

Boulder Design Advisory Board Agenda

Wednesday, March 12, 2014
1777 Broadway, West Conference Room
4 – 6 p.m.

The following items will be discussed:

1. **2550 Canyon Boulevard, Residence Inn Resubmittal**, Newman Architecture
2. Design Guideline Principles
3. Board Matters

For further information on these projects, please contact:

Sam Assefa at 303.441.4277 assefas@bouldercolorado.gov or

For administrative assistance, please contact:

Susan Meissner at 303.441.4464 meissners@bouldercolorado.gov



City of Boulder Planning and Development Services

1739 Broadway, third floor • PO Box 791 • Boulder, CO 80306

Phone: 303-441-1880 • Fax: 303-441-3241 • Web: boulderplandevop.net

*Revised
July 2013
402.pdf*

BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application _____ **Address of Property for Review** _____

Applicant's Name _____ **Phone** _____

Address _____

Relationship to Project (e.g.: architect, contractor, etc.) _____

Owner's Name and Address _____ **Phone** _____

Project Description

Lot Size _____

Proposed Additional Bldg. Sq. Ft. _____

Total Existing Bldg. Sq Ft. _____

Proposed Bldg. Height _____

Existing Bldg Height _____

Submission Deadlines

The Boulder Design Advisory Board generally meets on the second Wednesday of every month. The deadline for submitting your application is 4 p.m. on the last Wednesday of the month, two weeks prior to the meeting date that you wish to attend. Come in person to the Planning and Development Services Center, 1739 Broadway, third floor, to submit your application and materials to a Project Specialist.

Please see the attached "Submission Requirements" sheet for guidance on what we need.

What to Bring to Your Review

At the time of the meeting, please bring at least one set of rendered drawings and material samples.

Committee Comments about the Proposal:

For submittal questions or project-content questions, please contact Sam Assefa, (303) 441-4277, assefas@bouldercolorado.gov. For administrative questions about BDAB, please contact Susan Meissner, (303) 441-4464, meissners@bouldercolorado.gov You can visit our Web site at: www.boulderplandevop.net and click on Boulder Design Advisory Board (BDAB).



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BDAB Application Submission Requirements

Application requirements for design review will vary depending upon the complexity and scale of the project to be reviewed, and the specific requirements of the reviewing body. In general, the applicant should provide the appropriate architectural drawings, sketches, and photographs of existing buildings and their sites to allow the reviewing body to fully understand the nature and scope of the exterior changes and any significant design issues.

For BDAB, four (4) paper copies and all electronic files on a CD or thumb drive. Copies of all relevant information listed below must be submitted *to a project specialist* in the Planning and Development Services Center no later than 4 p.m. on the last Wednesday of the month, two weeks prior to the BDAB meeting. *[Please DO NOT send a courier; a representative from your organization needs to bring the plans to the project specialist in person so the specialist can check that submission requirements have been met, which prevents problems with the application.]* Applications should be well organized and contain sufficient information to allow reviewers to fully understand the proposed building design or alteration, including relevant urban design information such as how the project fits within its surrounding context, and how it relates to adjacent buildings and properties.

At a minimum, BDAB applications should include the following information:

- A map illustrating the location of the project as well as photographs of the project site and the surrounding area.
- A site plan in a clear graphic style should be presented in the context of the city blocks surrounding the project. Site boundaries and dimensions should be clearly marked and special issues such as floodplain, shadows, land restrictions and the existing site conditions need to be highlighted.
- All relevant floor plans, building sections, and exterior elevations should be illustrated at a scale sufficient to fully understand the proposed design.
- Provide exterior wall elevations in color showing material and color selections.

Additional information that may be required for BDAB:

The following additional information may be required if the proposal modifies the permitted “by-right” building height, or if the project is of significant complexity that the two dimensional drawings described above do not fully illustrate the design issues:

- A simple mass model if the project is of significant size and complexity, showing the surrounding context.
- Color perspective sketches illustrating the proposed project and its surroundings, from street level, to present the project from the pedestrian’s viewpoint.
- An analysis of the shadow impact of the proposed project is important, especially for projects on the south side of downtown streets.

Visit our Web site at: www.boulderplandevlop.net; click on Boulder Design Advisory Board (BDAB)



BOULDER, COLORADO

PROJECT CONTACTS

DEVELOPER / OWNER **STONEBRIDGE COMPANIES**
 9100 EAST PANORAMA DRIVE, SUITE 300
 ENGLEWOOD, CO 80112
 (303) 785-3199
 CONTACT: WILLIAM G. MARTINIC
 (303) 785-3189
 EMAIL: BMARTINIC@SBCOS.COM

ARCHITECT **NEWMAN ARCHITECTURE**
 9220 W 20TH AVENUE
 LAKEWOOD, CO 80215
 (303) 877-2306
 CONTACT: STEVE NEWMAN
 (303) 877-2306
 EMAIL: STEVE@NEWMAN-ARCHITECTURE.COM

ASSOCIATE ARCHITECT **STANTEC**
 1112 PEARL STREET
 BOULDER, CO 80302
 (303) 447-8202
 CONTACT: DANIEL AIZENMAN
 (303) 625-0366
 EMAIL: DANIEL.AIZENMAN@STANTEC.COM

INTERIOR DESIGNER **DESIGN FORCE CORPORATION**
 2727 WEST 5TH AVENUE
 DENVER, CO 80204
 (303) 824-6100
 CONTACT: ROXANNE FRANCY
 (303) 824-6100 EXT. 236
 EMAIL: RFRANCY@DESIGNFORCECORP.COM

CIVIL ENGINEER **KIMLEY-HORN AND ASSOCIATES, INC.**
 990 SOUTH BROADWAY, SUITE 200
 DENVER, CO 80209
 (303) 228-2300
 CONTACT: MEAGHAN TURNER
 (303) 228-2322
 EMAIL: MEAGHAN.TURNER@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT **ENVIRONMENTAL LANDWORKS COMPANY, INC.**
 10260 W. 44TH AVENUE
 WHEAT RIDGE, CO 80033
 (303) 862-9400
 CONTACT: JON C. OUELLETTE
 (303) 947-3473
 EMAIL: JON@ENVIRONMENTAL-LANDWORKS.COM

STRUCTURAL ENGINEER **JIRSA HEDRICK**
 7000 E BELLEVUE AVENUE, SUITE 250
 GREENWOOD VILLAGE CO 80111
 (303) 839-1963
 CONTACT: STEVE JIRSA
 (303) 839-1963
 EMAIL: STRUCTURE@JIRSAHEDRICK.COM

MDP ENGINEER **MDP ENGINEERING GROUP, P.C.**
 1800 GLENARM PLACE, SUITE 800
 DENVER CO 80202
 (303) 389-0095
 CONTACT: ANTONY A. SINITSKY
 (303) 389-0095
 EMAIL: ASINITSKY@MDPEG.COM

NEWMAN ARCHITECTURE

9220 W 20th AVENUE
 LAKEWOOD, CO 80215
 (303) 877-2306

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BOULDER RESIDENCE INN
 2550 CANYON BLVD.
 BOULDER, CO, 80302

STONEBRIDGE COMPANIES
 9100 EAST PANORAMA DRIVE, SUITE 300
 ENGLEWOOD, CO 80112
 (303) 785-3199

PROJECT #: 102-2013
 DRAWN BY: CC
 CHECKED BY: SN
 ISSUE DATE: 1/3/2014
 REVISION 1: 2/7/2014
 REVISION 2: -/-

COVER SHEET

A0.0
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BDAB Resubmittal

BOULDER DESIGN ADVISORY BOARD RE-SUBMITTAL - 2/7/2014

PROJECT DATA

SITE DATA:

OVERALL SITE: 72,062 SF
 BUILDING COVERAGE (FOOTPRINT): 36,961 SF

BUILDING AREAS:

FIRST FLOOR 21,693 SF
 SECOND FLOOR 25,680 SF
 THIRD FLOOR 25,680 SF
 FORTH FLOOR 25,680 SF
 FIFTH FLOOR 17,307 SF
TOTAL: 116,040 SF

NORTH UNDERGROUND GARAGE 10,023 SF (NOT INCLUDED IN FAR)
 SOUTH PARKING (AREA UNDER BLDG.) 12,306 SF

TOTAL BUILDING AREA: 138,369 SF

FLOOR AREA RATIO (FAR):

TOTAL BUILDING AREA 138,369 SF
 LESS UNDERGROUND GARAGE - 10,023 SF
FAR BUILDING AREA: 128,346 SF / 72,062 = **1.78**

ZONING:

