Sally J. DiScullo, SDA/C of Gallun Snow Associates, was elected president at the 33rd Annual Convention of the Society of Design Administration (SDA) in Charlotte, North Carolina, in conjunction with the National AIA Annual Convention.

Sally believes “education” is the future of society. She has been actively involved in the Denver SDA Chapter for the past 15 years and has held many offices, as well as archived CANSTRUCTION®, Archlchat, and Regional Conferences. On the national level, Sally was the Coordinator for the 2001 Convention in Denver, and has just completed her term as National Vice President. As SDA National Vice President she developed two new chapters, encouraged new membership, and assisted in member retention efforts.

As president-elect, Sally plans to develop a mentoring program between chapters, and to establish a network between members through the National ListServ and Professional Emphasis Groups, thereby encouraging members’ educational focus. One specific goal she has is to establish a distance/online learning program for SDA members.

Gallun Snow Associates is an interior design and space planning firm established in 1988, which combines the design talents, project management skills and technical expertise of its two principals, Lisa Gallun and Margie Snow. Having worked together since 1976, Margie and Lisa have found their professional skills to be complimentary. Gallun Snow Associates, LLC and its two members, Gallun Design, Inc. and Interscape are certified as DBE/SBE in the city and county of Denver.

The Society of Design Administration is an affiliate of The American Institute of Architects with a mission to promote the exchange of ideas, and to educate its members in the related disciplines of design firm administration. AIA

For more information, please visit http://www.sdaadmin.org

### A Quantitative Study

**Urban Colorado**

by Jim Westcott, State of Colorado Demographer

Urban clusters consist of contiguous block groups that meet the density requirements and encompass at least 2,500 people, but fewer than 50,000 people. There are 12 urban clusters or places in the metropolitan Front Range, including Longmont (71,000), Parker, Brighton, and Castle Rock (all over 20,000), and 8 others with populations under 7,000.

Colorado has been, somewhat surprisingly, the most metropolitan and probably also one of the most urban of the fifty states. However, this finding probably says more about our non-metropolitan and rural areas than it does about our urban areas. (We have less people in our rural areas because of the large farms on the Eastern Plains, and the large amounts of mountainous and publicly-owned lands on the Western Slope.) In general, our urban areas, at least until recently, have been of lower density and lower population than urban areas in many other parts of the country.

With the growth of the past decade, it might be said that we have developed some of the best and the worst of urban living. At the top of the list of the best has

(Continued on page 19)
The Communications Advisory Board (CAB) supporting personal and professional development. The CAB will answer and report to the AIA Colorado Board of Directors.

The CAB consists of eight members: John Hoelscher, Brian Wilking, communications director, Patrick Heiser, Charles Campbell, Isabelle Matteson, Stephen Loos, Elizabeth Wright Ingraham, and Joseph Jackson. The CAB's focus is on relationship marketing to help publicize new clients, maintain client relationships, and increase awareness of the AIA Colorado.

Members On The Move

Catherine Vance has been hired as a project administrator to provide project administration assistance and marketing coordination. Vance was formerly with Barker Construction Co.

Barker Rinker Seacat Architecture has been in business for 27 years. Their focus has been the design of "activity centers" or places where people play, learn, and work.

Bucher Willis & Rattiff Corporation joined the Denver office of Bucher Willis & Rattiff Corporation as project engineer intern. Mr. Schultz has five years of civil engineering experience with a focus on transportation and municipal project design. Prior to joining BWR, Mr. Schultz worked for National Multidisciplinary A/E firm where he worked on projects such as WorldPort at DIA, and roadway design for the City of Avon as West 72nd Street.

Bucher, Willis and Rattiff Corporation is a full-service firm providing engineering, planning, and architectural services for facilities, transportation, and environmental projects from eleven U.S. offices. The Denver office specializes in civil engineering clients that include municipalities, government agencies, and the private sector.

Brad Adams Waller Architecture, PC.

Axel Bank recently joined Brad Adams Waller Architecture, P.C. as a designer. Axel earned his Master of Architecture degree from the University of Stuttgart in Germany, and has lived in England, Brazil, and India over the past decade. In addition to his international experience, Axel has impressive skills in the areas of drafting, high-quality model building, detail planning, construction documents, and furniture design. He is currently working on a recent project in Orlando, FLA where he worked with V2 Studio. He is on the Brookfield Recreation Center team.

Mentor and young architects, reviewing more than eighty submitted projects in nine categories, were honored at a gala award ceremony on April 6, 2002.

Talents Names Christopher J. Green, AIA as Senior Project Architect

Christopher J. Green, AIA, has recently joined the firm of Talents in Edwards, Colorado as Senior Project Architect.

Green will be involved in design, architectural coordination and project management for Talents.

Barker Rinker Seacat Architecture announces the addition of eight new employees:

Dusty Ruthe, an architectural intern with six years of experience, is currently working on the east recreation center for the South Suburban Recreation District. He previously worked with Brad Adams Walker Architects.

Frank Buono, an architectural intern with six years of experience, is currently working on the Devil's thumb ranch activity center in Winter Park.

Tom Cattarin, AIA, a Project Architect, is working on the 116,000-square-foot Cuayamanga Falls recreation center in Cuyamanga Falls, Ohio. Both Buono and Cattarin have previously worked at O2 Architecture.

Craig DuPont, an architectural intern with six years of experience, is a recent transplant from New Orleans, LA where he worked with V2 Studio. He is on the Brookfield Recreation Center team.

Nick Hadley, Nathan Hanik, and Bryce Hall, SA, worked as student interns until their recent graduation from the University of Colorado at Denver School of Architecture and Planning. All have become full-time employees. Hadley is on the team producing the Cortez Recreation Center, and Hanik and Hall are on the Browning Recreation Center team with Hall taking additional responsibilities during construction administration for the North Boulder Recreation Center slated to open this fall.

Charles Cunniffe Architects receives AIA Awards

The firm of Charles Cunniffe Architects has been presented with two prestigious awards from AIA Colorado:

2002 COMMUNICATIONS ADVISORY BOARD

Mission Statement and Tasks

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CAB Members:

- Charles Campbell, AIA/South Chapter
- Patrick Heiser, AIAC/South Chapter
- John Hoelscher, AIAC/South Chapter
- Bob Herzig, AIACC/North Chapter
- Elizabeth Wright Ingham, AIAC/Fair
- Joseph Jackson, AIA/Denver School of Architecture
- Stephen Loos, AIAC/North Chapter
- Isabelle Matteson, PA
- Michael Rounds, AIA/WEB Site Manager
- Mark Hughes-Smith, AIA/Colorado Communications Director
- Ben Willing, AIAC/Denver Chapter

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PAGE 2

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single and double cabin residences, visual diversity and rustic details give Elkstone a distinctive personality.

**Archventure Group**

The first image is a rendering of the Oakhurst Golf Club, a 32,000 square feet golf clubhouse in Clarkston, Michigan, which is scheduled to begin construction in August, 2002. This project is a ground-up clubhouse facility, and a renovation and conversion of an existing clubhouse. Oakhurst is a family-oriented country club, and the new clubhouse will have large-scale banquet and other community facilities.

**Downing, Thorpe and James**

Downing, Thorpe and James is providing architecture, planning, and landscape architecture for Elkstone, a new upscale residential community in Telluride's Mountain Village. A hierarchy of building sizes, with varying mass and scale were developed to create a mountain enclaves. From a larger lodge nestled in the trees, to a four-plex unit reminiscent of a boutique mountain hotel, to a mix of

**Design services for Phases IV & V are scheduled to be complete by December 2002. The Phase III Renovation of Fairchild Hall was designed by BAW in 2000, and is currently under construction.**

**The Roybal Corporation provided programming and design services for the Rita Bass Trauma and EMS Education Institute. The education training, and research center is an extension of the Denver Health Hospital campus.**

**In addition to its emphasis on production through technology, the program includes a large auditorium, classrooms, personal training stations, offices, reception area, waiting room, and catering facilities for fund raising events.**

**Buchanan Yonushski Group**

Breckenridge Place

This new landmark structure will be located at the corner of 22nd Street and Blake Street, cattycorner from Coor's Field. The

(Continued on page 20)

**What’s Going Up**

by AIA Colorado Staff

**DHHA Rita Bass Trauma & EMS Education Institute**

**Project Information:**
- **Building Location:** Denver, CO
- **Building Type:** Adult Educational Facility
- **Building SF:** 15,600sf
- **Building Cost:** $3.8 million
- **Client:** Denver Health & Hospital Authority

**DHHA Rita Bass Trauma & EMS Education Institute**

Denver Health Hospital campus.

