



University of Colorado

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Office of the Vice President for Finance

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## University of Colorado Design Review Board Minutes

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### Minutes of the Meeting of January 18, 2013

The University Design Review Board met on Friday, January 18, 2013  
1800 Grant Street, 1<sup>st</sup> Floor Conference Room  
(Denver)

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

#### **Academic Office Building**

Architect(s): SlaterPaull Architects, Inc.

Presenter(s): Carolyn Fox and Jennifer Cordes.

Individuals present: Carolyn Fox, University Architect - University of Colorado Colorado Springs; Heath Mizer, Landscape Architect – Civitas Inc.; Tyson Nunn, Nunn Construction. Gwen Gilley, Project Manager – SlaterPaull Architects; Jennifer Cordes, Principal – SlaterPaull Architects; Ara Massey, Sustainability Design Manager – SlaterPaull Architects; Todd Mead, Principal Landscape Architect – Civitas Inc.

Jennifer Cordes:

- Reviewed the design progress that has been made since the last meeting.
- Discussed the current restraints on the project site including Austin Bluffs Parkway, the detention basin, and the existing structures.
- Touched on the massing analysis conducted to further understand the overall site plan.
- Mentioned, from the building standpoint, who will be utilizing the building after completion and what their needs will be.
- Discussed, in detail, the different building orientation(s) and possibilities from an energy model perspective.

Todd Mead:

- Described elevation studies for the two preferred buildings.
- Lightly touched on the massing analysis conducted.
- Noted the options for the proposed bike path location.

- Described the existing conditions of the site – noting the importance of the pedestrian spine to the overall connection throughout the campus.
- Mentioned the location of the building in regard to the entire campus – identifying how it plays an integral role in the proposed location of plaza space.

Gwen Gilley:

- Discussed the opportunity for “open office” seating and the idea of utilizing the natural day lighting.
- Noted that potential users were interviewed to help the accuracy of the design.

Heath Mizer:

- Discussed the opportunity to preserve the native vegetation on the site and utilize the detention basin as a key storm water management element.
- Mentioned that a grading study was completed to understand the vertical grade change throughout the site.
- Noted that the evergreen trees can be transplanted on the site.
- Discussed the two options for the proposed bike path and indicated that option two (going around the existing drainage basin near the roundabout) is preferred.
- Visually walked those present through the SketchUp model(s).

Candy Roberts:

- Suggested that a study be conducted to assess the feasibility of the ADA accessibility.
- Noted the difficulties present in regard to pedestrians not realizing the connectivity to the existing city bike path.
- Suggested utilizing a shared “core” between building one and building two in the second phase.
- Mentioned that the proposed building design utilizes wide walkways and small, wasted spaces.

Rick Epstein:

- Asked for clarification on the location of the existing and proposed pedestrian/bike connectivity.
- Suggested the design team look at the building from all angles. How is it functioning as a node, landmark, or destination?
- Mentioned creating a stronger parti diagram to understand what the building is “saying.”
- Asked for clarification on the potential and feasibility for phase two.
- Suggested completing several different feasibility studies for phase two in order to be able to plan for the worst-case scenario.
- Inquired about the feasibility of incorporating interaction and group study areas within the proposed design(s).
- Recommended a large section be completed to really understand the buildings context within the campus and the community at large.

Don Brandes:

- Expressed concern regarding the number and type of pedestrian connections and linkages to and from the AOB and the need to more clearly define existing and

proposed pedestrian improvements. Would like to see greater clarity or explanation about how pedestrians connect to the AOB on-foot, bicycle, and from the main campus pedestrian walkway.

- Inquired about the current curb and walkway location and the proposed expansion for Austin Bluffs Parkway, expressing concern for pedestrian safety.
- Suggested the design team be cautious of the height, bulk, and massing created by the building.
- Questioned, from a pedestrian standpoint, how signage, pedestrian fixtures and furnishings, etc., are going to be handled. Will the user understand how to move through and around the AOB site?
- Asked what the character and theme need to be in order for this building to not only integrate into the campus system, but to become a beacon or destination.

Victor Olgyay:

- Suggested the design team look at the project as a “whole” system and understand how the building will function.
- Expressed concern regarding the lack of vertical integration into the site.
- Suggested extensive research about cooling/heating loads and how to minimize the impact during specific times of year.
- Mentioned the importance of incorporating natural ventilation into the design.
- Noted that the exterior expression of interior uses is not visible from the current diagrams and models.
- Suggested the design team look at other materials to use – instead of glass panels – to maximize usability.
- Recommended the design team look at other entry options, besides the use of columns, to make the building more welcoming and less intimidating.
- Stated that a hierarchy of circulation paths needs to be completed.