PROJECT SITE: BR-1 (BUSINESS REGIONAL 1)
 ADJACENT PROPERTY:
 NORTH BR-1 (BUSINESS REGIONAL 1)
 SOUTH BR-1 (BUSINESS REGIONAL 1)
 EAST BR-1 (BUSINESS REGIONAL 1)
 WEST BR-1 (BUSINESS REGIONAL 1)

OCCUPANCY CLASSIFICATION:

HOTEL R-1 (RESIDENTIAL GROUP R)
 PARKING GARAGE S-2 (STORAGE GROUP S)

SHEET INDEX

- A0.0 - COVER SHEET
- A0.1 - SHEET INDEX & PROJECT DATA
- A1.0 - EXISTING CONDITIONS AERIAL
- A1.1 - EXISTING CONDITIONS IMAGES

- L1.0 - LANDSCAPE PLAN

- A2.0 - BASEMENT GARAGE FLOOR PLAN
- A2.1 - FIRST FLOOR PLAN
- A2.2 - TYPICAL 2ND THRU 4TH FLOOR PLAN
- A2.3 - FIFTH FLOOR & PARTIAL ROOF PLAN
- A2.4 - ROOF PLAN
- A3.0 - BUILDING ELEVATIONS
- A3.1 - BUILDING ELEVATIONS
- A3.2 - DETAIL ELEVATIONS
- A3.3 - DETAIL ELEVATIONS
- A4.1 - BUILDING SECTION @ CANYON BLVD
- A4.2 - BUILDING SECTION @ 26TH ST
- A5.0 - BIRD'S EYE VIEWS
- A5.1 - BUILDING PERSPECTIVES
- A5.2 - BUILDING PERSPECTIVES
- A5.4 - MATERIAL IMAGES
- A7.1 - SHADOW STUDY - 1 OF 3
- A7.2 - SHADOW STUDY - 2 OF 3
- A7.3 - SHADOW STUDY - 3 OF 3

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VICINITY MAP



BOULDER RESIDENCE INN
 2550 CANYON BLVD.
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 ENGLEWOOD, CO 80112
 (303) 785-3199

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SHEET INDEX & PROJECT DATA

A0.1
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BDAB Resubmittal



01 CONTEXT AERIAL VIEW

SCALE: 1/84" = 1'-0"



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EXISTING CONDITION
AERIAL

A1.0



A - VIEW FROM NORTH-WEST CORNER ACROSS CANYON



B - VIEW FROM NORTH-EAST CORNER ACROSS CANYON



C - VIEW FROM SOUTH-WEST CORNER @ DRIVE



D - VIEW FROM SOUTH SIDE @ DRIVE



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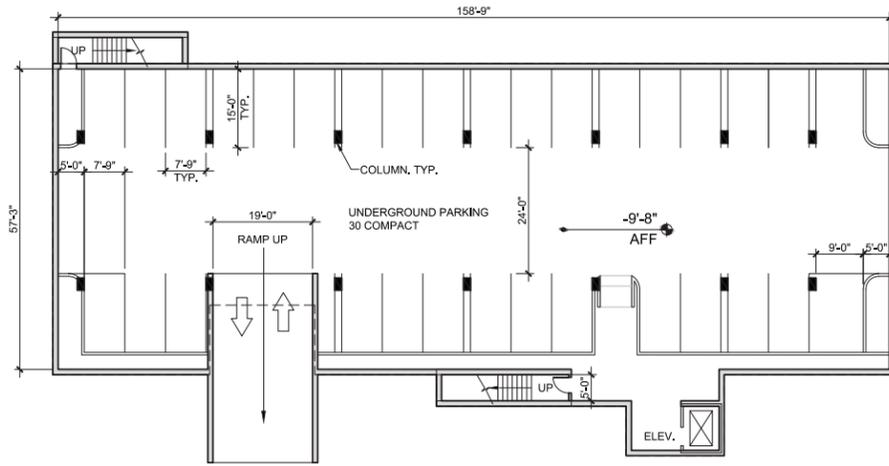
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EXISTING CONDITION
IMAGES

A1.1

102-2013 - a2.0 - basement garage floor plan.dwg



01 BASEMENT GARAGE FLOOR PLAN

SCALE: 1/16" = 1'-0"



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**BASEMENT GARAGE
FLOOR PLAN**

A2.0

BDAB Resubmittal Page 8 of 28

BOULDER DESIGN ADVISORY BOARD RE-SUBMITTAL - 2/7/2014

102-2013-a2.1 - first floor & site plan.dwg



LEGEND

- LOBBY / OTHER PUBLIC SPACES
- OFFICE
- MEETING ROOMS
- POOL / FITNESS
- GUEST ROOMS
- BACK OF HOUSE
- CIRCULATION
- VERTICAL CIRCULATION
- PROPERTY LINE
- SETBACK LINE

01 FIRST FLOOR & SITE PLAN

SCALE: 1/16" = 1'-0"



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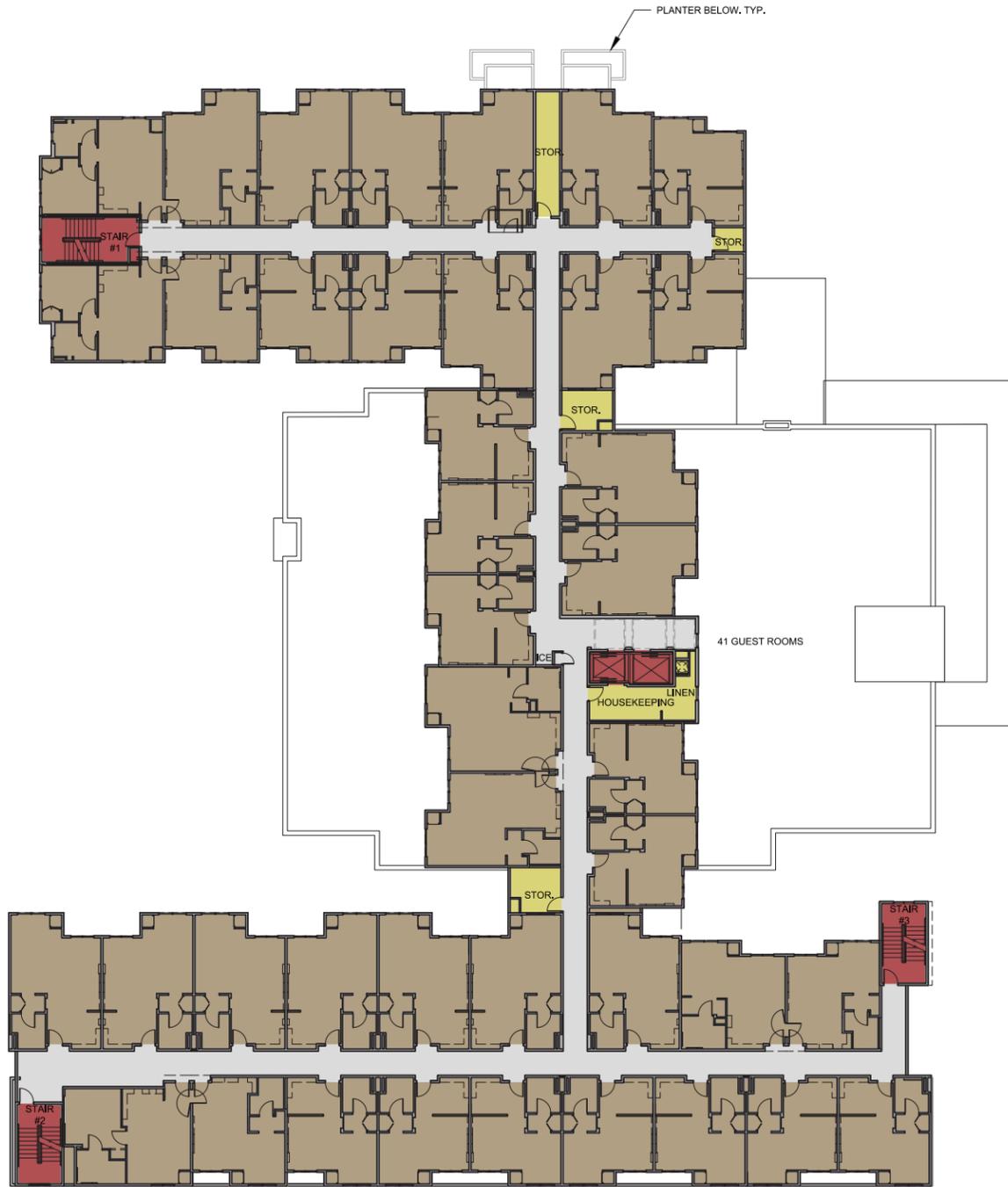
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FIRST FLOOR & SITE PLAN

