OFF-RAMP

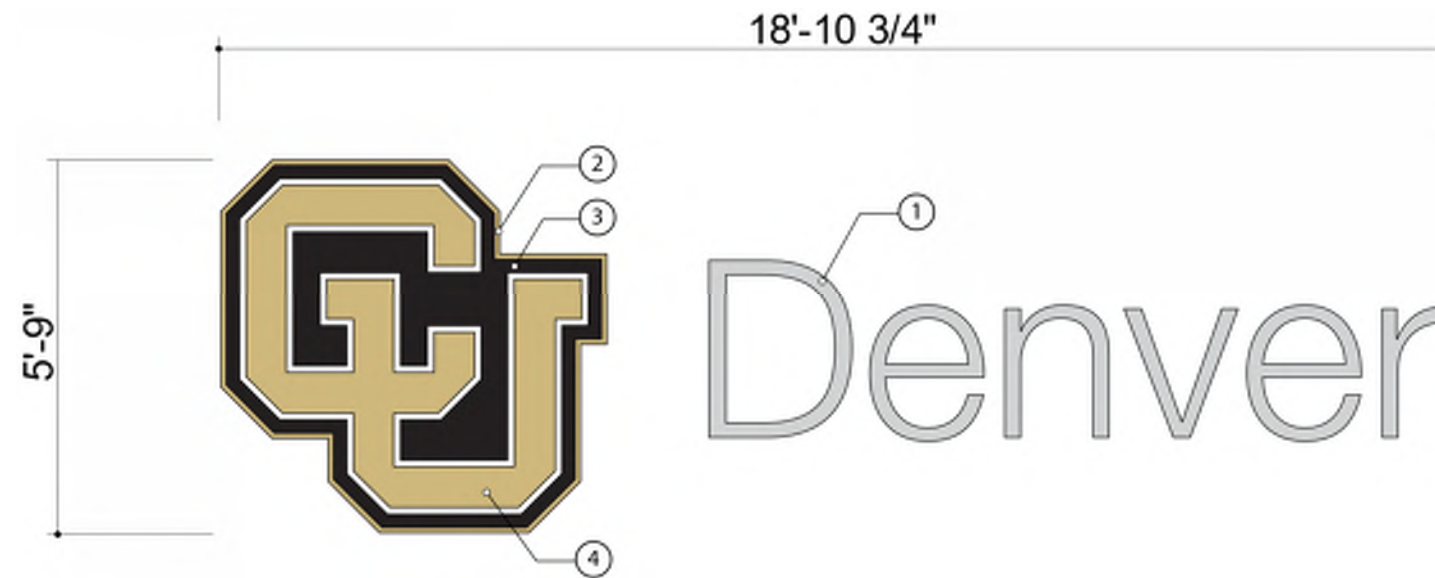


LENGTH OF TIME SIGNAGE IS VISIBLE FOR **11.9 SECONDS**  
SIGNAGE HEIGHT VISIBILITY = **2-5+ FT**



# ① CU DENVER SIGN (South Elevation / East Corner)

(View from Light Rail Station)



## SIGNAGE SPECS

- ① 1" deep reverse lit channel letters to have finish on face and returns (horizontal grain) illumination from white LEDs. 3/16" thick polycarbonate backs. 1 1/2" stand offs to letters. Power out back, along bottom of letters.
- ② 1/4" thick aluminum panel, painted to match CU Gold and Black.
- ③ 1/4" thick aluminum panel, painted to match CU White.
- ④ 2" return reverse pan channel logo, painted to match CU Gold. 1 1/2" wall stand-off, back with polycarbonate. Halo illuminated using White LED lights.



