

Boulder Design Advisory Board Agenda

Wednesday, September 23, 2015
Boulder Library Arapahoe Conference Room
4 – 7 p.m.

The following items will be discussed:

1. Call to Order
2. [Approval of 7/15 and 7/29 minutes](#)
3. [2751 30th Street Project Review](#)
4. [The REVE Project Review](#)
5. 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:

Melinda Melton at 303.441.3215 meltonm@bouldercolorado.gov

CITY OF BOULDER
BOULDER DESIGN ADVISORY BOARD MINUTES
July 15, 2015
1777 Broadway, 1777 West Conference Room

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

BDAB MEMBERS PRESENT:

Jamison Brown, Chair
Jeff Dawson
Michelle Lee
Jim Baily
David McInerney

BDAB MEMBERS ABSENT:

PLANNING BOARD EX-OFFICIO MEMBER PRESENT:

Leonard May

STAFF PRESENT:

Sam Assefa, Senior Urban Designer
Charles Ferro, Development Review Manager
Elaine McLaughlin, Senior Planner
Chandler Van Schaack, Planner I

BOARD DISCUSSION:

1. Approval of Minutes

The board approved the June 10, 2015 BDAB minutes.

2. Boulder Commons Project Review

The applicant gave a presentation of the project.

BOARD COMMENTS:

J. Brown commented that the plaza read as a large circulation zone with not a lot of definition from a user standpoint. He also felt that the grassy park area needed more attention in terms of becoming a programmed place to enliven the area. He suggested adding moveable furniture, places to sit, something to provide more shade, interesting things to look at, food carts, etc.

M. Lee pointed out that the permanent programming should reflect the seasonal programming. She noted that the pattern of the paving was very linear and the applicant had an opportunity to add more movement and curves in the plaza and improve upon the vertical circulation in regards to the entrance to the parking. **J. Brown** agreed that the parking entrance needed more attention.

There was a discussion on the appropriateness of having a bike lane through the middle of the plaza. The board felt that the potential for the area would improve greatly if there was not a required bike lane which felt like an intrusion of the space. The board recommended

eliminating this area as a multi-modal path connection to allow more flexibility but it can still be used by bikes.

J. Baily asked if the two large transformer pads in the plaza, which were shown in the site plan, could be relocated.

The applicant acknowledged the fact that there is no ideal location for a service area and they discussed some of the design solutions they were considering.

M. Lee suggested putting in some pedestrian-scale light poles that could also be multi-purpose and decorative.

M. Lee questioned the location of the coffee shop and its ability to draw in customers.

J. Baily inquired as to how the applicant envisioned handling service with buildings of this size and also recommended that they designate a specific loading zone.

The applicant explained that they are treating it as an urban building so service trucks will come in the afternoon and evening. Most trash containers will be in the basement with the exception of the location on the southern building next to the restaurant.

M. Lee saw an opportunity to draw people in with the restaurant area on the west end of the south building, especially with the hotel being so close. She thought the massing on the building set up a strong corner but the restaurant area got tucked away and had a small amount of seating. She would like to see the landscape that is between the Goose Creek connection and the building be utilized as a social space where people could gather.

J. Baily strongly agreed with **M. Lee's** comment and felt that the seating should be pulled out as much as possible.

J. Dawson questioned the legitimacy of the masonry because of lack of enough transparency to draw people into the space. He suggested making the restaurant more present along the street.

J. Brown agreed with **J. Dawson's** comments and suggested perhaps moving the entrance of the restaurant to the front of the building so pedestrians could see into the interior and/or making the brick box on the corner an interior space rather than exterior.

J. Dawson liked the strong composition of the south building and felt that the contrast in materials was really effective and elegant along the street.

M. Lee pointed out the wood underneath the soffit on the triangular corner piece and asked if they would consider wrapping the metal underneath instead of the wood. She felt the location was a little high for wood and was such a small area.

The board expressed support for the solar panel on the south elevation of the south building.

J. Brown thought the edge of the last solar panel on the building should be inset. **J. Baily** agreed and liked how it turned into an awning at the bottom and also capped the building.

J. Brown encouraged the applicant to keep in mind the reflectivity of the metal panel in the plaza area.

J. Baily was concerned about the overall color/materials becoming very bleak in the winter. He felt there was an opportunity to animate the building a little more where the first floor retail met the second floor. He also felt the strict regularity with the patterns of the windows could use some shadow and depth.

M. Lee suggested the use of blade signs to add some life to the building in the winter months.

J. Dawson did not have a concern that the window patterning would become monotonous since the buildings were not that long. He cautioned the applicant in adding color on the fourth floor as it could disrupt the sophistication of the materials and become overly animated.

J. Brown liked the massing of the first floor of the north building but was concerned that the window materials did not quite fit in. He suggested breaking up the patterning with a textured material.

J. Dawson liked the consistency in the use of materials from top to bottom on the south building. He thought the north building felt less refined in terms of the use of materials and the openings. He suggested arranging the materials so they create a sense of continuity between the two buildings.

M. Lee liked the variety and diversity of the different buildings in Boulder Junction.

D. McInerney liked the use of the steel beams on the ground floor.

J. Baily liked the overall form of the portion of the north building facing the street and also that it was slightly different than the south building. He also liked the patterning of the top two floors and would not mind if that was pulled down to the first floor. He also considered how these buildings fit within the existing structures in Boulder Junction. It needs the retail on the first floor to be consistent with the feel of the entire area.

M. Lee strongly encouraged them to keep the retail component on the first floor especially if they pull the brick down to that level.

D. McInerney inquired as to whether the masonry specified on the south building (Lakewood brick black diamond smooth) would be darker than it appeared in the plans.

J. Dawson asked how they are using the wood on the east façade of north building and inquired if it would make sense to try to emphasize the entries a little more, especially with the wood material.

3. S'PARK Project Review

E. McLaughlin suggested that the board focus on the Ciclo and the S'PARK West buildings (permanently affordable units) in their review.

The applicant went over some concerns that the board discussed at a previous BDAB meeting and also highlighted changes that have been made since they last reviewed the project such as the shape of the roof, proportions of the windows, the use of materials on the upper two stories, materials, rhythm and height of the façade, and the way the building touched the ground.

BOARD COMMENTS:

Ciclo Building

The board generally liked the Cor-Ten Steel material used.

J. Baily shared a concern that the Cor-Ten could potentially bleed onto the sidewalk.

M. Lee thought the Community Cycles building should have a continuous singularity in the architecture with a stronger differentiation between the first floor retail units and the residential above.

J. Baily felt that this was not necessarily a negative thing. He commented that the entrance to Community Cycles was more apparent than on previous renderings. He also thought the way in which the corner was drawn in current plans helped to scale down the building and make it more welcoming.

J. Brown thought that the top two stories needed to come all the way out on the corner rather than being recessed to give the building a more complete look.

J. Dawson disagreed with **M. Lee's** comment (above) due to a concern that too many of the buildings in the S'PARK development have glass on the ground with a building floating above. He liked the overall changes and thought that the Maarket building could be something special within the development and the Community Cycles building could be a little calmer and familiar in terms of its proportions. He also liked the use of natural materials to bring in some color and recommended switching the design between the residential and public entrances on the ends of the building.

J. Brown agreed with possibly switching the design on the corners. On the 34th Street elevation, he wondered if carrying the white bond element through horizontally, instead of having transom light behind the sign-band, would help with the singularity in architecture that **M. Lee** referenced.

M. Lee suggested keeping the interesting elements on the residential level and flattening out the lower level on the same plane so it feels like it's cantilevering and more uplifting.

J. Brown struggled with the expression of the non-brick piece of the ground floor. He thought either this or the brick piece should change to express that this level is a different use.

There were some concerns expressed with the proportion of the windows at 34th and Valmont.

S'PARK West Building (3155 Bluff Street)

J. Dawson had a concern about the uniformly square proportions of the openings and thought there may be an opportunity to fit in a few more vertical portions.

J. Brown struggled with the zone between the townhouse projections and suggested having them go above the parapet for the back section as opposed to staying below it which might help diminish the long horizontal between the two ends.

The board agreed that the color palette and materials were improved from previous plans.

J. Baily agreed with **J. Dawson** to be cautious of the usage of square window openings especially in the stucco portion above the brick. This portion of the building seems to be the weakest link.

D. McInerney agreed that the stucco portion of the façade was the weakest link because the middle pair of windows at the bottom of the stucco sat right on top of the masonry.

J. Dawson pointed out that the applicant had clustered the townhomes to create doubles but that it could be interesting to arrange them in the same consistent direction to create a series of more vertical townhome forms versus bringing them together. This would give the units a private entry rather than a shared porch.

E. McLaughlin asked the board to comment on whether or not the materials used were equivalent or better quality in comparison to the market rate units that are on the site.

D. McInerney thought the materials had become much more equivalent in the current iteration.

J. Dawson agreed and thought the switch to brick over block made more sense; he liked the wood material and thought that there was a level of refinement that is not normally seen in less expensive housing.

4. Board Matters

The board went over the draft agenda for the 2015 BDAB Retreat.

The board discussed how best to gather feedback from applicants regarding the design review process.

There was discussion about the Landmarks Board's concerns with the Design Guidelines review process.

Note: The 2015 BDAB Retreat was originally scheduled for August 12, 2015 but was later rescheduled for October 14, 2015.

APPROVED BY:

Board Chair

DATE

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BOULDER DESIGN ADVISORY BOARD MINUTES
July 29, 2015
1777 Broadway, 1777 West Conference Room

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Jamison Brown, Chair
Michelle Lee
Jim Baily
David McInerney

BDAB MEMBERS ABSENT:

Jeff Dawson

PLANNING BOARD EX-OFFICIO MEMBER PRESENT:

STAFF PRESENT:

Sam Assefa, Senior Urban Designer
Kalani Pahoia, Urban Designer

BOARD DISCUSSION:

1. Canyon Center Project Review

The applicant gave a presentation of the project.

BOARD COMMENTS:

There was general consensus among board members on the following:

- Tan color on the fireplaces
- Evaluate the rationale for the stucco patterning
- Assess materials to be used for the railings – perhaps a lighter or simpler material
- Remove the red trim cap of the buttress elements and lighten the trim on the chimneys
- Either remove the floating horizontal trim or carry it all the way through
- If there is a façade where all of the windows are being replaced so that the uniformity can be maintained and a more vertical proportioned window can be used, this would be the preferable option when and if that opportunity arises

2. Board Matters

S. Assefa introduced **Kalani Pahoia**, the City of Boulder’s new Urban Designer.

The board discussed the edits and the process/timeline of the Downtown Design Guidelines.

APPROVED BY:

Board Chair

DATE



BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application 8/20/15 Address of Property for Review 2751 30th and 2875 30th
 Applicant's Name Greenix Boulder Phone 303 990 2629
 Address 782 Cherry St. Denver CO 80220
 Relationship to Project (e.g.: architect, contractor, etc.) Owner
 Owner's Name and Address Same Phone Same

Project Description

Lot Size 1.85 Acres Proposed Additional Bldg. Sq. Ft. —
 Total Existing Bldg. Sq Ft. — Proposed Bldg. Height 37'
 Existing Bldg Height —

Submission Deadlines

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

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

What to Bring to Your Review

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

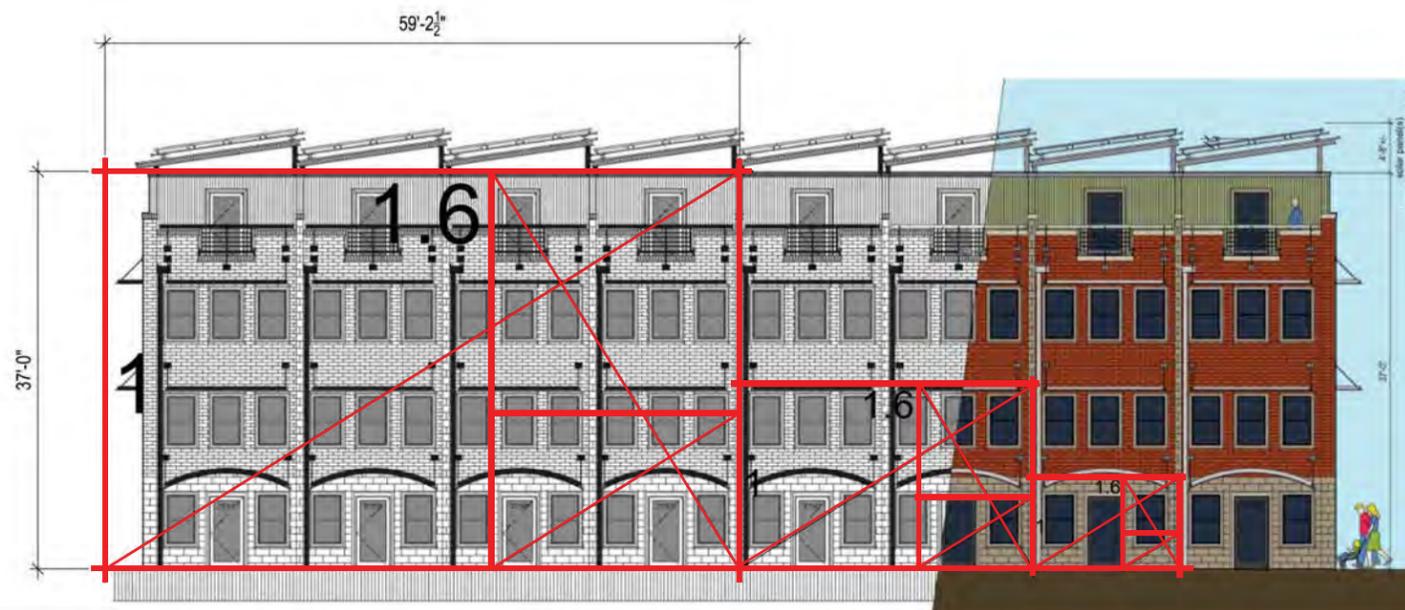
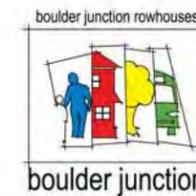
Committee Comments about the Proposal:

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



Architectural Documents

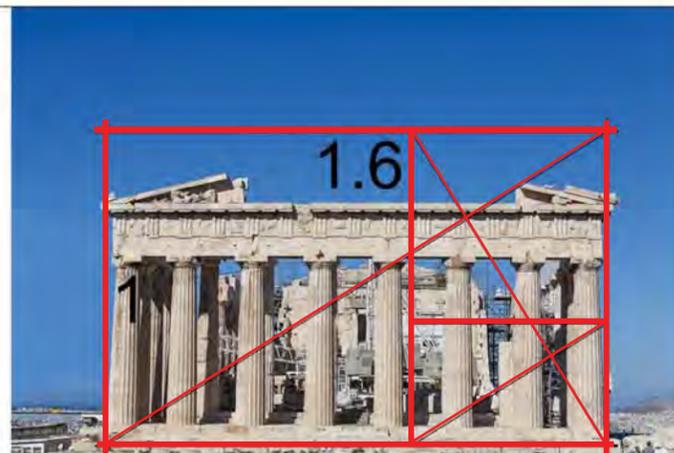
Boulder Junction rowhouses



Golden Rectangle

The Golden Rectangle has been known since antiquity as one having a pleasing shape, and is frequently found in art and architecture as a rectangular shape that seems 'right' to the eye.

The ancient Greeks used the golden ratio (1 to 1.6) when building the Parthenon.



Hotel Boulderado

We also were influenced by one of Boulder's most beloved buildings, the Hotel Boulderado, in our design.



2751 and 2875 30th Street
Boulder, Colorado

27 April 2015



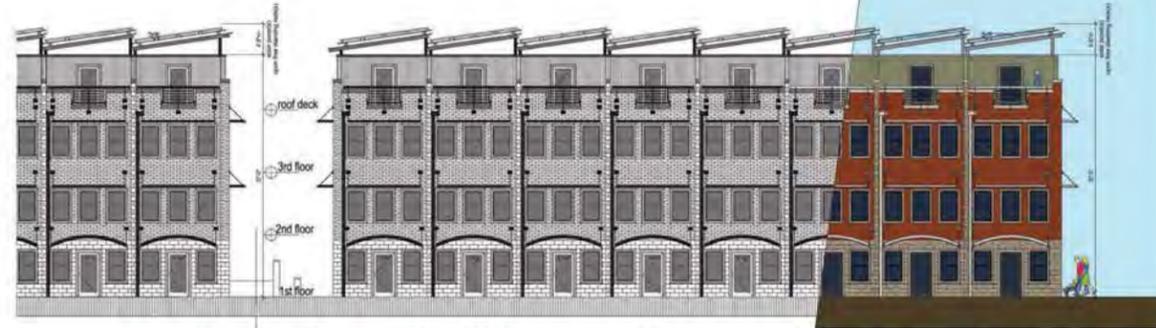
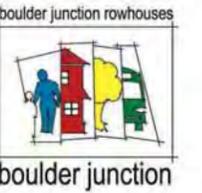
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inspirations

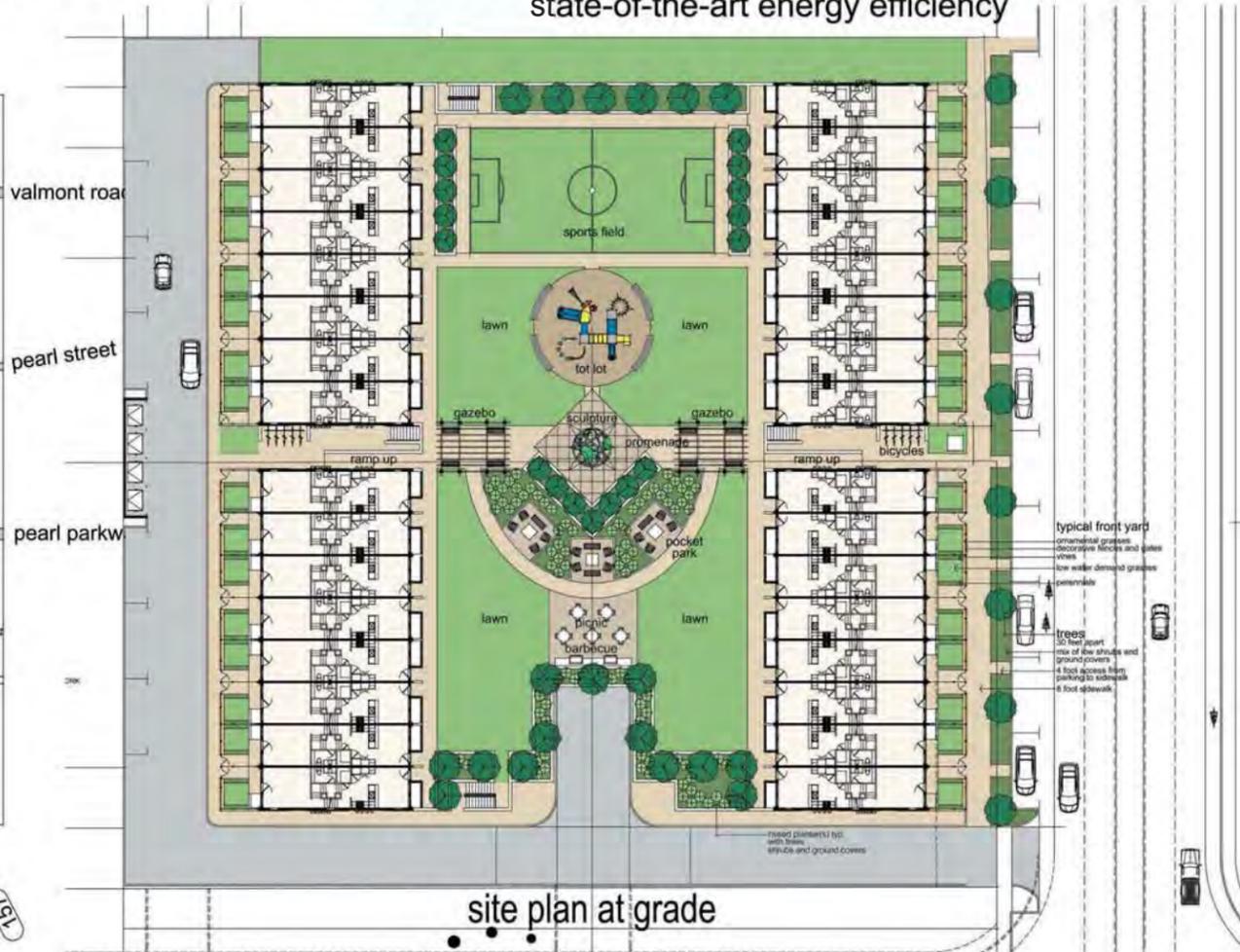
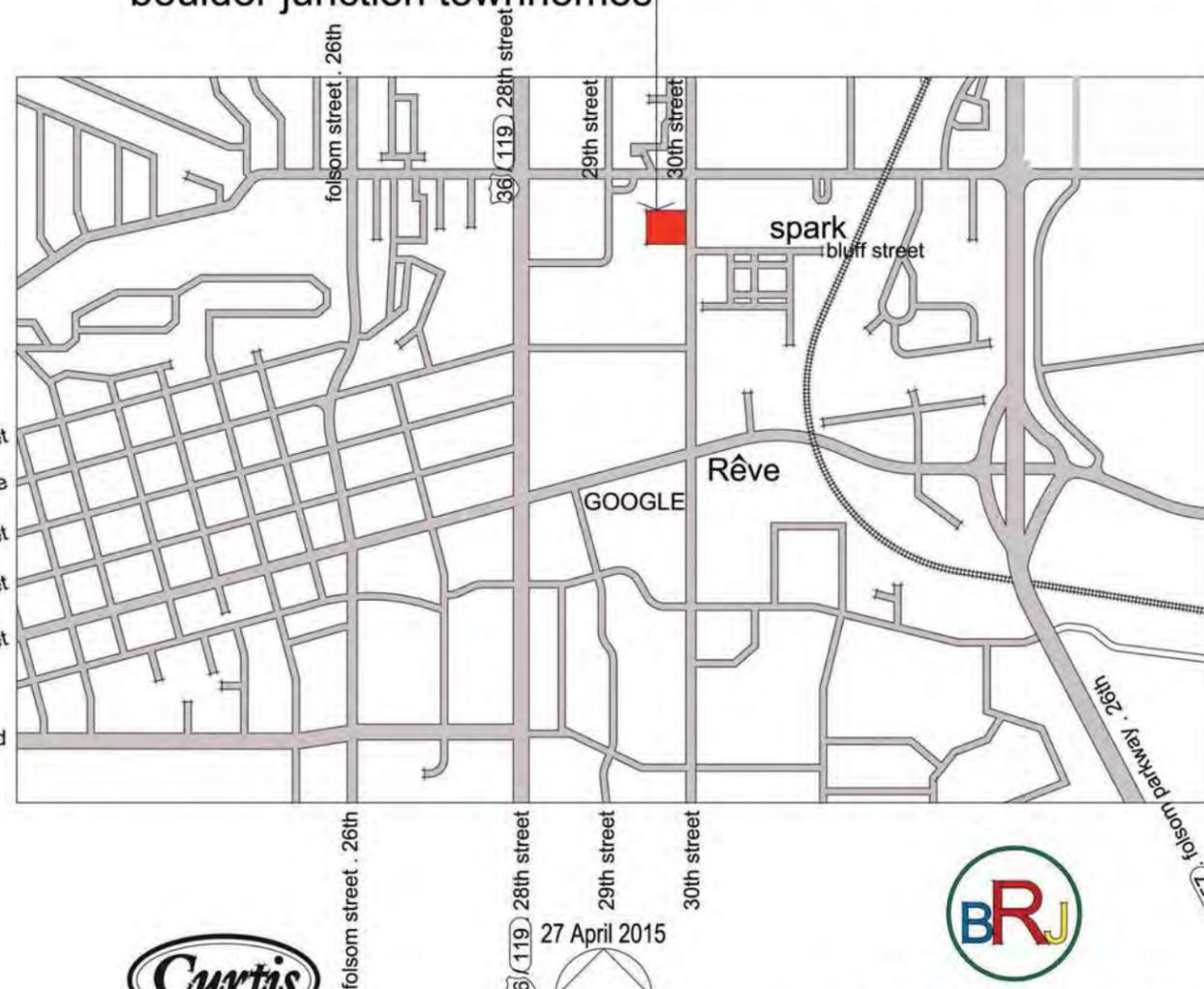


Boulder Junction Rowhouses



site Presenting 32 new rowhouses in the City of Boulder Colorado in the dynamic . new . Boulder Junction District family size . 2,700 square feet . three bedroom state-of-the-art energy efficiency

boulder junction townhomes

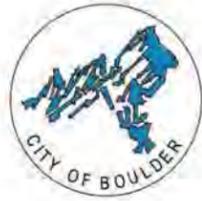


site plan at grade



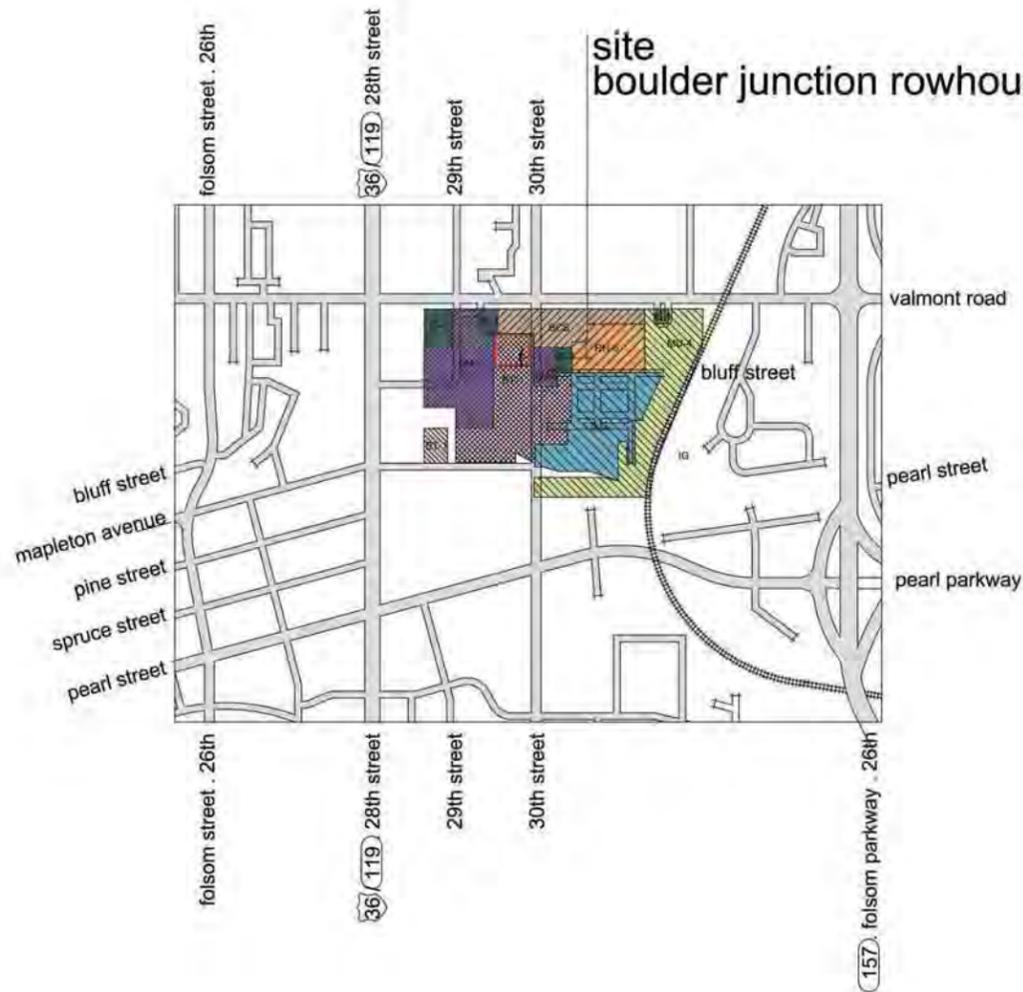
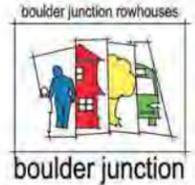
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greenius
greenius corporation
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Denver . Colorado . 80220
303.990.2629
jasonlewiston@gmail.com



Architectural Documents

Boulder Junction rowhouses



drawing number	subject
	cover
1.	introduction . team . drawing index
2.	architectural site plan at grade + site location map
2a	landscape plan
3.	architectural site plan underground parking
4.	3 bedroom rowhouse floor plans
4a	plan - key
5.	front elevations
6.	rear elevations and underground parking section
7.	north elevation and site section through buildings
8.	south elevation and site section between buildings
9.	typical building section
10.	open space calculation
11.	Bluff Street extension per TVAP proposal

The Team

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 mark@curtisbuilding.com 248.730.0300

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2751 and 2875 30th Street
 Boulder . Colorado

27 April 2015



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Energy Features

Energy efficient design, including solar panels, is about saving money through lower utility bills. It is a fantastic coincidence that in saving money, you are also doing a great deal to help the environment by causing far less pollution, and increasing your comfort, health, safety, and even our national security.

Our rowhouse dwellers will save hundreds of dollars per year on their utility bills due to several features, including:
NRG Block: Our exteriors will be built out of an insulated block, some in brick size shapes, which is far superior to any lumber/insulation combination. There will be virtually no air loss or heat exchange through our walls.

Greenius Screens: We will install our own interior magnetic window screens (patent pending) which will block most air loss and heat exchange at the windows.

Energy Recovery Ventilator: As a result of having air tight structures, we will install energy recovery ventilators which will use the energy from indoor air to heat or cool incoming outdoor air. Our indoor air will be frequently exchanged at minimal energy loss.

Solar Panels: A 2 to 3 kWh system will provide much of the electricity for our units. The units will still be "grid" tied and will draw electricity from the grid whenever necessary.

Terrazzo concrete floors: You really don't want to know what you breath in from your carpeting or coated hardwood everyday. Our floors will be time tested, eternal poured concrete. Residents can place area rugs atop and replace them when needed if they like, but our flooring will not significantly off-gas or retain dirt.

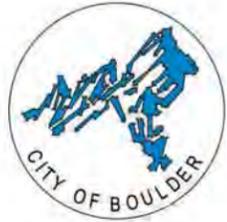
Solar Hot Water Collectors: Have you ever picked up a hose in the summer and felt how hot the water was? We will use the sun to heat much of our hot water.

Ceiling Fans: These use a lot less energy than air conditioners in the summer. User friendly Programmable Thermostats.

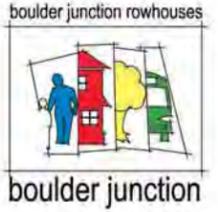
LED and CFL lighting: Some of our light bulbs will last ten years or more and use 1/15 the energy of yesterdays bulbs.

Front loading washing machines: These use a lot less water than top loading washers.

With respect for our neighbors from Google, we will be installing Nest Thermostats in all of our homes, and products from the partners of Nest, including Big Ass Fans, Whirlpool Appliances, and LIFX lighting.

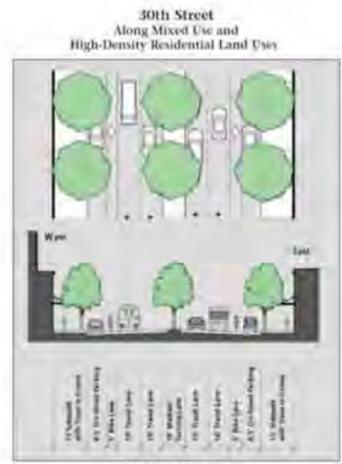
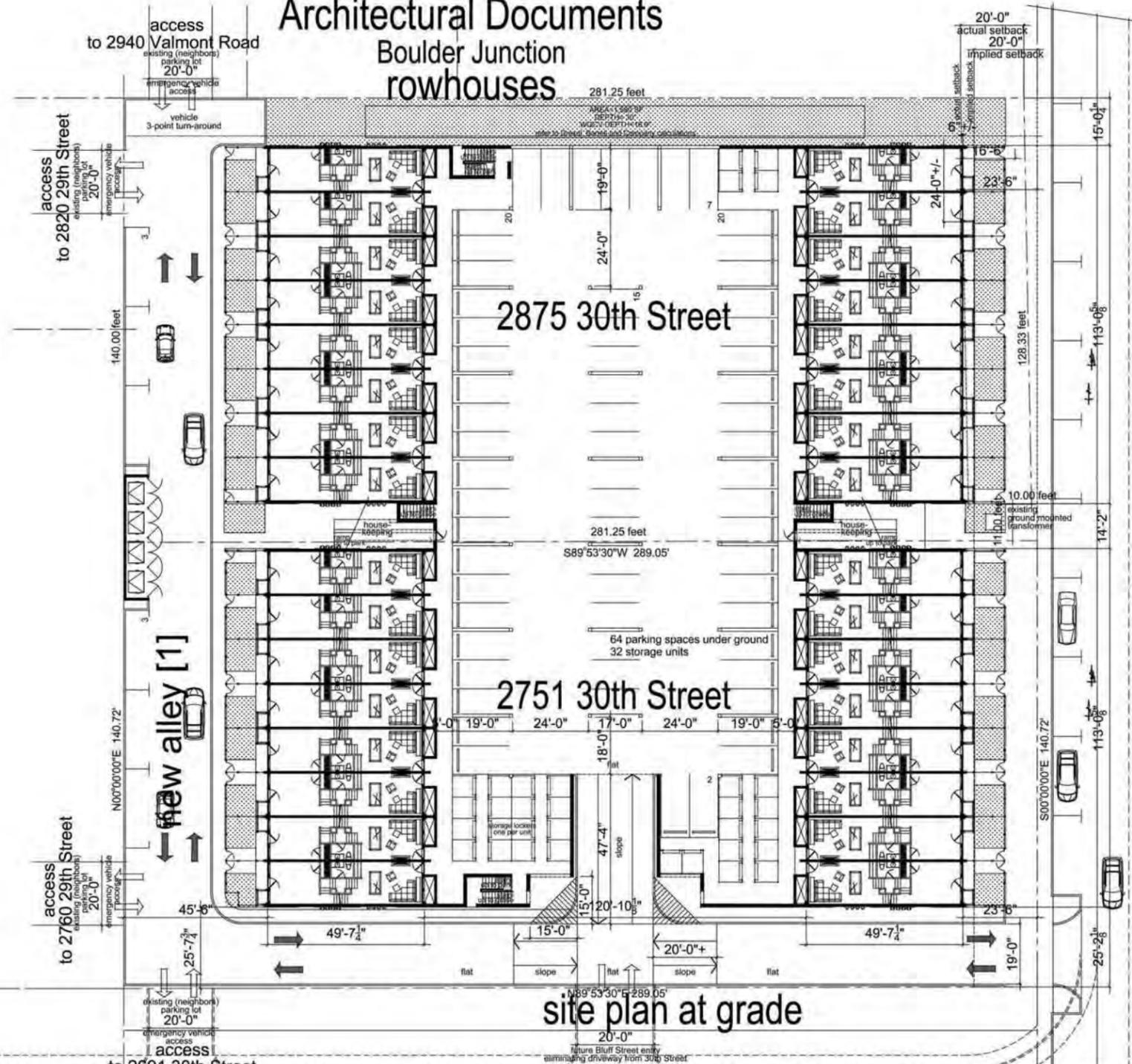


Architectural Documents Boulder Junction rowhouses



FAR (floor area ratio) BMS zoning
 32 units at 2,078.64 square feet each
 66,516.48 square feet
 lot(s) size: 80,687 square feet
 0.82 FAR
 lot size calculation
 2875 30th Street = 40,147 square feet
 2751 30th Street = 40,540 square feet

proposed parking
 32 3 Bedroom Units
 2 parking spaces per unit
 64 parking spaces required
 70 parking spaces provided



streetscape as shown in TVAP



site location map

site plan at grade

new Bluff Street
Bluff Street extension per TVAP proposal

2751 and 2875 30th Street
Boulder, Colorado
1:20

new traffic light per TVAP proposal
Bluff Street extension per TVAP proposal

Bluff Street existing



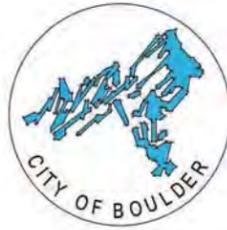
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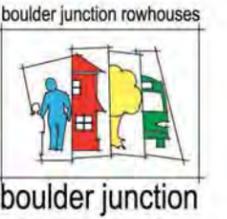
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2.



