

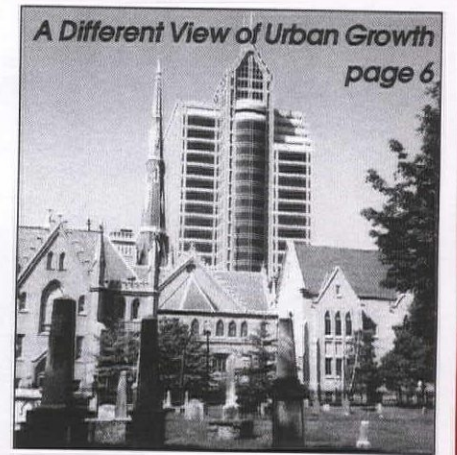
AIA

COLORADO ARCHITECT

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Society of Design Administration Announces 2003 President-Elect

by AIA Colorado Staff

Sally J. DiSciullo, 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 chaired CANSTRUCTION®, Archiments, 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



Sally J. DiSciullo, SDA/C of Gallun Snow Associates

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 List Serv and Professional Emphasis Groups, thereby encouraging members' educational focus. One specific goal she has is to establish a distance/on-line 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.sdadmin.org>

Urban Colorado — A Quantitative Study

by Jim Westcott, State of Colorado Demographer

An official definition of urban comes from the U. S. Bureau of Census. It classifies urban as "territory, population, and housing units located within an urbanized area or an urban cluster". These areas or clusters must consist of core census block groups that have a population density of at least 1,000 people per square mile, and whose surrounding blocks have an overall density of 500 people per square mile. (See the Census Bureau's Web site: www.census.gov/geo/ua/ua_2k.html).

All urbanized areas in Colorado include the densely-settled parts of the state's seven (7) metropolitan areas. (Metropolitan areas include counties or groups of counties with 100,000 or more

residents). These areas, while not yet officially delineated from the 2000 census, probably contain 60% of the state's population.

Estimated Population, 2000

Denver Urbanized Area	1,600,000
Boulder Urbanized Area	160,000
Ft. Collins Urbanized Area	190,000
Greeley Urbanized Area	90,000
Colorado Springs Urbanized Area	400,000
Pueblo Urbanized Area	100,000
Grand Junction Urbanized Area	60,000
Total	2,600,000

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.

Nearly every other county in the state has at least one urban cluster. On the Western Slope and in the Central Mountains, 25 urban places include a total of over 160,000 people. Four—Canon City, Durango, Montrose, and Steamboat Springs—are close to or above 10,000. Ten more are over 5,000, and the remaining 11 are less than 5,000 (but greater than 2,500). In the agricultural areas of the Eastern Plains and the San Luis Valley, there are 11 urban places. Sterling and Ft. Morgan are the largest of these at just over 11,000.

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 larger 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)

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2002 COMMUNICATIONS ADVISORY BOARD

Mission Statement and Tasks

The Communications Advisory Board (CAB) has been formed to serve the members of AIA Colorado, insuring them an informative, comprehensive and timely newsletter as well as a progressive web site. Members of this board will function as an accessible source of information and as a tool for architectural professionals, supporting personal and professional development. The members that sit on the CAB will answer and report to the AIA Colorado Board.

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Members On The Move

by AIA Colorado Staff

@tlantis Names Christopher J. Green, AIA as Senior Project Architect



Christopher J. Green, AIA, has recently joined the firm of @tlantis in Edwards, Colorado as Senior Project Architect / Architectural Sage.

Green will be involved in design, architectural coordination and project management for @tlantis

@tlantis provides professional services for high-end residential clients, retail interiors including Base Mountain Sports, the Ritz-Carlton sales office in Beaver Creek, the recently remodeled Lodge at Vail, and prototype retail spaces for CompUSA in addition to graphic design and resort planning.

Green is currently the President of the AIA Colorado West Chapter and serves on the AIA Colorado Board of Directors.

Barker Rinker Seacat Architecture

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

Dedy Rusli, an architectural intern with eight years experience is currently working on the East Recreation Center for the South Suburban Recreation District. He previously worked with Brad Adam Walker Architects.

Frank Buono, an architectural intern with six years experience, is currently working on the Devil's Thumb Ranch Activity Center in Winter Park.

Tom Cattany, AIA, a Project Architect, is working on the 118,000 s.f. Cuyahoga Falls Recreation Center in Cuyahoga Falls, Ohio. Both Buono and Cattany previously worked at OZ Architecture.

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

Nick Hadley, Nathan Hank, and Bryce Hall, SA, worked as student interns until their recent graduation from 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 Hanks and Hall are on the Broomfield Recreation Center team with Hall taking additional responsibilities during construction administration for the North Boulder Recreation Center slated to open this Fall.

Catherine Vance has been hired as a Project Administrator to provide project administration assistance and marketing coordination. Vance was formerly with Starker 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 & Ratliff Corporation

Jesse Sola joins the Denver office of Bucher Willis & Ratliff Corporation as project engineer intern. Mr. Sola has five years of civil engineering experience with



a focus on transportation and municipal project design. Prior to joining BWR, Mr. Sola worked for a national multidisciplinary A/E

firm where he worked on projects such as WorldPort at DIA, and roadway design for the City of Arvada West 72nd Street.

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

Brad Adams Walker Architecture, P.C.

Axel Bink recently joined Brad Adams Walker 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 the renovation of Fairchild Hall at the United States Air Force Academy, in addition to one of the firm's control center projects.

Buscaj Andrews Architecture & Design

Buscaj Andrews Architecture & Design, LLP celebrates its 10th year in business in August 2002. **Christine Buscaj, ASID** and **Stan Andrews, AIA** the owner partners, have served the healthcare and biotech industries since the firm's establishment. Located in Cherry Creek, Buscaj Andrews provides architectural and interior design services for a variety of long-term and

repeat clients such as The Children's Hospital, Rose Medical Center, NaPro Biotherapeutics, and OSI Pharmaceuticals.

Charles Cunniffe Architects Receives AIA Awards

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

Bert Blom, Senior Architect at CCA and **Jason Oldfather**, Project Architect were both honored at a gala award ceremony for the **2002 IMAGine Young Architects Gala Awards** in Denver on April 6.

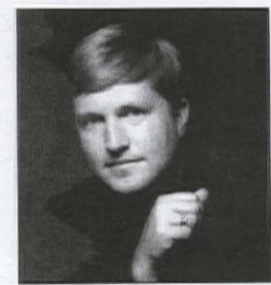
The jury, consisting of eight highly regarded Colorado designers and architects, reviewed more than eighty submitted projects in nine categories that highlighted the accomplishments of the youngest members of the architecture profession, students, interns and young architects.

Bert Blom was presented the **Mentor of the Year** award. His nominations were submitted by two young CCA architects for his generosity in sharing information and teaching on a continual basis.

Jason Oldfather has been with CCA for two years, coming to the firm with an outstanding portfolio reflecting his talents developed in school at Kansas State University, as well as his studies abroad in Italy. Jason received second place for *Young Architect of the year Student Portfolio*. He has become an integral part of the CCA team and has shown continual growth during his time in a professional firm environment, where he has been involved in various projects ranging from high-end custom residential, to museums, urban design and recreational facilities.

