

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. [Boulder Civic Area Information Item](#)
6. 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. Bailly 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. Bailly 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. Bailly 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. Bailly** 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

CITY OF BOULDER
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

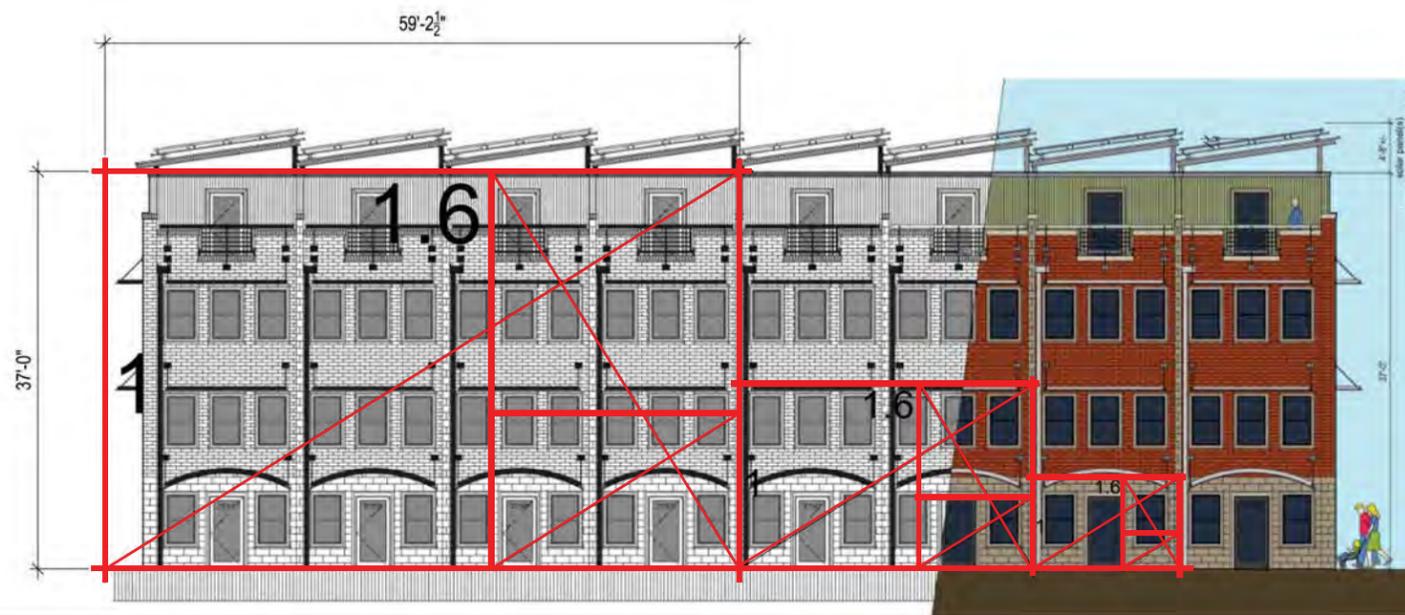
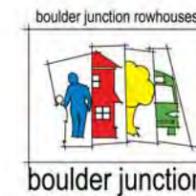
At the time of the meeting, please bring at least one set of rendered drawings and material samples.

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.



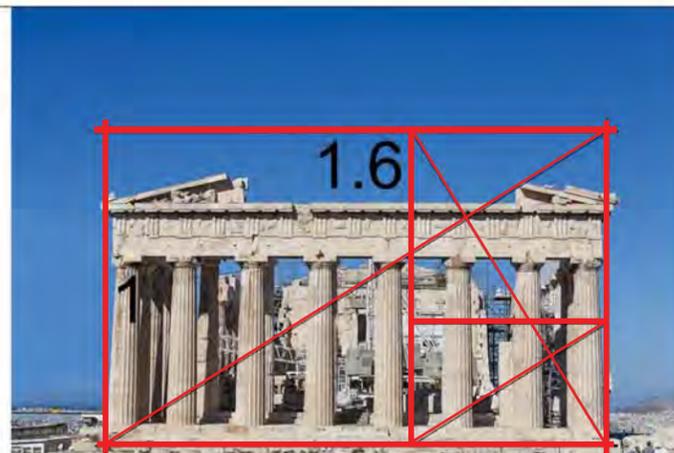
Architectural Documents Boulder Junction rowhouses



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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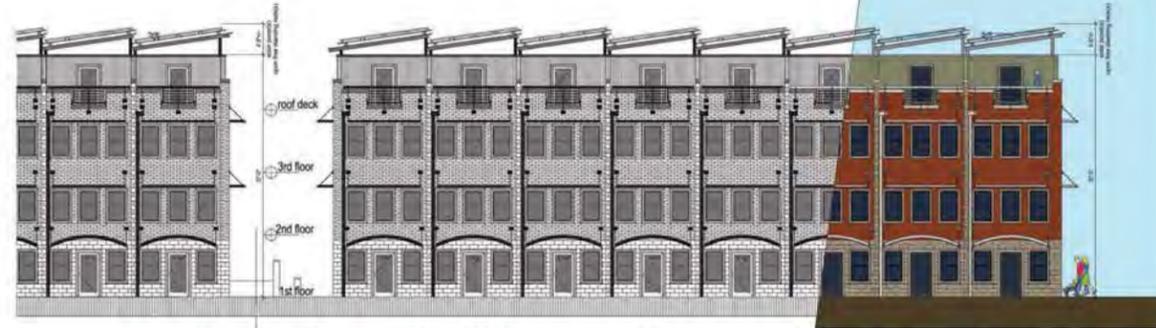
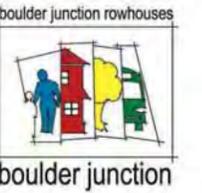
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inspirations

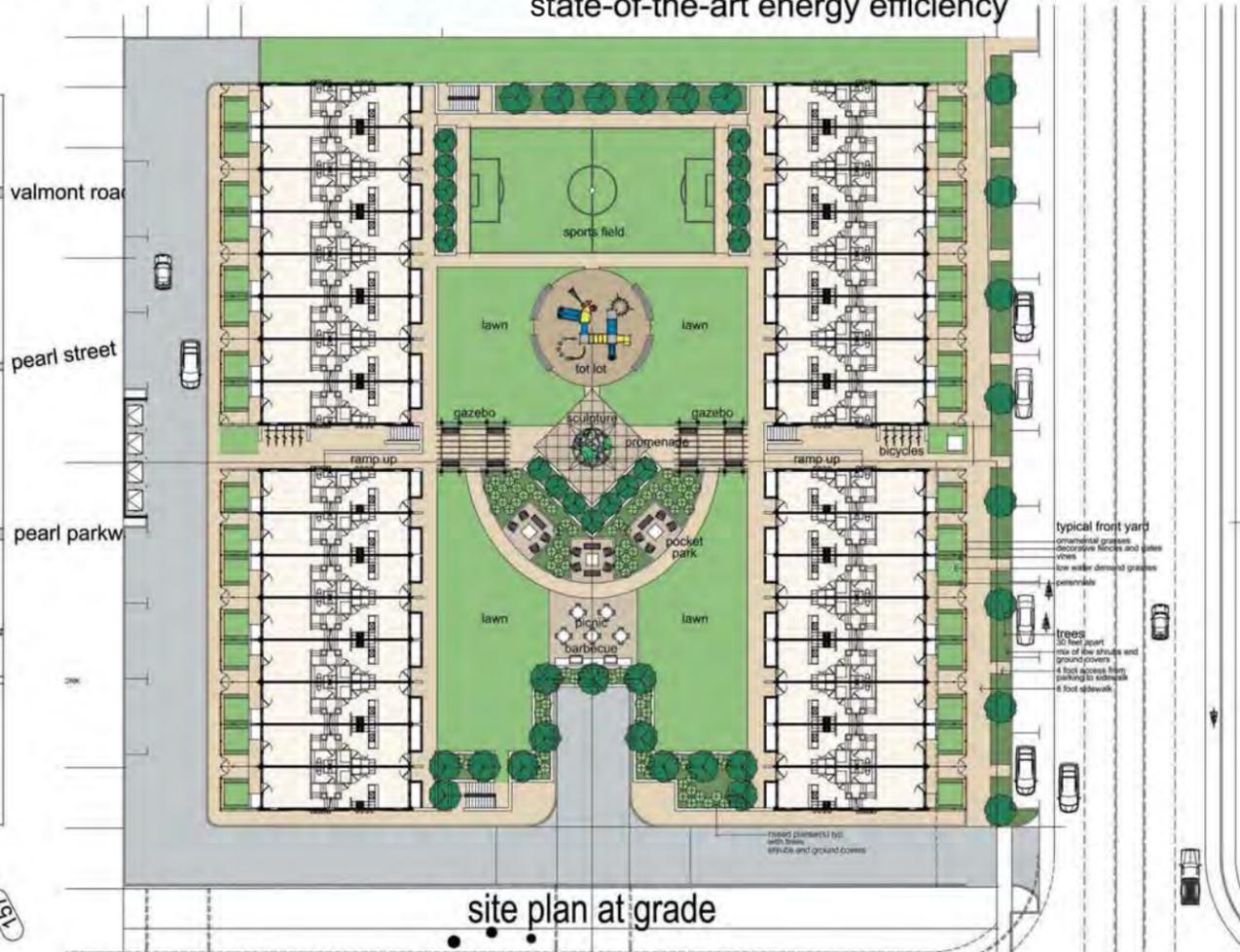
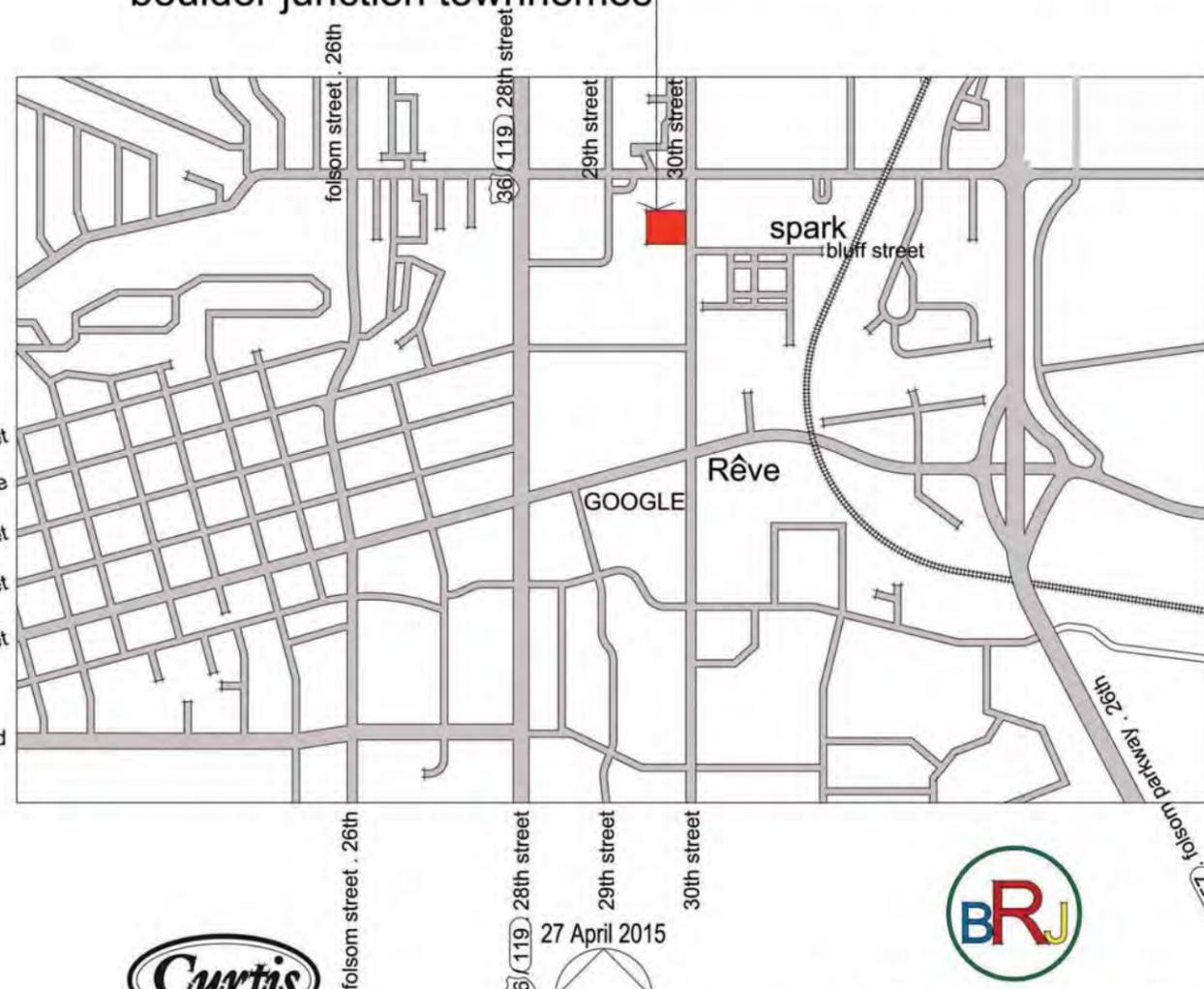


Boulder Junction Rowhouses



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



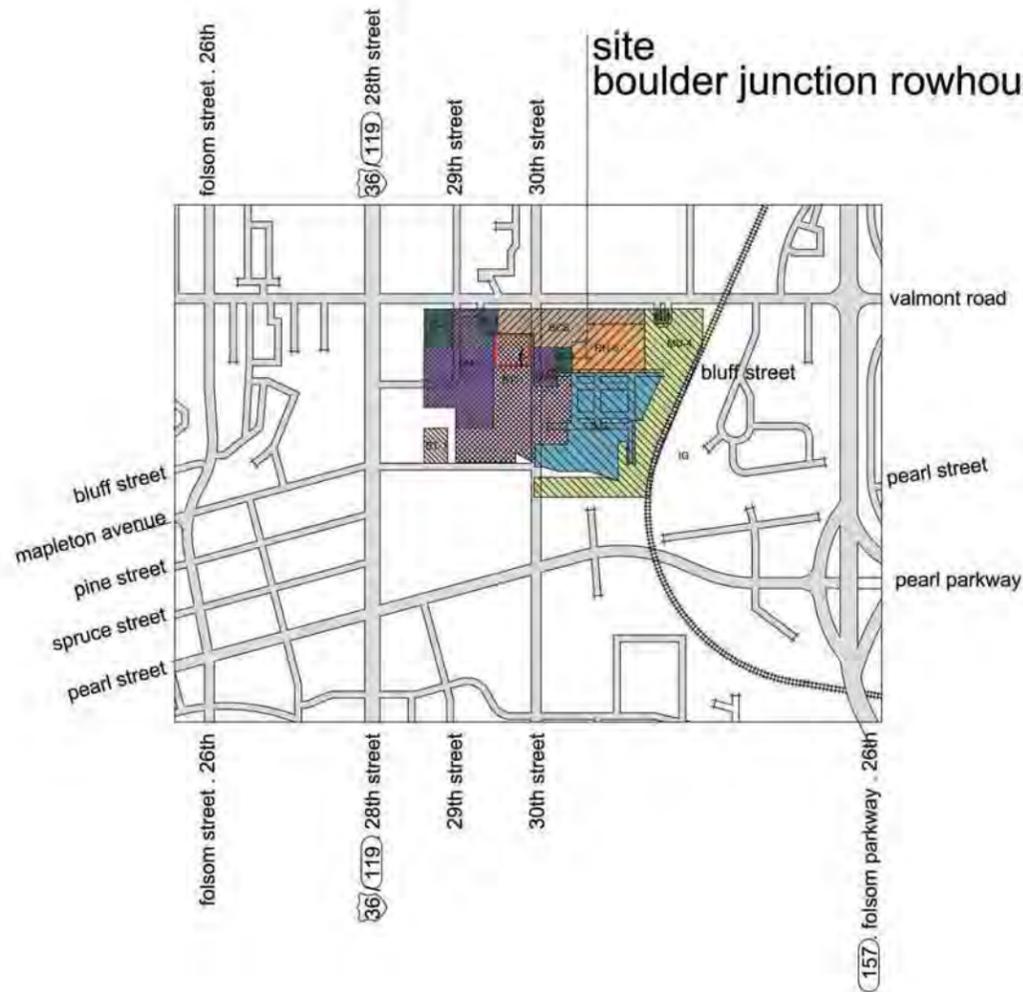
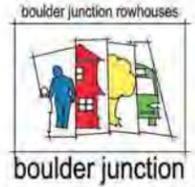
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greenius
greenius corporation
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jasonlewiston@gmail.com



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.

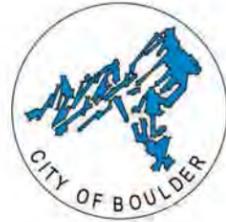
Solar Hot Water Collectors: Have you ever picked up a hose in the summer and felt how hot the water was? We will use the sun to heat much of our hot water.

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

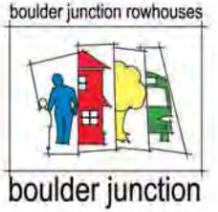
LED and CFL lighting: Some of our light bulbs will last ten years or more and use 1/15 the energy of yesterdays bulbs.

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.

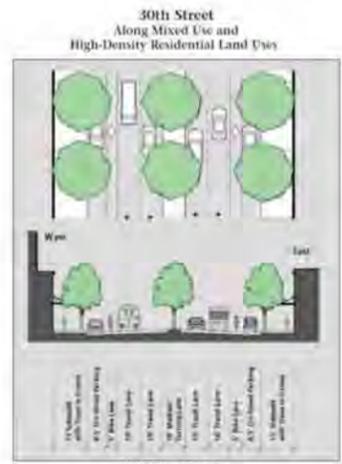
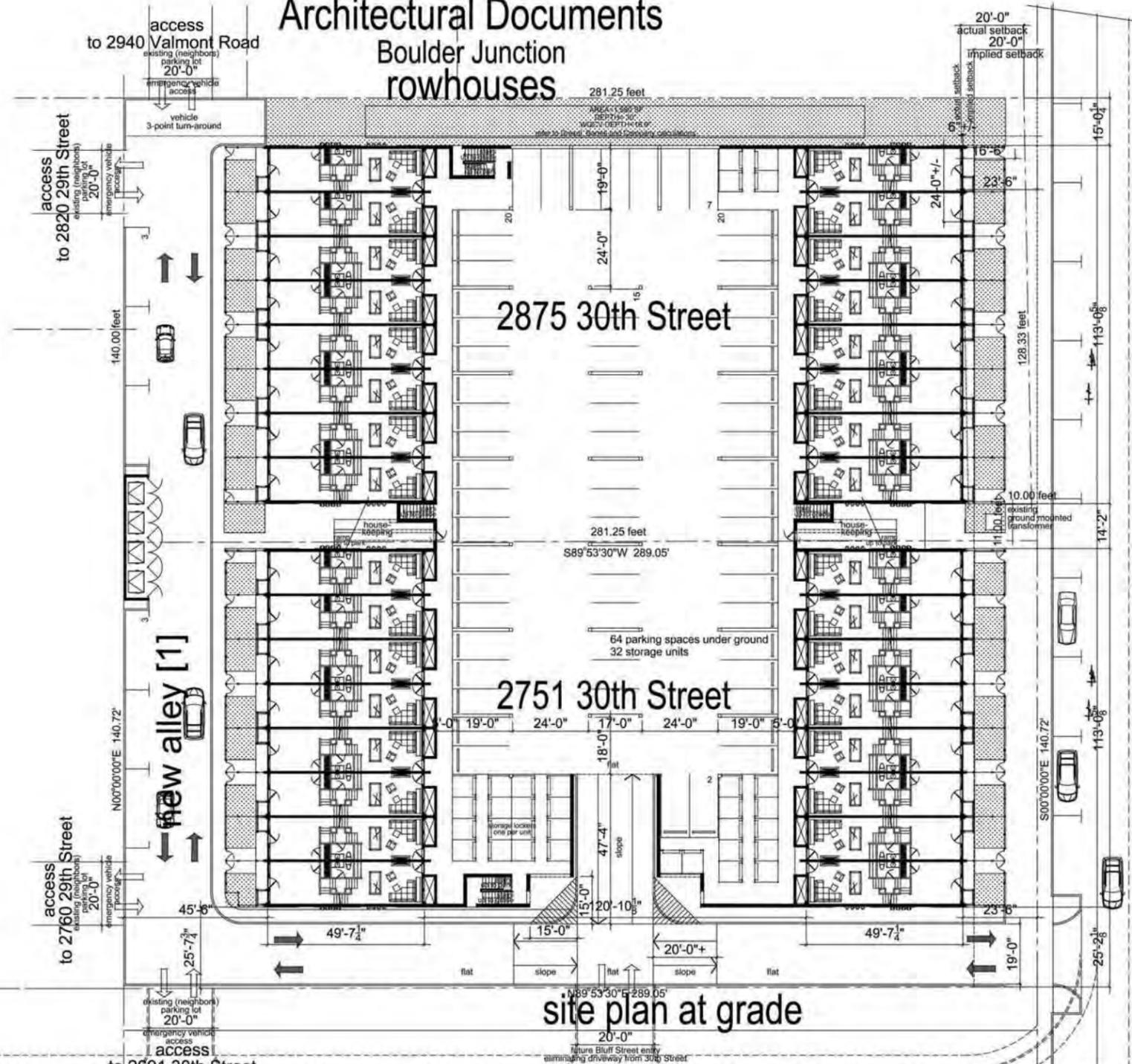


Architectural Documents Boulder Junction rowhouses



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



107' Street Section
streetscape as shown in TVAP



site location map

site plan at grade

new Bluff Street
Bluff Street extension per TVAP proposal

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



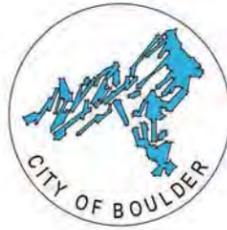
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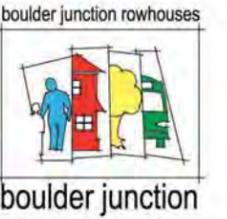
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2.



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 10 FEET to ANY PUBLIC SEWER or WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
 3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS and 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



Sculpture
to be determined
FOCAL POINT OF PROMENADE

- 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



Since 1945
Craig and Mark Menick
Curtis Building Company
craig@curtisbuilding.com
mark@curtisbuilding.com

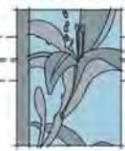
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27 April 2015



called north

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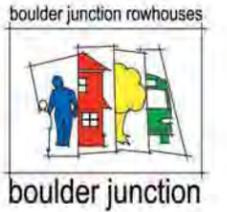


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303.494.9138
CAROL@STUDIOTERRA.NET

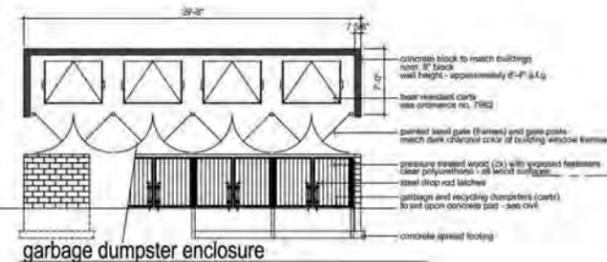
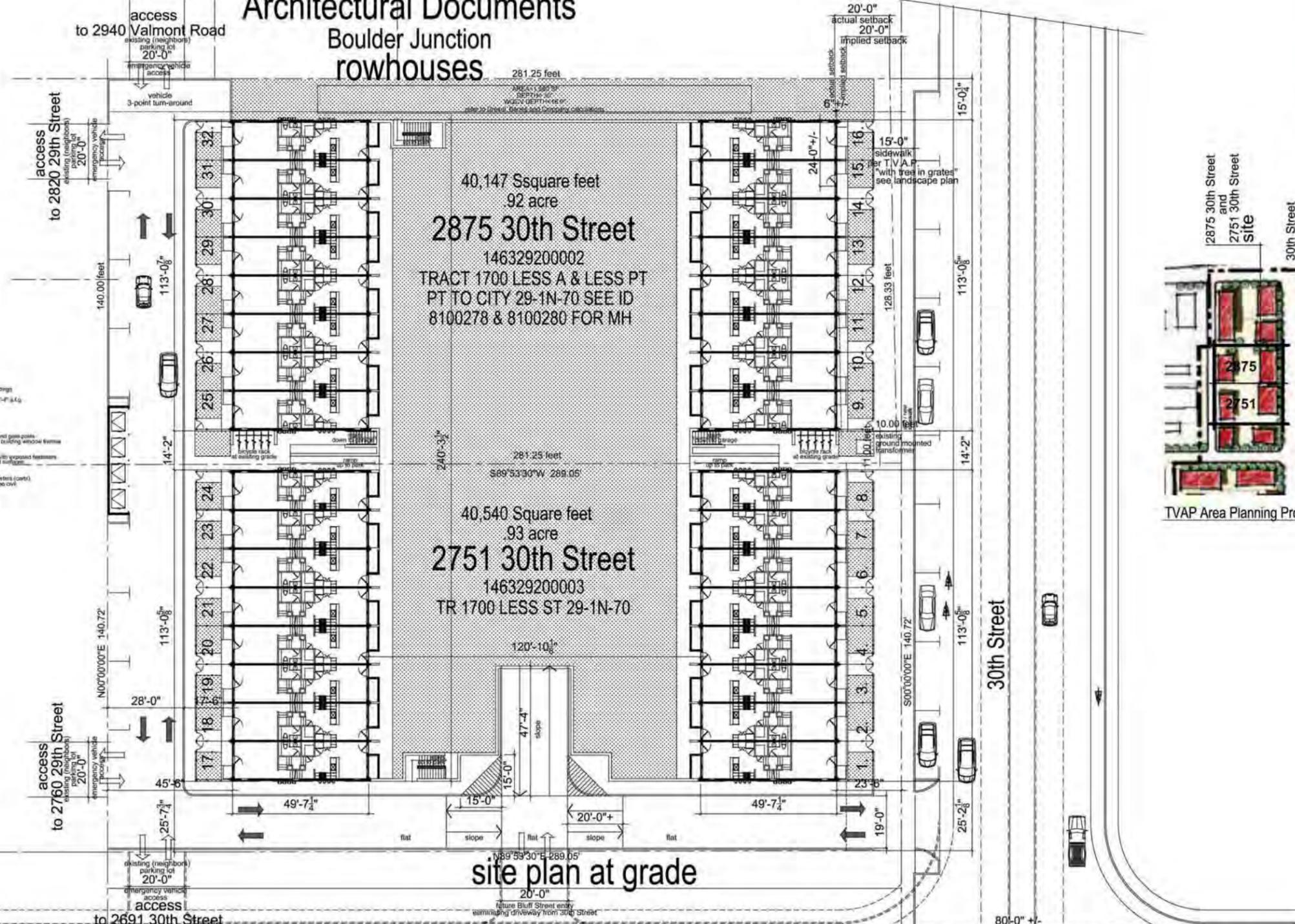
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2a



Architectural Documents Boulder Junction rowhouses



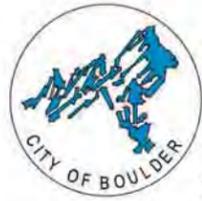
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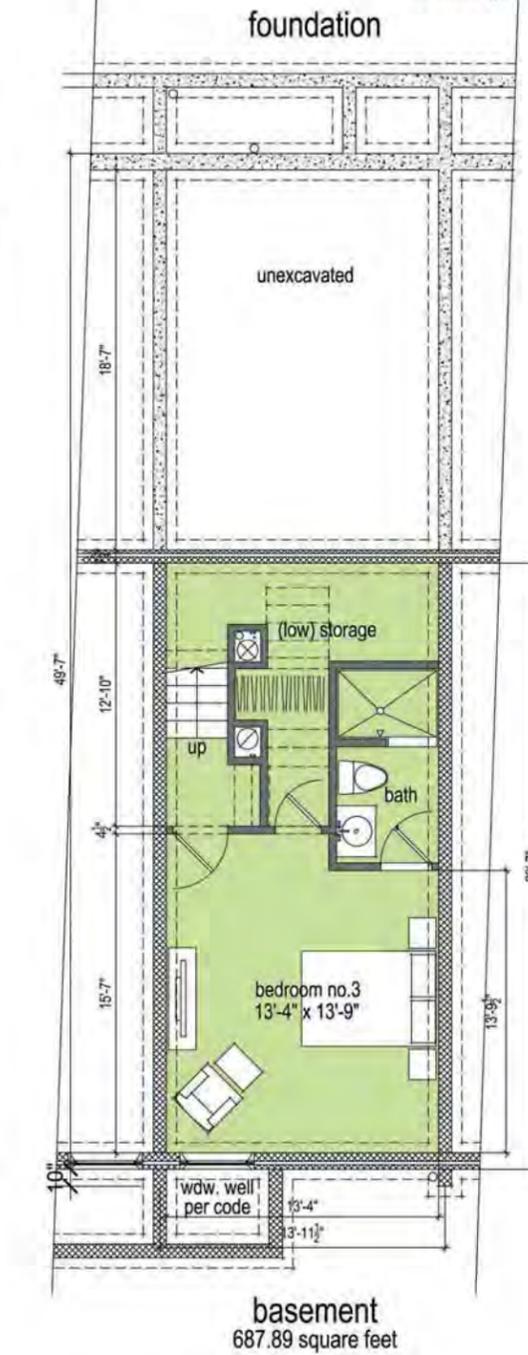
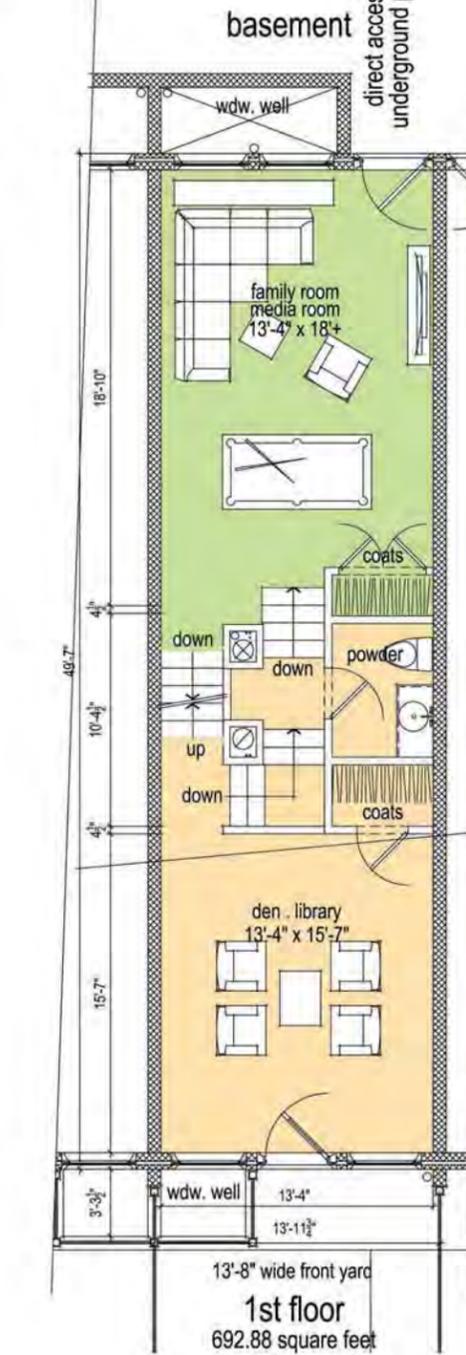
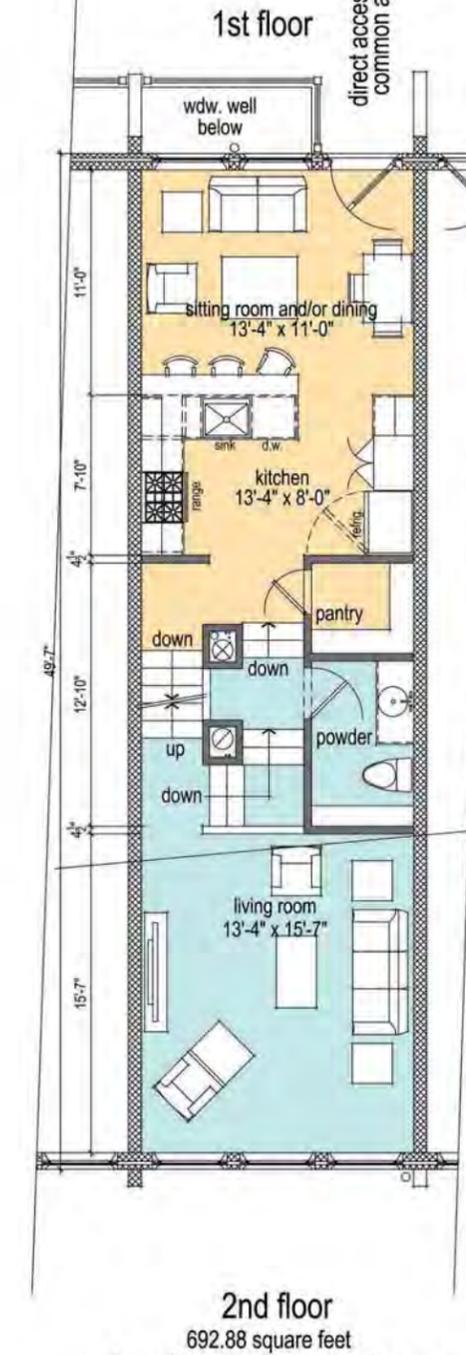
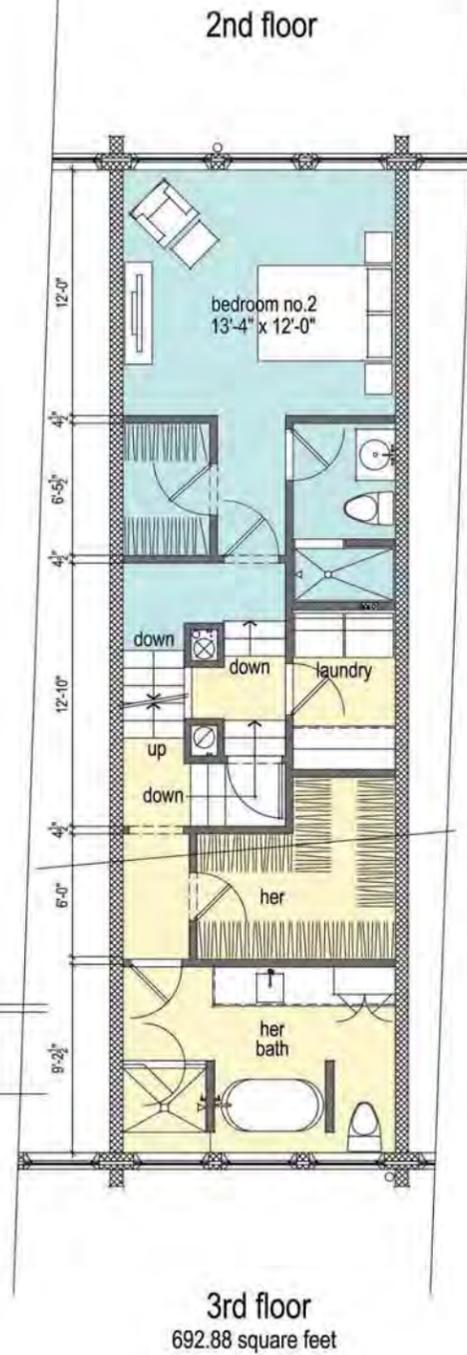
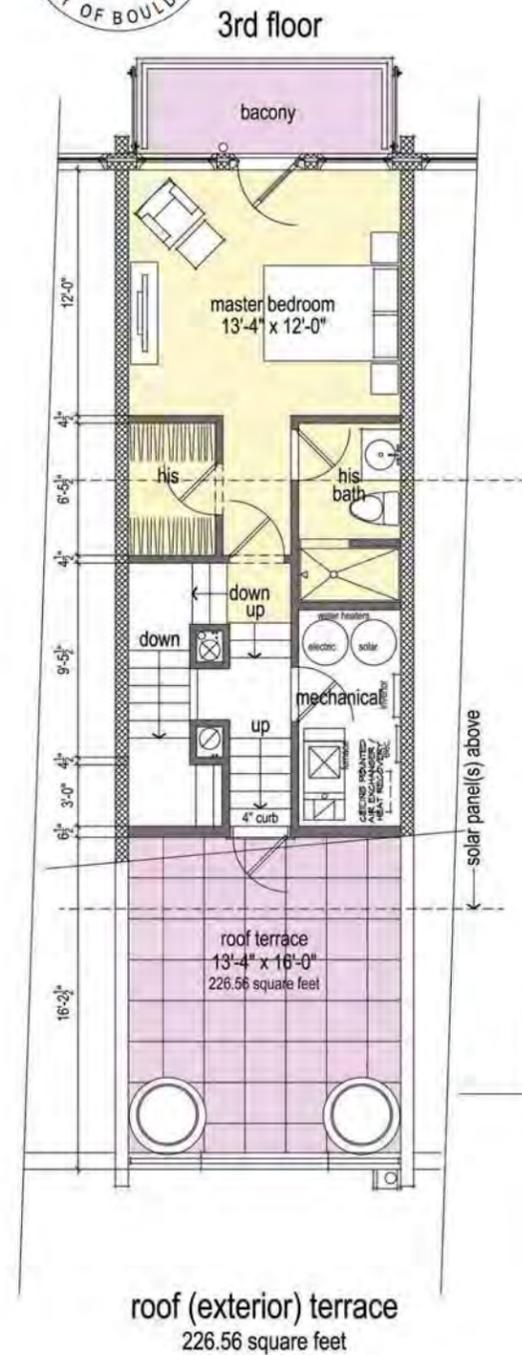
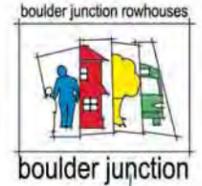
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3.



