Boulder Design Advisory Board Agenda

Wednesday, June 10, 2015
1777 West Conference Room
4 – 8 p.m.

The following items will be discussed:

1. Call to Order
2. Approval of Minutes
3. Pearl Place Project Review
4. The Reve Project Review
5. 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
April 8, 2015
West Conference Room, 1777 Broadway

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
David McInerney
Jim Baily
Michelle Lee

PLANNING BOARD EX-OFFICIO MEMBER PRESENT:
Bryan Bowen

STAFF PRESENT:
Sam Assefa, Senior Urban Designer
Elaine McLaughlin, Senior Planner for Planning & Development Services

1. **Board Matters:**
   James Baily and **David McInerney** took their Oaths of Office as new BDAB members.

   The board elected **Jamison Brown** as the new board Chair and **Jeff Dawson** as the Vice Chair.

2. **S'PARK Project Review**

   BOARD COMMENTS:

   Overall Plan
   J. Brown noted that symmetrical streets are important for creating an attractive public space and that the streetscape treatment and ground floor program/use should be similar on both sides of a street.

   - The sidewalk layout varies from block to block and often does not align at intersections. He encouraged the applicant to consider revising to create better uniformity and connection.

   - He recommended expanding the woonerf to include the cul-de-sac and the service drive to better link to the plaza at Maarket Building.

   - The use of the arcade on several buildings seems forced and unnecessary especially on the North/East oriented facades.

   - All of the buildings use CMU block as a primary building material. It may not meet the guideline of using "pedestrian scale" materials.

J. Baily was less concerned about the CMU. If done with some warm colors and variation in texture he thought it could work.

J. Dawson had one major concern with the architectural approach where a lot of the materials are held up from the ground with pilasters. He asked the applicant to look for opportunities to bring materials down to the ground in some locations.

J. Baily had some concerns with the building materials and thought that the pallet could be simplified. He shared the concern with other board members regarding the durability of the materials such as the untreated wood.

D. McInerney, with reference to the General Guidelines compliance matrix, noted that the "Useable Open Space" subtopic calls for incorporating access to sunlight. He thought that access to sunlight will be particularly important at the S'PARK Place woonerf and requested that the applicant expand the shade analysis to include diagrams for 8 AM, noon, and 4 PM for the summer solstice, winter solstice, and an equinox.

- He also inquired about the life expectancy of the Maarket and the Timber buildings. Based on the applicant's response that the estimated life cycle of the buildings is 30 years, he expressed concern about the durability of the wood included in the design of the building exteriors.

M. Lee thought that the community benefit S'PARK can bring is to create safe, easy, green connections for bikes and pedestrians, with particular attention to the multi-use path on the east side. Pedestrians and cyclists will probably cut through between the Maarket and Railyards to get to 34th Street if they see activity happening, even though it is planned as a loading dock. The drawings should show the train, multi-use path with cyclists and pedestrians in their drawing sections so there is also a reference to scale and proximity.

- She noted that the 2 PM solar analysis does not show any shadows cast from Ciclo which does not seem accurate. It brings up a concern about how much of the day the plaza will be in shadow. If there is no sun getting to the plaza, it will be dead zone with no activity.

- She also suggested including a community pool similar to the Spruce Pool rather than an exclusive amenity.

<u>Maarket Building</u>

J. Brown - Although the building is essentially still in concept design, he liked the direction very much and supported the idea of a signature building on that corner. There is great programming for this space and it could be a common place for this and surrounding developments.

- He had concerns that the applicant stated the lifespan of the building was only 20 years.

- The applicant should consider the use of sliding or overhead doors to increase the connectivity between the large plaza and the food court type use on the first floor.

J. Dawson commented that detailing is very important on this building given the thin and somewhat temporary nature of the proposed materials.

M. Lee - As currently shown, she noticed that the rendering looks dark under the arcade and not particularly inviting. The wood looks really thin and is not convincing as a durable material for our climate for shedding moisture. With a little more detail at the cap at top, soffit below, transition of materials, and window placement, it might help gain confidence that the design details and their feasibility/execution are being considered at an early stage, particularly since the style is not traditional or predictable.

- She also noted that the main entrance faces 34th Street and that the Maarket does a good job of not turning its back on Valmont by providing a lot of transparency and a raised outdoor seating deck at the corner.

- Despite intending to be simple, this building is very complicated. There is a lot going on at the roof level and she believed that there should be more emphasis at the street level. This project needs to attract restaurant and retail tenants at the ground level. These tenants tend to need bigger mechanical units so the roof may need to be simpler to accommodate these future uses.

- She thought that the rendering might be more convincing, in terms of building quality, if the perspective were zoomed in closer at a pedestrian eye level. Without having to detail the entire building, perhaps the applicant can zoom in and crop to a portion of the building (the Meredith Building had a good example of the level of detail desired)

Timber Lofts

J. Brown recommended the applicant consider a live/work program for the townhouses that front the woonerf.

- Simplify the façade of the flats buildings by using less materials.

- Wrap the facade of the townhouses to hold the corner better and to more harmoniously relate to the building across the street. Avoid large blank side elevations that don't address the street.

- Consider moving the transformer so that the façade along Junction Place is less choppy.

- As designed, the elevated interior park is not inviting to pedestrians on the street and is unlikely to be used as a "cut through" or "short cut."

M. Lee recommended that more attention be given to how materials wrap corners and how materials transition from one to another. She specifically noticed the townhouse on the northwest corner where a little rhythm was lost and she hoped that the applicant simplifies the elevation.

The Meredith

J. Brown thought that the ground floor of the central "building" should be programmed space that is open to the street. Strengthen the connection between the parklet and the community room. **J. Baily** agreed.

There will be a continuation of this project review on Wednesday, April 15, from 4 – 6 PM.

Attached: April 8, 2015 notes from Kevin Knapp of Element Properties (included due to the failed recording)

APPROVED BY

_____
Board Chair

_____
DATE

April 8, 2015
Boulder Design Advisory Board (BDAB) Notes
4:00-6:00

5:15 – Bryan Bowen (Planning Board rep on BDAB) had to leave early for the PB Retreat and offered general comments before the applicant presentation was completed.

- Overall the design is great so I'm not going to pick that apart.
- Having the brewpub on the north side of the Markt building is great for activation. Make it as permeable as possible.
- Ciclo is great and working so no further comments there.
- Make sure ground floor timber residential units have access to the street. Will help activate and make the place.
- Bowen encouraged the project to open up the courtyard space at Timber Lofts to the public.

Jim Bailey - Units west of 34th St., where's the parking? Adrian answered.

5:40 Jamison Brown(chair) – Let's start with the Board's general comments.

Jeff Dawson – Asked Adrian to discuss transit parking comments from staff.
Elaine discusses the image of the pearl street section included in the staff comments.

Jeff Dawson – Asked if the applicant is willing to make ground floor space residential units.

Jamison – From a massing and scale standpoint you have been sensitive to the streetscapes. Nervous about the front of some townhomes looking to the sides of others. Loves the Woonerf and would like to see it expand. Recommended that Roundabout become part of the Woonerf. Has an overall recommendation to look at the pedestrian circulation throughout. Make sure it works.

Jeff Dawson – Recommends that there's no commercial space on the ground floor of Meredith Lofts.

Jamison – Or pull the office of Timber around to the north elevation.

5:53 Dawson - Gets a feeling that all the commercial buildings on the east side are afraid of the ground. Rarely does the building come down to embrace the ground.

Dawson suggests that all of the Railyards building be brick. He's struggling with the inter-lacing of materials.

Jamison – Has the exact same comment as Dawson. Worries about arcades and CMU. He likes the pattern language among the buildings and the use of different architects.

Jamison – Like the Community Cycles Indoor/outdoor workspace.

Dawson – There's a first floor and then a dramatic change everything above first floor.

Jamison – Big fan of the Markt Building. That architecture works in contrast to Simplicity of Meredith House that he really likes for setting the tone of the background. Timber veering away from background and is exciting which isn't necessarily bad. Timber could be a little quieter and have Markt be the marquee building.

Dawson – All of the building are very nice and exciting individually. Can there be a common theme among the buildings like University Hill, Mapleton Hill, CU.

Michelle Lee – All first floors set back which is a common theme. The good sunny areas of the plaza is after 2:00 pm. She lives in Steelyards and it's dead and quiet at night and so encourages as many restaurants as possible. Activate the uses down below.

Michelle - On the Ciclo buildings the ends need more work. She saw angular roof forms and immediately thought of Solana. SE corner there's a lot of different roof forms diving in.

6:06 Michelle - Meredith House did a great job with simplicity. Bring excitement of the buildings down to the street level. Build a people place with the deck on Railyards. Wouldn't it be great if Spruce pool were in S'PARK.

Michelle would love to see the bike path streetscape developed. It's not in any of the renderings. Bike path is a great aspect of the plan.

Jim Bailey - Building to the south is similar to the proposed building to the south. Don't turn your back to the path.

The project is FULL of creativity. SO nice to see compared to what else we've seen in this area. Concerned materials become so diverse that they become arbitrary. Look at material palate and keep the excitement but avoid the arbitrary part (?).

David McInerny – Are we willing to expand the shade analysis so they can have an idea of what's happening to sun and shade throughout the year?

Jim Bailey – Turnaround at the end of Bluff Street. Doesn't appear like there's much excitement there. Could there be a public sculpture or art piece. An activity area would be nice. Diagrammatically it's not there.

Scott – mentioned emergency vehicle access and not wanting to attract kids. Solution is the urban forest.

Adrian – we intentionally left out landscaping.

6:15 Dawson – Time check.

Sam – Board could hold a special meeting or the other option is two special meetings to allow 4 hours for comments.

Dawson - if we do a special meeting it should be done within a week.

Jamison – We could be efficient in a follow-up meeting now that we're introduced to the project.

Decision made to continue meeting.

6:38 – Jamison begins the continuance and wants to start with a discussion of Markt.

Jamison – How does the brewery space wrap to address Valmont. Matt responds.
Jamison – Is the Valmont side all glass? Matt responds.
Elaine clarifies that it's a brewpub and not a brewery.

Jeff D – Points to upper right image of the Markt page of the packet that's disconcerting. (picture taken from the west bound lane of Valmont just east of the tracks)

Jamison – Has similar concerns about eastern gateway to project. Maybe the back is a smarter place to include the lime green. It's a modern building and the modern materials are consistent and well done.

Jim Bailey – How is service handled on Markt? Matt responds.

Michelle – What's the transition from the bike path to the brew plaza? Windows are too close to the roof. Provide more warmth.

Jamison – It would be a shame if you couldn't cut your bike over to the plaza.

Jim Baily – Will the BNSF fencing remain?
Adrian responds that the rail issues will be left to the city and Elaine agrees.

Jeff Dawson – I think the Markt building will be spectacular, but the windows aren't considered pedestrian scale. So important for the storefront system to work. Can't be a regular storefront system, needs to have something else there. Matt highlights some other elements of the plaza, including the lighting and programming of the space. Jeff responds that Matt is talking about all the right things. Encourages team to think about how the entry will work, as there's a large element hanging over the entrance.

Jamison wanted to clarify the raised platform in the brewpub plaza. Was relieved that it was only for the patio and that there's steps/ramp down.

Jim Bailey – I like the building!

Jeff – The plaza can frame the view of the Flatirons.

Sam Assefa – Reminds the Board to comment on the materials. He says that buildings that look great in renderings hardly ever result in great buildings.

Jamison – This is the most complete materials boards that we've seen since I've been on the Board.

Sam – We received the same for 3100 Pearl.

7:00-7:25 – Sidetracked conversation on what makes a good contemporary building based on Sam's comments to focus on the detailing.

Jeff Dawson – The Markt building will be a lightning rod. You have to nail it with the materials and the detailing. Needs fantastic detailing to be successful and need the team to take that seriously if they want the Planning Board to support it.

Jim Bailey – This is coming to us at a conceptual SD phase so he sides with Matt's point. Can't have all the details at this point.

Jamison - can we see the building again at the DD level to give additional design guidance at that point?

7:30 – Let's Continue with the Timber Lofts building.

Jeff Dawson – I really like this building a lot. On the Woonerf side can we bring the materials down to the street more? North elevation is very compelling to Jeff, really likes it and wouldn't change much there.

Jamison – Very skillfully done building and like the definition of the townhomes and other structures. He adds that it's a big misstep to have 4 residential units on the Woonerf. Very vibrant pedestrian experience and then 4 people have to live on that space and he can't envision it. Possibly add a live/work component for a better transition. He wants to go to the Woonerf but doesn't want to live in this unit.

Scott responds with the Planning Board comments about people spilling out onto woonerf and agrees with Jamison about the live/work solution.

Board supports the location of the parking entrance.

Michelle – Don't keep separate materials that mesh on a flat surface.

8:00 Discussion by all members and Leslie Ewy(civil engineer) regarding transformer placement.

Discussion by Jamison and others about the use of the CMU around the site. It could be pulled off or look bad if not done well.

Dawson cautions about the use of metal panel. If not detailed and constructed well it will look shed-like.

David McInerny - How long do you expect this building to last? How does the use of wood relate to the life expectancy?

Jeff – There's a misconception here that the only durable material is stone or masonry.

8:20 – Move on to Meredith House

Jeff D – Would like to see a residential use/units brought down to the ground floor. Does not want to see the ground floor go dark, needs to be active. Live/work?

Michelle – Could you include operable windows facing the park? Community room looks closed off and shaded.

Jim – Remember that the roll-up door is facing west and will be very hot in the summer months.

Jamison - Loves the combination of the natural wood and blue.

Jamison – Consider attached sidewalk leading to Meredith Park. Grass not needed.

Jeff – This is an impressive amount of material you've provided for us. You've set the bar high for other projects coming after you.

8:50 – Meeting adjourned. Continuance will occur next Wednesday the 15th.

CITY OF BOULDER
BOULDER DESIGN ADVISORY BOARD MINUTES
April 15, 2015
1720 13th Street Conference Room
(Continuation meeting from the April 8, 2015 BDAB meeting)

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Jamison Brown, Chair
Jeff Dawson
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PLANNING BOARD EX-OFFICIO MEMBER PRESENT:
Bryan Bowen

STAFF PRESENT:
Sam Assefa, Senior Urban Designer
Elaine McLaughlin, Senior Planner for Planning & Development Services

BOARD DISCUSSION:

1. **Summarize notes from April 8, 2015 BDAB meeting**
   Board members shared their notes from the previous BDAB meeting due to the failed audio recording.

2. **Continuation of S'PARK Project Review**

   BOARD COMMENTS:

Rail Yards building
J. Brown noted that all of the board's comments are with the Design Guidelines in mind even if they do not agree with them. He stated that the applicant not be required to have some sort of graffiti art or other intervention at the back of the building. It is not fair to ask this project to create more of a streetscape presence along the bike path when two other new buildings have blank walls along the railway. The backside of the Railyards building is a good compromise and has an attractive façade including the service corridor. This rendering satisfies the Design Guidelines.