A2.1

10-2-2013 - a2.2 - typical 2nd thru 4th floor plan.dwg



LEGEND

- GUEST ROOMS
- BACK OF HOUSE
- CIRCULATION
- VERTICAL CIRCULATION

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TYPICAL 2ND THRU
4TH FLOOR PLAN

01 TYPICAL 2ND THRU 4TH FLOOR PLAN

SCALE: 1/16" = 1'-0"



102-2013-a2.3-fifth floor & partial roof plan.dwg



LEGEND

- GUEST ROOMS
- BACK OF HOUSE
- CIRCULATION
- VERTICAL CIRCULATION

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FIFTH FLOOR &
PARTIAL ROOF PLAN

01 FIFTH FLOOR & PARTIAL ROOF PLAN

SCALE: 1/16" = 1'-0"



102-2013-a2.4-roof plan.dwg



NOTE: REFER TO BUILDING SECTIONS (SHEETS A4.1 & A4.2) FOR ROOF HEIGHTS

01 ROOF PLAN
SCALE: 1/16" = 1'-0"



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ROOF PLAN

A2.4

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**BUILDING
ELEVATIONS**

A3.0



B - SOUTH ELEVATION

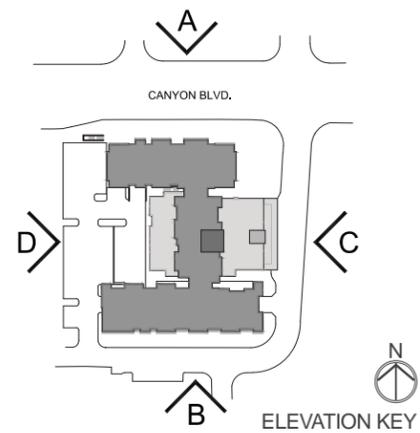
0 5 10 20

FINISH MATERIALS LEGEND:

BRK-1	MEDIUM-COLORED BRICK
BRK-2	DARK-COLORED BRICK
BRK-3	RED-COLORED BRICK
GLAZ-1	VISION GLAZING
GLAZ-2	SPANDREL GLAZING
GLAZ-4	BACKLIT GLAZING W/ CUSTOM PRINTED PATTERN GRAPHIC
GLAZ-5	FROSTED GLAZING, BACKLIT
MTL-1A	PAINTED METAL
MTL-1B	PAINTED METAL
MTL-2	PAINTED METAL AT SIGN ELEMENTS
MTL-3	PAINTED METAL CANOPY, UPLIT
MTL-4	PAINTED METAL LOUVERS ON BACKLIT SCREEN
MTL-5	PAINTED METAL AT RAILINGS
PRC-1	PRECAST CONCRETE CAP
STUCO-1	LIGHT-COLORED STUCCO
STUCO-2	MEDIUM-COLORED STUCCO
STUCO-3	RED-COLORED STUCCO
STUCO-4	DARK-COLORED STUCCO
STUCO-5	LIGHT ACCENT BAND STUCCO
WD-1	WOOD AT TRELLIS AND UNDERSIDE OF PORTE COCHERE

GENERAL NOTES:

- BUILDING HEIGHT CALCULATIONS:**
BUILDING HEIGHT IS DISTANCE OF HIGHEST POINT OF BUILDING ABOVE LOWEST EXISTING GRADE WITHIN 25' OF LOWEST CORNER OF THE BUILDING.
FOR THE BUILDING THIS ELEVATION IS 5290.11 AND THE BUILDING IS 55'-0" ABOVE THIS ELEVATION AT ITS HIGHEST POINT. THE BUILDING IS FOUR STORIES ALONG CANYON BLVD. THE REMAINDER OF THE BUILDING IS FIVE STORIES.
- ALL BLDG. FINISH MATERIALS & CONDITIONS ARE TYPICAL UNLESS OTHERWISE NOTED.
- ALL WINDOWS AT HOTEL ROOMS TO BE VINYL.
- ALL WINDOWS AT COMMON AREAS & STAIRS TO BE STOREFRONT.



ELEVATION KEY



A - NORTH ELEVATION (ALONG CANYON BLVD.)

0 5 10 20



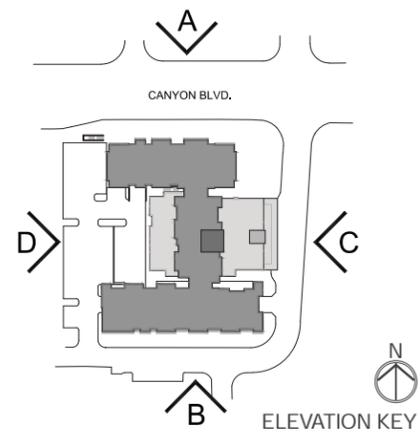
D - WEST ELEVATION

FINISH MATERIALS LEGEND:

BRK-1	MEDIUM COLORED BRICK
BRK-2	DARK COLORED BRICK
BRK-3	RED COLORED BRICK
GLAZ-1	VISION GLAZING
GLAZ-2	SPARKLE GLAZING
GLAZ-4	BACKLIT GLAZING W/ CUSTOM PRINTED PATTERN GRAPHIC
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MTL-1B	PAINTED METAL
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STUCO-1	LIGHT COLORED STUCCO
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GENERAL NOTES:

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C - EAST ELEVATION (MAIN ENTRY)

BOULDER RESIDENCE INN
SOUTH EAST CORNER OF CANYON BLVD. & 26TH ST.
BOULDER, CO, 80302

STONEBRIDGE COMPANIES
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ENGLEWOOD, CO 80112
(303) 785-3199

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BUILDING ELEVATIONS

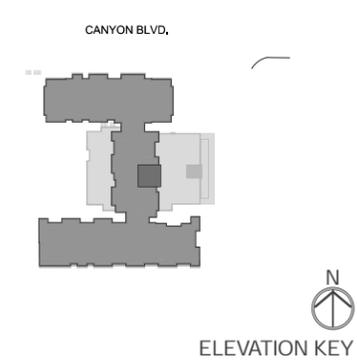
A3.1

FINISH MATERIALS LEGEND:

BRK-1	MEDIUM-COLORED BRICK
BRK-2	DARK-COLORED BRICK
BRK-3	RED-COLORED BRICK
GLAZ-1	VISION GLAZING
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GENERAL NOTES:

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1 - NORTH DETAIL ELEVATION (ALONG CANYON BLVD.)



2 - SOUTH DETAIL ELEVATION

OPEN TO PARKING, TYP.

NEWMAN ARCHITECTURE

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LAKEWOOD, CO 80215
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DETAIL ELEVATIONS

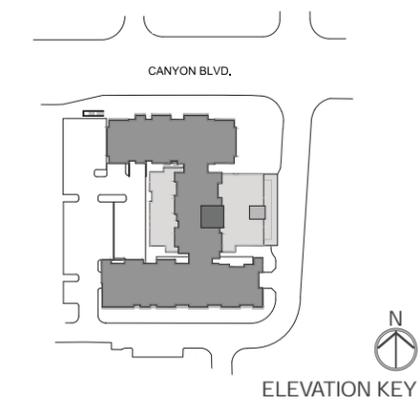
A3.2

FINISH MATERIALS LEGEND:

BRK-1	MEDIUM-COLORED BRICK
BRK-2	DARK-COLORED BRICK
BRK-3	RED-COLORED BRICK
GLAZ-1	VISION GLAZING
GLAZ-2	SPANDREL GLAZING
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STUCO-3	RED-COLORED STUCCO
STUCO-4	DARK-COLORED STUCCO
STUCO-5	LIGHT ACCENT BAND STUCCO
WD-1	WOOD AT TRELIS AND UNDERSIDE OF PORTE COCHERE

GENERAL NOTES:

- BUILDING HEIGHT CALCULATIONS:**
BUILDING HEIGHT IS DISTANCE OF HIGHEST POINT OF BUILDING ABOVE LOWEST EXISTING GRADE WITHIN 25' OF LOWEST CORNER OF THE BUILDING.
FOR THE BUILDING THIS ELEVATION IS 52'00.11 AND THE BUILDING IS 55'-0" ABOVE THIS ELEVATION AT ITS HIGHEST POINT. THE BUILDING IS FOUR STORIES ALONG CANYON BLVD. THE REMAINDER OF THE BUILDING IS FIVE STORIES.
- ALL BLDG. FINISH MATERIALS & CONDITIONS ARE TYPICAL UNLESS OTHERWISE NOTED.
- ALL WINDOWS AT HOTEL ROOMS TO BE VINYL.
- ALL WINDOWS AT COMMON AREAS & STAIRS TO BE STOREFRONT.



1 - EAST DETAIL ELEVATION (MAIN ENTRY)

2 - WEST DETAIL ELEVATION (REAR OF BUILDING)

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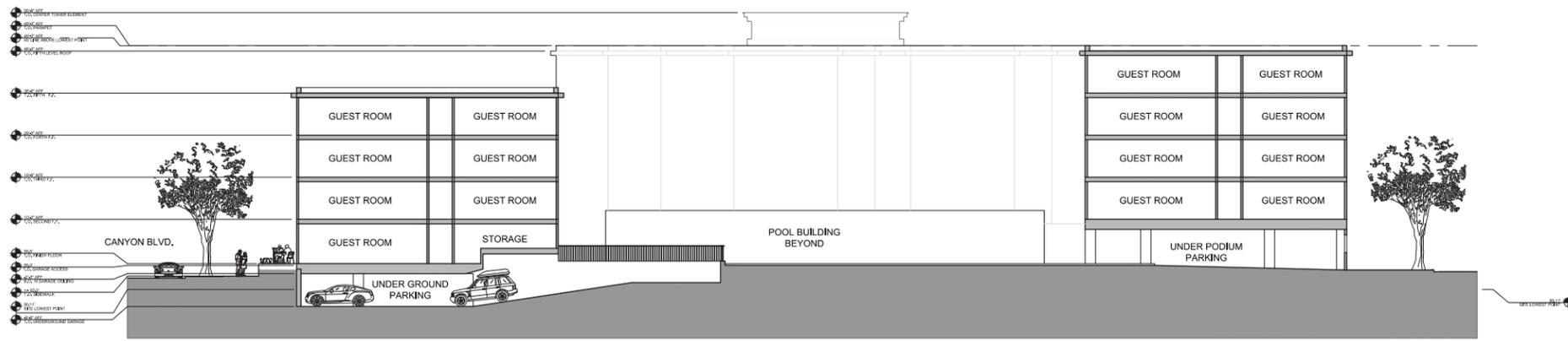
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STONEBRIDGE COMPANIES
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DETAIL ELEVATIONS

A3.3



01 BUILDING SECTION

SCALE: 1/16" = 1'-0"

- 56'-8" AFF
T.O. CENTER TOWER ELEMENT
- 49'-3" AFF
T.O. PARAPET
- 49'-3" AFF
55' LINE ABOVE LOWEST POINT
- 48'-0" AFF
T.O. FIFTH LEVEL ROOF

- 38'-6" AFF
T.O. FIFTH F.F.

- 29'-0" AFF
T.O. FORTH F.F.

- 19'-6" AFF
T.O. THIRD F.F.

- 10'-0" AFF
T.O. SECOND F.F.

- 95.5'
T.O. FINISH FLOOR

- 95.0'
T.O. GARAGE ACCESS

- 2'-3" AFF
B.O. 'N GARAGE CEILING

- +/- 93.0'
T.O. SIDEWALK

- 90.11'
SITE LOWEST POINT

- 9'-8" AFF
T.O. UNDERGROUND GARAGE

CANYON BLVD.

02 BUILDING SECTION @ CANYON BLVD.

SCALE: 3/16" = 1'-0"

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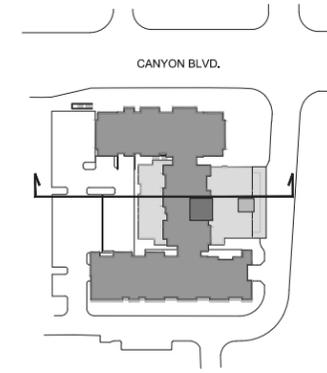
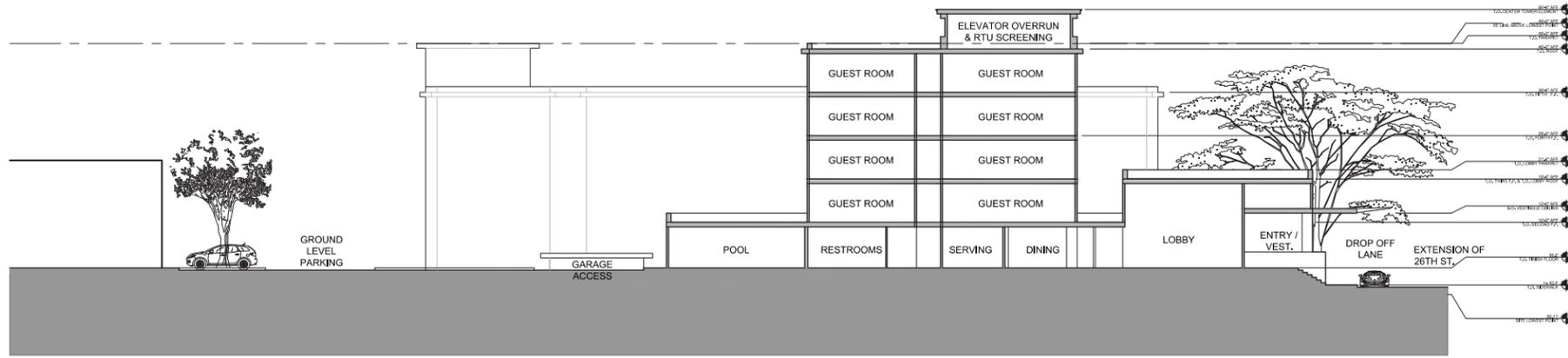
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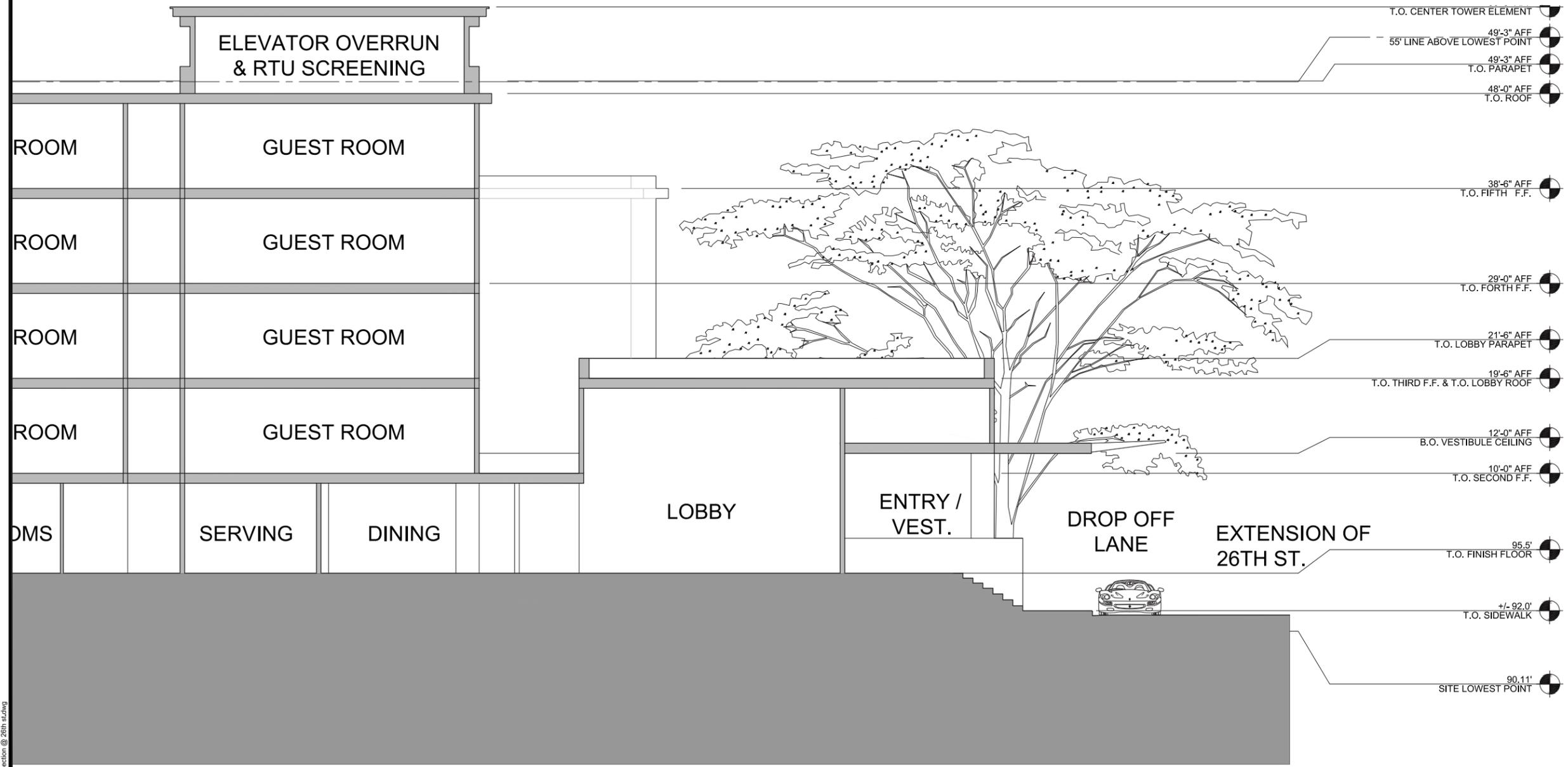
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**BUILDING SECTION
@ CANYON BLVD**