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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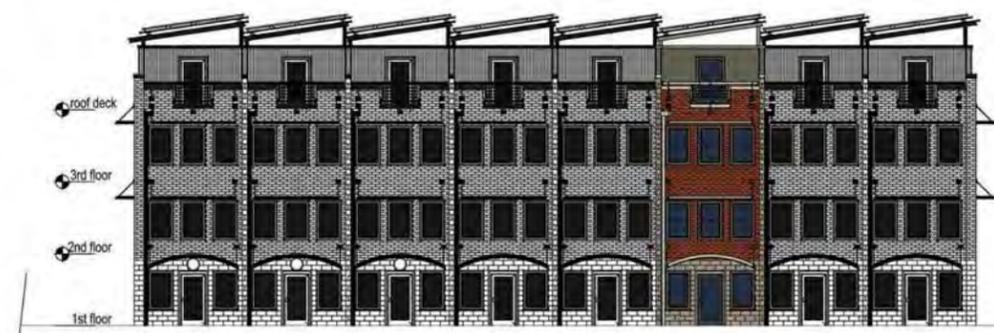
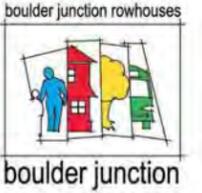
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27 April 2015





Boulder Junction Rowhouses

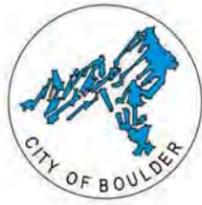


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mark@curtisbuilding.com

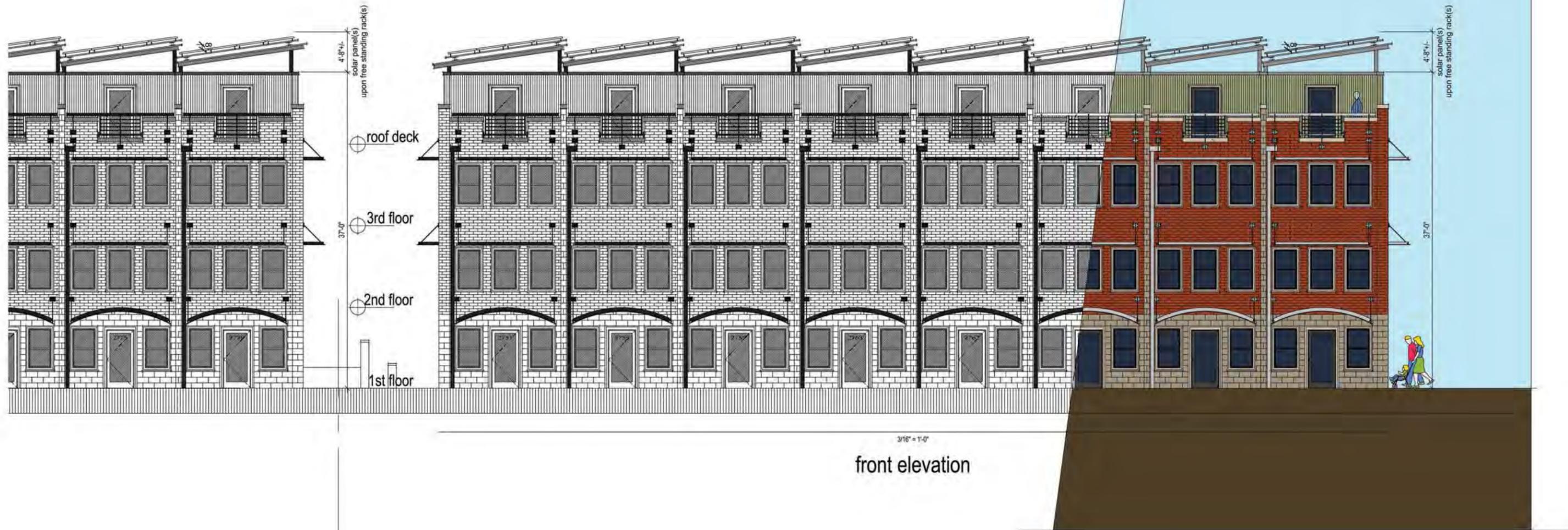
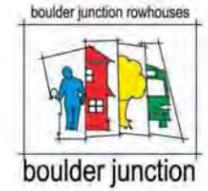
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4a



Architectural Documents Boulder Junction rowhouses



front elevation

3/16" = 1'-0"

2751 and 2875 30th Street
Boulder, Colorado

27 April 2015



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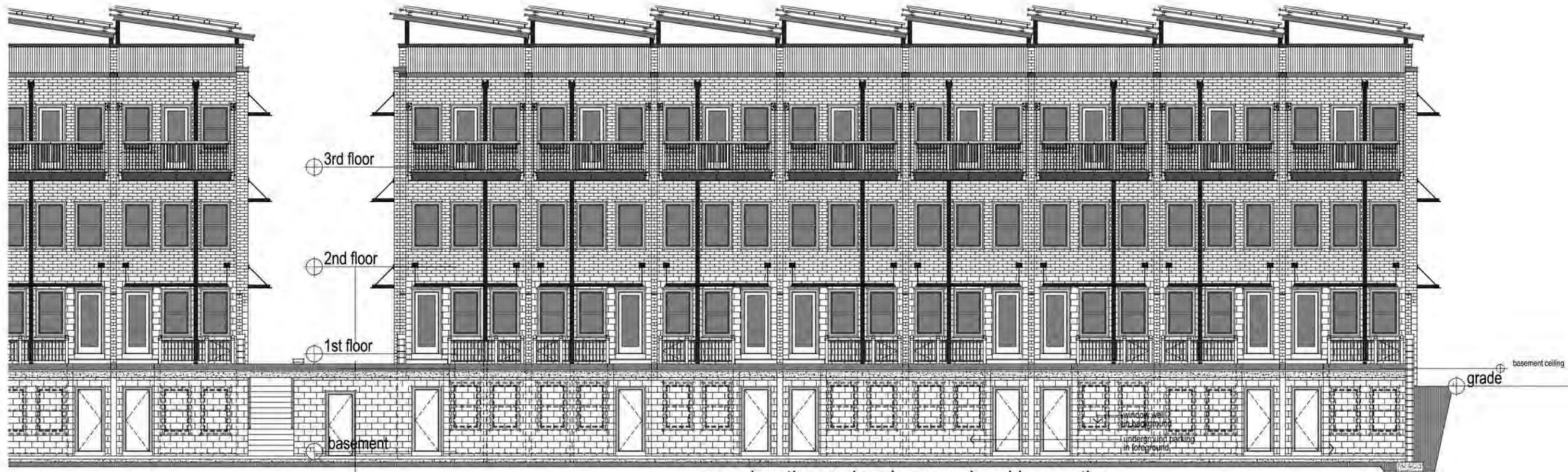
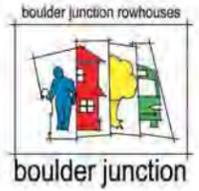
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Architectural Documents Boulder Junction rowhouses



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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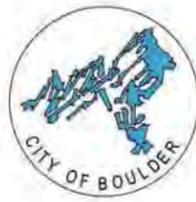


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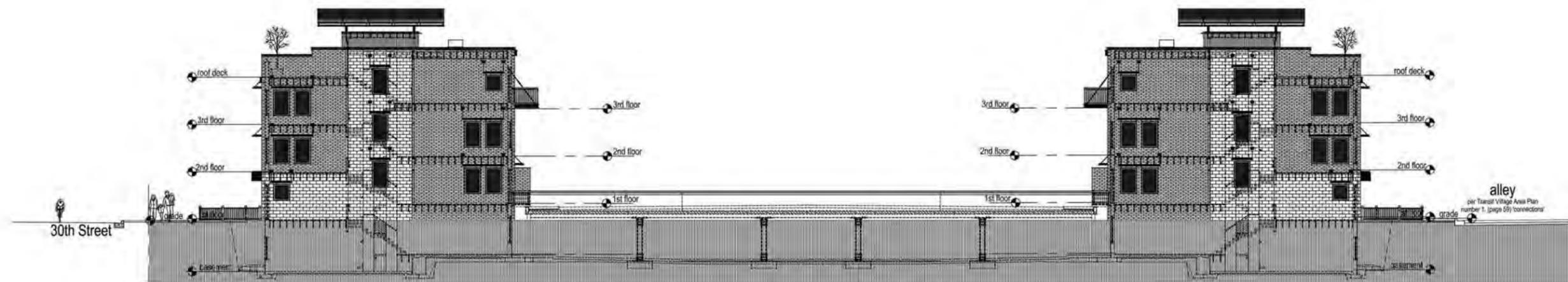
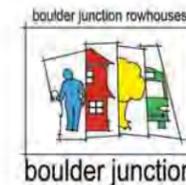
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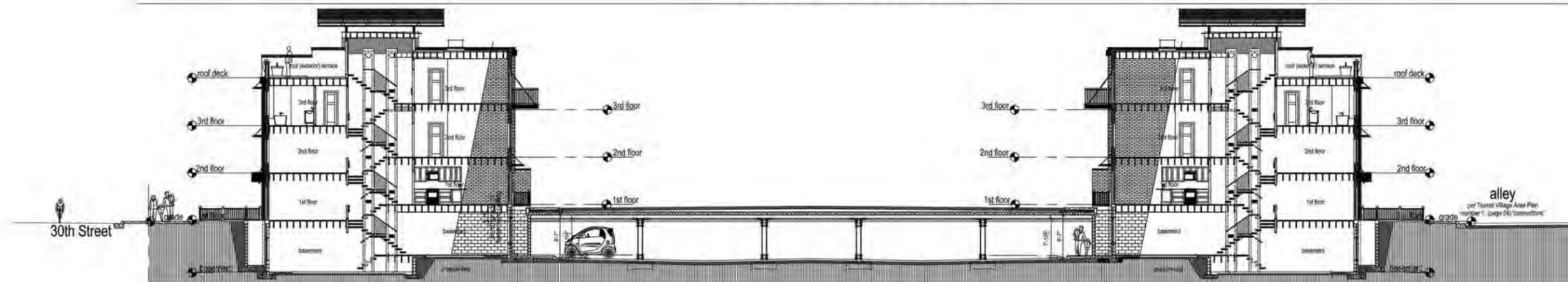
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Architectural Documents Boulder Junction rowhouses



north side elevations



site section

north elevation and site section

3/32" = 1'-0"

2751 and 2875 30th Street
Boulder, Colorado

27 April 2015

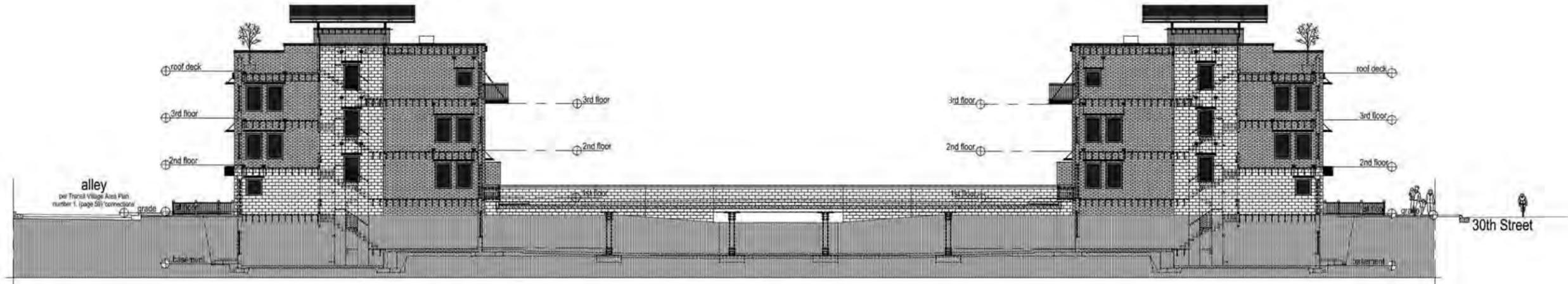
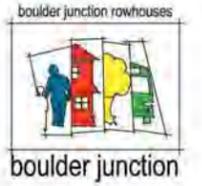


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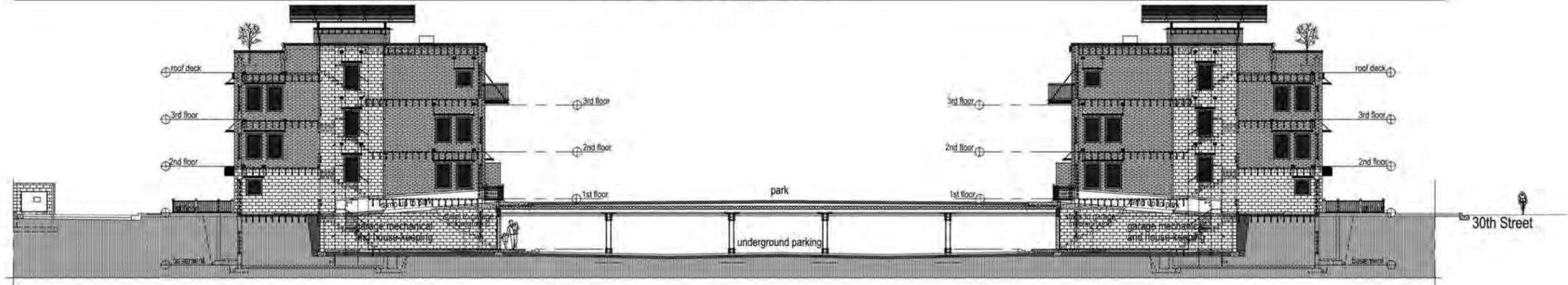




Architectural Documents Boulder Junction rowhouses



south side elevation



site section - between buildings

south elevation and site section between buildings

3/32" = 1'-0"

2751 and 2875 30th Street
Boulder, Colorado

27 April 2015



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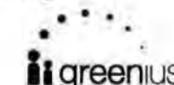
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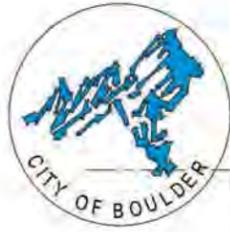
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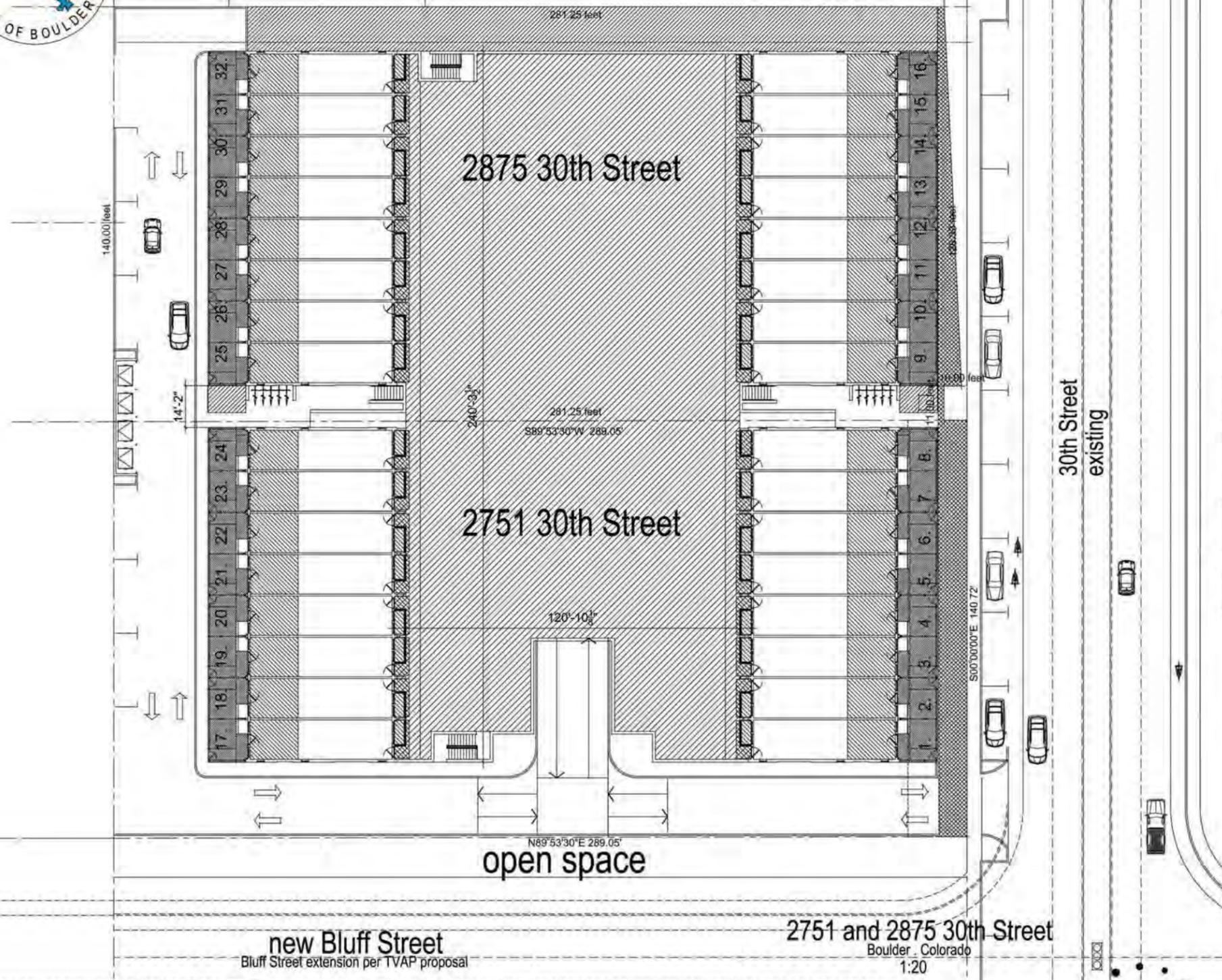
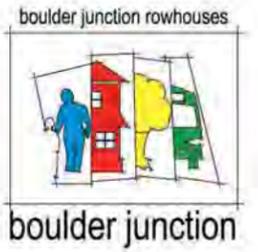
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Architectural Documents

Boulder Junction rowhouses



- Sidyard
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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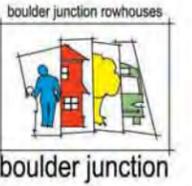
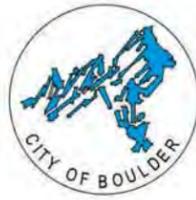
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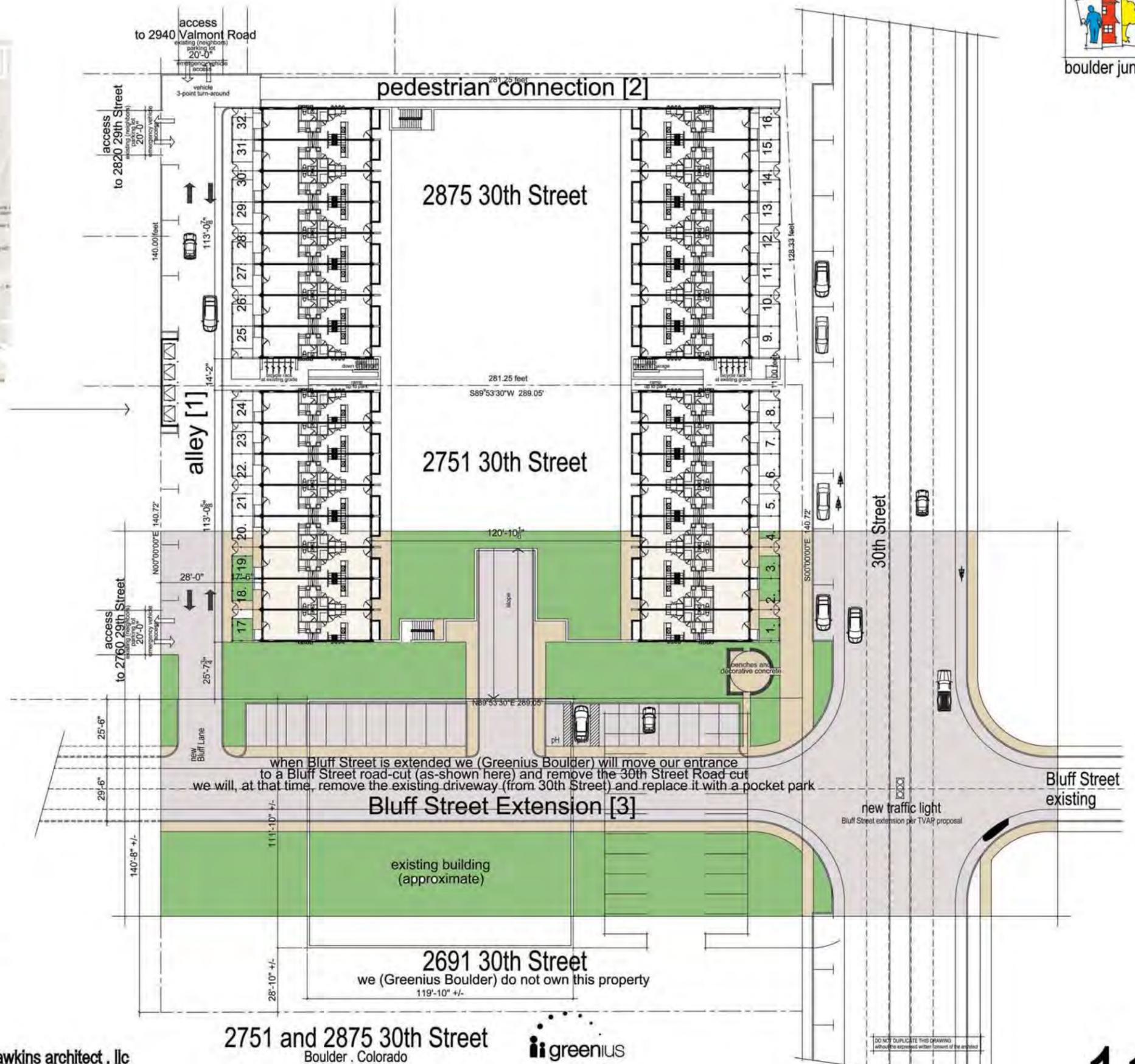


**Appendix 3:
Connections Explanation and Rationale**

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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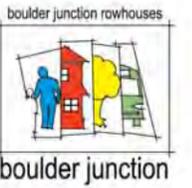
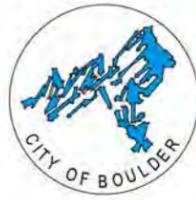
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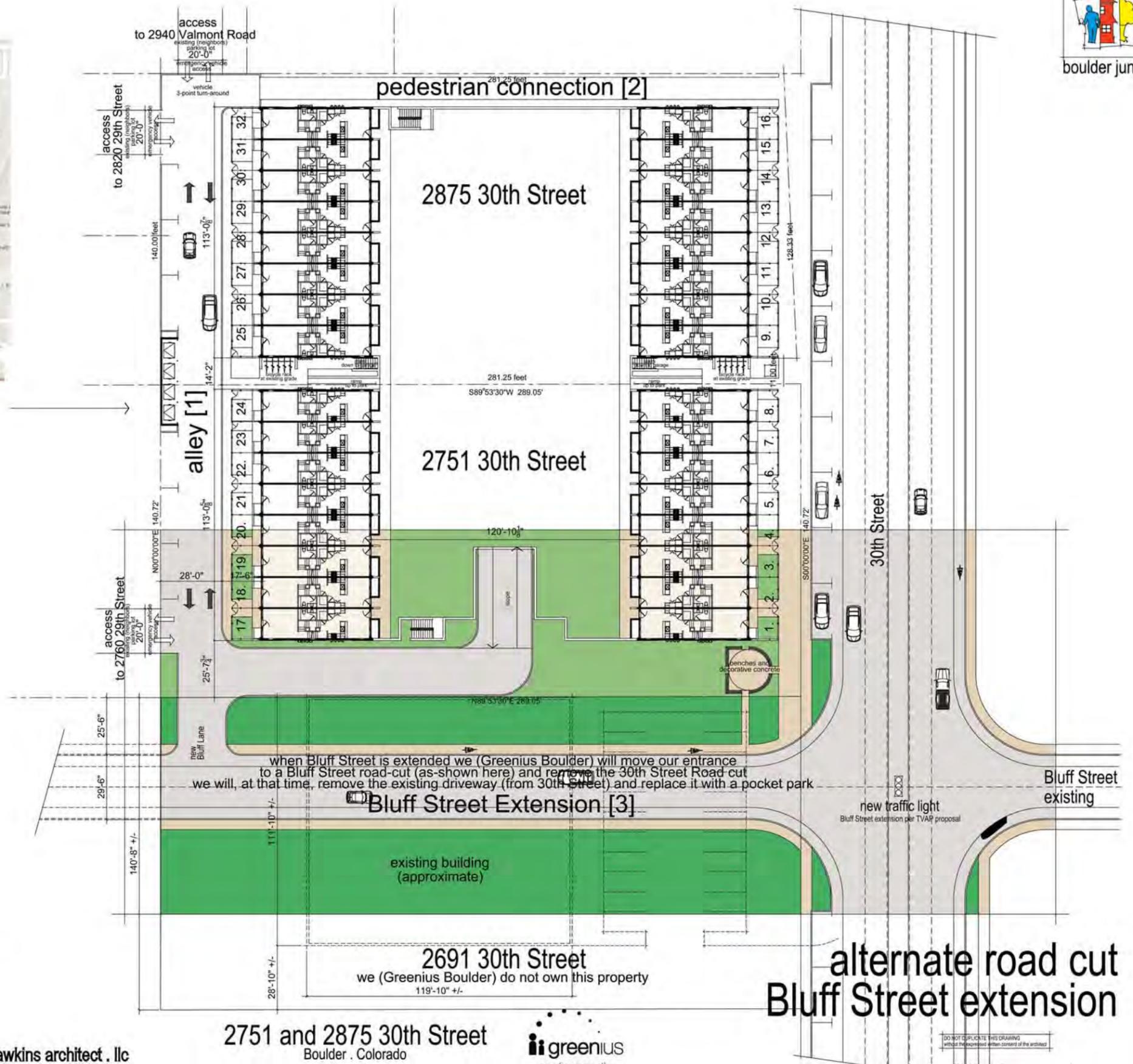
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2751 and 2875 30th Street
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19 August 2015

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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



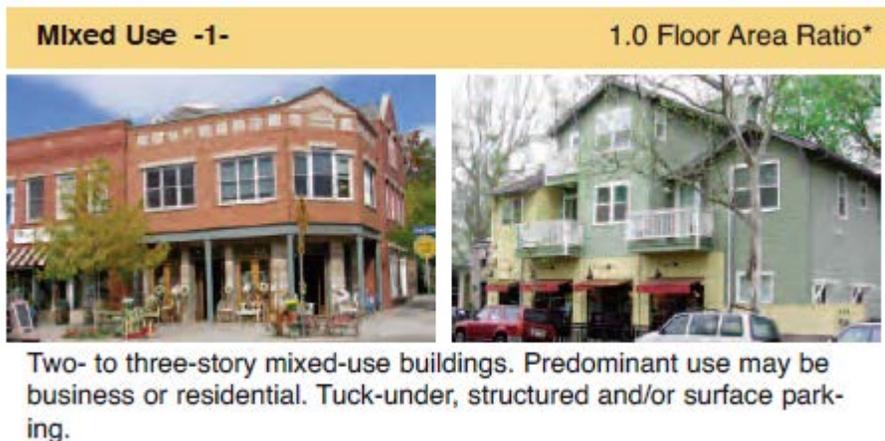
BDAB COMMENTS – 2751 & 2875 30th Street

MEETING DATE: September 23, 2015
ADDRESS: 2751 & 2875 30th St.
DESCRIPTION: Proposal to redevelop the properties at 2751 & 2875 30th Street with a residential project consisting of 32 three-bedroom rowhouses oriented around a central park.
APPLICANT: Jason Lewiston
CASE MANAGER: Chandler Van Schaack

RELEVANT GUIDELINES:

Transit Village Area Plan

Transit Village Area Plan (TVAP): The area overseen by the TVAP was renamed Boulder Junction, in reference to the area from decades ago as the junction of two major rail lines. There are a number of guidelines within the Transit Village Area Plan that will be the basis of the evaluation of the proposed project, along with the Site Review criteria, as the project moves forward. It is important to note that the project lies within Phase 2 of TVAP, within the MU-1 Land Use Area and within the 30th Street Corridor Character District.



Within TVAP, the future desired land use for the project site is MU-1 or Mixed Use 1, which anticipates 2-3 story mixed use buildings with a mix of residential and commercial uses and tuck-under, structured or surface parking. The subject site is also located within the 30th Street Corridor Character District, defined on Pg. 31 of TVAP as follows (underlines added for emphasis of important design considerations):

With a change to a mixed-use designation, the district will evolve to take on the character set by the Steelyards project: a mixture of commercial and residential uses in two- to three-story buildings located along the street, with parking behind, supported by a

- *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.”*

- *Consider opportunities to frame or preserve views of the Flatirons to the southwest*

- *Provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable.*

30th Street Corridor District Guidelines:

- *“Locate buildings along the street with parking behind.”*

- ***“To create a more pedestrian environment and improve safety and traffic flow along 30th Street, eliminate driveway curb cuts on 30th Street when new streets and alleys are developed in the vicinity. (See Chapter 4: Transportation Connections Plan.)”***

- ***“Provide pedestrian interest along 30th Street by selecting active ground-floor uses, such as retail and commercial services, where feasible.”***

- ***“Provide street furnishings, such as benches, planters, café seating, art, and pedestrian lighting.”***



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 30th 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 VARIABLES

Proposed Additional Bldg. Sq. Ft. 373,453 SF
Proposed Bldg. Height VARIABLES - 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

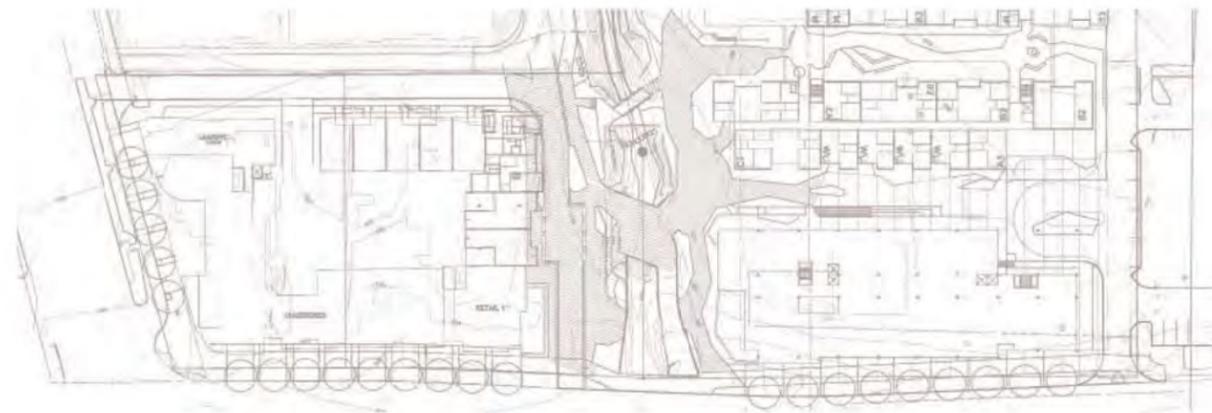




MOVEMENT



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

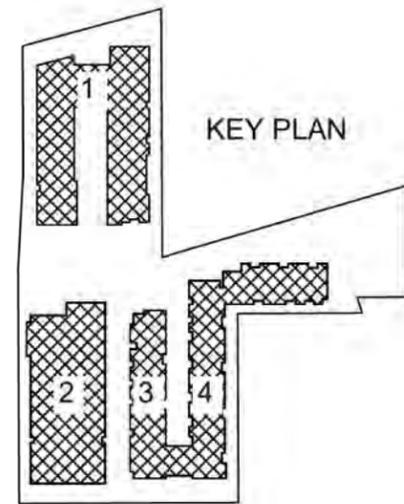
- OPEN TURF AREA FOR PLAY
- OPEN SIGHT LINES FOR VISUAL ACCESS AND SECURITY
- ROCK FEATURE AND SLIDE FOR UNSTRUCTURED PLAY

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

30TH STREET

PEARL STREET

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

32ND STREET



CENTRAL PLAZA



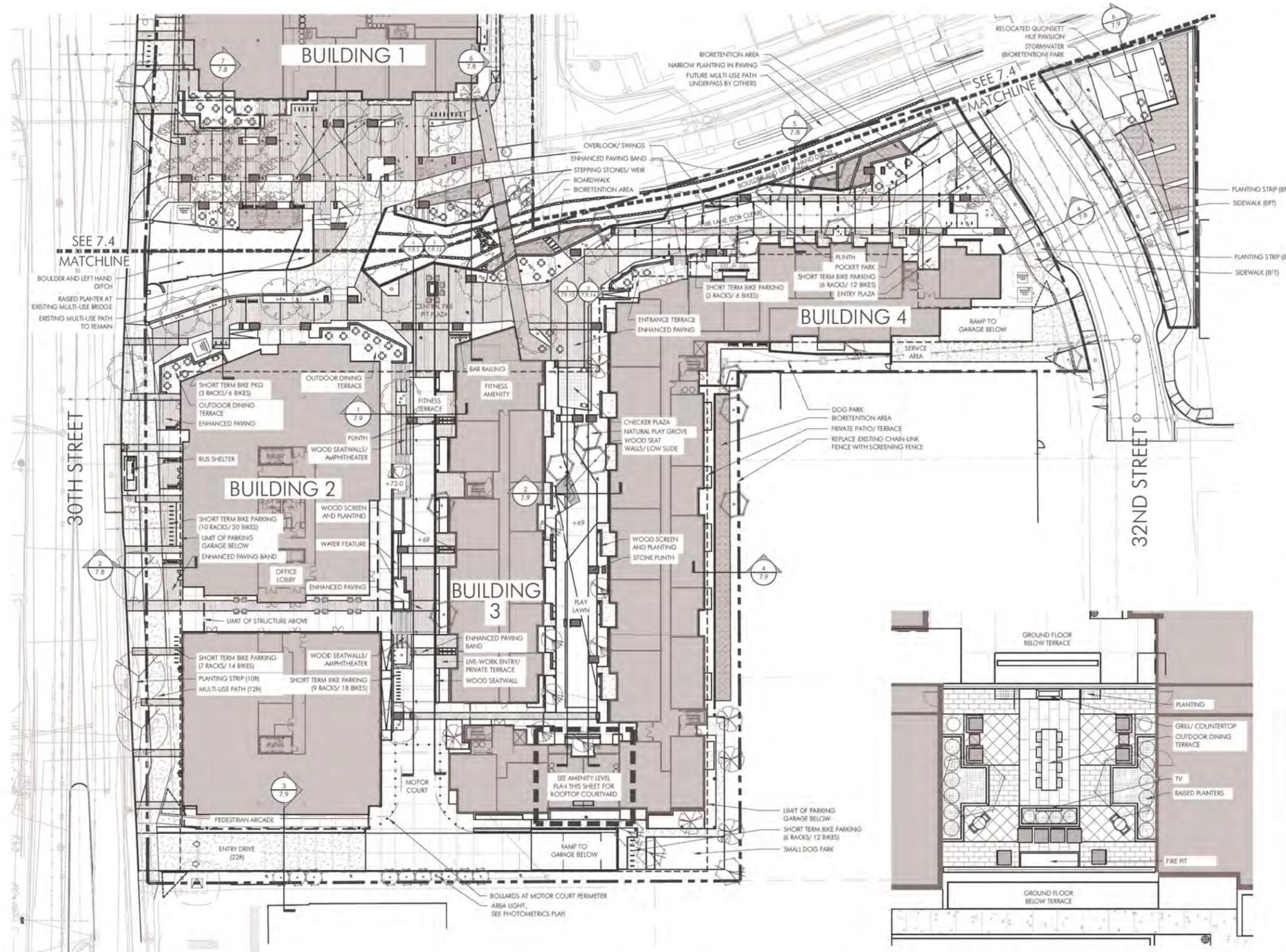
QUONSETT HUT/BIORETENTION



DESIGN ELEMENTS



CHILD-FRIENDLY COURT



LEGEND

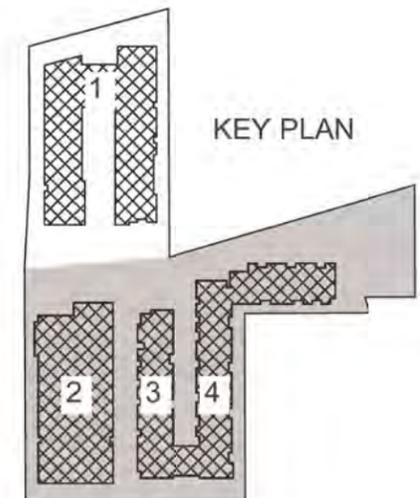
- SCD
- SYNTHETIC TURF
- NAT. UNDERSTORY/ GROUNDCOVER
- BIoretention
- ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
- RIVER ROCK
- WOOD DECKING
- DECOMPOSED GRANITE
- UNIT/PERMEABLE PAVERS
- UNIT PAVERS
- ROOM FINISH CONCRETE

NOTES:

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



BUILDING 3/4
AMENITY LEVEL (3FL)



KEY PLAN



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

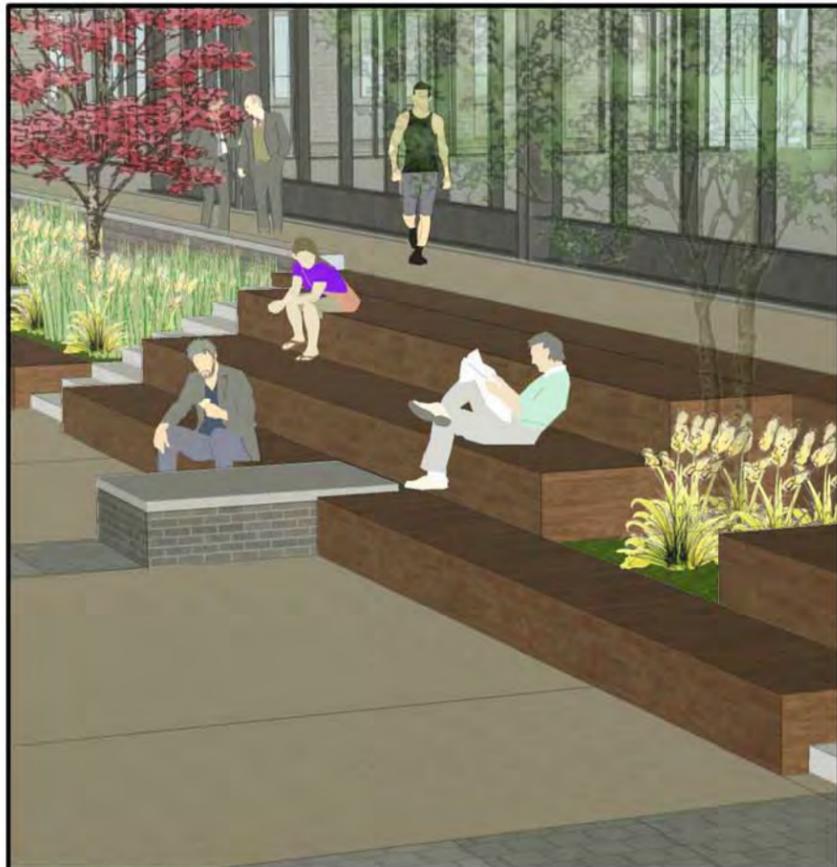
SECTION 07
 SHEET 7.5.4
 OPEN SPACE ENLARGEMENT PLAN
 ENTRANCE DRIVE
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1 VIEW LOOKING NORTH



2 VIEW LOOKING SOUTH



3 VIEW OF LIVING STEPS



4 VIEW LOOKING SOUTH



1 VIEW LOOKING SOUTH



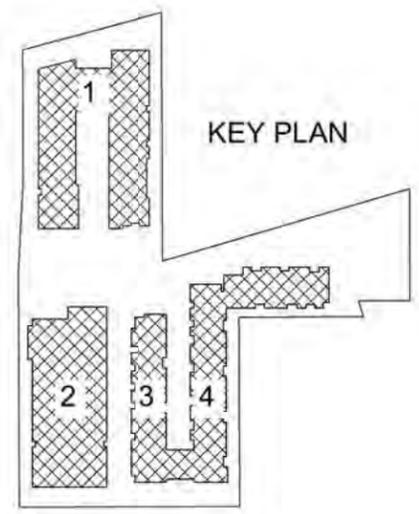
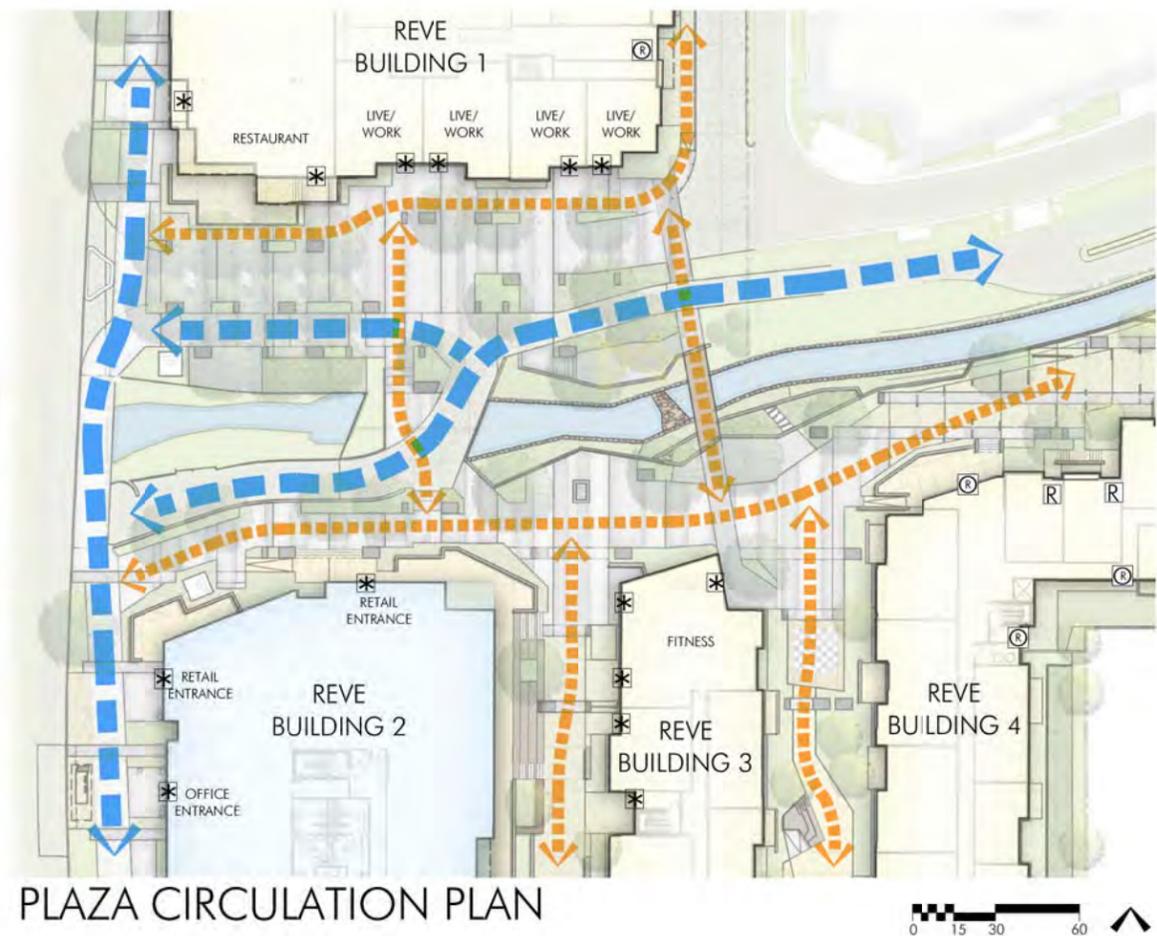
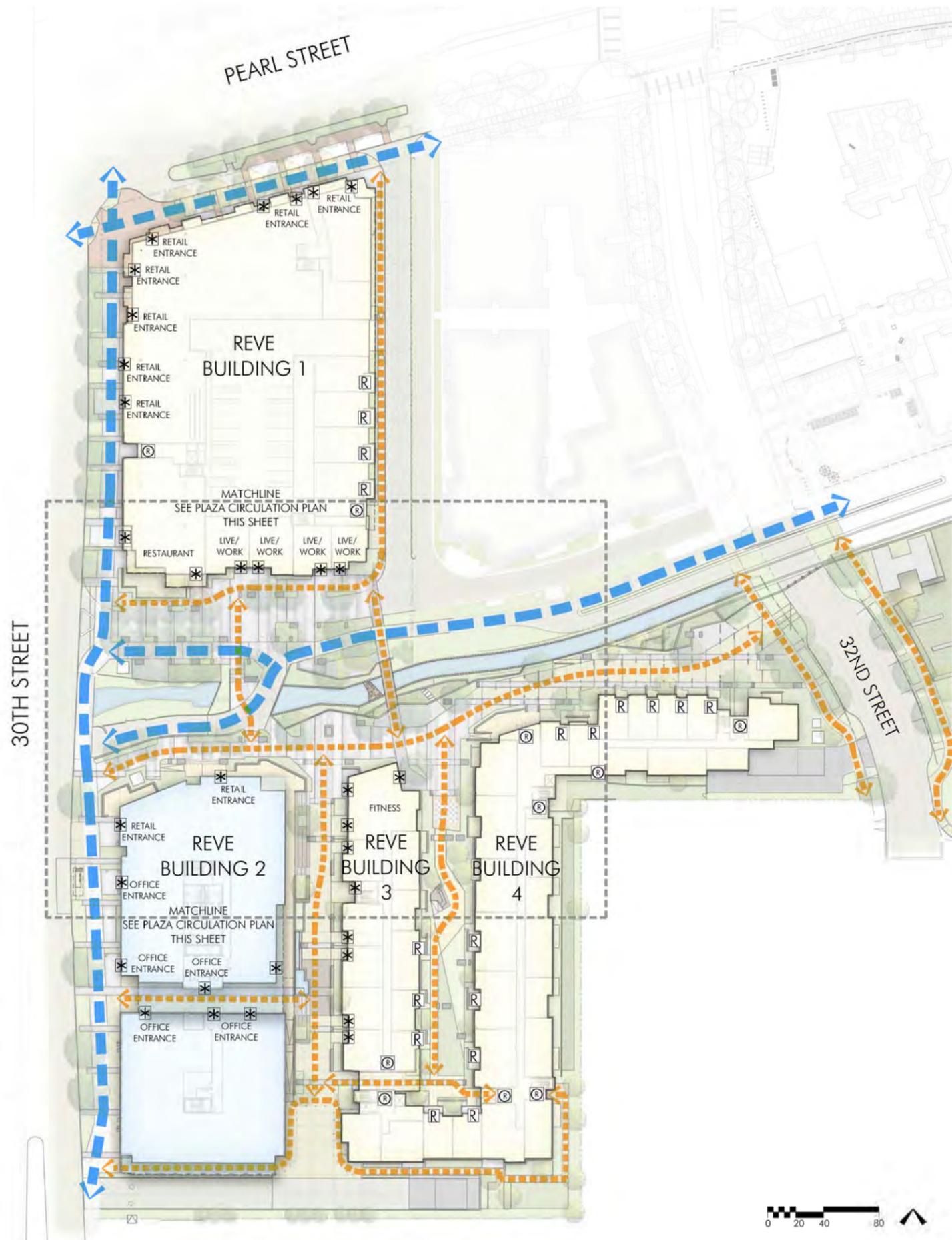
2 VIEW LOOKING NORTH

