

Boulder Design Advisory Board Agenda

Wednesday, October 9, 2013
1777 Broadway, West Conference Room
4 – 6 p.m.

The following items will be discussed:

1. [1401 Walnut Street](#), Arch11, Inc.
2. Board Matters

For further information on these projects, please contact:

Sam Assefa at 303.441.4277 assefas@bouldercolorado.gov or

For administrative assistance, please contact:

Susan Meissner at 303.441.4464 meissners@bouldercolorado.gov



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: boulderplandevlop.net

*Revised
July 2007
402.pdf*

DOWNTOWN DESIGN ADVISORY BOARD APPLICATION

Date of Application Oct. 3, 2013 **Address of Property for Review** 1401 Walnut Street

Applicant's Name James Trewitt (Arch11, Inc.) **Phone** (303) 546-6868 x101

Address 3100 Carbon Place, #100 / Boulder, CO 80301

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

Owner's Name and Address 1401 Walnut Street, LLC **Phone** (303) 319-9300
1375 Walnut Street, Suite 10
Boulder, CO 80302

Project Description

Reglaze existing 5-story commercial building.

Lot Size 9,038 Sq. Ft.

Proposed Additional Bldg. Sq. Ft. NA

Total Existing Bldg. Sq Ft. 32,755

Proposed Bldg. Height NA

Existing Bldg Height 55'-0"

Submission Requirements

The Downtown Design Advisory Board generally meets on the second Wednesday of every month. The deadline for submitting your application is two weeks before this meeting, which means the last Wednesday of the month. You need to come in person to the Planning Department, 1739 Broadway, third floor, and submit plans to a Project Specialist by 4 p.m.

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 Brian Holmes at (303) 441-3212 or holmesb@bouldercolorado.gov. For administrative questions about DDAB, please contact Diane Lopez at (303) 441-3136 or lopezd@bouldercolorado.gov. You can visit our Web site at: www.boulderplandevlop.net and click on Boards, then Downtown Design.



1401 WALNUT STREET

1401 WALNUT STREET | BOULDER, CO 80302



VIEW FROM NORTH WEST

SCALE: NTS

1401 WALNUT

1401 WALNUT STREET
BOULDER, CO 80302

BDAB SUBMISSION

DATE: 03 OCTOBER 2013

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REMAIN THE PROPERTY OF ARCH 11, INC. AND ARE INTENDED TO BE USED
FOR CONSTRUCTION AT THE STATED LOCATION. ANY UNAUTHORIZED
REPRODUCTION OR OTHER USE OF THESE DRAWINGS OR DESIGN IS STRICTLY
PROHIBITED.

PROPOSED RENDERING

SCALE:

SD.0.01

Improvement Location Certificate

1401 Walnut Street, Boulder
 located in the Southwest 1/4 of Section 30,
 Township 1 North, Range 70 West of the 6th P.M.
 County of Boulder, State of Colorado
 Sheet 1 of 1

- Notes:**
- FIRST COLORADO TITLE COMPANY CASE NO. 100670, DATED AUGUST 16, 2013 AT 7:45 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES.
 - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - THIS IMPROVEMENT LOCATION CERTIFICATE HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF 1401 WALNUT STREET, LLC, JOHNSON & REPUCCI, LLP AND FIRST COLORADO TITLE COMPANY.
 - THIS IMPROVEMENT LOCATION CERTIFICATE, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
 - THIS IMPROVEMENT LOCATION CERTIFICATE IS BASED UPON AN IMPROVEMENT SURVEY PLAT PREPARED BY DREXEL, BARRELL & COMPANY. SAID IMPROVEMENT SURVEY PLAT IS FILED WITH THE BOULDER COUNTY LAND USE DEPARTMENT AS LS-96-0080. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON SAID IMPROVEMENT SURVEY PLAT.

Property Description
 (PROVIDED BY FIRST COLORADO TITLE COMPANY)

THE SOUTH 90 FEET OF LOTS 7 AND 8, BLOCK 69, BOULDER, IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORD PLAT THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7;
 THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7, 90 FEET;
 THENCE EASTERLY IN A STRAIGHT LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE EAST LINE OF SAID LOT 8;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT 8;
 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE POINT OF BEGINNING.