A4.1



01 BUILDING SECTION
SCALE: 1/16" = 1'-0"



02 BUILDING SECTION @ EXTENSION OF 26TH ST.
SCALE: 3/16" = 1'-0"

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BUILDING SECTION @ 26TH ST

A4.2

102-2013 - A4.2 - building section @ 26th st.dwg

BOULDER DESIGN ADVISORY BOARD RE-SUBMITTAL - 2/7/2014



C - AXON VIEW



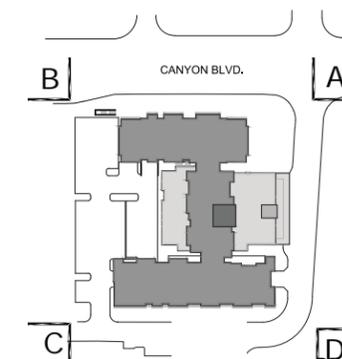
D - AXON VIEW



B - AXON VIEW



A - AXON VIEW



BDAB Resubmittal
ELEVATION KEY

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BIRD'S EYE VIEWS

A5.0
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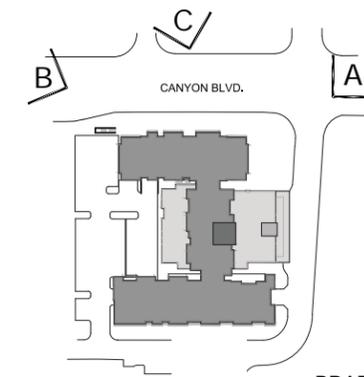
B - VIEW LOOKING SOUTHEAST FROM CANYON



C - VIEW TO PEDESTRIAN ENTRY ON CANYON BLVD.



A - VIEW LOOKING SOUTHWEST FROM CANYON BLVD.



ELEVATION

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BUILDING
PERSPECTIVES

A5.1
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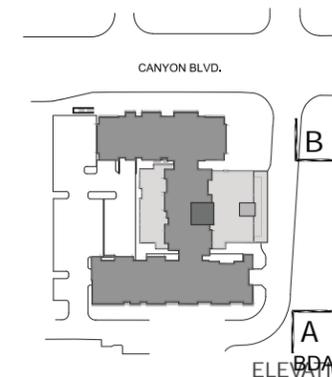
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B - VIEW LOOKING TO MAIN ENTRY FROM 2 TH ST.



A - VIEW LOOKING NORTHWEST FROM 2 TH ST.



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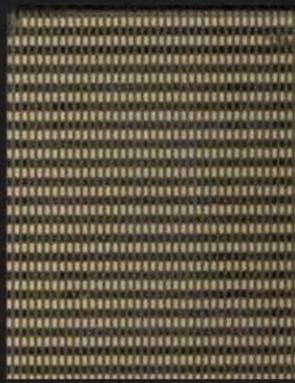
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BUILDING
PERSPECTIVES