Architectural Documents

Boulder Junction rowhouses



LEGEND

- NEW DECIDUOUS TREE
- NEW ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW ORNAMENTAL GRASSES
- ENHANCED LANDSCAPE COMBINATION OF ORNAMENTAL GRASSES, PERENNIALS and GRASSES
- NATURALIZED UNDERSTORY / GROUND COVERS
- LAWN
- ENHANCED PAVING - PAVERS (CONCRETE or BRICK)
- PERMEABLE PAVING (PERMEABLE CONCRETE or BRICK PAVERS)
- ENHANCED PAVING - CIP COLORED CONCRETE
- CRUSHER FINES

NOTES

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERY (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 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 DEBRIS.
 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 OR 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 GROUND COVER 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 LOOSEMED, 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 MATERIAL and GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP. SHRUBS and TREES WITH 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 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. NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 and MARCH 15 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.
 15. SOD SPECIFICATION:
REVELLE
HYBRID TURF GRASS OF KENTUCKY BLUEGRASS and TEXAS BLUEGRASS
- SOD AVAILABLE THROUGH:
GRAFF'S TURF FARMS
8609 N. FRONTAGE RD 1-76
PO BOX 715
FORT MORGAN, CO 80701-0715
P: 970.867.8973
F: 970.867.4343
E: graff@graffsturf.com
W: www.graffsturf.com



- typical front yard
- ornamental grasses
- decorative fences and gates
- vines
- low water demand grasses
- perennials
- trees
- 30 feet apart
- mix of low shrubs and ground covers
- 4 foot access from parking to sidewalk
- 8 foot sidewalk



Landscape Plan

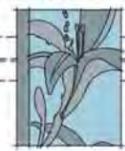
2751 and 2875 30th Street
Boulder, Colorado
1:20



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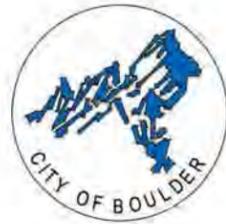


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CAROL@STUDIOTERRA.NET

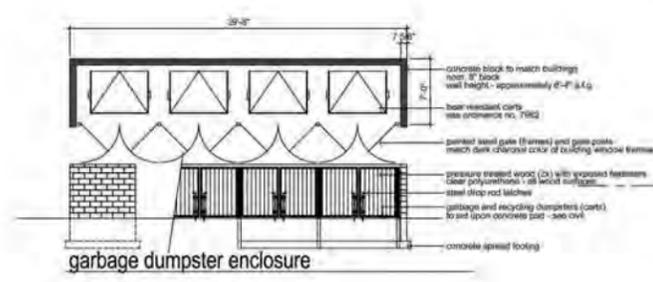
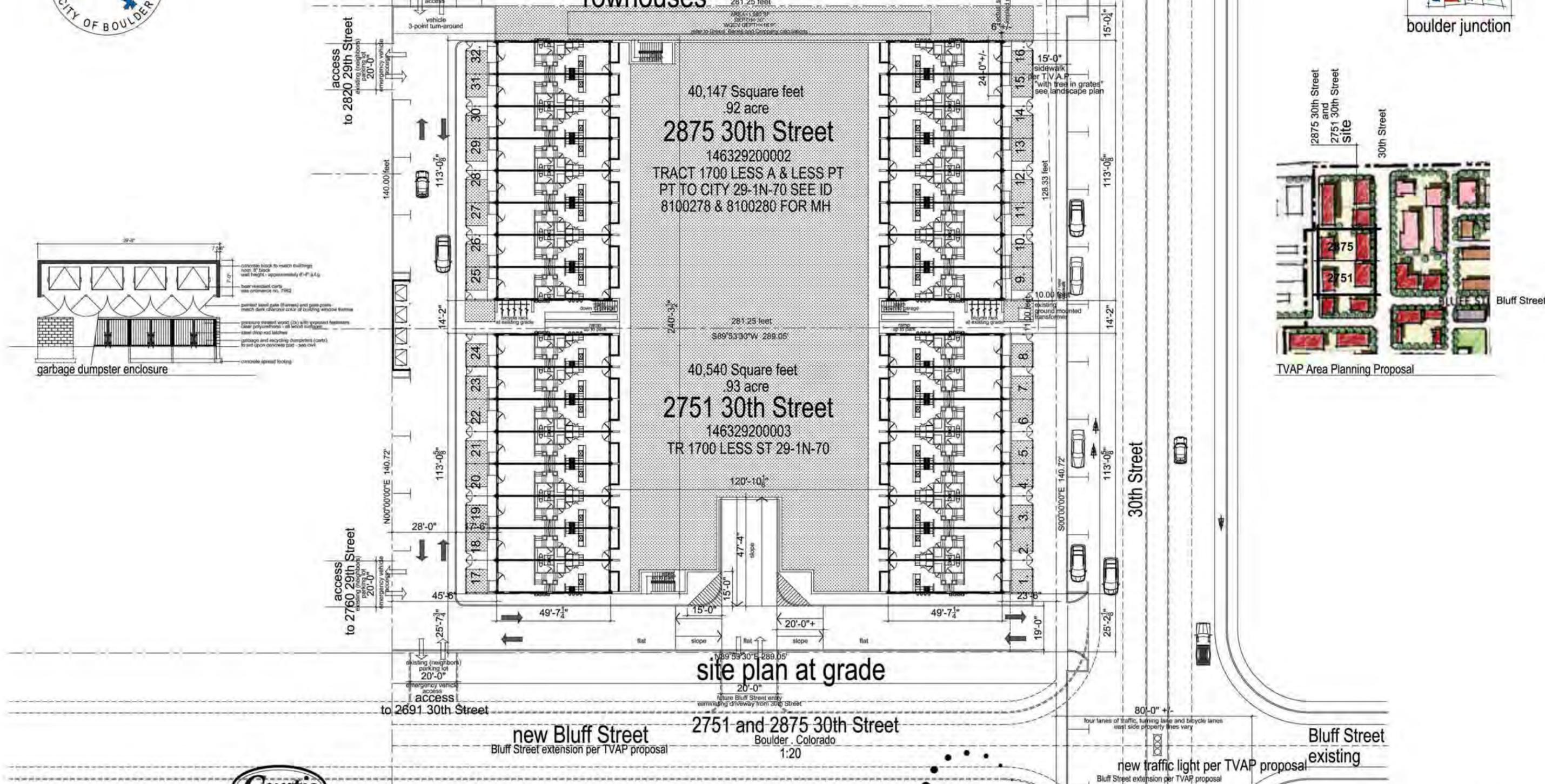
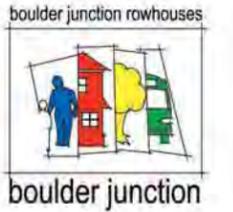
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2a



Architectural Documents Boulder Junction rowhouses



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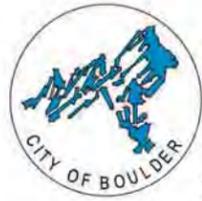
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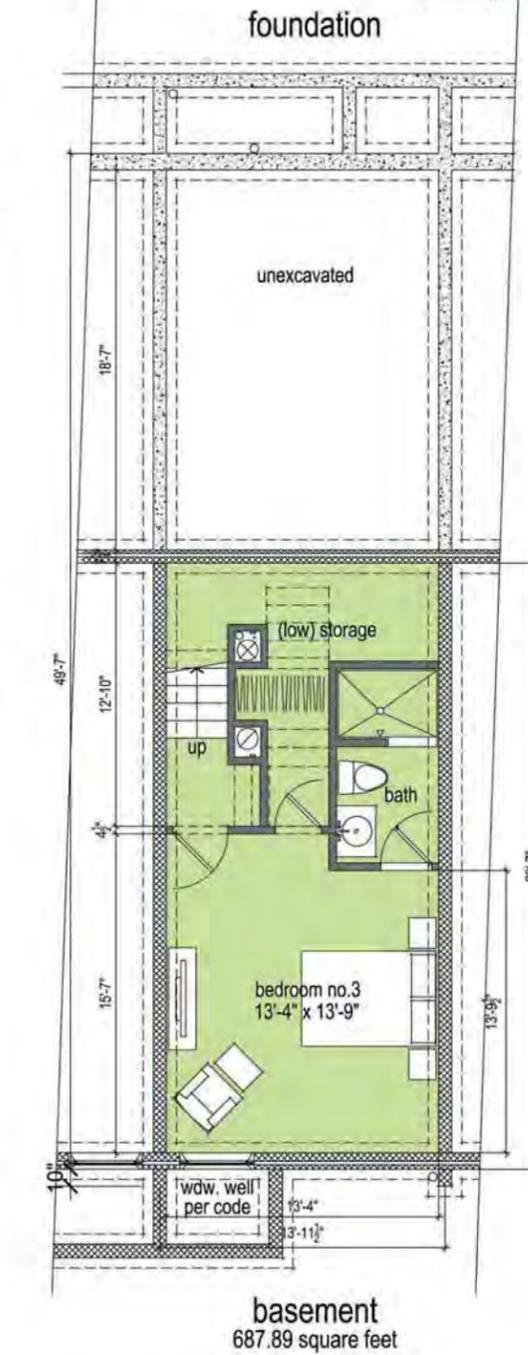
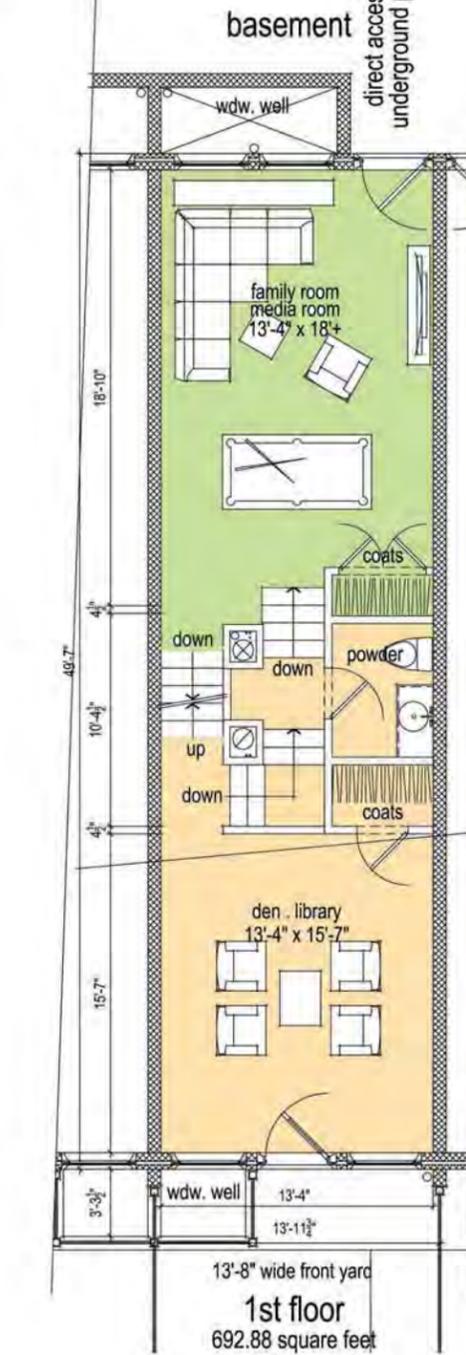
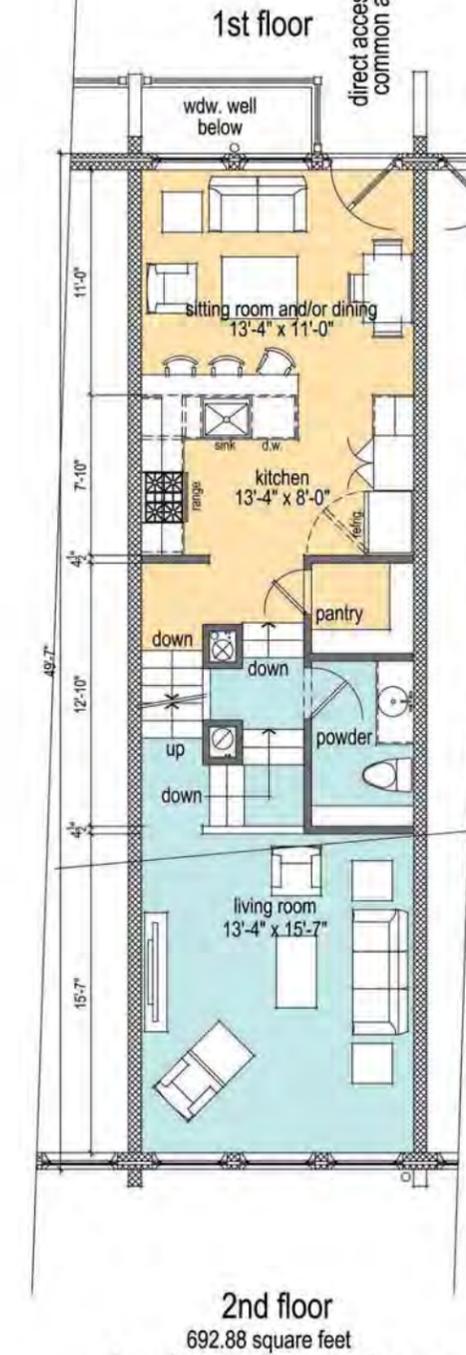
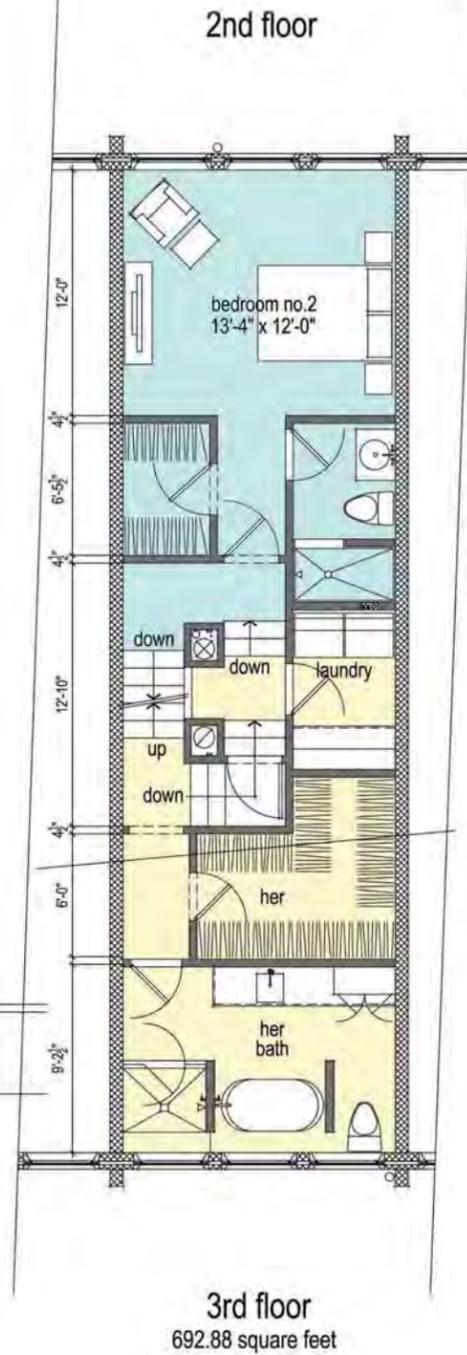
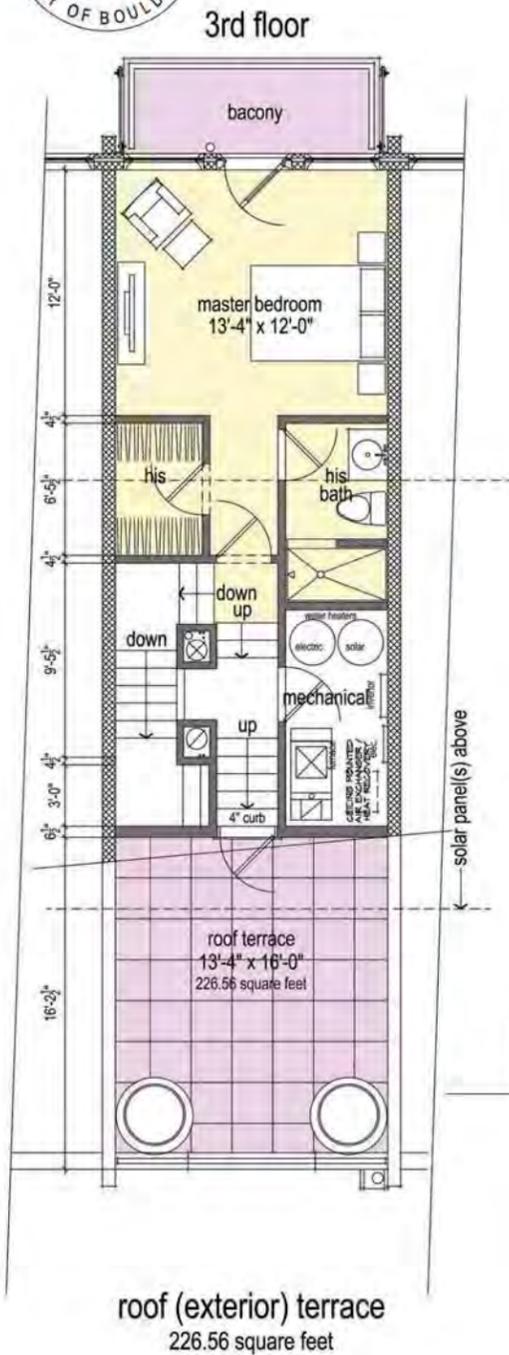
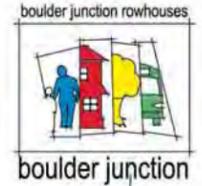
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3.



Architectural Documents Boulder Junction rowhouses



typical floor plans

1/4" = 1'-0"
2751 and 2875 30th Street
Boulder, Colorado

typical unit

1st floor	692.88 square feet
2nd floor	692.88 square feet
3rd floor	692.88 square feet
total	2,078.64 square feet
32 units x 2,078.64 square feet / unit	
total	66,516.48 square feet development

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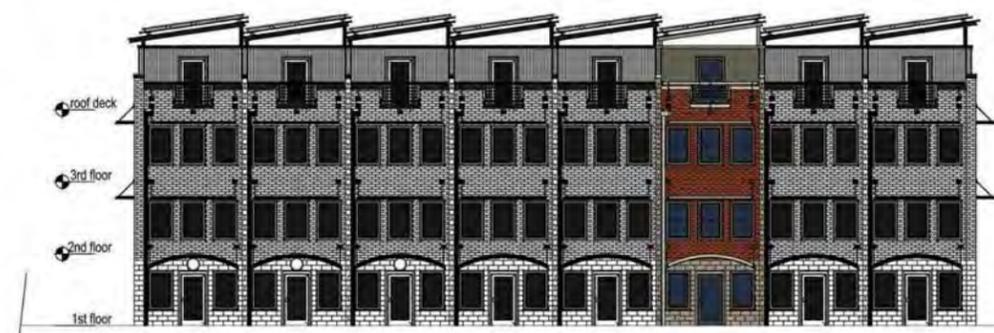
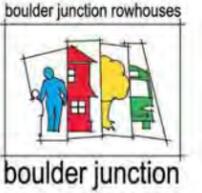
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Boulder Junction Rowhouses

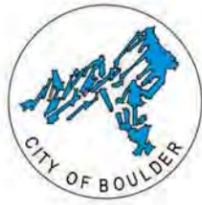


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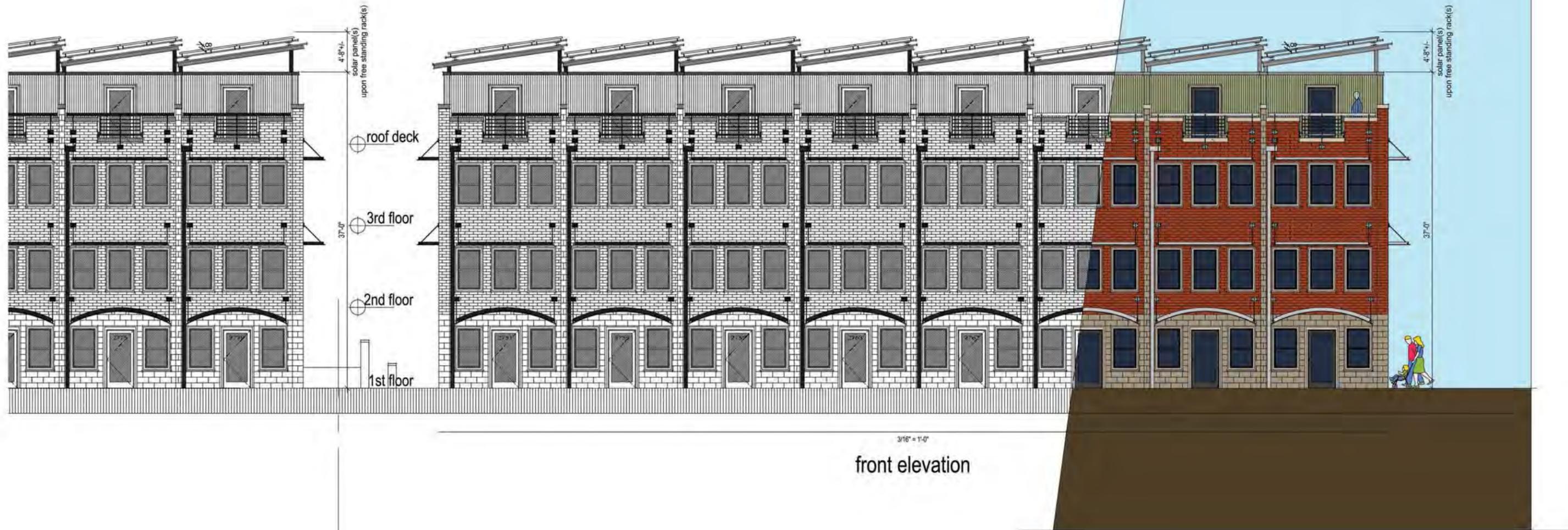
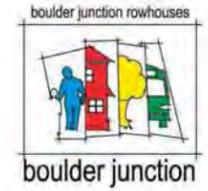
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4a



Architectural Documents Boulder Junction rowhouses



3/16" = 1'-0"
front elevation

front elevation

3/16" = 1'-0"

2751 and 2875 30th Street
Boulder, Colorado

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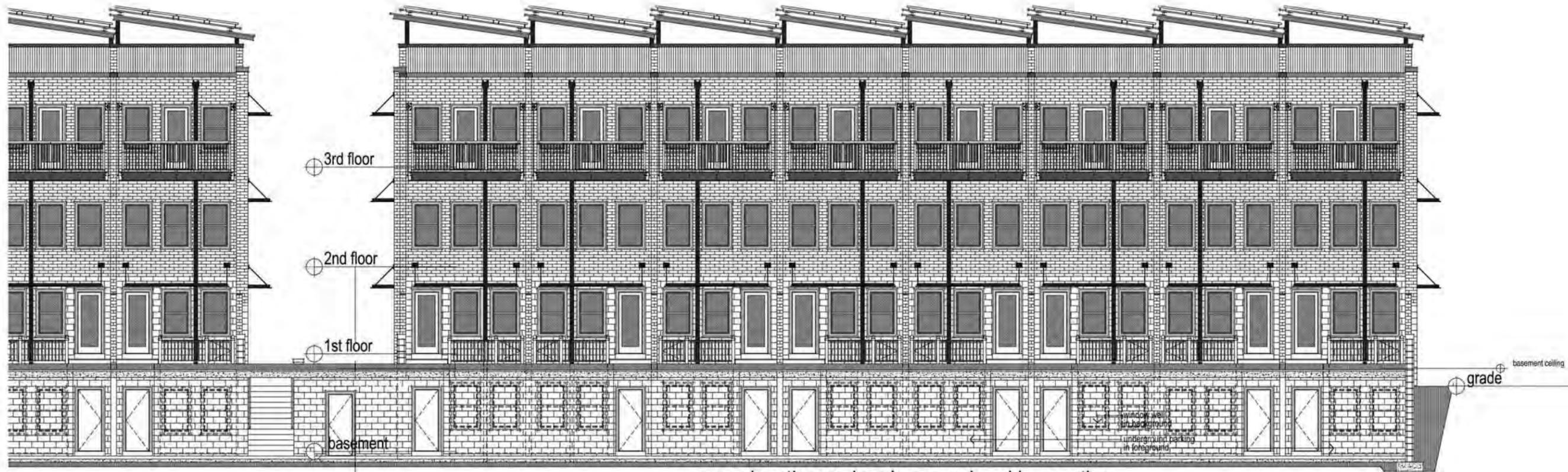
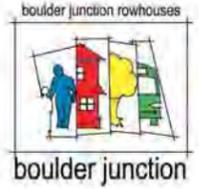
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Architectural Documents Boulder Junction rowhouses



rear elevation and underground parking section

3/16" = 1'-0"

rear elevation and underground parking section

3/16" = 1'-0"

2751 and 2875 30th Street
Boulder, Colorado

27 April 2015



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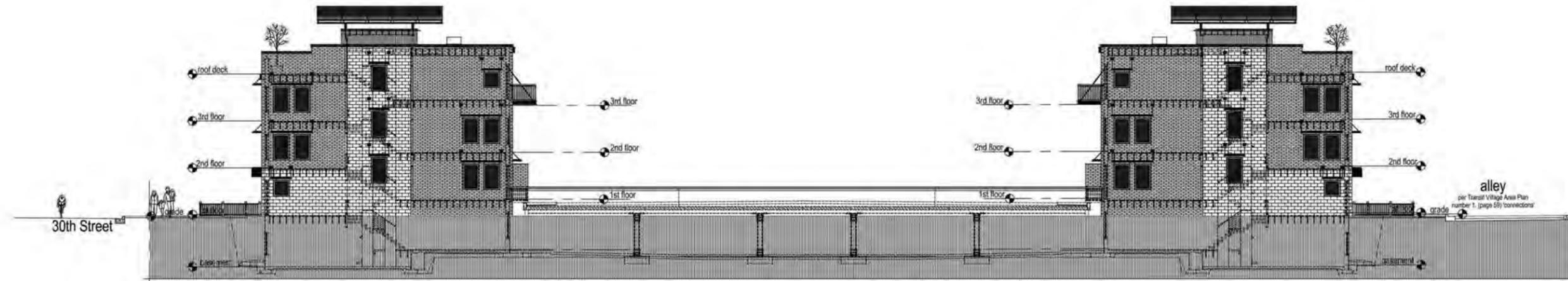
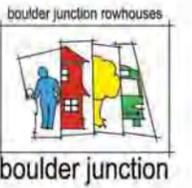
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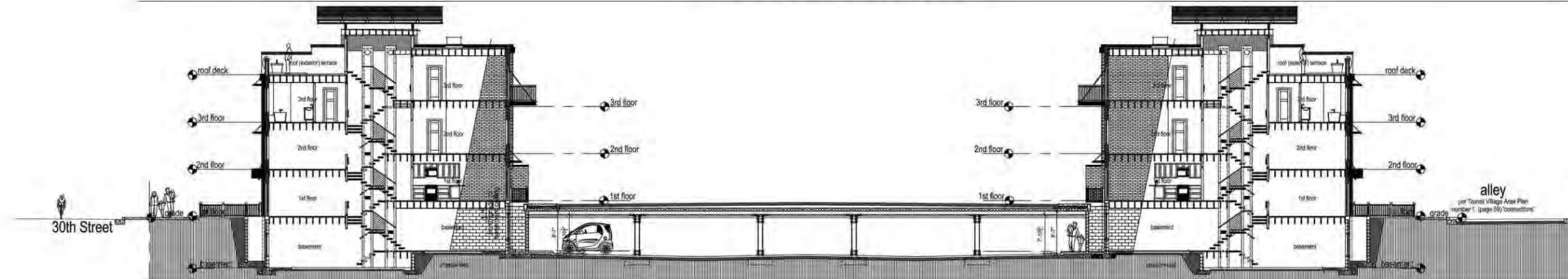
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Architectural Documents Boulder Junction rowhouses



north side elevations



site section

north elevation and site section

3/32" = 1'-0"

2751 and 2875 30th Street
Boulder, Colorado

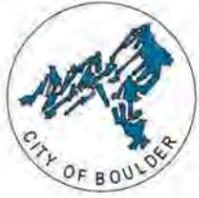
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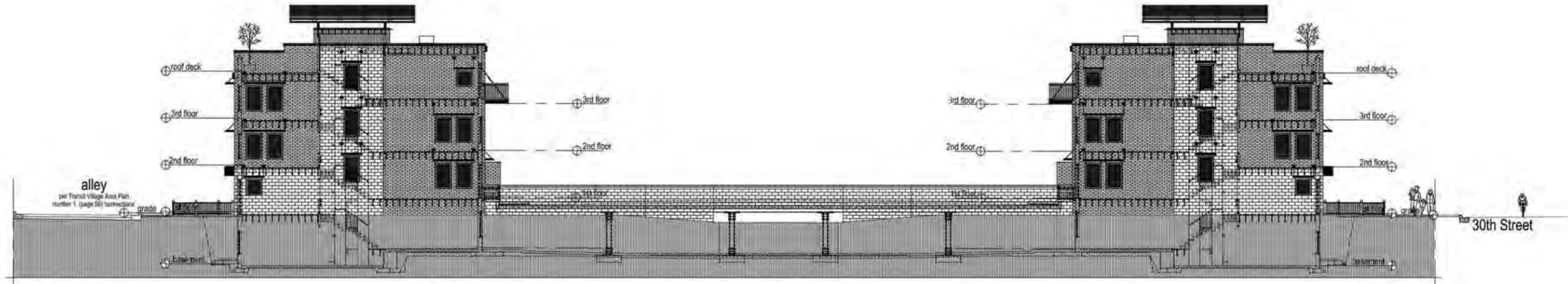
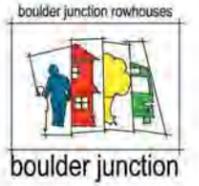
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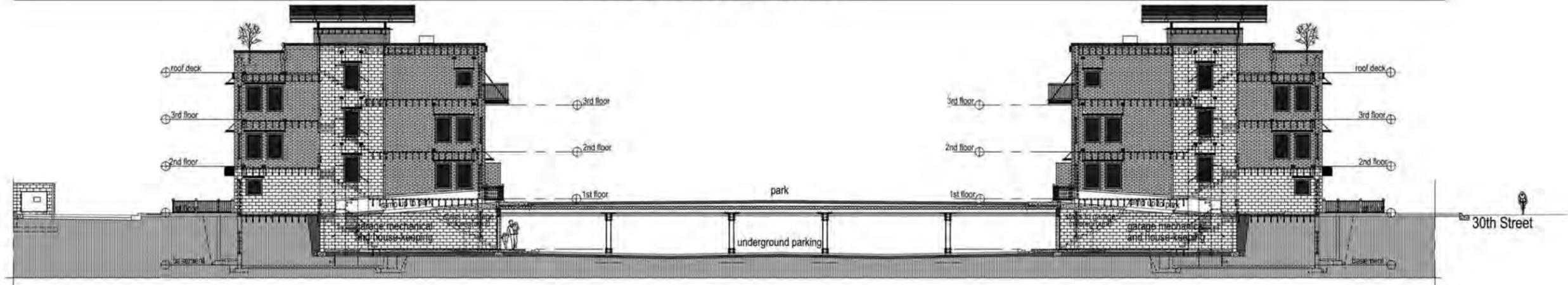
7.



Architectural Documents Boulder Junction rowhouses



south side elevation



site section - between buildings

south elevation and site section between buildings

3/32" = 1'-0"

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Boulder, Colorado

27 April 2015



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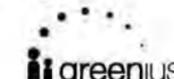
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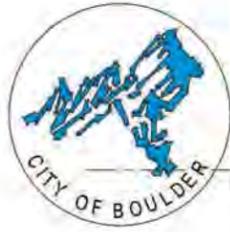
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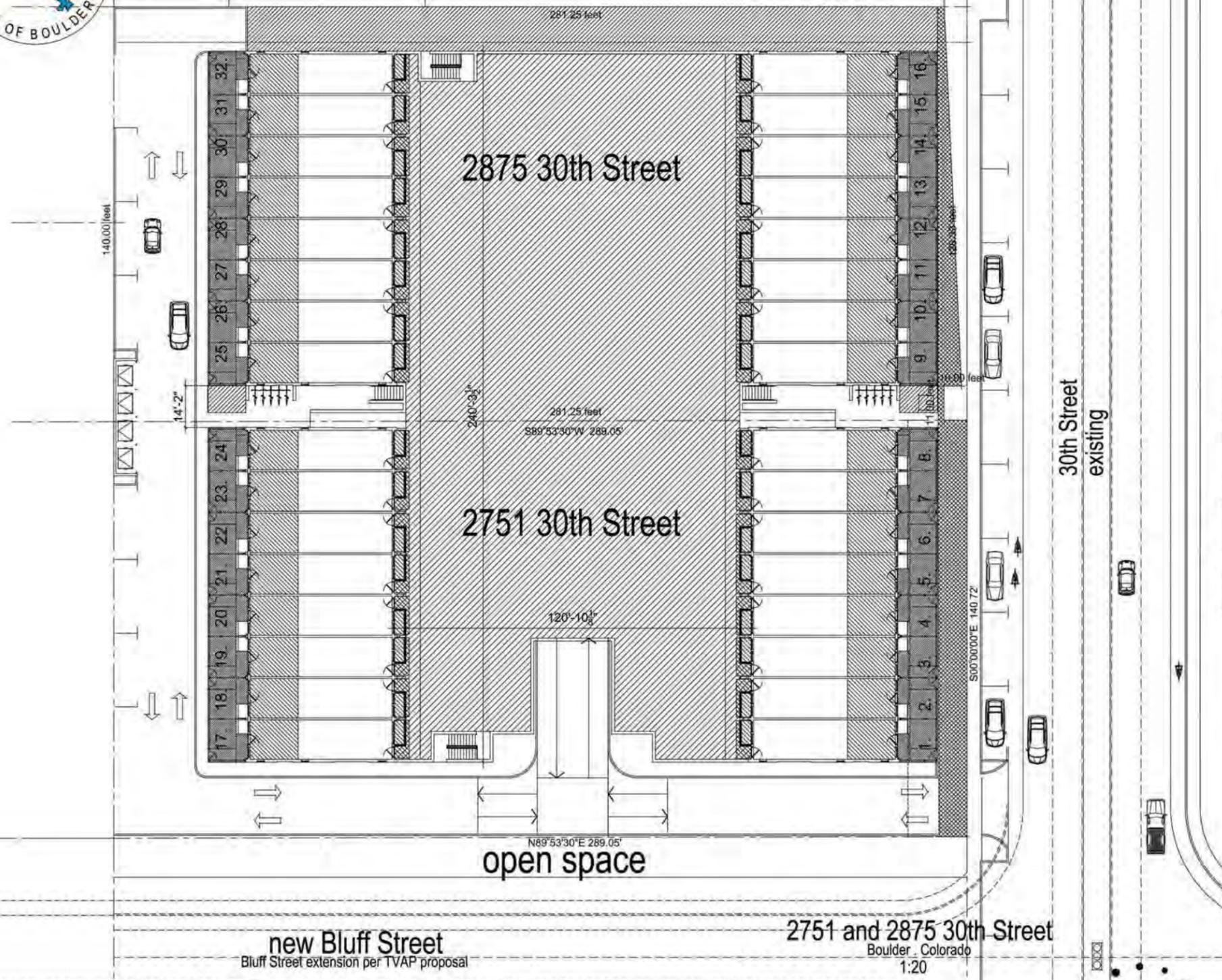
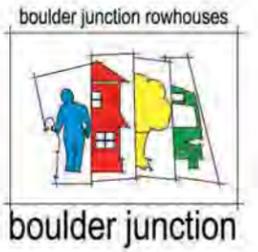
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Architectural Documents

Boulder Junction rowhouses



- Sideyard
3,745.12 square feet
- Park
26,026.11 square feet
- Roof deck(s) - balcony(s)
8,959.68 square feet
- Fenced front yards
5,441.64 square feet
- Front Sidewalk - per TVAP
2,030.63 square feet

Open Space
46,203.18 square feet

total open space per Municipal Code
1,200 / unit x 32 units = 38,400 square feet open space required
46,203.18 square feet open space provided

46,203.18 square feet open space provided
is greater than 38,400 required



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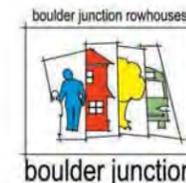
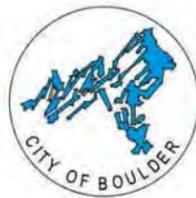
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10.



Appendix 3: Connections Explanation and Rationale

The purpose of this appendix is to provide a detailed explanation and rationale for each connection on the Transportation Connections Plan. It will be used to help interpret the Connections Plan for capital improvement planning and review of individual development review applications.

- 1. Alley:** This connection is intended to break up the large block between 29th and 30th streets and to support rear access to the lots along both 30th and 29th streets as redevelopment occurs. The block face distance between 29th and 30th streets is approximately 600 feet, well over the recommended block size for pedestrian access. And as mixed-use redevelopment occurs along 30th Street, an urban street face is expected, which will eliminate driveway access from 30th Street and necessitate rear lot access for parking and deliveries. The proposed connection has been located approximately 260 feet west of 30th Street and on the nearest property boundary.
- 2. Pedestrian connection:** This connection is located on a property boundary approximately 230 feet south of Valmont Road and approximately mid-way between Valmont Road and the proposed extension of Bluff Street. The location of this connection is flexible but is meant to meet the objective of providing a pedestrian connection at least every 200-300 feet in a mid-block location.
- 3. Bluff Street extension:** The continuation of Bluff Street between 29th and 30th streets is a primary connection about 750 feet south of Valmont Road and provides a key east-west connection in the area. Given the location of Goose Creek and development along 28th Street, this is the only reasonable opportunity to provide an east-west connection between Valmont Road and Mapleton Avenue. Access to this portion of 29th Street is difficult and the connection of Bluff Street will significantly improve access to the area for all modes.

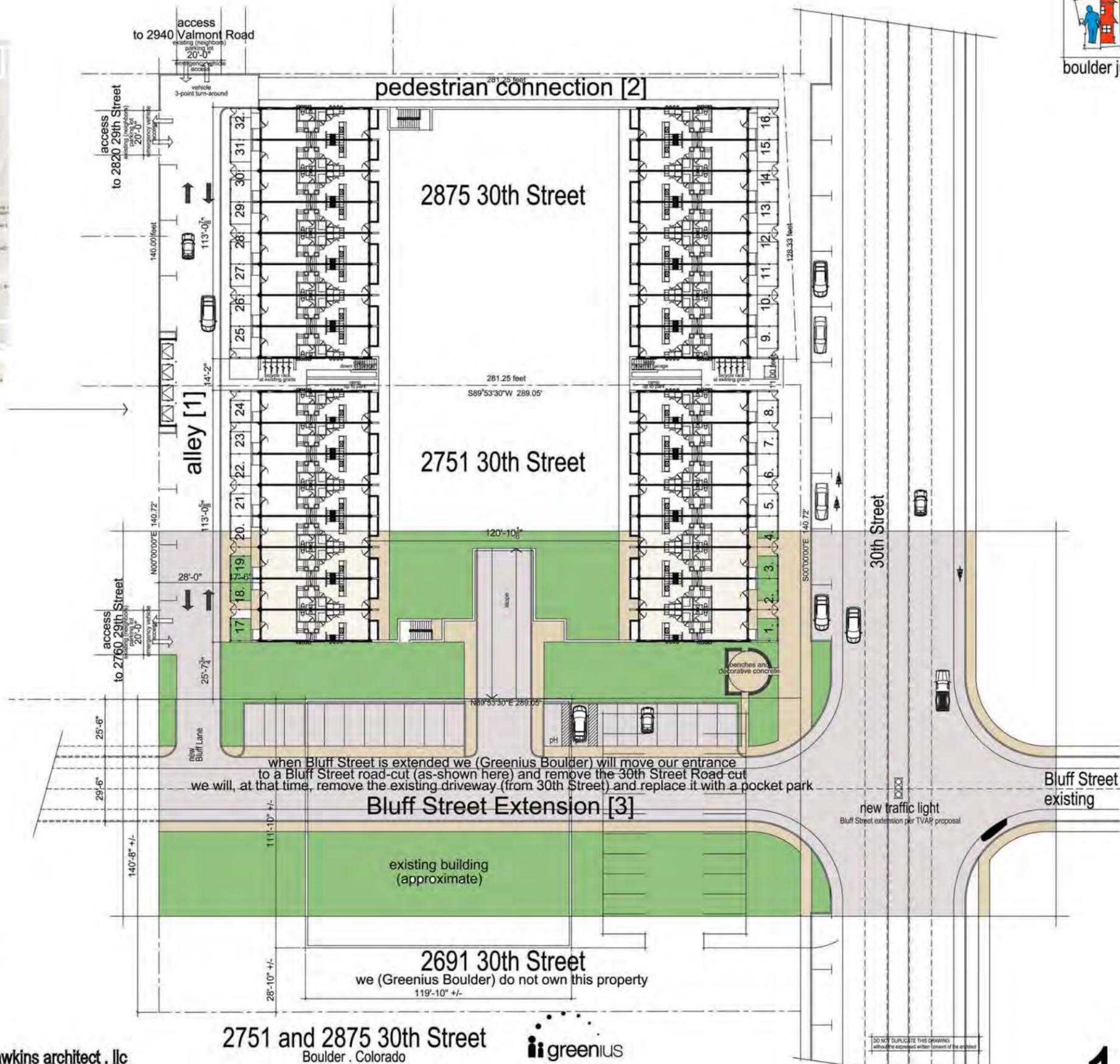
Transit Village Area Plan - Boulder, Colorado

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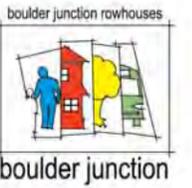
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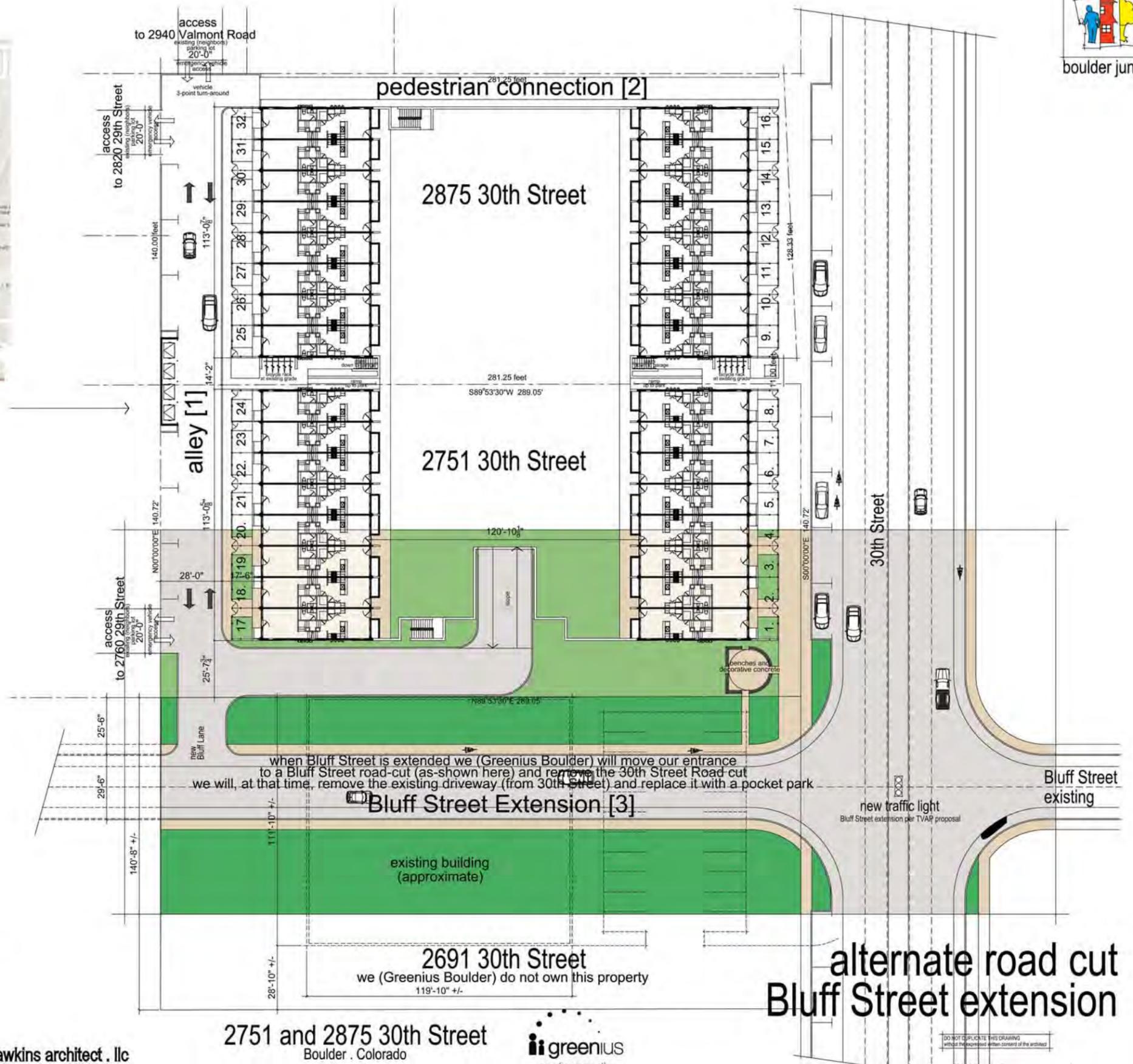
11.



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2751 and 2875 30th Street
Boulder, Colorado

19 August 2015

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alternate road cut
Bluff Street extension

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Half-high block walls look like brick.

NRG block consistently delivers 60% HVAC energy savings, using US DOE Commercial Building Energy Consumption Survey figures as a baseline reference.

Continuous EPS thermal barrier creates insulated thermal mass.

Building interior acts as a giant storage battery for energy, and moderates the interior air temperature, conserving energy.

Smaller capacity HVAC systems can be installed in NRG block buildings, providing upfront construction cost savings.

NRG walls are single wythe walls, so they will cost substantially less than a brick veneer wall with a concrete backup. Labor savings alone will be substantial.

NRG walls will always pay for themselves through energy savings, maximizing return on investment.

LEED points can be earned across several credit categories when using NRG block.

Marty Walters mjww@verizon.net
www.nrginsulatedblock.com (716) 947-9298



Paper copies of the 2751 30th Street discussion template will be provided at the meeting.



City of Boulder Planning and Development Services

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

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

Revised

February 2015

402.pdf

BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application 5/27/2015 Address of Property for Review 3006 PEARL ST
2100 & 2170 35th ST
2120 32ND ST

Applicant's Name KELLY DAVIS-OR Phone 303.861.5704

Address 2206 PEARL ST, BOULDER, CO 80302

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

Owner's Name and Address MICHAEL McNALLY Phone 615.778.3150

SOUTHERN LAND CO/
1550 W. MCEWENDR., SUITE 200
FRANKLIN, TN 37067

Project Description
REVE: MULTI-BUILDING MIXED-USE DEVELOPMENT INCLUDING
OFFICE, RETAIL AND FOR-RENT RESIDENTIAL.

Lot Size 6.01 AC (261,616 SF)
Total Existing Bldg. Sq Ft. 36,403 SF
Existing Bldg Height VARIABLE

Proposed Additional Bldg. Sq. Ft. 373,453 SF
Proposed Bldg. Height VARIABLE - UP TO 55'

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. For administrative questions about BDAB, please contact Melinda Melton, 303-441-3215, meltonm@bouldercolorado.gov. You can also visit the Boulder Design Advisory Board (BDAB) website for more detailed information.



