

Boulder Design Advisory Board Agenda

Wednesday, June 11, 2014
1777 Broadway, West Conference Room
4 – 6 p.m.

The following items will be discussed:

1. [The James, 1750 14th Street](#)
2. 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

5 June 2014



Boulder Design Advisory Board
City of Boulder
Boulder, Colorado 80302

RE: 1750 14th St., The James, BDAB Re-Submittal

To the Board:

Attached please find the re-submittal for the James project. We have made a number of changes to the design to respond to your comments. These changes promote pedestrian quality and detail, and adjust the overall massing and scale to conform to the Non-Historic Area Guidelines.

These guidelines stress compatibility, and yet also encourage new buildings to reflect the character of their time and place--to be "visually interesting, stylistically appropriate to their context, and compatible in scale and character with their street." Key principles are enhancing downtown, making a comfortable environment through human scale design, bringing attention to detail, and complementing pedestrian activity.

The design of the James seeks to advance these principles – creating a building of its time and place – that creates a rich and diverse pedestrian environment. We have changed a number of elements to further this goal and to comply with the guidelines:

- 1) 2' sills were added on the second and third floor windows on the commercial building
- 2) The lower level head was raised by 1' making the base appear taller. We looked at raising the second floor but given the need to align with the amenity deck with the existing James, this proved impossible. Ironically, the two guidelines of aligning floors with adjacent buildings and providing a 14' first floor are in conflict in this case, and the alignment was deemed to be more appropriate.
- 3) A larger awning was created at the transom level. This transom is extended to the portal to the arcade with signage placed between it and the masonry head in both locations.
- 4) The brick parapet wall was raised by 1' at the fourth floor to create a smaller metal railing zone and a stronger masonry edge
- 5) The columns at the first floor were re-configured to strengthen the differentiation of the first floor.
- 6) A plate steel kick plate was added to the storefront.
- 7) The entry doors were recessed to the main commercial space
- 8) Steel channel columns were integrated into the storefront to create a lighter secondary system.
- 9) The roof above the commercial building was rotated so that the front wall is lower by about 3'. More glass was added to the top floor and the windows were re-configured to better integrate with the lower levels and roof.
- 10) Decks were added to the east side third floor corner units to further enliven the east elevation.
- 11) Doors were added to the center of the south office studio spaces to allow further demising of the space.

- 12) The concrete columns at the south office studio units were moved in line with the wall. Dancing 4" tube steel columns are placed at the edge to provide a lively and engaging screening from the raised walkway to the multi-use path.
- 13) The head of the windows was raised at the south office studio units to create more transparency
- 14) The roof of the residential areas is lowered and has a lower pitch, making it "quieter" than the previous submittal.
- 15) A single material will be used for all the exterior wall of the residential building to reduce the complexity. We are exploring cement board, panelized or masonry options. Slatted wood will still be used in the insets of the deck to provide warmth.

We believe these changes amount to a significant refinement of the architecture of the project. They will bring it into compliance with the Design Guidelines and create a distinctive building in downtown Boulder.

It is important to point out that there are few buildings of a traditional character in the area adjoining the site. The diverse neighbors include the Rink, the existing James (a suburban style office building), the Wells Fargo bank at the corner (a suburban style drive through bank), Stephen Sparr's stucco building, the Tea House, The Atrium Building, BMOCA and the building to the east. The latter two are the only two traditional freestanding brick buildings and neither are in the context of the main 14th Street frontage. Given this context, the distance from the Pearl Street Mall, and the location south of Canyon at the edge of the downtown, an architectural approach that is both contemporary and pedestrian-oriented is particularly appropriate.

Guidelines such as 2.2 (alignment) and 2.9 (25' rhythm) are less appropriate given the jumbled context and the lack of historical continuity in the area. These guidelines are particularly appropriate in an urban wall context with traditional neighbors, as is found on Pearl Street, Walnut, and Spruce. Building which are south of Canyon, and especially the buildings on 14th Street, are free-standing and read as individual buildings and do not form a continuous street wall in the same sense. Given this condition, an attention to pedestrian scale and detail and making a building of its time and place seem paramount. We believe that this building in particular, and the Civic Area in general, can be attentive to these concepts and thus in compliance with the letter and spirit of the Design Guidelines.

