

DAB COMMENTS – Attention Homes proposal

MEETING DATE: Dec. 14, 2016
ADDRESS: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14th, 2124 14th, 1421 Spruce, and 1443 Spruce)
DESCRIPTION: Proposal to develop an existing parking lot on the corner of Pine Street and 15th Street on the First United Methodist Church site (including the following properties within RH-2 [Residential High – 2] zoning district: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14th, 2124 14th, 1421 Spruce, and 1443 Spruce) with a three-story 30,000 square foot building containing 40 affordable rental units, associated common area and office space and 95 total parking spaces. The units associated uses would be managed by Attention Homes, a non-profit agency, and are intended for homeless young adults between the ages of 18 and 24 years old who are in need for supportive services in order to address underlying issues associated with their homelessness.
APPLICANT: Jeff Dawson, Studio Architecture
CASE MANAGER: Karl Guiler, Senior Planner

RELEVANT GUIDELINES/CODES:

- **Downtown Urban Design Guidelines**
- **Boulder Revised Code (Site and Use Review criteria)**

BACKGROUND

A Site Review application is anticipated in January 2017. The applicant is requesting feedback on the general massing and materiality of the building before submitting the application.

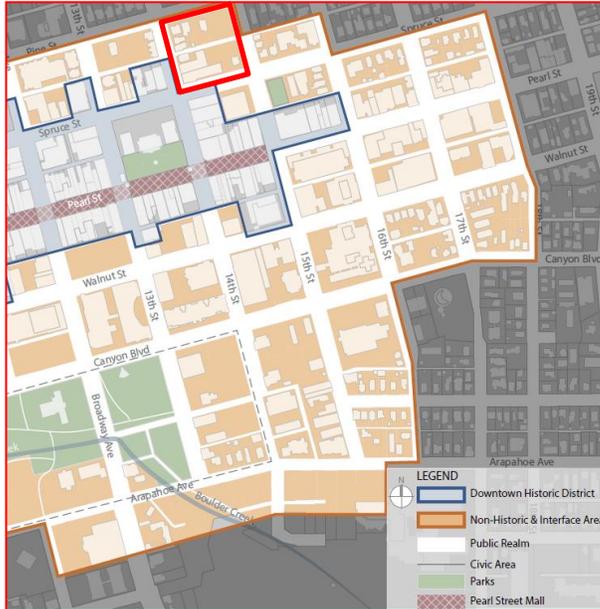
The subject site spans an entire city block owned by the First United Methodist Church of Boulder and totals roughly 1.93 acres. The block is bounded by Pine Street, Spruce Street, 14th and 15th Streets and is bisected by an alley. The properties are: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14th, 2124 14th, 1421 Spruce, and 1443 Spruce. The figure (right) shows the site and its surrounding context. The properties are within the Whittier neighborhood and one block north of downtown.



Some properties within the project site are used for church purposes and others are leased out for other uses (e.g., Lucille's Restaurant, Out Boulder etc.). The site also contains seven existing dwelling units. The proposed use and new building would be located on the 1440 Pine site, which is at the corner of Pine and 15th, and is currently used for surface parking.

Downtown Urban Design Guidelines

The subject properties are subject to the [Downtown Urban Design Guidelines](#). The properties are located in the Interface Area just north of the Downtown Historic District. The preface to the section states, as follows:



“The important design elements are 1) the Non-Historic Area’s relationship to its surroundings, including the Historic Area, the Civic Park area, and the residential quality of the Interface Area; 2) the pedestrian quality of the area including the Downtown Boulder Pedestrian Mall, East and West Pearl Street, Spruce and Walnut streets, Canyon Boulevard and the north-south streets that connect the Civic Area to the Downtown Boulder Pedestrian Mall area; 3) new building design can reflect the character of its own time and have meaningful juxtapositions, while respecting the integrity, scale, and massing of historic buildings in the surrounding areas; and 4) minimizing impacts to the surrounding

residential through careful design in the Interface Area which respects the scale and quality of adjacent residential uses and thoughtfully transitions the commercial and residential areas.

The urban design objectives for the Non-Historic and Interface Areas are to:

- *Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street.*
- *Encourage sensitive design along the edge where the Downtown commercial area abuts residential neighborhoods.*
- *Emphasize a clear distinction between the commercial and residential interface areas.*
- *Maintain the diversity in building type and size, and respect the adjoining residential character.*
- *Discourage adverse impacts from noise, night lighting, poor building design, and commercial service areas on adjacent residential neighborhoods.”*

Staff Analysis: The proposed building includes a variety of massing elements, use of high quality materials and roof forms harmonious to the historic area and a design that takes into account the historic elements of the block and neighborhood. The siting of the building is appropriate with the building addressing both streetscapes with entries and fenestration.

With respect to guideline 2.1, General guidelines for the Non-Historic and Interface Areas, staff has the following comments about several components of the guideline listed below:

2.1 General guidelines for the Non-Historic and Interface Areas

- *Design all sides of the building including alley elevations.*
- *Reduce the visual impact of structured and surface parking.*

- Consider the quality of open space incorporated into new and renovated buildings.

Staff finds that the current design responds well to these guidelines. To better transition to the adjacent Whittier neighborhood, a reduction in mass and height were strongly recommended at the Concept Plan review stage to better blend the building in the surrounding context. The Concept Plan version included three story elements on both streetscapes and consideration of building elements over 40 feet. Staff has not done a full review of the current design but finds it more appropriate with an emphasis of two-story elements and a building that is designed to meet the height limitations of the zoning.

The guidelines also speak to the public realm, including streetscapes and the alley. An excerpt from guideline 3.2 The Streetscape is below:

4. All other streets in the Downtown (general pedestrian-oriented streets): In order to create a unified image in the area, all streets should share common features. At minimum, these should include similar sidewalk scoring patterns, similar paving materials, similar street trees and tree grates, coordinated street furniture, the inclusion of sidewalk neck downs and pedestrian safe zones, removal of pedestrian obstructions, and consolidation of streetscape elements such as newspaper vending boxes, other traffic and directional signage, and pedestrian scale street lighting.