# ③ CU DENVER SIGN (West Elevation / North Corner)

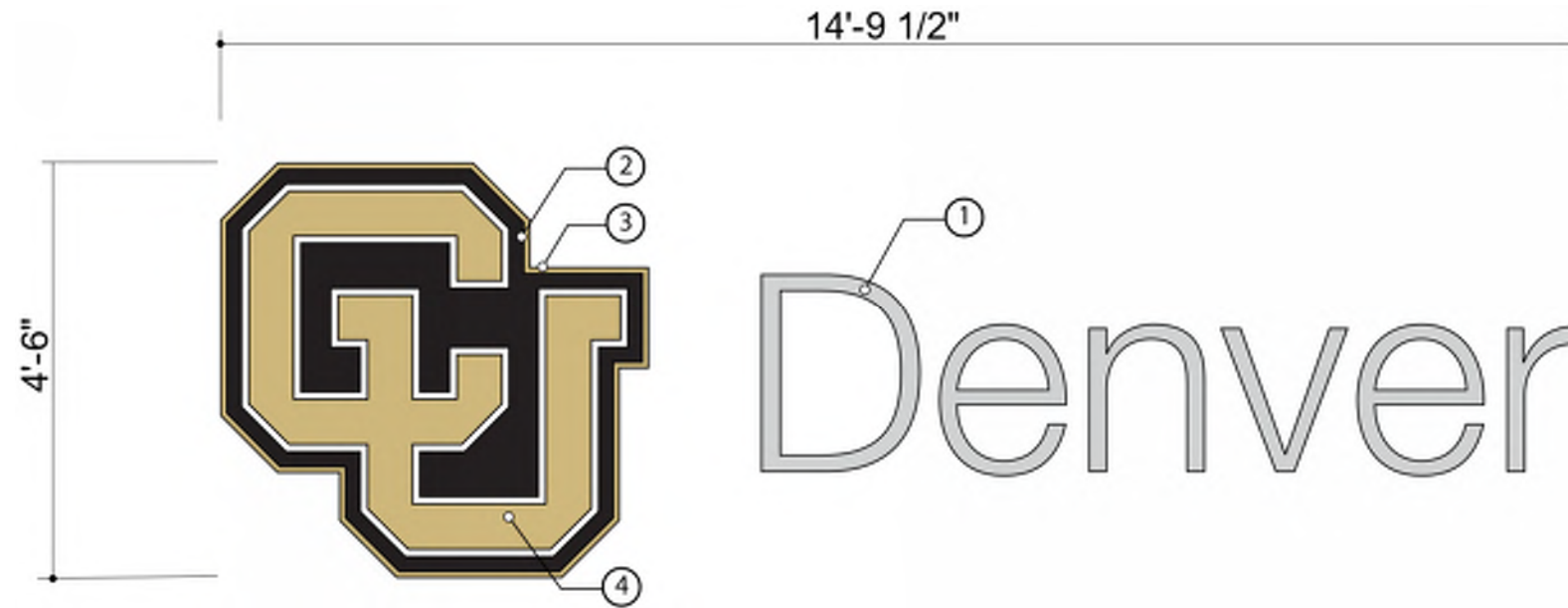
(View from I-25 Off Ramp to Auraria Parkway)





# ③ CU DENVER SIGN (West Elevation / North Corner)

(View from I-25 Off Ramp to AURARIA Pkwy)



## SIGNAGE SPECS

- ① 1" deep reverse lit channel letters to have finish on face and returns (horizontal grain) illumination from white LEDs. 3/16" thick clear polycarbonate backs. 1 1/2" stand offs to mount letters. Power out back, along bottom of letters.
- ② 1/4" thick aluminum panel, painted to match CU Gold and Black.
- ③ 1/4" thick aluminum panel, painted to match CU White.
- ④ 2" return reverse pan channel logo, painted to match CU Gold. 1 1/2" wall stand-off, back with polycarbonate. Halo illuminated using White LED lights.





