Boulder Design Advisory Board Agenda

Wednesday, May 14, 2014
1739 Broadway, 401 Conference Room
4 – 6 p.m.

The following items will be discussed:

1. The James, 1750 14th Street
2. Update to the Downtown Design Guidelines
3. Board Matters

For further information on these projects, please contact:
Sam Assefa at 303.441.4277 assefas@bouldercolorado.gov or

For administrative assistance, please contact:
Susan Meissner at 303.441.4464 meissners@bouldercolorado.gov

City of Boulder Planning and Development Services
1739 Broadway, third floor • PO Box 791 • Boulder, CO 80306
Phone: 303-441-1880 • Fax: 303-441-3241 • Web: boulderplandevelop.net

Revised July 2013 402.pdf

BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application 5 May 2014 **Address of Property for Review** 1750 14th St

Applicant's Name RICHARD EPSTEIN **Phone** 303.817.4458

Address 17460 7741 Wapleton, Boulder, Co 80304

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

Owner's Name and Address SCOTT HOLTON, ELEMENT 1539 PEARL ST. BOULDER, CO 80304 **Phone** 720.352-5083

Project Description

New Building Adjacent to the Existing James Travel Building. 42 Units with an average unit size of 6466 sf including 8 small units under 500 sf and. 1220 s.f of small studio offices for start-ups. Courtyards, and Open space. Trending LEED Platinum.

Lot Size 33,178

Total Existing Bldg. Sq Ft. 10,379 s.f.

Existing Bldg Height 25'-1" +/-

Proposed Additional Bldg. Sq. Ft. 60382

Proposed Bldg. Height 52'-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, (303) 441-4277, assefas@bouldercolorado.gov. For administrative questions about BDAB, please contact Susan Meissner, (303) 441-4464, meissners@bouldercolorado.gov You can visit our Web site at: www.boulderplandevelop.net and click on Boulder Design Advisory Board (BDAB).

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BDAB Application Submission Requirements

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

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

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

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

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

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

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

The James

A Shared Use Place

Boulder Design Advisory Board Submittal

5 May 2014

1750 14th Street

A diverse, connected, and aspirational place designed to enhance our community's Civic Area

Table of Contents

4 Introduction
5 Goals
7 Context
9 Project Description
10 Plans
15 Elevations/Sections
19 Materials
20 3D Views - in context
21 Sustainability

Introduction

Element Properties and re:architecture are pleased to present The James to the community, city staff, to Planning Board, and the the Boulder Design Advisory Board for Site Review. This “shared use” building is designed to serve a diverse population, to connect residents and office users with the downtown area, and to aspire to high standards of environmental sustainability and design excellence.

view from14th Street looking southeast

Project Goals

CONNECTED

Relationship to Civic Area

DIVERSE

View of Courtyard

ASPIRATIONAL

View down Pedestrian Way

Project Goals

Diverse

• Residential development in the downtown core area has primarily focused on large scale, for-sale condominiums. The James offers a different model: smaller scale one and two bedroom, for-rent apartments, designed for an economically diverse population. In addition, The James is pioneering a new model of housing—the “micro-units”—which provides residents with small, attractive, and affordable living spaces in the heart of downtown. We are working with Housing to explore providing affordable units on-site.

• The James also provides commercial space for the diverse business communities of Boulder, including high tech office users and community groups. The unique ground level “studio-offices” have been designed specifically for Boulder’s burgeoning start-up and entrepreneurial culture.

• Many mixed-use projects enforce a separation between residents and office users. The James is intentionally a “shared-use” building, in which incubator office/studio spaces along the ditch path are available to residents, and a shared conference space on the second level is open to both commercial and residential occupants. Architecturally, the existing commercial building includes window openings onto the interior residential “street,” and the residential building includes a keyhole view of the historic brick office building to the east.

• By replacing a large, unwatched asphalt parking lot with residential and commercial spaces, The James activates an area of Boulder which has become overrun with transients. Having “eyes on the street” enhances both safety and activity in a critical downtown area, and increases pedestrian involvement both day and night in the Civic Area.

Connected

• The James intentionally connects with the Civic Area and downtown by providing a pedestrian path along its southern border. Ground level studio offices along the new path enliven an important pedestrian connection between the Civic Area and the 15th St. Design District. Further permeability is provided along the western edge with a pedestrian path leading to the open air arcade and a woonerf/shared street on the north that connects 14th Street and 15th Street.