David Owen Tryba Architects Announces Promotions

David Daniel, AIA has been named Senior Associate. He is a Project Architect



who has completed several major projects, including leading the design efforts for the new

Boy's Division of Regis Jesuit High School. Other recent projects include the new Civic Center Office Building in downtown Denver and the design for the new Mizel Center for Arts and Culture at the Robert E. Loup Jewish Community Center.

(Continued on page 19)

What's Going Up

by AIA Colorado Staff



Archiventure Group

The first image is a rendering of the Oakhurst Golf Club, a 32,000 square foot 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 enclave. From a larger lodge nestled in the trees, to a four-plex unit reminiscent of a boutique mountain hotel, to a mix of

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

Brad Adams Walker Architecture

The U.S. Army Corps of Engineers, Omaha District, recently awarded the \$32-million Renovation of Fairchild Hall, Phases IV & V, at the United States Air Force Academy, to Brad Adams Walker Architecture, P.C. (BAW).

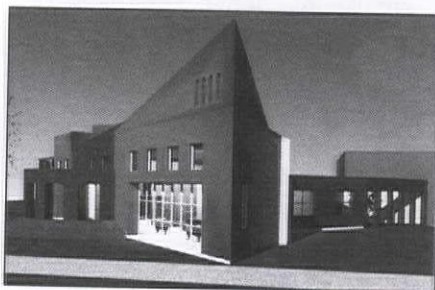
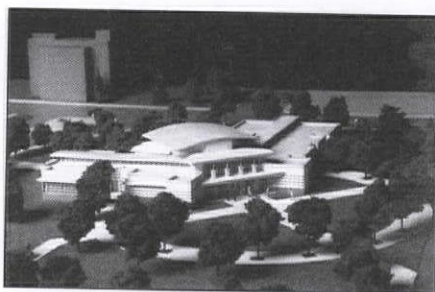
Fairchild Hall is the primary educational facility for the U.S. Air Force Academy in Colorado Springs, Colorado. Since it was built in 1958, the original spaces and supporting infrastructure have required numerous upgrades over the past decade. Phases IV&V of the Renovation will include portions of all six floors of the building — over 522,000 square feet. The design team will focus on upgrading Life Safety Codes throughout the building, as well as renovating the library, lecture halls and student union.

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.

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



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

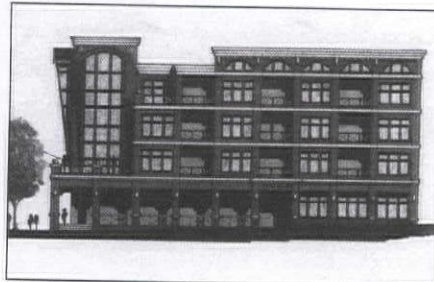
Denver Health Hospital campus.

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.

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 Yonushuski Group

Breckenridge Place

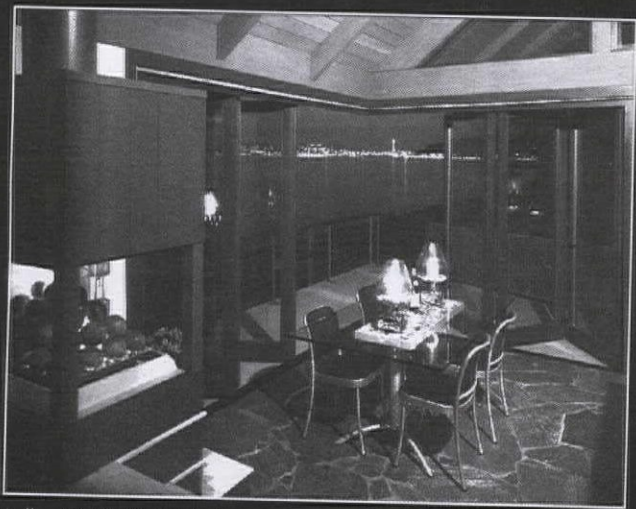


This new landmark structure will be located at the corner of 22nd Street and Blake Street, catty-corner from Coor's Field. The

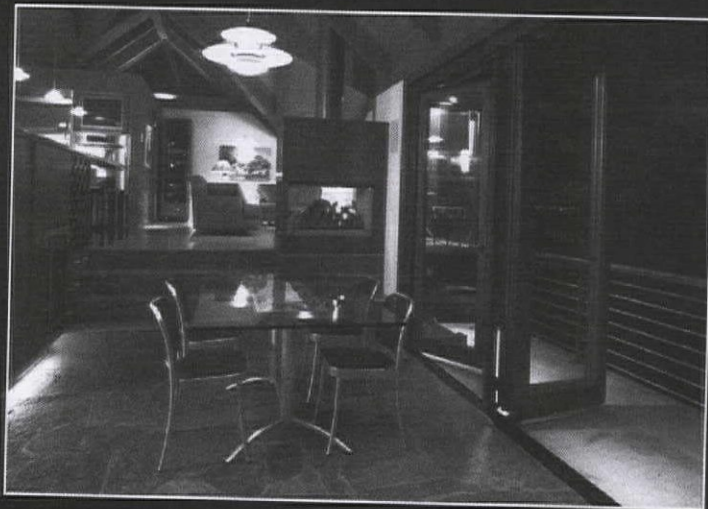
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Meet Your Staff

by Joseph M. Jackson, Assoc. AIA, EVP/CEO

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@aiacolorado.org. **AIA**

2002 AIA Denver Awards

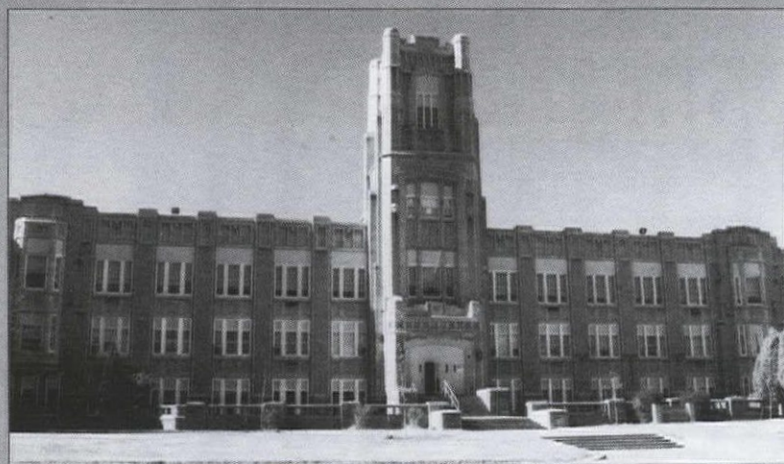
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A Master Plan for "Denver's Next Great Neighborhoods" — Around the World

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 that the opportunity to "grow from within" through the redevelopment of 4,700 acres of underdeveloped land 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 is "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 of the Stapleton Development Corporation, which includes several widely respected members of AIA Colorado, and a rigorous design review process, are 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 on to the former airport property while preserving more than 1,100 acres of Stapleton for new parks and open space that increase the city's park system by one third. Based on the principles of "sustainable

development" designed to protect the quality of life for future generations, the plan also places priorities on providing housing that is affordable to a range of incomes while still meeting high standards for design and energy efficiency. Those homes are located within walking distance of jobs, schools, retail, parks and public transportation.

Residential Neighborhoods

Stapleton's builders have had such an enthusiastic reception from homebuyers that

urban neighborhoods. Street scenes are shaped by homes with broad front porches looking out over detached sidewalks and generous tree lawns that create pedestrian-friendly neighborhoods. Garages are recessed to alleys.

a two-and-a-half acre town green. Anchored by a grocery store, the town center will have a variety of office and residential space 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 neighborhoods 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

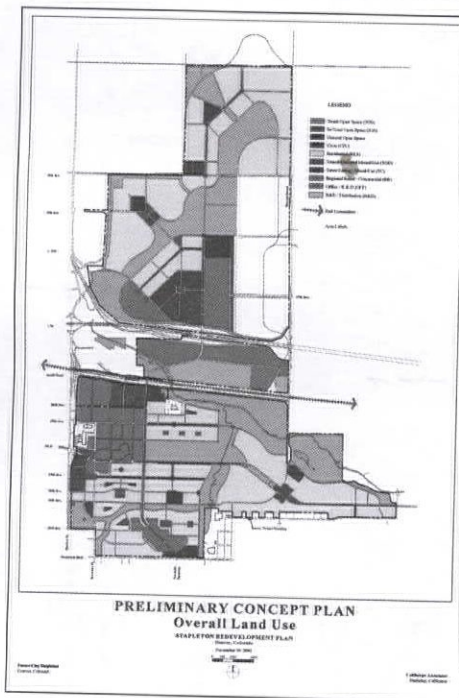
More than 1,100 acres of parks and open space will enhance Stapleton's commercial and residential development and become an amenity for the entire region. Highlighted by a major urban park across the street from the former control tower, the open space will include both groomed urban green spaces, and 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 1998 as the City of Denver's choice to make the Stapleton's master plan a reality, master developer Forest City has signed a purchase agreement for all 2,935 acres of developable land at Stapleton and has made a commitment to implement the citizens' vision for Stapleton.



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.



they have resorted to lotteries in order to respond to a demand that greatly exceeds the number of homes available in the first phase. That overwhelming response is a tribute to the attention paid to Stapleton's planning and design as a walkable urban community. Each home must measure up to Stapleton's carefully crafted design guidelines that ensure a diversity of architecture is achieved to reflect the best traditions of Denver's



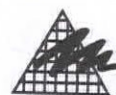
Retail

The heart of Stapleton's first neighborhood will be the 29th Avenue Town Center, with 200,000 square feet of retail, much of which will be centered around

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A Different View of Urban Growth

by Pat Potts, SDA/C



The A/E/C profession all over the world contends with issues of growth in and around its cities. This is especially true with the world's population growing at the rate that it does in our modern society. People need to have places to live, to work, and to play. The more people, the more places

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.

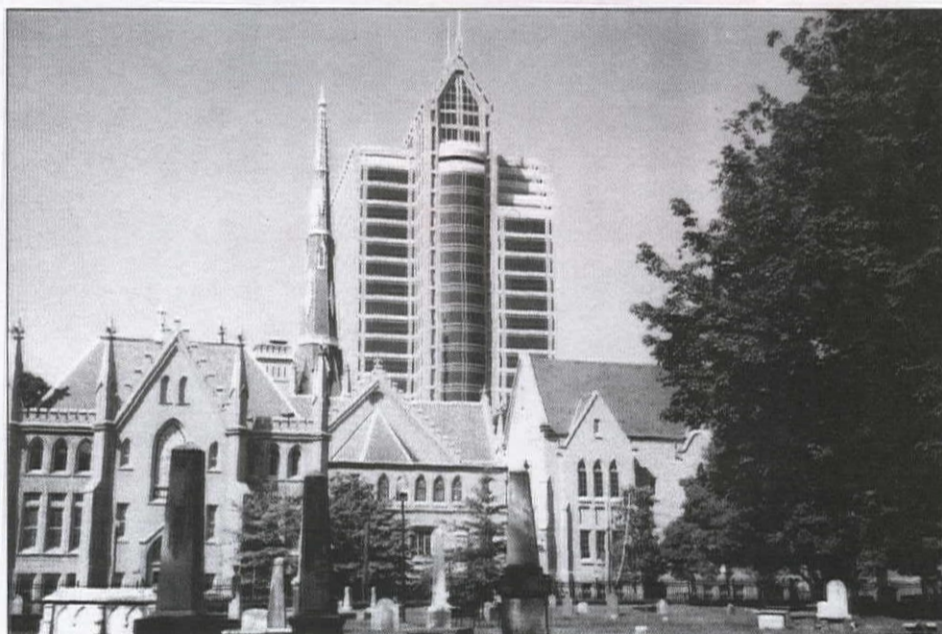
What stage is it in? Some might think of this growth as the number of city residents. Others might think of this growth as the dollars in the city budget. In either case, is your city at its peak—or is it still growing? Is your city progressively developing itself and its residents? Is



your city growing such that it is bursting at its seams and the residents don't have enough space to keep them happy? Can you remix your space to accommodate growth, or do you need to tear down and start over? Are the revenues coming into your city being used to make the city a better place to be? Is your city spending its revenue 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 close 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. **AIA**



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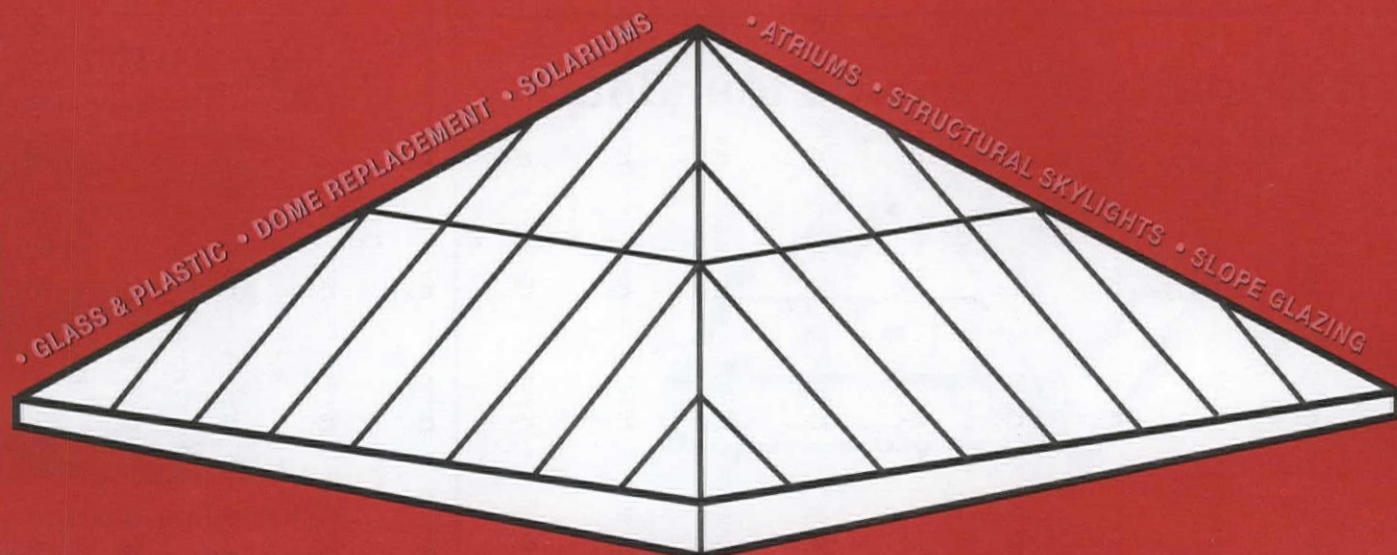
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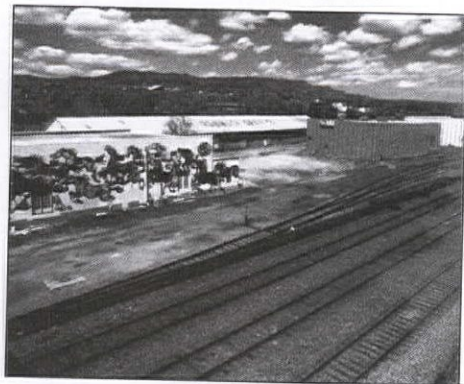
Colorado Springs Future Growth

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

As growth in Colorado 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 ills 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 pattern of large single-use areas and the subsequent result of reliance upon the automobile.

Colorado Springs is 189 square miles in area (120,960 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 themselves, 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. **AIA**

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A Year as a Student

by Dan Craig, AIAS

In a profession whose days, months or even lifetimes seem to blend together, it's 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 it's 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 in Geraldine Forbes Isais. She came on

board full-time for the spring semester and the students immediately embraced her vision of excellence. The Isais-inspired 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, they sent members to the AIA-Colorado Design Conference last fall as well as the Knowledge Summit in the spring, 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 Fair last 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 Schaefer — Treasurer, Ginger Bruce — Secretary, Mike Dempsey — Social Events Coordinator,

Erica Swissler — 3rd Year Representative, and Brian Betsill as 2nd Year Representative.

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... **AIA**

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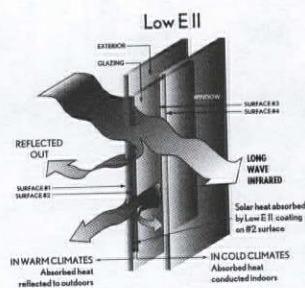
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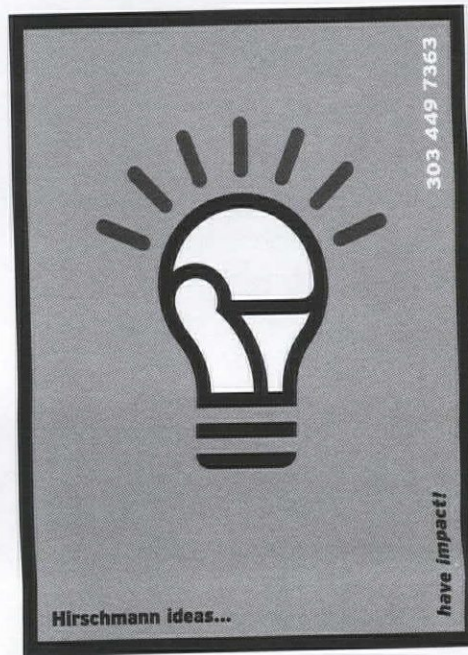
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Are You Sure How Other People Should Live?

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. I 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. This 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 cluck their tongues at the soullessness 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 how the houses in Highlands Ranch look as I drive by 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 homebuyers, are not flocking to this lifestyle like many said they would. They have made a choice backed by the largest investment most 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 vs. 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**

AIA Colorado welcomes **Archichat** submissions or comments. Submissions of 500 to 700 words should be emailed to: sherri@aiacolorado.org.

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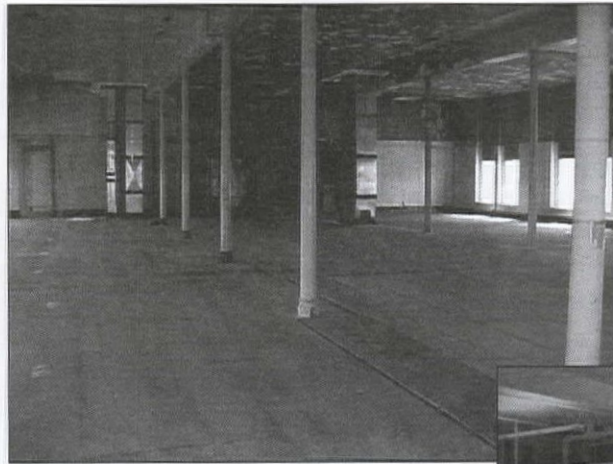
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Historic Change for Monroe & Newell Engineers

by Bill Newell, P.E./Professional Affiliate AIA

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.

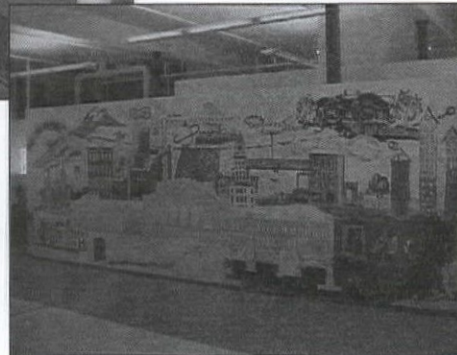
After several months of negotiating, we agreed to apply new drywall to the walls and ceiling, install new electrical, new air conditioning and heating units, a



(Left) The raw space on the second floor of the west wing of Union Station, prior to any construction taking place. There was only an electrical panel, and no mechanicals.

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



(Below) The mural painted by Architects attending the AIA National Convention who were invited to a party at Monroe & Newell.

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 our lead. 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 this revitalized portion of Union Station and the mural that architects of the world painted for us. **AIA**

Monroe & Newell Engineers, Inc. is a full service structural engineering firm with offices in Denver, Vail, and Dillon, Colorado.