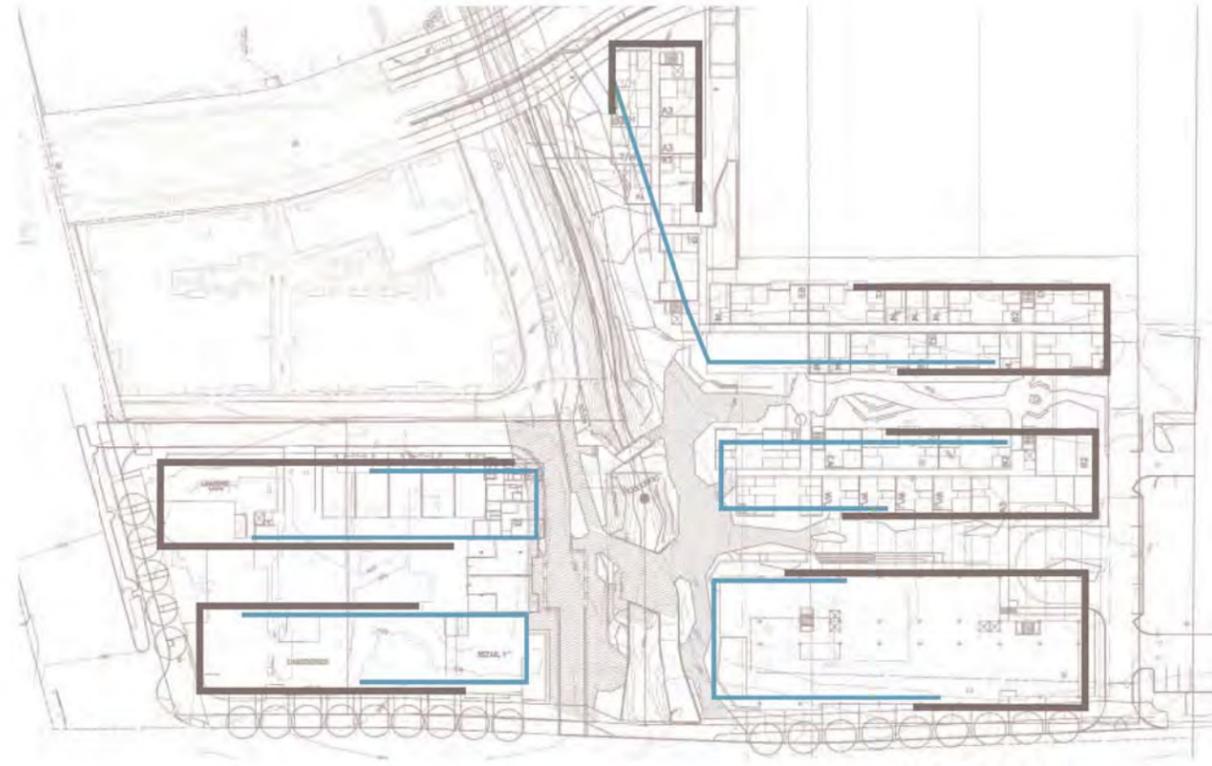
REVE
SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 00 - GENERAL
SHEET 0.2
VICINITY MAP AND CONTEXT

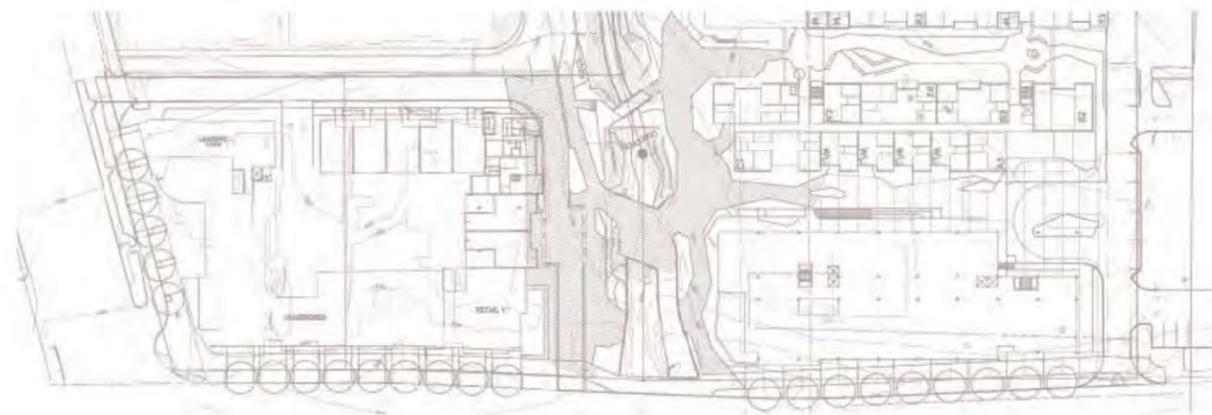




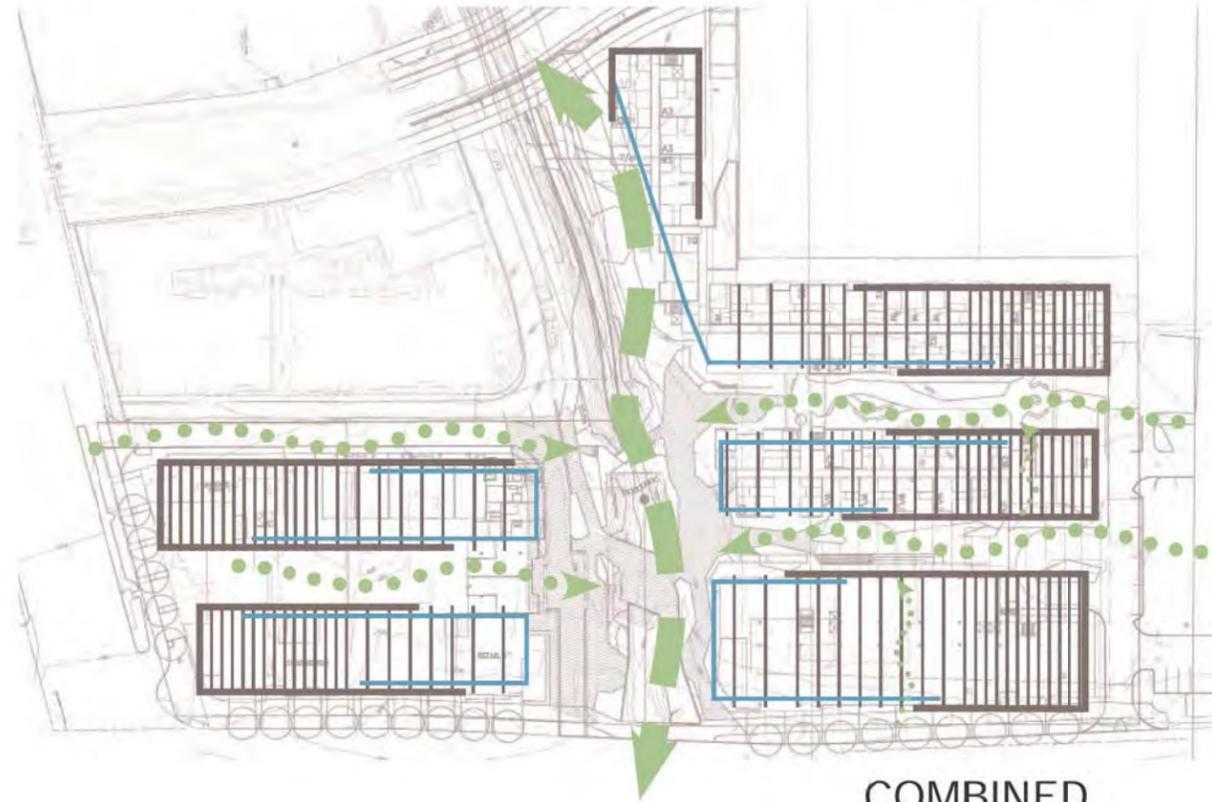
MOVEMENT



MASSING



GRADIENT



COMBINED



1 3D SKETCH - BUILDING 2 ON 30TH ST
1" = 1/16"



2 3D SKETCH - BUILDING 2 FROM THE SOUTH
1" = 1/16"



3 3D SKETCH - 30TH AND PEARL CORNER
1" = 1/16"



4 3D SKETCH - BUILDING 1 FROM THE SOUTH
1" = 1/16"

REVE
SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 00 - GENERAL
SHEET 0.5
RENDERINGS



1 3D SKETCH - VIEW ACROSS PLAZA TOWARDS THE SOUTH
1" = 1/16"



2 3D SKETCH - WATERWAY
1" = 1/16"



3 3D SKETCH - BUILDINGS 3 AND 4 FROM THE NORTH
1" = 1/16"

REVE
SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 00 - GENERAL
SHEET 0.6
RENDERINGS

RETAIL STOREFRONT

- DETAIL AND ACTIVITY AT THE PEDESTRIAN LEVEL
- RESIDENTIAL LEASING TO BE LOCATED IN THIS AREA

PEARL STREET STREETSCAPE

- EXISTING DESIGN ELEMENTS AND LANGUAGE ARE RETAINED AND ENHANCED
- 10'-0" MULTI-USE PATH MAINTAINED

RETAIL/ RESTAURANT CORNER

- ACTIVE USE AT STREET LEVEL REINFORCES IMPORTANCE OF CORNER

SHORT TERM BICYCLE PARKING

- LOCATED AT AND NEAR BUILDING ENTRANCES
- ENCOURAGES USE OF MULTI-USE PATH

30TH STREET STREETSCAPE

- DESIGN IS INFLUENCED BY EXISTING PEARL STREET STREETSCAPE BUT REFLECTS THE CONCEPT OF INCREASING IRREGULARITY AND "EROSION" WITH PROXIMITY TO THE DITCH, AS IS EVIDENT IN THE ARCHITECTURE

RETAIL STOREFRONT

- DETAIL AND ACTIVITY AT THE PEDESTRIAN LEVEL
- SIGNAGE, LIGHTING, PLANTING, AND PAVING TO BE DETAILED AT THE PEDESTRIAN SCALE

OUTDOOR DINING AT CORNER

- COMFORTABLE INDOOR/ OUTDOOR SPACE PROVIDES ACTIVITY AND INTEREST AT THE CORNER
- LOWER-SCALED SPACE REINFORCES ARCHITECTURAL CONCEPT OF EROSION AT DITCH/ PLAZA SPACE

PEDESTRIAN PLAZA/ SHARED STREET

- DESIGNED AS A PEDESTRIAN PLAZA THAT ALLOWS VEHICULAR ACCESS
 - CONTINUOUS PAVING ACROSS PLAZA WITH NO CURB
 - BOLLARDS, STONE PLINTHS, AND PLANTING DELINEATE VEHICULAR DRIVE AISLE
 - CENTER OF PLAZA WIDENS TO ALLOW EVENT USE AND FOOD TRUCK PARKING
 - LANDSCAPING AND BOSQUE PROVIDE BUFFERING FROM 30TH STREET WHILE MAINTAINING VISUAL ACCESS
 - MOVABLE SEATING AREAS ALLOW USE BY MULTIPLE GROUP SIZES

CENTRAL PLAZA

- PEDESTRIAN-SCALED GATHERING SPACE DESIGNED TO BE THE "HEART" OF THE COMMUNITY
 - ICONIC FIRE PIT/ SCULPTURE FEATURE
 - MULTIPLE LOCATIONS FOR MUSIC PERFORMANCES
 - MULTIPLE-SCALED SEATING AREAS ACCOMMODATE LARGE EVENTS AND DAILY USE
 - GROUND FLOOR BUILDINGS USES COMPLEMENT PUBLIC SPACE
 - TERRACES AT GROUND LEVEL OF BUILDINGS ALLOW FOR OVERLOOK AND INTERACTION
 - DITCH IS ACCENTUATED AS THE ORGANIZATIONAL ELEMENT THAT TIES BOTH SIDES OF THE PROJECT TOGETHER

OUTDOOR DINING AT CORNER

- COMFORTABLE INDOOR/ OUTDOOR SPACE PROVIDES ACTIVITY AND INTEREST AT THE CORNER
- LOWER SCALED SPACE REINFORCES ARCHITECTURAL CONCEPT OF EROSION AT DITCH/ PLAZA SPACE

FITNESS TERRACE

- FOR OFFICE TENANTS AND RESIDENTS USE
- ALLOWS CROSSFIT/ SPIN AND ACTIVE EXERCISE TO SPILL OUT TO THE PUBLIC AREAS PROVIDING INTEREST AND ACTIVITY

OFFICE ENTRANCE TERRACE

- GATHERING SPACE AT OFFICE ENTRANCE ALLOWS FOR OUTDOOR MEETINGS AND GATHERING

EVENT/ LIVING STEPS

- WIDE STEPS AND TERRACE TO ALLOW GATHERINGS FOR OFFICE
- SMALL SEATS AND TABLES INTEGRAL TO DESIGN ALLOW FOR DAILY SMALL GROUP OR INDIVIDUAL USE

LIVE/WORK STOREFRONT

- GROUND-FLOOR ENTRANCES TO TOWNHOME UNITS ALLOW FOR COMMERCIAL AND RETAIL USE PROVIDING A TRANSITION BETWEEN THE ADJACENT OFFICE AND RESIDENTIAL USES
- DESIGN ALLOWS FOR SIGNAGE AND FLEXIBILITY IN CHARACTER OF FRONTAGE ZONE

RESIDENTIAL ENTRANCE

- MAILROOM LOCATED THIS AREA
- LOCATED ADJACENT TO DROP-OFF FOR EASE OF MOVE-IN AND ACCESS TO SITE

DROP-OFF

- CENTRAL LOCATION FOR EASE OF USE OF OFFICE TENANTS AND RESIDENTS

PEARL STREET

30TH STREET

32ND STREET

FLATIRONS RESIDENT COURTYARD (2ND LEVEL)

- DESIGNED TO TAKE ADVANTAGE OF SOUTHERN ASPECT AND VIEWS TO MOUNTAINS BEYOND
- ENTERTAINMENT AREA WITH MOVABLE SEATING TO ALLOW SPilloUT FROM INTERIOR AMENITY SPACE
- FIRE PITS ARRANGED FOR LARGE AND SMALL GATHERINGS
- OPEN SYNTHETIC LAWN AND SEATING FOR MULTIPLE USES
- SEMI-PRIVATE ARBOR/ CABANA FOR VIEWS TO POOL AND MOUNTAINS
- SMALL GATHERING ENTERTAINMENT AREA WITH TV
- LARGE SPA FOR RESIDENT USE
- SWIMMING POOL WITH DECK ADJACENT TO INTERIOR AMENITY FOR FLEXIBLE PROGRAMMING
- COVERED OUTDOOR KITCHEN/ BAR WITH RAIL SEATING AT EDGE OF TERRACE

5'-0" MINIMUM PEDESTRIAN PATH

TOWNHOME RESIDENTIAL UNITS (below)

- GROUND FLOOR ENTRANCES PROVIDE GOOD PEDESTRIAN SCALE
- "EYES ON THE STREET" HELPS PROVIDE SENSE OF SECURITY FOR REVE AND SOLANA RESIDENTS

LIVE/WORK UNITS (below)

- DIRECT ACCESS TO GROUND FLOOR UNITS ALLOWS STOREFRONT AND ACTIVE USE TO BE EXTENDED INTO THE SITE AND ONTO THE PEDESTRIAN PLAZA

EAST/ WEST MULTI-USE PATH

- DIRECT CONNECTION COMPLETED BETWEEN EXISTING LEGS
- 10'-0" CLEAR PATH
- PEDESTRIAN CROSSINGS PERPENDICULAR TO PATH OF TRAVEL FOR SAFETY

TERRACE TO WATER'S EDGE

- STEPPED WALLS ALLOW ACCESS TO WATER
- WIER IN DITCH PROVIDES WATERFALL FEATURE
- NATURALIZED PLANTING SOFTENS HARDSCAPE
- MOVABLE SEATING PROVIDES VANTAGE POINT

DITCH OVERLOOK

- SWING PROVIDES RESTING POINT
- OVERLOOK CLOSE TO WATER

RELOCATED QUONSETT HUT

- RECONFIGURED TO GATHERING AREA OVERLOOKING DITCH AND BIORETENTION AREA

POCKET PARK

- TRANSITION FROM PUBLIC SIDEWALK TO BUILDING/ SITE ENTRANCE
- MOVABLE SEATING AND SHADED FOR COMFORT

BIORETENTION/ PLANTING AREA

- INTERPRETIVE SIGNAGE
- WATER QUALITY BMP
- SCREENING AND DECORATIVE PLANTING

FIRE LANE (20FT)

- REQUIRED FIRE ACCESS
- PAVING DESIGN TO REDUCE VISUAL WIDTH AND INCREASE INTEREST

TOWNHOME STOOPS

- GROUND FLOOR ENTRANCES TO UNITS
- STOOPS REINFORCE FEELING OF A PEDESTRIAN STREET

BUILDING ENTRANCE TERRACE

- OVERLOOK TO CENTRAL PLAZA
- SMALL PLANTING AREAS DELINEATE PATH OF TRAVEL

PET RECREATION AREA

- SYNTHETIC TURF FOR EASE OF MAINTENANCE
- EASY ACCESS TO WASH STATION
- PET-PLAY FEATURES
- FENCED FOR SECURITY

SERVICE AREA

WOOD FOOTBRIDGE/ BOARDWALK

- PROVIDES PEDESTRIAN CROSSING OVER DITCH
- ALLOWS VISUAL ACCESS TO WATER

OUTDOOR GAME BOARD

- MORE PRIVATE SPACE
- EASTERN ASPECT FOR MORNING SUN EXPOSURE

GROUND FLOOR TERRACE

- SEMI-TRANSPARENT SCREENS FOR PRIVACY
- DIRECT ACCESS TO COURTYARD PROVIDES "EYES ON THE STREET" SECURITY

BIORETENTION/ PLANTING AREA

- WATER QUALITY BMP
- SCREENING AND DECORATIVE PLANTING

CHILD-FRIENDLY RESIDENT COURTYARD

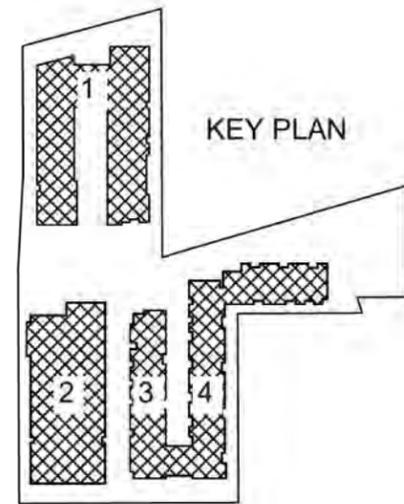
- OPEN TURF AREA FOR PLAY
- OPEN SIGHT LINES FOR VISUAL ACCESS AND SECURITY
- ROCK FEATURE AND SLIDE FOR UNSTRUCTURED PLAY

RESIDENT ENTERTAINMENT AREA (2ND LEVEL)

- OUTDOOR KITCHEN, TV, FIRE PIT, AND MULTIPLE SEATING OPTIONS FOR RESIDENT GATHERING AND INDIVIDUAL USE
- ENHANCED PLANTING AND POSSIBLE STRING LIGHTS OVERHEAD PROVIDE SCALE
- OPEN VIEWS TO MOUNTAINS BEYOND

PET RECREATION AREA

- SYNTHETIC TURF FOR EASE OF MAINTENANCE
- EASY ACCESS TO WASH STATION
- PET-PLAY FEATURES
- FENCED FOR SECURITY





RETAIL/OUTDOOR DINING



PEDESTRIAN PLAZA WITH SHARED STREET



OFFICE ENTRANCE/LIVING STEPS



CENTRAL PLAZA



QUONSETT HUT/BIORETENTION

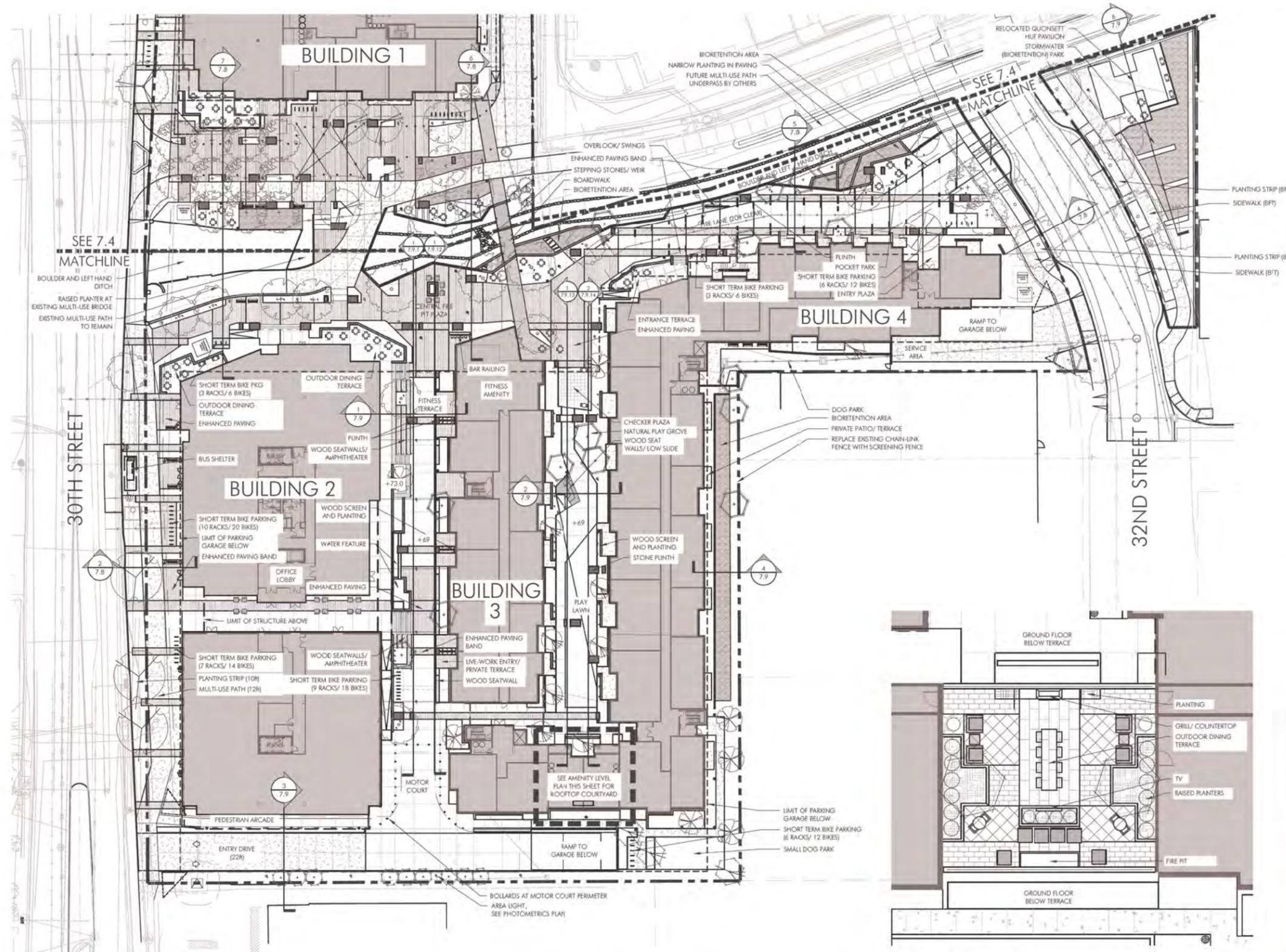


DESIGN ELEMENTS



CHILD-FRIENDLY COURT





LEGEND

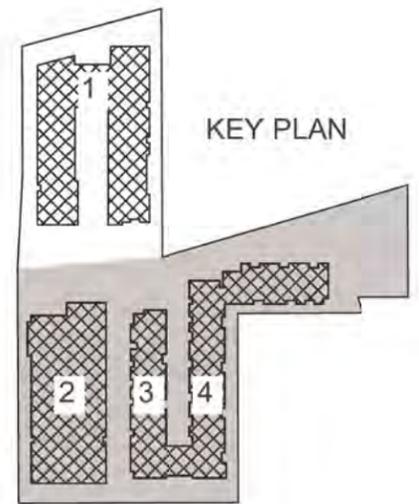
- SCD
- SYNTHETIC TURF
- NAT. UNDERSTORY/ GROUNDCOVER
- BIORETENTION
- ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
- RIVER ROCK
- WOOD DECKING
- DECOMPOSED GRANITE
- UNIT/PERMEABLE PAVERS
- UNIT PAVERS
- ROOM FINISH CONCRETE

NOTES:

1. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY, AND EASEMENT INFORMATION



BUILDING 3/4 AMENITY LEVEL (3FL)



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SECTION 07
SHEET 7.5
MATERIALS PLAN-SOUTH



LEGEND	
FURNISHINGS	PLANTING
F.1 BOLLARD	PL.1 SHADE TREE
F.2 STONE PLINTH	PL.2 ORNAMENTAL TREE
F.3 BICYCLE RACK	PL.3 MIXED GROUND COVER
F.4 MOVEABLE SEATING	PL.4 BIORETENTION
F.5 BENCH	DESIGN FEATURES
F.6 BAR SEATING	DF.1 OUTDOOR CHESS BOARD
F.7 WOOD BENCH (BUILT-IN)	DF.2 FIRE PIT / SCULPTURE
F.8 LIVING STEPS	DF.3 WATER FEATURE
LIGHTING	DF.4 WOOD SCREEN
LF.1 AREA LIGHT	DF.5 CHILDREN'S MOUNTAIN AND SLIDE
LF.2 CATENARY FIXTURE	DF.6 WOODLAND WALK
LF.3 DECORATIVE BEACON	DF.7 WOOD PEDESTRIAN BRIDGE
LF.4 BOLLARD LIGHT	
LF.5 STRING / FESTOON LIGHTING	
PAVING	
PA.1 BROOM-FINISHED CONCRETE	
PA.2 PERMEABLE PAVERS	
PA.3 UNIT PAVERS	
PA.4 DECOMPOSED GRANITE	
PA.5 WOOD PAVING	
PA.6 SYNTHETIC TURF	

SHARED STREET NARRATIVE

Designed foremost as a multi-modal, pedestrian-scaled plaza, this area serves as an urban connector tying together the north-south and east-west sides of the project by providing the Scale, Detail and Throughway for multiple modes of travel.

Scale

- Buildings 1 & 2 provide the scale and height needed to anchor this wide space at 30th Street
- Outdoor dining, building entrances and retail storefronts line the plaza area to encourage pedestrian activity
- Retail in Building 1 and Retail/Amenities in Buildings 2 and 3 will provide multiple pedestrian destinations and encourage cross access across the pedestrian bridge and Multi-Use Path
- Tree Grove provides shade and buffer from 30th Street

Detail

- The Shared Street is comprised mainly of permeable pavers to increase infiltration and quality of stormwater discharge
- Automobiles are restricted to the center travel way by bollards, trees and plantings, stone plinths and lights. These features are placed close to the side of the travel way to scale down the space and encourage slow speeds
- Offset in the center of the auto traffic lane to create a wider plaza area for larger pedestrian gatherings and to discourage high-speed cut-through auto traffic. Catenary light fixtures provide scale over this area
- Several areas of the existing Multi-Use Path Bridge are redesigned to provide raised planters to increase stormwater absorption and decrease the amount of exposed concrete in the Ditch area
- Both fixed and moveable seating is carefully placed throughout the Shared Street area to increase comfort of pedestrians and encourage resting and gathering
- Trees placed in paving will be supported by the Silva Cell planting system

Throughway

- Clear path for auto traffic through center of plaza
- Clear path for cyclists along Multi-Use Path which is primarily concrete to carry the standard City of Boulder detail through the area
- Clear paths for pedestrians along the Retail face of the building on the north and clear points for crossing to bridges and Central Plaza
- Multi-Use Path is relocated to allow for a more direct east/west connection as well as placing more landscape and seating closer to the Ditch, which improves the view into the project from 30th Street

CENTRAL PLAZA NARRATIVE

Conceived as the Central gathering place of the Réve project - Centered on the Improved Ditch/Wildlife Corridor, Identifiable as the Heart of the Project, Paved Terraces for circulation and gathering and Scaled by perfect building placement and interface.

Wildlife Corridor/Improved Ditch

- Native, riparian plantings line the ditch edge to provide natural transition to terraces
- Plantings to provide food, shelter and shade to re-establish ditch as a Wildlife Corridor
- Wier in ditch provides ponding and waterfall for increased interest

Heart of the Project

- Large fire pit/sculpture as focal gathering feature
- Tall sculptural light features provide interest
- Multiple overlooks and pause points to view naturalized Ditch

Paved Terraces

- Many points of pedestrian access and destination to encourage walking and use

The Central Plaza is comprised mainly of permeable pavers to increase infiltration and the quality of stormwater discharge

Hardscape areas are designed for gathering of large groups while still being comfortable for daily use by residents and office users

Paving layout accommodates multiple users and modes of travel while variations in paving pattern, color and type visually break up wide expanses of paving

Moveable seating is placed in multiple areas to allow people to arrange seating for their comfort and to accommodate multiple group sizes

Urban Character

- Buildings are positioned to provide human scale to this large space
- Ground-Floor Building interfaces are oriented onto Central Plaza - Retail, Fitness and Residential Building Entrances
- Multiple upper-floor terraces step building to provide better sight lines and sunlight to pedestrian terraces
- Perfect blend of materials in hardscape elements to correspond to the architecture and provide visual interest
- Ample tree and landscape planting to provide shade, scale and visual interest

SECTION 07
SHEET 7.5.1
OPEN SPACE ENLARGEMENT PLAN

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1 VIEW LOOKING WEST



2 VIEW LOOKING EAST FROM 30TH ST



3 VIEW LOOKING WEST @ MULTI-USE PATH



4 VIEW LOOKING EAST FROM 30TH



1 VIEW LOOKING EAST



2 VIEW LOOKING WEST



3 VIEW LOOKING WEST



4 VIEW LOOKING SOUTHWEST



NATURE COURT NARRATIVE

Residential Court designed as a series of Outdoor Rooms for gathering and play in a natural environment.

Open Lawn

- Open Lawn (synthetic turf) for free play in a secure environment
- 18" tall Stone Plinths for vertical relief and climbing
- Multiple seating areas with open sight lines for security
- Access to and from most ground floor units to encourage use and increase security, permeability and 'Eyes on the Street'
- Book Mailbox for sharing reading resources

Play Area

- Family-friendly features:
- 'Climbing Mountain' and Slide for younger children
- 'Woodland Walk' through tree grove with diverse planting and plant identification markers
- Outdoor Game Board for learning, gathering and competition

Natural Features

- Ample native plantings and trees to reinforce natural character
- Use of natural building materials such as wood, Cor-Ten metal and stone

LEGEND

FURNISHINGS	LIGHTING	PAVING	PLANTING	DESIGN FEATURES
F.1 BOLLARD	L.1 AREA LIGHT	PA.1 BROOM-FINISHED CONCRETE	PL.1 SHADE TREE	DF.1 OUTDOOR CHESS BOARD
F.2 STONE PLINTH	L.2 CATENARY FIXTURE	PA.2 PERMEABLE PAVERS	PL.2 ORNAMENTAL TREE	DF.2 FIREFIT/SCULPTURE
F.3 BICYCLE RACK	L.3 DECORATIVE BEACON	PA.3 UNIT PAVERS	PL.3 MIXED GROUNDCOVER	DF.3 WATER FEATURE
F.4 MOVEABLE SEATING	L.4 BOLLARD LIGHT	PA.4 DECOMPOSED GRANITE	PL.4 BIORETENTION	DF.4 WOOD SCREEN
F.5 BENCH	L.5 STRING/ FESTOON LIGHTS	PA.5 WOOD PAVING		DF.5 CHILDREN'S MOUNTAIN AND SLIDE
F.6 BAR SEATING		PA.6 SYNTHETIC TURF		DF.6 WOODLAND WALK
F.7 WOOD BENCH (BUILT-IN)				DF.7 WOOD PEDESTRIAN BRIDGE
F.8 LIVING STEPS				

URBAN COURT NARRATIVE

Flexible use Court where Office, Commercial and Residential uses blend seamlessly

Open Space

- Organized as a series of Outdoor Rooms with smooth transitions
- Terraces adjacent to Fitness Use encourage outdoor exercise - Yoga, Spin, Etc.
- Living Steps and hardscape circuit encourage outdoor CrossFit/Cardio Training
- Detailed benches, screens and paving provides interest at a pedestrian scale
- Landscape and Trees natural elements contrast with geometric paving feature layout

Building 2 - Office and Retail Use

- Café use and outdoor dining provides activity at ground floor
- Living steps provide open grade transition and opportunity for gathering and small group seating
- Water feature provides white sound and visual interest

Building 3 - Live/Work and Residential Use

- Retail and commercial uses at ground floor provide activity at the public realm
- Fitness amenity at north end of Building 3 is available to both residential and office users. Access opens onto a Yoga/Exercise shared terrace
- 2-Story Live/Work Units at Building 3 provide vertical transition of residential use
- Residential mail room is placed at south end of Building 3 for ease of carrier access to encourage pedestrian use of court

Sophisticated lighting provides security and extends the use of the space to evening and nighttime hours

- Catenary light fixtures reinforce pedestrian scale
- Public uses and building entrances are grouped near drop-off and loading area at south of plaza
- Multiple Building entrances and commercial uses provide permeability at the ground floor level

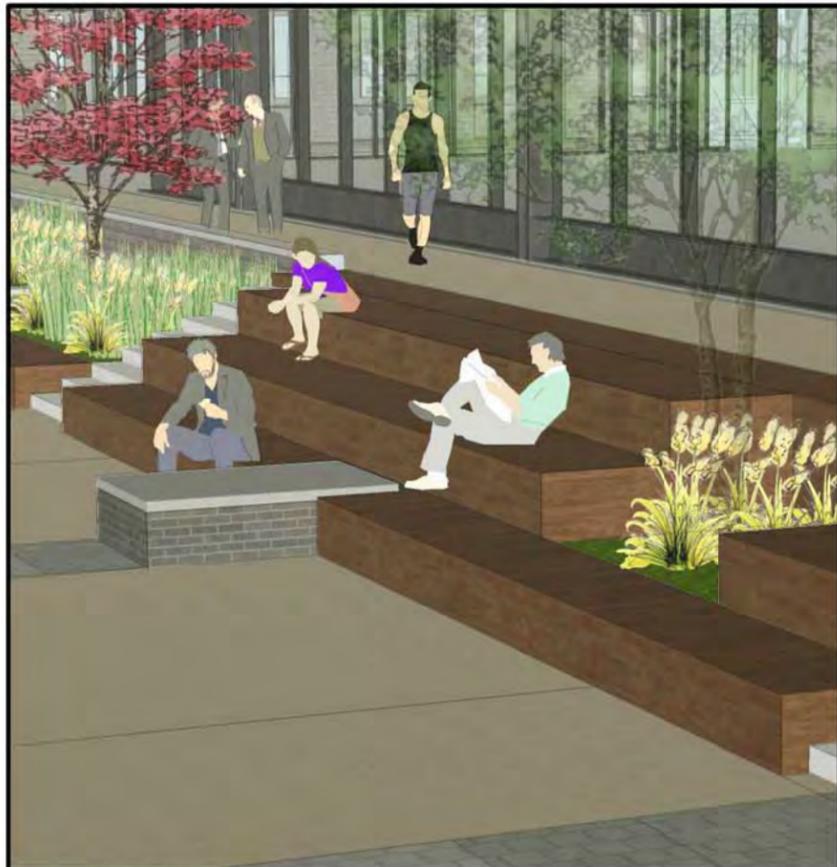
SECTION 07
SHEET 7.5.4
OPEN SPACE ENLARGEMENT PLAN
ENTRANCE DRIVE
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1 VIEW LOOKING NORTH



2 VIEW LOOKING SOUTH



3 VIEW OF LIVING STEPS



4 VIEW LOOKING SOUTH



1 VIEW LOOKING SOUTH



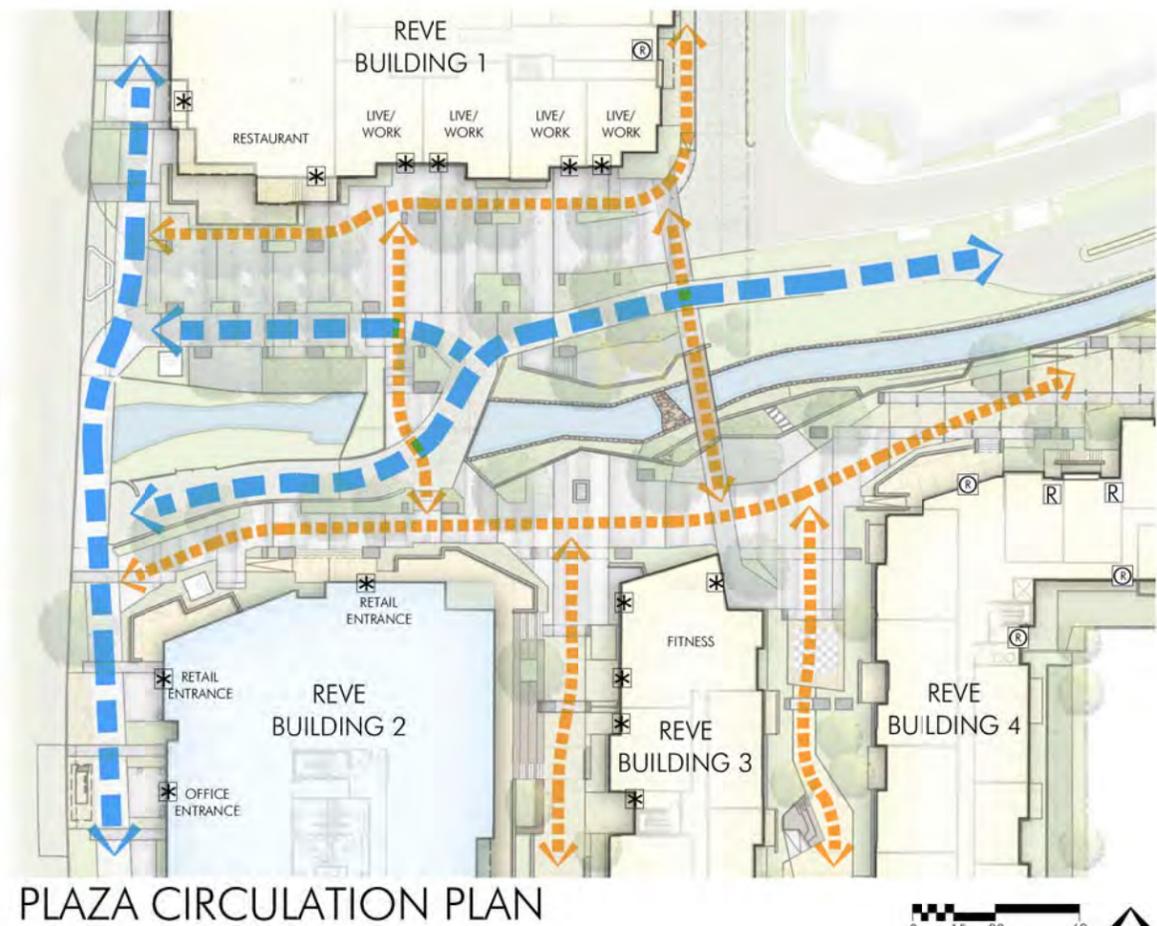
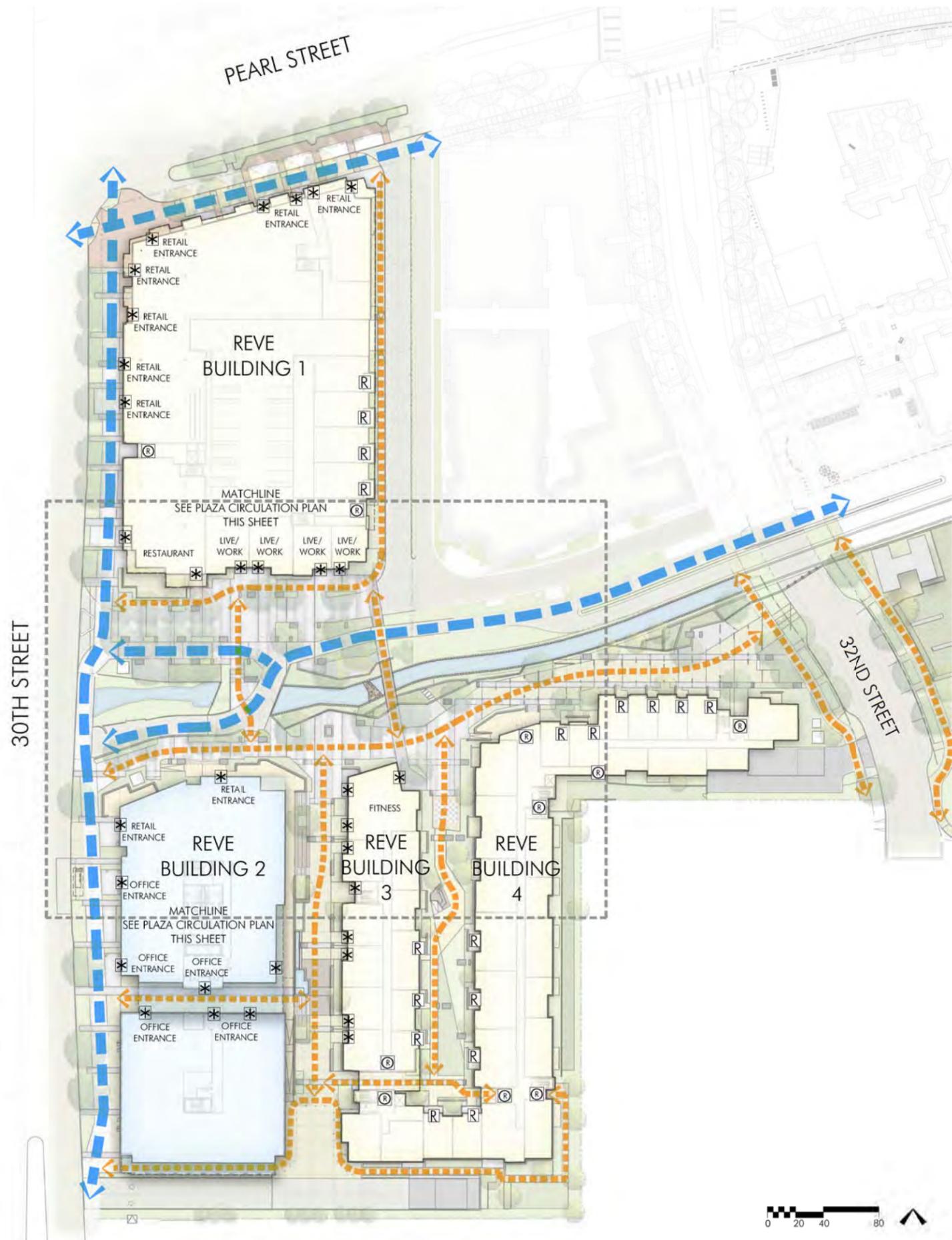
2 VIEW LOOKING NORTH