• The building’s architecture divides the massing into four discrete sections, providing a variety of height and materials, and a visual transition from the Goss-Grove homes to the larger scale downtown buildings. In addition, the permeable architecture enhances the pedestrian experience, by creating a landscaped entry arcade, which leads into an open plaza on the second level, winding through the heart of the project.

• Historically, The James is linked to a family with deep ties to the City of Boulder. The James Family purchased the property in 1947, when the James Family founded and operated the Boulder-Denver Bus Company, which eventually became RTD. Since then, four generations of the James family have been involved in various businesses and activities both on the property, as well as in the larger downtown Boulder area.

Aspirational

• As a Transit Oriented Development, The James is rightfully classified as a walker’s paradise, located within 100 feet of the RTD station, immediately adjacent to the Boulder Creek Path and Farmer’s Market, only 2 blocks from Alfalfa’s Market and within minutes of the shops and restaurants of downtown Boulder.

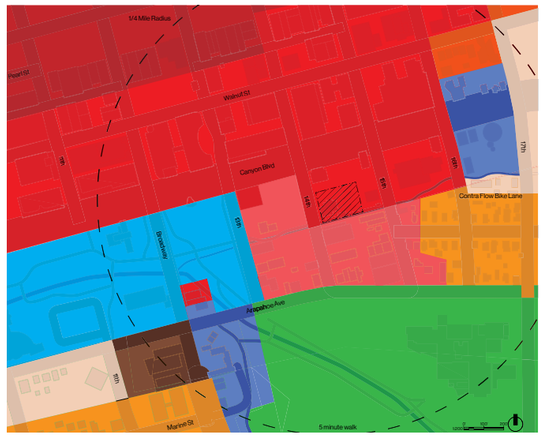
• The James introduces a new benchmark for sustainable development in the Civic Area. At a high Gold, trending toward Platinum LEED rating, the project enhances the energy efficiency of the existing building with new solar screening, incorporates a new photovoltaic system, and adds courtyard, and ground level landscape to improve water quality, minimize run-off and integrate the natural and built environments for the benefit of residents and pedestrians. Further, the streetscape of 14th St. is enhanced with high level landscaping, new sidewalks and pocket park with seating area to incorporate concepts of the Civic Area Plan.

• With over 50 bike parking spaces, ample bike storage facilities, and a one car per unit parking ratio, The James encourages alternative modes of transportation, without burdening the surrounding neighborhoods with additional parking demands.

• Element Properties and re:architecture share our community’s aspirations for a culturally rich and architecturally dynamic Civic Area. It is our goal to inspire imagination, investment, and activity in the downtown Boulder area by building a sustainable and socially diverse place, which responds to our community’s needs and values.