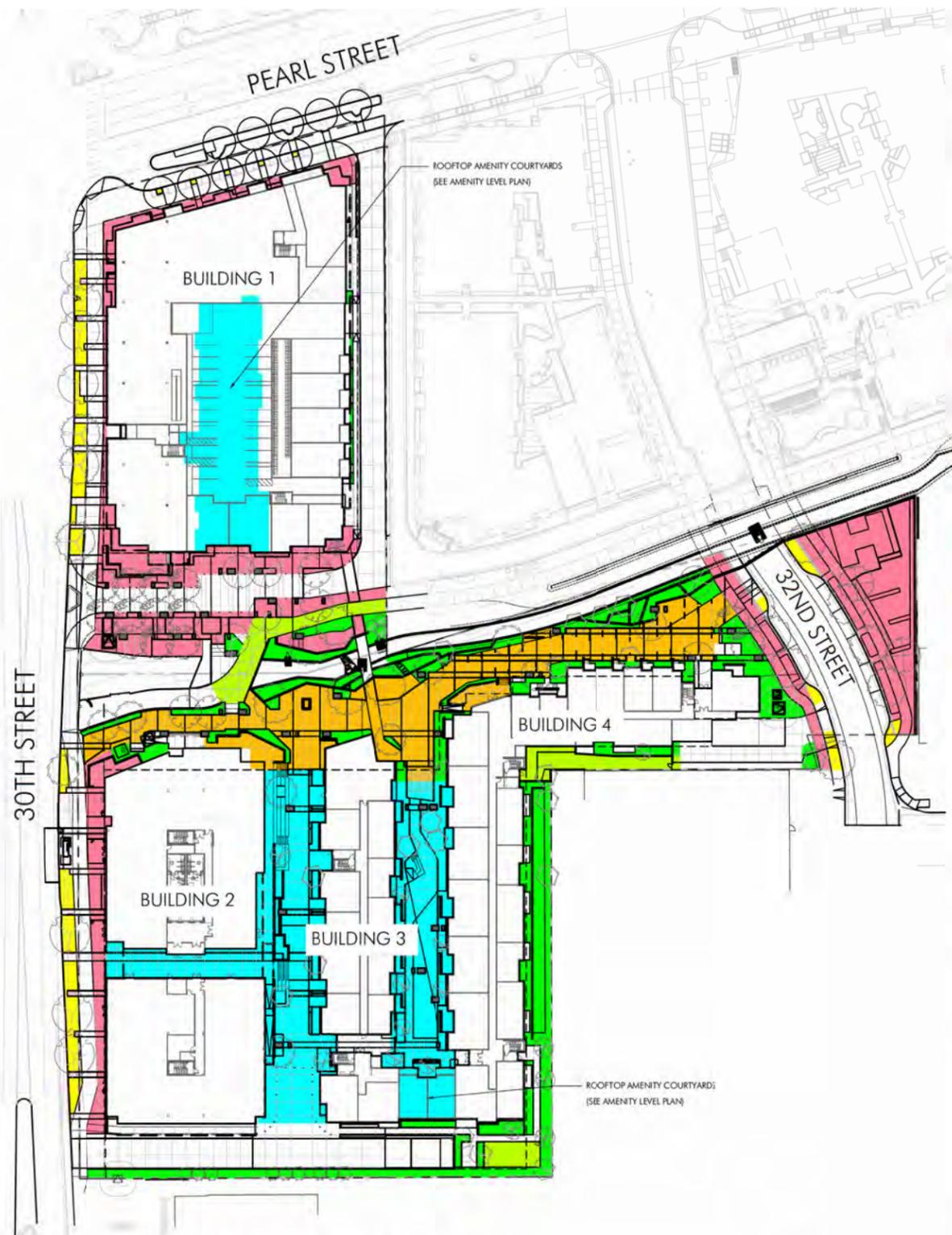


3 VIEW LOOKING NORTH @ CHILDREN'S MOUNTAIN/ SLIDE AND WOODLAND WALK



4 VIEW LOOKING SOUTH FROM DITCH





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%	1,690	1,530	2,131	8,909	12,124		26,384 sf	31%
South Parcel (BR-1)	168,771 sf	20%	2,504	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 needs	
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	Concretize 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	

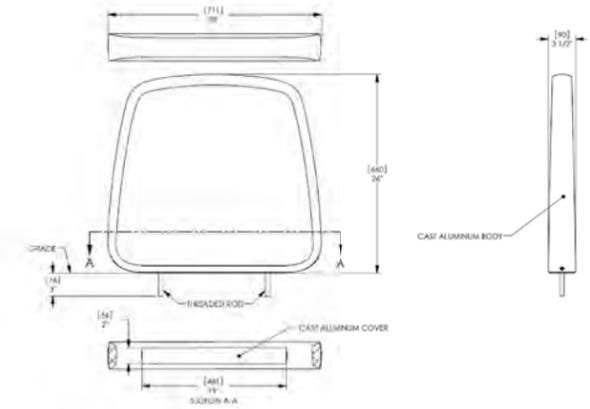
OPEN SPACE PLAN

1" = 50'-0"

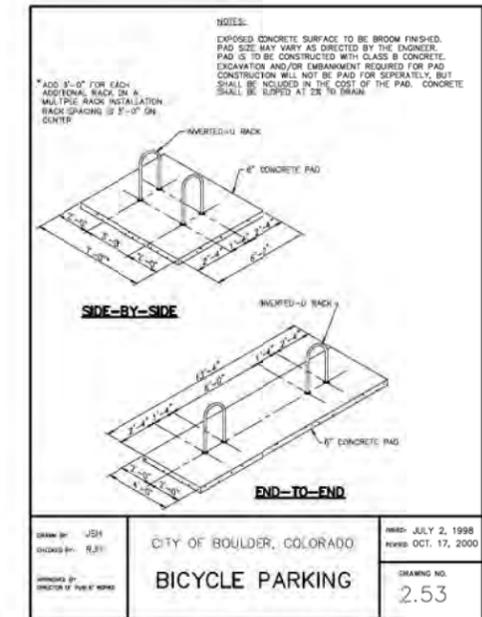


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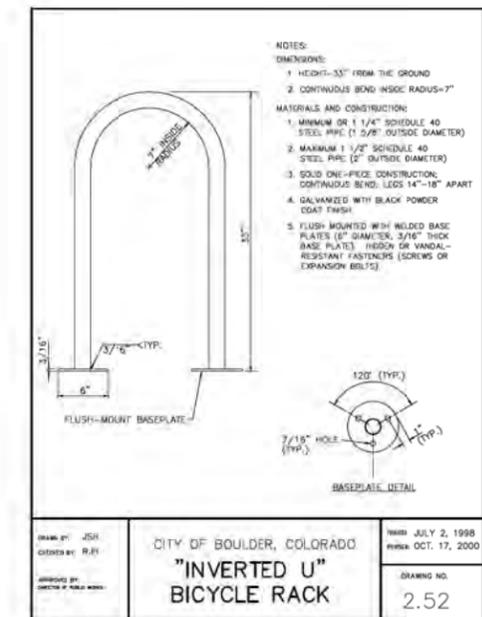
SECTION 07
 SHEET 7.6
 OPEN SPACE COMPLIANCE AND
 LANDSCAPE CALCULATIONS



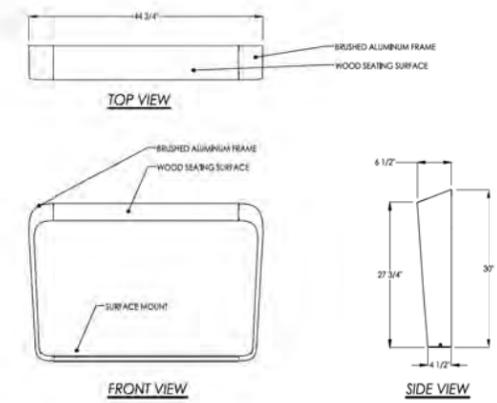
3 PRIVATE BIKE RACKS
 Scale: NTS



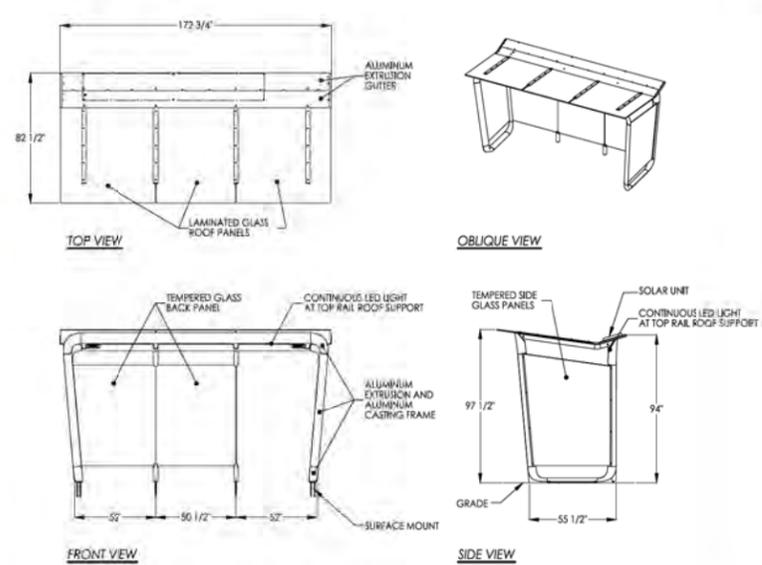
2 INVERTED U BIKE RACK
 NTS



1 INVERTED U BIKE RACK
 NTS



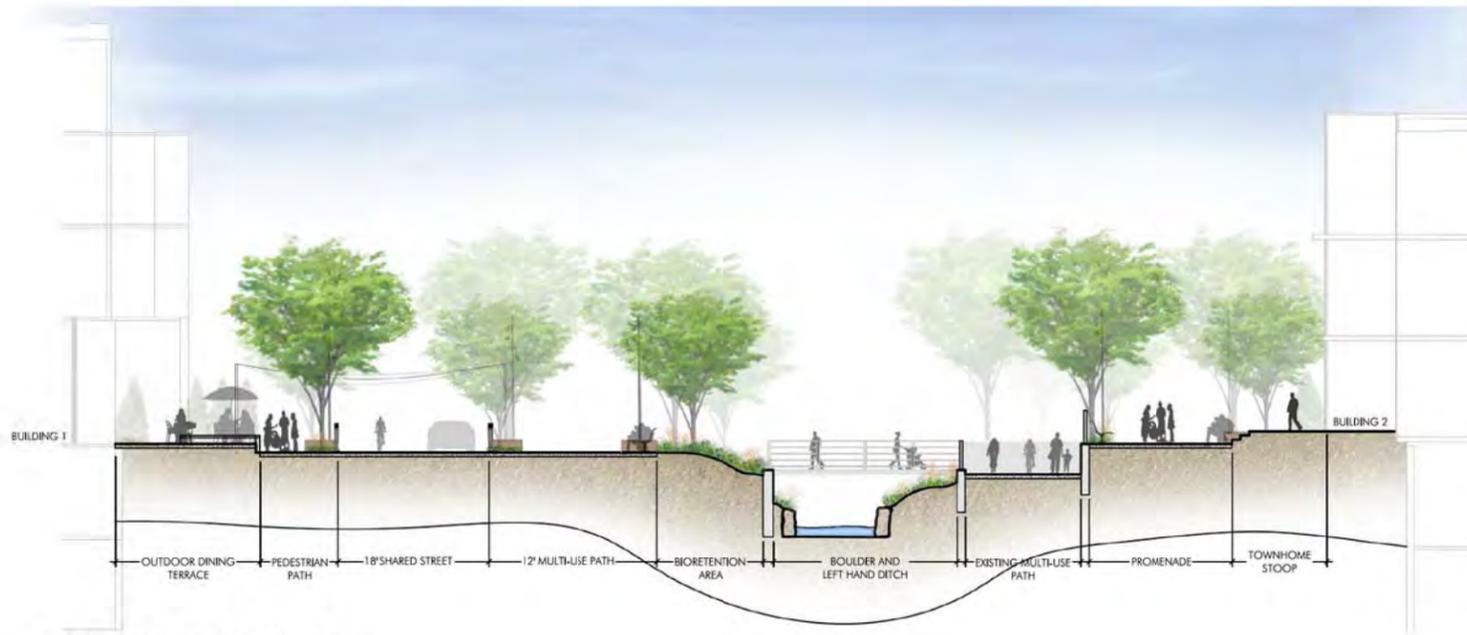
5 LEAN RAIL @ BUS SHELTER
 Scale: NTS



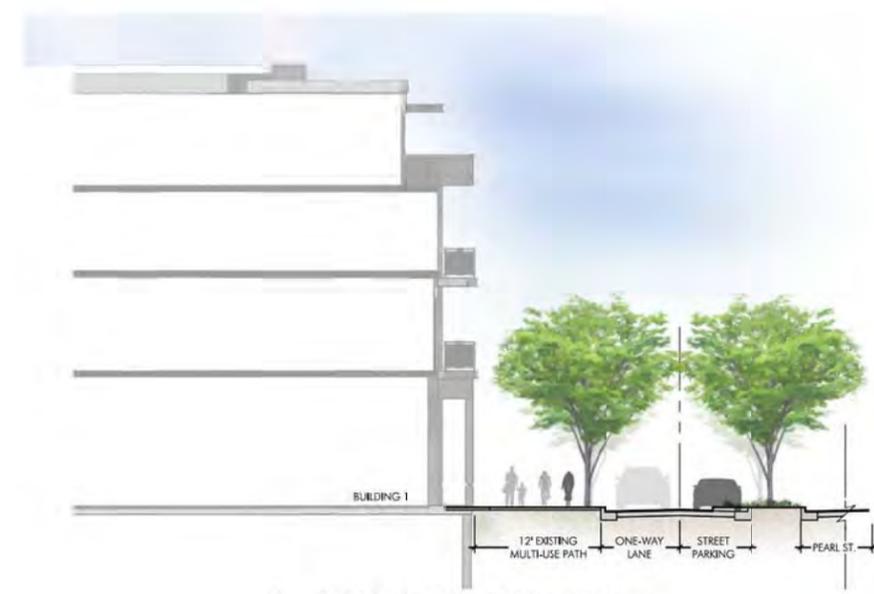
4 BUS SHELTER
 Scale: NTS



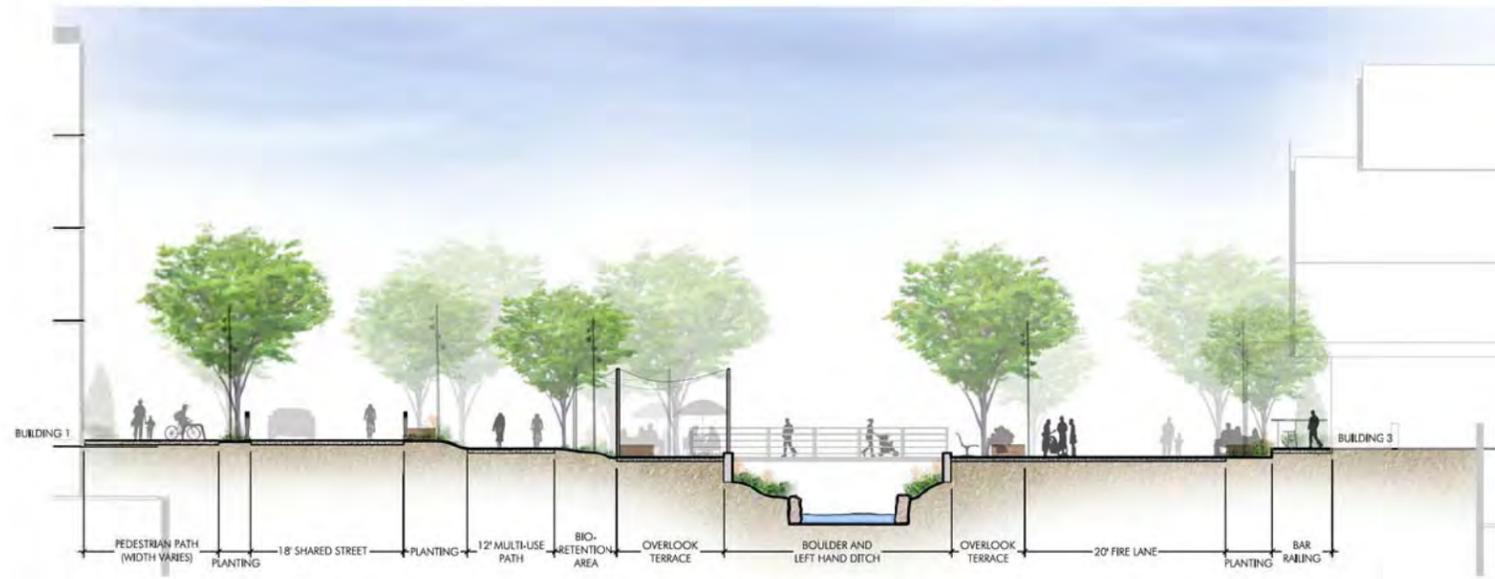
6 BUS SHELTER (3D VIEW)
 Scale: NTS



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



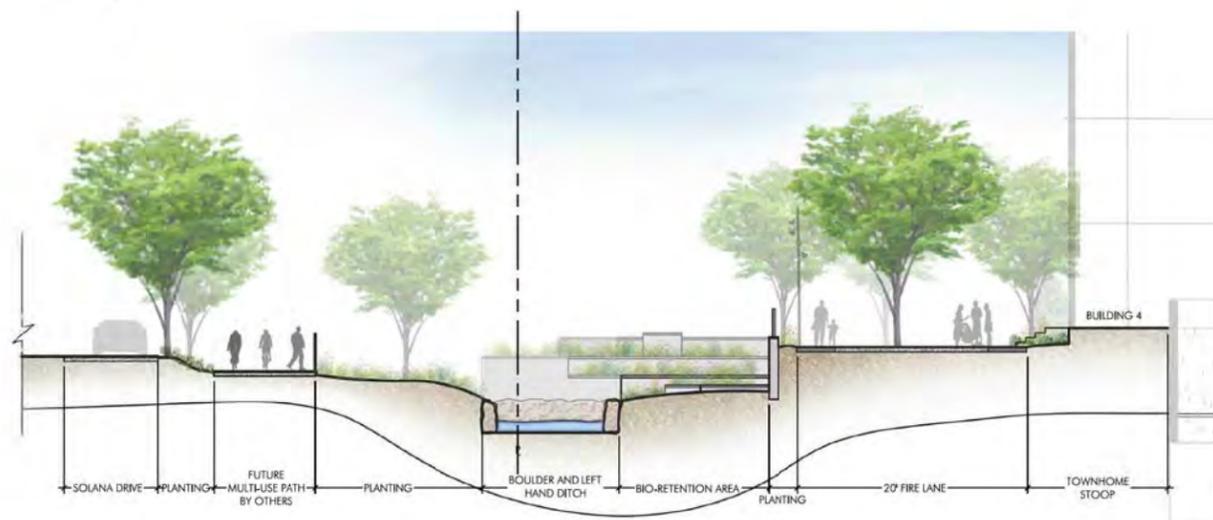
3 PEARL PLACE BUILDING 1 WEST
 Scale: 1" = 10'-0"



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



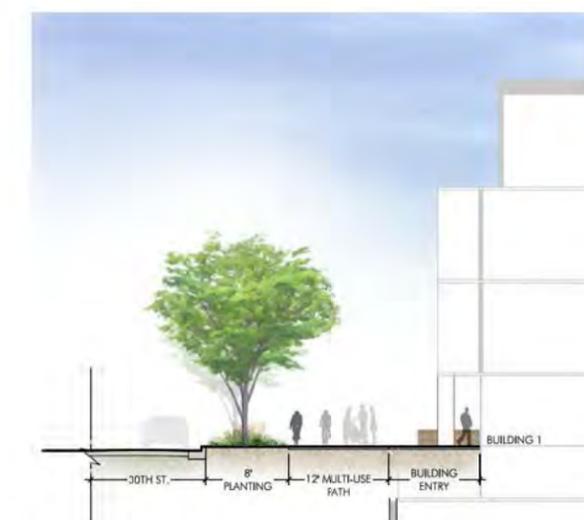
2 30TH STREET BUILDING 2 NORTH
 Scale: 1" = 10'-0"



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



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



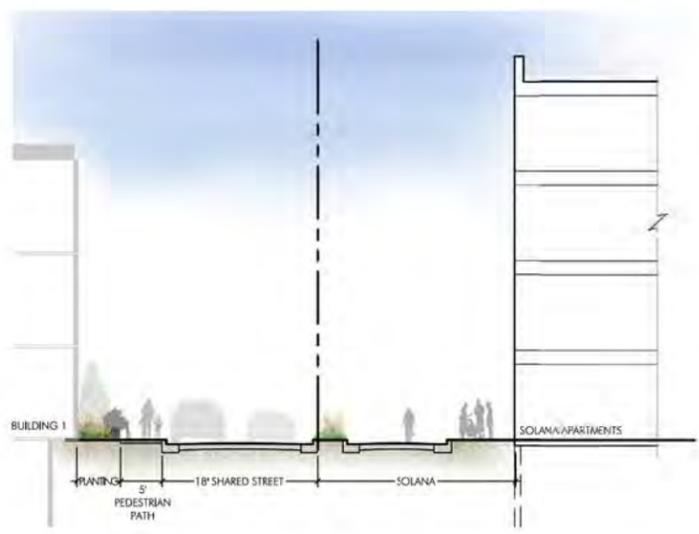
1 30TH STREET BUILDING 1 NORTH
 Scale: 1" = 10'-0"

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 SITE REVIEW SUBMITTAL | 07/20/2015

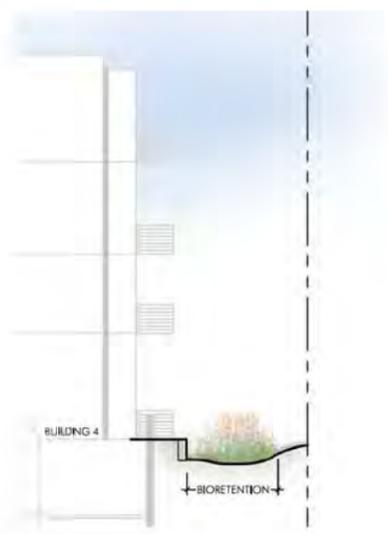
SECTION 07
 SHEET 7.8
 ELEVATIONS AND SECTIONS



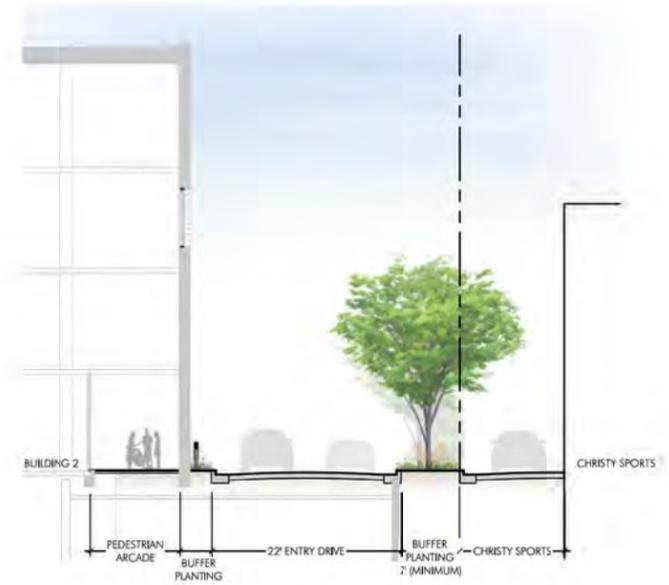
6 STORMWATER PARK
 Scale: 1" = 10'-0"



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



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



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"



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"



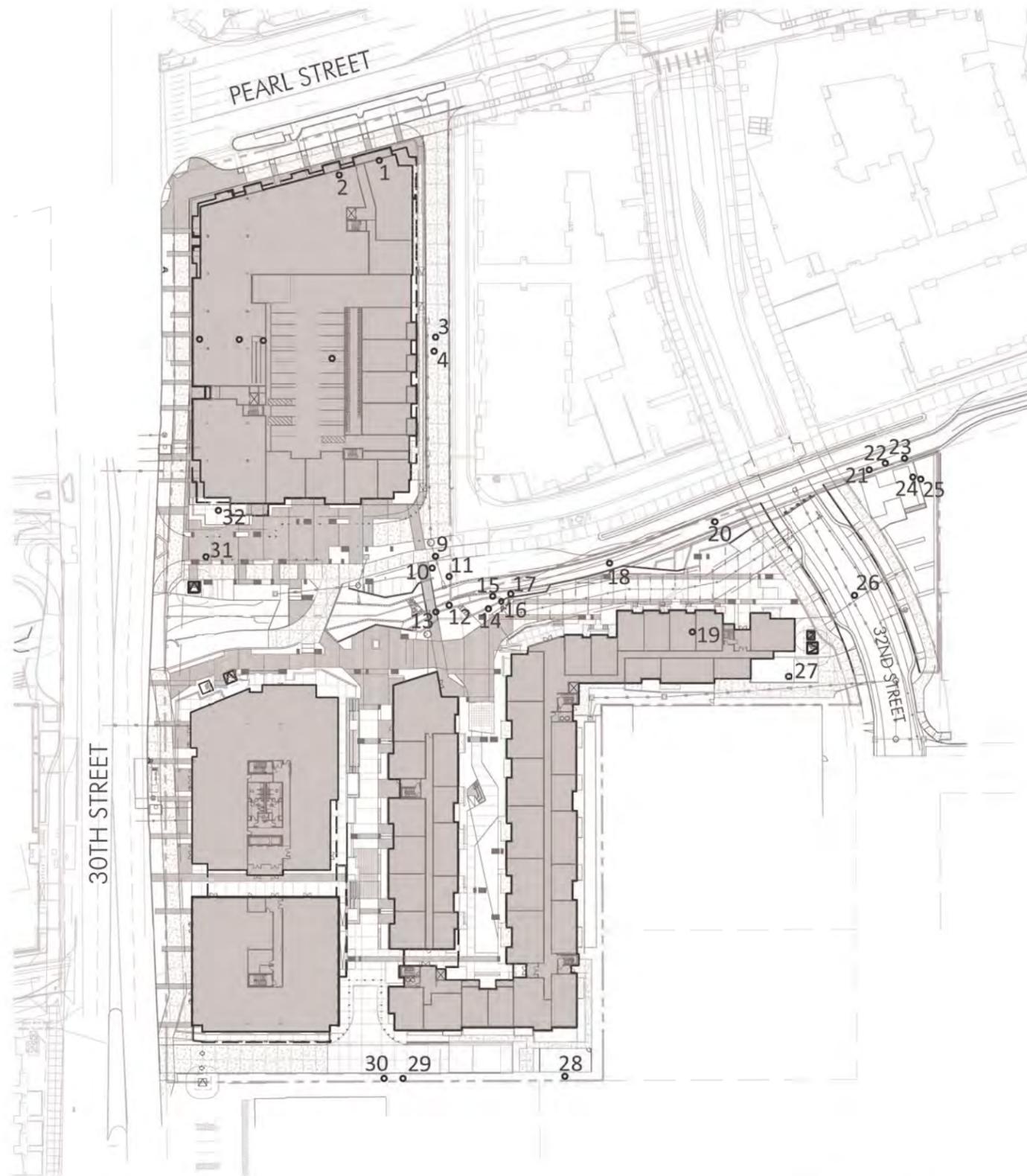
1 WEST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 3)
Scale: 1" = 10'-0"



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

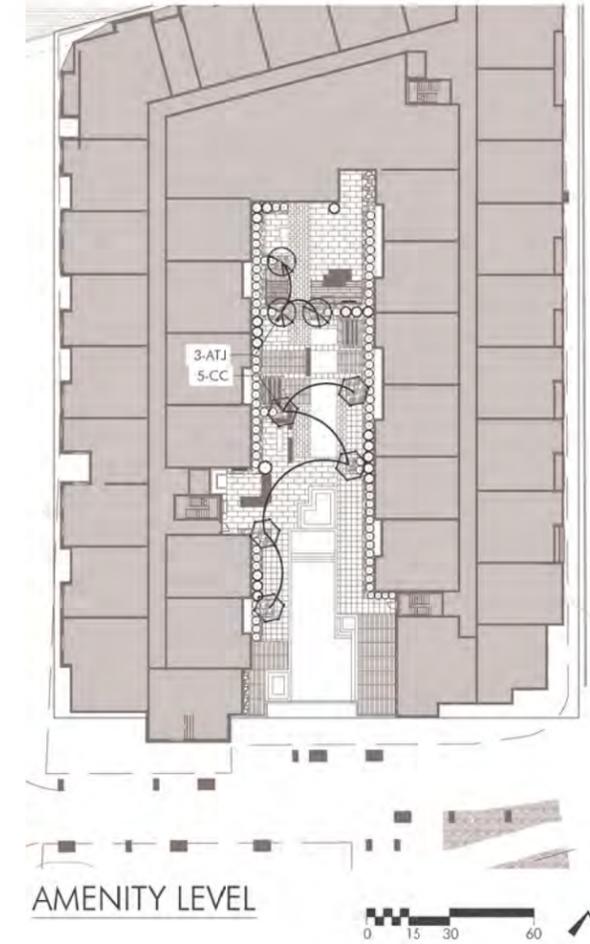
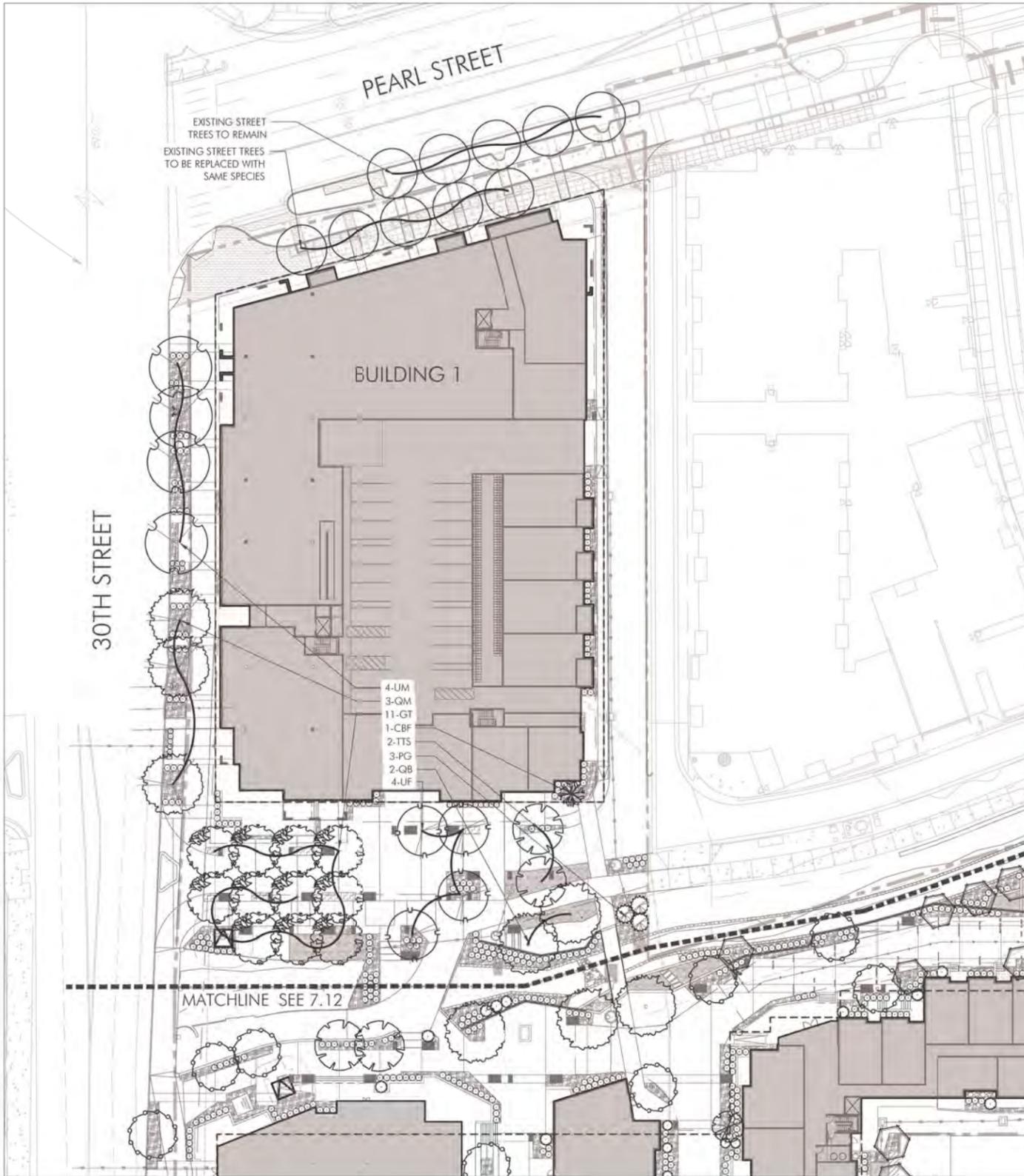
Table 1. Tree Inventory Results

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.

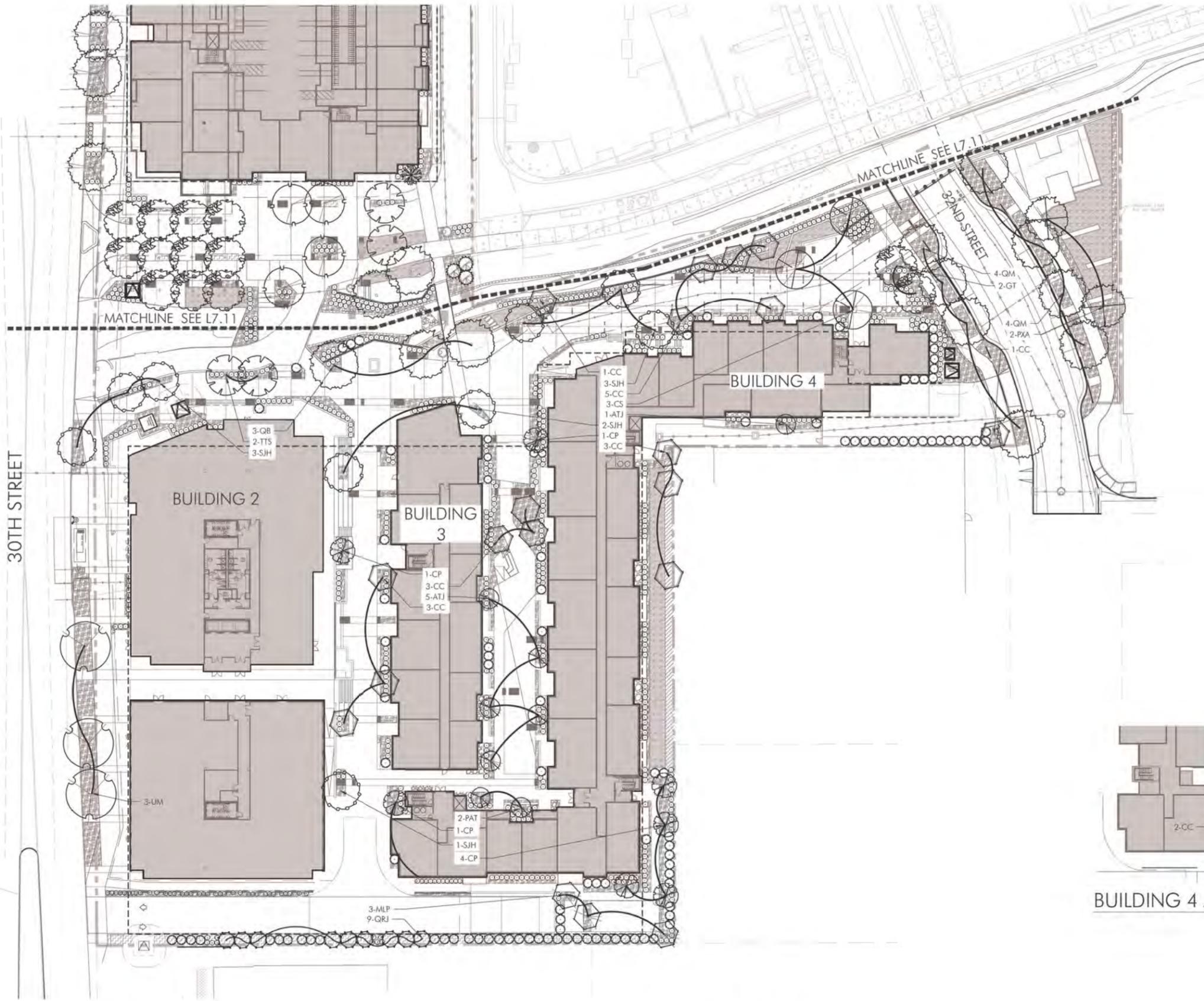




LANDSCAPE PLAN-NORTH

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SECTION 07
SHEET 7.11
LANDSCAPE PLAN-NORTH



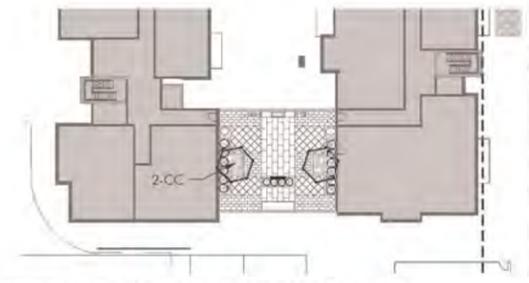
LANDSCAPE LEGEND

- 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

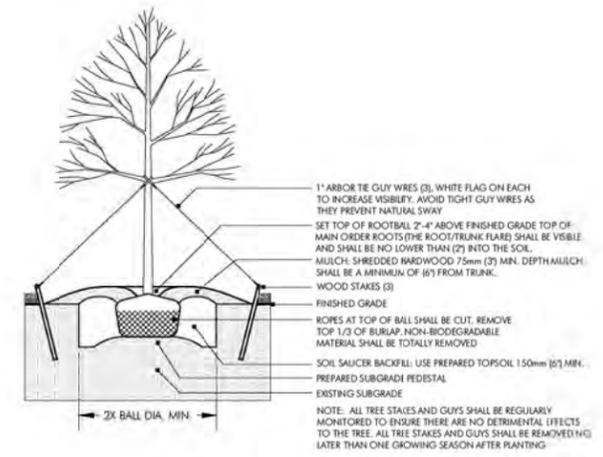


EXISTING SILVA CELL INSTALLATION TO REMAIN. TREES TO BE REPLACED WITH SPECIES TO MATCH EXISTING.

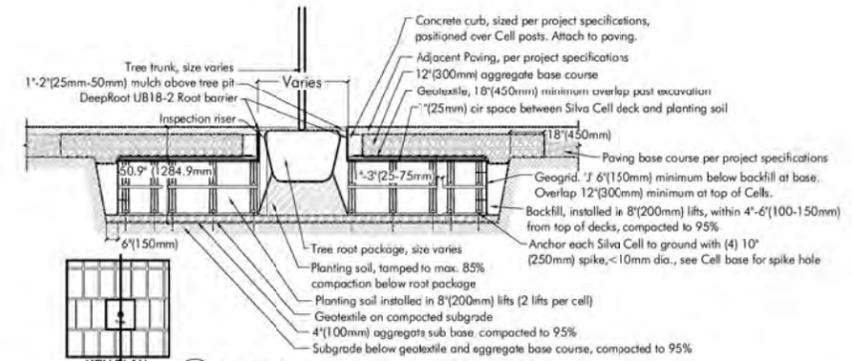
NOTE:
TREES AT THE ROOFTOP AMENITY TERRACES NOT SHOWN AND TO BE INSTALLED PER THE RAISED PLANTER CONDITION.

