Boulder Design Advisory Board Agenda

Wednesday, September 10, 2014
1777 Broadway, West Conference Room
4 – 6 p.m.

The following items will be discussed:

1. East Arapahoe Planning Update
2. 2930 Pearl Street
3. BDAB Process

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

Pearl Place

30th and Pearl Street, Boulder CO

BDAB Review Submittal 2 Preview Document

September 5, 2014

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PROJECT DATA

Site Area: **4.29 AC (186,675 SF)**

Building Coverage (Footprints):
Building A: 26,820 SF
Building B: 24,397 SF
Building C: 27,025 SF
Total: 78,236 SF

Building Areas:
Building A: 110,000 SF
Building B: 110,000 SF
Building C: 110,000 SF
Total: 330,000 SF

Below Grade Parking:
South Garage: 212,500 SF (2.5 Levels @ 85,000 SF)
North Garage: 60,000 SF (2 Levels # 30,000 SF)

Floor Area Ratio:
Total Building Area (Excluding Garage): 330,000 SF
FAR: 1.77

Open Space:
Required: 20%
Provided: 35%

*SEE SHEET L4.0 FOR A DETAILED BREAKDOWN

Zone District
BR-1 (Business-Regional 1)

Auto Parking:
Required: 825 Spaces (2.5 Spaces/1,000 SF)
Provided:` Phase 1: 600 Spaces (40% Compact)
Phase 2: 225 Spaces (40% Compact)
Total: 825 Spaces

Bicycle Parking:
Required: 83 Spaces (10% of Auto Parking)
Provided: On Grade: 72 Bikes
Secure: 40 Bikes
Total: 112 Bikes

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TRYBA ARCHITECTS

The Sanitas Group

STUDIOTERRA

FEHR PEERS

Owner

Pearl Place Associates, LLC
4500 Cherry Creek Drive South, 550
Denver, CO 80206

Developer

Forum Real Estate Group
4500 Cherry Creek Drive South, 550
Denver, CO 80206

Developer

Brickstone Partners
1423 S Pearl St
Denver, CO 80210

Architect

Tryba Architects
1620 Logan Street
Denver, CO 80203

303.831.4010

Civil Engineer

The Sanitas Group
1022 Willow Place
Louisville, CO 80027

303.981.9238

Landscape Architect

Studio Terra
758 Club Circle
Louisville, CO 80027

303.494.9138

Transportation Engineer

Fehr & Peers
621 17th St, 2301
Denver, CO 80293
303.296.4300

Landscape Plan

LEGEND

- EXISTING TREES
  REFER TO TREE INVENTORY FOR DETAILS
  REFER TO NOTES THIS SHEET FOR TREES TO REMAIN
- NEW DECIDUOUS TREE
- NEW ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW ORNAMENTAL GRASSES
- ENHANCED LANDSCAPE
  COMBINATION OF ORNAMENTAL GRASSES, PERENNIALS, GROUNDCOVERS
- NATURALIZED UNDERSTORY/ GROUNDCOVERS
- LAWN
- ENHANCED PAVING - PAVERS (CONCRETE OR BRICK)
- PERMEABLE PAVING (CONCRETE OR BRICK PAVERS)
- ENHANCED PAVING - CIP COLORED CONCRETE
- CRUSHER FINES

NOTES

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
2. TREES SHALL NOT BE PLANTED CLOSER 10 FEET TO ANY PUBLIC SEWER OR WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
4. OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH ROLLED TOP STEEL EDGER.
6. ALL SHRUB BED AREAS, PERENNIALS AND GROUNDCOVER SHALL BE MULCHED WITH A 4" LAYER OF GORILLA HAIR MULCH. DO NOT USE WEED BARRIER FABRIC IN ANY OF THE LANDSCAPE BEDS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
8. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP, SHRUBS AND TREES WILL HAVE A DRIP ZONE AND PERENNIALS/GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS OR DRIP.
9. PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.
10. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
11. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
12. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.
13. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
14. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR TREE PROTECTION REQUIREMENTS.
15. PROTECT THE FOLLOWING 23 TREES (REFER TO THE TREE INVENTORY FOR DETAILS) - 181-91, 13-119, 106-111.
16. A DETAILED TREE PROTECTION PLAN WILL BE PROVIDED AT TEC DOCS.
17. NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 AND MARCH 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER-GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 AND SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
18. SOD SPECIFICATION:
    REVEILLE®
    HYBRID TURF GRASS OF KENTUCKY BLUEGRASS AND TEXAS BLUEGRASS