Context

Zoning

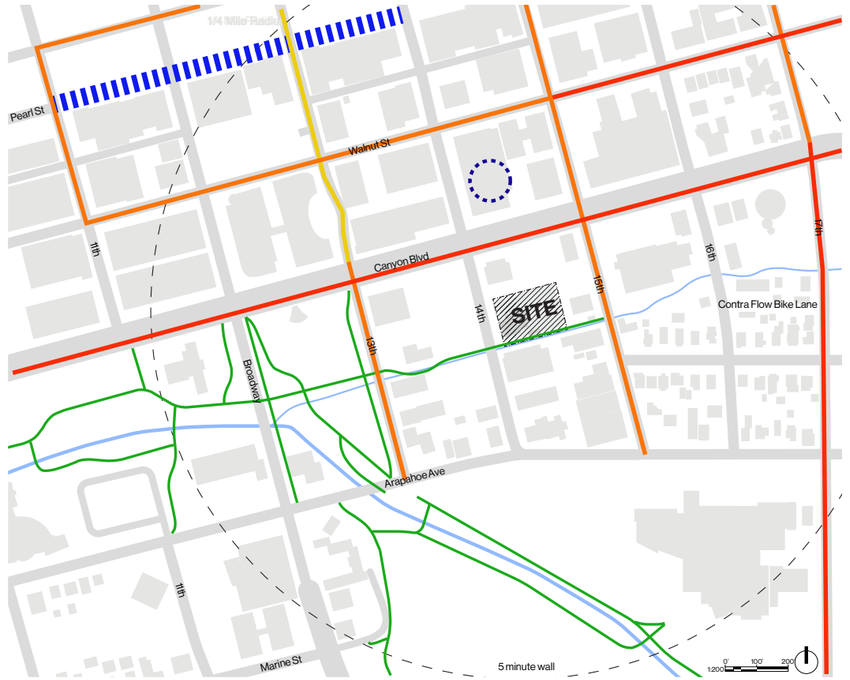


- DT-1
- DT-2
- DT-5
- BT-2
- RH-1
- RH-2
- P

Land Use

- Mixed Use
- Retail
- Office+Retail
- Single Family
- Officd
- Multi-Family

Ped/Bike Routes



- On-Site Bike Lane
- Designated Bike Route
- Contra Flow Bike Lane
- Off Street Multi-Use Path
- Pearl St. Mall
- Transit Center

Context -Existing Conditions

The existing buildng turns its back on 14th St and does little to activate 14th St. By replacing a large, unwatched parking lot with residential and commercial spaces, The James activates an area of Boulder that has become overrun with transients. Having "eyes on the street" enhances both safety and activity in a critical downtown area. It increases predestrian activity both day and night in the Civic Area.

View From 14th

North Side with existing entry

View from exiting ped/bike path looking east

East side of building with existing parking lot

A
Future 3 and 4 Story buildings as envisioned in the Civic Area Plan

B
Main project entry is both welcoming and pedestrain scaled

C
25 kw photovoltaic array provides on site energy generation

D
Existing Rink Building is precedent for unique roof on the James

E
New streetscape on 14th enhances pedestrian experience

F
Close Proximity of Boulder Transit Center enables The James to be a true transit oriented development

G. Ground level micro studios provide a diverse, community-based work opportunity and enlivens the multi-use path

H. Existing historic brick building to the east has a visual connection to the courtyard with “keyhole” in the eastern facade

I
Fourth Floor residential units step back to reduce visual mass on 14th St.

J
Future 3-4 story buildings on Canyon Blvd. as envisioned in the Civic Area Plan

K
Existing trees along Famers Ditch provides a green amenity for residents

L
15th St. Design District is linked through pedestrian path

M
Smaller 1 and 2 BR apartments add diversity to downtown housing

N
Entry to existing James is kept open to the sky to create a street-like garden entry

O
Existing 2-Story James Building. The exsiting screens are transformed with mountain images to be more attractive