- **J. Dawson** agreed. He also suggested bringing the glass further around on the South side just up to the first bay. This could provide a future opportunity to wrap the Plaza around the building to connect to the platform. It would set the applicant up for success if that space is ever a restaurant or retail space.

- **J. Baily** recalled that the overall master plan for this area calls for a plaza at the south end of the building. He suggested wrapping the glass around the South side, even to the

service core. A different location for the transformer would be smart. This is a great solar elevation.

M. Lee liked the service quarter on the east elevation. She recommended that the applicant not bother with removable panels, but create interest with little moves, like creating a dimensional pattern with the CMU (Ideal Market CMU pattern example). The long blank walls are a great way to leave placeholders for functional art.

- **D. McInerney** pointed out that in the TVAP guidelines there is a specific reference to providing art. He encouraged the applicants to explore the idea of making space available for community art. There is also a statement that the plaza should be a third of an acre but the proposed plaza looks smaller on the plans.

J. Dawson had a concern with the proposed angles in the plaza area. One is not quite north/south the other is not quite east/west. He thought it may be more effective to relate them to the geometry of Bluff St. A modification that recognizes the change in geometry could be a way of announcing the plaza and making that corner special.

J. Brown: As it is in the plan now, the cul-de-sac terminus is a lost opportunity. You could embrace the town square and create something other than a curbed asphalt roundabout. Set yourself up to have a gracious connection to the future rail plaza or to the south by taking the woonerf concept and bring it all the way down.

Landscaping

J. Brown recommended bringing the material change further down Bluff Street with a pedestrian quality to the paving. There is a lot of potential with the roundabout space that is not being taken advantage of. The trees in the hard plaza look conservative. Be really bold with that aspect and perhaps plant faster growing trees.

D. McInerney was intrigued by the contrast between ginkgos planted in formal rows near Valmont and in a cluster at the plaza. He is in favor of ginkgos on the site because they survive under difficult conditions.

The board and staff had a discussion about the roundabout space.

- **S. Assefa**: Staff has had concerns about the roundabout disrupting the public space. The space should be a continuation of the material that is on the woonerf. If this area is closed off it is only going to be used at certain times of the day.

- **B. Bowen** informed the applicant and the board that Planning Board had a lot of discussion about pulling the kiss-and-ride back to the west rather than pulling it in further.

- The applicant will adjust the way it is graphically displayed and resubmit.

The applicant asked **J. Brown** and **S. Assefa** if they would recommend removing the five trees within the roundabout.

- **J. Brown** answered that if they think about the space as a complete plaza contiguous with the woonerf that will direct them where to plant. They will need to have the circulation path open within this new multi-use space.

The board unanimously supported the extension of the woonerf concept.

J. Brown pointed out an opportunity at the top of the woonerf at the bend in the road to still allow traffic to go through that space, but perhaps put in a raised table intersection at that corner. The sidewalk could be an expression of the extension of the woonerf.

Eastern end of Bluff Street

J. Dawson: The pelote and arcade make the most sense on this building but am concerned with its pervasive use throughout the project.

- The elevation with the lighter materials could be simpler with less cross hatch pattern and a simpler background. He liked the window patterns but wondered if a more consistent color would be more dramatic in its simplicity. In general he recommended bringing more materials and building forms down to the ground on the S'PARK buildings rather than having them terminate and hover above the first floor.

- **J. Brown** voiced a concern about the storefront treatment being exactly the same for every retailer which moves away from the precedent images that were shown. He encouraged that applicant to choose a unique system with the façade being taken on by the tenant with material changes with each store. He used Twenty Ninth Street Mall as an example. The architecture team should have a system that is flexible enough to change if needed.

E. McLaughlin directed a question to **B. Bowen** regarding a Planning Board comment: Planning Board was concerned about the length of the building of the commons and questioned the permeability of the building and possibly breaking it up.

- **M. Lee** responded: Because of the 1:1 ratio people will only be looking at the first 14 feet of the building. She agreed that that building can be that long. She agreed with the thought of encouraging trendy variety on the lower level that could potentially attract more retail tenants. She recommended that the CMU become the demising, regular architecture between the opportunities for retailers to express their storefronts so there is not a need to rely so heavily on signage. Signage guidelines are still important to have.

- In relating to the materiality and the wood, the upper level feels good but the wood located below the steel window on the second and third levels seems awkward and too light of a material in these locations. The weathered wood, in the locations below the windows, looks like a décor decision, whereas metal or trespa below steel windows seems more appropriate.

- **J. Brown** agreed and suggested losing the wood in that section and carrying one of the other materials around.

- **J. Dawson** pointed out that the materials are very similar in tone. Having them be closer to the same color value makes more sense and the wood or one of the other materials can be removed. He recommended that the windows stay the same but that they simplify the materials around the windows in the horizontal element.
- **J. Brown** recommended removing the ghost wood portion and bringing the red metal underneath the windows which would bring it in line with the parti.

The applicant asked **B. Bowen** and the board about the Planning Board comments regarding the concept plan review for the commons.

- **B. Bowen** responded that there will most likely not be an interest from Planning Board in creating a pedestrian penetration through this building in this area.

- **J. Dawson** agreed and suggested encouraging people to stay within the woonerf. He supports a long, simple, and well-composed building that has plenty of energy at the ground floor. Continue to wrap pedestrian-oriented uses around the ends as far as possible.

- **J. Baily** supports a long building with a service corridor and loading dock on one end.

- **D. McInerney** noted that the long, continuous building also serves as a noise barrier and encouraged the applicants to keep the materials as simple as possible.

Ciclo/Valmont &34th

J. Dawson struggled with the square combinations and proportions of the windows and suggested letting this building be influenced by the Railyard building. He questioned whether or not the portions of the buildings that are floating above the sidewalk would dilute the power of the arcade and make 34th Street feel overwhelming. The use of wood does not feel like a permanent material and the structure needs work in materiality and the rhythm of the façade. He liked the Meredith and 44th Street corner in terms of the composition and recommended reproducing that corner onto the Valmont corner. The east corner of 34th Street should be an extension of the space with more public architecture to draw you in.

- **M. Lee** agreed with the statements regarding Valmont and 34th Street and asked if there would be a way to tie that corner together with Meredith and 34th Street.

The board and applicants discussed ideas for the north side of the building such as outdoor space, a display case that establishes a theme for the project (more of a marquee), etc.

There needs to be some way to slow down traffic in this area on Valmont. Create a feeling of entering into a neighborhood and people will naturally slow down.

J. Baily agreed with the concerns on corner and had some other concerns with this building. He thought the context of the building was difficult with the mobile home park across the street on Valmont and the strip of service industrial 1-story buildings which will allow the north and west elevations to be very visible. The north elevation feels like a storefront and he would like to see the building materials wrap around more. It seems that the cheaper materials have been selected for the west side which will still be very visible. He also had a concern with the building height on north side which seemed to abrupt. He agreed with keeping the corner open and using more landscaping and less hardscaping. The eye should be drawn to the signature building on east side of 34th Street. The butterfly roof is also presents challenges especially with the mechanical equipment.

J. Brown inquired about where the retail component and front of house business of Community Cycles will happen. He encouraged the applicants to work with Community Cycles for how to organize the retail space.

- There is an opportunity on the 34th Street frontage or the corner of Valmont to have a retail component expressed more. The façade seems like the back of a building. Putting in larger windows in the bedrooms would help with this.

- He also noted that 34th Street, the main commercial area, is not being treated from a landscape standpoint. He suggested bringing some of the woonerf area over from the other side to the frontage of the building would help it look more commercial.

M. Lee thought the building was too abrupt on 30th and suggested adding a seatable planter at the base to help ground the building.

- She liked the height of the building but shared some concerns with the angle of the roof as it appears that it is draining back into another structure. She recommended they provide more space around the butterfly roof and making that central circulation be negative space.

- The corner of Meredith and 30th Street gets a little complicated with all of the different volumes coming together on that corner.

- She noted that there is nothing to capture the bottom of the wood material. There could be some weatherproofing material like a steel beam at the bottom and the slats should be powder-coated metal slats.

- She felt that the long, slender windows on the street face did not have a human quality to them. There is a lot going on with the variety of sizes and proportions of the windows.

J. Dawson liked the change in the wood and the warmer color pallet. He asked if it was possible to bring the wood down onto the colonnade.

The applicant asked board members to confirm feedback regarding the tree-lawn/sidewalk relationship. They confirmed that it should be an urban streetscape

Overall, the board felt hesitation with this building.

There was a brief discussion about parking in which on-street parking and removing the left turn lane were discussed. **B. Bowen** shared that Planning Board supported narrow streets and removing the left turn lane, making it more about people than cars.

J. Dawson suggested getting rid of the arcade and pulling the second and third floors back to the first floor.

D. McInerney inquired if the Community Cycle space includes any sound insulation between the residential and commercial spaces as well as an architectural barrier to protect residential areas from industrial odors from the parts cleaning solvent bath at Community Cycles. **J. Brown** and the applicant addressed this question.

S'PARK West

J. Brown brought up some urban design concerns with the townhomes whose fronts and backs face each other. That is going to create a very confusing defensible space that will not feel like a community space. There needs to be a comfortable barrier between your front porch and the

people walking on the sidewalk. He suggested moving the sidewalk further away from the stoops while still keeping the tree yard. He liked the simple pallet and materials of the townhomes.

M. Lee commented on a survey she read of families who are in need of housing. They asked for spaces to grow food and gardens. She challenged the applicant to question the programming and put in spaces for community gardens/garden space.

J. Brown noted that the north and west side of the affordable housing block had no street parking.

- **S. Assefa** noted that BDAB generally does not have purview around streets unless it is tied to the quality of the public place.

J. Dawson liked the doors along the street but there is a lot of movement in these elevations with different materials and volumes. He encouraged them to simplify this area as well as the window patterns.

- He brought up an opportunity to flip the western bank, create a street on the west side and a common alley down the middle. This may help in finding more open/park space or broader front yards on the site. He was concerned about how walls were terminating. There may be interesting ways to create interest at the top of these buildings which will be important.

- **J. Baily** agreed. He also thought that the market rate units work well and have a nice, simple pallet of materials and colors. The affordable housing could benefit from taking the color pallet from the market rate units and tie the two color pallets together between the two. This would simplify the whole neighborhood.

    - He encouraged the applicant to fight to keep the street trees and maintain the design quality from a landscape point of view.

M. Lee thought that the massing could be simpler which would lead to the selection and transition of materials. She agreed with **J. Dawson** in trying out a beefier roof line. The buildings need to have a visible roof. Currently the stucco is uncapped at the tops of the buildings. It makes them look cheap and unprotected from the elements. This is a major Design Excellence point.

- She noted that on the market rate units there are a lot of balconies and private spaces that are usually not both used. She recommended programming less private, multiple outdoor spaces to create a high quality public realm. She suggested simplifying the elevation on the ends of the buildings as they get a little busy in terms of massing and overhangs.

A discussion will take place at the next BDAB meeting about the board's purview on landscaping recommendations.

APPROVED BY

_____
Board Chair

_____
DATE

CITY OF BOULDER
BOULDER DESIGN ADVISORY BOARD MINUTES
May 6, 2015
1777 Broadway, 1777 West Conference Room

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David McInerney

BDAB MEMBERS ABSENT:

PLANNING BOARD EX-OFFICIO MEMBER PRESENT:
Bryan Bowen

STAFF PRESENT:
Sam Assefa, Senior Urban Designer
Chandler Van Schaack, Planner I

1. Board Matters

Meeting minutes and meeting efficiency:
The board discussed the efficiency of the BDAB minutes taking process and the structure of the meetings. They looked at examples of minutes from the Board of Zoning Adjustment, Environmental Advisory Board, Landmarks Board and Planning Board. **S. Assefa** gave a brief overview of how the minutes taking process has worked in the past for BDAB.

J. Brown suggested following some sort of standard operating procedures to help the board be more concise as well as having the board create a final summary of recommendations for each design guideline at the end of each meeting. He liked the idea of voting, in a format that follows the Design Guidelines, to make sure the board's view is clear. He also noted that projects have been coming to them at different stages of design and that consistency in this would help the board review at the appropriate level.

J. Dawson shared what BDAB has done in past meetings. He thought it would be helpful to inquire of past applicants as to when they felt they received a good review, how that review process worked and what stage of the process they were in at the time. He recommended polling a few people to find out what they found to be effective and also asking other local jurisdictions how they handle their design review process.

The board requested that Planning Board give direction to BDAB, if they review the projects before them, as to what aspects of the project they would like BDAB to focus.

B. Bowen suggested scheduling a matters item with Planning Board to discuss BDAB's role in conjunction with Planning Board.

S. Assefa stated that the BDAB retreat would be in mid-August and the agenda will be sent out closer to time.

2. Armory project review

C. Van Schaack gave a brief overview of the project followed by a presentation by the applicant.

BOARD COMMENTS:

Big picture

J. Dawson thought the south side of Zamia could be a little more sedate. Rather than breaking it into three pieces on the south side perhaps make it one building which would flow nicely into the intersection.

- In reference to the two ice cubes (the corner elements framing the entry to Zamia off Broadway), he thought the applicant did a good job at breaking down the blocks so that they do not feel like superblocks. He liked the SW corner of Block 1 but felt that it should only be done once and that the Block 2 ice cube should be different. Having that one subtle difference on the corner would help to break down the scale of the southern block. **J. Brown** agreed. There was also agreement among several board members on **J. Dawson's** comment that the Broadway frontage on Block 2 needs to be simplified, preferably by adding more brick in place of some of the lap siding.

- He was concerned about the pedestrian ways. He encouraged the applicant to focus on those spaces and make them more effective (he used the pedestrian walkway from Pearl to Walnut as a positive example). He felt that the elevation of the bridges was very important and would like to see them in more detail. In reference to the pedestrian connection, he recommended using materials that would help the look of the bridge structure rather than glass boxes. He emphasized the importance of the Block 1 alley entrance off Zamia.

J. Brown thought the applicant did a great job of separating the warehouse building from the townhouse development. The detached sidewalk made sense particularly on the retail component with the additional plaza space and he thought they did a good job at handling the grade separation. He encouraged that applicant to be as bold as possible with how they attract people into the common interior spaces and suggested they look at other recent developments as examples of what works and what does not (in particular, he suggested visiting the Twenty Ninth Street residences to see an example of what does not work). He liked the uses and layout of the community plaza but cautioned that the heavy use of steps, sitting walls and raised planters could give the space a sort of maze feel and suggested simplifying the design.

- He pointed out that the Design Guidelines call for narrow streets in the north area. He did not support the angled parking spaces on the 13th Street on block 1. He suggested leaving the street's center line and curb where it is and putting in fewer parallel parking spaces or reverse angle parking to be more pedestrian and bike friendly.