# ③ I-25 ON-RAMP FROM COLFAX



LENGTH OF TIME SIGNAGE IS VISIBLE FOR **8.5 SECONDS**  
SIGNAGE HEIGHT VISIBILITY = **1.5-5 FT**



# ③ AURARIA PARKWAY ON-RAMP



LENGTH OF TIME SIGNAGE IS VISIBLE FOR **13.7 SECONDS**  
SIGNAGE HEIGHT VISIBILITY = **2.5-5 FT**



# **A** LYNX CROSSING SIGN (North Elevation at Main Entry)

(View from Auraria Parkway driving South)





# A LYNX CROSSING SIGN – Option 1

(Existing Sign Location - North Elevation at Main Entry)

Pedestrian & Vehicular View approaching from Walnut Street

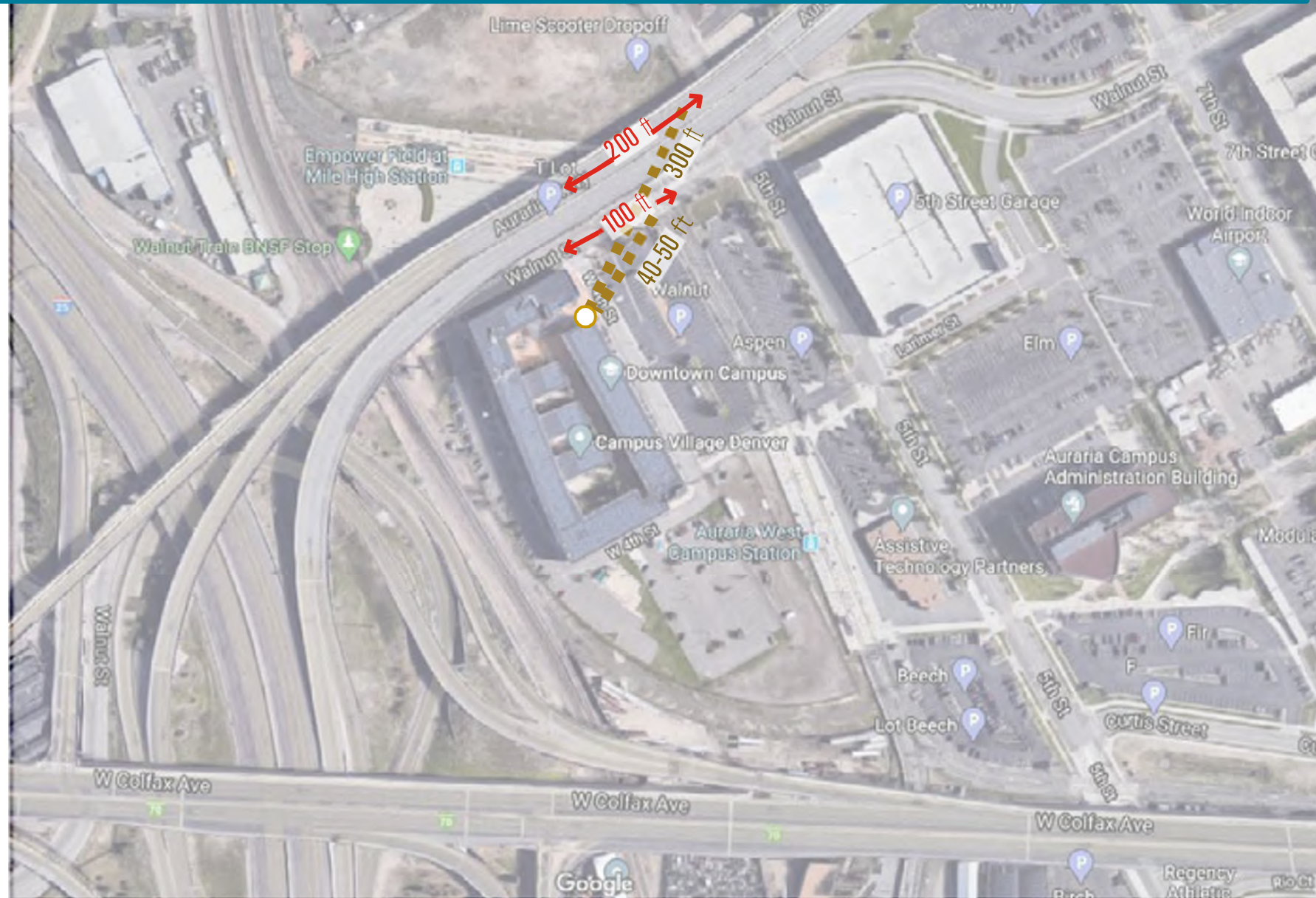


## SIGNAGE SPECS

- ① 2" deep aluminum cabinet, painted slate grey w/ matte finish. Mechanically Fastened to building with concealed fasteners. Power out back, along bottom of letters.
- ② 1/2" thick routed and pushed-through white light diffusing acrylic.