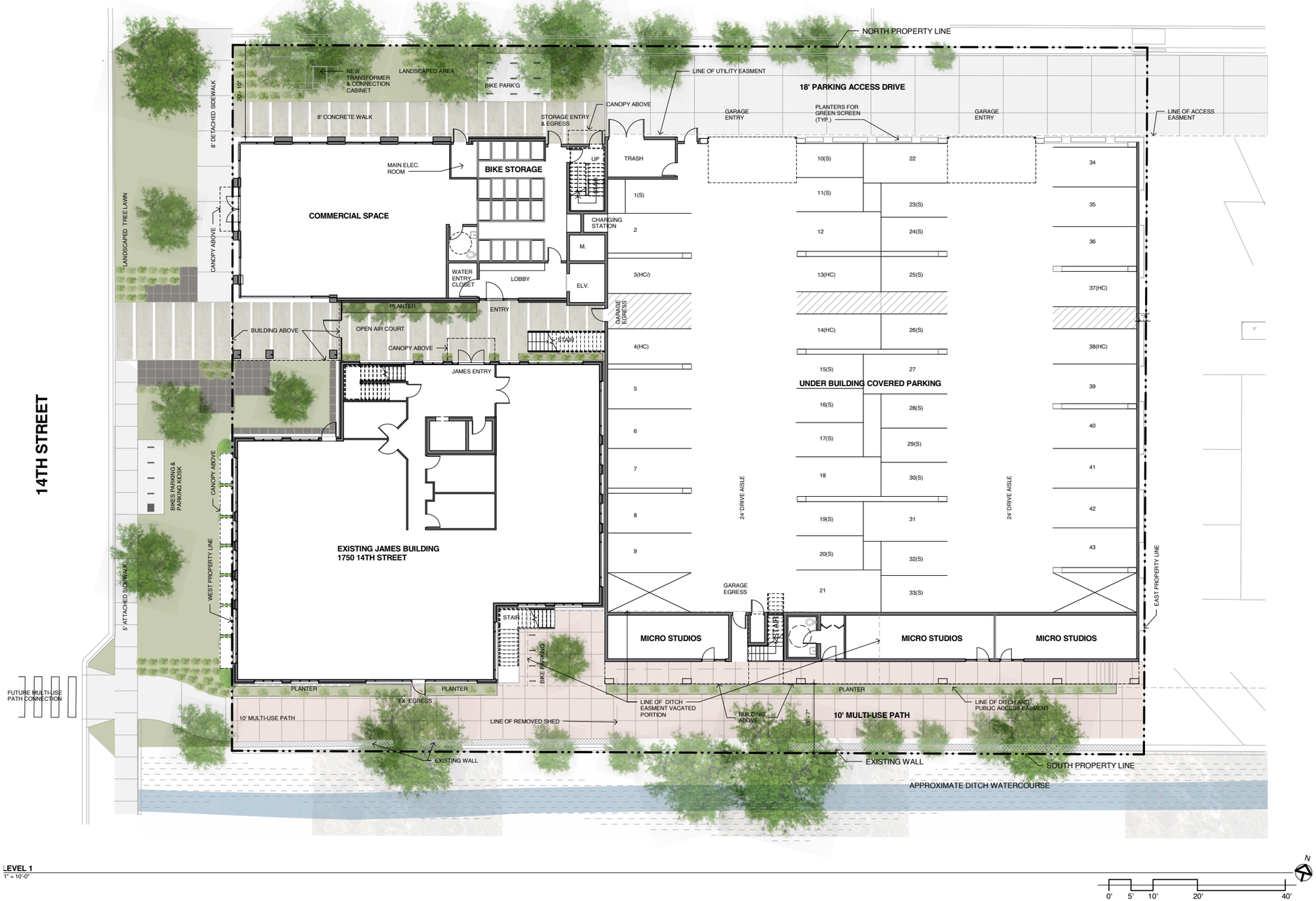
P
Proposed multi-use path creates a strong pedestrian connection from Civic Area to the Goss Grove neighborrhood