The Institute provides training and education facilities for the world renowned trauma center, paramedic division, and emergency medical services. The center will conduct extensive off site training for rural and remote communities through integrated satellite uplink and video production facilities.

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In an ongoing effort to meet the needs of our membership and our various Boards of Directors, a couple of changes have been made at the AIA office.

Following the April departure of former director of local chapters Nancy Click, two existing staff members have been promoted to take on the role of managing the four local chapters. I'm pleased to announce that Sonia Riggs is now our Director, Programs and Local Chapter Relations and Sherri Hughes-Smith is now our Director, Communications and Local Chapter Relations. In their new roles, Sonia and Sherri will continue to manage all programs and communications efforts for AIA Colorado and the four local chapters, while also taking on the staff oversight roles previously held by the director of local chapters position. Sonia will be the liaison to the Denver Chapter; Sherri will act as liaison to the North, South and West Chapters. Supporting them in their efforts will be Loni Bernhard, who has just been hired to fill the newly-created position of Programs and Communications Coordinator.

The local chapters are in good hands:

• Many of you know that Sonia Riggs was originally hired to manage our host chapter duties for the National AIA Convention held here in Colorado in May 2001. Recognizing the success Sonia brought to that effort, I hired her as a permanent staff member immediately after the convention to manage the programs of all chapters... again, a position she's brought to a new level of success. She has a strong background in planning meetings and events, and after more than two years on staff, recognizes the value and mission of the AIA. Sonia's primary responsibility in her new position is to manage the efforts of AIA Denver. For a profile of Sonia, refer to the article titled “AIA Staff Update” in the Spring 2002 issue of Colorado Architect.

• Sherri Hughes-Smith was hired in October, 2001 to oversee all communications and media-relations efforts for the AIA in Colorado. Sherri brings to the AIA a strong background that includes management-level marketing and communications experience in the telecommunications industry (NxGen Networks, SCC Communications, Qwest, AT&T) as well as government affairs/lobbying experience as the Congressional Press Aide for former US Senator Hank Brown. Her additional experience as an editorial assistant for the Rocky Mountain News brings new media relations opportunities and contacts to the AIA. Watch for a staff profile of Sherri in the Fall issue of Colorado Architect; she's charged with managing the three smaller local chapters: AIA Colorado North, South and West.

Just as many of your firms have made adjustments due to the current economic climate, so has your professional membership association. You have our commitment to make the most of your dues dollars as we promote and enhance the practice of architecture here in Colorado. If you have any questions or ideas about what the AIA is doing for you, please contact me anytime at 800/628-5598 or joe@ajacolorado.org.

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Denver Art Museum
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2002 AIA Denver Awards
Mark your calendars:

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A Master Plan for "Denver's Next Great Neighborhoods" — Around the World

by Tom Gleason, Vice President — Public Relations, Forest City Stapleton, Inc.

During its sixty-six years of operation, visitors from around the globe traveled to and from Denver's former Stapleton International Airport for vacation and business. Now, seven years after closing its doors, Stapleton is once again attracting visitors from around the world. This time, however, they are coming from London, Moscow, Beijing, Belfast, Bogota, and Tokyo to learn how Denver is transforming a closed airport into one of the nation's most ambitious new urban communities shaped by the philosophy of "sustainable development" and significant attention to the quality of the built environment.

Denverites recognized the opportunity to "grow from within" through the redevelopment of 4,700 acres of underdeveloped land and only minutes from both the heart of Downtown Denver and their new international airport was an unprecedented opportunity to achieve what Forest City land planner Peter Calthorpe today describes as a community that's "walkable in scale and diverse in both uses and users." As a result, the Stapleton Development Plan, (known as "The Green Book") was adopted in 1995 to establish planning and design standards that would achieve development of the highest quality. An active Citizens Advisory Board shaped by the best traditions of Denver's diverse, urban neighborhoods, is guiding Forest City through the implementation of that plan.

The Green Book calls for an extension of the traditional character of Denver's diverse, urban neighborhoods, to the former airport property while preserving much of which will be centered around a two-and-a-half acre town green. Anchored by a grocery store, the town center will have a variety of office and residential spaces above ground level retail shops.

About a ten-minute walk from Stapleton's first neighborhood, the Quebec Square regional retail center is preparing to open this summer. Strategically located on a street grid designed to appeal to pedestrians drawn from the nearby United Flight Training Center, the hotels that once served the airport and the neighborhood to the west, Quebec Square will offer a variety of retail and restaurants adjacent to a new RTD transit station that may one day include rail service between Downtown and DIA.

Open Space

More than 1,100 acres of parks and open space will enhance Stapleton's commercial and residential development and become an amenity for the entire region. Highlighted by a major urban park across the street from the former control tower, the open space will include both groomed urban green spaces, and areas restored to their natural conditions where native grasses and the waters of Westerly Creek and Sand Creek beckon a variety of wildlife and recreational activities.

The thoughtful design and planning behind the creation of "Denver's Next Great Neighborhoods" is a model being studied by cities throughout the nation and around the world. As a result, the seven and a half square miles of Denver that were formerly the fifth busiest airport in the world have returned to the international stage. AIA

Editor's note: Emerging in 1994 as the City of Denver's choice to make the Stapleton's master plan reality, master developer Forest City has signed a purchase agreement for all 935 acres of developable land at Stapleton and has made it a commitment to implement the "Green Book," written for Stapleton.

It all starts with a good foundation.

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S U M M E R 2 0 0 2
are needed. Just where do these places exist? Are we, as the design profession, going to spread these places out (creating urban sprawl), or take advantage of the urban areas we might already have in place (creating urban growth)? If we take advantage of urban areas already in place, do we just tear down and start over in the same place or remix and reuse what might already be there? Do we just do what our client wants, or do we try to educate the client toward what might be a better solution? As a design administrator, I hear these questions debated quite a bit by design professionals.

The word "urban" is an adjective which refers to something of, or characteristic of, a city. The word "growth" is a noun which can refer to a stage in the process of growing or to progressive development. For my purpose here, I want urban growth to be thought of in a smaller view. How you view the urban growth issue and how you see its solutions, may be a way for you to find solutions to your own firm's "urban growth".

Take a moment and think of your design firm as urban, having the characteristics of a city. Who runs your city—a mayor or a city council? Do the residents of your city have a voice in how the city is run? Is the city being well run, with revenues coming in and improvements and/or changes taking place to benefit all the residents of your city? Do the residents know what their place is in your city? Is your city a place where people come to visit or to live?

Now think of your city and its growth. What stage is it in? Some might think of this growth as the number of city residents. Others might think of this growth as the dollars in the city budget. In either case, is your city at its peak—or is it still growing? Is your city progressively developing itself and its residents' wish to attract new residents or keep its old residents? How does your city market itself—laid back, bustling, full of energy, historical, modern, diverse in character?

How does your design administrator see your city? Administrators have a different perspective than designers. Moreover, design administrators who are members of the Society of Design Administration (SDA) are of even greater value to firms suffering from urban growth. As SDA members we have a wealth of experience and knowledge in our membership just waiting to be shared. The SDA mission is "To promote the exchange of ideas and to educate its members in the related disciplines of design firm administration." As administrators and SDA members, we are open enough to the profession and to the residents of our cities to offer suggestions and possible solutions to your own firm's urban growth issues. Ask us, we can help.
Colorado Springs Future Growth

by Ron Bevans, ASLA, City of Colorado Springs Planning Department Public Director

A growth in Colorado Springs temporarily subsides, communities throughout the state are implementing codes and ordinances that could have a dramatic impact upon future development patterns. Colorado Springs is no different as it works to adopt two separate zoning codes: a Traditional Neighborhood Development (TND) code and a Mixed Use code.

There has been much discussion regarding the TND, or new urbanism, as to its place as a panacea of all that plague our communities with respect to issues of growth and patterns of development. It is argued that the TNDs, as greenfield developments, are just another version of sprawl, only in a prettier package. Because the "traditional" neighborhoods these development types are attempting to emulate evolved over a period of time primarily from influences of transportation, they cannot necessarily be recreated through codification. The narrow streets, higher densities and mix of uses occurred as a direct response to the transportation systems in place (rail, subway, trolley, etc.), and the ease of access for the pedestrian. The automobile changed all of that as proximity to employment centers and goods and services no longer was a determining factor in housing location. This led to today's predominant development patterns of large single-use areas and the subsequent result of reliance upon the automobile.

