

# **Boulder Design Advisory Board Agenda**

Wednesday, March 11, 2015  
1777 Broadway, West Conference Room  
4 – 5:30 p.m.

## **The following items will be discussed:**

1. Call to Order
2. [Approval of Minutes](#)
3. [Natural Grocers](#)
4. Board Matters

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### **For further information on these projects, please contact:**

Sam Assefa at 303.441.4277      [assefas@bouldercolorado.gov](mailto:assefas@bouldercolorado.gov) or

### **For administrative assistance, please contact:**

Melinda Melton at 303.441.3215      [meltonm@bouldercolorado.gov](mailto:meltonm@bouldercolorado.gov)

**CITY OF BOULDER**  
**BOULDER DESIGN ADVISORY BOARD MINUTES**  
**February 11, 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:**

David Biek  
Fenno Hoffman, Chair  
Michelle Lee

**BDAB MEMBERS ABSENT:**

Jamison Brown  
Jeff Dawson

**PLANNING BOARD EX-OFFICIO MEMBER PRESENT:**

Bryan Bowen

**STAFF PRESENT:**

Sam Assefa, Senior Urban Designer

**BOARD DISCUSSION:**

**1. Approval of Minutes**

BDAB approved the January 14, 2015 BDAB minutes.

**2. One Boulder Plaza**

After providing feedback on the project, BDAB members unanimously agreed that the One Boulder Plaza application met the Design Guidelines and the following review criteria:

*2.11 Consider the Quality of Open Space Incorporated in New and Renovated Buildings*

*6.6 Create Comfortable and Attractive Sitting Areas, Plazas and Small Open Spaces*

*6.10 Create Gateway Elements at Important Downtown Entrance Ways*

*6.11 Establish Pedestrian Scale Street Lights Along Street Frontages when Feasible*

**BOARD COMMENTS:**

- **S. Assefa** noted that the Boulder Civic Area project is on the City Council agenda in June for the streetscape design for 13<sup>th</sup> Street as part of the 2A bond measure. This design will help link the crossing with Canyon Blvd. The intention is to create an ease of transition between the One Boulder Plaza and the 13<sup>th</sup> Street Plaza.
- **M. Lee** pointed out that there is a lot of clutter on the corners of Broadway and Canyon and 13<sup>th</sup> Street and Canyon. She inquired as to how the applicants planned to make the corners more attractive. She suggested upgrading the existing light fixtures

to include new wayfinding/branding elements rather than add additional fixtures to those corners that are already cluttered or also relocating the silver utility box as part of the improvement at the North corner.

- **F. Hoffman** brought up a concern about the use of glass for the pergola. Horizontal glass downtown tends to collect dirt and creates a maintenance issue. Since this plaza is planned to be a link to the Farmers' Market, he suggested using another material instead of glass for the pergola, like perhaps an agricultural material that would be a sophisticated interpretation of that function. The glass has a slick quality that is not reminiscent of the Farmers' Market.
- **M. Lee** gave an example of the stone archway at the entrance to the park at the Nature Conservancy. The patterns in the metal on the archway may be a good example of what could be possible with the materials used for the pergola instead of glass.
- **F. Hoffman** recommended making this space a destination (other than when there is a special event). There is not much density in this area. He proposed putting in a fire pit in place of the fountain in the winter months which would attract more people. There needs to be a greater amount of residential density in order to activate the streets. He also recommended adding a few moveable furniture pieces to help create an inviting and friendly space.
- **M. Lee** thought that the current interior courtyard is a harsh and uncomfortable space for visitors as well as residents of the building. She suggested some strategic placement of permanent landscaping.
- **D. Biek** questioned whether nine feet was tall enough for the pergola since the space could handle a taller height.

### 3. Board Matters

- **F. Hoffman** will complete his edits for the Design Guidelines and then send to the board. They will then be finalized and distributed for review.
- This BDAB meeting was the last for **F. Hoffman**. The March 11 meeting will be the last for **D. Biek**.

APPROVED BY:

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Board Chair

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DATE



## **BOULDER DESIGN ADVISORY BOARD APPLICATION**

**Date of Application** \_\_\_\_\_ **Address of Property for Review** \_\_\_\_\_

**Applicant's Name** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Address** \_\_\_\_\_

**Relationship to Project (e.g.: architect, contractor, etc.)** \_\_\_\_\_

**Owner's Name and Address** \_\_\_\_\_ **Phone** \_\_\_\_\_

### Project Description

Lot Size \_\_\_\_\_

Proposed Additional Bldg. Sq. Ft. \_\_\_\_\_

Total Existing Bldg. Sq Ft. \_\_\_\_\_

Proposed Bldg. Height \_\_\_\_\_

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



## 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

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### BDAB Application Submission Requirements

**Application requirements for design review will vary depending upon the complexity and scale of the project to be reviewed, and the specific requirements of the reviewing body. In general, the applicant should provide the appropriate architectural drawings, sketches, and photographs of existing buildings and their sites to allow the reviewing body to fully understand the nature and scope of the exterior changes and any significant design issues.**

For BDAB, four (4) paper copies and all electronic files on a CD or thumb drive. Copies of all relevant information listed below must be submitted *to a project specialist* in the Planning and Development Services Center no later than 4 p.m. on the last Wednesday of the month, two weeks prior to the BDAB meeting. *[Please DO NOT send a courier; a representative from your organization needs to bring the plans to the project specialist in person so the specialist can check that submission requirements have been met, which prevents problems with the application.]* Applications should be well organized and contain sufficient information to allow reviewers to fully understand the proposed building design or alteration, including relevant urban design information such as how the project fits within its surrounding context, and how it relates to adjacent buildings and properties.