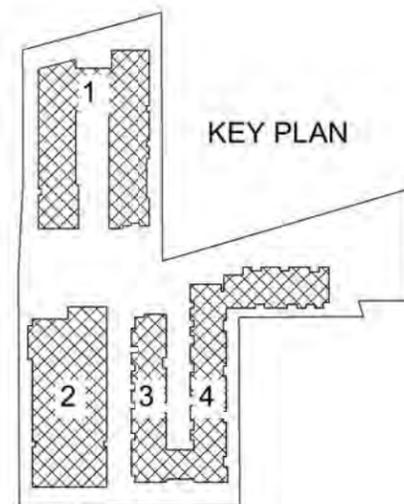
3 VIEW LOOKING NORTH @ CHILDREN'S MOUNTAIN/ SLIDE AND WOODLAND WALK

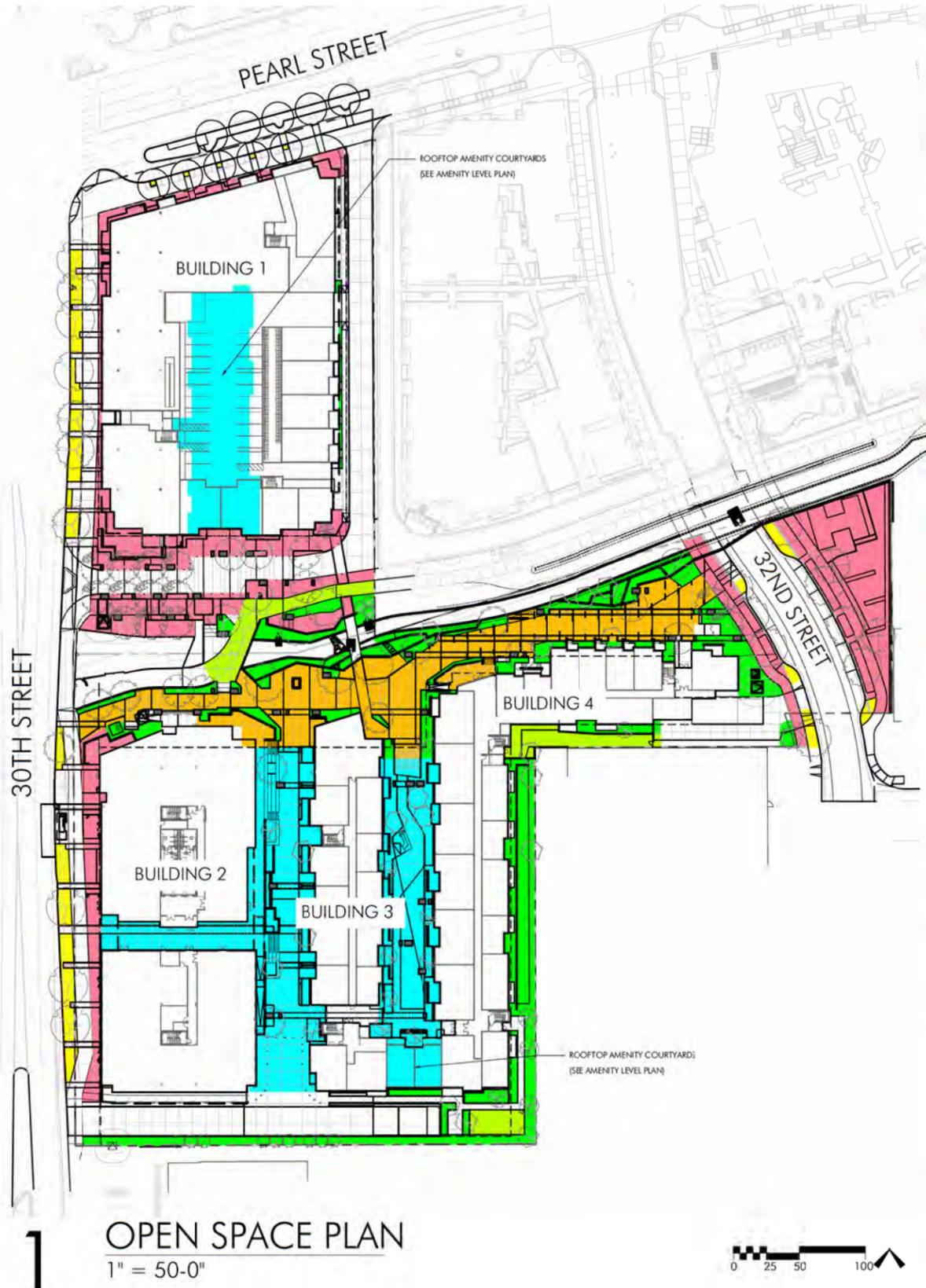


4 VIEW LOOKING SOUTH FROM DITCH



- CIRCULATION KEY
- RESIDENT ONLY BUILDING ENTRANCE
 - PRIVATE RESIDENTIAL ENTRANCE
 - COMMERCIAL BUILDING ENTRANCE
 - MULTI-USE PATH
 - PEDESTRIAN PATH





Open Space Requirements

	Total Property	Required Open Space	Type 1A	Type 1B	Type 2	Type 3*	Type 4	Type 5	Total Open Space Provided	% Open Space Provided
North Parcel (MU-4)	84,543 sf	20%	16,909	1,530	2,131	8,909	12,124		26,384 sf	31%
South Parcel (BR-1)	168,771 sf	20%	33,754	16,772	2,384	24,841	13,933	15,966	76,400 sf	45%
Totals	253,314 sf								102,784 sf	41%

* North Parcel Type 3 Open Space is comprised of rooftop terrace Amenity Courtyards

Excluded from Calculations

- Shared Street @ North Parcel
- Multi-use Path @ 30th/ Pearl
- Private Balconies/ Terraces

OPEN SPACE CALCULATIONS

- TYPE 1A**
LANDSCAPED ROW (10% MAX)
- TYPE 1B**
LANDSCAPED AREAS
- TYPE 2**
OUTDOOR ACTIVITY OR RECREATIONAL AREAS
- TYPE 3**
OUTDOOR GARDEN/ LANDSCAPED COURTYARD
- TYPE 4**
LANDSCAPED AREAS, PLAZAS, PATIOS ADJACENT TO STREETS
- TYPE 5**
EXTERIOR PAVED SURFACES w/ PASSIVE RECREATIONAL ACTIVITIES

OPEN SPACE LEGEND

Street Tree Requirements

	Lineal Footage	Required Trees	Provided Trees	Notes
North Parcel				
30th Street	326	11	7	Additional Trees precluded due to Shared Street Access, existing Ditch bridge, and utility access.
Pearl Street	208	7	5	Existing Trees to be replaced. Additional Trees precluded due to intersection visibility and North-South Connector access.
South Parcel				
30th Street	372	12	7	Additional Trees precluded due to Drive Access, existing ditch bridge, proposed transit shelter and utility access.
Junction Place (East)	164	5	4	Additional Trees precluded due to sidewalk transitioning to existing conditions at 32nd St/ Prairie Ave & future bridge structure.
Junction Place (West)	181	6	4	Additional Trees precluded due to Fire Lane, driveway access, future bridge structure.
Totals		42	27	

STREET TREE CALCULATIONS

Site Landscape Requirements

	Gross Site Area	Buildings/ Parking	Drives	Net Site	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
North Parcel (MU-4)	84,543 sf	36,229	12,128	34,186	23	23	114	115+
South Parcel (BR-1)	168,771 sf	70,856	8,022	89,893	60	62	300	300+
Totals	253,314 sf	109,085	20,150	124,079	84	85	414	425+

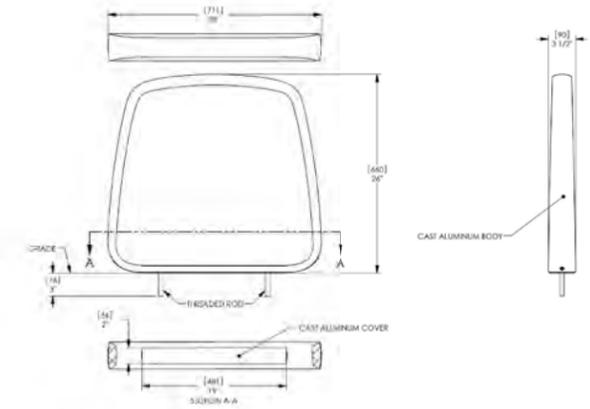
SITE LANDSCAPE CALCULATIONS

BVRC Guidelines

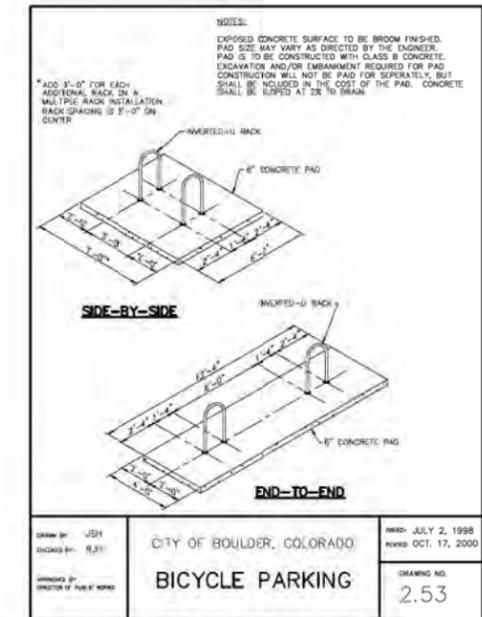
3.1.B	Locate Buildings close to the Street	
3.1.C	Locate Buildings @ Street Corners	
3.1.D	Maximize Street Frontage of Buildings	
3.1.E	Lay out site to support Pedestrian Circulation	
3.1.F	Useable outdoor space integral to plan	
3.1.G	Preserve and Capitalize on views to the West	
3.1.H	Stormwater Drainage should be integral to plan	
3.1.I	Preserve existing vegetation	
3.1.J	Use dishes as amenities	
3.1.K	Provide Vehicular and Pedestrian Links	
3.1.L	Do not Create Barriers	
3.1.M	Match Abutting Grades	
3.1.N	Avoid Left-over Spaces	
3.2.A	Internal Drives should connect public streets	
3.2.B	Connect with adjacent parking lots/ drives	
3.2.C	Minimize Curb cuts	
3.3.A	Provide a complete pedestrian network	
3.3.B	Provide interior pedestrian links to adjacent properties	
3.3.C	Distinguish and enhance pedestrian paths	
3.3.D	Use distinctive paving	
3.3.E	Provide crosswalks	
3.3.F	Ensure adequate path widths	
3.3.G	Provide bicycle facilities shown on Connections Plan	
3.3.H	Provide Bicycle links to adjacent Properties	
3.4.A	Ensure bicycle parking is ample and secure	
3.4.B	Locate bike racks where visible and convenient	
3.4.C	Provide shelter and lighting for bike parking	
3.5.A	Minimize parking reeds	
3.5.B	Provide structured rather than surface parking	
3.5.C	Break large parking areas into smaller ones	
3.5.D	Screen parking from the street	
3.5.E	Landscape the interior and perimeter of parking lots	n/a
3.5.F	Wrap Parking Structures with active uses	
3.5.G	Design a parking structure like any other building	
3.5.H	Screen exposed parking from the street	
3.5.I	Entries and exits should be visually unobtrusive	
3.5.J	Use high-quality light	
3.5.K	Minimize light pollution	
3.5.L	Avoid excessively high fixtures	
3.5.M	Consider adjacent properties' lighting	
3.6.A	Provide useable outdoor open space	
3.6.B	Locate and design open space to encourage use	
3.6.C	Avoid locating open space at busy intersections	
3.6.D	Walking arcades are encouraged	
3.6.E	Provide furnishings and landscaping in open space	
3.7.A	Exceed City landscaping standards	
3.7.B	Street corners and site entries should have special landscaping	
3.7.C	Pedestrian areas should have special plantings	
3.7.D	Vehicular areas may have larger scale plantings	
3.7.E	Utilize xeriscape techniques	
3.7.F	Protect existing vegetation to remain	
3.7.G	Select appropriate walls and fences	
3.8.A	Provide outdoor furnishings	
3.8.B	Coordinate furnishings	
3.8.C	Provide pedestrian lighting	
3.9.A	Outdoor art is encouraged	
3.9.B	Select appropriate artwork	
3.9.C	The setting is important	
4.1.A	Identify Street Type	C A/C
4.1.B	Minimum width for street landscape strips is 8ft	n/a
4.1.C	A row of street trees must be planted	n/a
4.1.D	Grass should be planted in "A" Street landscape strips	n/a
4.1.E	Pavement with tree grates may be allowed	n/a
4.1.G	"A" Street sidewalks must be 6-8ft wide	n/a
4.1.L	Minimum width for "C" street landscape strips is 10ft	
4.1.M	A row of street trees must be planted	
4.1.N	Plant shrubs in "C" street landscape strips	
4.1.O	"C" street sidewalks must be at least 10ft wide	
4.2.A	Internal through-streets should be pedestrian friendly	n/a
4.3.A	Transit stops may be moved closer to building entrances	n/a
4.3.B	Plan pedestrian access to the stop	
4.3.C	Provide wheelchair loading/ passenger waiting area	
4.3.D	Provide amenities at the stop	

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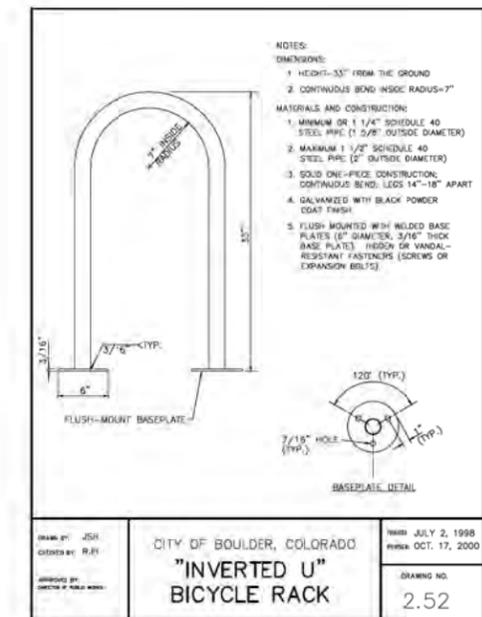
SECTION 07
 SHEET 7.6
 OPEN SPACE COMPLIANCE AND
 LANDSCAPE CALCULATIONS



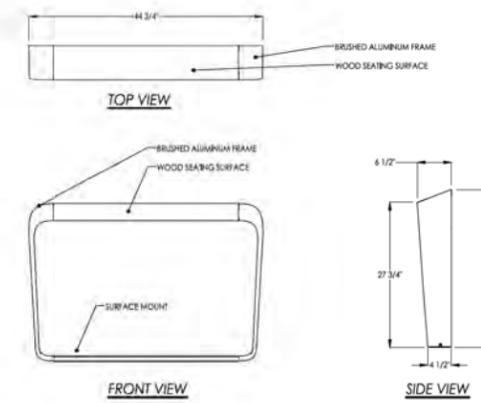
3 PRIVATE BIKE RACKS
 Scale: NTS



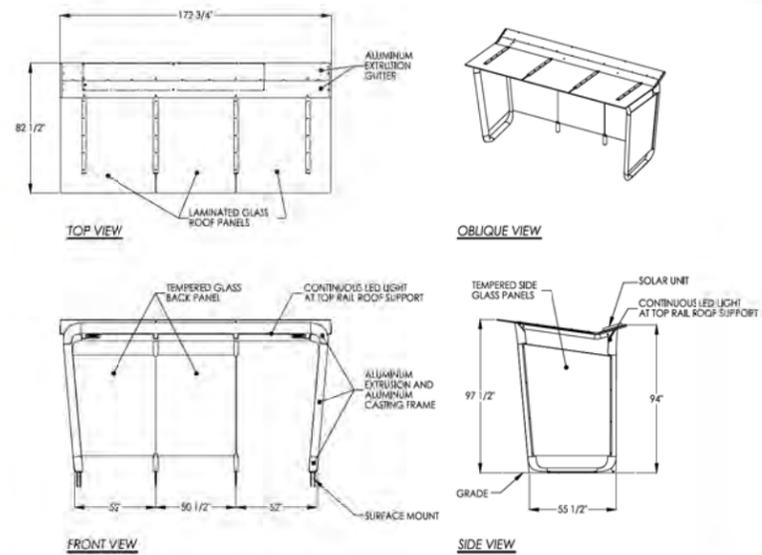
2 INVERTED U BIKE RACK
 NTS



1 INVERTED U BIKE RACK
 NTS



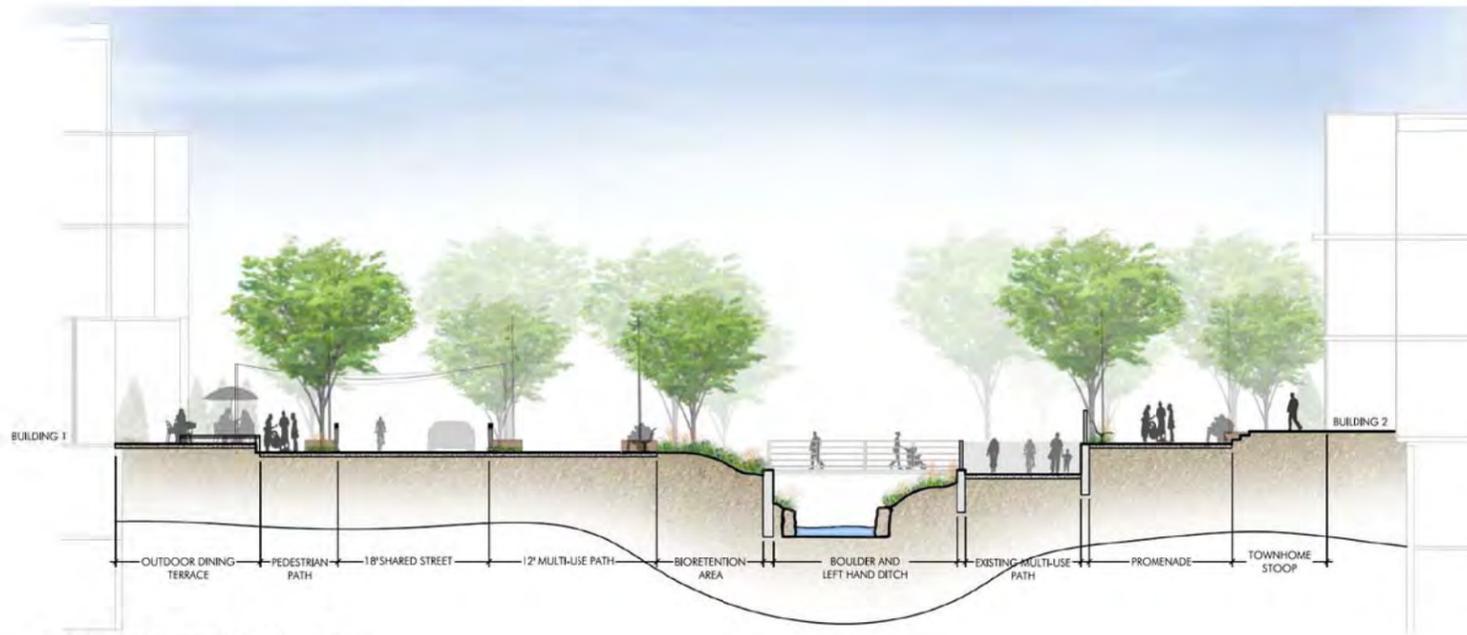
5 LEAN RAIL @ BUS SHELTER
 Scale: NTS



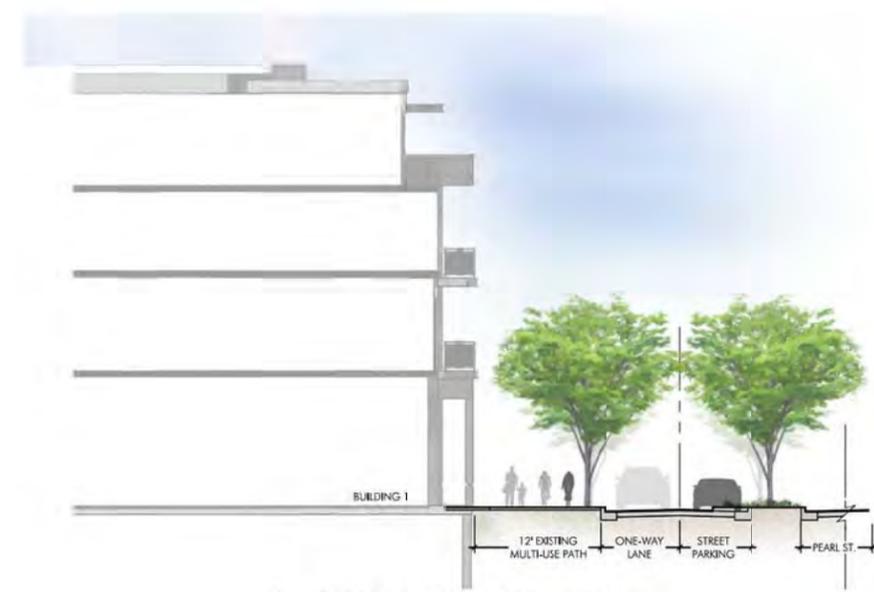
4 BUS SHELTER
 Scale: NTS



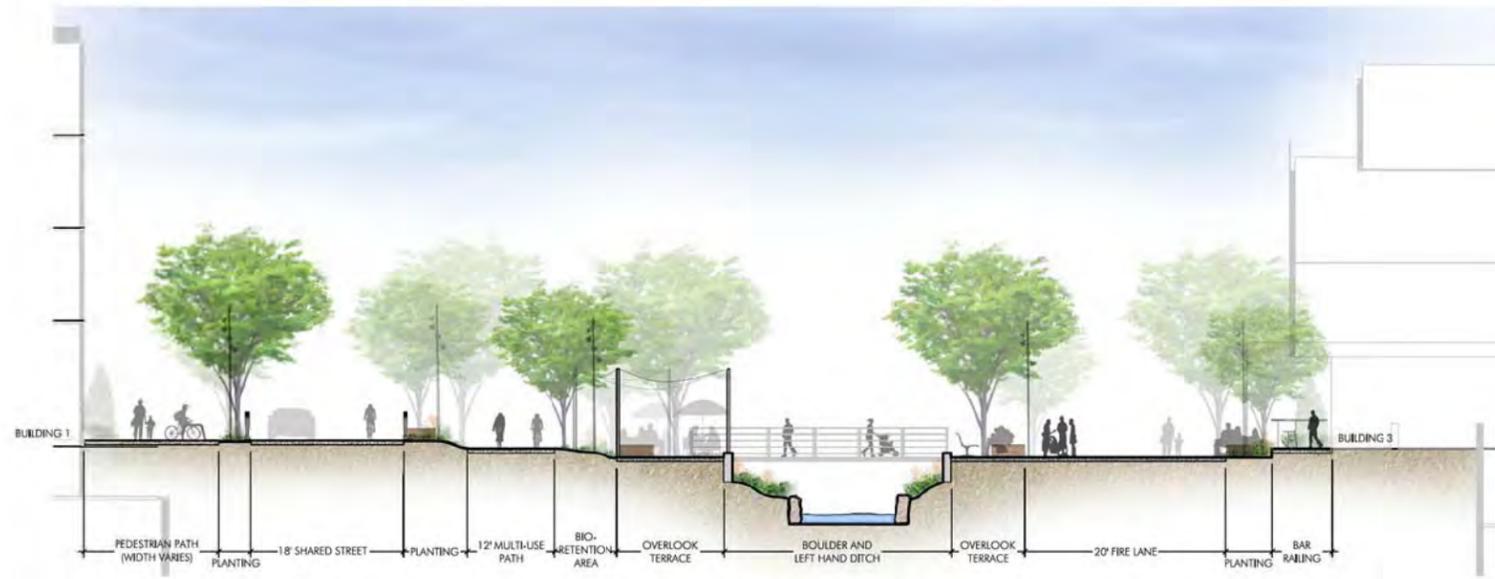
6 BUS SHELTER (3D VIEW)
 Scale: NTS



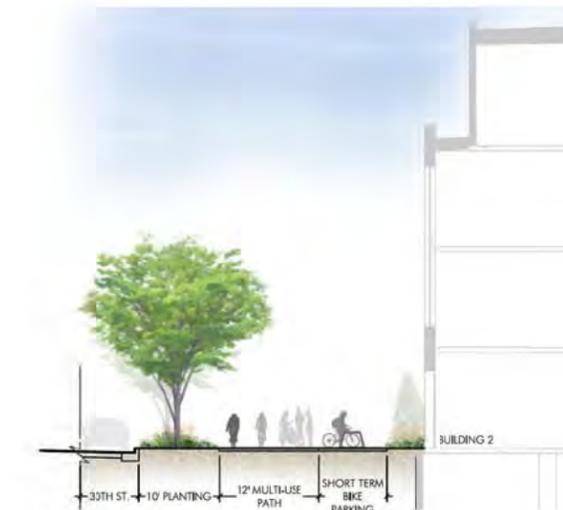
7 DITCH WEST (BLDG 1-2)
 Scale: 1" = 10'-0"



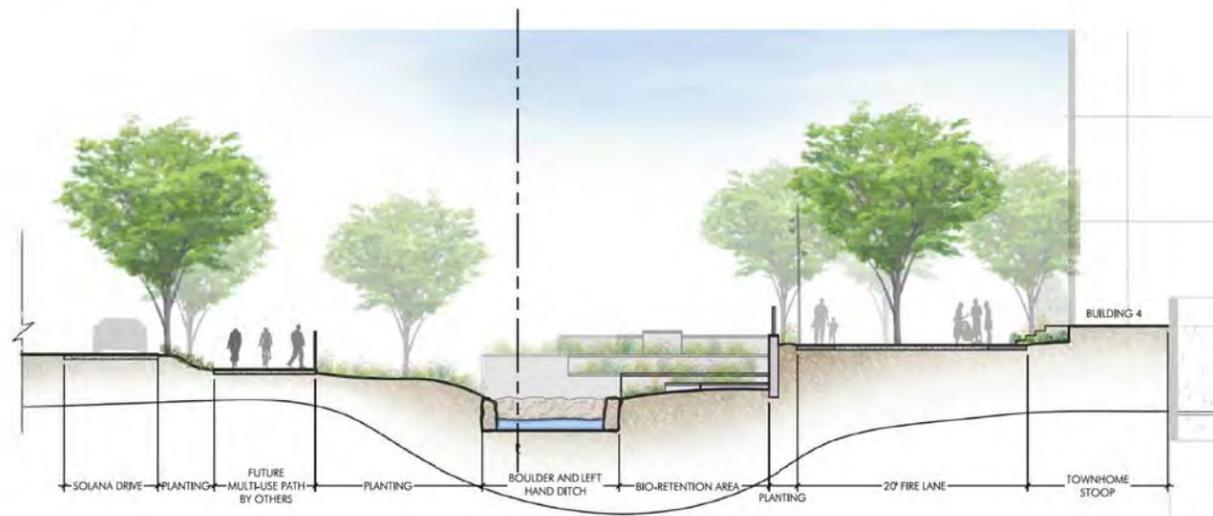
3 PEARL PLACE BUILDING 1 WEST
 Scale: 1" = 10'-0"



6 DITCH MIDDLE (BLDG 1-3)
 Scale: 1" = 10'-0"



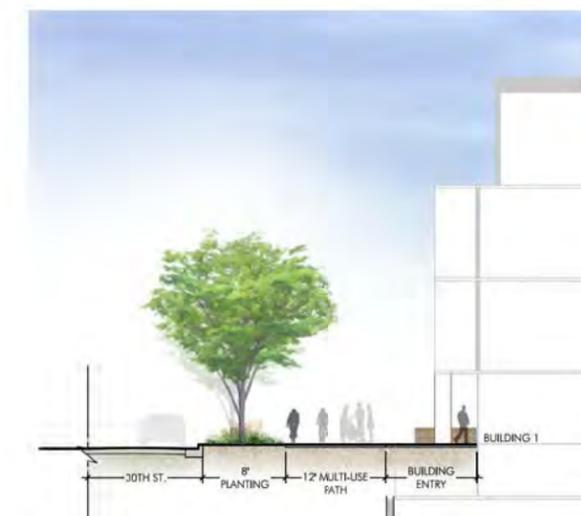
2 30TH STREET BUILDING 2 NORTH
 Scale: 1" = 10'-0"



5 DITCH EAST (BLDG 4/5)
 Scale: 1" = 10'-0"



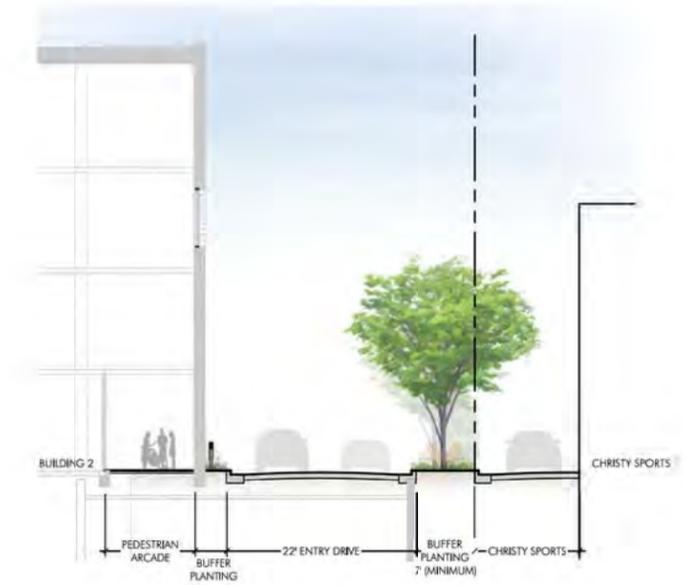
4 JUNCTION PLACE
 Scale: 1" = 10'-0"



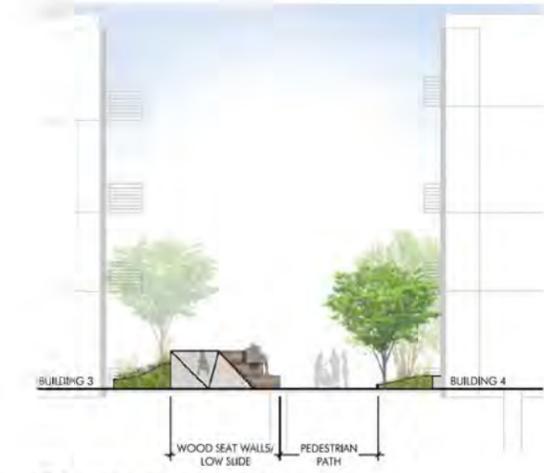
1 30TH STREET BUILDING 1 NORTH
 Scale: 1" = 10'-0"

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 SHEET 7.8
 ELEVATIONS AND SECTIONS



3 CHRISTY SPORTS/ENTRY DRIVE
 Scale: 1" = 10'-0"



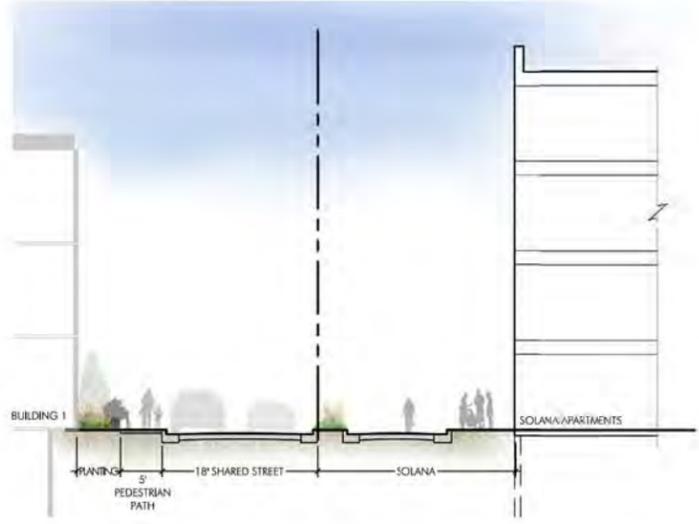
2 COURT @ BLDG 3/4
 Scale: 1" = 10'-0"



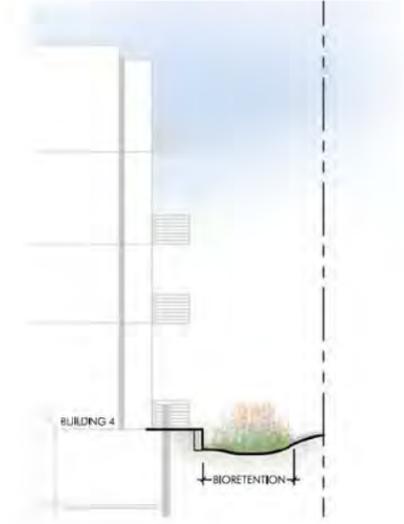
1 COURT @ BLDG 2/3
 Scale: 1" = 10'-0"



6 STORMWATER PARK
 Scale: 1" = 10'-0"



5 NORTH/SOUTH CONNECTIONS
 Scale: 1" = 10'-0"



4 BIORETENTION @ BLDG 4/PROPERTY LINE
 Scale: 1" = 10'-0"



2 WEST ELEVATION - URBAN COURTYARD (LOOKING @ BLDG 2)
Scale: 1" = 10'-0"



1 WEST ELEVATION - URBAN COURTYARD (LOOKING @ BLDG 2)
Scale: 1" = 10'-0"



2 EAST ELEVATION - URBAN COURTYARD (LOOKING @ BLDG 3)
Scale: 1" = 10'-0"



1 EAST ELEVATION - URBAN COURTYARD (LOOKING @ BLDG 3)
Scale: 1" = 10'-0"

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SECTION 07
SHEET 7.9.2
ELEVATIONS AND SECTIONS



2 WEST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 3)
Scale: 1" = 10'-0"



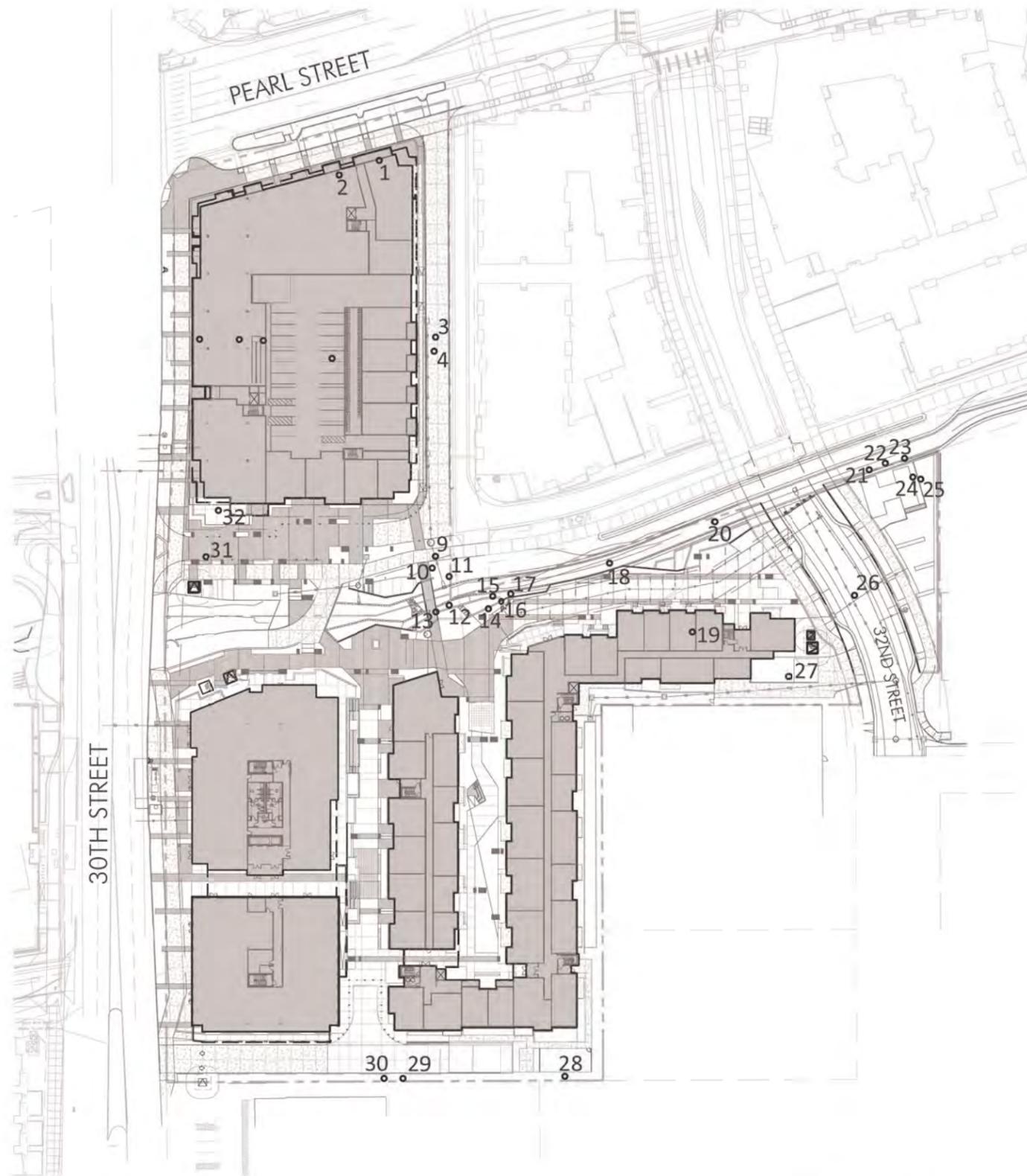
1 WEST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 3)
Scale: 1" = 10'-0"



2 EAST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 4)
Scale: 1" = 10'-0"



1 EAST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 4)
Scale: 1" = 10'-0"



TREE REPORT AND TREE SURVEY

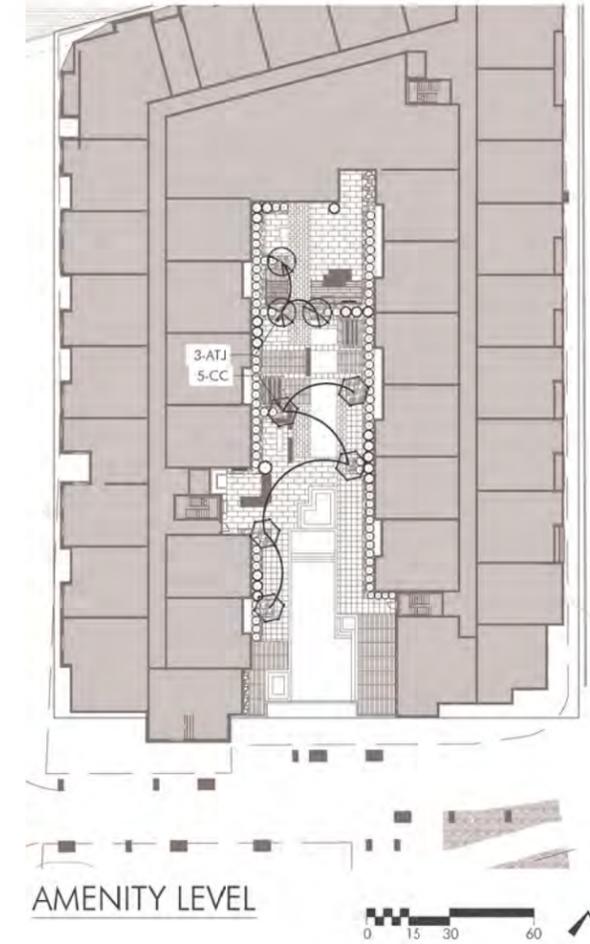
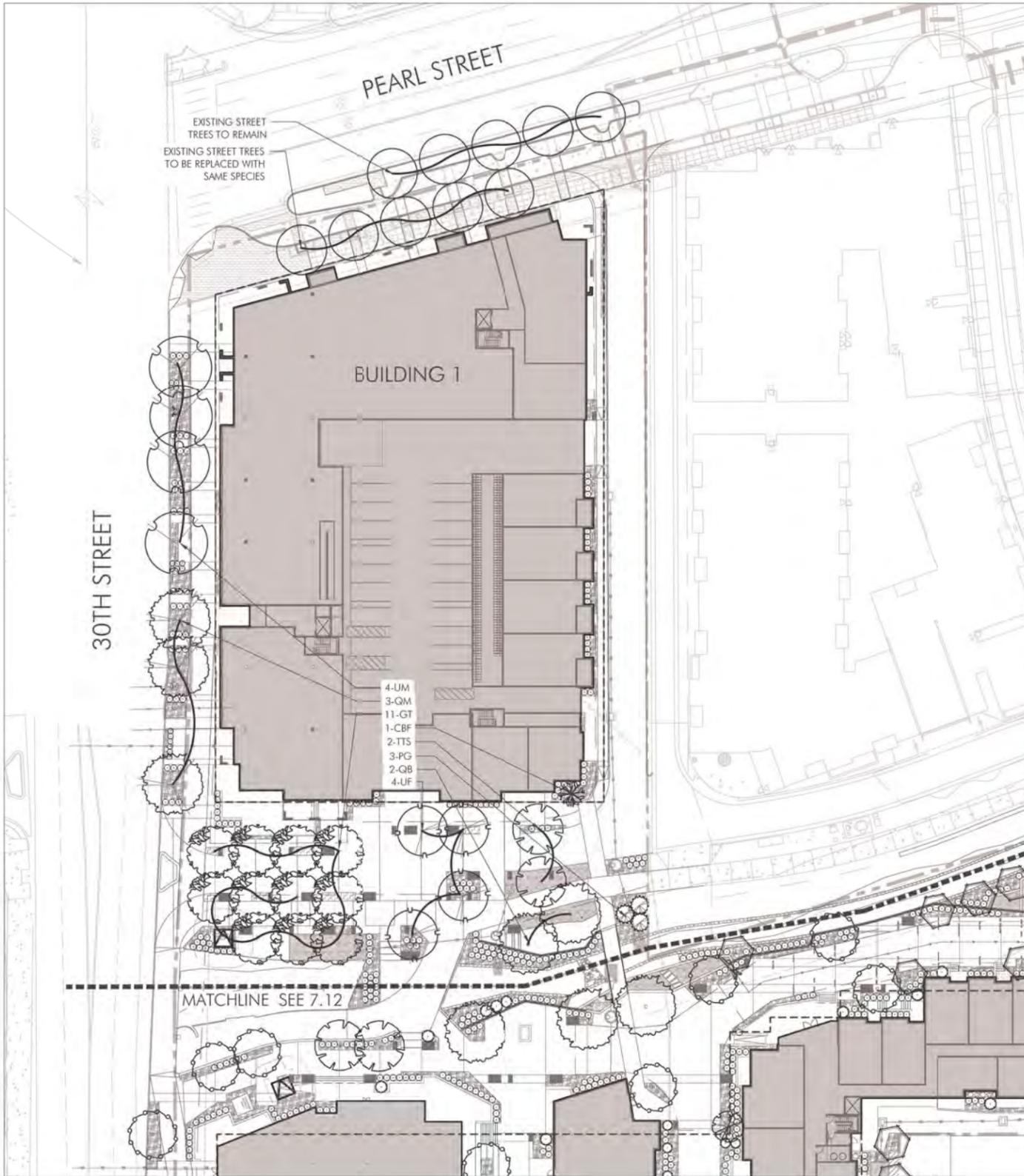
Table 1. Tree Inventory Results