5. Alleyways (minor service-oriented streets): Alleyways serve as secondary circulation and alternative routes for both pedestrians and vehicles to navigate Downtown. They can provide an alternate means of access to shops, restaurants and other commercial uses. Care must be taken in balancing the service function of the alley and making the street safe for pedestrians.

Staff finds that with the entire block being owned by the church, the alley would be an opportunity for an enhanced alley with special paving and surface treatments to encourage pedestrian and vehicular use. This is something that should be explored prior to Site Review application.

Urban Design Objectives for Interface Areas	Comments
<i>Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street.</i>	
<i>Encourage sensitive design along the edge where the Downtown commercial area abuts residential neighborhoods.</i>	
<i>Emphasize a clear distinction between the commercial and residential interface areas.</i>	
<i>Discourage adverse impacts from noise, night lighting, poor building design, and commercial service areas on adjacent residential neighborhoods.</i>	
Guideline	Comments
<i>Design all sides of the building including alley elevations.</i>	

<i>Reduce the visual impact of structured and surface parking.</i>	
<i>Consider the quality of open space incorporated into new and renovated buildings.</i>	
<i>In order to create a unified image in the area, all streets should share common features. At minimum, these should include similar sidewalk scoring patterns, similar paving materials, similar street trees and tree grates, coordinated street furniture, the inclusion of sidewalk neck downs and pedestrian safe zones, removal of pedestrian obstructions, and consolidation of streetscape elements such as newspaper vending boxes, other traffic and directional signage, and pedestrian scale street lighting.</i>	
<i>Alleyways serve as secondary circulation and alternative routes for both pedestrians and vehicles to navigate Downtown. They can provide an alternate means of access to shops, restaurants and other commercial uses. Care must be taken in balancing the service function of the alley and making the street safe for pedestrians.</i>	



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ATTENTION HOMES

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BDAB CONCEPT REVIEW

ATTENTION HOMES BLOCK 122 BOULDER, CO 80302

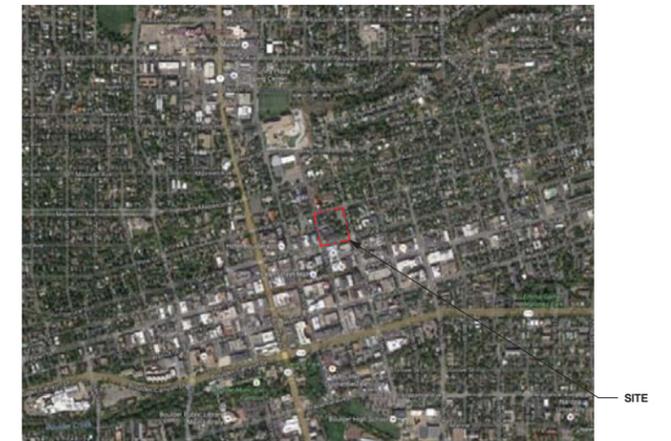
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COVER SHEET

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VICINITY MAP



SR-A0.00

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Landscape Summary Chart

Zoning Category: RH-2 (High Density Residential)
 Lot Size: 84,416.6 SF (1.94 Acres)

Required Open Space: 16,883.3 SF
 Open Space Provided: 33,886 SF

Required Parking: 217 Spaces
 Parking Provided: 83 Spaces (62% Reduction)
 22 Spaces on Grade, 62 Spaces Below Grade
 27 Compact (32% of Total), 4 ADA

Bike Parking Required: 12 Long Term, 4 Short Term
 Bike Parking Provided: 40 Long Term, 12 Short Term

Parking Lot #1 Area: 6372.7 SF
 # of Parking Stalls: 18
 Interior Landscape Area Required: 318.6 SF, 3 Trees
 Interior Landscape Area Provided: 548.9 SF, 1 Existing
 Perimeter Landscaping Required: 42" Hedge/Fence, 2 Trees
 Perimeter Landscaping Provided: 42" Hedge, 2 Trees

Parking Lot #2 Area: 308 SF
 # of Parking Stalls: 2

Parking Lot #3 Area: 296 SF
 # of Parking Stalls: 2

Street Trees Required: 29
 Street Trees Provided: 30 (17 Existing + 13 New)

Alley Trees Required: 15
 Alley Trees Provided: 3

Site Landscaping Required: 23 Trees, 113 Shrubs
 Site Landscaping Provided: 50 Trees (27 Existing + 24 New), X Shrubs (75 Existing + X New)



SCHEMATIC SITE PLAN
 1" = 30' - 0"



