



University of Colorado

Boulder | Colorado Springs | Denver | Anschutz Medical Campus

## University Of Colorado Design Review Board Meeting Notes

Date: Thursday, November 12, 2015  
Time: 9:00 – 11:30 a.m.  
Location: Health Sciences Library Tower Room  
University of Colorado Anschutz Medical Campus

**DRB members present:** Don Brandes, Victor Olgyay, Michael Winters, Teresa Osborne (ex officio), and Wayne Northcutt and André Vite, Campus Representatives

**Others in attendance not otherwise noted:**

Linda Money, CU Real Estate Services, CU System employee / DRB note taker.

Mr. Brandes, Chair, determined a quorum and called the meeting to order at 9:05 a.m.

**9:00 - 10:00                    Engineering Center Renovation – New Hardscape/Softscape  
Modifications Between Engineering Center and Koelbel Building –  
CU Boulder**

Architects:     Anderson Mason Dale, Denver, Colorado  
Lime Green Design, Denver, Colorado

CU-Boulder Campus

Presenters:     Wayne Northcutt, Architect, Facilities Planning  
Richelle Reilly, Campus Landscape Architect, Facilities  
Planning

Description:    Staff Discussion Only

**Staff Discussion:**

Mr. Northcutt and Ms. Reilly began the staff discussion by elaborating on the Capital Asset Management Plan (“CAMP”) recently initiated by the Board of Regents.

Ms. Osborne explained the basic components of the CAMP indicating that the Engineering Center south wing improvement project was one of the two initial projects selected for the CAMP.

Regarding the Engineering Center Renovation, Mr. Northcutt and Ms. Reilly reviewed the proposed improvement plan for the south wing of the Engineering Center, including internal and external structural modifications and new landscaping. Mr. Northcutt noted that the renovations included, but are not limited to, upgrades to the laboratories and the mechanical systems. As the plans for these improvements progressed, it was decided that improvements to entrance locations, the installation of lower level windows along the south wall and subsequent landscaping improvements should be made at the same time.

Haselden Construction in Centennial, Colorado, was selected as the general contractor; Anderson Mason Dale in Denver, Colorado, was selected as the architect; and Lime Green Design, also in Denver, Colorado, was selected as the landscape design architect.

The budget for the project cost is \$25M with approximately \$18M - \$19M being allocated toward construction costs.

Mr. Northcutt noted that the design phase started in late July. The proposed schedule for construction has been determined by the anticipated relocation of approximately 50% of the occupants from this area in the Engineering Center to the new Geosciences (SEEC) Building when completed in late February 2016. Abatement and required demolition is scheduled for the month or two following staff relocation, with construction beginning at the end of the semester in May 2016. Occupancy of the renovated space is targeted for August 2017.

After discussing the use and pedestrian circulation for the proposed entrances and landscaping, the Board agreed that two points of access and egress for the proposed center entrance, including the ramp and the stairs, were appropriate.

The Board suggested the following modifications to the proposed improvement plans:

- widen the ramp walkway for the center entrance so it is more gracious and open in appearance rather than feeling like a hallway;
- widen both the east ramp and west stair entrances so they are more open and inviting; and
- use the retaining walls/planters to absorb more of the grade, perhaps by making them wider.

The Board also encouraged staff to:

- review the code requirements for the vertical railing design to determine whether or not a railing would be required along the edge of the lower level planter;
- perform a shadow study to determine where the snow melt will occur and if there might be a better placement for the ramp; and
- review the configuration and placement of the doors to the plaza entrance to ensure that the doors provide sufficient access and egress for the potential demand.

Mr. Northcutt indicated that staff will also investigate the materials used in the construction of the ramp to determine if the snow melt could be improved. Additionally, Ms. Reilly indicated that the design of the railing along the edges of the planters would be as open as possible.

The Board also expressed concern regarding the schedule and budget for the project and encouraged staff to not let unnecessary delays impede the proposed timing which could ultimately increase project costs due to circumstances beyond staff's control.

The Board requested that staff bring this matter back before the Board for review at design development.

**10:15 - 10:30**

**City of Aurora Fitzsimons Biosciences Park ("FBP") Traffic Study –  
CU Anschutz Medical Campus ("Anschutz")**

Architects: None, not applicable

CU-Anschutz Campus

Presenters: Michael Del Giudice, Chief Planning Officer  
André Vite, AIA, Campus Architect, Office of Institutional  
Planning

Description: Staff Discussion regarding City's traffic study based on  
new FBP Metropolitan District

**Staff Discussion:**

Mr. Del Giudice indicated that it has been unclear as to how future projects developed within the new FBP Metropolitan District ("FBPMD") will be reviewed and approved. He noted that it is understood by staff that the FBPMD will have a new board and that there will be a new design review board ("FRA DRB") that will review and approve all projects developed within the FBPMD boundaries, in conjunction with the City of Aurora ("Aurora"), regardless of whether or not it is a university project. There are also questions regarding what master plan guidelines were being used for the completion of the updated FBPMD traffic study.

Mr. Del Giudice noted that Felsburg Holt & Ullevig ("Felsburg"), a traffic engineering firm in Centennial, Colorado, had been retained to update a traffic study for the Anschutz campus area south of Montview Boulevard. Although he expressed concerns regarding proposed signalization for specific intersections located within the FBPMD or between the FBPMD and the existing Anschutz areas approved by Aurora, Mr. Del Giudice expressed a desire that the Felsburg study be completed in conjunction with the final approval of the traffic study for the FBPMD by Aurora.

As a member of the new FRA DRB, Mr. Olgay also expressed concerns regarding the governance and lack of coordination between governing entities and regarding the proposed land uses and development for the FBPMD.

The Board also discussed with staff various design/construction models historically utilized by the university versus design build, progressive design, etc.

No action by the Board was required at this time. However, the Board indicated that it would be a good idea to discuss these issues at a later date in order to determine how the Board would be working with the FRA DRB and other governing entities related to the land use and development related to university development within the new FBPMD and the traffic planning for the entire area.

Ms. Osborne indicated that she would also discuss the governance question with President Benson.

**10:45 - 11:00            Fitzsimons Biosciences Park Metropolitan District Master Plan Update – CU Anschutz Medical Campus**

Architects:     Civitas, Denver, Colorado

Presenters:     Mark Johnson, President, Civitas  
                    Chris Parezo, Certified Planner, Civitas

CU-Anschutz Campus Representatives:

Description:    Framework plan for FBPMO adopted by City of Aurora

**Campus/Consultant Attendance:**

Michael Del Giudice, Chief Planning Officer and André Vite, AIA, Campus Architect, Office of Institutional Planning.

**Presentation/Discussion:**

At the request of the Board, Mr. Johnson provided a brief description and history of the relationships between the governing entities involved in the FBPMO parcels and how some of these relationships have evolved over the past few years. He also discussed the thoughts behind the proposed land use areas for the FBPMO. He indicated that the Fitzsimons Redevelopment Authority (“FRA”) has agreed that the highest and best use of the FRA-owned property is to do whatever it takes to make the university stronger.

Additionally, Mr. Johnson and Mr. Parezo reviewed the 2003 version of the Urban Design Framework Plan for the area owned by FRA and how this Framework Plan has been modified to become the 2015 version of the Urban Design Framework Plan. Also included was a brief review of the history and of the various components of the traffic plan preliminarily agreed to by Aurora. It was noted that Civitas is continuing to work with Aurora planning staff to make improvements to some of these traffic components. The Board noted that as Felsburg is brought up to date regarding the traffic study mentioned earlier, it will help bring these various components into a modified traffic plan that will be more beneficial for all entities involved. Additionally, the ability to make modifications to the traffic plan in order to accommodate future growth as needed was discussed. Mr. Johnson noted that Aurora has indicated it will be willing to consider such modifications.

Mr. Parezo indicated that the second submittal date for the general development plan is scheduled for January 2016, and the final submittal is scheduled for March 2016.

The Board thanked Civitas for its time and effort after which the public meeting was adjourned at 12:35 p.m.

**11:00 - 11:30            Lunch, followed by a campus tour**

The Board took a short lunch break and then joined Mr. Vite for a brief tour of portions of the Anschutz campus.