    SOD AVAILABLE THROUGH:
    GRAFF'S TURF FARMS
    9809 N. FRONTAGE RD I-76
    PO BOX 715
    FORT MORGAN, CO 80701-0715
    P: 970-867-8873
    F: 970-867-4343
    E: graffs@graffsturffarms.com
    W: www.graffsturffarms.com

All tree protection standards of Ch. 3 and 10 of the Design and Construction Standards shall be met with particular attention given to grading impacts, limitations of stockpiling, soil compaction prevention and vehicular routes. Tree protection fencing shall be installed prior to any site disturbance and remain in place for the duration of the project. Only hand digging may occur within the dripline of any tree to be preserved. Provide sufficient irrigation throughout construction to maintain the long term health of the tree(s).

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LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN

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Pearl Place
September 5, 2014

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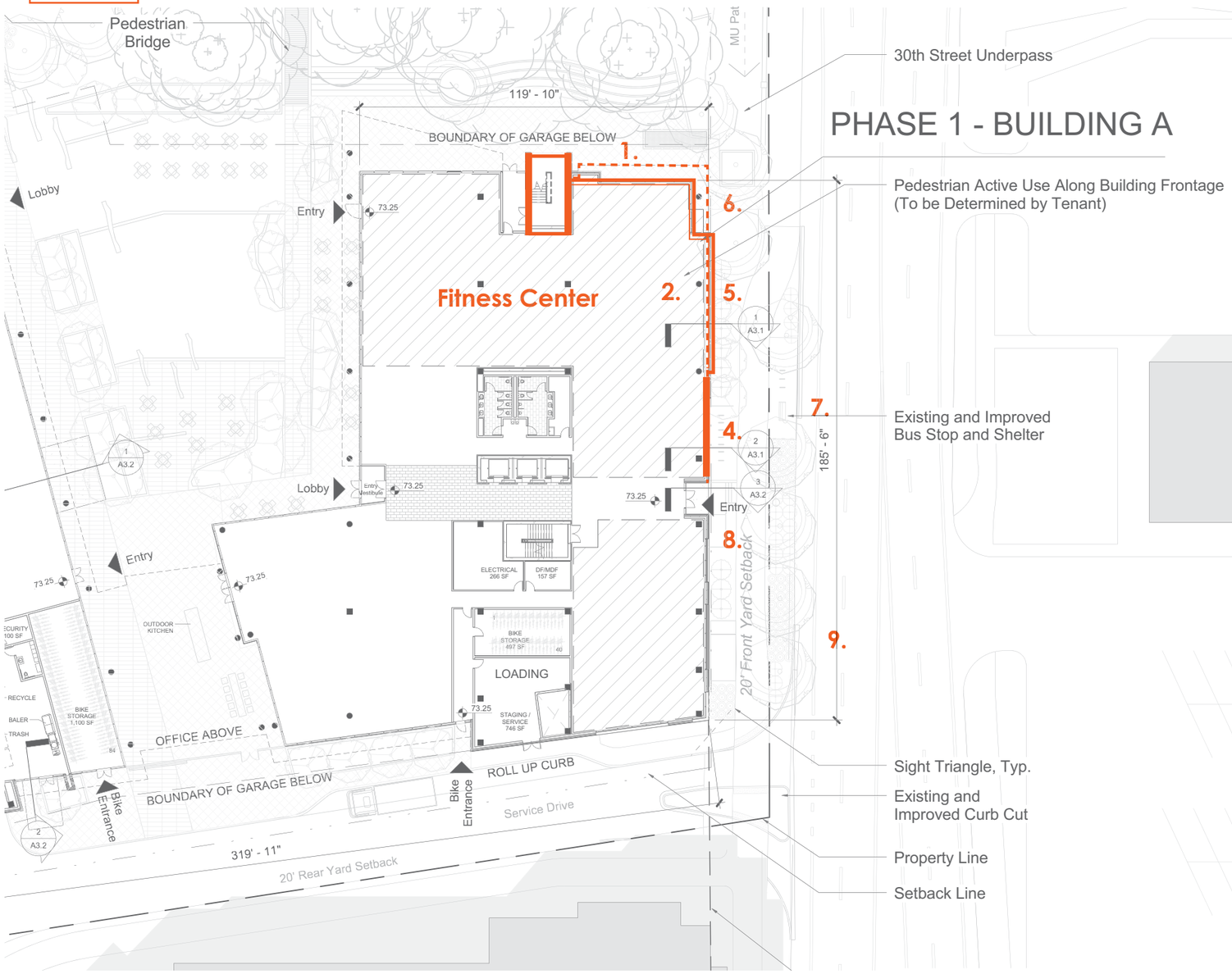
Summary of Key Changes - Building A