J. Baily noted that the Broadway side of the southern block did not have much brick and thought that it needed a greater sense of permanence.

J. Dawson agreed and suggested they pull in the CMU that is used on the warehouse elevation and also look at a more permanent treatment of the two floors with the corrugated material on top.

M. Lee wondered if pools actually worked well as community building features since they can be dead space in the colder months. She recommended putting in flexible programming space here.

J. Brown recommended they make sure the patio spaces of the units directly on the pool deck are comfortable for the residents.

Arts market corner building (Building B)

J. Baily suggested the applicants think about how the glass works with the ground plane.

J. Brown suggested repeating the southern plaza elevation along the northern elevation on Lee Hill on the arts building, rather than the current elevation, for a more sophisticated, well-composed urban approach. Regarding the Broadway frontage of Building C, south of the Arts Building, he also recommended anchoring the brick element by bringing it down to the ground rather than floating above the glass. He struggled with the shed roof facing Lee Hill. He liked the gabled pitch on the residential building on the south block and suggested they pull that into this building to make the Broadway elevation more attractive. He also thought that the stairwell would not have the desired impact. This should be a prominent face for the building. He suggested having the retail embrace the whole corner.

J. Dawson noted that the geometries and materials on the corner did not meld well.

The ground floor experience for the pedestrian has to be done smartly.

The north façade could be a lot quieter, similar to the south façade.

J. Baily thought the applicant handled the grade very nicely on the site. He thought the stairs and accessible ramps would be a challenge on the different plazas and entries. He recommended mainstreaming the handicap and non-handicap access points to be more welcome to everyone. He also suggested putting in more seating in place of some of the planters.

The overall consensus of the board seemed to be that Building B should be simplified and should incorporate more wood and less stucco and lap siding.

Building C

J. Brown recommended bringing the 3rd floor forward on the Broadway façade as well as bringing the building down to the ground – similar to the warehouse building, but with brick. He thought the idea of a slender metal column in the open retail area worked well.

J. Dawson agreed that this elevation would benefit from simplifying and pulling the brick down.

There was discussion about the south elevation of Building C along Zamia. Several board members felt that the CMU should be continued all the way up the building. There was also unanimous consensus that the yellow blade wall should be removed.

M. Lee encouraged the applicant to think of a way to simplify the full glass entry and put more money into a higher quality material on the "cube" at the corner, such as metal panels rather than stucco. She encouraged the applicant to eliminate or simplify the reveals on the 3rd floor. She was hesitant towards fabric awnings being located on an upper level residential building.

J. Baily noted that there was a lot of glazing on the two top floors and he had a hard time picturing that being successful for a residential function. Regarding the ice cubes, he encouraged the applicant to pay attention to the tinting of the glass and the railing and balcony system. He envisioned the ice cube material as zinc or as a smooth material instead of stucco.

J. Brown thought that an opaque glass panel might be nice on the ice cubes and encouraged the applicant to make it special if it was only going to be done once in the development.

There was discussion regarding the materials used on the ice cubes, with general consensus that stucco was unacceptable and that the more symmetrical, cruciform fenestration pattern shown on the rendering was preferable to the design shown on the elevations. **J. Dawson** suggested using composite metal paneling and tinting the bottom bay of recessed glass.

Building D

J. Brown did not recommend using orange, red and yellow on this building. He recommended using more subtlety that would contribute to a clean façade. He also recommended pulling the greenhouse back from the parapet and having it go across from the metal roof to the greenhouse. He felt like they had not gone all the way with the move.

J. Dawson thought this building was elegantly done with the dutch gable, the simplicity of the brick up to the 2nd floor, and the metal material. He would like to see same simplicity on the north building. He noticed the greenhouse break but did not like where the brick breaks away from the balcony on the right side. He suggested continuing the glass through parapet.

Regarding the greenhouse, the consensus was that the applicant should make up their mind and stick with one design or the other (more glazing or less), as long as it is simplified.

There was also discussion about the blade wall, with several board members agreeing that it should be removed.

Building E

J. Dawson disagreed with changing the building material from brick to stucco. He thought the brick made it consistent with the rest of the block.

J. Brown encouraged the applicant to be thinking about the exterior treatment of the buildings around the pool area to ensure it does not make the space feel smaller.

The applicant inquired about the use of stucco as a primary material.

J. Brown stated that it depends on the type of stucco and how it is applied. he has no issue with hard coat stucco. The most important factor is that the building tie into Building D architecturally but also transition to the existing neighborhood to the south. If stucco were to be used there would have to be lots of details and assurances that it would be of the highest quality.

J. Baily thought the light colored CMU on the base of the east elevation drew too much attention to the parking garage. He also encouraged them to keep the elevations simple in terms of number of materials - especially on the residential buildings.

The applicant asked what to do if they were to eliminate the southern ice cube building.

J. Dawson suggested having a break in the glass where the stairwell is and having the building on the right wrap around to the left of the stairwell, but keeping the vertical glass break. He also encouraged the applicant not to fall into the trap of trying to break the buildings down into smaller pieces to create visual interest.

J. Brown noted that it is not as important to create a gateway into the neighborhood as it is to create a cohesive neighborhood. One idea for the ice cube is to leave it on the right hand side and allow the left building to come around.

3. **Continuation of board matters**
   The BDAB 2015 Retreat was set for August 12. **B. Bowen** suggested holding it at the Wild Sage Common House.

APPROVED BY:

_____
Board Chair

_____
DATE

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: boulderplandevelop.net

Revised February 2015
402.pdf

BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application 5/27/15 **Address of Property for Review** 2095 30th, 2111 30th, 2121 30th
Applicant's Name Tryba Architects ~~[illegible]~~ Collin Kemberlin and 2920 pearl, 2930 Pearl. Boulder, CO. **Phone** 303-831-4010
Address 1620 Logan St. Denver, CO 80203.
Relationship to Project (e.g.: architect, contractor, etc.) Architect.
Owner's Name and Address ~~[illegible]~~ Forum Real Estate Group. **Phone** _____

Project Description
Pearl Place Office Development.
REF. LUR2014-00035

Lot Size 186,675 S.F.
Total Existing Bldg. Sq Ft. _____
Existing Bldg Height _____
EXIST. BUILDINGS TO BE DEMOLISHED

Proposed Additional Bldg. Sq. Ft. SEE PREV.
Proposed Bldg. Height 54'-6" SITE REVIEW

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.

Pearl Place

2095 30th, 2111 30th, 2121 30th and 2920 Pearl, 2930 Pearl. Boulder, CO.

Boulder Design Advisory Board

May 27, 2015

Sheet List

Volume 1	Cover Sheet
A2.0A	Architectural Perspective
A2.0B	Architectural Perspective
A2.1A	Enlarged Brick Detail
A2.1B	Enlarged Brick Detail
A2.2A	Exterior Elevations
A2.3A	Exterior Elevations
A2.2B	Exterior Elevations
A2.3B	Exterior Elevations

Summary

Brick Pattern

Requesting modification of previously approved brick pattern:
Proposed brick pattern has a direct relation to the **local geology** found in the Boulder area. Designed to be an abstraction of random ashlar sandstone, we've developed a **stratified** (rather than **uniform**) brick articulation - *AA, BBB, A* rather than *A, B, A*.

Design team feels the previous uniform brick pattern was too monotonous, proposed facade strengthens the exterior experience with a **more dynamic expression**.

Tech Talk Facade

Requesting modification of north facade, Building B:
Proposed change is a direct response to the **two story** assembly volume designed on the building interior. The modification enhances functionality of the space by providing better control of natural light in conjunction with a variety of digital media. The proposed design of this facade will allow a more direct relationship between the exterior form and interior function of the building.

PROJECT DATA

Site Area: **4.29 AC (186,675 SF)**

Building Coverage (Footprints):
Building A: 27,126 SF
Building B: 27,450 SF
Total: **54,576 SF**

Building Areas:

Area Schedule - City of Boulder Floor Areas

Name	Level	Area
PHASE 1	LEVEL 1	26,955 SF
PHASE 1	LEVEL 1	26,666 SF
PHASE 1	LEVEL 2	24,078 SF
PHASE 1	LEVEL 2	28,890 SF
PHASE 1	LEVEL 3	30,899 SF
PHASE 1	LEVEL 3	28,945 SF
PHASE 1	LEVEL 4	25,921 SF
PHASE 1	LEVEL 4	16,413 SF
		208,767 SF
		208,767 SF

BUILDING AREAS

TOTAL GROSS AREA = 208,567

Per Boulder Revised Code Chapter 9-16: Definitions "Floor Area" means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code, " B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space

Floor Area Ratio:
FAR: 1.70

Zone District
BR-1 (Business-Regional 1)

Parking:

	Required per Land Use Code Section 9-9-6, B.R.C. 1981		Proposed	
	Compact	Standard	Compact	Standard
Phase 1	325 spaces	217 spaces	297 spaces	198 spaces
Project Total	542 spaces		495 spaces	

Bicycle Parking:
Required: 72 Spaces (10% of Auto Parking)
Provided: On Grade: 84 Bikes
Secure: 176 Bikes
Total: **260 Bikes**

forum real estate group

Owner
Pearl Place Associates, LLC
4500 Cherry Creek Drive South, 550
Denver, CO 80206

Developer
Forum Real Estate Group
4500 Cherry Creek Drive South, 550
Denver, CO 80206

BRICKSTONE

Developer
Brickstone Partners
1423 S Pearl St
Denver, CO 80210

TRYBA ARCHITECTS

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Architect
Tryba Architects
1620 Logan Street
Denver, CO 80203
303.831.4010

The Sanitas Group

Civil Engineer
The Sanitas Group
1022 Willow Place
Louisville, CO 80027
303.981.9238

StudioTerra

Landscape Architect
Studio Terra
758 Club Circle
Louisville, CO 80027
303.494.9138

FEHR & PEERS

Transportation Engineer
Fehr & Peers
621 17th St, 2301
Denver, CO 80293
303.296.4300

Vicinity Map

View from 30th Street

Building A - Previous BDAB Submission

Pearl Place

Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

TRYBA ARCHITECTS
1620 Logan Street
Denver,Colorado 80203
303.831-4010

BOULDER DESIGN ADVISORY BOARD (BDAB)

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FINAL ARCHITECTURAL PLANS

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ISSUE

DATE	NO.	REMARKS

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
MK	CK	BM

PROJECT NO. 1402.00

DATE: 06/27/2015

Pearl Place
Phase 1

A2.0A

DRAWING TITLE:
ARCHITECTURAL PERSPECTIVE

View from 30th Street

Building A - Proposed

Pearl Place

Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

TRYBA ARCHITECTS
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PROJECT NO.
1402.00

DATE:
06/27/2015

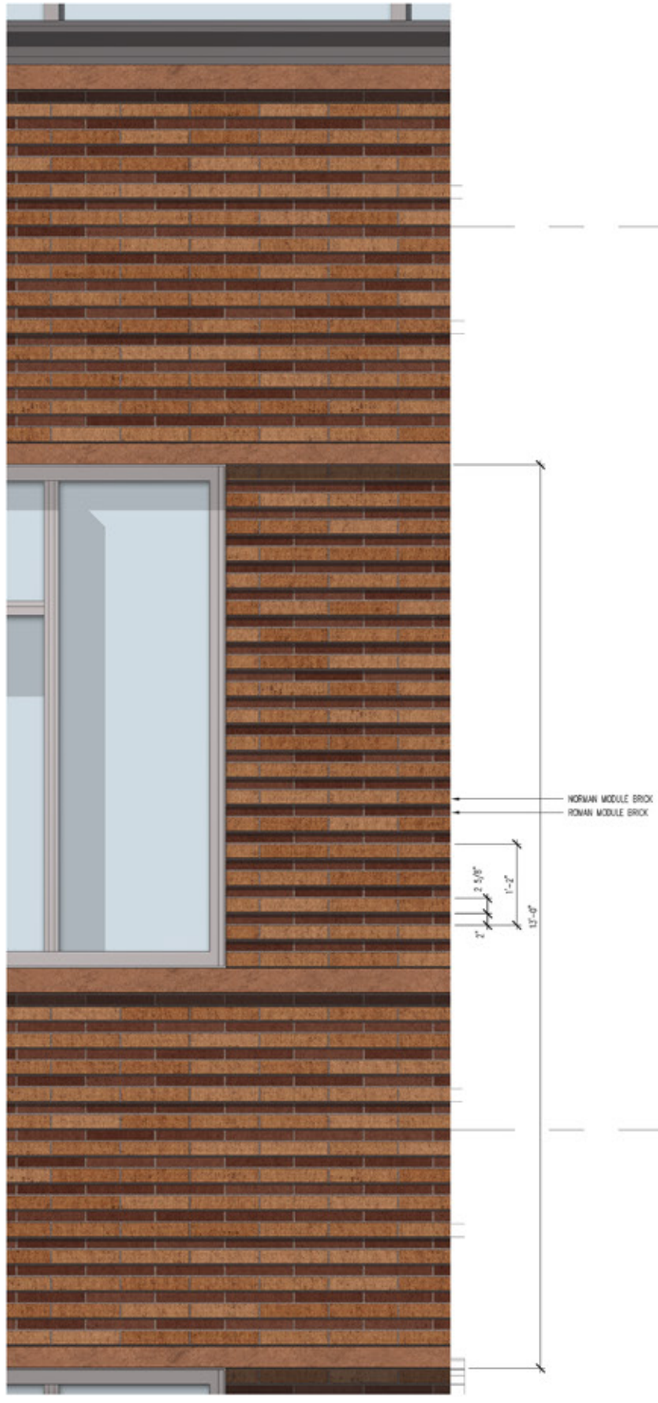
Pearl Place
Phase 1

A2.0B

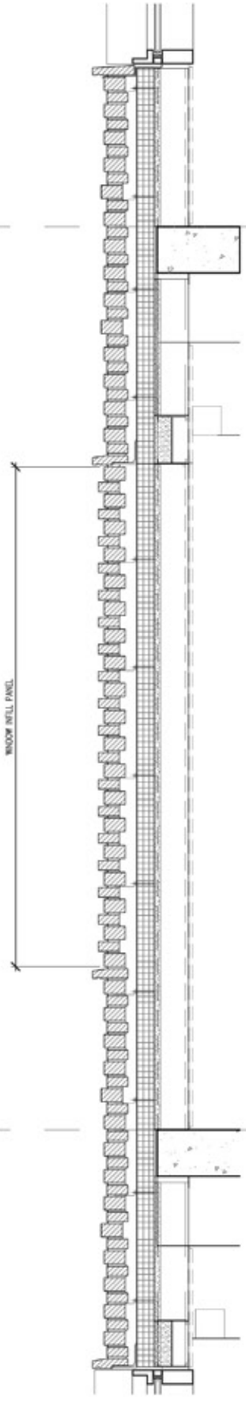
DRAWING TITLE:
ARCHITECTURAL PERSPECTIVE

Brick Detail

Previous BDAB Submission



ENLARGED BRICK DETAIL N.T.S.