Cities are not stage sets: great places evolve and change in sometimes unexpected ways which create diversity and dynamism and make them memorable. I hope that BDAB can support this project for the way it embraces and extends the masonry, pedestrian-scaled language of downtown Boulder in new ways.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "Richard H. Epstein". The signature is fluid and cursive, with the first name "Richard" being more legible than the last name "Epstein".

Richard H. Epstein, AIA, LEED AP
principal
re:architecture



The James

A Shared Use Place

Boulder Design Advisory Board Re-Submittal

5 June 2014

1750 14th Street



View from 14th Street - Initial



View from 14th Street -Revised

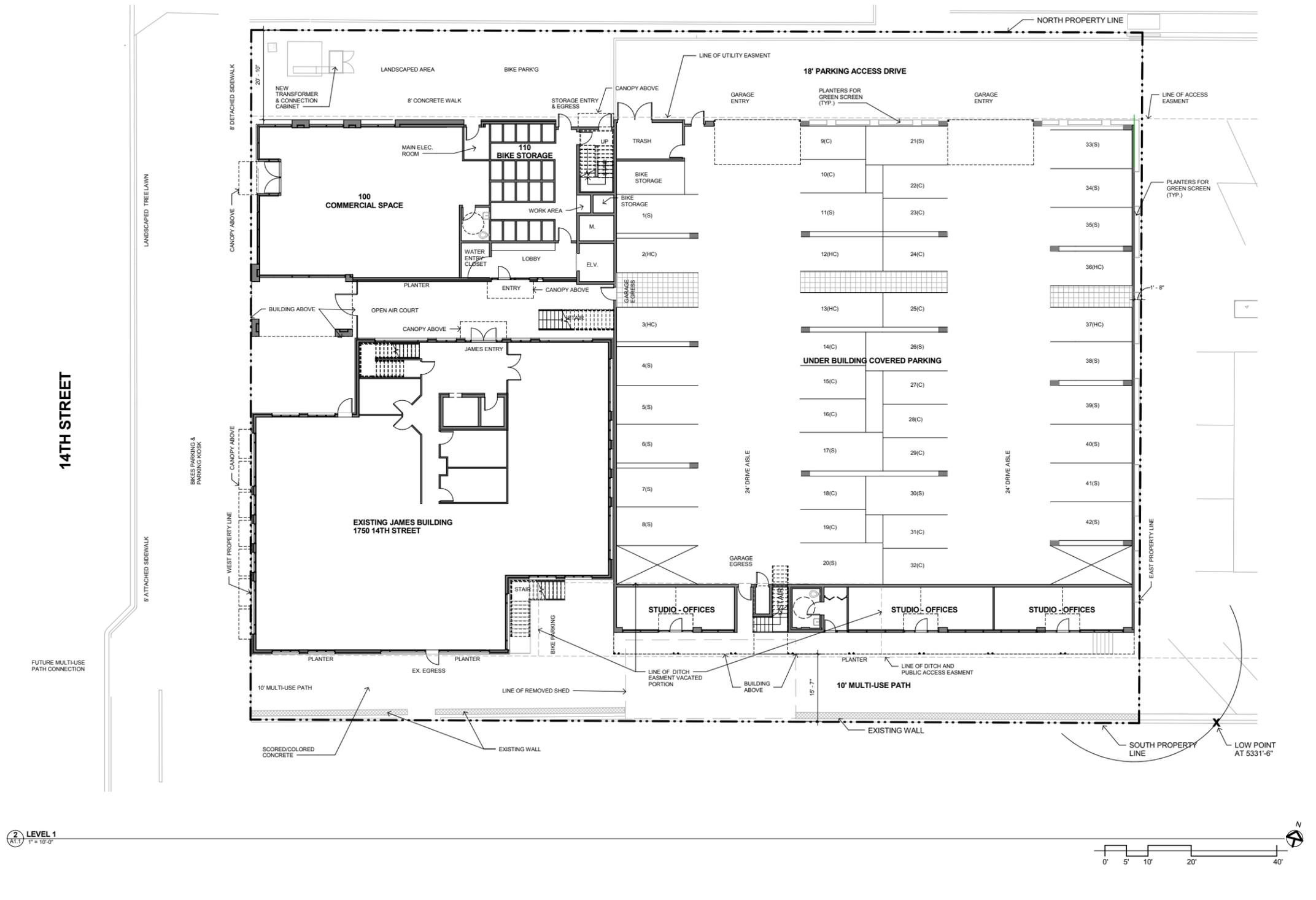


Pedestrian Path Revised



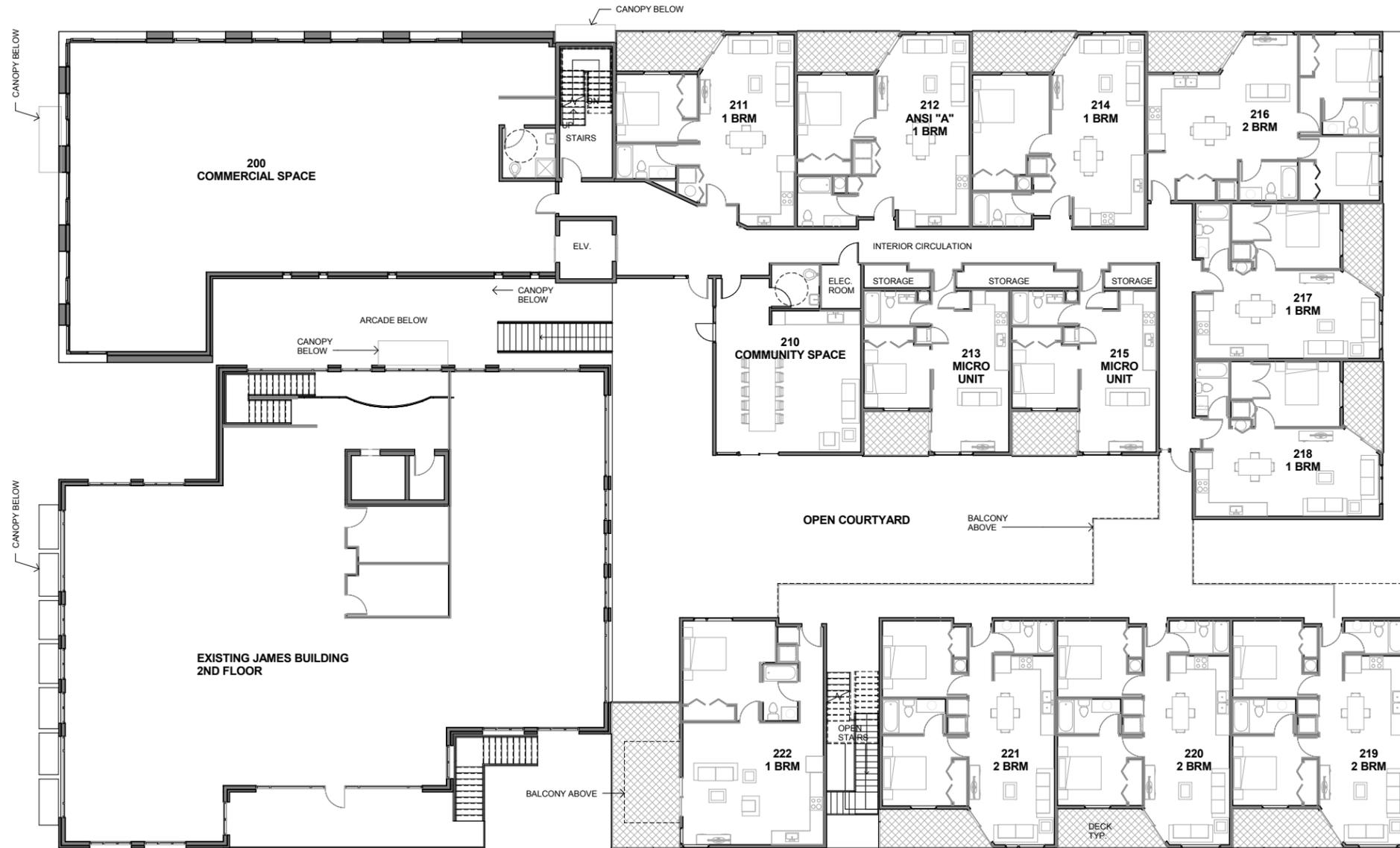
View from 14th Street -Revised

Site/Ground Floor Plan

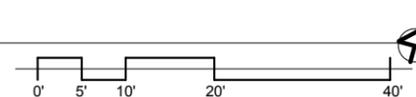


LEVEL 1
1" = 10'-0"

