



University of Colorado

Boulder | Colorado Springs | Denver | Anschutz Medical Campus

## University Of Colorado Design Review Board Meeting Notes

Date: Thursday, February 11, 2016  
Time: 10:30 a.m. – 2:15 p.m.  
Location: First Floor Conference Room, 1800 Grant Street, Denver, Colorado

**DRB members present:** Don Brandes, Rick Epstein, Victor Olgvay, Michael Winters, Teresa Osborne (ex officio), and Tom Goodhew and André Vite, Campus Representatives

**Others in attendance not otherwise noted:**

Linda Money, CU Real Estate Services, CU System employee / DRB note taker, present beginning with the 11:00 a.m. item.

**10:30 - 11:00 Administrative item – Board only**

The Board met in a private session prior to convening the public portion of the meeting.

Mr. Brandes, Chair, determined a quorum and called the meeting to order at 11:00 a.m., after which Ms. Osborne introduced Chris Ewing, newly appointed interim assistant vice chancellor for infrastructure and safety for CU-Boulder.

**11:00 - 12:30 Executive Session/Lunch – CU Boulder**

Presenters: William “Bill” Haverly, Campus Architect and Director of Planning, Design and Construction  
Tom Goodhew, Assistant Director, Facilities Planning

Others  
Present: Chris Ewing, Interim Assistant Vice Chancellor for Infrastructure and Safety

The Board held an informal discussion session with CU-Boulder campus representatives in order to ascertain the status of and hold a dialogue with representatives from CU-Boulder regarding the North of Boulder Creek Master Plan project (“NBC Plan”). Mr. Haverly and Mr. Goodhew provided a brief history of the NBC Plan. Various meetings had been held with the major stakeholders including the CU-Boulder departments of Housing, Recreation, Athletics, Academics, and Parking/Transportation and with the City of Boulder and numerous neighborhood groups in order to determine overall areas of need and concerns. Feedback obtained as the result of these meetings was taken into consideration in order to update the NBC Plan originally developed as part of the CU-Boulder master planning process in 2010.

After the update was completed in 2013, changes in staff and the 100-year flood event in Boulder contributed to delays in moving the project forward. In 2015, staff made some updates to the version of the then-current NBC Plan completed in 2013 but still needs to obtain additional input from numerous sources in order to take these updates further and complete the planning process.

The effects of the flood event, including the destruction and future rebuilding of two bridges and subsequent updates from FEMA regarding the floodplain mapping for the Boulder area may affect the planning process for the completion of the NBC Plan and may impact future development for the area. FEMA is also working with CU-Boulder to coordinate the future construction of the rebuilt bridges; however, the agreements governing this work have yet to be completed.

Additionally, the yet-to-be-determined potential placement of a future conference center may also impact the planning process for the NBC Plan.

The next steps anticipated for moving forward with the NBC Plan were discussed. Primarily, these steps should include:

- Engage an appropriate engineering firm to complete the necessary floodway and floodplain analysis that quantifies the appropriate future development areas for NBC and for the containment of Boulder Creek. Upon review of this engineering work, CU-Boulder may want to re-evaluate the existing vehicular and pedestrian circulation, size and location of housing parcels and the relationship of the proposed Boulder Creek pedestrian crossings. CU-Boulder will then incorporate related updated FEMA floodplain mapping into the NBC Plan and, if possible, encourage appropriate CU-Boulder staff to complete negotiations with FEMA and the City of Boulder for potential assistance in rebuilding the NBC bridges destroyed in the flood event;
- CU-Boulder will share the updated floodplain, floodway, potential bridge crossing locations and any land use implications to the existing NBC Framework Plan with the primary groups of stakeholders, informing them of the results of the FEMA floodplain study and determine if their needs or concerns have substantially changed from when prior meetings were most recently held with these groups. The intent of this meeting is two-fold: 1) Provide an update on engineering and floodplain analysis that influences future development; 2) Request revised and updated programming for their respective groups; and
- With a better understanding of floodplain, Boulder Creek, infrastructure, utility, land use and related issues, coupled with an updated and revised development program, the CU-Boulder staff will re-evaluate the viability and feasibility of the 2015 NBC Plan and determine if it should be revised and updated.

Upon completing these steps, the Board noted that moving forward with the NBC Plan may provide opportunities for staff to obtain the services of other professional firms in order to enhance the 2015 NBC Plan and produce the best possible product for the subsequent future development of the site.

Mr. Olgay requested of staff to upload to the DRB SharePoint website any studies that have been completed regarding the NBC Plan area for the Board's use. He suggested that a traffic study completed three years ago, for example, may need to be reviewed to determine if it is still applicable. Staff indicated that they would try to accomplish this. Mr. Olgay also suggested that a geological study may need to be performed and that the site may provide geothermal opportunities.