ID #	Common Name	Scientific Name	DBH (in)	Condition	Comments or Recommendations
1	Two-needle pinyon	<i>Pinus edulis</i>	7, 7.5	Excellent	-Native species
2	Tree of heaven	<i>Ailanthus altissima</i>	8	Good	-Non-native species -Close proximity to building
3	Tree of heaven	<i>Ailanthus altissima</i>	8, 8	Good	-Non-native species -Some maintenance required
4	Green ash	<i>Fraxinus pennsylvanica</i>	14	Good	-Native species -Some maintenance required -EAB concern
5	Tree of heaven	<i>Ailanthus altissima</i>	6	Good	-Non-native species -Some maintenance required
6	Siberian elm	<i>Ulmus pumila</i>	7	Good	-Native species -Some maintenance required
7	Quaking aspen	<i>Populus tremuloides</i>	7	Fair	-Native species -Some maintenance required -Potential freeze damage
8	Green ash	<i>Fraxinus pennsylvanica</i>	16	Good	-Native species -Some maintenance required -EAB concern
9	Green ash	<i>Fraxinus pennsylvanica</i>	13	Good	-Native species -Some maintenance required -EAB concern
10	Green ash	<i>Fraxinus pennsylvanica</i>	12	Good	-Native species -Some maintenance required -EAB concern
11	Tree of heaven	<i>Ailanthus altissima</i>	10	Good	-Non-native species -Some maintenance required
12	Tree of heaven	<i>Ailanthus altissima</i>	13	Good	-Non-native species -Some maintenance required
13	Siberian elm	<i>Ulmus pumila</i>	8, 15	Good	-Non-native species -Some maintenance required
14	Black locust	<i>Robinia pseudoacacia</i>	8, 12	Good	-Native species -Some maintenance required
15	Black locust	<i>Robinia pseudoacacia</i>	6, 8, 8	Good	-Native species -Some maintenance required
16	Black locust	<i>Robinia pseudoacacia</i>	13	Good	-Native species -Some maintenance required
17	Black locust	<i>Robinia pseudoacacia</i>	6, 10	Good	-Native species -Some maintenance required
18	Eastern cottonwood	<i>Populus deltoides</i>	27, 25	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
19	Black locust	<i>Robinia pseudoacacia</i>	7, 10, 10	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
20	Siberian elm	<i>Ulmus pumila</i>	6.5	Good	-Non-native species -Some maintenance required
21	American elm	<i>Ulmus americana</i>	14.5, 12	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
22	Crack willow	<i>Salix fragilis</i>	27, 23	Fair	-Non-native species -Some maintenance required -Eroded roots along ditch banks
23	Boxelder	<i>Acer negundo</i>	9, 9, 10	Good	-Native species -Some maintenance required
24	Green ash	<i>Fraxinus pennsylvanica</i>	7.5	Good	-Native species -Some maintenance required -EAB concern
25	Boxelder	<i>Acer negundo</i>	7	Good	-Native species -Some maintenance required
26	Green ash	<i>Fraxinus pennsylvanica</i>	8.5	Good	-Native species -Some maintenance required -EAB concern
27	Siberian elm	<i>Ulmus pumila</i>	10, 8, 8	Fair	-Non-native species -Some maintenance required -Abutting fence
28	Tree of heaven	<i>Ailanthus altissima</i>	9	Fair	-Non-native species -Some maintenance required -Abutting fence
29	Tree of heaven	<i>Ailanthus altissima</i>	10	Fair	-Non-native species -Some maintenance required -Abutting fence
30	Tree of heaven	<i>Ailanthus altissima</i>	6	Fair	-Non-native species -Some maintenance required -Abutting fence
31	Green ash	<i>Fraxinus pennsylvanica</i>	10	Excellent	-Native species -Some maintenance required -EAB concern
32	Green ash	<i>Fraxinus pennsylvanica</i>	7.5	Excellent	-Native species -Some maintenance required -EAB concern

-ID# refers to Figure 1: ERC Tree Inventory Map 4/28/2015
 -DBH refers to diameter at breast height measured at 54 inches above ground
 -Multiple DBH values indicate tree trunk branching at measured height

NOTES:
 1. ALL EXISTING TREES TO BE REMOVED.

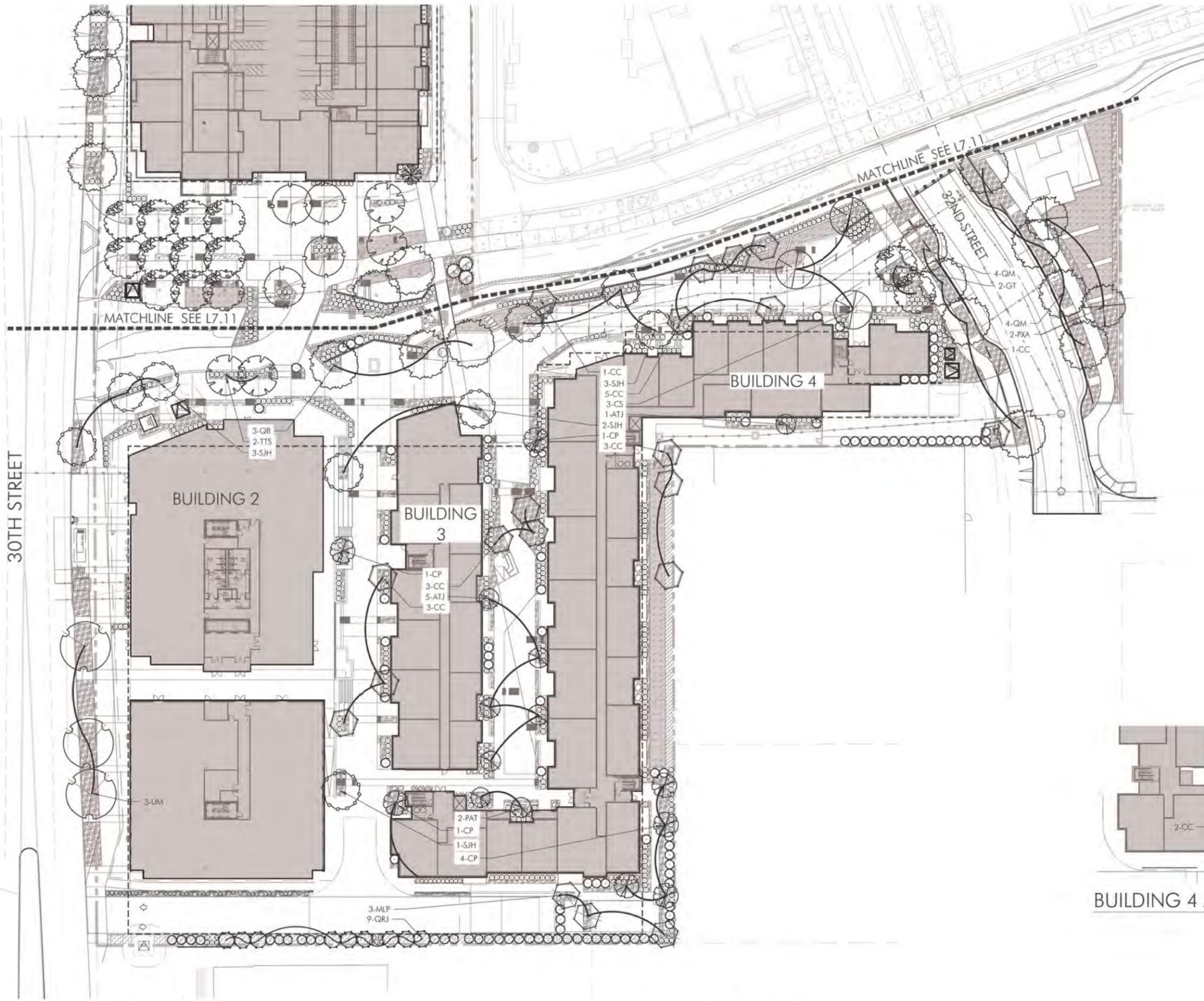




LANDSCAPE PLAN-NORTH

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SECTION 07
SHEET 7.11
LANDSCAPE PLAN-NORTH



LANDSCAPE LEGEND

- SOD
- SYNTHETIC TURF
- NAT. UNDERSTORY/ GROUNDCOVER
- BIORETENTION
- ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
- RIVER ROCK

NOTES:

1. TREES PLANTED IN PAVED AREAS WITH INADEQUATE ADJACENT IMPERVIOUS SURFACE AREA OR ROOT SOIL VOLUME, STRUCTURAL SOIL, AND/OR ROOT PATHS WILL BE PROVIDED TO ADJACENT LANDSCAPE AREAS.

2. ALL LANDSCAPED AREAS WILL BE IRRIGATED USING WATER CONSERVING EFFICIENT AUTOMATIC SYSTEM INCLUDING SUCH COMPONENTS AS DRIP IRRIGATION RAIN SENSORS AND SOIL MOISTURE SENSORS.



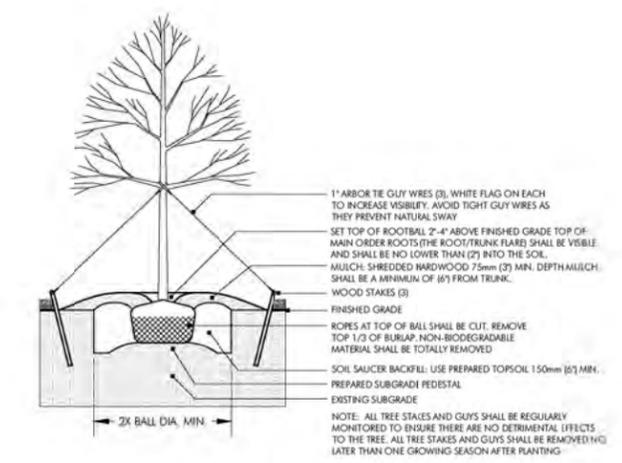
BUILDING 4 AMENITY LEVEL



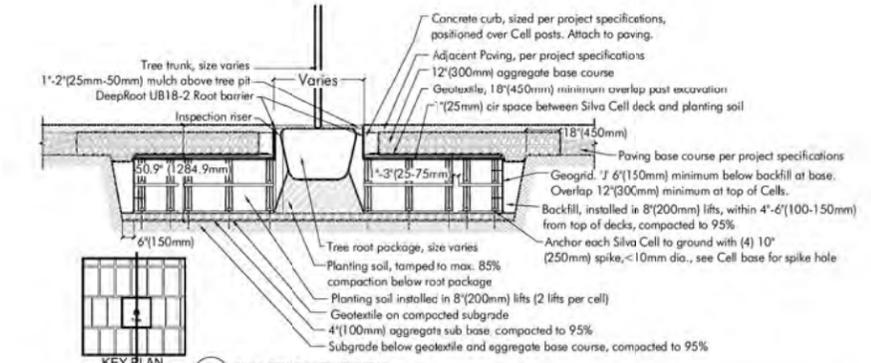
LANDSCAPE PLAN- SOUTH

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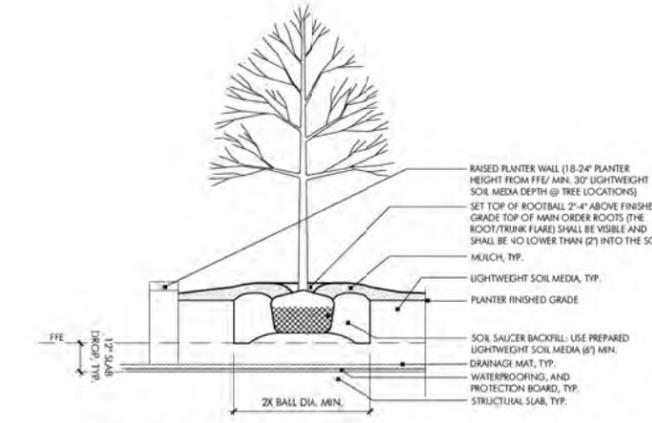
SECTION 07
 SHEET 7.12
 LANDSCAPE PLAN-SOUTH



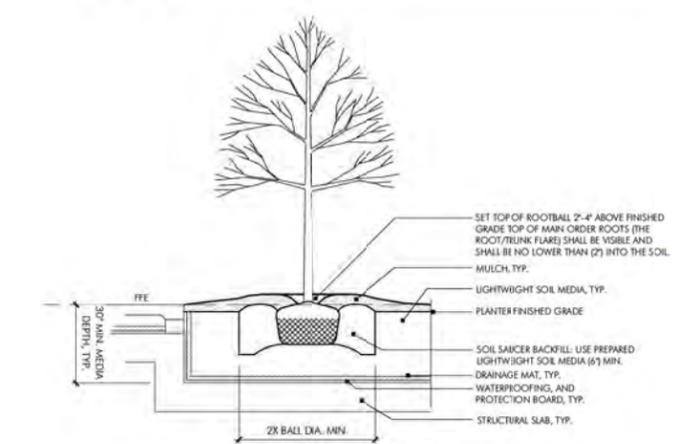
DECIDUOUS TREE PLANTING
NOT TO SCALE



SILVA CELL PLANTING DETAIL
NOT TO SCALE



TREE PLANTING ON STRUCTURE - RAISED PLANTER
NOT TO SCALE



TREE PLANTING ON STRUCTURE - SLAB DEPRESSION
NOT TO SCALE



NOTE:
TREES AT THE ROOFTOP AMENITY TERRACES NOT SHOWN AND TO BE INSTALLED PER THE RAISED PLANTER CONDITION.

- Typ. Installation (At-Grade) (71 - 68% of overall trees)
- Silva Cell Installation (At-Grade) (10 - 10% of overall trees)
- Raised Planter (Rooftop) (21 - 20% of overall trees)
- Slab Depression (Rooftop) (2 - 2% of overall trees)

OPEN SPACE LEGEND

TREE PLANTING DIAGRAM

1" = 50'-0"



PLANT SCHEDULE

MASTER LANDSCAPE PLANT LIST										
QTY.	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER	SPACING	MATURE HT.	MATURE SP.	NOTES	
CANOPY TREES										
1	CO	<i>Cornus florida</i> Frax. Fragaria	Frax. Florida Honeybeam	3" GAL	As shown	35'	18'			
3	CO	<i>Cornus florida</i>	Northern Catalpa	3" GAL	As shown	50'	35'			
1	DT	<i>Quercus laevis</i> Nutt.	Northern Red Oak	3" GAL	As shown	45'	35'			
2	PA	<i>Platanus occidentalis</i> L.	London Plane Tree	3" GAL	As shown	50'	40'			
5	DT	<i>Quercus laevis</i>	Swamp White Oak	3" GAL	As shown	45'	45'			
1	DM	<i>Quercus macrocarpa</i> Bur. Oak	Bur. Oak	3" GAL	As shown	35'	45'			
1	DM	<i>Quercus macrocarpa</i>	Swamp White Oak	3" GAL	As shown	45'	19'			
6	SM	<i>Styphelia japonica</i> Thunb.	Japanese Pagoda Tree	3" GAL	As shown	45'	35'			
4	TR	<i>Thuja occidentalis</i> Mill.	Eastern White Pine	3" GAL	As shown	40-60'	30-30'			
4	TR	<i>Thuja occidentalis</i>	Frax. Elm	3" GAL	As shown	40-50'	25-30'			
UNDERSTORY TREES										
1	AT	<i>Asplenium platyneuron</i> L.	Rugged Crum Maple	2" GAL	As shown	25'	15'			
1	CO	<i>Cornus americana</i> L.	Spicebush	2" GAL	As shown	25'	15'			
2	CO	<i>Cornus americana</i>	Princess Cockspur Hawthorn	2" GAL	As shown	25'	25'			
3	ML	<i>Malus coronaria</i> Mill.	Prune Rose Crabapple	2" GAL	As shown	20'	18'			
2	PA	<i>Platanus americana</i> Mill.	Trunk Apple	2" GAL	As shown	15-20'	10-15'			
EVERGREEN TREES										
3	PI	<i>Pinus strobus</i> Mill.	White Pine	5" MIN	As shown	40-50'	10-20'			
1	PI	<i>Pinus strobus</i>	Fasciated White Pine	5" MIN	As shown	30'	10'			
1	PI	<i>Pinus strobus</i>	Emerald Arborvitae	5" MIN	As shown	10-15'	3-4'			
1	PI	<i>Pinus strobus</i>	Hammond's Norway Spruce	5" MIN	As shown	4-6'	2-3'			
EVERGREEN SHRUBS										
1	BO	<i>Buxus sempervirens</i> L.	Common Boxwood	5" GAL	As shown	2-3'	2-3'			
1	BO	<i>Buxus sempervirens</i>	Winter Gem Boxwood	5" GAL	As shown	4"	6"			
1	BO	<i>Buxus sempervirens</i>	Common Boxwood	5" GAL	As shown	4"	4"			
1	PA	<i>Prunella americana</i> Nutt.	Dwarf Norway Spruce	5" GAL	As shown	3-4'	3-4'			
1	PI	<i>Pinus nigra</i> L.	Swamp Spruce	5" GAL	As shown	3-4'	3-4'			
1	PI	<i>Pinus nigra</i>	Swamp Spruce	5" GAL	As shown	10-15'	6'			
1	PI	<i>Pinus nigra</i>	Sector Dwarf Blue Spruce	5" GAL	As shown	6"	6"			
1	BO	<i>Buxus sempervirens</i>	Mount Saint Helena Azalea	5" GAL	As shown	4-5'	3-4'			
DECIDUOUS SHRUBS										
1	BO	<i>Buxus sempervirens</i>	Common Pygmy Dwarf Japanese Barberry	5" GAL	As shown	3"	3"			
1	BO	<i>Buxus sempervirens</i>	Adonis Blue Butterfly Bush	5" GAL	As shown	4-6'	4-5'			
1	BO	<i>Buxus sempervirens</i>	Sagebrush Surf Sore	5" GAL	As shown	3-4'	2-3'			
1	BO	<i>Buxus sempervirens</i>	Kelley's Dwarf Redstem Dogwood	5" GAL	As shown	2-3'	2-3'			
1	BO	<i>Buxus sempervirens</i>	Weymouth Forsythia	5" GAL	As shown	4-5'	4-5'			
1	BO	<i>Buxus sempervirens</i>	Helen Rose of Sharon	5" GAL	As shown	8-12'	6-10'			
1	BO	<i>Buxus sempervirens</i>	Loamline Fir	5" GAL	As shown	2-3'	3-4'			
1	BO	<i>Buxus sempervirens</i>	Anthony Weavers Sore	5" GAL	As shown	2-3'	3-4'			
1	BO	<i>Buxus sempervirens</i>	Go-round Sore	5" GAL	As shown	2"	2-3"			
1	BO	<i>Buxus sempervirens</i>	Miss Kim Dwarf Jac	5" GAL	As shown	2-3"	2-3"			
1	BO	<i>Buxus sempervirens</i>	Dwarf Fragrant Viburnum	5" GAL	As shown	2-4"	4-6"			
1	BO	<i>Buxus sempervirens</i>	Wine and Roses Weigela	5" GAL	As shown	2-3"	3-5"			
PERENNIALS										
1	PC	<i>Coreopsis verticillata</i> Moench	Moench's Threaded Tickseed	1" GAL	As shown	18-24"	18-24"			
1	PC	<i>Coreopsis verticillata</i>	Recky Shasta Daisy	1" GAL	As shown	30"	30"			
1	PC	<i>Coreopsis verticillata</i>	Jacob Cane Blue Bell	1" GAL	As shown	4-5"	4-5"			
1	PC	<i>Coreopsis verticillata</i>	Gold Dust Basket of Gold	1" GAL	As shown	1"	2"			
1	PC	<i>Coreopsis verticillata</i>	Black Goldflower	1" GAL	As shown	2-3"	2-3"			
1	PC	<i>Coreopsis verticillata</i>	Indian Bannet	1" GAL	As shown	10-15"	10-15"			
1	PC	<i>Coreopsis verticillata</i>	Red Rum Daisy	1" GAL	As shown	1-2"	1-2"			
1	PC	<i>Coreopsis verticillata</i>	Bermuda Blue Siberian Iris	1" GAL	As shown	2"	2"			
1	PC	<i>Coreopsis verticillata</i>	Deep Purple English Lavender	1" GAL	As shown	2-3"	2-3"			
1	PC	<i>Coreopsis verticillata</i>	Ice and Poppy	1" GAL	As shown	1"	1"			
1	PC	<i>Coreopsis verticillata</i>	Moore Edge	1" GAL	As shown	24"	30"			
1	PC	<i>Coreopsis verticillata</i>	Black-eyed Susans	1" GAL	As shown	18"	2"			
1	PC	<i>Coreopsis verticillata</i>	Rocky Mountain Zinnia	1" GAL	As shown	12-18"	12-18"			
ORNAMENTAL GRASSES										
1	OG	<i>Ornithoglossum acaule</i> Oakes	Oakes' Feather Reed Grass	5" GAL	As shown	30"	4-5"			
1	OG	<i>Ornithoglossum acaule</i>	Scotch Tule Reed Grass	5" GAL	As shown	30"	2-3"			
1	OG	<i>Ornithoglossum acaule</i>	Scotch Tule Reed Grass	5" GAL	As shown	1.5-3"	1.5-3"			
1	OG	<i>Ornithoglossum acaule</i>	Dwarf Fountain Grass	5" GAL	As shown	12"	15-18"			
1	OG	<i>Ornithoglossum acaule</i>	Northern Spire Grass	5" GAL	As shown	30"	4-5"			
GROUNDCOVERS / VINES										
1	GC	<i>Diaperma eriantha</i>	Purple Wintercreeper	1" GAL	As shown	12-18"	3-6"			
1	GC	<i>Diaperma eriantha</i>	Hardy Ice Plant	1" GAL	As shown	12-18"	18"			
1	GC	<i>Diaperma eriantha</i>	Bloody Mary	1" GAL	As shown	12-18"	6"			
1	GC	<i>Diaperma eriantha</i>	Golden Creeping Spiggle	1" GAL	As shown	12-18"	4"			
ANNUALS										
1	AN	<i>Antirrhinum majus</i>	Square Face	1" GAL	As shown	12-18"	12-18"			

*ALL PLANT MATERIAL CULTIVARS SUBJECT TO APPROVAL.

Plant Materials
Plant material shall be delivered to the site after the beds are prepared and are ready for planting. Shipments of plant materials shall be thoroughly protected from the sun and from drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected. Plant materials remain the property of the Contractor until initial acceptance.

Shrubs And Groundcovers
Plants shall be nursery grown, healthy, vigorous, compact, bushy to the ground, well branched, of normal habit of growth for the species, and shall be free from defects, decay, girdling roots, sun-scald injuries, abrasions of the bark or limbs, disease, insect eggs, and larvae. They shall have ball sizes that meet the standard set forth by the American Association of Nurserymen, Inc. The specified sizes shall be before pruning, and the plants shall be measured from their nominal top branches in normal position to the top of the ball or soil level. Plants shall not be pruned prior to delivery, except upon special approval. All plants shall be of specimen quality. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be hardy under climatic conditions similar to those in the locality of the project.

Shade Trees
Shade trees shall be healthy, vigorous, full-branched on all sides, well-shaped, specimen quality, symmetrical, and shall meet the trunk diameter, height and spread requirements as specified. Single trunk trees shall have a straight trunk. Trees which have a damaged or crooked leader or trunk or are one-sided or do not have a full, symmetrical branch structure and crown, will be rejected. Ball shall be firm, neat, slightly tapered, and well branched. Any tree loose in the ball or with broken ball at the time of planting will be rejected. Trees with abrasions on the bark, disfiguring knots, or wounds over two (2) inches which have not calloused will be rejected. All trees shall have trunk flare exposed, excess soil shall be removed from root ball necessary. Tree ball sizes shall be as outlined in ANSI Z6.0.1 - 1980.

Multi-trunk Trees: No division of the trunk which branches more than six (6) inches from the ground level, as determined by the root crown of the plant, shall be considered a stem.
Ornamental Trees
Ornamental trees shall be healthy, vigorous, full branched, well shaped, and shall meet the height and spread, caliper and branching character as specified. Trees not having a full, symmetrical branch structure and crown will be rejected. Single trunk ornamental trees shall have straight trunk with branching beginning a minimum of forty-two (42) inches above the top of the ball or container. Multi-trunk ornamental trees shall be pruned so all "sucker" type branching is removed from around trunk canes as well as extraneous branching on trunk canes below crown of trees. Pruning shall be such that at least one-half of the plant is trunk branching and approximately one-half is crown foliage. All multi-trunk trees will conform to the number of trunk canes and/or caliper specified.

Materials
Compost: 100% organic, aerobically composted humus, fully composted under proper C:N ratios with sustained temperatures to 170 degrees F., possessing excellent air porosity, water holding capacity and drainage, optimum cation exchange capacity, free of weeds, weed seeds, insect pests and with a pH averaging 6.5 to 7.0. As supplied by Living Earth Technology, Dallas, Texas, or approved equal.
Fertilizer: Complete slow release fertilizer with an organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis. Fertilizer shall contain 20% nitrogen, 10% phosphoric acid, 10% potash, unless otherwise specified or approved. "Agriform" by Sierra Chemical Company, or approved equal.
Peat Moss: Clean hyprum peat, free of noxious weeds and rubble, dark brown in color.
Pine Fines: Fine texture, 1/4 to 1/2 inch size, free of noxious weeds and rubble.
Topsoil: Fertile natural surface soil, uniform in composition, similar to site topsoil if approved, free of stones, lumps, weeds, and roots. Minimum 20 percent organic matter, 50 to 70 percent sand, 15 to 20 percent clay. If topsoil at the site does not meet specifications, Contractor is responsible for importing topsoil to the site for the purpose of backfilling plant pits.

Tagging
The Contractor shall make an initial selection and tag, with a permanent tree tag, the trees he proposes to furnish that meet all the specifications requirements and deliver required samples to the site for approval when requested. Tree tags to be removed after final planting is complete. The Contractor shall lay out plant material and set necessary markers and stakes for approval by Landscape Architect prior to planting. All plants are to be in the straight and even rows or as shown on plans. The Landscape Architect or Owner reserved the right to relocate shrubs and trees from positions on the plans prior to their planting. All tree locations are to be approved by the Landscape Architect.

Tree Pits And Planting
If planting occurs without approval of plant locations by the Landscape Architect, the Landscape Architect reserves the right to relocate plant material as deemed necessary.
Ornamental Trees: Plant ornamental trees in pits twelve (12) inches larger than the tree ball. After setting the tree, the pit shall be backfilled with parts of topsoil to one (1) part of compost and carefully settled by watering to prevent air pockets. Form a three (3) inch high watering ring for each ornamental tree. All cord or wire to secure burlap on tree ball shall be cut from top of ball and around trunk. Place a (2) inch layer of compost inside the watering ring.
Shade Trees: Plant shade trees in a tree pit two (2) feet greater in diameter than the tree ball. The crown of the tree ball should be approximately one (1) inch higher than the existing grade. After setting the tree, the pit shall be backfilled with four (4) parts of acceptable existing soil or topsoil to one (1) part compost and carefully settled by watering to prevent air pockets. Form a four (4) inch high watering ring around the tree. All cord or wire used to secure burlap on tree ball shall be cut from top one-third of ball and from around trunk after setting. Place two (2) inch layer of compost or bark mulch inside the watering ring.
Percolation Test Pits: The Contractor shall excavate at least four (4) test pits on the site and fill with water to test for percolation. Size of pits shall be comparable to largest tree pit to be excavated. Location can be in conjunction with proposed shade tree location. Monitor pit for forty-eight (48) hours. If, at the end of that time, water has not significantly percolated, a Stand Pipe underdrain system should be installed for trees in that area.
Stand Pipe Installation: Should it be determined that tree pits will not percolate, or do so very slowly, shade trees shall have sump pipes installed in specially excavated tree pits.

Tree Guying And Staking
Submit unit cost in bid for staking all trees four (4) inch caliper and under, with three (3) steel stakes and three (3) Adj-A-Tye straps, Model 5100. Stakes should be located equal distant around the tree, and outside of tree pit. Stakes to be embedded a minimum of two (2) feet into soil.
Staked and guys shall be removed following the one (1) year warranty period.

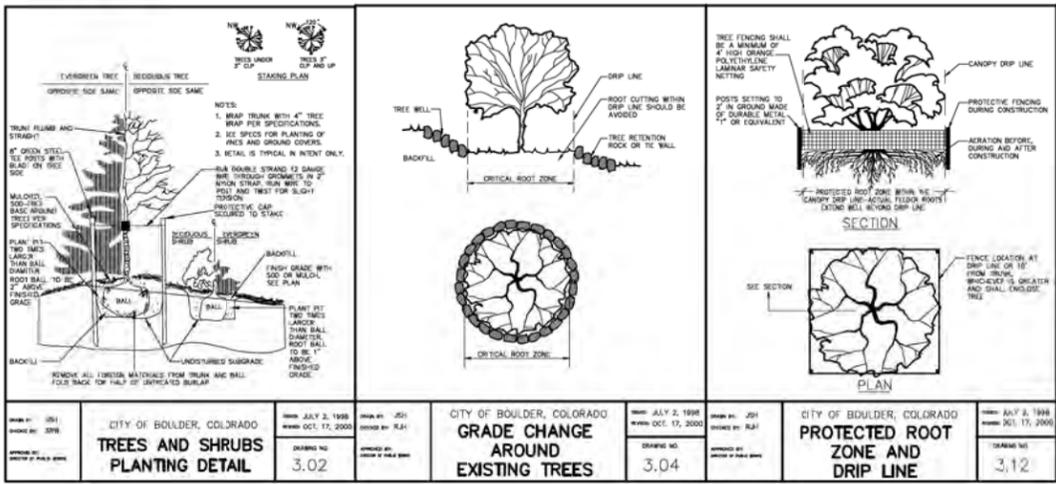
Bed Alignment And Plant Placement
Shrubs and groundcover shall be planted in string line straight rows using alternative spaces between rows. The specified quantity of shrubs or groundcover shall be placed in the bed prior to planting to assure even coverage. The specified quantity of seasonal color shall be placed in the bed prior to planting to assure even coverage. After the planting is completed, all cultivated areas shall be leveled, loosened, and rolled, and the edges carefully trimmed so that the tree pits and beds shall present a neat appearance. Care shall be used that these bed edges conform as closely as possible with the lines shown on the Planting Plan. Steel edging stakes shall be on the inside of the beds.

Top Dressing
After the work of planting has been completed and approved by the Landscape Architect, mulch all beds and tree rings with two (2) inches of shredded hardwood bark mulch, lightly cultivated into area. Do not disturb watering saucer and do not cover root flare.

Annual Pot Planting and Preparation
Use light screen material, landscaping fabric, to cover hole. Use soil mixture containing Fafard Complete Container Mix, Miracle Gro Moisture control container mix, or Monrovia Container Soil. Loosen roots of plant material (score the root ball). Fill container with min. 4" washed #57 stone; line stone with filter fabric. Fill remaining container with soil mixture leaving at least 1" but no more than 2" inches between top of soil and top of container. Wet soil before planting to settle soil. Add slow release fertilizer - Osmocote, Colorbut - and mix into soil. Add small amount of moisture holding granules. Use 4-5 plants per square foot of container. This may vary depending on the size of the plant (if it is a one or 5 gallon, etcetera). When putting in plants container, you can leave 1/4- 1/3 inch of rock ball above the top of soil. After you finish planting, "finish off" pots with pine fines, mini-nuggets, small stones, or moss. Water well immediately after planting. Use a "Rain Mat" under some large plant material that tends to wilt when dry.

Annual Beds Planting and Preparation
When ever possible, loosen soil with tiller adding soil conditioner (Earth Food, Barky Beaver soil conditioner, or soil from The Compost Farm). Use 3 to 4 annuals per square foot. Add fertilizer, then mulch with Mini nuggets or soil conditioner. Water well immediately after planting. Best if plants being used are watered well before taken to planting site.

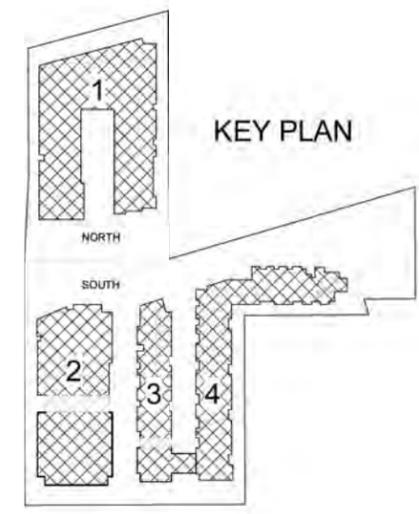
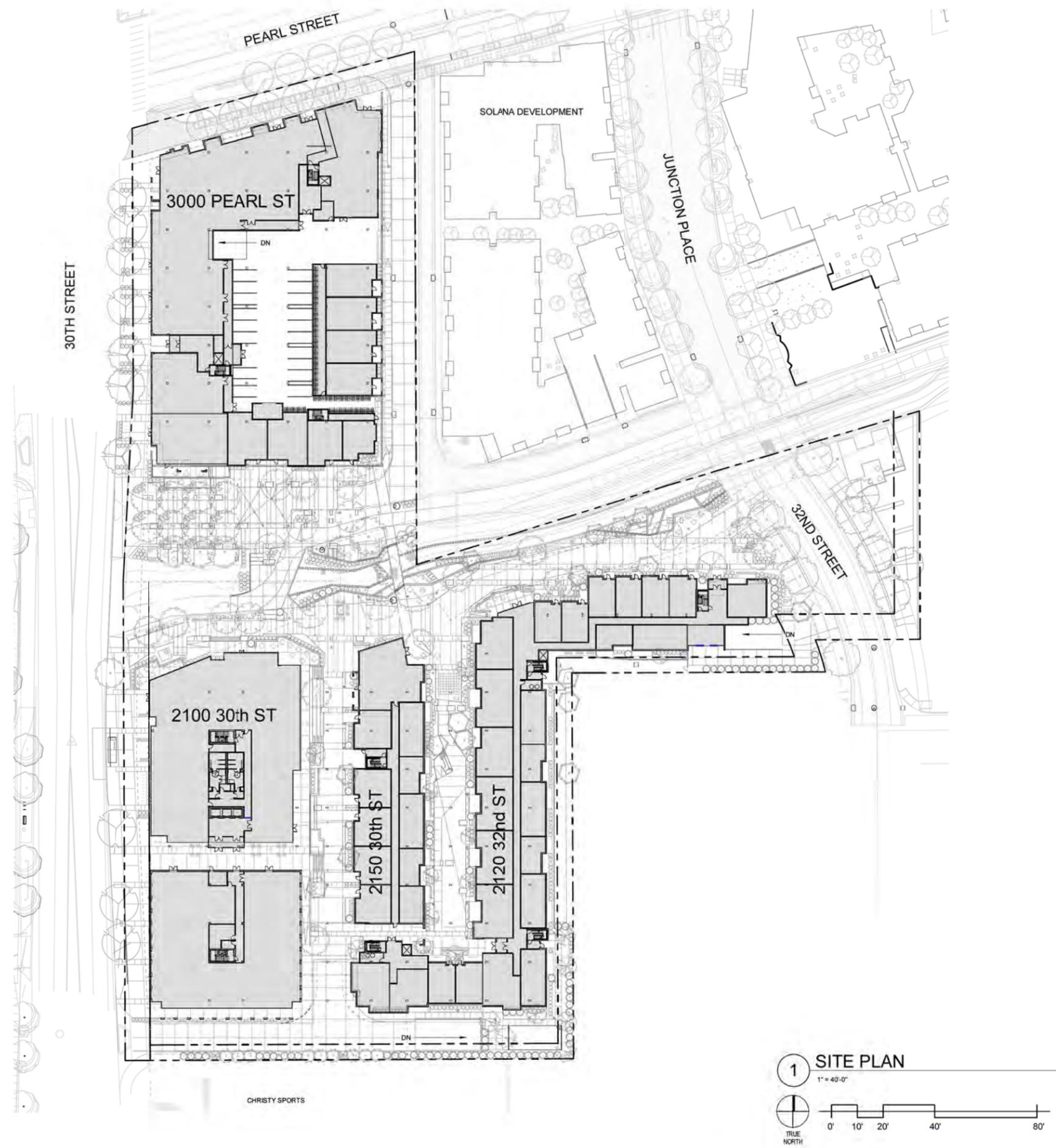
PLANTING DETAILS



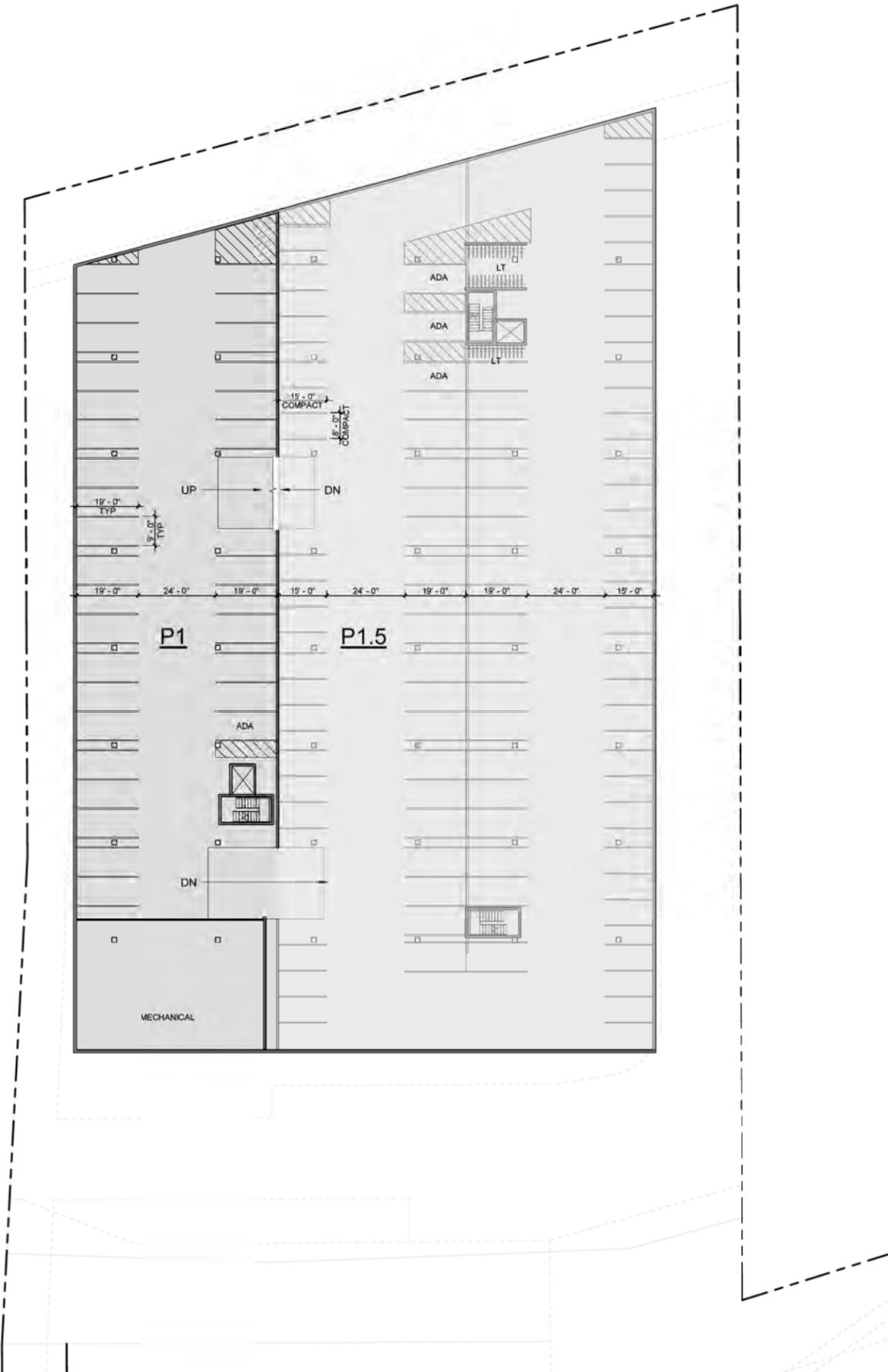
NOTES:
1. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETS CAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
2. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR GRADING, UTILITY AND EASEMENT INFORMATION.
3. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
4. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR THE TREE PROTECTION REQUIREMENTS.
5. 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.
6. REFER TO SHEET 7.12.1 FOR RESPECTIVE TREE PLANTING CONDITIONS AND DETAILS.