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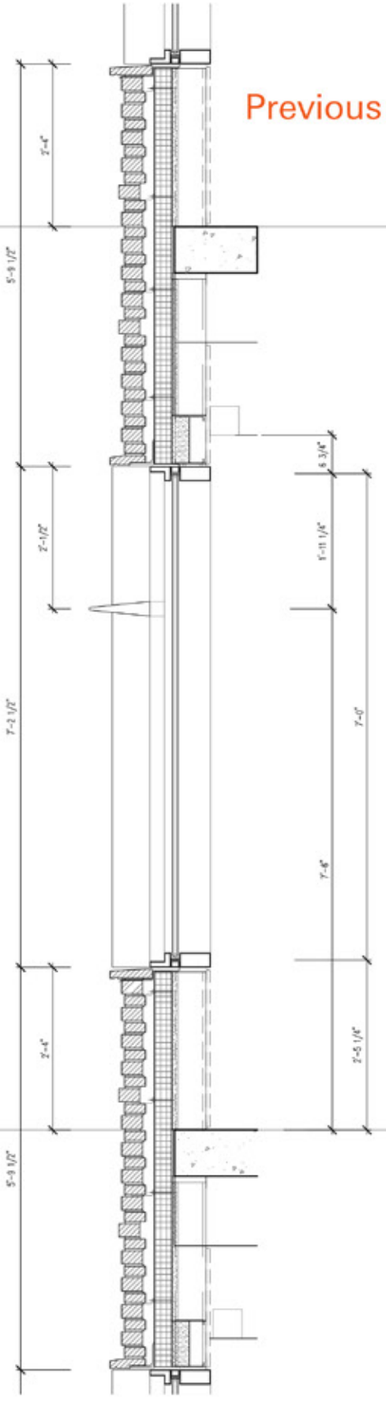

SECTION AT WINDOW N.T.S.

Pearl Place

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PROJECT NO. 1402.00

DATE: 05/27/2015

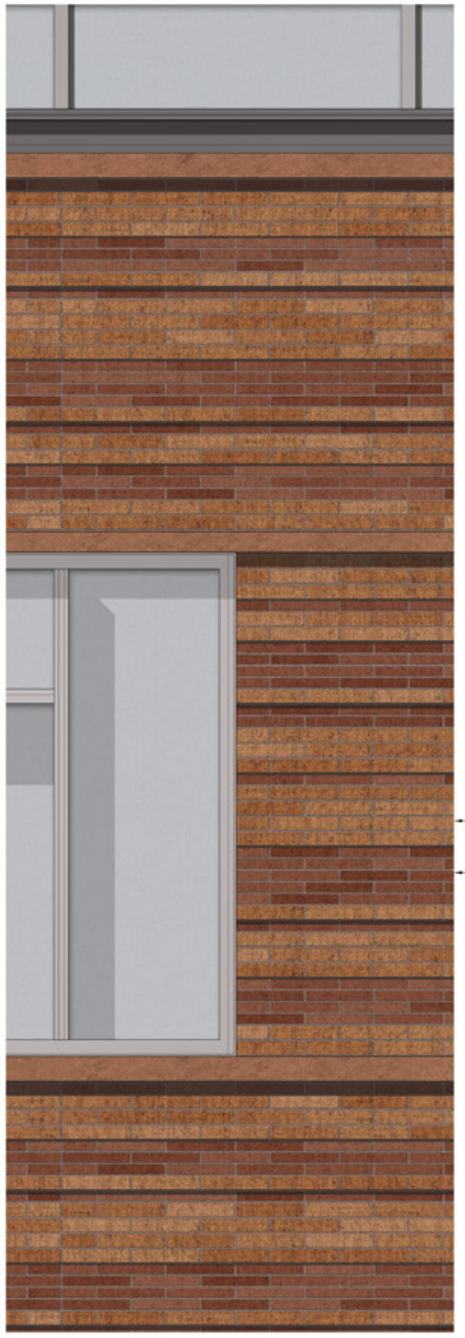
Pearl Place Phase 1

A2.1A

DRAWING TITLE:

ENLARGED BRICK DETAIL

Brick Detail
Proposed



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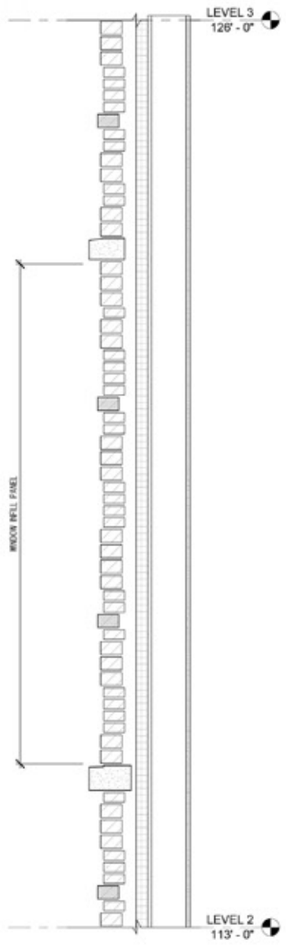

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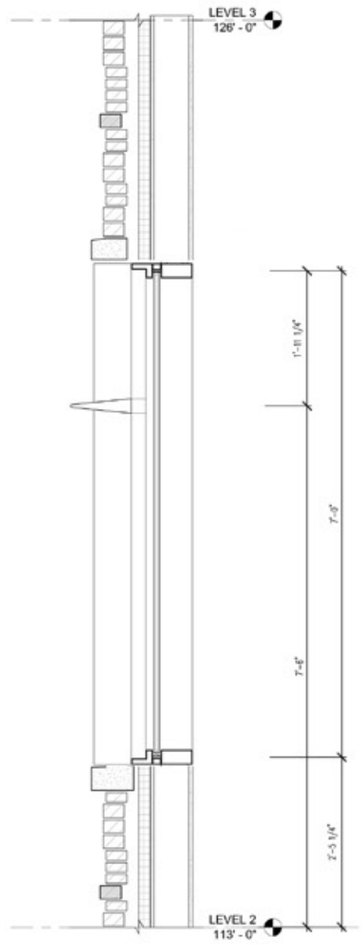

SECTION AT WINDOW N.T.S.

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PROJECT NO. 1402.00
DATE: 05/27/2015

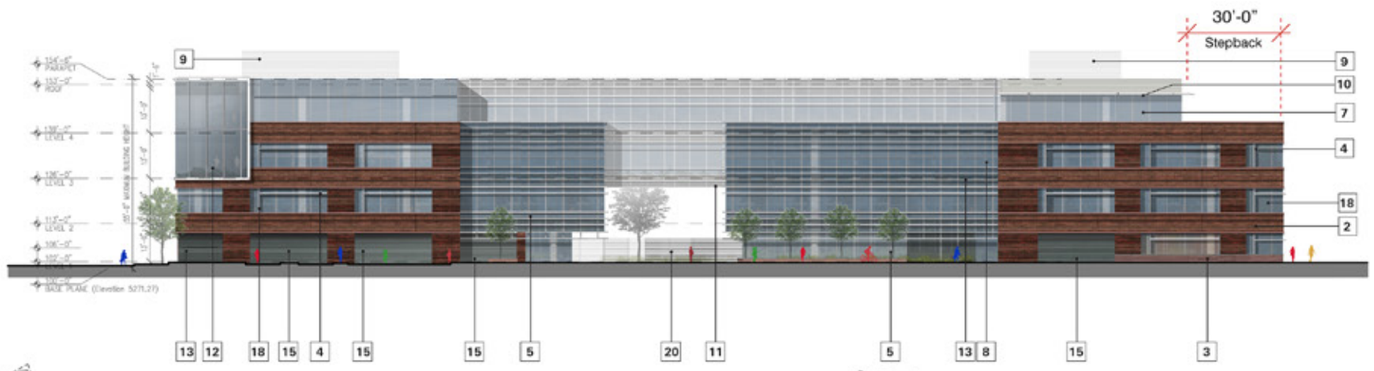
Pearl Place
Phase 1

A2.1B

DRAWING TITLE:
ENLARGED BRICK DETAIL

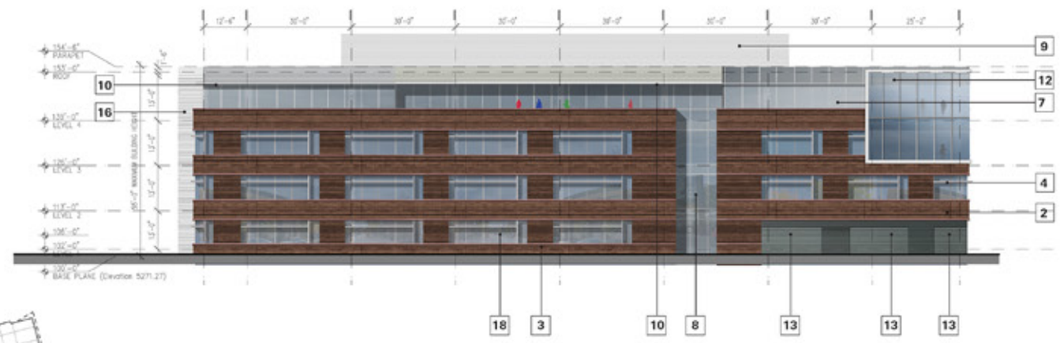
Exterior Elevations
Previous BDAB Submission

1 PHASE 1 - BUILDING A
EAST ELEVATION 1" = 20'-0"



3 PHASE 1 - BUILDING B
SOUTH ELEVATION 1" = 20'-0"

2 PHASE 1 - BUILDING A
SOUTH ELEVATION 1" = 20'-0"



4 PHASE 1 - BUILDING B
WEST ELEVATION 1" = 20'-0"

MATERIAL AND SAMPLES KEY

ST-1	**Natural Stone** Loveland Buff Sandstone Natural Cleft Face (Landscape)
SS-1	**Stainless Steel** No.4 Finish Polished Stainless Steel
WD-1	**Wood** Cedar color / Textured Metal Panel
GL-1	**Glass** Viracon VNE1-63 Or Similar
GL-2	Viracon VE1-2M Or Similar
AL-1	**Coated aluminum** Duranar XL Champagne Gold
ST-2	**Natural Stone** Colorado Rose Sandstone Natural Cleft Face
BR-1	**Brick** Cloud Ceramics Medium Ironspot Smooth Finish
BR-2	Cloud Ceramics Cherokee Blend Velour Finish
BR-1	Cloud Ceramics Medium Ironspot Smooth Finish
C-1	**Concrete** Architectural Concrete - Cast in Place, sealed

KEY

1. Cast in place concrete column - sealed C-1
2. Brick Veneer Wall System - BR-1 and BR-2
3. Stone Veneer to building base - ST-2
4. Fixed Aluminum Sunshade - AL-1
5. Storefront System at grade - Coated aluminum mullions with 1" insulated glazing - GL 1
6. Lobby glazing - Coated aluminum mullions with 1" insulated glazing - GL 2
7. Storefront System at 4th floor - Coated aluminum mullions with 1" insulated glazing - GL1
8. Aluminum Curtain Wall System w/ 1" Insulated Glazing - GL1
9. Mechanical Screen - Panelized metal screen color matched to AL-1
10. Aluminum Canopy, AL-1 with cedar colored metal soffit - WD-1
11. Ceder Colored Metal Soffit - WD-1
12. Expressed window element with coated aluminum frame & mullions AL-1, GL2
13. Horizontal Aluminum Louver - AL1
14. Aluminum composite panel canopy - AL1, with cedar colored metal soffit, WD - 1
15. Metal Service Door
16. Aluminum Clad Stair Tower with horizontal reveals - AL1
17. Timber and Steel Trellis Roof to terrace
18. Aluminum Window Wall System w/ 1" Insulated Glazing - GL1
19. Glazed Entry Doors - SS-1
20. Decorative Gate with steel pickets