- 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)

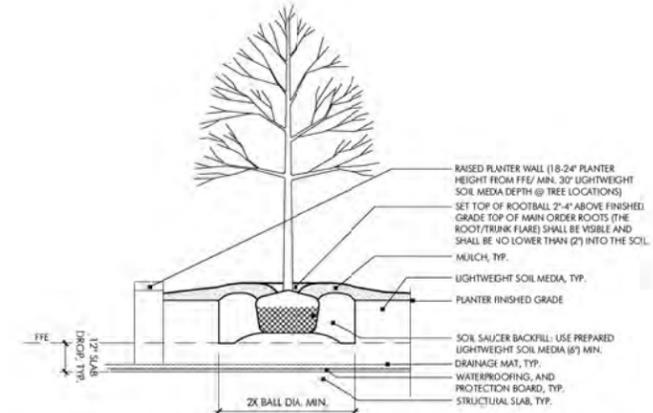
OPEN SPACE LEGEND



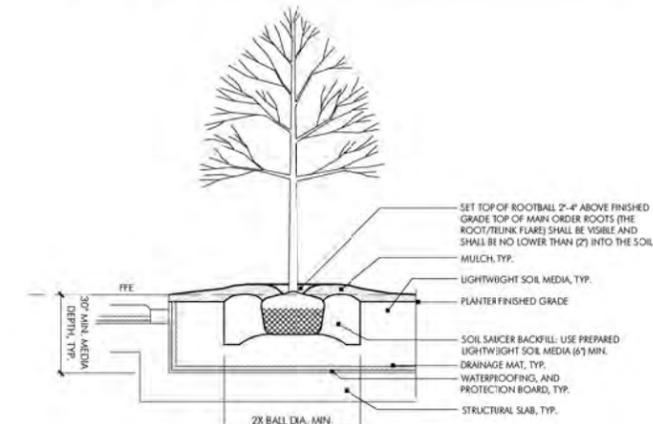
DECIDUOUS TREE PLANTING
NOT TO SCALE



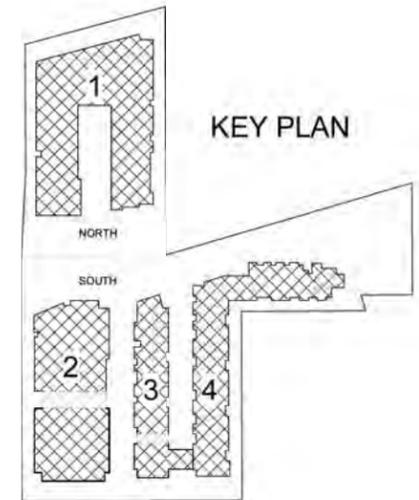
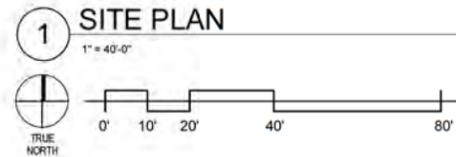
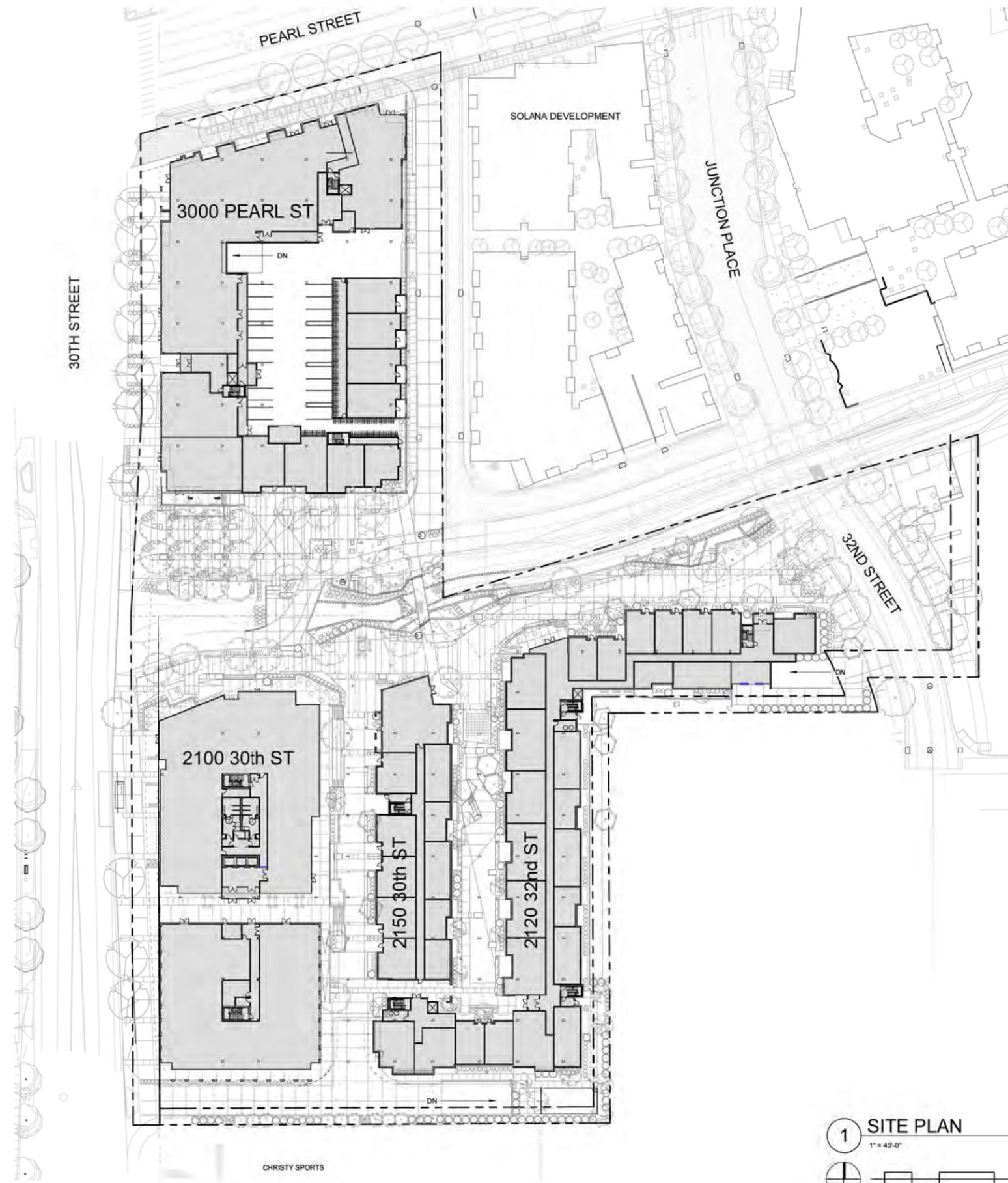
SILVA CELL PLANTING DETAIL
NOT TO SCALE

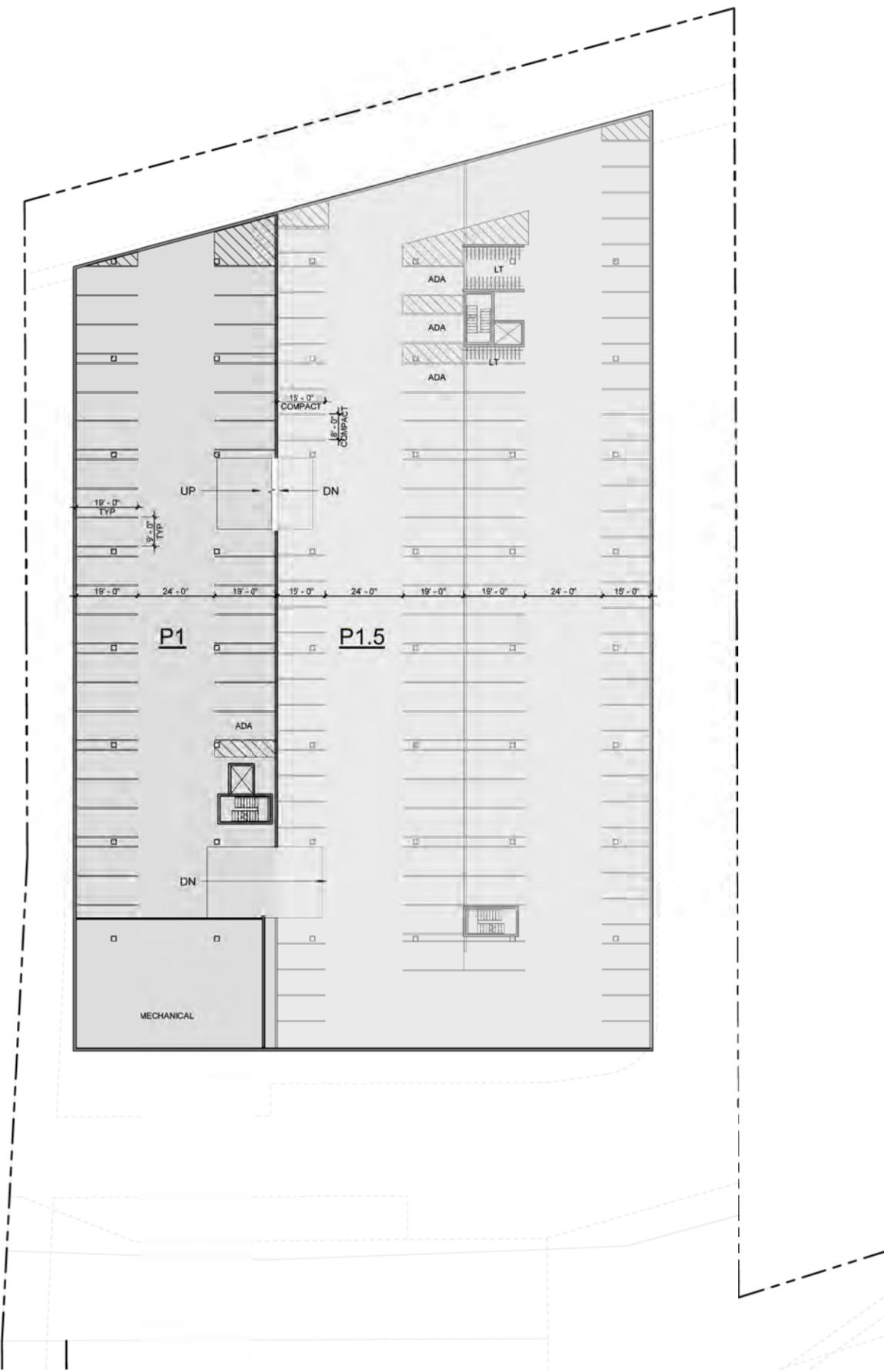


TREE PLANTING ON STRUCTURE - RAISED PLANTER
NOT TO SCALE

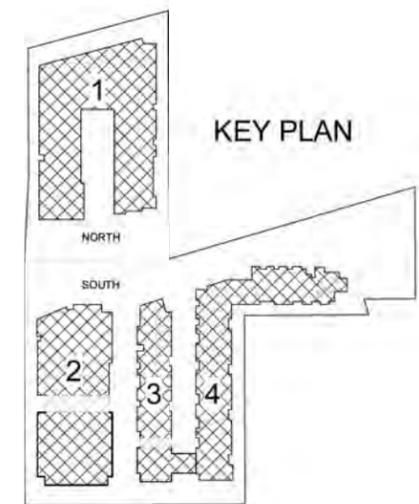


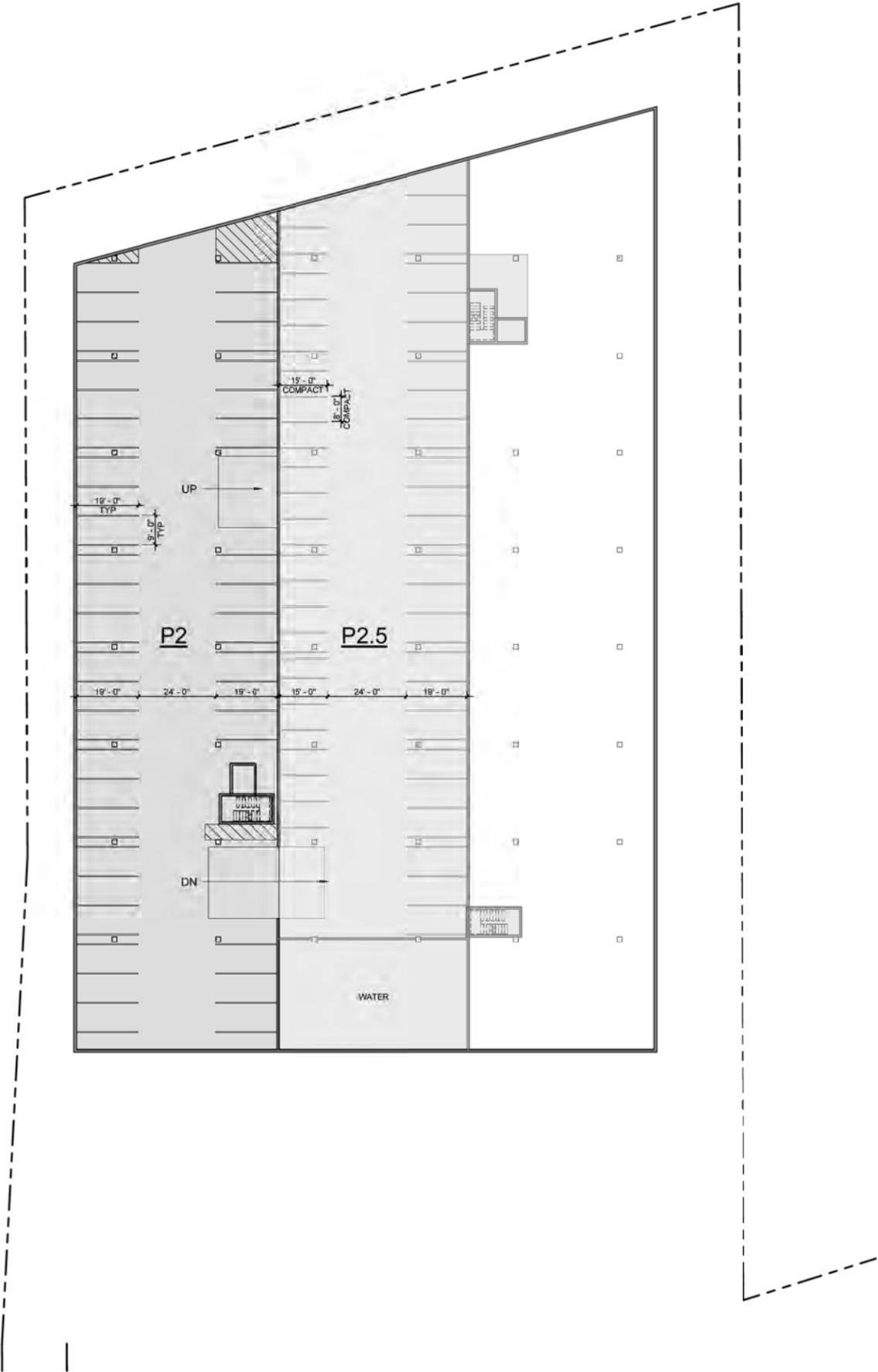
TREE PLANTING ON STRUCTURE - SLAB DEPRESSION
NOT TO SCALE



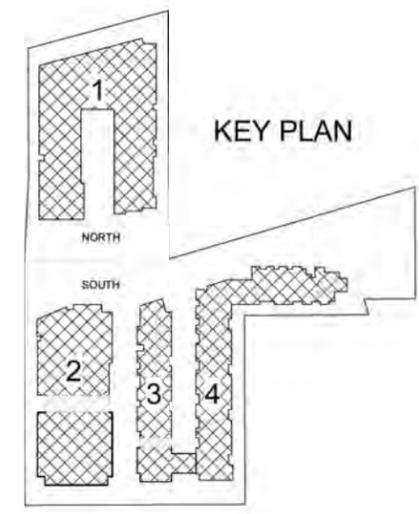
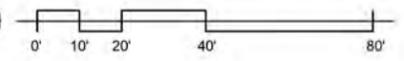


1 NORTH - LEVEL P1 PLAN
 1" = 20'-0"
 TRUE NORTH





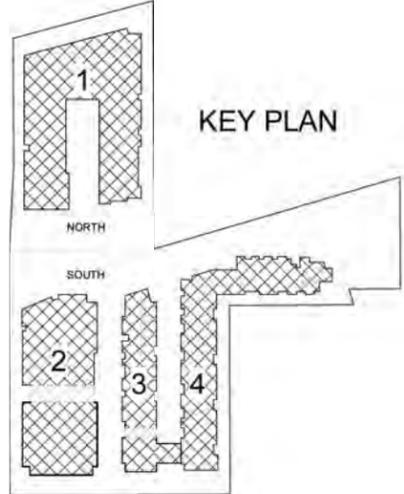
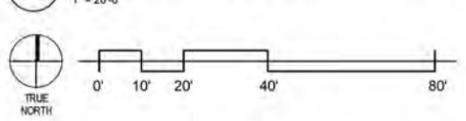
1 NORTH - LEVEL P2 PLAN
 1" = 20'-0"
 TRUE NORTH





- Use Legend**
- AMENITY
 - COMMON
 - LEASABLE
 - LIVE WORK
 - TOWNHOME

1 NORTH - LEVEL 1 FLOOR PLAN



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SECTION 08 - ARCHITECTURAL PLANS
SHEET 8.4
NORTH PARCEL LEVEL 1 PLAN



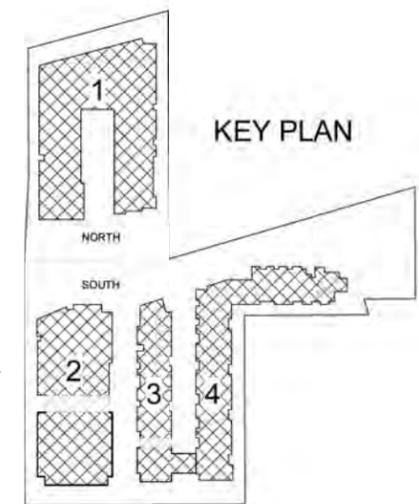
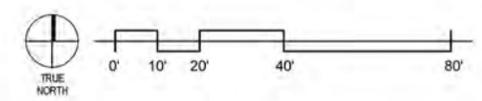
Use Legend

- 1 BEDROOM
- AMENITY
- COMMON
- STUDIO

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SECTION 08 - ARCHITECTURAL PLANS
SHEET 8.5
NORTH PARCEL LEVEL 2 PLAN

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

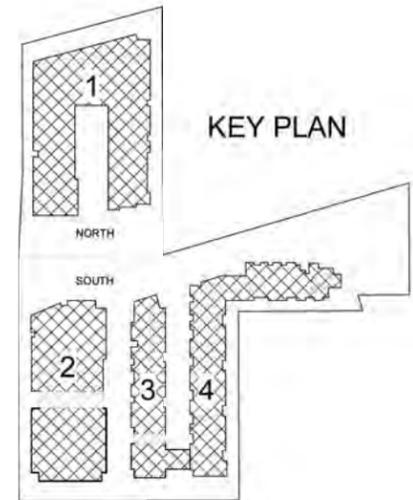
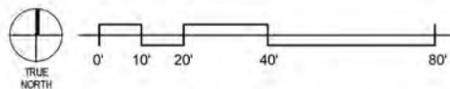




Use Legend

- 1 BEDROOM
- COMMON
- STUDIO

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





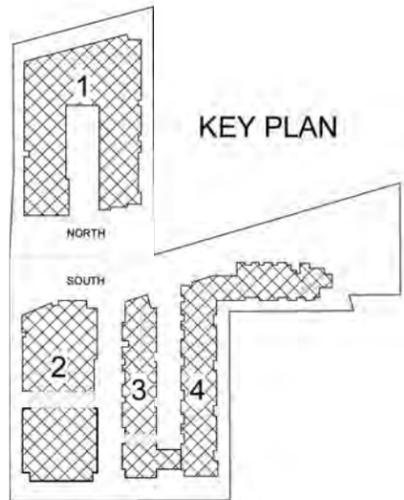
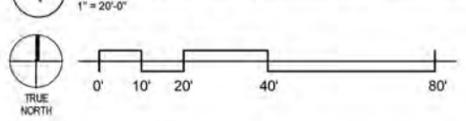
Use Legend

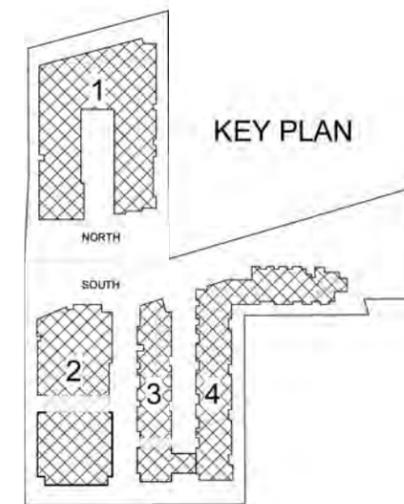
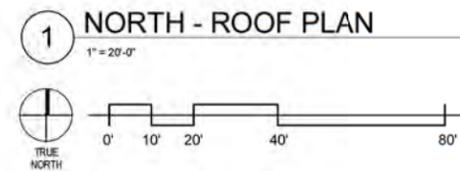
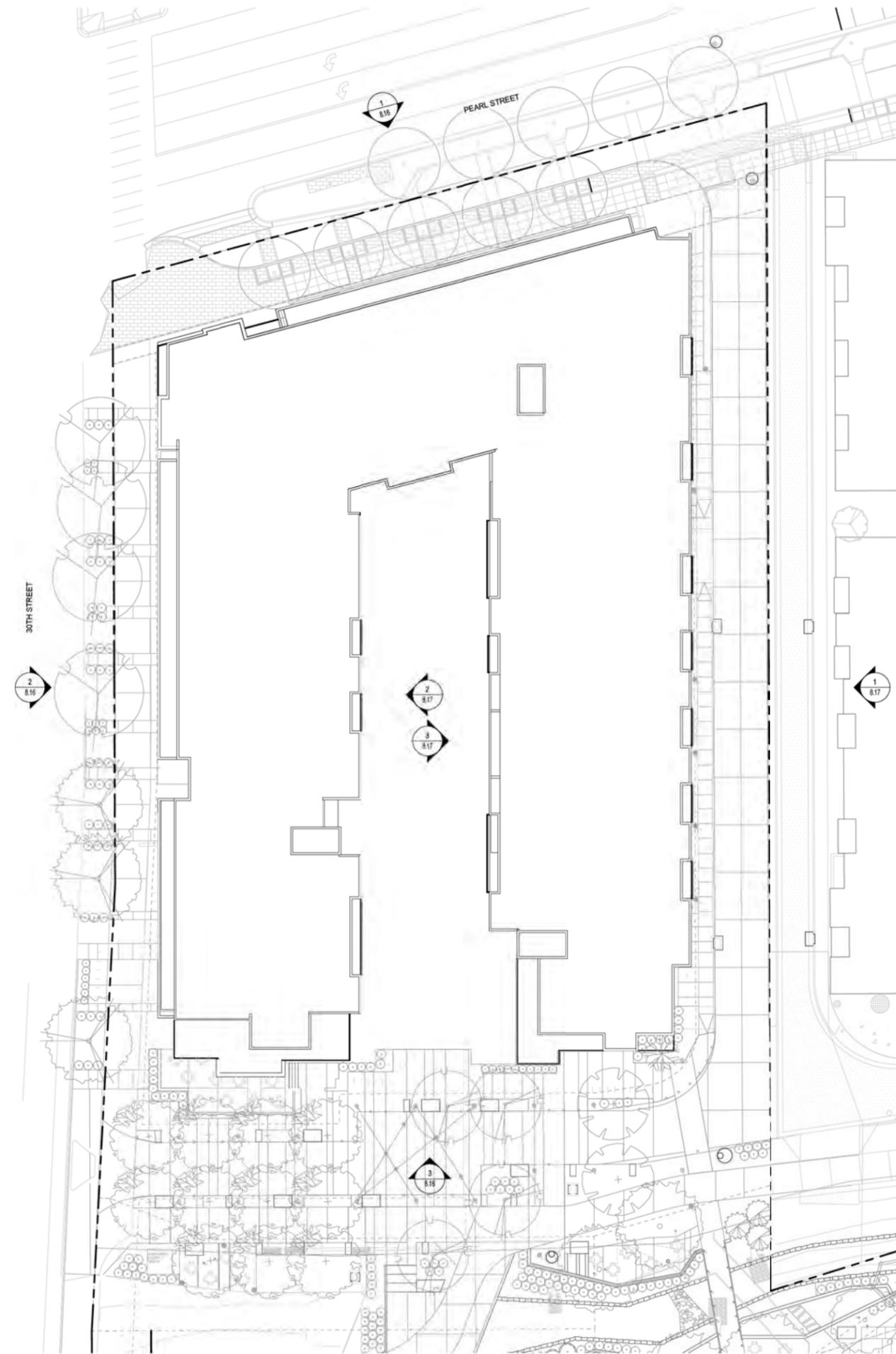
- 1 BEDROOM
- AMENITY
- COMMON
- PENTHOUSE
- STUDIO

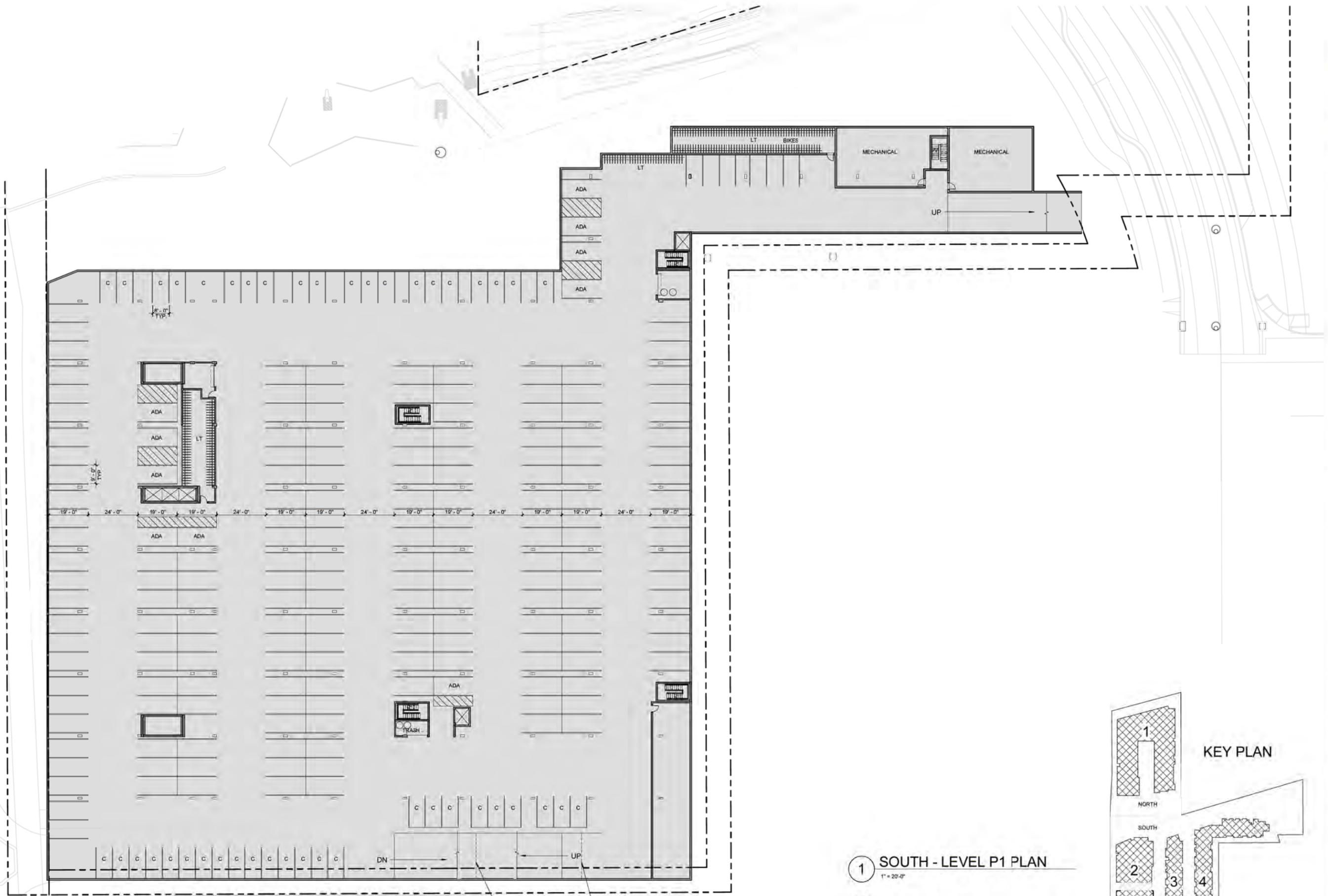
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SECTION 08 - ARCHITECTURAL PLANS
SHEET 8.7
NORTH PARCEL LEVEL 4 PLAN

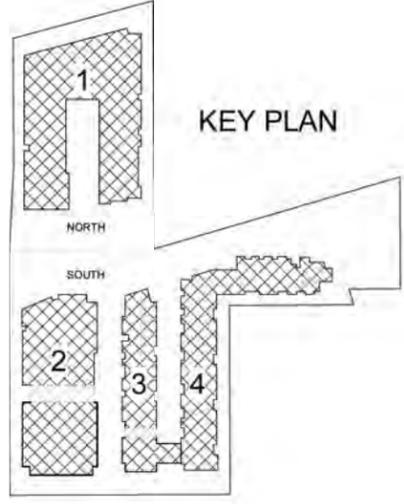
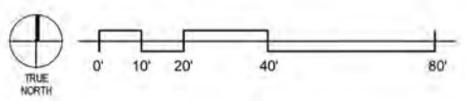
1 NORTH - LEVEL 4 FLOOR PLAN

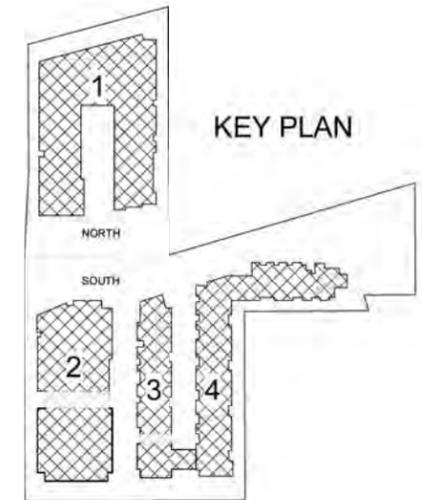
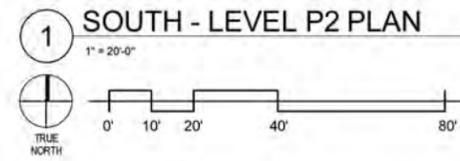
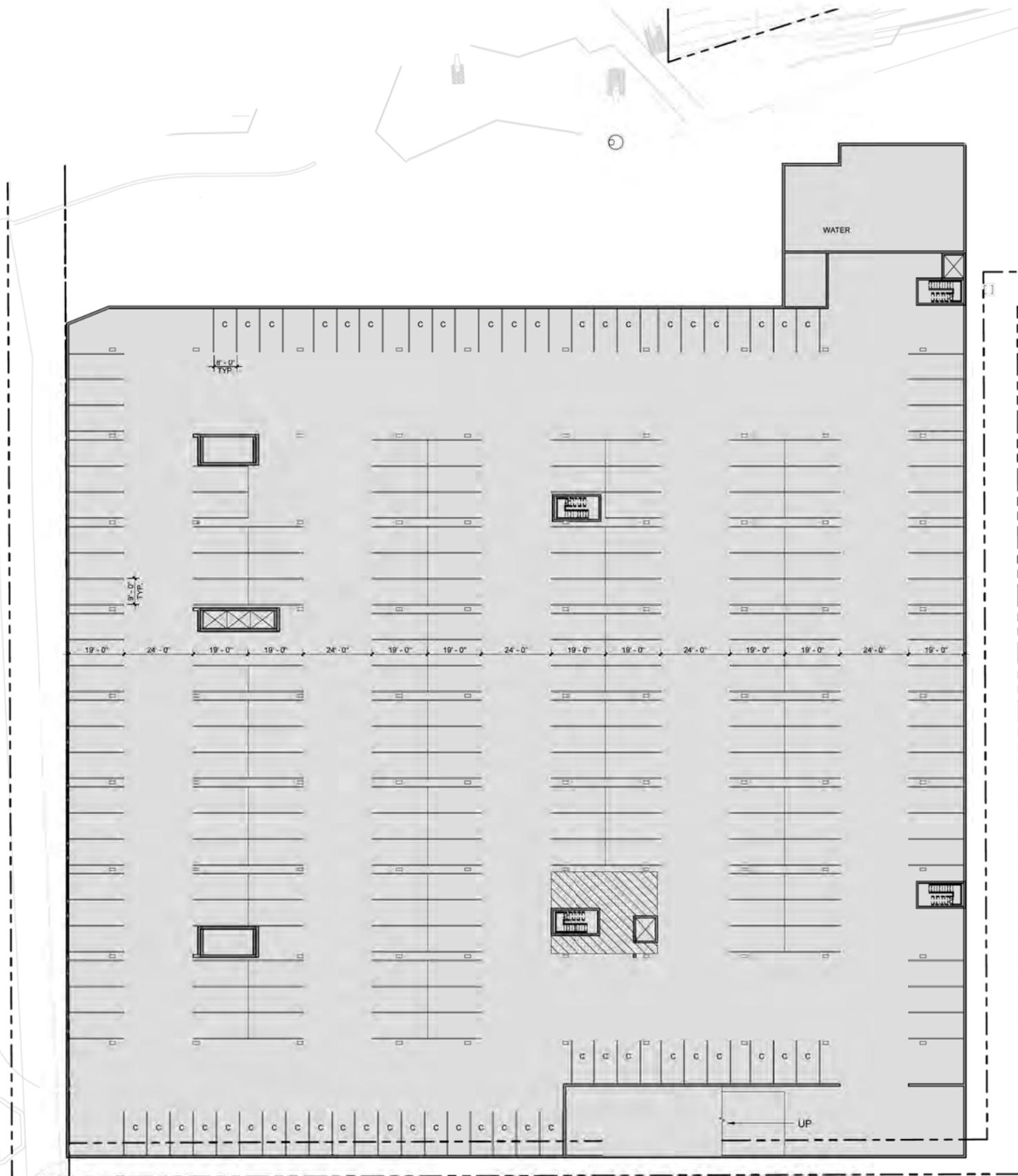






1 SOUTH - LEVEL P1 PLAN
1" = 20'-0"

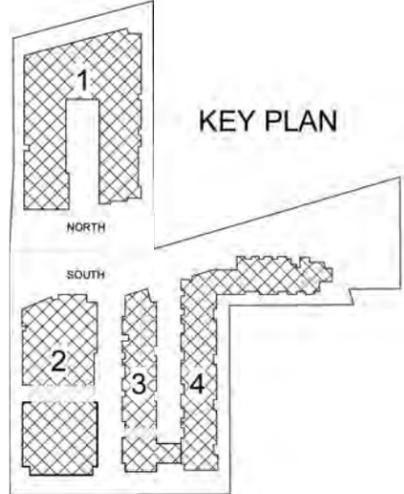






- Use Legend**
- 1 BEDROOM
 - 2 BEDROOM
 - AMENITY
 - COMMON
 - EFFICIENCY
 - LEASABLE
 - LIVE WORK
 - TOWNHOME

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

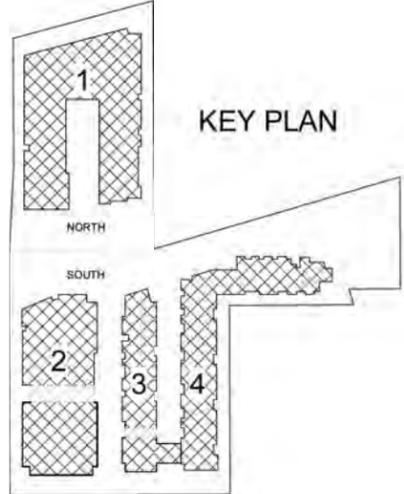
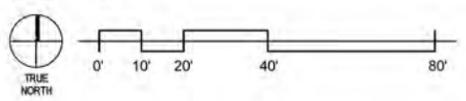




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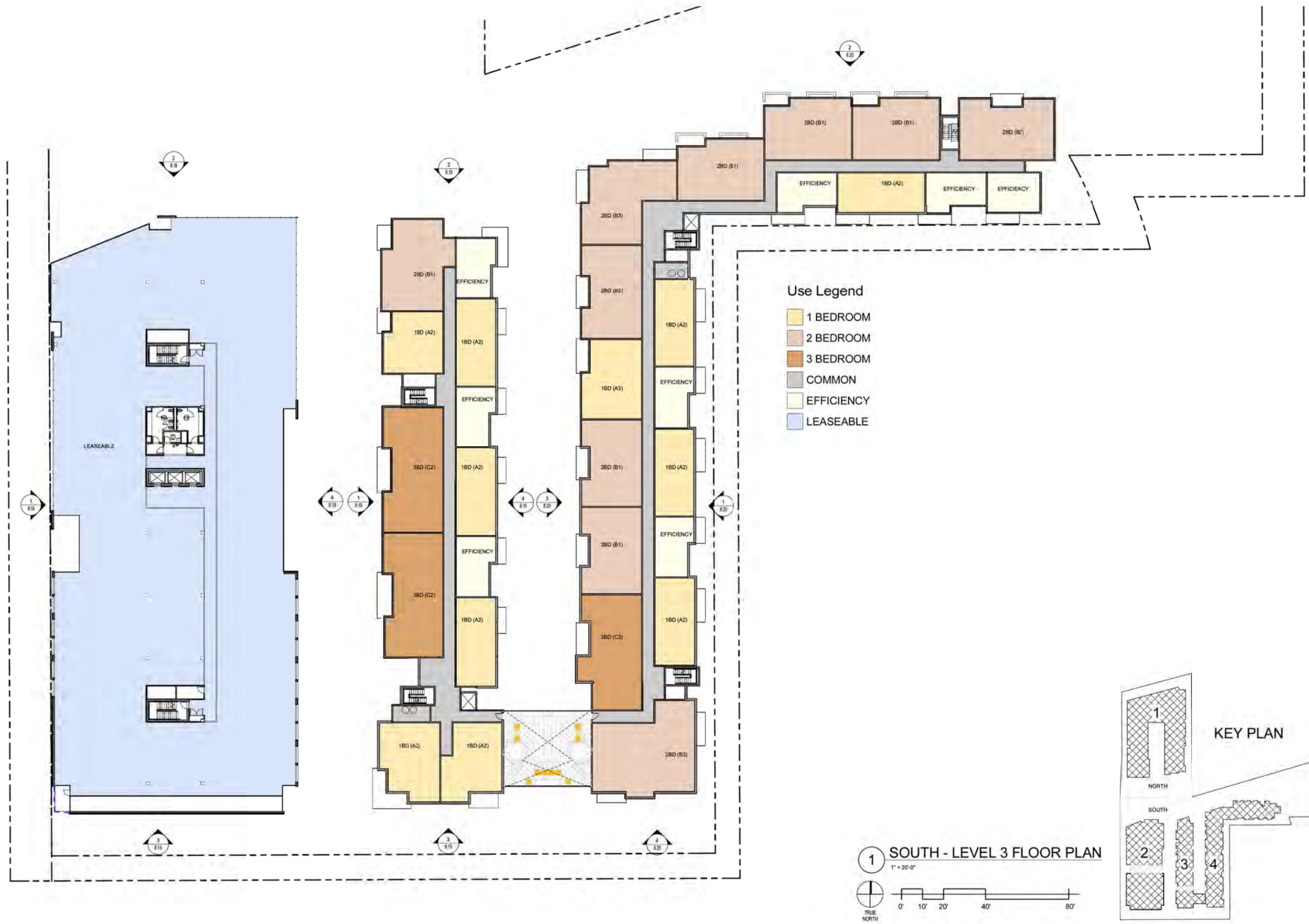
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- COMMON
- EFFICIENCY
- LEASEABLE
- LIVE WORK
- TOWNHOME

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



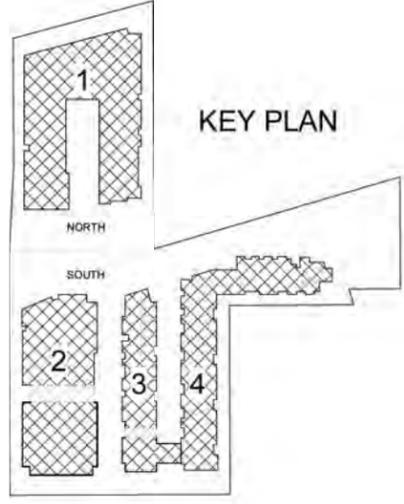
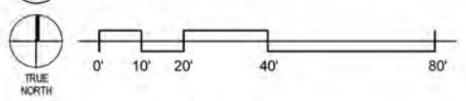
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SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.13
 SOUTH PARCEL LEVEL 3 PLAN



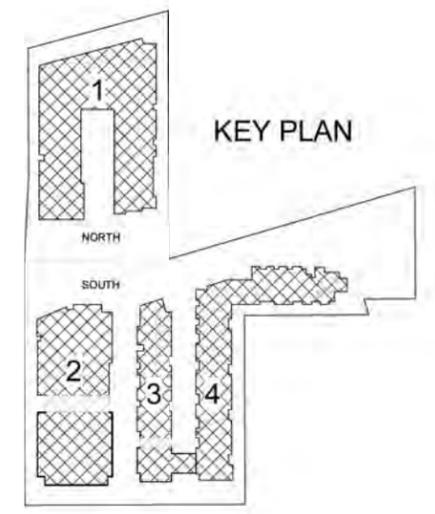
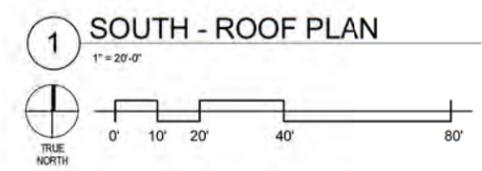
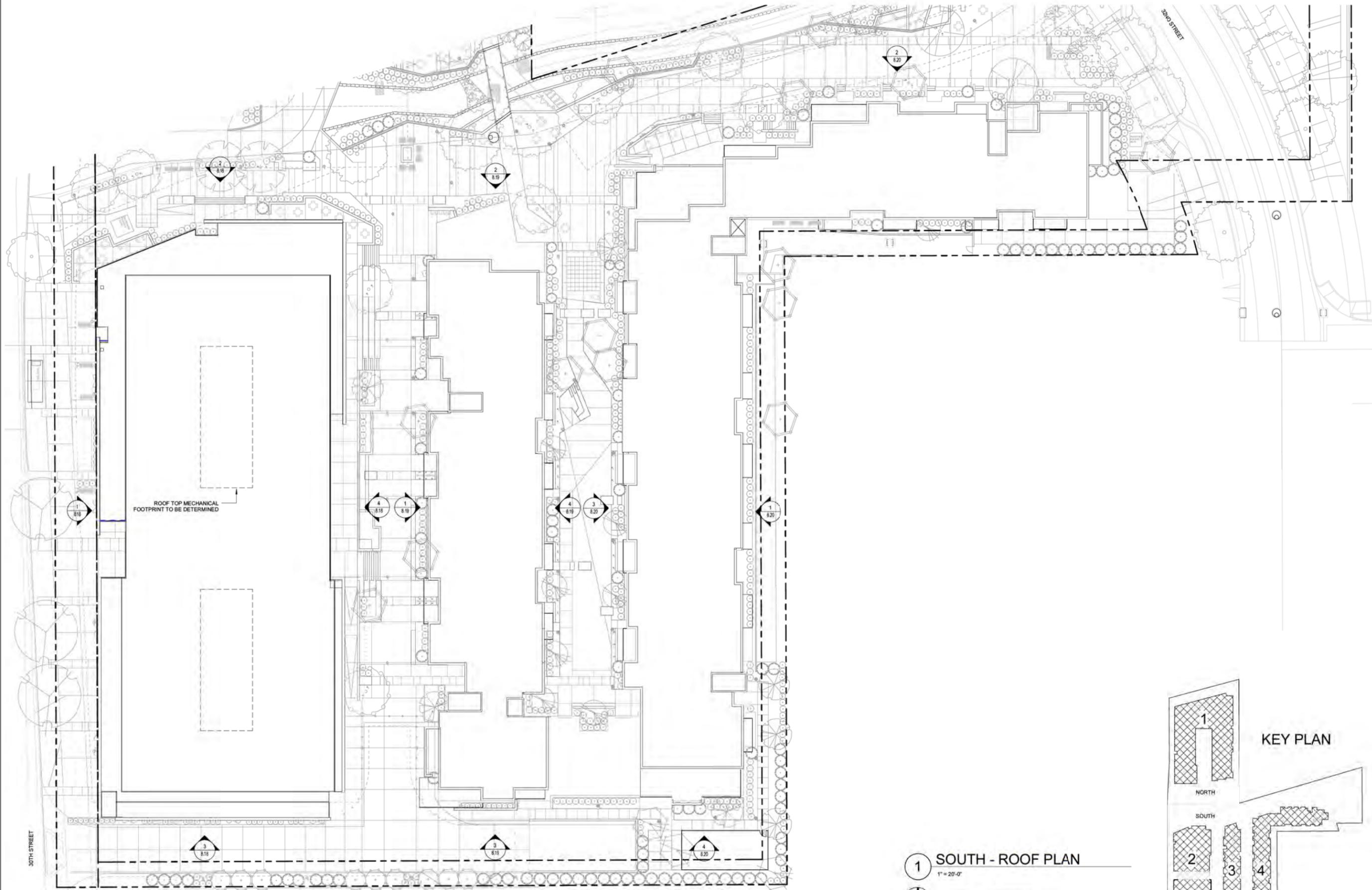
- Use Legend**
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - AMENITY
 - COMMON
 - EFFICIENCY
 - LEASEABLE
 - PENTHOUSE

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



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





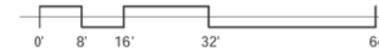
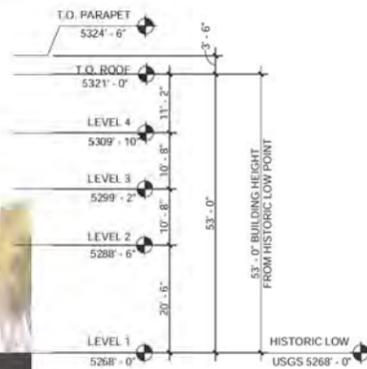
1 BUILDING 1 - NORTH - PEARL ST.
1" = 1/16"



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

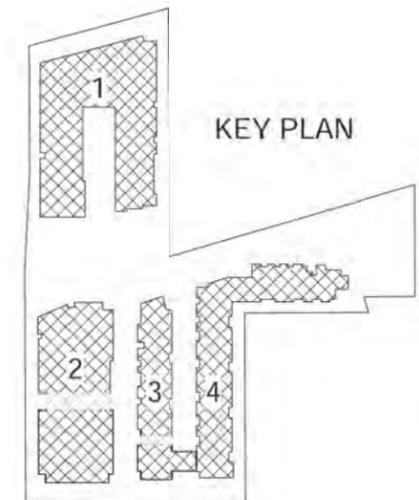


3 BUILDING 1 - SOUTH
1" = 1/16"



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"