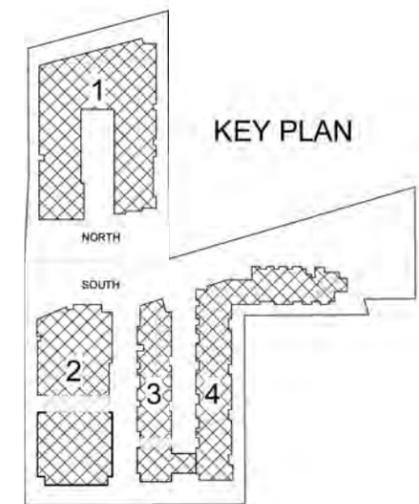
SECTION 07
 SHEET 7.13
 PLANT SCHEDULE /LANDSCAPE NOTES AND DETAILS
 SITE REVIEW SUBMITTAL | 07/20/2015
 REVE



1 SITE PLAN
1" = 40'-0"

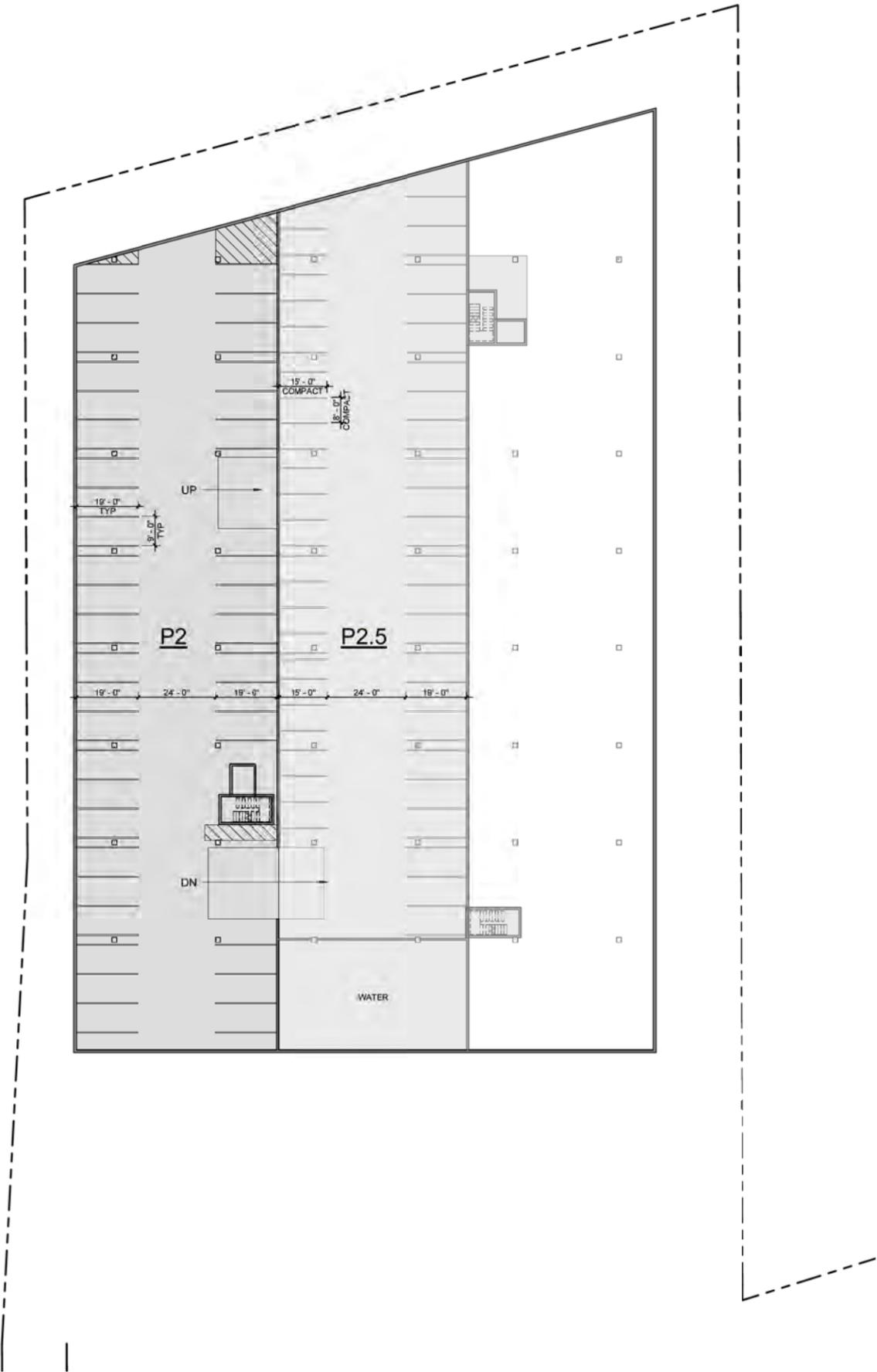


1 NORTH - LEVEL P1 PLAN
1" = 20'-0"

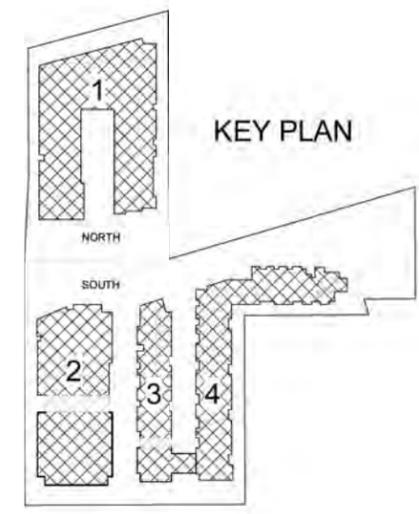
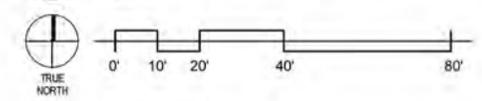


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SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 08 - ARCHITECTURAL PLANS
SHEET 8.2
NORTH PARCEL PARKING LEVEL 1



1 NORTH - LEVEL P2 PLAN
1" = 20'-0"



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SITE REVIEW SUBMITTAL | 07/17/2015

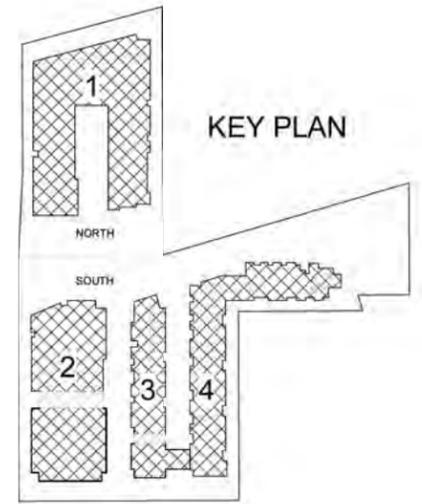
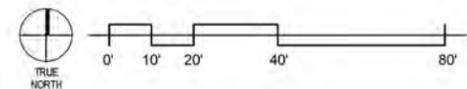
SECTION 08 - ARCHITECTURAL PLANS
SHEET 8.3
NORTH PARCEL PARKING LEVEL 2

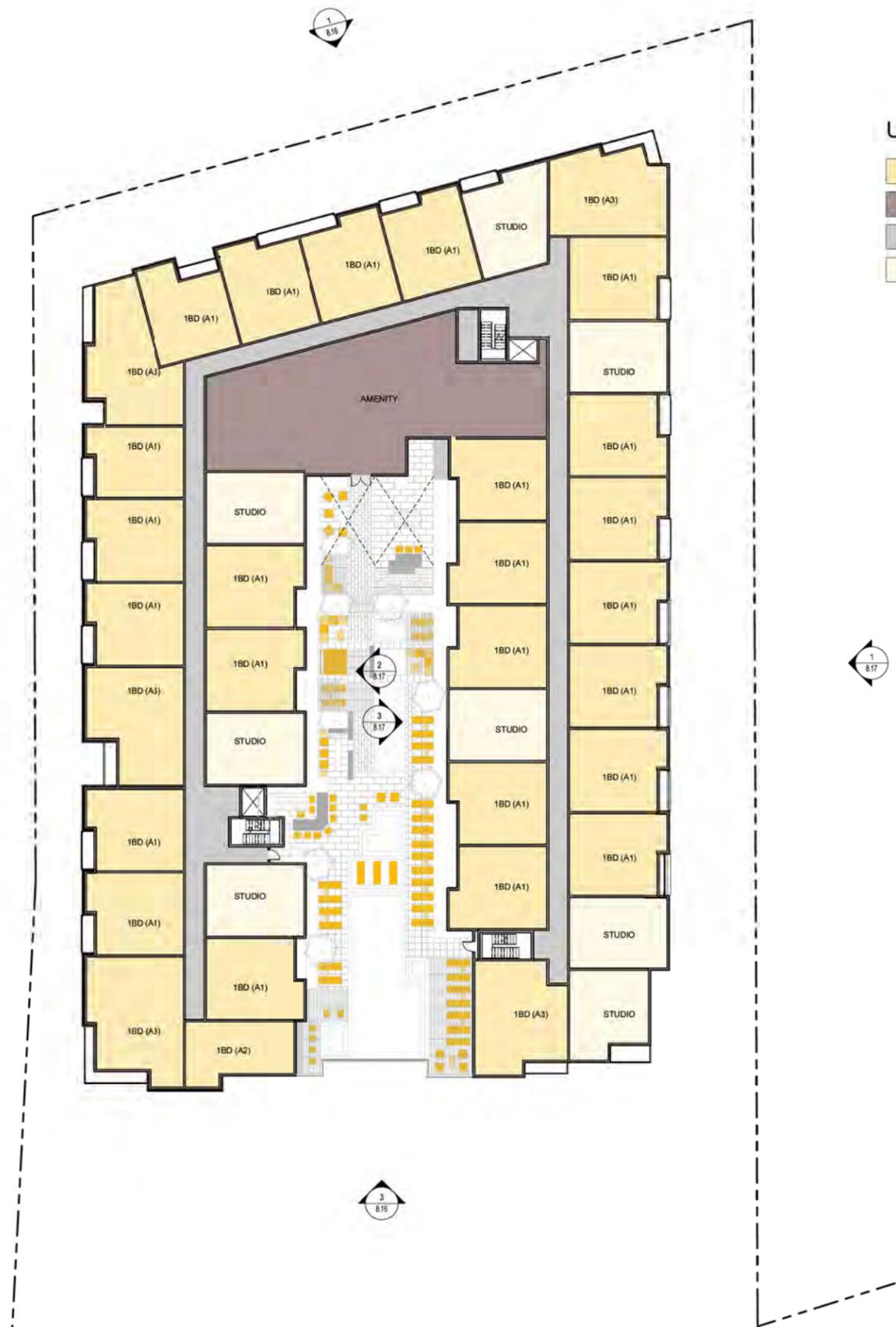


Use Legend

- AMENITY
- COMMON
- LEASABLE
- LIVE WORK
- TOWNHOME

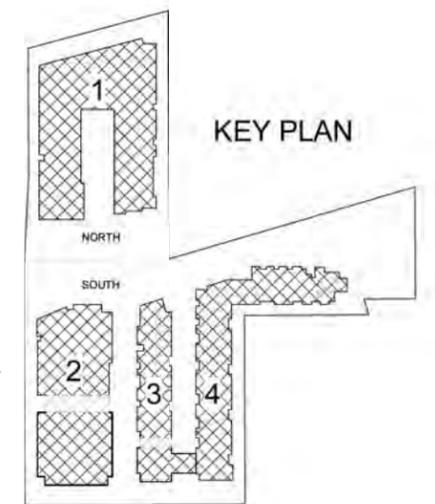
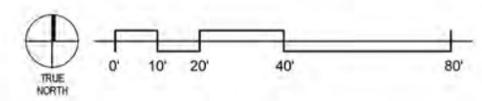
1 NORTH - LEVEL 1 FLOOR PLAN
1" = 20'-0"

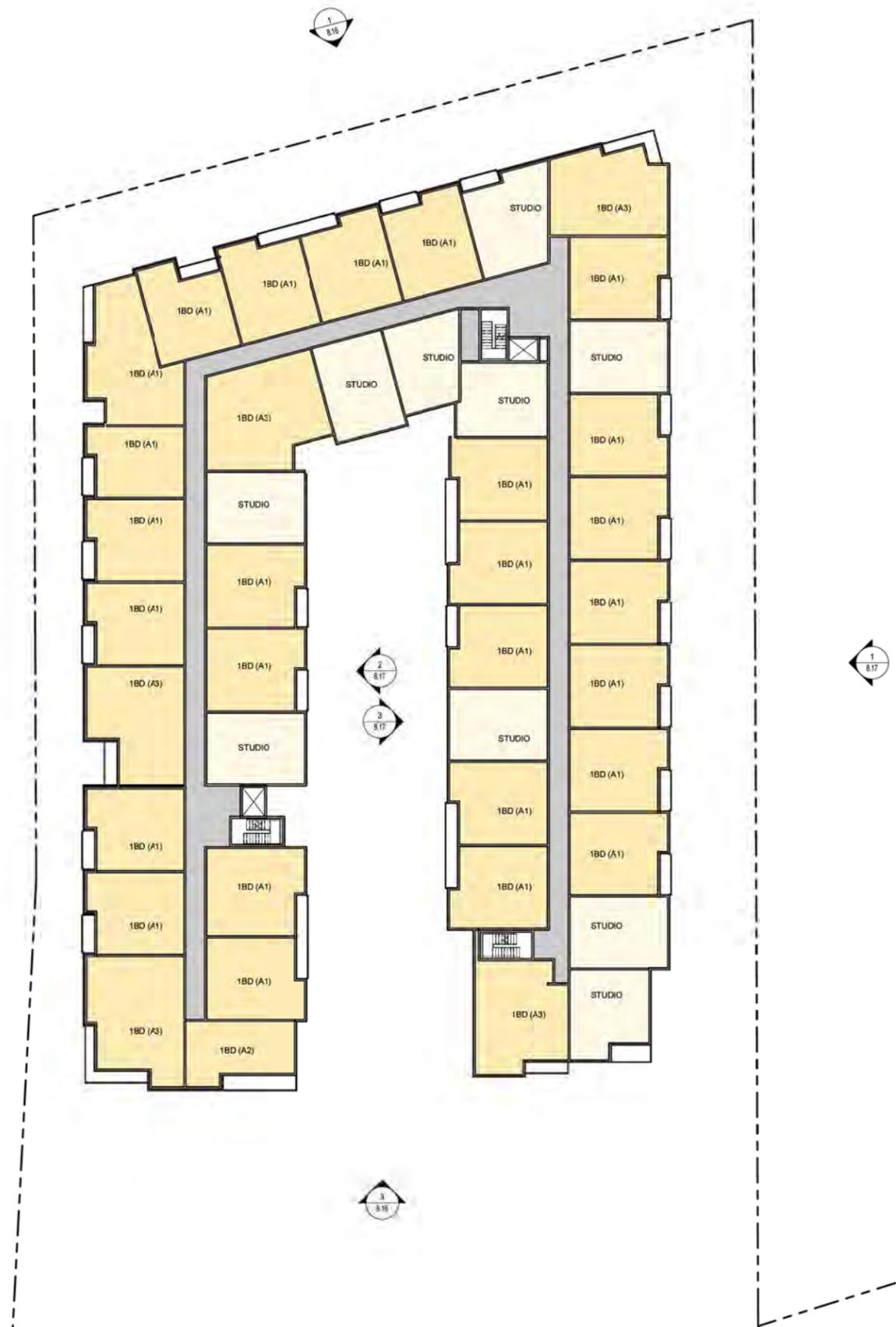




- Use Legend**
- 1 BEDROOM
 - AMENITY
 - COMMON
 - STUDIO

1 NORTH - LEVEL 2 FLOOR PLAN
1" = 20'-0"

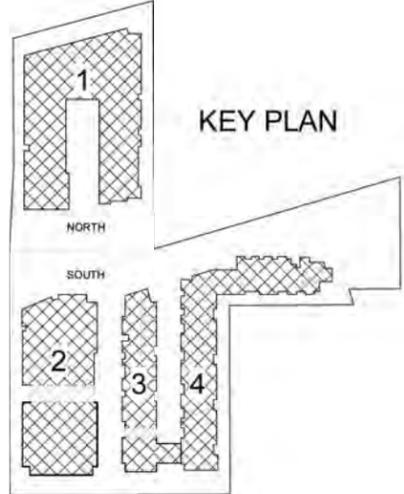
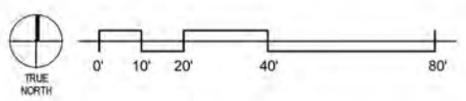


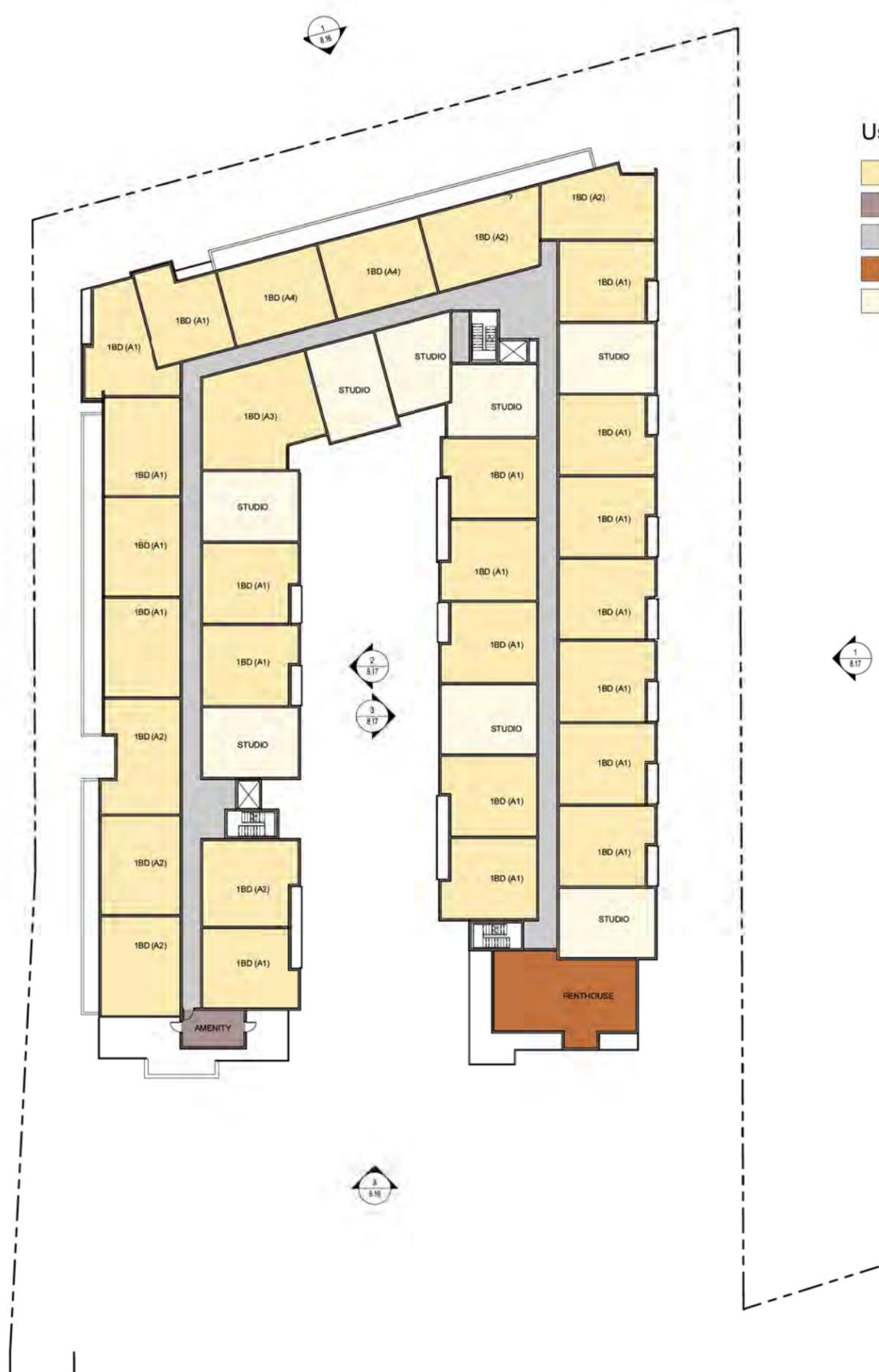


Use Legend

- 1 BEDROOM
- COMMON
- STUDIO

1 NORTH - LEVEL 3 FLOOR PLAN
1" = 20'-0"

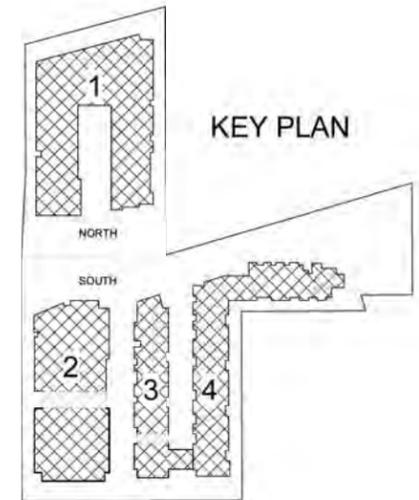
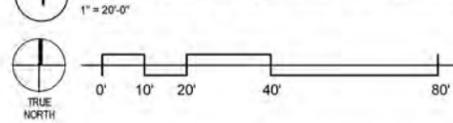


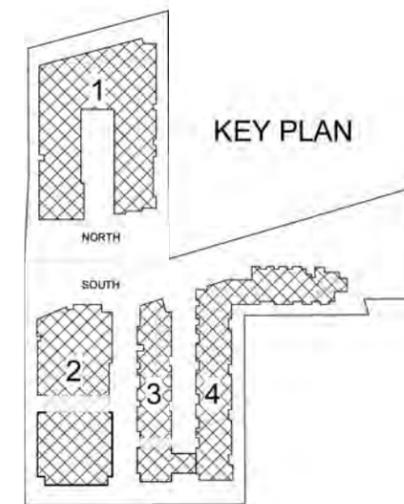
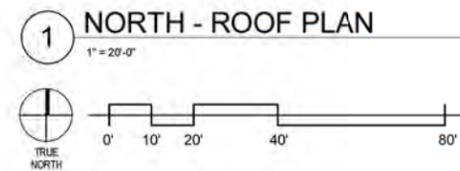
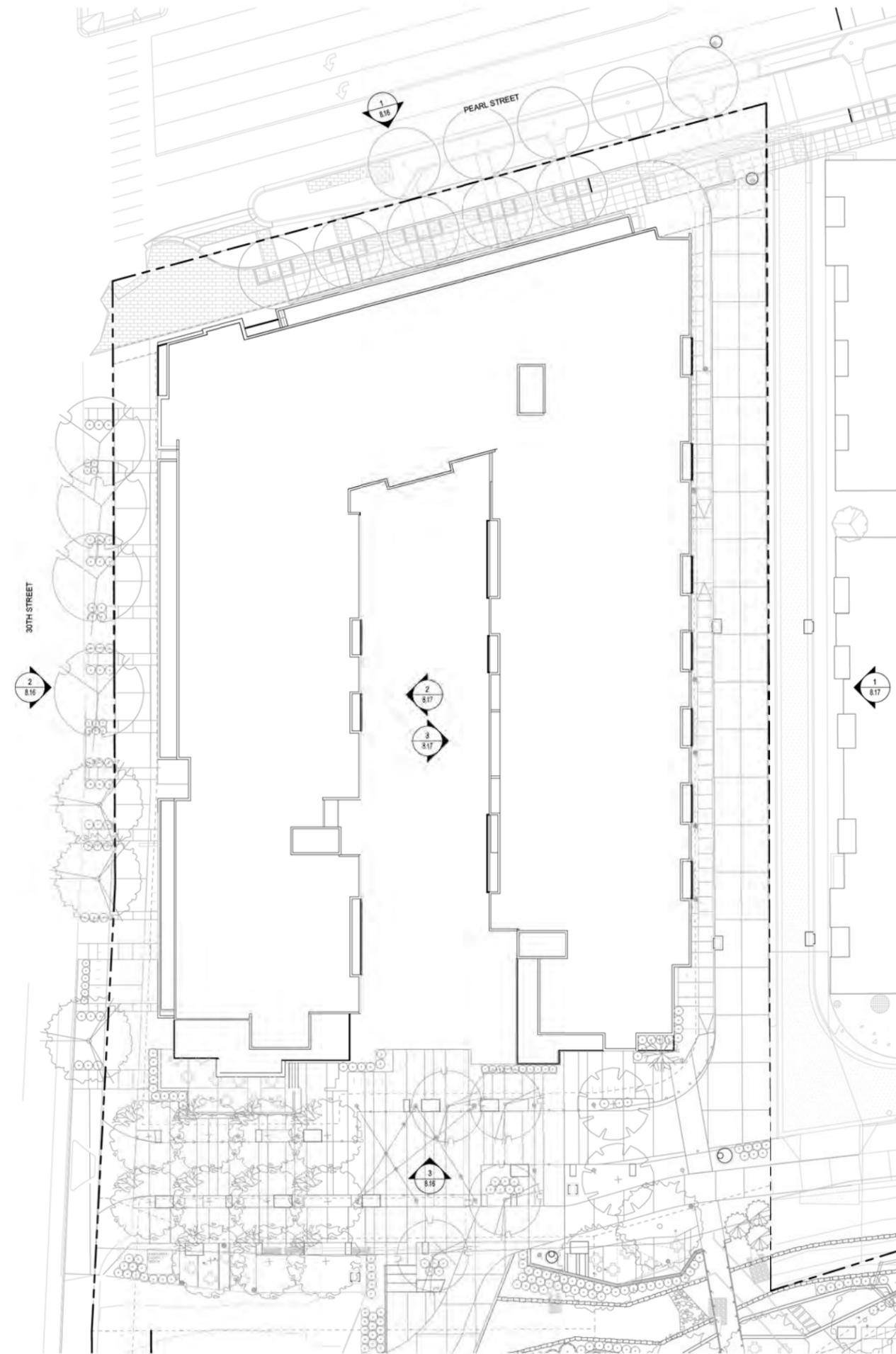


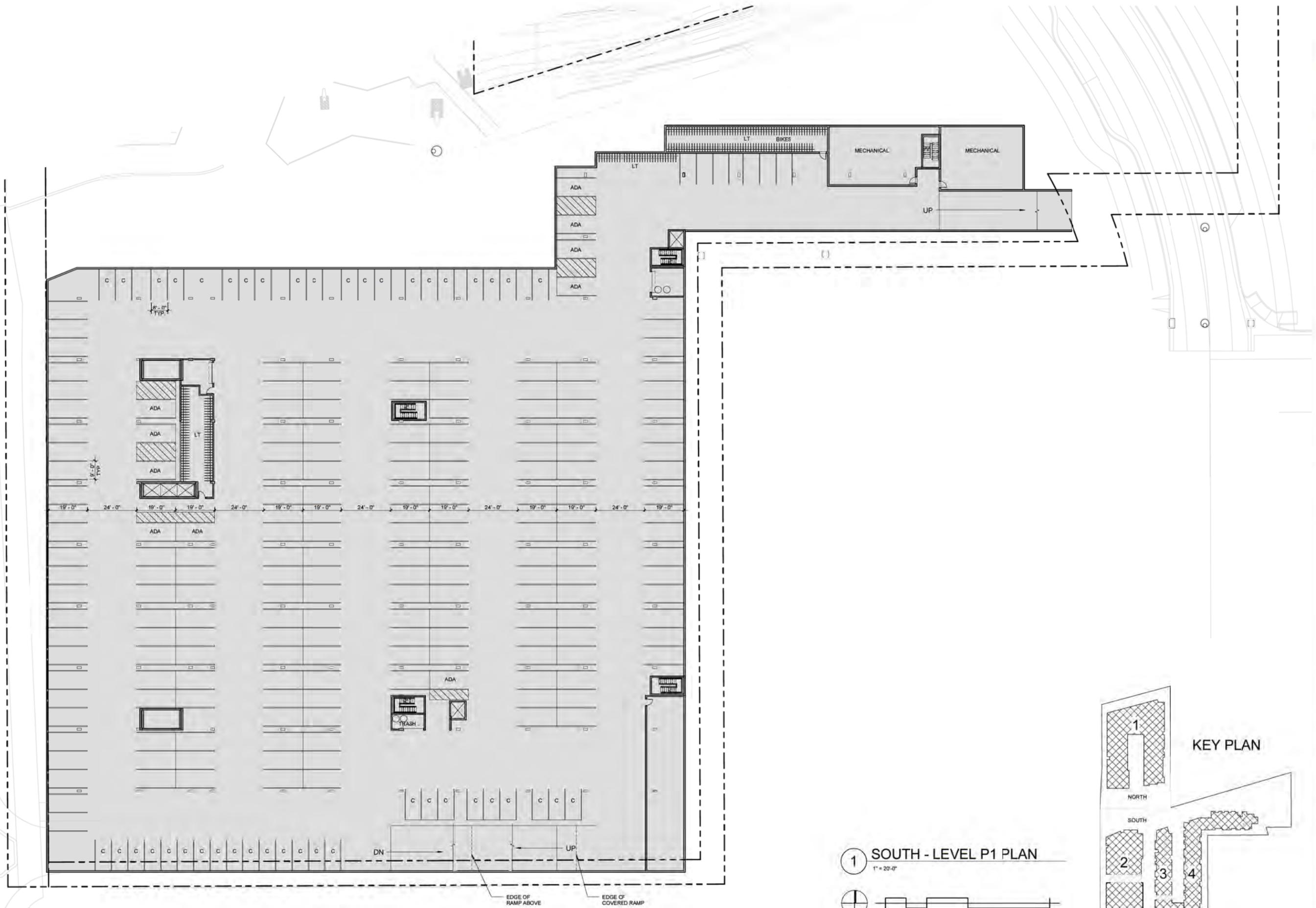
Use Legend

- 1 BEDROOM
- AMENITY
- COMMON
- PENTHOUSE
- STUDIO

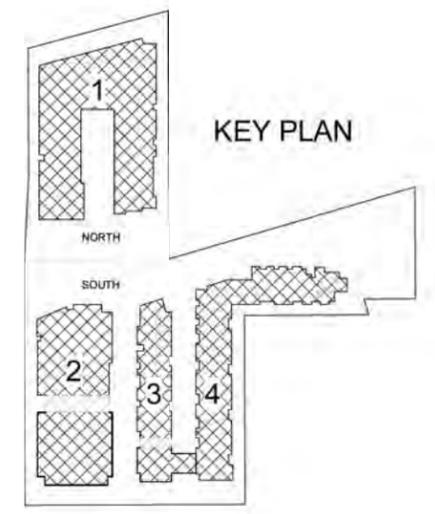
1 NORTH - LEVEL 4 FLOOR PLAN

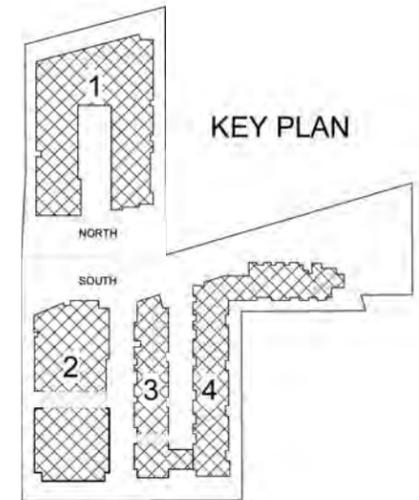
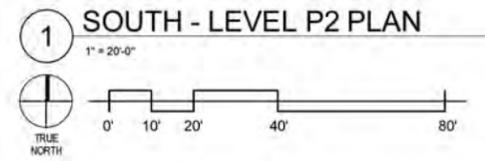
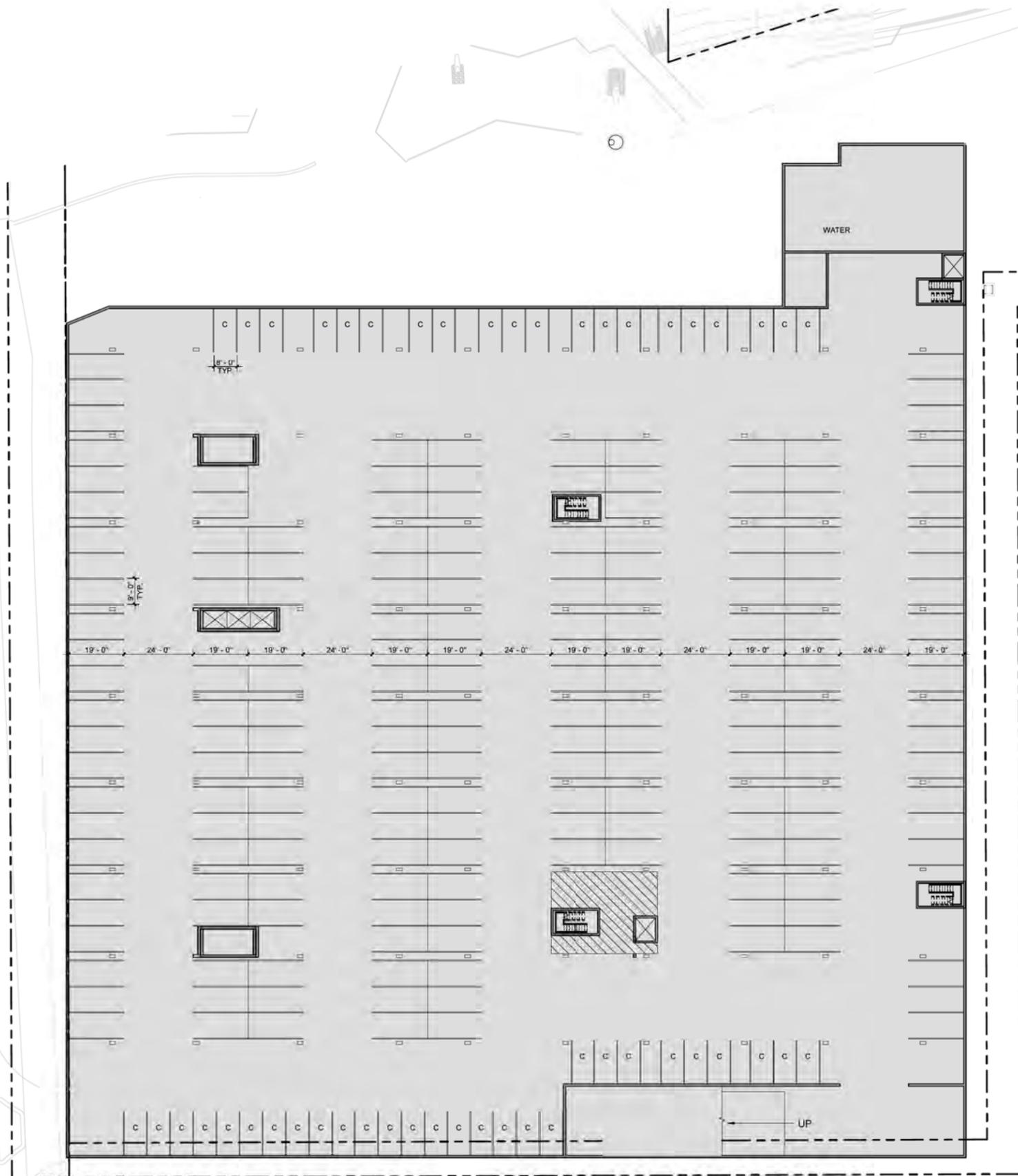


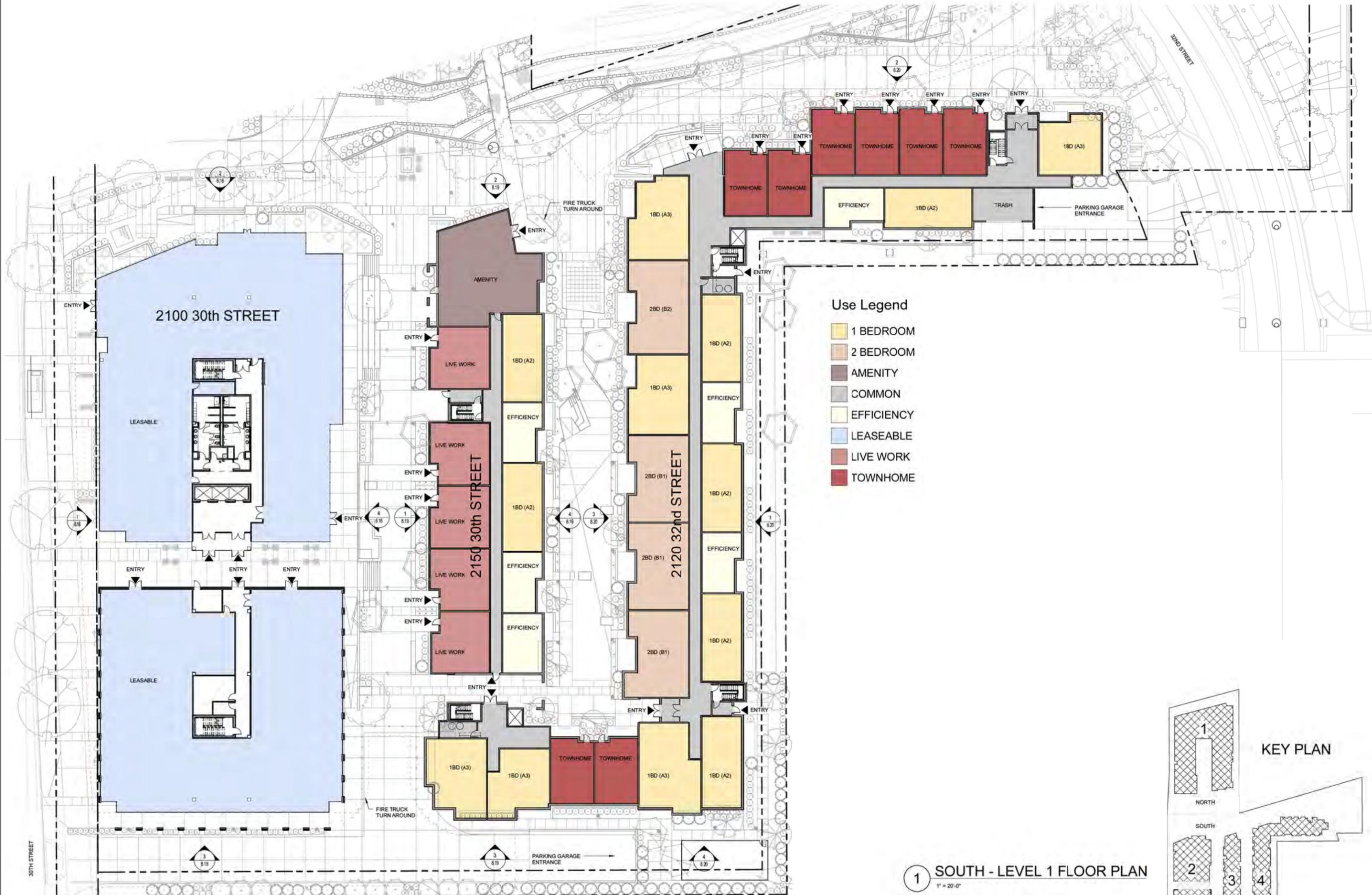




1 SOUTH - LEVEL P1 PLAN
1" = 20'-0"

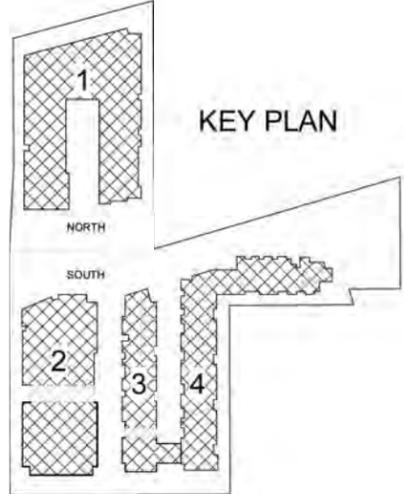






- Use Legend**
- 1 BEDROOM
 - 2 BEDROOM
 - AMENITY
 - COMMON
 - EFFICIENCY
 - LEASABLE
 - LIVE WORK
 - TOWNHOME

1 SOUTH - LEVEL 1 FLOOR PLAN
1" = 20'-0"



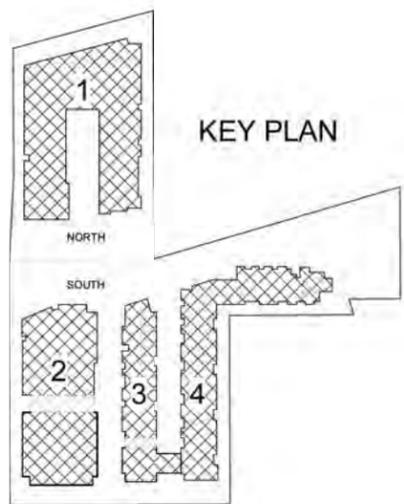
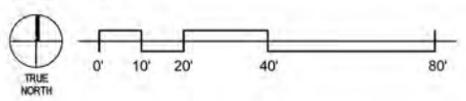
REVE
 SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.11
 SOUTH PARCEL LEVEL 1 PLAN