Note:
All exterior aluminum to be coated AL1 unless otherwise noted

Pearl Place
Office Development

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303.831.4070

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REVISIONS

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PROJECT NO. 1402.00

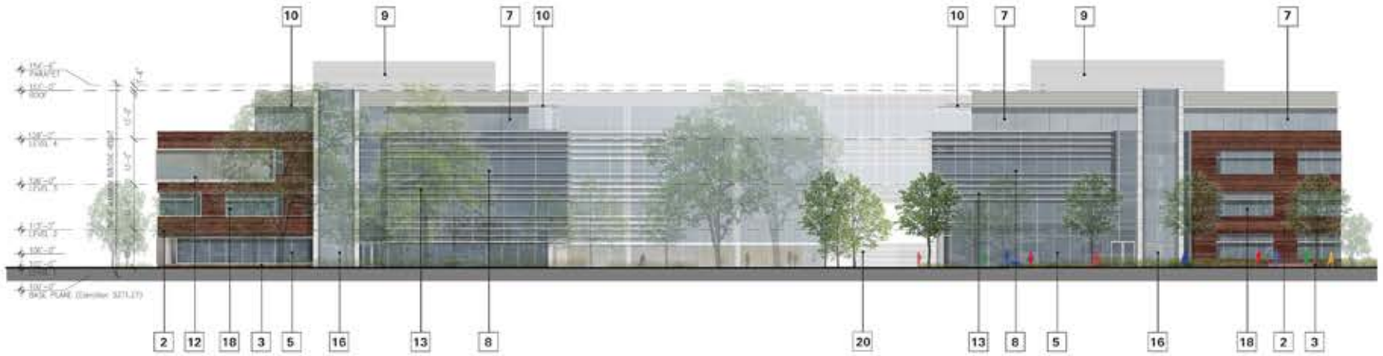
DATE: 05/27/2015

Pearl Place Phase 1

A2.2A

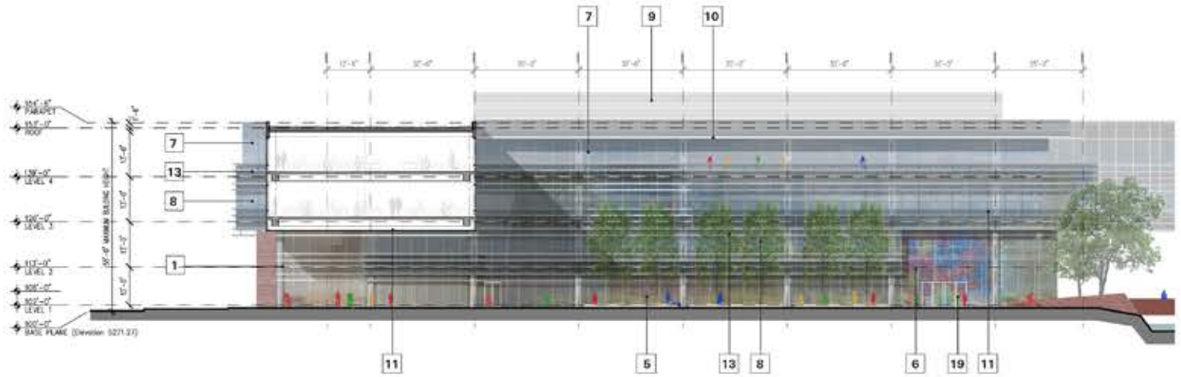
DRAWING TITLE:
EXTERIOR ELEVATIONS

Exterior Elevations
Previous BDAB Submission



1 PHASE 1 - BUILDING A
NORTH ELEVATION 1" = 20'-0"

2 PHASE 1 - BUILDING B
NORTH ELEVATION 1" = 20'-0"



3 PHASE 1 - BUILDING B
EAST ELEVATION 1" = 20'-0"

KEY

1. Cast in place concrete column - sealed C-1
2. Brick Veneer Wall System - BR-1 and BR-2
3. Stone Veneer to building base - ST-2
4. Fixed Aluminum Sunshade - AL-1
5. Storefront System at grade - Coated aluminum mullions with 1" insulated glazing - GL 1
6. Lobby glazing - Coated aluminum mullions with 1" insulated glazing - GL 2
7. Storefront System at 4th floor - Coated aluminum mullions with 1" insulated glazing - GL1
8. Aluminum Curtain Wall System w/ 1" Insulated Glazing - GL1
9. Mechanical Screen - Panelized metal screen color matched to AL-1
10. Aluminum Canopy, AL-1 with cedar colored metal soffit - WD-1
11. Ceder Colored Metal Soffit - WD-1
12. Expressed window element with coated aluminum frame & mullions AL-1, GL2
13. Horizontal Aluminum Louver - AL1
14. Aluminum composite panel canopy - AL1, with cedar colored metal soffit, WD - 1
15. Metal Service Door
16. Aluminum Clad Stair Tower with horizontal reveals - AL1
17. Timber and Steel Trellis Roof to terrace
18. Aluminum Window Wall System w/ 1" Insulated Glazing - GL1
19. Glazed Entry Doors - SS-1
20. Decorative Gate with steel pickets

Note:
All exterior aluminum to be coated AL1 unless otherwise noted

MATERIAL AND SAMPLES KEY

Natural Stone
ST-1 Loveland Buff Sandstone Natural Cleft Face (Landscape)

Stainless Steel
SS-1 No.4 Finish Polished Stainless Steel

Wood
WD-1 Cedar color / Textured Metal Panel

Glass
GL-1 Viracon VNE1-63 Or Similar
GL-2 Viracon VE1-2M Or Similar

Coated aluminum
AL-1 Duranar XL Champagne Gold

Natural Stone
ST-2 Colorado Rose Sandstone Natural Cleft Face

Brick
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish
BR-2 Cloud Ceramics Cherokee Blend Velour Finish
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish

Concrete
C-1 Architectural Concrete - Cast in Place, sealed

Pearl Place
Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

TRYBA ARCHITECTS
1620 Logan Street
Denver,Colorado 80203
303.831-4010

BOULDER DESIGN ADVISORY BOARD (BDAB)

NOT FOR CONSTRUCTION
PROGRESS SET ONLY

FINAL ARCHITECTURAL PLANS

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ISSUE

DATE	NO.	REMARKS

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
MK	CK	BM

PROJECT NO.
1402.00

DATE:
06/27/2015

Pearl Place
Phase 1

A2.3A

DRAWING TITLE:
EXTERIOR ELEVATIONS

Exterior Elevations
Proposed

1 PHASE 1 - BUILDING A
EAST ELEVATION 1" = 20'-0"

3 PHASE 1 - BUILDING B
SOUTH ELEVATION 1" = 20'-0"

2 PHASE 1 - BUILDING A
SOUTH ELEVATION 1" = 20'-0"

4 PHASE 1 - BUILDING B
WEST ELEVATION 1" = 20'-0"

MATERIAL AND SAMPLES KEY

ST-1	**Natural Stone** Loveland Buff Sandstone Natural Cleft Face (Landscape)
SS-1	**Stainless Steel** No.4 Finish Polished Stainless Steel
WD-1	**Wood** Cedar color / Textured Metal Panel
GL-1	**Glass** Viracon VNE1-63 Or Similar
GL-2	Viracon VE1-2M Or Similar
AL-1	**Coated aluminum** Duranar XL Champagne Gold
ST-2	**Natural Stone** Colorado Rose Sandstone Natural Cleft Face
BR-1	**Brick** Cloud Ceramics Medium Ironspot Smooth Finish
BR-2	Cloud Ceramics Cherokee Blend Velour Finish
BR-1	Cloud Ceramics Medium Ironspot Smooth Finish
C-1	**Concrete** Architectural Concrete - Cast in Place, sealed

KEY

1. Cast in place concrete column - sealed C-1
2. Brick Veneer Wall System - BR-1 and BR-2
3. Stone Veneer to building base - ST-2
4. Fixed Aluminum Sunshade - AL-1
5. Curtain Wall System at grade - Coated aluminum mullions with 1" insulated glazing - GL 1
6. Lobby glazing - Coated aluminum mullions with 1" insulated glazing - GL 2
7. Curtain Wall System at 4th floor - Coated aluminum mullions with 1" insulated glazing - GL
8. Aluminum Curtain Wall System w/ 1" Insulated Glazing - GL1
9. Mechanical Screen - Panelized metal screen color matched to AL-1
10. Aluminum Canopy, AL-1 with cedar colored metal soffit - WD-1
11. Cedar Colored Metal Soffit - WD-1
12. Expressed window element with coated aluminum frame & mullions AL-1, GL2
13. Horizontal Aluminum Louver - AL1
14. Aluminum composite panel canopy - AL1, with cedar colored metal soffit, WD - 1
15. Metal Service Door
16. Aluminum Clad Stair Tower with horizontal reveals - AL1
17. Not Used
18. Aluminum Window Wall System w/ 1" Insulated Glazing - GL1
19. Glazed Entry Doors - SS-1
20. Decorative Gate with steel pickets

Note:
All exterior aluminum to be coated AL1 unless otherwise noted

Pearl Place
Office Development

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1620 Logan Street
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ISSUE

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DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
MK	CK	BM

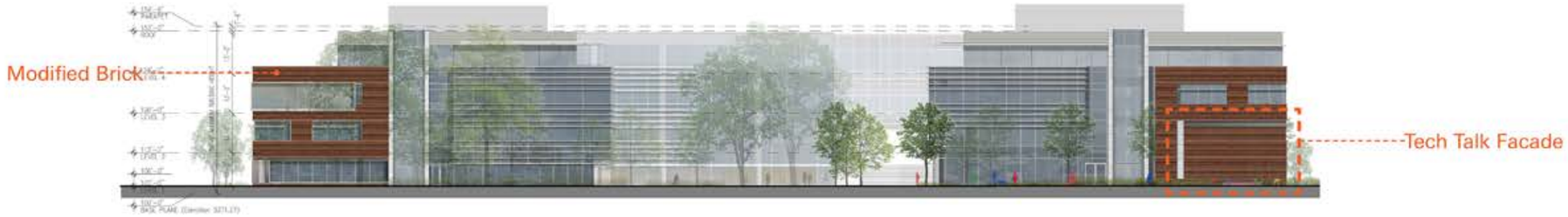
PROJECT NO. 1402.00
DATE: 05/27/2015

Pearl Place Phase 1

A2.2B

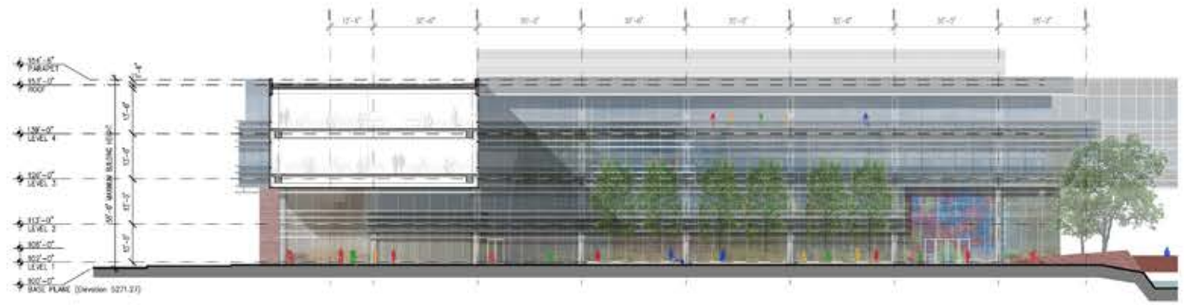
DRAWING TITLE:
EXTERIOR ELEVATIONS

Exterior Elevations
Proposed



1 PHASE 1 - BUILDING A
NORTH ELEVATION 1" = 20'-0"

2 PHASE 1 - BUILDING B
NORTH ELEVATION 1" = 20'-0"



3 PHASE 1 - BUILDING B
EAST ELEVATION 1" = 20'-0"

MATERIAL AND SAMPLES KEY

Natural Stone
ST-1 Loveland Buff Sandstone Natural Cleft Face (Landscape)

Stainless Steel
SS-1 No.4 Finish Polished Stainless Steel

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C-1 Architectural Concrete - Cast in Place, sealed

Pearl Place
Office Development

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ISSUE

DATE	NO.	REMARKS

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MK	CK	BM

PROJECT NO. 1402.00
DATE: 06/27/2015

Pearl Place
Phase 1

A2.3B

DRAWING TITLE:
EXTERIOR ELEVATIONS

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: boulderplandevelop.net

Revised
February 2015
402.pdf

BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application 5/27/2015 **Address of Property for Review** 3005 PEARL ST. 2100 & 2170 30th ST 2120 32ND ST

Applicant's Name KELLY DAVIS - OZ **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 SOUTHERN LAND CO 1550 W. MCEWEN DR., SUITE 200 FRANKLIN, TN 37067 **Phone** 615.778.3150

Project Description

RÉVE: 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 VARIES

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

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: boulderplandevelop.net

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:

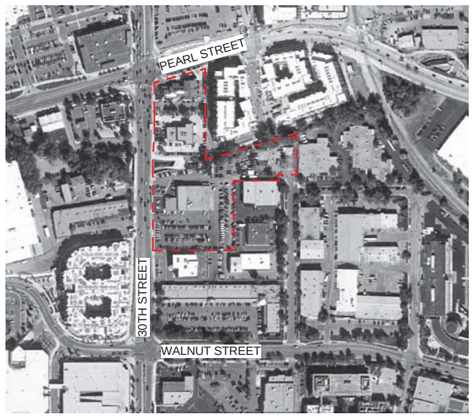
- A map illustrating the location of the project as well as photographs of the project site and the surrounding area.
- A site plan in a clear graphic style should be presented in the context of the city blocks surrounding the project. Site boundaries and dimensions should be clearly marked and special 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

VICINITY MAP



VICINITY MAP
1" = 300'-0"

PROJECT TEAM

OWNER
SOUTHERN LAND COMPANY
MICHAEL McNALLY
1550 W. McEWEN AVE
SUITE 200
FRANKLIN, TN 37067
VOICE: 615.778.1214

DEVELOPER
SOUTHERN LAND COMPANY
TOM SKUBE
1550 W. McEWEN AVE
SUITE 200
FRANKLIN, TN 37067
VOICE: 615.778.1214

ARCHITECT
OZ ARCHITECTURE
KELLY DAVIS
3003 LARIMER STREET
DENVER, CO 80205
VOICE: 303.861.5704

CIVIL
JVA
CODY GRATNY
1319 SPRUCE STREET
BOULDER, CO 80302
VOICE: 303.444.1951

LANDSCAPE
SOUTHERN LAND COMPANY
BEN CRENSHAW
1550 W. McEWEN AVE
SUITE 200
FRANKLIN, TN 37067
VOICE: 615.778.1214

DRAWING INDEX

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0.3	INSPIRATION PHOTOS
0.5	RENDERINGS
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LANDSCAPE	
7.2	CONCEPTUAL NARRATIVE
7.3	CONCEPTUAL IMAGERY
7.4	MATERIALS PLAN - NORTH
7.5	MATERIALS PLAN - SOUTH
7.6	OPEN SPACE COMPLIANCE AND LANDSCAPE CALCULATIONS
7.8	ELEVATIONS AND SECTIONS
7.9	ELEVATIONS AND SECTIONS
7.10	TREE SURVEY/ TREE REPORT
7.11	LANDSCAPE PLAN - NORTH
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16.1	SETBACK PLAN AND LOW POINT - NORTH
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16.4	SHADOW STUDIES
16.5	100' PROXIMITY BUILDING EXHIBIT

Rêve
PEARL DISTRICT

Boulder, Colorado

SOUTHERN LAND COMPANY

CONSULTING ENGINEERS

ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

REVE

SITE REVIEW SUBMITTAL | 05/04/2015

SECTION 00
SHEET 0.1
COVER SHEET

10

09

07

08

01

01

01

06

01

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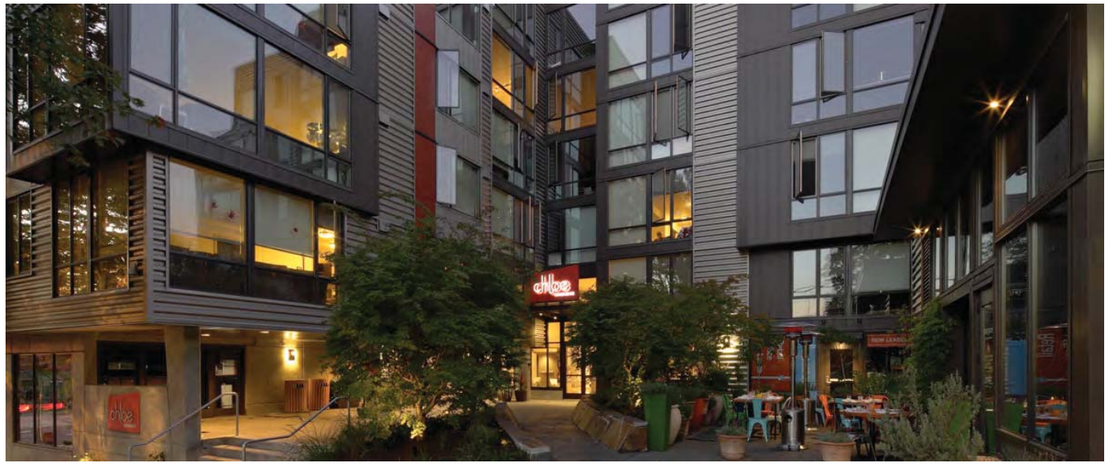
SECTION 00 - GENERAL