5.1.A BDAB COMMENT AND BVRC REFERENCE



KEY CHANGES

5.1.A 1. Stair and north ground floor frontage pulled south to shorten length of street facade

5.2.E 2. Ground floor facade moved east to enclose columns

5.2.E 3. Design developed to provide a varying sequence of conditions at the base of the building to animate the pedestrian experience.

5.2.E 4. Short masonry wall at south end of volume 'grounds' the block, frames entry and provides background for signage and bike parking.

5.2.E 5. Projecting box window frames activity from both within and without and provides a vertical glass module at the street edge.

5.1.E 6. Recessed facade at the north allows the volume to float and defines an outdoor garden room within the trees.

3.8.A 7. Bus stop moved north to avoid conflict at 30th Street entrances.

5.2.E 8. Facades developed to provide a counter rhythm of vertical openings, fins and joints to balance horizontal.

5.2.E 9. Street trees at regular centres

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30th St. Elevation

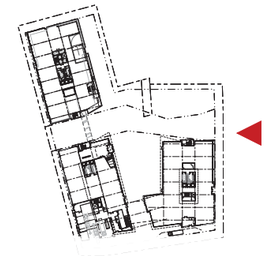
Building A - Previous Submission

ELEVATION KEYNOTES

1. Cast in place concrete column - sealed C-1
2. Brick Veneer Wall System - BR-1 and BR-2
3. Stone Veneer to building base - ST-2
4. Fixed Aluminum Sunshade - AL-1
5. Storefront System at grade - Coated aluminium mullions with 1" insulated glazing - GL 1
6. Lobby glazing - Coated aluminium mullions with 1" insulated glazing - GL 2
7. Storefront System at 4th floor - Coated aluminium mullions with 1" insulated glazing - GL1
8. Aluminum Curtain Wall System w/ 1" Insulated Glazing - GL1
9. Mechanical Screen - Panelised metal screen colour matched to AL-1
10. Decorative metal 'eyebrow' - AL-1
11. T&G Wood Soffit - WD-1
12. Expressed window element with integrated shadow box and structural glazing
13. Horizontal Aluminum Louvre - AL1
14. Aluminium composite panel canopy - AL1
15. Metal Service Door
16. Chase Bank Building in foreground
17. Timber and Steel Trellis Roof to terrace
18. Aluminum Window Wall System w/ 1" Insulated Glazing - GL1
19. Glazed Entry Doors - SS-1

30th St. Elevation

Building A - Proposed



5.2.I+J

Horizontally textured brick coursing provides detail and scale within the masonry facades.

5.2.E

Vertical fins and joints punctuate the horizontal facade providing a modulating rhythm and highlighting individual window units with a decidely vertical proportion.

5.1.E

Glass and metal 'bay windows' focus and frame activities within the building providing visual connectivity between occupants and pedestrians.

