



University of Colorado Design Review Board Minutes

Minutes of the Meeting of September 17, 2013

The University Design Review Board met on Tuesday, September 17, 2013, in the 1ST Floor Conference Room, 1800 Grant Street (Denver).

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

Village at Alpine Valley (formerly First Year Experience)

Architect(s): Kiewit/Page Southerland Page (Design/Build)
Presenter(s): Christopher Carvell, AIA, Design Principal – Page Southerland Page
Present: Charles Schmidt, AIA, LEED AP, Project Designer – Page Southerland Page; Harvey Whitcomb, RA, LEED AP, Project Manager – Page Southerland Page; Tyler Kiggins, Project Landscape Architect – Wenk; Gary Reynolds, Executive Director of Facilities Services – UCCS; Carolyn Fox, Campus Architect – UCCS; Jeff C Davis, Executive Director of Auxiliary Operations – UCCS; Ed Chagnalaf, Project Manager and Jeremy Reading, Sam Hosefelt – Kiewit Building Group; Mark Courtney – KSQ, Project Designer – KSQ; Chris Carvell – PSP, and Harvey Whitcomb – PSP.

Overview from Consultant Team

Overview of changes since the August meeting – Chris Carvel gave a presentation of the revised concept design package

- The site plan has been reshaped: La Plata house was moved up the hillside - east to create a wider access between La Plata and Antero House,
- Portals have been increased to reinforce north-south porosity between buildings,
- Dining Hall will have a main access off the south façade into a stronger main atrium element. It aligns with the portal between Anteros and La Plata Houses. Students will be able to see the activities within the kitchens from the plaza. The multipurpose room has been repositioned and moved to the east side of the dining hall. It will open up into the green. The bakery and catering operation is on the second level and will have glass on the north side.

- Housing has a variety of unit types/common areas and lounge space that opens to views. Building orientations open-up and are serpentine and cascading. La Plata House has a second floor lounge that acts as a beacon and opens up to the south. The west side of La Plata House (lower level) will daylight on all three sides, In Cucharas House, the Commons lounge is now on the south side on the second level - it has been lifted up the hill.
- Roadway alignment has changed and San Juan house has correspondingly changed in shape. There is a 2:1 slope and 30' wall condition north of San Juan House.
- Drivers for developing the architecture of the campus:
 - Have dining hall be iconic gateway into the site from the campus spine. Designed to be fully exposed and activated; multiple uses; connecting with environment and outside views. Servicing the Dining Hall requires that it be located on the north side of the site.
 - Residence halls– are one with terrain. Have serpentine orientation and orient with Alpine Village but have a better design than Alpine Village. Noted that bridge between La Plata and Cucharas Houses may not be within budget. Now each building has elevators for ADA requirements.
 - Sliding the road westward was a budget decision.
 - Upgrading the quality of materials would be the greatest enhancement to the project if the budget was available. Windows and floor to floor heights are more generous than existing campus; windows are fiberglass and operable.

Board Comments

Don Brandes

- Review, revise and improve access circulation and parking movements within the site;
- Encourage the team to use the building massing to shape and form usable outdoor spaces.
- The building entryways need further articulation based on the hierarchy of the site planning and the architectural massing and design.
- The pedestrian pathway flow diagrams conflict with the proposed site plans in terms of the actual walkways and destinations.
- Encourage you to locate, plan and design The Dining Hall as a “Campus” landmark – that students, faculty, administration and visitors view as being a landmark facility. Seems like it wants to be a “gateway” building that diverges from the architectural style of the housing complexes.
- Minimize site grading, changes to drainage, and site disturbance – terrain adaptable architecture is not resolved;
- Landscape buffers are not preferred – want integration of site and architecture;
- Verify site grading plan – the benchmark for the grading seems to be off 1,100 vertical feet.
- Farm- to-table needs to be emphasized – could have greenhouse as a feature.

Candy Roberts

- The new Dining Hall is the most important aspect of project - relook at design. The Dining Hall has a massive entry court – the plaza is too big and not engaging. The building massing does not allow good entry – there is no good sense of entry. Suggested shifting Dining Hall closer to the street (west) as the plaza is very undifferentiated and vacuous. Provide a strong terminus at end of street and trade plaza real estate for green space.
- There is limited creation of true green space within the new housing site and the building siting does not capture views of Pulpit Rock;

- Suggested shifting San Juan House east to create more space between it and the Dining Hall allowing more green space;
- Reference the original Summit Village design as it frames views and the new Summit Village as it defines arroyos for ideas on how to site new buildings.

Rick Epstein

- Create a hierarchy of open spaces – site the buildings to create compressed and open areas to allow a synthesis of natural and built conditions.
- Create bends in buildings to follow the natural terrain.
- The entryways do not have a hierarchy, there is confusion about where the main entry is located - *Where is the front door?*
- La Plata House should be reoriented so that the west side has a view down the valley;
- Noted the east side of the site is where the major costs exist.
- Terrace the buildings on the natural terrain so that the architecture is not monolithic (clarified that the building height is limited to 75').
- Summarized that the major architectural elements need to be articulated clearly and defined accordingly.

Victor Olgay

- Emphasized the earlier comments that the building arrangement should be serpentine and building terracing should be manifested.
- Look at window rhythms and make them more interesting.
- Look at tradeoffs in architecture; perhaps have the San Juan House bridge across the arroyo.
- The buildings are too massive, amend architecture to lessen bulk.
- Get big moves in concept stage - such as roadway design.
- Massing of the buildings and landscape still need to be resolved. Consider massing to better fit in with ground form terracing and the topography.