Q
Eight micro-units are designed to provide market rate affordability

R
Interior “street” courtyard creates a focal outdoor space for residents

Site/Roof Plan

Site/Ground Floor Plan



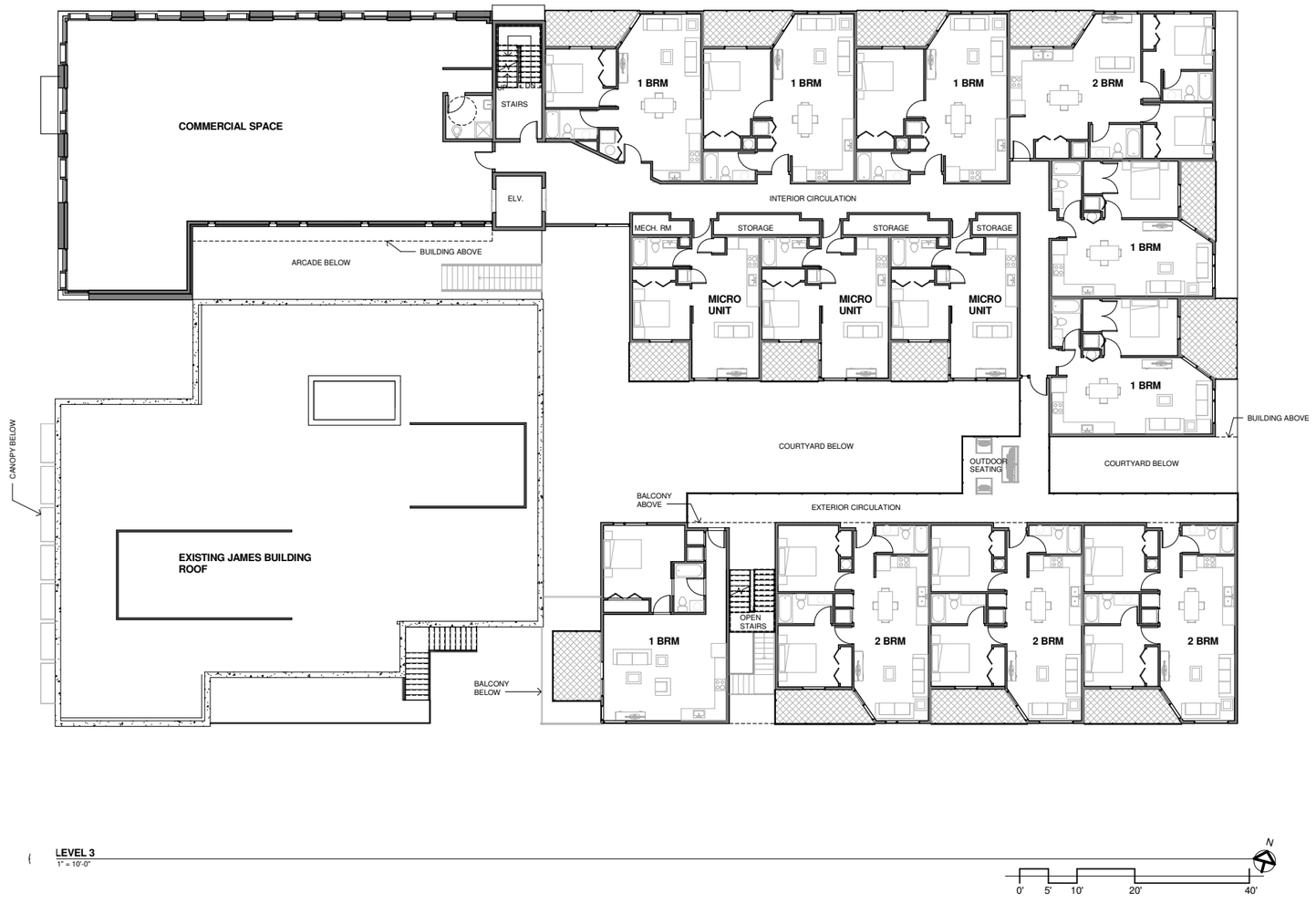
LEVEL 1
1" = 10'-0"

N

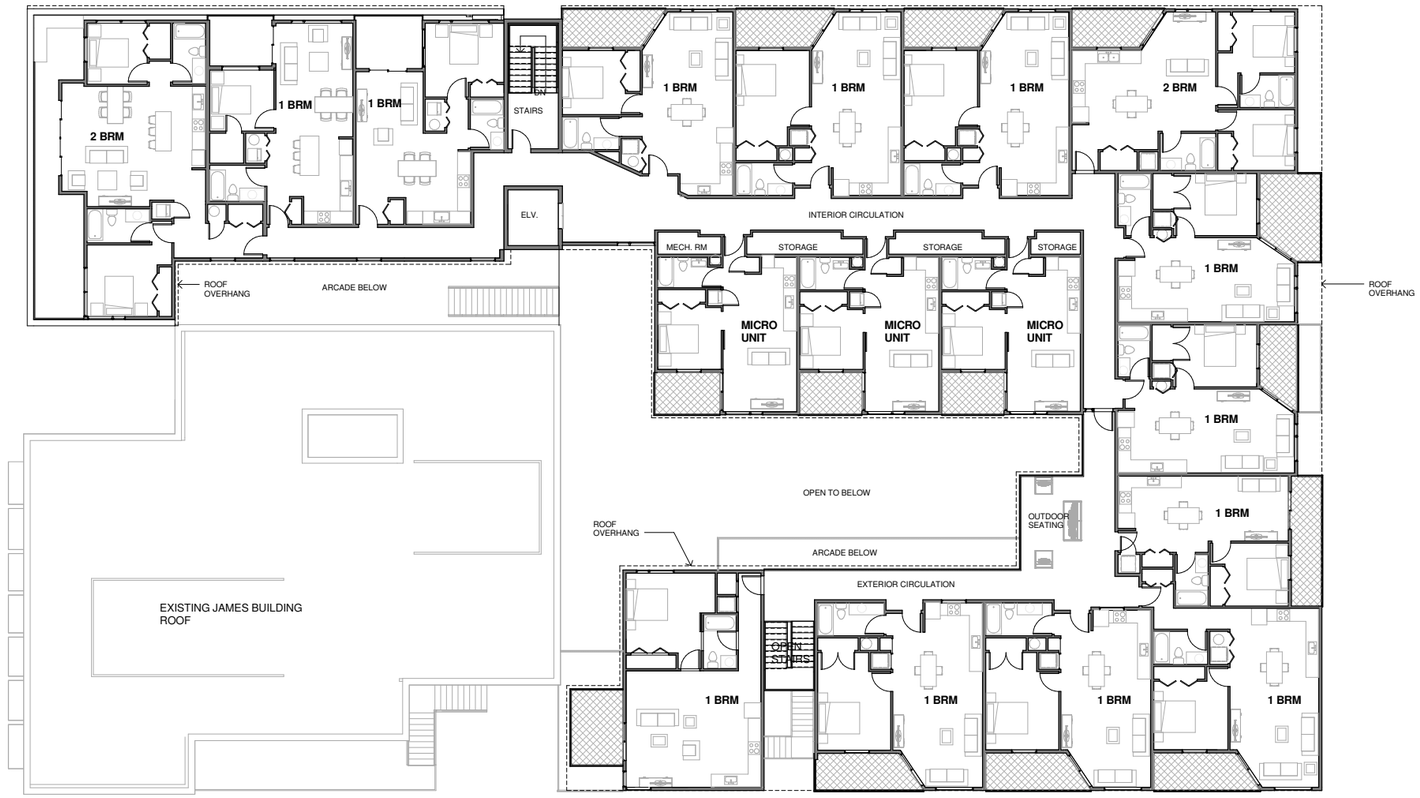
0' 5' 10' 20' 40'