Colorado Springs is 189 square miles in area (120,940 ac), 40% of which remains undeveloped. The question therefore becomes not if, but how. Should the current pattern of development of single, large area land uses be continued, or is there an alternative? Traditional Neighborhood Development is one such alternative. Typical of most TND codes and Developments, Colorado Springs' code will emphasize variety in housing types, walkability, street connectivity, and a mix of land uses. In short, the primary emphasis of these developments will be placed on the people who live within the neighborhoods through the creation of spaces and places. The TND, although not containing all of the answers with respect to the issues that arise from growth, does offer an alternative that is different and likely better, than the current trends.

The Mixed-Use code will take up where the TND code leaves off. As the TND code is seen as primarily for residential use, Mixed-Use will emphasize retail, office, employment activity centers, with residential as a likely integrated piece. As with the TND, the aesthetics of the place a Mixed-Use code will create is a primary component. Emphasis is placed on the pedestrian environment and amenities to create new developments that will make a lasting and successful contribution to the community and the built environment.

Both of these zone districts will make somewhat of a departure from current contemporary zone districts in Colorado Springs in that more emphasis will be placed on the physical design of these projects. Site design standards and guidelines will be a major component in each zone. Standards and guidelines will address such items as building and parking placement, access, lighting and landscape. The streets are our major public spaces in the city, making up, on average, 20% of our developed land. As such, the creation of the best public street space is accomplished not through the design of just the streets in the neighborhood, but of that area immediately adjacent to the streets that will ultimately create the space. Architectural design standards and guidelines are included to a lesser extent as a component to complement the creation of the pedestrian environment. The goal is to provide enough in the way of standards and guidelines to realize the vision expressed in the comprehensive plan, yet not so much as to stifle the design creativity inherent in such projects.

As the growth of Colorado Springs begins to incorporate the TND and Mixed-Use codes and their accompanying strategies, the function and image of the city will hopefully realize their potential within these contemporary "traditional" development patterns.
In a profession whose days, months, or even lifetimes seem to blend together, it is hard to believe that another academic year has passed at the University of Colorado at Denver’s College of Architecture and Planning. More than most, although this year had its ups and downs, I think its safe to say that the year has come to a strong close, and I expect this trend to continue.

The architecture students began the year with a new Chair of Architecture, Geraldine Forbes Isais. She came on board full-time for the spring semester, and the students immediately embraced her vision of excellence. The hands-on rigor truly led to a higher level of studio work than the college has seen for quite some time, and this should serve the faculty and students well in next year’s accreditation review. Unfortunately, Geraldine’s time with the college was limited and she is returning to California this summer. She made an immediate and wonderful impact on everyone in the college, and she will be missed.

The year was particularly good to AIAS-Denver. Membership increased by twenty percent from the previous year, and the sixty-seven new members were motivated to do good things. AIAS sponsored one lecture every month, and at least two members of the new AIAS-Denver Board are excited to attend Grass Roots in Washington, D.C., this summer. The student organization also ran the annual Volunteer Fall Fest Fall, headed by Jenni Schaefer, and just a month ago Erica Swissler — with a team that included students from all the disciplines of Architecture and Planning (including Landscape Architecture) from Denver as well as Boulder — put on a great Beaux Arts Ball at the Denver Botanic Gardens. Besides having a great time, four students left the event with a little money to go towards their education next year, which always makes an intense education a little easier.

AIAS elections were held on May 6, and the new board promises to be solid. The board is only losing one member, but that graduating and, therefore, departing member of AIAS will leave some large shoes to be filled. Andrea Nicholl, last year’s AIAS-Denver President (as well as the Student Governance President) and this year’s recipient of the Alpha Rho Chi Leadership Service Medal, is moving on with her professional life, after graduating on the 18th of May. Next year’s board members have their work cut out for them, including Dan Craig as President, Sam Mangnall — Vice President, Jenni Schaefler — Treasurer, Ginger Bruce — Secretary, Mike Dempsey — Social Events Coordinator.

Another year has come and gone, and all signs would indicate things are going quite well at the University of Colorado at Denver’s College of Architecture and Planning. The level of work continues to increase, AIAS membership and activities are up, and the students are still managing to have some fun. I’m looking forward to a great year next year, so until then...
Are You Sure How Other People Should Live?

by Larry Kallenberger, Director of Colorado Counties

As the first county planner in Teller County 25 years ago, I became convinced of the need for balance in land use planning decisions. Later served on the board of Governor Lamm’s Front Range Project, and as Governor Romer’s designated hitter on smart growth and development.

I am less sure now than I was 25 years ago about the ideal solution to growth management. I bought into all the common notions that we would all be better off if people lived closer together, then we could have a lot of open space to enjoy. Over the years, I have slowly come to realize that not everyone wants the lifestyle I desire, and not everyone has as many choices as I have.

Increasingly, I realize that it is the intellectual elite who have a smug attitude about how we should all live. In college, I designed a model urban community without cars, with streets grassed over and walkways maintained by residents on either side. The model community had rubber-wheeled trolley cars that were free to everyone. I still think life would be more enjoyable if we lived that lifestyle. But people keep choosing lifestyles that I wouldn’t choose for them.

The phenomenon of trying to guide others to live the way you would is sometimes referred to as shower adjusting. A shower adjuster is someone that reaches into your shower and adjusts the temperature and flow until they are satisfied.

Who am I to say that a young family with children shouldn’t live in Highlands Ranch because they feel safe and secure there? Some of you remember that in the 1970s, Governor Lamm announced that Highlands Ranch was the planned community of the future with its curvilinear street design and strict covenants. What a difference 25 years make! Now the intellectual elite chuckle at the soulessness of the development.

What about the single mother who can get a two-bedroom apartment in Aurora for less than a one-bedroom apartment in Denver? Maybe her son or daughter would like to have their own bedroom and Aurora is how far they have to go to get it. Who’s to say?

Frankly, I would like the way the world looked and felt if my ideas for growth management were implemented. But maybe the way the people in Highlands Ranch look at life is less important than how the people living there feel about their lives. One of the great things about a democracy is that there usually is a place for everyone.

New urbanism is often cited as the right kind of development. Yet, people making economic choices, such as homeowners, are not flocking to the lifestyle many said they would. They have made a choice backed by their wealth. The planned community must have ever made – their home.

I’m not suggesting that architects give up good design, or that planners quit doing good planning. I’m simply suggesting that sometimes these notions must be weighed against lifestyle choices that actually work for people. Often these sorts of matters are set up to pit community values against individual liberties. Frankly, sometimes community values have become “who wants to stop what across the street even if it is needed.” Often our beloved notions of the importance of density belie the fact that not many choose it as a lifestyle.

People keep wanting large lots and space around their house. I must confess that I’ve gotten tired of looking out my window and seeing my neighbor looking back. I still choose to live in the city though.

That choice is an easy one for me to make – single, no kids, good income, and work downtown. It may be a choice more widely available to those of us who seem to know what lifestyle choice would work best for others. Be thoughtful. How would you like to have your shower adjusted until some one else is comfortable?

AIA Colorado welcomes submissions or comments. Submissions of 600 to 700 words should be emailed to: shemiltla@colorado.org.

NEW HEIGHTS IN DESIGN POSSIBILITIES

390 at Interlocken Business Park Broomfield Colorado

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ARCHITECTURAL AND STRUCTURAL PRECAST CONCRETE
One may not consider moving across the street to be a very monumental event for a firm, but for ours it was an historic event. Moving into the Union Station Terminal from our office just across the street was an exciting proposition for Monroe & Newell, yet a challenging one at the same time. As a structural engineering firm in downtown Denver, we felt it was a great privilege to have our office located in the train station. The space was on the second floor of the west wing of the station. It was one large room that had been gutted several years before. There was only an electrical panel in the space, and no mechanical. The plastered walls were falling in places, and the plaster ceiling was falling due to previous roof leaks. The long, wide hallway to the space was an eyesore with old broken doors, crumbling plaster and a 2x4 fluorescent light dangling precariously from its cord.