Motion

Rick Epstein – move to approve concept plan approval with conditions.

Victor Olgay seconded the motion.

Summary - consultant needs to address the following:

- Review, revise and improve access, circulation, and parking movement within the site.
- Minimize site grading, changes to drainage, and site disturbance – terrain adaptable architecture is not resolved.
- Landscape buffers are not preferred – want integration of site and architecture.
- The building placement needs to respond to existing land forms and create more useable, open spaces. Each building should have outstanding views.
- Need better articulation of building entry – the circulation diagrams don't line up with entryways.
- Define the hierarchy of architecture, site and building.
- Dining Hall needs to be spectacular – exterior interior plazas need to be integrated.
- Farm- to-table needs to be emphasized – could have greenhouse as a feature.

Recreation Center and Health/Wellness Addition

Architect(s): Barker Rinker Seacat

Presenter(s): Craig Bouck and Katie Barnes, Architects - BRS; Gary Reynolds, Executive Director of Facility Services - UCCS; Carolyn Fox, University Architect - UCCS; Jeff Davis, Executive Director of Auxiliary Operations – UCCS; Quentin Armijo - Terra Nova Engineering, Inc.; Mathew Evans, Landscape Architect – Lime Green Design; Sue Reilly – Group 14 Engineering; Peter Failla, The Ballard Group; Ted Pyper, K2 Audio.

Consultant Overview

Big Ideas:

- South to north connectivity is important – recreation center is a bow-tie
 - Inside-outside connection is important – recreation center creates an “eddy in the flow,” becomes organizing element along spine.
 - The Plaza should bring people in.
 - The existing entry will become a plaza where activity can spill out into spine;
 - New entryway is located at the building atrium.
 - Health and counseling privacy is achieved by pulling building back from street and creating serpentine movement along the front of building.
 - Connection between the old and new has been expanded – entry plaza provides view to old and new sides.
 - Western sun mitigation through louvers or something else will be determined.
 - Two architecture issues – provide two different designs or blend old into new.
 - Trying to break down design - providing new hierarchy with new entrance and material choices.

Board Comments

Victor Olgay

- Sustainability Goals - Define what's working well and not; further identify program pieces and how do they fit together. Look at lighting and how well it's working.
- Take opportunity to knit together this project to existing building – what is energy use in old building? How can more efficiency be built into whole building. Analysis should inform the design. Shape and features to respond to sun – show how that's happening. Show how light and air will get in – ideas about performance should be built into the design now.
- Don't do things that will make problems such as the constriction point.
- Have proper proportion of glass – instead of relying on the performance of glass and sunshades.
- Design should not create environmental impacts such as western sun.
- More detail in schematic design phase – fresh air and light are important.

Candy Roberts

- Architecture should have terrace approach - spine is dominant. Prefer something different than gable roof. Introducing new materials is good.
- The second floor terrace and shade structure need to be a space with shade and shelter - what is program? Fitness/hangout/meeting?

- Tradeoffs on spine – square footage tradeoffs on northeast terrace could be within building - push building back - open up portal.
- Elevation study needs detail need whole elevation.
- Break building massing up.
- Old portal on old entry should be taken down - needs street level detail.
- Main staircase - could make more of a monumental stair if the building is pushed back.

Rick Epstein

- Develop the north elevation from both parking lot and access from new housing.
- Provide a gym roof with clerestory windows - may be better than adding skylights.
- At entry plaza, pull columns out from plane of glass - add texture - columns could add to iconic design of entry.
- Look at views from Austin Bluffs and from building looking at Austin Bluffs and west to mountains;
- Consider how the building reads from street-level views and get view from plaza level as well into design process.
- Take care in design of patio at existing entry area.

Don Brandes

- Review of existing conditions survey - grades, drainage and soils along with existing vegetation on site. Need cross-sectional analysis on hillside/slope stabilization/ drainage and vegetation. Want linear footage of cross slope and hydrostatic pressures of retaining walls. Parking lot and shuttle stop need to be analyzed and need to show emergency access to back of building. Want to see site systems and storm water management with impervious area calculation.
- Examine building massing on site and site disturbance.
- All landscape concepts are identical. More detail on streetscape alternatives and entryway treatments is needed.
- Placement and use of second floor plaza on Scheme 3 doesn't seem warranted; perhaps use the space for another internal use at the second floor level or an atrium.
- More sensitivity to internal views from inside the building out and more constructed and detailed views to the building from Mountain Lion Way is warranted.
- Need detail on outside terraces; drainage, sun, shade and furnishings.
- Not a great sense of architectural principles in "unifying" or "connecting" existing recreation building to new construction. Is it an "addition" or is there a way to establish a provocative new look for the entire complex..... like you are beginning to do with the central atrium and entry.

Motion

Rick Epstein – move to approve concept plan approval with conditions.

Don Brandes - seconded the motion.

Conditions include:

- Slope stabilization, retainage and drainage patterns need to be shown with alternative scenarios.
 - Storm water management needs to be shown.
 - Need detail on outside terraces; drainage, sun, shade and furnishings.
 - Streetscape and building to streetscape as well second floor terrace need to be further studied.
 - Elevation study needs detail; need all sides including parking lot and north elevations; break building massing up through texture and use of columns at entry.
 - The second floor terrace and shade structure need to be a programmed space with shade and shelter.
 - All views to and from site need to be considered.
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