#### **At a minimum, BDAB applications should include the following information:**

- A map illustrating the location of the project as well as photographs of the project site and the surrounding area.
- A site plan in a clear graphic style should be presented in the context of the city blocks surrounding the project. Site boundaries and dimensions should be clearly marked and special issues such as floodplain, shadows, land restrictions and the existing site conditions need to be highlighted.
- All relevant floor plans, building sections, and exterior elevations should be illustrated at a scale sufficient to fully understand the proposed design.
- Provide exterior wall elevations in color showing material and color selections.

#### **Additional information that may be required for BDAB:**

The following additional information may be required if the proposal modifies the permitted “by-right” building height, or if the project is of significant complexity that the two dimensional drawings described above do not fully illustrate the design issues:

- A simple mass model if the project is of significant size and complexity, showing the surrounding context.
- Color perspective sketches illustrating the proposed project and its surroundings, from street level, to present the project from the pedestrian’s viewpoint.
- An analysis of the shadow impact of the proposed project is important, especially for projects on the south side of downtown streets.

<https://bouldercolorado.gov/boards-commissions/bdab>



# EQUITY VENTURES

COMMERCIAL DEVELOPMENT

February 25, 2015

City of Boulder  
Planning & Development Services  
1739 Broadway  
Boulder, Colorado 80306

Attn: Sam Assefa

RE: BDAB Review – 2685 Pearl St – Natural Grocers

Dear Mr. Assefa,

On behalf of EVC Boulder, LLC and Natural Grocers by Vitamin Cottage, we are pleased to submit this Boulder Design Advisory Board review application package. The project will consist of development of an approximately 16,055 square foot Natural Grocers by Vitamin Cottage retail building on a 1.3 acre lot at 2685 Pearl Street, near the corner of Pearl Street and 28<sup>th</sup> Street. This project, Lot 2, is part of the Fruehauf Plaza PUD which encompasses Lots 1 through 3 on this block. The store will have a 15,055 square foot first floor footprint, with a 1,000 square foot mezzanine that will house administrative functions.

Natural Grocers by Vitamin Cottage was founded in 1955 in Colorado and remains headquartered here. The store will be a full service organic grocery with a focus on health and nutrition awareness. Construction of the facility will include a number of sustainable design programs and green construction initiatives. Included in the building are facilities for an extensive community outreach program: including a community meeting room and a demonstration kitchen for public cooking classes.

The proposed retail/grocery use and building size are compatible with existing and allowable land uses in the surrounding area. The Natural Grocers will continue the “commercial” land use category of the previous user of the site and meets the desired land use of the Boulder Valley Regional Center.

Natural Grocers strives to create a building that is modern and age well within the community. The materials chosen, including brick and fiber cement siding, are high quality and will stand up to normal weathering. An area for murals provided by Natural Grocers is included on the west and south elevations. We are conscious of the impact that the building will have on the environment. The store and Natural Grocers parking lot will utilize 100% LED lighting fixtures as well as a light colored roof to prevent heat absorption. The building will also include a heat recovery system to ensure that the heating and cooling system will provide optimal energy efficiency.

2 Steele Street, Suite 203, Denver, CO 80206 · office (720) 502-5190 · fax (720) 502-5981

The store will have approximately 20 employees, including a Nutritional Health Coach that can answer customer questions on vitamins and supplements. The Coach will provide an array of information to the customer and educate them on the options they have to take control of their health.

The main design intent is to create an environment that could be easily woven into the existing fabric of the City. To accomplish this, we strove to create a design that was welcoming and user friendly as well as one that didn't increase the development impact of the existing use.

Shared parking agreements are in place across the 3 lot PUD. By removing the more intensive restaurant use and in order to accommodate current design standards for parking lots, stormwater and landscape, the parking count within the PUD has been reduced by 23 spaces. While the overall quantity of parking within the PUD exceeds current minimum requirements, the PUD allows for more intensive parking demand uses within lot 1 that could include approximately 16,000 square feet of restaurant space. In order to accommodate future users that would require additional parking, 192 parking spaces are provided across the entire PUD.

The existing building, to be removed, is a restaurant use and the proposed project keeps the existing zoning of the site but replaces it with a retail use that is similar in mass and pedestrian scale. By pushing the new building towards Pearl Street, we have created a situation that will welcome pedestrian traffic to the site. We have also taken the additional measure to increase pedestrian use at this location by adding bike parking and including a sidewalk connection to the north to Spruce Street. A total of 16 bicycle spaces are required, we are providing a total of 24 bicycle spaces, 10 of which will be able to accommodate trailers, as well as an additional 6 spaces of long-term covered parking within the building for employees. The exterior bicycle spaces will be at both the north and south sides of the building as well as 2 spaces added to the transit stop. A 12' multi-use path and 8' landscape planting strip have been provided on the Pearl Street frontage. In order to further activate the Pearl Street side and connection into the site, this store will have dual entrances. One entrance each at the southeast and northeast corners of the building.

We have made every attempt to add as much transparency as we could to the building. Some items that the store will stock are light sensitive so adding additional transparency can have a negative impact on the store but we believe that this design creates a balance of transparency that will allow the space to be naturally lit as well as welcoming from the exterior.

This development sits on an arterial street and is served by existing utility infrastructure. The proposed modifications to the site will not place any undue burden on City facilities or the environment. The health, safety and welfare of City residents will not be negatively affected by this development.

Current access to the site is provided by shared access drives from Spruce Street, Pearl Street, and 26th Street. The Pearl Street access will be improved on Lot 2, but maintained in a similar location and configuration.

This project will be fully compliant with all site and parking lot landscaping and screening standards. No landscape variances are requested, and in fact, will exceed City requirements. Both the overall parking lot for the PUD and Lot 2 as a stand-alone project meet/exceed requirements.

We anticipate starting construction immediately upon approval and receipt of permits, with an approximate 6 month construction schedule.

We look forward to working with the City of Boulder staff for a successful project that will bring beneficial services, sales tax revenue and employment to the City. If you should have any questions regarding this application, please do not hesitate to contact me directly at the numbers listed below.