Concept design was not approved. The Board suggested the design team conduct more studies on the architecture to create a stronger narrative and to thoroughly understand the building and its intended purpose. The Board thanked the design team for their hard work and progression on the design.

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### **Stanton Parking Garage and Recreational Field - UCSS**

Architect(s): Davis Partnership

Presenter(s): Brit Probst, and Curtis Cox.

Individuals present: Carolyn Fox, University Architect - University of Colorado Colorado Springs; Curtis Cox, Project Manager - Davis Partnership; Brit Probst, Principal – Davis Partnership; Matt Schlageter, Principal - Martin/Martin; Joe Plaskett, Senior Project Manager - Mortenson Construction; David Land, Associate Landscape Architect – Davis Partnership; Joe Lear, Associate Principal – Davis Partnership; Chris Knight, Design Phase Manager – Mortenson Construction; Jeff Davis, Executive Director of Auxiliary Operations – University of Colorado Colorado Springs.

Carolyn Fox:

- Provided an updated progress plan for the parking garage and recreational field.
- Suggested sporadic meetings with voluntary board members to facilitate a quick, successful design process.
- Discussed the existing archeological site and the limitations.

Brit Probst:

- Discussed the existing conditions, current and future circulation, transit, and view sheds.
- Mentioned that the program has remained the same since the last meeting.
- Noted the main vehicular access point has been moved to the northeast and a roundabout has been added to reduce traffic and vehicular/pedestrian conflict.
- Summarized several of the programmatic planning studies – highlighting the opportunities and constraints for each.
- Described materialistic details about the parking structure.
- Noted the overall grade change from north to south and how the fill taken from onsite will be used to create berms on Austin Bluffs Parkway to frame views and minimize the visual vertical height of the structure.
- Walked those present through several views in SketchUp to aid in understanding the layout and programming.
- Discussed material selection(s) – aluminum, glass, concrete, etc.

Dave Landis:

- Described the proposed landscape zones: formalized plantings around entry points, irrigated native vegetation leading to non-irrigated natives throughout the remaining site.
- Noted Kentucky Bluegrass and pear trees will be planted along the roadway.
- Discussed the restraints with storm water management.
- Described the context and pedestrian circulation from the existing housing/parking east of the field.

Don Brandes:

- Expressed concern regarding the eco-zones and the native landscape design on the south side of the structure in terms of storm water management, the location of the formal retaining walls, the possibility of using a series of detention ponds that step with the grade, and the use of appropriate plant materials in this area.
- Inquired about the feasibility of using another material other than netting as you view the structure from the corner of Austin Bluffs Parkway and Stanton. The view of the field netting from this “gateway” view seems inappropriate.
- Suggested adding a raised, painted ADA crosswalk in front of the parking structure entrance located next to the entry plaza. Noted that the entry plaza does not necessarily have to continue the same pavement pattern and materials from the “campus walkway.” It may be better to design a “student plaza” that is unique to the recreation/parking area but also provides a unique identity.
- Recommended more diverse programming for the north gathering area to really maximize year-round uses and activities.

- Suggested doing adequate research in terms of the play surfacing including heat, washing capabilities, and durability.

Candy Roberts:

- Commented that the “ideal situation” would contain the foot-candles to the field and reduce projection out toward the road.
- Suggested utilizing portable bench seating to accommodate larger crowds.
- Noted that amenities are still missing from the design – shelter, restrooms, large gathering and seating areas.
- Recommended a bosque of trees in the north field entrance.
- Mentioned that the architecture on Austin Bluffs Parkway looks like a stadium. Suggested enhancing the amenities by adding seating under the pavilion.

Rick Epstein:

- Recommended looking at the shape and orientation of the retaining structures on the southwest side of the structure. Can the design team use more of a naturalistic shape to help integrate them into the landscape?
- Suggested a better integration of the building in terms of materials.
- Doesn't have a preference in terms of lighting height (60' vs. 80').
- Noted the entry is not architecturally satisfying. Suggested using more care in the design.
- Suggested creating more of a “plaza design” with a shade structure in the north entrance to the field.
- Recommended looking at new designs for the intersection of pedestrian linkages to create social connections.