# A AURARIA PKWY|WALNUT ST



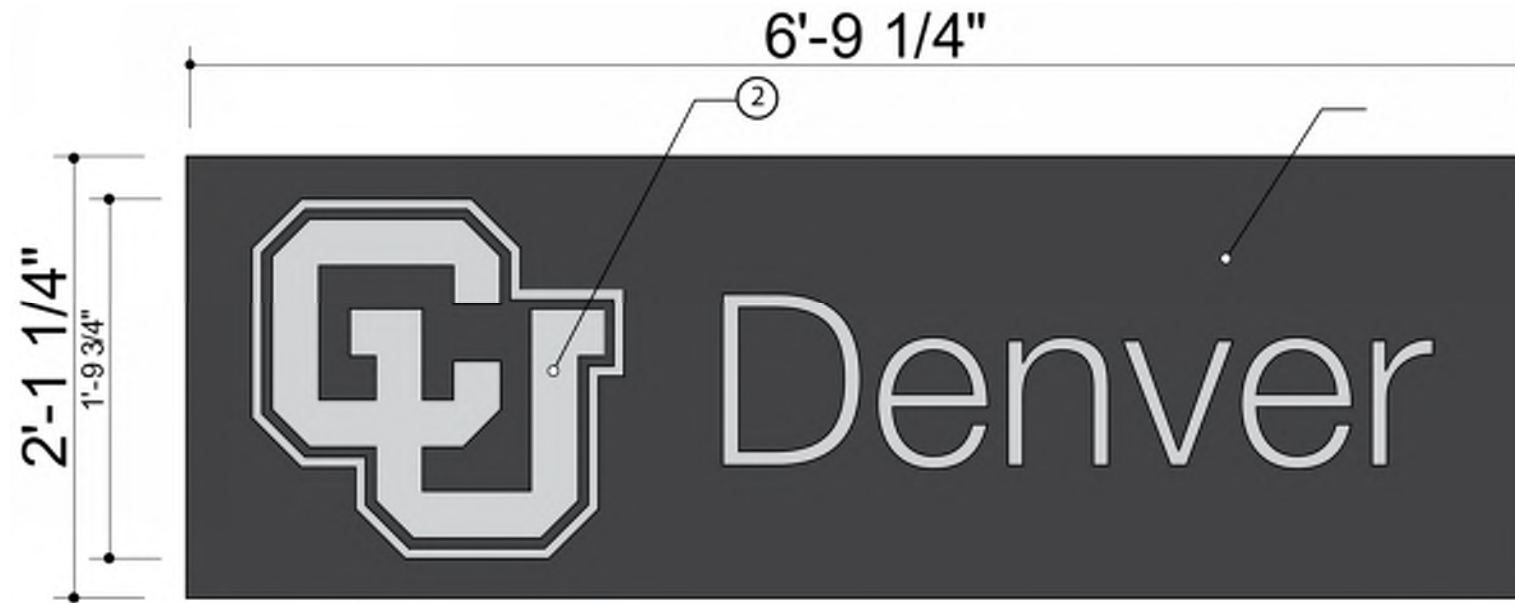
LENGTH OF TIME SIGNAGE IS VISIBLE FOR **3.5 SECONDS**  
SIGNAGE HEIGHT VISIBILITY = **1-1.5 FT**