Sincerely,

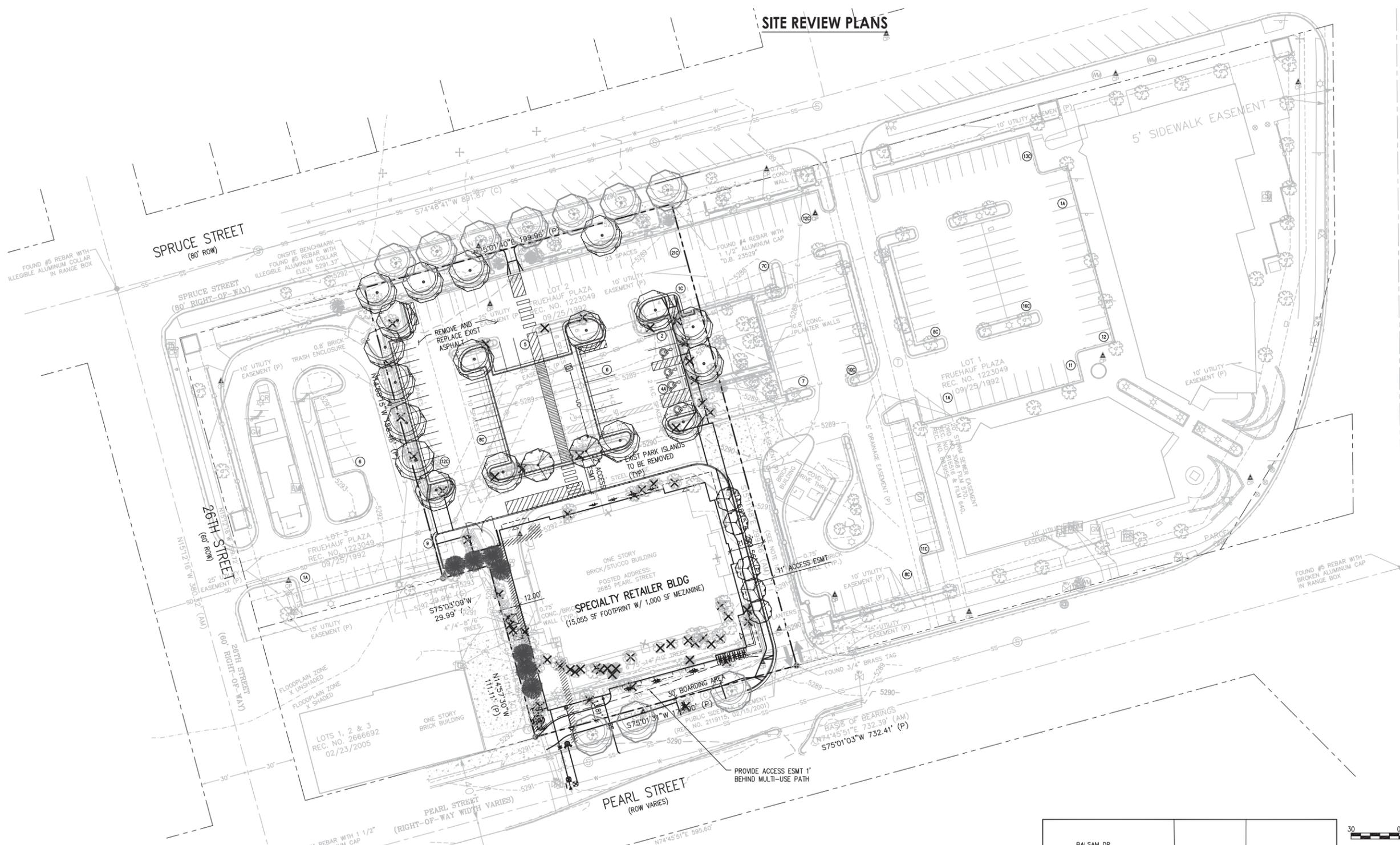
A handwritten signature in black ink, appearing to read "David Meyer". The signature is fluid and cursive, with the first name "David" being more prominent than the last name "Meyer".

David Meyer  
Development Manager  
Equity Ventures Commercial Development

**Property Owner/Developer:**

EVC Boulder, LLC  
2 Steele Street, Suite 203  
Denver, CO 80206  
Contact: David Meyer  
Office: 720.502.5190  
Mobile: 720.273.2704  
Email: [dmeyer@equityventurescd.com](mailto:dmeyer@equityventurescd.com)

**SITE REVIEW PLANS**



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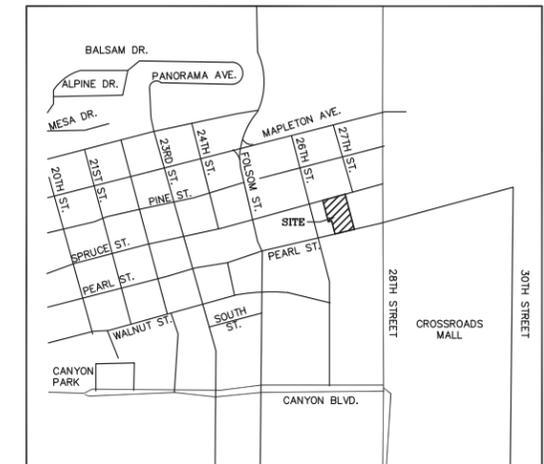
**SPECIALTY RETAILER**  
14.1110.VC0B0