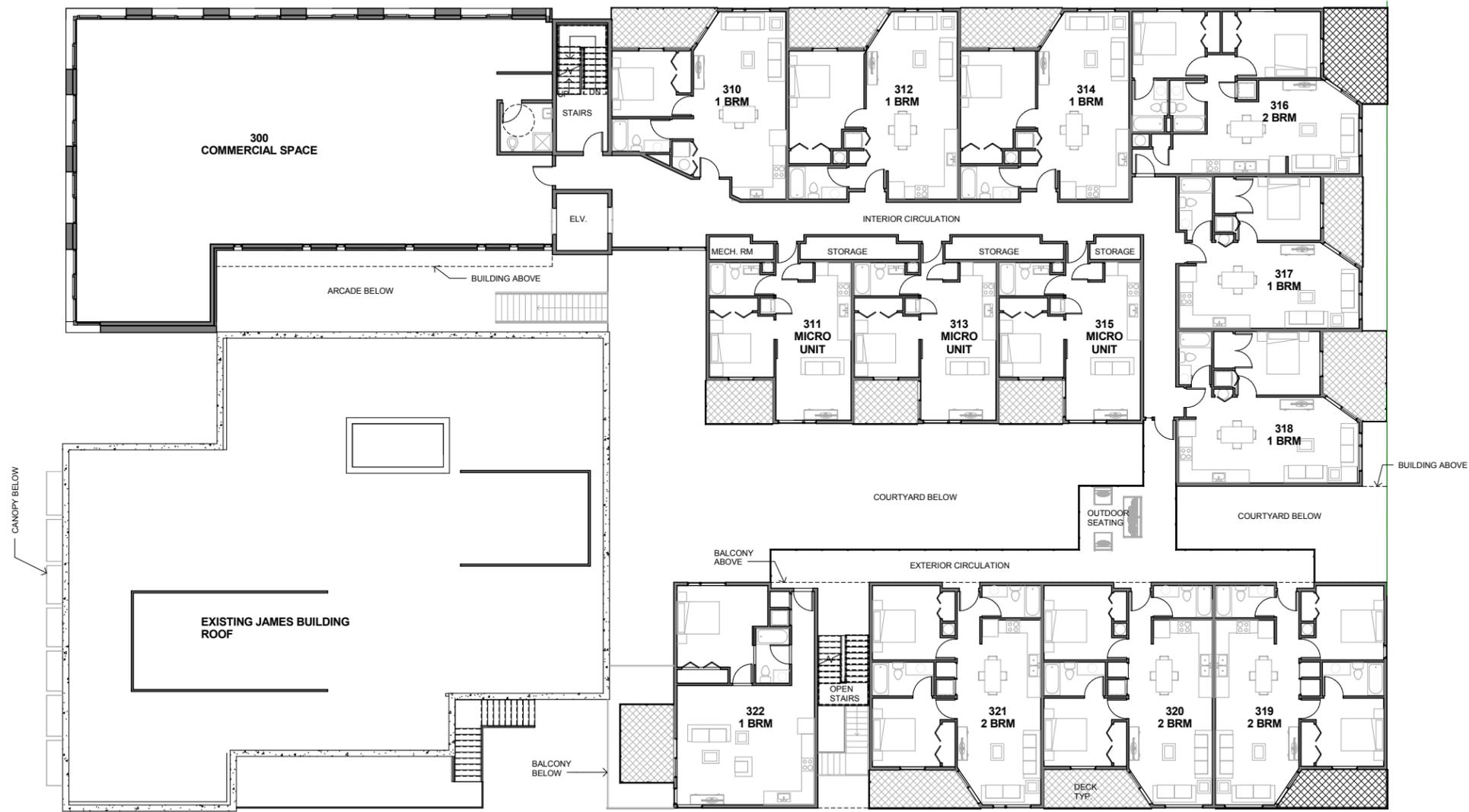
Second Floor Plan



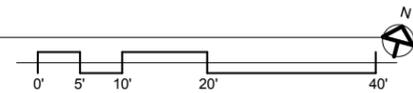
2 LEVEL 2
AT.2 1" = 10'-0"