After several months of negotiating, we agreed to apply new drywall to the walls and ceiling, install new electrical, new air conditioning and heating units, a new rear fire escape and two new bathrooms complete with showers. We also agreed to repair the hallway, complete with new 9-foot tall oak doors to match the existing historic doors. All of this and we agreed to pay rent too. We then swallowed hard and signed a 20-year lease. Call us crazy, it was the best move of our life.

The move to Union Station was also a practical move for us. In our previous space, we suffered the problem of having our employees somewhat separated with an "annex" office housing a number of our staff. The space demands grew as our company grew to be one of the three largest structural engineering consulting firms in Colorado. With the move to the Union Station we had the opportunity to use the space to reunite our staff. The space is quite large and open with a lot of room to be creative. The space takes on the "loft feel" of lower downtown. Shortly after we began our renovation of the space, the owners of the station liked what they saw so much, that they decided to renovate the remaining spaces on the second floor of the west wing. Suddenly, the west wing was reborn. The splendor of the 12-foot wide corridors and the 15-foot high ceilings made the space appear much as it must have when it was rebuilt after the fire of 1914. Now the new owners of the station, RTD, are taking over. As lease space in the east wing opens, they are renovating that space to match what we did on the west wing.

Our office in Union Station places us in the middle of the greatest growth of downtown Denver since the initial construction of the station in 1890. The lower Platte Valley is alive with construction, and is becoming the transportation hub for the entire Front Range. What a unique location for a structural engineering firm.

We also devised an ingenious way to provide the finishing touch to our space. During the AIA National Convention we invited all the Architects attending the convention to our office for a party. Several hundred Architects from all over the world came to see the revitalized train station and LoDo. We immediately put them to work painting one of our walls. They were asked to paint a city around a cutout of the train station on a large wall at the front of our open office. The resulting colorful mural painted that night proudly remains as part of our office decor.

Monroe & Newell has been the structural engineer on many different historical projects over the years. The move into our own new home truly brought us into the entire experience of remodeling an historic space. Feel free to drop in and see the revitalized portion of Union Station and the mural that architects of the world painted for us.

Editor’s Note: AIA Colorado expresses sincere appreciation for Monroe & Newell's long-standing support as a Platinum Corporate Sponsor. Contributing at least $10,000 per year to AIA Colorado and our four Local Chapters.

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Private Property Interests and the Denver Charter

by Jennifer Moulton, FAIA

Private property interests dominate the composition of the current Mayoral cabinet in Denver. The cabinet includes critical service areas provided by the Departments of Safety, Public Works, and Parks and Recreation. Yet private property interests are not represented at the Mayoral cabinet level.

The Denver City Charter is nearly 100 years old. Mayor Wellington E. Webb has proposed several modifications. One proposal has certainly caught the eye of our local American Institute of Architects members. It involves elevating the Community Planning and Development Agency to the cabinet level.

Mayor Webb is no stranger to changing government services in the quest for greater financial efficiency and customer satisfaction. The Community Planning and Development Agency has evolved significantly to better serve private property interests in Denver. The Community Planning and Development Agency became the agency charged with the planning, building and maintenance of a safe and beautiful Denver after merging in 1998 with the Building Department and Neighborhood Support Services of Public Works, and

Housing Inspections of Environmental Health.

The Community Planning and Development Agency is the key player in delivering on the promise of a high quality of life for our citizens. The agency should be put on the same level as the other Charter departments due to the critical nature and monumental impact of services provided in the protection and renewal of Denver’s neighborhoods.

Charter departments deliver basic City services to its citizens to insure their health, safety and welfare. The Community Planning and Development Agency touches at 560,000 residents and the nearly 500,000 people who work in Denver through its extensive activities and responsibilities. The agency is responsible for directly planning all of the private land in Denver. The agency also has planning coordinating responsibilities on public land.

The agency directs the permitting of development, insures the construction quality, and enforces the ordinances that deal with property maintenance on the land — public or private — in Denver. Whether through planning or permitting code enforcement, the Community Planning and Development Agency touches every acre of land within Denver’s boundaries.

The proposed charter amendment entails no additional cost. As the Community Planning and Development Agency already exists, no additional funds for agency staffing, equipment or office space is required. No positions will be created or abolished as a consequence of adopting the proposed charter change. As the election is being held for other ballot measures, there is no cost for the election.

The proposed Charter Amendment will add weight to the Comprehensive Plan, Neighborhood Plans, Corridor Plans and District Plans that have been shaped by thousands of Denverites in recent years. These visions of how Denver is to be developed and maintained will gain additional weight by being associated with the Mayor’s Cabinet. In summary, private property interests ranging from individual homeowners to large developers are important enough to be permanently represented at the level of the Mayor’s Cabinet.

Jennifer Moulton is the Director of Community Planning and Development Agency for the City of Denver.

Blueprint Denver Background and Update

By Mark Williams, Denver Community Planning and Development Agency

specifically identified areas of change. It also suggests that we restrain unbridled growth from areas of stability, primarily residential neighborhoods.

Areas of stability include most of Denver’s primarily established residential neighborhoods and their associated commercial areas where limited change is expected during the next 20 years. The goal is to identify and maintain the character of an area while accommodating some new development and re-development. The purpose of areas of change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips, while ensuring that existing residents will not be displaced. Opportunities for pedestrian oriented, mixed use (residential and commercial) development can be
Several urban design-related projects are taking shape in Colorado Springs that have the potential of improving the character and quality of the Pikes Peak Region.

- **Monument Lofts**
  Classic Homes, one of Colorado's largest home builders, is proposing a 10-story, 40-unit, high end condominium infill project within an existing highrise zoned area just north of Downtown Colorado Springs near the Colorado Springs Fine Arts Center along Monument Creek and Monument Valley Park. Ripe with all the issues surrounding changing an urban area, the Urban Design Committee of the South Chapter has reviewed the proposal, and will recommend to the AIA Board that the project be supported. The Committee is taking special care to comment specifically on the planning and urban design aspects of the project and not on the architecture of the building itself, to ensure that our role is one of helping the City deal with issues pertinent to the approval of the project and not of architectural or "style" merit.

- **Confluence Park**
  The first phase of construction of Downtown Colorado Springs' Confluence Park (whose name will probably change) will start in July, with the development of the first phases of the park's improvement, including road realignment, overflow parking and utilty relocation. It's anticipated that Classic Homes, the developer of the Palmer Village will help start the Park's complete development with the sale of City of Colorado Springs land assembled for the park to Classic to infill apartments adjacent to it. Artist Bill Burgess and architect Dave Barber have been selected to design and facilitate the construction of a major sculpture and water feature for the park. Design should start this fall, with fund raising for construction of the sculpture following.

- **DADA Development**
  The design team of Michael Collins Architects with affordable housing architects Humphries - Poli and arts consultant Rodney Wood together with landscape architecture firm EDAW has been chosen by the Downtown Arts Depot and Marketplace to develop a lively arts and housing area on a difficult on the western edge of Downtown. The design team will engage in hands-on exercises dealing with design problem-solving and mock planning commission hearings, to enable a better understanding of the issues that influence the various parties in community-based development.

The Partnership for Community Design, a Springs-based non-profit organization started by Colorado Springs Mayor Mary Lou McCabe will assist the program, which will include a series of seven evening classes for a select group of participants who will begin by a proven syllabus developed by CCDN. The program will include participants in the planning and design of each project, to enable the construction of a major sculpture and water feature for the park. Design should start this fall, with fund raising for construction of the sculpture following.

- **RCEA / Quality of Life Indicators**
  Colorado Springs' quality of life, and corresponding measures that will mitigate any direct negative impacts that the project would otherwise produce. The Partnership's recommendations will include an innovative "Temporal View of Historic, Current and Future Colorado Springs Streetscapes" to be developed by Panel Co-Chair Morey Bean and his firm the Colorado Architecture Partnership. The study will be made up of computer simulations of the transitions of streets and streetscaping through Colorado Springs history and future, including simulations of the application of landscape policies to each of the four highway expansion corridors, similar to those shown below.

**Creating a Design Informed Public**

- **Mark your calendars!**
  AIA Colorado South Design Awards Gala
  Tuesday, December 10, 2002
  Cliff House
  Watch your mail for more information!