ATTENTION HOMES APARTMENTS

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 Clayton, Missouri 63105
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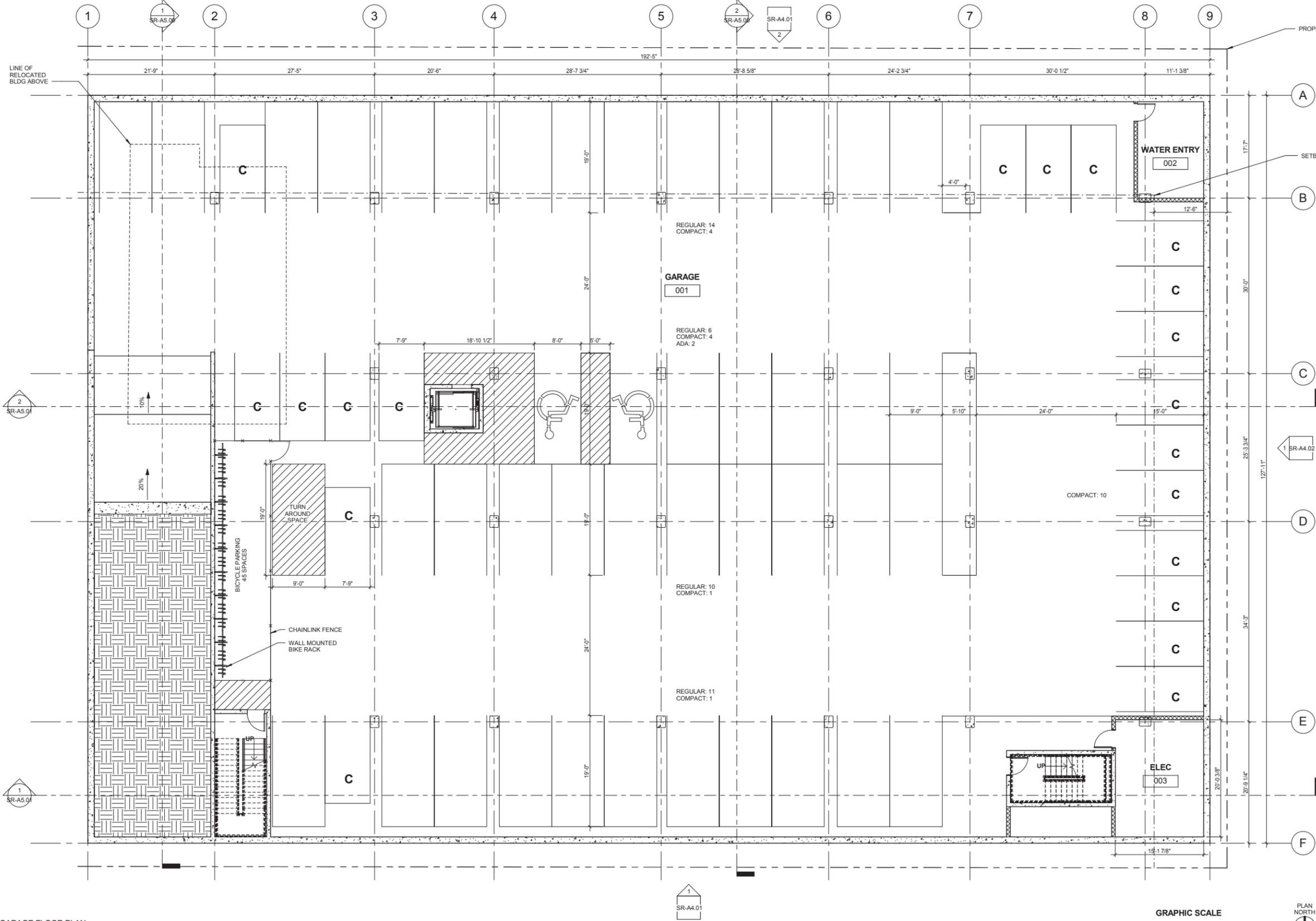


SCHEMATIC SITE PLAN

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DRAFT



PARKING SCHEDULE			
DESCRIPTION	COUNT	PERCENTAGE	Level
ACCESSIBLE PARKING STALL	2	3%	GARAGE
COMPACT PARKING STALL	20	32%	GARAGE
STANDARD PARKING STALL	40	65%	GARAGE
Grand total:	62		

1 GARAGE FLOOR PLAN
1/8" = 1'-0"



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GARAGE FLOOR PLAN

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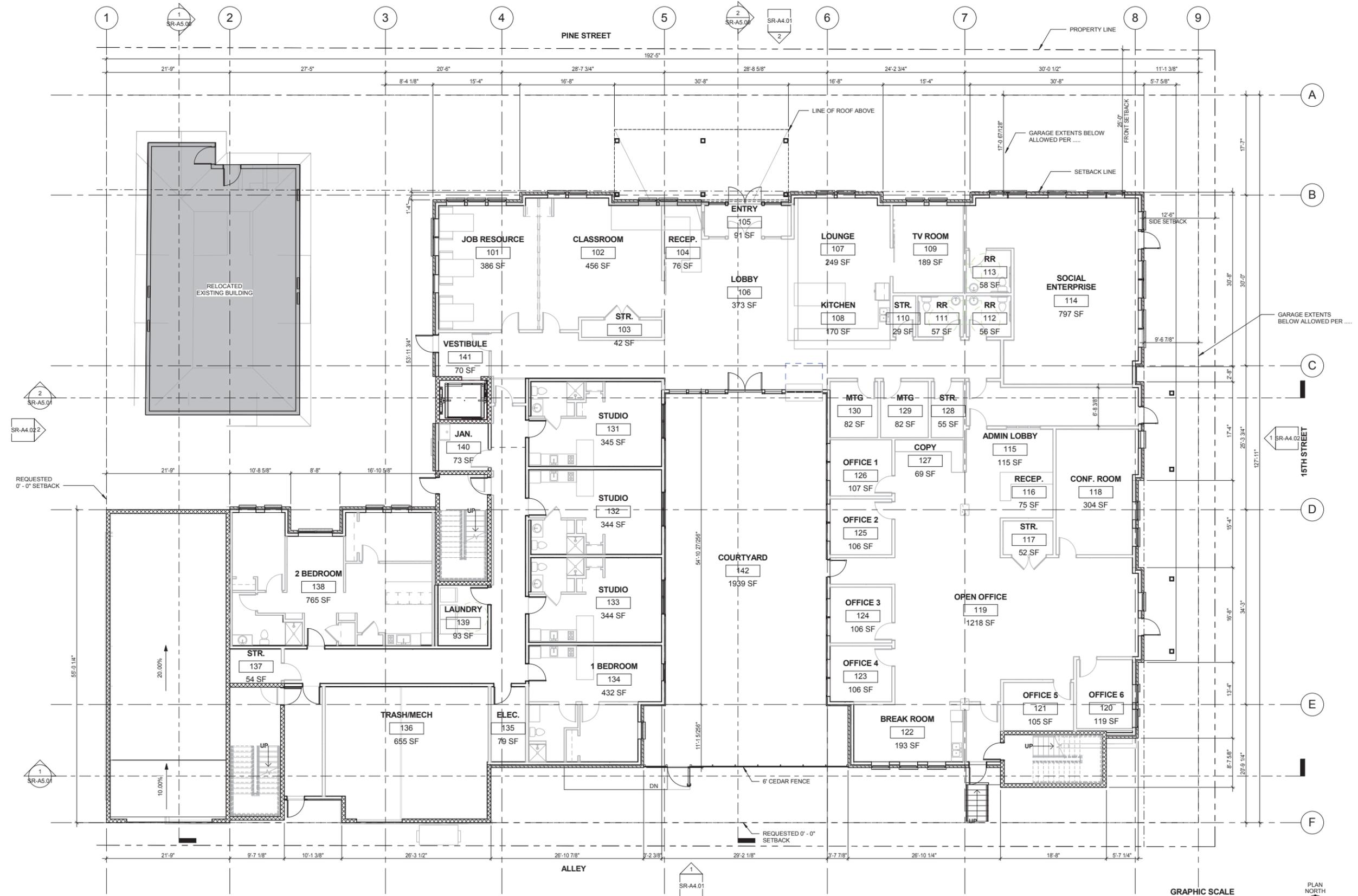
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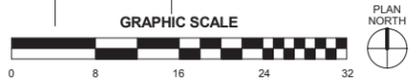
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1 FIRST FLOOR PLAN
1/8" = 1'-0"