SHEET 0.2

VICINITY MAP AND CONTEXT



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SECTION **00 - GENERAL**

SHEET **0.3**

INSPIRATION PHOTOS

1 3D SKETCH - AERIAL VIEW
1" = 1/16"

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SECTION **00 - GENERAL**

SHEET **0.5**

RENDERINGS

1 3D SKETCH - 30TH & PEARL ST.
1" = 1/16"

2 3D SKETCH - 30TH & WATERWAY
1" = 1/16"

3 3D SKETCH - VIEW LOOKING SOUTH
1" = 1/16"

4 3D SKETCH - JUNCTION PLACE
1" = 1/16"

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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

OUTDOOR DINING/ PLAZA
- PROVIDES OUTDOOR SPACE FOR CORNER RESTAURANT IN A QUIETER, MORE PROTECTED LOCATION
- LOCATION OF SECOND LEVEL AMENITY TERRACE ABOVE PROVIDES ADDITIONAL INTEREST

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 BUILDING USES COMPLIMENT 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 RESIDENT COURTYARD
- FIREPLACE
- ENTERTAINMENT AREA WITH OUTDOOR TV AND WIFI
- VIEWS OVERLOOKING PEARL STREET TO THE MOUNTAINS
- MOVABLE SEATING FOR LARGE AND SMALL GROUPS

FLATIRONS RESIDENT COURTYARD
- 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

WOOD FOOTBRIDGE/ BOARDWALK
- PROVIDES PEDESTRIAN CROSSING OVER DITCH
- ALLOWS VISUAL ACCESS TO WATER

OUTDOOR YOGA TERRACE
- MORE PRIVATE SPACE
- EASTERN ASPECT FOR MORNING SUN EXPOSURE

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 SECURTIY
- ROCK FEATURE AND SLIDE FOR UNSTRUCTURED PLAY

RESIDENT ENTERTAINMENT AREA
- OUTDOOR KITCHEN, TVs, 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

DITCH OVERLOOK
- SWING PROVIDES RESTING POINT
- OVERLOOK CLOSE TO WATER

RELOCATED QUONSETT HUT
- RECONFIGURED TO GATHERING AREA OVERLOOKING DITCH AND BIORETENTION AREA

BIORETENTION/ PLANTING AREA
- INTERPRETIVE SIGNAGE
- WATER QUALITY BMP
- SCREENING AND DECORATIVE PLANTING

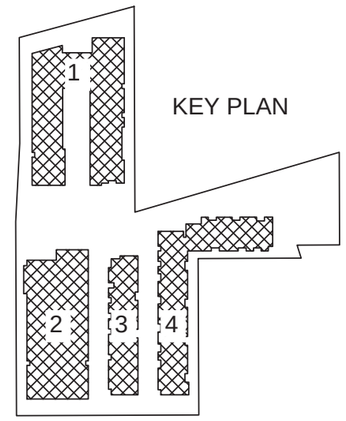
POCKET PARK
- TRANSITION FROM PUBLIC SIDEWALK TO BUILDING/ SITE ENTRANCE
- MOVABLE SEATING AND SHADED FOR COMFORT

FIRE LANE (20FT)
- REQUIRED FIRE ACCESS
- PAVING DESIGN TO REDUCE VISUAL WIDTH AND INCREASE INTEREST

AMENITY TERRACE
- ALLOWS SPILL OUT FROM INTERIOR RESIDENT AMENITY SPACE
- OVERLOOK TO CENTRAL PLAZA

PET RECREATION AREA
- SYNTHETIC TURF FOR EASE OF MAINTENANCE
- EASY ACCESS TO WASH STATION
- PET-PLAY FEATURES
- FENCED FOR SECURITY

SCREENED SERVICE AREA



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SOUTHERN LAND COMPANY

CONSULTING ENGINEERS

ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

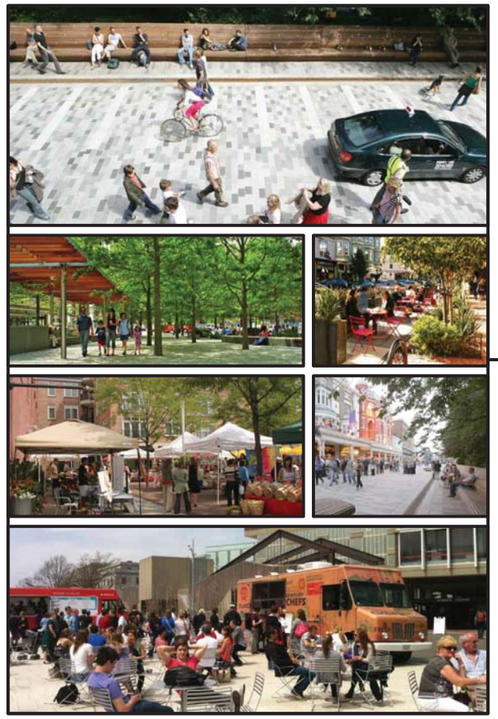
REVE

SITE REVIEW SUBMITTAL | 05/04/2015

SECTION 07
SHEET 7.2

CONCEPTUAL NARRATIVE

RETAIL/OUTDOOR DINING



PEDESTRIAN PLAZA WITH SHARED STREET

OFFICE ENTRANCE/LIVING STEPS

CENTRAL PLAZA

QUONSETT HUT/BIORETENTION

DESIGN ELEMENTS

CHILD-FRIENDLY COURT

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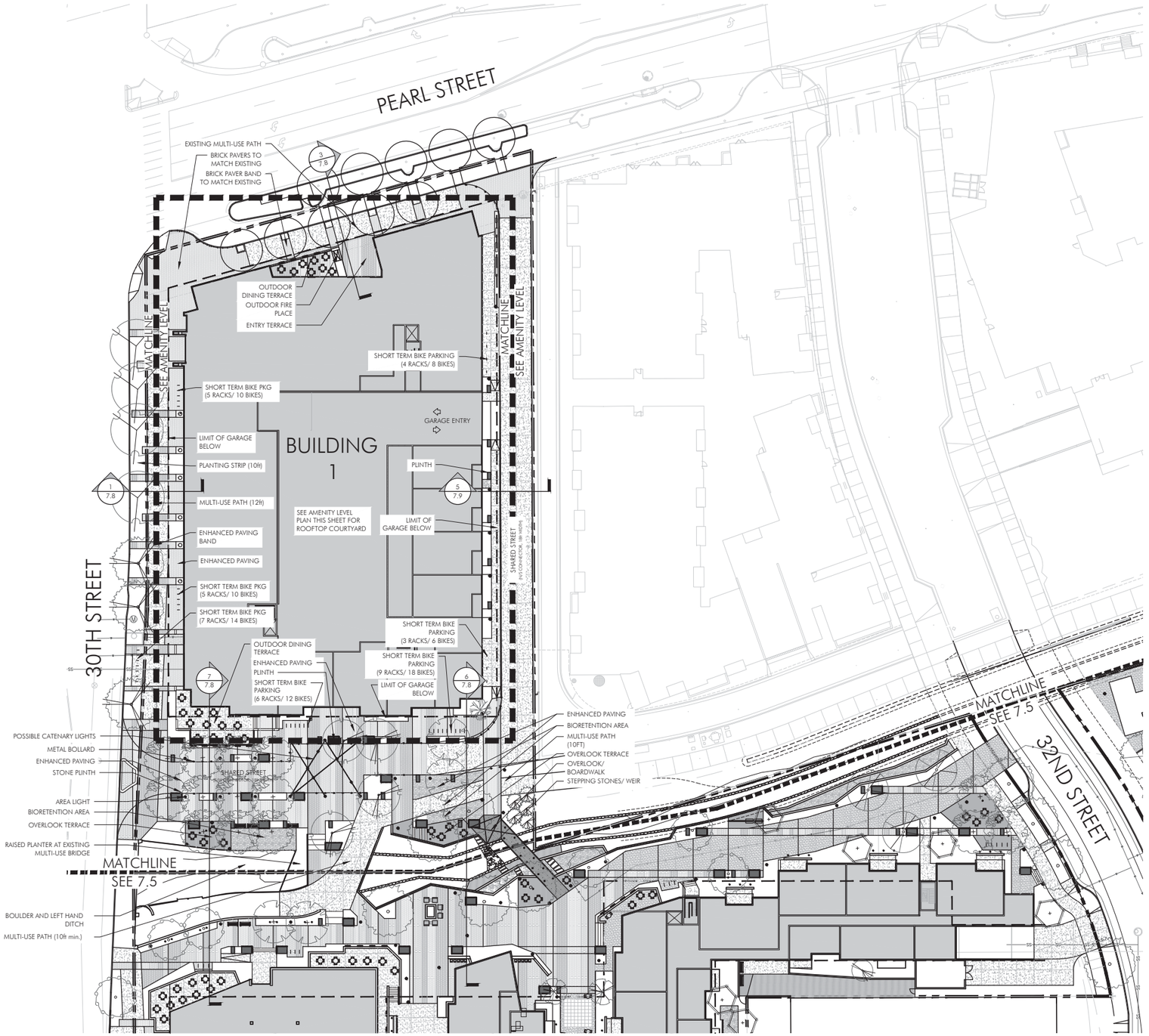
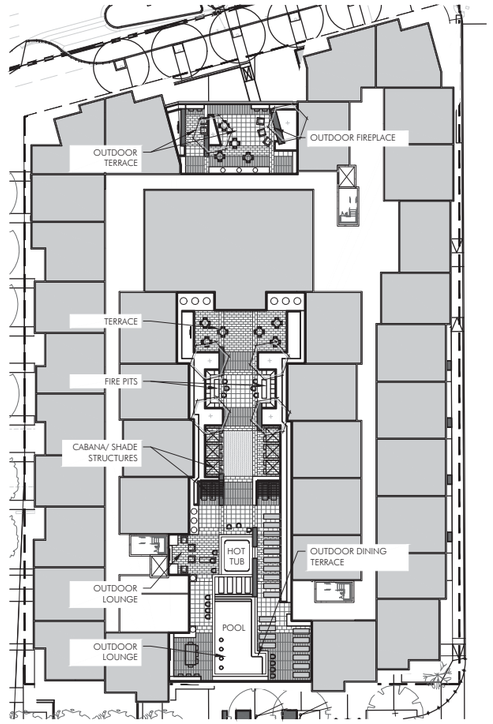
SECTION 07
SHEET 7.3

CONCEPTUAL IMAGERY

0 20 40 80



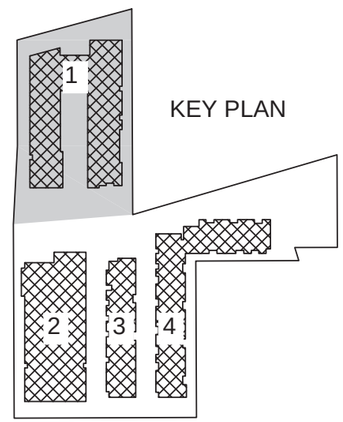


BUILDING 1- AMENITY LEVEL

0 15 30 60

NOTES:

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



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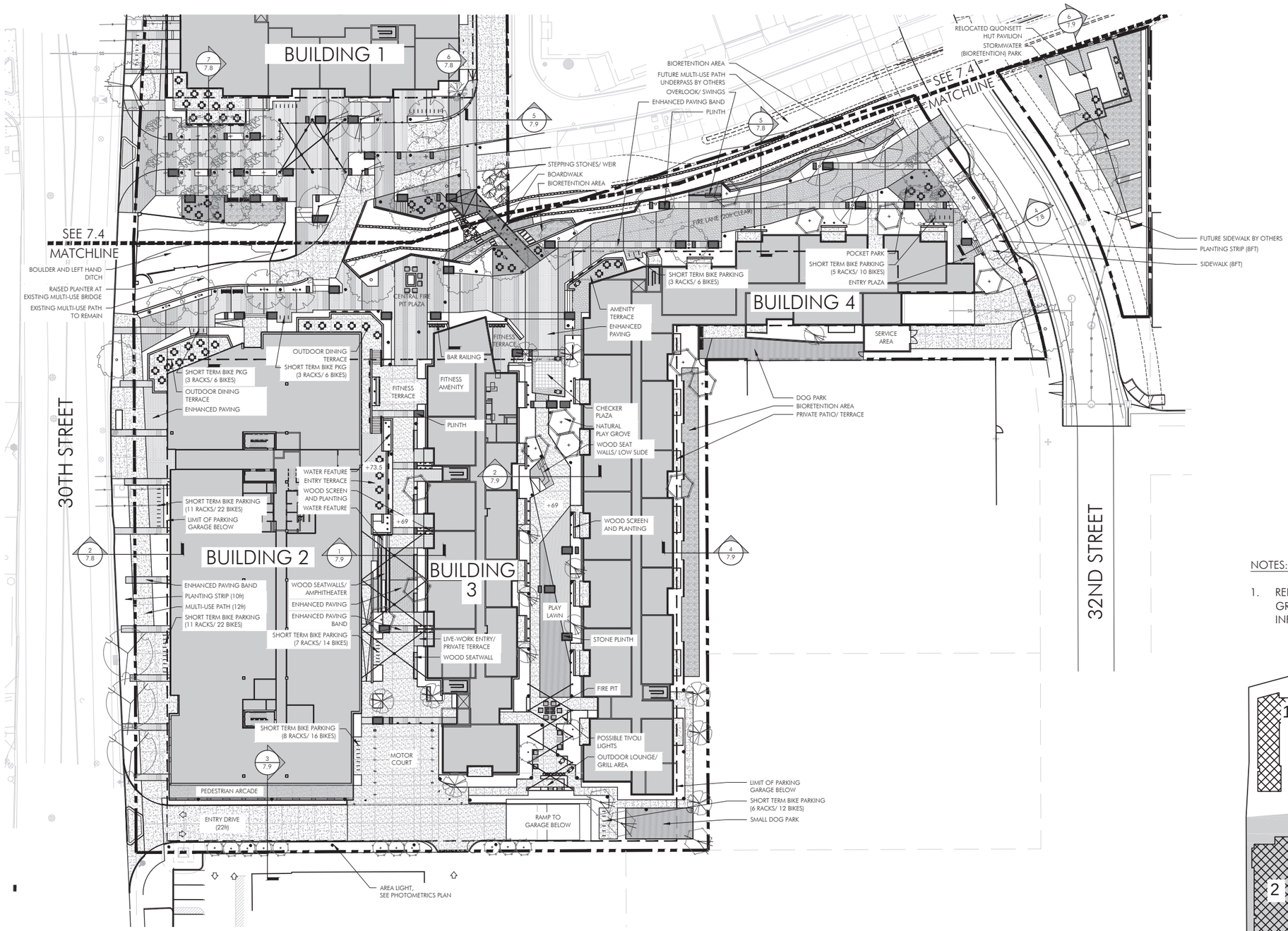
SECTION **07**

