

# **Boulder Design Advisory Board Agenda**

Wednesday, April 15, 2015  
1720 13<sup>th</sup> Street Conference Room  
3 – 6 p.m.

## **The following items will be discussed:**

1. Call to Order
2. [Continuation of S'PARK Project Review](#)

---

**For further information on these projects, please contact:**

Sam Assefa at 303.441.4277      [assefas@bouldercolorado.gov](mailto:assefas@bouldercolorado.gov) or

**For administrative assistance, please contact:**

Melinda Melton at 303.441.3215      [meltonm@bouldercolorado.gov](mailto:meltonm@bouldercolorado.gov)

---

## BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application 3/25/2015 Address of Property for Review 3390 Valmont/ 3085, 3155, 3195 Bluff Street  
Applicant's Name Adrian Sopher Phone 303.442.4422  
Address 1731 15th Street, suite 250, Boulder, CO 80302  
Relationship to Project (e.g.: architect, contractor, etc.) architect  
Owner's Name and Address a)Sutherlands Building Material; 1515 Main Street #16, Longmont, CO Phone \_\_\_\_\_  
b)1240 Cedar LLC/ 3155 Element LLC/ 3195 Bluff Element; 1539 Pearl St., Boulder, CO

### Project Description

21 buildings as follows:  
MAARKET: NON-RESIDENTIAL - 54,009 SF TOTAL; 3-STORY+MEZZANINE; 50' HEIGHT; FAR = 1.79  
CICLO: RESIDENTIAL - 30,869 SF/ NON-RESIDENTIAL - 21,556 SF = 52,425 SF TOTAL; 3-STORY+MEZZANINE; 45' HEIGHT; FAR = 2.27  
RAILYARDS: NON-RESIDENTIAL - 67,039 SF TOTAL; 4-STORY; 55' HEIGHT; FAR = .73  
TIMBER: RESIDENTIAL - 115,084 SF/ NON-RESIDENTIAL - 4,853 SF = 119,937 SF TOTAL; 4-STORY; 50' HEIGHT; FAR = 1.82  
MEREDITH HOUSE: RESIDENTIAL - 20,690 SF TOTAL; 4-STORY; 47'-6" HEIGHT; FAR = 1.66  
SPARK\_WEST: RESIDENTIAL - 97,011 SF TOTAL; 3-STORY; 40'-0" HEIGHT; DENSITY = 1800 SF/UNIT

Lot Size 341,303 s.f. (net) Proposed Additional Bldg. Sq. Ft. 147,457  
Total Existing Bldg. Sq Ft. 0 Proposed Bldg. Height see above  
Existing Bldg Height 0

### 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:

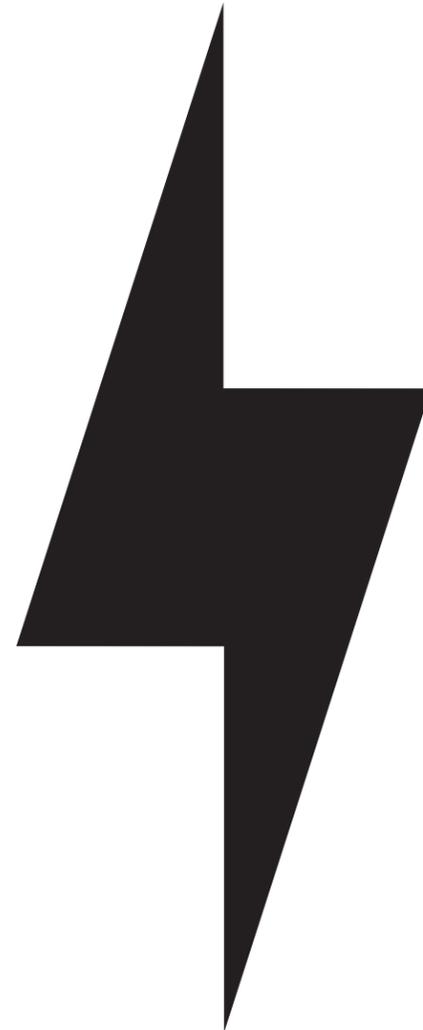
---

For submittal questions or project-content questions, please contact Sam Assefa, at 303-441-4277, [assefas@bouldercolorado.gov](mailto:assefas@bouldercolorado.gov). For administrative questions about BDAB, please contact Melinda Melton, 303-441-3215, [meltonm@bouldercolorado.gov](mailto:meltonm@bouldercolorado.gov). You can also visit the [Boulder Design Advisory Board \(BDAB\)](#) website for more detailed information.

March 25, 2015

**Boulder Junction**

Boulder, CO



## **An intentional place that fulfills the community's values and aspirations for Boulder Junction**

### VISION

S'PARK: a modern village with active greenspaces and cutting-edge sustainability for people to live, work, eat, and play — a true mixed use and transit-oriented place for Boulder Junction. A place for the crafters, the makers, and the innovators.

- Vibrant & Fun
- Modern & Sustainable
- Urban & Connected

S'PARK's residential neighborhood is designed to connect people with a sense of place as much as each other.

- Innovative Mixed Income
- Inclusive Open Spaces
- Inspiring Walkable Design



**S'PARK: A vision for a vibrant eclectic spontaneous city**

- Modest density spread across 10.9 acres and 18 Buildings with varying heights and sizes
- Unparalleled housing diversity
- Over 30% Permanent Affordable Housing onsite
- Colorado's 1st LEED - ND Platinum Project
- A Transit Oriented Development (TOD) at Boulder's speed
- A focus on Design Excellence and Diversity
- Street proportions tuned to harmonic ratios
- Civic walkable scale that favors pedestrians and cyclists
- Inclusive open spaces invite participation in urban living
- A lively, engaging and creative place for Boulder



Learning from the world's successful models for livable cities, their grit, authenticity and pulse toward interpretations the capture the the essence of living in Boulder.

### Inspirations





Development



Architecture

WORKSBUREAU



Landscape Architecture



Sustainability



Civil Engineering



Structural Engineering



Mechanical, Electrical, Plumbing



Development Design Team

2010 Census Information

Census Tract 122.03  
(Greater Boulder Junction)  
Designation - Severely Distressed

Population - 6,245  
Median Family Income - \$44,231  
Percent of People in Poverty - 50.34%



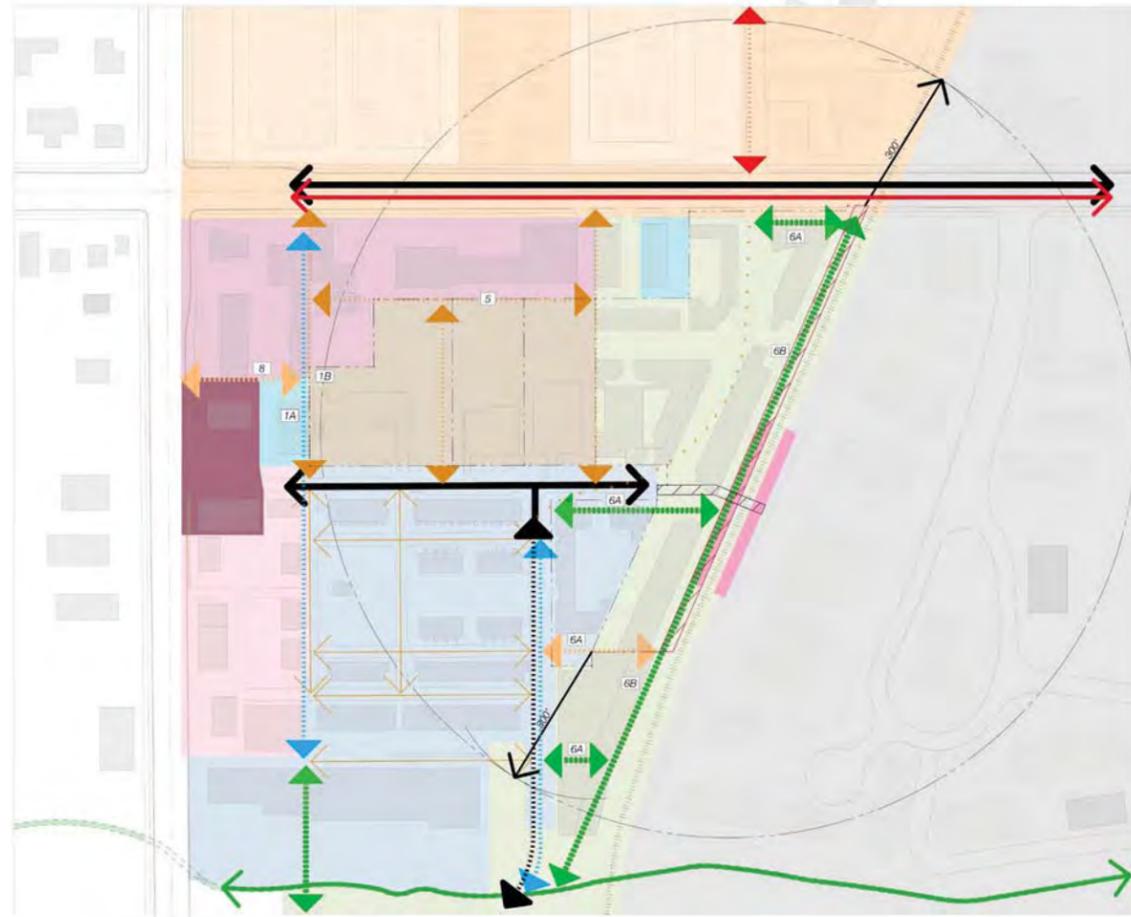
0 40' 100' 200'

Aerial Context Map

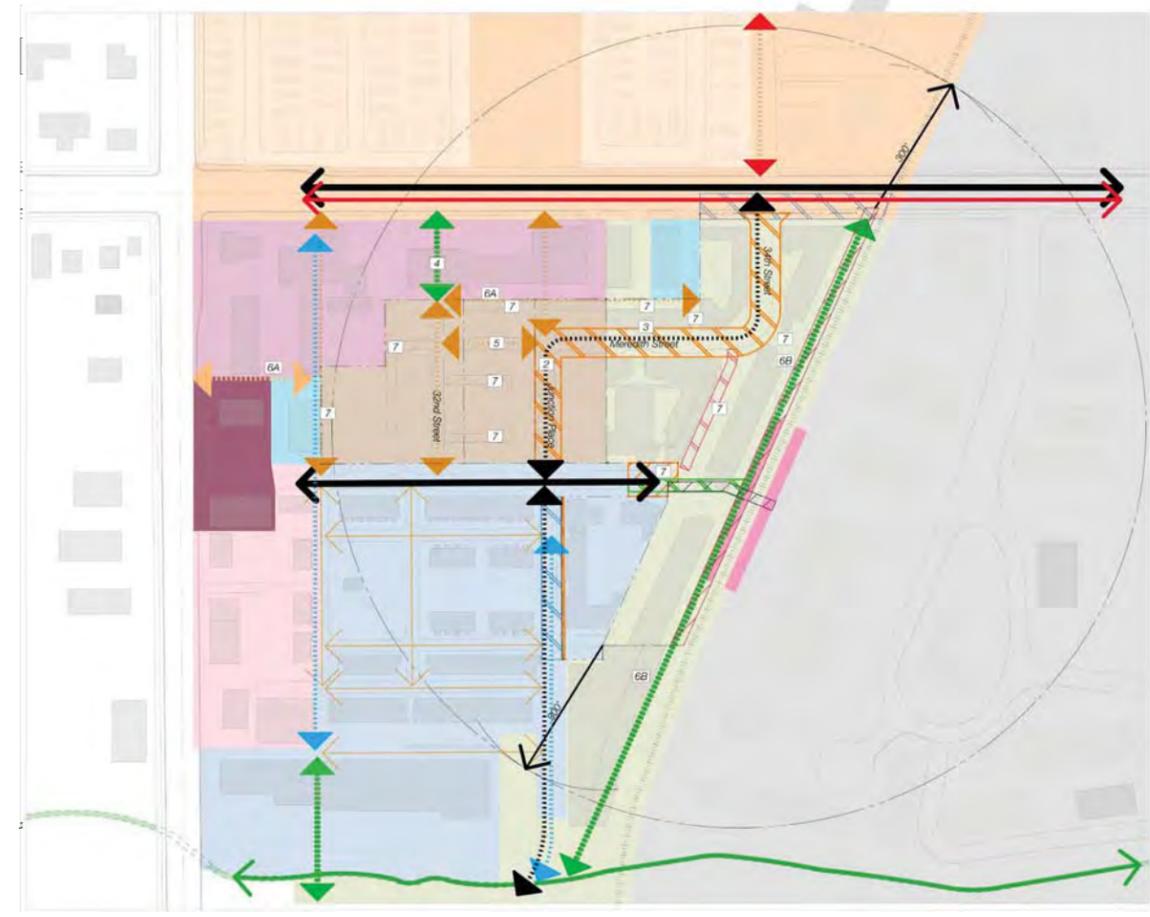




Adopted Zonina & Connections



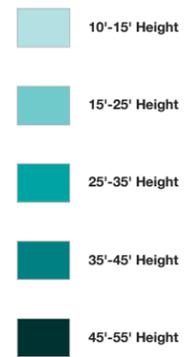
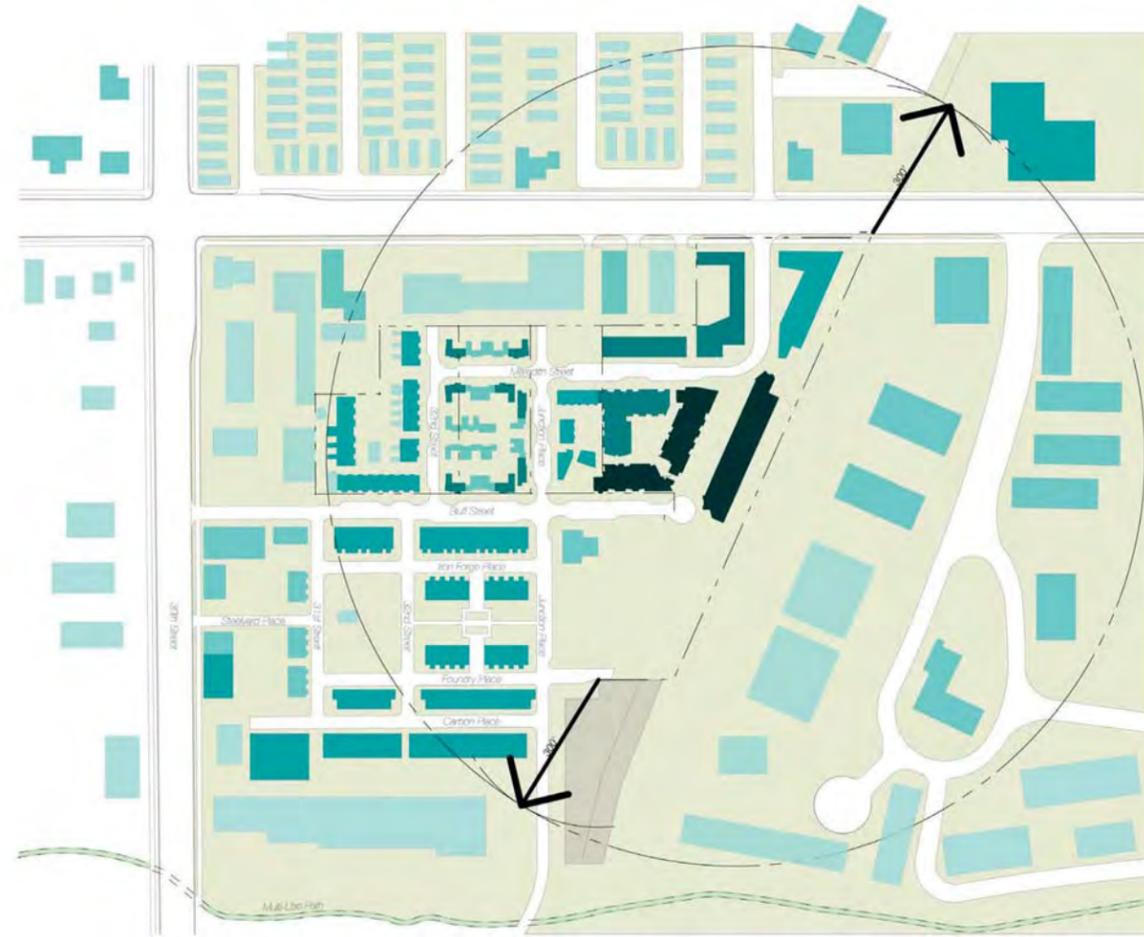
Context: Proposed Zoning & Connections



- 1A Adopted Proposed On Street Bike Route to be deleted
- 1B Adopted Proposed Local Street to be deleted
- 2 Proposed routing of Junction Place
- 3 Proposed Meredith Street relocated from adopted Connections Plan
- 4 Proposed 32nd Street relocated from adopted Connections Plan
- 5 Proposed relocation of future local streets from adopted Connections Plan
- 6A Adopted Proposed Path to be deleted
- 6B Adopted Proposed Multi-Use Path to be Proposed Bike Path
- 7 Proposed Private Drive

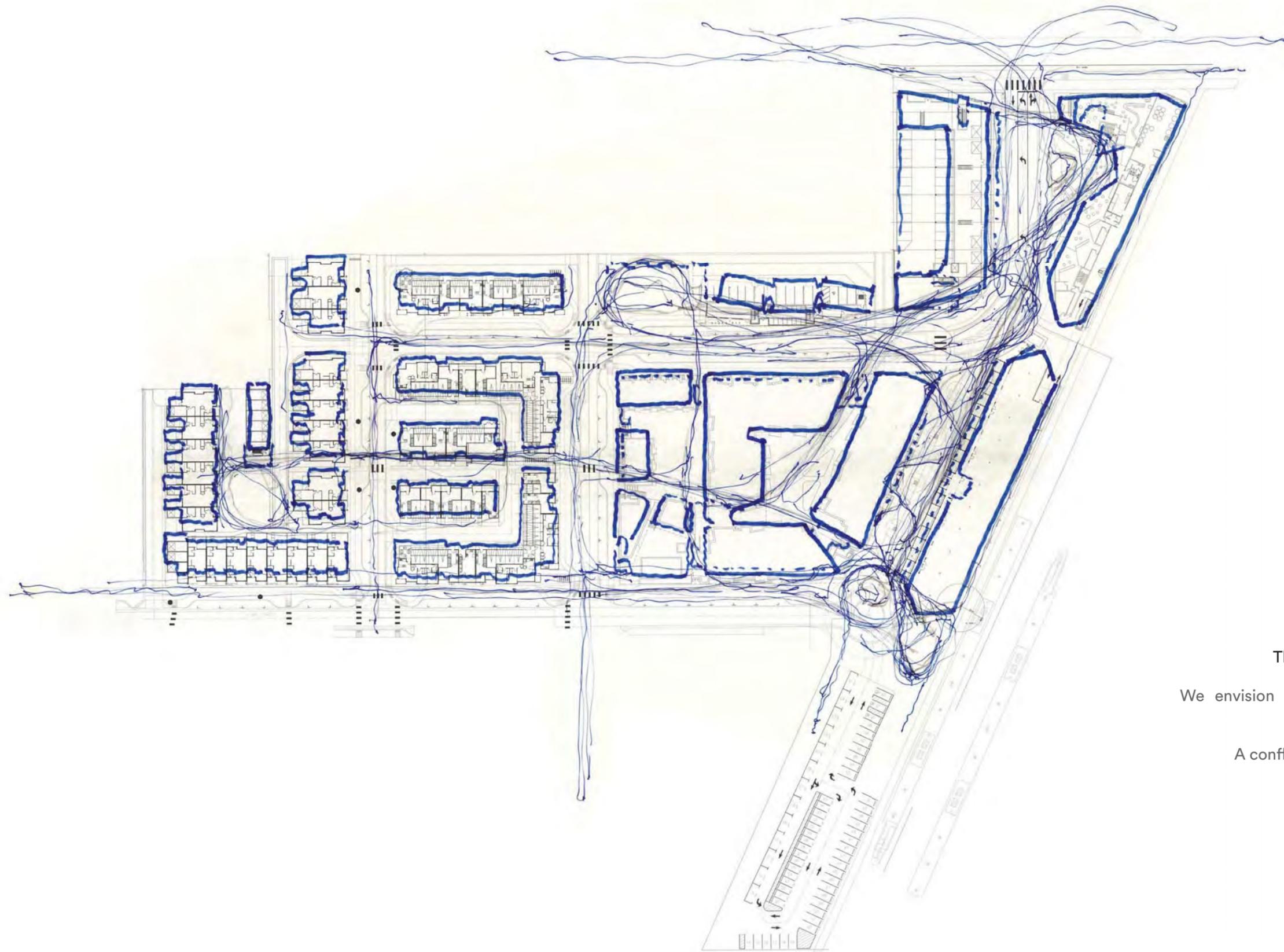
MU-4	BMS	PROPOSED RH-3	ROW Dedication	Railroad Easement	Existing Collector Street	Existing on street bike lane
IS-1	RM-1	PROPOSED FLEX ZONE	ROW Vacation	Proposed Railroad Platform	Proposed Collector Street	Proposed On Street Bike Lane
IMS	MH		Sanitary Easement	Proposed Woonerf (Private Drive)	Existing Local Street	Proposed On Street Bike Route
RH-6	BT-1		Existing Drainage Easement	Proposed Pedestrian Access Easement	Proposed 2-way Local Street	Existing Multi-Use Path
BCS	IG		Proposed Drainage Easement	Proposed 1-way Local Street	Proposed Local Street -flexible alignment	Proposed Bike Path
					Proposed Soft Surface Pedestrian Path	Existing Railroad

Context: Proposed Height



Context: Proposed Land Use





The underlying concept woven in design:

We envision an activated urban fabric, alive and thriving--

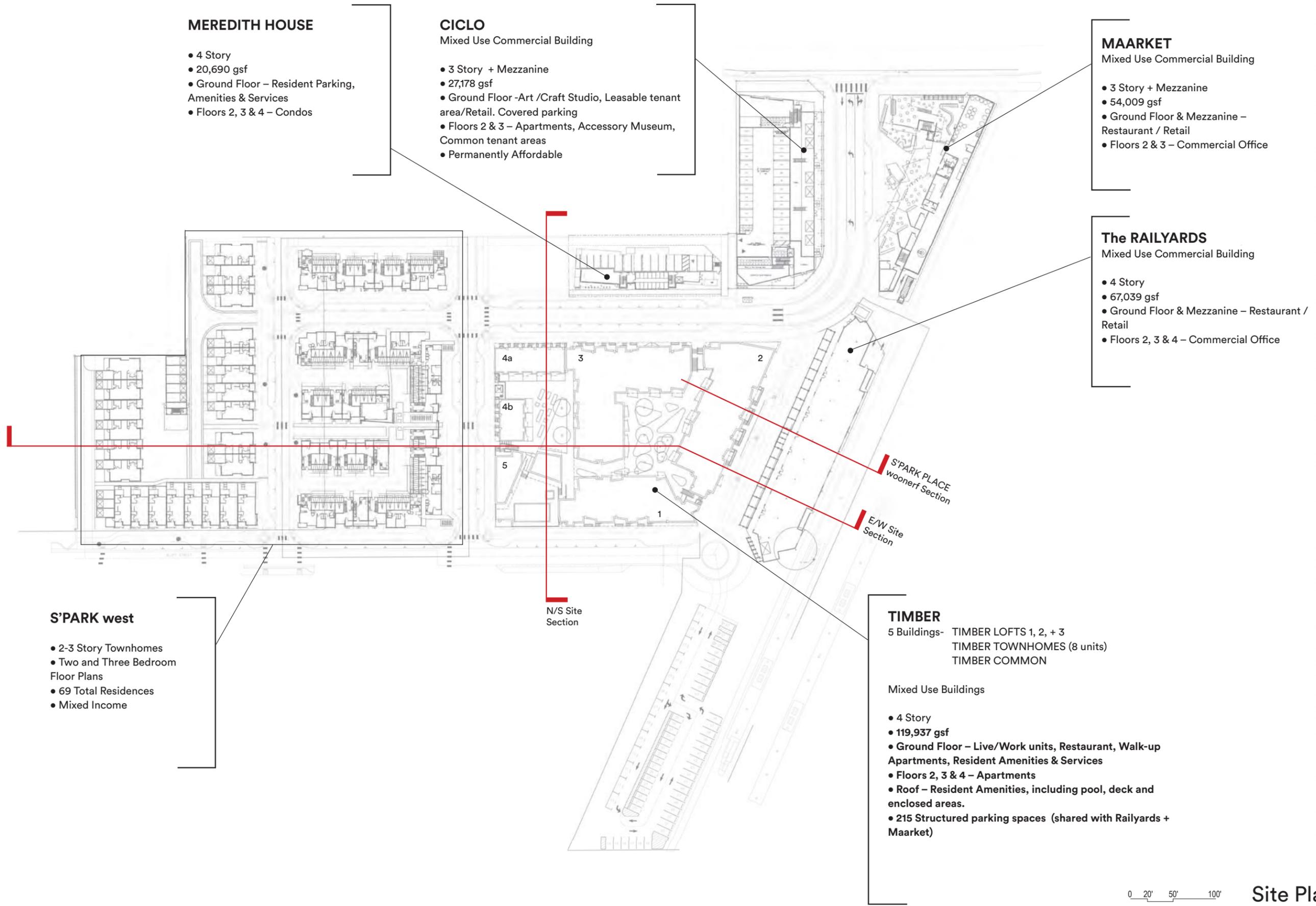
A confluence of many routes in vibrant places, for people at all times and seasons

We see a life in Boulder where people dwell, work and play, all within reach of an inspiring walk

--a mindful, sustainable place that embodies the western spirit, in a modern age

0 20' 50' 100'

Site Concept Plan



**MEREDITH HOUSE**

- 4 Story
- 20,690 gsf
- Ground Floor – Resident Parking, Amenities & Services
- Floors 2, 3 & 4 – Condos

**CICLO**

- Mixed Use Commercial Building
- 3 Story + Mezzanine
  - 27,178 gsf
  - Ground Floor -Art /Craft Studio, Leasable tenant area/Retail. Covered parking
  - Floors 2 & 3 – Apartments, Accessory Museum, Common tenant areas
  - Permanently Affordable

**MAARKET**

- Mixed Use Commercial Building
- 3 Story + Mezzanine
  - 54,009 gsf
  - Ground Floor & Mezzanine – Restaurant / Retail
  - Floors 2 & 3 – Commercial Office

**The RAILYARDS**

- Mixed Use Commercial Building
- 4 Story
  - 67,039 gsf
  - Ground Floor & Mezzanine – Restaurant / Retail
  - Floors 2, 3 & 4 – Commercial Office

**S'PARK west**

- 2-3 Story Townhomes
- Two and Three Bedroom Floor Plans
- 69 Total Residences
- Mixed Income

**TIMBER**

- 5 Buildings- TIMBER LOFTS 1, 2, + 3  
TIMBER TOWNHOMES (8 units)  
TIMBER COMMON

Mixed Use Buildings

- 4 Story
- 119,937 gsf
- Ground Floor – Live/Work units, Restaurant, Walk-up Apartments, Resident Amenities & Services
- Floors 2, 3 & 4 – Apartments
- Roof – Resident Amenities, including pool, deck and enclosed areas.
- 215 Structured parking spaces (shared with Railyards + Maarket)

N/S Site Section

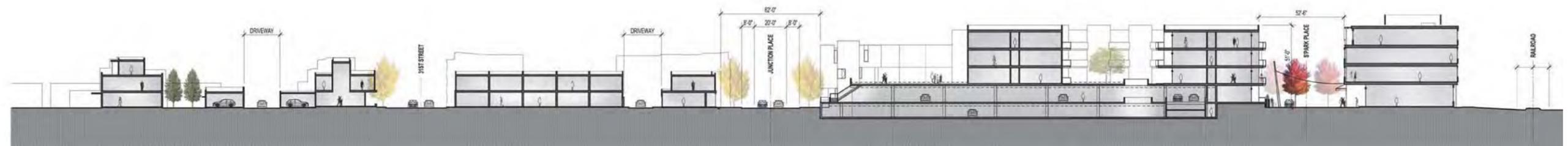
S'PARK PLACE woonerf Section

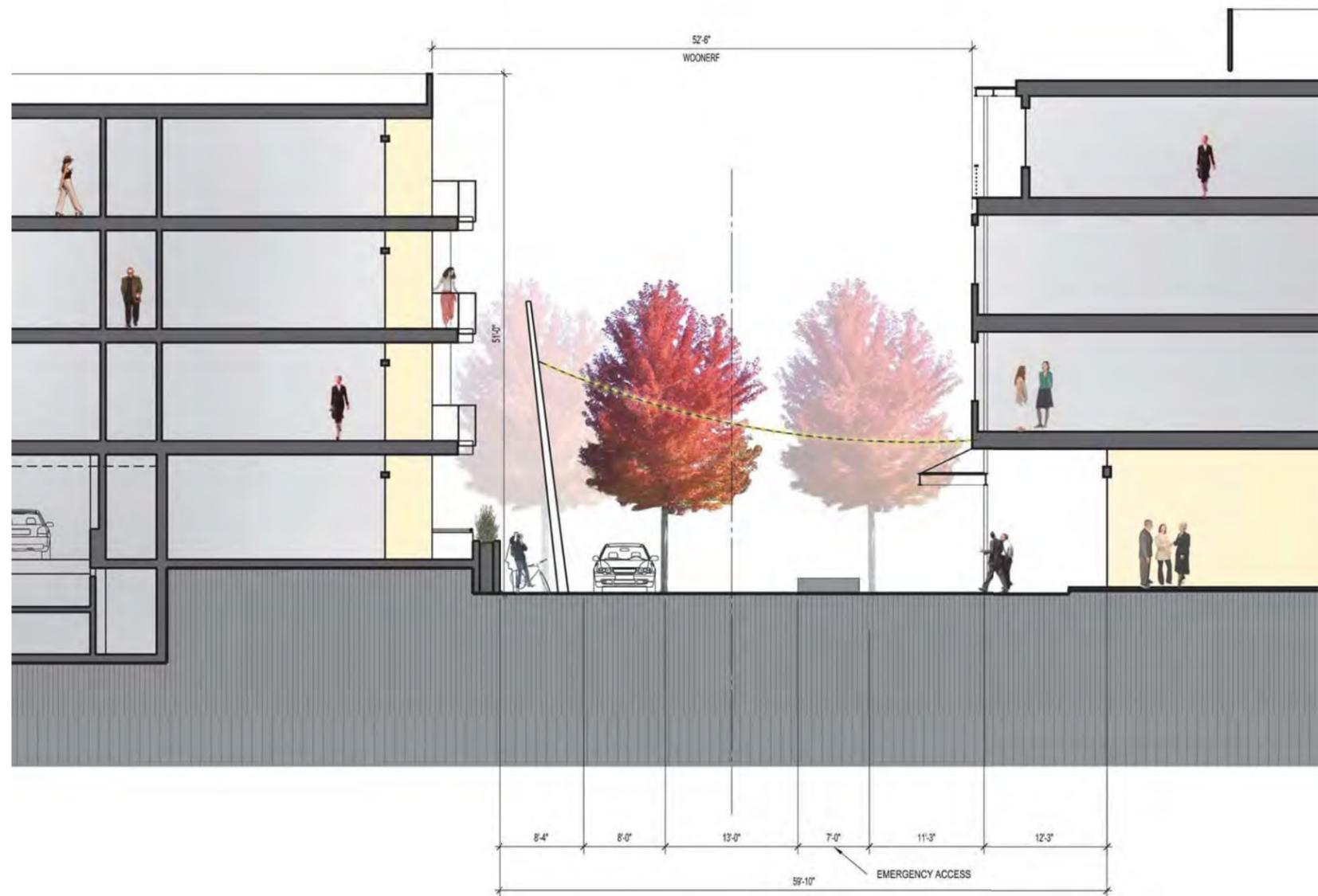
E/W Site Section

0 20' 50' 100'

Site Plan

- terraced massing from trackside to neighborhood
- multi-scaled diverse types of housing
- harmonic 1:1 street sectional proportion at S’PARK Place
- through-block pedestrian connections across the site.



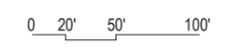


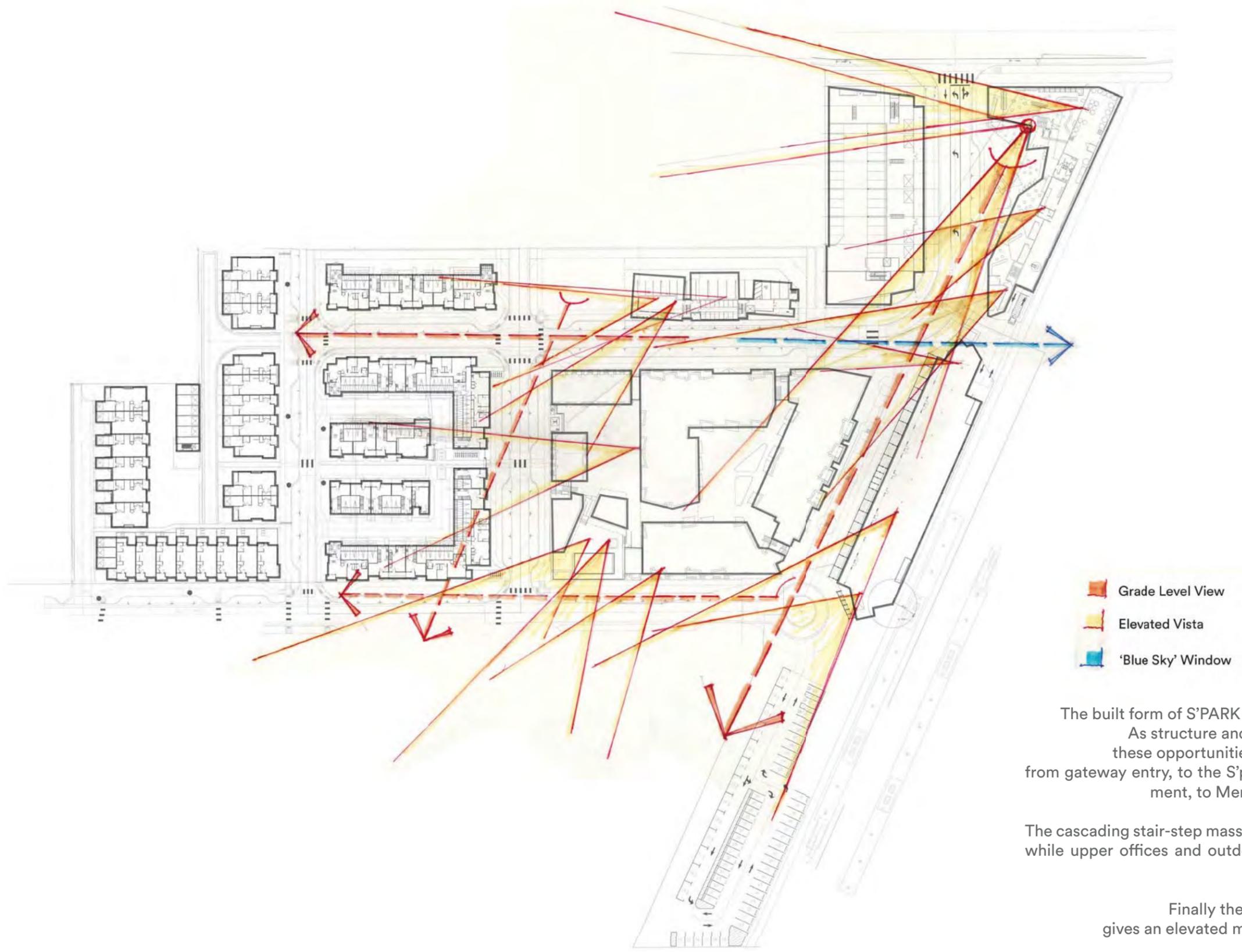


S'PARK adheres to an urban design principle that buildings give form to civic space, make it cohesive and bodied.