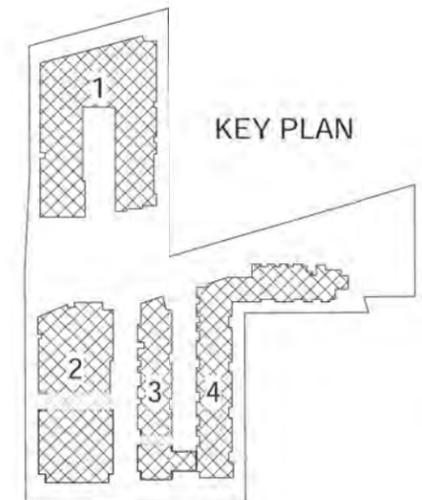
2 BUILDING 1 - EAST COURTYARD
1" = 1/16"



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"



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



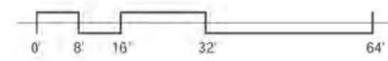
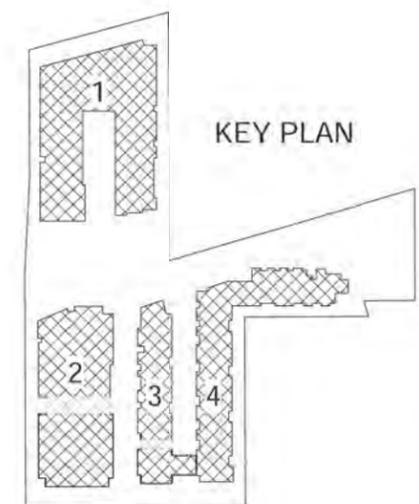
3 BUILDING 2 - SOUTH
 1" = 1/16"



4 BUILDING 2 - EAST
 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



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SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.18
 BUILDING 2 ELEVATIONS



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



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



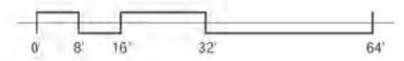
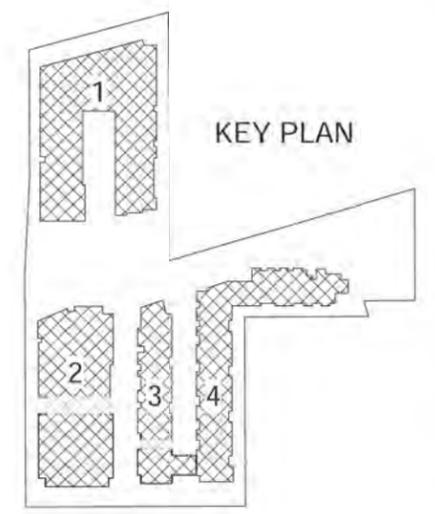
3 BUILDING 3 - SOUTH
 1" = 1/16"



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"



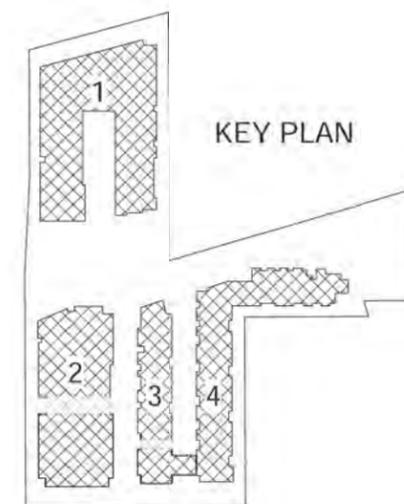
3 BUILDING 4 - EAST
1" = 1/16"



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																				
2 Bedroom Units						0																				
3 Bedroom Units						0																				
Penthouses					1	1																				
Live Work / Townhouses	8					8																				
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	231									
Total with Efficiencies counted as one density	8	0	38	42	38	126	14	7	12	9	42	22	18	20	16	76	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	95,270	102,897	164,144	7,805	29,044	38,044	31,519	34,935	146,799	29,234	31,800	31,800	24,802	117,936		
Units Overall Building Gross Square Footage (GSF)						7,805	9,941	38,044	31,519	34,935	127,049	14,490	15,717	34,919	32,987	117,913		
Units Net Rentable Square Footage (NRSF)						7,805	7,941	38,017	31,513	34,795	126,981	11,009	13,115	31,640	30,990	117,764		
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 Basements (open air)																		
Unit Patios (per 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	120	14	7	12	9	43	22		
Amenity Interior Space SF per Unit							54			54					54			
Amenity Exterior Space SF per Unit							75			75					75			
Total Amenity Space SF per Unit							129			129					129			
PARKING GARAGE AREAS	27,261	36,734	95,270	102,897	164,144	12,809				12,809					12,809			
Commercial:						22,839				22,839					22,839			
Common Overall Building Gross Square Footage (GSF)						22,839				22,839					22,839			
Common Net Rentable Square Footage (NRSF)						17,859				17,859					17,859			
Common Common Area (Circulation/BCH)						1,563				1,563					1,563			
Common Building Efficiency (NRSF/GSF)						78.2%				78.2%					78.2%			

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
Office (Retail)	113	varies	166
Office (Ftn)	114,377	1 space/400	286
Retail (Ftn)	1,648	1 space/400	4
Total Non-Residential	118,026	varies	295
Total Non-Residential			401
Combined garages			476

PARKING REQUIREMENTS (BICYCLE)

Use	Count	Bike Ratio	Total	Long Term	%	Short Term	%
Residential							
Efficiency (475 sq ft)	26	2 per unit	52	17	33%	35	67%
1 Bedroom	43	1 per 1,500	3	3	75%	0	25%
2BD units	24	1 per 1,500	2	2	75%	1	25%
3BD units	6	1 per 750	7	2	25%	5	75%
Townhomes/Live Work	13	1 per 750	17	2	12%	15	88%
Penthouses	8	1 per 750	11	1	9%	10	91%
Office (Retail)	113	1 per 1,500	77	58	75%	19	25%
High turn over Restaurant	4	1 per 750	0	0	0%	0	0%
Retail	3,648	1 per 750	5	1	20%	4	80%
North Parcel total:			275	197	71%	78	29%
South Parcel - based on 07-14 OZ matrix							
Use	Count	Bike Ratio	Total	Long Term	%	Short Term	%
Office (Ftn)	114,377	2 per unit	228	177	78%	51	22%
Office	114,377	1 per 1,500	77	58	75%	19	25%
High turn over Restaurant	4	1 per 750	0	0	0%	0	0%
Retail	3,648	1 per 750	5	1	20%	4	80%
North Parcel total:			310	236	76%	74	24%
Combined parcel counts - based on 07-14 OZ matrix							
Use	Count	Bike Ratio	Total	Long Term	%	Short Term	%
Combined Parcel total:			585	433	0.7392	150	0.2608

PARKING PROVIDED

Use	Standard (FASFP)	Compact (7.75:15)	% Compact	Accessible	Parking provided	Parking required	Bicycle provided	Bikes required
Level P2	62	29	32.3%	0	91	91	0	0
Level P1	47	16	34.5%	0	63	200	0	0
Surface	0	0	0%	0	0	34	0	0
Total North	109	45	30.7%	0	154	325	0	0
South Parcel								
Level P2	184	48	26.0%	0	232	0	0	0
Level P1	171	49	28.6%	9	229	243	0	0
Surface	0	0	0%	0	0	88	0	0
Total South	355	97	27.0%	9	461	331	0	0
Combined parcels								
Level P2	246	68	27.6%	0	314	0	0	0
Level P1	252	56	26.3%	17	365	443	0	0
Surface	0	0	0%	0	0	172	0	0
Overall Site	498	124	24.9%	17	639	670	0	0
Accessible Parking provided								
Parking provided	Total (space)	Accessible provided	Accessible required					
North Parcel	154	7	8					
South Parcel	461	9	9					
Surface	0	0	0					
Overall Site	615	16	17					
Accessible Parking requirements								
Total number of spaces	Min	NC req'd						
1-25	1							
26-50	2							
51-75	3							
76-100	4							
101-150	5							
151-200	6							
201-300	7							
301-400	8							
401-500	9							
501-2000	2% of total							

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 SHAFTS 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.

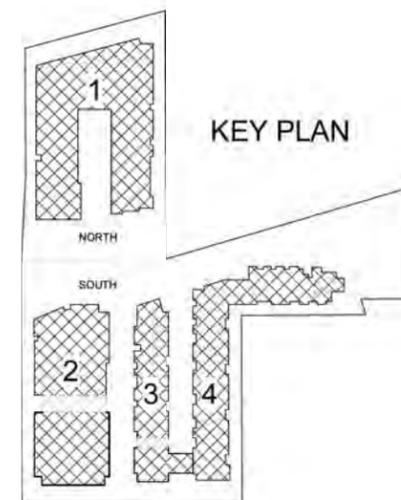
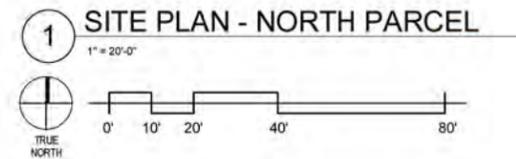
Gross SF (including exterior walls and the existing building, excluding patios and roof)

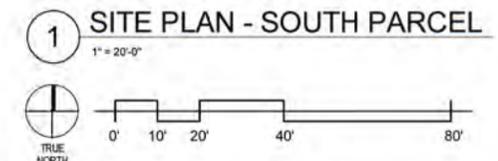
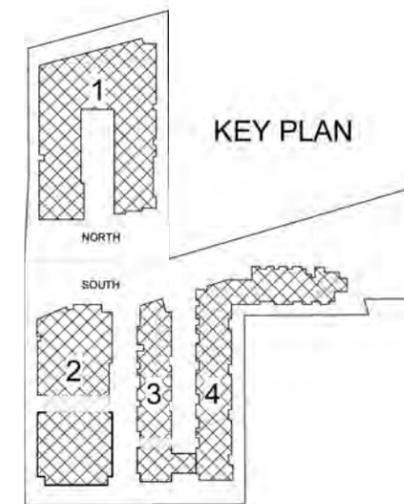
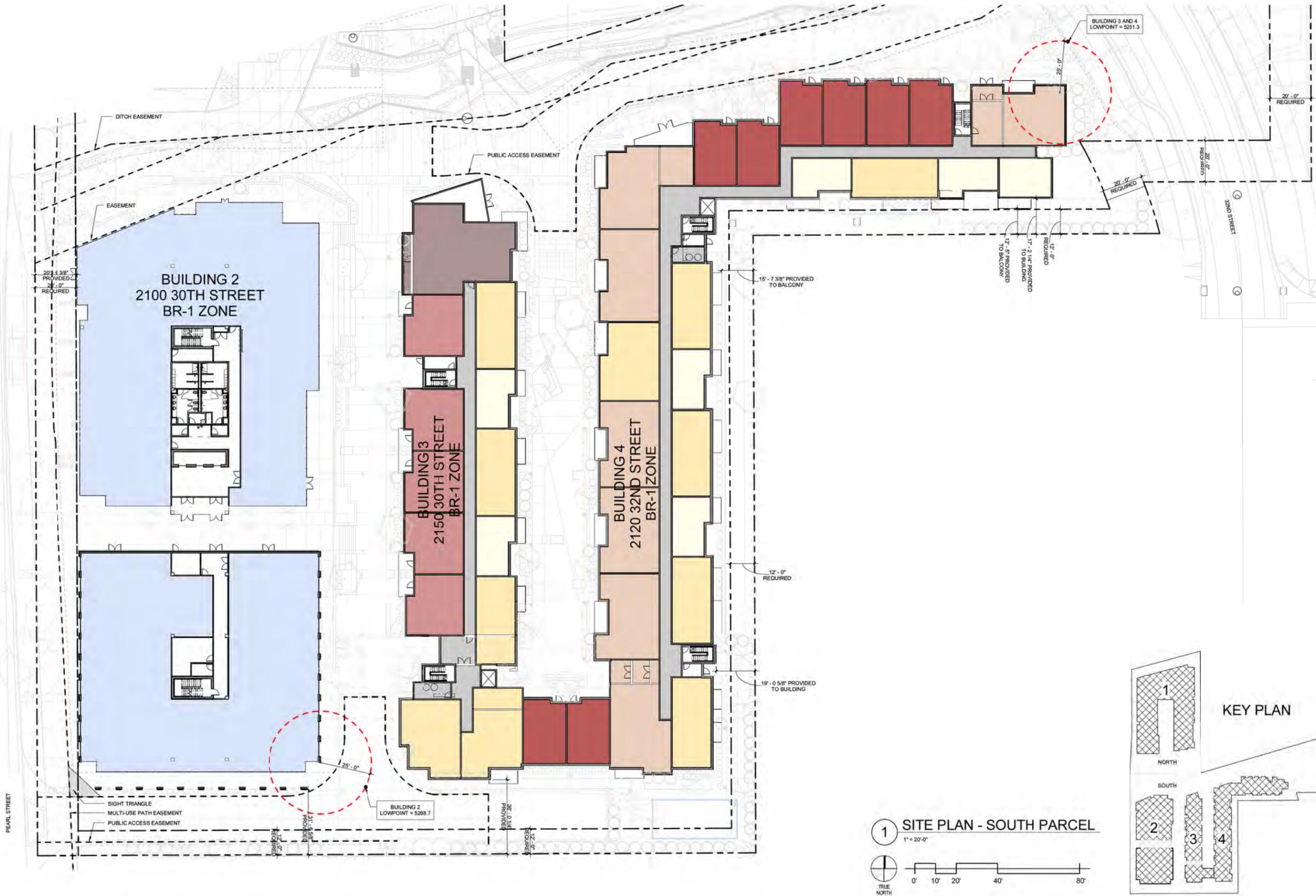
Level	Gross SF	Rentable Per BOMA (below)	Total Gross/Total BOMA Rentable
Level 1	29,902	28,229	
Level 2	32,149	31,620	
Level 3	32,149	31,620	
Level 4	24,800	24,220	
Total	119,000	115,689	1.02699642

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		28,531	1,897	566	1.1083	31,620	
Occupant Area D						Occupant Area D	30,531			1.1083	33,820	
L.V. 3 TOTALS	32,149	830	0	0	31,319		28,531	1,325	566	1.1083	31,620	
Occupant Area E						Occupant Area E	21,854			1.1083	24,220	
L.V. 4 TOTALS	24,800	630	0	0	23,970		21,854	1,324	566	1.1083	24,220	
							119,000	3,320	0	0	115,680	
								104,379	6,044	3,150	1,1083	115,680

- USE THESE NUMBERS FOR LEASING
- BOMA NOTES:**
- B - Interior Gross Area (IGA) excludes voids, vertical shafts, and makes no deductions for columns and other projections necessary for the building.
 - C - Major Vertical Penetrations include stairs, elevators shafts, flume, pipe shafts, vertical ventilation ducts and their enclosing walls. Excludes voids and vertical penetrations built for the private use of a tenant occupying office space more than one floor.
 - D - Parking includes enclosed, structural floor area located within the building and used for storage of motor vehicles, including associated circulation and services.
 - E - Occupant Storage is space that is usable by occupants only for storage because of the levels of finish, lighting, power and HVAC making it suitable for use as office space.
 - F - Preliminary Floor Area is the result of subtracting the areas of the major vertical penetrations, parking and occupant storage on a floor from the interior gross area of that floor level.
 - G - Occupant Area is a portion of a building where an occupant normally houses personnel, equipment, fixtures, furniture, supplies, goods or merchandise.
 - H - Base Building Circulation is the minimum path on a multi-occupant floor necessary for access to and egress from occupant areas, stairs, restrooms, janitor's closets, areas of refuge, the safety equipment, building service & amenity areas.
 - I - Building Amenity Areas add convenience for all occupants of a building and that is not used exclusively by one occupant, including building conference rooms, lounges or vending, food service, health or fitness, daycare facilities, locker or shower facilities. (Not historically used as part of a building common calc.). Building Service Areas is the portion of a building that provides services that enable occupants to work in the building. This includes men and auxiliary lobbies, corridors, mechanical & equipment rooms, fire control rooms, enclosed loading docks, restrooms & janitor's closets, building offices including call center & shower areas.
 - K - Load Factor B is a ratio, the numerator of which is the building total preliminary floor area and the denominator of which is the building total occupant area.
 - L - Rentable Area for Method B is the product of multiplying the occupant area of an occupant or floor level times the Load Factor B of the building.
 - M - Capped Load Factor is the lesser of the market load factor and the load factor B on each floor level of a building.
 - N - Capped Rentable Area is the product of the capped load factor and the occupant area on each floor level of a building.
 - O - Full Floor Equipment Factor is a ratio, the numerator of which is the rentable area of a floor level and the denominator of which is the full floor occupant area of that floor level.

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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"



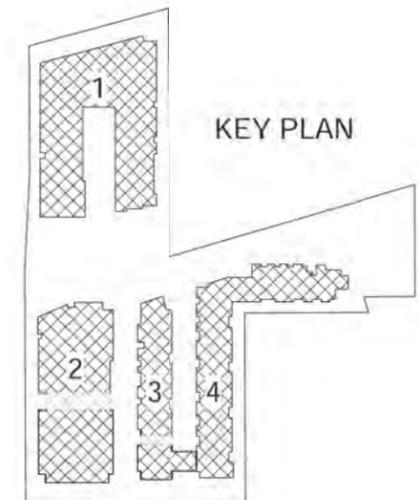
3 SITE SECTION - SOUTH
1" = 1/32"



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



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





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



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



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

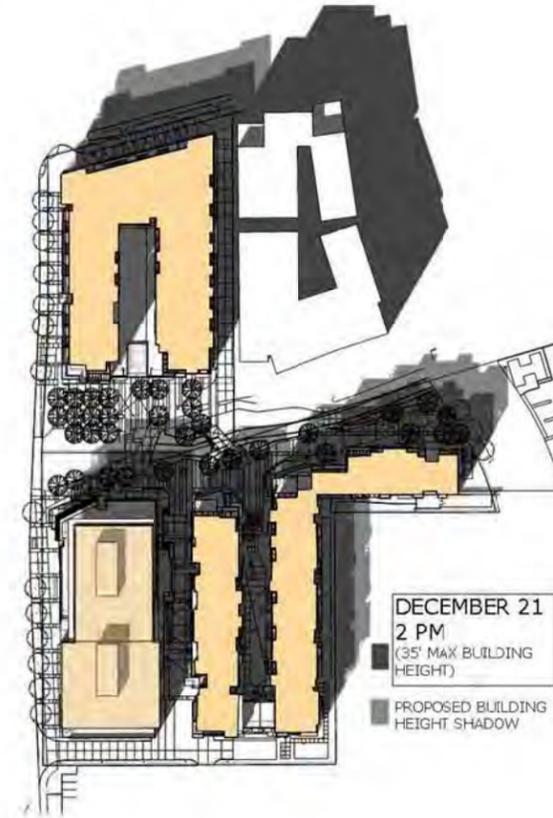
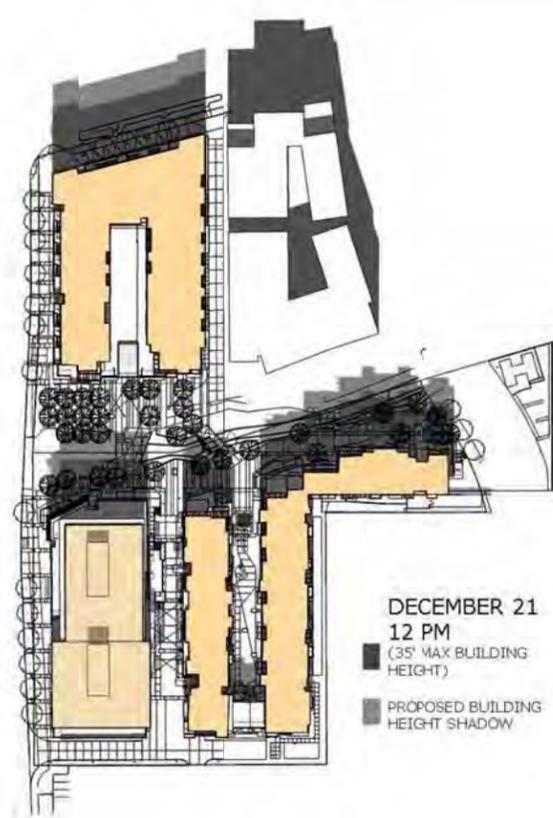
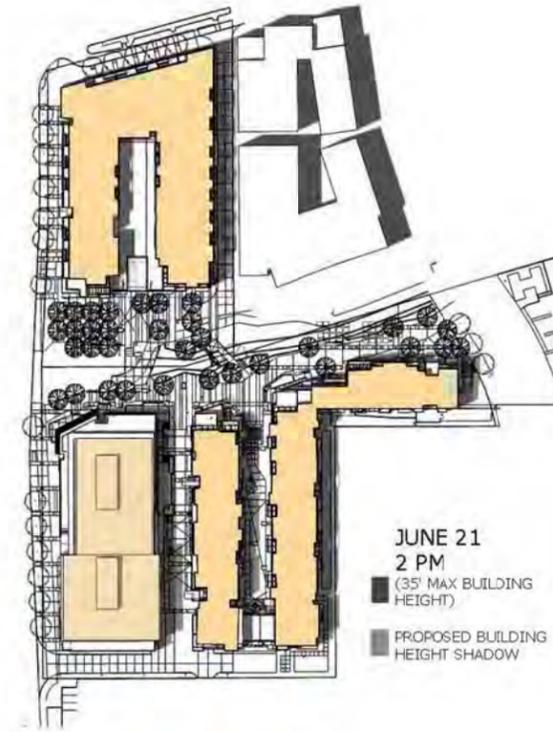
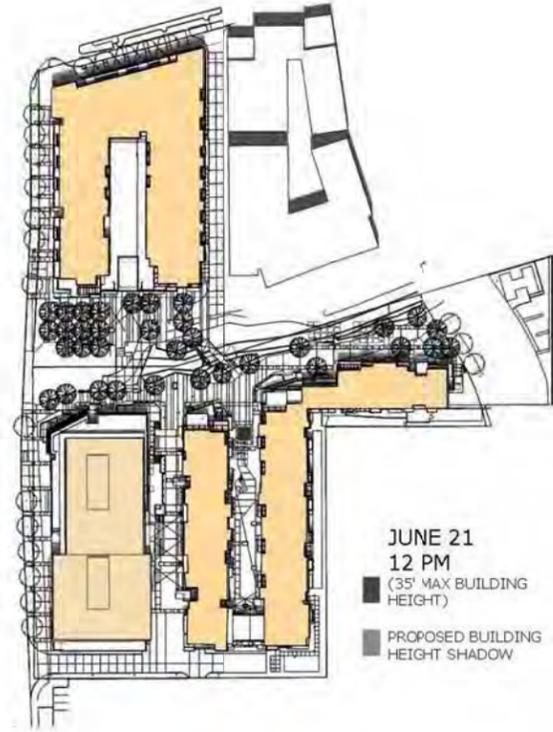
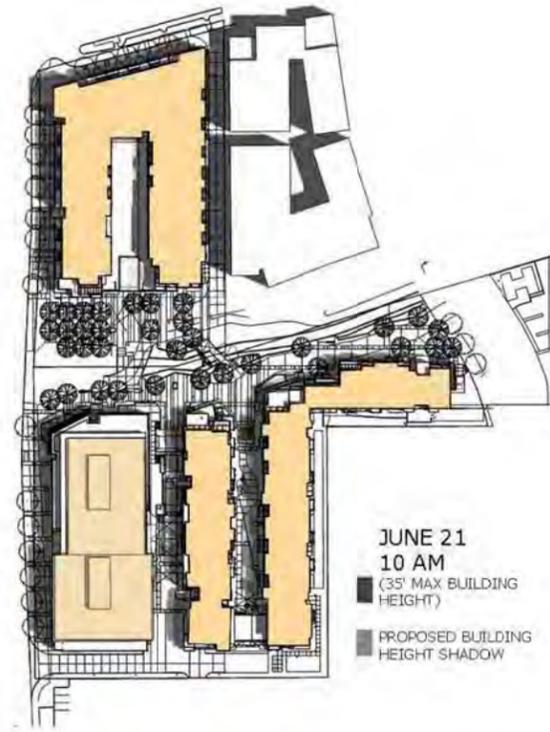


4 BUILDING 4 - WEST
1" = 1/16"

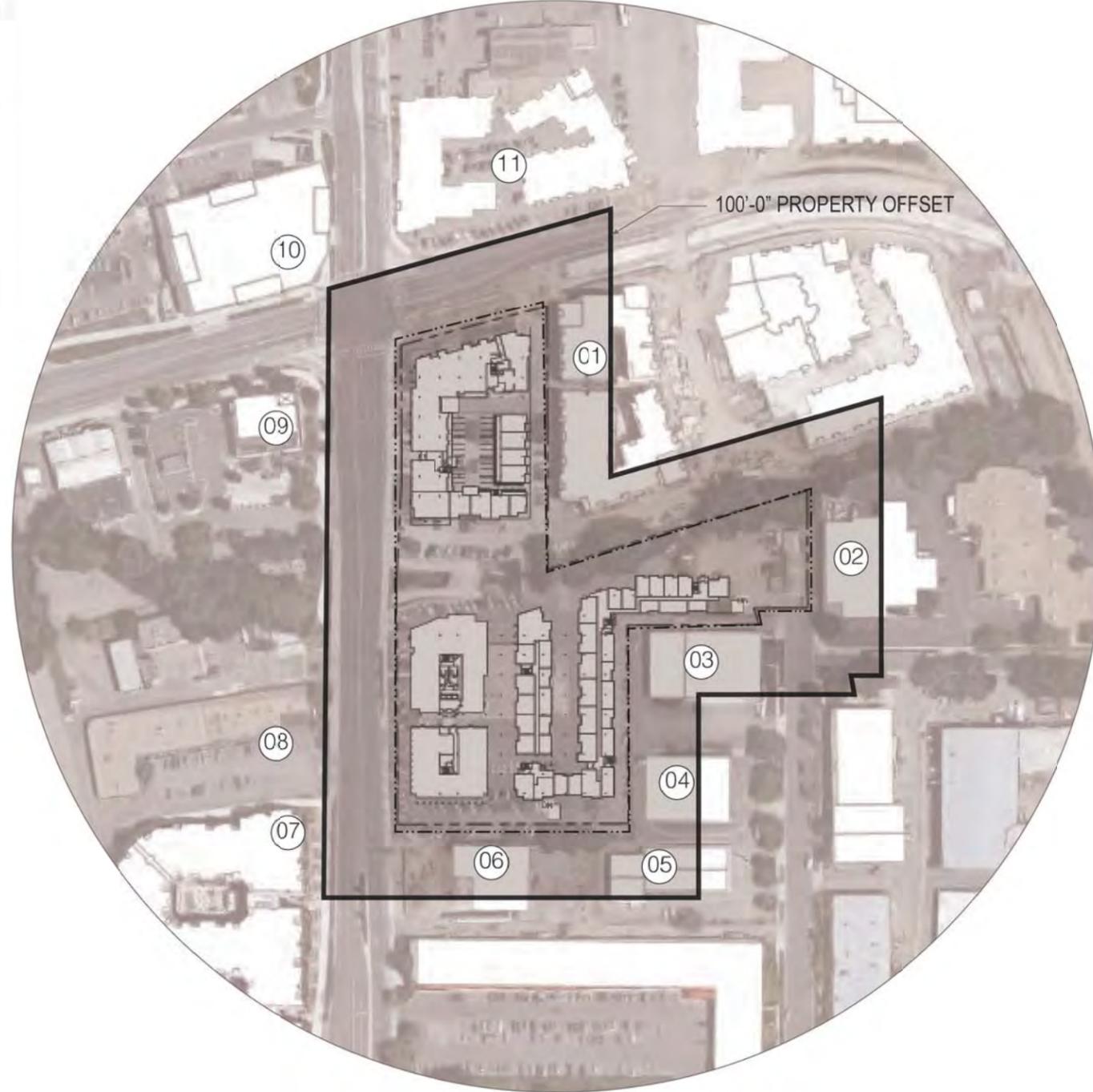
AHM 16.5 Written Statement: A written statement and drawings which describes the way in which the proposal accommodates pedestrians, including without limitation uses proposed for the ground level, percent of transparent material at the ground level, and signage and graphics.

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"



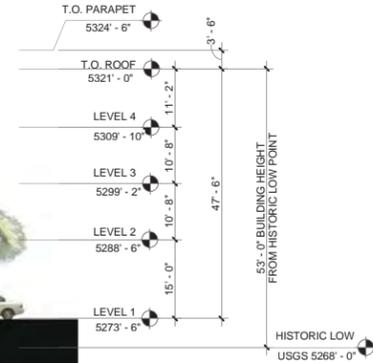
2 3D SKETCH - WATERWAY
1" = 1/16"



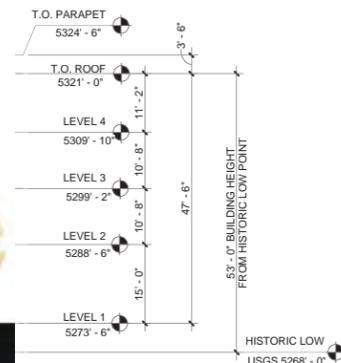
3 3D SKETCH - BUILDINGS 3 AND 4 FROM THE NORTH
1" = 1/16"

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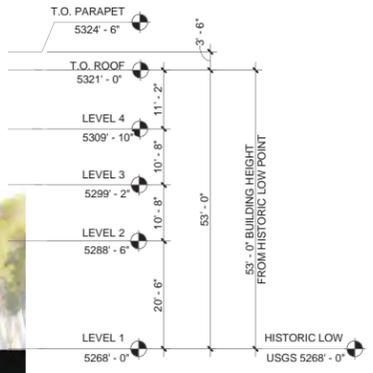
SECTION 00 - GENERAL
SHEET 0.6
RENDERINGS



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



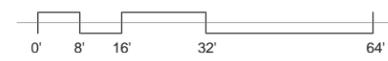
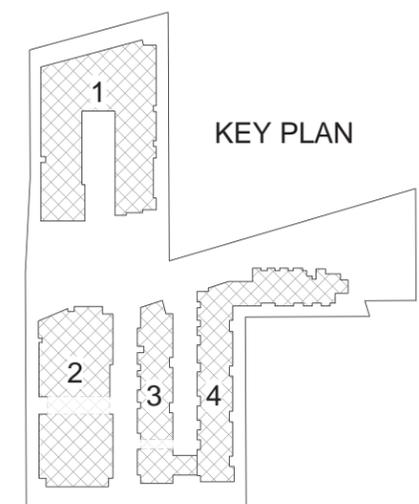
2 BUILDING 1 - WEST - 30TH ST.
1" = 1/16"

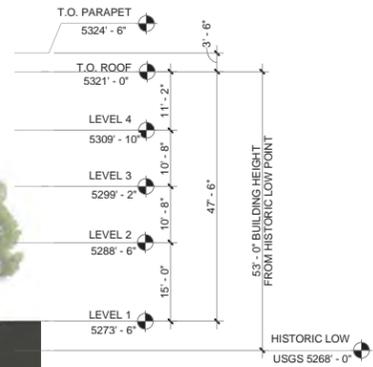


3 BUILDING 1 - SOUTH
1" = 1/16"

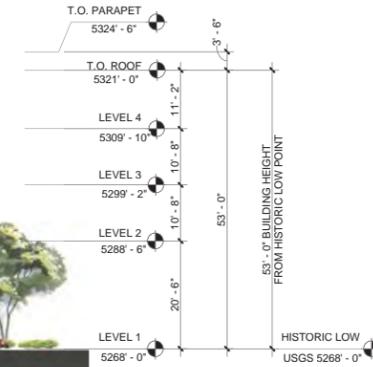
MATERIAL LEGEND

	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

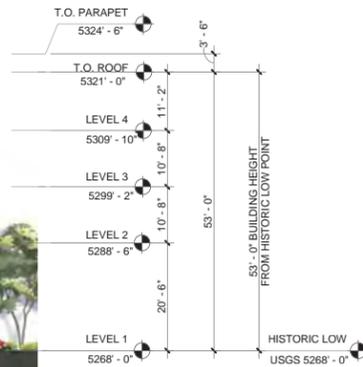




1 BUILDING 1 - EAST
1" = 1/16"



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

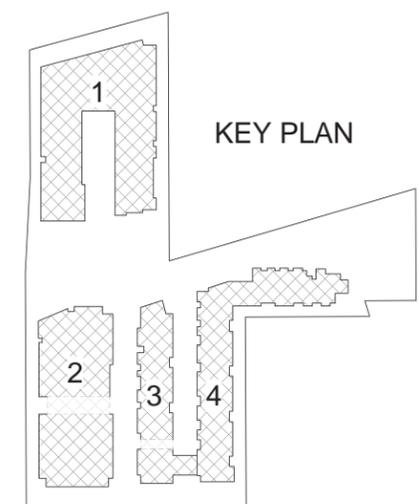


3 BUILDING 1 - WEST COURTYARD
1" = 1/16"



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



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



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



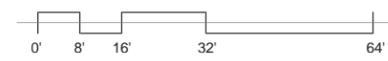
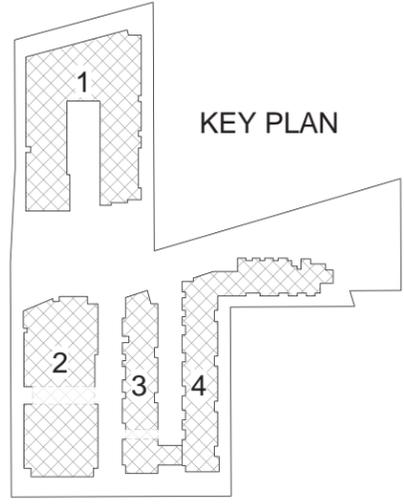
2 BUILDING 2 - NORTH
1" = 1/16"



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



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



REVE
SITE REVIEW SUBMITTAL | 07/17/2015

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



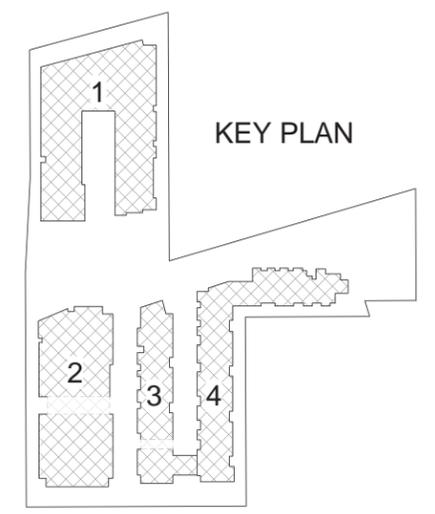
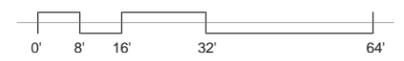
2 BUILDING 3 - NORTH
 1" = 1/16"



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



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



REVE
 SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 08 - ARCHITECTURAL PLANS
 SHEET 8.19
 BUILDING 3 ELEVATIONS



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



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

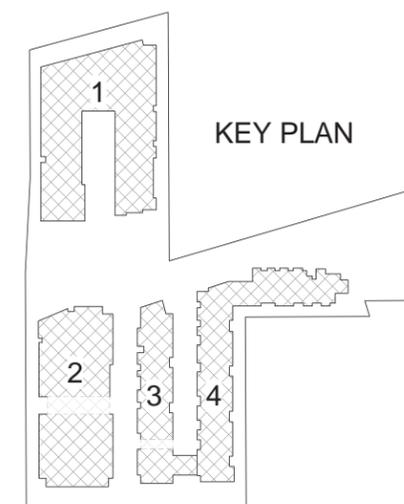


3 BUILDING 4 - EAST
1" = 1/16"



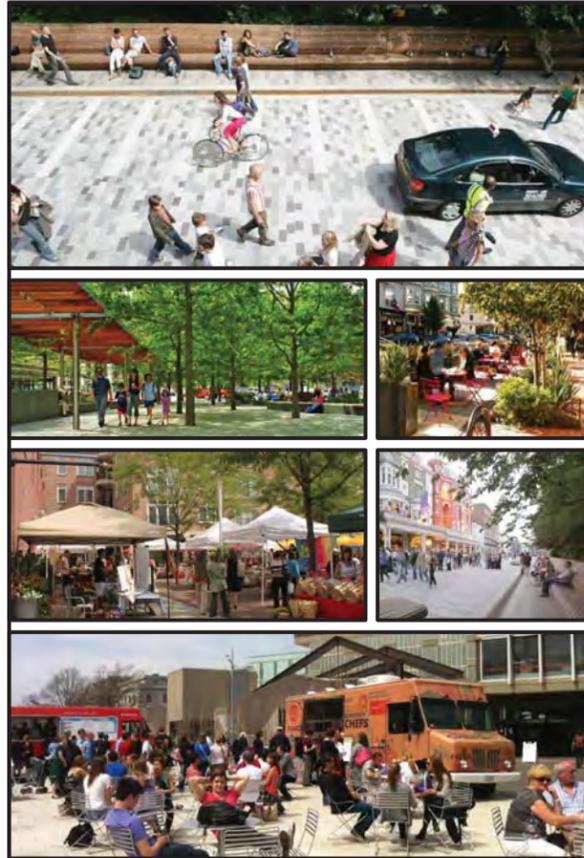
4 BUILDING 4 - SOUTH
1" = 1/16"

- 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





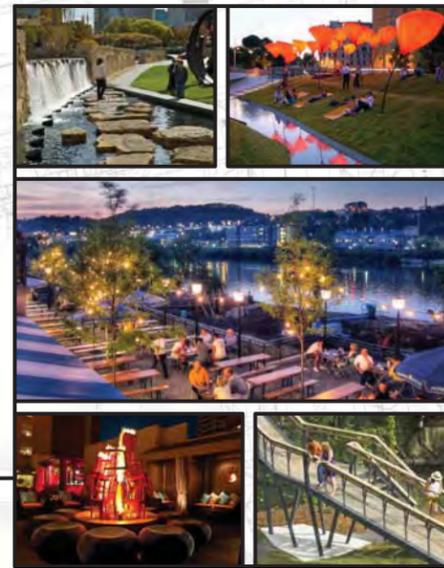
RETAIL/OUTDOOR DINING



PEDESTRIAN PLAZA WITH SHARED STREET



OFFICE ENTRANCE/LIVING STEPS



CENTRAL PLAZA



QUONSETT 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

SECTION 07
 SHEET 7.5.1
 OPEN SPACE ENLARGEMENT PLAN
 SITE REVIEW SUBMITTAL | 07/20/2015
REVE



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	F.1 AREA LIGHT	PA.1 BROOM-FINISHED CONCRETE	PL.1 SHADE TREE	DF.1 OUTDOOR CHESS BOARD
F.2 STONE PLINTH	F.2 CATENARY FIXTURE	PA.2 PERMEABLE PAVERS	PL.2 ORNAMENTAL TREE	DF.2 FIREPIT/SCULPTURE
F.3 BICYCLE RACK	F.3 DECORATIVE BEACON	PA.3 UNIT PAVERS	PL.3 MIXED GROUNDCOVER	DF.3 WATER FEATURE
F.4 MOVEABLE SEATING	F.4 BOLLARD LIGHT	PA.4 DECOMPOSED GRANITE	PL.4 BIORETENTION	DF.4 WOOD SCREEN
F.5 BENCH	F.5 STRING/ FESTOON LIGHTS	PA.5 WOOD PAVING		DF.5 CHILDRENS 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

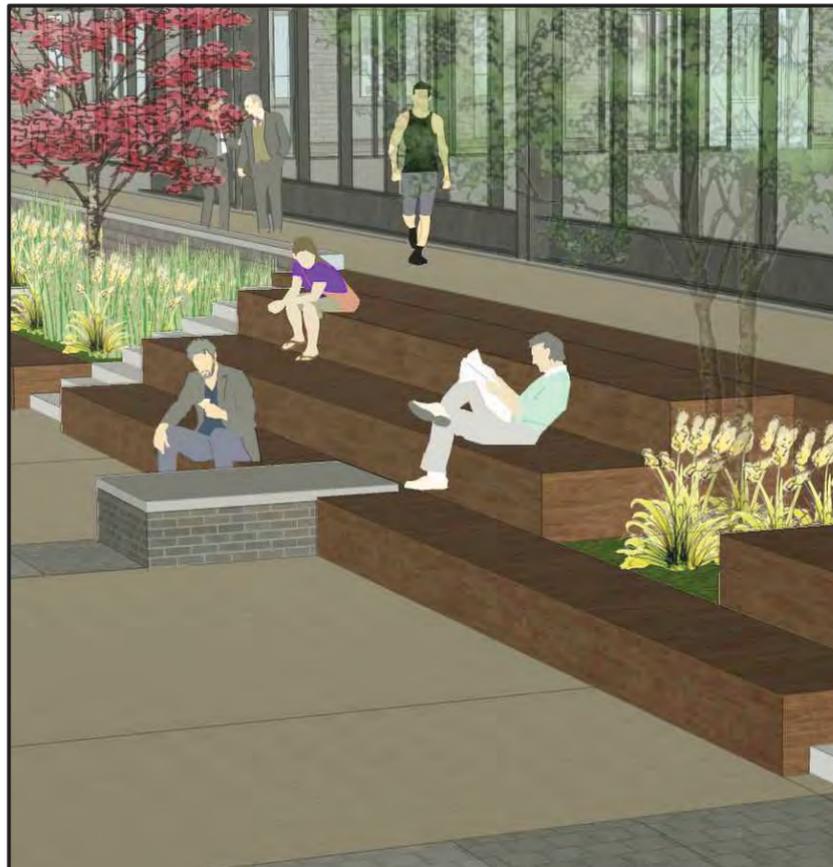
- Catenary light fixtures reinforce pedestrian scale
- Public uses and building entrances are grouped near drop-off and loading area at south of plaza
- Multiple Building entrances and commercial uses provide permeability at the ground floor level