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FIRST FLOOR PLAN

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1 SECOND FLOOR PLAN
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SECOND FLOOR PLAN

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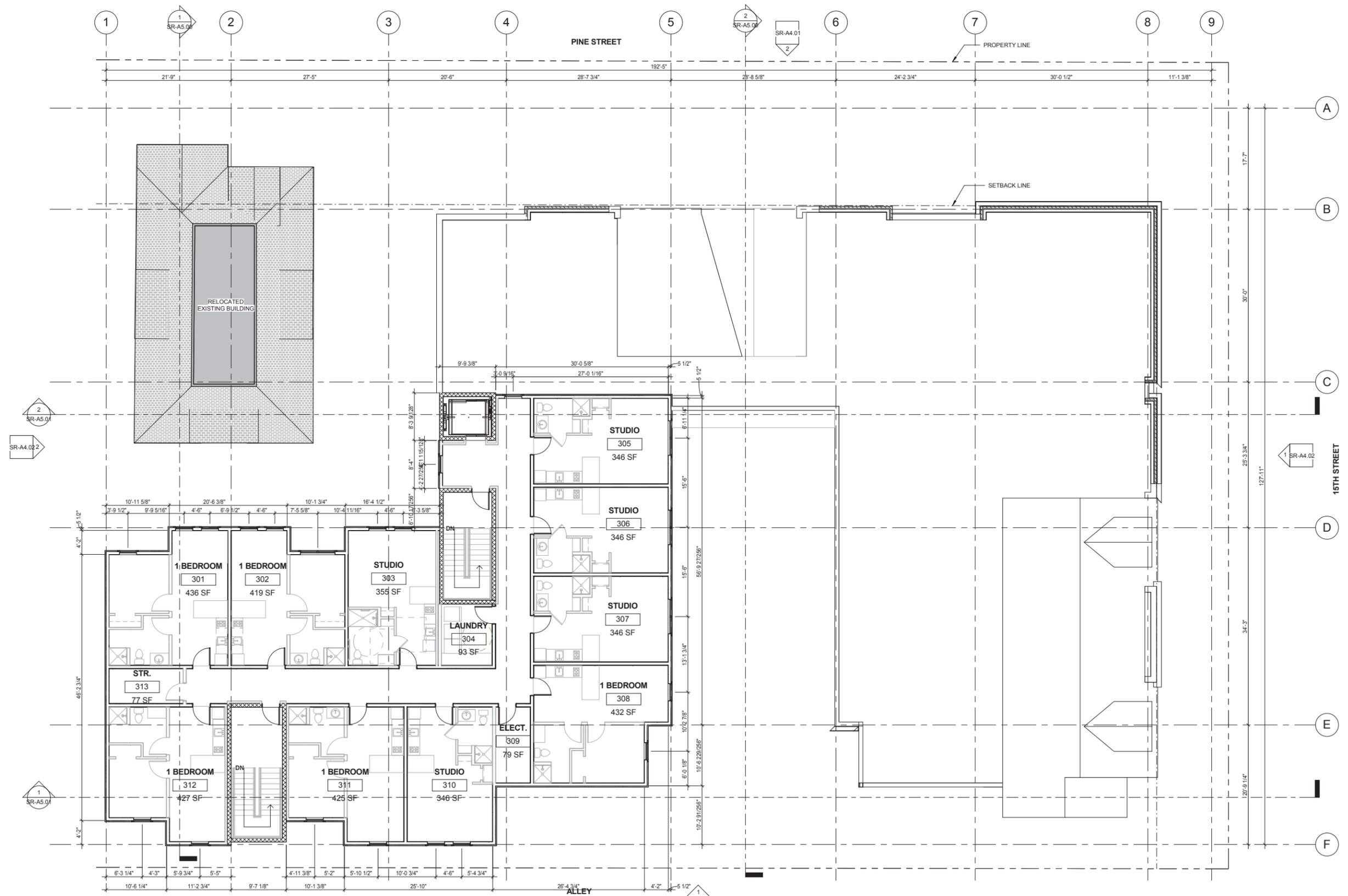
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1 THIRD FLOOR PLAN
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THIRD FLOOR PLAN