Improvement Location Certificate

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR 1401 WALNUT STREET, LLC, JOHNSON & REPUCCI, LLP AND FIRST COLORADO TITLE COMPANY, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS 23RD DAY OF AUGUST 2013, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



DATE: 8-28-2013
 JOB NO. 13-16942

1401 WALNUT
 1401 WALNUT STREET
 BOULDER, CO 80302

BDAB SUBMISSION
 DATE: 03 OCTOBER 2013

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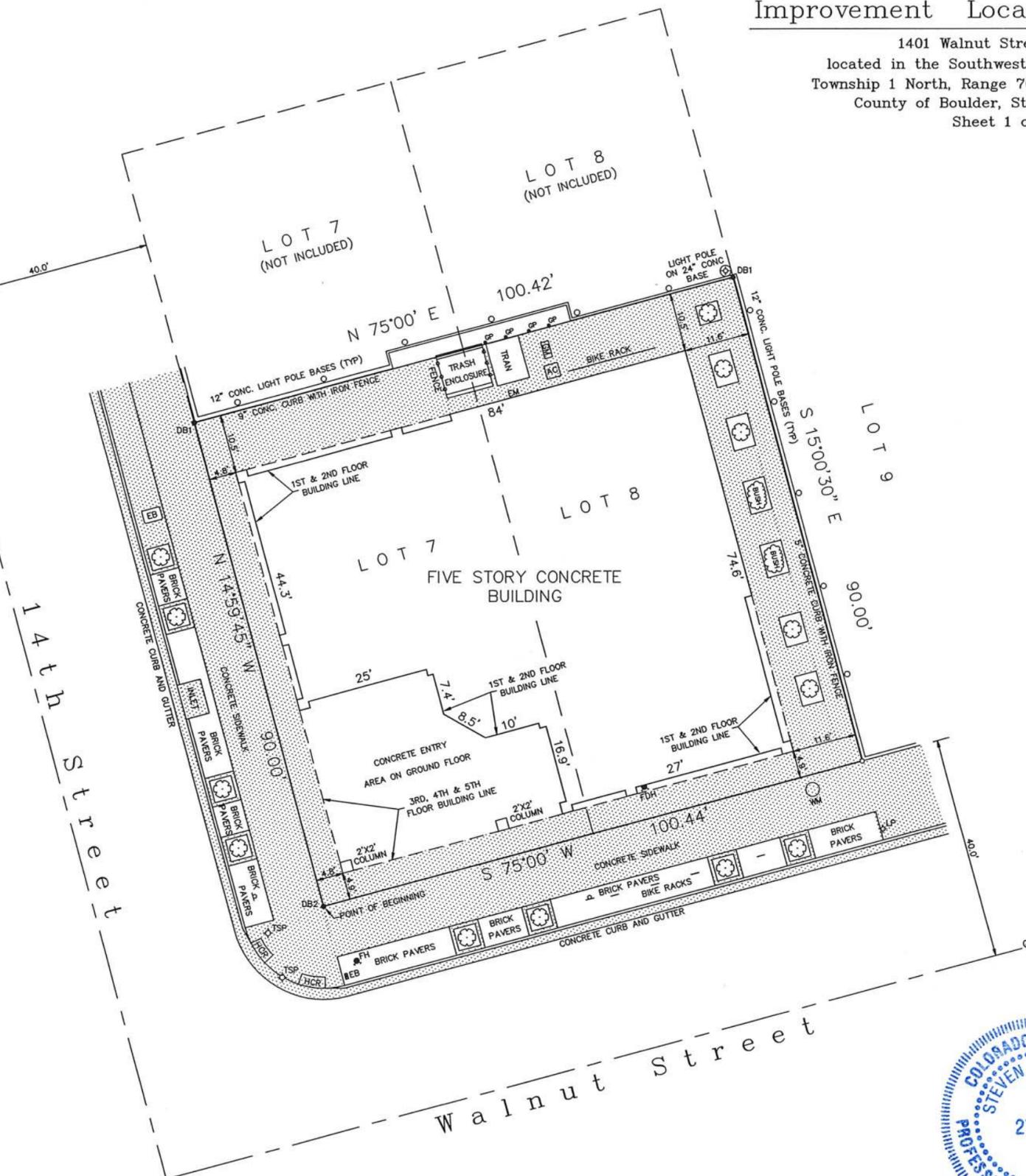
IMPROVED LOCATION CERTIFICATE
 SCALE:

SD.1.01
 Page 5 of 8

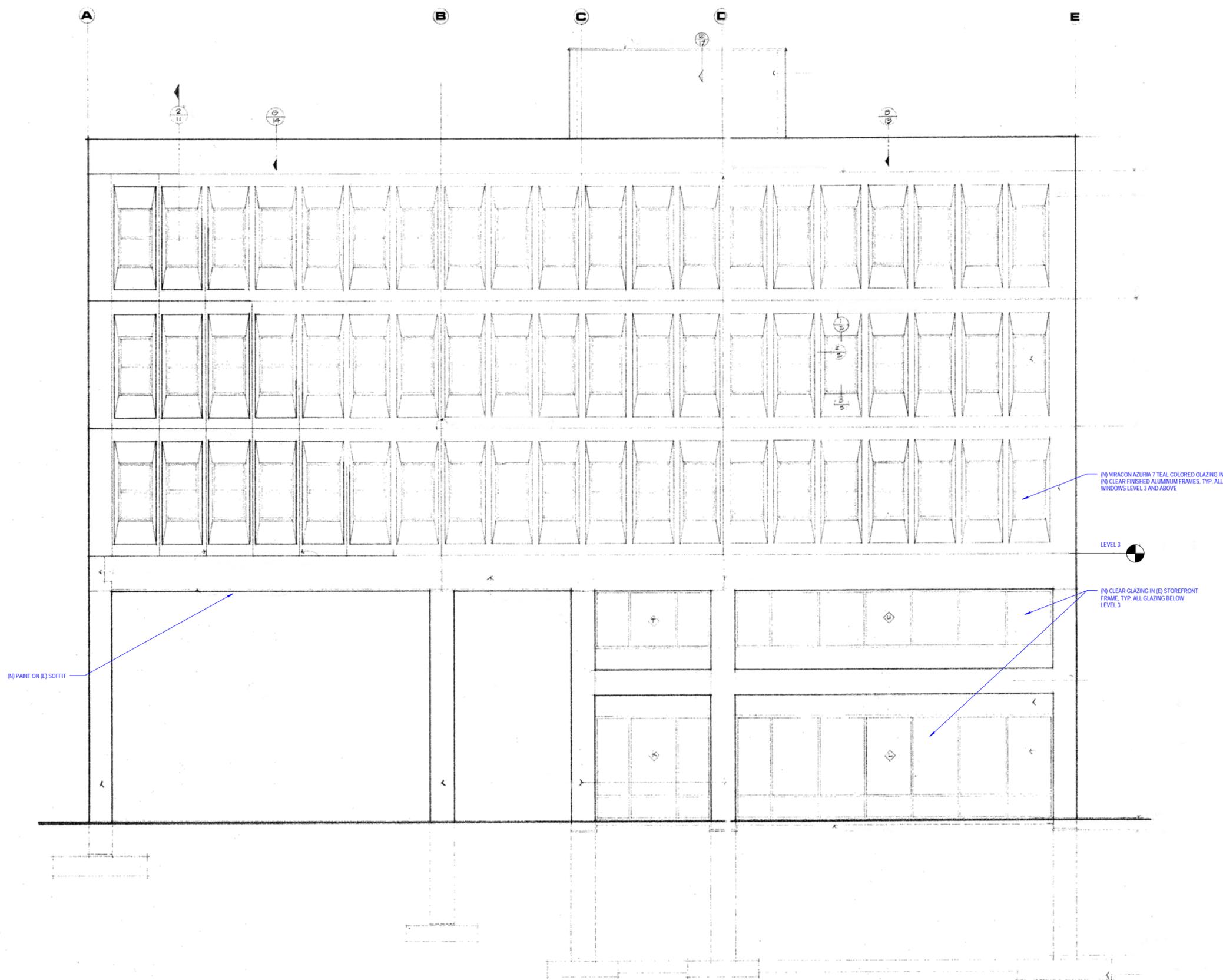


Flagstaff Surveying, Inc.
 TABLE MESA SHOPPING CENTER
 637 SOUTH BROADWAY, SUITE C
 BOULDER, COLORADO 80305
 303-499-9737

- Legend**
- DB1 FOUND #5 REBAR WITH ALUMINUM CAP SET BY FRANK DREXEL LS 2149
 - DB2 FOUND #5 REBAR WITH ALUMINUM CAP SET BY LOREN SHANKS LS 28285
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - GM GAS METER
 - EB ELECTRIC BOX
 - TRAN ELECTRIC TRANSFORMER
 - LP LIGHT POLE
 - FH FIRE HYDRANT
 - FDH FIRE DEPARTMENT HOOKUP
 - AC AIR CONDITIONER
 - GP GUARD POST
 - HCR HANDICAP RAMP
 - WM WATER MANHOLE
 - TSP TRAFFIC SIGNAL POLE
 - STREET SIGN
 - TREE



SITE PLAN
 SCALE: 1" = 10'-0"