1 VIEW LOOKING NORTH



2 VIEW LOOKING SOUTH



3 VIEW OF LIVING STEPS



4 VIEW LOOKING SOUTH



1 VIEW LOOKING SOUTH



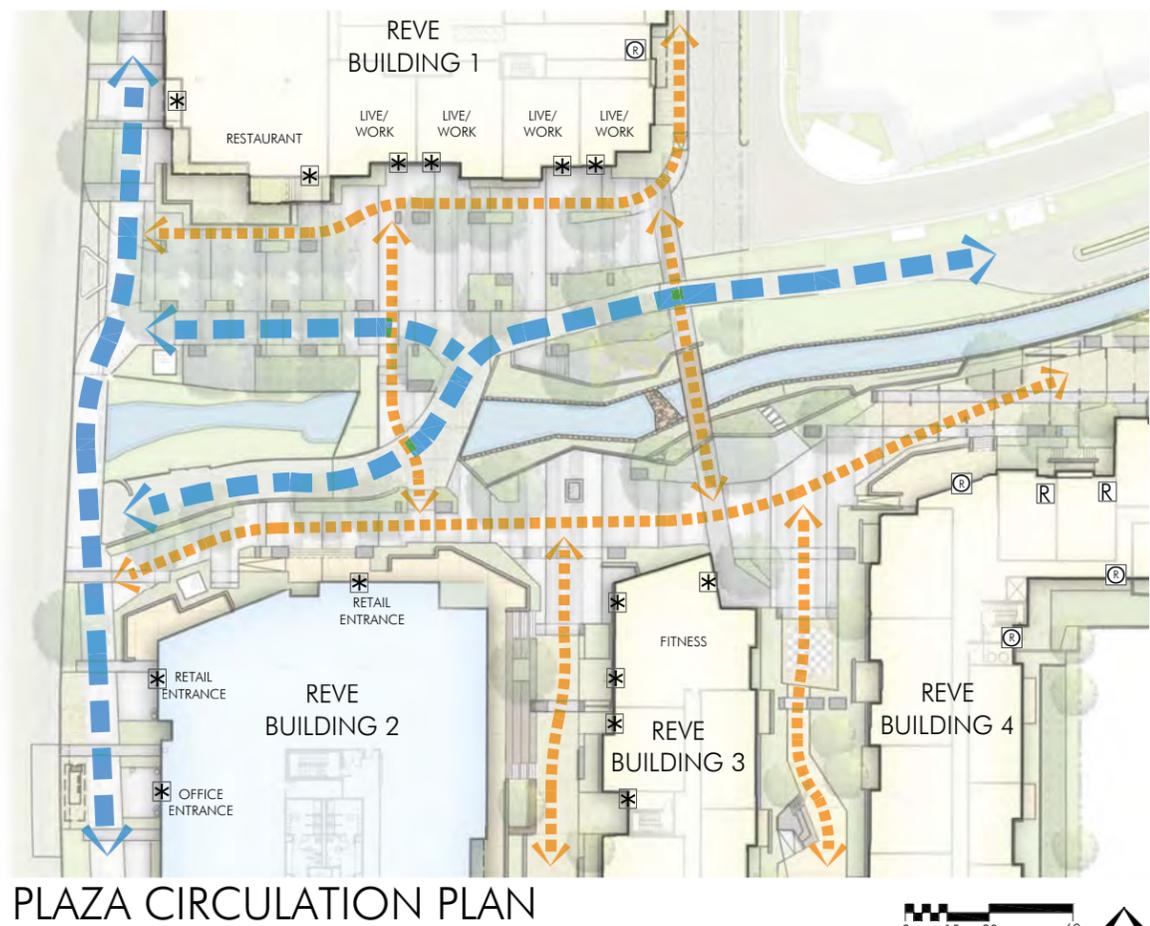
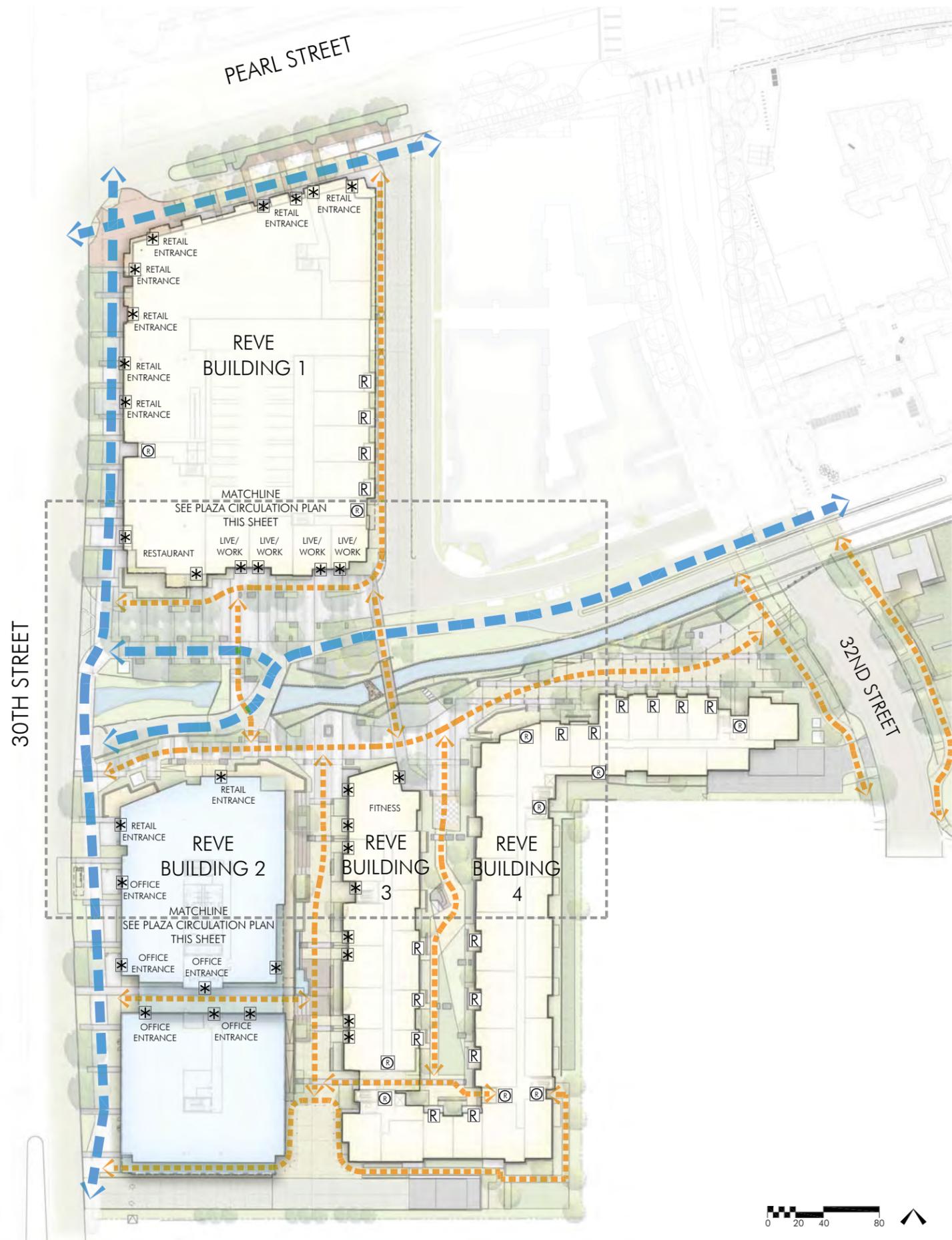
2 VIEW LOOKING NORTH



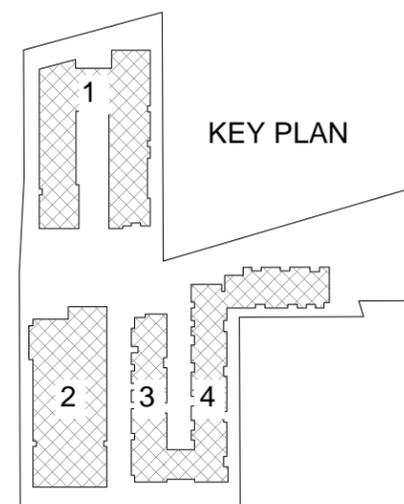
3 VIEW LOOKING NORTH @ CHILDREN'S MOUNTAIN/ SLIDE AND WOODLAND WALK



4 VIEW LOOKING SOUTH FROM DITCH



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



Preliminary Consistency with BVRC Design Guidelines



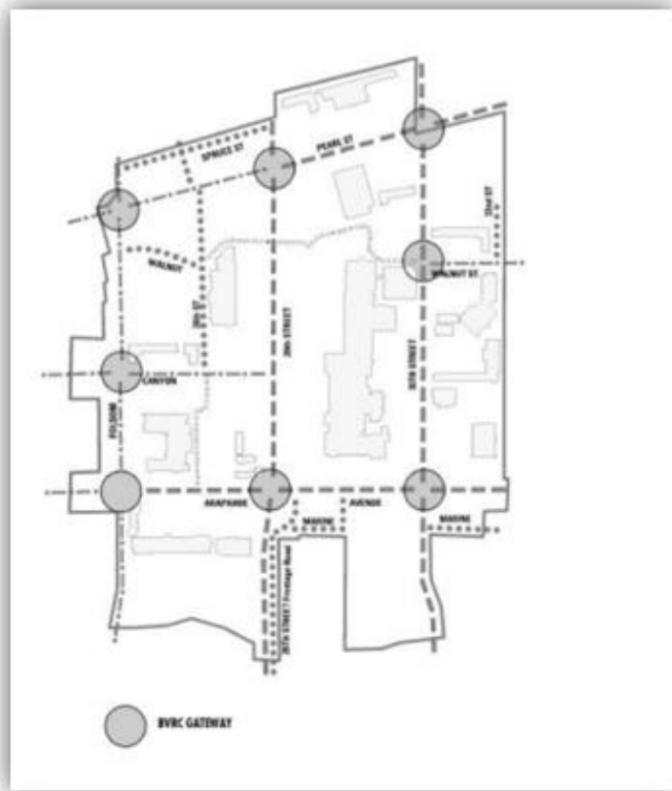
BVCP DESIGN GUIDELINE applies to the south portion of project	CONSISTENCY ANALYSIS WITH GUIDELINE	Meets Guideline?
<p>3.1.B Locate Buildings close to the street</p> <p>3.1.D Maximize the street frontage of buildings</p>		
<p>3.1.C. Locate buildings at street corners (see also guideline 5.2.B)</p>		
<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>		

<p>5.1.E. Intermingle the building interior and exterior</p> <p>Take “the indoors” outdoors by spilling interior spaces (e.g. dining areas, merchandising displays) onto walkways and plazas.</p>		
<p>5.2.A. Orient the building to the street</p> <p>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.</p>		

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>		

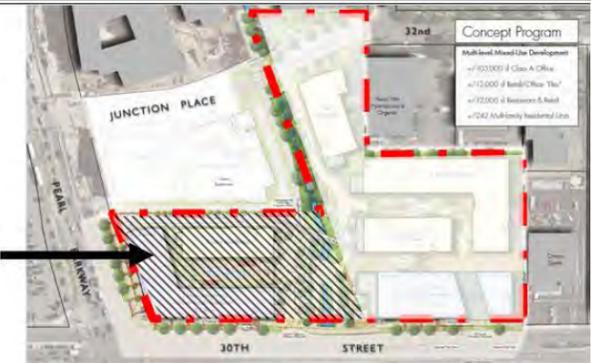
<p>5.2.I. Use human-scale materials; and 5.2.J. Select high-quality exterior materials</p>		
<p>5.2.F. Design all sides of the building;</p>		
<p>5.3.A. Locate service areas to minimize visibility; 5.3.B. Screen truck areas; 5.3.C. Enclose trash storage; 5.3.D. Utility boxes and meter should be inconspicuous; 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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**CITY OF BOULDER
BOARD & COMMISSION INFORMATION ITEM**

TO: Boulder Arts Commission
Boulder Design Advisory Board
Downtown Management Commission
Greenways Advisory Committee
Human Relations Commission
Landmarks Board
Library Commission
Transportation Advisory Board
Water Resources Advisory Board

FROM: David Driskell, Executive Director of Community Planning & Sustainability
Maureen Rait, Executive Director of Public Works
Yvette Bowden, Director of Parks and Recreation
Sam Assefa, Senior Urban Designer, Project Coordinator
Jeff Haley, Project Coordinator
Joanna Crean, Project Coordinator

DATE: September 10, 2015

SUBJECT: Update on the Boulder Civic Area Park Site Plan

EXECUTIVE SUMMARY:

In June 2015, the City Council accepted the updated [Boulder Civic Area Master Plan](#), which defines the overall concept for the site and establishes criteria and guidelines for the consideration of specific improvements. The site includes the area between Canyon Boulevard and Arapahoe Avenue and 9th and 14th Streets. The 2015 Civic Area Master Plan replaces the 1992 Civic Center Master Plan and builds on the 2013 Vision Plan. The long-term vision is to transform the Civic Area into an even more unique place that reflects the community's shared values and its diversity, providing space and programs for people to gather, recreate, eat, learn, deliberate and innovate. The plan establishes the goals, guiding principles and core themes for Civic Area implementation.

Implementation of the Boulder Civic Area Master Plan is expected to take place over the next 10 to 20 years. However, due to the passage of the Community, Culture and Safety tax initiative in November 2014, the first phase of improvements in the Civic Area are moving forward. The goal is to create a more vibrant and active urban park and civic area, including recreational amenities, community spaces, safety improvements, and connections and access improvements to and

through the Civic Area. A park plan is being developed to implement the \$8.7 million Phase I improvements and coordinate with the more than \$5 million from the tax devoted to Boulder Creek Path, 11th Street lighting, public art and Arapahoe underpass improvements. In order to advance these Phase I improvements and guide further work on longer-term investments, a Community and Environmental Assessment Process (CEAP) to adopt the Phase I park plan is necessary.

The purpose of the CEAP is to assess the potential impacts of conceptual project alternatives to inform the selection and refinement of a preferred alternative. In this case, the preferred alternative is the Park Development Plan. The CEAP is a formal review process to balance multiple community goals by assessing a project against the policies outlined in the Boulder Valley Comprehensive Plan (BVCP) and master plans. The CEAP process includes review by an interdepartmental staff team and the “sponsoring” or primary advisory board, which in this case is the Parks and Recreation Advisory Board (PRAB). Given the community-wide interest in the Civic Area as well as the complexity and involvement of multiple boards and commissions in the recently accepted Civic Area Master Plan, the CEAP document and Park Development Plan (preferred alternative) will also be reviewed by Planning Board and City Council.

The purpose of this information item is to provide an update on the Civic Area project, including:

- CEAP document and Park Development Plan to Implement Phase I (**Attachment A**),
- Long-Term Implementation of Civic Area Master Plan, and
- Project schedule for 2015/ 2016 (**Attachment H**).

BACKGROUND:

The updated Boulder Civic Area Master Plan (*accepted June 16, 2015*) builds on an 18-month collaboration (2012-2013) with the Boulder community, boards and commissions and City Council to develop the Vision Plan (*approved Sept. 3, 2013*). In the fall of 2014, community feedback was collected about program preferences and park design themes. In March 2015, the city hosted a stakeholder workshop and a public open house, as well as a joint board and commission workshop. The purpose was to collect feedback on draft Park Site Plan options and long-term improvement strategies related to the master plan update. On March 31, 2015, this information was presented to City Council during a Study Session. After receiving City Council feedback on strategies for the long-term improvements, the Civic Area Master Plan was revised accordingly and adopted by City Council.

One of the outcomes of the City Council Study Session on March 31 was the Design Inspiration Initiative which invited the public to participate by responding to questions and submit ideas to help inform design. The ideas were collected and shared with the community as part of an open house on July 15, 2015. The outcomes were then shared with City Council at a briefing on July 30, 2015. The initiative focused on options related to:

- **Nature Play** – Nature play is interaction with the natural environment that allows for hands-on contact, exploration, contemplation, planning and education. A

nature play area is included as a key element in the design of the Civic Area and the community was invited to help inform the final design of this area.

- ***11th Street Spine and Bridge*** – A goal of the Civic Area design is to provide physical connectivity from Pearl Street and University Hill to the Civic Area. This will be accomplished with a new pathway aligning with 11th Street through the Civic Area and crossing Boulder Creek with an iconic bridge that becomes a destination. The public was encouraged to provide input on the design.
- ***Bandshell*** - The Bandshell is an historic landmark, which provides a specific framework to preserve its historical character. However, many factors limit its current effectiveness as a performance venue, as well as programmatic functionality. As part of the Civic Area improvements, council and the community have been interested in considering opportunities to increase its use and were asked to submit ideas.

Feedback, concepts, and illustrations from the design inspiration input on the 11th Street Bridge, Nature Play and the Bandshell were used to continue refinement of the associated design elements in the Park Development Plan that is presented in conjunction with the CEAP document.

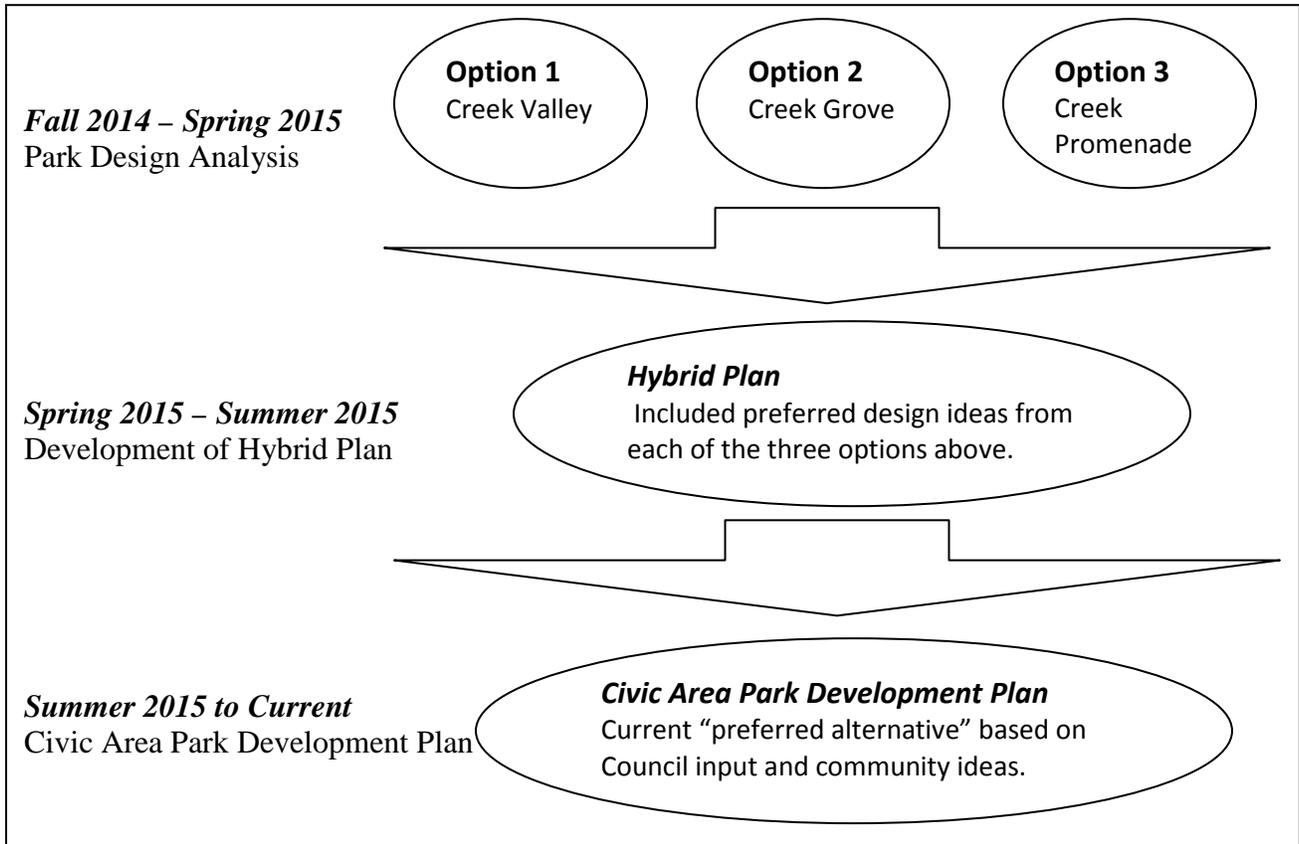
CEAP AND PARK DEVELOPMENT PLAN OVERVIEW:

The Community and Environmental Assessment Process (CEAP) is a formal review process to consider the impacts of public development projects. The Civic Area park plan was identified for the CEAP process to formalize comments and approval of the plan. After the CEAP is complete, the project can proceed with the city’s standard review process for final design and permitting with construction anticipated in early 2016.

The scope of this CEAP focuses on three alternative configurations for the park space with different alignments to the Boulder Creek Path, Bandshell location, irrigation ditch treatments, and methods for integrating visual and physical access to Boulder Creek. The figure below illustrates the design process and progression of the park planning throughout the past year.

Overview of “Options”

- Option 1, the “Creek Valley” included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek.
- Option 2, the “Creek Grove” in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek.
- Option 3, the “Creek Promenade” included an orthogonal green space with the creek path between the green space and the Boulder Creek.



The detail of the comparative evaluation of the options is included in the CEAP report (**Attachment A**). A public workshop and online survey was conducted to understand the community feedback and preferences for elements of each alternative. Each option resulted in varied public feedback regarding the configuration of the green space. However, the majority of support favored the option 1 and 2 that separated the creek path from the main green space adjacent to Boulder Creek with a preference to “dynamic topography” and a continuous large green space in (option 1) and larger plaza space (option 2). The resulting “hybrid” plan incorporated the preferred aspects of both.

“Hybrid Plan”

The hybrid plan created the largest continuous green space or “green valley” and used dynamic topography to create a diversity of spaces and experiences including “softscape” green space with “hardscape” plaza areas. The hybrid plan provides the most access to the creek with new grading, had a large entrance promenade along Canyon Boulevard with increased plaza spaces west of the Municipal Building and east of the North Library. The plan also included a Picnic Plaza along the irrigation ditch with a new bike path loop connecting through Central Park that would accommodate an expansion of the Farmers’ Market. Finally, it included the possible relocating of the Bandshell in the Civic Area.

Civic Area Park Development Plan (preferred alternative)

Recently, the design team has further refined the hybrid plan to produce a formal Park Development Plan (preferred alternative) that staff is requesting review and consideration for approval. This plan incorporates all the preferred aspects of the hybrid plan but has a more narrow scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding source. The plan combines all the elements supported by the community and City Council such as the 11th Street “spine,” creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers’ Market (**Attachments C, D, E, F, G**). The plan (Figure 1) will continue to be refined through the final design and permitting with construction anticipated in 2016. While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the \$8.7M available funding.

One of the key elements that has been excluded from the Park Development Plan is the relocation of the Bandshell. Staff has recognized the larger relationship of the Bandshell with the overall urban design of the Civic Area including the structures in the 1300 Block east of Central Park and the areas west of the Library considered “the bookends.” Additionally, the Bandshell has a direct connection to Canyon Boulevard which is currently in the planning phase to develop a “complete street” that will accommodate all modes of transportation and enhance the traveling experience along the roadway. Therefore, the Bandshell will continue to be explored as part of the longer-term planning initiatives mentioned above and the current Park Development Plan (as reflected in the CEAP report and in Figure 1 below) does not recommend any modification or relocation to the Bandshell structure in the near-term development.

However, the Park Development Plan, or preferred alternative, does illustrate the removal of the bench seating area in front of the Bandshell (**Attachment E**) to better integrate the structure into the park and provide for a variety of users and programs in the area such as the Farmers’ Market, cultural activities and events. The seats were not built as part of the original construction of the Bandshell and were added several years later. Similarly, many cities across the country with historic bandshell structures have taken this approach as this greatly improves the use and aesthetics of the area. This proposal requires a Landmark Alteration Certificate (LAC). The Landmarks Design Review Committee reviewed the LAC proposal and recommended it to the Landmarks Board for consideration on November 4, 2015. Staff will continue to update boards and commissions as the process proceeds.

Another key element in the Park Development Plan is the irrigation ditch, which is a privately owned amenity within the east end of the Civic Area. Several ditch companies share ownership in the ditch and need to ensure that access, safety and liability are considered in any ditch modifications. As part of the near-term park development, no major modifications will be made within the ditch easement. However, the Park Development Plan does include widening the existing bike path bridge over the ditch and constructing a new paved access route south of the ditch for increased access for maintenance and headgate operations. The plan also provides opportunities for celebrating the historic context of this unique amenity through educational and interpretive enhancements. As the design progresses, staff will continue to coordinate with the ditch companies to ensure access, liability and maintenance are addressed.

FIGURE 1 – PARK DEVELOPMENT PLAN



LONG-TERM CIVIC AREA MASTER PLAN IMPLEMENTATION

Implementation of the Boulder Civic Area Master Plan beyond the park development will depend on the availability of funding sources (public, private and other). These sources vary in their revenue generation potential and may require specific governance structures. The finance and governance strategies for future implementation phases will continue to be explored.

To ensure the current park development will integrate seamlessly with the long-term development of future phases, staff will be developing guidelines for future improvements for the west and east “bookends” of the Civic Area. The primary goal is to serve as an implementation tool to provide clear design guidelines on urban form that address scale, mass, height and architectural character of buildings and set standards for the public realm including connections and public spaces such as plazas. This work will be developed later in 2015 and early 2016 through a robust public process, including the engagements of boards, commissions and council, and will be presented for council’s acceptance in 2016. The Civic Area design guidelines for the bookends will be informed by the update to the Downtown Design Guidelines and the Form Based Code pilot (Boulder Junction).

Flood Analysis and Next Steps Associated with “Bookends”

One of the guiding principles of the Civic Area Master Plan relates to life/property safety and the goal of meeting or exceeding existing flood standards. Boulder’s Civic Area is located within the 100-year floodplain, with much of the land located within the High Hazard Zone (HHZ) and the Conveyance Zone (CZ). The September 2013 Flood event impacted the Civic Area lands and

city facilities as a result of flooding along Boulder Creek and Gregory Creek, and has further highlighted the need to carefully consider risk and uses in the floodplain.

Detailed analysis of the flood regulations and development criteria are currently being studied to determine the opportunities and constraints at the east and west bookends of the Civic Area. This analysis will inform the feasibility and risk of any future proposed new developments and uses, as well as the on-going public use of existing buildings currently identified as being maintained and/or potentially modified in the Civic Area, including the Municipal Building, North Wing of the Main Library, West Senior Center, Bandshell, and the Atrium.

NEXT STEPS:

On Sept. 17, 2015, Planning Board will review and consider the CEAP and Park Development Plan. Planning Board's review and recommendation will be presented to the Parks and Recreation Advisory Board (PRAB) on Sept. 28, 2015 for their consideration and approval. This information will then be presented to City Council for final review and consideration on November 10, 2015. Upon final review and approval of the CEAP process, the project will proceed to the final design phase throughout 2015 with construction anticipated in spring of 2016.

ATTACHMENT:

Attachment A – Boulder Civic Area Phase I Park Development Plan CEAP

Attachment B – Civic Area Park Development Plan

Attachment C – Nature Play and North Library

Attachment D – 11th St. Bridge and Park

Attachment E – Central Park

Attachment F – Farmers' Market Illustration

Attachment G – Proposed Circulation

Attachment H – Boulder Civic Area 2015/ 2016 Process & Timeline

BOULDER CIVIC AREA PARK DEVELOPMENT PLAN

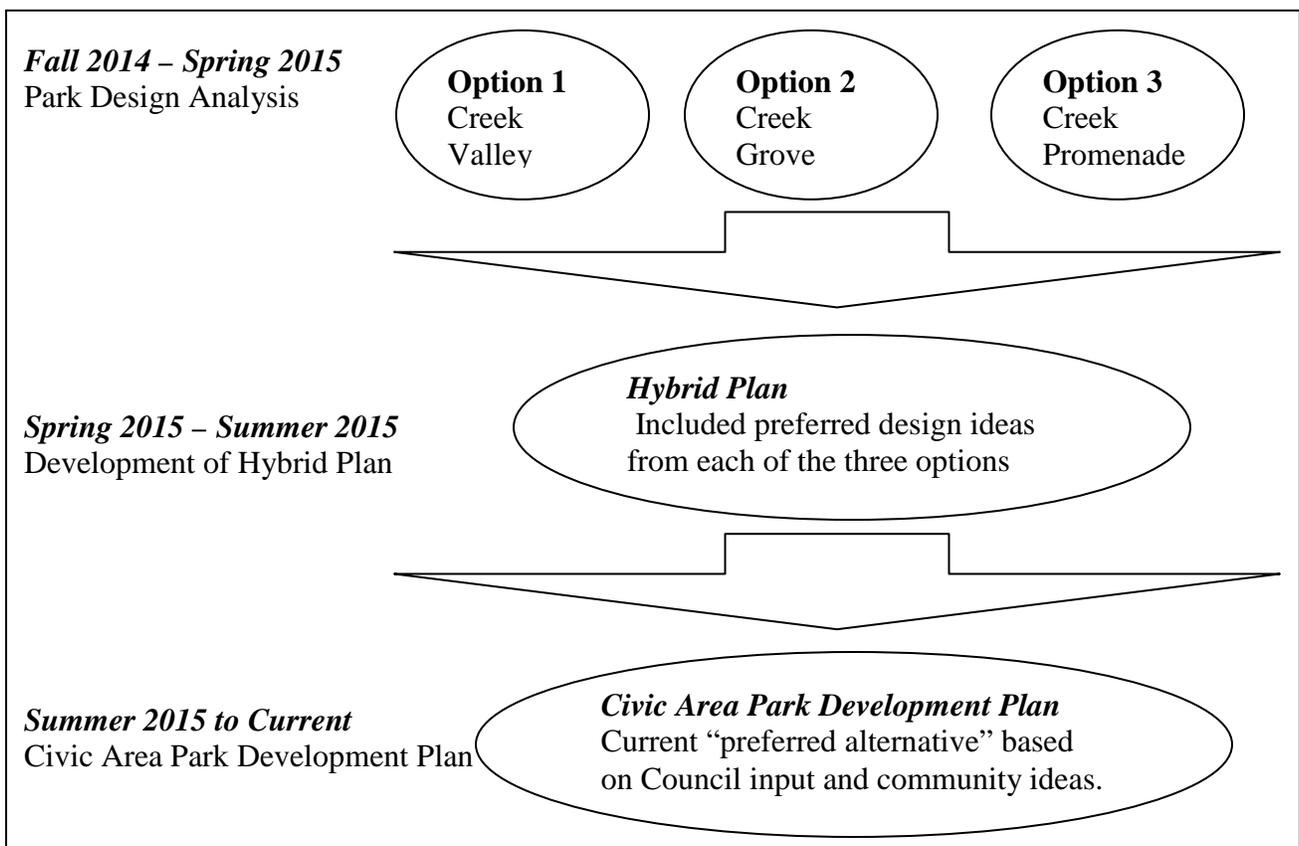
Community and Environmental Assessment Process Report



September 2015

EXECUTIVE SUMMARY

With the passage of the 2A Community, Culture and Safety tax initiative in November 2014, and the recent City Council acceptance of the updated Civic Area Master Plan, a Civic Area Park Development Plan is being developed to implement the \$8.7 million in phase I improvements. These improvements will also coordinate with the more than \$5 million from the tax devoted to Boulder Creek Path, lighting between 17th and Eben G. Fine Park 11th Street lighting and Arapahoe underpass improvements. The Community and Environmental Assessment Process (CEAP) is a formal review process to consider the impacts of public development projects. The purpose of the CEAP is to assess potential impacts of conceptual project alternatives in order to inform the selection of desired elements and the refinement of a preferred alternative. This CEAP summarizes an evaluation of three alternatives for the park design configuration, with a focus on different spatial configuration of the open green space in conjunction with the multi-use creek path, including different options for the treatment of the Bandshell and Irrigation Ditch. Option 1, the “Creek Valley” included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek. Option 2, the “Creek Grove” in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek. Option 3, the “Creek Promenade” included an orthogonal green space with the creek path between the green space and the Creek. Each option resulted in varied public feedback regarding the configuration of the green space. However, the majority of support favored the option 1 and 2 that separated the creek path from the main green space adjacent to Boulder Creek with a preference to “dynamic topography” and a continuous large green space in (option 1) and larger plaza space (option 2). The resulting “hybrid” plan incorporated the preferred aspects of both. The figure below illustrates the process completed to date to develop the Civic Area Park Development Plan.



Civic Area Park Development Plan (preferred alternative)

Recently the design team has further refined the “hybrid” plan to produce a formal Park Development Plan (preferred alternative) that staff is requesting review and consideration for approval as part of the CEAP. This plan incorporates all the preferred aspects of the hybrid plan but has a more narrow scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding that is available. The plan combines all the elements supported by the community and City Council such as a promenade along Canyon, 11th Street “spine,” creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers’ Market. The plan (Figure 1) will continue to be refined through the final design and permitting with construction anticipated in 2016.

FIGURE 1 – CIVIC AREA PARK DEVELOPMENT PLAN (Preferred Alternative)



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While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the \$8.7M. Primarily due to ongoing increases in construction costs, the project will need to carefully prioritize what amenities will be constructed with the current funding based on the goals of the plan developed through community input and City Council direction. Currently, the plan includes the following aspects of the plan will be prioritized for implementation with current funding:

1. The Creek at the Core \$5.6M: Boulder Creek is a symbol of what defines Boulder— outdoor space and nature – and it is located at the heart of the Civic Area. Many cities need to re-create this type of urban park feature; in Boulder, it is not only present but serves as the cohesive thread across the entire site. The proposed amenities within the park development plan that improve the creek experience will include:
 - Creek Lawn or “Green Valley” (north of the creek)
 - Creek Walk Terrace (north embankment of the creek)
 - Nature Play Areas
2. Community Spaces \$1.9M: The community vision is for the Civic Area to serve as a place for people to gather, for events, both planned and impromptu that activate the public space and create a vibrant destination. The proposed amenities within the site plan that achieve this will include:
 - Café Terraces
 - Performance Hill
 - Farmers’ Market Enhancements
 - Interactive Public Art
3. Connections and Access \$1.2M: There are limited physical connections between the Civic Area and other parts of the city. In addition, one of the tenets of the site redevelopment and activation is that downtown and the Civic Area should function as a unit to together attract greater numbers of citizens and visitors; this will not occur without better connectivity. The proposed amenities within the park development plan that achieve this will include:
 - 11th Street Spine and Bridge
 - Expanded Farmers’ Market Loop

1.0 DESCRIPTION AND LOCATION OF THE PROJECT

The project is primarily located between Canyon Boulevard and Arapahoe Ave, and 9th and 13th Street. Portions of the project that are outside the park boundary are within existing easements or other City owned parcels. The entire project area is within the conveyance zone, the high hazard zone and the 100 year floodplain along Boulder Creek and the North Boulder Farmers’ Ditch. The existing area includes municipal and public park space that includes a multi-use creek path between 13th and Arapahoe Ave and 9th, and connecting stretch along the private irrigation ditch.

2.0 BACKGROUND, PURPOSE AND NEED FOR THE PROJECT

In June 2015, the City Council accepted the updated Boulder Civic Area Master Plan, which defines the overall concept for the site and establishes criteria and guidelines for the consideration of specific improvements. The site includes the area between Canyon Boulevard and Arapahoe Avenue and 9th and 14th Streets. The 2015 Civic Area Master Plan replaces the 1992 Civic Center

ATTACHMENT A

Master Plan and builds on the 2013 Vision Plan. The long-term vision is to transform the Civic Area into an even more unique place that reflects the community's shared values and its diversity, providing space and programs for people to gather, recreate, eat, learn, deliberate and innovate. The plan establishes the goals, guiding principles and core themes for Civic Area implementation.

Implementation of the Boulder Civic Area Master Plan is expected to take place over the next 10 to 20 years. However, due to the passage of the Community, Culture and Safety tax initiative in November 2014, the first phase of improvements in the Civic Area are moving forward. The goal is to create a more vibrant and active urban park and civic area, including recreational amenities, community spaces, safety improvements, and connections and access improvements to and through the Civic Area. A park plan is being developed to implement the \$8.7 million Phase I improvements and coordinate with the more than \$5 million from the tax devoted to Boulder Creek Path, 11th Street lighting, public art and Arapahoe underpass improvements. In order to advance these Phase I improvements and guide further work on longer-term investments, a Community and Environmental Assessment Process (CEAP) to adopt the Phase I park plan is necessary.

3.0 DESCRIPTION OF PROJECT ALTERNATIVES AND SUMMARY OF MAJOR ISSUES

The scope of the CEAP focuses on three alternatives configurations for the park space with different alignments to the Creek Path, Bandshell location, ditch treatments, and methods for integrating visual and physical access to Boulder Creek. A comparative evaluation of the options is included below. A public workshop and online survey was conducted to understand the committee feedback and preferences for elements of each alternative.

Overview of “Options”

- Option 1, the “Creek Valley” (Figure 3) included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek.
- Option 2, the “Creek Grove” (Figure 4) in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek.
- Option 3, the “Creek Promenade” (Figure 5) included an orthogonal green space with the creek path between the green space and the Boulder Creek.

FIGURE 2 – OVERVIEW OF PLAN OPTIONS (ALTERNATES)

CONSISTENT ELEMENTS

- Improved Creek Lawn
- 11th Street Spine + Signature Pedestrian Bridge.
- Improved Creek Path Circulation and Conflict resolution.
- Gateway Promenade.
- Cafe Terrace & Cherry Tree Plazas.
- Creek Walk / Terrace with improved access to the creek.
- Expanded Farmer's Market into Central Park.
- Nature Play along south side of the Creek.

CREEK GROVE

Key Differences

- Bandshell remains
- Large Plaza Space
- Small/Focused Creek Lawn
- Minor Creek Path detour around central space
- North Farmer's Ditch remains

CREEK VALLEY

Key Differences

- Bandshell relocated offsite
 - Smaller plaza space
- Large Green Valley space with dynamic topography
- Creek Path detour around green Space
- Picnic Plaza around North Farmer's Ditch

CREEK PROMENADE

Key Differences

- Bandshell relocated on-site
- Creek Path straight along the creek
- Large flat lawn at the core
- Medium sized plaza spaces
- Decked/culverted North Farmer's Ditch





Comparison of Park Options			
	Option 1 Creek Valley	Option 2 Creek Grove	Option 3 Creek Promenade
Best visual and physical access to Boulder Creek		✓	
Greatest variety of experiences throughout the year			✓
Best Bike and pedestrian connections		✓	
Most active and well used park space	✓		
Respects the uniqueness of Boulder and the site's history		✓	
Most favorable approach for addressing the bandshell			✓
Ability to host larger events	✓		✓
Designed to encourage daily use of the park space	✓	✓	

FIGURE 3 – CREEK VALLEY PLAN

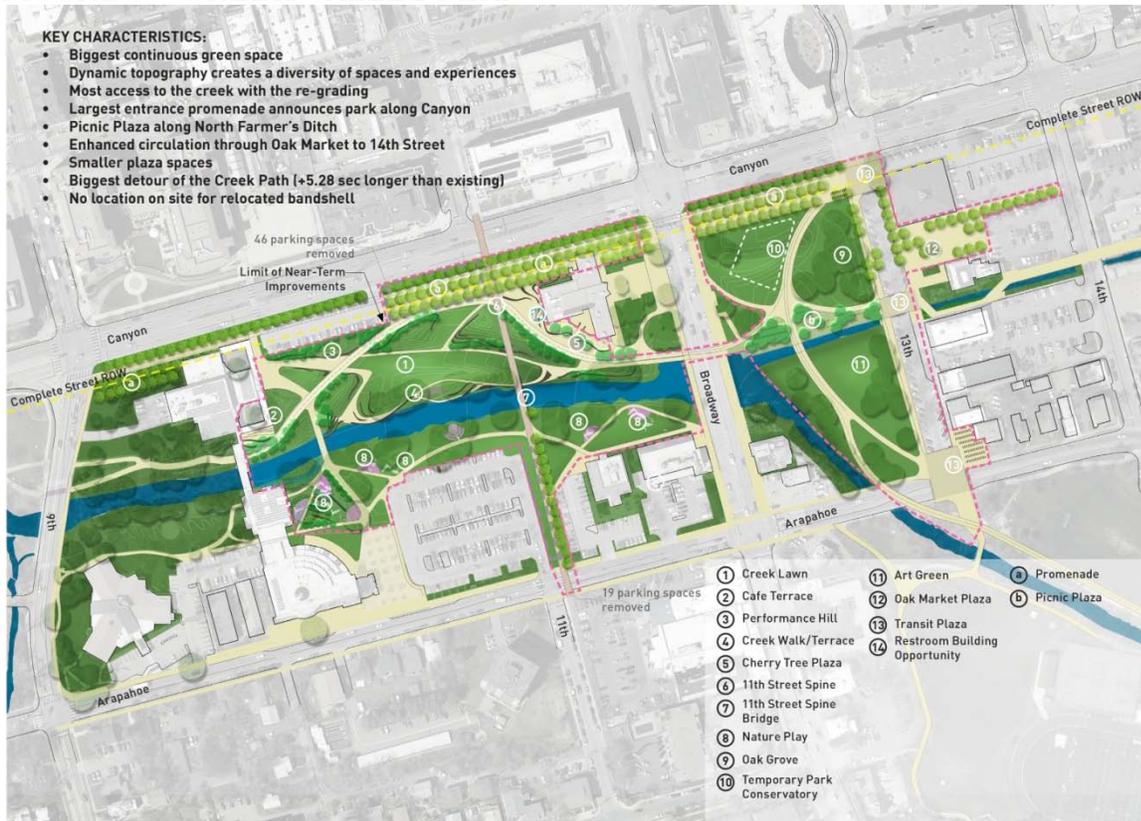


FIGURE 4 – CREEK GROVE PLAN

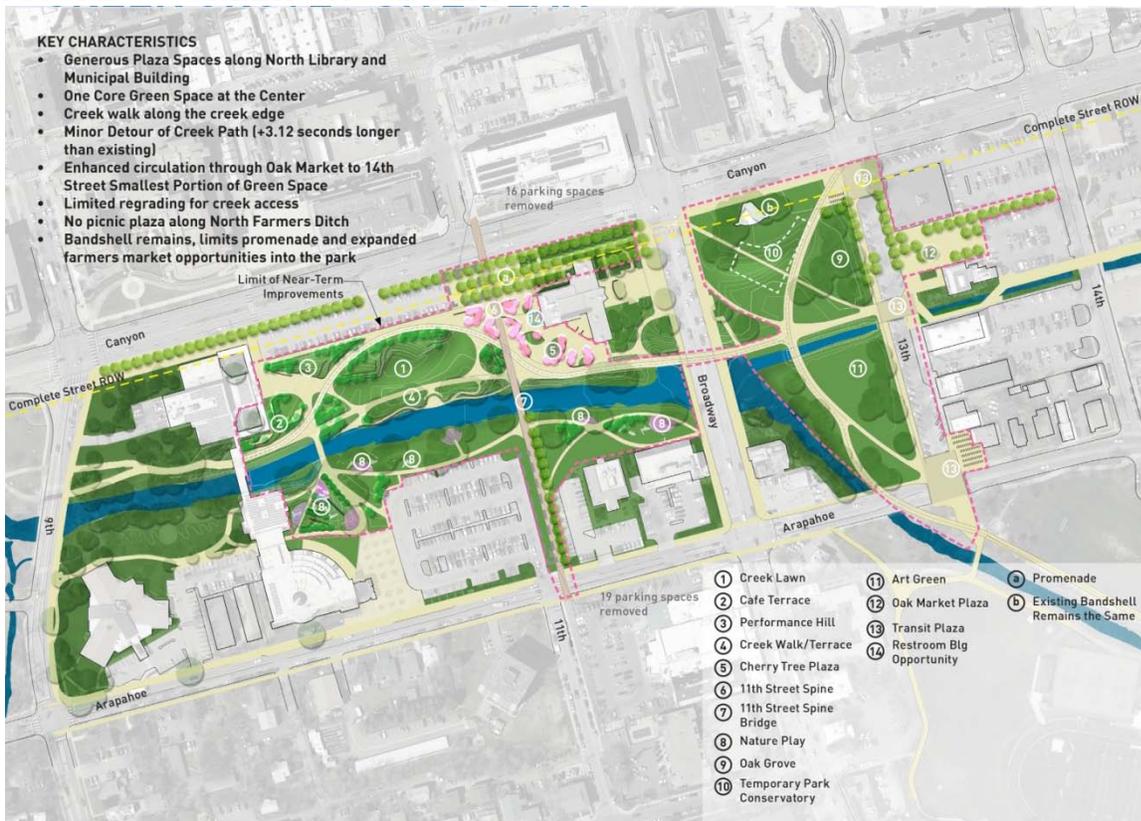
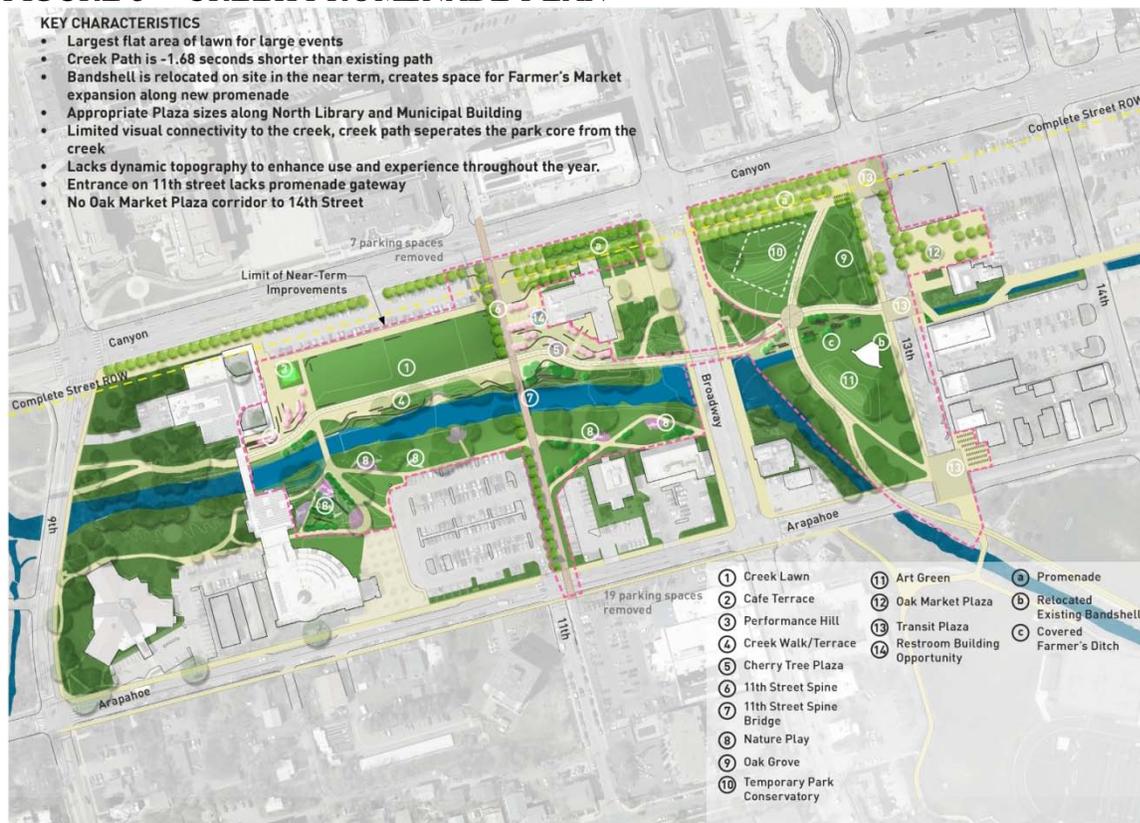


FIGURE 5 – CREEK PROMENADE PLAN



4.0 PERMITS, WETLANDS PROTECTION AND HABITAT ENHANCEMENT

Wetlands and Other Waters of the U.S. – Boulder Creek, a perennial stream, occurs within the study area and has been previously determined by the U.S. Army Corps of Engineers (Corps) to be a jurisdictional water of the U.S. Boulder and Left Hand Ditch is also present in the study area and would likely be considered jurisdictional. Limited wetlands occur in the study area. If any work is planned within Boulder Creek or Boulder and Left Hand Ditch, Clean Water Act Section 404 Authorization would be required. Additionally, Boulder Creek falls under the City of Boulder wetland regulatory program and work in the creek would require a City of Boulder Wetland Permit. The Creek also falls into the Urban Drainage and Flood Control District (UDFCD) Maintenance Program, which will require additional reviews and approvals to maintain this agreement. The majority of the park also falls within the 100-year floodplain that will require a City of Boulder Floodplain Development Permit. The park will also achieve permits through the City's Technical Document review process. The Boulder and Left Hand Ditch is not a city-regulated stream.