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Private Property Interests and The Denver Charter

by Jennifer Moulton, FAIA

Public 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 all 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 all land — public or private — in Denver. Whether through planning or permitting or 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. **AIA**

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

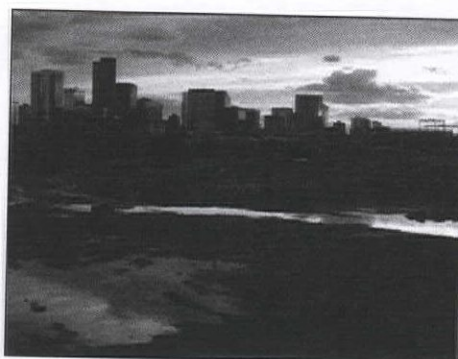
Blueprint Denver Background and Update

by Mark Williams, Denver Community Planning and Development Agency

By the year 2020 Denver will add 132,000 residents. The rest of the metro area will receive another 760,000. Facing the traffic congestion, neighborhood disruption, human isolation and inconvenience, as well as the residential and commercial building shortage these numbers suggest, Denver's Comprehensive Plan 2000 asked for a supplemental plan. That plan, Blueprint Denver, suggests that transportation and land-use improvements be joined at the hip, that population growth be distributed more sensibly, and that some of the population growth be directed toward

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, 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 redevelopment. 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

(Continued on page 21)

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Lots Cookin' in Colorado Springs

by Morey Bean, AIA

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 high rise 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 insure 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, overlot grading and utility relocation. It's anticipated that Classic Homes, the developer of the Palmer Village will jump start the Park's complete development with the sale of City of Colorado Springs land assembled for the park to Classic for 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 EDAA 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.

• 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, and corresponding measures that will mitigate any direct negative impacts that the project would otherwise produce. The Panel'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. **AIA**

Creating a Design Informed Public

by Jim Ramsey, AIA

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 players in quality community-based development.

The Partnership for Community Design, a Springs-based non-profit organization started by Colorado Springs Mayor Mary Lou Makepeace will sponsor the program, which will include

information that responds to the unique issues of the Pikes Peak Region. Additional "partners" and financial support will be provided through the local development and housing industry, along with ASLA, APA, Council of Neighborhoods 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. **AIA**

AIA South Chapter Update

by AIA Colorado Staff

1. Associates Gathering

2. There are two "Lunch and Learn" programs scheduled (7/31/02 and 8/21/02), co-sponsored by The RMMI—more information to follow at next BOD meeting

3. Design Awards Gala—scheduled for Tuesday, December 10, 2002 at the Cliff House **AIA**



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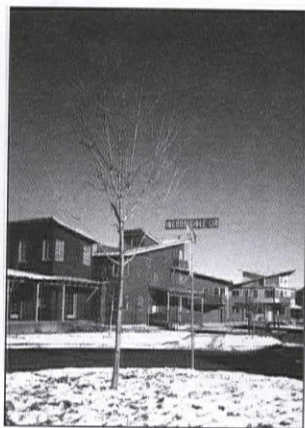
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Prospect New Town, a Pattern for Growth

by Mark Sofield

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 placeless 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, suburban, 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 specu-

lative 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 this approach shouldn't work on the scale at which national developers operate, which is the scale that really matters. What is 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**

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: Manya Albrecht, SA**
Category: 3-Dimensional Art for the model
- **Honor Award: Harvey Hine, AIA**
Category: 3-Dimensional Art for the ring
- **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 Piekenbrock, Assoc. AIA**
Category: Sculpture for "Smoke"

Golf Tournament

- Scheduled for August 8, 2002, Mariana Butte Golf Course in Loveland

Design Awards Gala

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

- Juror: Robert F. Gatje, FAIA from New York

Fundraiser

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

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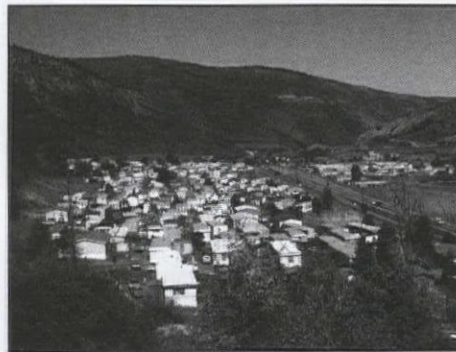
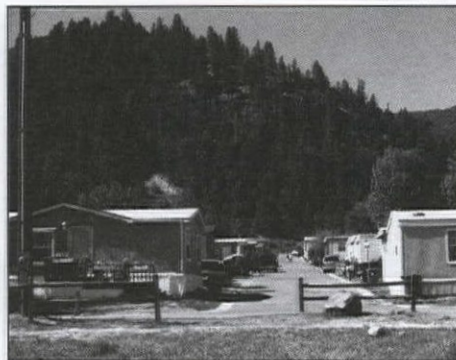
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COLORADO ARCHITECTGrowth: Dependant on the
Contribution of Our Profession

by Christopher J. Green, AIA

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 will serve the increased hospitality density need a place to live and cannot afford the cost of land in the Vail Valley. Our trailer courts are packed. The challenge to provide affordable housing is enormous.

Telluride is fighting the building of large homes on an undeveloped 350-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 environs, 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. **AIA**

AIA West Chapter Update

by AIA Colorado Staff

1. Design Awards Gala

Scheduled for October 12, 2002 at the Hotel Colorado in Glenwood Springs

• Keynote Speaker: Antoine Predot

2. Steamboat Springs Event

TBD/location and logistics — will take place this summer/end of summer

3. Legislative Receptions

The West Chapter is planning three Legislative Receptions to take place this fall. More information will follow once logistics are finalized with Area Coordinators in the next month or so.

4. Luncheon

There has been discussion about hosting a Past President's Luncheon or reception for this Chapter. More information to follow at the next BOD meeting. **AIA**

Message from the AIA Denver Chapter Vice President

by Mary Morissette, AIA

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 a 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 is 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 that 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. This race

is inspirational, and affects us all. As an organization, we want to participate in an activity that benefits not 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 all 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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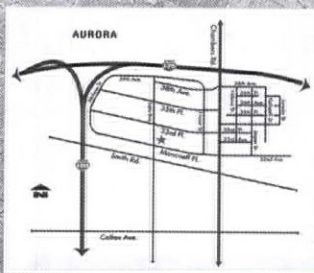
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Growth in the North — Downtown Boulder

by Thomas W. Thorpe, AIA

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.



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 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 Eklund of P.N. Eklund Interests, and Art Kelton of Denton Kelton & Kendall. My firm, Downing, Thorpe & 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 remodeled and expanded with additional offices and financial services. A new lofts 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. Thorpe, AIA, is president and partner at Downing, Thorpe & James, Inc. (DTJ), a Boulder-based architecture, landscape design, planning, and engineering firm.



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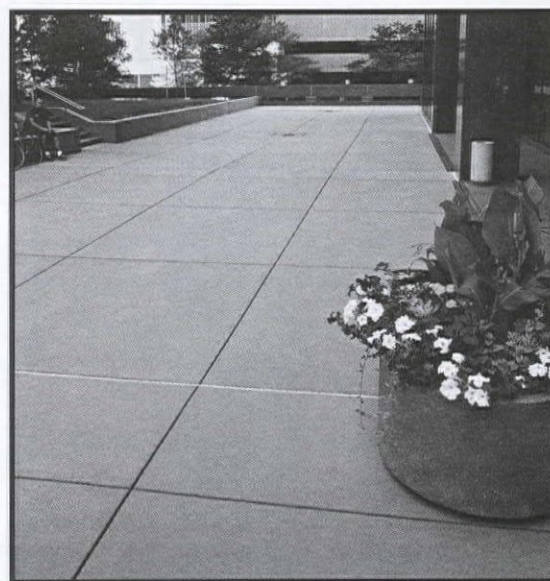
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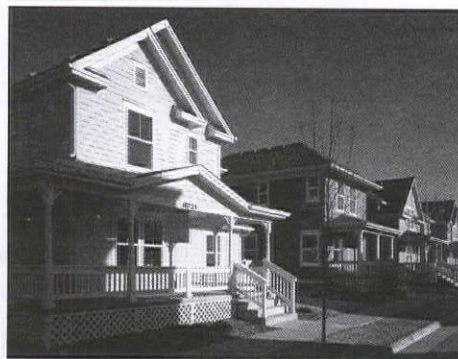
Growth in the Northeast Corridor