**AIA South Chapter Update**

- **Associates Gathering**
  1. There are two "Lunch and Learn" programs scheduled (7/31/02 and 8/21/02), co-sponsored by ASLA, APA, Council of Neighborhood Organizations, and the Quality Community Group, to name a few. To be involved, please call Jim Ramsey at 527-8714 or Morey Bean at 632-2150.

- **RCEA / Quality of Life Indicators**
  As part of the Environmental Assessment of the impact of the expansions of I-25, Woodmen Road, Powers Boulevard and Drennan Road, the Community Resources Panel for the Regional Cumulative Effects Analysis will make recommendations for strategies and policies that may be used in the final design of each expansion project to maintain Colorado Springs' quality of life. The AIA Colorado South Chapter is supporting a Colorado Springs educational program developed by the Colorado Community Design Network (CCDN). A series of seven evening classes for a select group of participants will begin this fall. A proven syllabus developed by CCDN will provide a comprehensive look at community planning and design processes and issues. Participants will engage in hands-on exercises dealing with design problem-solving and mock planning commission hearings, to enable a better understanding of the issues that influence the various parties in community-based development.

The Partnership for Community Design, a Springs-based non-profit organization started by Colorado Springs Mayor Mary Lou McCabe will assist the program, which will include participants in the planning and design of each project.
Announcing the AIA Colorado North Design Awards Gala!

October 18, 2002 at the Stanley Hotel in Estes Park

For more information, call 800.628.5598

A short drive in virtually any direction out of Denver will quickly provide a ready host of examples of the disastrous consequences of prevailing American growth patterns. Scattered, shapeless subdivisions and faceless office parks huddle behind noise abatement walls and bedraggled landscape berms.

Gargantuan malls and multiplexes scream for attention across the asphalt acres separating them and the multi-lane arterials from which they feed. Of course, much of the responsibility for this strung-out, dysfunctional mess can be conveniently passed off on traffic engineers and “urban” planners. But those of us in the design professions must acknowledge our own role (or lack of one) in its creation as well. What’s to be done?

I’d like to put Prospect (the mixed-use, high-density development on the outskirts of Longmont, for which I am the supervising designer) forward as a model of possibility. One of the basic design premises on which our land plan is based is the notion that each component building is responsible not just for its relationship with its immediate neighbors, but also for its part of the larger urban plan. The negative spaces in that plan, the streets, parks, alleys and paths, are as intensively designed as the buildings themselves. In our case, the result is a pedestrian community with obvious conceptual and formal links to pre-war sub-urban, development patterns. This is not the only solution, just the one we happened upon. What’s significant here is the acknowledgement of the importance of context, both micro and macro, and the energy, commitment and creativity to leverage the private realm for the enhancement of the common, public good.

Encouraging that energy is surprisingly easy. Our architectural review process is geared towards the evaluation of each proposed design on its own merits, not its adherence to a prescriptive standard. By treating designers respectfully, we seem to get respectful buildings in return. We enforce just enough material and compositional requirements to establish continuity, but not so many as would hamper creative drive. Design for speculative development is, in a funny way, as close as most architects can get to the making of art, where the creative act is more a response to internal forces than to outside stimuli like programmatic requirements and client demands. We take great care to nurture that artistic impulse in the architects working here.

While Prospect is blessed with a developer of sophisticated design sensibilities, and for whom the bottom line is a means rather than the end, there is nothing especially innovative about what we are attempting to do. I see no real reason why the approach shouldn’t work on the scale of which national developers operate, which is the scale that really matters. What’s critical however, but frequently ignored by architects and designers, is the need to engage all the realities of the mass marketplace, including the profit motive, and with it, continuous growth. Growth will happen with or without us. It is our obligation to make our professions relevant to the developers and builders instigating it, so that when and where private commercial growth does occur, we are available to shape it into places that nurture the growth of a viable public realm as well.

AIA North Chapter Update

by AIA Colorado Staff

Northern Exposures

A total of nine entries were received for the awards competition. One category was eliminated from last year’s exhibit (16 submissions/2001). Awards Reception was held June 7, 2002—award recipients were:

- Honor Award: Monya Albrecht, SA
  Category: 3-Dimensional Art for the home
- Honor Award: Harvey Hine, AIA
  Category: 3-Dimensional Art for the home

- Merit Award: Charlotte Grojean, AIA
  Category: Mixed Media for “Queen Victoria Gates, Bombay, India” drawing

- Merit Award: Roger Thorp, AIA
  Category: Mixed Media for “Morning Reprieve”

- Merit Award: Thomas Fleckenbrock, Assoc. AIA
  Category: Sculpture for “Smoke”

Golf Tournament

Scheduled for August 6, 2002, Mariana Butte Golf Course in Loveland

Design Awards Gala

Scheduled for October 18, 2002 at the Stanley Hotel in Estes Park

Fundraiser

In May, the AIA Colorado North Chapter sponsored a fundraiser for the Dushanbe CyberCafe. David Barrett, AIA of Barrett Architect Studios was the guest speaker. About 23 people attended. The fundraiser raised about $135.00.

SPRING 2002
Pitkin County (Aspen) recently instituted a building moratorium that limited the size of trophy homes to approximately 5,500 square feet in a majority of areas. This moratorium was a direct response to the explosion in large expensive homes and an attempt to control their growth. It was imposed suddenly, and because of its political nature was not seriously opposed by those whose property value was directly affected.

Vail has built out a majority of its undeveloped land. Older structures are being purchased for demolition because the land is more valuable than the structure. Vail Resorts recently announced a $450 million proposal to rebuild what is currently known as the Lionshead portion of Vail with a greater density of hospitality and condominium units. The people that currently live in Vail will serve the increased hospitality density and an attempt to control their growth.

Telluride is fighting the building of large homes on an undeveloped 300-acre wetland the town feels is critically important to its character. The Architects - as of March - had not come together to bring their opinion, expertise, and creativity to bear on the public debate. While this very public discussion focuses on finances and legal battles it will directly impact the future architectural character of Telluride, which honors the architectural heritage of mining, commerce and railroading on which it was built.

Avon faces development to its east featuring a new Super Wal-Mart and Home Depot. The argument for these stores; they bring economic relief to locals who will benefit from a price break on a very high cost of living. The contrary opinion as voiced by a prominent realtor; the big box retailers will steal the charm from the smaller retail establishments and character of the valley.

Mountain communities face the same withering growth pressures as communities along the front range. The unique character of our dense mountain communities requires applied, creative and intelligent problem solving by AIA Architects.

Our strategy for effectively addressing these issues as a profession is simple and yet most difficult. Our involvement requires the commitment of time - the most valuable commodity we possess. We must give up time away from our offices, drawing boards and families in service to our communities. We need to be valued contributing citizen professionals serving our communities.

Our input is necessary at planning hearings, in discussions with our neighbors, and in dialogues with those governing development. We will make a difference for our communities and profession by developing a relationship with an elected official or accepting a position on a planning board or town council, or by developing a positive and credible relationship with an influential developer.

We - AIA Architects - should feel intense pressure to apply our knowledge to social, political, and corporate environments, compelling those we encounter to embrace design excellence as a necessary part of the fabric of our towns. Our developing communities deserve this commitment and require our attention.
This year, the Vice President’s responsibilities have strategically developed into an externally focused position. Along with the AIA Denver Board of Directors, I have created an agenda of activities to help increase AIA Denver’s presence in the community. Although our group does not have an official name, we commonly refer to our committee as Public Relations/Visibility. Many of the agenda items are related to the built environment, but other ideas create the opportunity for architects to collectively participate in non-architectural community events.

Key areas of activity are as follow:

- Legislative involvement
- Community Board Involvement
- AIA Denver Urban Design Committee Liaison
- Involvement with Allied Organizations
- Larger Community Involvement

Legislative Involvement:

In May 2003, Denver will hold elections for a new Mayor and 9 of the existing 13 City Council Members. Along with the new Mayor comes over 50 new Mayoral appointees. The AIA Denver Board of Directors has determined that it will be extremely important to know the candidates, and understand their goals and objectives. Conversely, it’s important that the new city government be aware of the architectural community. Through a series of Member Forums, we hope to provide an opportunity for our members to meet the candidates. Board Members will also conduct personal meetings with both existing and proposed City Council Members in an effort to create ongoing relationships with those making decisions within our community.