2685 PEARL STREET  
BOULDER, COLORADO 80302

**PARKING COUNT**

LOT	REQUIRED PARKING	EXIST PARKING	PROVIDED PARKING
LOT 1			
RETAILERS (27,000 SF) (450 SEATS*)	90 SPACES	85 COMPACT 30 STANDARD 2 ACCESSIBLE	85 COMPACT 30 STANDARD 2 ACCESSIBLE
	90 TOTAL	117 TOTAL	117 TOTAL
LOT 2			
SPECIALTY RETAILER (16,055 SF) EXIST 330 SEATS	53 SPACES	55 COMPACT 21 STANDARD 6 ACCESSIBLE	42 COMPACT 13 STANDARD 4 ACCESSIBLE
	53 TOTAL	82 TOTAL	59 TOTAL
LOT 3			
GOOD TIMES (820 SF)	3 SPACES	15 STANDARD 1 ACCESSIBLE	15 STANDARD 1 ACCESSIBLE
	3 TOTAL	16 TOTAL	16 TOTAL
		88 COMPACT 53 STANDARD 5 ACCESSIBLE	140 COMPACT 66 STANDARD 9 ACCESSIBLE
			127 COMPACT 58 STANDARD 7 ACCESSIBLE
<b>TOTAL**</b>	<b>146 TOTAL</b>	<b>215 TOTAL</b>	<b>192 TOTAL</b>

\*MAXIMUM ALLOWED PER PUD EQUATES TO 150 SPACES  
\*\*SHARED PARKING AGREEMENTS ARE IN PLACE ACROSS ENTIRE PUD



**Vicinity Map**  
NOT TO SCALE



Site Review 01.1.21.20.2014  
Site Review 02 - 02.17.2015

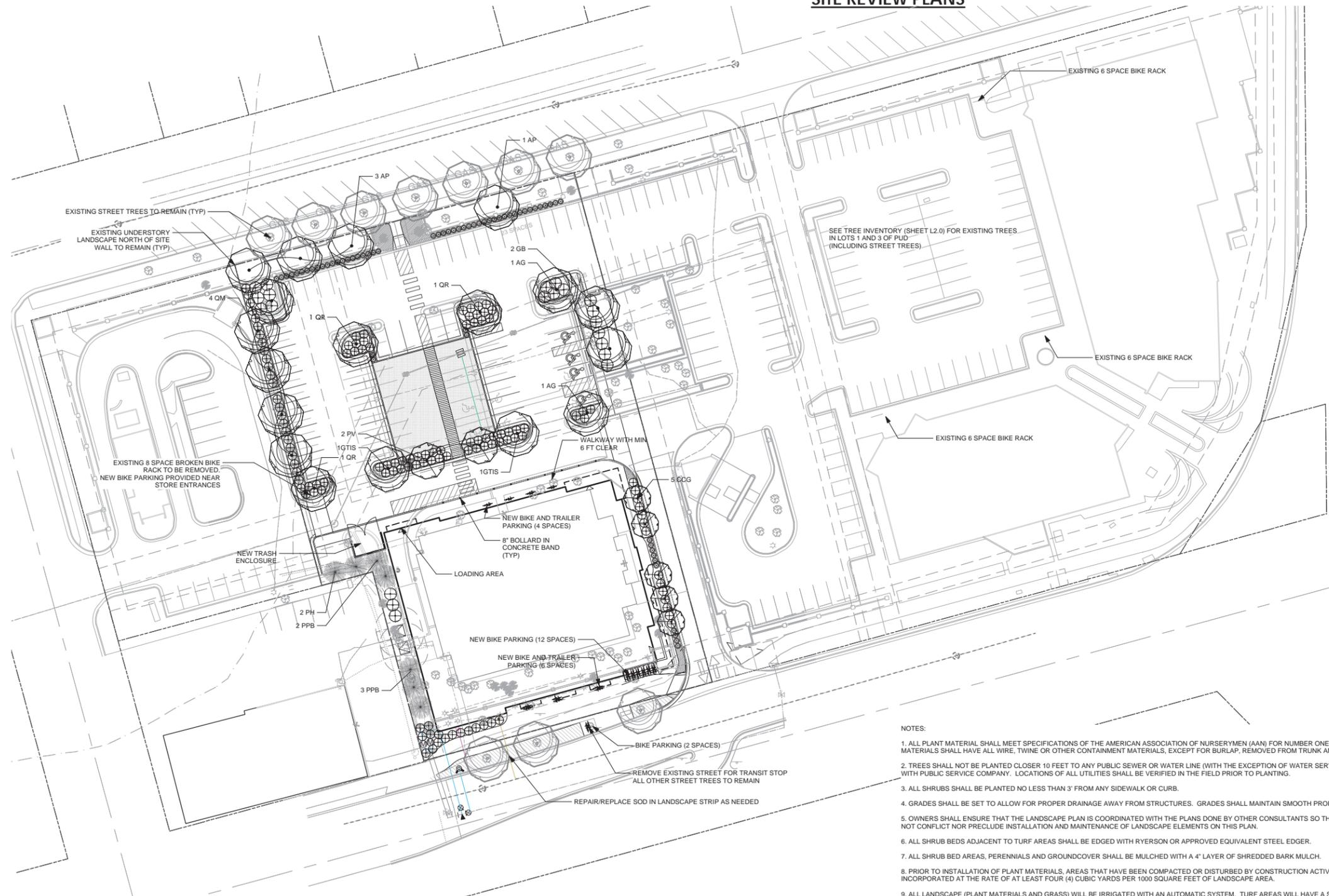
Site Development Plan

jpw

crh

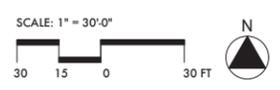
sheet title sheet no.