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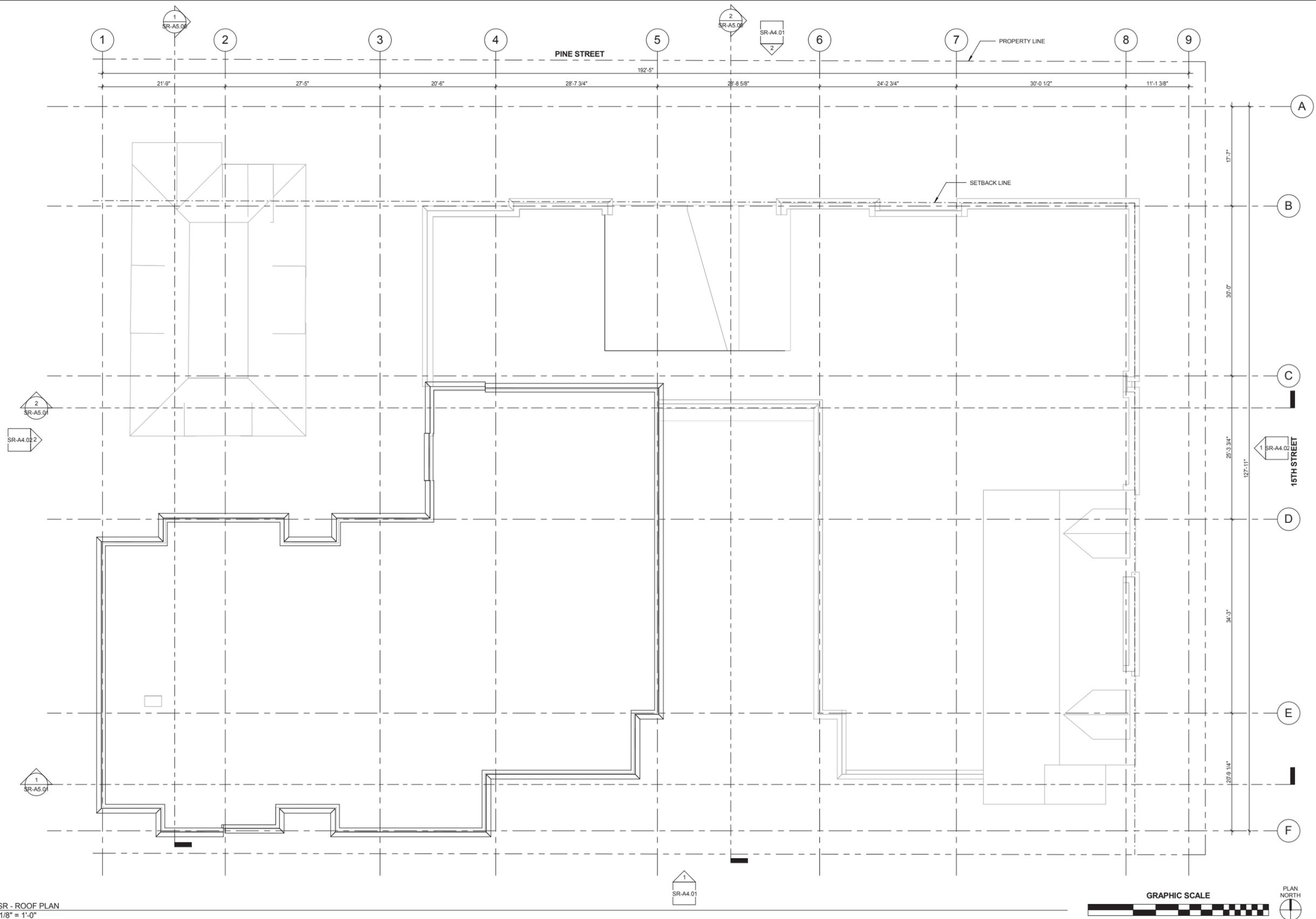
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① SR - ROOF PLAN
1/8" = 1'-0"



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ROOF PLAN

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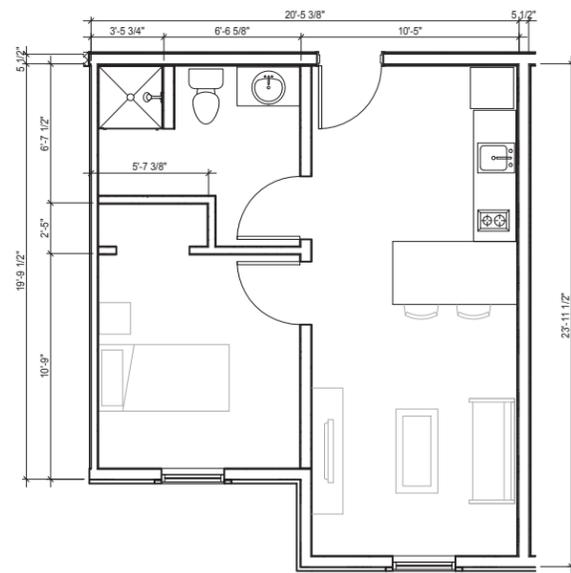
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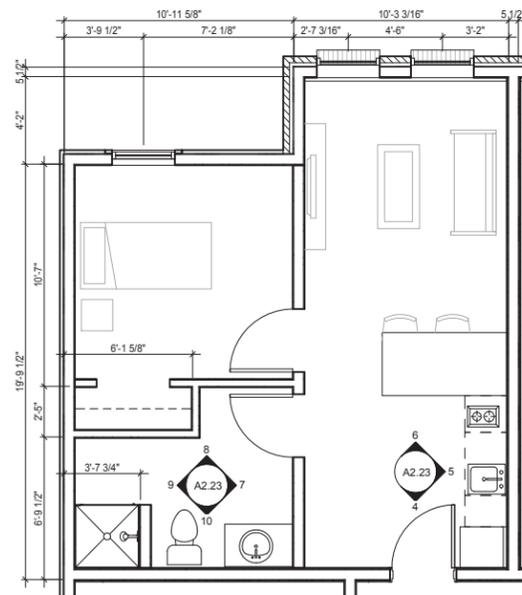