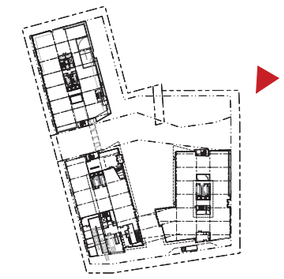
The ground floor has been developed as a series of distinct conditions which animate the pedestrian experience along 30th Street.

5.2.C **5.1.E**

The 30th street entrance is articulated with a projecting canopy and building signage,

A short length of masonry wall grounds the north volume and provides a textured background for signage and bicycle parking at the street edge.

A projecting picture window at street level brings the glazing towards the street edge and frames the fitness centre activities within.



View from 30th Street

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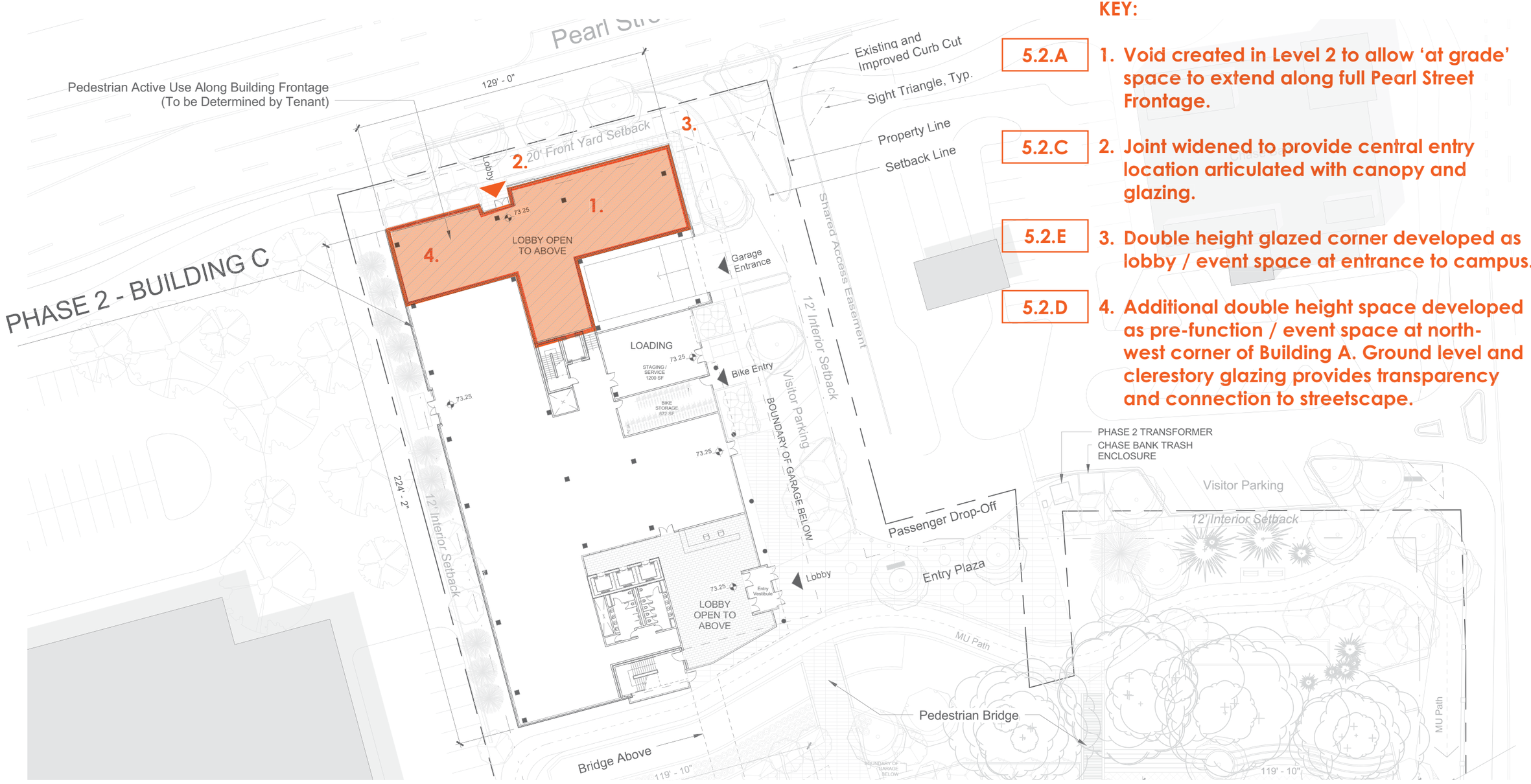
Summary of Key Changes - Building C



KEY:

5.2.A 1. Void created in Level 2 to allow 'at grade' space to extend along full Pearl Street Frontage.