**SITE REVIEW PLANS**



- LEGEND:**
- EXISTING TREES TO REMAIN OR BE REMOVED - SEE TREE INVENTORY FOR FURTHER DETAIL
  - EXISTING STREET TO REMAIN
  - PROPOSED DECIDUOUS TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED SHRUB
  - PROPOSED ORNAMENTAL GRASS
  - LOW WATER DEMAND SOD
  - PERENNIALS OR GROUNDCOVER
  - U-RACK BIKE RACK
  - LANDSCAPE EDGER

- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (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 (WITH THE EXCEPTION OF WATER SERVICE LINES WHICH MAY BE AS CLOSE AS 5'). TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
  3. ALL SHRUBS SHALL BE PLANTED NO LESS THAN 3' FROM ANY SIDEWALK OR CURB.
  4. 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 DEPRESSIONS.
  5. 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 NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
  6. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH RYERSON OR APPROVED EQUIVALENT STEEL EDGER.
  7. ALL SHRUB BED AREAS, PERENNIALS AND GROUNDCOVER SHALL BE MULCHED WITH A 4" LAYER OF SHREDDED BARK MULCH.
  8. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED, ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
  9. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP, SHRUBS AND TREES WILL HAVE A DRIP ZONE AND PERENNIALS/GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS OR DRIP.
  10. PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.
  11. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
  12. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
  13. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.
  14. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
  15. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR TREE PROTECTION REQUIREMENTS.
  16. REFER TO THE TREE INVENTORY FOR INFORMATION ON TREES TO REMAIN AND TREES TO BE REMOVED. (FOUR INVENTORIED TREES TO BE REMOVED)
  17. REUSE EXISTING PLANT MATERIAL WHERE POSSIBLE. IF EXISTING MATERIAL IS NOT ABLE TO BE RETAINED, PROVIDE REPLACEMENT PLANTS AT SIZES INDICATED IN THE PLANT SCHEDULE.



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1 INITIAL SITE REVIEW SUBMITTAL 12-1-2014  
 2 SITE REVIEW RESUBMITTAL 02-17-2015

sheet title LANDSCAPE PLAN  
 by CAA  
 app CAA

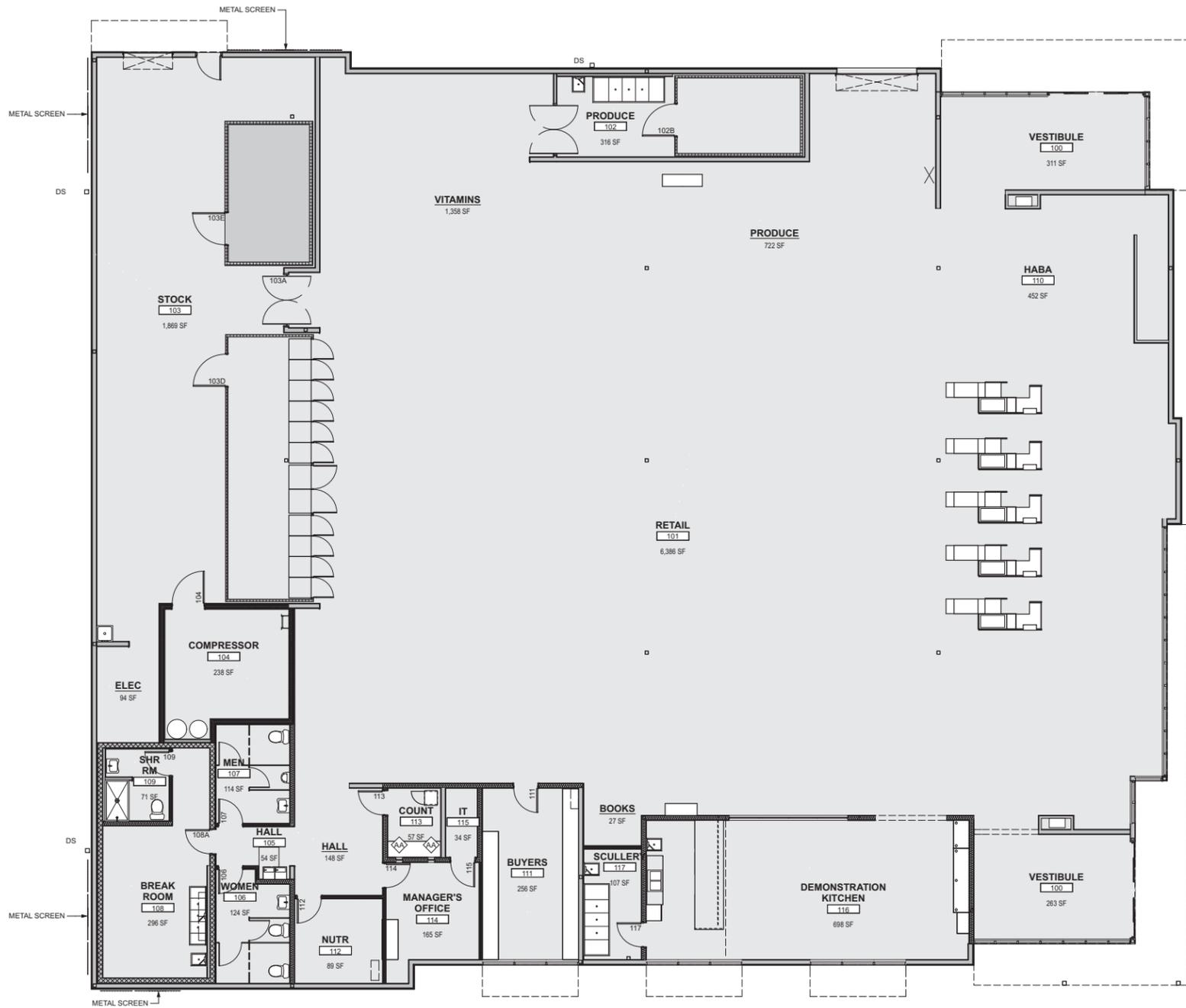
issue / date sheet no.



