



University of Colorado

Boulder | Colorado Springs | Denver | Anschutz Medical Campus

University of Colorado Design Review Board Meeting Notes

Date: Monday, November 8, 2021
Time: 12:30 – 3:30 p.m.
Location: CU System Administration Office, Bruce and Marcy Benson Conference Room, Denver, Colorado and Zoom Meeting

DRB and Campus Members present:

Don Brandes, Sarah Brown, Cheri Gerou, Tom Hootman, Chris Shears, Mike Winters, 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 12:25 p.m.

12:30 – 1:00 p.m. Work Session – Board Only

The DRB reviewed the item on the agenda with CU Boulder facilities planning staff prior to convening the public portion of the meeting.

1:00 – 3:30 p.m. Conference Center and Hotel – CU Boulder Conceptual Design Workshop (Action Requested)

Architects/Engineers/Consultants:

WATG Architects
Limelight Hotel Group
Jones Lang LaSalle Americas, Inc.

Presenters:

Bryan Algeo, Senior Vice President and Design Director,
WATG Architects
Monica Cuervo, Senior Vice President and Managing
Principal, WATG Architects
Daniel Patton, Senior Associate and Senior Project
Manager, WATG Architects
Lance Walker, ASLA, Director of Landscape, Vice President,
WATG Landscape

Others Present:

Ashlynn Braget, Architect, LEED AP BD+C, NCARB,
WATG Architects
Jean Coulter, Project Manager, Limelight Hotel Group
Andy Reed, Vice President, Investments, Aspen Ski
Company and The Little Nell Hotel Group
Christine Shi, Designer, WATG

CU Boulder Campus Representatives Present:

Katherine Dunklau, Project Manager, Design and Construction
Richelle Reilly, Facilities Planner/Landscape Architect,
Facilities Planning
Derek Silva, Assistant Vice Chancellor for Business Strategy
d'Andre Willis, Director of Planning/Campus Architect,
Planning, Design, and Construction

Description: Conceptual Design Workshop and submittal for P3 development of a conference center and hotel in the Grandview area.

A/E Presentation

The project team presented an updated conceptual design submittal package, which is posted to the DRB website and named:

[Attachment 1 – CU Boulder Conference Center and Hotel - 11-08-2021]

DRB Comments and Action

Don Brandes moved to approve the amended Conceptual Design (“CD”) submittal, in its entirety, for the CU Boulder Conference Center and Hotel. Chris Shears seconded the motion which passed unanimously. Comments included with the motion are as follows:

The DRB appreciates the level of effort given toward the project workshop. The design is on the right track. The 3D model created for the workshop was appreciated and was very helpful. The DRB is looking forward to the Schematic Design (“SD”) submittal.

General Comment:

- Throughout the Schematic Design process, please increase and maintain the level of communication and coordination with university staff. The DRB relies on regular communication between staff and the design team.

A. Site & Landscape Architecture:

- Consider “warming up” the site and landscape material palette. The material palette shown on Page 20 is a bit cool. There may be too much natural concrete.

- Evaluate the location, size, and design of the stairwell in the courtyard. It does not seem to relate to the courtyard/patio concept, and seems too imposing and monumental.

B. Architecture:

The massing model of Concept 1 is the preferred direction of the DRB. It demonstrates a great 360-degree building.

- Continue to refine and enhance the design of the parking structure with the same care and rigor used for the Conference Center and Hotel.
- Consider incorporating shading canopies at street level at a pedestrian scale.
- Consider adding subtle variety in the fenestration.
- The simplicity of massing and detail are appropriate and desired, but look to the Klauder buildings on the main campus for more “detail and playfulness.”
- Study and refine the horizontal and vertical detail of the elevations where the building meets the ground and as the ground slopes away.
- Investigate the possibility of creating a public use of the southwest corner of the rooftop space above the retail/restaurant space, such as a bar (rather than the hotel pool). Research other rooftop amenity spaces around Boulder. Not creating a more public space could be a lost opportunity. This section and corner of the building could be an opportunity to further “activate” the project.
- Include 3D studies and additional sections showing the Broadway edge. How do the building walls and the courtyard interact with Broadway?
 - Similar study would be helpful along Grandview and the north half of 13th Street. This will be a pedestrian area, and it’s not typical that pedestrians are able to get this close to the service faces of a building. Consider the pedestrian experience.

C. Energy and Sustainability:

- At the schematic level, include testing or schemes to show planned daylighting and energy consumption. Use the results from this testing to improve goals and building performance.
- At the schematic level, also study shading/solar control to reduce glare and heat gain at level one, south and west facing glazing.
- Because of the project’s stated program, use, visibility, and location, it is imperative that we create a “story” regarding energy and sustainability. At the schematic level, please further articulate and highlight how this project can demonstrate our commitment to these goals.

There being no further business, the public meeting of the Design Review Board was adjourned at 3:20 p.m.

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