Victor Olgay:

- Thanked the team for the progress up to this point.
- From sustainability standpoint, recommended the design team lower their lighting count.
- Suggested the team consider coloring the materials to integrate into the existing site and campus.
- Recommended doing further exploration on ways to make the entrance more monumental and visually appealing for user(s).
- Noted the vehicular entrance is more dominate then the pedestrian entrance. Is there a way to emphasize the pedestrian entrance?
- Asked how the building integrates into the existing site in regard to drainage and how does the flow of water affect the experience.
- Suggested trying to find a way to emphasize and celebrate the arroyo; instead of truncating it with the building massing.

Olgay made a motion for design approval. The board unanimously agreed. The Board thanked the design team for their hard work and progression on the design.

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## Anschutz Medical Campus Master Plan Study

Architect(s): Same consultants.

Presenter(s): Michael Del Giudice.

Individuals present: Kathy McNally, Interim Campus Architect – University of Colorado Denver; Andre Vite, Campus Architect – University of Colorado Denver; Ken McConnellogue, Vice President for Communication – University of Colorado; Michael Del Giudice, Chief Planning Officer – University of Colorado Denver; David Houston, Project Manager - Anderson Mason Dale Architects; David Pfeifer, Principal - Anderson Mason Dale Architects; Cary Weatherford, Senior Institutional Planner - University of Colorado Denver.

### Michael Del Giudice:

- Noted the expectations for the day: consensus, relevance and priority of issues, evaluation of the goals, and development of core principles.
- Discussed the area context map and the individual entities involved.
- Elaborated on the site context and future expansion accommodations.
- Touched on the main goals:
  - Creating an identity that is vibrant and productive
  - Innovation of a collaborative culture
  - Continual public engagement to produce a healthy, successful community
  - Connectivity/access to an integrated safe environment
  - Community involvement to create an attractive/diverse community
  - Stewardship opportunities in regard to planning and development
- Discussed the interaction that has occurred with the primary stakeholders up to this point.
- Noted the design team is doing a “scenario plan” vs. the traditional “master plan.”
- Noted the interest in an outside investor developing two hotels and a 600-bed student housing structure on the property.

### David Pfeifer:

- Described the planning cycle principles and established framework.
- Touched on issues of process, circulation/infrastructure, and programming.
- Talked about the prior restraints in dealing with precinct master plans.

### Don Brandes:

- Noted the distinct difference between goals and objectives and suggested the design team be very cautious of the terminology used. Understanding that goals are generally unattainable and broad; objectives being a mark and measure towards trying to achieve a goal; and policies are adoptable, enforceable and stringent.
- Recommended making the objectives very clear and concise.
- Suggested making fewer goals and more objectives.

### Candy Roberts:

- Noted the importance of the small group interaction with primary stakeholders to obtain pertinent information that might otherwise be overlooked.

Victor Olgay:

- Complimented the design team on their progress and process.

Rick Epstein:

- Noted the mixed-use aspects and opportunities.
- Recommended consolidating key concepts to help create precise goals:
  - Community = Stewardship
  - Access = Connectivity

No formal decisions were made. The Board thanked the design team for their hard work and progression on the design.

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## **Monumental Signage - Anschutz Medical Campus**

Presenter(s): Michael Del Giudice.

Individuals Present: Kathy McNally, Interim Campus Architect – University of Colorado Denver; Andre Vite, Campus Architect – University of Colorado Denver; Michael Del Giudice, Chief Planning Officer – University of Colorado Denver. Jamie Ramos, Landscape Architect - Stanley Consultants, Mark Kopatz, Landscape Architect – Stanley Consultants; Bruce Benson, President –University of Colorado.

Mark Kopatz:

- Noted the two brick colors that have been selected.
- Recommended using pin-mounted letters on the small signs and reverse pan channel letters on the two entry signs.
- Noted that after placing the signs on a three-foot landscape berm, the top of the wall is just less than ten feet.
- Discussed the plant material pallet including height, color, etc.
- Mentioned the sidewalk radius has been changed to allow for more landscaping.
- Inquired about making the base caps larger on the Aurora Court entry sign(s).

Michael Del Giudice:

- Explained in detail the proposed signage standards, including the treatment of the different areas of campus.
- Noted these concepts are very conceptual – nothing has been formally decided upon.

Jamie Ramos:

- Discussed the differences between the Aurora Court Entry sign(s) and the smaller, individual double-sided signs.

Candy Roberts:

- Noted she would prefer to see reverse pan channel lettering used on the signs.
- Recommended the bases of the signage be more dominant and weighted.
- Mentioned the need for subtle sustainable planting – not bright yellows and reds.