Threatened and Endangered Species – The study area does not contain suitable habitat for any federally listed threatened or endangered species. Migratory Birds and Other Wildlife – ERO found no migratory bird nests in the study area, although it is likely nests are present but obscured by vegetation. Vegetation should be removed between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of

ATTACHMENT A

the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area. If any work that would destroy eggs or chicks in the nest should not be conducted until the birds have abandoned the nest. No notable wildlife regularly occurs in the study area or would be affected by the project.

Ecological Functions and Values – In general, the ecological functions and values of the natural resources in the study area have been adversely affected by surrounding development and intense use by people. Limited wetlands are present, primarily due to almost constant foot traffic along the creek banks. Much of the vegetation consists of introduced species such as Kentucky bluegrass and landscape plants. Wildlife species using the area are primarily those accustomed to human disturbance, although some foothills species may rarely move down the creek corridor. Opportunities to improve the functions and values are limited but are considered in the Park Development Plan. The design of dynamic topography and the re-grading to reinterpret the historic creek section will provide opportunities to create new riparian habitat or wetlands along the creek.

The project is entirely within the 100 year floodplain, conveyance zone and high hazard zone. Construction of the park itself would require a City of Boulder floodplain permit.

The project will likely require the following permits:

- City of Boulder Floodplain Development Permit
- City of Boulder Wetlands Permit
- United States Army Corps of Engineers 404 Wetlands Permit

5.0 PREFERRED PROJECT ALTERNATIVE

“Hybrid Plan”

A hybrid plan (see Figure 6) was based on aspects of the Creek Valley alternative (Option 1) with aspects of the Creek Grove (Option 2) and the bandshell location from Creek Promenade (Option 3) was selected as the preferred project alternative. The plan created the biggest continuous green space or “green valley”. It used dynamic topography to create a diversity of spaces and experiences including softscape green space with hardscape plaza space (see Figure 7). This concept had the most access to the creek with new grading and a large entrance promenade along Canyon with increased plaza spaces west of the Municipal Building and east of the North Library. This option also included a Picnic Plaza along the North farmer’s Ditch with a new bike path loop connecting through Central Park that can accommodate an expansion of the farmer’s market (see Figure 8). Finally, it included the possible relocation of the Bandshell in the Civic Area.

Civic Area Park Development Plan (preferred alternative)

Recently the design team has further refined the hybrid plan to produce a formal Park Development Plan (preferred alternative) that staff is requesting review and consideration for approval. This plan incorporates all the preferred aspects of the hybrid plan but has a more narrow scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding that is available. The plan combines all the elements supported by the community and City Council such as a promenade along Canyon, 11th Street “spine,” creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers’ Market. The plan (Figure 1) will continue to be

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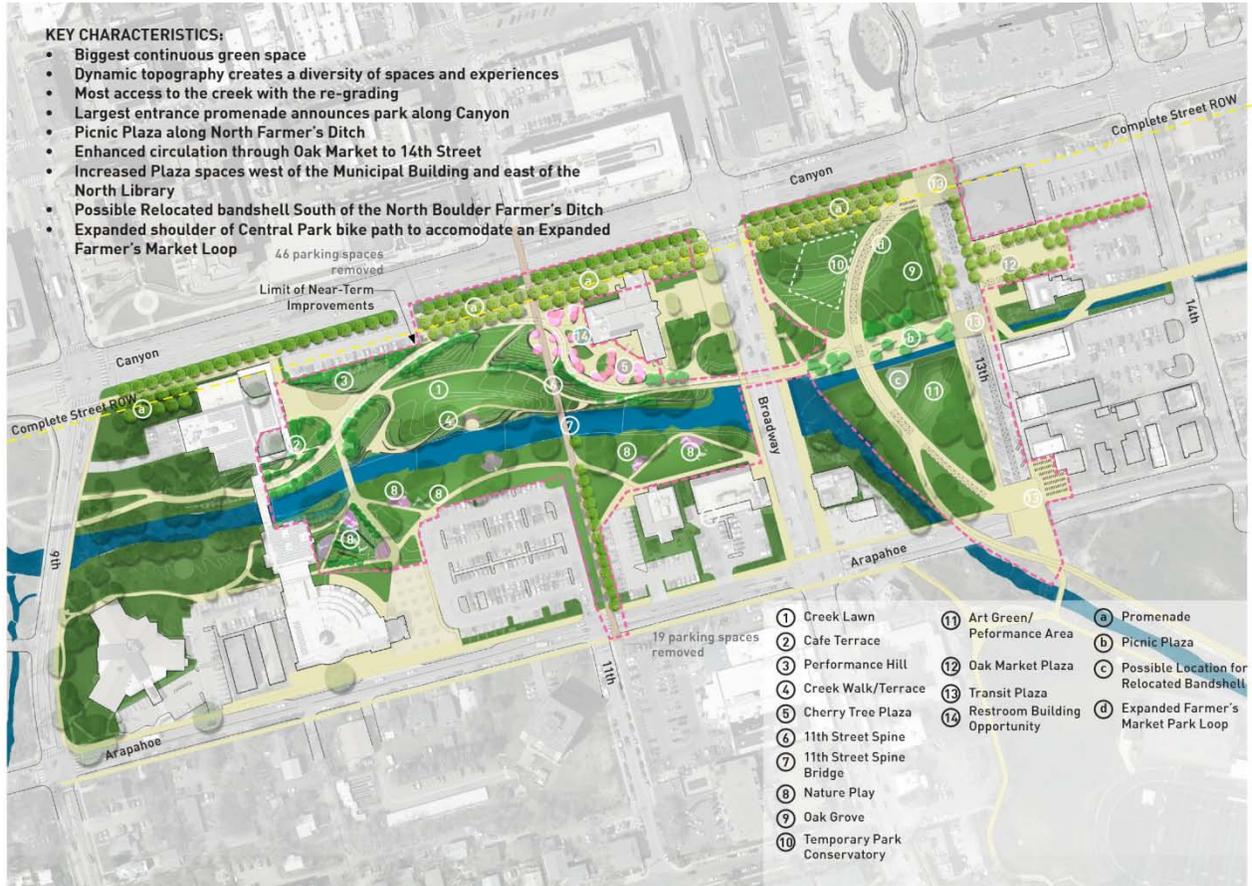
refined through the final design and permitting with construction anticipated in 2016. While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the \$8.7M available funding.

One of the key elements that have been excluded from the Park Development Plan is the relocation of the Bandshell. Staff has recognized the larger relationship of the Bandshell with the overall urban design of the Civic Area including the structures in the 1300 Block east of Central Park and the areas west of the Library considered “the bookends.” Additionally, the Bandshell has a direct connection to Canyon Boulevard which is currently in the planning phase to develop a “complete street” that will accommodate all modes of transportation and enhance the traveling experience along the roadway. Therefore, the Bandshell will continue to be explored as part of the longer-term planning initiatives mentioned above and the current Park Development Plan (as reflected in the CEAP report and in Figure 1 below) does not recommend any modification or relocation to the Bandshell structure in the near-term development.

However, the Park Development Plan, or preferred alternative, does illustrate the removal of the bench seating area adjacent to the Bandshell to allow a more functional and multi-use park experience. The seats were not built as part of the original construction of the Bandshell and were added several years later. This idea has been suggested by the community, supported by staff and viewed as an opportunity to better integrate the Bandshell into the park in a way that allows shared use with other programs and activities such as the Farmers’ Market, cultural activities and events. Similarly, many cities across the country with historic bandshell structures have taken this approach and found that this greatly improves the use and aesthetics of the area. This proposal requires a Landmark Alteration Certificate and staff are currently in the process of meeting with representatives to determine the feasibility of this approach. At the Planning Board hearing on September 17, staff will be able to provide an update on the status and next steps in the process. If the decision has to go before the Landmarks Board for consideration, the meeting will be held on November 4. Staff will continue to update the Planning Board as the process proceeds.

Another key element in the Park Development Plan is the irrigation ditch, which is a privately owned amenity within the Civic Area that provides critical irrigation water to many shareholders downstream. Several ditch companies share ownership in the ditch and need to ensure that maintenance access, safety and liability are considered in any modifications to the ditch. As part of the near-term park development, no modifications will be made within the ditch easement. However, the Park Development Plan balances better integration of the ditch into the park outside of the ditch easement while celebrating the historic context of this unique amenity through interpretive opportunities.

FIGURE 6 –“HYBRID” PLAN



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FIGURE 7 – DIAGRAM SECTIONS

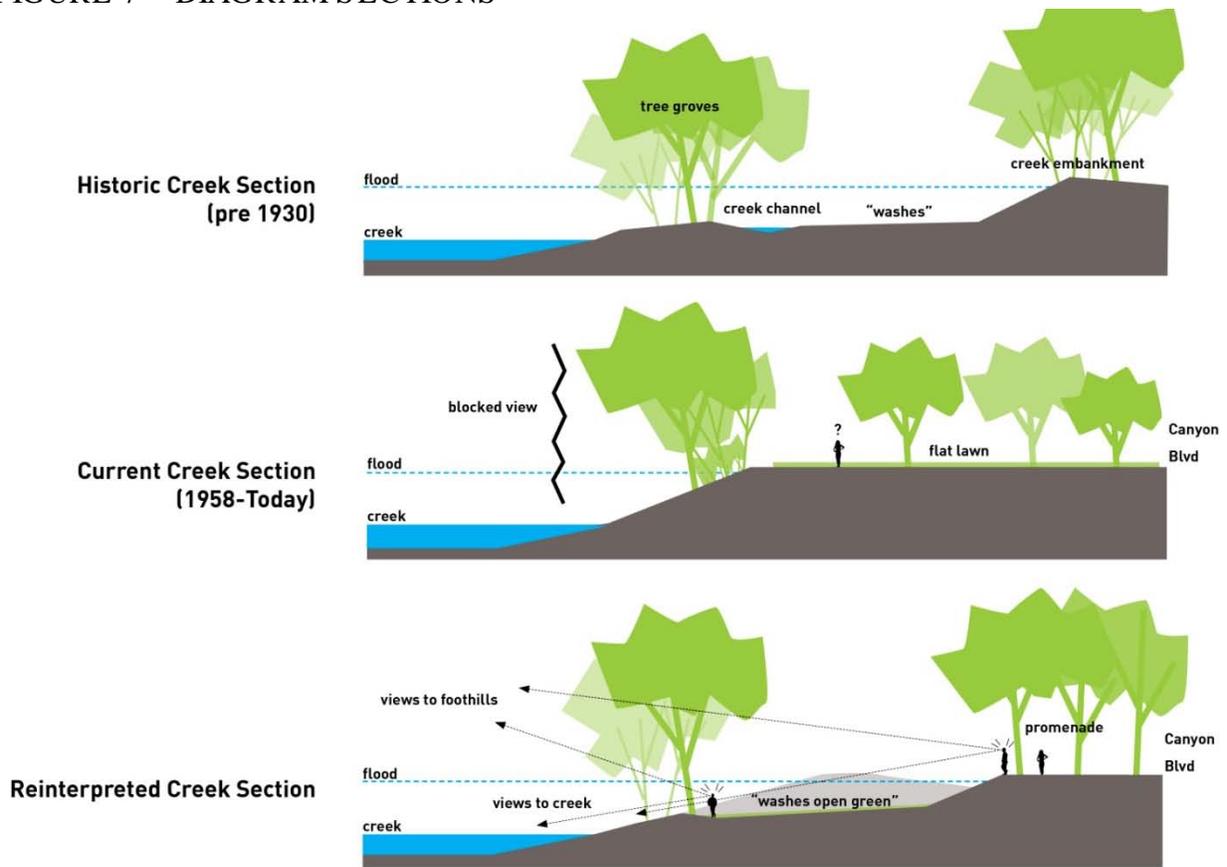


FIGURE 8 – FARMERS' MARKET LOOP



6.0 PUBLIC INPUT TO DATE

The vision plan was developed through an 18-month collaboration with the Boulder community, boards and commissions and City Council. The vision plan, approved by City Council on Sept. 3, 2013, established the goals, guiding principles and core themes for the Civic Area. The updated, adopted Civic Area Master Plan builds on the public engagements held by the city and its consultant team (Tom Leader Studio, along with real estate and economic development consultant HR&A). In the fall of 2014, community feedback was collected about program preferences and park design themes. In March 2015, the city hosted a stakeholder workshop and a public open house as well as a joint board and commission workshop. The purpose was to collect feedback on draft Park development Plan options and long-term improvement strategies related to the master plan update. On March 31, 2015, this information was presented to City Council during a Study Session. After receiving City Council feedback on strategies for the long-term improvements, the Civic Area Master Plan was revised accordingly and adopted by City Council.

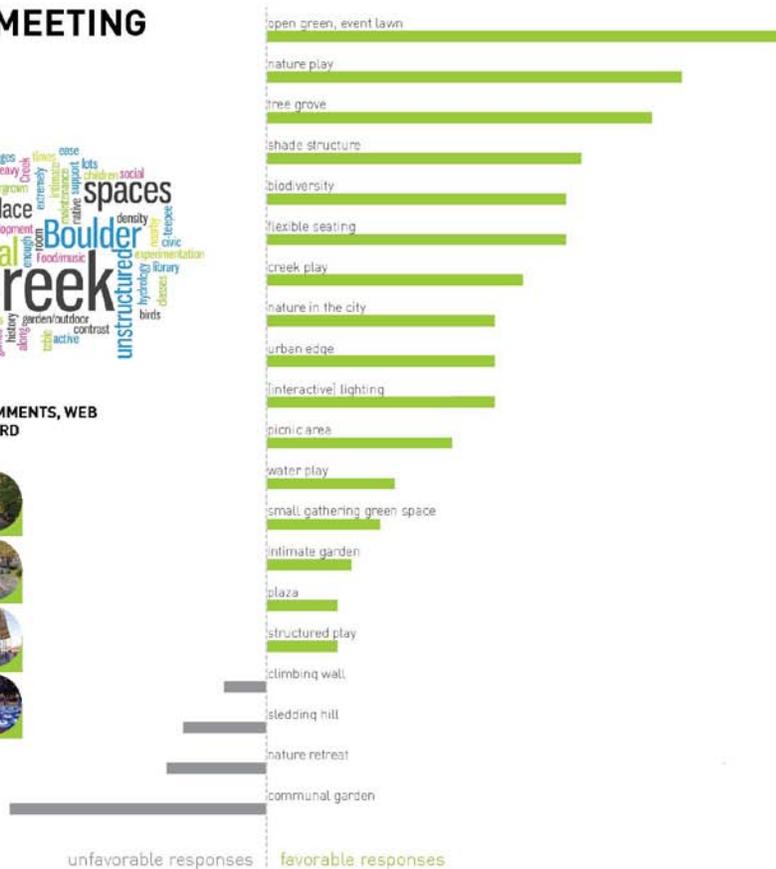
The following provides a synopsis of the public input for Civic Area Park Site Plan:

- September 2014 Public Open House: Feedback was collect on preferred elements/images topically related to Parks + Nature, Access + Connectivity, and Events + Programming. Responses included positive remarks about incorporating open lawn, visual connectivity, art, performances, nature play and event. The consensus feedback from the public was to incorporate park programs and features that are unique to Boulder and can't be found elsewhere in the city. In addition most expressed a desire for a variety of ways to experience the park. Surveys below were intended to understand the community's highest priorities for design elements and not to exclude items or ideas.

SEPTEMBER 22 & 23 MEETING PARKS+NATURE



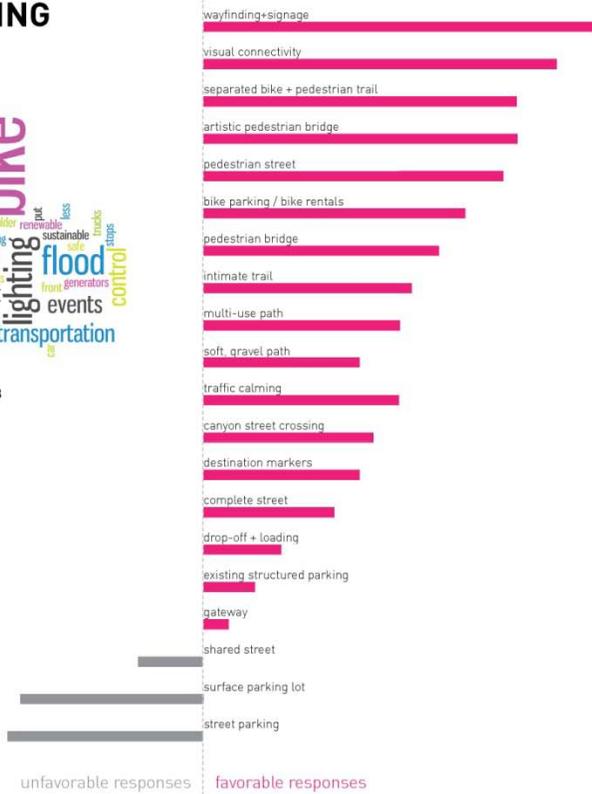
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SEPTEMBER 22 & 23 MEETING ACCESS + CONNECTIVITY



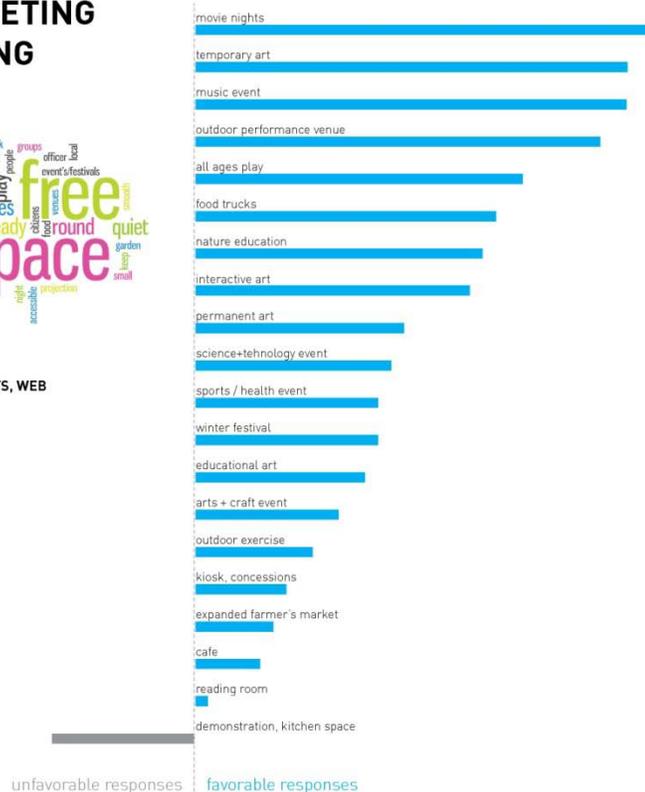
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SEPTEMBER 22 & 23 MEETING EVENTS & PROGRAMMING



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- October 2014 Public Presentation: Feedback and comments were solicited on illustrative views depicting a nature play playground adjacent to Boulder Creek, a large event lawn, an entrance promenade from Canyon and picnic activities along the irrigation ditch. Positive remarks were given to all illustrations but especially positive remarks for the nature play illustration and elements that integrated the nature of Boulder Creek.
- March 2015: Feedback was collected on the three Design Alternatives, Creek Grove, Creek Valley and Creek Promenade (see note 3.0 above). Feedback on different aspects of each alternative was used to create the Hybrid Creek Valley Park development Plan (note 5.0 above)
- July 15th 2015 Public Open House and online engagement (ongoing): One of the outcomes of the City Council Study Session on March 31 is the Design Inspiration Initiative which invites the public to participate by responding to questions and submit ideas to help inform design. The ideas generated were collected and shared with the community as part of an open house on July 15, 2015. The outcomes were then shared with City Council at a briefing on July 28, 2015. The initiative is focused on options related to:
 - Nature Play – Nature play is interaction with the natural environment that allows for hands-on contact, exploration, contemplation, planning and education. A nature play area is included as a key element in the design of the Civic Area and the community is invited to help inform the final design of this area. A public workshop on nature play will be held June 10th to engage citizens in design of nature play areas under the guidance of two international nature play experts – Louise Chawla and Robin Moore. This information has been shared with the design team for final implementation in the park development plan.
 - 11th Street Spine and Bridge – A goal of the Civic Area design is to provide connectivity from Pearl Street and University Hill to the Civic Area. This will be accomplished with a new pathway aligning with 11th Street through the Civic Area and crossing Boulder Creek with an iconic bridge that becomes a destination. The public was encouraged to provide input on the design.
 - Bandshell - The Bandshell is an historic landmark, which provides a specific framework to preserve its historical character. However, many factors including its location and design limit its current effectiveness as a performance venue as well as programmatic functionality. As part of the Civic Area improvements, council and the community are interested in finding a new location and opportunities to increase its use. The community is encouraged to share ideas and responses to questions related to the location of the Bandshell.
- Feedback, concepts, and illustration from the design inspiration input on the 11th Street Bridge, Nature Play and the Bandshell are used to continue refinement of the associated design elements in the Park development Plan that will be presented in conjunction with the CEAP application.

7.0 STAFF PROJECT MANAGER

The public process, CEAP and alternatives analysis is being coordinated by Jeff Haley the Parks Planning Manager for the City's Parks and Recreation Department. After city staff review by the CEAP review group and staff that have an interest in the Civic Area, the CEAP will be routed to the Planning Board, Landmarks Board, and PRAB for review and recommendation for approval.

8.0 OTHER CONSULTANTS OR RELEVANT CONTACTS

Tom Leader Studio (Landscape Architects), JVA (Civil Engineers), ACE (Hydrology), re:Arch (Architecture), and ERO (Environmental) consultants were utilized for the CEAP process and conceptual design. The Park Department staff will continue to work with the Greenways and Open Space, Transportation Division and Planning staff during the design and construction of this project.

GOALS ASSESSMENT

- 1) Using the Boulder Valley Comprehensive Plan and department master plans, describe the primary city goals and benefits that the project will help to achieve:
 - a) Community Sustainability Goals – How does the project improve the quality of economic, environmental and social health with future generations in mind?

Economic – Throughout the past several years many studies and examples have demonstrated that investment into parks and public spaces within urban areas lead to economic health through increases in residential and commercial development adjacent to public urban parks. The Civic Area park development will help to achieve these multiple objectives and city goals by combining community, transportation, recreation, and aesthetic improvements to the Civic Area, the municipal campus and Central Park. The area will be complementary to Pearl Street (the commercial heart) and support downtown businesses and growth of economic development in the “bookends” of the Civic Area.

Environmental – Boulder’s Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector to encourage multi-modal transportation and reduce greenhouse emissions. The Civic Area is located within the 100-year floodplain, and much of the land lies within the High Hazard Zone (HHZ). The park development will enable the city to meet or exceed existing flood standards, including avoiding placing new structures and parking in the HHZ and will be proactive about planning for and educating about floods that support sustainable and resilient development. The park is also a central location to enjoy outdoor recreation in the middle of the city. The linear “green” along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. Park improvements will enhance connection and access to the creek, including enhanced Creek Path connection through Central Park and enhanced lighting for safety and security. The park development will improve the wetland buffer on the north embankment from a degraded condition to a restored and re-vegetated slope that will enhance both habitat and area aesthetics.

Social – Boulder’s Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers’ Market, and Teahouse. Existing community assets will continue to play a vital role in the area as well as potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. The site has been designed specifically with families in

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mind and to create a multi-generational and multi-cultural public space that serves all members of the community through specific amenities and programs.

b) BVCP Goals related to:

- **Community Design**

The Civic Area is an example of a positive community designed space. The goals of the park design is to improve community and social interaction, increase inclusiveness, and minimize impact to like-uses, venues and nearby neighborhoods; This project contributes to City pedestrian and bicycle connections, provides programmed public park space and activities for community members of all ages.

- **Facilities and Services**

The proposed project includes transportation, park and environmental facilities. The Park Development Plan ensures that any new facilities (e.g., emergency services, critical government operations, and existing facilities that house vulnerable populations such as day cares and nursing homes, library) will be in compliance with the adopted Critical Facilities ordinance. Facilities associated with the Creek Path and Park further the BVCP Utility and Parks and Trails policy goals, and Life and Safety goals to ensure the plan meets or exceeds all current flood-related codes and regulations, which prohibit new development and substantial improvement to existing facilities in the HHZ.

- **Environment**

Boulder's Civic Area Park is a central place to enjoy the outdoors in the middle of the city. The "green valley" along Boulder Creek will be a unifying focus, providing natural beauty, restored riparian function and flood safety as well as recreational, art, and cultural opportunities. The park will conserve energy, consider the use of renewable energy, minimize waste and carbon emissions, conserve water and improve water and air quality. The project will enhance the environment of the Boulder Creek corridor through the Civic Area by providing water quality and habitat enhancement improvements. These improvements include replacing non-native and invasive species with native and non-invasive species. In addition, the pedestrian and bike connections will facilitate alternative modes of transportation and shift single occupant trips to biking and walking thereby reducing vehicle miles traveled and associated greenhouse gases. This project will further the BVCP policy goals presented in the Preservation and Enhance Biodiversity and Native Ecosystems, Protect and Enhance the Quality of the Urban Environment, Protect Geologic Resources and Manage Natural Hazards, and Protect and Improve Water and Air Quality sections.

- **Economy**

The Park Development Plan rely on and encourage partnerships in which key roles, such as administrative, maintenance operations, financial and program services, are collaboratively but formally shared between the city and other entities. It demonstrates consideration of sound financial analysis, including likely capital and ongoing operations and maintenance costs for public and private uses. The park space will help facilitate increased use for local community members, families, High School student, University

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students, and increased activity between the downtown Boulder business district and the Civic Area. Creek path improvements will also assist the use of alternative transportation for commuters and therefore help to reduce dependency on foreign oil.

■ Transportation

Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector. Travel and access to the area will continue to be improved. This project will enhance the trails and path connections between 13th Street and the Library and Arapahoe Ave and Canyon Blvd. The connections are anticipated to alleviate some of the congestion and negative interactions between bicycles and pedestrians particularly at blind intersections and throughout Central Park. Wayfinding will improve connections to and from Downtown for those on foot or bike or using transit. The majority of parking is maintained to address the carrying capacity of all modal access and potential for shared parking with the mitigated loss of around 45 parking spaces. Elements of the design reduce the barrier-effect of major thoroughfares (e.g. Canyon Boulevard, Arapahoe Ave., and Broadway) and improve their aesthetic quality. The design also includes additional vehicular/maintenance access on the south side of the irrigation ditch and along 13th street.

■ Housing

The creek path and park improvements will continue to link to several residential neighborhoods and destinations, including Downtown, Gross-Grove, CU Boulder High School. It will facilitate alternative transportation and connections to these areas. It is designed to be welcoming, accessible, comfortable, clean and safe; fostering programming and design of spaces to encourage use and participation by all age groups, income levels, and visitors and locals.

■ Social Concerns and Human Services

The Civic Area and park setting will serve as a site for city management and government, including function and interactive places for the community to interface and conduct city business and be creative. It will represent the cultural richness, history, and diversity of the Boulder Community and ensure that facilities surrounding vulnerable populations such as day cares and the Senior Center will be better connection and in compliance with the adopted Critical Facilities ordinance.

c) Describe any regional goals (potential benefits or impacts to regional systems or plans?)

This project will be an important renewed community-based Park and the core of the city, with significant connections to the city's multi-use trail system that is connected to regional trail systems.

2) Is this project referenced in a master plan, sub-community or area plan? If so, what is the context in terms of goals, objectives, larger system plans, etc.? If not, why not?

The Park Development Plan is part of the adopted Civic Area Master Plan, Greenways Master Plan, BVCP trail map, and in the Transportation Master Plan. Completion of this project will fulfill these important plan components criteria outlined in the Civic Area Master Plan related to the "Park at the Core":

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- **Plazas and Gathering Spaces** – The Park Development Plan provides a mix of spaces that vary in size to create a more human scale environment that are welcoming, safe and attractive for a variety of uses and programs. New green spaces and plaza areas will allow a variety of events, activities and programs to ensure the park is functional throughout the day and evening for a variety of park uses.
- **Park Access** - The current Park Development Plan balances the creation of a vibrant public park with the reality of access needs for the site. Many new connections and path enhancements are planned for the site as well as better connectivity to transit. To provide better connectivity and access into the park from adjacent paths, the plan indicates the removal of approximately 45 parking spaces. To mitigate this parking loss, a multidepartment staff team including Public Works/Transportation, Parking Services, Community Planning & Sustainability, Parks and Recreation, Communications, and Library, has been working to develop strategies and options to address potential impacts and opportunities for multimodal access to/from the Civic Area. The overall approach is to holistically manage and price all parking lots within the Civic Area campus, including parking lots at Park Central, New Britain, Library, and Municipal buildings to create larger overall supply of parking for all users. The city will also enhance existing Transportation Demand Management (TDM) programs and improve related facilities within the Civic Area. In addition to seeking feedback from city employees, additional outreach to broader downtown user groups (library patrons, city/downtown customers, and civic area visitors) will be conducted later in 2015 and in 2016 as part of the overall Civic Area project community engagement process. It should be noted that in addition to serving the goals of the Civic Area, the parking and TDM strategies being explored support the city's Transportation Master Plan objectives and overall sustainability goals.
- **Art and Entertainment** - Many aspects of the Civic Area Park Development Plan emphasize and celebrate the arts within the transformation of the site as noted in specific locations within the plan. A supplemental arts master plan is under development to inform the specific process and locations for implementing public art within the Civic Area. This framework is in concert with the current Community Cultural Plan, Public Art Policy and the Civic Area Master Plan. The intent is to provide a robust public process for commissioning and selecting public art that meets specific criteria. Many options exist to provide interactive art, temporary art as well as permanent displays in strategic locations to further create a sense of place in the park.
- **Food** – One of the many current tenants of the site is the Farmers' Market and a focus on local food advocacy and opportunities to relate to the Pearl Street Mall. The park design provides better connectivity and functionality for the market as well as access to restaurants and establishments located on the Pearl Street Mall and University Hill. Several areas have been planned within the Civic Area to allow edible landscapes and event spaces for food demonstrations and activities.
- **Services Extending the Range of Uses** – all areas within the park will have adequate access to utilities and infrastructure to support a variety of uses and programs within the

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park for greatest flexibility to serve the community. The spaces will allow a range of opportunities from large, multi-day events to intimate lunch-time performances and food carts.

- **Views and Viewpoints** – Building on the legacy of Frederick Law Olmstead Jr., the new design of the park allows better views to the foothills as well as the stream to focus on the natural spaces within the park. Similarly, the creation of the 11th Street Spine will allow better visibility into the park from Canyon as well as Arapahoe and provide better access into the park. Vegetation and other barriers will selectively be removed to open view corridors for safety, security and access.
 - **Public Amenities** – the park design will include all the key amenities to help support public use anticipated with a vibrant urban park. Site furnishings, play equipment, artwork, signage and restrooms will be provided to accommodate use by all visitors to the park.
 - **Build Green** – the foundation of the park design and consistent theme throughout the development of the park includes low-impact design and sustainable infrastructure. For example, innovations have been used to manage stormwater runoff, reduce water consumption through efficient irrigation design, mitigate urban heat island effects through intentional plantings, enhance habitat and conservation of ecological areas and use sustainable materials in the construction of the park improvements.
 - **Safety and Security** – the design of the park includes strategies identified in “Crime Prevention through Environmental Design” or (CPTED). These include enhanced visibility with “eyes on the park” at all times from neighbors to park visitors and adjacent businesses. Lighting will also be enhanced and increased to provide visibility and safety in the evenings and at night for park users and attendees at meetings. The design of the landscape areas and amenities allows for defensible space and eliminates hiding areas or opportunities for criminal activities. Throughout the final design, more opportunities will be explored to further enhance safety and security through innovative design and successful programming of the space.
- 3) Will this project be in conflict with the goals or policies in any departmental master plan and what are the tradeoffs among city policies and goals in the proposed project alternative? (e.g. higher financial investment to gain better long-term services or fewer environmental impacts) *Project alternatives will have some impacts to wetlands. Every attempt will be made during the design phase to preserve mature, healthy trees, restore as much of the wetland and wetland buffer area as is feasible, along with complying with the recently adopted wetlands ordinance.*
- 4) List other city projects in the project area that are listed in a departmental master plan or the CIP.
Canyon Complete Street runs along Canyon Boulevard between 9th and 14th. Arapahoe Creek Path underpass at Arapahoe and 13th Street.

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- 5) What are the major city, state and federal standards that will apply to the proposed project? How will the project exceed city, state or federal standards and regulations (e.g. environmental, health, safety or transportation standards)?

The project’s park paths will be designed to meet or exceed ADA requirements, meet or exceed city and national standards for the development of bikeway facilities, meet or exceed the city’s wetland ordinance requirements, include water quality and habitat enhancements, meet or exceed Urban Drainage and Flood Control District standards and comply with all required city, state and federal permits.

- 6) Are there cumulative impacts to any resources from this and other projects that need to be recognized and mitigated?

The project will result in temporary impacts to wetlands and habitat during construction that will be fully mitigated based on compliance with the city’s wetland ordinance.

IMPACT ASSESSMENT

The following checklists table identifies potential short and long-term impacts from the project alternatives.

- + indicates a positive effect or improved condition
- indicates a negative effect or impact
- O indicates no effect

Checklist questions are answered following each table for all categories identified as having a potential + or - impact. The preferred alternative components are highlighted in yellow.

Project Title: Boulder Civic Area Park development Plan					
	Option 1 Creek Valley	Option 2 Creek Grove	Option 3 Creek Promenade	Hybrid Plan	Park Development Plan
A. Natural Areas or Features					
1. Disturbance to species, communities, habitat or ecosystems due to:					
a. Construction activities	O	O	O	O	O
b. Native vegetation removal	O	O	O	O	O
c. Human or domestic animal encroachment	O	O	O	O	O
d. Chemicals (including petroleum products, fertilizers, pesticides, herbicides)	O	O	O	O	O
e. Behavioral displacement of wildlife species (due to noise from use activities)	O	O	O	O	O
f. Habitat removal	O	O	O	O	O
g. Introduction of non-native plant species in the site landscaping	O	O	O	O	O
h. Changes to groundwater or surface runoff	O	O	O	O	O
i. Wind erosion	O	O	O	O	O

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2. Loss of mature trees or significant plants?	0	0	0	0	0
B. Riparian Areas / Floodplain					
1. Encroachment upon the 100-year, conveyance or high hazard flood zones?	0	0	0	0	0
2. Disturbance to or fragmentation of a riparian corridor?	+	0	0	+	+
C. Wetlands					
1. Disturbance to or loss of a wetland on site?	+	0	0	+	+
D. Geology and Soils					
1. a. Impacts to unique geological or physical features?	0	0	0	0	0
b. Geological development constraints?	0	0	0	0	0
c. Substantial changes in topography?	+	0	0	+	+
d. Changes in soil or fill materials on the site?	+	0	0	+	+
e. Phasing of earth work?	+	0	0	+	+
E. Water Quality					
1. Impacts to water quality from any of the following?					
a. Clearing, excavation, grading or other construction activities	-	-	-	-	-
b. Change in hardscape	+	0	0	+	+
c. Change in site ground features	+	+	+	+	+
d. change in storm drainage	+	+	+	+	+
e. change in vegetation	+	+	+	+	+
f. change in pedestrian and vehicle traffic	+	+	0	+	+
g. pollutants	0	0	0	0	0
2. Exposure of groundwater contamination from excavation or pumping?	0	0	0	0	0
F. Air Quality					
a. From mobile sources?	0	0	0	0	0
b. From stationary sources?	0	0	0	0	0
G. Resource Conservation					
1. Changes in water use?	+	+	0	+	+
2. Increases or decreases in energy use?	0	0	0	0	0
3. Generation of excess waste?	0	0	0	0	0
H. Cultural / Historic Resources					
1. a. Impacts to a prehistoric or archaeological site?	0	0	0	0	0
b. Impacts to a building or structure over fifty years of age?	-	0	-	-	+
c. impacts to a historic feature of the site?	-	0	-	-	+
d. Impacts to significant agricultural land?	0	0	0	0	0
I. Visual Quality					
1. a. Effects on scenic vistas or public views?	+	+	0	+	+
b. Effects on the aesthetics of a site open to public view?	+	+	+	+	+
c. Effects on views to unique geological or physical features?	+	+	0	+	+
D. Changes in lighting?	+	+	+	+	+
J. Safety					
1. Health hazards, odors or radon?	0		0	0	0
2. Disposal of hazardous materials?	0		0	0	0

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3. Site hazards?	O		O	O	O
K. Physiological Well-being					
1. Exposure to excessive noise?	O		O	-	O
2. Excessive light or glare?	O	O	O	O	O
3. Increase in vibrations?	O	O	O	O	O
L. Services					
1. Additional need for:					
a. Water or sanitary sewer services?	O	O	O	O	O
b. Storm sewer / flood control features?	+	+	O	O	O
c. Maintenance of pipes, culverts and manholes?	O	O	O	O	O
d. Police services?	O	O	O	O	O
e. Fire protection services?	O	O	O	O	O
f. Recreation or parks facilities?	+	+	+	+	+
g. Library services?	+	+	+	+	+
h. Transportation improvements / traffic mitigation?	+	+	+	+	+
i. Parking	+	+	+	+	+
j. Affordable housing?	O	O	O	O	O
k. Open space / urban open land?	+	+	+	+	+
l. Power or energy use?	+	+	+	+	+
m. Telecommunications?	O	O	O	O	O
n. Health care / social services?	O	O	O	O	O
o. Trash removal or recycling services?	O	O	O	O	O
M. Special Populations					
1. Effects on:					
a. Persons with disabilities?	+	+	+	+	+
b. Senior population?	+	+	+	+	+
c. Children or youth?	+	+	+	+	+
d. Restricted income persons	+	+	+	+	+
e. People of diverse backgrounds (including Latino and other immigrants)?	+	+	+	+	+
f. Neighborhoods	+	+	+	+	+
g. Sensitive populations located near the project (e.g. schools, hospitals and nursing homes)?	+	+	+	+	+
N. Economy					
1. Utilization of existing infrastructure?	+	+	+	+	+
2. Effect on operating expenses?	-	-	-	-	-
3. Effect on economic activity?	+	+	+	+	+
4. Impacts to businesses, employment, retail sales or city revenue?	+	+	O	O	O

CHECK LIST QUESTIONS

Note: The following questions are a supplement to the CEAP checklist. Only checklist items having a – or + anticipated impact have questions answered in full.