5.2.C 2. Joint widened to provide central entry location articulated with canopy and glazing.

5.2.E 3. Double height glazed corner developed as lobby / event space at entrance to campus.

5.2.D 4. Additional double height space developed as pre-function / event space at north-west corner of Building A. Ground level and clerestory glazing provides transparency and connection to streetscape.

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Pearl St. Elevation

Building C - Previous Submission

ELEVATION KEYNOTES

1. Cast in place concrete column - sealed C-1
2. Brick Veneer ~~Wall System - BR-1 and BR-2~~
3. Stone Veneer to building base - ST-2
4. Fixed Aluminum Sunshade - AL-1
5. Storefront System at grade - Coated aluminium mullions with 1" insulated glazing - GL 1
6. Lobby glazing - Coated aluminium mullions with 1" insulated glazing - GL 2
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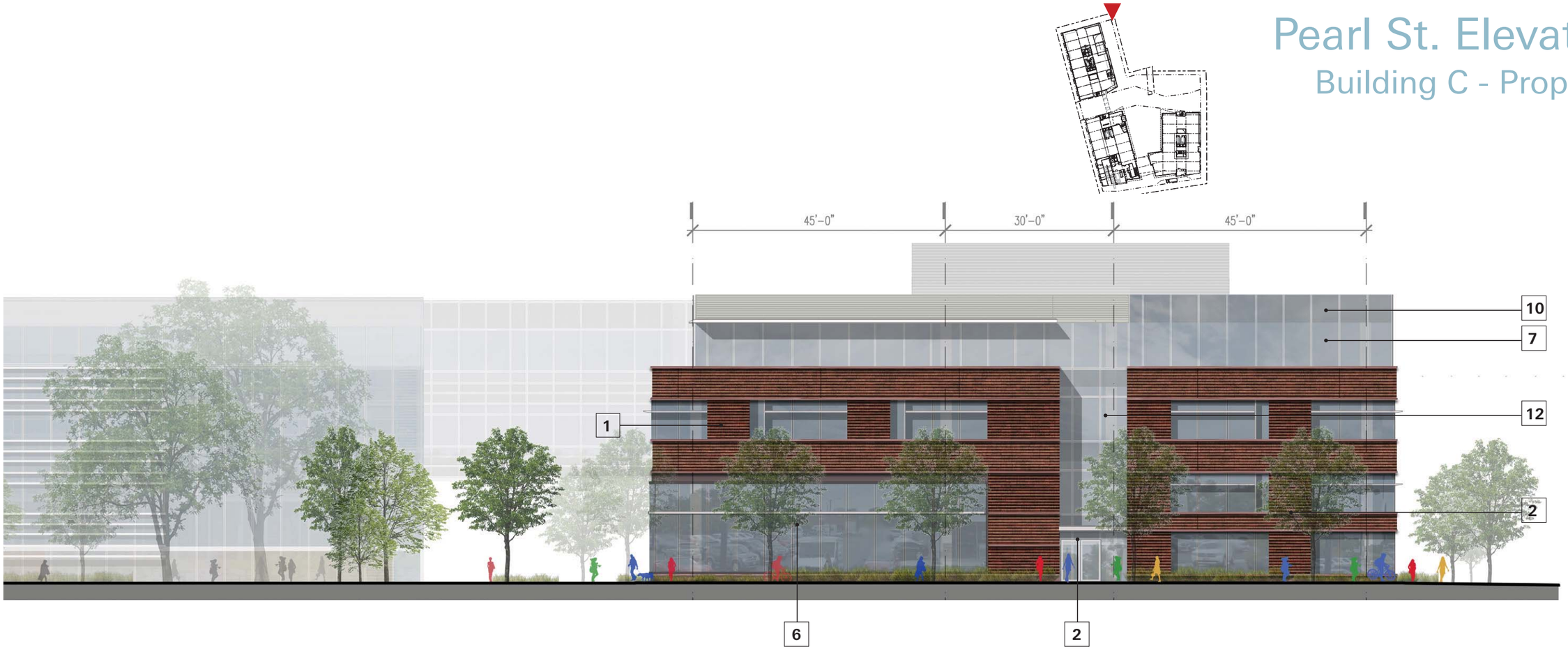
19. Glazed Entry Doors - SS-1

