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## University of Colorado Design Review Board Minutes

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### Minutes of the Meeting of November 15, 2013

The University Design Review Board met on Friday, November 15, 2013, in the first floor conference room at 1800 Grant Street in Denver.

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

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#### **Recreation Center and Health Wellness Addition**

Architect(s): Barker Rinker Seacat (BRS)

Presenter(s): Craig Bouck, Barker Rinker Seacat

Individuals Present: Carolyn Fox, University Architect – University of Colorado Colorado Springs (UCCS); Megann Powell, Events/Schedule Liaison – UCCS; Charles Cummings, Project Manager – UCCS; Gary Reynolds, Executive Director – UCCS; Katie Barnes, Architect, Project Manager – BRS; Craig Bouck, Principal architect – BRS; Quentin Armijo, Civil Engineer – Terra Nova Engineering; Matthew Evans, Principal – Lime Green Design; Sue Reilly, Principal – Group14 Engineering.

#### **Don Brandes**

- Recommended that several site development, geotechnical, drainage and civil engineering issues need to be further evaluated and documented and that the civil engineer attend the next meeting.
- Expressed concern that the scale of plans and drawings and the level of detail need more attention as the plan and design progresses.
- Noted that the placement, vertical control and design of the hillside retaining wall needs to be further evaluated in light of a drainage plan, revegetation plan, temporary irrigation plan, grading plan and plans for the retaining wall system.
- Noted concern with the location, design and potential hazard for the proposed sand volleyball facility. Suggested other possible uses for the area.
- Suggested that a more detailed study be evaluated for the entryway to the facility that incorporates areas for gathering, sitting, art, special features, etc., more than the placement of simply landscape improvements.

- Discussed the need for more detailed planning and design for three (3) areas: 1) the SOLE area, 2) the entry area and 3) the volleyball area.
- Requested greater plan detail, scale and cross-sections to better understand building-to-site improvements.

#### Candy Roberts

- Suggested that the parking space around SOLE needs to be relocated.
- Noted the importance on the main entryway and how it needs to be a place of connectivity and social interaction.
- Discussed the need to further study what materials would be used at the main entrance as well as suggesting to tone down the yellow stucco color that was proposed for the building.
- Suggested to enclose the roof to the east or create it as a roof deck to add more space.

#### Rick Epstein

- Noted that more emphasis on the design of the SOLE entrance needs to be studied further to better utilize the area.
- Recommended that a deeper study goes into the roof plan of both SOLE, but especially of the main entry. The hip roof at the entry is not an elegant and integrated solution.
- Suggested to look more into the colors and materials used on the building to ensure that it better reinforces the design intent and is not haphazard.

#### Victor Olgvay

- Asked for an analysis to be developed for the next meeting on a 35-45 degree cut-off that could be located at the main entrance way, but not at other west-facing issues.
- Noted that the roof plan's design at the entry needs to be addressed further.
- Suggested that more means of daylighting be integrated in the gym and fitness area.
- Asked for clarification on the potential of mixed mode ventilation in the space.

#### Gary Reynolds

- Recommended picking a color that could possibly be used for both the new building and old building.

#### Craig Bouck

- Discussed the design efforts that had been made to the SOLE Entrance, main entrance, and volleyball court since the last meeting.
- Mentioned that the firm added more conceptual detailed elevations and wall sections to the western elevation.
- Noted that the lower level plan did not go through any real significant changes.

- Discussed that the upper level developed further between the connection that occurs between the old and new buildings but noted that they still need to work out a more efficient connection.
- Stated that the mechanical unit is not located on the roof.
- Mentioned that the firm is still working on materials, signage, and equipment.
- Noted that more research was being done on the drainage system to the SOLE entrance.
- Asked if a sign should be included around the volleyball area and, if so, what would it be called.

Matthew Evans

- Addressed the issues with the parking area that include removing the shuttle stop and replacing it with service vehicle parking only.
- Modified parking to fit numbers along Mountain Lion Way.
- Described the design elements and details that would go into the SOLE Plaza.
- Mentioned that there were changes taking place to the SOLE Plaza that included incorporating seating and stairs, additional bike parking, open up the space, and eliminate the emergency parking space.
- Addressed the updated Landscape Plan that includes simple revegetation, dealing with drainage issues, erosion control, and entry landscapes.

Quentin Armijo

- Addressed the hillside runoff that the Board had expressed concern.
- Discussed the area between the swale and building to better direct water runoff.
- Noted that there is no plan to do anything with the site that has existing piping on the northeast side of the building.

Don Brandes motioned for schematic design approval with notes and issues that were reflected to be addressed. Candy Roberts & Victor Olgay seconded it. The Board thanked the design team for their hard work and progression on the design.