by Arlo Braun AIA, and Associates, Architects

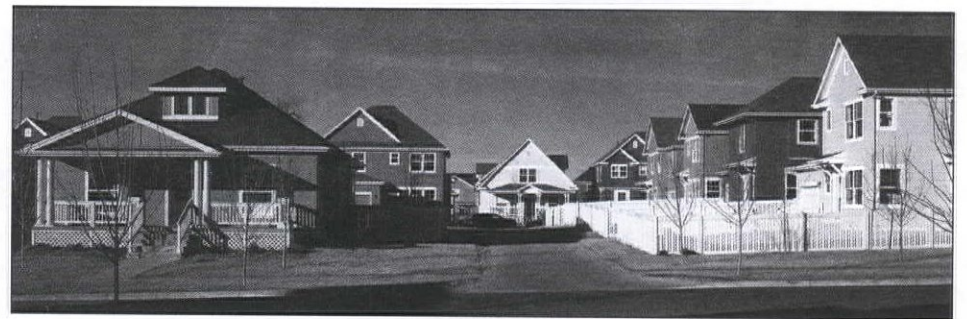
If you build a road, development often follows. When you add proximity of a new airport to the mix, growth is inevitable. In greater metropolitan Denver this pattern is playing itself out in the northeast corridor. Growth in this area is driven by the pending completion of E-470 and the new Denver International 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 quality into their planning standards. These standards are designed to allow higher density, mixed use and pedestrian oriented developments. Tree lawns and narrower street widths are being required for many new PUDs. A map of current development projects for the Commerce City indicates that much available land has been designated for development. Fortunately, many of these developments received

entitlement 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 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, sidewalks and alley-loaded garages (Illustration #1). Belle



Creek is a traditional neighborhood community with a wide range of housing types. Townhouses and rental apartments share a community green with single family houses. A major goal of the project is to keep sales prices low. This is accomplished through the use of production building techniques. 51% of the housing at Belle Creek is affordable, at the area median family income. An example of affordable housing is the Cottage Series (Illustration #2). The Cottages have many of the amenities of larger homes, backyards, spacious porches, 3-4 bedrooms at an affordable cost. The livability of the community is enhanced by parks and a family center which will include 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. **AIA**

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Houses are for People, not Critics

by Steve Schuck

"Colorado Springs and Aurora are ugly". This statement was made by Colorado's Governor in 1986 as he criticized the "monopoly board, ticky tacky" 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 Colorado rebounds from the disasters of the late 1980's and early 1990's. When 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 as 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, Coloradoans, as we have done 10 or so times over the last one hundred and twenty five years, will over react in an effort to restart the economy and growth will trump all. So, how do we achieve a healthy balance, leveling these 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 sit in Portland's traffic jams that make I-25 look like an empty 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 employers 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 homes become 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 "placeless suburbs", "suburban chaos" 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 Briargate totally without taste, responsibility, or good sense? Or are they just plain Americans and Coloradoans 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. **AIA**

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

(Continued from Front Cover)

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 herdsman seeks to maximize his gain... the rational herdsman concludes that the only sensible course for him to pursue is to add another animal to his herd. And another; and another... and this is the conclusion reached by each and every rational herdsman sharing a commons... Each man is locked into a system that compels him to increase his herd without limit — 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 be 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)

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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 ability 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 floodways 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 Lührte, FAIA, Chair, 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 called *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 Mellon 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 page 1)

Urban Colorado — A Quantitative Study

been our main urban center, 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 4.3 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 of 48 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 slower 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

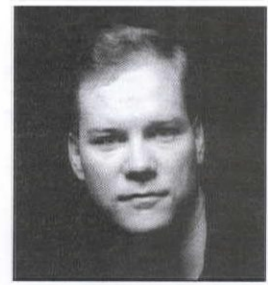
David Solomon, AIA has been named an Associate. He is a Project Architect who has led design efforts on numerous



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



Office building.

the curtain wall for the new Denver Civic Center Office Building, as well as the new Cherry Creek North Janus

Claudia Ingraham, NCIDQ, has been



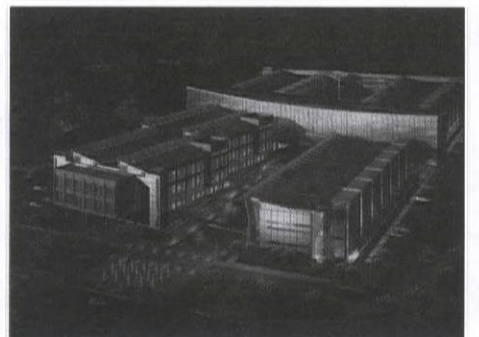
named an Associate. Ingraham's recent work includes the renovation of and new addition to the

Stephen H. Hart Historic Research Library at the Colorado History Museum, as well as the interiors of the Civic Center Office Building in downtown Denver.

Gensler Wins Two Awards



This past April, Gensler won two awards for work completed by the Denver office. The Lucent Technologies South Campus project won an Award of Merit from the



(Continued on page 20)

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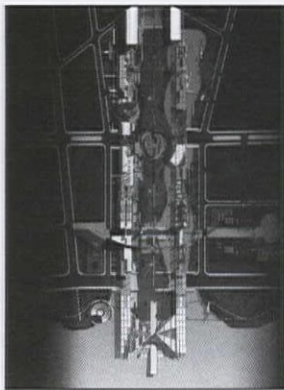
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(Continued from page 19)

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, Jirsa-Hendrick as the structural engineer, and Saunders Construction as the contractor. Rocky Mountain Prestress supplied the prestressed 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 export-

ing and demonstrate 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 architects/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 (UCCS) 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.

being the ice arena where the NHL Colorado 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, Stresscon and Peak Engineering.



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 Tech Center, and the Westminster Promenade. **AIA**

(Continued from page 3)

What's going up

50,000 square foot building is a 4-story mixed-use development with retail located on the ground floor, and 27 high-end residential units above. Parking will be provided underground for both uses. The building has been designed to accentuate this high profile street corner with soaring glass facades and ornate balconies. The usage of red brick and exposed structural steel compliments the existing Ballpark Neighborhood architecture.

Chamberlin Heights



(Continued on next page)

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 multi-family residential projects.

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 Y-shaped, 195,000 sf, 4-story commercial office building received the top honor. M+O+A developed this highly visible, striking design for owner, Bren Schrieber Properties, and developer, Transwestern Commercial Services.