- Use Legend**
- 1 BEDROOM
 - 2 BEDROOM
 - AMENITY
 - COMMON
 - EFFICIENCY
 - LEASEABLE
 - LIVE WORK
 - TOWNHOME

1 SOUTH - LEVEL 2 FLOOR PLAN
 1" = 20'-0"



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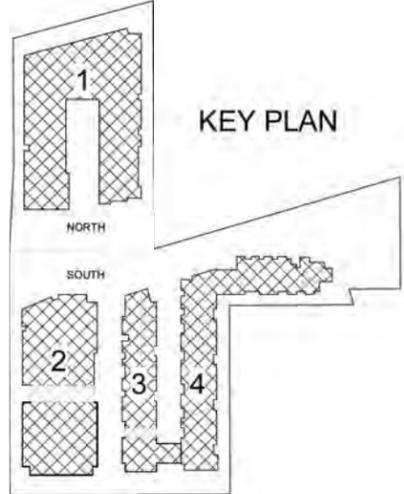
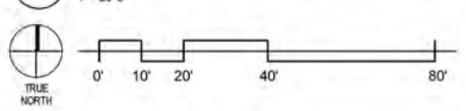
SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.12
 SOUTH PARCEL LEVEL 2 PLAN



Use Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMON
- EFFICIENCY
- LEASEABLE

1 SOUTH - LEVEL 3 FLOOR PLAN



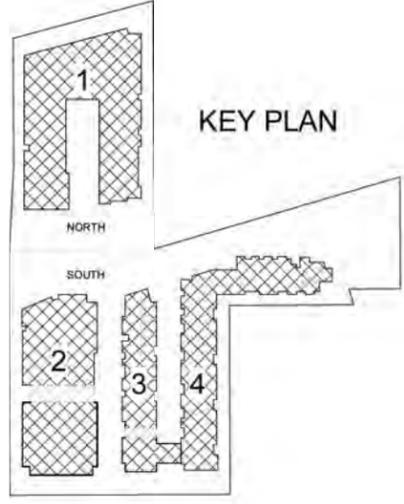
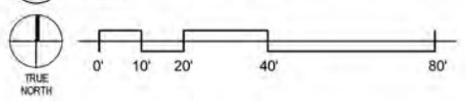
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SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 08 - ARCHITECTURAL PLANS
SHEET 8.13
SOUTH PARCEL LEVEL 3 PLAN



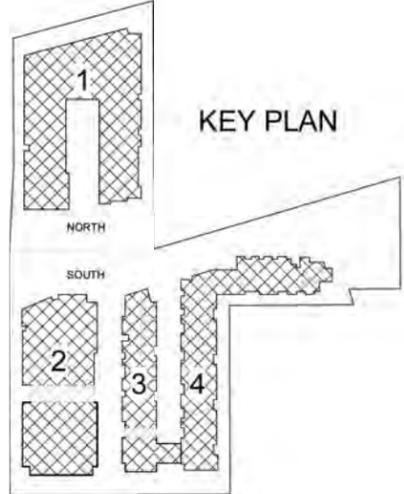
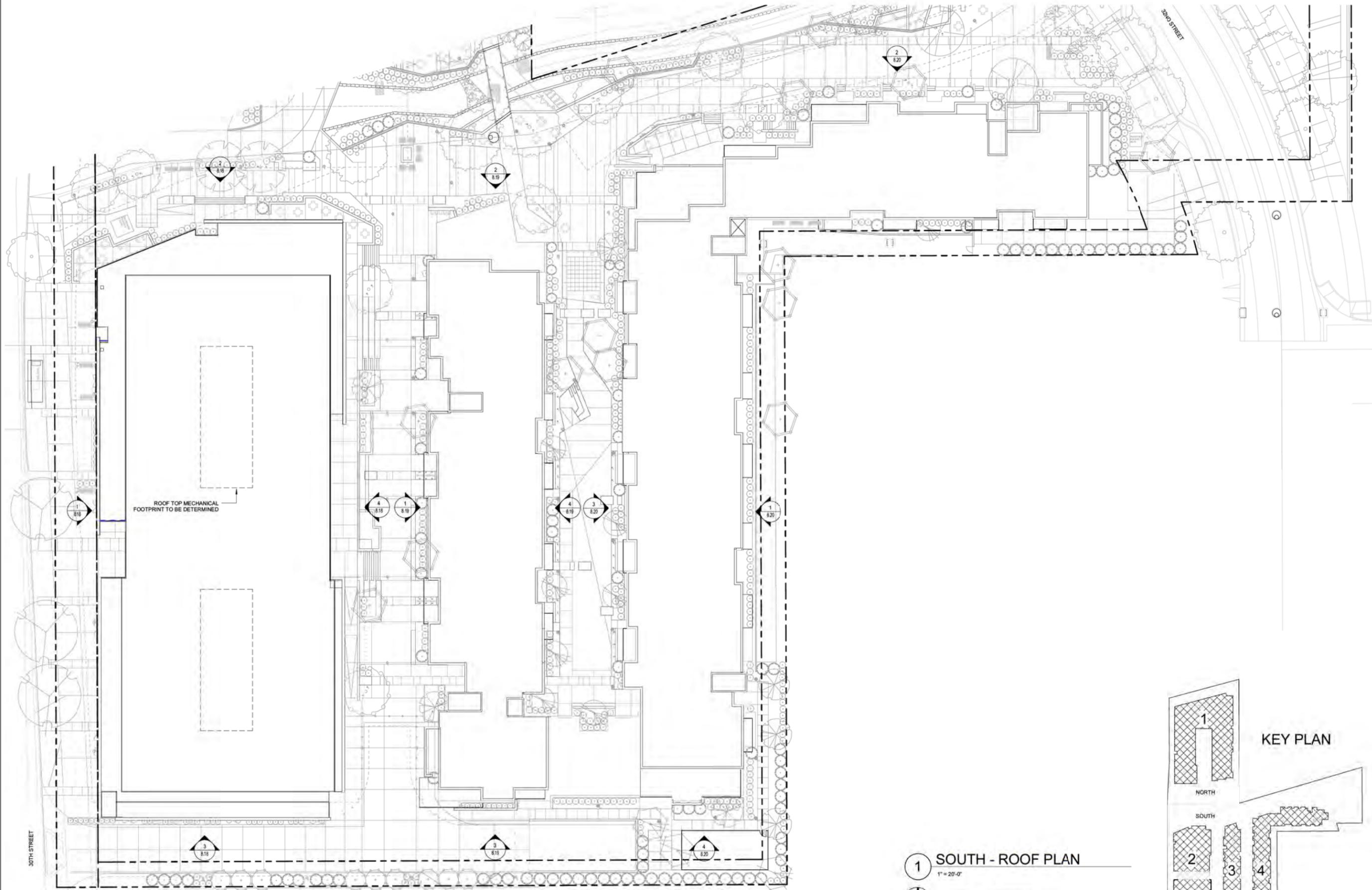
- Use Legend**
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - AMENITY
 - COMMON
 - EFFICIENCY
 - LEASEABLE
 - PENTHOUSE

1 SOUTH - LEVEL 4 FLOOR PLAN
 1" = 20'-0"

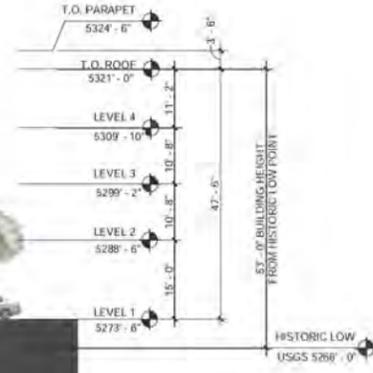


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 SITE REVIEW SUBMITTAL | 07/17/2015

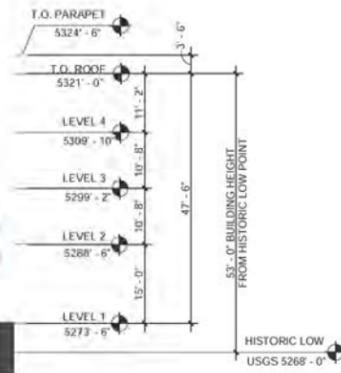
SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.14
 SOUTH PARCEL LEVEL 4 PLAN



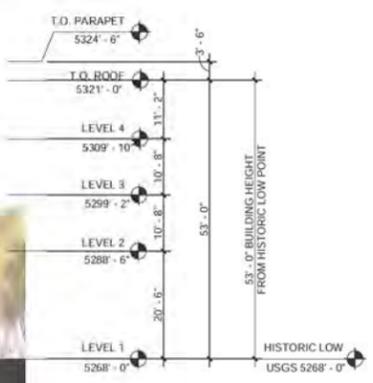
1 SOUTH - ROOF PLAN
 1" = 20'-0"
 TRUE NORTH
 0' 10' 20' 40' 80'



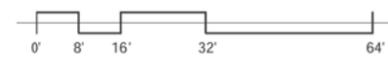
1 BUILDING 1 - NORTH - PEARL ST.
1" = 1/16"



2 BUILDING 1 - WEST - 30TH ST.
1" = 1/16"

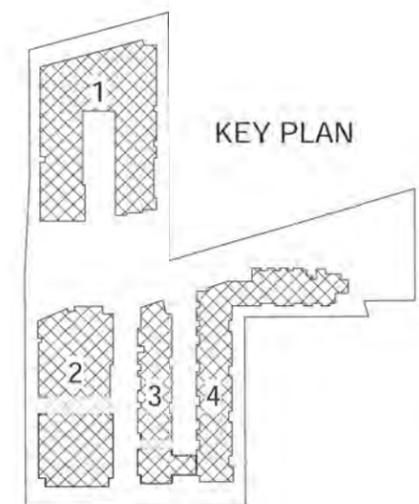


3 BUILDING 1 - SOUTH
1" = 1/16"



MATERIAL LEGEND

	01 BRICK, RUNNING BOND, #1
	02 CEMENT PLASTER STUCCO #1
	03 SIDING, #1
	04 BRICK, STACKED BOND, #2
	05 ALUM WINDOW OR STORE-FRONT, GLAZING
	06 STL BALCONY OR AWNING





1 BUILDING 1 - EAST
1" = 1/16"



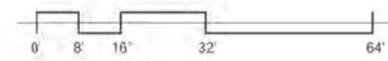
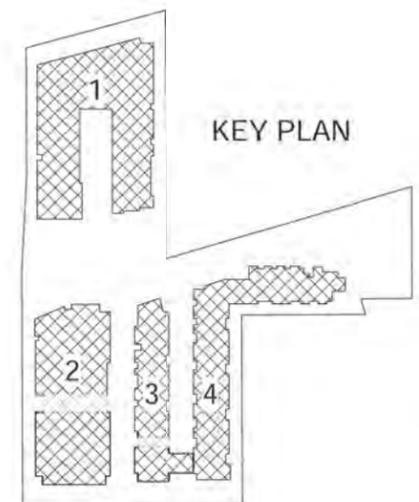
2 BUILDING 1 - EAST COURTYARD
1" = 1/16"



3 BUILDING 1 - WEST COURTYARD
1" = 1/16"

MATERIAL LEGEND

	01 BRICK, RUNNING BOND, #1
	02 CEMENT PLASTER STUCCO, #1
	03 SIDING, #1
	04 BRICK, STACKED BOND, #2
	05 ALUM WINDOW OR STORE-FRONT, GLAZING
	06 STL BALCONY OR AWNING





1 BUILDING 2 - WEST - 30TH ST.
 1" = 1/16"

MATERIAL LEGEND

	01 BRICK, STACKED BOND
	02 TERRA COTTA RAINSCREEN
	03 ALUM WINDOW OR STORE-FRONT, GLAZING
	04 STL BALCONY OR AWNING
	05 WOOD SOFFIT
	06 ALUM WINDOW OR STORE-FRONT, SPANDREL



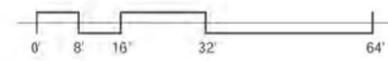
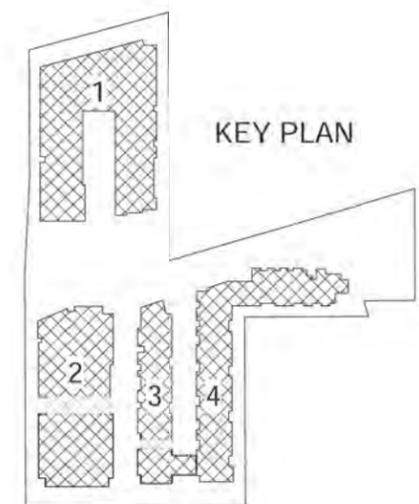
2 BUILDING 2 - NORTH
 1" = 1/16"



3 BUILDING 2 - SOUTH
 1" = 1/16"



4 BUILDING 2 - EAST
 1" = 1/16"



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 SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.18
 BUILDING 2 ELEVATIONS



1 BUILDING 3 - WEST
 1" = 1/16"



2 BUILDING 3 - NORTH
 1" = 1/16"



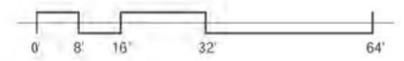
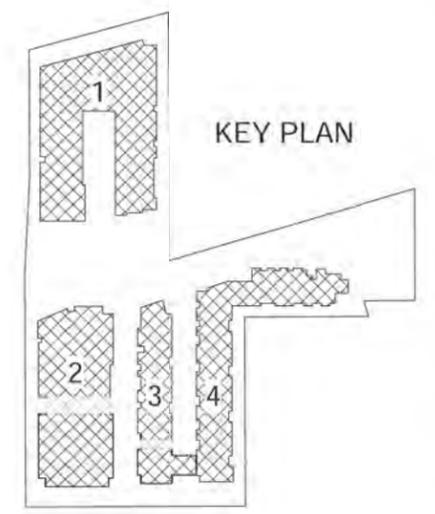
3 BUILDING 3 - SOUTH
 1" = 1/16"



4 BUILDING 3 - EAST
 1" = 1/16"

MATERIAL LEGEND

	01 BRICK, RUNNING BOND, #1
	02 CEMENTITIOUS LAP SIDING
	03 BRICK, STACKED BOND, #2
	04 CEMENT PLASTER STUCCO
	05 ALUM WINDOW, GLAZING
	06 STL BALCONY OR AWNING
	07 METAL SIDING
	08 BRICK, RUNNING BOND, #3



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SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.19
 BUILDING 3 ELEVATIONS



1 BUILDING 4 - WEST
1" = 1/16"



2 BUILDING 4 - NORTH
1" = 1/16"



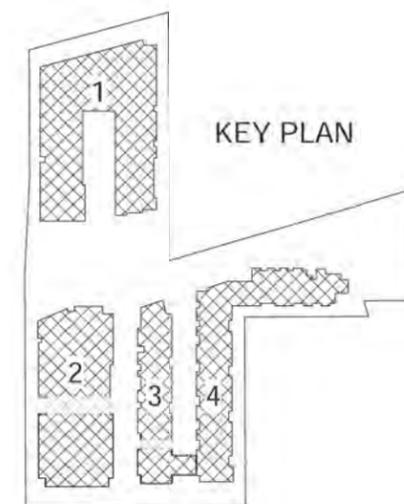
3 BUILDING 4 - EAST
1" = 1/16"



4 BUILDING 4 - SOUTH
1" = 1/16"

MATERIAL LEGEND

	02 CEMENTITIOUS LAP SIDING
	03 BRICK, STACKED BOND, #2
	04 CEMENTPLASTER STUCCO
	05 ALUM WINDOW, GLAZING
	06 STL BALCONY OR AWNING
	07 METAL SIDING
	08 BRICK, RUNNING BOND, #3
	09 BRICK, STACKED BOND, #4



BUILDINGS 1, 3, AND 4 UNIT COUNTS

Totals by building:	Building 1 (North)						Building 3 (South)						Building 4 (South)						Project totals									
	Level 0.5	Level 1	Level 2	Level 3	Level 4	Total	Level 1	Level 2	Level 3	Level 4	Total	Level 1	Level 2	Level 3	Level 4	Total												
Efficiency Units						0																						
Studio Units				8	10	8	26																					
1 Bedroom Units			30	31	29	91			4	5	6	15								9	6	5	5	25				
2 Bedroom Units						0					1	1								4	7	8	4	23				
3 Bedroom Units						0					2	2	4															
Penthouses					1	1					2	2																
Live Work / Townhouses	8					8					7	7								6								
Subtotal with Efficiencies at 1/2 density	8	0	38	42	38	126	17.5	6	10.5	8	37	20.5	15.5	17.5	14.5	68												
Total with Efficiencies counted as one density	8	0	38	42	38	126	108,254	14	7	12	9	42	42,688	22	18	20	16	76	79,744	244								

BUILDINGS 1, 3, AND 4 AREA

Overall Building Gross Square Footage (GSF)	Building 1 (North)						Building 3 (South)						Building 4 (South)					
	Level P2	Level P1	Level P1	Level P1	Total	Total	Level 1	Level 2	Level 3	Level 4	Total	Level 1	Level 2	Level 3	Level 4	Total		
Overall Building Gross Square Footage (GSF)	27,261	36,734	99,270	102,897	166,162	7,805	29,044	38,044	31,519	34,935	146,799	29,234	31,800	31,800	24,802	117,636		
Units Overall Building Gross Square Footage (GSF)						7,805	9,943	38,044	31,519	34,935	127,047	14,490	15,717	34,939	32,987	117,733		
Units Net Rentable Square Footage (NRSF)						7,805	7,943	38,017	31,513	34,795	126,068	11,009	13,115	31,640	30,900	117,664		
Units, amenities (Common Interior including clubhouse, fitness, and leasing office)						0	2,879	3,971	0	0	6,850	1,481	0	0	0	1,481		
Common Area (Circulation/BCH)						0	0	4,218	4,307	4,540	13,065	1,820	2,443	2,185	6,448	4,907		
Unit Building Efficiency (NRSF/GSF)						100.0%	71.0%	78.4%	81.5%	86.9%	84.4%	79.6%	83.4%	81.3%	83.2%	91.4%		
Unit Balconies (open air)																		
Unit Patios (pre concrete podium) - SLC to verify sizes																		
Unit Private Rooftop Terrace Areas (over occupied space)																		
Unit Public Roof Terraces (over occupied space)																		
Unit Amenities (Common Exterior)							9,545				9,545							
TOTAL UNITS (Micro as one unit)						0	39	43	38	124	14	7	12	9	43			
Amenity Interior Space SF per Unit							54				54							
Amenity Exterior Space SF per Unit							75				75							
Total Amenity Space SF per Unit							129				129							
PARKING GARAGE AREAS	27,261	36,734	99,270	102,897	166,162	12,809					12,809							
Commercial:						22,839						29,194	31,800	31,800	24,802			
Common Overall Building Gross Square Footage (GSF)						22,839						29,194	31,800	31,800	24,802	117,596		
Common Net Rentable Square Footage (NRSF)						17,859						23,034	31,529	31,529	24,275	114,437		
Common Common Area (Circulation/BCH)						1,563						1,662	3,090	351	527	3,539		
Common Building Efficiency (NRSF/GSF)						78.2%						78.2%	92.8%	98.0%	97.9%	97.2%		

PARKING

PARKING REQUIREMENTS (VEHICLE)

Use	Count	Parking Ratio	Parking required
Residential			
Efficiency (475 sq ft)	26	1 space/200	26
1 Bedroom	43	1.25 space/200	54
2BD units	24	1.5 space/200	36
3BD units	6	2 space/200	12
Townhomes/Live Work	13	2 space/200	26
Penthouses	8	2 space/200	16
Live Work / Townhouses	11	varies	166
Non-Residential			
Office (1bn)	114,377	1 space/400	286
Retail (1bn)	1,648	1 space/400	4
Total Non-Residential	116,025	varies	290
Total min parking			481

PARKING REQUIREMENTS (BICYCLE)

Use	Count	Bike Ratio	Total	Long Term	%	Short Term	%
Residential							
Efficiency (475 sq ft)	26	2 per unit	52	10	19%	42	81%
1 Bedroom	43	1 per 1,500	29	2	7%	27	93%
2BD units	24	1 per 1,500	16	2	13%	14	88%
3BD units	6	1 per 750	6	2	33%	4	67%
Townhomes/Live Work	13	1 per 750	9	2	22%	7	78%
Penthouses	8	1 per 750	6	1	17%	5	83%
Live Work / Townhouses	11	varies	83				
Non-Residential							
Office (1bn)	114,377	1 space/400	286				
Retail (1bn)	1,648	1 space/400	4				
Total Non-Residential	116,025	varies	290				
Total min parking			481				

PARKING PROVIDED

Use	Count	Standard (1/433)	Compact (7/73415)	% Compact	Accessible	Parking provided	Parking required	Bicycle provided	Bikes required
North Parcel									
Level P2	62	29	14	48%	0	43	0	0	0
Level P1	47	23	12	52%	0	35	200	0	0
Surface	0	0	0	0%	0	0	0	0	0
Total North	109	52	26	50%	0	78	218	0	0
South Parcel									
Level P2	184	48	24	50%	0	132	0	0	0
Level P1	171	49	25	51%	0	129	243	0	0
Surface	0	0	0	0%	0	0	0	0	0
Total South	355	97	49	51%	0	261	243	0	0
Combined parcels									
Level P2	246	68	34	50%	0	175	0	0	0
Level P1	252	96	47	49%	0	164	243	0	0
Surface	0	0	0	0%	0	0	0	0	0
Total Site	498	164	81	50%	0	339	461	0	0

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Use	Count	Parking Ratio	Parking required
Residential			
Efficiency (475 sq ft)	26	1 space/200	26
1 Bedroom	43	1.25 space/200	54
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Surface	0	0	0	0%	0	0	0	0	0
Total North	109	52	26	50%	0	78	218	0	0
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Level P2	184	48	24	50%	0	132	0	0	0
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BUILDING 2 AREA

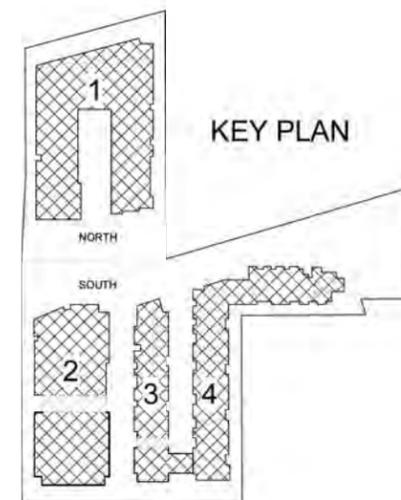
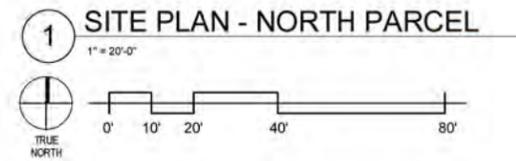
PROJECT SPECIFIC NOTES:

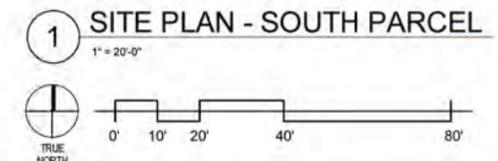
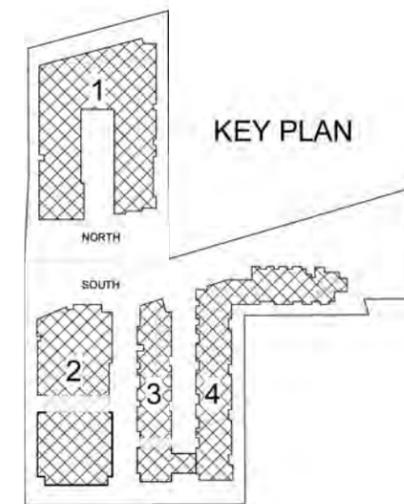
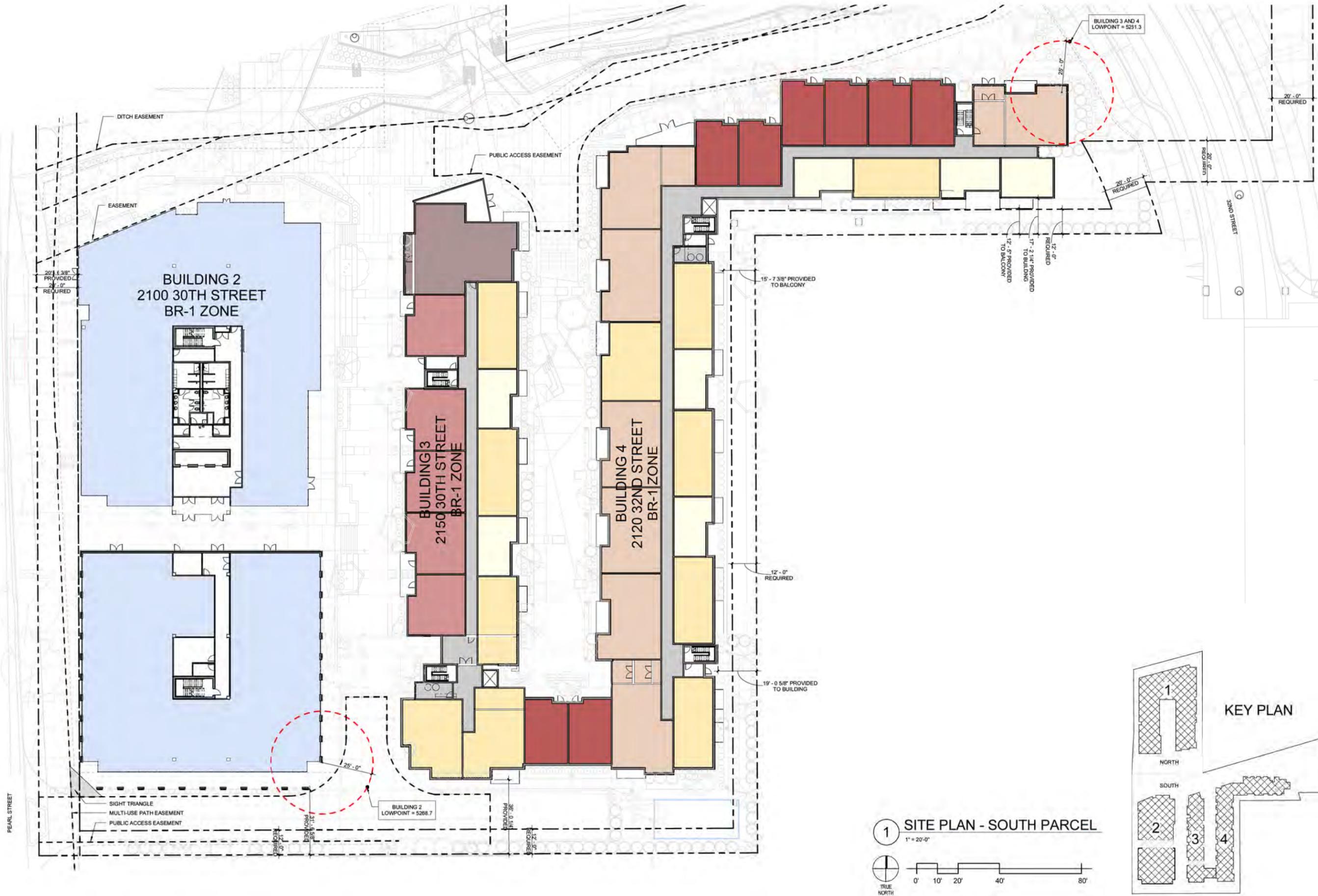
1. IGA BOUNDARY DOES NOT TAKE INTO ACCOUNT EXTERIOR WINDOWS WHICH ARE NOT MOULDED AT THIS TIME.
2. VERTICAL PENETRATIONS FOR SHIMTS AND BUILDING/FLOOR SERVICE AREAS FOR MECHANICAL AND ELECTRICAL ROOMS ARE PLACE HOLDERS AND WILL CHANGE WHEN THE MECHANICAL AND ELECTRICAL SYSTEM ARE ENGINEERED.
3. OCC. AREA EXTENDED CIRC. NOT ACCOUNTED FOR AT THIS TIME.
4. PATIOS AND OCCUPIED ROOF AREAS ARE NOT INCLUDED IN BOMA.

Gross SF (including exterior walls and the existing building, excluding patios and roof)

Level	Gross SF	Rentable Per BOMA (below)	Total Gross/Total BOMA Rentable
Level 1	29,902	28,229	
Level 2	32,149	31,620	
Level 3	32,149	31,620	
Level 4	24,800	24,220	
Total	119,000	115,689	1,026,694

SPACE / SUITE	PRELIMINARY CALCULATIONS (NOT FOR LEASING)					FINAL CALCULATIONS					
	INTERIOR GROSS AREA (IGA)	MAJOR VERTICAL PENETRATIONS	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA	SPACE ID	OCCUPANT AREA	BASE BUILDING CIRCULATION	SERVICE & AMENITY AREAS	LOAD FACTOR B	RENTABLE AREA
Parking											
PARKING GARAGE TOTALS	0	0	0	0	0		0	0	0	1.1083	
Occupant Area A						Occupant Area A	11,686			1.1083	12,951
Occupant Area B						Occupant Area B	13,777			1.1083	15,269
L.V. 1 TOTALS	29,902	830	0	0	29,072		25,663	2,408	1,432	1.1083	28,229
Occupant Area C						Occupant Area C	28,531			1.1083	31,620
L.V. 2 TOTALS	32,149	830	0	0	31,319		28,				





SECTION 16 - ARCHITECTURAL PLANS - HEIGHT
SHEET 16.2
SETBACK PLAN AND LOW POINT - SOUTH
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1 SITE SECTION - NORTH
1" = 1/32"



2 SITE SECTION - NORTH AT MID-SITE
1" = 1/32"



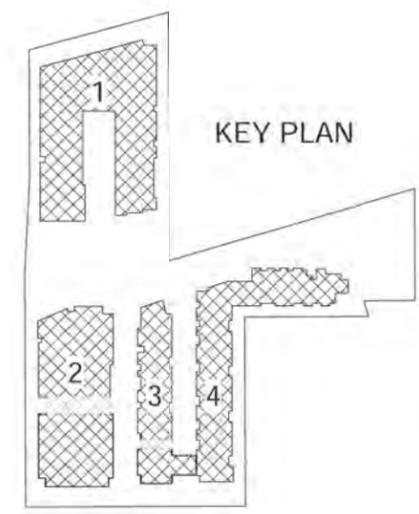
3 SITE SECTION - SOUTH
1" = 1/32"



4 SITE SECTION - EAST
1" = 1/32"



5 SITE SECTION - WEST
1" = 1/32"



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SECTION 08 - ARCHITECTURAL PLANS
SHEET 8.22
OVERALL SITE SECTIONS



1 BUILDING 1 - WEST
1" = 1/16"



2 BUILDING 2 - WEST
1" = 1/16"



3 BUILDING 3 - WEST
1" = 1/16"

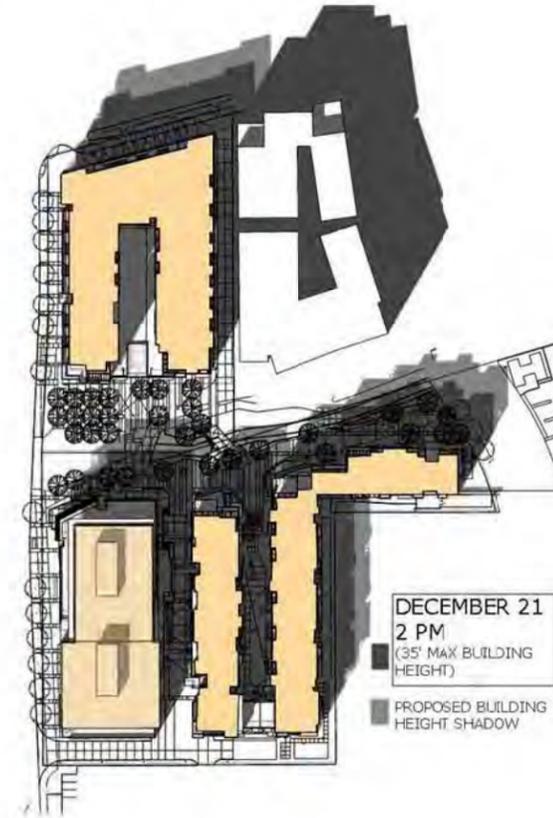
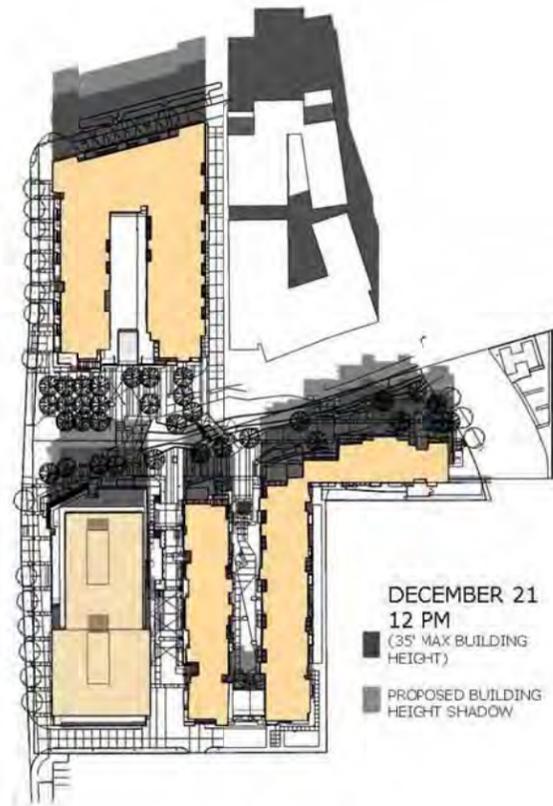
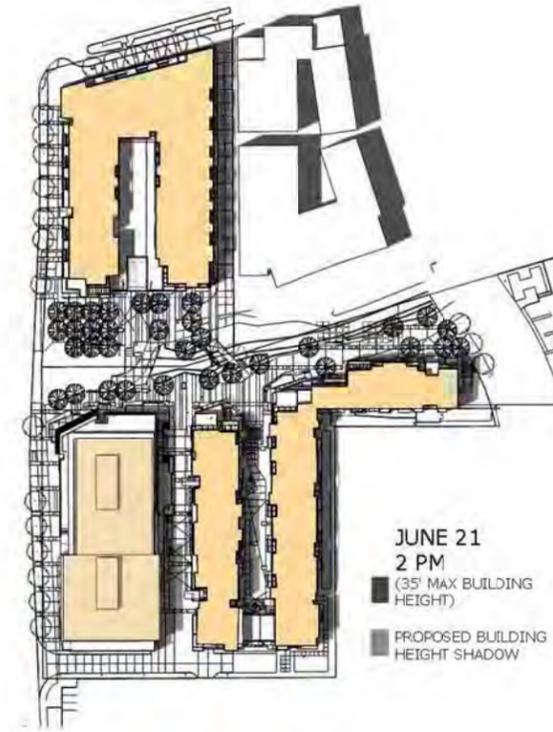
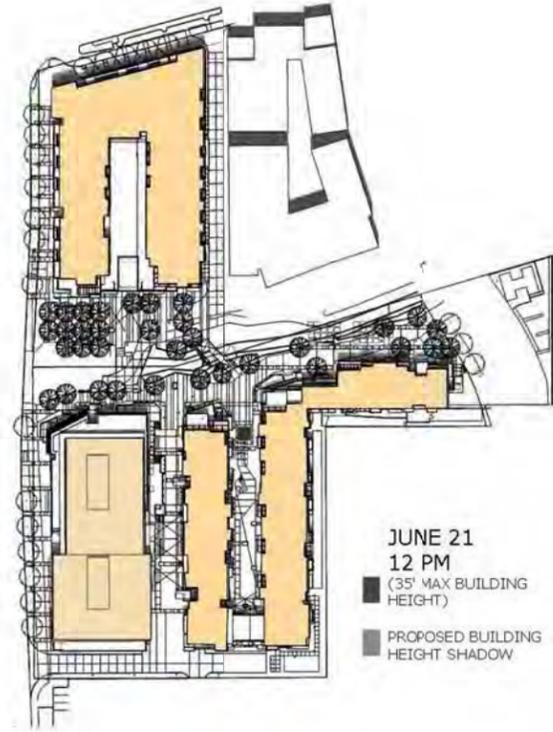
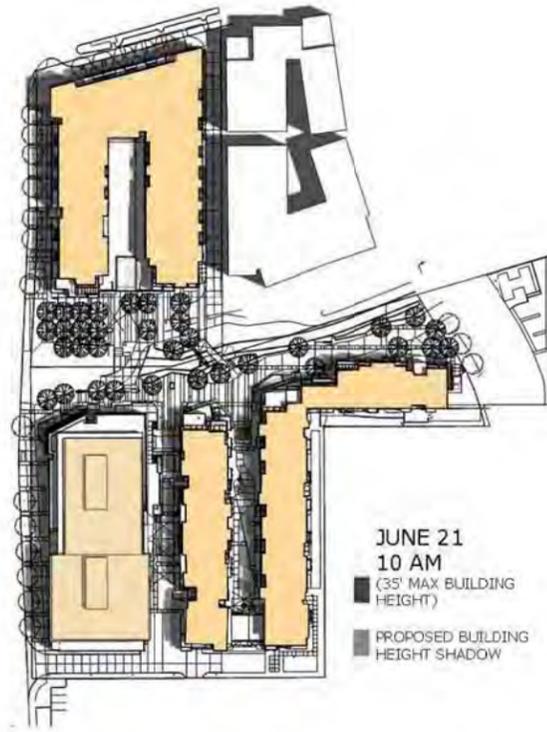


4 BUILDING 4 - WEST
1" = 1/16"

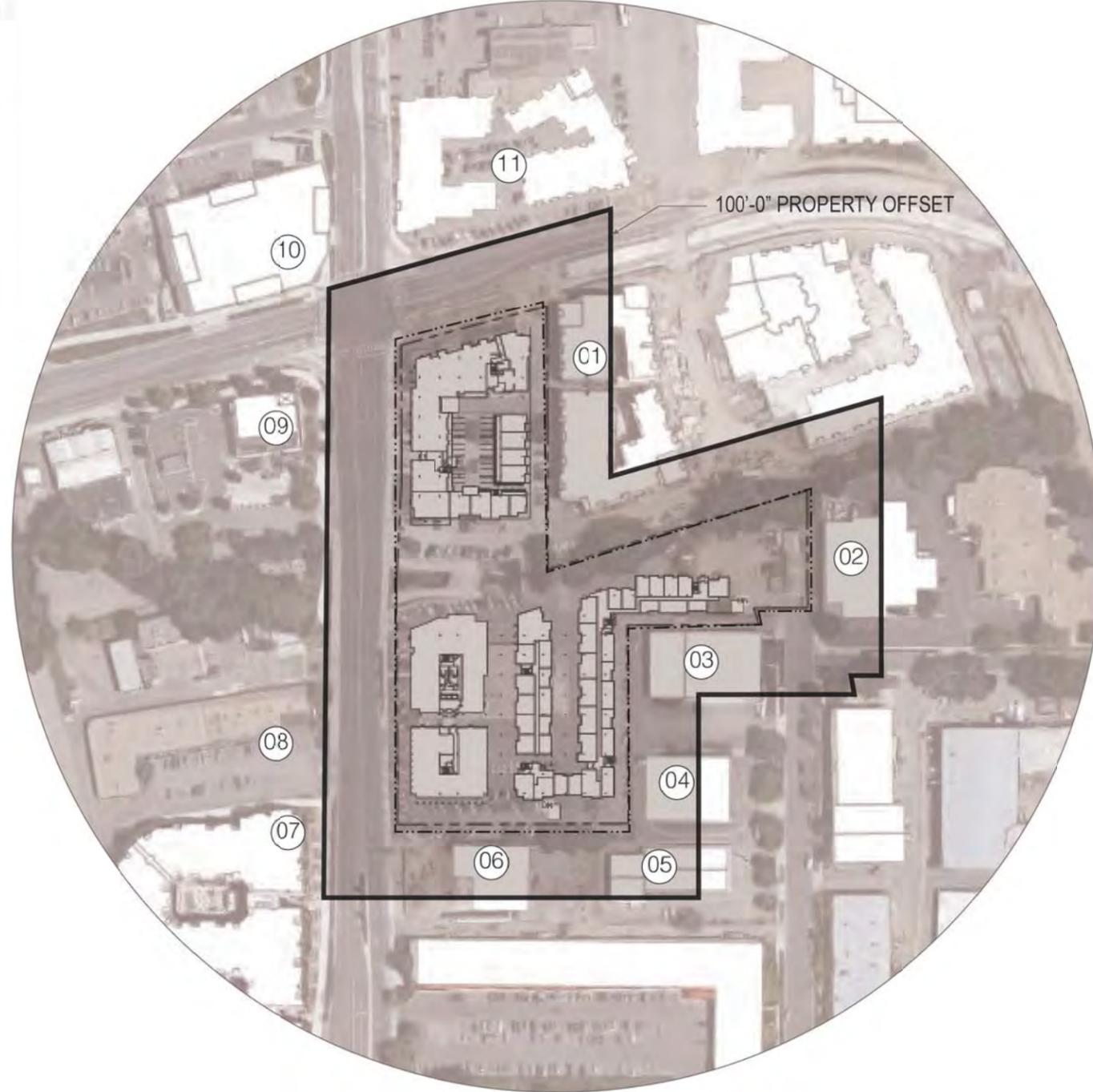
AHM 16.5 Written Statement: A written statement and drawings which describes the way in which the proposal accommodates pedestrians, including without limitation uses proposed for the ground level, percent of transparent material at the ground level, and signage and graphics.