**Village at Alpine Valley (First Year Experience Housing Village)**

Architect(s): PageSoutherlandPage (PSP)

Presenter(s): Chris Carvell, PageSoutherlandPage

Individuals Present: Christopher Kleingartner, Architect – PSP; Chris Carvell, Principal architect – PSP; Charlie Schmidt, Architect; Harvey Whitcomb, Principal Manager – PSP; Keegan Herbert, Designer – PSP; Travis Hughbanies, Designer – PSP; Greg Dorolek, Landscape Architect – Wenk; Tyler Kiggins, Landscape Architect – Wenk; Phil Krieble, Civil Engineer – Martin/Martin; Ed Chargualaf, Contractor – Kiewit.

Candy Roberts

- Suggested different orientation on entrance of dining hall.

- Recommended some design approaches that could be used to address the footprint problem – multipurpose room upstairs, reduce building's width, make building denser, move programming, and maximize views.
- Expressed that the dining hall doesn't relate to the design of the residential halls.
- Suggested that the site plan around the arroyo area create a catching point and connect the trails.
- Stated that there needs to be further design emphasis and study on the plaza area.
- Expressed concern with the pedestrian walkway south of the dining hall and how it feels very pinched and uninviting.
- Stated that the main problem on the dining hall is the south façade and suggested that further design study needs to be done.

#### Victor Olgyay

- Stated that the residential halls' designs are heading in the right direction.
- Expressed that the dining hall architecture doesn't really relate to residential architecture.
- Suggested to emphasize verticality on dining hall to match that of the residential buildings.
- Mentioned that the footprint of the dining hall is constricting opportunities on site and recommended that other opportunities needed to be studied further.

#### Don Brandes

- Noted that the problems that were addressed from previous meetings have been successfully resolved.
- Recommended that further study needs to be examined on the relationship and crossing from the Village to the parking structure.
- Expressed concern on the safety issues in the evening and the lighting around some of the rock seating areas.
- Suggested that the combination of stairways, ramps, stepped/terraced landscape areas and the sandstone sitting areas could be reduced and simplified to reduce cost and, perhaps, produce a more elegant and natural site development plan.
- Expressed concern regarding the dining hall and suggested that three (3) elements be further studied, namely: 1) review the internal building program to verify specific uses; 2) explore horizontal and vertical relationships of the revised program plan to see if the overall massing and building configuration can be modified to better fit the site; and 3) develop a revised site plan that enhances the concept of the dining hall as a campus gateway, entryway and center of attraction for the students.
- Noted that the grading and drainage plan may be difficult to achieve positive (2%) drainage.

- Encouraged the consultant to better engage and invite the students to the steep section of the arroyo area with the gabion wall drops. This should be a “featured” area.”
- Suggested to evaluate the relationship of the proposed landscape areas and their hydrozones and how they will be established, maintained, and replaced.
- Complimented the team on their submittal.

#### Carolyn Fox

- Noted that the second level proposal can be revisited again with programming in the dining hall.
- Noted to solidify dining hall schedule while the residential buildings can move forward.

#### Rick Epstein

- Stated that the residential architecture was a successful approach.
- On the residential buildings, the height of some of the stone areas seemed arbitrary. He supports reducing some of the stone that is required to save costs.
- Encouraged simple design in the dining hall with concern on relationship between all parts, clear and well considered, detailing, and programming of inside and outside spaces.
- Noted to look at the relationship throughout the south edge of the dining hall and to integrate organic nature of the site into the building as one potential approach to improving the dining hall. (pg. 37, for example)
- Stated that the large roof design on the dining hall does not work well.
- Asked that an arcade be considered along the south façade that integrates the east and west areas as one potential approach to creating a better pedestrian experience.

#### Chris Carvell

- Addressed the updated model with the recommended design changes from the previous meeting.
- Reviewed the LEED Gold process that is going into the site.
- Discussed the design changes that occurred to the main entrance of the dining hall, rooflines, materials, and windows.
- Stated that the issues that need to be addressed on the dining hall will be evaluated and studied.
- Noted that the proposal change on the dining hall is going to impact schedule and bring in more cost issues.

#### Greg Dorolek

- Explained the site plan that has been further developed.
- Addressed the art, materials, landscape, plazas, programming, and drainage system around the site.

- Discussed the changes that occurred around the site.
- Noted that there is still research going on for covered bicycle parking.
- Suggested an upper porch in the La Plata House.
- Noted that there will be further study of the “pinched” area between the dining hall and the La Plata House.
- Visually walked those present through the SketchUp models.

Gary Reynolds

- Addressed that there needs to be collaboration among all the staff in order to resolve the problems with the dining hall.

Teresa Osborne

- Stated that UCCS has been addressing problems with seating to accommodate the program.

Rick Epstein motioned for schematic design approval for the residential buildings with notes and issues that were reflected to be addressed. Candy Roberts & Victor Olgyay seconded it. The Board was not ready to vote for schematic design approval on the dining hall and stated that it needs to be further designed and studied. The Board thanked the design team for their hard work and progression on the design.