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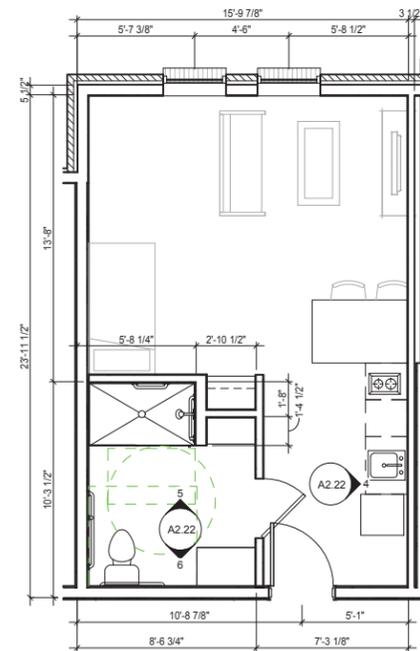
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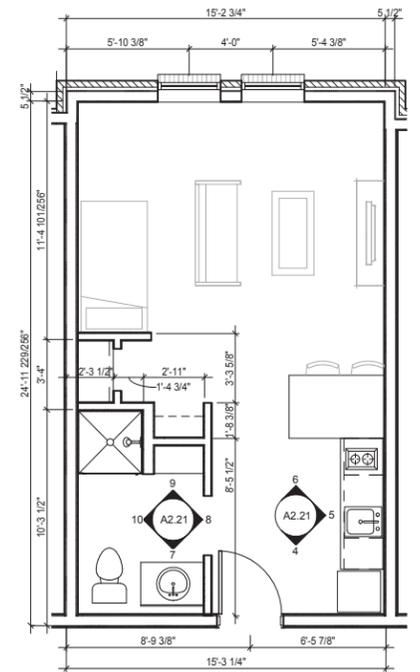
④ 1 BEDROOM TYPE A - PLAN
1/4" = 1'-0"



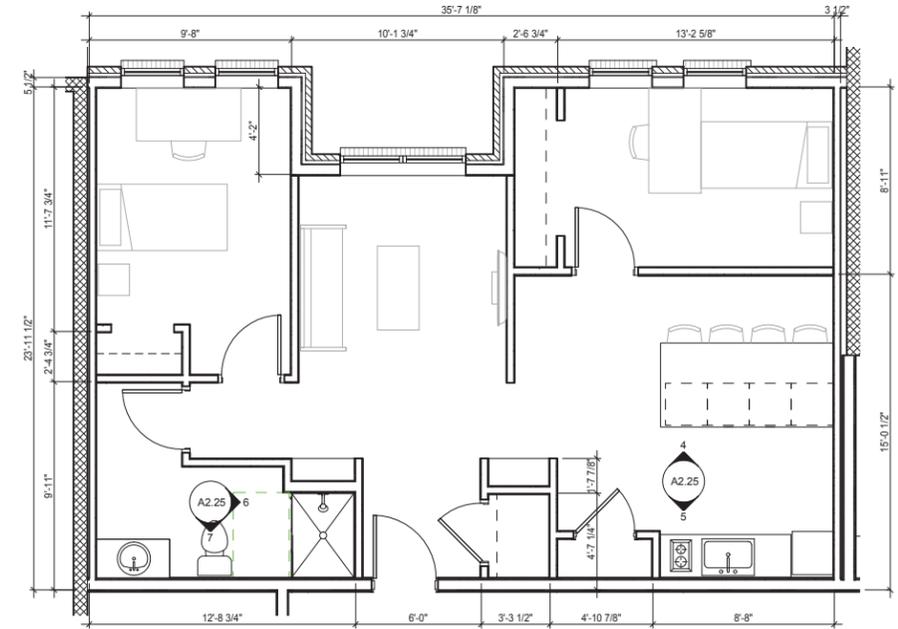
③ 1 BEDROOM - PLAN
1/4" = 1'-0"



② STUDIO TYPE A - PLAN
1/4" = 1'-0"



① STUDIO - PLAN
1/4" = 1'-0"



⑤ 2 BEDROOM - PLAN
1/4" = 1'-0"

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ENLARGED UNIT PLANS

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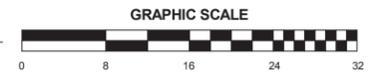


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② NORTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"



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ELEVATIONS

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① PERSPECTIVE VIEW - 15TH & PINE
NTS