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**1** PROPOSED FIRST LEVEL PLAN  
 SCALE: 1/8" = 1'-0"

sheet title Proposed First Level Plan

dp by

app dg

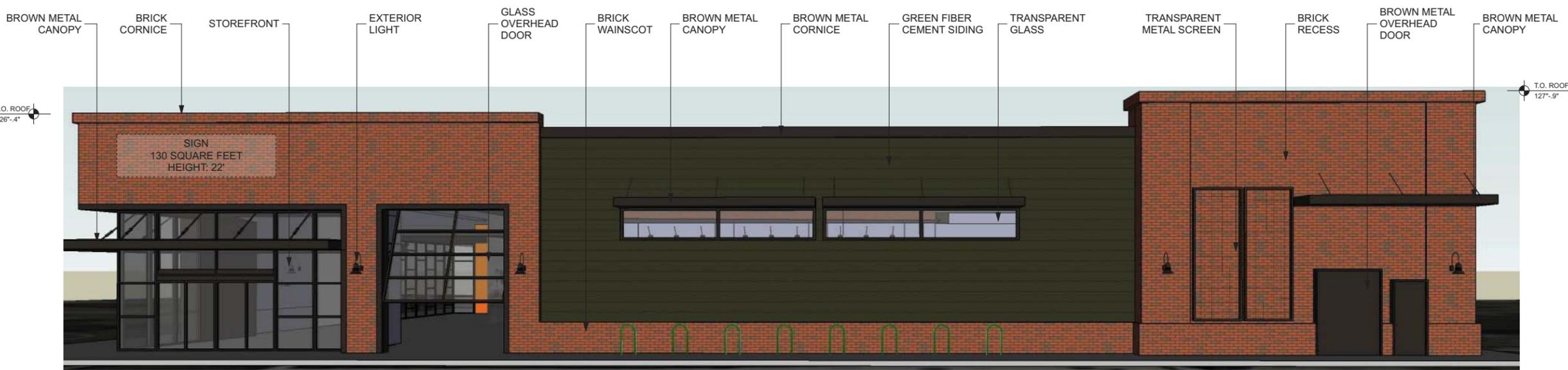
Issue / date

sheet no.



**EAST ELEVATION**

NOT TO SCALE



**NORTH ELEVATION**

NOT TO SCALE

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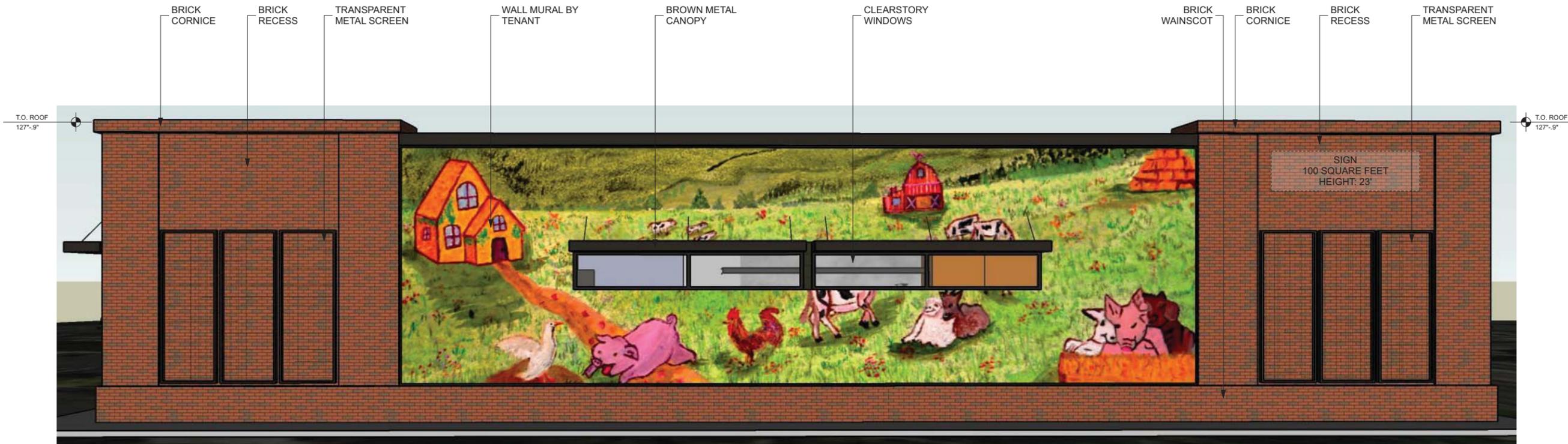
Issue / Date