Concerns regarding the timing of potential demands from some of the stakeholders, including a potential demand from Housing for the development of the A1 site, were discussed. The Board and staff agreed that a flood study should be completed prior to beginning any activity on the NBC site, but it was acknowledged that the funding of a flood study could be problematic.

Coordinating the planning efforts with the City of Boulder was also discussed.

Mr. Epstein noted that it may be necessary to obtain current feedback from the stakeholders and to complete any updates to studies which may be necessary in order to have a more coherent and complete picture of the needs for the site and any advantages or obstacles the site may offer prior to completing the planning for the entire site.

Staff discussed funding issues and a sampling of various needs made known to them through previous vetting endeavors, including the potential need for Housing to develop a site for student housing. Additionally, due to existing limited capacity, if demands for accelerated development from the stakeholders are made before the NBC master plan can be completed, staff discussed how it should move forward regarding those demands and still keep the overall goals in mind.

The Board acknowledged that there will very likely be pressure to develop a portion of the site for student housing before the NBC master plan can be finished. Public/private partnerships, institutional vs. neighborhood project scale and zoning, and a new "stage gating" review and analysis concept that may help speed up the existing approval process for the master plan were also discussed.

No action regarding this matter was required.

**12:45 – 1:00                      Administrative Item – Board only**

The Board discussed the previous study session regarding the NBC Plan.

The Board also directed Ms. Osborne to review and report on the status of the Red Cross Pavilion project.

Ms. Osborne provided an update regarding filling the vacant position on the Board and the delay of anticipated future projects due to budget cuts across the University.

**1:15 – 1:30                      Food Production at the CU Anschutz Medical Campus – Consent Agenda Item**

Architect(s): TBD

Presenter(s): André Vite, AIA, Campus Architect, Office of Institutional Planning

John White, University of Colorado Hospital

Description: A proposal to produce naturally grown food at the CU Anschutz Medical Campus. The project will involve the construction of irrigated raised planter beds, as well as a 14' x 36' greenhouse facility to be sited to the north of the Anschutz Outpatient Pavilion (AOP).

**Presentation/Discussion:**

Mr. Vite led the presentation by indicating that of the sites identified in the presentation provided to the Board, the proposal for the greenhouse and raised planting beds was specifically regarding site #1 near the Outpatient building on the CU Anschutz Medical Campus ("Anschutz"). Site #2 is currently occupied with trailers used for overflow when needed.

The proposed greenhouse and garden will be used as a "pilot" project to produce naturally grown food for Food and Nutrition Services at Anschutz on a sustainable basis, providing curricular and community connections with food production and growing spaces for the entire Anschutz campus.

While it is not expected to grow beyond the initial area defined in the proposal presented to the Board, if the project is successful, they may expand it to other areas on the Anschutz campus.

The Board discussed the proposed greenhouse project with staff and shared some suggestions that might help the project be more sustainable, especially in the long term. The Board encouraged Mr. Vite to consider operating costs, as well as capital costs, in the manufactured greenhouse bids being considered, as these can vary widely. Well-insulated structures can reduce heating loads, and greenhouses with adequate natural ventilation can reduce or eliminate cooling loads, and the capital and operating costs associated with that equipment. The adjacency of the greenhouse structure to the hospital may allow for the hospital exhaust air to be used to heat the structure, further reducing environmental costs and impacts.

The Board thanked Mr. White and Mr. Vite for the presentation and indicated that it liked the Food Production proposal as presented. By consensus, the Board approved the Food Production proposal.

**1:45 – 2:15**

**CU Anschutz Library Plaza Lighting – Concept Design**

Architect(s): Clanton & Associates – Dane Sanders

Presenter(s): Andre Vite, AIA, Campus Architect, Office of Institutional Planning

Description: Clanton & Associates has been asked by the university to generate concepts for redesigning the site lighting within the Library Plaza. Concepts will be presented to the DRB for comment.

**Presentation/Discussion:**

The Board expressed overall agreement with the CU Anschutz Library Plaza Lighting Concept Design as presented and felt that the proposal provided a positive improvement for the library plaza.

Mr. Olgay indicated that he had previously expressed a concern to Mr. Vite regarding the ground-mounted fixtures for the beehive area and the stone sculptures. He also indicated that he appreciated the approach that Clanton & Associates was using on the project and was confident that the resulting design would be appropriate for this area of campus.

Due to potential future improvements at the former Red Cross Pavilion site, the Board suggested that staff put the lighting improvements north of the beehive on hold. No other action by the Board was required.

Prior to adjournment, Mr. Vite provided an update to the Board regarding the status of other projects at Anschutz.

The Board thanked Mr. Vite for his time and effort after which the public meeting was adjourned at 2:15 p.m.