For Sports Facilities, the **Award of Excellence** went to the Family Sports Center in Centennial. In addition to

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Creating Customers for Life

(Continued from previous page)

What's going up

Chamberline Heights is a new 72,000 square foot, 4 story, 56 unit condominium, townhome and retail mixed-use project located on the corner of Steele & Colfax Streets in the Uptown area of Denver. This brick and stucco building also has 5,200 square feet of front retail space available and includes a parking garage below the grade of the building.

Denver Square



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 walls 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.

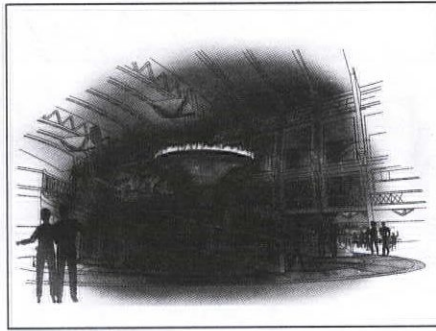
Logan Street Condominiums



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 19th 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 create a pedestrian street appeal and character consistent with urban residential architecture.

WorthGroup Architects

WorthGroup architects was recently selected by the Mescalero Apache Indian Tribal Council to provide architectural and interior design services

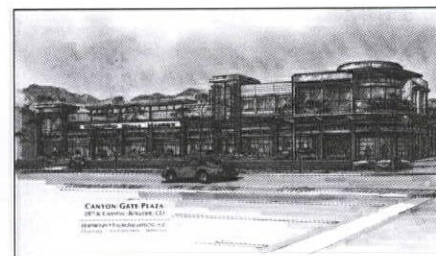


for a new resort complex, near Ruidoso, New Mexico. WorthGroup was one of 23 firms that submitted responses to a national design competition sponsored by the Tribe. The winning design encompassed the Tribe's vision of an integrated hotel, casino, convention center, and spa complex that will compliment the stunning natural surroundings.

The name of the new complex will be "Inn 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 Centex 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 Underway at 28th and Canyon



One of Boulder's most important intersections, where Canyon Blvd. intersects 28th Street, is on its way to becoming home to a unique multi-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 Hartronff Fauri 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.

Boulder Associates

Boulder Associates, along with Luis O. Acosta Architects, designed the soon-to-be completed State Veterans Home on the Fitzsimons campus in Aurora for the State of Colorado. This state-of-the-art facility is the first of the state's six nursing



homes to provide care for veterans in a major metropolitan area. One focus of the design for this 125,000 square foot skilled nursing facility is to create an operationally-efficient nursing home of the future. The flexible "family" clusters are organized in two 42-bed and two 48-bed units and allow for efficient use of Certified Nurse Aide (CNA) to resident staffing ratios on all shifts, reducing the facility's operational costs. Decentralized serving kitchens and dining rooms reduce resident travel distances and staff time spent transporting residents. The flexible design allows clusters and units to change the levels of care provided as resident needs change. The building is slated to open July 3, 2002. **AIA**

(Continued from page 11)

Blueprint Denver Background and Update

found in most of these areas.

Many areas of change are already well into the change process. They now have varying degrees of residential and commercial development and transportation access, but have room to grow. The process of planning on a detailed scale and encouraging market investment in these areas will take years. Blueprint Denver suggests a new, smaller area planning effort to begin now to detail how it might happen. It also suggests that existing stable neighborhoods be reviewed for possible character-preserving improvement and reinvestment. In Blueprint Denver, a designated area of stability is not destined to become an area of stagnation.

Blueprint Denver also stipulates a substantial zoning code revision. The plan itself does not change any zoning, but sets in motion the process to streamline the current zoning code, which is complicated, encyclopedic, and was last revised in the 1950s. The

code has 387 uses and was based on the theory that uses needed to be tightly controlled. The revised code will depend more on fine tuning and adding development and design standards based on the concept that design and relation to the street is of the utmost importance. A committee is currently undertaking the first step in the process - to reorganize the code without changing the fundamental uses and development privileges. As part of the first step, land use categories and definitions will be standardized. 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 five general categories: open space, building setbacks, floor area ratio, bulk plane and design review. For additional information contact Steve Turner at (720) 865-2938.

Another key to Blueprint Denver's success is support for the Regional Transportation District and the passage of the rapid transit system. For Blueprint Denver, the objectives are not only light rail along well-planned corridors, but also improved bus service, high occupancy vehicle lanes, commuter rail, and improved street design for walkers and bicyclists. Future planning will emphasize multimodal street design. There is not enough space to widen our roads indefinitely. Multimodal streets are designed to move people, not just cars, and can 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. **AIA**

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COLORADO ARCHITECT

AIA

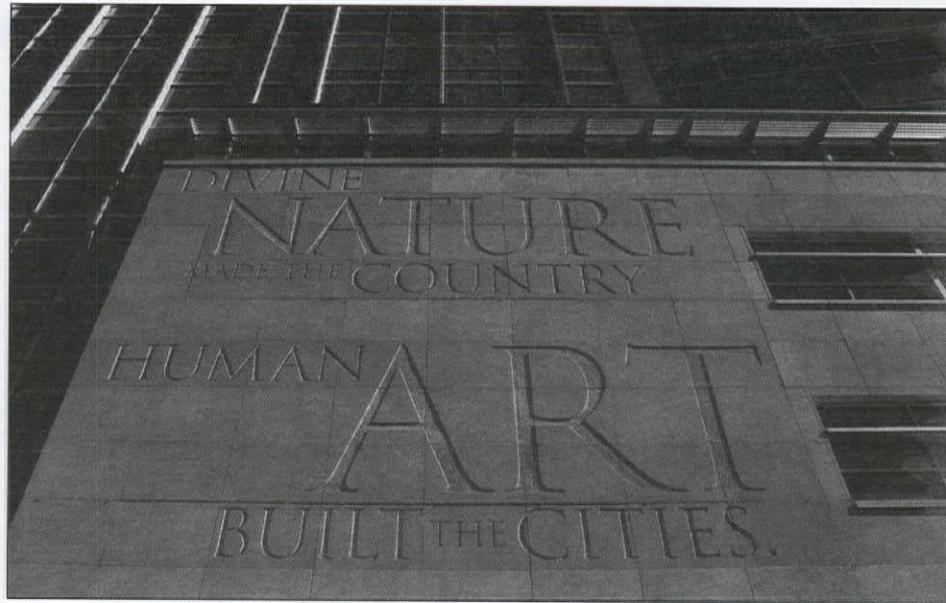
“Oh give me land lots of land under starry skies above. Don't fence me in.”

by Susan Barnes-Gelt

We love open space. We tax ourselves to pay for it. We contribute to organizations that protect it. We guard our views to it. We crawl up the hill in our SUV's to hike, bike, ski and relax in it. Those fabulous mountains, that sky, those sunny days: it's Colorado! Recreation!

Since the gold miners pitched their tents on the banks of the Platte in 1858, we have treated our settlements as temporary stops on our way to those majestic Rockies. Only amidst the purple majesty is our unbridled optimism and rugged individualism appropriately framed. Nothing we create can match our natural surroundings. We build stuff. We tear it down. We feed our addiction to the bold move in our pursuit of bigger, better, newer. Wreck-creation!