sheet title Proposed Exterior Elevations

by dp

app dg

NOTE: ELEVATIONS MEASURED FROM SITE LOW POINT REF: 2'9" BELOW FINISH FLOOR



WEST ELEVATION

NOT TO SCALE



SOUTH ELEVATION

NOT TO SCALE

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 BOULDER, COLORADO 80302

Issue / date

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dp by

app dg

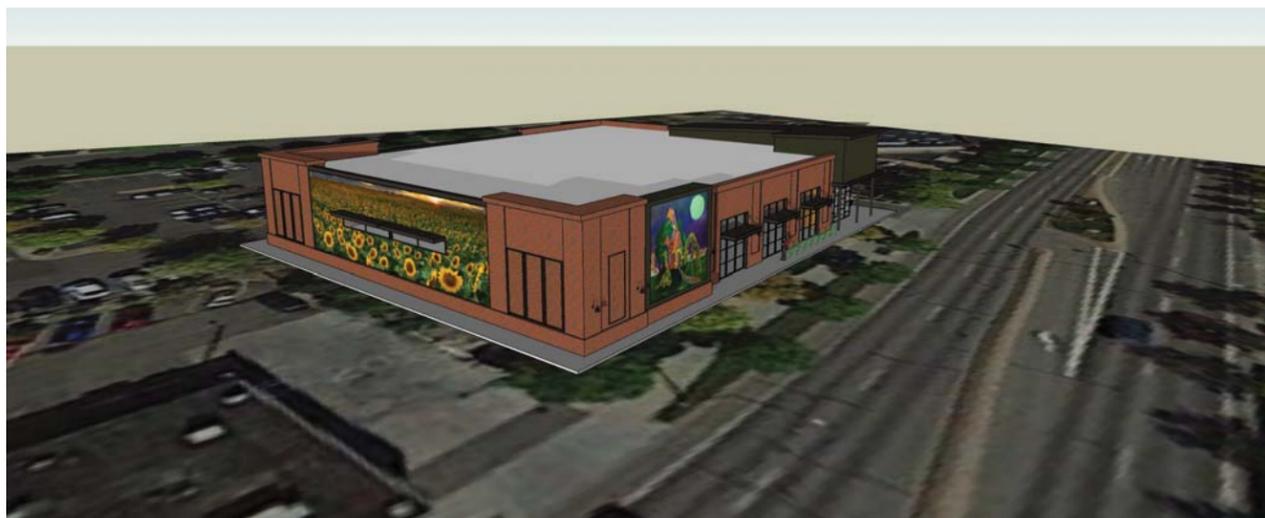
NOTE: ELEVATIONS MEASURED FROM  
 SITE LOW POINT REF: 2'9" BELOW  
 FINISH FLOOR



FRONT PERSPECTIVE - DECEMBER 21ST - 8AM



FRONT PERSPECTIVE - DECEMBER 21ST - 12PM



FRONT PERSPECTIVE - DECEMBER 21ST - 4PM



REAR PERSPECTIVE - DECEMBER 21ST - 8AM



REAR PERSPECTIVE - DECEMBER 21ST - 12PM



REAR PERSPECTIVE - DECEMBER 21ST - 4PM

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sheet title  
Sun Study

dp

by

app  
dg

sheet no.



Looking South From Spruce St



Looking West Along Pearl St



Looking East Across North Drive Aisle



Looking North Across Pearl St

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sheet title  
Context Photos

dp by

app dg

Name: \_\_\_\_\_

**BDAB COMMENTS**

**MEETING DATE:** Mar. 11, 2015

**ADDRESS:** 2985 Pearl St.

**DESCRIPTION:** Proposal to demolish former Olive Garden restaurant and construct an approximately 16,600 square foot retail grocery (Natural Grocers by Vitamin Cottage).

**APPLICANT:** David Meyer, Equity Ventures Commercial Development

**Relevant Guidelines:**

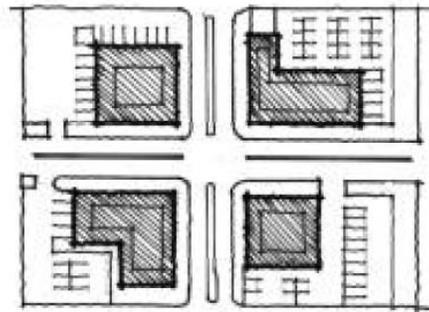
**Boulder Valley Regional Center Design Guidelines**

3.1.B. **Locate buildings close to the street**

Locate buildings close to the street, with parking behind and/or beside the buildings. Streets lined by buildings rather than parking lots are more interesting to move along, especially for pedestrians. If the property spans an entire block (fronts on two parallel streets), try to locate a building along each street.

3.1.C. **Locate buildings at street corners**

If the property is located at a street intersection, place the main building, or part of the building, at the corner. This will create a more urban character and pedestrian interest and reduce the visibility of parking lots. Second best is placing pad building(s) at the corner. Parking, loading or service may not be located at an intersection corner.



▲ 3.1.B.-C. Place buildings, not parking, along the street and at corners.

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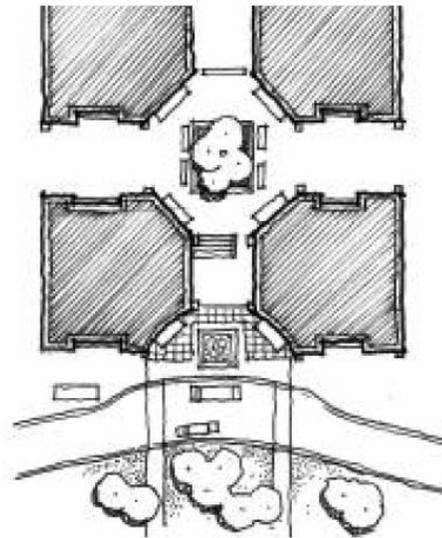
3.1.D. **Maximize street-frontage of buildings**

To maximize the street-frontage of buildings and minimize the street-frontage of parking lots, orient the building so that its long side fronts the street. If a parking lot is located along the street, orient it so its short side fronts the street.

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3.1.E. **Lay out site to support pedestrian circulation**

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, and so that pedestrians walk along building fronts rather than along or across parking lots and drives. Also arrange buildings to create view corridors between pedestrian destinations within and adjacent to the site, including building entrances, transit stops, useable open space, and nearby BVRC amenities, such as parks and greenways (see the BVRC Amenities Reference Map, Appendix D).



3.1.F. **Useable outdoor space should be integral to the plan**

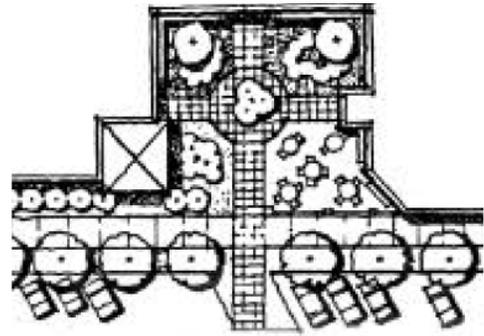
The location and size of useable outdoor open space should be part of the initial site layout, and not added later. Use building form to define comfortable outdoor spaces. See Useable Open Space guidelines, 3.6.A.-E.