SHEET **7.4**

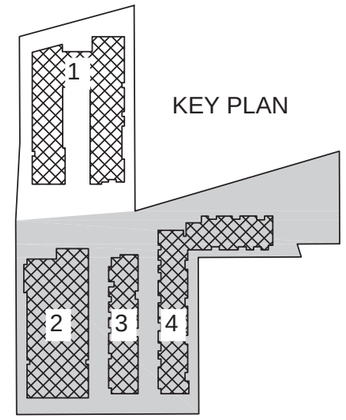
MATERIALS PLAN- NORTH



NOTES:

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

KEY PLAN



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SECTION 07
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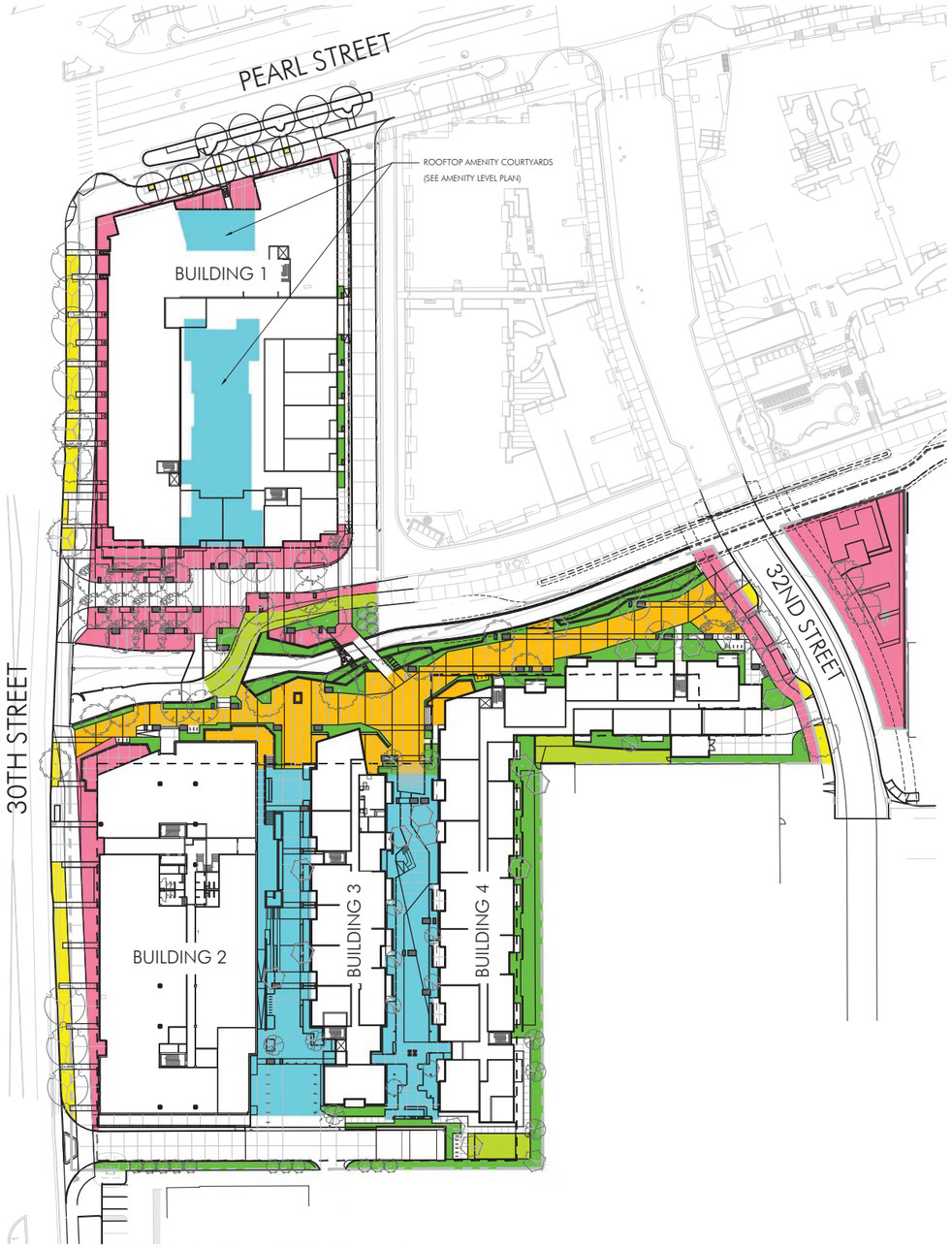
MATERIALS PLAN-SOUTH



1 OPEN SPACE PLAN
1" = 50-0"

0 20 40 80

Open Space Requirements

						Type 1A	Type 1B	Type 2	Type 3*	Type 4	Type 5	Total Open Space		% Open Space
	Total Property		Required Open Space									Provided		Provided
North Parcel (MU-4)	84,543	sf	**20%**	16,909	sf	1,690	1,857	2,136	9,605	13,054		28,342	sf	34%
South Parcel (BR-1)	168,771	sf	**20%**	33,754	sf	2,332	17,116	2,240	21,027	14,382	14,915	72,012	sf	43%
	253,314	sf										**100,354**	**sf**	**40%**

***** North Parcel Type 3 Open Spaceis 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	181	6	4	West side only. Additional Trees precluded due to Fire Lane, driveway access, future bridge structure
	Totals	**36**	**23**	

STREET TREE CALCULATIONS

Site Landscape Requirements

						Required	Provided	Required	Provided
	Gross Site Area		Buildings/ Parking	Drives	Net Site	Trees	Trees	Shrubs	Shrubs
North Parcel (MU-4)	84,543	sf	34,335	12,366	37,842	25	25	126	130+
South Parcel (BR-1)	168,771	sf	70,392	9,131	89,248	59	59	297	300+
Totals	253,314	sf	104,727	21,497	127,090	84	84	424	425+

SITE LANDSCAPE CALCULATIONS

BVRC Guidelines		North Parcel	South Parcel
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 ditches 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	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 exists 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	Coordinate 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 planting	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	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		

Indicates Compliance
Indicates Non-Compliance

BVRC GUIDELINES COMPLIANCE

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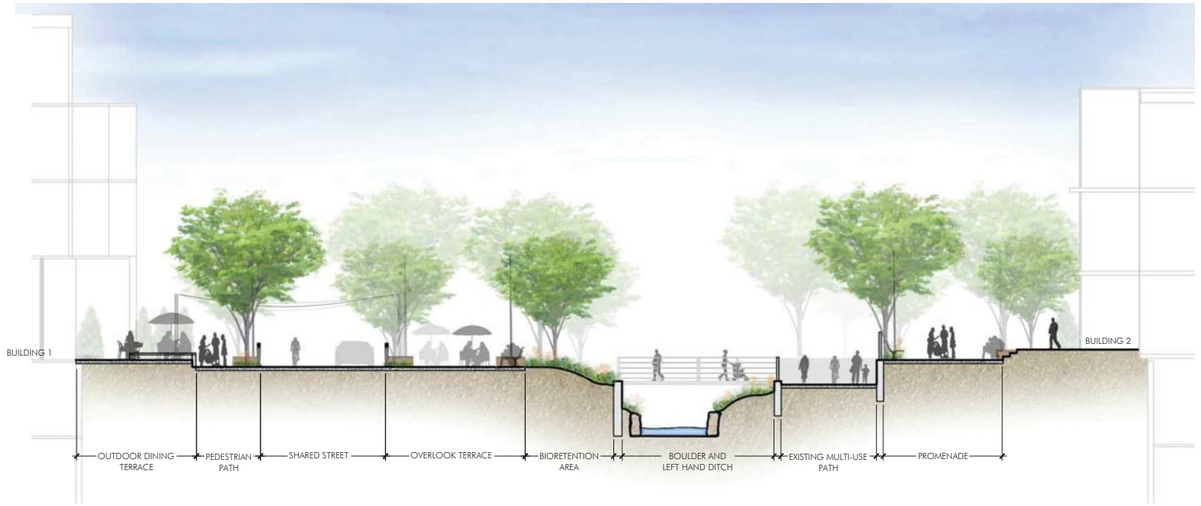
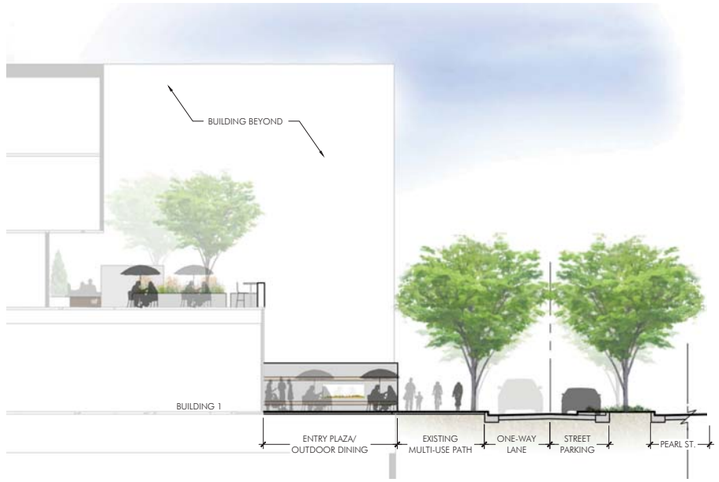
SHEET 7.6

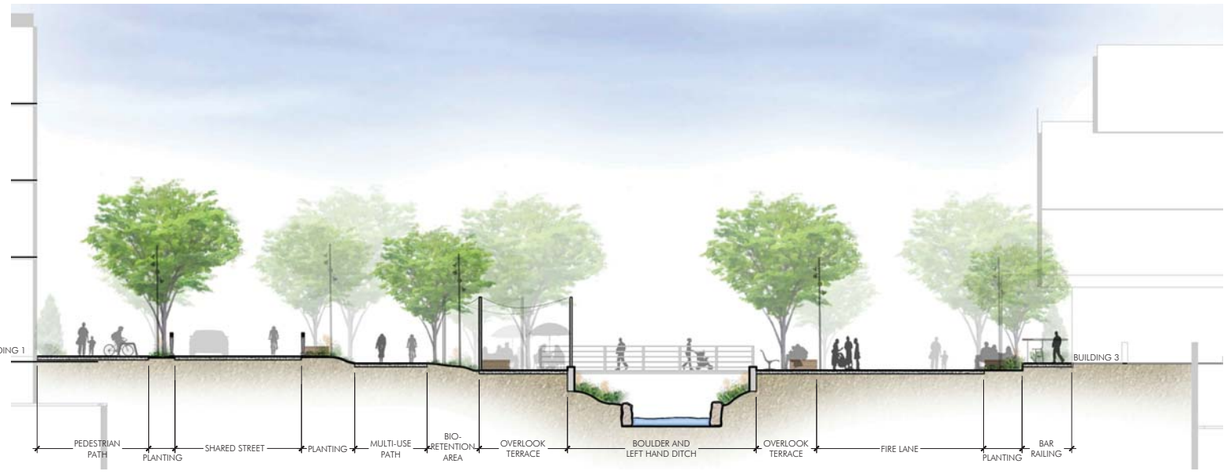
OPEN SPACE COMPLIANCE AND LANDSCAPE CALCULATIONS



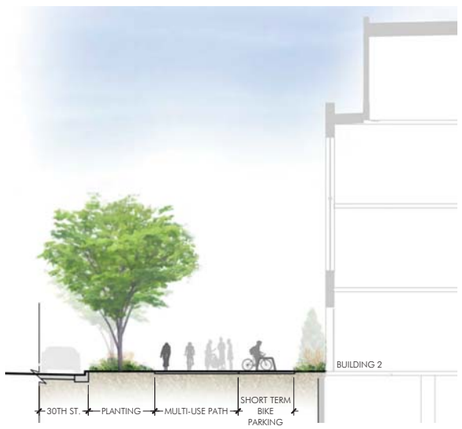
7 DITCH WEST (BLDG 1-2)
Scale: 1" = 10'-0"



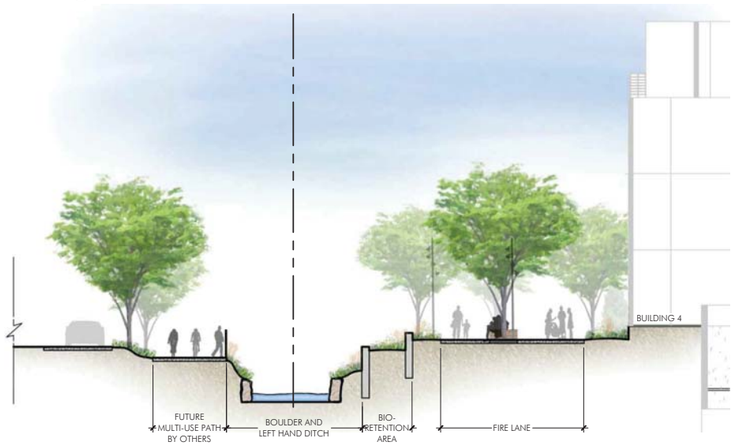
3 PEARL PLACE BUILDING 1 WEST
Scale: 1" = 10'-0"



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

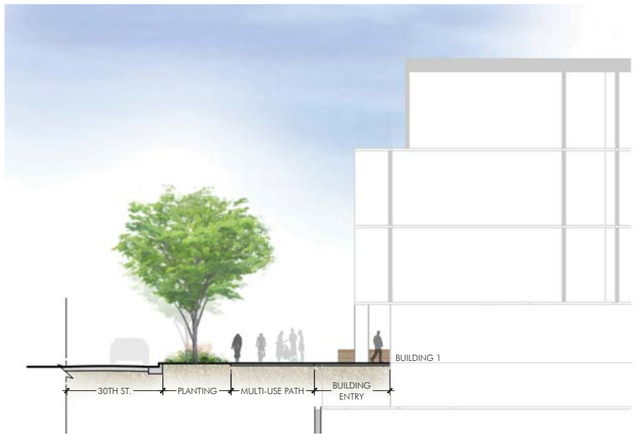


2 30TH STREET BUILDING 2 NORTH
Scale: 1" = 10'-0"



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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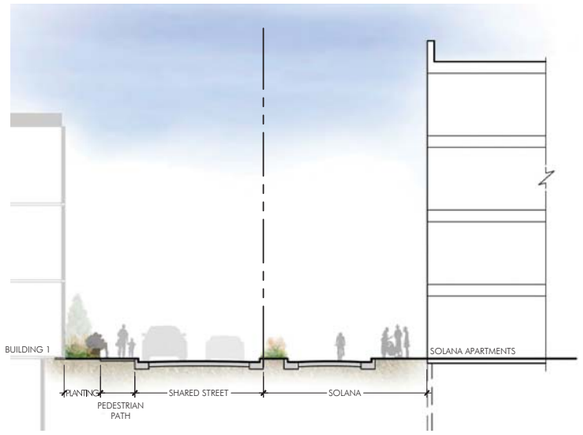
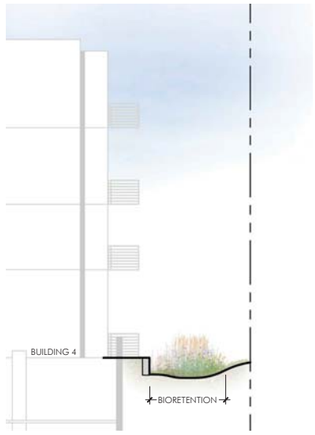
SECTION 07
SHEET 7.8