# CU DENVER SIGN – ADDITIONAL SIGNAGE

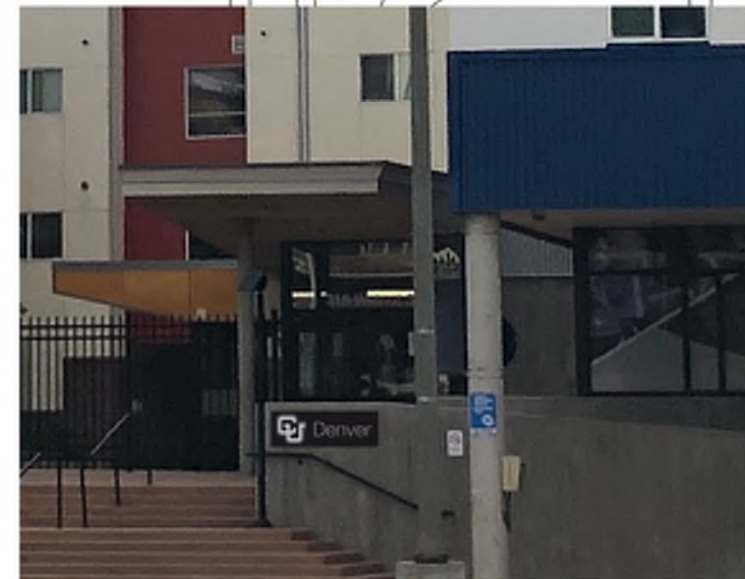
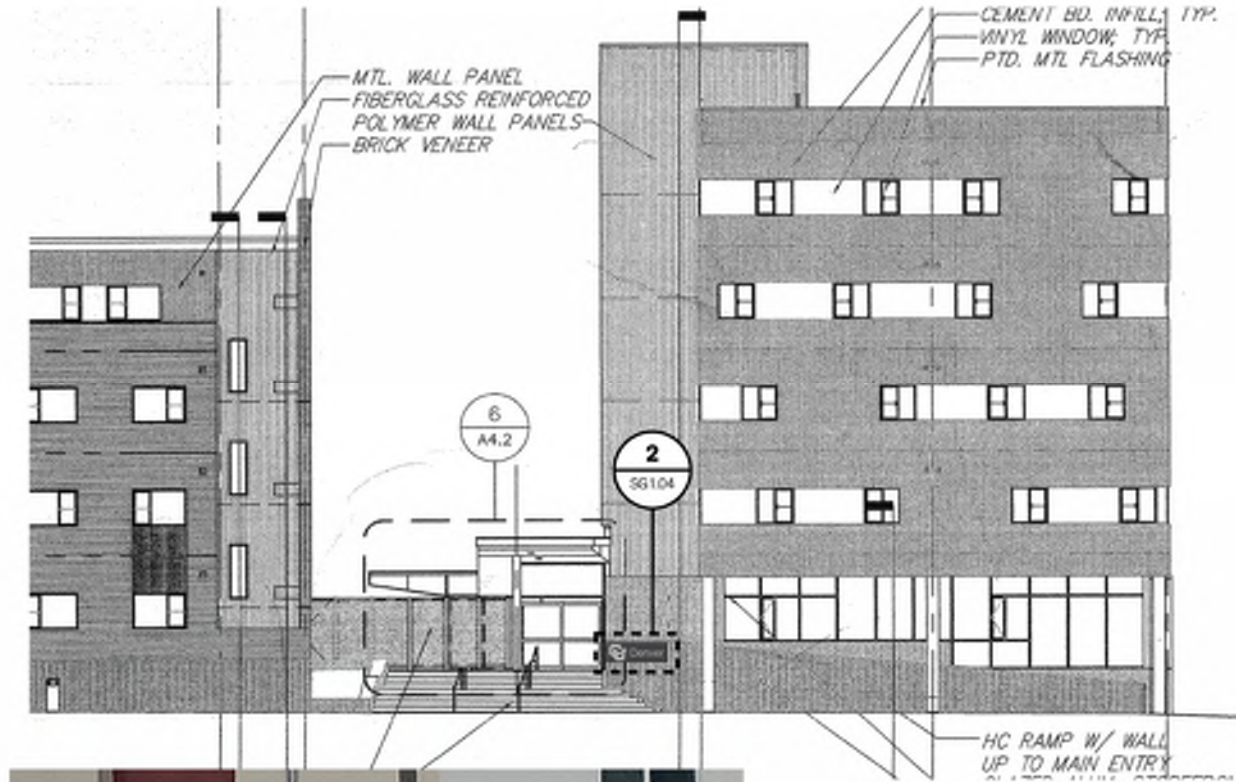
(New Sign- East Elevation)