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**3.6.B. Locate and design open space to encourage use**

To ensure that useable open space is well-used, it is essential to carefully locate and design it. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.

The space should be well-buffered from moving cars, so that users can enjoy and relax in the space. The space may be visible from streets or internal drives, but should not be wholly exposed to them. Partially enclose the space with building walls, freestanding walls, landscaping, raised planters, or curbside parking to help buffer it and create a comfortable “outdoor room.”



▲ 3.6.B. Useable open space should be accessible from public areas, buffered from moving traffic, and framed by buildings or landscaping.

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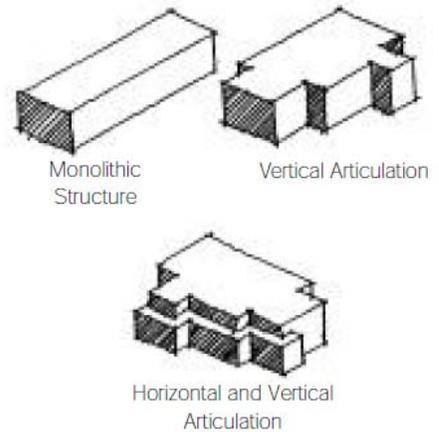
# Part 1

## Massing

**5.1.A. Break down the mass of the building**

For human scale and visual interest, break down the mass of the building, horizontally and vertically, into a hierarchy of volumes. Do not create a large monolithic structure.

If the building exceeds two stories along a sidewalk or main interior path, consider stepping-back the upper stories (above the second story) 10 or more horizontal feet from the facade.



▲ 5.1.A. Break down the mass of the building.

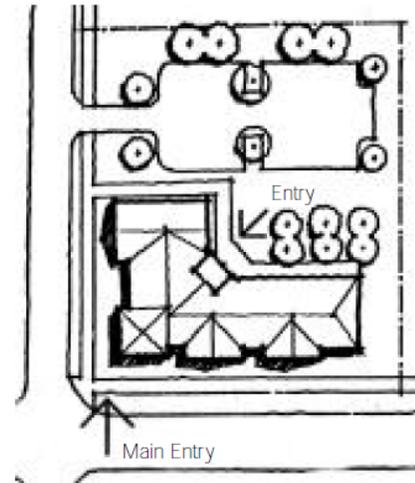
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## Orientation and Entrances

### 5.2.A. **Orient the building to the street**

The building should address the street and not “turn its back” to the public. Orient the main facade to the street, and provide an entrance(s) on the street-side. If the parking is located behind the building, an entrance may also be needed on that side of the building. Also consider providing an entrance facing any activity area, transit stop, or major off-street pedestrian path located near the building.

If the building is long or large, more than one entrance may be needed on the front facade, or entrances may be needed on a number of building sides. In general, for walkability, building or store entrances should occur at least approximately every 150 feet.



▲ 5.2.A. Orient the building to the street.

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### 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. (Also see Guideline 3.7.B. on corner landscaping).

### 5.2.C. **Emphasize building entrances**

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

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Credit: The Mulheim Group, LTD

▲ 5.2.B. Buildings should address the street corner.

## Facade Articulation

### 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:

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- *Vary the building mass to reflect interior spaces;*
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- *Modulate the wall plane with a rhythm of three-dimensional forms, like bays, pilasters, recesses;*
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- *Add vertical or horizontal architectural details, like bands, cornices, awnings;*
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- *Vary materials and colors (most successful when it reinforces structural or architectural components of the building)*
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- *Incorporate art work, such as relief sculpture, tilework, murals.*
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### 5.2.E. **Provide pedestrian interest on the ground level**

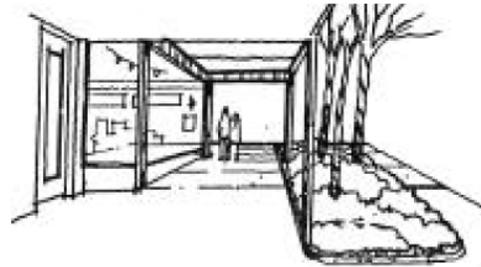
The ground level of the building must offer pedestrian interest along sidewalks and paths. This includes windows, entrances, and architectural details. Storefront windows should be transparent.

Consider providing a walking arcade along the facade to facilitate pedestrian circulation and make the pedestrian experience more pleasant. (See Guideline 3.6.D. on arcades.)

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▲ 5.2.D. Varied massing, change in material and color, and architectural details (arch, trellis, awning, cornice) make this building interesting.



▲ 5.2.E. First level of building should provide visual interest to pedestrians.

5.2.F **Design all sides of the building**

All sides of the building, not just the main facade, should be attractive and interesting. The side and rear elevations will be visible from the parking lot, adjoining properties, and/or secondary streets.

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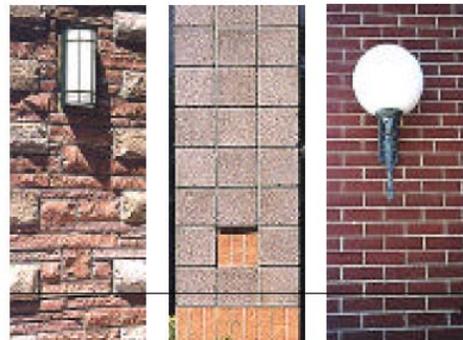
5.2.I. **Use human-scale exterior materials**

Exterior building materials should have a human scale; this helps people relate to the size of the building. Examples include stone and brick. Non-modular exterior materials, such as stucco, and those in large modules, such as concrete panels, will need extra pedestrian-scale facade details to reduce the building's bulk and create human scale.

5.2.J. **Select high-quality exterior materials**

Every building in the BVRC should be a notable, enduring contribution to Boulder's built environment. Exterior building materials should convey solidity and permanence.

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▲ 5.2.I Stone, brick and small concrete blocks are modular building materials that have a human scale.