② PERSPECTIVE VIEW - 15TH & ALLEY
NTS



③ PERSPECTIVE VIEW - PINE ST @ HISTORIC HOUSE
NTS



④ PERSPECTIVE VIEW - ALLEY
NTS

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PERSPECTIVES

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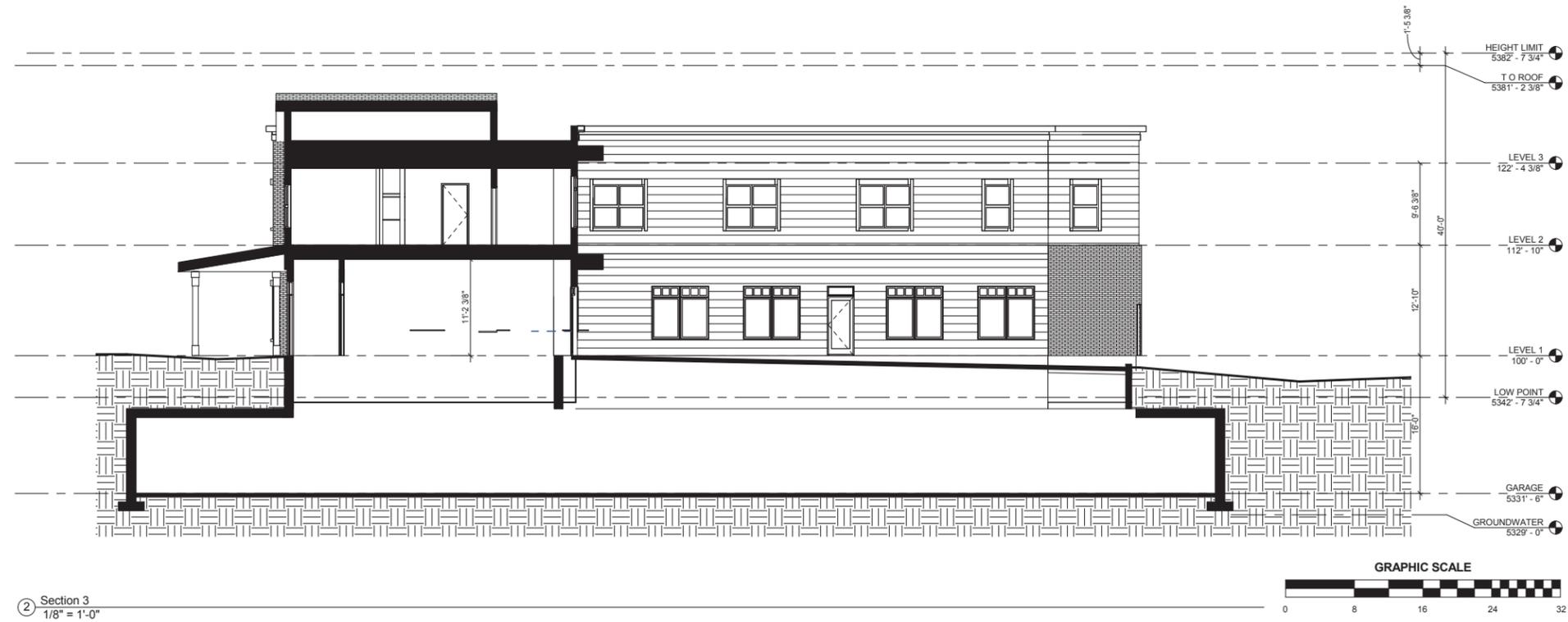
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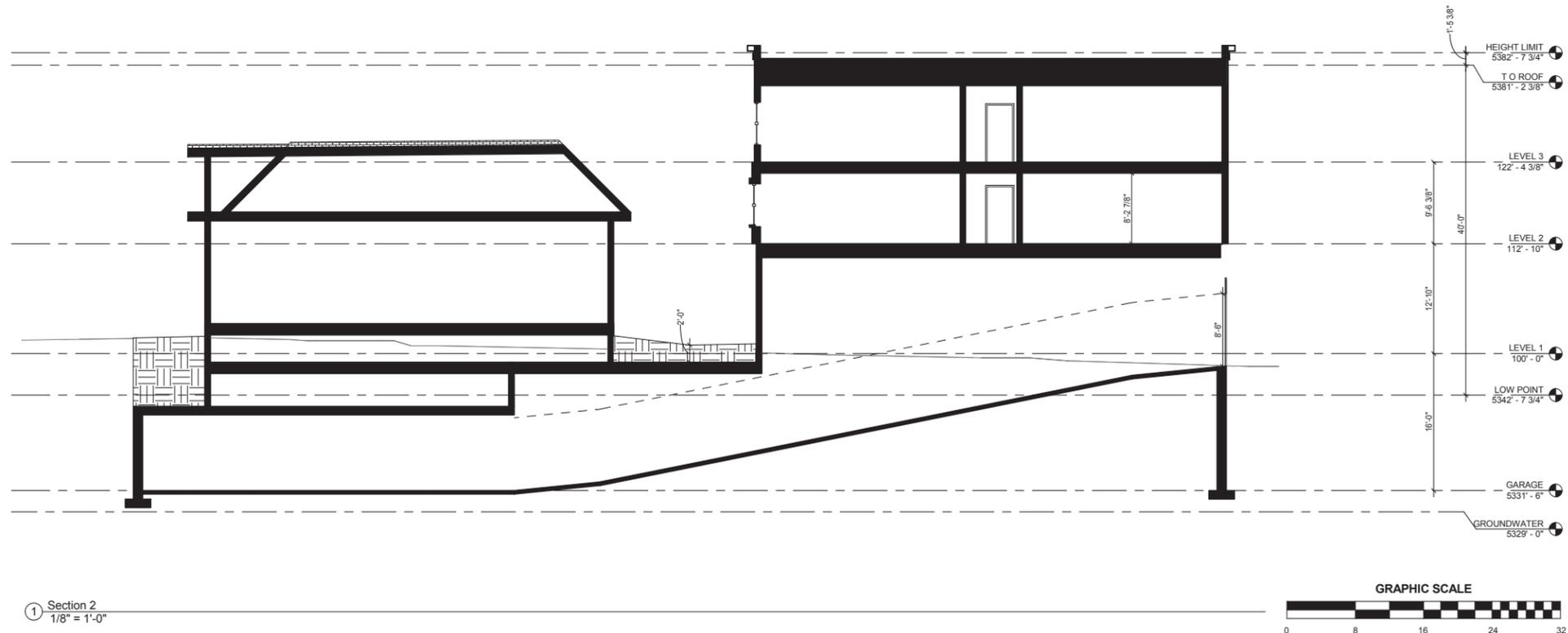
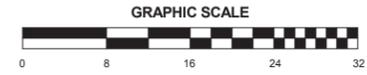