Pedestrian View



## SIGNAGE SPECS

- ① 1/4" thick aluminum panel, painted slate grey w/ matte finish. 1/4" stand-offs from concrete wall, mechanically fastened to with concealed fasteners.
- ② 1/2" thick anodized aluminum letters, flush mounted to metal panel with stand-offs.





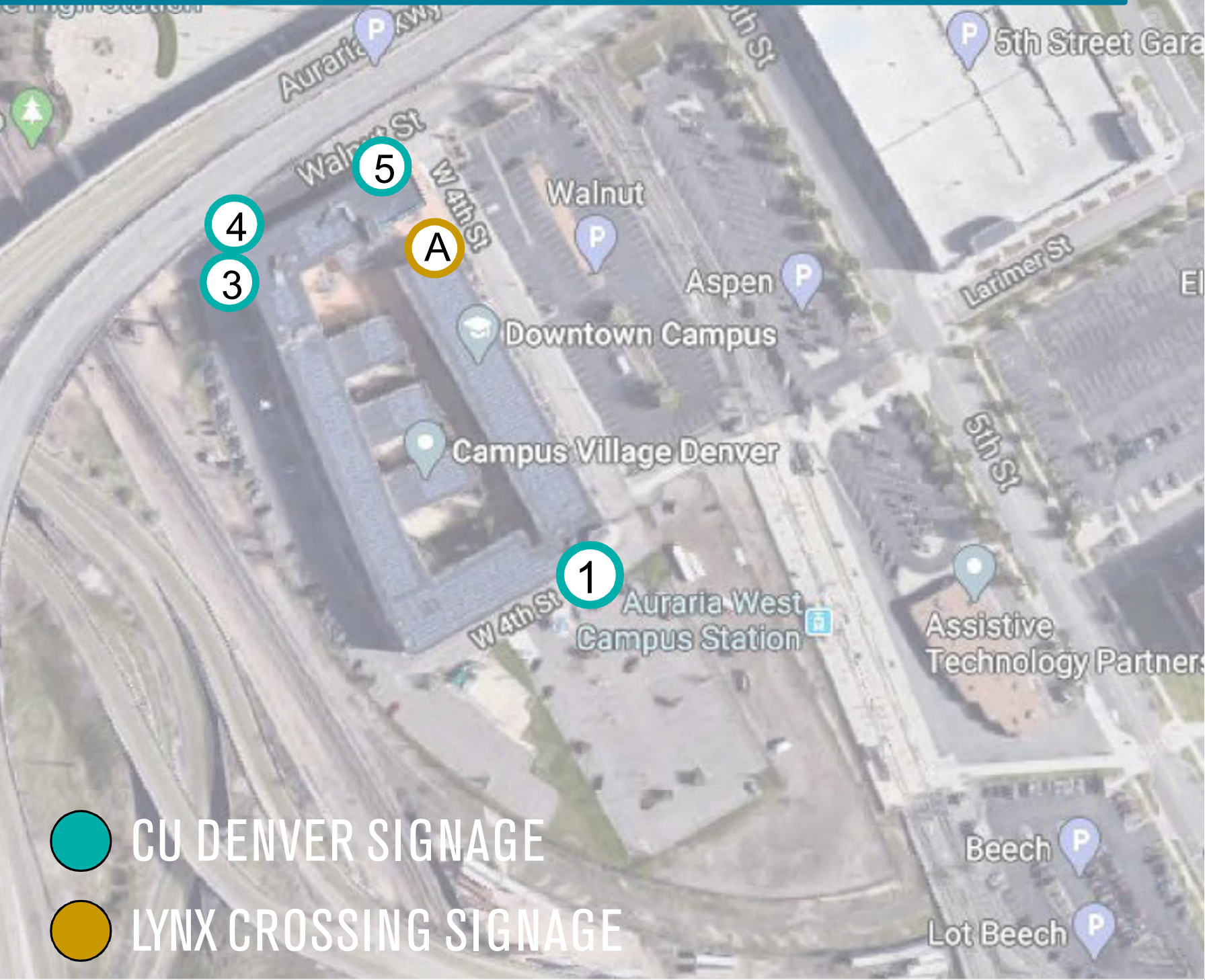
# SIGNAGE LOCATION OPTIONS

## CU DENVER SIGNAGE

- ① South Elevation / East Corner  
11.9-15.4 SECONDS  
5+ FT
- ② West Elevation / South Corner  
8.5-13.7 SECONDS  