Community Board Involvement:

Many architects within our community actively serve on Boards. The goal of our Board is to identify AIA members who are on Boards, and create a dialog with these architects to understand larger community issues that impact our profession. We also hope to identify architects who are interested in serving on boards, as well as a list of Board opportunities. This process will hopefully create an opportunity for architects to impact decisions that are being made, as well as raise the visibility of architects to the general public.

AIA Denver Urban Design Committee Liaison:

The Urban Design Committee is very involved in growth issues that affect our community. The goal of our committee is to have an open line of communication with the Urban Design Committee in an effort to be aware of issues may affect our AIA membership, and when an issue may require a larger effort to lobby for certain causes.

Involvement with Allied Organizations:

Currently, we are working with a broad range of professional organizations to determine how to develop a coalition that will have a strong voice within the community. Coalition members would include wide representation from organizations that relate to Transportation, Design/Urban Design, Housing and Parks/Open Space. The coalition is currently looking at established models in Portland and San Diego. However, our goal is to establish a coalition that is tailored to address issues effecting Denver.

Larger Community Involvement:

Three ideas have surfaced this year that we will try to implement. In the future, if AIA members have additional ideas, we welcome the input!

Race for the Cure: Denver’s Race for the Cure will occur on October 6, 2002. AIA Denver will have an organized entry so that participating AIA members will be recognizable. The race is inspirational, and affects us all. As an organization, we want to participate in an activity that benefits just the architectural community, but our wives, mothers, husbands, children, and friends. Look for more details in the AIA newsletter, and please plan to join us for this important event.

AIA License Plate Frames: We sit in traffic and stare at the license plate of the car in front of us. What better way to create visibility of the AIA? Details have not been finalized, but watch for more information to come.

AIA Logo on Construction Signs: It is important that design firms are recognized on project construction signs. Not only a great marketing opportunity, project construction signs create name recognition for architects as they are associated with certain projects. We want to expand the sign information to include an AIA Logo. The more visibility we have as an organization, the more impact we can have as an organization. Details will follow as the program develops.

As a Board, we are very excited about the opportunity to increase the visibility of architects and architecture in Denver. As you read this message, and have thoughts to share, or ideas that you want to discuss, please contact me at 303-623-7323, or by e-mail at: mmorissette@bwgarchitects.com.

Please be involved in the AIA, as it is our one unified opportunity to make a difference. AIA

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something wonderful is happen­ing in Downtown Boulder. After living and designing in Boulder for over 30 years, I am honored to be part of a team that is creating a rich new mixture of residential, retail, and office uses all surrounding a block long pedestrian plaza.

One Boulder Plaza is a 355,000 square foot mixed-use redevelopment covering two city blocks in the center of downtown Boulder. Located on the "Bank One" sites, the project is situated between Broadway and 14th Street and Canyon Boulevard and Walnut Street. The total project includes approximately 50,000 square feet of retail and restaurant spaces, 110,000 square feet of residential condominiums, and 195,000 square feet of commercial office space. Three underground parking garages will offer spaces for 460 cars.

One Boulder Plaza was conceived by the owners and design team as an opportunity to achieve many of the Urban Design Goals formed four-years ago as part of the "Downtown Alliance" visioning process. The Alliance, comprised of leaders from the business community, neighborhoods, Historic Boulder, the Downtown Design Advisory Board, the Planning Board, and others, envisioned a downtown with many quality-of-life features. Included were the character of a true pedestrian district, public plazas, residences on upper floors over retail stores, underground parking, and an array of environmental graphics, sidewalk lighting, landscaping, and other district amenities. One Boulder Plaza's developers liked this vision and decided to include not just some but all of these elements in their project.

The project is being developed by four Boulder business people: Jerry Lee of Lee Real Estate Development L.L.C., Bill Reynolds of W.W. Reynolds Company, Paul Ekund of P.N. Ekund Interests, and Art Kelton of Denton Kelton & Kendall. My firm, Downing, Thoipe & James (DTJ), in association with Communication Arts, Inc., is providing architecture, planning, and landscape architecture services.

Downtown business people and City officials have been very supportive of One Boulder Plaza, and the project is meeting Boulder's challenging requirements for public review and approvals. The first two phases are currently under construction.

One Boulder Plaza will add significantly to downtown Boulder as an entertainment, retail, and commercial destination. All of the buildings will open to the large, oval plaza and derive their identity from it. Pedestrian activities in the plaza will be similar to those on the Downtown Mall, one half block to the north, and in the Central Park/Greenway immediately across Canyon Boulevard to the south. The oval plaza will contain a fountain in the summer and an ice rink in the winter.

The first new building is located at 1301 Canyon Boulevard. It will include 30,000 square feet of commercial office and retail space, and 67,000 square-feet of residential space. A portion of the second floor, as well as the entire third and fourth floors, will become The Residences at One Boulder Plaza, consisting of 30 homes, three of which meet city affordability guidelines. The residences range from 1,200 to 3,000 square feet and offer spectacular views, high ceilings, and refined finishes. The developers spent many months examining what the prospective downtown resident would want, and as a result, the units all sold immediately.

Bank One, one of One Boulder Plaza's anchor tenants is consolidating its downtown retail banking services and drive-through operations into the first floor of 1301 Canyon. Their existing drive-through was the first building demolished last year. The site is now a major construction project in the middle of downtown Boulder, impossible to miss with the 85-foot tower crane hovering above.

The second and third phase buildings will fill the square block currently occupied by Bank One. A four-story building will face the oval plaza, with restaurants and retail shops at street level and three floors of offices above. The existing bank building will be remodelled and expanded with additional offices and financial services. A new loft building will be built with another 30 residential condominiums over street level retail, with two-levels of below grade parking. All of the buildings, while varying in their design, will be clad in stone, brick, and metal, in colors that are harmonious with the existing downtown character.

Boulder is a vibrant community, and my home. One Boulder Plaza reflects my firm's commitment to designing special places that enhance inherent community qualities. I applaud the developers, our clients, for having the courage and vision to create a place that will contribute in so many ways to the quality of downtown Boulder. AIA

Thomas W. Thoipe, AIA, president and partner of Downing, Thoipe & James, Inc., (DTJ) is a Boulder-based architecture, landscape design, planning and engineering firm.

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I f you build a road, development often follows. When you add proximity of a new airport to the mix, growth is inevitable. In greater metropolitan Denver this pattern is playing itself out in the northeast corridor. Growth in this area is driven by the pending completion of E-470 and the new Denver International Airport. 100,000 new homes are projected for the corridor over the next fifteen years, according to the Denver Regional Council of Governments. Growth is certain. The question is, what level of quality can be expected with this new development?

A recent discussion with Brett Limbaugh, the Planning Manager of Commerce City, which anchors the northern most section of the corridor, provided a positive glimpse into the area's future. Commerce City is working to build many of these developments received entitled after the new standards went into affect. One example is Belle Creek, located at the intersection of 104th and Highway 85. Landcraft Communities, LLC developed Belle Creek. Gene Myers, President of Landcraft says, "Cities don't build houses, builders build houses and developers do." This is an important part of the equation. Quality development is dependent not solely on a visionary jurisdiction but rather on a partnership between jurisdiction, developer and hopefully builder or builders.

Belle Creek serves as a model for what Arlo Braun, of Arlo Braun and Associates, terms "suburban urbanism." Belle Creek is not a strictly New Urbanist community, though certainly it utilizes many of the principles of New Urbanism: front porches, side walls and alley-loaded garages (Illustration #1). The Cottages have many of the amenities of larger homes, backyards, spacious porches, 3 - 4 bedroom at an affordable cost. The livability of the community is enhanced by parks and a family center which will includes day-care and a K - 8 Charter School.

Belle Creek is just one of many new developments projected for the northeast area. Near-by a much larger, master planned community Reunion will be located on a 2,500 acre site. Reunion will be bounded by E-470, East 96th and 112th Avenues. It will include 12,000 homes and its own 900 acre urban core with schools, libraries and other civic amenities. Not all of the new communities will be New Urbanist; some will follow a more suburban model but all will be required to comply with Commerce City's standards, aimed at insuring pedestrian friendly, community oriented design.

This overview of development along the northeast corridor provides a hopeful glimpse into the future of growth in the area. Belle Creek has raised expectations for a similar level of quality in future developments. Despite the reality of growth, the partnership of quality minded developers and municipalities with thoughtful planning standards and long range goals, bodes well for the future of development in the northeast corridor.