Pearl St. Elevation

Building C - Proposed



5.2.E

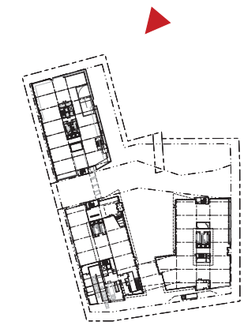
A two storey glazed volume at the entrance to the campus provides increased transparency and enlivens the streetscape by exposing interior activity.

5.2.C

The glazed joint between the primary volumes is widened and articulated with a canopy to provide a clear and welcoming entry.

5.2.D **5.2.A**

Double height space is extended across the full width of the north facade to provide street level glazed frontage in all locations. Masonry grounds the western volume and frames the double height space within.



View from Pearl Street

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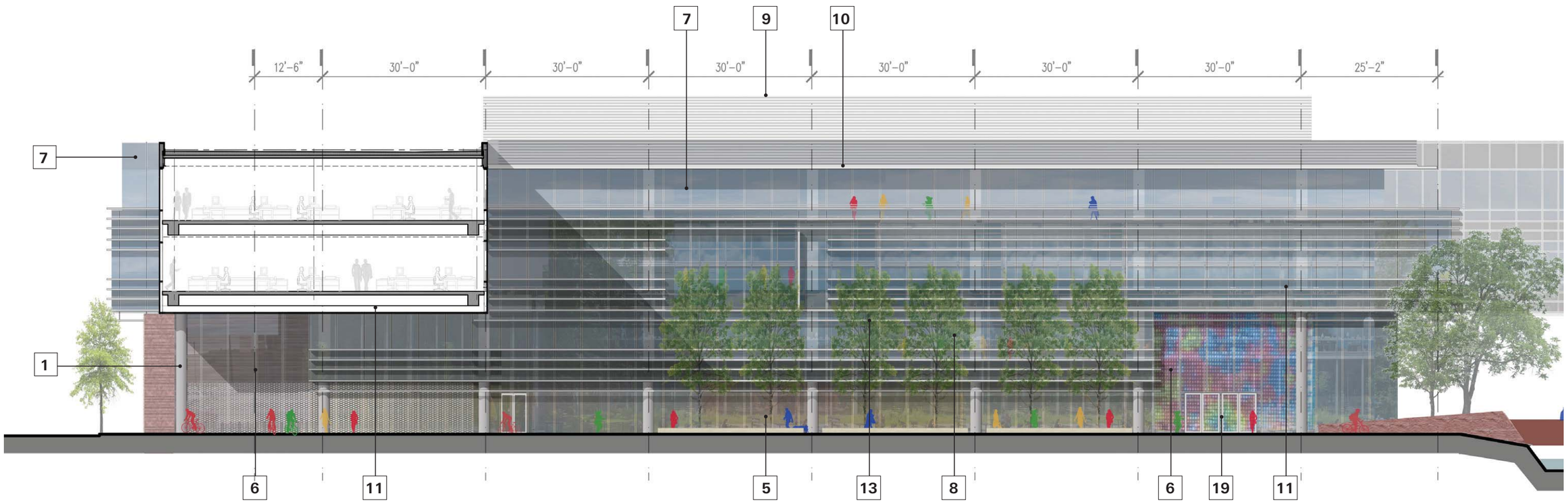
Courtyard Elevation