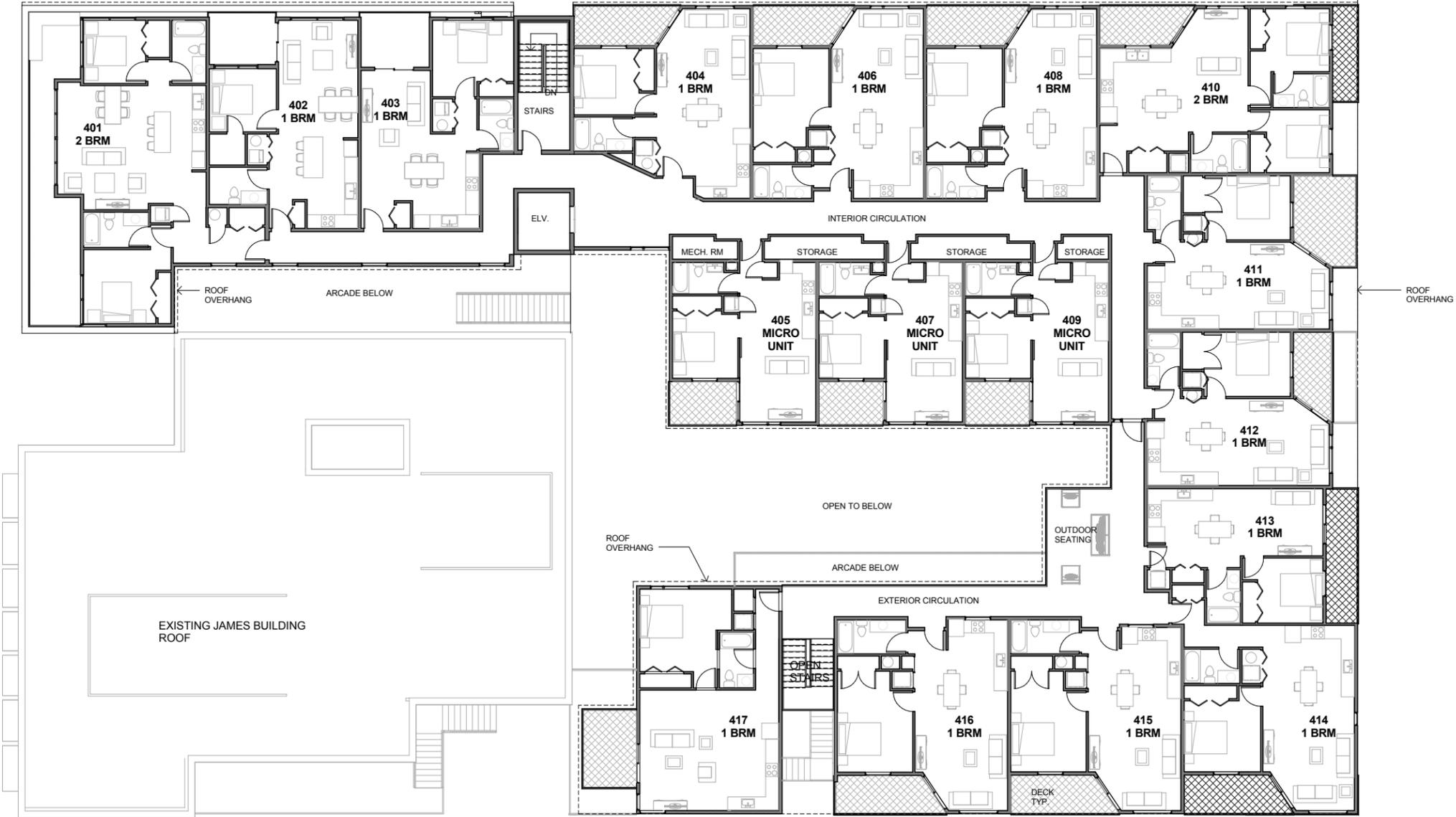
Third Floor Plan



2 LEVEL 3
A1.3 1" = 10'-0"



Fourth Floor Plan



Elevations



West Elevation - Initial

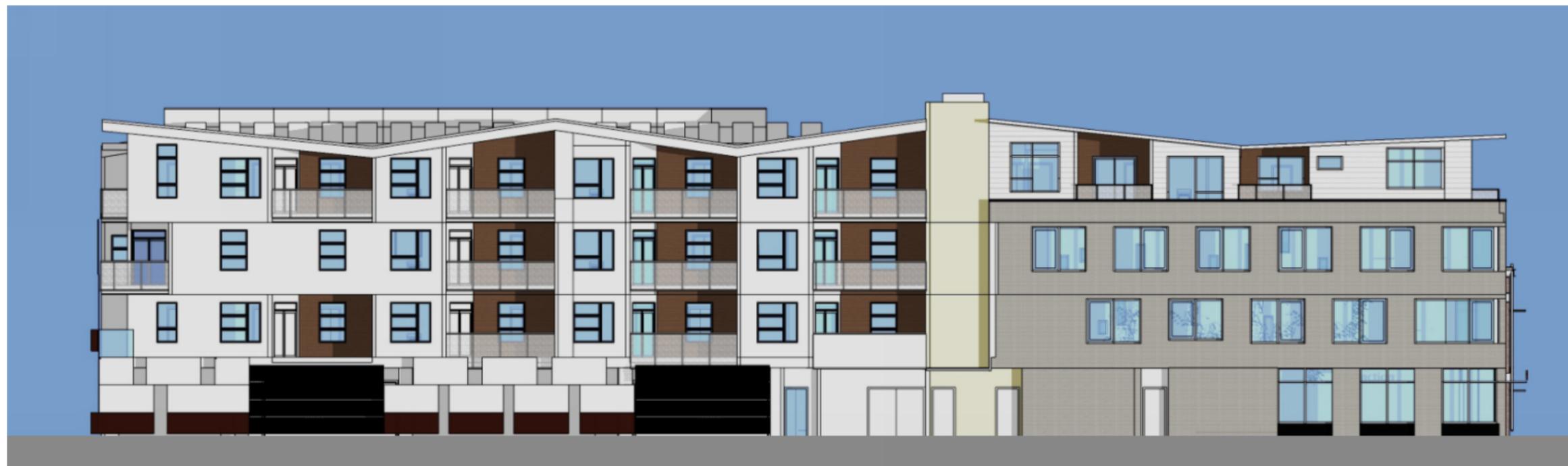


West Elevation - Revised

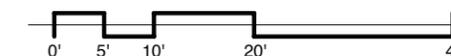
Elevations



North Elevation - Initial



North Elevation - Revised



Elevations



East Elevation - Initial



East Elevation - Revised

Elevations



South Elevation - Initial



South Elevation - Revised



Aerial Views



View from Northeast



View From Southwest