As backdrops or facets of these 'frames' they offer a hand; their gestures can invigorate a district.

Public street, plaza and park spaces that are spontaneous, flexible, and active; social, fitness, and contemplative private spaces that form counterpoint 'retreats' and semi-public, in-between passages and garden domains form the spectrum of places within S'PARK





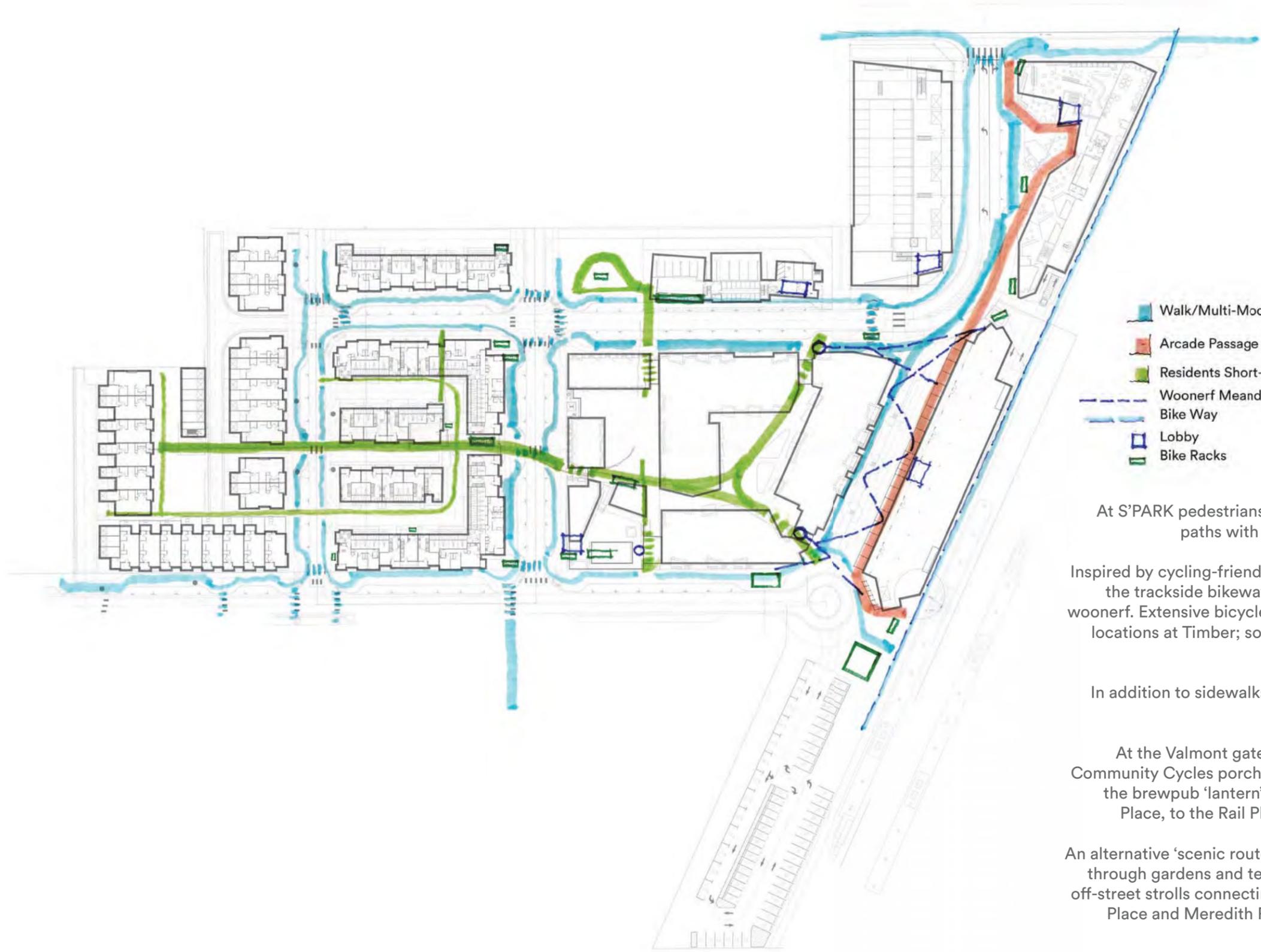
-  Grade Level View
-  Elevated Vista
-  'Blue Sky' Window

The built form of S’PARK will make the most of natural assets. As structure and street section give frames to views, these opportunities have been considered throughout: from gateway entry, to the S’park Place ‘woonerf’ mountain alignment, to Meredith Park and Bluff Street terminus.

The cascading stair-step massing enhances viewshed for residents, while upper offices and outdoor meeting decks take in the front range.

Finally the Aerie event deck, level 3 at Market gives an elevated mountain vista to the greater public—while overlooking the active scene.

0 20' 50' 100'



-  Walk/Multi-Modal
-  Arcade Passage
-  Residents Short-Cut <short cut>
-  Woonerf Meander
-  Bike Way
-  Lobby
-  Bike Racks

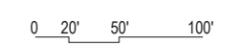
At S'PARK pedestrians and cyclists will enjoy a multiplicity of paths with connectivity provided at several levels.

Inspired by cycling-friendly European and American precedents, the trackside bikeway is tied into multi-modal paths and the woonerf. Extensive bicycle parking is provided including covered locations at Timber; some buildings will showcase visible bike storage rooms.

In addition to sidewalks, S'PARK has embedded porosity in its planning.

At the Valmont gateway, pedestrians find two arcades: the Community Cycles porch / walk, and the arcade stretching from the brewpub 'lantern' at Market, to the Railyards at S'PARK Place, to the Rail Plaza at the south— a complete gesture.

An alternative 'scenic route' offers residents and guests shortcuts through gardens and terraces of Timber. These are convenient off-street strolls connecting west to east, with linkage to S'PARK Place and Meredith Park, and amenities such as Fitness and Coworking space at Timber.



Site Design: Permeability

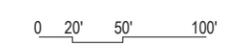


In pursuit of LEED ND Platinum certification, as a sustainable objective, S’PARK has embedded numerous ecologically sound attributes in planning.

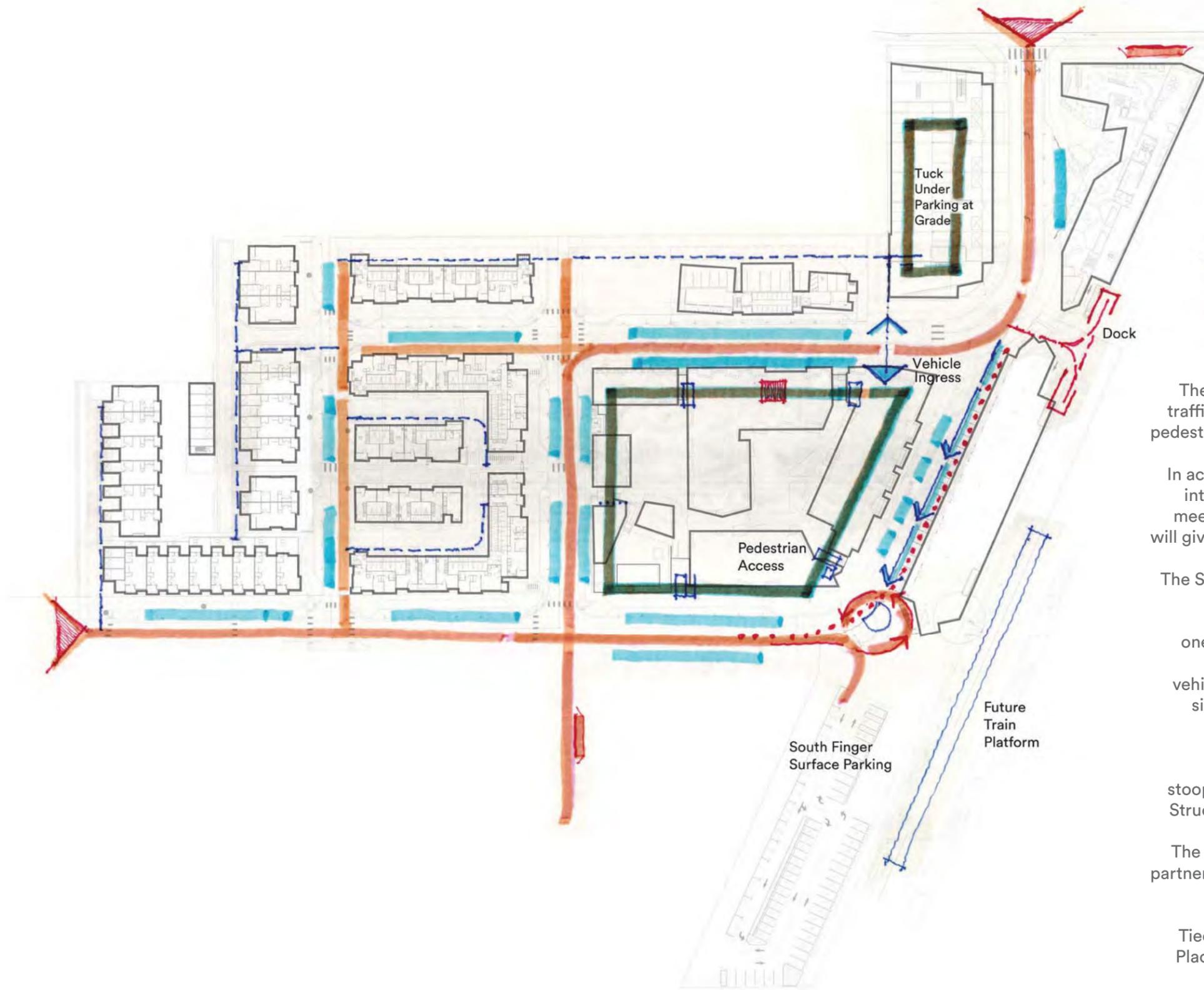
More than an overlay, a network of transit oriented, pedestrian and bike-friendly routes and connections feeds this walkable district. Bike storage (both public and private within buildings) is conveniently provided, and electric vehicle charging is offered in S’PARK Place and in the Timber garage—available to the public. Site lighting (please refer to the appendix) is chosen for long life, high efficiency, and low energy consumption. And water quality is handled in part by provision of permeable paving, in lower traffic impact zones.

Beyond this, S’PARK augers for the ideal of planned relevance: the opposite of obsolescence. In part this means design for longevity: favoring quality over the expedient and substance over the superficial. Particularly at commercial buildings design considers future flexibility.

In this way the embodied energy placed in this community will retain and increase its value, across future generations.



Site Design: Sustainability Key Features



- Roadway - Main Route
- Roadway - Secondary Route
- Bus Stop
- Surface Parallel Parking
- Structured Parking (concealed)
- Woonerf - limited one-way
- Alley or drive access
- Emergency Vehicle Route
- Loading/Delivery
- Waste/Recycle Handling

The main route of cars through S’PARK is geared to slow traffic, and all streets and drives have been considered for pedestrian and bicycle safety for residents and visitors alike.

In accord with the Transit Village Area Plan, roads are tied into the fabric of Bluff and 32nd streets, and 34th Street meets the Valmont Road arterial— a signalized point that will give drivers ‘pause’ to sense the invitation of the district.

The S’PARK Place woonerf is a pedestrian street where the car has been minimized:

one-way traffic will allow limited access; at times closed for evening life or events. Provision for emergency vehicle access maintains the perception of a narrow lane, simultaneously allowing the Bluff roundabout a smaller diameter, surrounded by its ‘urban forest’.

Within S’PARK people walk, after parking in the fully veneered garage at Timber. Residences around form stoop-lined streetscapes that encourage moderate speed. Structured and tuck-under parking has been concealed at all buildings.

The South Finger provides temporary parking solutions in partnership with the Boulder Junction Access District, while allowing future phased development to occur.

Tied into transit, two bus stops on Valmont and Junction Place connect multiple routes— aligned with sustainable planning principles.



Site Design: Vehicular Movement



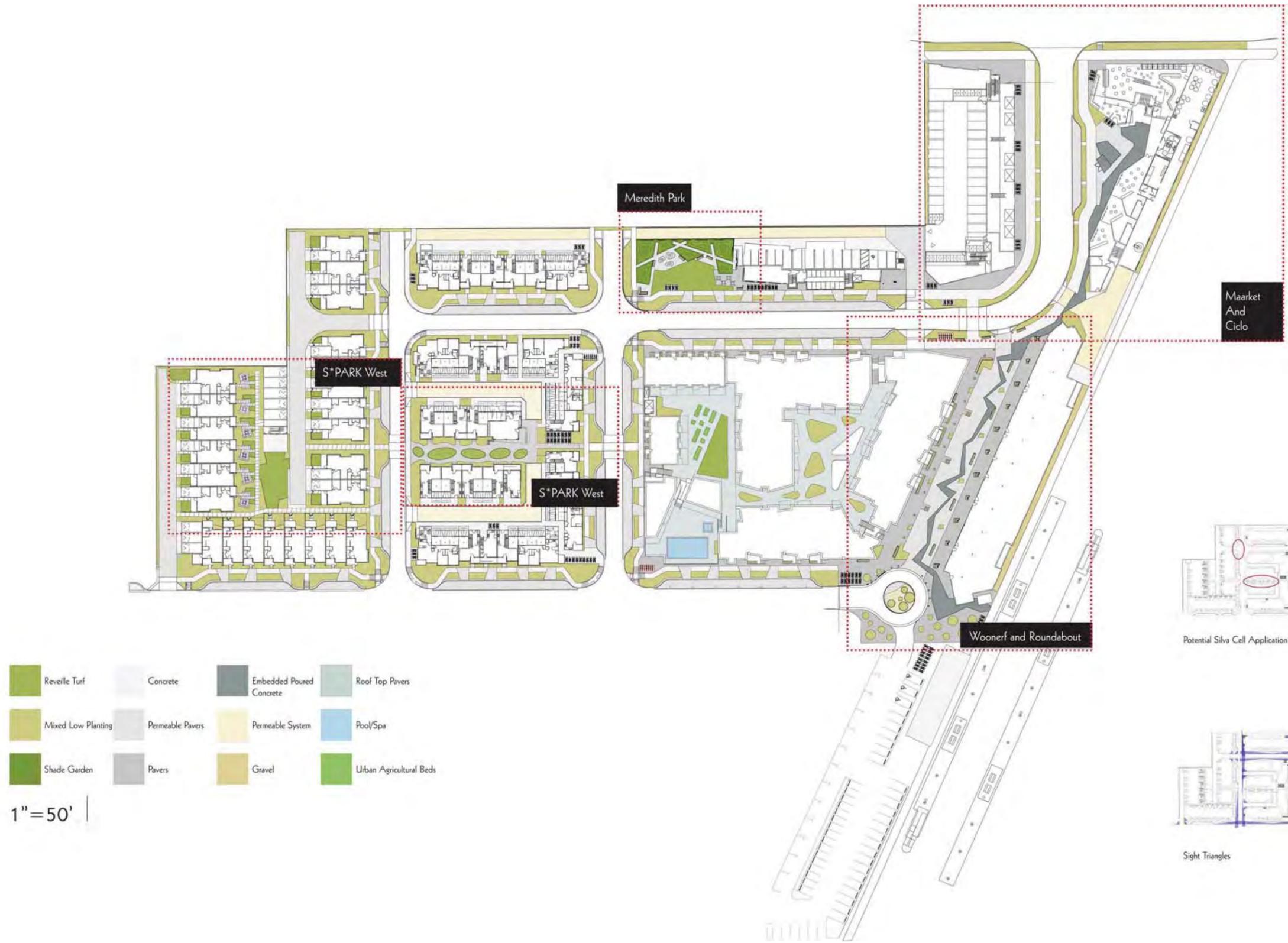
The success and vibrancy of the urban scene, outdoor life, commerce and retail at S'PARK will be fueled by people—who in turn draw others to join the experience.

To foster this, our planning has mapped visual connections to places and nodes of activity. The plan forms of buildings, or sometimes the undercut of a ground floor (to open a sightline and offer shade) has been designed to multiply such connections. Where these 'Lines of Desire' converge the opportunity is ripe for people to gather.

Attractions enhance the draw: restaurant terraces, live music, an outdoor fire on the plaza; shade, vegetation, play space or seating. When people park at Timber, they will be greeted by sightlines to cafés and shops. And where the pedestrian friendly environment offers the sense of security and wellbeing, people are likely to make it their own.

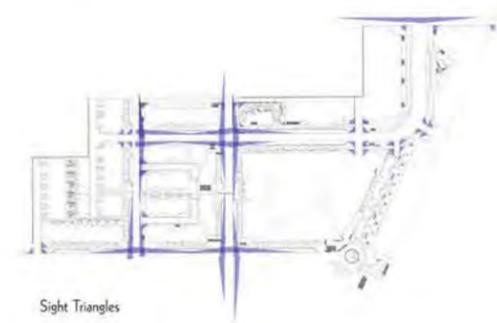
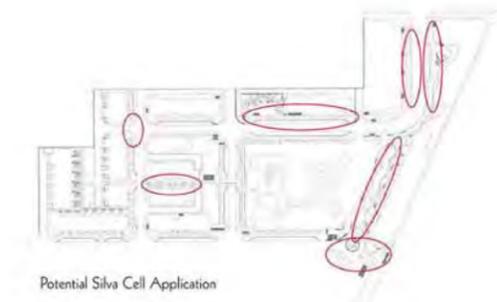
0 20' 50' 100'

Site Design: Activation



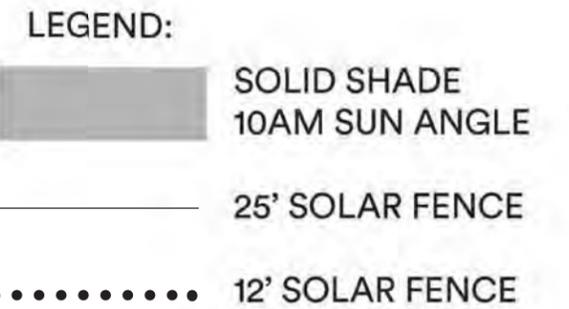
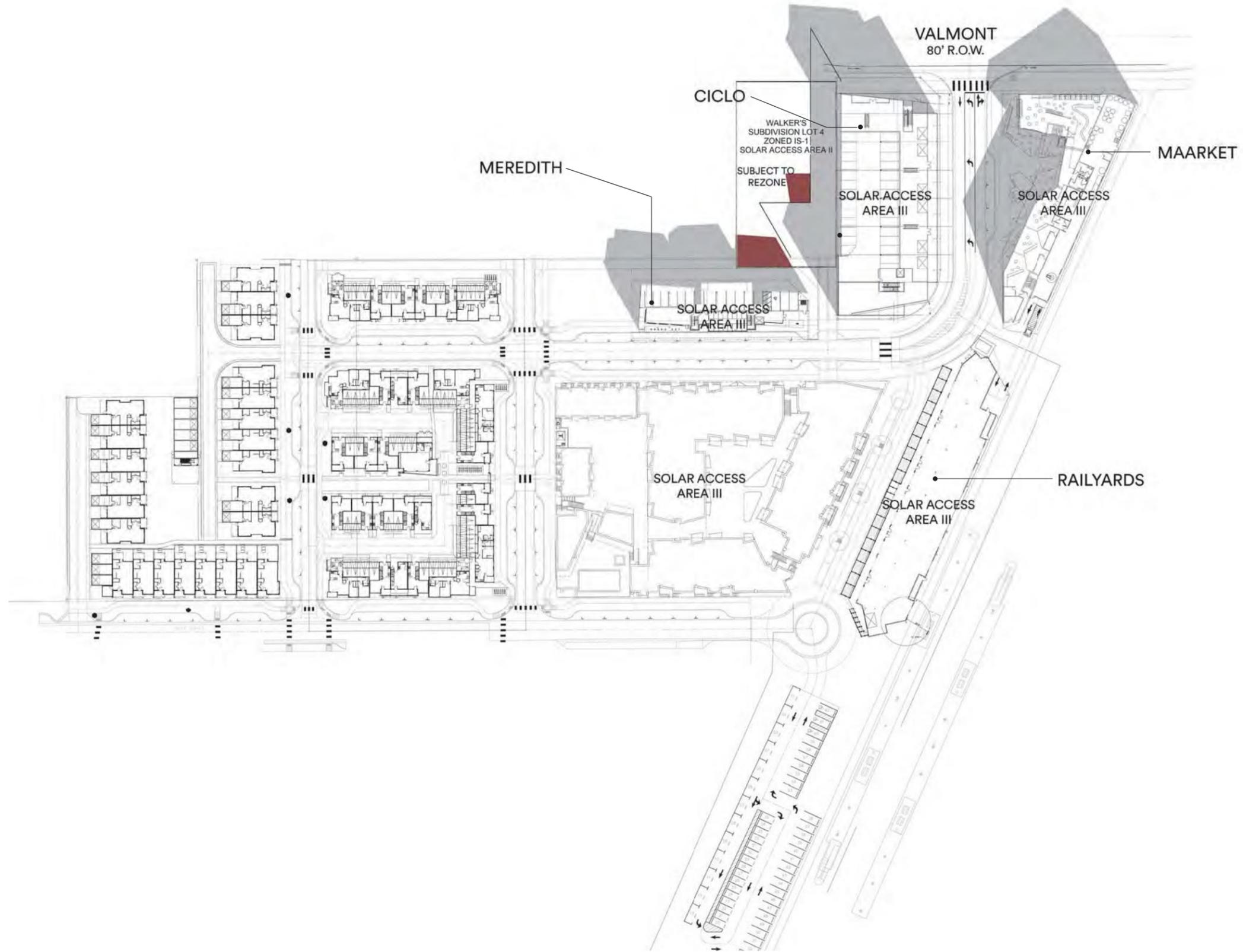
- |  |                    |  |                  |  |                          |  |                         |
|--|--------------------|--|------------------|--|--------------------------|--|-------------------------|
|  | Reveille Turf      |  | Concrete         |  | Embedded Poured Concrete |  | Roof Top Pavers         |
|  | Mixed Low Planting |  | Permeable Pavers |  | Permeable System         |  | Pool/Spa                |
|  | Shade Garden       |  | Pavers           |  | Gravel                   |  | Urban Agricultural Beds |

1" = 50'

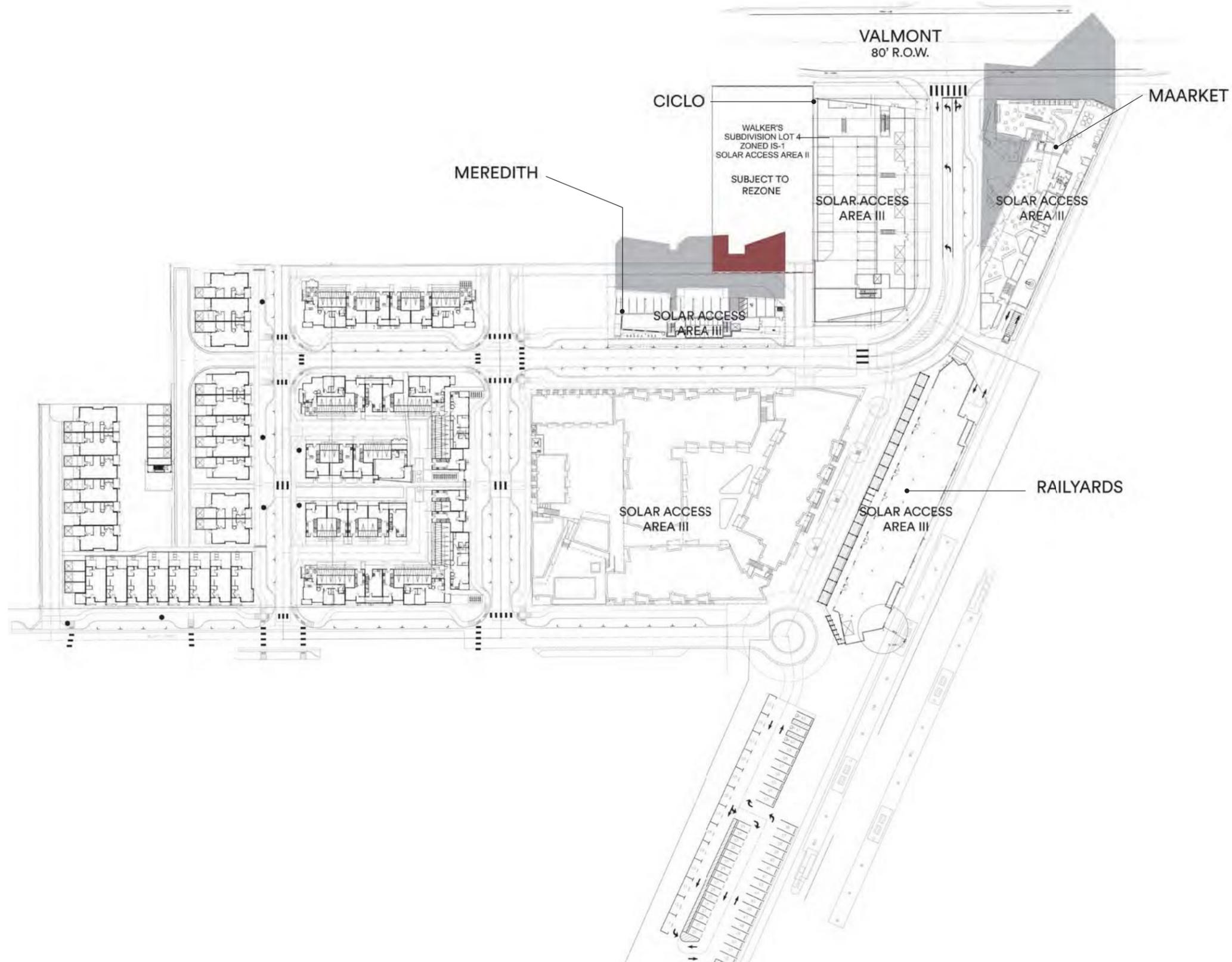


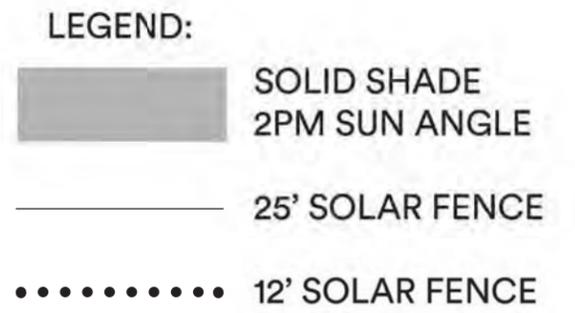
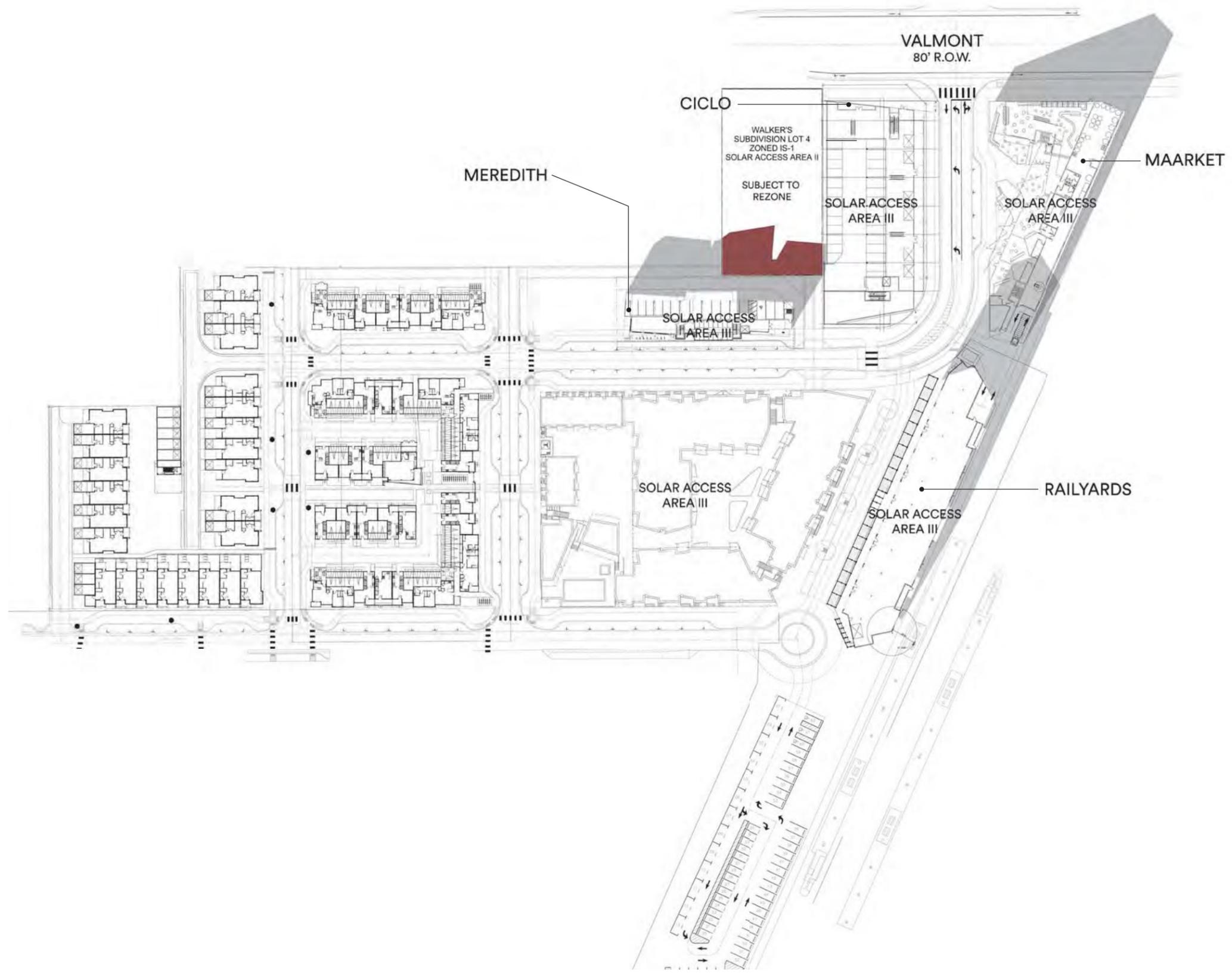
0 20' 50' 100'

Landscape: SitePlan



Solar Shade Analysis







At the Valmont Road entry to S'PARK the Maarket and Ciclo buildings form a portal:

As Ciclo angles slightly back from the street it reveals the 'lantern' of the Maarket, with its high-bay taproom and terrace, and 3rd level Aerie deck above.

Maarket provides transparency and sightlines that bring plaza action to the street.

Between Ciclo's proposed Community Cycles space, and affordable artists lofts, and Maarket's brewpub, several micro-restaurants, creative offices, and outdoor music space—this is the northern nexus of S'PARK, where we're staking claim to Valmont as a pedestrian and bike friendly place.



Inspired by the woonerf model of the Netherlands, S'PARK Place is a pedestrian flexible urban event space, a street like an outdoor living room. Its harmonic 1:1 sectional proportion is framed by The Railyards and Timber Lofts.

The arcade and canopy of Railyards engages restaurant, retail and studio office bays with a shaded patio. Across, Timber's row of apartment stoops is punctuated by corner shops or small cafés. This diversity makes for a true 'living street' scene. When it's after hours for the upper levels of Railyards offices, Timber's porchlights will come on above the trees.

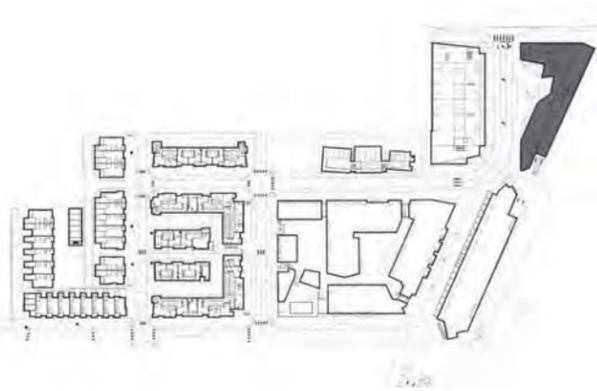
The tableau of the woonerf is formed by an allee of trees casting dappled light onto textured permeable pavers. Color shifts indicate the minimal width of a one-way drive, which may be operationally closed for events. A diagonal paving line stretches from Market through the woonerf with sauntering informality.

Bookended by the Bluff 'urban forest' roundabout and Market at the northern terminus, S'PARK Place is at the heart.



