



## Boulder Junction Pilot Project

City Council Meeting  
June 15, 2015

# Design Excellence Initiative



## *Objectives:*

- ❑ Facilitate broad community discussions about what is and is not working with current design policies;
- ❑ Evaluate built projects relative to plans, codes and design metrics to determine if desired outcomes are being met;

# Design Excellence Initiative



## *Objectives:*

- ❑ Identify specific issues to be addressed; and
- ❑ **Develop tools & process changes to achieve more predictable and better outcomes.**

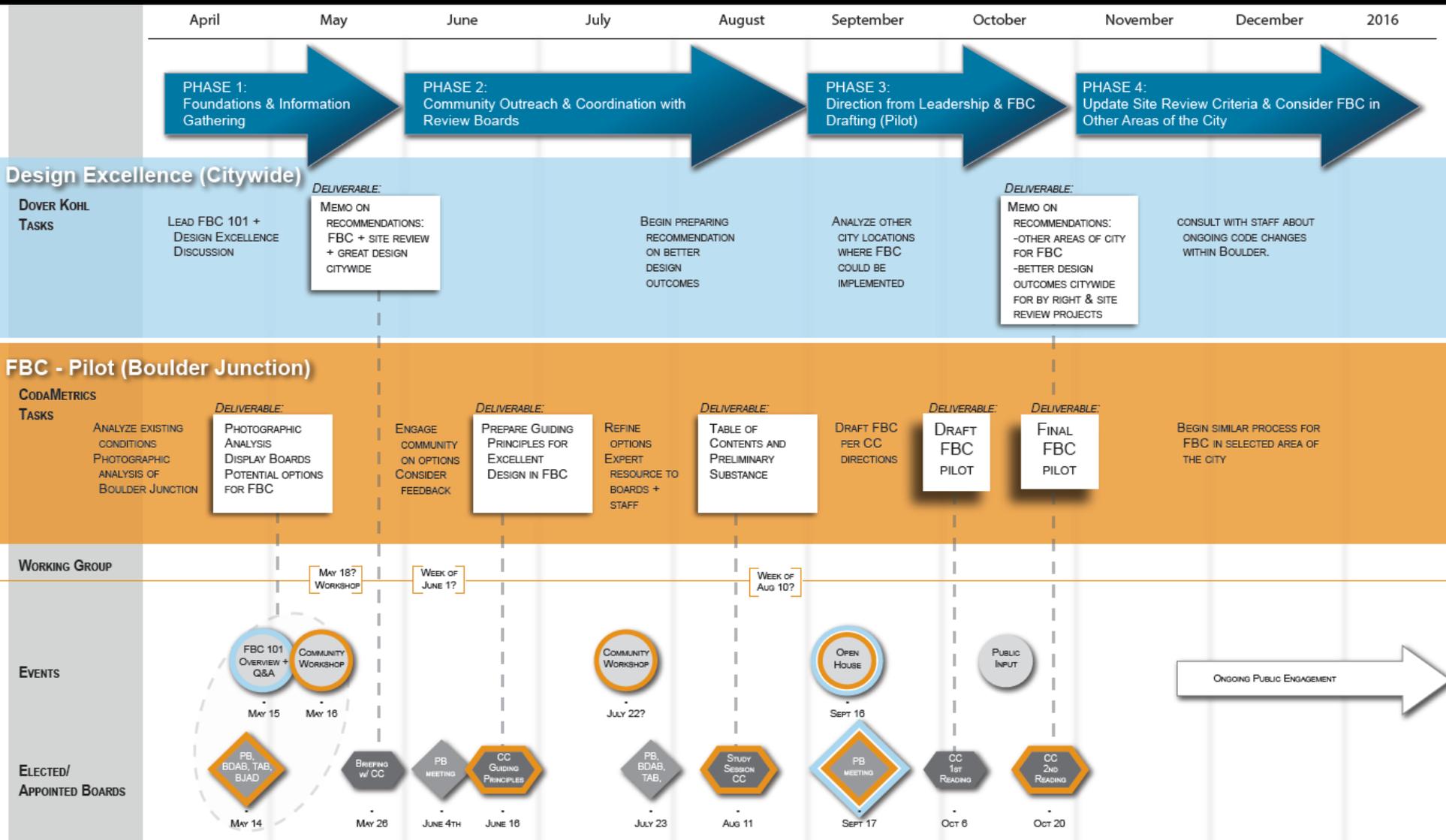
# Design Excellence Initiative



*Dover Kohl Recommendations:*

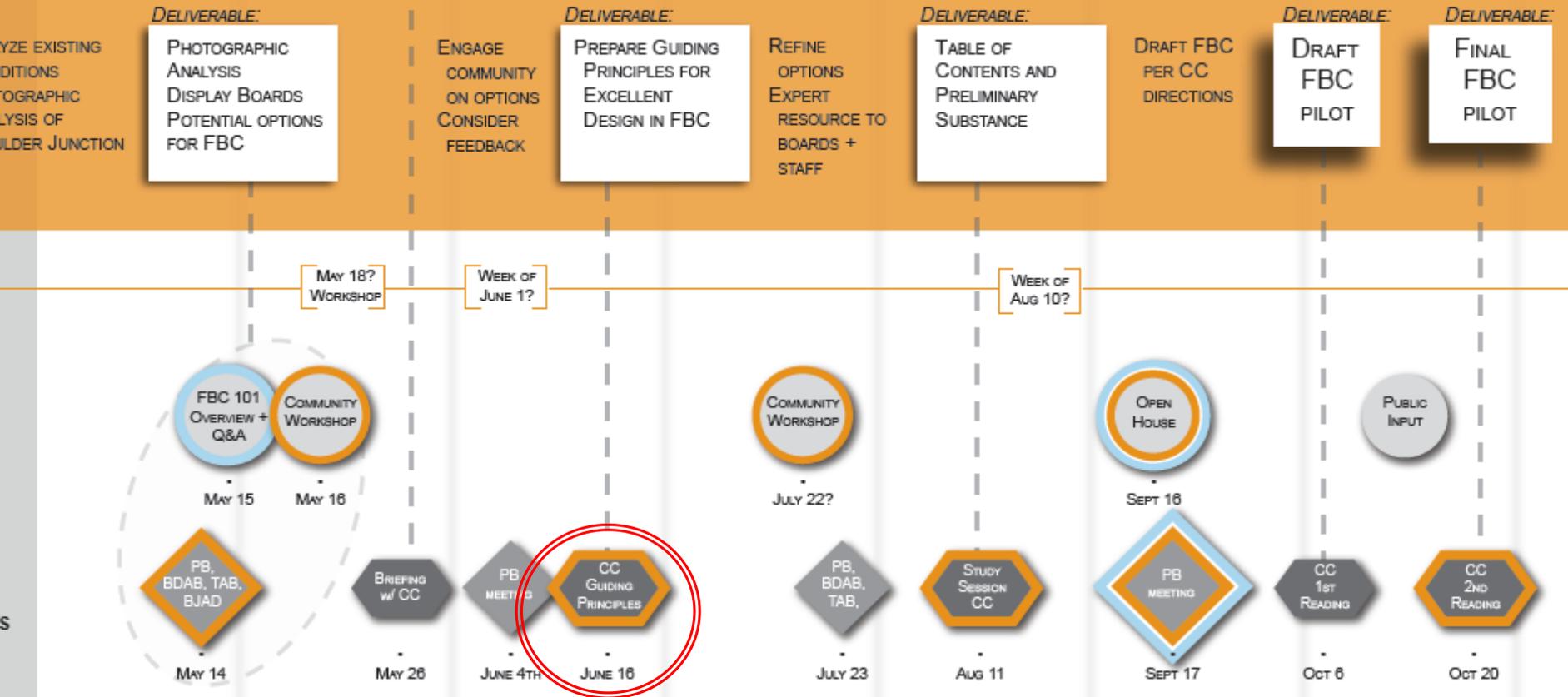
- Pilot FBC @ Boulder Junction**
- Apply citywide as appropriate**

# Work Plan



# Work Plan

## (Boulder Junction)



# Key Dates

■ **May 14-16**

Meetings with Stakeholders & Boulder Junction applicants; Joint Board & Community Workshops

■ **May –June**

Ongoing Working Group meetings

■ **May 26<sup>th</sup>**

Update to CC

■ **June 4<sup>th</sup>**

Planning Board review of Guiding Principles

■ **June 15**

City Council



# Upcoming Dates

- June 15 & 16 / July 22 Working Group / Stakeholder & Applicant meetings
- July 22 Code Workshop- Community review of draft FBC
- July 23 Joint Board Workshop
- August 11 City Council study session
- September Open House & PB review of draft FBC

# Draft Guiding Principles

BOULDER JUNCTION:  
**PILOT FORM-BASED CODE**  
**GUIDING PRINCIPLES**  
JUNE 8, 2015

- ✓ **Building Form**
  - Overall Building Siting
  - Overall Building Height
- ✓ **Façade Design**
  - General Materials & Façade Design
  - General Building Elements Design
  - Cap / Roof Design
  - General Quality of Construction & Detailing
- ✓ **Proportion**
  - General Building Composition
- ✓ **Public Realm Elements**
  - Street Types