Victor Olgay:

- Suggested using an LED light strip for the main entry signs.
- Recommended framing the sign with vegetation.
- Noted the successful hierarchy of the pin-mounted letters and logos.

Don Brandes:

- Noted that drip irrigation would be preferred over the traditional spray heads.
- Suggested using a more simple plant material that may be more of a broad leaf evergreen (mahonia) that leafs year round. Recommended looking at the 3-5 year growth habit, the extent and variety of plant materials, and the usage of perennials, annuals, conifers, and deciduous trees.
- Recommended using a very low-growing perennial and annual groundcover in front of the sign due to its location on the berm.
- Expressed concern for the maintenance cost and time requirements for the proposed designs. Recommended a more simple plant palette to reduce maintenance costs.
- Expressed concern with the look of the proposed signage year round – snow loads and heat.
- Recommended that the non-University logo size be decreased.

Rick Epstein:

- Recommended making the letters ten percent larger for vehicular circulation and ease of reading.
- Suggested a larger plan for review.
- Noted that the small logos on the office need to be high quality and not look like plastic.

No formal decisions were made. The Board thanked the design team for their hard work and progression on the design.

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## **Pod J Development**

Architect(s): Davis Partnership

Presenter(s): Brian Erickson

Individuals present: Paul Leef, Campus Architect - University of Colorado Boulder; William Arndt, CU Facilities Management (Retired) - University of Colorado Boulder; Joe Lear, Associate Principal – Davis Partnership; Brian Erickson, Principal – Davis Partnership; Jeffrey Lipton, Director of Real Estate Services – University of Colorado Boulder; Jim Faber, Project Manager – University of Colorado Boulder.

Brian Erickson:

- Gave a detailed summary of the project and the collaboration between the two governing organizations.
- Reviewed context maps of the proposed site.



- Mentioned that the master plan calls for a vegetated gateway feature on Colorado Avenue.
- Noted the presence of an established pedestrian trail, public transit, and campus transit service on Colorado Avenue as well as Foothills Parkway.
- Noted the challenges that arise from the shape, orientation, setbacks, and easement on the Bear Canyon Creek and Wellman Ditch.
- Pod J's Maximum coverage:
  - Building: 40%
  - Open space: 30%
  - Parking: 40%
- Reviewed the advantages and disadvantages for the proposed site options, including: building orientation, location, surface parking, garage parking, easements, and open space.
- Noted the underground parking is 75% above grade.
- Expressed the interest in building the shell from day one.
- Noted the aggressive schedule of this project.

#### Joe Lear:

- Discussed the parking structure and its spot elevations and opportunities for day lighting.
- Noted the curvilinear sign wall and intent to complement the signage across Colorado Avenue.
- Expressed the importance of each and every parking stall.
- Discussed the building orientation and architecture. Noted that they updated the entry to create a more welcoming environment by terracing the structure.

#### Victor Olgay:

- Asked for clarification on the depth of the parking structure.
- Noted the opportunity to coordinate materials between the new lab building and the proposed building.
- Encouraged the design team to reach out to the community and the potential users of the site.

#### Candy Roberts:

- Inquired about the feasibility of widening the entrance/exit to reduce traffic congestion and increase ease of the user.
- Asked for clarification on the feasibility of a future expansion with the proposed grade(s).
- Recommended pulling the building front out farther and creating a nice skylight atrium.

#### Don Brandes:

- Complimented the design team on their overall progress.
- Mentioned the opportunity to create a pedestrian connection between the multi-family units to the south and the healthcare facility.
- Encouraged the design team to explore landscape-planting ideas to help tie together the gateway plantings on the north side of Colorado Avenue and to help integrate the site.

Rick Epstein:

- Asked for clarification on the location and grade of the proposed ramp and underground parking structure.
- Inquired about the location of the proposed curb cut.
- Asked for clarification about the loading dock/EVA drive and its feasibility.
- Seconded Brandes's suggestion on creating a pedestrian connection across Wellman Ditch.
- Recommended the design team work on the entry sequence to maximize usage.
- Noted the parking garage paralleling Colorado Avenue is not ideal.
- Recommended dense landscaping near the entrance courtyard and southwest side of the building (parking).

Brandes made a motion that the Research Park DRB (consisting of a rotation of two new members – Don Brandes and Rick Epstein – replacing John Prosser and Jerry Seracuse) encourages submittal for conceptual review based on thoughts, input, and consideration discussed at the meeting. The Board thanked the design team for their hard work and progression on the design.

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