SOUTH ELEVATION

SCALE: NTS

1401 WALNUT

1401 WALNUT STREET
BOULDER, CO 80302

BDAB SUBMISSION

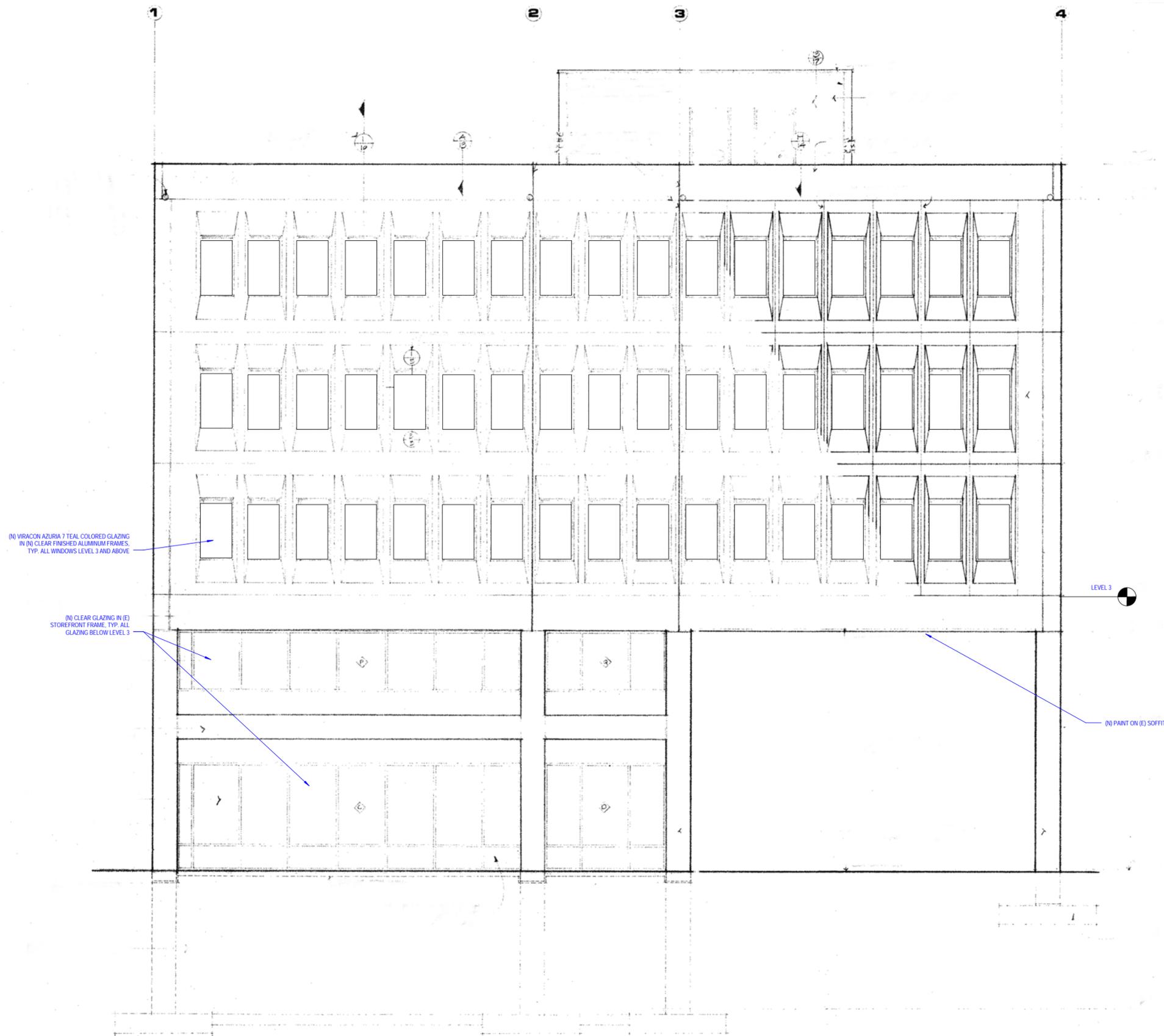
DATE: 03 OCTOBER 2013

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SOUTH ELEVATION

SCALE:

SD 2.01



WEST ELEVATION
SCALE: NTS

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BOULDER, CO 80302

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WEST ELEVATION
SCALE:



VIEW FROM EAST
SCALE: NTS



VIEW FROM WEST
SCALE: NTS



VIEW FROM NORTH
SCALE: NTS



VIEW FROM SOUTH
SCALE: NTS

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EXISTING CONTEXT

SCALE: