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University Of Colorado
Design Review Board
Summary

Summary of the Meeting of Monday, May 18, 2015

The University Design Review Board met on Monday, May 18, 2015, at University of Colorado Boulder in the Williams Village Darley Commons, Room 103.

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

1:40 – 4:00 **Village Center Dining & Community Commons**

Architect(s): KSQ Architects with GE Johnson Construction
Presenter(s): Tom Goodhew, Project Planner & Chester Ehrig, KSQ
Description: Schematic Design/Design Development approval for a new dining and community facility located in the Williams Village campus. The facility will replace the existing, aging Darley Commons Building.

Campus/Consultant Attendance:
Derek Brandt, CU Student / DRB Note taker; David Danielson, CU Boulder; Tom Goodhew, CU-Boulder; Bill Haverly, CU-Boulder; Wayne Northcutt, CU-Boulder; Richelle Reilly, CU-Boulder; Ellen Edwards, CU-Boulder FM Energy Management; Jon Bortles, CU-Boulder FM Sustainability Manager; John Fox, CU-Boulder HDS; Juergen Friese, CU-Boulder HDS; C.Huetson, CU-Boulder HDS; Kris Kaye, CU-Boulder HDS; Jon Keiser, CU-Boulder HDS; Heidi Roge, CU-Boulder HDS; Nick Fiore, CU-Boulder PD&C; Amy Kirtland, CU-Boulder PD&C; Robin Suitts, CU-Boulder PD&C; Philip Blakeman, GE Johnson; Mark Haynes, GE Johnson; Stella Hodgkins, GE Johnson; Jeff Van Es, GE Johnson; Joshua Ward, GE Johnson; Chester Ehrig, KSQ Architects; Dan Gonzales, KSQ Architects; Shannon Meyer, KSQ Architects; Jon Pentius, KSQ Architects; David Short, KSQ Architects; Jim Sukenik, Baker Group; Sue Reilly, Group 14; Greg Dorolek, Wenk Associates

DRB Action: Village Center Dining & Community Commons Schematic Design
A motion to approve schematic design was made by Epstein, seconded by Winters. The DRB voted for unanimous approval of schematic design with the following conditions in 3 areas:
Review the notes of April 21 from April 9 meeting and email communication from Teresa Osborne on May 14.

1) **Sustainability**

The energy performance of this building has improved, and there remain three areas to easily and cost effectively optimize:

- Kitchen / dining layout
- Roof plan
- Natural ventilation / mixed mode opportunities.

We encourage the design team to take an *integrated design approach*, which can simultaneously reduce costs and improve performance. For example, rather than use polycarbonate glazing on the greenhouse, consider an ETFE or similar material that would improve thermal performance, and because of its light weight, can save significant money on the required structure. Similarly, arranging kitchen equipment to reduce the number of hoods and other equipment can save costs and improve energy performance.

The roof plan can clearly accommodate significantly more PV if some of the equipment is rearranged. This is also an opportunity for cost savings. There are several appropriate program area opportunities for providing natural ventilation in this building which we would encourage the design team to explore and use (especially on the first floor).

2) **Architecture**

The four building sides are not well integrated. A more consistent holistic architectural language is needed for the whole building. Specifically, the entries should have a consistent architectural approach that is localized for each condition. Use the principles embodied in the southwest elevation as a "kit of parts" as appropriate. Achieving the concept of a community serving building that has a strong indoor/outdoor connection should be central to the design development of the project.

- North Elevation: The brick entry conflicts with the precast "porch," a clearer hierarchy is needed. The entrance should be the main element. The canopy is an important element and should reinforce the porch and outdoor space. Further evaluate the indoor/outdoor relationship toward creating a contiguous space between the indoor lounge area and outdoor patio, including window depth and similar coloring for the floor and ground materials. Consider moving the inset door and move the doors at the east end of the lounge to create an outset entry to frame the outdoor courtyard space and create a more direct relationship between the spaces.

- Northeast Elevation: Revise this entrance so that it reads as a more dominant entry; consider 'flip-flopping' the relationship of the brick entry and the pre-cast. The entrance would be more prominent if the brick were extended in front of the precast, rather than how it is currently proposed. The precast should be lowered to ensure the brick is the central element.

- Corridor/Entry along Bear Creek Apartments - To unify the entries and decrease costs, consider a brick façade and eliminate the pre-cast. Landscape elements, such as trees or shrubs, can be used to soften the entry and let it read as a secondary entry.

- 2nd Floor Plan - Study ways to enhance the terrace. Consider extending the overhangs to make them more functional to enhance a variety of programmatic uses.

3) **Site and Landscape**

South (Front of building off the drive)

- Further refine the grading in terms of the relationship between the roadway pavement widths, curb and gutter, and drop-off to create a more consistent roadway and sense of entry.
- Further explore the configuration of the 'green screen' instead of a solid wall to ensure effective screening of the loading area.
- Further refine the relationship between the concrete pedestrian sidewalks and the lawn/landscape areas to ensure a sense of entry and arrival

Northeast area

- Further evaluate the relationship and connections of the pathway and the building entry to create a more direct connection to the east.

North area

- To achieve a more cohesive identity as a space to inhabit, and to potentially break down the sense of scale:
    - Consider strategically placing benches so that they create more intimate seating in the Birch Grove.
    - As the architecture evolves, further study how the 'porch' is connected in terms of openings, overhangs, hardscape, and softscape relating to the *physical* and *visual* connection for the pedestrian/user.
    - Unify the built, architectural and landscape elements to create a clearer identity for the outdoor space adjacent to the "porch."