# Draft Guiding Principles

## Simple



This building can be considered simple because: the palette is limited to three materials, there are only two articulations, it uses two simple additional elements (awning and balconies), and regular windows are repeated in a simple pattern.



This building received high marks on the survey. The palette is limited to one material, there is only one articulation, the windows, awnings, and decorative details repeat, and the corner tower provides a simple hierarchy.



This building is simple because the palette is limited to two or three materials and there is a regularity to the multiple repeating elements and forms.

## Honest



This building received high marks on the survey. It is honest because there is a clear differentiation of the uses between the floors, the entrances are clearly indicated, and one can easily understand the building structure by its form.



This building also received high marks on the survey. It is honest because the entrances are clearly indicated and one can easily understand the building structure and access by its form and elements.



This building is honest because there is a clear differentiation of the uses between the floors, the entrances are clearly indicated, and one can easily understand the building structure by its form.

## Human Scaled



This building is human-scaled and comfortable because the porch not only provides a clear transition between public and private space but also allows for personalization.



This building is human-scaled and comfortable because its location and orientation allows light and air into a comfortable place for the public to gather and rest and the materials on the ground floor are tactile.



This building is human-scaled and comfortable because the materials at the ground floor are tactile and the façade and massing compositions follow basic rules of proportions.



1. Does the City Council have any feedback on the Draft FBC Guiding Principles?
2. Does the City Council have any additional items that should be included in the Guiding Principles?

**Questions?**