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Colorado Springs and Aurora are ugly." This statement was made by Colorado's Governor in 1986 as he criticized the "monopoly board, ticky taczy" houses sprouting up in both communities. Never mind that buyers and occupants were fulfilling their dreams and that THEY liked their new homes. Whose judgment should matter? Should educated and professionally trained people impose their aesthetic tastes on others to decide what is, and is not "ugly"? "Houses are for people, not critics" said William Levitt, builder of Levittowns, adding that the same is true for mass produced clothes and cars. This is a metaphor for the current dialogue about urban growth.

Just as night follows day, prosperity breeds this growth debate. But when the economy declines, so does interest in the debate. So, here we are again as economic disaster befalls us again, however, as it inevitably will, arguments will disappear and remain off the radar screen until the cycle improves. My point? Simply that those who favor a slowdown, or something even more draconian, need only continue on their present course, discouraging growth and the opportunities that it creates, and they may realize their wish. Unfortunately, the bulk of the cost will be borne by those who can least afford it - the poor, minorities, and most disadvantaged among us. Even the more affluent will suffer at the quality of life declines, including the shrinkage of funding for all levels of government and the public services they provide (read any recent newspaper). But then, as day then follows the dark of night, Coloradans, as we have done for over one hundred and twenty five years, will once again in an effort to restart the economy and growth will trump all. So, how do we achieve a healthy balance, leveling peaks and valleys?

Let's first ask whether Colorado is indeed broken. Do we have a serious problem? Obviously, the answer is in the eyes of the beholder. Should architects, politicians, and bureaucrats enjoy a higher place on the design and planning food chain than consumers? For those who say yes, let's see some real world examples of superior outcomes that they have created. For others of us, the marketplace holds the answer, as it so often does. In Portland, the land of urban growth boundaries and the ultimate violation of free markets, is the quality of life higher than what is found in Denver, Colorado Springs, or Aurora? Ask those who all in Portland's traffic jams that make I-25 look like an easy country lane, or those who can not afford to buy their piece of the American dream. Or, better yet, ask those who have chosen to move to communities in Colorado. No, growth limits are not a panacea. When you distort the market with artificial controls, you may feel like you have done something, but that something includes discouraging employees from investing, thereby denying your citizens job opportunities, or generating traffic congestion by forcing development into perimeter communities, (e.g. City of Boulder vs. east Boulder County).

Basic economic principles tell us that growth becomes unaffordable, especially to many first time buyers, when the supply of developable land is limited. What does the marketplace tell us about some recent silver bullets, like new urbanism? Are they a planner's fantasy, exercises in nostalgia, or responses to customers' wants and demands? And smart growth. What does that mean? Which critics of "placemaker suburbs", "suburban choas" and "sprawl" are willing to give up their own cars or back yards in order to live in someone else's idea of urban order?

Are those who live in Highlands Ranch, Aurora, or Biltmore totally without taste, responsibility, or good sense? Or are they just plain Americans and Coloradans who are exercising their right to buy what and where they want and not have their what and where imposed on them by those who supposedly know better? So, we go full circle and tell the Governor that his ugly may be our beautiful and be thankful that we all live here in this glorious state and country, the land of liberty and opportunity, enjoying the freedom to exercise our own judgment, just like those who came before us.

Steve Schuck, of the Schuck Corporation is a developer in Colorado Springs.

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Urban Growth is about living within limits of reckoning, that is, the day when the long-desired goal of social stability becomes a reality. At this point, the inherent logic of the commons remorselessly generates tragedy. As a rational being, each herdsmen seeks to maximize his gain... the rational herdsmen concludes that the only sensible course for him to pursue is to add another animal to his herd. And another... and this is the conclusion reached by each and every rational herdsmen sharing a commons... Each man is locked into a system that compels him to increase his herd needlessly - in a world that is limited. Freedom in a commons brings ruin to all. "Malthusian theory says that as population grows exponentially (geometrically) in a finite world with finite resources, the per capita share of goods must steadily decrease.

"There is a fair argument that can put forward that the world is infinite but it is clear that in the next generations the resources are finite--space is yet no escape. (ref. The Immigration Dilemma: Avoiding The Tragedy of the Commons by Garrett Hardin 1995)."

Garrett Hardin came to the conclusion that the redeeming hope is that education can counteract the natural tendency to do the wrong thing, but, the inexorable succession of generations requires that the basis for this knowledge must be constantly refreshed.

Along the Colorado Front Range, the Western Slope, and the inside mountain communities, architects and (Continued on next page)
Urban Growth is about living within limits

planners, government leaders and public groups are coping with the many facets of fast population growth. There has been a flagging of vitality and skills to handle the problems of growth. Today we are facing a battle to save, repair and rebuild more than 550 state infrastructure projects. Valuable farmlands and waterways have been disrupted as the in-migration brought people with their cultural baggage of lush, green lawns. In a semi-arid climate where the average rainfall is 12-14" per year this is neither wise nor practical. And, the pressure of codes and covenants tend to limit innovation. During the early days of Colorado, a number of good radial urban plans were in place. After World War II these cities were suddenly inundated with people who had discovered the wonders and beauty of the West. Given the absence of a strong collective memory, the need to refresh knowledge about the area remains a top priority.

Last year, AIA Colorado mounted an effort to find a "seat at the table" of Colorado growth problems. Under the fine leadership of Rich von Luttre, FAIA, Chat, Growth Committee, and with the help of Mary Follenwider, AIA, Chair, Government Affairs Committee, an outstanding AIA White Paper on Colorado Growth was produced. It will serve us well as the issues of growth continue.

Coupled with the issues of growth are the transforming issues of the economy. Sitting alongside Jeremy Rifkin's book No More Work There is a new book titled The Rise of the Creative Class: And How It's Transforming Work, Leisure, Community and Everyday Life by Richard Florida, Professor of Regional Economic Development at the Carnegie Melon University (Basic Books, April 30, 2002). While many writers have commented on the massive social changes of the past few decades, most of them have treated these shifts as something imposed on us by technology and the marketplace. Richard Florida writes that this is wrong and that we have chosen to alter our values, work, and lifestyle for good economic reasons. He sees the rise of a new social Creative Class as one which derives its identity and values from its role as purveyors of creativity. When we see ourselves as "creative," he writes, our self-image affects the choices we make in every area of our lives. For architects, who are creative and an intrinsic part of the "knowledge sector" this book could be important. AIA

(Continued from previous page) (Continued from page 1)

Urban Colorado — A Quantitative Study

been our main urban centers, downtown Denver. The revival of the Denver economy, the availability of land in the downtown area, and the leadership of the Mayor and others have brought about a remarkable change to downtown, not the least of which has been new urban residents. All other metropolitan centers, Ft. Collins, Greeley, Boulder, Colorado Springs, Pueblo, and Grand Junction, have also undergone improvement programs which have significantly added to the quality and activity of their city centers.

The urbanization of Colorado, especially that of the past several decades, has primarily been characterized by suburban development. Of the state's population of 3.3 million, probably 50% lives in what we might call suburban areas or neighborhoods. While it is common for some to cry sprawl and decry a wasteful use of land, densities have in fact significantly increased for most urban residents.

These density increases have not been appreciated by many of the residents and have been associated with much higher housing costs and large increases in both regional and local travel and traffic (congestion). The absence of any regional perspective or policies regarding job location has led to large job concentrations in the South Metro Area and in Boulder, leaving up to someone else the means and cost of providing adequate and accessible housing, transportation, community services, and the associated required land. An expected continued absence of regional policy making and/or achievement of better job housing balances will hurt these urbanized areas' economic development efforts, continue to make their private and public costs excessively "high," and lower residents' — through maybe not planners' — perceptions of their quality of life.

Finally, over 400,000 Colorado residents live in one or more urban clusters or places. Most of these have grand futures, especially as the state's disproportionately large share of baby-boomers look at them as places of retirement. Downtowns in these cities will have tremendous new opportunities... if they are willing to divert growing truck traffic away from their community centers. The smaller towns, especially those on the Eastern Plains and the San Luis Valley will experience slow growth, but growth nonetheless from these retirees, and will gain new life and leadership from their presence. AIA

(Continued from front page 2)

Members On The Move

David Solomon, AIA has been named an Associate. He is a Project Architect who has led design efforts on numerous projects, as well as managed clients and project teams from programming through construction documents. Including the new Denver Civic Center Office Building. Solomon is currently the Project Architect for the new Cherry Creek North Mixed-Use Master Plan, which includes the new Janus Corporate Headquarters.