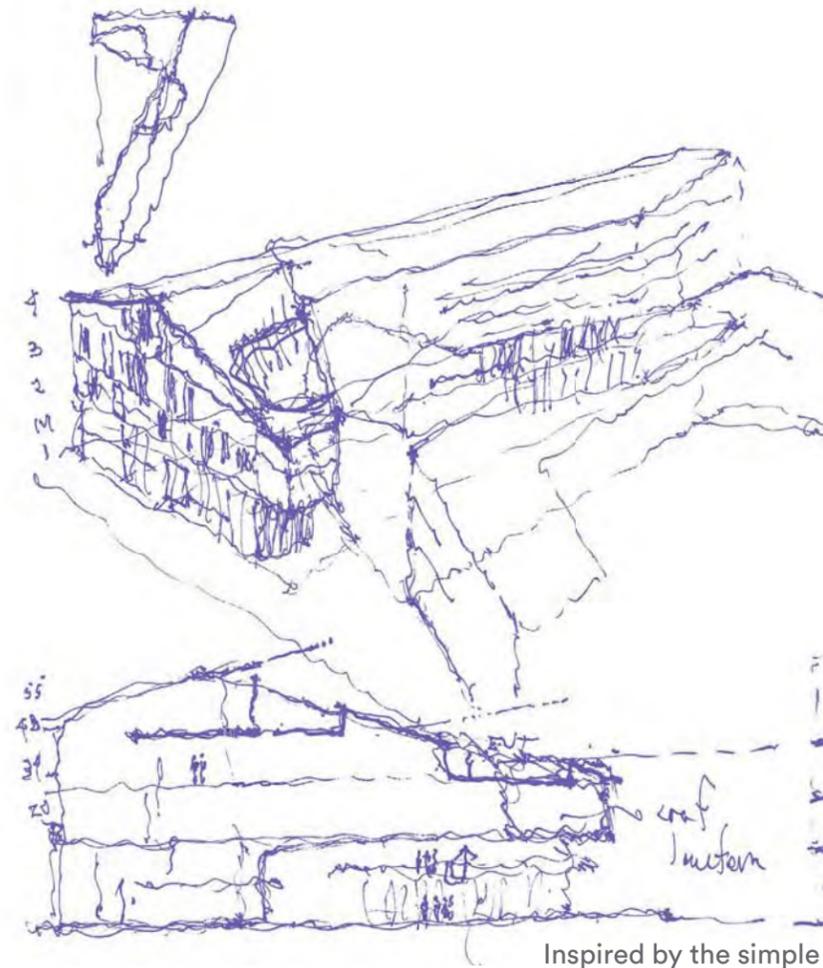
Meredith Street will be a multi-scaled range of diverse housing types, from S'PARK west's mixed income housing, to the Timber Lofts apartments and townhomes, to Meredith House condos—a socio-economic cross section.

Streetscapes of arid-appropriate plantings, street trees, and porous-paved parking lead to a pocket of relief in the built fabric. Meredith Park embraces a modest turf area with mounded plantings, play boulders, and a 'shadow screen' cor-ten plate fence as its backdrop.



### Mixed Use Commercial Building

- 3 Story + Mezzanine
- 54,009 gsf
- Ground Floor & Mezzanine – Restaurant /Retail
- Floors 2 & 3 – Creative Class A Office



We wondered:  
 What would happen if a creative Class A office building felt nothing like an office, and what if it floated over a glowing lantern-space full of people and great food and drink?

So we carved a gabled form that defers to neighborhood scale, wrapped in silvered wood, with kinetic rhythm and punches of color. It had to hover over glass. And on top, the 'lifted lid' at the event deck gives a gateway view to everyone.



Inspired by the simple lines and texture of mountain sheds and the kinetic rhythms of railroad cars, Maarket is a modest gable form carved from a triangular city block. Erosion forms its plaza and arcade overhangs. On its roof, lifted flaps create the 3rd level Aerie event deck, upper office mezzanines and terraces, and trackside dormers with northeast views. Maarket is designed to work at two scales and velocities: at the speed of the train or as seen from Foothills Parkway, and the slower pedestrian pace as one enters 34th Street from Valmont.

Composed in two shades of silver grey cedar, vertical and horizontal in sympathy with building proportions, the main body of Maarket is completed by a soffit of reclaimed Sutherlands lumber. Windows similarly shift from vertical to horizontal, to the advantage of creative offices and views within. A standing seam galvanized roof wraps down the east (trackside) face, interrupted by wood wedges at the sawtooth dormers. This floating volume is underpinned by steel columns and vertically score-jointed stack bond concrete masonry along the tracks. On the west, steel columns and glass with dark mullions create an arcade walk—animated by a floating light/signage ribbon. The first story soffit celebrates sustainability, repurposing the warm wood decking rescued from the Sutherlands lumber yard.

At the north, a brewpub with taproom and mezzanine creates the transparent 'lantern' on Valmont. Several micro-restaurants stretching down the arcade toward S'PARK Place complete an indoor-outdoor dining scene. The plaza at Maarket will be activated by a stage plinth for spontaneous or scheduled music, and a firepit at the taproom terrace.



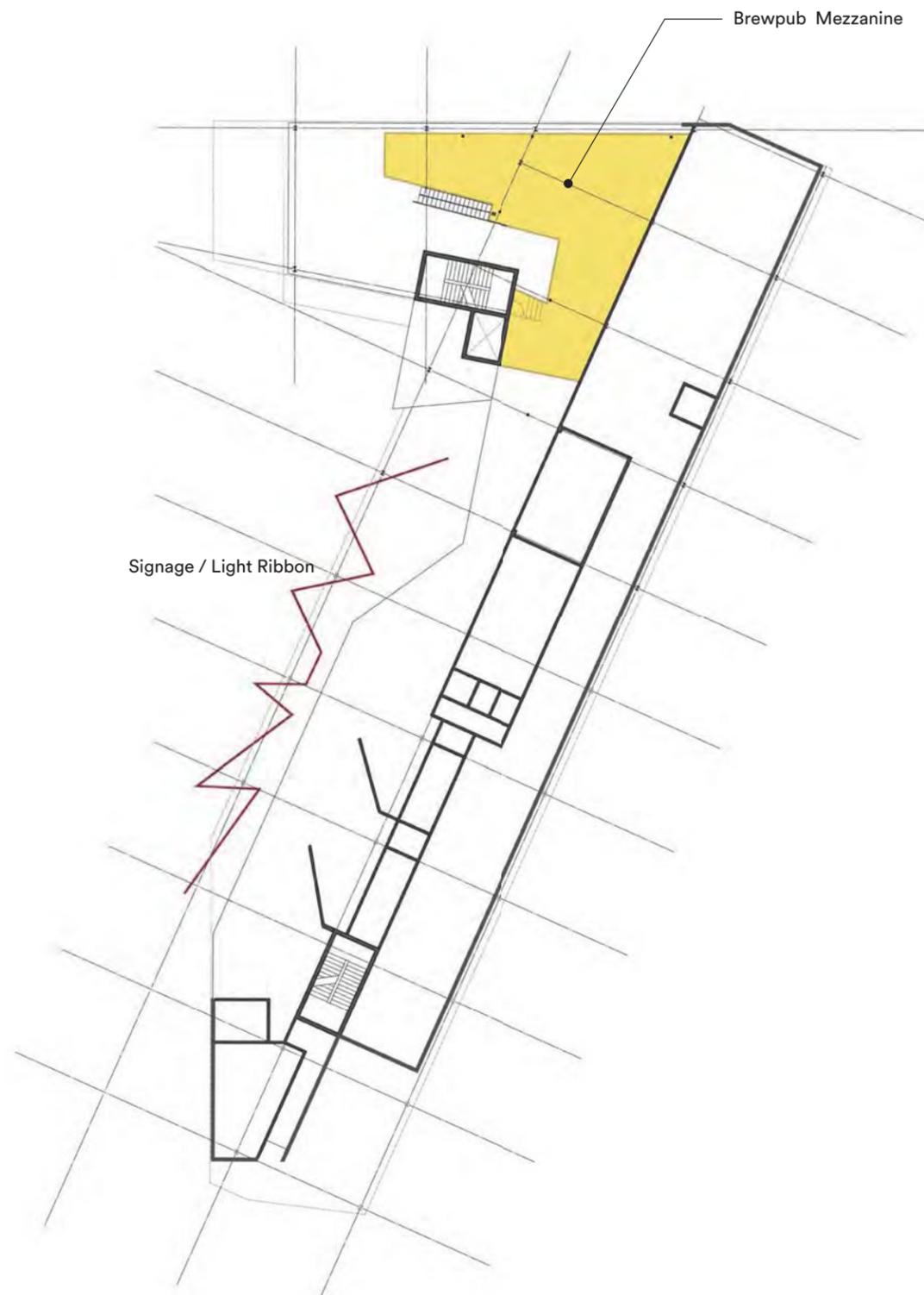
**Scenario**

a day in the life of...

I bike to work, and I usually come early. I've got the best coffee at MAARKET and I hang out in the plaza with my laptop, or stroll S'PARK Place while I get my gameplan on. Our studio is on 3rd; I work in the loft with sky and mountains, but we usually conference out on the deck...some of our best ideas are al fresco. It's either the taqueria on the plaza for lunch, or they cater up for our clients.

Most Thursdays some of us head down to the brewpub by 5:30. Tonight though we've got the Aerie reserved—celebrating our 4th year of solid growth, with our families. We'll eat and see the sunset up on the deck, and close the night over gelato downstairs.

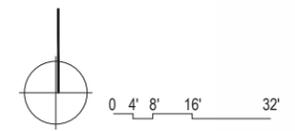
The rumble of the freightliner cranks on once in a while. Clouds rip over the peaks and light and fresh air stream through our windows. Nothing is static here, it's alive and moving.



Level 1 - Mezzanine 1,800 gsf



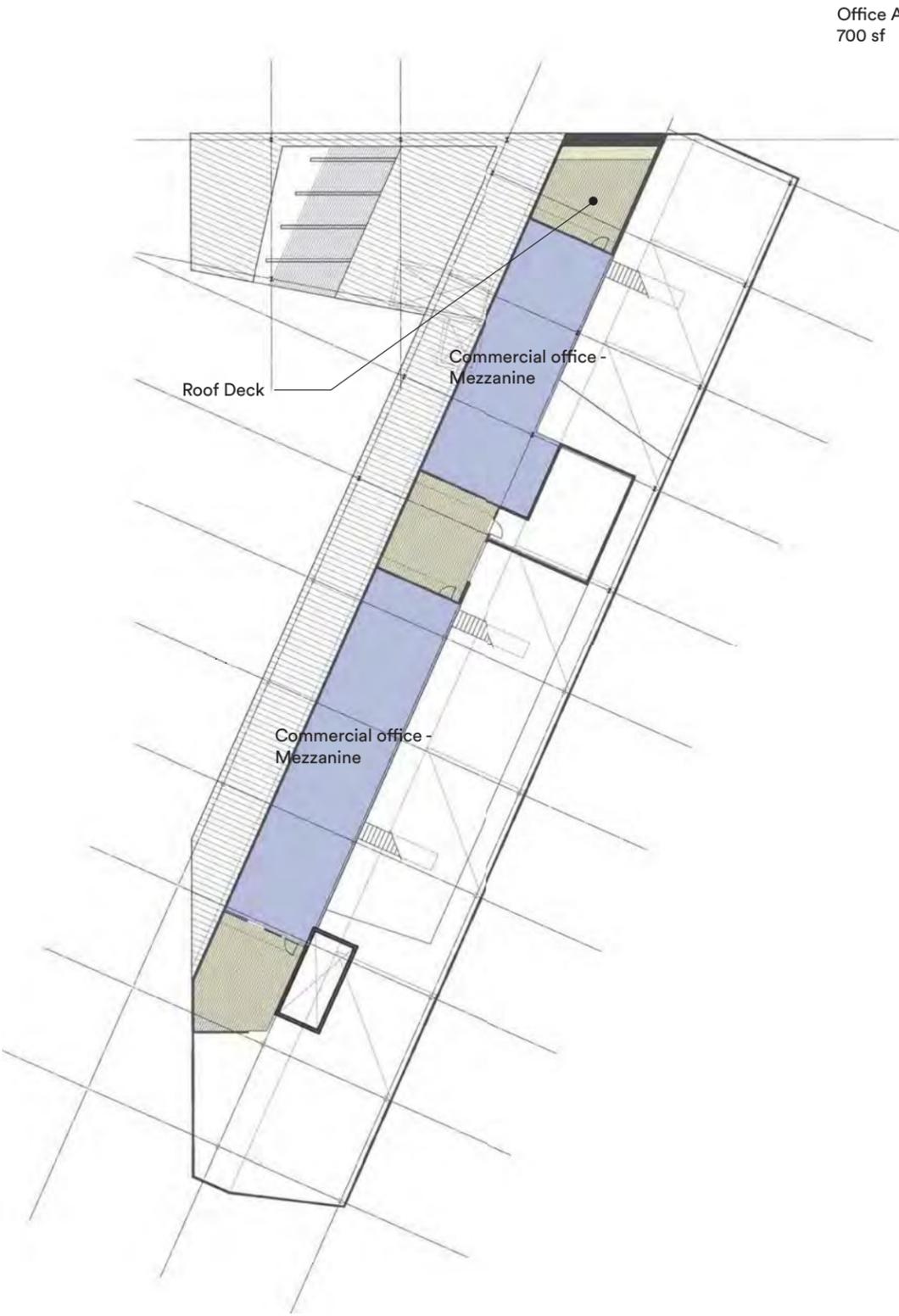
Level 1 14,191 gsf



Plans

WORKSBUREAU | Maarket

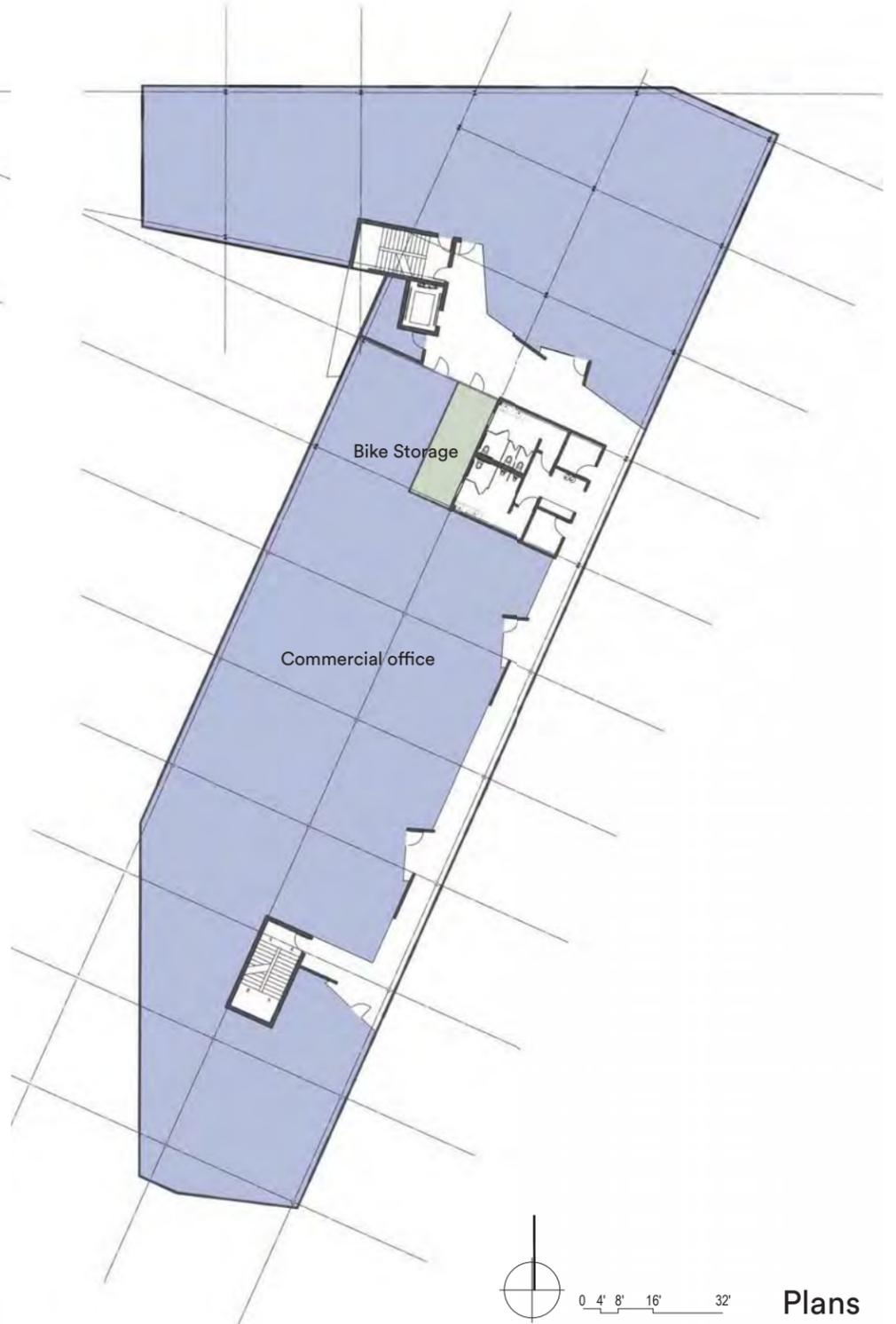
28 **S'PARK**



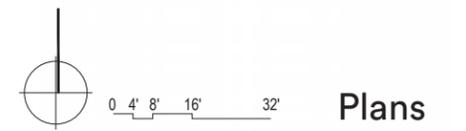
Level 3+ mezz 17,555 gsf

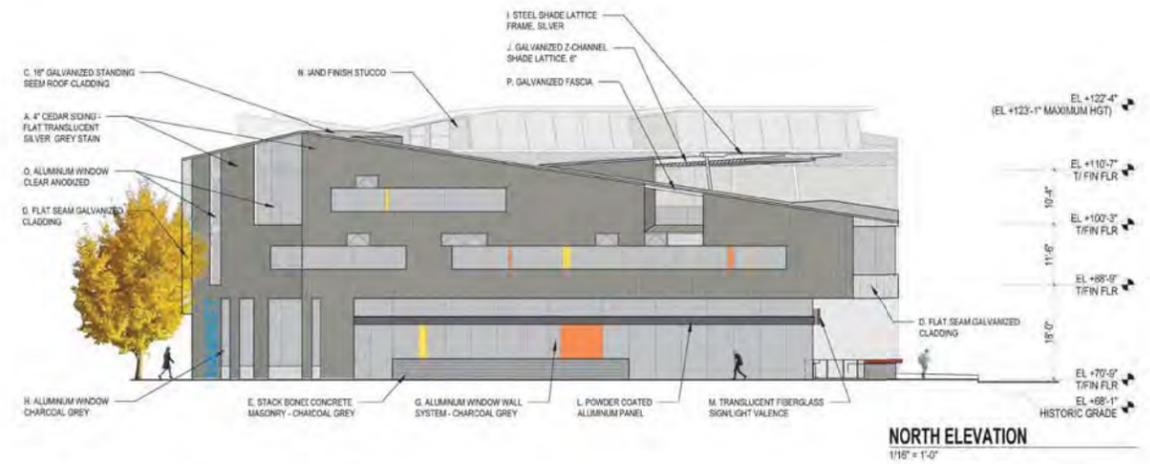


Level 3 16,423 gsf

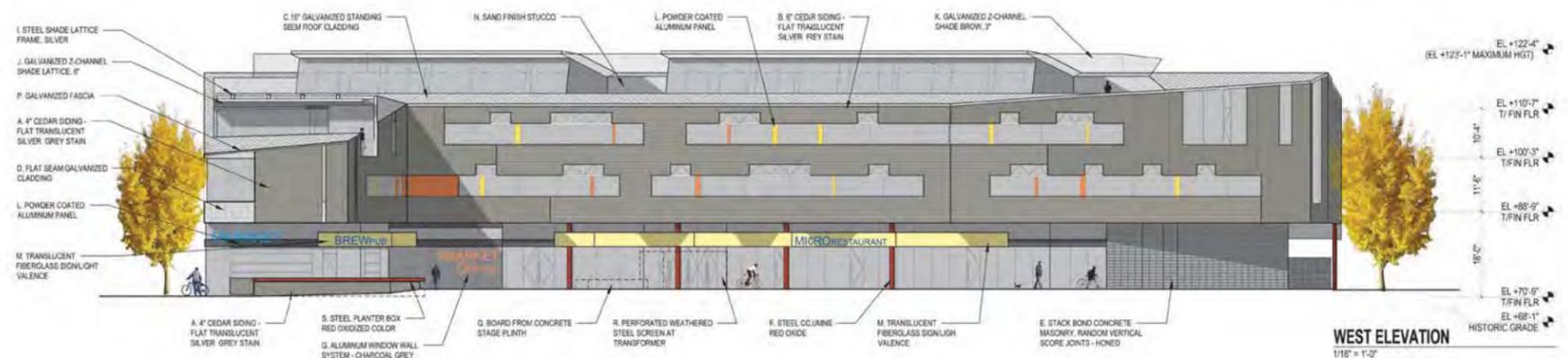


Level 2 17,555 gsf





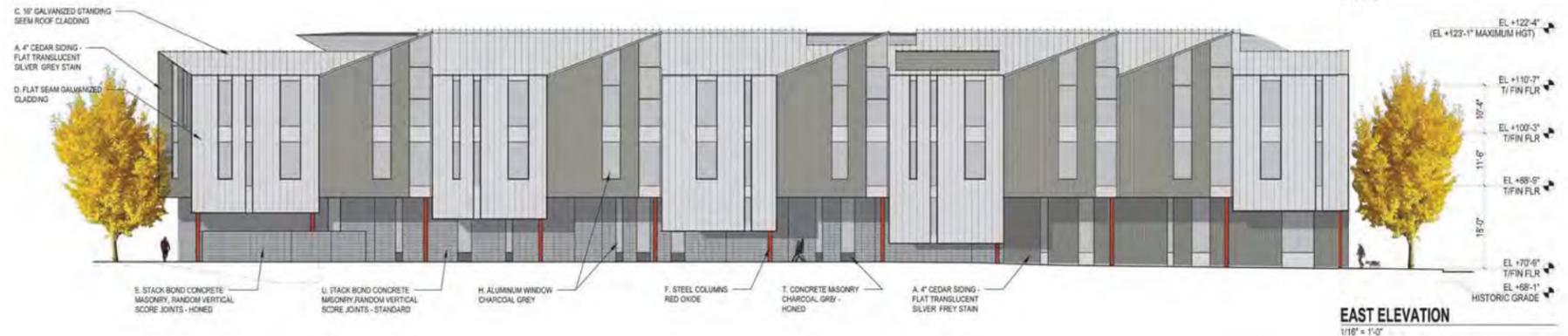
**NORTH ELEVATION**  
1/16" = 1'-0"



**WEST ELEVATION**  
1/16" = 1'-0"

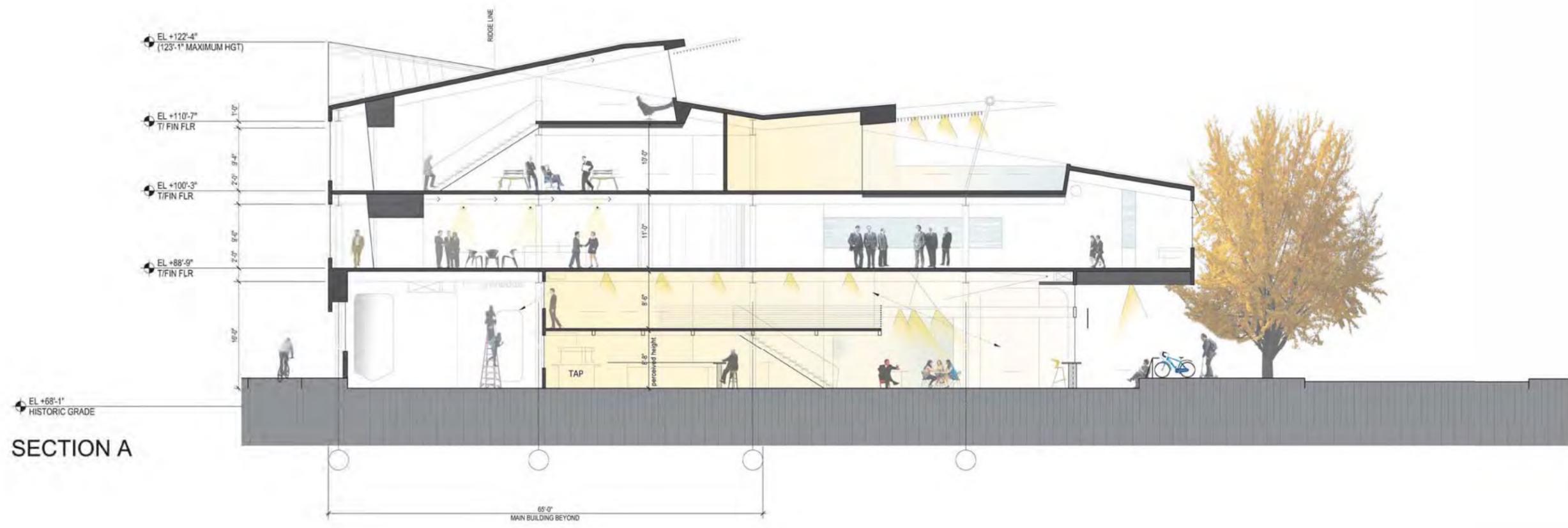


**SOUTH ELEVATION**  
1/16" = 1'-0"



**EAST ELEVATION**  
1/16" = 1'-0"

Elevations



SECTION A



SECTION B

Sections

WORKSBUREAU | Market

31 **S'PARK**



J, K. GALVANIZED Z-CHANNEL SHADE LATTICE 3" + 6"

C. 16" GALVANIZED STANDING SEAM



POPPY A. 4" CEDAR SIDING - FLAT TRANSLUCENT SILVER GREY



B. 6" CEDAR SIDING - FLAT TRANSLUCENT BLUE GREY



D. FLAT SEAM GALVANIZED CLADDING



N. SAND FINISH STUCCO

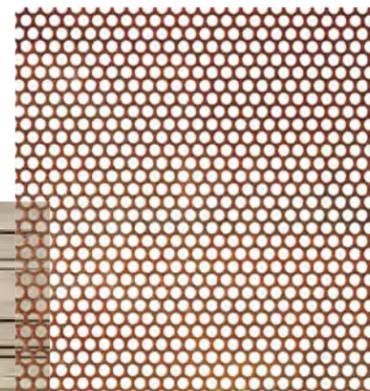


T. CLEAR GLASS GUARDRAIL

SUNFLOWER



L. POWDERCOATED ALUMINUM PANEL



R. PERFORATED WEATHERING STEEL



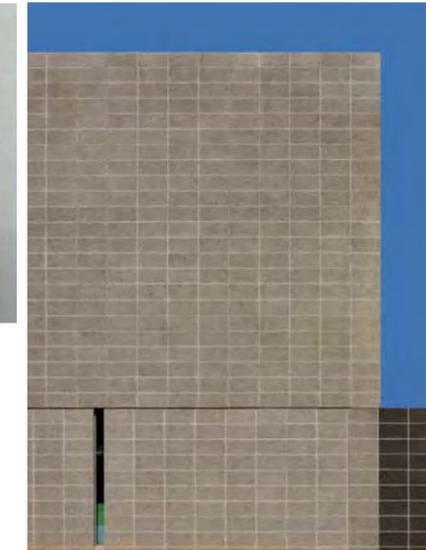
Q. BOARD FORM CONCRETE STAGE



F. STEEL COLUMNS RED OXIDE



M. TRANSLUCENT FIBERGLASS SIGN / LIGHT VALENCE

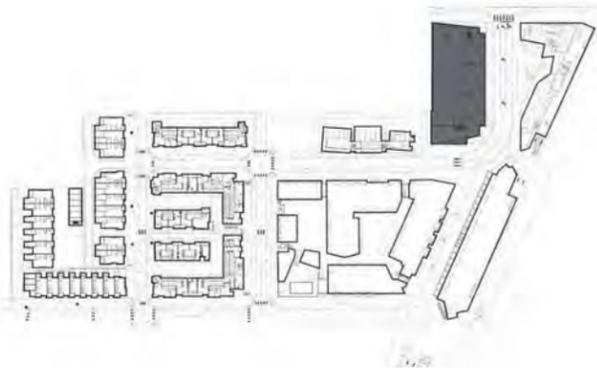


E. STACK BOND CONCRETE MASONRY

Material Palette

WORKSBUREAU | Maarket

32 SPARK

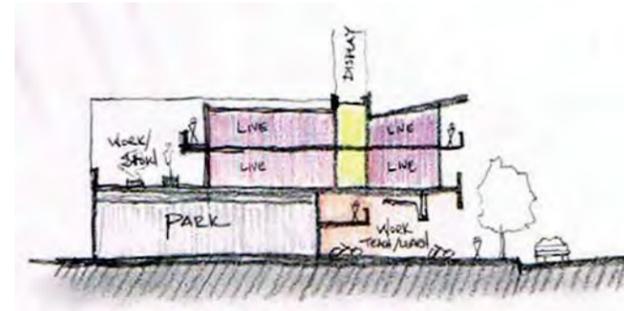


## Mixed Use Commercial Building

- 3 Story + Mezzanine
- 27,178 gsf
- Ground Floor -Art /Craft Studio, Leasable tenant area/Retail. Covered parking
- Floors 2 & 3 – Apartments, Accessory Museum, Common tenant areas
- Permanently Affordable

Our intention was to showcase the artist/builder/crafter/bike. Working with the constraints of a site surrounded on three sides by the street, we decided that this constraint would in fact be our biggest opportunity. Ciclo provides a street frontage that will demonstrate and display the life of it's occupants. The living units wrap around an elevated roof deck for workspace and display. Outdoor space to create and share.

The building is an exhibit that is transformed continuously, and everyone gets to watch.



Ciclo is a showcase for creativity. The intended occupants will be artists/crafters/builders/bike enthusiasts/bike advocates. The design of the building is meant to showcase the occupants in a way that celebrates their ideas and the important place they occupy in the Boulder community. The ground level covered outdoor arcade space creates a continuous protected zone where proposed Community Cycles can occupy and utilize indoor and outdoor space concurrently. This creates an open air bike emporium, with space for people to ride up and work on their bikes outdoors, learn proper bike maintenance, and purchase bikes from the Community Cycles stock of two wheeled transport.

The two upper levels are 32 units of 100% Affordable Housing. The outdoor deck on the second level would provide an amenity deck that could be used for both outdoor play and workshop zone, as well as display area for the residents. The internal circulation zone is wide enough to serve as the residents breakout art display area.

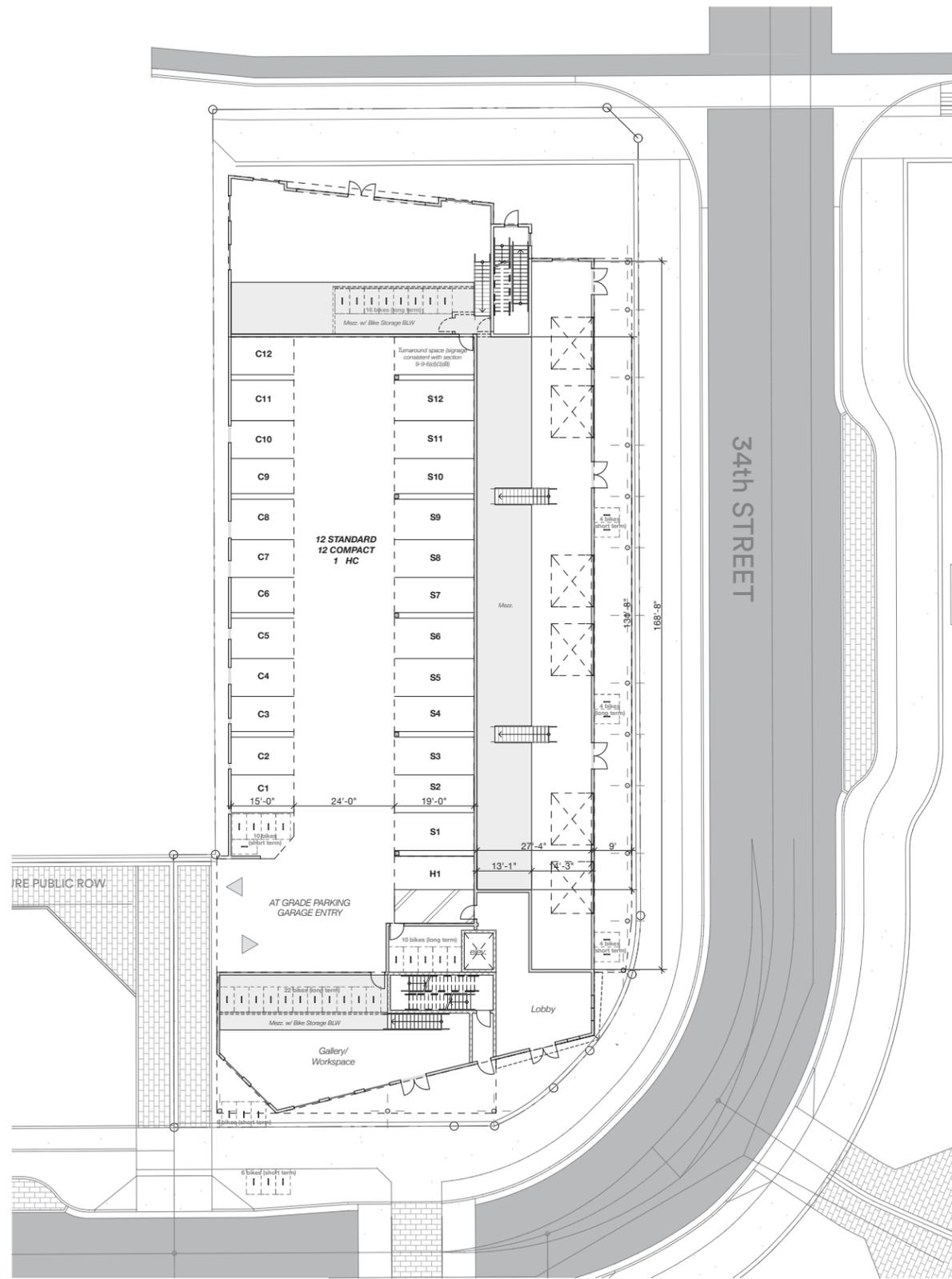
The overall form of the structure, with its butterfly roof, is intended to be a compliment to the MAARKET building across 34th Street, establishing a skyline edge that creates interest and variety along the Valmont corridor.