One of the most unique elements of the Réve project design, is the absence of auto focused uses, activity and requirements. Through placing 100% of the parking entirely underground, the project design places the pedestrian and bicyclist first. Even the required TVAP connections are designed to create opportunity and priority for the pedestrian and bicyclist. There are multiple connections through the site where a pedestrian or bicyclist does not need to encounter an automobile. Key design features for the pedestrian/bicycle include:

- Ground floor uses promote visibility, transparency, engagement and light. Uses include; Lively storefront spaces spill activity onto the sidewalk, Outdoor Dining, Live/Work experiences
- The site's permeability and the orientation of the buildings will promote bicycle and pedestrian circulation.
- East/West TVAP connection will be designed and organized to slow the auto traffic down and create a priority for safe, functional travel space for the pedestrian and bicyclist
- Connection to the underpass below 30th Street to facilitate safe and efficient pedestrian/bicycle movement to shopping, dining and employment located to the west of Réve.
- All of the open spaces are linked by walkways, seating areas, courtyards, bridge, and/or a shared plaza throughout the development.
- A multi-use path is proposed for the entire frontage along the 30th Street streetscape, which will provide for circulation and encourage an active streetscape with transparency through the creation of space for retail, restaurant, and office uses at the ground floor.
- The streetscape provides for planting zones at the curb to help separate the pedestrian and vehicles and wide sidewalks/multi-use paths provide safe and comfortable circulation.
- Distinctive street furnishings and diverse storefronts
- Will create a signage program to encourage easy and fun navigation for the bicyclist and pedestrian
- The buildings have been placed to frame the streets to define a pedestrian scale along auto centric these wide corridors.
- The open space within the site has been designed to be comfortable and inviting with proper width to height of building for appropriate scale.



PROXIMAL BUILDINGS		ESTIMATED APPARENT BLDG HGT STORIES	
1.	3060 PEARL PKWY [SOLANO]	46'-8"	4
2.	3275 PRAIRIE AVE [XEROX]	11'-2"	1
3.	2175 32ND ST	14'-8"	4
4.	2045 32ND ST [EXCEL SPORTS]	16'-6"	1
5.	2005 32ND ST	11'-6"	1
6.	2000 30TH ST [CHRISTY'S SPORTS]	32'-0"	2
7.	1955 30TH ST [TWO NINE NORTH]	47'-6"	4
8.	GOOGLE HQ (IN CONSTR)	46'-0"	4
9.	2950 PEARL ST [CHASE]	22'-0"	1
10.	2999 PEARL ST [BARNES & NOBLE]	34'-0"	1
11.	BOULDER JUNCTION (IN CONSTR)	55'-0"	5





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SECTION 00 - GENERAL
SHEET 0.2
VICINITY MAP AND CONTEXT





1 3D SKETCH - BUILDING 2 ON 30TH ST
1" = 1/16"



2 3D SKETCH - BUILDING 2 FROM THE SOUTH
1" = 1/16"



3 3D SKETCH - 30TH AND PEARL CORNER
1" = 1/16"



4 3D SKETCH - BUILDING 1 FROM THE SOUTH
1" = 1/16"

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SECTION 00 - GENERAL
SHEET 0.5
RENDERINGS



1 3D SKETCH - VIEW ACROSS PLAZA TOWARDS THE SOUTH
1" = 1/16"



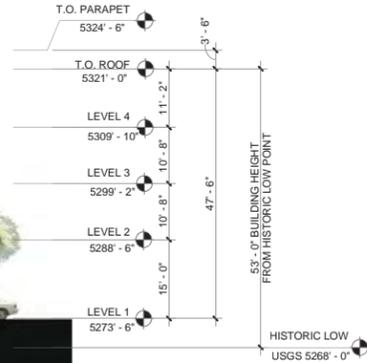
2 3D SKETCH - WATERWAY
1" = 1/16"



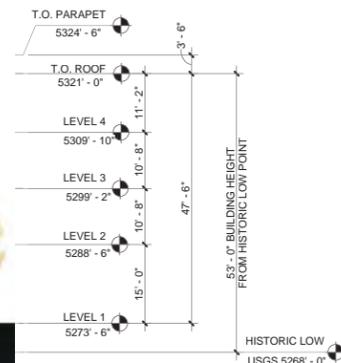
3 3D SKETCH - BUILDINGS 3 AND 4 FROM THE NORTH
1" = 1/16"

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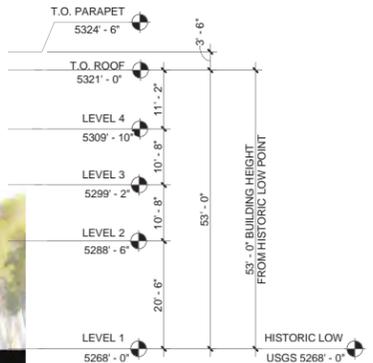
SECTION 00 - GENERAL
SHEET 0.6
RENDERINGS



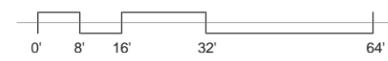
1 BUILDING 1 - NORTH - PEARL ST.
1" = 1/16"



2 BUILDING 1 - WEST - 30TH ST.
1" = 1/16"

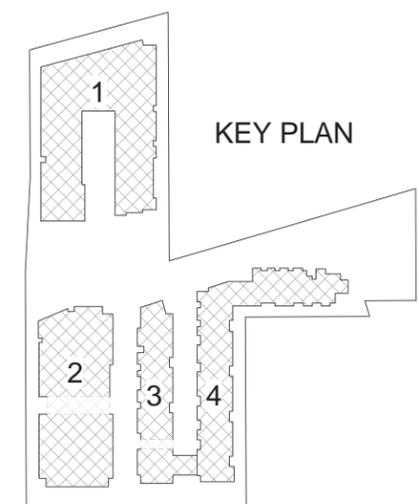


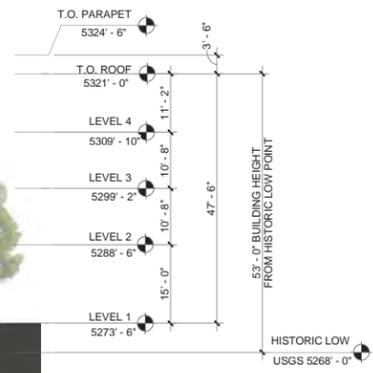
3 BUILDING 1 - SOUTH
1" = 1/16"



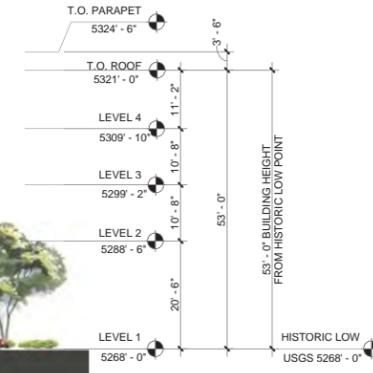
MATERIAL LEGEND

	01 BRICK, RUNNING BOND, #1
	02 CEMENT PLASTER STUCCO #1
	03 SIDING, #1
	04 BRICK, STACKED BOND, #2
	05 ALUM WINDOW OR STORE-FRONT, GLAZING
	06 STL BALCONY OR AWNING

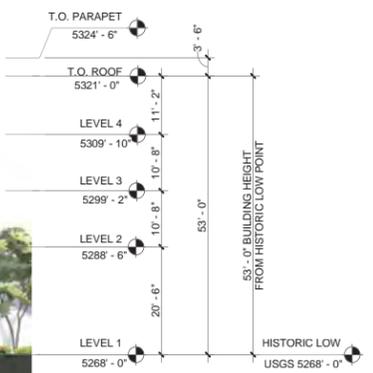




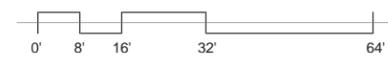
1 BUILDING 1 - EAST
1" = 1/16"



2 BUILDING 1 - EAST COURTYARD
1" = 1/16"

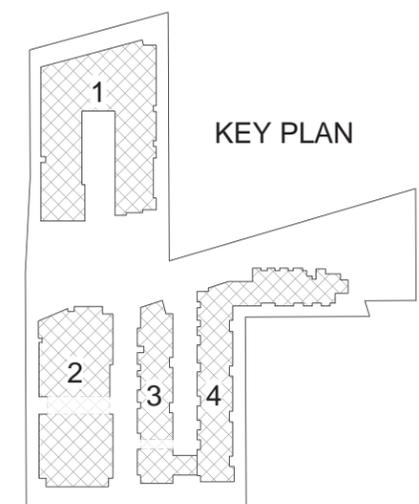


3 BUILDING 1 - WEST COURTYARD
1" = 1/16"



MATERIAL LEGEND

	01 BRICK, RUNNING BOND, #1
	02 CEMENT PLASTER STUCCO, #1
	03 SIDING, #1
	04 BRICK, STACKED BOND, #2
	05 ALUM WINDOW OR STORE-FRONT, GLAZING
	06 STL BALCONY OR AWNING





1 BUILDING 2 - WEST - 30TH ST.
 1" = 1/16"

MATERIAL LEGEND

	01 BRICK, STACKED BOND
	02 TERRA COTTA RAINSCREEN
	03 ALUM WINDOW OR STORE-FRONT, GLAZING
	04 STL BALCONY OR AWNING
	05 WOOD SOFFIT
	06 ALUM WINDOW OR STORE-FRONT, SPANDREL



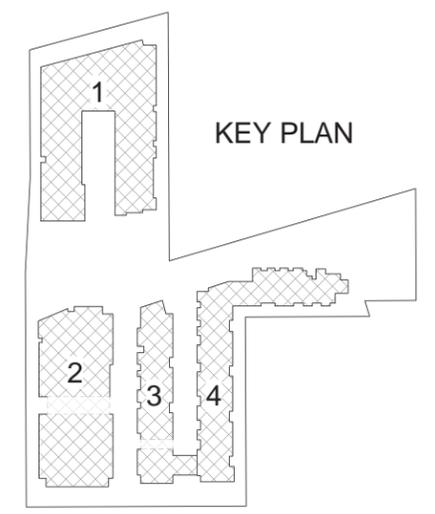
2 BUILDING 2 - NORTH
 1" = 1/16"



3 BUILDING 2 - SOUTH
 1" = 1/16"



4 BUILDING 2 - EAST
 1" = 1/16"



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SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.18
 BUILDING 2 ELEVATIONS



1 BUILDING 3 - WEST
 1" = 1/16"

MATERIAL LEGEND

	01 BRICK, RUNNING BOND, #1
	02 CEMENTITIOUS LAP SIDING
	03 BRICK, STACKED BOND, #2
	04 CEMENT PLASTER STUCCO
	05 ALUM WINDOW, GLAZING
	06 STL BALCONY OR AWNING
	07 METAL SIDING
	08 BRICK, RUNNING BOND, #3



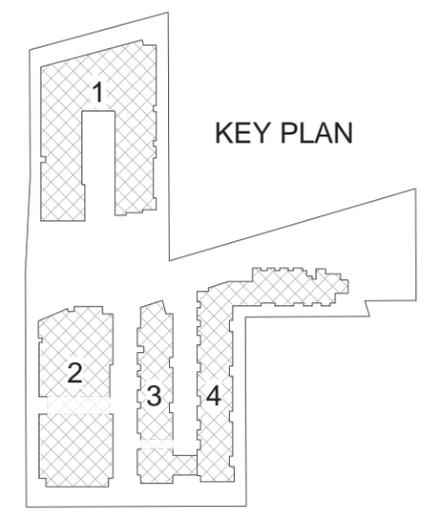
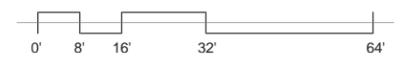
2 BUILDING 3 - NORTH
 1" = 1/16"



3 BUILDING 3 - SOUTH
 1" = 1/16"



4 BUILDING 3 - EAST
 1" = 1/16"



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SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.19
 BUILDING 3 ELEVATIONS



1 BUILDING 4 - WEST
1" = 1/16"



2 BUILDING 4 - NORTH
1" = 1/16"

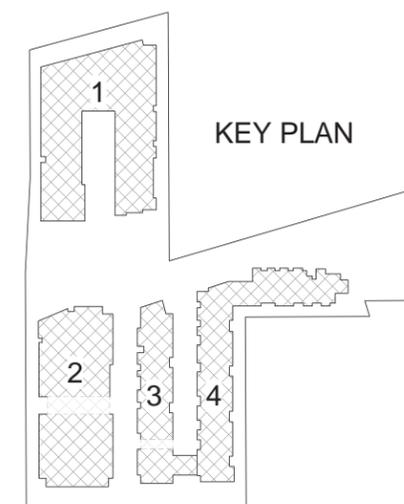


3 BUILDING 4 - EAST
1" = 1/16"



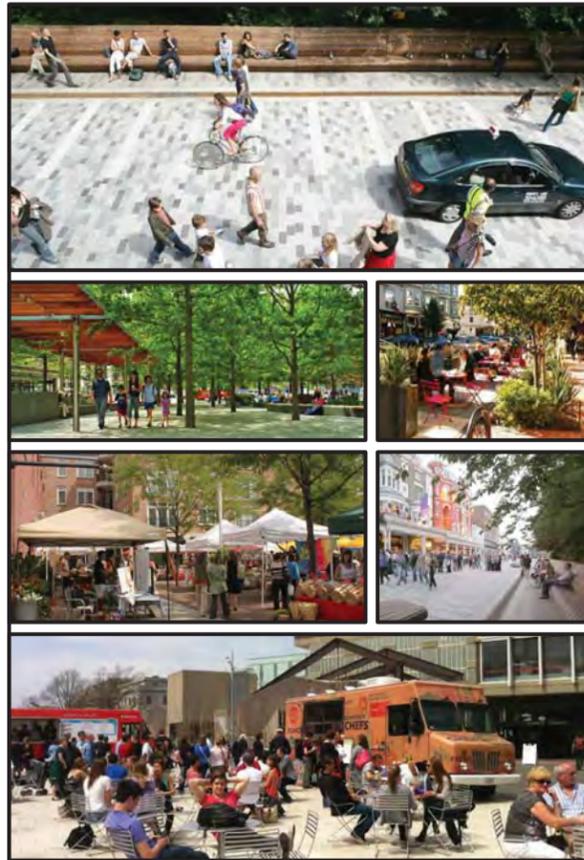
4 BUILDING 4 - SOUTH
1" = 1/16"

- MATERIAL LEGEND**
- 02 CEMENTITIOUS LAP SIDING
 - 03 BRICK, STACKED BOND, #2
 - 04 CEMENTPLASTER STUCCO
 - 05 ALUM WINDOW, GLAZING
 - 06 STL BALCONY OR AWNING
 - 07 METAL SIDING
 - 08 BRICK, RUNNING BOND, #3
 - 09 BRICK, STACKED BOND, #4





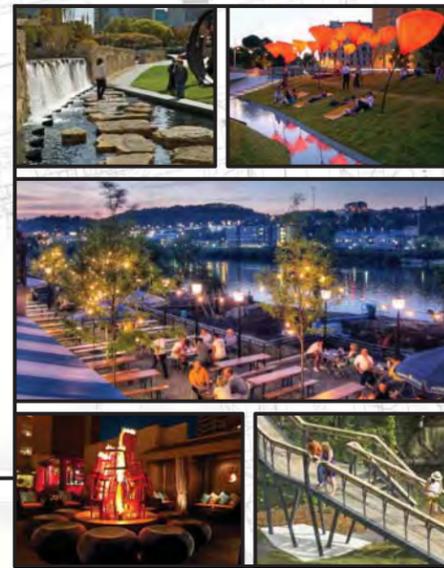
RETAIL/OUTDOOR DINING



PEDESTRIAN PLAZA WITH SHARED STREET



OFFICE ENTRANCE/LIVING STEPS



CENTRAL PLAZA



QUONSET HUT/BIORETENTION



DESIGN ELEMENTS



CHILD-FRIENDLY COURT



LEGEND	
FURNISHINGS	PLANTING
F.1 BOLLARD	PL.1 SHADE TREE
F.2 STONE PLINTH	PL.2 ORNAMENTAL TREE
F.3 BICYCLE RACK	PL.3 MIXED GROUNDCOVER
F.4 MOVEABLE SEATING	PL.4 BIORETENTION
F.5 BENCH	DESIGN FEATURES
F.6 BAR SEATING	DF.1 OUTDOOR CHESS BOARD
F.7 WOOD BENCH (BUILT-IN)	DF.2 FIREPIT/SCULPTURE
F.8 LIVING STEPS	DF.3 WATER FEATURE
LIGHTING	DF.4 WOOD SCREEN
LF.1 AREA LIGHT	DF.5 CHILDREN'S MOUNTAIN AND SLIDE
LF.2 CATENARY FIXTURE	DF.6 WOODLAND WALK
LF.3 DECORATIVE BEACON	DF.7 WOOD PEDESTRIAN BRIDGE
LF.4 BOLLARD LIGHT	
LF.5 STRING/FESTOON LIGHTING	
PAVING	
PA.1 BROOM-FINISHED CONCRETE	
PA.2 PERMEABLE PAVERS	
PA.3 UNIT PAVERS	
PA.4 DECOMPOSED GRANITE	
PA.5 WOOD PAVING	
PA.6 SYNTHETIC TURF	

SHARED STREET NARRATIVE

Designed foremost as a multi-modal, pedestrian-scaled plaza, this area serves as an urban connector tying together the north-south and east-west sides of the project by providing the Scale, Detail and Thoroughway for multiple modes of travel.

Scale

- Buildings 1 & 2 provide the scale and height needed to anchor this wide space at 30th Street
- Outdoor dining, building entrances and retail storefronts line the plaza area to encourage pedestrian activity
- Retail in Building 1 and Retail/Amenities in Buildings 2 and 3 will provide multiple pedestrian destinations and encourage cross access across the pedestrian bridge and Multi-Use Path
- Tree Grove provides shade and buffer from 30th Street

Detail

- The Shared Street is comprised mainly of permeable pavers to increase infiltration and quality of stormwater discharge
- Automobiles are restricted to the center travel way by bollards, trees and plantings, stone plinths and lights. These features are placed close to the side of the travel way to scale down the space and encourage slow speeds
- Offset in the center of the auto traffic lane to create a wider plaza area for larger pedestrian gatherings and to discourage high-speed cut-through auto traffic. Catenary light fixtures provide scale over this area
- Several areas of the existing Multi-Use Path Bridge are redesigned to provide raised planters to increase stormwater absorption and decrease the amount of exposed concrete in the Ditch area
- Both fixed and moveable seating is carefully placed throughout the Shared Street area to increase comfort of pedestrians and encourage resting and gathering
- Trees placed in paving will be supported by the Silva Cell planting system

Thoroughway

- Clear path for auto traffic through center of plaza
- Clear path for cyclists along Multi-Use Path which is primarily concrete to carry the standard City of Boulder detail through the area
- Clear paths for pedestrians along the Retail face of the building on the north and clear points for crossing to bridges and Central Plaza
- Multi-Use Path is relocated to allow for a more direct east/west connection as well as placing more landscape and seating closer to the Ditch, which improves the view into the project from 30th Street

CENTRAL PLAZA NARRATIVE

Conceived as the Central gathering place of the Réve project - Centered on the Improved Ditch/Wildlife Corridor, Identifiable as the Heart of the Project, Paved Terraces for circulation and gathering and Scaled by perfect building placement and interface.

Wildlife Corridor/Improved Ditch

- Native, riparian plantings line the ditch edge to provide natural transition to terraces
- Plantings to provide food, shelter and shade to re-establish ditch as a Wildlife Corridor
- Wier in ditch provides ponding and waterfall for increased interest

Heart of the Project

- Large fire pit/sculpture as focal gathering feature
- Tall sculptural light features provide interest
- Multiple overlooks and pause points to view naturalized Ditch

Paved Terraces

- Many points of pedestrian access and destination to encourage walking and use

Urban Character

- Buildings are positioned to provide human scale to this large space
- Ground-Floor Building interfaces are oriented onto Central Plaza - Retail, Fitness and Residential Building Entrances
- Multiple upper-floor terraces step building to provide better sight lines and sunlight to pedestrian terraces
- Perfect blend of materials in hardscape elements to correspond to the architecture and provide visual interest
- Ample tree and landscape planting to provide shade, scale and visual interest

The Central Plaza is comprised mainly of permeable pavers to increase infiltration and the quality of stormwater discharge

Hardscape areas are designed for gathering of large groups while still being comfortable for daily use by residents and office users

Paving layout accommodates multiple users and modes of travel while variations in paving pattern, color and type visually break up wide expanses of paving

Moveable seating is placed in multiple areas to allow people to arrange seating for their comfort and to accommodate multiple group sizes



1 VIEW LOOKING WEST



2 VIEW LOOKING EAST FROM 30TH ST



3 VIEW LOOKING WEST @ MULTI-USE PATH



4 VIEW LOOKING EAST FROM 30TH



1 VIEW LOOKING EAST



2 VIEW LOOKING WEST



3 VIEW LOOKING WEST



4 VIEW LOOKING SOUTHWEST



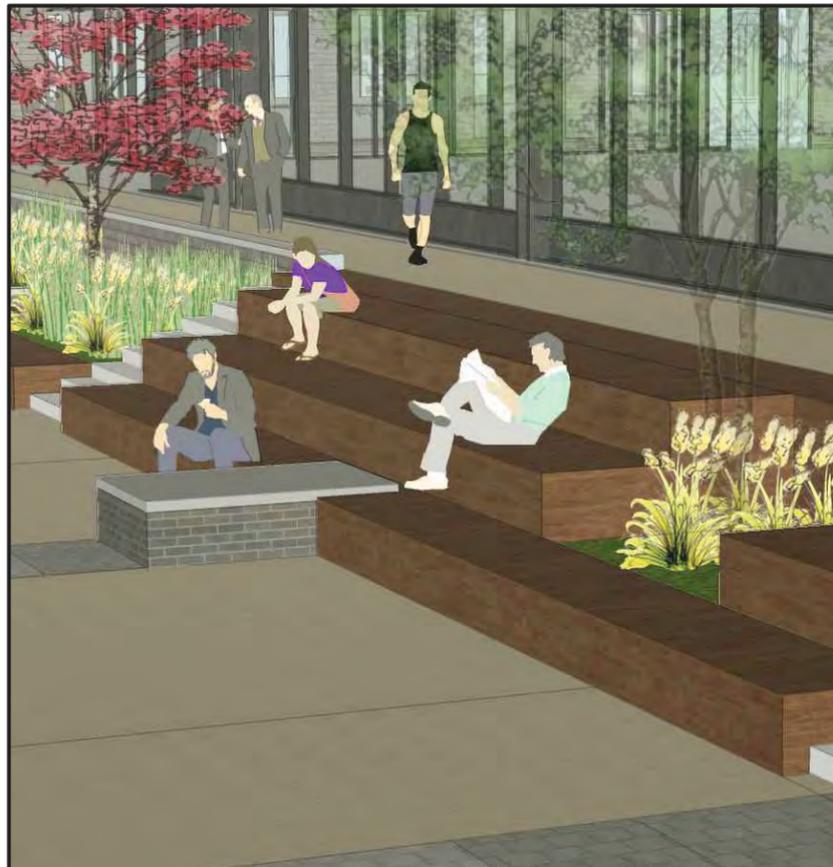
SECTION 07
 SHEET 7.5.4
 OPEN SPACE ENLARGEMENT PLAN
 ENTRANCE DRIVE
REVE
 SITE REVIEW SUBMITTAL | 07/20/2015



1 VIEW LOOKING NORTH



2 VIEW LOOKING SOUTH



3 VIEW OF LIVING STEPS



4 VIEW LOOKING SOUTH



1 VIEW LOOKING SOUTH



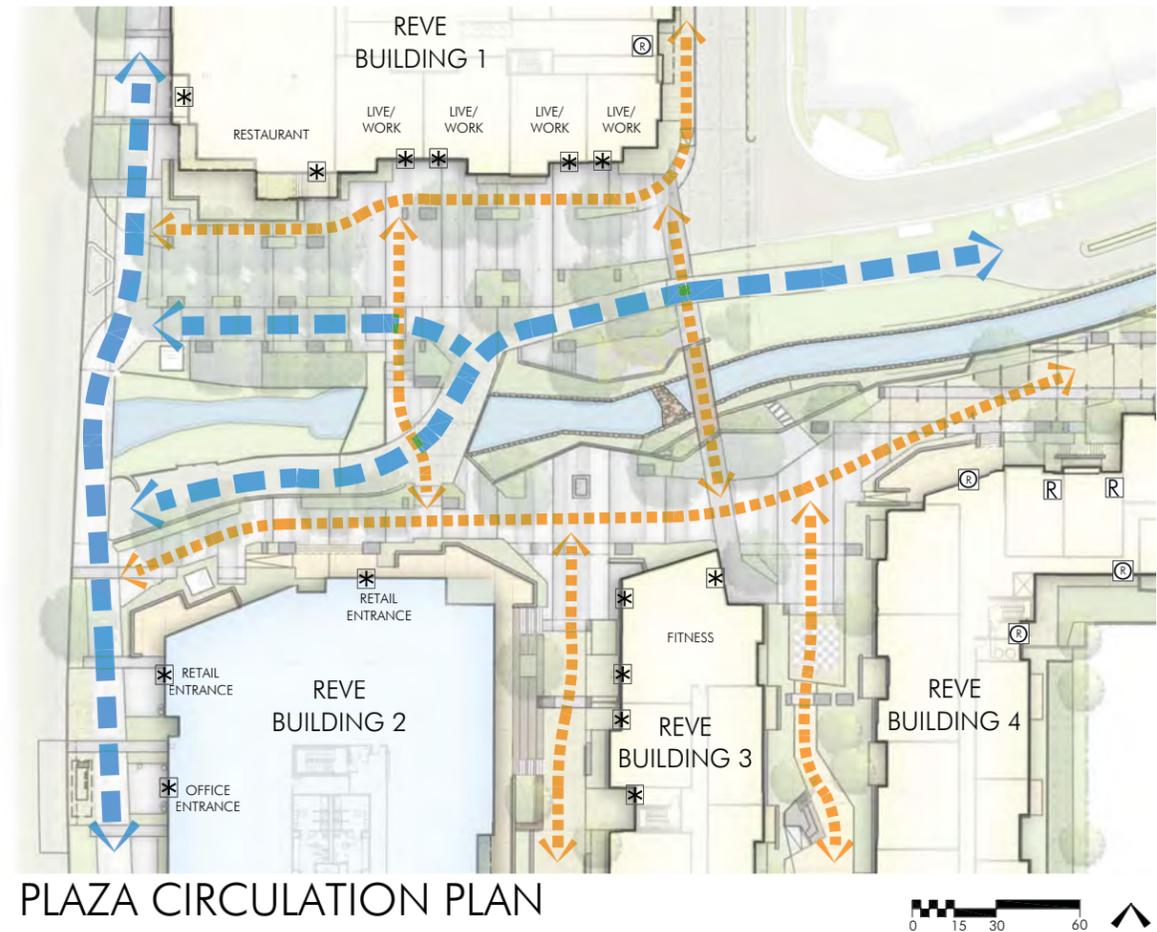
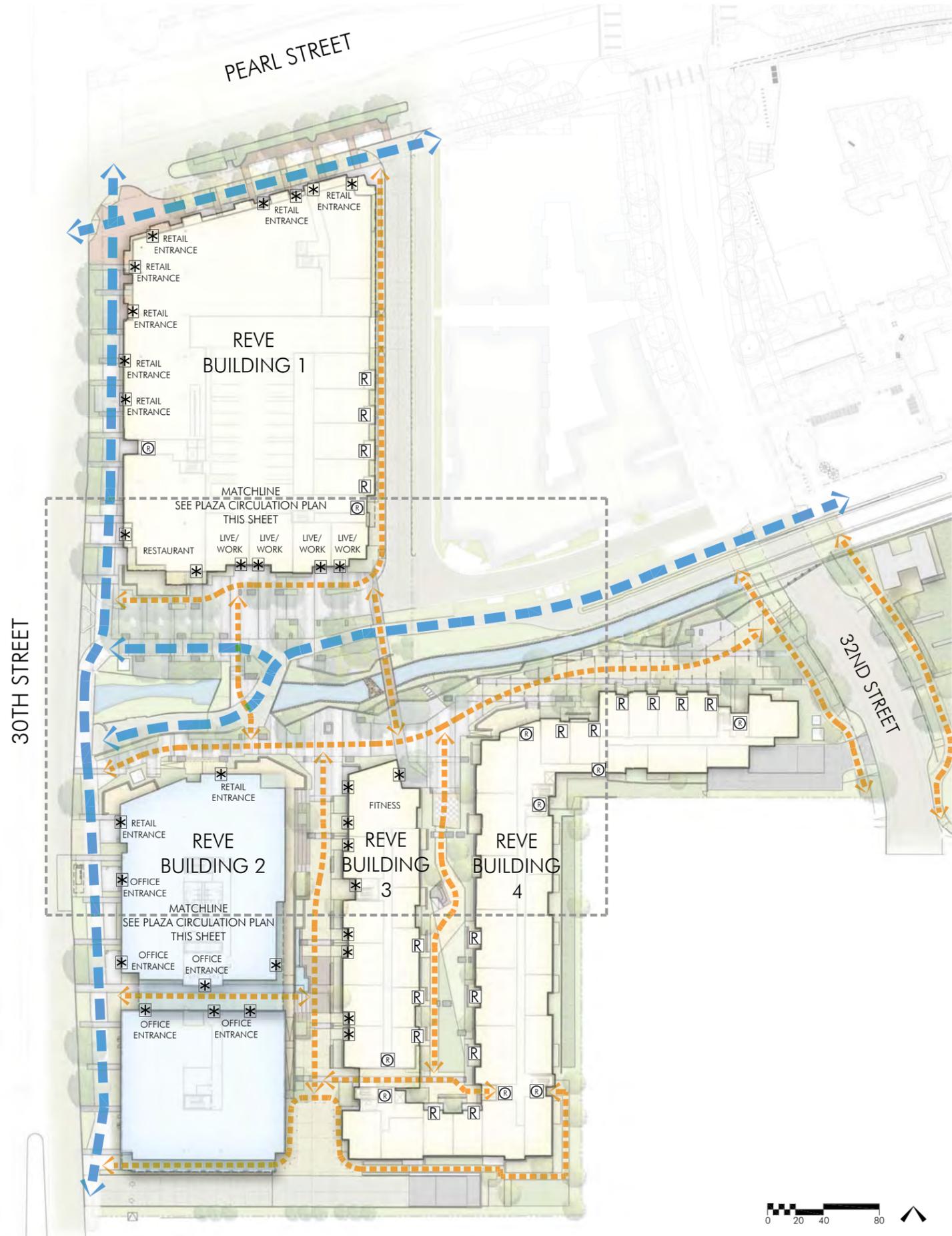
2 VIEW LOOKING NORTH



3 VIEW LOOKING NORTH @ CHILDREN'S MOUNTAIN/ SLIDE AND WOODLAND WALK



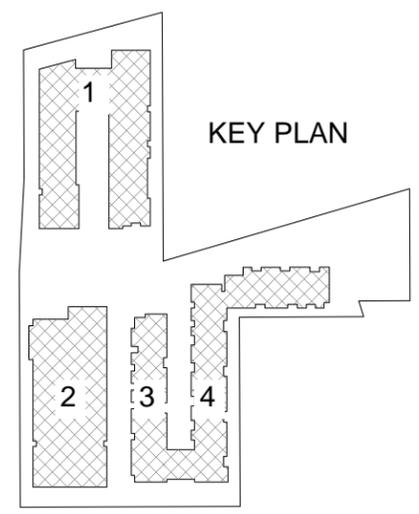
4 VIEW LOOKING SOUTH FROM DITCH



PLAZA CIRCULATION PLAN

CIRCULATION KEY

- RESIDENT ONLY BUILDING ENTRANCE
- PRIVATE RESIDENTIAL ENTRANCE
- COMMERCIAL BUILDING ENTRANCE
- MULTI-USE PATH
- PEDESTRIAN PATH



Preliminary Consistency with BVRC Design Guidelines



BVCP DESIGN GUIDELINE applies to the south portion of project	CONSISTENCY ANALYSIS WITH GUIDELINE	Meets Guideline?
<p>3.1.B Locate Buildings close to the street</p> <p>3.1.D Maximize the street frontage of buildings</p>		
<p>3.1.C. Locate buildings at street corners (see also guideline 5.2.B)</p>		
<p>3.1.E. Lay out the site to support pedestrian circulation</p> <p>Pedestrian circulation should be an integral part of initial site layout, not added after building locations and vehicular circulation are determined. Organize the site so that buildings frame and reinforce pedestrian circulation.</p>		
<p>3.1.G. Preserve and capitalize on views to the west</p> <p>Locate buildings and open space to preserve and take advantage of views to the west, northwest and southwest from public spaces on and near the site such as streets and sidewalks.</p>		

<p>(Open Space Guidelines): 3.1.F. Useable open space should be integral to the plan; 3.6.A. Provide useable outdoor open space; 3.6.B. Locate and design open space to encourage use; 3.6.E. Provide furnishings and landscaping in open space; and 3.8.A. Provide outdoor furnishings Useable outdoor spaces should be provided that will encourage activity at the street and building entrances...To ensure that useable open space is well-used, it is essential to carefully locate and design it.</p>		
<p>3.1.K. Provide vehicular and pedestrian links Provide transportation links to adjacent properties for automobiles, bicycles and pedestrians.</p>		
<p>3.2.A. Internal drives should connect public streets; and 3.2.B. Connect with adjacent parking lots or drives Wherever possible internal access drives should be located to join together existing public streets and/or connect to adjacent private drives...</p>		
<p>3.3.A. Provide a complete pedestrian network; and 3.3.B. Provide interior pedestrian links to adjacent properties Provide a complete network of paths that interconnect building entrances, parking and transit stops, public sidewalks and crossings, adjacent properties, adjoining off-street paths and any other key destinations on or adjacent to the site.</p>		
<p>3.3.C. Distinguish and enhance pedestrian paths; 3.3.D. Use distinctive paving; 3.3.E. Provide crosswalks; and 3.3.E. Ensure adequate path widths Pedestrian paths should be clearly defined and enjoyable to use.</p>		
<p>3.4.H. Ensure bicycle parking is ample and secure; 3.4.B. Locate bike racks where visible and convenient; and 3.4.C. Provide shelter and lighting for bike parking Provide two bike parking spaces for every 10 vehicle spaces.</p>		
<p>3.5.A. Try to minimize parking needs; and 3.5.B. Try to provide structured, rather than surface, parking</p>		

5.1.E. Intermingle the building interior and exterior

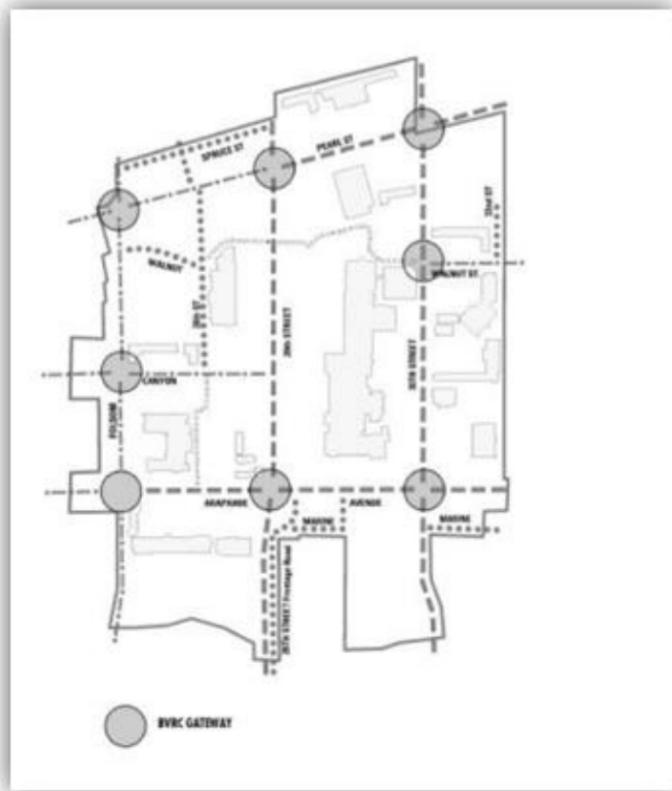
Take “the indoors” outdoors by spilling interior spaces (e.g. dining areas, merchandising displays) onto walkways and plazas.

5.2.A. Orient the building to the street

The building should address the street...Orient the main facade to the street, and provide an entrance(s) on the streetside...In general, for walkability, building or store entrances should occur at least approximately every 150 feet.

5.2.B. Address the street corner

Buildings at street corners, BVRC gateways in particular (see Gateways Map, Appendix E), must be designed to address the corner -- that is, to engage the interest of drivers, pedestrians and bicyclists at the intersection. Provide a building entry, additional building mass, and distinctive architectural elements at the corner.



5.2.C. Emphasize building entrances

Use building massing, special architectural features, and changes in the roof line to emphasize building entrances

<p>5.2.D. Avoid large blank walls; For visual interest, avoid blank wall surfaces longer than approximately 100 horizontal feet and higher than approximately 20 vertical feet. Effective ways to articulate walls include:</p> <ul style="list-style-type: none"> • Vary the building mass to reflect interior spaces; • Modulate the wall plane with a rhythm of three dimensional forms, like bays, pilasters, recesses <p>Every building in the BVRC should be a notable, enduring contribution to Boulder's built environment. Exterior building materials should convey solidity and permanence.</p>		
<p>5.2.E. Provide pedestrian interest on the ground level;</p>		
<p>5.2.G. Standardized designs and foreign styles are discouraged</p>		

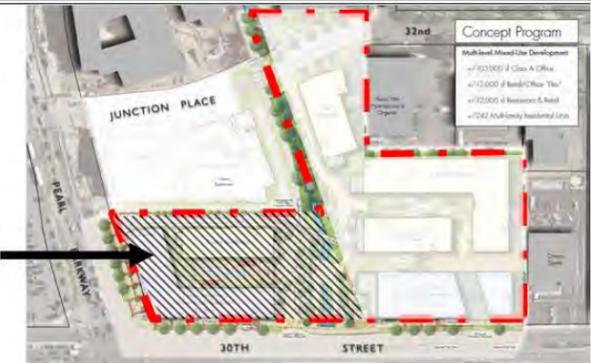
<p>5.2.I. Use human-scale materials; and 5.2.J. Select high-quality exterior materials</p>		
<p>5.2.F. Design all sides of the building;</p>		
<p>5.3.A. Locate service areas to minimize visibility; 5.3.B. Screen truck areas; 5.3.C. Enclose trash storage; 5.3.D. Utility boxes and meter should be inconspicuous; and 5.3.E. Minimize the visibility of HVAC systems</p>		

<p>3.7.A. Exceed City landscape standards; 3.7.B. Street corners and site entries should have special landscaping; 3.7.C. Pedestrian areas should have special plantings; 3.7.D. Vehicular areas may have larger- scale plantings; and 3.7.E. Utilize xeriscape techniques The proposed landscape plan includes a variety of plant materials in excess of the landscape requirements.</p>		
<p>4.1.A. Identify which type of street(s) the development site fronts 4.2.A. Internal through-streets should be pedestrian friendly Internal (privately-owned) through-streets should look and function like “A” streets, that is, pedestrian- friendly. This may be challenging if the drive passes along interior parking lots. Provide a 6 foot-wide walk on both sides of the drive. Ensure pedestrian interest along the walk by providing storefronts or windows, street trees, landscaping, and/or special lighting. Screen or buffer parking lots if possible. On-street parallel parking is strongly recommended. Also see Guideline 3.2.A.</p>		
<p>5.1.A Break down the mass of the building; and 5.1.C. Transition to adjacent buildings For human scale and visual interest, break down the mass of the building, horizontally and vertically, into a hierarchy of volumes...[additionally,] consider varying building height and massing to make a visual transition to adjacent buildings.</p>		
<p>5.2.K. Buildings should be environmentally sound Use environmentally sound building design, construction techniques and materials.</p>		
<p>DESIGN OBJECTIVES for “C” streets</p> <ul style="list-style-type: none"> • Heavy cross-town and regional traffic • Four or more drive lanes • No on street parking • Landscaped medians: • Special efforts needed to buffer pedestrians from high volumes of high-speed traffic, to safely accommodated bicyclists and to screen parking lots • Wider heavier street side plantings • Large retail buildings and street-side parking lots are more likely here than along A and B streets • Wide sidewalks and/or multi-use paths • Concentrate buildings at the corners of intersections and locate any parking lots toward the middle of the lot or block 		

Preliminary Consistency with Transit Village Area Plan Design Guidelines



TVAP Guidelines only apply to north side of the ditch within the TVAP-MU2 portion of the site within the Pearl District



General Guidelines: The following guidelines apply to all character districts.	CONSISTENCY ANALYSIS WITH GUIDELINE	Meets Guideline?
Building Placement and Design <ul style="list-style-type: none"> Orient the main facade to the street and provide an entrance on the street side of the building. 		
<ul style="list-style-type: none"> 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. 		
<ul style="list-style-type: none"> Consider opportunities to frame or preserve views of the Flatirons to the southwest. 		
Useable Open Space <ul style="list-style-type: none"> 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. 		
Permeability <ul style="list-style-type: none"> 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. This is especially important where street blocks are large, for example in the Wilderness Place District 		
Pearl Street Center Guidelines <ul style="list-style-type: none"> Locate buildings and building entries along Pearl and 30th streets, with parking behind the buildings. Large buildings will likely need multiple entrances. 		
<ul style="list-style-type: none"> Along Pearl and 30th streets, provide active first-floor uses, such as retail, where feasible. 		
<ul style="list-style-type: none"> Look for opportunities to create car-free or car-reduced zones. 		

<ul style="list-style-type: none">• Buildings adjacent to Goose Creek Greenway or the North Boulder Farmer's Ditch should orient to the greenway or ditch amenity.• Provide direct access from adjacent properties to the future ditch path and the existing greenway, if the grade difference can be reasonably mitigated.		
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