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University of Colorado
Design Review Board
Summary

Summary of the Meeting of Thursday, January 22, 2015
UCCS Campus Services Building, Room 204

VaPA - Schematic Design Review
UCCS North Nevada Infrastructure - Design Development Review

DRB members present: Don Brandes, Rick Epstein, Victor Olgyay, Candy Roberts, Michael Winters, and Teresa Osborne (ex officio).

Campus/Consultant Attendance:

Priscilla Marbaker, Tapis Associates, Inc.; David Haakenson, H3; Chris Wineman, Semple Brown Design; Lynn Moore, Davis Partnership; Bryan Schmidt, Semple Brown Design; Brad Johnson, UCCS; Carolyn Fox, UCCS; and Stan Rovira, UCCS.

A/E Presentation to the DRB:

North Nevada Infrastructure – The project summary by Lynn Moore highlighted the changes since the last presentation before the CU Design Review Board. The changes are a result of a new site grading plan. The new grading plan reduces the height of the proposed retaining walls to 5 to 7 feet maximum and allows direct and accessible walkways through the site with low level lighting (bollards). The new grading provides a revised storm water plan with two main detention ponds. A new demonstration/interpretive bio swale at the main entry is provided with seating areas. A new landscaped berm screens the loading dock.

VaPA Schematic Design – the goal is *Art connected by light*. The shelf scheme has been further refined and is within the project budget. The current design is a shelf scheme with balconies and materials that reflect Pulpit Rock – champagne-colored lapped seam panels with clear glass. The floor plans have not changed.

DRB Action: VaPA Schematic Design

A motion to approve schematic design with conditions was made by Roberts, seconded by Epstein. The DRB voted for unanimous approval of schematic design with the following conditions:

1. Provide holistic integration of the building massing:
 - a. Continue to *ground* the building into the site; embrace the new plinth design but integrate the building from the penthouse to the retaining walls.
 - b. The penthouse massing should reflect the building form on the south and the materials and/or color should be the same as the walls (stucco or a lower cost material that matches the color may be acceptable).
 - c. Design the retaining walls to blend with the building through similar color and/or material.

2. Entry and Entryways –
 - a. Further define an entry hierarchy. The main entry should provide a front porch and sense of place as well as a clear and evident entry. Look at the geometry of the main entry and provide an outdoor room – integrate the entry into the strong building form of the south side. Integrate the main entry design with the paving/landscape design.
 - b. Review the lobby area to VaPA garden and make sure there is adequate space.
3. Transition areas – the east and west building elevations that transition to the north elevation/back-of-house need refinement.
 - a. Create a clear architectural hierarchy between the north and south ends, especially evident in the transition between the south curved geometry and the north linear geometry at the northeast and northwest corners. A suggestion is to wrap these transition areas with the stronger element rather than interjecting the weaker element. The perspective needs refinement.
4. Light and Fenestrations
 - a. Review the two-story space between the two south building porches that has windows only at the first floor. Study the daylighting design to limit the need for interior window shades to control for glare and heat gain. The result could be less, more transparent glass with better visible light transmittance. The contiguous ribbon of glass could be broken with solid wall.
 - b. The back hallway needs daylighting as well. Organizing the north facing windows into a horizontal ribbon of glass is a positive step but make sure the performance is adequate for occupant program needs.
 - c. The Group 14 energy analysis included in the last two submissions has recommended shading the south glazing and reducing the overall amount of glazing to avoid brightness, glare, and excessive heat gain. Consider incorporating these suggestions into the design.
 - d. The east building elevation windows should reflect the vocabulary of the stronger building design not the back-of-house.
5. Materiality
 - a. The new earth tone metal color is acceptable. Do not differentiate the materials on the building (lapped seam vs corrugated wall panel). Carry through the holistic nature of building with materials. Provide upgraded materials in the VaPA garden and entry areas (paving, furniture, and fixtures).
6. VaPA Garden
 - a. The railing needs to be studied. The garden area needs continuous circulation along the edge to take advantage of the view, the path could be crusher fines, etc. Consider the edge as a destination zone and study the cross section between the inside and outside. Make sure the trees don't block the views. The paving, lighting and furniture need to be special and upgraded from the typical campus standard. They could express a more "artistic" approach per the theme of the building.

North Nevada Infrastructure - DRB Action

A motion to approve design development with conditions was made by Epstein; seconded by Roberts. The DRB voted for unanimous approval for design development of the North Nevada Infrastructure with the following conditions:

1. Refine Character of the Zones
 - a. The landscape design should be significantly simplified with a clearer definition of the different zones: streetscape, native hillside, garden/entry, etc.
 - b. The landscape surrounding the arroyos, between streetscape and building, is not reflective of the description which calls for "native materials." A less formal design is warranted in this zone. The plant material should be native transitioning to more organized formal plant areas near the building.
 - c. The Eagle Rock boulevard design and the spine road should define a north campus streetscape standard.
2. Crossings and connections

- a. The pedestrian crossing on spine road between the east parking lot and building entry should have an island refuge area within the three lanes.
- b. Pedestrian access from bus drop off into the building needs strengthening.
- c. Consider a continuous sidewalk along the east side of the Spine Road.
3. Trails and composition
 - a. Crusher fine paths may not work with current grades due to maintenance issues, review path grading and performance of proposed material.
 - b. Retaining walls are still high; explore ways to make them friendlier to pedestrians.
 - c. The drop off area is much better but the loading dock wall needs refinement; it does not reflect the landscape or architecture.
 - d. The seating walls within the entry garden bio swale need refinement in scale.
 - e. The concrete color and patterns should differentiate at the entry plaza and VaPA garden.
4. Refine the lighting plan
 - a. Options are now better for LED. Use fewer bollard lights that are deployed better programmatically. Integrate lighting into program areas around the building, edges, seating, sidewalks, etc. Highlight areas of interest, e.g., building entrances, crosswalks.
5. The south parking lot design does not appear to have bio swales in the parking landscape or adjacent detention basin, explore ways to integrate bio swales into this area.
6. The entryway area needs refinement with shade, special pavement, lighting and fixtures. The size of the planting areas in the entry plaza may restrict pedestrian flow. Look to a stronger and simpler approach to the entry, consistent with the building architecture.
7. Concession area north of building - study the traffic patterns to ensure there is not conflict between the sale area and vehicular traffic. Define what shields or protects people against the loading dock access.