A. Natural Areas

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1. Describe the potential for disturbance to or loss of significant: species, plant communities, wildlife habitats, or ecosystems via any of the activities listed below (significant species include any species listed or proposed to be listed as rare, threatened or endangered on federal, state or county lists) – **See Below**

- a. Construction activities
- b. Native vegetation removal
- c. Human or domestic animal encroachment
- d. Chemicals to be stored or used on the site (including petroleum products, fertilizers, pesticides, herbicides)
- e. Behavioral displacement of wildlife species (due to noise from use activities)
- f. Introduction of non-native plant species in the site landscaping
- g. Changes to groundwater (including installation of sump pumps) or surface runoff (storm drainage, natural stream) on the site
- h. Potential for discharge of sediment to any body of water either in the short term (construction-related) or long term
- i. Potential for wind erosion and transport of dust and sediment from the site

2. Describe the potential for disturbance to or loss of mature trees or significant plants. – **See Below**

If the potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize or mitigate identified impacts
- A habitat assessment of the site, including: 1) a list of plant and animal species and plant communities of special concern found on the site; 2) a wildlife habitat evaluation of the site
- Map of the site showing the location of any Boulder Valley Natural Ecosystem, Boulder County Environmental Conservation Area, or critical wildlife habitat – **See Below**

*The banks of Boulder Creek are heavily disturbed throughout the study area, and generally consist of compacted bare ground with exposed roots and rocks (Photos 1 and 2). Some understory vegetation is present, typically consisting of Kentucky bluegrass (*Poa pratensis*). The tree overstory of the riparian area along Boulder Creek consists of green ash (*Fraxinus pennsylvanica*), plains cottonwood (*Populus deltoides* ssp. *Monilifera*), and peachleaf willow (*Salix amygdaloides*) (Figure 2). Vegetation in the landscaped uplands consists of Kentucky blue grass and additional ash, cottonwood, and oak (*Quercus* sp.) trees.*

In addition to the commercial and municipal uses, the study area is used for recreational activity. ERO assessed the study area for potential isolated wetlands, jurisdictional wetlands, and other waters of the U.S. and City-regulated areas. Boulder Creek occurs within the study area and is depicted as a perennial stream on the U.S. Geological Survey Boulder, Colorado topographic quadrangle map of the study area. Boulder Creek is an eventual tributary to the South Platte River and has previously been found to be jurisdictional by the Corps. Within the study area, Boulder Creek ranges from 10 to 30 feet wide and runs from west to east (Photo 6). ERO found very little wetland vegetation along Boulder Creek during the 2014 site visit. A small wetland mitigation area is present northwest of the Broadway Street bridge and there are small, scattered patches of wetland vegetation elsewhere. The Corps would also likely consider the Boulder and Left Hand

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Ditch as jurisdictional because it is part of an irrigation ditch system that eventually conveys water back to Boulder Creek.

Work proposed in Boulder Creek such as bank stabilization, formalized access points or “splash pool”, or in-stream structures, would require authorization under Section 404 of the CWA. Work in Boulder Creek would also require a City of Boulder Wetland Permit.

Some of the proposed activities may be authorized under one or more Nationwide Permits, including NWP 13 –Bank Stabilization; NWP 27 Aquatic Habitat Restoration, Enhancement, or Establishment Activities; and NWP 42 – Recreational Facilities. If the proposed work does not meet NWP criteria, the Corps would require an Individual Permit, which is a more time-consuming process than obtaining NWP authorization (6 to 8 months versus 1 or 2 months). The City of Boulder Wetland Permit could be obtained in parallel with the Section 404 process. Mitigation would be required for both federal and City authorization.

Threatened and Endangered Species

The Boulder County Comprehensive Plan identifies the area of Boulder Creek through the Civic Area as an “Environmental Conservation Area: Riparian Habitat Connector. In addition the Boulder Valley Comprehensive Plan shows the site as a “group two” Natural Ecosystem. It is with this understanding that ERO visited the site area in 2014 to assess the site for suitable habitat for federally listed threatened and endangered species protected under the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.). The study area does not fall within U.S. Fish and Wildlife Service (Service) habitat or survey guidelines for the majority of the species listed by the Service as potentially being present in Boulder County.

Because of the lack of critical habitat, the proposed project would not likely directly affect any of the species listed as potentially being present in Boulder County, including Preble’s, ULTO, and CBP. Depending upon the ultimate design of the proposed project, consultation on potential depletions to the South Platte River may be necessary if a federal nexus, such as Section 404 permit authorization, is associated with the project. No migratory bird nests, including potential raptor nests, were observed in the study area during the 2014 site visit. Although nests were not observed during the 2014 site visit, the trees and shrubs in the study area provide abundant suitable nesting substrate and nests are likely present, particularly in larger trees.

To avoid destroying an active nest, eggs, or chicks, vegetation removal should occur between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area so they can be avoided. If an active nest is identified within or near the study area, activities that would directly impact the nest during the breeding season should be restricted.

Riparian corridors are typically good movement corridors for wildlife, particularly at the interface of ecotypes such as the foothills and plains interface at the study area. The dense development and intensive use of the area greatly reduces the functionality of the Boulder Creek riparian corridor for wildlife movement through and beyond the study area. The creek corridor also no longer

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connects highly functioning ecosystems, therefore, rare or uncommon species do not occur within the study area.

In general, pressures on the system from development and human activity greatly reduce the ecological functions and values of the natural resources in the study area. The natural resources in the study area are typical of urbanized riparian corridors, including migratory and nesting birds, roosting raptors, mammals of all sizes such as deer, fox, raccoons and rabbits. One exception is the slightly higher species diversity due to the presence of the study area at the foothills/plains transition zone. For these reasons, elements of the Boulder Civic Area concept plan are likely to have little further adverse effects on the functions and values of natural resources. However reducing functioning vegetation and cover does reduce the amount of habitat available to urban tolerant species.

Although natural resources are of low quality, efforts to improve them should be included in the concept plan. In many instances, plan elements would act as mitigation for impacts to the wetland buffers. For example, any sort of bank stabilization and revegetation, coupled with effective pedestrian access control, would provide a benefit to the corridor. De-compacting soils on the upper banks would improve permeability, offsetting any increases in impermeable surfaces. Use of native trees, shrubs, and forbs in planting areas would also be desirable as a means to maintain or improve plant species diversity.

One element of the concept plan that has been discussed is selectively thinning trees and shrubs along the creek to provide more visual connection between the north and south parts of the study area and to open up views to the creek. Selective thinning would reduce vegetation cover and opportunities for wildlife nesting and foraging. Careful selection of trees and shrubs to be removed may actually improve the health of the riparian woodland by reducing competition and creating a more diverse age class structure. The Park Development Plan incorporates areas to restore and re-vegetate the site in specific areas along the creek away from heavy foot traffic.

In addition to providing benefits to natural resources in the study area, there are many opportunities to improve human interaction with the creek. Shallow pools supplied with treated water and constructed along the upper banks Boulder Creek would allow for supervised wading of children in a safe setting, but in close enough proximity to the creek to have a sense of the natural setting. An outflow from the pools would allow clean, treated water to cascade into Boulder Creek. Carefully designed in-stream structures could enhance both kayak and tuber use and add diversity to streambed habitat. Educational signage could provide information on the Boulder Creek and the St. Vrain water sheds, increasing awareness of Colorado's limited water resources.

In summary, developing a concept plan for the Boulder Civic Area will provide opportunities to improve human use of the area without further degrading natural resources in the study area. Whenever possible though, improvements to human use should be designed to also improve natural resources, thereby maximizing project benefits.

a. Construction Activities

The project involves construction activities in and around Boulder Creek, but the majority of the work will be outside the inner wetlands, but will impact the wetlands buffer. The layout of the path

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will be designed to minimize impacts to large trees, but will try to remove dying/diseased trees based on the recommendations from the tree survey. The City Forester will be consulted regarding the health of any existing trees that could be impacted and an evaluation will be conducted for the presence of nesting birds. Impacts to wetlands will be minimized and mitigation and enhancement of wetlands will be included as part of the project.

b. Native Vegetation

Efforts will be made to use primarily native vegetation especially along the wetland buffer creek corridor and protect existing significant trees and shrubs (taking into consideration their anticipated lifespan) and maintain an ecologically healthy creek channel.

c. Human or domestic animal encroachment

The project is located in a highly urbanized area. Increased use by humans or domestic animals is not anticipated to impact the wildlife that currently inhabits the area.

d. Chemicals

Neither project phases include the use of chemicals beyond those used during construction. Future habitat maintenance will not include the use of chemical treatments.

e. Wildlife Displacement

Construction activities will likely limit the use of the area by wildlife. It is anticipated that these species will return to the area following the construction period. Efforts will be made to avoid destroying an active nest, eggs, or chicks, vegetation removal should occur between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area so they can be avoided. If an active nest is identified within or near the study area, activities that would directly impact the nest during the breeding season should be restricted.

f. Habitat Removal

The project will temporarily remove habitat during construction. Native vegetation will be used for site landscaping and it is anticipated that overall with an increase diverse native vegetation cover, common urban riparian habitat will be therefore be enhanced by the project.

g. Introduction on Non-Native Species

The project will landscape with primarily native species and will avoid the use of invasive species.

h. Changes in Groundwater or Surface Water

No anticipated impacts.

i. Wind Erosion

No anticipated impacts.

2. Loss of Mature Trees or Significant Plants

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A tree assessment report by Taddiken Tree Company a licensed arborist was conducted throughout the Civic Area and provides information on the general health and will be used to assess the health, tree hazard risks and maintenance recommendations. The removal of mature and healthy trees will be minimized throughout the Civic Area. Special protection will be given to the historic trees in Central Park (Oak Grove), and only trees that are diseased and in decline will be removed. Select pruning to trees is anticipated to increase visibility and address security concerns.

B. Riparian Areas / Floodplains

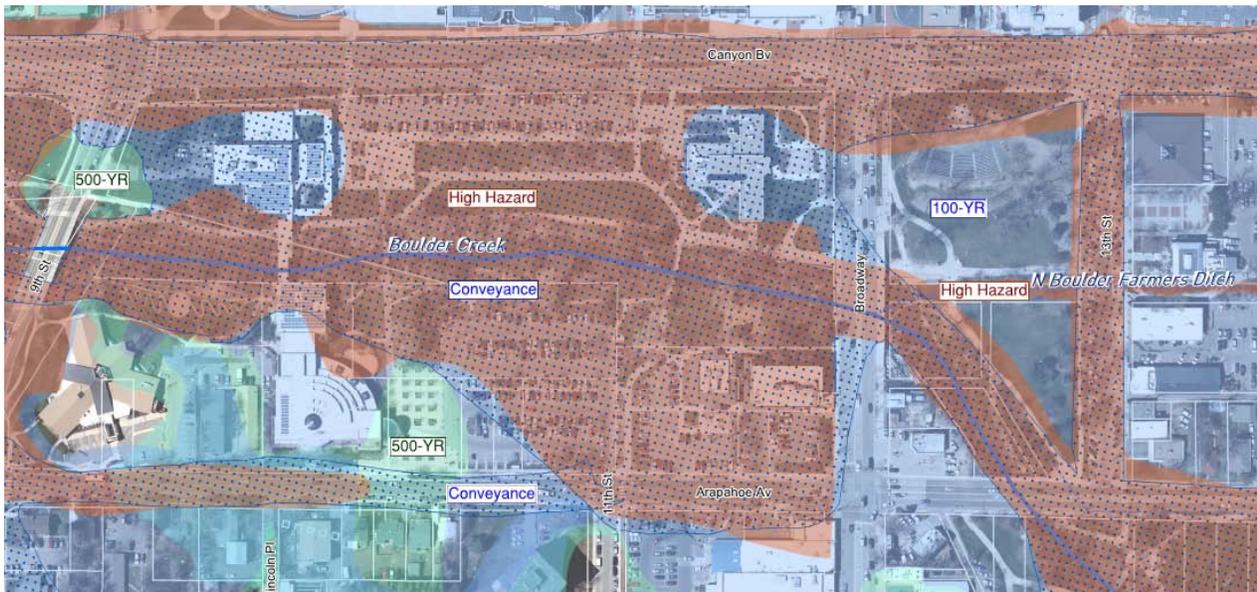
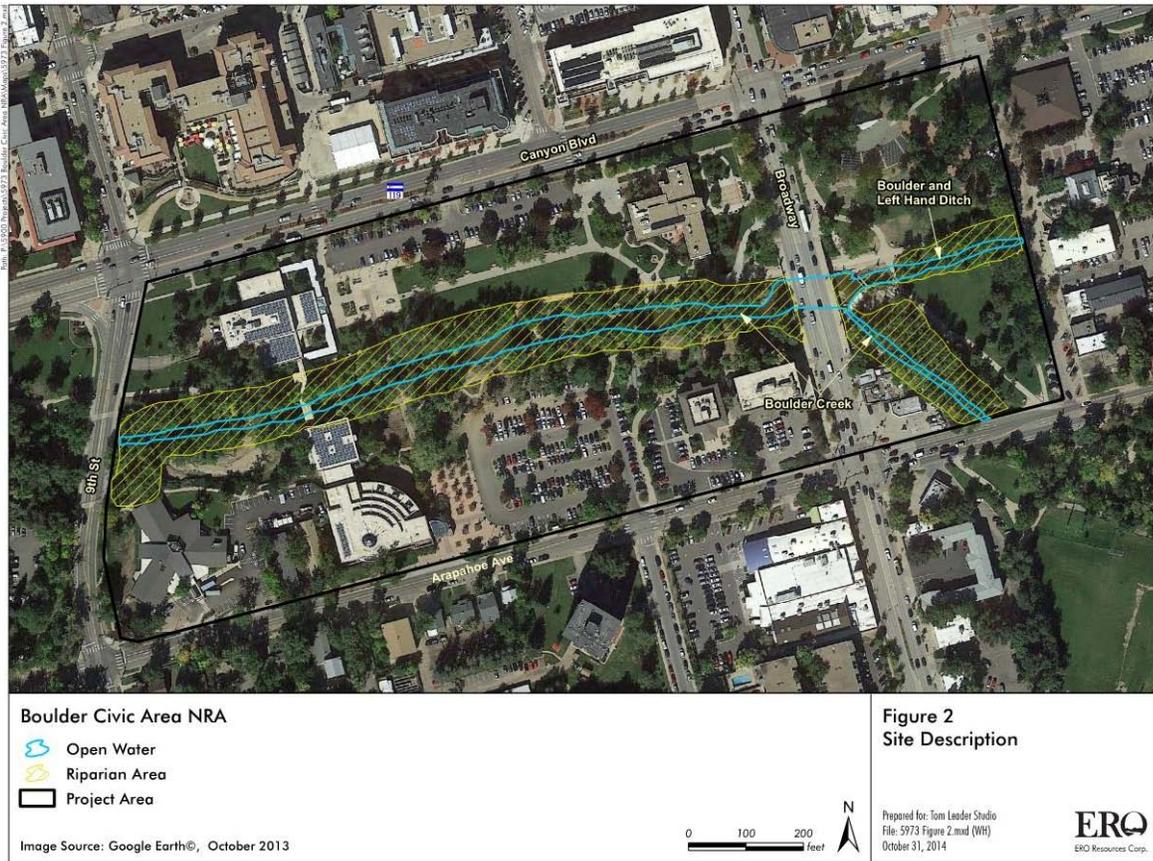
1. Describe the extent to which the project will encroach upon the 100-year, conveyance or high hazard flood zones. The project improvements are entirely within these flood zones. The appropriate flood analysis and permits will be obtained after a preliminary design has been completed.

2. Describe the extent to which the project will encroach upon, disturb, or fragment a riparian corridor (this includes impacts to the existing channel of flow, stream banks, adjacent riparian zone extending 50 feet out from each bank, and any existing drainage from the site to a creek or stream) – See Below

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts to habitat, vegetation, aquatic life or water quality
- A map showing the location of any streams, ditches and other water bodies on or near the project site
- A map showing the location of the 100-year flood, conveyance, and high hazard flood zones relative to the project site

Below is a figure that presents the existing floodplain conditions along the project reach, as well as the existing mapped wetlands and inner and outer buffer areas. The project will be within the 100-year flood, conveyance, and high hazard flood zones, and aspects of the project will be constructed within the wetland buffer area. Mitigation would be done in compliance with the city's wetland permit requirements. It is anticipated that the completed project will enhance the riparian corridor and water quality enhancement features will improve water quality.



C. Wetlands

1. Describe any disturbance to or loss of a wetland on site that may result from the project. – See Above

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.

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- A map showing the location of any wetlands on or near the site. Identify both those wetlands and buffer areas which are jurisdictional under city code (on the wetlands map in our ordinance) and other wetlands pursuant to federal criteria (definitional).

D. Geology and Soils

1. Describe any:

- a. impacts to unique geologic or physical features – **No Impacts**
- b. geologic development constraints or effects to earth conditions or landslide, erosion or subsidence – **No Impacts**
- c. substantial changes in topography or – **No Impacts**
- d. changes in soil or fill material on the site that may result from the project – **No Impacts**

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.
- A map showing the location of any unique geologic or physical features, or hazardous soil or geologic conditions on the site.

E. Water Quality

1. Describe any impacts to water quality that may result from any of the following:

- a. Clearing, excavation, grading or other construction activities that will be involved with the project – *Construction of the proposed project features will require clearing, excavation and grading. This work will be done in accordance with construction site best management practices to ensure water quality and prevent sedimentation of the stream corridor.*
- b. Changes in the amount of hardscape (paving, concrete, brick, or buildings) in the project area – *The project includes construction of new concrete sidewalks and patios and reconstructing the multi-use path. These features will likely increase the impervious surface area along the project reach. Runoff from the trail will be routed to pervious surfaces prior to discharge to Boulder Creek.*
- c. Permanent changes in site ground features such as paved areas or changes in topography – *See comment above regarding the impervious areas. The project also includes a significant grading exercise to sculpt the area around the creek mimicking the historic conditions.*
- d. Changes in the storm drainage from the site after project completion – *The project will increase the runoff due to the increased imperviousness, however, the runoff will be directed to pervious surfaces and multiple water quality treatment techniques will be utilized throughout the project area.*
- e. Change in vegetation – *The project will disrupt / remove vegetation during construction. The project landscaping will use native and non-invasive landscape plantings.*

ATTACHMENT A

f. Change in pedestrian and vehicle traffic – *The project includes extension 11th Street pedestrian connection to Pearl Street and enhancement of the multi-use path that will facilitate alternative modes of transportation and therefore help to decrease vehicle traffic.*

g. Potential pollution sources during and after construction (may include temporary or permanent use or storage of petroleum products) – *Construction of the project features will require heavy equipment with associated petro-chemicals. Source control of these chemicals will be included as part of the construction specifications. There will be no use of chemicals following project completion (Greenways habitat maintenance is done without the use of chemicals).*

2. Describe any pumping of groundwater that may be anticipated either during construction or as a result of the project. If excavation or pumping is planned, what is known about groundwater contamination in the surrounding area (1/4 mile radius of the project) and the direction of groundwater flow? *No Impacts*

If any potential impacts have been identified, please provide any of the following that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate impacts to water quality
- Information from city water quality files and other sources (state oil inspector or the CDPHE) on sites with soil and groundwater impacts within 1.4 mile radius of the project
- Groundwater levels from borings or temporary piezometers prior to proposed dewatering or installation of drainage structures

F. Air Quality

1. Describe potential short or long term impacts to air quality resulting from this project. Distinguish between impacts from mobile sources (VMT/trips) and stationary sources (APEN, HAPS).

Construction of the project will result in temporary increases in emissions. The trail components of the project will, however, facilitate use of alternative transportation modes and therefore help to reduce overall city emissions. The project will not result in any stationary air quality impacts.

G. Resource Conservation

1. Describe potential changes in water use that may result from the project.

a. Estimate the indoor, outdoor (irrigation) and total daily water use for the facility – The existing area north of the Boulder Creek between the Library and Municipal buildings is mainly lawn area, which requires an intensive watering schedule due to the constant pedestrian/vehicular impacts. The proposed changes would reduce the lawn areas and also dedicate large areas of the park for wetland mitigation and planting areas which will require initial irrigation, however, as the plants are established irrigation needs will be reduced.

b. Describe plans for minimizing water use on the site (Xeriscape landscaping, efficient irrigation system) – *The use of native and drought tolerant species will be incorporated into the planting design to decrease the demand of potable water irrigation. In addition, the proposed grading and stormwater features will serve to correlate a natural soil*

ATTACHMENT A

moisture gradient to the plant water demands, and increase the interaction of plant mass and roots with stormwater runoff.

2. Describe potential increases or decreases in energy use that may result from the project.
 - a. Describe plans for minimizing energy use on the project or how energy conservation measures will be incorporated into the building design
The creek path components of the project will facilitate use of alternative transportation modes and therefore help to reduce overall city emissions. The project will not result in any stationary air quality impacts.
 - b. Describe plans for using renewable energy sources on the project or how renewable energy sources will be incorporated into the building design – No Impacts
 - c. Describe how the project will be built to LEED standards – No Impacts
3. Describe the potential for excess waste generation resulting from the project. If potential impacts to waste generation have been identified, please describe plans for recycling and waste minimization (deconstruction, reuse, recycling, green points). – No Impacts

H. Cultural / Historic Resources

1. Describe any impacts to:
 - a. a prehistoric or historic archaeological site – *No Impacts (see below)*
 - b. a building or structure over fifty years of age – *No Impacts to the historic structures in the Civic Area are considered in the Park Development Plan proposal (including The Atrium Building, Municipal Building, Tea House, BMOCA, Library or the Bandshell Structure). Consideration is included to remove the Bandshell seating area south of the Bandshell structure and replace with a new pedestrian and bike loop through Central Park including an informal lawn bowl seating in place of the formal seating. Feedback from the July 2015 Design Inspiration provided many favorable responses to remove the seating and incorporate and informal lawn seating. It is understood that a Landmarks review of the potential removal of the seating will occur concurrently with the development of the Site Plan. The diversion structures within the Boulder Creek near the headworks for the irrigation ditch are landmarked structures that are not anticipated to be modified as part of this project.*
 - c. a historic feature of the site such as an irrigation ditch – See Below
 - d. significant agricultural lands that may result from the project – No Impacts

If any potential impacts have been identified, please provide the following:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.

The Park Development Plan included a cultural resources survey along stream reaches. North Farmers Ditch was identified as a cultural resource. Consultant and City staff continues to work closely with the various ditch companies who own and have interest in the ditch located within Central Park. The topics of discussion and coordination relate to access, infrastructure, operations and liability. These topics are addressed in the Park Development Plan with the goal towards achieving a balanced approach. Council will continue to be informed of the proposed design of the ditch through upcoming memos and briefing. Disturbance of the ditch is not

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anticipated as part of the installation of the access paths on either side of the ditch. In addition a picnic plaza with signage/narratives incorporating the historic importance of the ditch are included near, but outside the irrigation ditch easement.

I. Visual Quality

1. Describe the effects on:

- a. scenic vistas or views open to the public – *Effort will be made to open up view to Boulder Creek and out to Flatirons using selective tree removal, tree pruning and regarding.*
- b. the aesthetics of a site open to public view – *The design incorporates methods to increase a sense of public openness and accessibility from the street sidewalks into the park space and down to the creek.*
- c. view corridors from the site to unique geologic or physical features that may result from the project – No Impacts

J. Safety

1. Describe any additional health hazards, odors or exposure of people to radon that may result from the project – No Impacts
2. Describe measures for the disposal of hazardous materials – No Impacts
3. Describe any additional hazards that may result from the project (including risk of explosion or the release of hazardous substances such as oil, pesticides, chemicals or radiation) – No Impacts

If potential impacts have been identified, please provide the following:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts during or after site construction through management of hazardous materials or application of safety precautions.

K. Physiological Well-being

1. Describe the potential for exposure of people to excessive noise, light or glare caused by any phase of the project (construction or operations) – See Below
2. Describe any increase in vibrations or odor that may result from the project – See Below

If potential impacts have been identified, please provide the following:

- A description of how the project would avoid, minimize or mitigate identified impacts

The project will result in increased vibrations and noise during construction. This disruption will be minimized by conducting construction only during weekdays during normal business hours.

L. Services

1. Describe any increased need for the following services as a result of the project:

- a. Water or sanitary sewer services – *With the earthwork and sculpting of the land within the project site, some of the water and sanitary services may be impacted and will need to be replaced.*
- b. Storm sewer / flood control features

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By adding water quality features and opening up the channel, it is anticipated that the project will improve storm sewer and flood control features. The project will model a no-rise situation for the 100-yr event.

c. Maintenance of pipes, culverts and manholes

If pipes, culverts and/or manholes are found to be function below optimal levels within the area of Phase I, improvements or rehabilitation will occur.

d. Police services – Possible Impacts

e. Fire protection – No Impacts

f. Recreation or parks facilities – *Extension of the multi-use path will provide recreational opportunities in addition to increased access to Boulder Creek, and a large “Green Valley” lawn for passive recreation.*

g. Libraries – No Impacts

h. Transportation improvements / traffic mitigation – *Enhancement of the multi-use path and pedestrian access may increase the amount of alternative transportation miles and therefore increase the maintenance requirements*

i. Parking – *A multi-departmental staff team has been working to develop strategies and options to address potential impacts and opportunities for multimodal access to/from the civic area. These options include a wide range of Transportation Demand Management (TDM) techniques as well as parking management strategies to accommodate existing and future needs by city employees, library patrons, city/downtown customers, and visitors to the Civic Area. In addition to serving the goals of the Civic Area, the parking and TDM strategies being explored support the city’s Transportation Master Plan objectives and overall sustainability goals. City employees have been engaged in this process through focus group discussions and open houses to review the potential strategies. As part of the continued Civic Area Park Development planning process in 2015, the TDM and parking management strategies will be refined and the selected options will be deployed on a broader scale in 2016. The project is removing roughly 45 parking spaces. A majority of the parking within the park has also been identified as counter to the City Code, which identifies no parking, shall be within the high hazard and conveyance zones or in areas with 18” of flooding.*

j. Affordable housing – No Impacts

k. Open space / urban open land – No Impacts

l. Power or energy use – *Extension of the multi-use path may increase the amount of alternative transportation miles and therefore decrease the use of oil and gas.*

m. Telecommunications – No Impacts

n. Health care / social services – No Impacts

o. Trash removal or recycling services

The trail system will facilitate easier trash and debris removal.

2. Describe any impacts to any of the above existing or planned city services or department master plans as a result of this project (e.g. budget, available parking, planned use of the site, public access, automobile / pedestrian conflicts, views) – See above

M. Special Populations

1. Describe any effects the project may have on the following special populations:

a. Persons with disabilities – See Below

ATTACHMENT A

- b. Senior populations – See Below
- c. Children or youth – See Below
- d. Restricted income persons – See Below
- e. People of diverse backgrounds – See Below
- f. Sensitive populations located near the project (e.g. adjacent neighborhoods or property owners, schools, hospitals, nursing homes) – See Below

Boulder's Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers' Market, and Teahouse. Existing community assets will continue to play a vital role in the area as well as potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. The site has been designed specifically with families in mind and to create a multi-generational and multi-cultural public space that serves all members of the community through specific amenities and programs. Understanding the importance of access and circulation throughout the site with the various paths and sidewalks, staff is working closely with the consultant team as well as cycling advocates within the community to ensure a safe and efficient route for the multiple users within the park. The park development plan will continue to build on the Civic Area Master Plan by providing detailed design and analysis of the key circulation routes and facilities. The proposed pedestrian and bike paths would be designed to ADA standards, providing a safe alternative mode of transportation for persons with disabilities, children and all other multi-use path connections. Restricted income people could use the adjacent transit and bus facilities to commute via mass-transit biking or walking instead of needing to rely on more expensive modes of transportation. The proposed physical and visual gateway enhancements will encourage ease of circulation from adjacent paths and transit facilities while providing new bike locks, benches and seating, enhanced signage and lighting.

N. Economic Vitality

1. Describe how the project will enhance economic activity in the city or region or generate economic opportunities. – *The Park will provide increased opportunities for outdoor recreation including nature exploration and play, fishing, kayaking, jogging, yoga, tai chi, etc. This plan is intended for use by the public, businesses, property owners, city officials and staff. The plan helps ensure that when redevelopment occurs around the park, property owners (public and private) can design their projects to be consistent with the vision for the area. It also helps ensure that public improvements will be in place to support the new development. Provide a vibrant mix of uses and design to encourage activity and inclusiveness throughout daytime and evening hours and around the year, which will help the economic vitality to areas in and around the Civic Area including downtown DBI uses, BMOCA, Boulder Farmers' Market, Tea House, Alfalfas, St. Julian's, etc. In addition this first phase of the park development will help to potential future programs such as a Performance Art Center, Market Hall.*

2. Describe any potential impacts to:

- a. businesses in the vicinity of the project (ROW, access or parking) – See above c. retail sales or city revenue and how they might be mitigated – *No Impacts*
- b. employment – *No Impacts*



APPROXIMATE LIMIT OF CIVIC AREA PARK DEVELOPMENT PLAN "MAJOR IMPROVEMENTS"

APPROXIMATE LIMIT OF "MINOR IMPROVEMENTS"

- A** NATURE PLAY
- B** OPEN COURTYARD IMPROVEMENT
- C** CAFE TERRACE
- D** PERFORMANCE HILL
- E** PEDESTRIAN PATH
- F** CREEK ACCESS AND TERRACE
- G** BIKE CREEK PATH
- H** GREEN VALLEY WITH DYNAMIC TOPOGRAPHY
- I** PEDESTRIAN UNDERPASS
- J** INTERACTIVE ART PLAZA
- K** RESTORED RIPARIAN BANKS
- L** 11TH STREET BRIDGE
- M** DEMONSTRATION GARDENS
- N** PEDESTRIAN CROSSING ZONE
- O** BRIDGE EXPANSION
- P** FARMERS' MARKET LOOP
- Q** BANDSHELL LAWN
- R** PICNIC PLAZA
- S** OAK GROVE (EXISTING HISTORIC TREES)
- T** TEMPORARY BANDSHELL ACCESS PATH



TOM LEADER STUDIO

ENLARGEMENT PLAN: NATURE PLAY AND NORTH LIBRARY

CANYON BLVD



- A NATURE PLAY
- B RUBBER PLAY SURFACE
- C SPLASH PAD/INTERACTIVE WATER
- D SUMAC MINI-FOREST
- E PLAY MOUNDS/CLIMBING BOULDERS
- F SAND + BOULDER PLAY AREA
- G SEATING TERRACE
- H WETLAND PLAY GARDEN
- I RECLAIMED WOOD LOGS
- J EXISTING COTTONWOOD
- K RESTORED RIPARIAN HABITAT
- L CREEK TERRACE
- M SEATWALLS
- N FLEXIBLE FURNITURE
- O RESTORED PUBLIC COURTYARD
- P PERFORMANCE HILL
- Q PERFORMANCE PLAZA
- R CREEK TERRACE/ACCESS
- S PEDESTRIAN PATH
- T MULTI-USE CREEK PATH (BIKES)
- U DG GRAVEL RUNNING PATH
- V PEDESTRIAN CROSSING ZONE

Scale: 1" = 40'



ENLARGEMENT PLAN: 11TH ST BRIDGE AND PARK



- A** PEDESTRIAN PATH
- B** MULTI-USE CREEK PATH (BIKES)
- C** DG GRAVEL RUNNING PATH
- D** PEDESTRIAN CROSSING ZONE
- E** ART PLAZA (TEMPORARY/INTERACTIVE)
- F** 11TH STREET SPINE
- G** 11TH STREET SPINE BRIDGE
- H** PEDESTRIAN UNDERPASS
- I** RESTORED RIPARIAN HABITAT
- J** CREEK TERRACE / ACCESS
- K** CREEK TERRACE / ACCESS
- L** EXISTING CRAB APPLE TREES
- M** CHERRY / CRAB APPLE TREE PLAZA
- N** GREEN VALLEY / OPEN LAWN
- O** DEMONSTRATION GARDENS
- P** OAK & ASPEN ALLEE
- Q** EXISTING WILLOW TREE

Scale: 1" = 40'



ARAPAHOE AVE

ENLARGEMENT PLAN: CENTRAL PARK

CANYON BLVD

13TH STREET

BROADWAY

ARAPAHOE AVE

- A EXISTING BANDSHELL
- B TEMPORARY ACCESS PATH
- C BANDSHELL LAWN BERM
- D PROPOSED TREE GROVE
- E PEDESTRIAN PATH
- F MULTI-USE CREEK PATH (BIKES)
- G PEDESTRIAN CROSSING ZONE
- H PEDESTRIAN CROSSING ZONE
- I EXISTING MULTI-USE PATH
- J ACCESS PATH
- K EXISTING BRIDGE
- L BRIDGE EXPANSION / METAL GRATE
- M EXISTING TREES / OAK GROVE
- N FARMERS' MARKET LOOP
- O AREA FOR FARMER'S MARKET TENTS
- P PICNIC PLAZA
- Q PICNIC TABLES

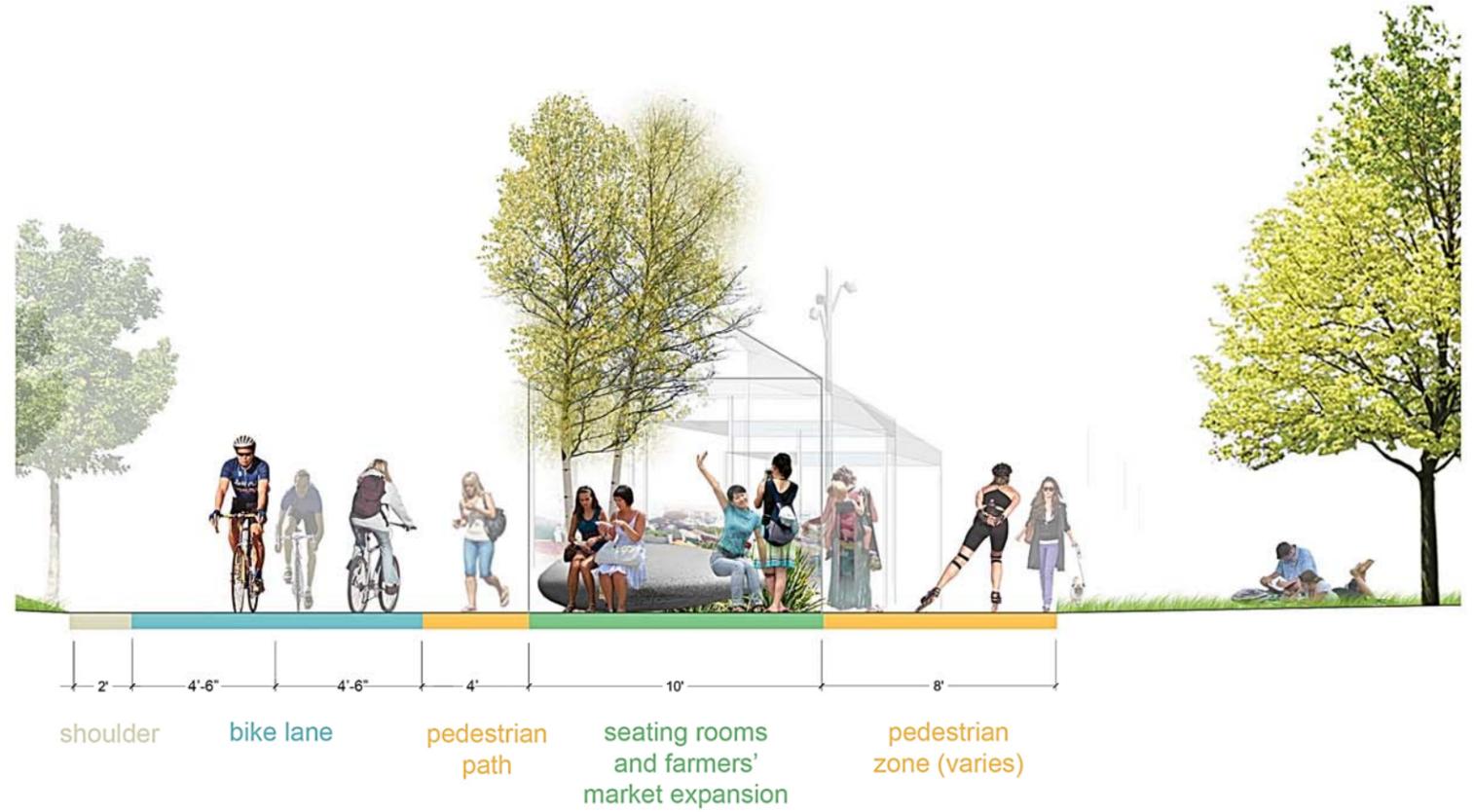
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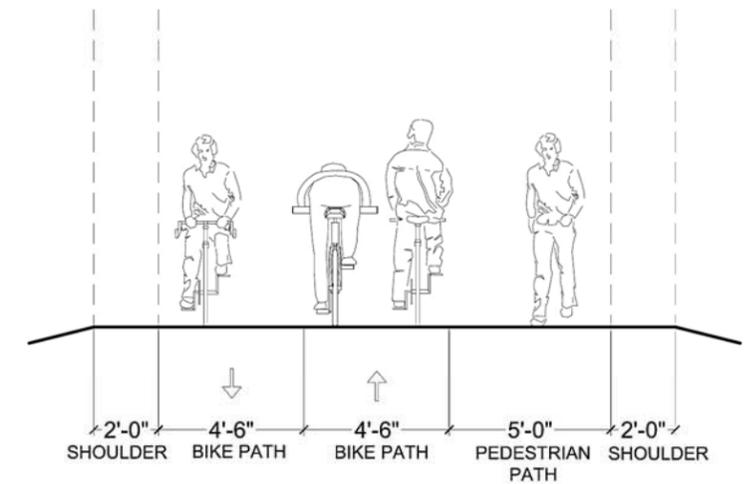
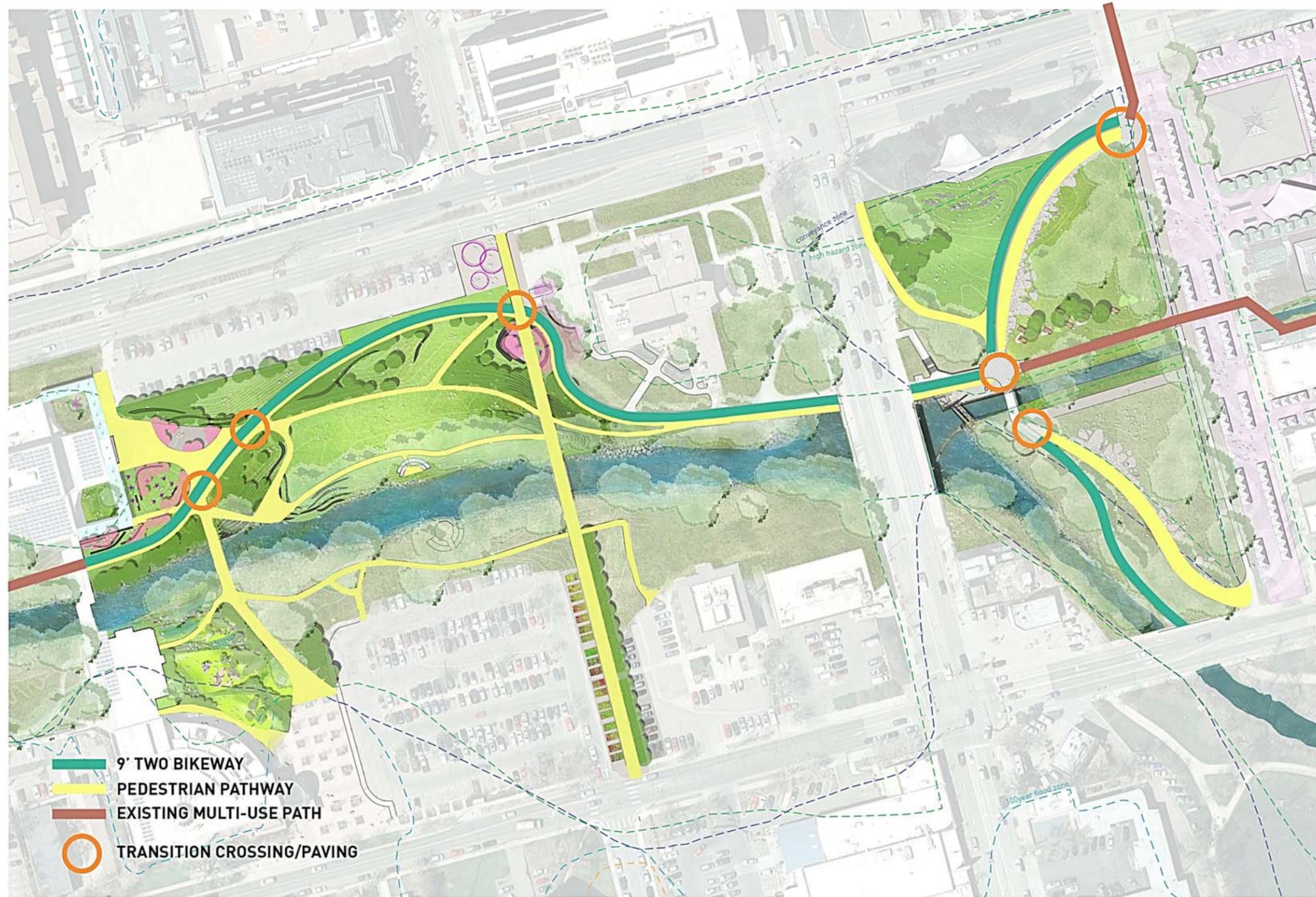
FARMERS' MARKET LOOP AXON



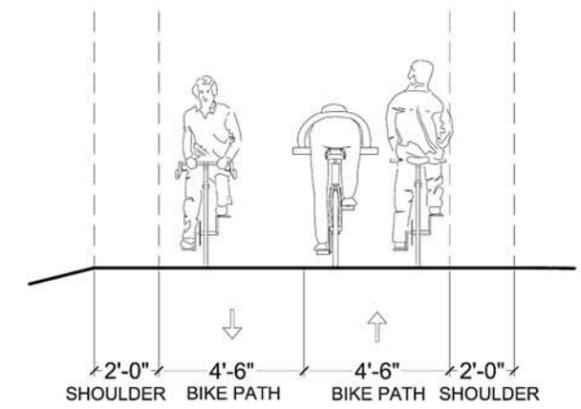
FARMERS' MARKET LOOP SECTION



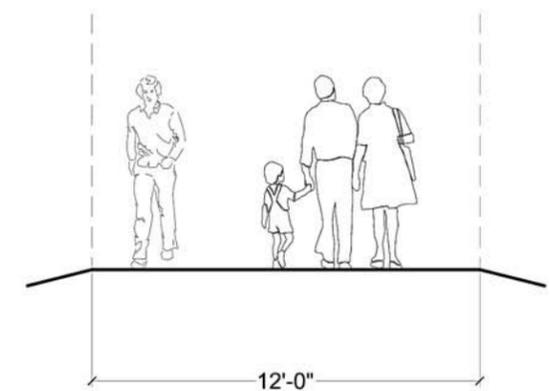
PROPOSED CIRCULATION HIERARCHY



multi-use path



separate secondary bike path



primary pedestrian path



2015/2016 Process & Timeline

Ongoing Studies and Related Projects

Key Engagement Opportunities

Park Site Plan



Fall 2015
Employee Check in

Nov 10, 2015 - - -
City Council
Public Hearing & Action

Sept 17, 2015 - - -
Planning Board
Public Hearing & Action

Sept 28, 2015 - - -
Parks & Rec Advisory Board
Public Hearing & Action

Park Site Plan