A5.2
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GLAZ-5



GLAZ-4



MTL-4

STUCO-3

STUCO-4

STUCO-2

STUCO-1

STUCO-5

Patterned metal & decorative pendant references

WD-1

BRK-3

BRK-1

BRK-2

MTL-1B

MTL-2

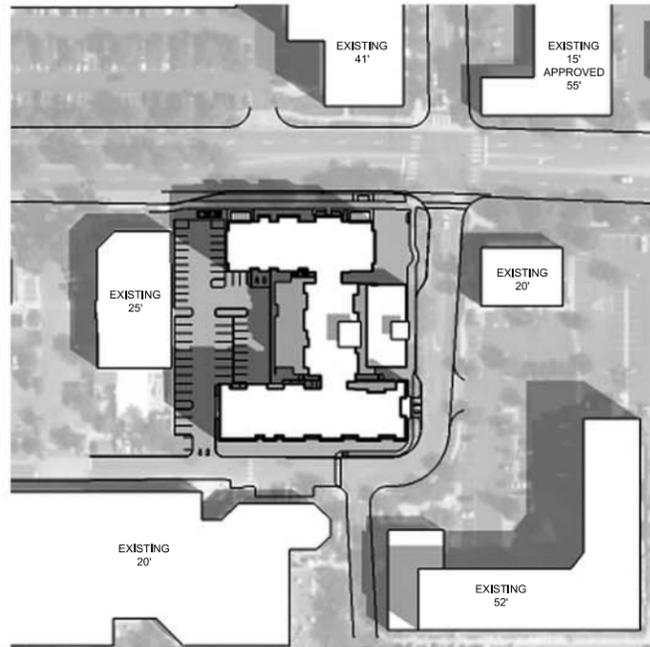
MTL-1A/3/5

GLAZ-2

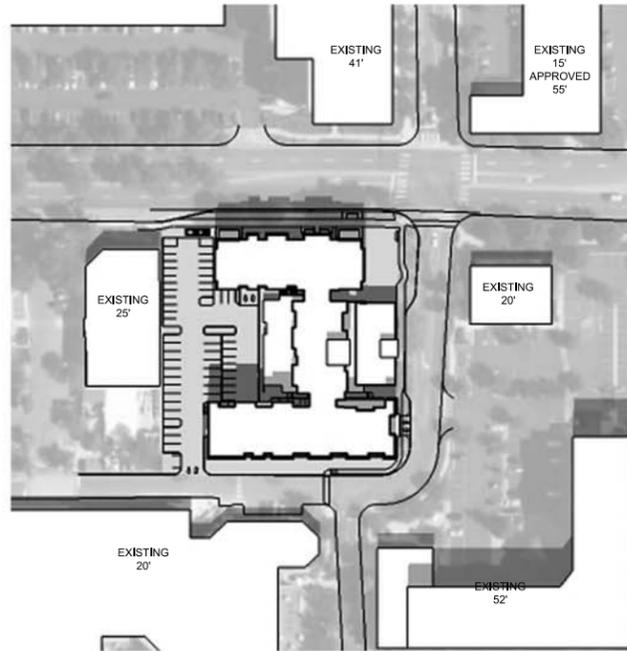
GLAZ-1

GLAZ-5

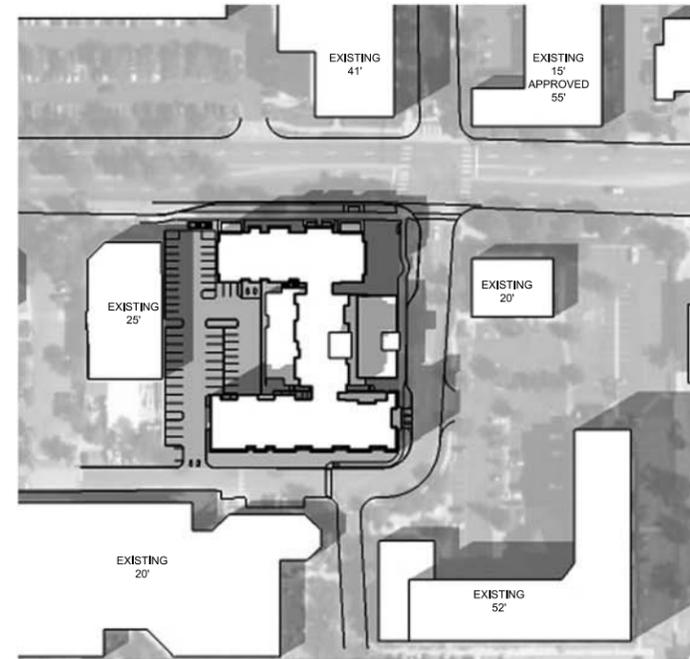
GLAZ-4



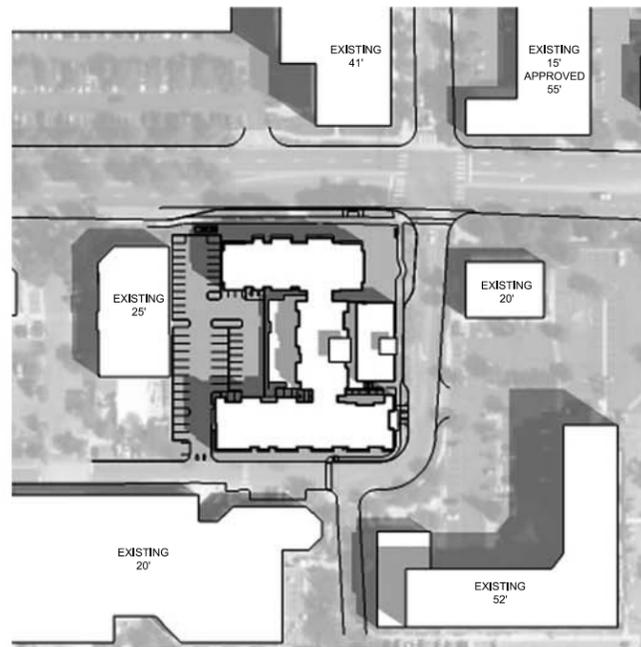
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ON 21 MAR/SEP - 9 AM



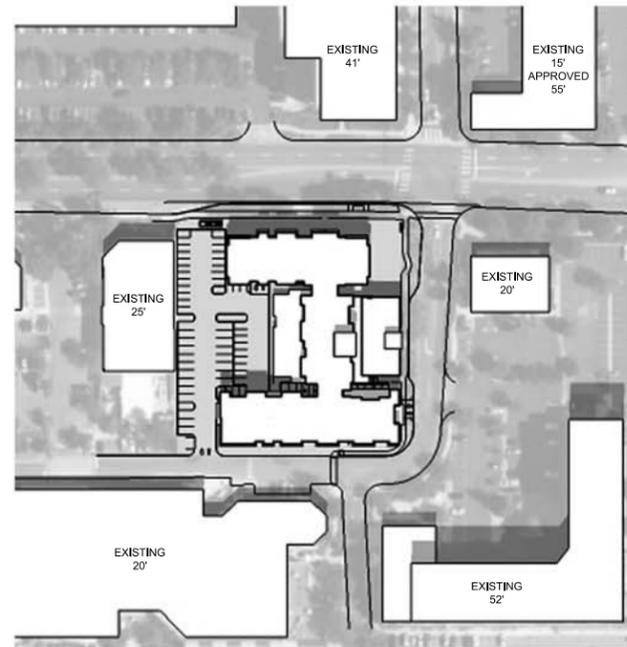
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ON 21 MAR/SEP - 12 NOON



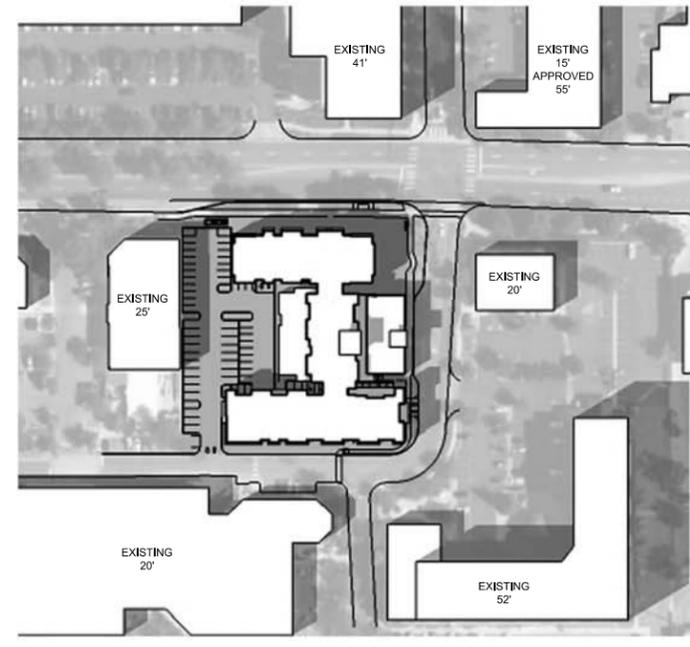
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ON 21 MAR/SEP - 3 PM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 MAR/SEP - 9 AM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 MAR/SEP - 12 NOON



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 MAR/SEP - 3 PM

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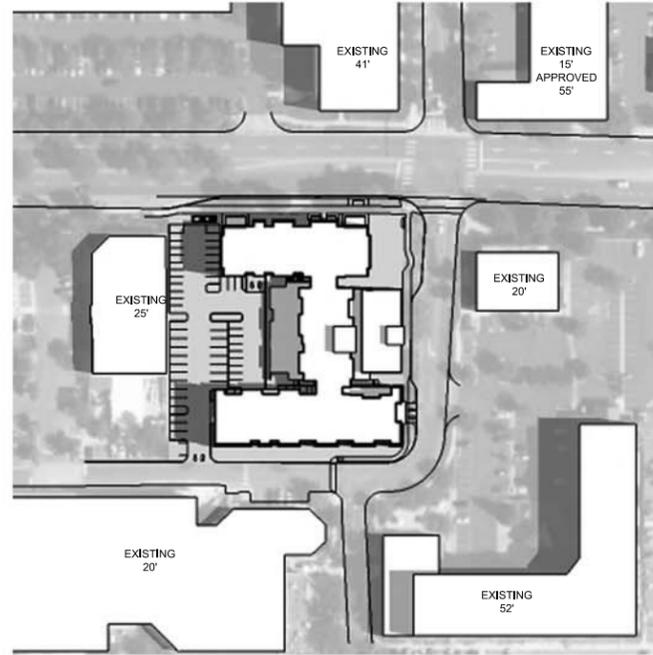
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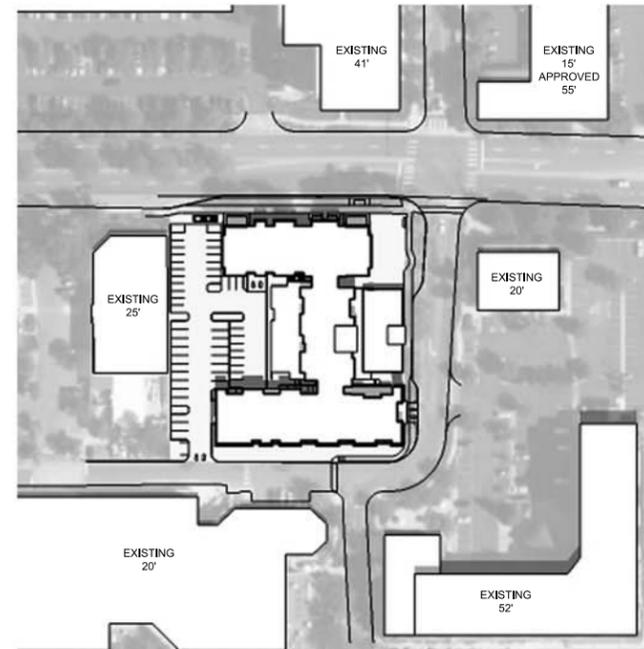
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SHADOW STUDY -
1 OF 3





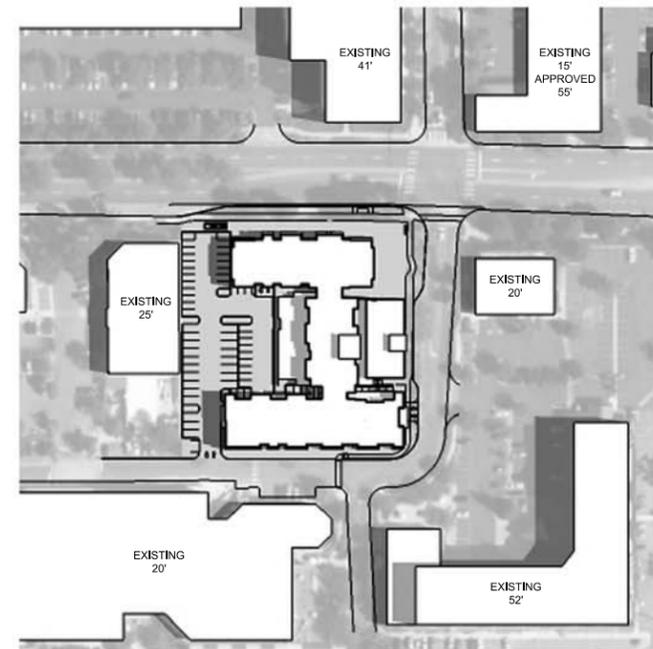
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ON 21 JUNE - 9 AM