Second Floor Plan

Third Floor Plan



Fourth Floor Plan



2 A1.4 **LEVEL 4**
1" = 10'-0"

Elevations

West Elevation

North Elevation

Materials

A1. HORIZONTAL METAL SIDING
A2. VERTICAL METAL SIDING
B. WOOD
C. HARD COAT SMOOTH PLASTER
D. STEEL RAILING
E. GREEN SCREEN
F. BRICK
G. GROUND FACE CMU
H. AWNING
I. STEEL PLANTER
J. MESH GARAGE DOOR

NOTE:
ELEVATION 100'-0" = ELEVATION 5335FT
LOW POINT = 97'-6" = 5331'-6"

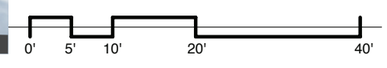
Elevations

East Elevation

Materials

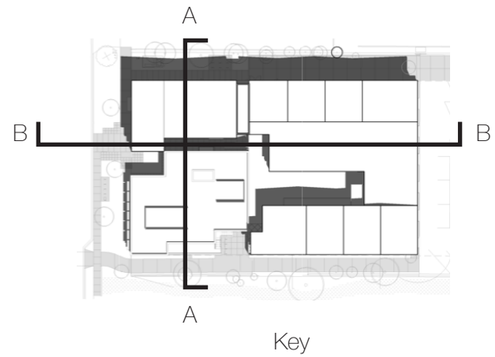
A1. HORIZONTAL METAL SIDING
A2. VERTICAL METAL SIDING
B. WOOD
C. HARD COAT SMOOTH PLASTER
D. STEEL RAILING
E. GREEN SCREEN
F. BRICK
G. GROUND FACE CMU
H. AWNING
I. STEEL PLANTER
J. MESH GARAGE DOOR

NOTE:
ELEVATION 100'-0" = ELEVATION 5335FT
LOW POINT = 97'-6" = 5331'-6"



South Elevation

Sections/Elevations



Key

A. Section through Arcade Looking East

B Section through Entry Arcade Looking North

Materials

A1. HORIZONTAL METAL SIDING
A2. VERTICAL METAL SIDING
B. WOOD
C. HARD COAT SMOOTH PLASTER
D. STEEL RAILING
E. GREEN SCREEN
F. BRICK
G. GROUND FACE CMU
H. AWNING
I. STEEL PLANTER
J. MESH GARAGE DOOR

NOTE:
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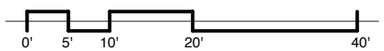