**Scenario**

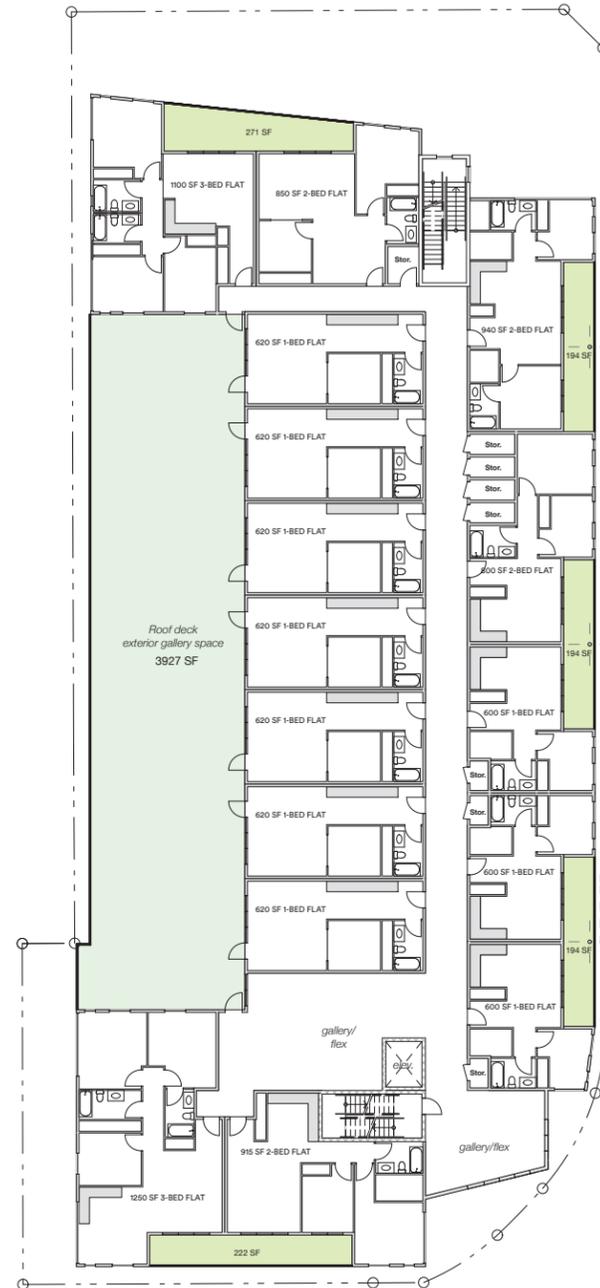
a day in the life of...

It's an amazing thing to be an artist in this place. S'PARK ART is a good description. The people I meet when I walk downstairs can provide the inspiration or idea, or maybe it's the train...it could be the brew pub. I never thought this was attainable for me in Boulder. It's a nice village to be a part of.



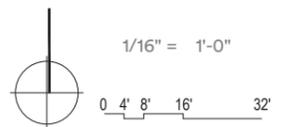
GROUND LEVEL

1/16" = 1'-0"



SECOND LEVEL FLOOR PLAN

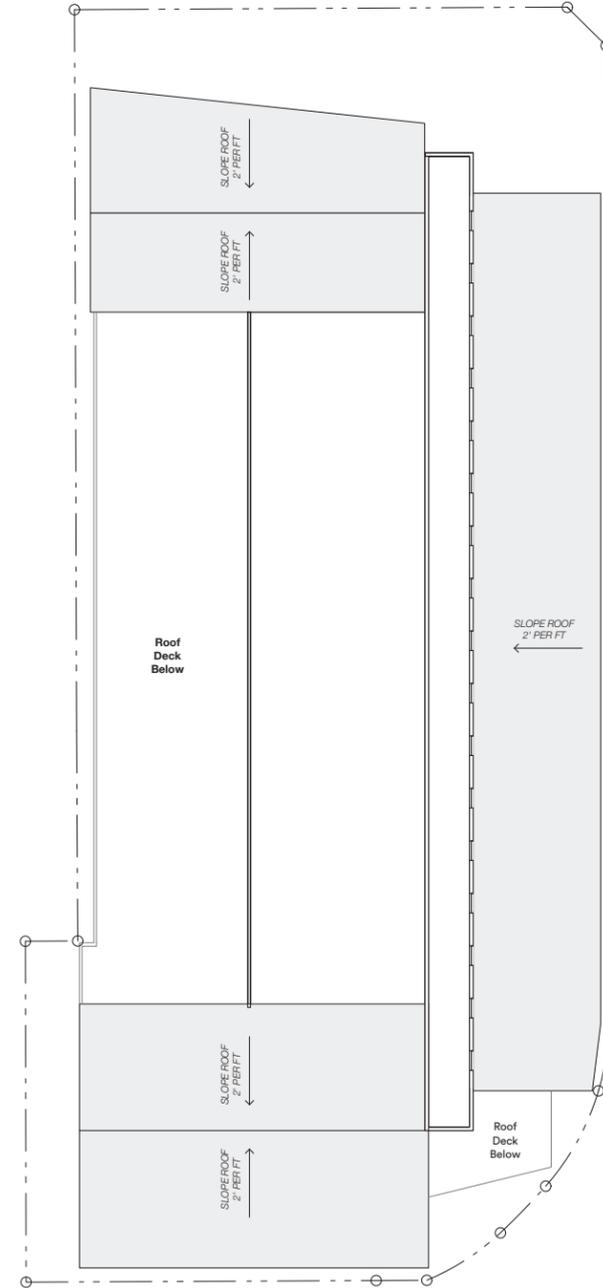
1/16" = 1'-0"



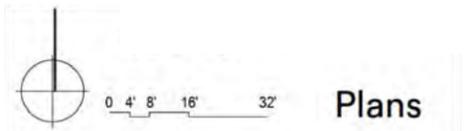
Plans



THIRD LEVEL FLOOR PLAN 1/16" = 1'-0"

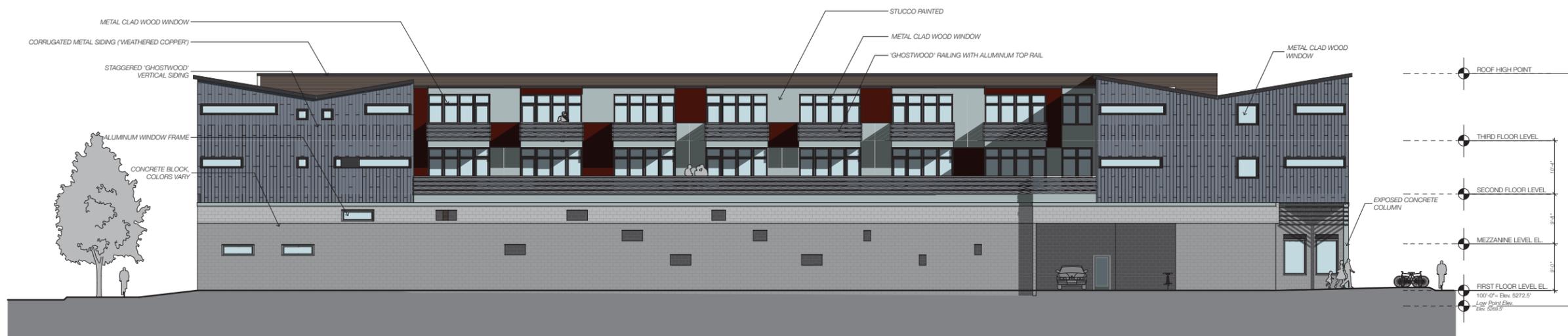


ROOF 1/16" = 1'-0"





CICLO EAST ELEVATION 3/32" = 1'-0"



CICLO WEST ELEVATION 3/32" = 1'-0"



CICLO SOUTH ELEVATION 3/32" = 1'-0"



CICLO NORTH ELEVATION 3/32" = 1'-0"

Elevations



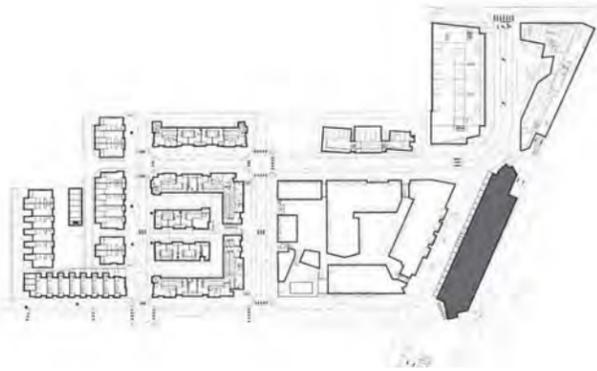
BASALITE BLOCK



CORRUGATED METAL  
WEATHERED COPPER

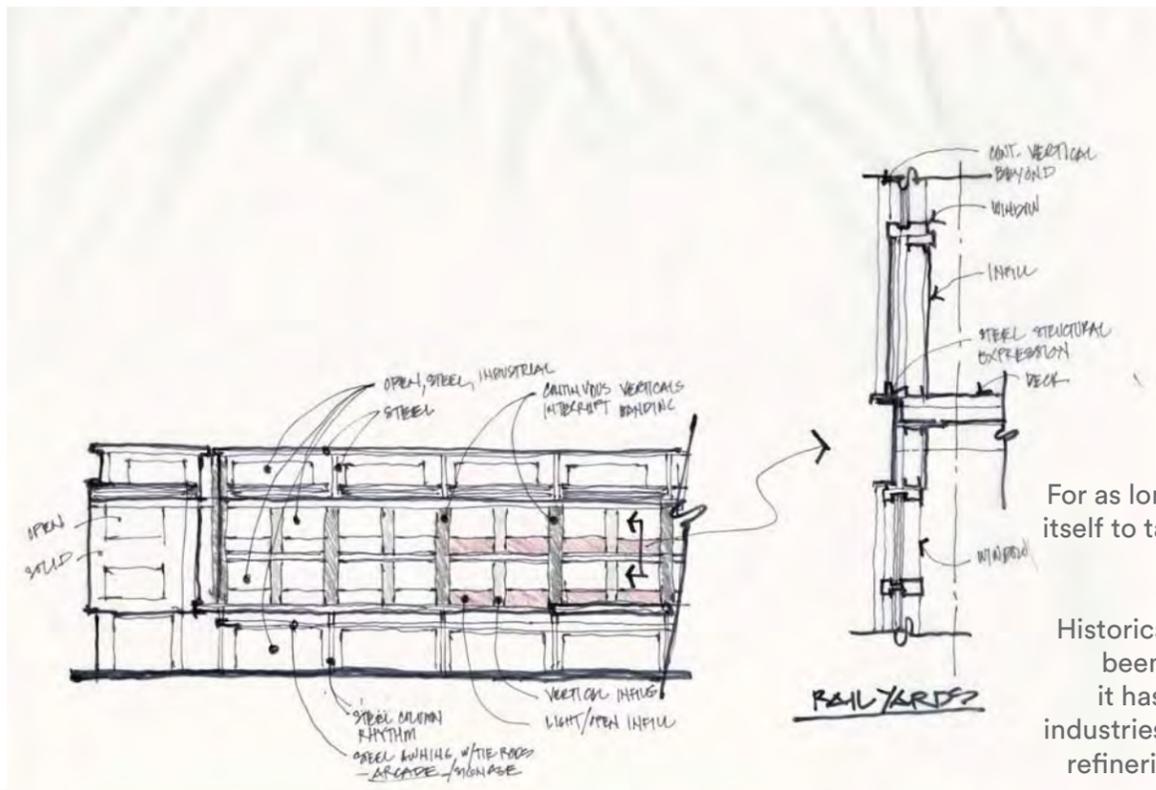


GHOSTWOOD



### Mixed Use Commercial Building

- 4 Story
- 67,039 gsf
- Ground Floor & Mezzanine – Restaurant /Retail
- Floors 2, 3 & 4 – Commercial Office



For as long as there have been rail lines crossing this country, industry has located itself to take advantage of the unique opportunities available with proximity to the tracks.

Historically, the architecture associated with these typically industrial zones have been either very specific, often times heavy industry and process oriented, or it has been simple multi-story accommodation that can allow a variety of light industries to flourish. Examples of the former might include steel mills, breweries, refineries, power plants. Structures where the process itself defined the form of the building – the architecture built itself into the shape of the process.

The other type of industrial building that was commonly built adjacent to the tracks took the opposite approach. The buildings essentially provided a simple space with good light and a simple internal layout of open space with large column spacing and relatively tall space – tall enough and open enough to provide opportunity for many and differing industrial tenants. The space could then be fit-out to suit specific needs of the particular business, but the exterior form maintained a simple and clear form of multiple stories of typically concrete frame supporting concrete floors with masonry infill and glass walls.

Today, we still find these simple structures providing useful life. They may no longer house garment industry workers, or supply parts for the tool and dye industry, but often they have been retrofitted to provide the simple accommodation with good light and open space to office users, artist lofts, and residential condominium owners.

The RAILYARDS Building takes the same basic approach as the latter of these two types of trackside structures. The goal was to provide a structure that works at the scale of the tracks; a simple frame system, but now built from lightweight materials instead of the heavier concrete frame and masonry. The framework is steel with lightweight and highly insulated infill, glazing and translucent panel materials. The occupants will no longer be the same kinds of light industry as in decades past, but startups, office users, and small scale service companies who find that the open and small scale spaces best suit their business needs.

Also, by locating the non-residential structure along the tracks, we are able to protect the residential users who benefit from the mass and form that the trackside RAILYARDS structure can provide.



The design of the Railyards building was inspired by the historic industrial buildings, described above, and the rhythm found in the train tracks themselves. The main structural elements of the tracks are the strong parallel steel rails, which are supported by a perpendicular substructure of the wood ties over a stone base. It is a very permeable and simple structure to facilitate movement.

Therefore, we chose to emphasize the idea of the rails by expressing the horizontal steel building structure at each floor to mimic the movement of a train through the site. The strong, continuous vertical elements express the structural steel that grounds the building. And, the masonry base provides a visual base for the rest of the structure.

We wanted to create a modern take on historic structures already within our urban fabric, that would be a visually open between the activities occurring within the building and the activities and nature occurring outside in the S'PARK neighborhood and along the Flatirons and Front Range.



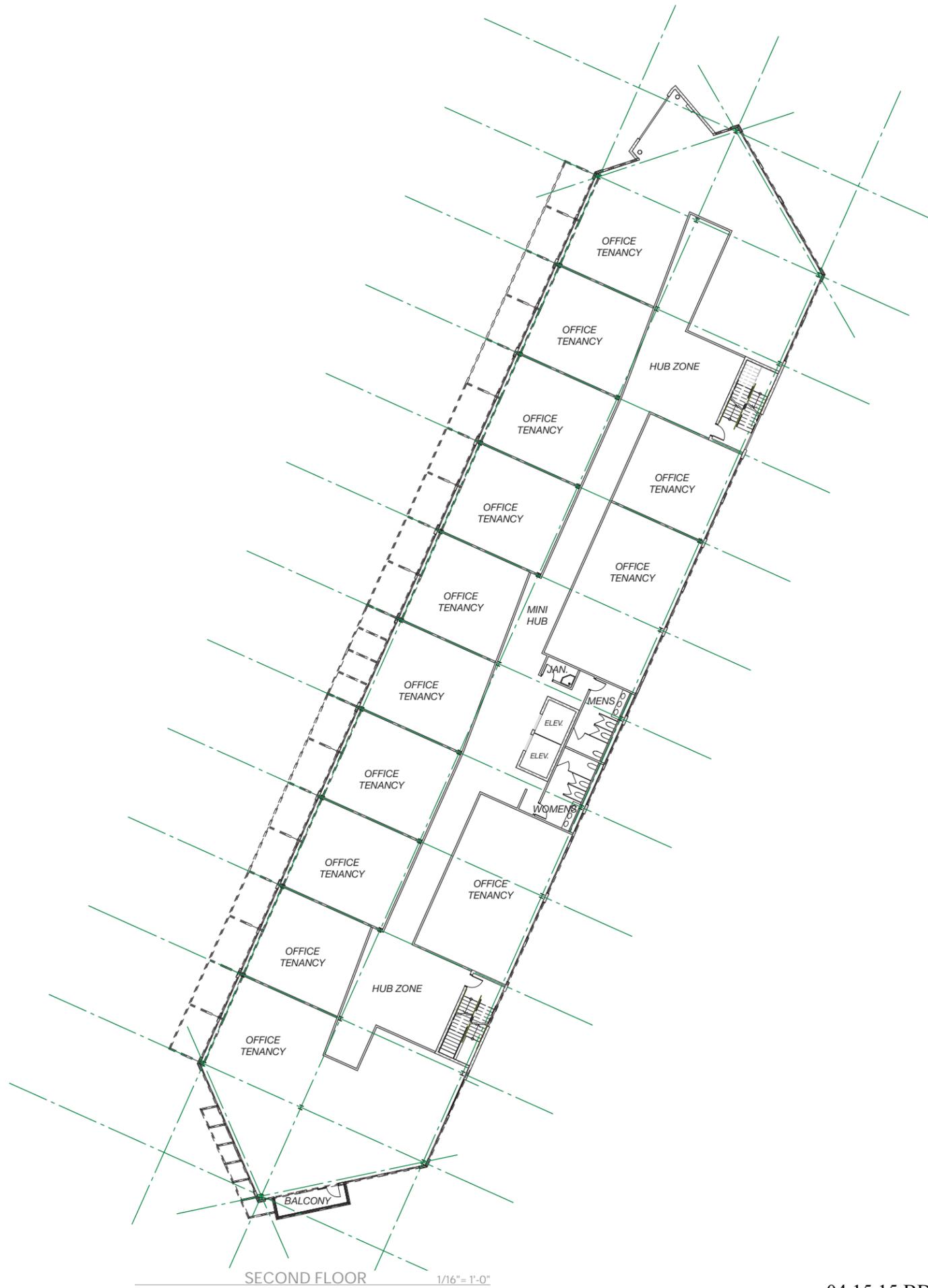


**Scenario**

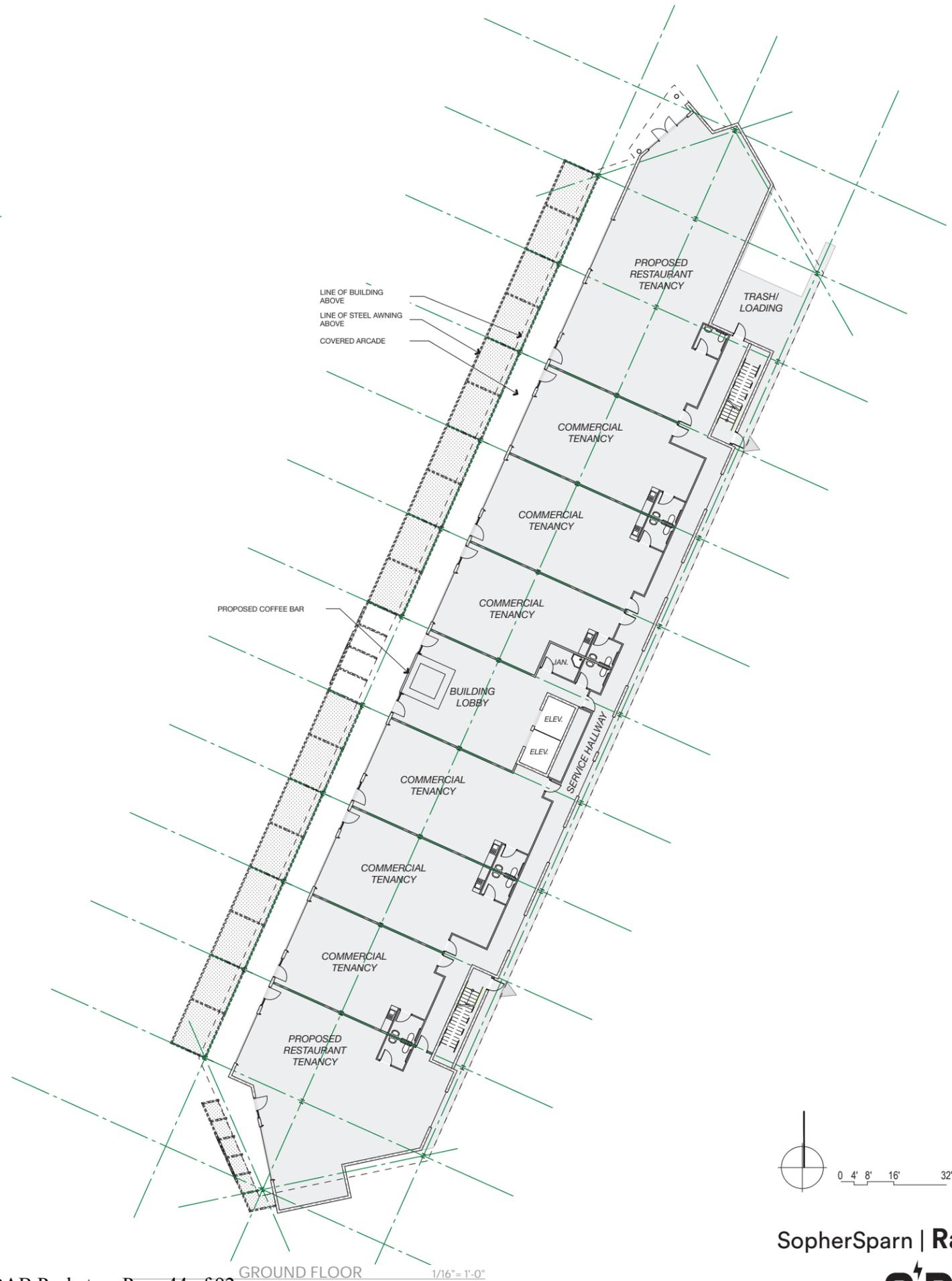
a day in the life of...

I love having my office in the Railyards building. Commuting in on my bike, I can grab a quick coffee in the lobby on my way up to the office. After work, I can walk up the block to get drinks at the tap room with co-workers, then have dinner on the patio of one of the great restaurants along S'PARK Place. Then, hopping back on the bike path right outside, I'm within 5-10 mins of home and just about any place else in Boulder I want to go. It's great to be so connected to so many neighborhood amenities, and to be able to walk or ride to all of them.

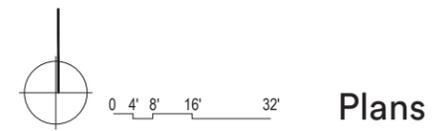




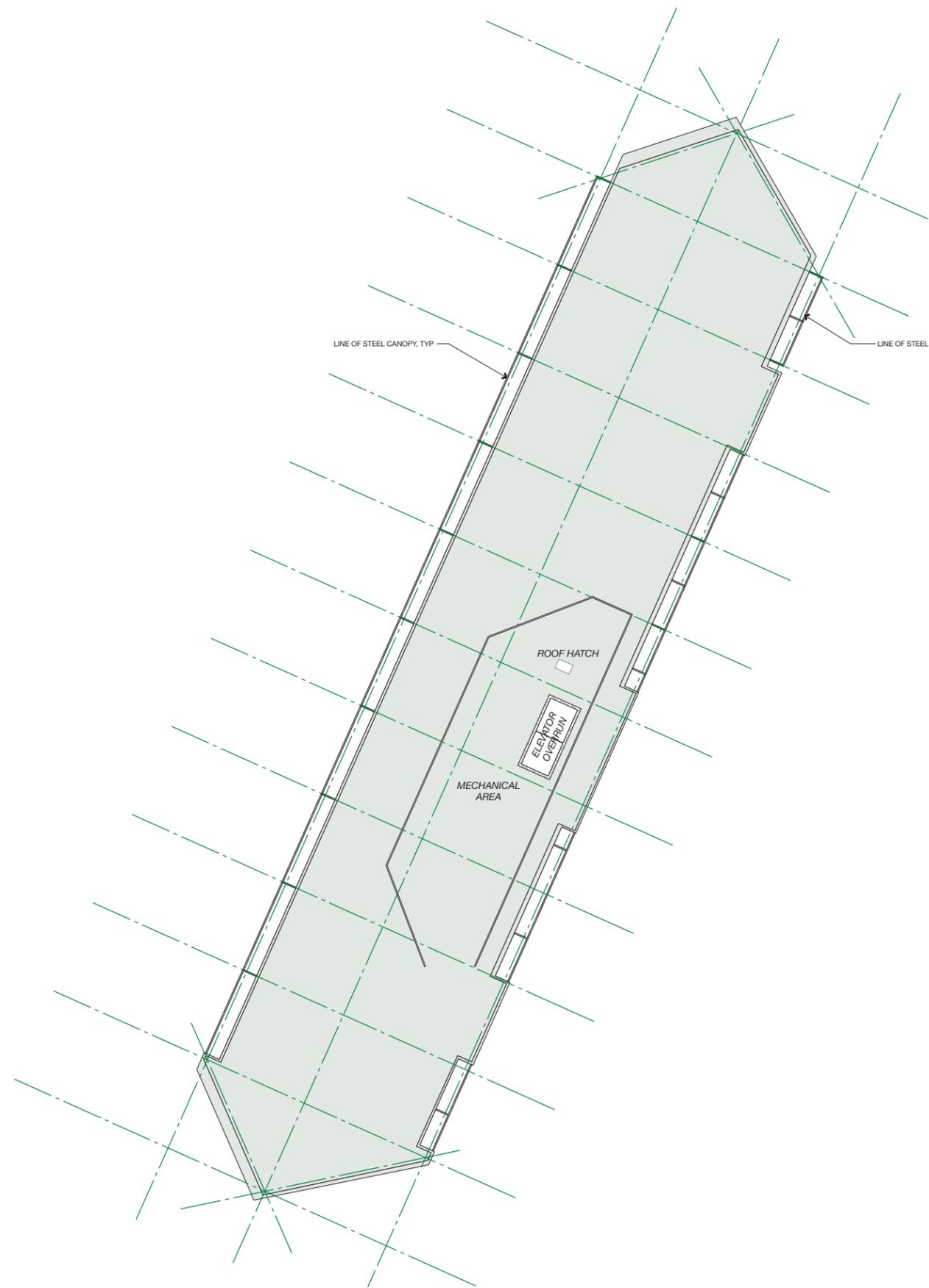
SECOND FLOOR 1/16" = 1'-0"



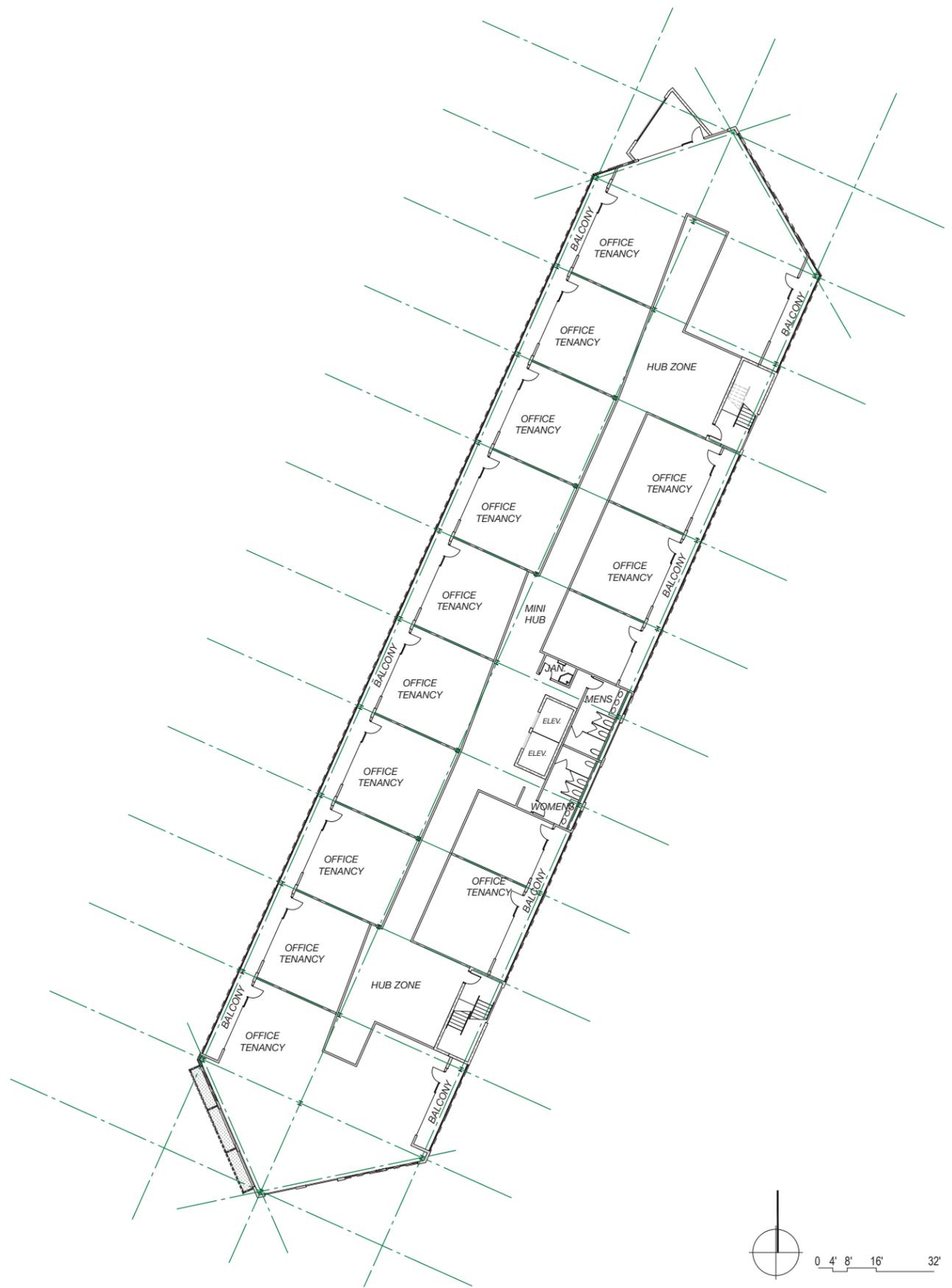
GROUND FLOOR 1/16" = 1'-0"



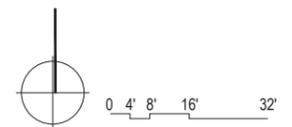
Plans



ROOF PLAN 1/16" = 1'-0"



THIRD FLOOR 1/16" = 1'-0"



Plans

SopherSparrn | Railyards

43 **SPARK**



SOUTH ELEVATION 1/16" = 1'-0"



NORTH ELEVATION 1/16" = 1'-0"



EAST ELEVATION 1/16" = 1'-0"



WEST ELEVATION 1/16" = 1'-0"

Elevations

SopherSparrn | Railyards





TRESPA MAHOGANY  
RED



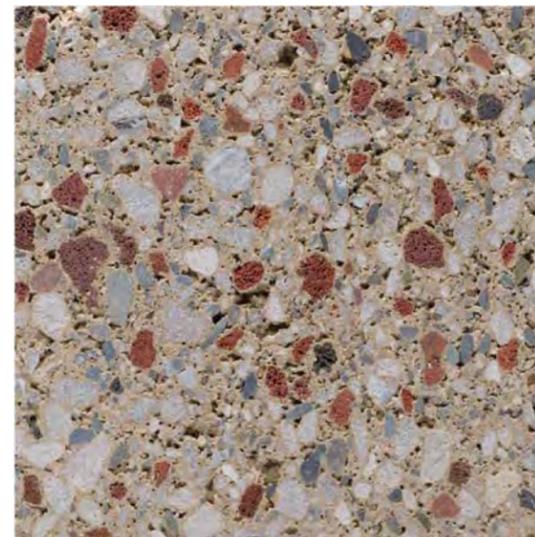
REYNOBOND ZINC  
PATINA



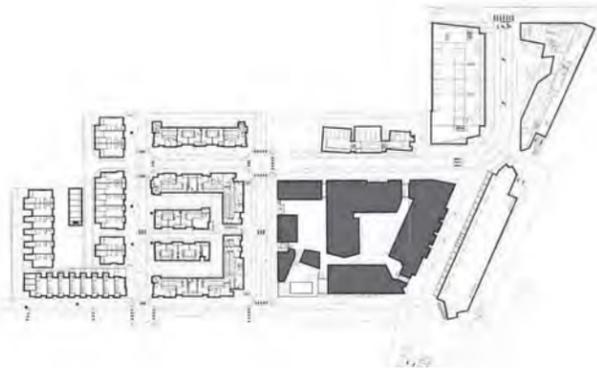
BASALITE CMU 636R



GHOST WOOD SILVER CITY



BASALITE CMU 335



**TIMBER**

5 Buildings- TIMBER LOFTS 1, 2, + 3  
 TIMBER TOWNHOMES (8 units)  
 TIMBER COMMON

Mixed Use Buildings

- 4 Story
- 119,937 gsf
- Ground Floor – Live/Work units, Restaurant, Walk-up Apartments, Resident Amenities & Services
- Floors 2, 3 & 4 – Apartments
- Roof – Resident Amenities, including pool, deck and enclosed areas.
- 215 Structured parking spaces (shared with Railyards + Maarket)



We wanted to build a place with pedestrian rhythm and front stoops between corner shops, that always feels like porch lights are on—people live here. And we can feel invited from the street to the terrace, and vice versa.

We wrapped an array of 5 buildings around structured parking, linked to pedestrian ways, capped by multiple gardens that ‘breathe’ with many ways in, many ways out.

TIMBERLOFTS is a framework for living within S’PARK. Its terraced scale of multi-family dwellings is split open at corners and several mid-block points, to allow residents a complete sense of connection to the courtyards and pool/fitness deck within, and to the fabric of streets, walks, offices and shops beyond. These apertures offer generous stair connections where breezes flow through. Sightlines tied into ‘lines of desire’ take residents and visitors through active or contemplative spaces, and to the S’PARK Place woonerf, Meredith Park, or MAARKET Plaza connections.

As a supporting character in the urban play, TIMBERLOFTS is a backdrop to the woonerf, a veneer to structured parking, and a ‘foil’ in complement to neighboring buildings. In that sense Timber has been rendered in multiple materials and variants, as it shifts from predominant pewter grey V-rib cladding on Bluff and S’PARK Place, to light bronze (opposite the midnight blue Meredith House), charcoal on the Meredith and Junction townhomes, and finally warm wood on the southeast lobby area. This warm wood, coupled with buff concrete masonry and boardform concrete stoops, is wrapped around the first story, below the ‘Timber Line’ datum. An emphasis on warm, tactile, organic texture in the first 15 feet enhances the pedestrian horizon.

This rapidly renewable resource is used in the building frame. Yet the sustainable agenda is also overt, as bike rooms are glazed, visible to street, above the entrance to the garage and gardens. The rhythmic relief of the façade with thin walls and alcoved decks and stoops gives shade, a passive solar benefit to the larger glass—while introducing a play of light shadow and color, at a gentle cadence.