After all, our context is the Rocky Mountains. Our vernacular: the sunshiny, spacious clip clop rhythm of the west.



The grit and vision of Denver's early leaders was extraordinary. They built a rail spur north, connecting an isolated outpost to the rest of the nation. Mayor Robert Speer organized this plain city around a comprehensive network of parks, parkways and civic structures. In the 1930's, civic fathers built water diversion tunnels and reservoirs, ensuring

our survival though growth cycles and inevitable drought. They plotted the grid of the city to accommodate the horse and buggy, the Model T and the streetcar. Their vision did not extend far enough to foresee the havoc the automobile would wreak.

Seduced by riches stowed deep in the mountains, clean air, and the unfettered sauciness a young city invites, people arrived in droves. Early neighborhoods circled the place where it all started – the confluence of Cherry Creek and the Platte River. Streetcar suburbs sprung up in all directions. At the beginning of the 20th Century, Denver boasted one of the most comprehensive public transit networks in the country. Pattern-book defined bungalows, four-squares and three and four story-apartments created a consistent street-wall with wide, sandstone walks in neighborhoods we now call Curtis Park, Highlands, Capitol Hill and Five Points. Neighborhood-serving shops dotted the streetcar routes. Parks, parkways, civic buildings and libraries anchored many communities. Today's urban planner would call these old neighborhoods new urbanist. Contemporary critics point to these dense, close-in, walkable and livable hybrid communities as the best of Denver's urban design and architectural tradition.

Post World War II growth and affluence coupled with the interstate highway system conspired to assault this fabric. Automobile and bedroom suburbs morphed the friendlier scale of older neighborhoods as suburban growth outpaced the center city's by five to one. With an eye to the frontier and the future, we burned through resources to accommodate hyper-growth.

Metro-Denver's population tripled from 385,000 in 1940 to more than a

million by 1960. From 1960 to 2000, we added another million, growing to 2.3 million. By 2020 Metro Denver is projected to grow to 3.3 million people, the population of the entire State in 1990!

We are choking on the problems our western orneriness invites. We can persist in pretending our natural setting is inviolate. We can continue the malling and sprawling of the Front Range, whine about traffic, write a check to the Sierra Club or Trout Unlimited and blithely continue to expand. Or, we can harness our stubborn, visionary western will and acknowledge that preserving this landscape requires a redefinition of CITY as more than a four letter word.

We must articulate the principles of urbanism in a western context:

- Mandatory comprehensive plans with incentives for inter-jurisdictional cooperation
- Integrated land use and transportation planning at the local and regional scale
- Metropolitan approach to addressing the jobs / housing imbalance
- Local and state incentives for infill development, particularly along transportation corridors
- Redevelopment of dead shopping centers, industrial sites and in-line strip retail
- Adaptive use of existing structures, with an emphasis on mixed-use



We know what to do. The challenge is how we build compact communities at a scale that elevates rather than belittles. We must reject the sub-urban form – the inward turning sandstone box organized around parking ratios instead of people. With attention to detail, to connections, to quality materials, we can build places people care about. In attending to our built environment with the same reverence we pay to our natural one, we can preserve and enjoy the Colorado we love. We must build places people care about. Our survival depends on it.

AIA

Susan Barnes-Gelt is Denver City Council woman at-large.

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2002 Calendar • July thru September 2002

JULY		AUGUST		SEPTEMBER	
8th	South Chapter Program Committee Meeting	5th or 6th	South Chapter Finished Poets Lots Tour	9th	South Chapter Program Committee Meeting
9th	International Building Code Overview Boulder	9th	West Chapter Board Meeting	11th	South Chapter Board Meeting
10th	South Chapter Board Meeting	1st	Denver Chapter Board Meeting; Lantz, Boggio Architects	12th	Denver Chapter Board Meeting; RNL Design
12th	International Building Code Overview Colorado Springs	8th	North Chapter Annual Golf Tournament; Marjanna Butte Golf Course	12th	North Chapter Board Meeting
13th	Denver Chapter Board Meeting	12th	South Chapter Programs Committee Meeting	13th	Denver Chapter The Architecture of Teaming (a Design/Build Seminar)
17th	Denver Chapter Member Forum	14th	Denver Chapter Member Forum	13th	West Chapter Board Meeting
18th	North Chapter Board Meeting	14th	South Chapter Board Meeting	14th	North Chapter Membership Event
18th	North Chapter Membership Reception/Lecture	15th	North Chapter Board Meeting	18th	Denver Chapter Member Forum
19th	Colorado Board Meeting	16th	Colorado Board Meeting	20th	South Chapter 10 x 10 Reception
26th	Denver Chapter Annual Golf Tournament, Heritage Golf Course at Westmoor	21th	South Chapter Lunch & Learn - "Masonry in the Landscape: Planners, Pavers & Site Walls"	20th	Colorado Board Meeting
26th	South Chapter Netcher Barn Tour and Membership Event				
31th	South Chapter Lunch & Learn - "Top Ten Worst Masonry Details"				

For more information on any of these events, call AIA Colorado at 800.628.5598 or visit our Web site at: www.aiacolorado.org, unless otherwise noted.

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Urban Growth is About Living Within Limits

by Elizabeth Wright Ingraham, FAIA

Early civilizations understood something of these limits, but, conversely the idea of defining limits did not exist for many centuries. In the 18th century Adam Smith (*The Wealth of Nations* 1776) popularized the idea that an individual who 'intends only his own gain' is led by an invisible hand to promote the public interest, implicit that decisions reached individually will be the best decision for the entire society. Around this same time, Voltaire published *Candide* in which the main character defends the position that this is the 'best of all possible worlds.' Such was the sentiment of the time. As the pressing problems of accelerated growth grew, these sentiments were greatly modified and in many regions faded.

In the 19th century, visionaries stepped forward. Frederick Law Olmstead, landscape architect and planner, recognized the necessity of planning in a highly industrialized country whether in peace or war. It was the future that concerned him, and he had the rare patience to successfully project his plans years ahead. Olmstead used cemeteries, school campuses, arboretums, exhibitions and residential communities as ways to introduce public open space. His use of indigenous trees provided valuable insight into the years ahead. Central Park, one of Olmstead's major contributions, stands today as an open space sanctuary against the press of growth in New York City, one of the largest cities in the world. (ref. *A Clearing in the Distance*, by Witold Rybczynski, Simon & Schuster 1999)



Elizabeth Wright Ingraham, President 2002

In 1968, Garrett Hardin, Professor of Human Ecology at the University of California at Santa Barbara, wrote *The Tragedy of the Commons* (ref. *Science*, 162:1243-1248). He introduced one of the first strong messages to the world about the interaction of exponential population growth and carrying capacity both as an ethical concept and a biological approach to human problems. Briefly, he placed a high value on the sanctity that should be afforded the idea that population shall not exceed the carrying capacity of any environment. In an analogy he looked at herdsmen who try to keep as many cattle as possible on the commons area. "Such an arrangement may work reasonably satisfactorily for centuries because tribal wars, poaching, and disease keep the numbers of both man and beast well below the carrying capacity of the land.... Finally, however, comes the day

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