Building B



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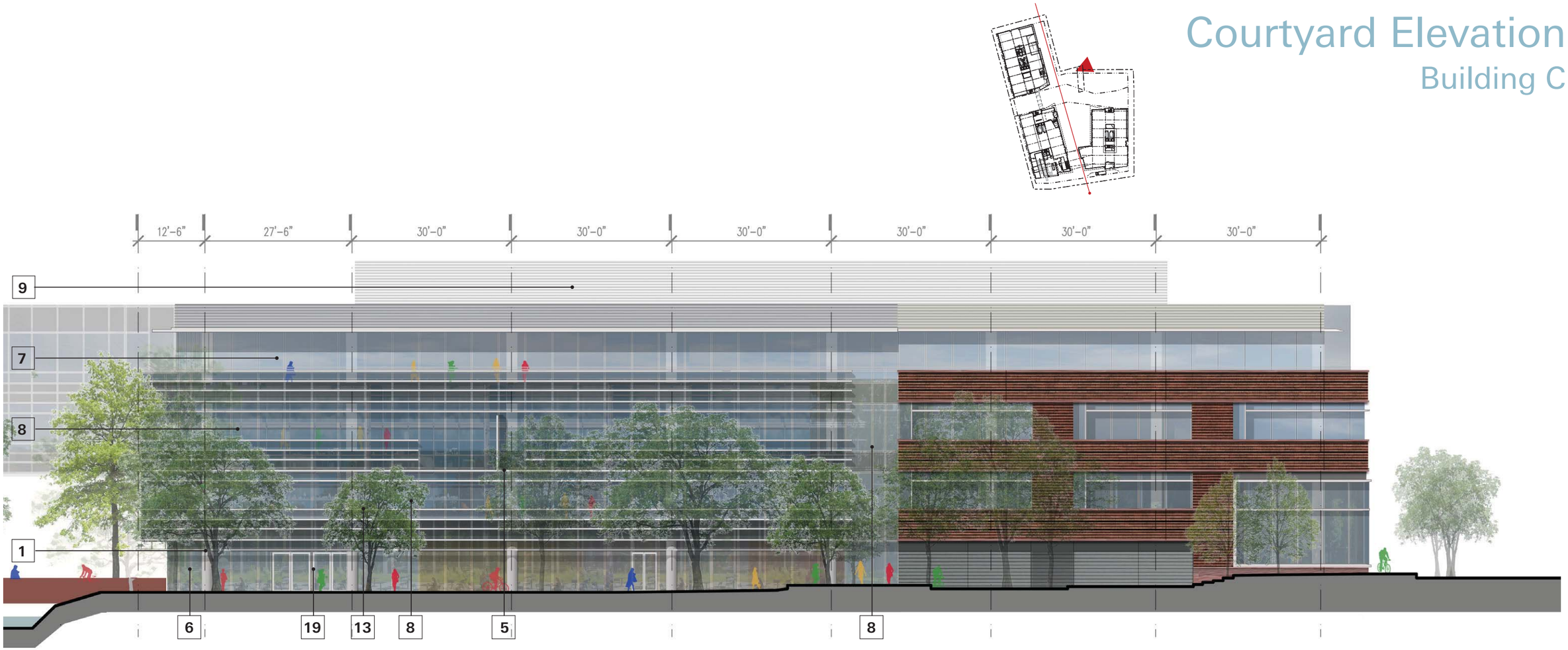
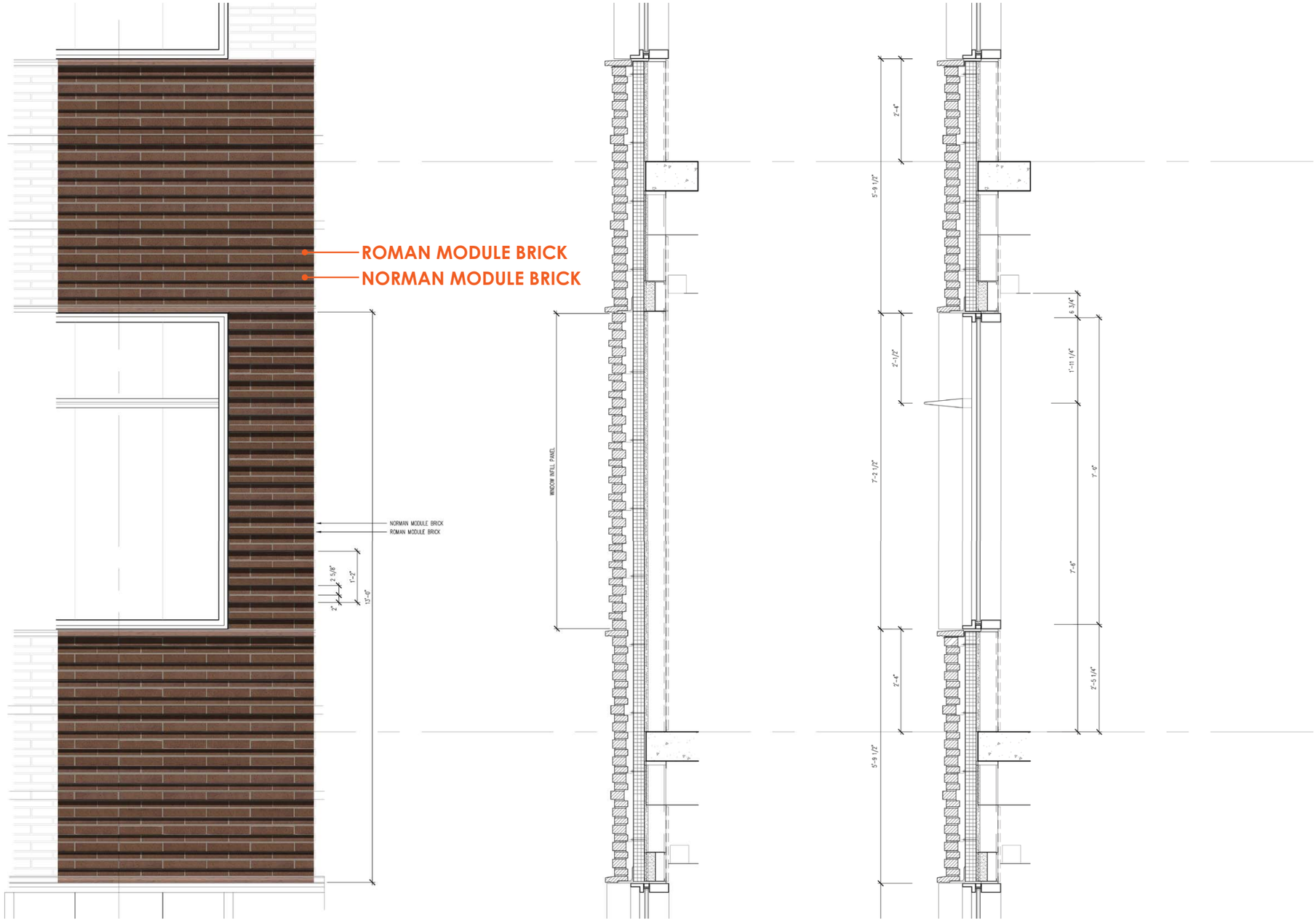
Courtyard Elevation

Building C



Brick Coursing Detail



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Exterior Facade Materials

MATERIAL AND SAMPLES KEY

Coated aluminum
AL-1 Duranar XL Champagne Gold

Brick
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish
BR-2 Cloud Ceramics Cherokee Blend Velour Finish

Concrete
C-1 Architectural Concrete - Cast in Place

Glass
GL-1 Viracon VNE1-63 Or Similar
GL-2 Viracon VE1-2M Or Similar

Stainless Steel
SS-1 No.4 Finish Polished Stainless Steel

Natural Stone
ST-1 Loveland Buff Sandstone Natural Cleft Face (Landscape)
ST-2 Colorado Rose Sandstone Natural Cleft Face

Wood
WD-1 Clear Stained Western Red Cedar

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