Sections/Elevations

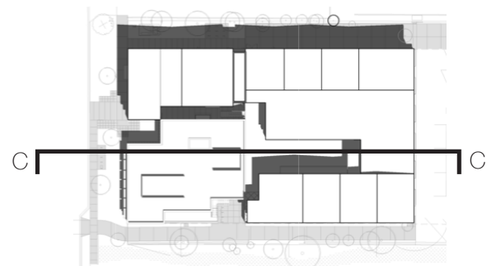
C. Section through Courtyard Looking South

Materials

A1. HORIZONTAL METAL SIDING
A2. VERTICAL METAL SIDING
B. WOOD
C. HARD COAT SMOOTH PLASTER
D. STEEL RAILING
E. GREEN SCREEN
F. BRICK
G. GROUND FACE CMU
H. AWNING
I. STEEL PLANTER
J. MESH GARAGE DOOR

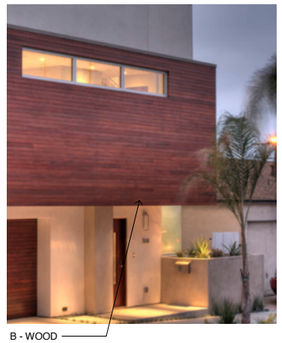
NOTE:
ELEVATION 100'-0" = ELEVATION 5335FT
LOW POINT = 97'-6" = 5331'-6"

0' 5' 10' 20' 40'



Materials

A1 - HORIZONTAL METAL SIDING

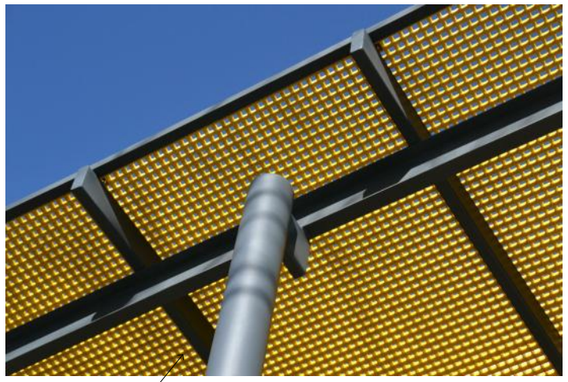


B - WOOD

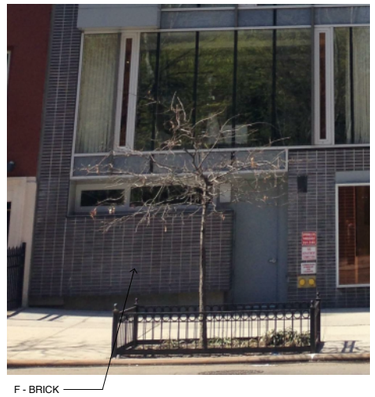
C - HARD COAT SMOOTH PLASTER

D - STEEL RAILING

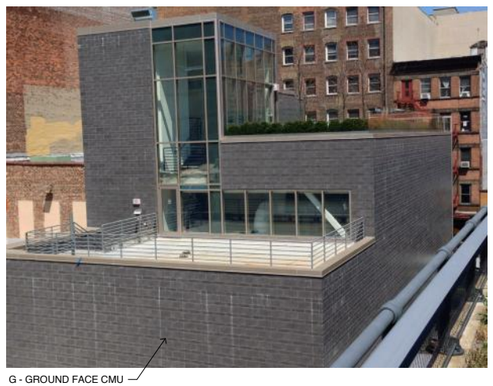
E - GREEN SCREEN



E - GREEN SCREEN GRID



F - BRICK



G - GROUND FACE CMU

H - AWNING

WINDOW DETAIL

Project in Context

View from Canyon

View from 15th Street

Aerial from southwest with the Civic Area buildout

Aerial from northeast with the Civic Area buildout

Sustainable Strategies

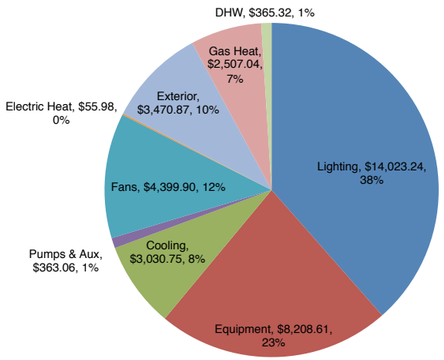


Fig 1 Baseline Energy Use

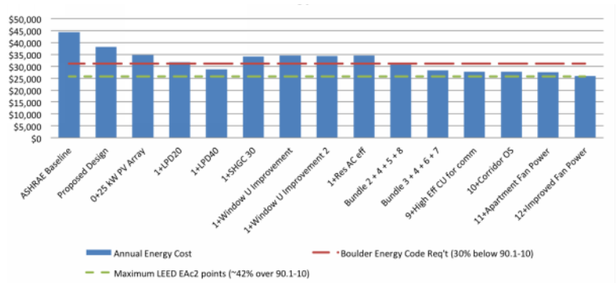


Fig 2 Comparing ECM's

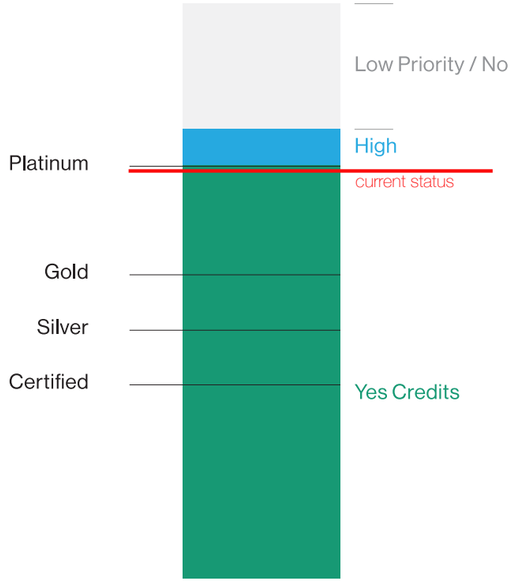


Fig 3 LEED Snapshot

The sustainability program for The James is intended to be broadly focused, addressing the new Boulder energy code, as well as the various other aspects that make up a robust green building strategy, from occupant health and well being, to water efficiency and stormwater quality, to heat island mitigation and delivery of ecosystem services. Because we recognize the importance of measurable sustainability elements, we have developed a LEED approach that achieves at least a high Gold with the likelihood of earning Platinum certification.

First, to ensure that we were developing a design that would meet Boulder's new IECC 2012-based energy code, we developed a preliminary energy model to understand the energy end uses (Fig 1). This was used to develop packages of Energy Conservation Measures (ECM's) for the project in order to develop strategies to meet the City of Boulder Energy Code and LEED Platinum (Fig 2.)

The building is well oriented with two wings positioned on an east-west access to effectively manage solar gain, along with single loaded corridors to promote cross ventilation and the ability to condition without mechanical HVAC.

Peak Heating & Cooling Loads

These strategies included improved windows, impact of window-to-wall ratio, improved wall and roof insulation and infiltration values, reduced lighting power densities, and enhanced HVAC systems. Based on the reductions demonstrated by these measures, we are confident that some combination of the above should enable the project to reach an EUI of 50-55 kbtu / SF, and, with the inclusion of photovoltaics will exceed the 30% reduction goal and likely achieve a reduction in the order of 48%. The project is currently allocating space for ~25 kW of rooftop PV.

We estimate that the project will earn 16-18 LEED EAc1 energy efficient points, and 5-7 EAc2 renewable energy points. Using this as the basis for the overall LEED strategy, along with an aggressive water efficiency strategy (6-8 points) the fact that the project is extremely well located for transit opportunities, is very walkable and bikeable, with a Walk Score of 93 (a "Walker's Paradise"), and a Bike Score of 100 (out of 100), the project will target between 75-85 total LEED points, earning a high Gold to Platinum level of certification.

LEED Strategy

Included in this approach is an effort to increase the amount of vegetated open space on the site. We are providing almost twice the required open space, adding second floor courtyard gardens and increasing the permeability of the existing site. The office space portion will include operable windows, natural ventilation, and ample daylight throughout.

Beyond the core LEED energy measures of the project, we intend to provide residents with means of managing their HVAC and plug load electrical use with advanced thermostats, energy meters, and master shut-off switches.

The James will represent the first private sector multifamily LEED Gold certified project in Boulder, and has the potential to become only the second LEED Platinum multifamily project in the State of Colorado. The project has been registered with LEED, and its status as either a "high" Gold or Platinum project will be determined prior to issuance of certificate of occupancy.

A diverse, connected, and aspirational place designed to enhance our community's Civic Area