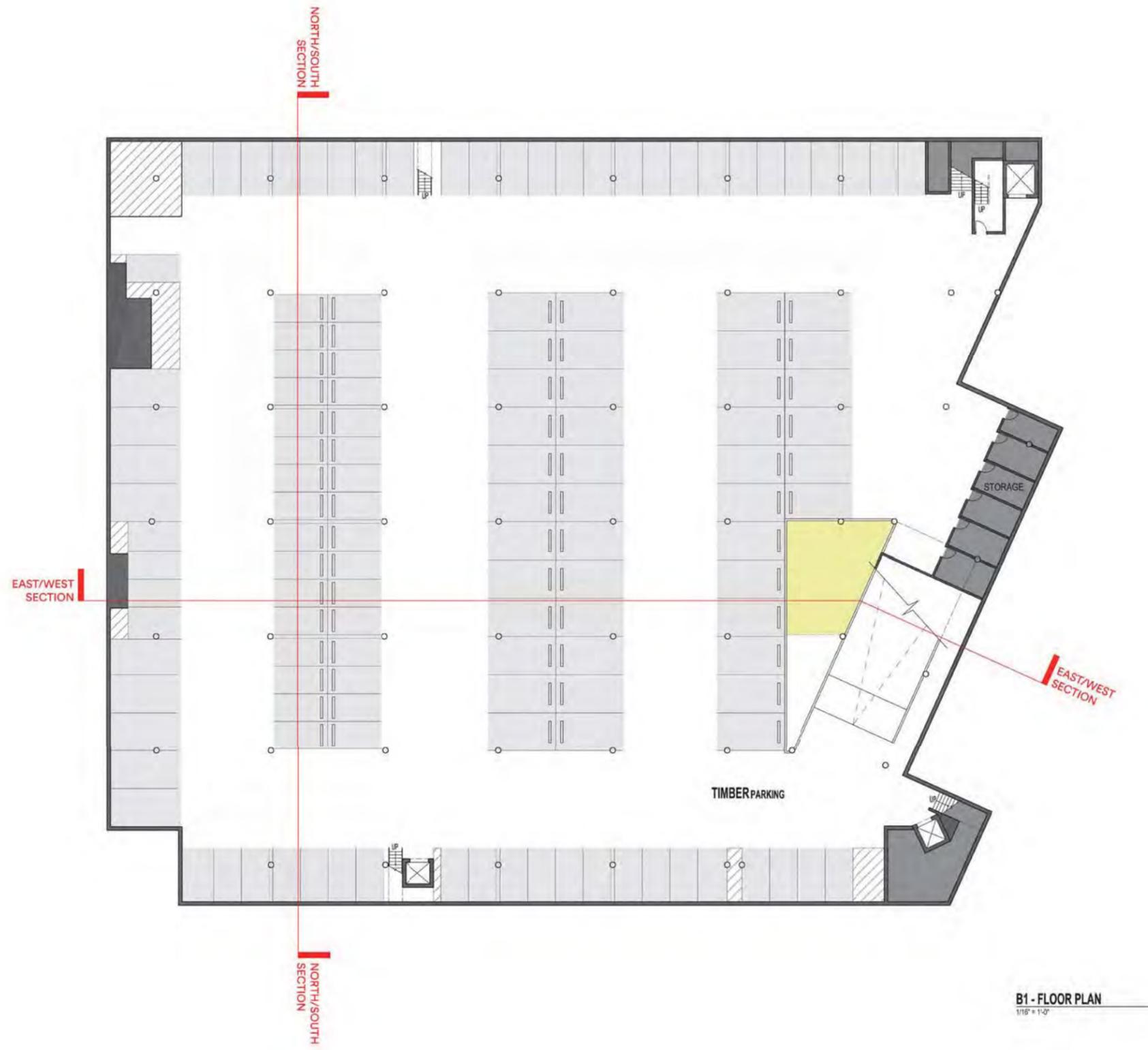




**Scenario**  
a day in the life of...

My daughter and I caught breakfast on our balcony today. Our time allowed us to stroll through the east court, on our way west before preschool. When I returned walking through Steelyards, I took the southwest lobby stair up to the Coworking suite on the pool deck and the west court. I'm an entrepreneur, and this is my space. I can take a conference call in the garden or tend my plot of rosemary and sprouts, and break to workout. Later we are in Meredith Park with friends.

Seasons pass easily here and we see the shadows shift across the months. My car is downstairs but I haven't used it in 3 weeks. We take our bikes, or just walk to the Bluff corner café, Whole Foods, anything we need. Fridays are sometimes music on MAARKET plaza, or an improv dance piece on S'PARK place—love those lights through the trees—it's always different.





L1 - FLOOR PLAN  
1/16" = 1'-0"

Plans

WORKSBUREAU | **TIMBERLOFTS**



L2 - FLOOR PLAN  
1/16" = 1'-0"



L3 - FLOOR PLAN  
1/8" = 1'-0"

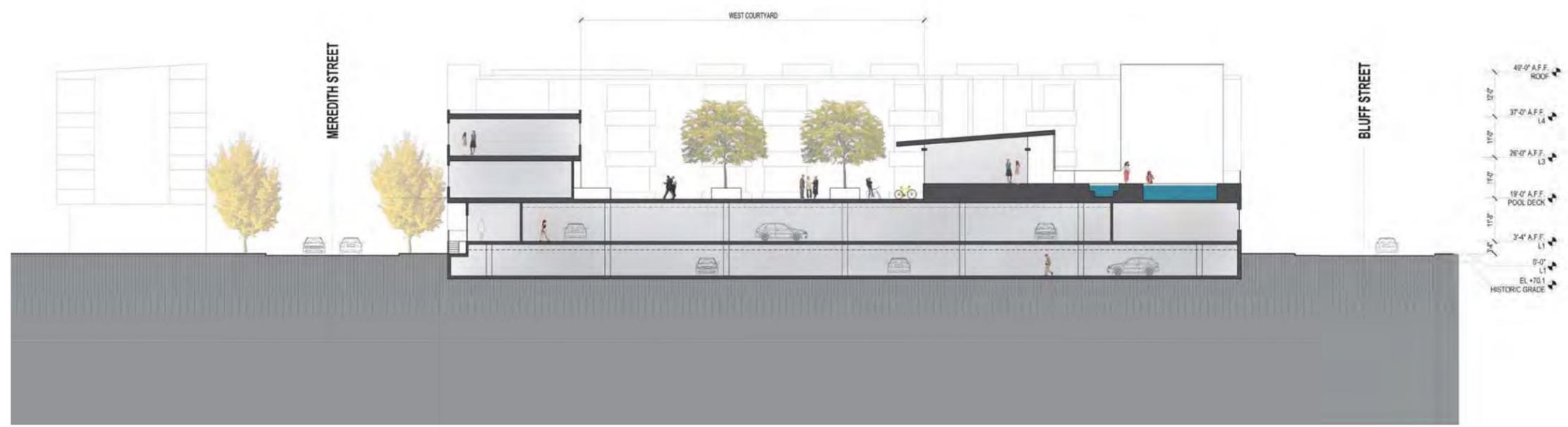


L4 - FLOOR PLAN  
1/16" = 1'-0"



Elevations

WORKSBUREAU | TIMBERLOFTS

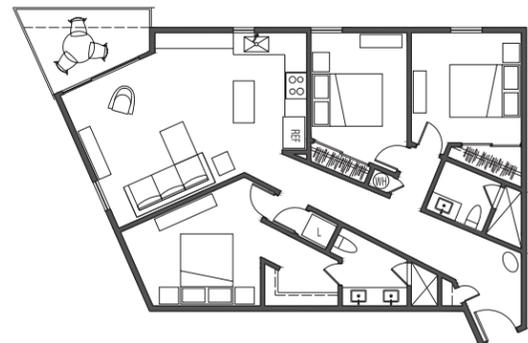


Sections

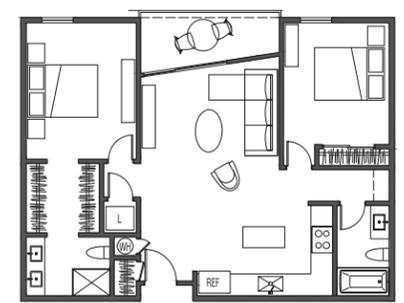
WORKSBUREAU | **TIMBERLOFTS**



**TOWN HOME**  
1/8" = 1'-0"



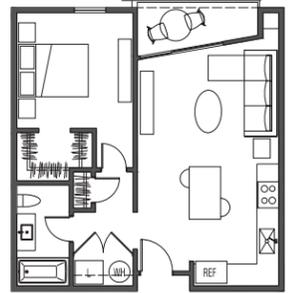
**TYP. THREE BEDROOM**  
1/8" = 1'-0"



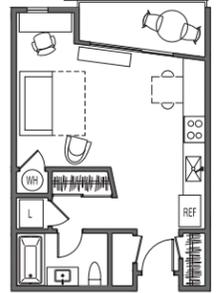
**TYP. TWO BEDROOM**  
1/8" = 1'-0"



**TWO BEDROOM ACUTE**  
1/8" = 1'-0"



**TYP. ONE BEDROOM**  
1/8" = 1'-0"



**STUDIO - 19' WIDE**  
1/8" = 1'-0"

apartments

Unit Plans

WORKSBUREAU | **TIMBERLOFTS**



A.1 PEWTER GREY  
METAL FASCIA

A.2 LIGHT BRONZE  
METAL FASCIA

A.3 CHARCOAL  
METAL FASCIA

N. PERFORATED GALVANIZED  
Z CHANNEL



Q. FLAT SEAM METAL  
CLADDING PEWTER GREY



B.2 V-RIB METAL CLADDING  
LIGHT BRONZE

B.1 V-RIB METAL CLADDING  
PEWTER GREY



CEMENT BOARD  
SPANDREL PANEL



11 GA PERFORATED GALV  
GUARDRAIL. RANDOM V FOLD



I. SAND FINISH STUCCO  
'PORCHLIGHT YELLOW'



R. CLEAR GLASS  
GUARDRAIL



F. POWDERCOATED STEEL  
CHANNEL / SIGN FASCIA

O. STANDING SEAM  
CLADDING CHARCOAL GREY



S. COR-TEN PLATE  
STEEL PLANTER



J. CLEAR SEALED  
CEDAR SIDING

G. BUFF COLORED  
CONCRETE MASONRY



BOARD FORM  
CONCRETE STOOP



Materials



- 4 Story
- 20,690 gsf
- Ground Floor – Resident Parking, Amenities & Services
- Floors 2, 3 & 4 – Condos

On a long narrow site, we wanted to create a place that did not feel so long and narrow. A building that shifts slightly. One that feels like it might be moving.

So we created three pieces that twist softly, and an elevation that moves; one that feels musical and looks, like a dance with the ground floor transparent, pulled back, revealing a glimpse of S’PARK Park beyond.



Situated on a long and narrow East–West oriented site, Meredith House provides a key transition element from mixed use to pure residential within S’PARK.

A dynamic and creatively designed structure that shifts in both plan and elevation, Meredith House takes advantage of its orientation to harvest ample daylighting for the fifteen loft style units within.

The length of the building is separated into three main volumes with the entrance oriented east, towards the woonerf, to capture the energy and activity that will be at the heart of S’PARK. On the west side, the community room opens to the S’PARK pocket park, which acts as an expansion of the ground floor, an open program to vitalize the open space.

With smaller setbacks, abundant onsite bicycle parking, and generous glazing at the ground floor, Meredith House is intentionally urban. Meredith House blends textural concrete masonry units that are produced regionally with a modern rain-screen cladding to reduce maintenance and increase material longevity. Touches of timber warm the palette and make a material nod to the history of the site.

High performance windows and superior insulation aid in the completion of an energy efficient and sustainable building envelope. The low slope roofs allow for plenty of solar PV panels to be installed.

The project houses fifteen 2 bedroom dwelling units that are offered at market rate. Each unit has one parking space as well as private storage at the ground level; useful for secure bicycle storage. Each floor has 5 units and by creating the separated building volumes, each unit is, in spirit, a corner unit. Private balconies introduce cadence to the elevations, carefully placed to take advantage of views and connect the residents to several energy centers within S’PARK.





**Scenario**  
a day in the life of...

I just love living so close to the transit center and using the Bus Rapid Transit to commute to and from work. In fact, just the other evening I left work late but was able to make quick time home because of the BRT. I arrived at the station on 30th, unlocked my bike and peddled up the bike path to my neighborhood, S’PARK. As expected, my girlfriends were still waiting for me in the woonerf and all of the food truck vendors were still there.

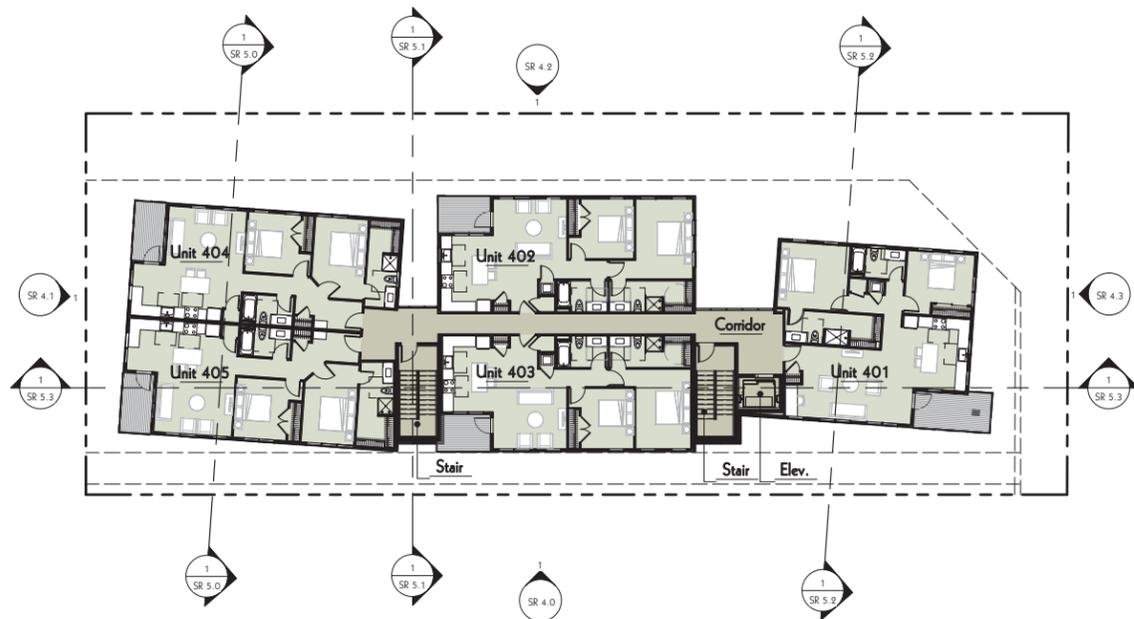
Food night is my favorite night of the week in the summer. Tons of local chefs sell great eats and there are always local musicians on the bricks. It is so fun to watch the kids dance in the street without a care in the world.

After dinner with my besties, I made my way back to Meredith. The pocket park was alive with kids reveling in a hot summer’s night – capture the flag was on the agenda for this twilight. At the end of the day my respite is found staring out to the lights of Boulder and the faint glow of the flatirons beyond.

This will never get old.

Surround Architecture | **Meredith House**

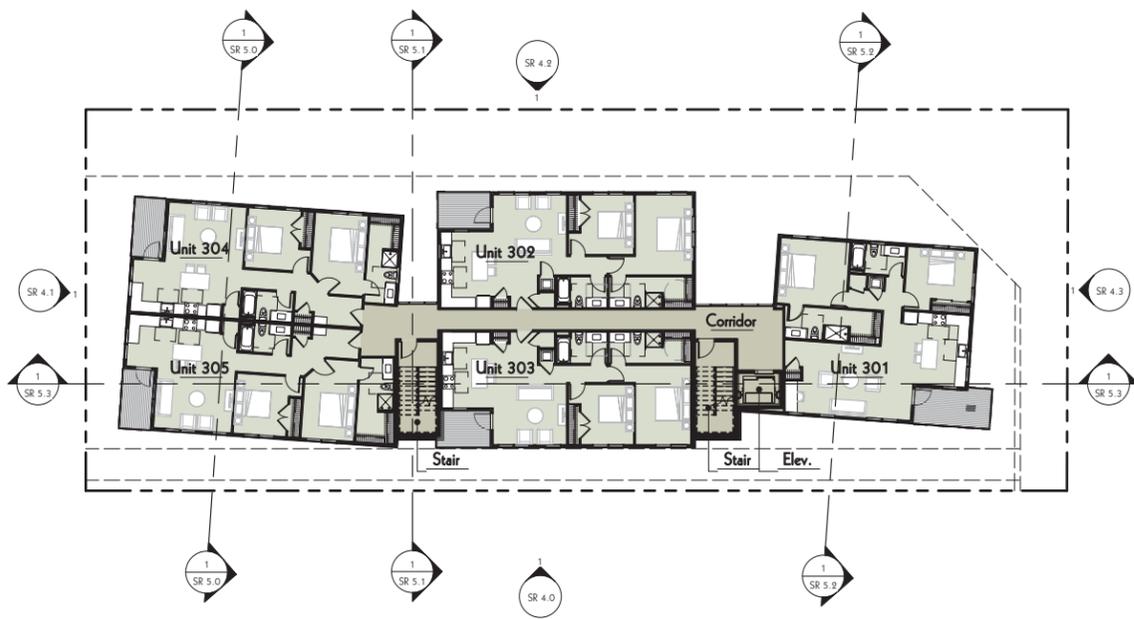
58 **S’PARK**



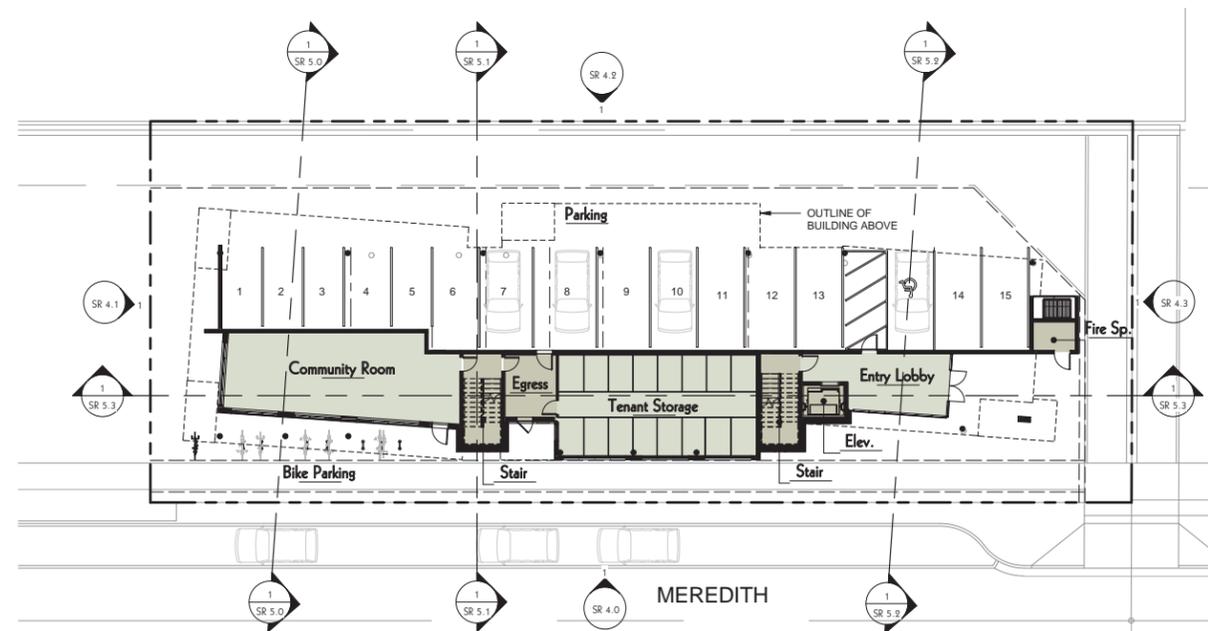
FOURTH LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN

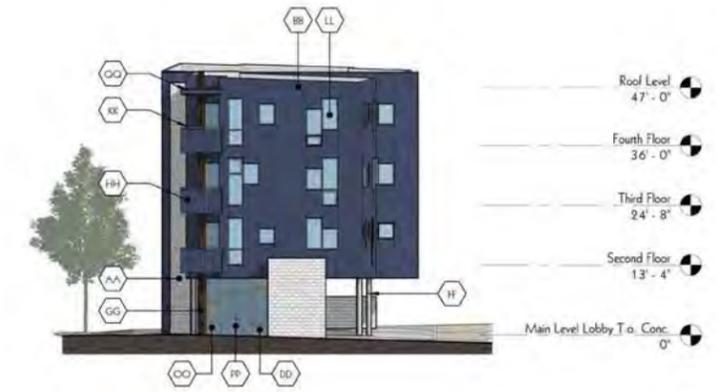
Plans

ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF.	COLOR/SPEC.
AA	CMU Veneer	Basalite	8x16 CMU - ground face, color #720 - see photos
BB	3' Wide Rainscreen Panels	Trespa or Richlite	Dark Blue
CC	Aluminum storefront	--	Aluminum/Silver
DD	Aluminum Spandrel Panels - light	--	Aluminum/Silver
EE	Aluminum Spandrel Panels - dark	--	Match rainscreen panels
FF	Exposed Concrete Columns	--	--
GG	Timber Column	--	--
HH	Perforated Metal Railing Panels	--	Match round perforations - color to match rainscreen panels
JJ	Perforated Metal Fence Panels	--	Same as railing panels
KK	Steel guardrail & railing panel support	--	Ptd. medium grey
LL	Aluminum Windows Frames	--	Aluminum/Silver
MM	Hollow Metal Door	--	Ptd. to match CMU
NN	Aluminum Frame/Glass Door	--	Aluminum/Silver
OO	Insulated Glazing Unit	--	--
PP	Glass Storefront Door	--	--
QQ	Aluminum Facia	--	Aluminum/Silver



BUILDING ELEVATION - WEST



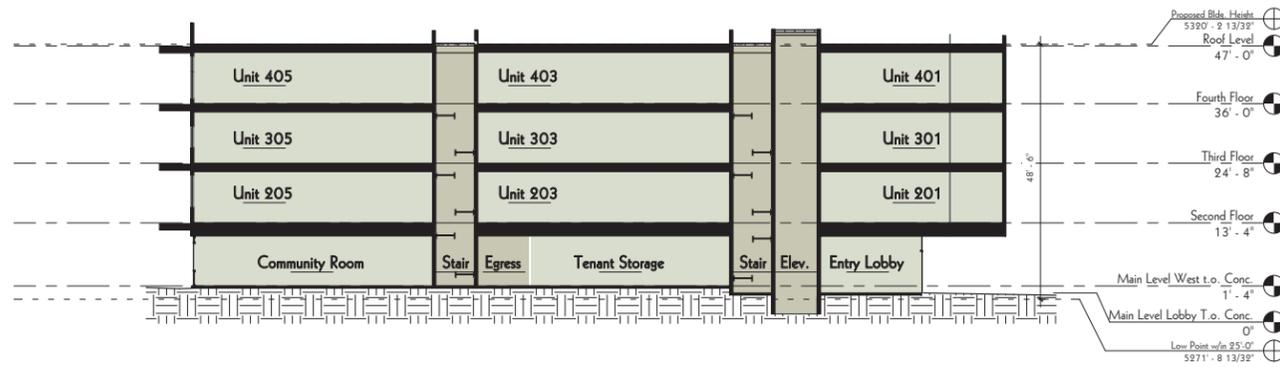
BUILDING ELEVATION - EAST



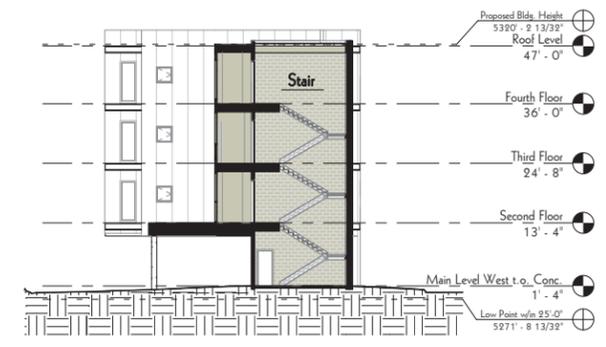
BUILDING ELEVATION - NORTH



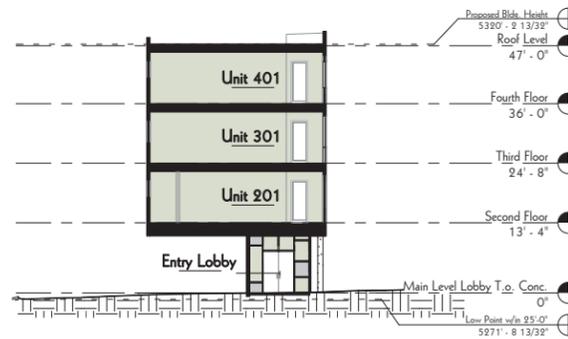
BUILDING ELEVATION - SOUTH



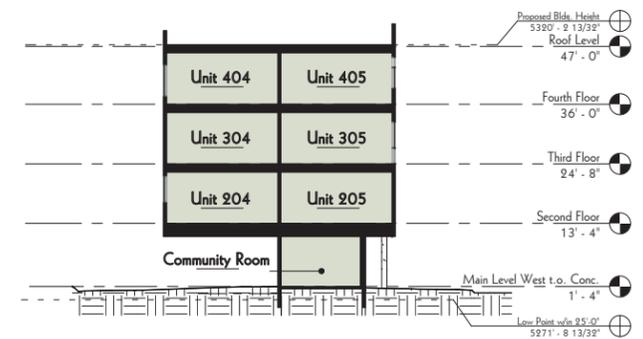
EAST WEST BUILDING SECTION



NORTH SOUTH BUILDING SECTION B



NORTH SOUTH BUILDING SECTION C



NORTH SOUTH BUILDING SECTION A



PERFORATED RAILING PANEL



CMU



SIDING PANEL



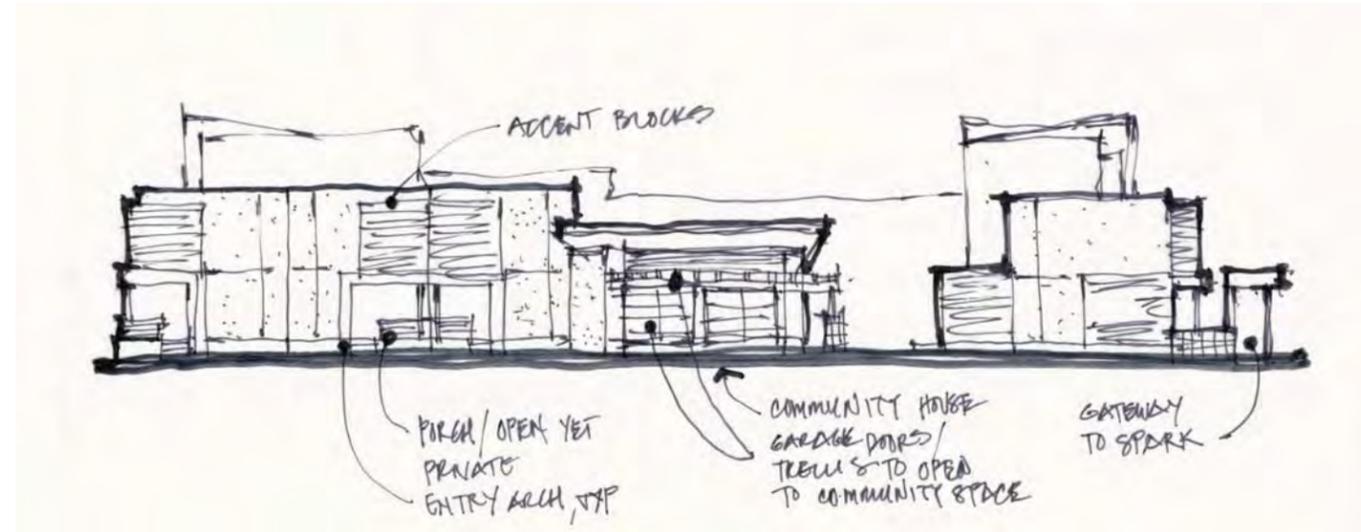
TIMBER



DOUG FIR SOFFIT



- 4 Story
- 20,690 gsf
- Ground Floor – Resident Parking, Amenities & Services
- Floors 2, 3 & 4 – Condos



We started with a neighborhood vision, with front stoops and large porches and engaging upper decks that would connect the people with the ground and the sky (mountains). Knowing that there is an existing neighborhood fabric that can already been found adjacent to the site, but has not yet reached it's potential, we set about to add additional architecture that adds to the neighborhood in a positive and welcoming manner. Inclusive sites with welcoming permeability throughout.



The western zone of the S'PARK project is dedicated to family housing in primarily townhouse units, with a few flats at corners of blocks, in order to help maintain the continuous block face pattern as the building turns the street corners.

All units are brought close to the street, with individual porches that are raised from 12-21", maintaining a sense of separation from the public realm, while having a very direct connection to the pedestrian zone. The inspiration for this model comes making a pedestrian friendly and engaging walking street along Bluff and all of the townhouse zone of the project.

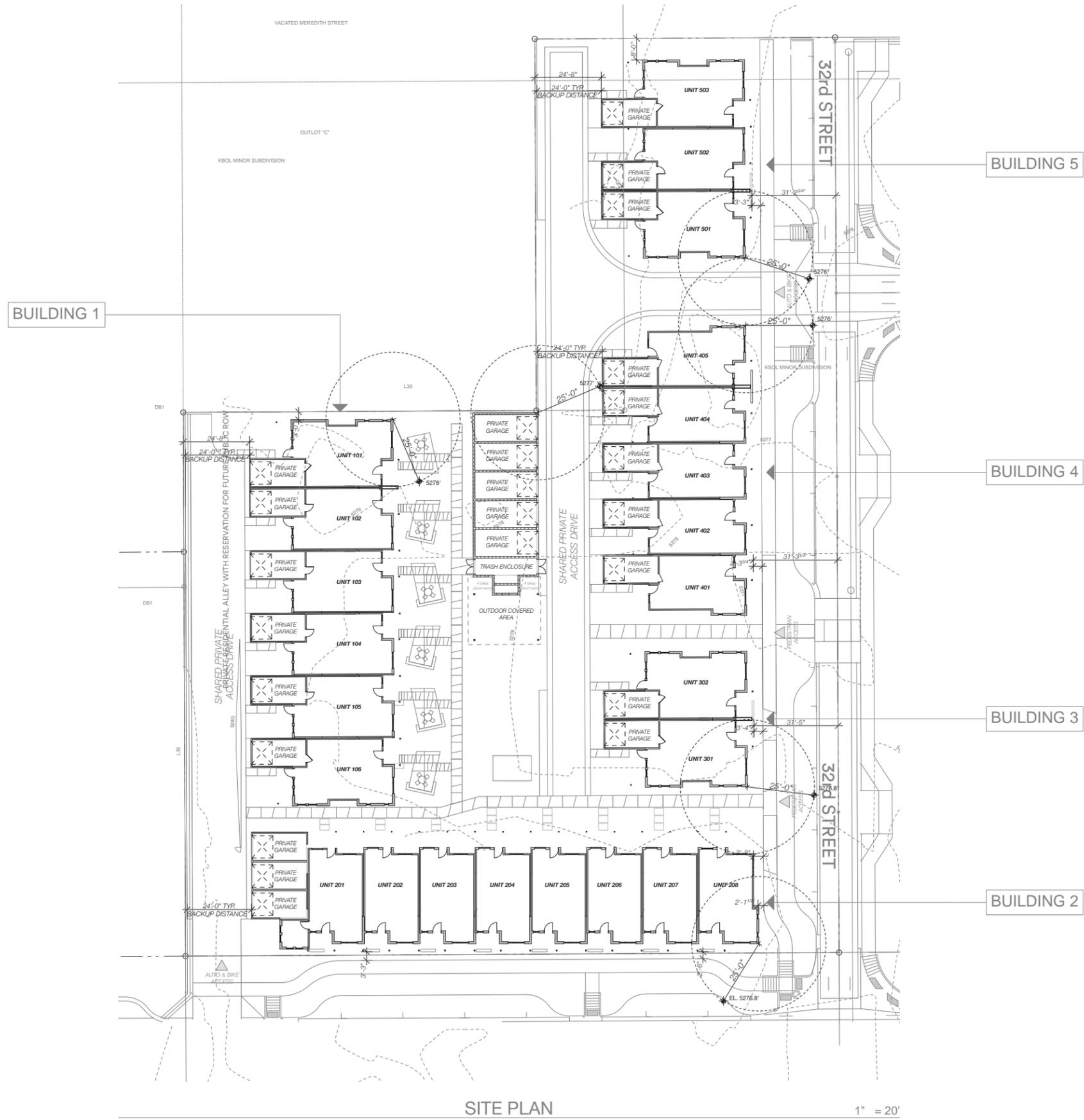
Internally, from west to east, there is a shared common series of open spaces that ties together the site back to TIMBER and crossing the various blocks. Each have their own character and have residences again, fronting directly onto the greens. Central to the site is a Community Commons Building that mostly serves the affordable community, while the western site has an outdoor covered picnic area fronting onto its outdoor green space.



**Scenario**  
a day in the life of...

It's great to live in a place within walking distance to everything thing you need. This is the quintessential Boulder neighborhood; the exact reason people want to be here...good neighbors, great parks, nice markets/shops and plenty of access to multi-use trails. Everything I need is right here.

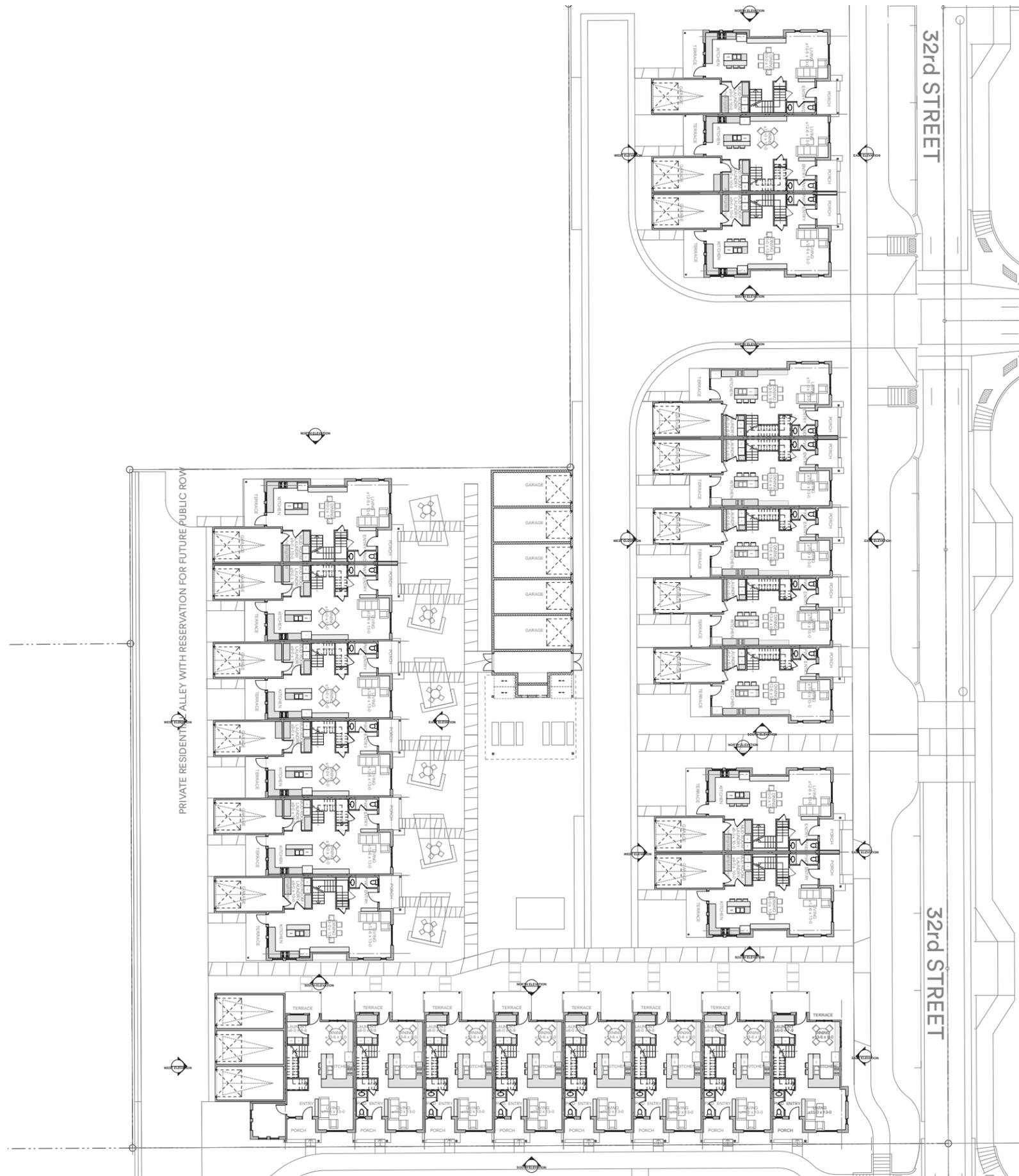




SITE PLAN

1" = 20'

Plans



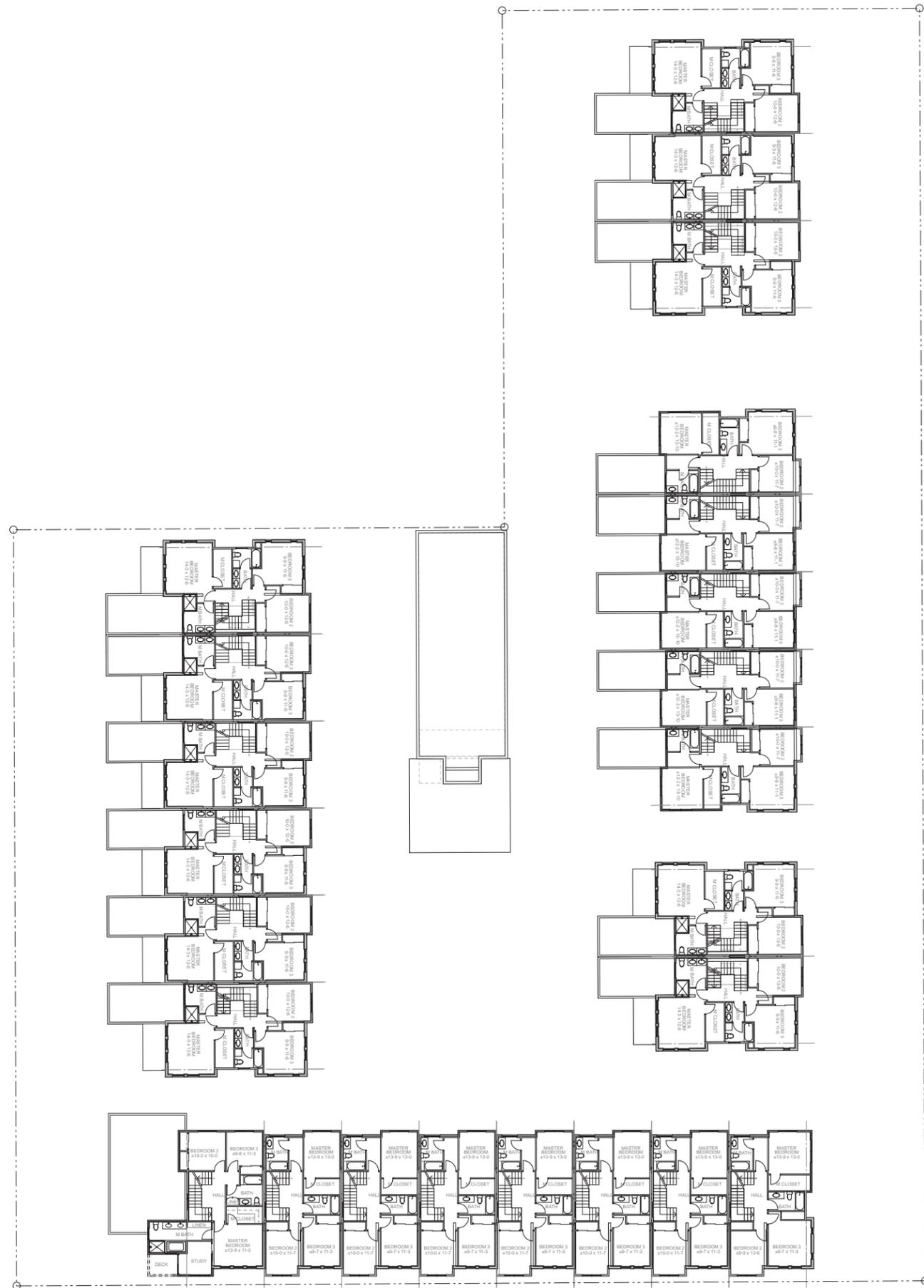
FIRST LEVEL

1/16" = 1'-0"

Plans

SopherSparn | S'PARK west

67 **S'PARK**



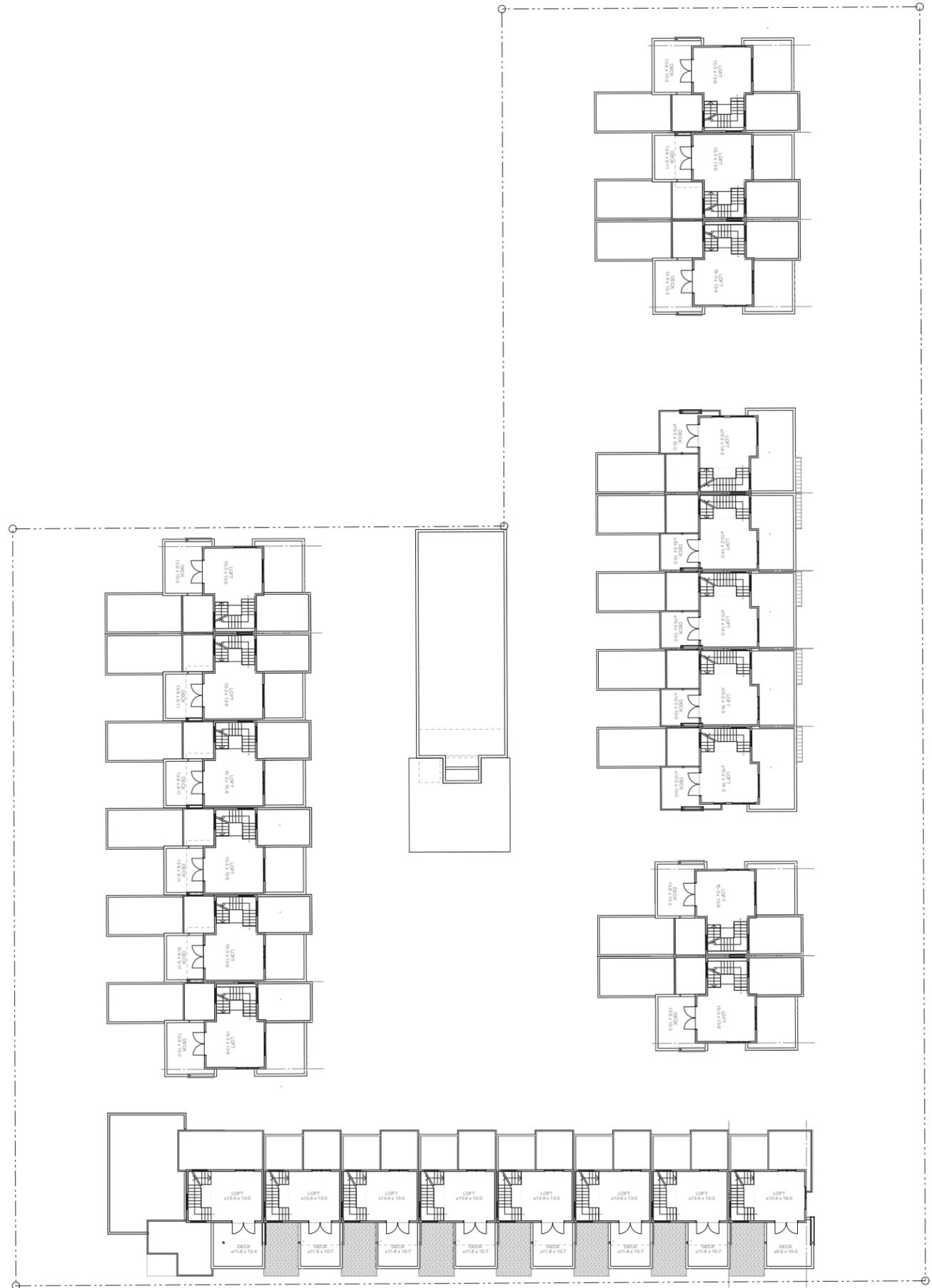
SECOND LEVEL

1/16" = 1'-0"

Plans

SopherSparn | S'PARK west

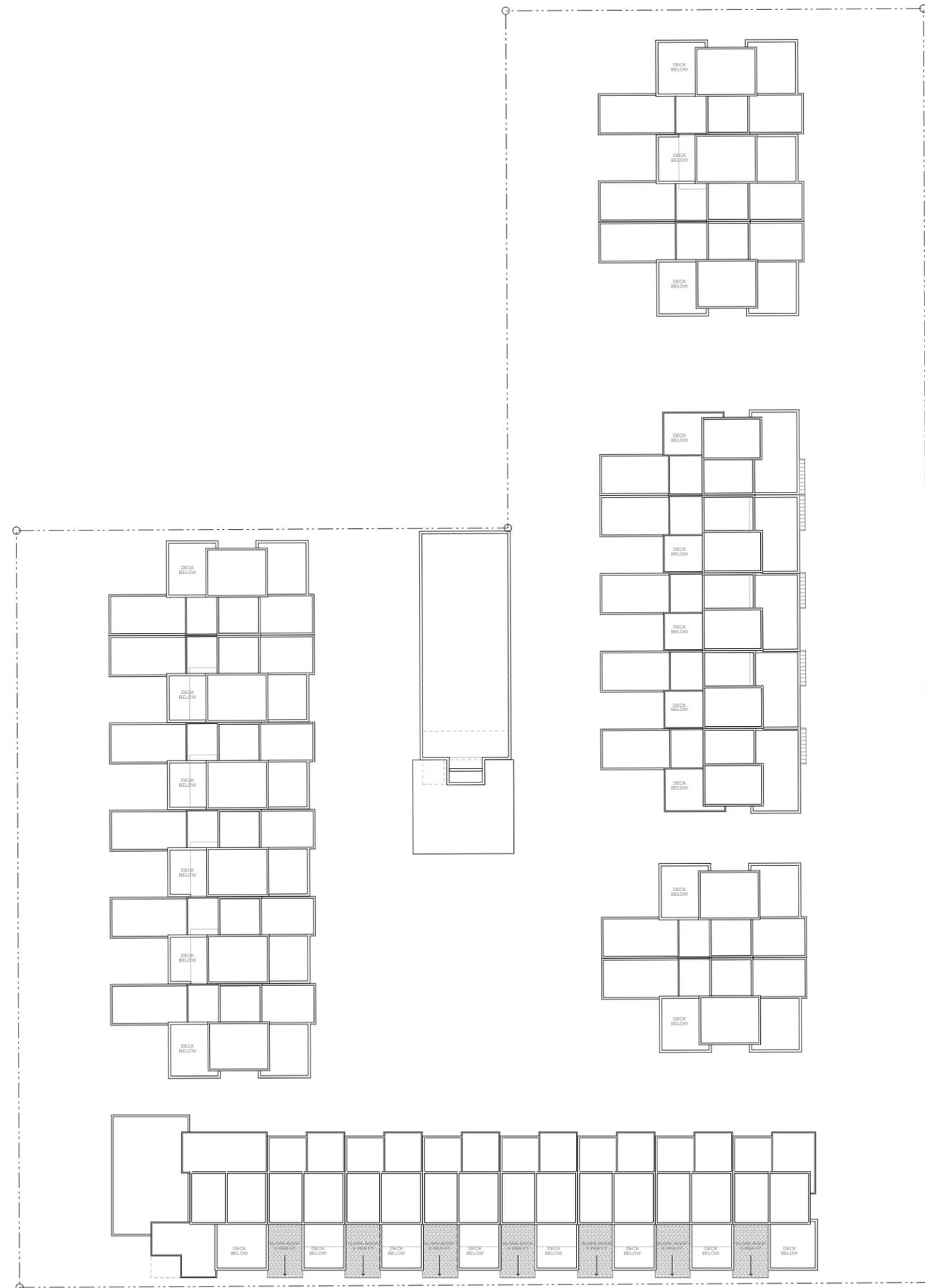
68 **S'PARK**



THIRD LEVEL

1/16" = 1'-0"

Plans



ROOF LEVEL

1/16" = 1'-0"

Plans



BUILDING 2 NORTH ELEVATION 1/16" = 1'-0"



BUILDING 1 NORTH ELEVATION 1/16" = 1'-0"



BUILDING 2 SOUTH ELEVATION 1/16" = 1'-0"



BUILDING 1 SOUTH ELEVATION 1/16" = 1'-0"



BUILDING 2 EAST ELEVATION 1/16" = 1'-0"



BUILDING 1 EAST ELEVATION 1/16" = 1'-0"

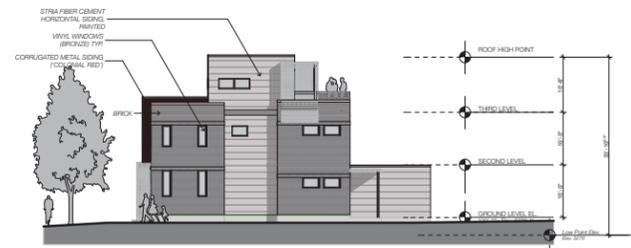


BUILDING 2 WEST ELEVATION 1/16" = 1'-0"

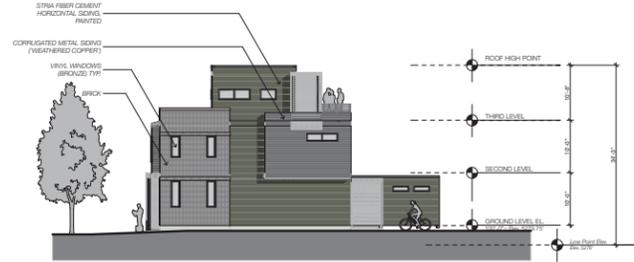


BUILDING 1 WEST ELEVATION 1/16" = 1'-0"

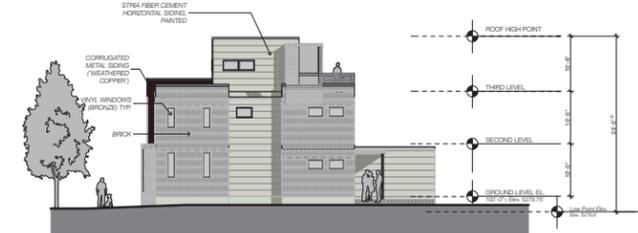
Elevations



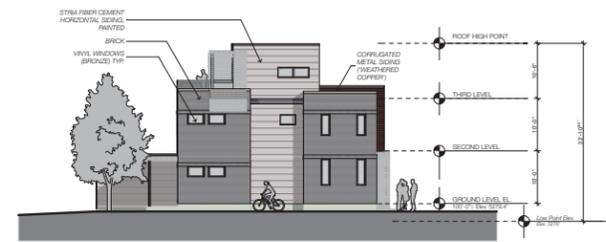
BUILDING 5 NORTH ELEVATION 1/16" = 1'-0"



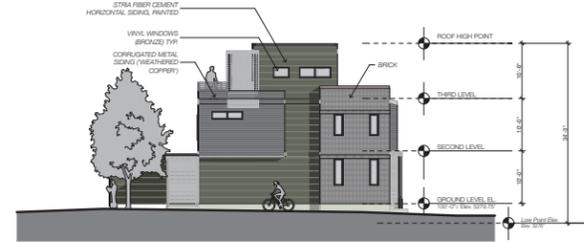
BUILDING 4 NORTH ELEVATION 1/16" = 1'-0"



BUILDING 3 NORTH ELEVATION 1/16" = 1'-0"



BUILDING 5 SOUTH ELEVATION 1/16" = 1'-0"



BUILDING 4 SOUTH ELEVATION 1/16" = 1'-0"



BUILDING 3 SOUTH ELEVATION 1/16" = 1'-0"



BUILDING 5 EAST ELEVATION 1/16" = 1'-0"



BUILDING 4 EAST ELEVATION 1/16" = 1'-0"



BUILDING 3 EAST ELEVATION 1/16" = 1'-0"



BUILDING 5 WEST ELEVATION 1/16" = 1'-0"

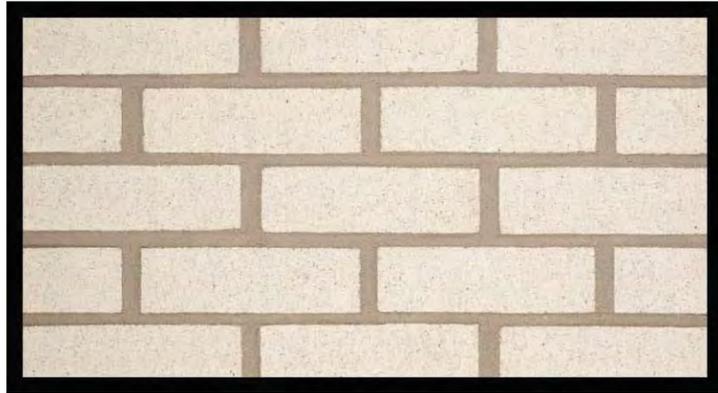


BUILDING 4 WEST ELEVATION 1/16" = 1'-0"

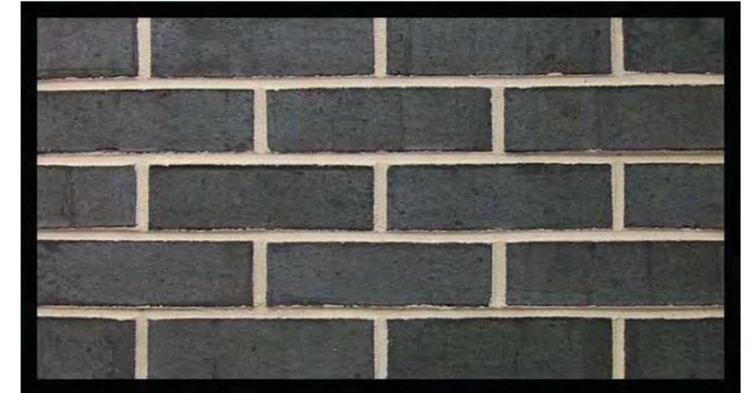


BUILDING 3 WEST ELEVATION 1/16" = 1'-0"

Elevations



ALASKAN



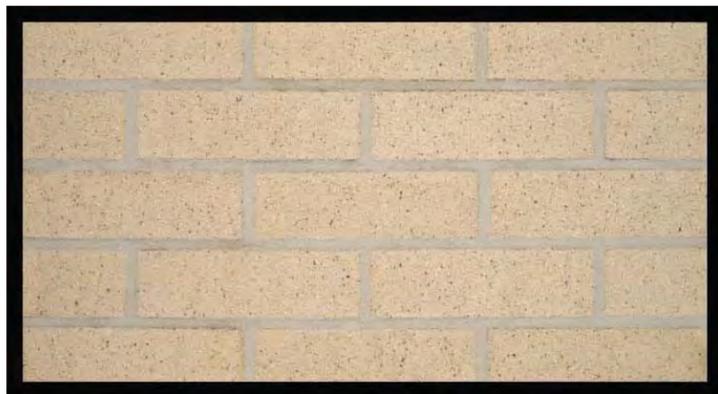
BLACK DIAMOND BRICK



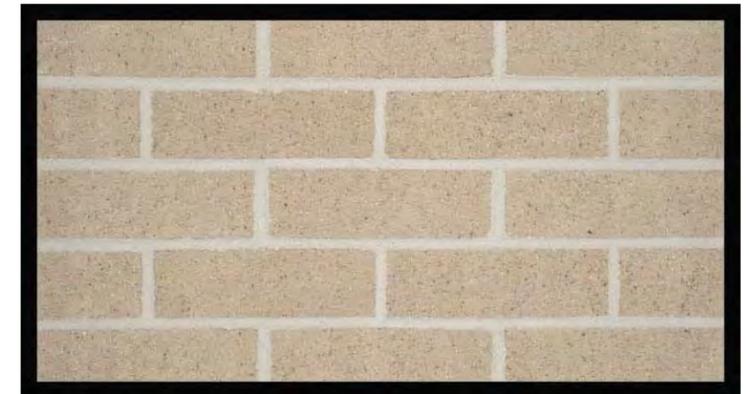
CORRUGATED METAL - COLONIAL RED



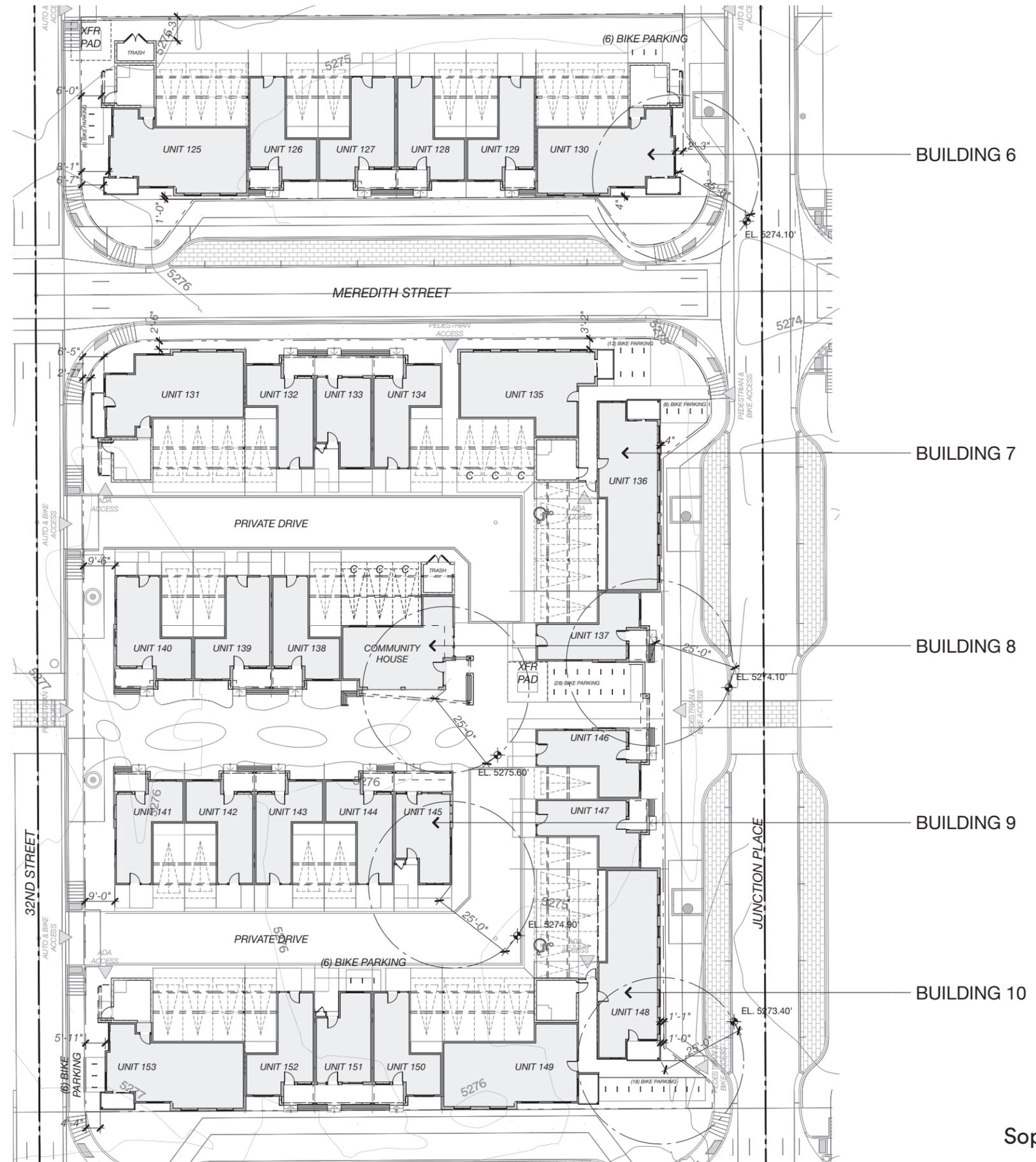
CORRUGATED METAL - COLONIAL RED



LIGHT PEWTER



LIGHT GREY

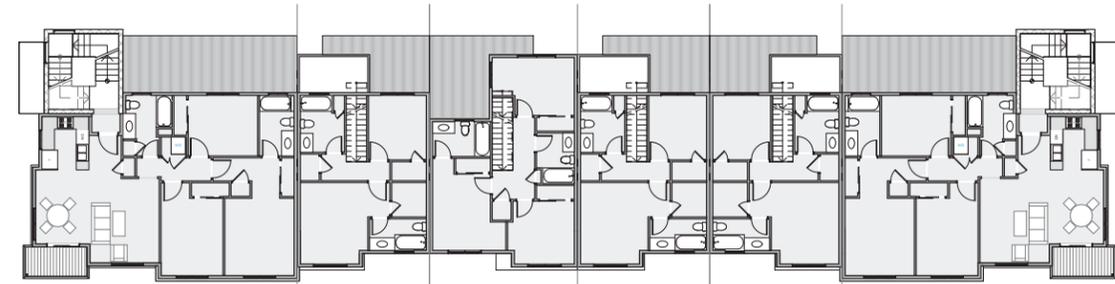


Site Plan



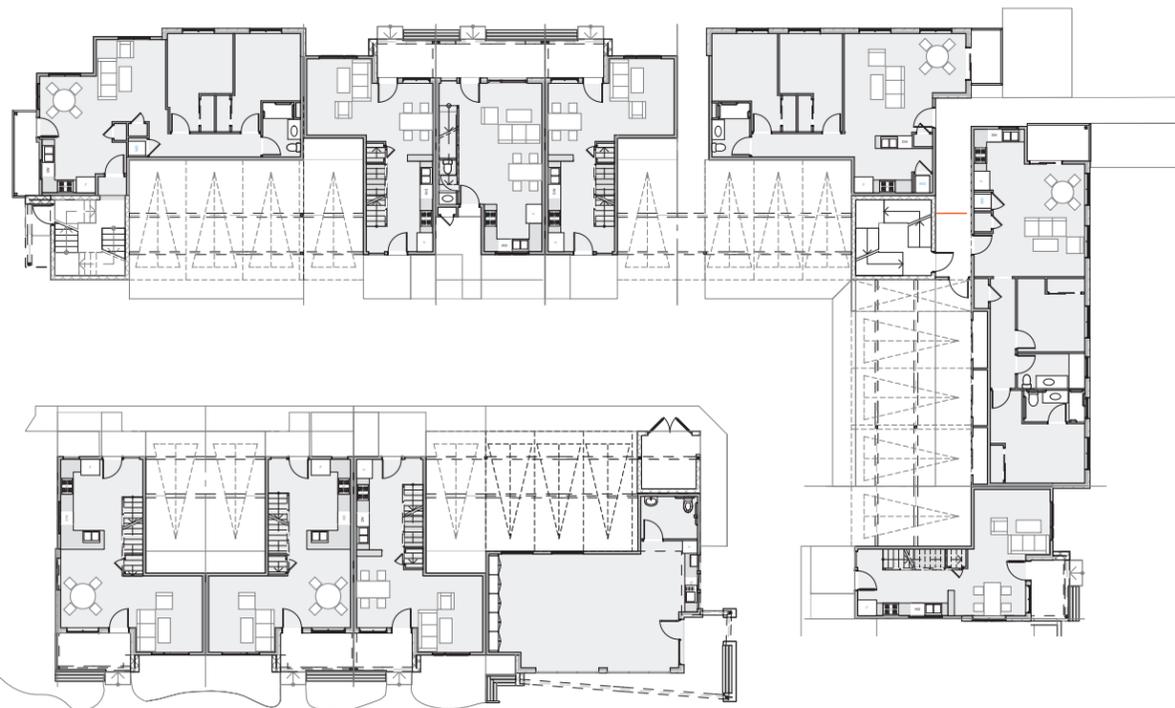
BUILDINGS 7 & 8-SECOND FLOOR

1/16" = 1'-0"



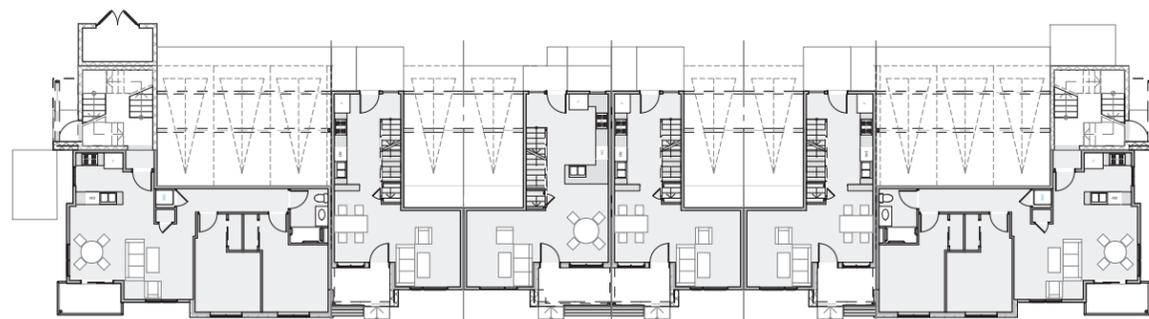
BUILDING 6-SECOND FLOOR

1/16" = 1'-0"



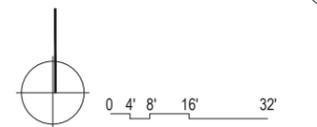
BUILDINGS 7 & 8-GROUND FLOOR

1/16" = 1'-0"

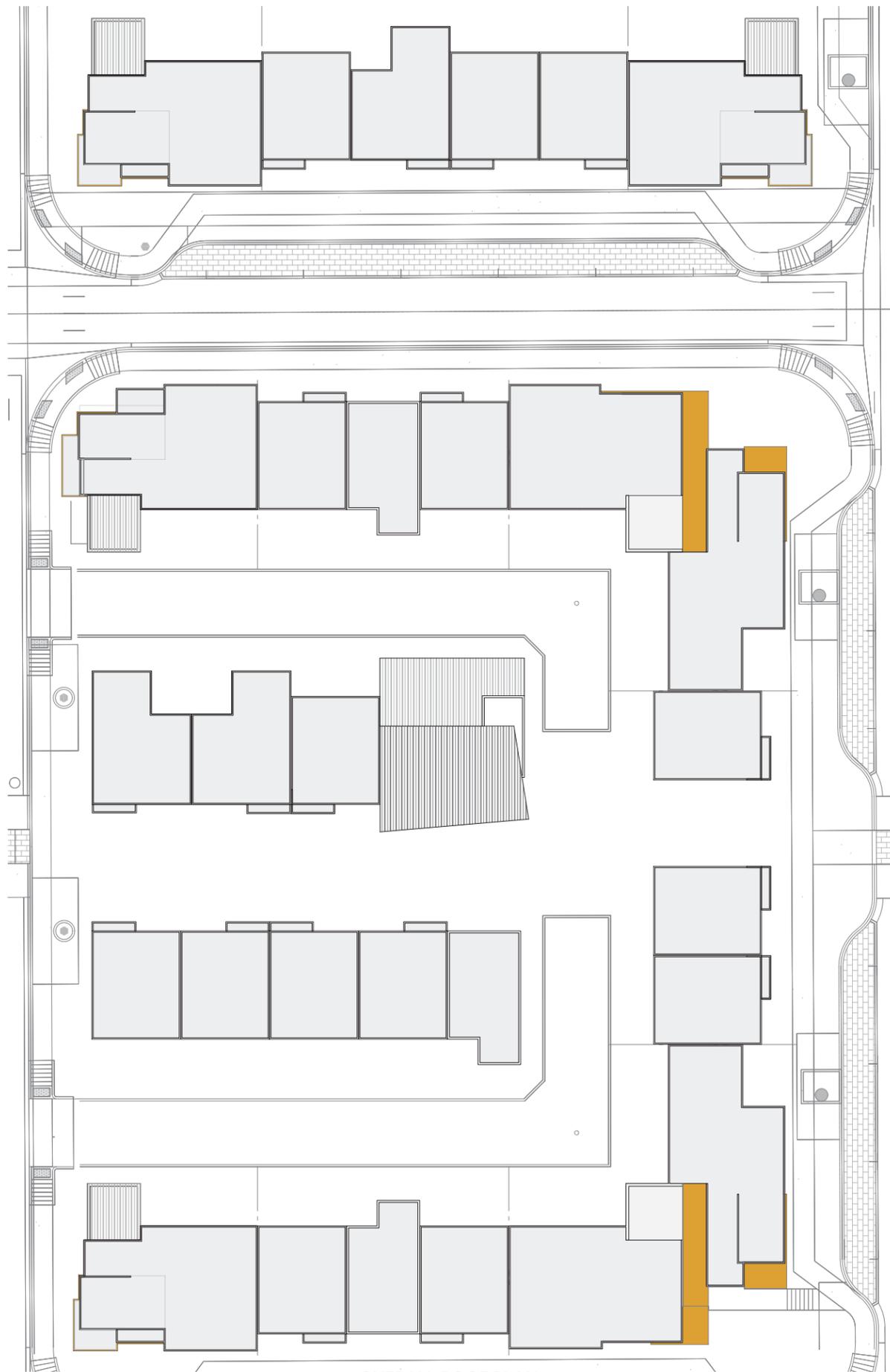


BUILDING 6-GROUND FLOOR

1/16" = 1'-0"



Plans



OVERALL ROOF PLAN 1/16" = 1'-0"



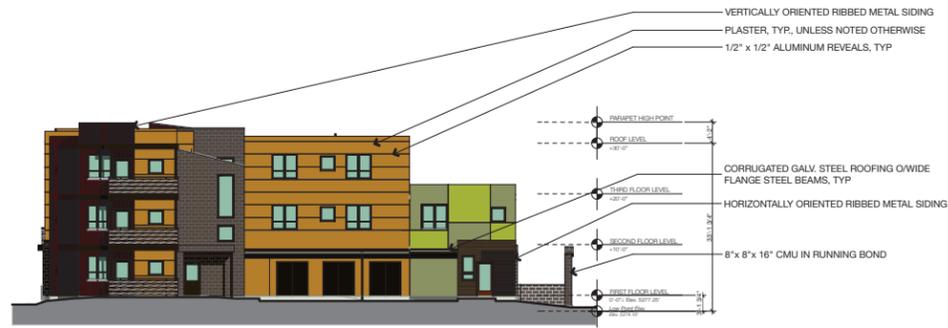
BUILDINGS 9 & 10-SECOND FLOOR 1/16" = 1'-0" N

BUILDINGS 9 & 10-GROUND FLOOR 1/16" = 1'-0" N

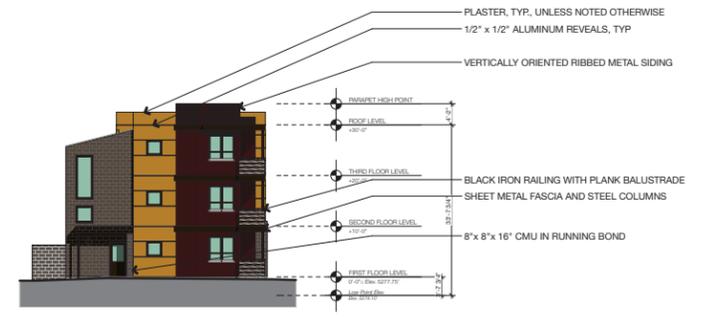
Plans

SopherSparn | S'PARK west

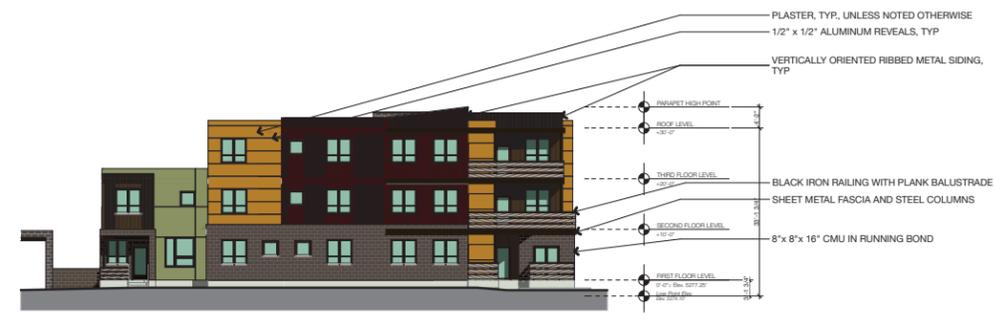
76 S'PARK



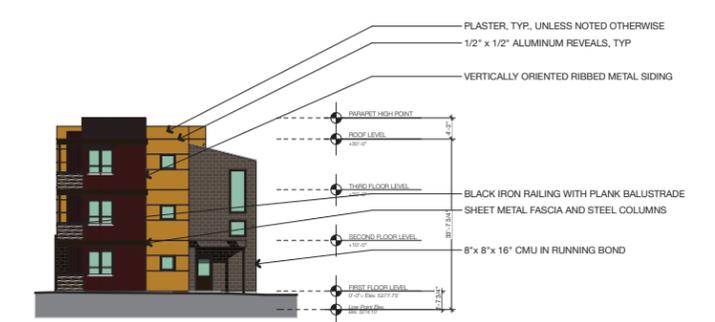
BUILDING 7-WEST ELEVATION 1/8" = 1'-0"



BUILDING 6-WEST ELEVATION 1/8" = 1'-0"



BUILDING 7-EAST ELEVATION 1/8" = 1'-0"



BUILDING 6-EAST ELEVATION 1/8" = 1'-0"



BUILDING 7-SOUTH ELEVATION 1/8" = 1'-0"



BUILDING 6-SOUTH ELEVATION 1/8" = 1'-0"



BUILDING 7-NORTH ELEVATION 1/8" = 1'-0"

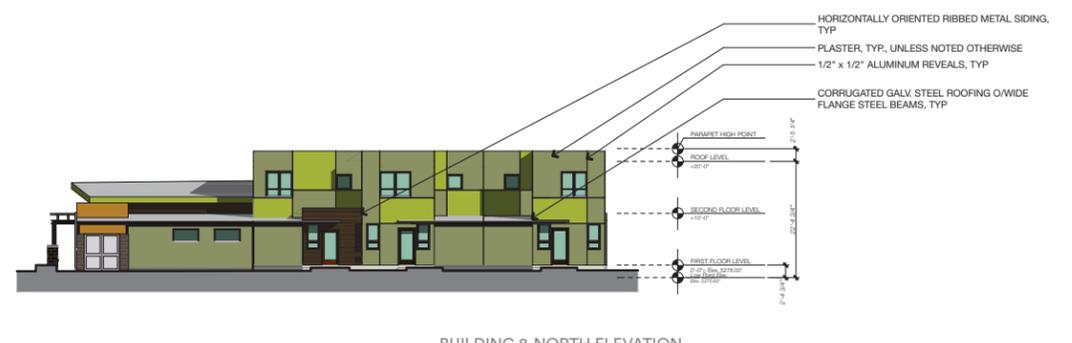
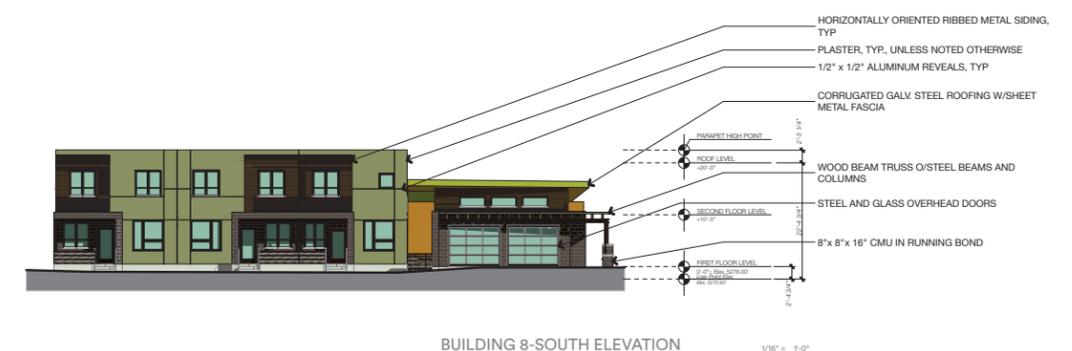
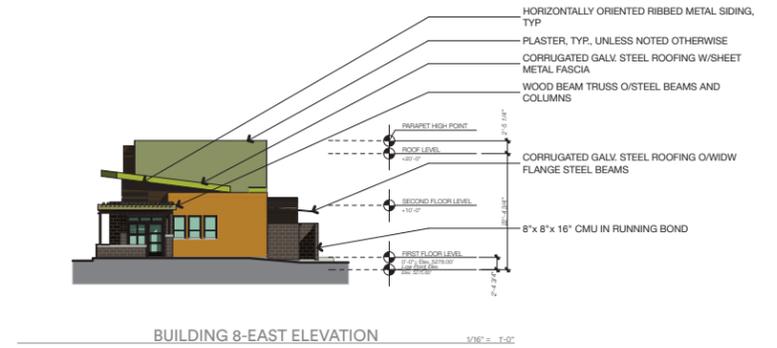
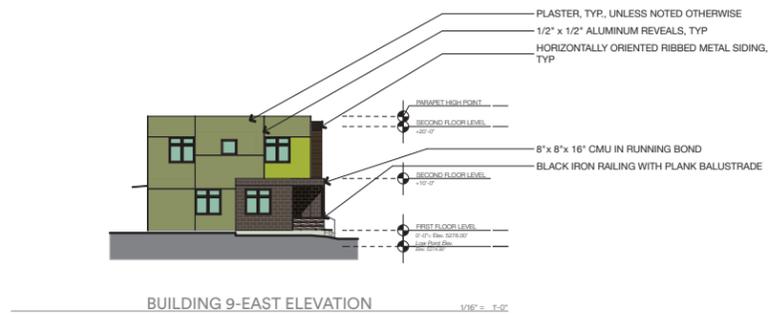
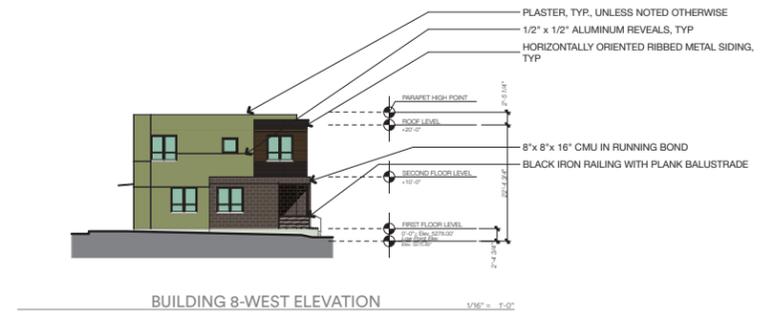
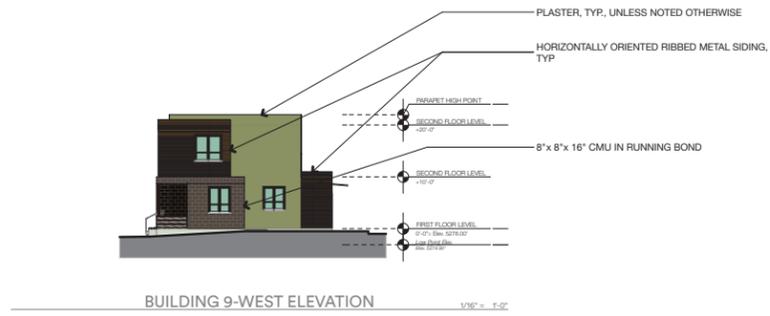


BUILDING 6-NORTH ELEVATION 1/8" = 1'-0"

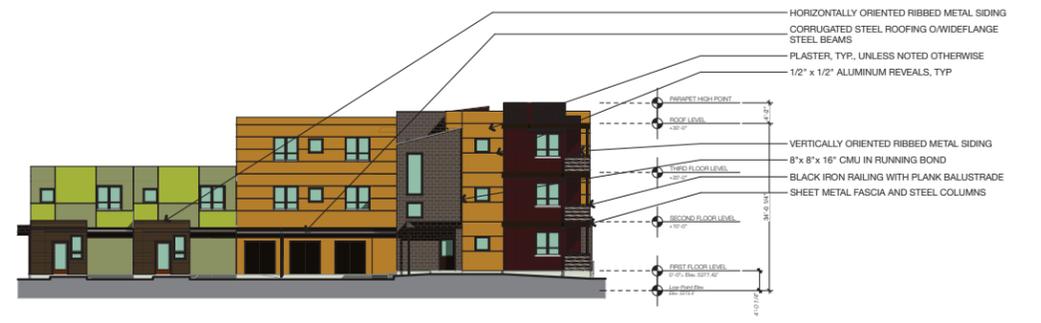
0 4' 8' 16' 32' Elevations

SopherSparrn | S'PARK west

77 S'PARK



0 4' 8' 16' 32' Elevations



BUILDING 10-WEST ELEVATION 1/8" = 1'-0"



BUILDING 10-EAST ELEVATION 1/8" = 1'-0"

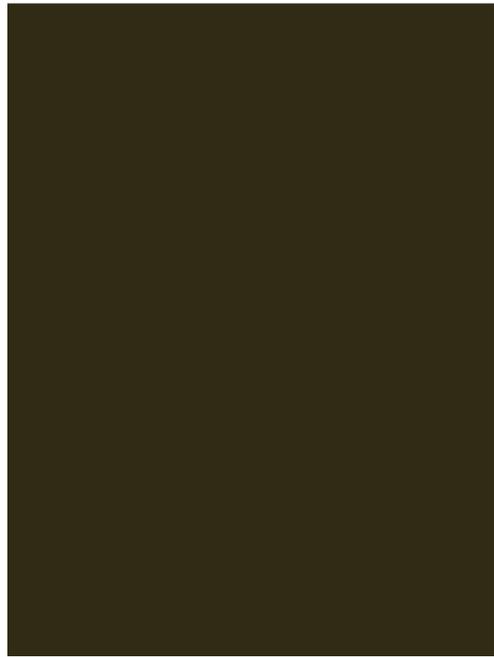


BUILDING 10-SOUTH ELEVATION 1/8" = 1'-0"



BUILDING 10-NORTH ELEVATION 1/8" = 1'-0"

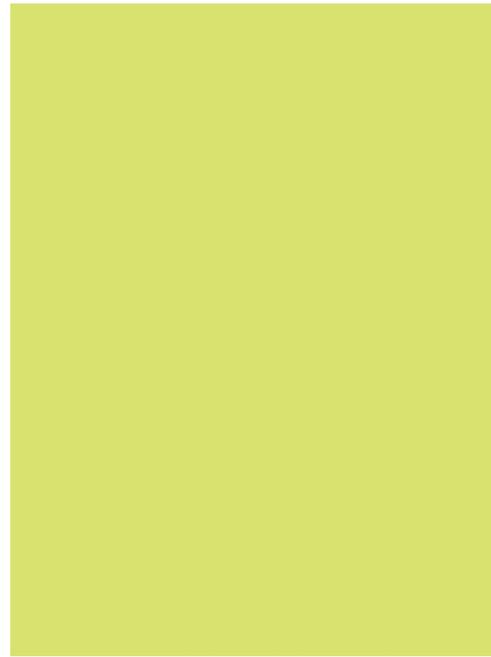
0 4' 8' 16' 32' Elevations



IMETCO - WEATHERED COPPER



TOWNHOUSE PAINTS



TOWNHOUSE PAINTS



IMETCO - COLONIAL RED



FLATS PAINT



CONCRETE MASONRY UNIT



CONCRETE MASONRY UNIT



**Thank you!**

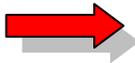
We look forward to making an incredible place...

# **DDAB Memo** *April 8, 2015*

**To:** Downtown Design Advisory Board (DDAB)  
**From:** Development Review Team  
**Re:** Request from Applicant to Review Site Review

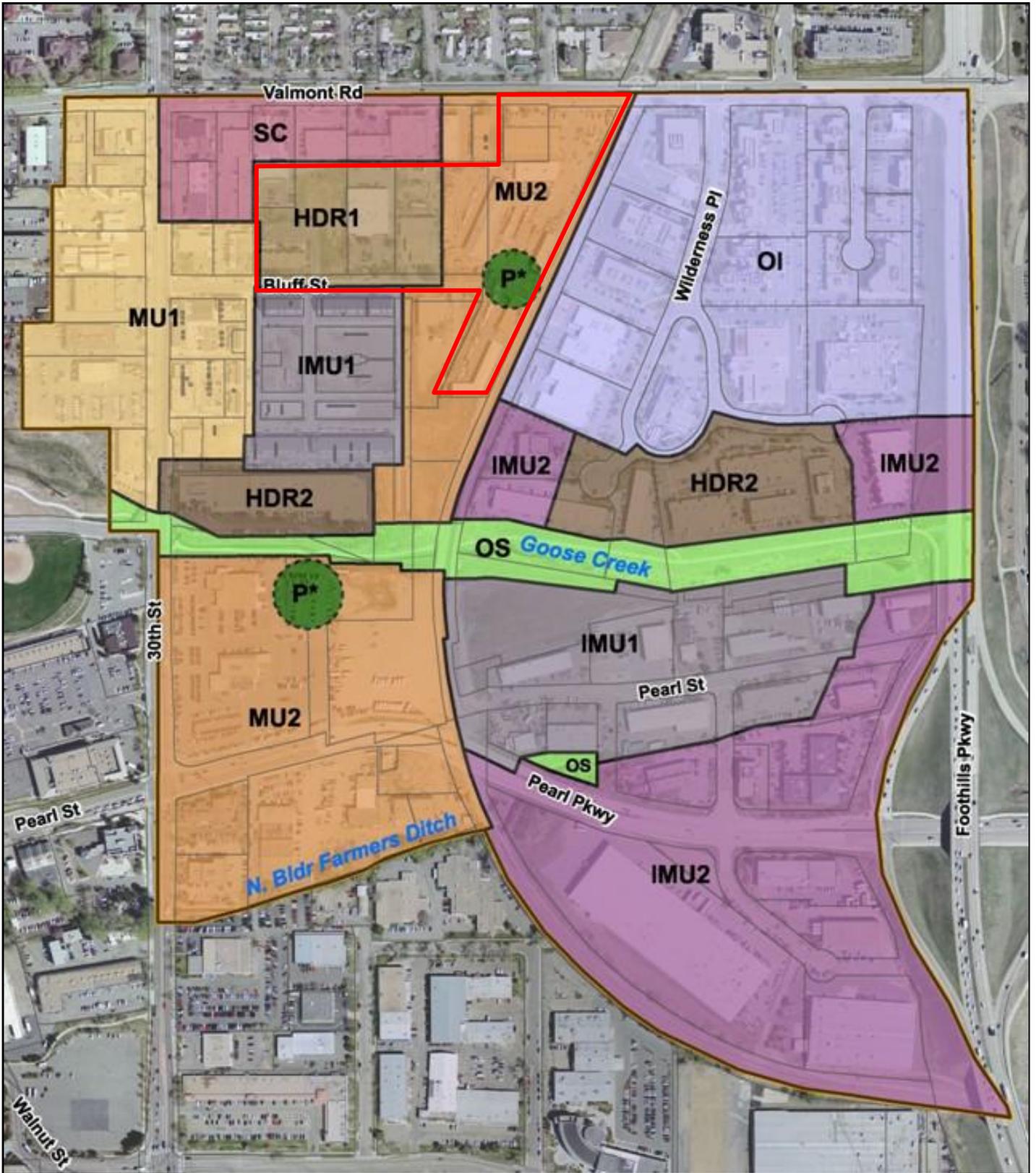
---

**Purpose:** The applicant requested DDAB input on the Concept Plan and Planning Board voted in favor of the request with specific instructions and Key Issues identified for the Board input.



## **Discussion and Direction from Planning Board March 6, 2014:**

- If there is public benefit, the board would support the proposed mass and scale and create variation.
- Pay attention to the northern neighbors and Valmont Road.
- Consider different approaches to the woonerf and keyhole drop off.
- The multi-use path is a positive addition. There was some caution about how it is treated under the building. (No longer applicable)
- Consider changing the SW office building to residential or mixed use.
- Consider underpass under train tracks.
- Pay attention to how bicycles navigate the site.
- Include parallel as opposed to diagonal parking along the private street.
- Zoning changes garnished a cautious support but the project must support larger goals of the TVAP. (No longer applicable)



## Transit Village Area Plan

**Vision**

At the outset of the Transit Village area planning process, the City Council and Planning Board adopted the following vision to provide direction for the development of the plan.

The Transit Village area will be:

- A lively and engaging place with a diversity of uses, including employment, retail, arts and entertainment, with housing that serves a diversity of ages, incomes, and ethnicities.
- A place that is not overly planned, with a “charming chaos” that exhibits a variety of building sizes, styles, and densities where not everything looks the same.
- A place with both city-wide and neighborhood-scale public spaces.
- A place that attracts and engages a broad spectrum of the community, not just people who live and work here or come to access the transit in the area.
- A place that emphasizes and provides for alternative energy, sustainability, walking, biking and possible car-free areas, e.g. “eco-village.”

Attached are the General Guidelines and the District Guidelines that apply to this site. Note that the main focus of the guidelines is on site design and planning to address the public realm.

Also note that there are Land Use Prototype images provided for the land use (TVAP-MU2 and TVAP-HDR-1) related to the site.

**Mixed Use -2-**

1.5 - 2.0 Floor Area\*



Three- to four-story mixed-use buildings. Predominant use may be business or residential. Mostly structured or first-floor parking; may have some surface parking.

**High-Density Residential -1-**

15-24 Dwelling Units per Acre



Urban townhomes and garden apartments with individual garages, surface parking lots, or underground parking. Mainly two to three stories.

**Who would live here?**

- Middle and upper incomes.
- Garden apartments tend to attract moderate income singles, couples, families and some seniors. Often have facilities for small children.
  - With their vertical arrangement, urban town homes may not be suited for people with disabilities or seniors.

<b>General Guidelines</b> The following guidelines apply to all character districts.	<b>MAARKET</b>	<b>CYCLO</b>	<b>RAILYARDS</b>	<b>MEREDITH HOUSE</b>	<b>TIMBER LOFTS/COMMONS</b>	<b>S'PARK_west</b>
<b>Building Placement and Design</b>						
Orient the main facade to the street and provide an entrance on the street side of the building.						
Design buildings with pedestrian-scale materials and architectural articulation, particularly on the first floor. Avoid large blank walls. Along streets and sidewalks provide pedestrian interest, including transparent windows and well-defined building entrances.						
Consider opportunities to frame or preserve views of the Flatirons to the southwest.						
<b>Useable Open Space</b>						
Incorporate well-designed, functional open spaces with tree, quality landscaping and art, access to sunlight and places to sit comfortably. Where public parks or open spaces are not within close proximity, provide shared open spaces for a variety of activities. Where close to parks, open spaces provided by development may be smaller.						

<b>Permeability</b>	<b>MAARKET</b>	<b>CYCLO</b>	<b>RAILYARDS</b>	<b>MEREDITH HOUSE</b>	<b>TIMBER LOFTS/COMMONS</b>	<b>S'PARK_west</b>
While the improved street network will provide more frequent pedestrian connections, also provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Also provide opportunities to walk within the interior between abutting properties.						
<b>Parking Structures</b>	<b>MAARKET</b>	<b>CYCLO</b>	<b>RAILYARDS</b>	<b>MEREDITH HOUSE</b>	<b>TIMBER LOFTS/COMMONS</b>	<b>S'PARK_west</b>
Design the ground level of a parking structure to be interesting and appealing for pedestrians, for example, by wrapping the ground level with active uses, such as retail. Include pedestrian-scale façade articulation, architectural detailing and quality materials.	<i>Not applicable.</i>					
Where the ground level is open or exposed to interior drives, paths, or parking lots, screen it with a low wall and/or evergreen landscaping.	<i>Not applicable.</i>	<i>Not applicable.</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Not applicable</i>	
If tuck-under parking or podium parking (half-level underground) is provided, locate it at the rear of the property or wrap with active uses if feasible.	<i>Not applicable.</i>		<i>Not applicable.</i>			<i>Not applicable.</i>
Where feasible, locate structure entries/exits on secondary, not primary streets. Avoid locating entries/exits on main pedestrian routes. Entries/exits should be carefully designed to ensure safe, comfortable, and uninterrupted pedestrian flow on adjacent sidewalks.	<i>Not applicable.</i>		<i>Not applicable.</i>			

<b>Bus Stops</b>	<b>MAARKET</b>	<b>CYCLO</b>	<b>RAILYARDS</b>	<b>MEREDITH HOUSE</b>	<b>TIMBER LOFTS/COMMONS</b>	<b>S'PARK_west</b>
Include the following for bus stops adjacent to development projects: a shelter, benches, route and schedule signage. Additional enhancements are encouraged, such as pedestrian lighting, art, landscaping, and waste receptacles. Bike racks should be provided at regional route stops.						
<b>Junction Place</b>	<b>MAARKET</b>	<b>CYCLO</b>	<b>RAILYARDS</b>	<b>MEREDITH HOUSE</b>	<b>TIMBER LOFTS/COMMONS</b>	<b>S'PARK_west</b>
In addition to the street trees, sidewalks and bike facilities specified by the Junction Place streetscape section, provide seating, planters, art, special pavement and lighting along Junction Place. (See the Implementation Plan for information on funding of the city share.)						
Where feasible, place active uses, such as retail or commercial services on the first floor of buildings along Junction Place.						<i>Not applicable</i>
Provide way-finding features such as special pavements, signs, or art, to facilitate pedestrian movement between Junction Place, Rail Plaza, the rail platform and under/overpass, the bus station, Goose Creek Greenway, Pearl, Valmont, 30 <sup>th</sup> Street and Wilderness Place. (See the Implementation Plan for funding information.)						
<b>Mixed-Use Buildings</b>	<b>MAARKET</b>	<b>CYCLO</b>	<b>RAILYARDS</b>	<b>MEREDITH HOUSE</b>	<b>TIMBER LOFTS/COMMONS</b>	<b>S'PARK_west</b>
The potential for conflicts between residential and non-residential uses within mixed-use buildings should be minimized through careful design and building system planning. Consider the compatibility of specific uses. Issues could include noise, vibration, privacy, and entrance locations.				<i>Not applicable, not mixed use.</i>		<i>Not applicable, not mixed use.</i>

<b>Rail Plaza District Guidelines:</b>	<b>MAARKET</b>	<b>CYCLO</b>	<b>RAILYARDS</b>	<b>MEREDITH HOUSE</b>	<b>TIMBER LOFTS/COMMONS</b>	<b>S'PARK_west</b>
Locate buildings along the street with parking behind.	<i>Not applicable, no on-site parking</i>		<i>Not applicable, no on-site parking</i>			
Place active uses on the ground level of buildings adjacent to Rail Plaza, for example, stores, restaurants, cafes, or commercial services, where feasible. They should have entrances directly onto the plaza.	<i>Not applicable, not located near plaza</i>	<i>Not applicable, not located near plaza</i>		<i>Not applicable, not located near plaza</i>		<i>Not applicable, not located near plaza</i>
Orient buildings to Junction Place (see Junction Place guidelines), as well as to the tracks. If feasible, place active uses on the first floor. Consider making the track-side frontage a car-free zone with pedestrian amenities.						
<b>Civic Plaza Guidelines:</b>	<b>MAARKET</b>	<b>CYCLO</b>	<b>RAILYARDS</b>	<b>MEREDITH HOUSE</b>	<b>TIMBER LOFTS/COMMONS</b>	<b>S'PARK_west</b>
Design the plaza to be approximately a third of an acre. Err on the side of smaller rather than larger.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Frame the plaza with buildings, with one side open (or partially open) to Bluff Street and/or Junction Place. The intent is to create a partially enclosed space that is both inviting and intimate.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Provide flexible space to accommodate a variety of public uses, such as a mercado, farmers' market, and festivals. Also provide flexibility for different uses during different times of the day, week and year. Anticipated uses and associated maintenance should be an integral part of the plaza design, particularly layout, furnishings, materials and plant selection.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable.</i>		
Design the plaza so its use could be combined with temporary closure of the east end of Bluff Street for special events.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Include a variety of smaller "places" (activities or destinations within the plaza. These could be as simple as a "vendor cart.")	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>

Provide essential and “comfort” amenities such as bike racks, a drinking fountain, recycling and trash receptacles, pedestrian scale lighting, shade and soft surfaces, in carefully chosen locations.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Provide an adequate amount of seating and carefully consider its location orientation, type and materials.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Look for opportunities to incorporate art into built elements such as paving, railings, signage, seating or overhead structures.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Incorporate environmentally friendly features such as pervious surfaces, biofilter landscaping beds, high efficiency lighting and solar powered amenities (e.g., bubble fountains). Explore possible demonstration or education aspects for these features.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Use high-quality, authentic materials	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Utilize trees and plants to soften the space	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Carefully design the new pedestrian underpass (or overpass) at the tracks so that it does not negatively impact the aesthetics or function of the plaza.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Provide way-finding features, such as signage, special pavement and art, to direct people to the plaza from 30 <sup>th</sup> Street, Bluff Street, Valmont Road, Junction Place, and Pearl Parkway.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>
Actively manage the plaza to ensure on-going security, cleanliness and liveliness. Gear events to attract both existing users and new users. Program uses to change as the seasons change.	<i>Not applicable</i>	<i>Not applicable</i>		<i>Not applicable</i>		<i>Not applicable</i>

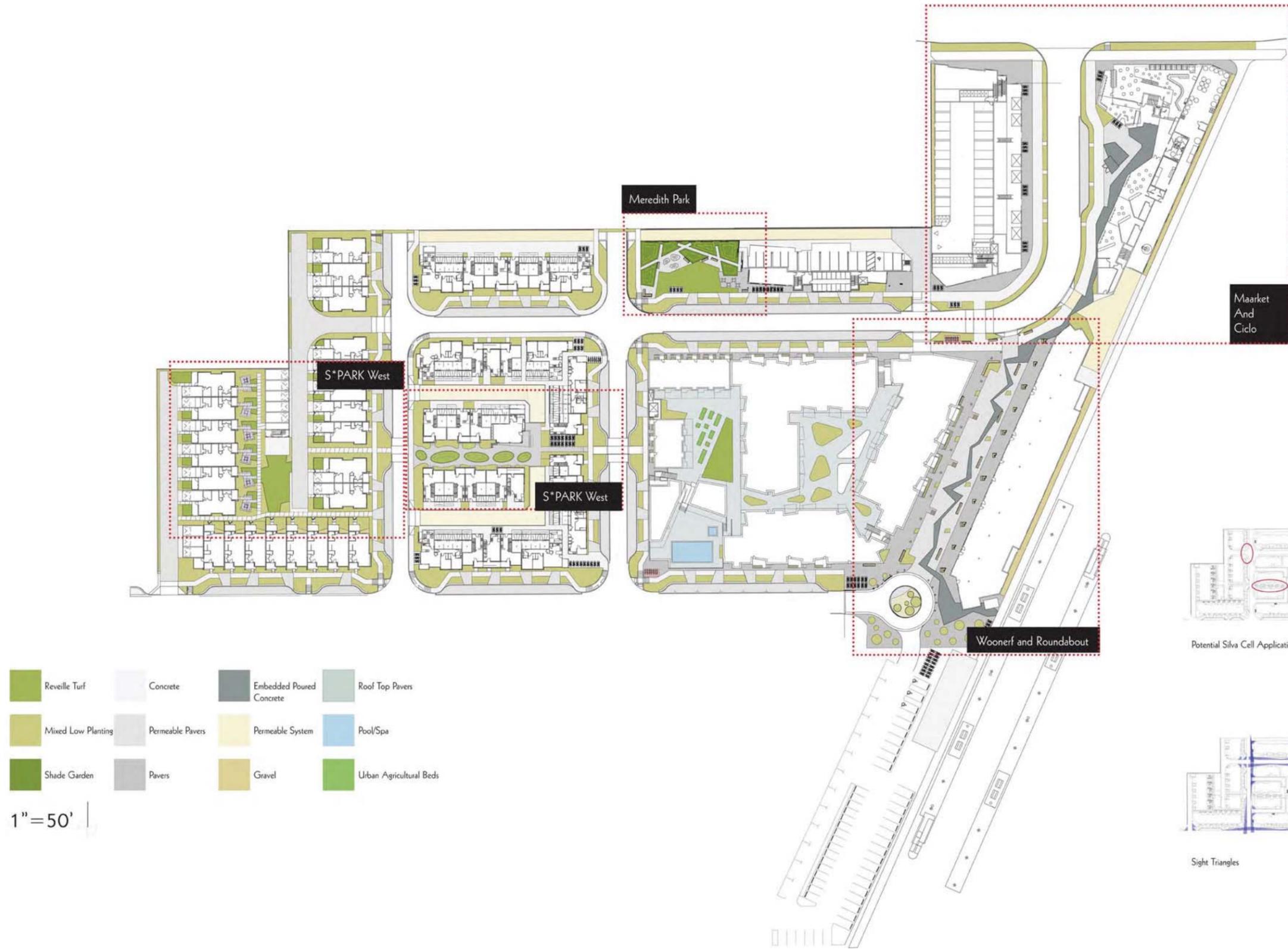
Additional Comments:



Boulder Design Advisory Board

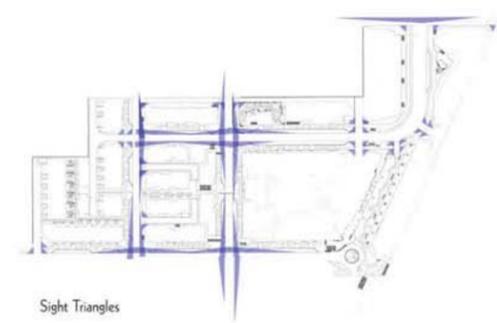
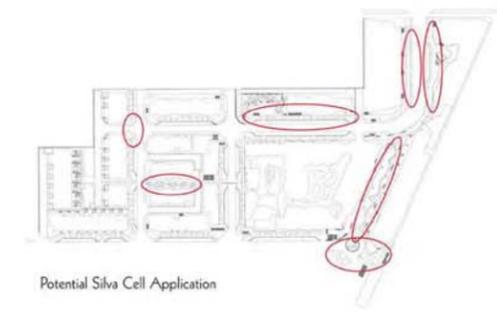
April 10, 2015  
LANDSCAPE ADDENDUM  
**Boulder Junction**  
Boulder, CO





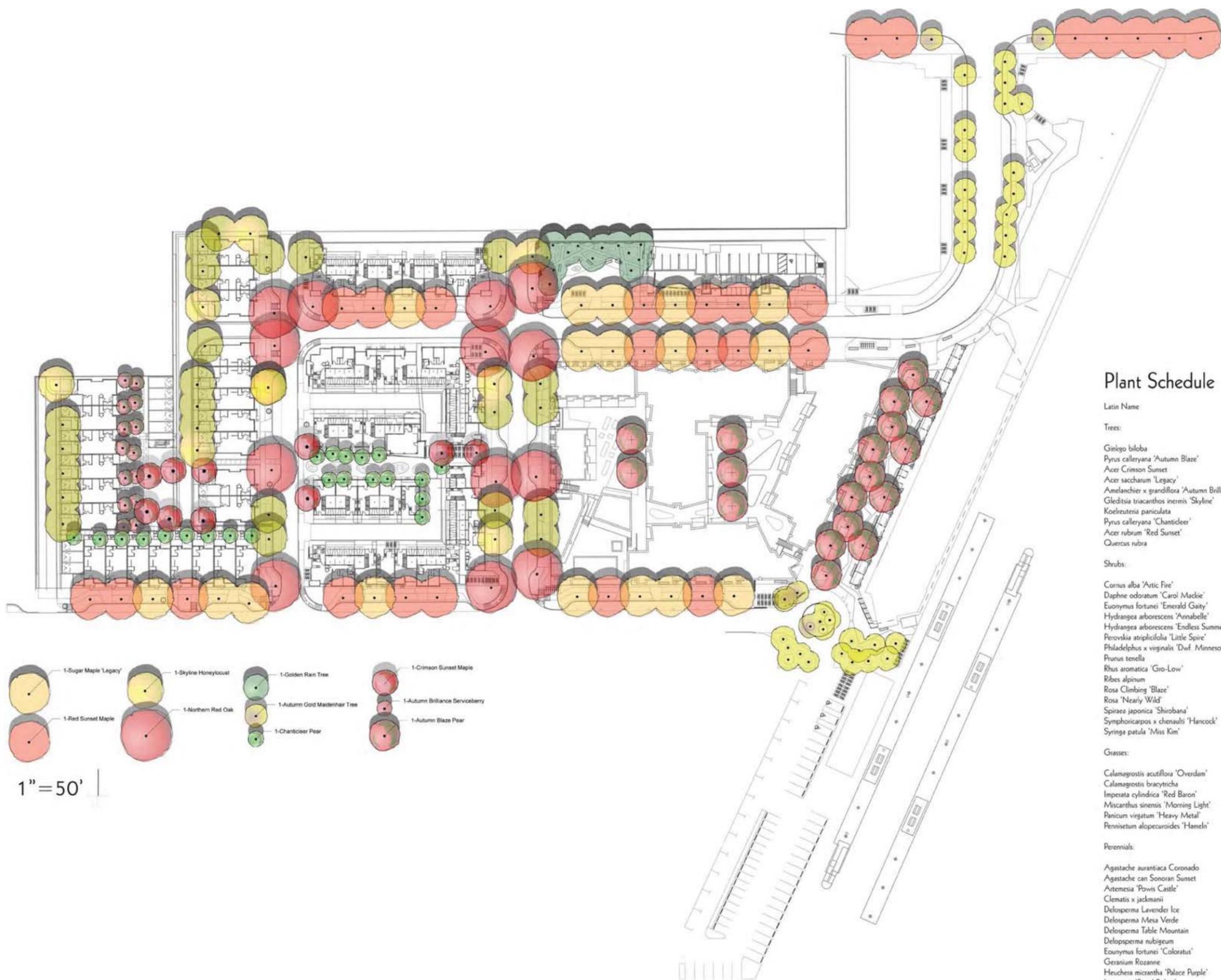
- |                    |                  |                          |                         |
|--------------------|------------------|--------------------------|-------------------------|
| Reveille Turf      | Concrete         | Embedded Poured Concrete | Roof Top Pavers         |
| Mixed Low Planting | Permeable Pavers | Permeable System         | Pool/Spa                |
| Shade Garden       | Pavers           | Gravel                   | Urban Agricultural Beds |

1" = 50'



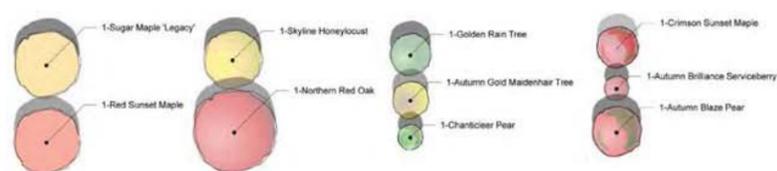
0 20' 50' 100'

Landscape: SitePlan



### Plant Schedule

Latin Name	Common Name	Height	Spread	Water use	Quantity
<b>Trees:</b>					
<i>Ginkgo biloba</i>	Autumn Gold Maidenhair Tree	25-50'	25-35'	Medium	51
<i>Pyrus calleryana</i> 'Autumn Blaze'	Autumn Blaze Pear	25-35'	20-30'	Medium 1	9
<i>Acer crinum</i> 'Sunset'	Crimson Sunset Maple	30-35'	20-25'	Medium	10
<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	50-60'	30-40'	Medium	17
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	15-25'	15-20'	Low	14
<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honeylocust	40-50'	30-40'	Low	32
<i>Koelerutera paniculata</i>	Golden Rain Tree	20-30'	20-30'	Low	14
<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	20-30'	15-20'	Medium	23
<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	40-50'	30-40'	Medium	22
<i>Quercus rubra</i>	Northern Red Oak	40-60'	40-60'	Medium	16
<b>Shrubs:</b>					
<i>Cornus alba</i> 'Arctic Fire'	Arctic Fire Redtwig Dogwood	4-6'	4-6'	Medium	TBD
<i>Daphne odoratum</i> 'Carol Mackie'	Carol Mackie Daphne	3-5'	3-5'	Medium	TBD
<i>Euonymus fortunei</i> 'Emerald Gaiety'	Emerald Gaiety Euonymus	18-24"	3-4'	Medium	TBD
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3-4'	3-4'	Medium	TBD
<i>Hydrangea arborescens</i> 'Endless Summer'	Endless Summer Hydrangea	3-5'	3-5'	Medium	TBD
<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	2-3'	2-3'	Low	TBD
<i>Philadelphus x viginialis</i> 'Dwif. Minnesota Snowflake'	Dwif. Minn. Snowflake Mockorange	3-4'	2-3'	Medium	TBD
<i>Prunus tenella</i>	Dwarf Russian Almond	3-5'	3-4'	Low	TBD
<i>Rhus aromatica</i> 'Gro-Low'	Dwarf Fragrant Sumac	2-3'	6-8'	Low	TBD
<i>Ribes alpinum</i>	Alpine Currant	3-6'	3-6'	Low	TBD
<i>Rosa climbing</i> 'Blaze'	Climbing Blaze Rose	10-12'	6-8'	Medium	TBD
<i>Rosa</i> 'Nearly Wild'	Nearly Wild Rose	2-3'	2-3'	Low	TBD
<i>Spiraea japonica</i> 'Shirobana'	Shirobana Spirea	2-3'	2-3'	Medium	TBD
<i>Symphoricarpos x chenaulti</i> 'Hancock'	Hancock Coralberry	2-3'	3-6'	Low	TBD
<i>Syringa patula</i> 'Miss Kim'	Miss Kim Dwarf Lilac	3-5'	3-5'	Low	TBD
<b>Grasses:</b>					
<i>Calamagrostis acutiflora</i> 'Overdam'	Variiegated Feather Reed Grass	2-3'	2-3'	Low	TBD
<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	3-4'	2-3'	Low	TBD
<i>Imperata cylindrica</i> 'Red Baron'	Red Baron Japanese Blood Grass	12-18"	12-18"	Medium	TBD
<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	4-5'	2-3'	Medium	TBD
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	3-4'	12-18"	Low	TBD
<i>Pennisetum alopecuroides</i> 'Hameli'	Dwarf Fountain Grass	18-24"	12-18"	Low	TBD
<b>Perennials:</b>					
<i>Agastache aurantiaca</i> Coronado	Coronado Hyssop	15-18"	12-18"	Low	TBD
<i>Agastache can</i> Sonoran Sunset	Sonoran Sunset Hyssop	12-18"	12-18"	Low	TBD
<i>Antemisia</i> 'Powis Castle'	Powis Castle Sage	2-3'	2-3'	Low	TBD
<i>Clematis x jackmani</i>	Purple Clematis	vine	vine	Medium	TBD
<i>Delosperma</i> Lavender Ice	Lavender Ice Iceplant	2-4"	12-18"	Low	TBD
<i>Delosperma</i> Mesa Verde	Mesa Verde Iceplant	2-4"	12-18"	Low	TBD
<i>Delosperma</i> Table Mountain	Table Mountain Iceplant	2-4"	12-18"	Low	TBD
<i>Delosperma</i> rubigeum	Yellow Iceplant	2-4"	12-18"	Low	TBD
<i>Eouymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	12-18"	3-6'	Low	TBD
<i>Geranium</i> Rozanne	Rozanne Geranium	12-18"	1-2'	Medium	TBD
<i>Heuchera micrantha</i> 'Palace Purple'	Palace Purple Coral Bells	12-18"	12-18"	Medium	TBD
<i>Iris ensata</i> 'Royal Robes'	Purple Japanese Iris	2-3'	12-18"	Medium	TBD
<i>Nepeta x Little Trudy</i>	Little Trudy Catmint	8-12"	18-24"	Low	TBD
<i>Papaver orientale</i> 'Brilliant'	Orange Oriental Poppy	2-3'	18-24"	Low	TBD



1" = 50'



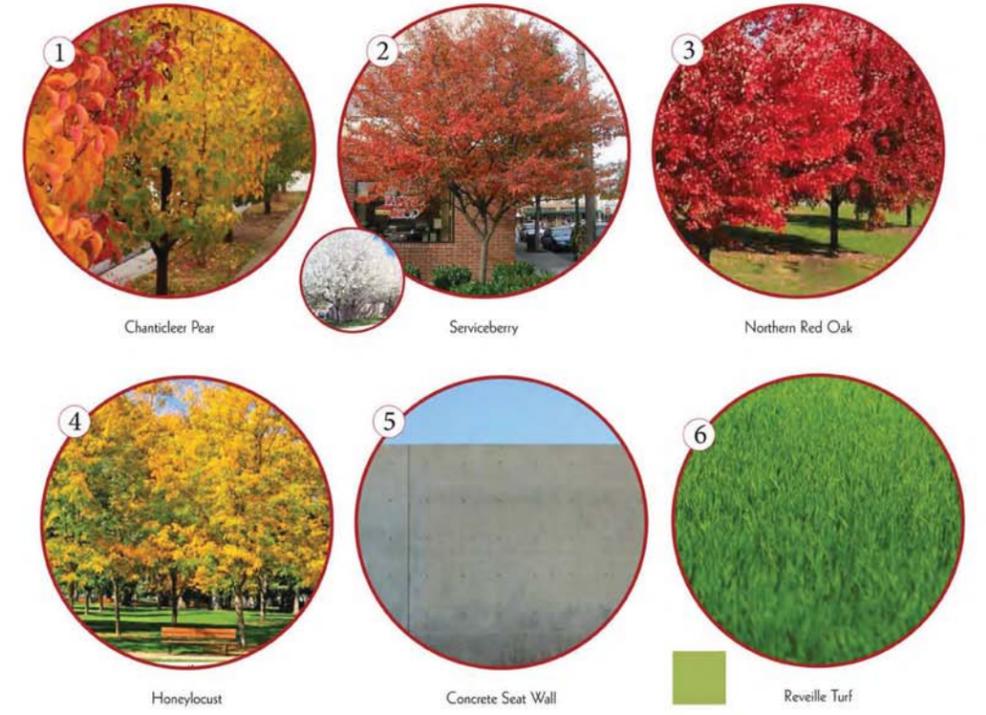
1" = 20'



7 Mixed Low Planting    8 Miscanthus    9 Crimson Sunset Maple    10 Sand Finish Concrete    11 Exposed Aggregate Concrete    12 Permeable Paving



1" = 30'



1 Chanticleer Pear    2 Serviceberry    3 Northern Red Oak    4 Honeylocust    5 Concrete Seat Wall    6 Reville Turf

S'PARK west Landscape: 3085 Plan



1"=20'

1"=30'



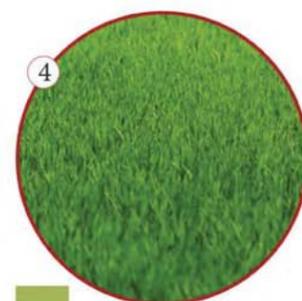
Chanticleer Pear



Northern Red Oak



Honeylocust



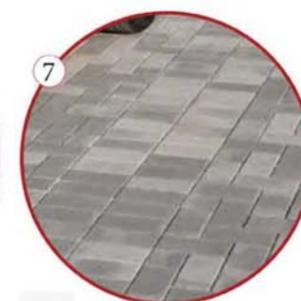
Reville Turf



Mixed Low Planting



Crimson Sunset Maple



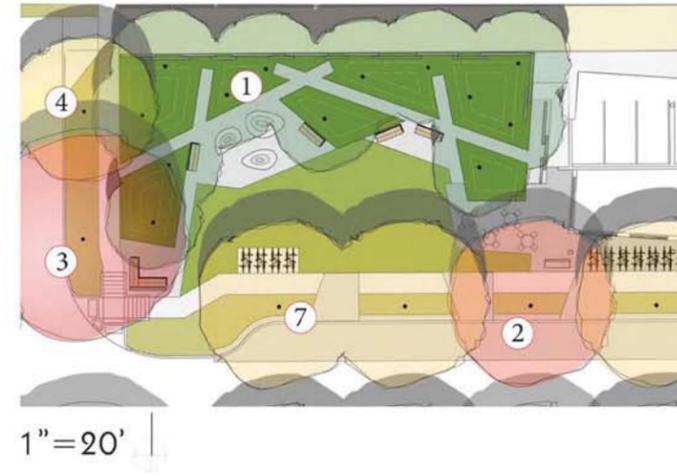
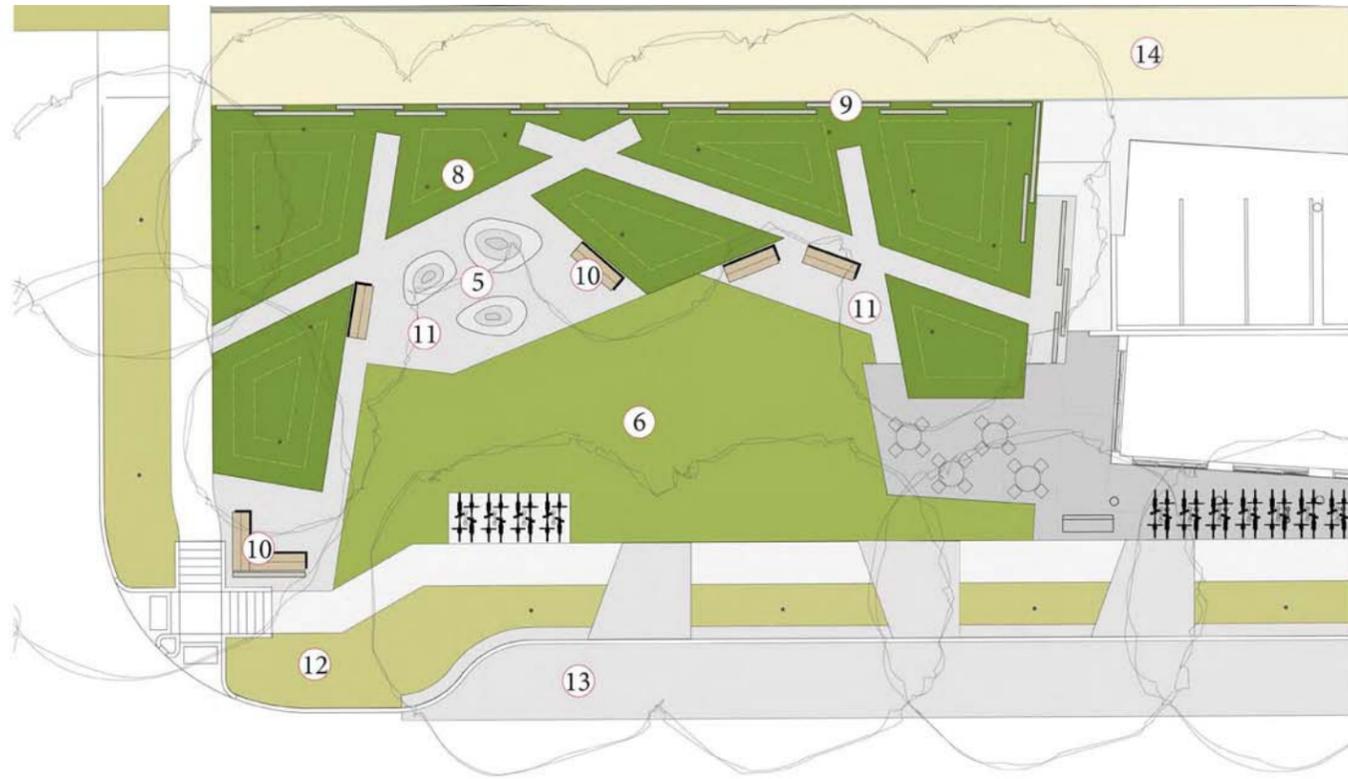
Permeable Paving



Pavers



Permeable System



1"=10'



Chanticleer Pear



Red Sunset Maple



Northern Red Oak



Honeylocust



Climbing Boulders



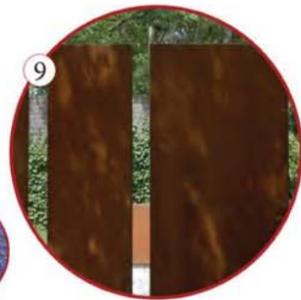
Turf



Legacy Sugar Maple



Vinca minor and Mixed Shrub Planting



Corten Steel Privacy Screen



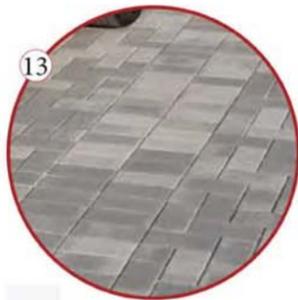
Recovered Wood Benches



Crusher Fine Patio and Walk Ways



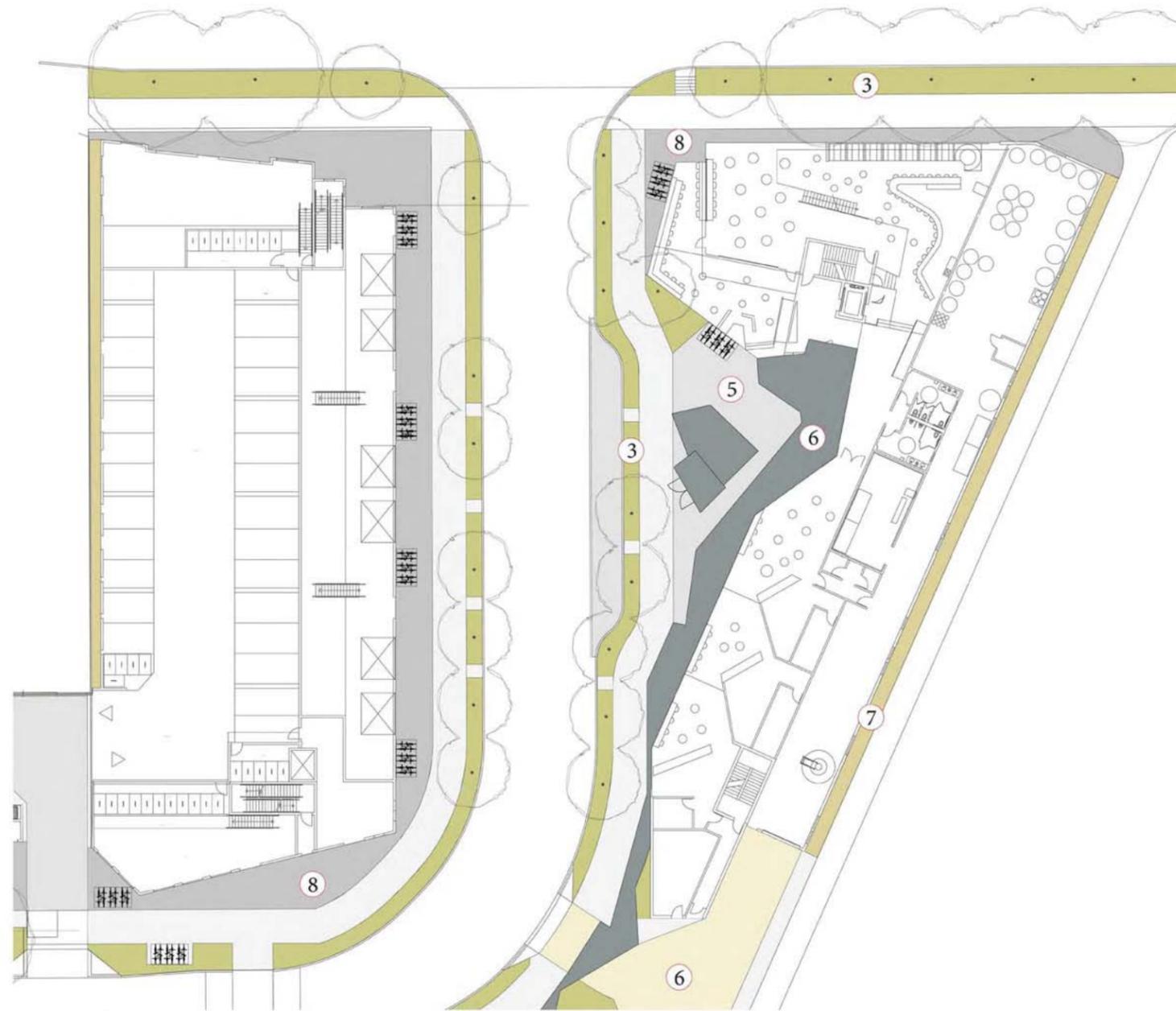
Mixed Low Planting



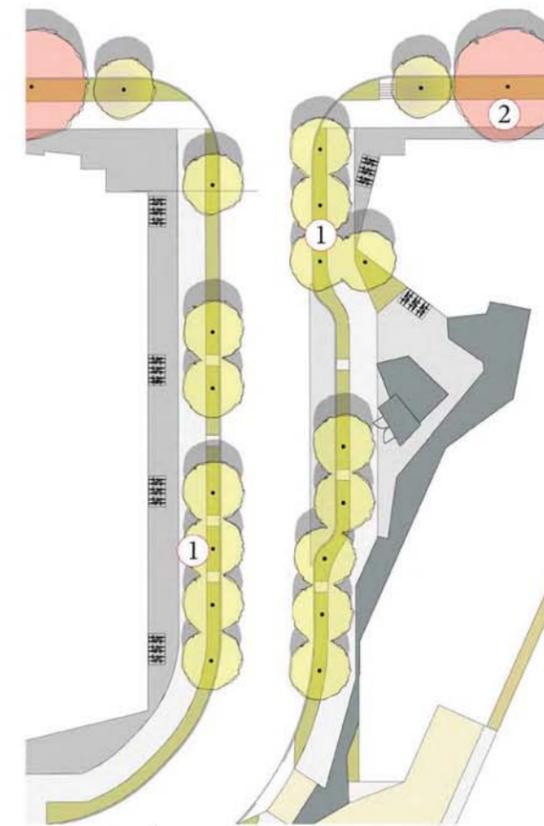
Permeable Paving



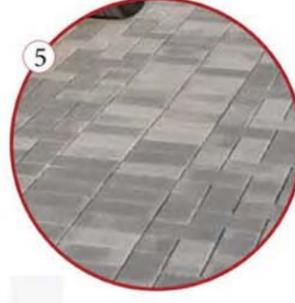
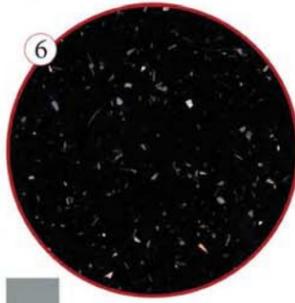
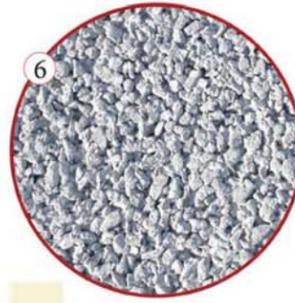
Permeable System

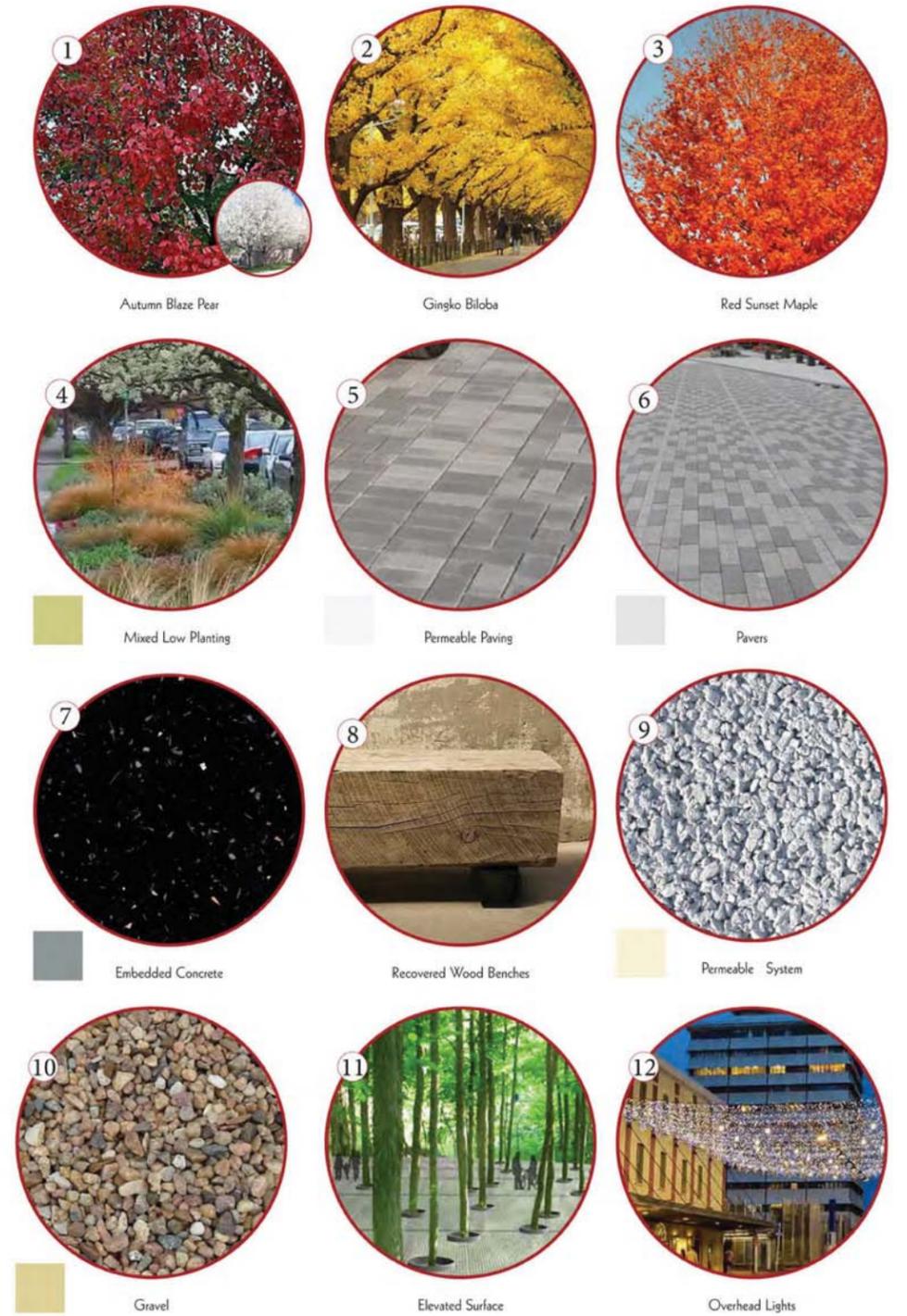
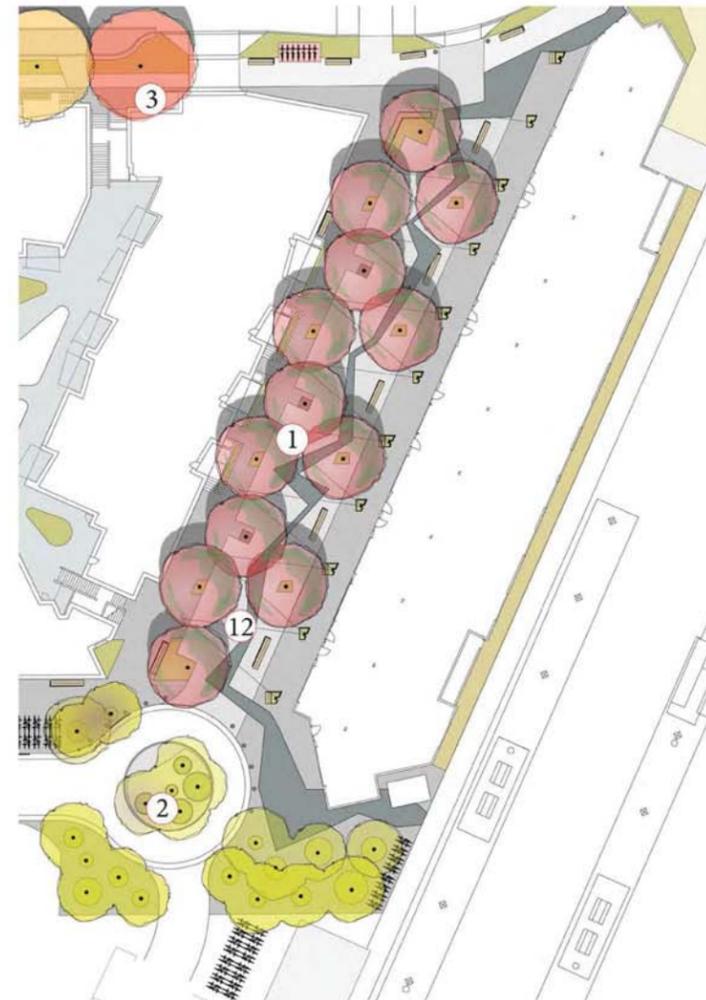


1" = 20'



1" = 30'

	
Ginkgo	Red Sunset Maple
	
Mixed Low Planting	Permeable Paving
	
Embedded Concrete	Permeable System
	
Gravel	Pavers



1" = 20'

### 1. OPEN SPACE CALCULATION ~ RH-6

RH-6 : 68,427 SF PROVIDED WHERE 46,200 SF IS REQUIRED

Gross Site Area:	154,465 SF
Net Site Area:	143,911 SF
# of Residential Units:	77
Required Open Space:	46,200 SF
Provided Open Space:	68,427 SF

Open Space Calculation—	
Landscape Areas @ Ground Level:	97,417 SF
Landscape Areas @ Amenity Deck Level:	9,225 SF
Enhanced Paving @ Ground Level:	13,050 SF
Enhanced Paving / Swimming Pools @ Amenity Deck Level:	8,310 SF
Enhanced Paving Sidewalks Outside of ROW:	9,392 SF
Private Balconies / Porches:	3,413 SF
ROW Landscape (actual amt of 7,335 SF) - 10% of Req. Total Included:	4,620 SF

#### LEGEND

- Landscape at Ground Level
- Landscape at Roof Level
- Enhanced Paving at Ground Level (sand-finish decorative concrete, unit pavers, permeable unit pavers)
- Enhanced Paving at Roof Level (precast unit pavers, decking)
- Private Balconies / Decks
- Private Alley with permeable unit pavers
- Landscape in Right-of-Way

### 2. OPEN SPACE CALCULATION ~ MU-4

MU-4: 72,100 SF PROVIDED WHERE 44,116 SF IS REQUIRED

Gross Site Area:	220,578 SF
Net Site Area:	201,898 SF
Required % of Open Space Based on Bldg. Heights:	20%
Required Open Space:	44,116 SF
Provided Open Space:	72,100 SF

Open Space Calculation—	
Landscape Areas @ Ground Level:	19,509 SF
Landscape Areas @ Amenity Deck Level:	2,768 SF
Enhanced Paving @ Ground Level:	31,837 SF
Enhanced Paving @ Amenity Deck Level:	10,773 SF
Enhanced Paving Sidewalks Outside of ROW:	7,128 SF
Private Balconies / Porches:	2,674 SF
ROW Landscape (actual amt of 5,857 SF) - 10% of Req. Total Included:	4,411 SF



### 3. STREET TREE CALCULATION

SITE	Bluff Street	Meredith	32nd	Junction Place	34th	Valmont	Trees Required	Trees Provided
Lot 1, Block 1	6		8				20	14
Lot 1, Block 2		6	1	1			13	8
Lot 1, Block 3	5	1	2	5			32	13
Lot 1, Block 4		3		2			7	5
Lot 1, Block 5 (west)		3	3	7			16	13
Lot 1, Block 5 (east)		3	7				13	10
Lot 2, Block 4		5					6	5
Lot 2, Block 5						1	3	1
Lot 3, Block 4		3			8	3	17	14
Lot 3, Block 5					7	5	17	12

- Notes:
- 1) Trees in roundabout and rail plaza not included in street tree calculation
  - 2) Min. req. trees along 34th calc'd @ 25' o.c.
  - 3) Min. req. trees along all other streets calc'd @ 30' o.c.

### 4. SITE LANDSCAPE CALCULATION

SITE	Gross Site Area	Buildings	Drives	Net Site Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Lot 1, Block 1	60,317	48,355	10,734	1,228	1	45	4	192
Lot 1, Block 2	15,761	11,270	4,016	475	0	0	2	60
Lot 1, Block 3	45,770	37,386	4,756	3,628	2	15	12	167
Lot 1, Block 4	8,322	0	1,080	7,242	5	13	24	64
Lot 1, Block 5 (west)	24,295	19,680	0	4,615	3	2	15	39
Lot 1, Block 5 (east)	44,062	41,420	0	2,642	2	3	9	22
Lot 2, Block 4	13,573	6,974	4,011	2,588	2	0	9	30
Lot 2, Block 5	99,084	14,350	30,328	54,406	36	32	181	45
Lot 3, Block 4	27,178	21,556	578	5,044	3	0	17	0
Lot 3, Block 5	36,681	19,050	1415	16,216	11	1	54	20