2-3 FT
- ③ West Elevation / North Corner  
8.5-13.7 SECONDS  
1.5-5 FT
- ④ North Elevation / West Corner  
3.4-8.5 SECONDS  
1-4 FT
- ⑤ North Elevation / East Corner  
5-8.5 SECONDS  
1.5-3 FT

## LYNX CROSSING SIGNAGE

- Ⓐ North Elevation / Main Entry  
3.5 SECONDS (Driving) / 37.5 SECONDS (Walking) 1-1.5 FT
- Ⓑ East Elevation / South Corner  
3 SECONDS (Driving) / 62.5 SECONDS (Walking) 2 FT



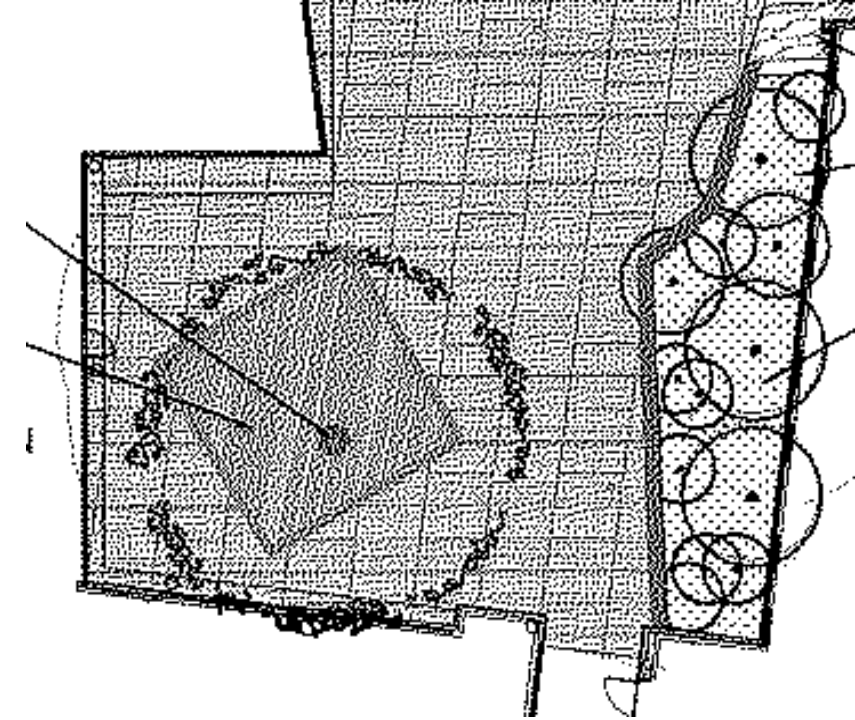
- CU DENVER SIGNAGE
- LYNX CROSSING SIGNAGE