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② Section 3
1/8" = 1'-0"



① Section 2
1/8" = 1'-0"



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TYPICAL SECTIONS

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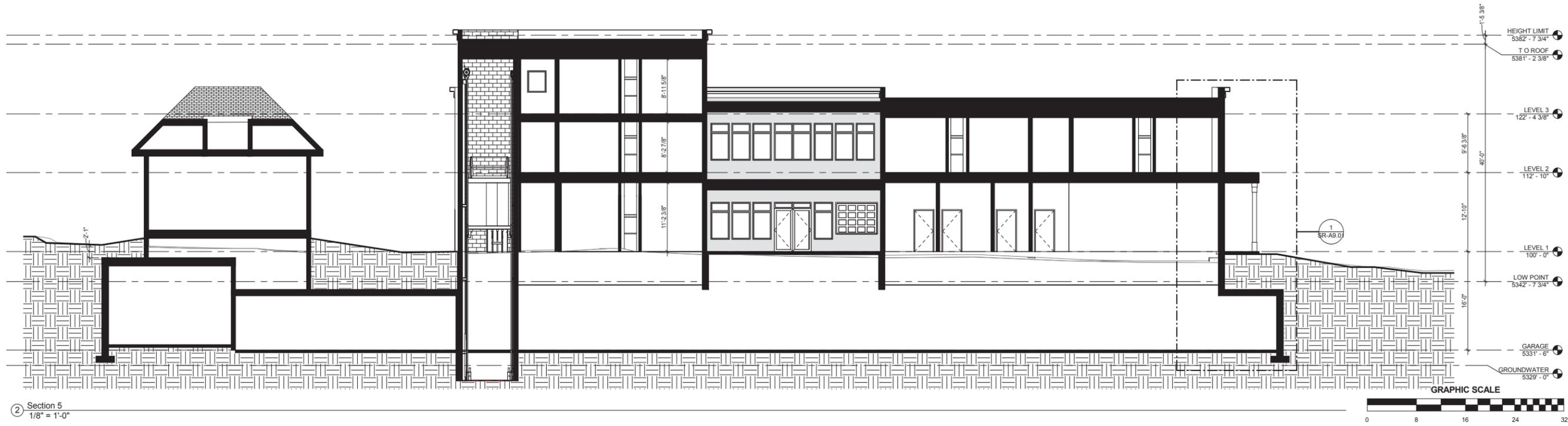
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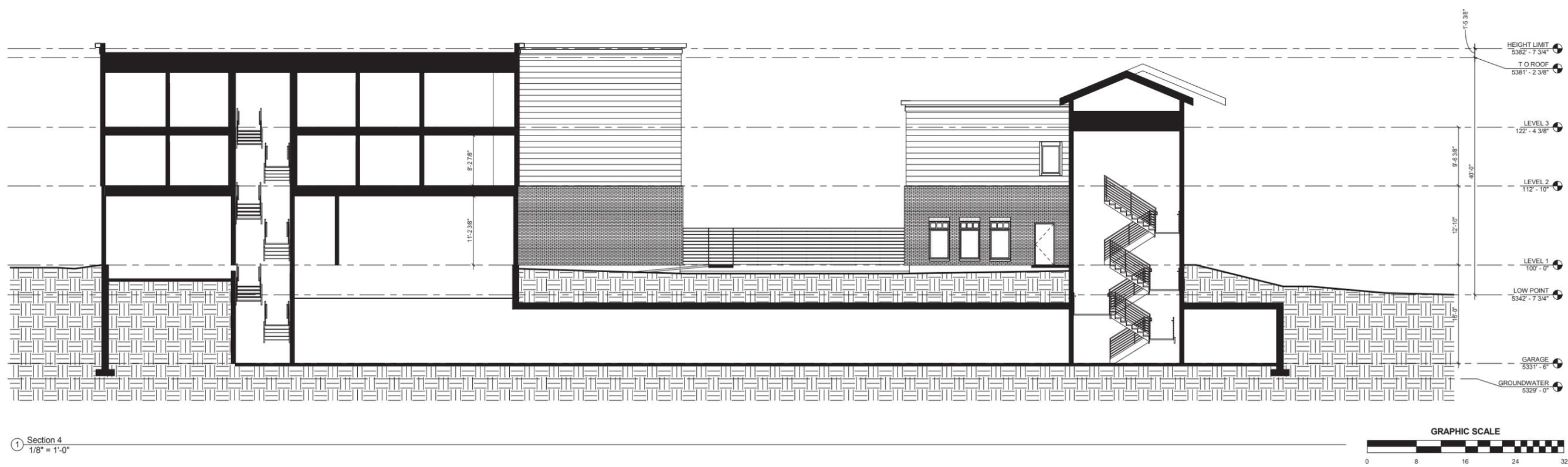
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② Section 5
1/8" = 1'-0"



① Section 4
1/8" = 1'-0"

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TYPICAL SECTIONS

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Spence, Cindy

From: John <jspitzer011@comcast.net>
Sent: Monday, December 5, 2016 8:45 PM
To: Spence, Cindy
Subject: DAB -- 1440 Pine -- Dec. 14 meeting

Cincy —

Please forward this to DAB.

John Spitzer
303 345 4004
jspitzer011@comcast.net

Board Members —

Re: Attention Homes/ 1440 Pine/ Dec. 14, 2016 DAB meeting

These photos (from Pearl St.) show how 2-story buildings can be separated and “distinguished” by 25’ and 50’ modules — a pattern encouraged in the Downtown Design Guidelines. Note small variations in windows, cornices, materials, etc from one building to another. The latest 1440 Pine design could incorporate some of these ideas, *in a much spare and simplified manner.*

(And by the way, the awnings drawn for the corner of 15th and Pine look too “cutesy” — I would suggest simple, angled canvas, and not as many awnings)

John
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