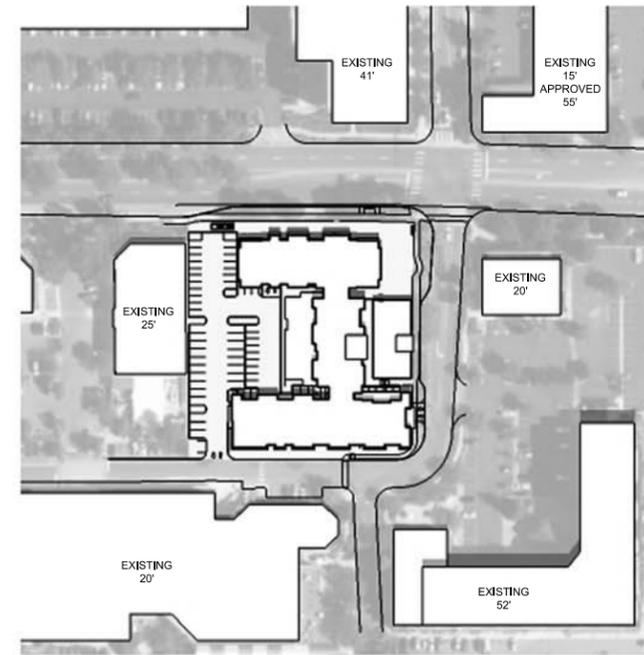
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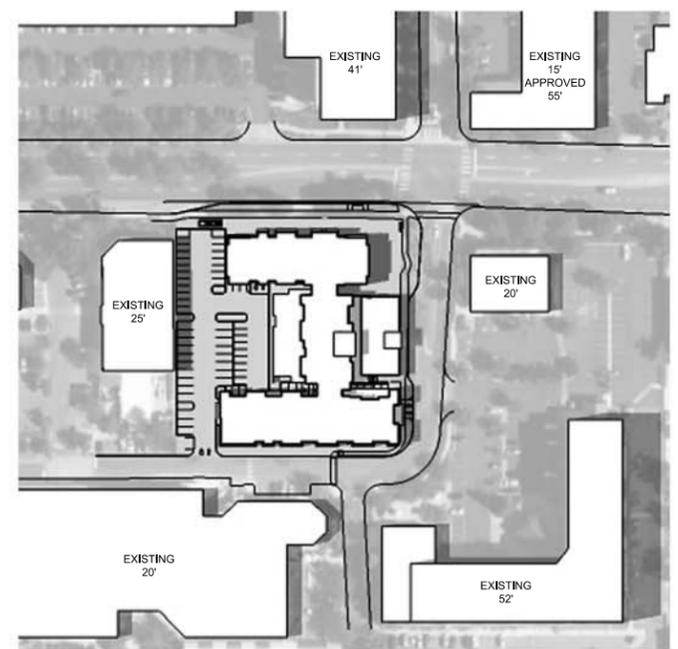
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ON 21 JUNE - 3 PM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 9 AM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 12 NOON



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 3 PM

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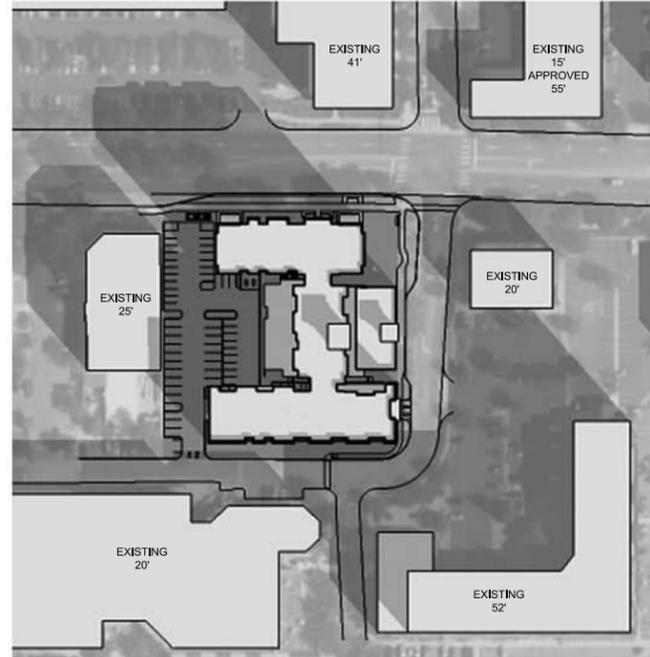
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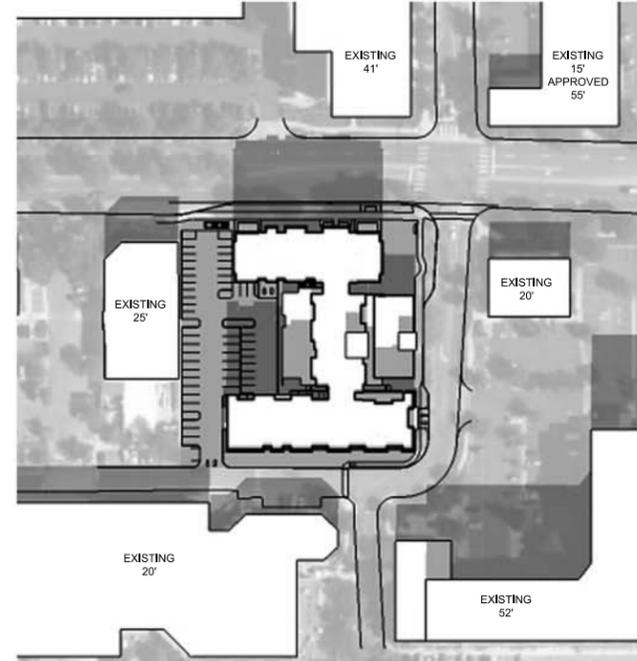
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SHADOW STUDY -
2 OF 3





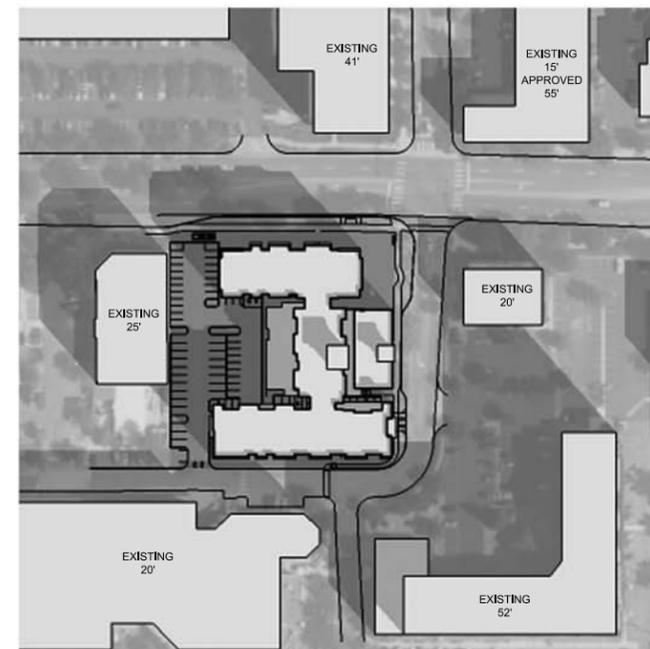
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ON 21 DEC. - 9 AM



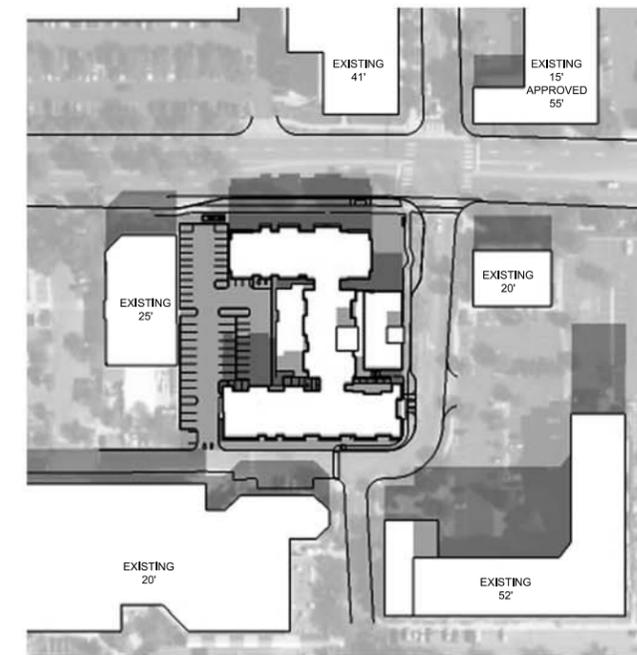
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 12 NOON



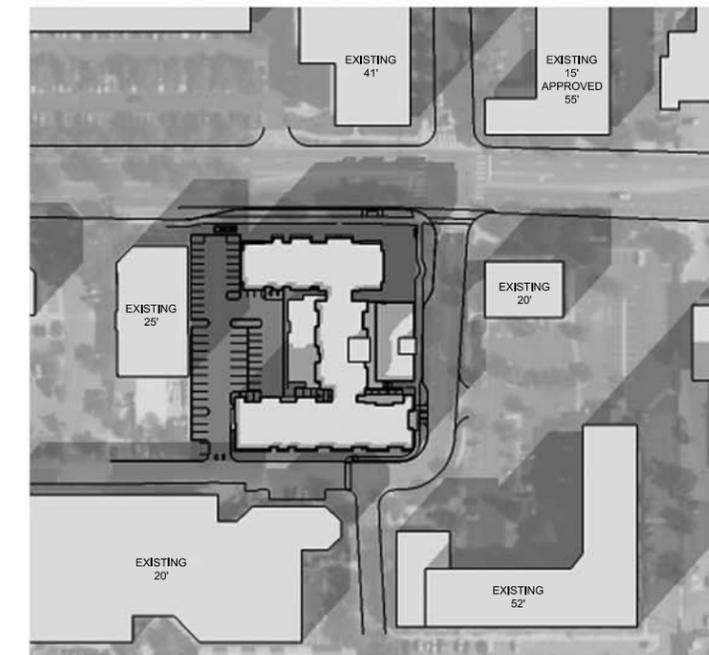
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 3 PM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 9 AM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 12 NOON



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 3 PM

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SHADOW STUDY -
3 OF 3



BDAB COMMENTS

MEETING DATE: *January 8, 2014*

ADDRESS: *2550 Canyon Blvd.*

DESCRIPTION: *Residence Inn Hotel: Application is for a Site Review Amendment: For construction of a new urban hotel located on approximately 1.65 acres at the southwest corner of Canyon Boulevard and 26th street in the Village Shopping Center. The hotel interior area is proposed to be 116,314 square feet, with 171 rooms, in a 4-5 story, above-grade building with below grade parking under the north wing along Canyon Boulevard. Podium parking on the first floor of the hotel's south wing is proposed along with surface parking along the interior west property line. Amendment to previous approvals: P-77-5, P-81-3 and P-91-30.*

APPLICANT: *Bill Martinic*

Relevant Guidelines:

The following guidelines are relevant to the discussion of this application. Note that the guidelines in their entirety can be found on-line at the following link:

[Boulder Valley Regional Center Guidelines](#) or at the following web address:

www.bouldercolorado.gov → A to Z → Boulder Design Advisory Board → BVRC Design Guidelines

DESIGN OBJECTIVES for "A" streets

- Comfortable, lively and interesting for pedestrians
- Buildings line street; minimum of parking lots adjacent to street
- Facades rich in windows and pedestrian-scale architectural details Outdoor restaurant/cafe seating and plazas

3.1.D. Maximize street-frontage of buildings

To maximize the street-frontage of buildings and minimize the street-frontage of parking lots, orient the building so that its long side fronts the street. If a parking lot is located along the street, orient it so its short side fronts the street.

The Board discussed the pros and cons of pulling the building closer to the corner (26th and Canyon) considering the existing cottonwoods, functional requirements/constraints of the building program, visibility to retail beyond, and the overall benefits of a more urban proximity to the street.

3.1.E. Lay out site to support pedestrian circulation

Pedestrian circulation should be an integral part of initial site layout, not added after building locations and vehicular circulation are determined. Organize the site so that buildings frame and reinforce pedestrian circulation, and so that pedestrians walk along building fronts rather than along or cross parking lots and drives. Also arrange buildings to create view corridors between pedestrian destinations within and adjacent to the site, including building entrances, transit stops, useable open space, and nearby BVRC amenities, such as parks and greenways (see the BVRC Amenities Reference Map, Appendix D).

Overall the Board is supportive of the building height and attention given to enhance the pedestrian experience along the building fronts through the use of articulation in the massing, materials, and landscaping in kind to what currently exists at The Village. It was noted that ground floor guests might enjoy some protection from the activity on the sidewalk; and that the landscaping elements shown should help provide that.

Along 26th Street, the Board agreed that the building entry design provides good way-finding, although there was some concern that the translucent, illuminated glass columns could become dirty and weathered and be hard to maintain in this climate.

There was more discussion about how to improve the rear elevation, beyond the landscaping and ventilation screens shown along the parking garage, and the board suggested adding an entrance - for ease of circulation through the project and to provide a focal point to terminate the axis along 26th street, for pedestrians walking to and from nearby restaurants and retail along Arapahoe.

3.1.I. Preserve existing vegetation

Arrange site elements to preserve mature existing vegetation. Also see Guideline 3.7.F.

The Board supports the applicants strategy to preserve existing vegetation where possible, and otherwise, to incorporate new landscaping similar or equal to the very good landscaping typical throughout The Village development. The Cottonwoods are specifically proposed to be preserved, although everyone acknowledged that this species can be problematic and will eventually need to be replaced.

3.7.B. Street corners and site entries should have special landscaping

The corners of street intersections, particularly BVRC gateways (see Gateways Map, Appendix E), and site entries (entries from both street and sidewalk) should be distinguished by special landscape treatments: flower displays, specimen trees and shrubs, accent rocks, landscaped berms, low walls, signage, decorative lighting, sculpture, architectural elements, and/or special paving. Features for vehicular entry points must meet the City's sight triangle regulations (BRC 9-3.3-5).

The Board discussed the treatment of the street corner, including the importance of visibility to the building entrance, the presence of the large Cottonwood Trees, the desirability of a shady outdoor space and whether these benefit or hinder the urban design, and designing corners that promote usable outdoor space and provide a feeling of enclosure, such as pocket parks and use of low walls or rod-iron fences.

4.2.A. Internal through-streets should be pedestrian friendly

Internal (privately-owned) through-streets should look and function like "A" streets, that is, pedestrian- friendly. This may be challenging if the drive passes along interior parking lots. Provide a 6 foot-wide walk on both sides of the drive. Ensure pedestrian interest along the walk by providing storefronts or windows, street trees, landscaping, and/or special lighting. Screen or buffer parking lots if possible. On-street parallel parking is strongly recommended. Also see Guideline 3.2.A.

Refer to 3.1 E above

Additional Comments and Related Guidelines:

2.10 Consider the Scale, Texture, and Pattern of Building Materials

The Board recommends the Applicant provide additional building color options for review, specifically warmer tones, as potential options in addition to the neutral grey tones proposed. Although the proposed palette helps differentiate the project from other projects nearby, it was suggested a warmer palette might be more representative of this locale and help weave this project into the urban fabric of Boulder specifically. Making some reference to CU, Pearl Street, and the 29th Street materials and color palette supports an urban strategy, whereas standing apart as a unique design object is typically a more suburban practice, for this type of building. That being said, too much color might be overwhelming when combined with all the articulation happening in the facades – which some BDAB members found excessively complex, resulting in the building looking more massive than it really is. Further refinement to simplify the material and color palette would be beneficial.

A more logical approach to the use of materials would also benefit this project. There appears to be a rather arbitrary application of material panels that doesn't relate to architectural conventions occurring elsewhere in town, or in history. For example, placing heavier, more durable, bearing materials such as masonry, below lighter materials such as stucco and wood, would follow structural and architectural logic that will create a much greater sense of permanence in this building. That is appropriate for the urban qualities sought in this location.

Another suggestion was to simplify the number of materials used in any one building component, and the total number of materials on any one façade. Again, this reduces the appearance of arbitrary material choices, which increases the overall architectural quality of the project.

The applicant mentioned “brownstones” as one inspiration for the elaborate façade articulation. The Board suggested that urban apartment buildings are a more accurate analogy to use when organizing the elevation design.