# **QUESTIONS AND DISCUSSION**



# COURTYARD DECKING

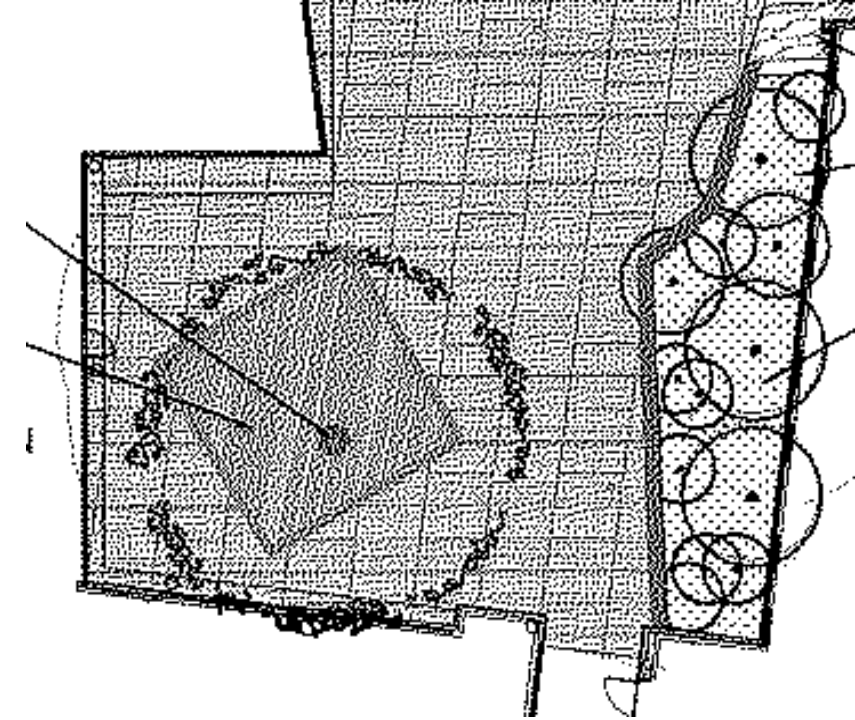


Record Document Plan

Replace wood decking with Trex – Confirm underdrain and irrigation for tree.



# COURTYARD DECKING

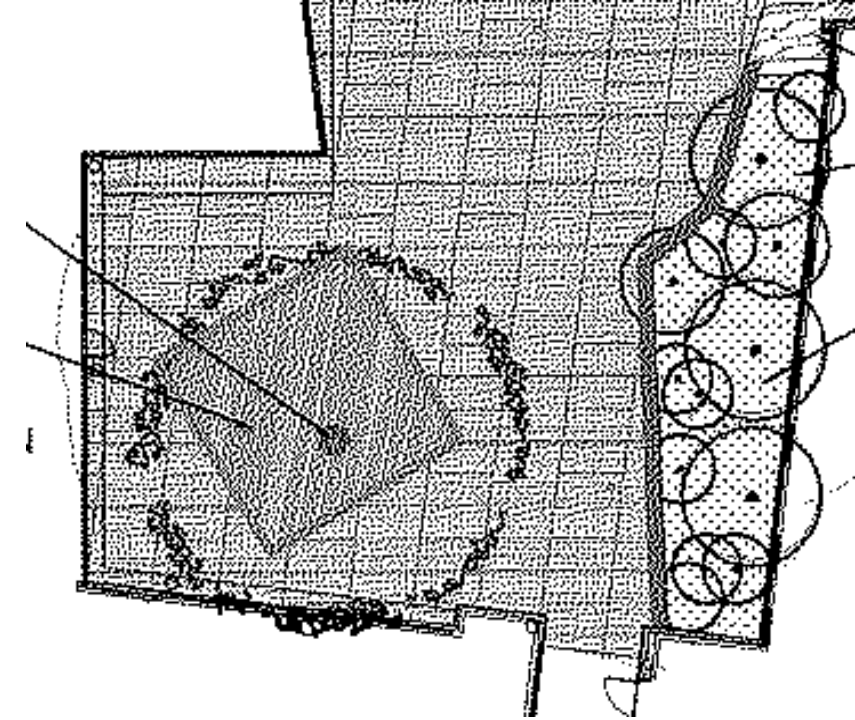


Record Document Plan

Replace wood decking with Trex – Confirm underdrain and irrigation for tree.



# COURTYARD DECKING



Record Document Plan

Replace wood decking  
with Trex – Confirm  
underdrain and irrigation  
for tree.