Michael Koch, AIA, has been named an Associate. Koch is a Project Architect who played a key role in the design of the curtain wall for the new Denver Civic Center Office Building, as well as the new Cherry Creek North Janus Office building.

Clodula Ingranham, NCIDQ, has been named an Associate. Ingramah's recent work includes the renovation of and new addition to the Stephen H. Hart Historic Research Library at the Colorado History Museum, as well as the interior of the Civic Center Office Building in downtown Denver.

Genres Wins Two Awards

This past April, Genres won two awards for work completed by the Denver office. The Lucent Technologies South Campus project won an Award of Merit from the American Institute of Architects, Colorado chapter and an Award of Excellence from the AIA Colorado Chapter. Genres has also received two awards from the AIA for its work on the Denver Civic Center Office Building. The project won an Award of Merit in the category of "Public/Commercial Architecture" and an Award of Excellence in the category of "Public/Commercial Architecture.

(Continued on page 20)

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Members On The Move

Rocky Mountain Chapter of the American Concrete Institute in the Campus Development category. Team members included Gensler as the design architect, Josa-Hendrickx as the structural engineer, and Saunders Construction as the contractor. Rocky Mountain Peatfuss supplied the precasted concrete.

Gensler was also awarded the 2002 Governor’s Award for Excellence in Exporting in the service-exporter category. The award was given based on a body of work of nearly 20 projects in Shanghai, Beijing, Nan NIng, Qingdao and Shenzhen designed by the Denver office. One of the projects submitted was the South Shanghai Riverfront master plan project, which won an AIA Denver Merit Award in 2001. Awarded annually since 1970, the Governor’s Award for Excellence in Exporting honors Colorado companies that have made a significant contribution to exporting and demonstrating a commitment to international trade.

H+L

Rob Davidson, AIA, ACHA, was recently awarded the prestigious American Subcontractors Association (ASA) 2002 "Architect of the Year" Award. The annual ASA Industry Award Program honors Colorado’s best architect/engineers, general contractors, subcontractors, suppliers and associates to celebrate excellence in the industry. Rob has been with H+L for over twenty years and is the principal-in-charge of the healthcare segment.

H+L’s Interior Design team won the ASID first place award for the University Of Colorado at Colorado Springs (UCO) Kraemer Family Library and El Pomar Center addition and renovation in the industrial category. The new library addition and communications technology expansion were an opportunity to develop a major focal element of the campus.

H+L also received a Silver Citation for the Silver Creek High School in Longmont, Colorado, from the American School & University Educational Interiors Showcase competition, the premier competition honoring educational interior design excellence. It will appear in the 2002 August issue of the American School and University Publication. The UCCS El Pomar Center and Kraemer Family Library were also selected for publication. The library has also been recognized for its "outstanding architecture and design in education" by the School Planning & Management/College Planning & Management, and will be published in the 2002 Education Design Showcase.

Moore Koenigsberg Architecture

Jon Moore Koenigsberg, AIA, has joined his wife, Eileen, in the architectural practice of Moore Koenigsberg Architecture in Denver’s Congress Park neighborhood. Moore Koenigsberg Architecture specializes in historic, sensitive additions and renovations to homes in the central Denver area as well as new residential and commercial construction, "green" or natural sustainable design, medical offices, retail, schools and other commercial building types. Jon brings over eighteen years of experience to the firm with an expertise in retail, office buildings, libraries, restaurants, and multifamily residential projects.

OZ Architecture

Carl A. Worthington, AIA, ASLA, who laid the groundwork for pioneering urban design projects such as the Denver Technological Center and the Downtown Boulder Mall, has joined OZ Architecture, one of Colorado’s largest architectural firms. He will direct OZ’s urban design and planning studio.

Worthington has designed and planned new large-scale communities and commercial developments throughout the world. Best-known projects include the CityWalk in Universal City, Calif., the Kodak Building at the Denver Techno Center, and the Westminster Promenade.

M+O+A Architectural Partnership Honored with Two Awards for Excellence

The Rocky Mountain Chapter of the American Concrete Institute award recognizes “creative, innovative, aesthetic and imaginative uses of concrete” in structures of which the major portion of the exterior and/or basic frame is constructed of concrete.

In the Office Building category, the Point at Inverness, a 199,000 sf, 4-story commercial office building received the top honor. M+O+A developed this highly visible, striking design for owner, Bren SchreiBer Properties, and developer, Transwestern Commercial Services.

For Sports Facilities, the Award of Excellence went to the Family Sports Center in Centennial. In addition to being the ice arena where the NHL Avalanche practices, this facility includes a second ice rink, restaurant/lounge, golf pro shop, driving range and courses, and an arcade-entertainment center. M+O+A designed the core and shell; key team members include Saunders Construction, Serassen and Peak Engineering.

(Continued from page 3)
For more information contact Theresa Lucero at (720) 865-2933.

As part of the zoning reorganization, a committee is currently working to recommend specific language amendments to City Council to remedy the problems of pop-tops, scrape-offs, and "long houses." In lower density residential areas, the committee's goal is to preserve the existing character of these neighborhoods while accommodating new residential development and redevelopment by focusing on general and detailed land use, open space, building setbacks, floor area ratio, bulk plane and design review. The plan itself does not change any zoning, building codes, or city ordinances, but it does provide a general framework for planning.

Boulder Associates

Located at 17th and Downing Streets in Denver, the design of this new 44-unit, 72,849 square foot condominium project was based on the traditional principles of the courtyard building. This project was designed with a landscaped courtyard and open walkways to each of the units. As a result, each unit with an average square footage of 1,244 has windows on a minimum of two sides, enhancing the ventilation and light into the individual units. The curved walk provide the owner with a modern plan within the context of a traditional building. The detailing of the building's exterior, based on the Denver Square with its brick and stucco skin, is both urban and has an aesthetic longevity.

Logan Street Condominiums

This new 140-unit, 13-story, 157,000 square foot condominium project will be located in Denver's burgeoning Uptown Neighborhood on the east side of Logan Street between 17th and 20th Streets. It will feature units ranging in size from 700 to 1,600 square feet with more than adequate underground parking. The project was designed to create three distinct product types including eight 2-story townhouse units at its base to accommodate more trips and better urban design. The plan stresses development of mixed-use residential and commercial centers near major transit stops and suggests that people in Denver must have better choices than they currently do to get to jobs, schools, stores or recreation.

WorthGroup Architects

WorthGroup Architects was recently selected by the Mescalero Apache Indian Tribal Council to provide architectural and interior design services for a new resort complex, near Rudolfo, New Mexico. WorthGroup was one of 23 firms that submitted responses to a national design competition sponsored by the Tribe. The winning design encompassed the Tribe’s vision of an integrated hotel, casino, convention center, and spa complex that will complement the stunning natural surroundings.

The name of the new complex will be "1st of the Mountain Gods Casino and Resort." The initial plans call for a 275-room hotel, a 50,000 square foot casino, a 36,000 square foot convention center, a 25,000 square foot spa, on-site parking, and a variety of food and beverage outlets. Upon completion, the resort is expected to employ approximately 1,000 full-time workers.

The project is being developed using a design/build delivery method, and WorthGroup is partnering with Centerex Construction Group, of Dallas, Texas, who will act as general contractor. Construction is expected to begin in about a year, with a targeted grand opening in July 2004.

Canyon Gate Multi-Use Complex

One of Boulder's most important intersections, where Canyon Blvd, intersects 28th Street, is on its way to becoming home to a unique mixed-use development. Demolition of two of the existing buildings on the southwest corner of that intersection is now complete, and the new Canyon Gate building will be ready for tenant finishes in the fall, and occupancy in late November.

Designed by Hartrontf Faui Architects of Louisville, the complex will transform the underutilized and aging single-story retail space located on the southwest corner of the intersection into a vibrant 45,000 square foot two-story retail and office complex. The shell of the 17,000 square foot building formerly occupied by Bicycle Village remains, but will be drastically renovated, recycled and integrated into the new structure. The two single-story buildings to the north have been removed to make way for the new development. The second floor of the new complex will feature more than 16,000 square feet of Class A office space, while the 28,000 square feet of main floor space will house retail tenants, including shops and at least one restaurant.

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