ELEVATIONS AND SECTIONS

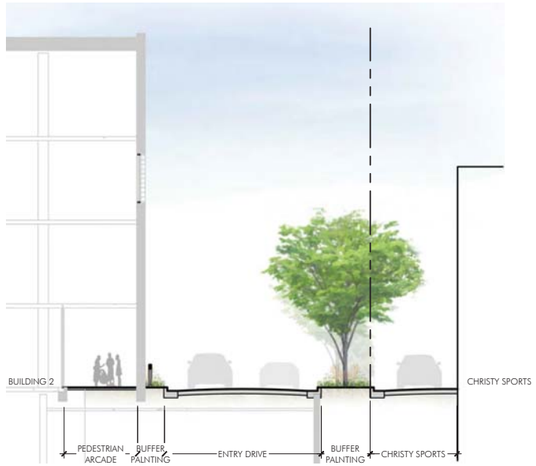
6 STORMWATER PARK
Scale: 1" = 10'-0"



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

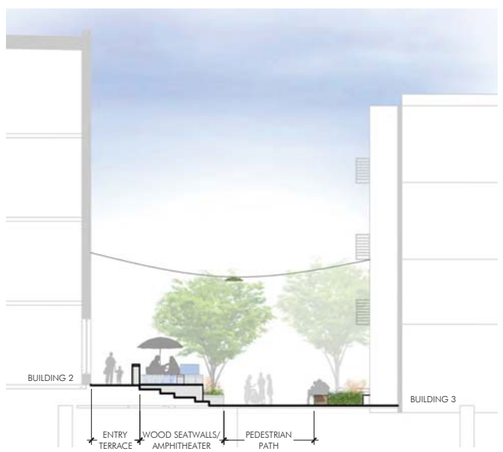


4 BIORETENTION @ BLDG 4/PROPERTY LINE
Scale: 1" = 10'-0"



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"

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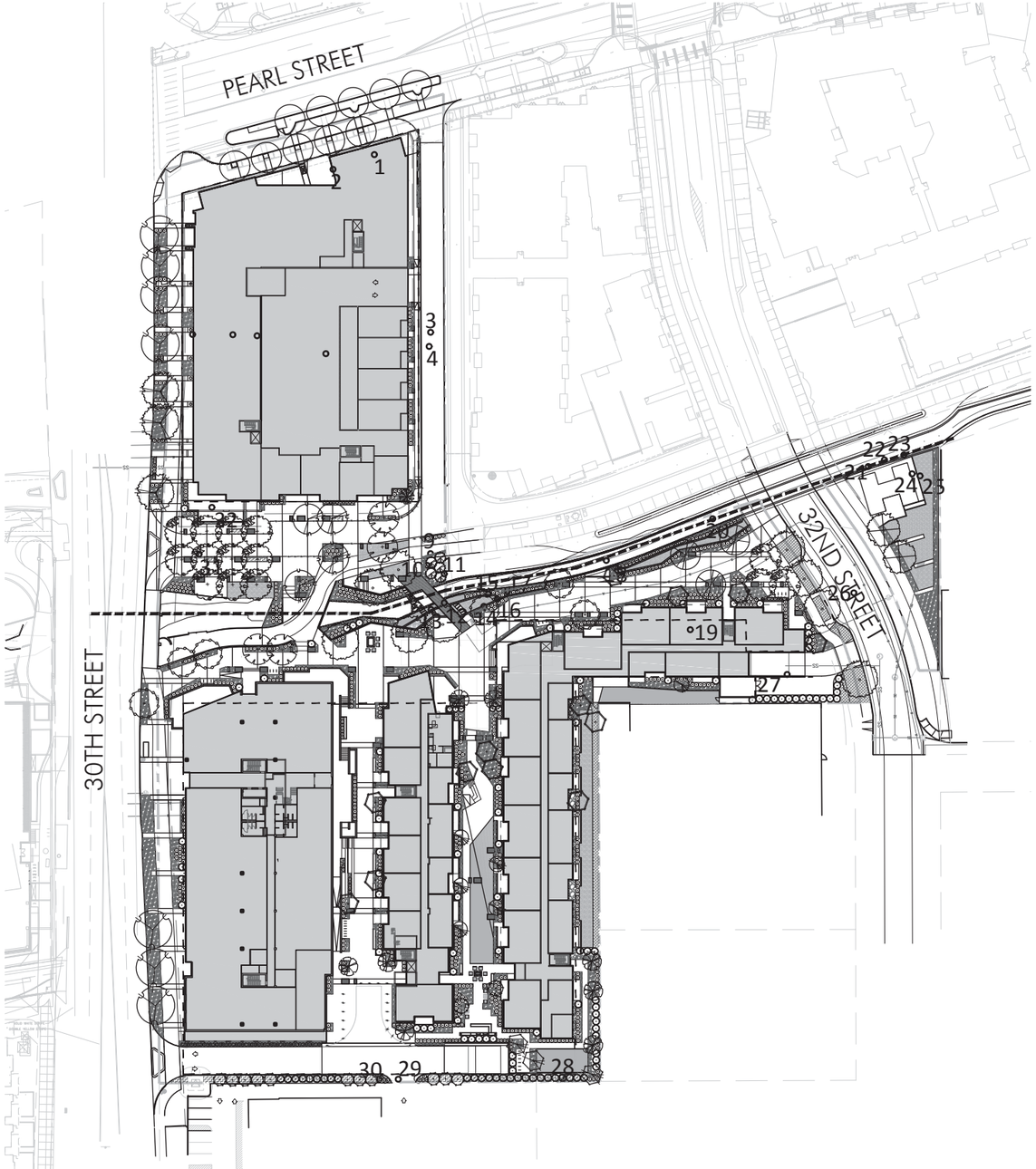
SHEET **7.9**

ELEVATIONS AND SECTIONS



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	*Pinus edulis*	7, 7.5	Excellent	-Native species
2	Tree of heaven	*Ailanthus altissima*	8	Good	-Non-native species -Close proximity to building
3	Tree of heaven	*Ailanthus altissima*	8, 8	Good	-Non-native species -Some maintenance required
4	Green ash	*Fraxinus pennsylvanica*	14	Good	-Native species -Some maintenance required -EAB concern
5	Tree of heaven	*Ailanthus altissima*	6	Good	-Non-native species -Some maintenance required
6	Siberian elm	*Ulmus pumila*	7	Good	-Native species -Some maintenance required
7	Quaking aspen	*Populus tremuloides*	7	Fair	-Native species -Some maintenance required -Potential freeze damage
8	Green ash	*Fraxinus pennsylvanica*	16	Good	-Native species -Some maintenance required -EAB concern
9	Green ash	*Fraxinus pennsylvanica*	13	Good	-Native species -Some maintenance required -EAB concern
10	Green ash	*Fraxinus pennsylvanica*	12	Good	-Native species -Some maintenance required -EAB concern
11	Tree of heaven	*Ailanthus altissima*	10	Good	-Non-native species -Some maintenance required
12	Tree of heaven	*Ailanthus altissima*	13	Good	-Non-native species -Some maintenance required
13	Siberian elm	*Ulmus pumila*	8, 15	Good	-Non-native species -Some maintenance required
14	Black locust	*Robinia pseudoacacia*	8, 12	Good	-Native species -Some maintenance required
15	Black locust	*Robinia pseudoacacia*	6, 8, 8	Good	-Native species -Some maintenance required
16	Black locust	*Robinia pseudoacacia*	13	Good	-Native species -Some maintenance required
17	Black locust	*Robinia pseudoacacia*	6, 10	Good	-Native species -Some maintenance required
18	Eastern cottonwood	*Populus deltoides*	27, 25	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
19	Black locust	*Robinia pseudoacacia*	7, 10, 10	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
20	Siberian elm	*Ulmus pumila*	6.5	Good	-Non-native species -Some maintenance required
21	American elm	*Ulmus americana*	14.5, 12	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
22	Crack willow	*Salix fragilis*	27, 23	Fair	-Non-native species -Some maintenance required -Eroded roots along ditch banks
23	Boxelder	*Acer negundo*	9, 9, 10	Good	-Native species -Some maintenance required
24	Green ash	*Fraxinus pennsylvanica*	7.5	Good	-Native species -Some maintenance required -EAB concern
25	Boxelder	*Acer negundo*	7	Good	-Native species -Some maintenance required
26	Green ash	*Fraxinus pennsylvanica*	8.5	Good	-Native species -Some maintenance required -EAB concern
27	Siberian elm	*Ulmus pumila*	10, 8, 8	Fair	-Non-native species -Some maintenance required -Abutting fence
28	Tree of heaven	*Ailanthus altissima*	9	Fair	-Non-native species -Some maintenance required -Abutting fence
29	Tree of heaven	*Ailanthus altissima*	10	Fair	-Non-native species -Some maintenance required -Abutting fence
30	Tree of heaven	*Ailanthus altissima*	6	Fair	-Non-native species -Some maintenance required -Abutting fence
31	Green ash	*Fraxinus pennsylvanica*	10	Excellent	-Native species -Some maintenance required -EAB concern
32	Green ash	*Fraxinus pennsylvanica*	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.

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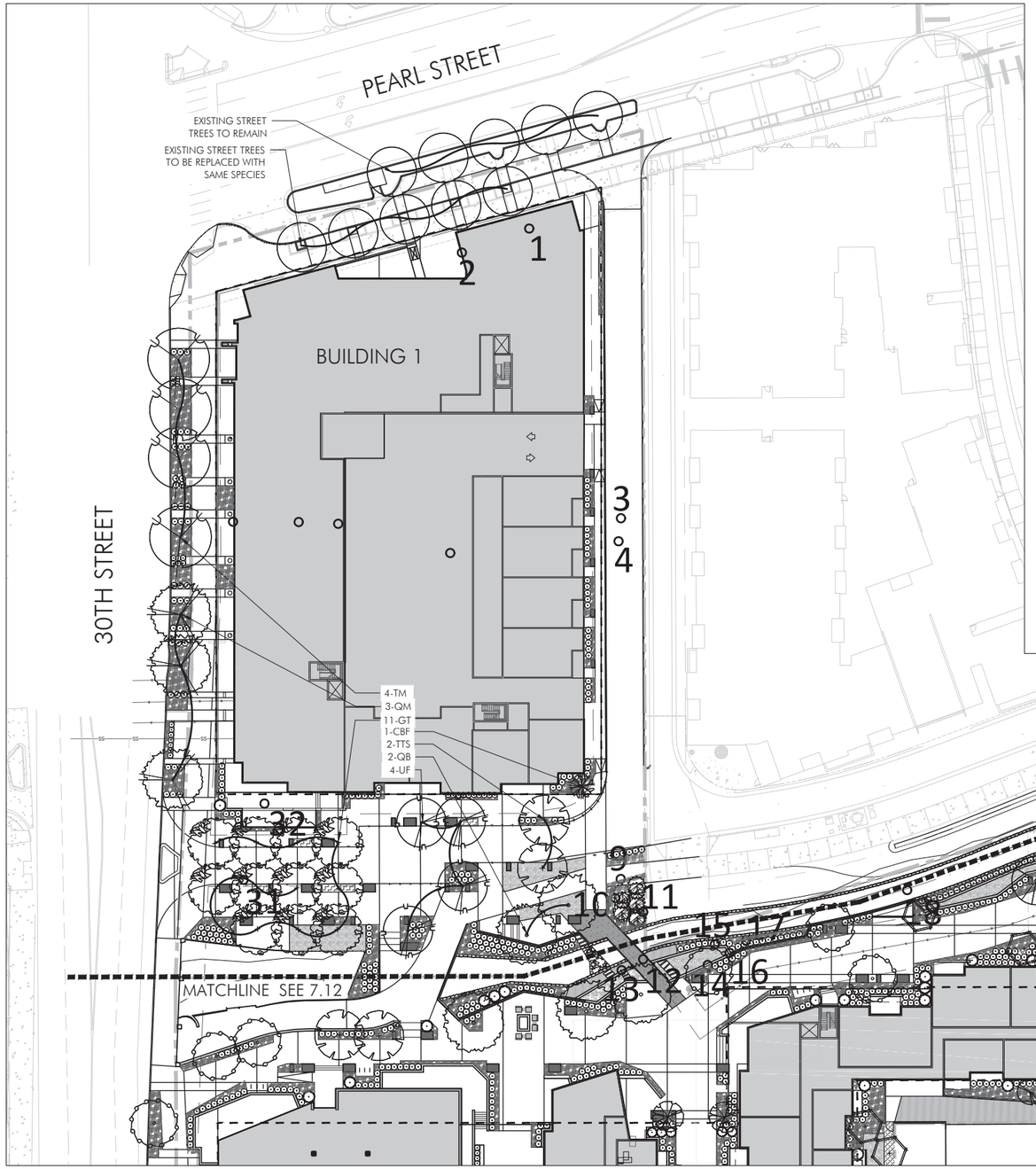
TREE SURVEY & TREE REPORT



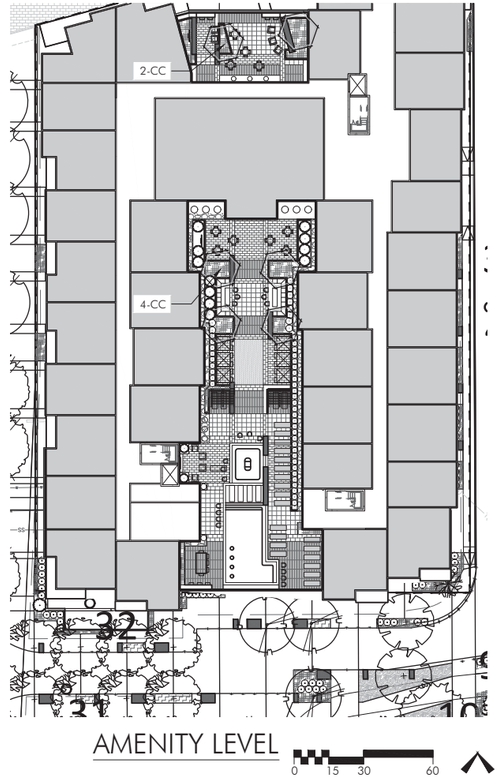
LANDSCAPE LEGEND

- 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.



AMENITY LEVEL

LANDSCAPE PLAN-NORTH

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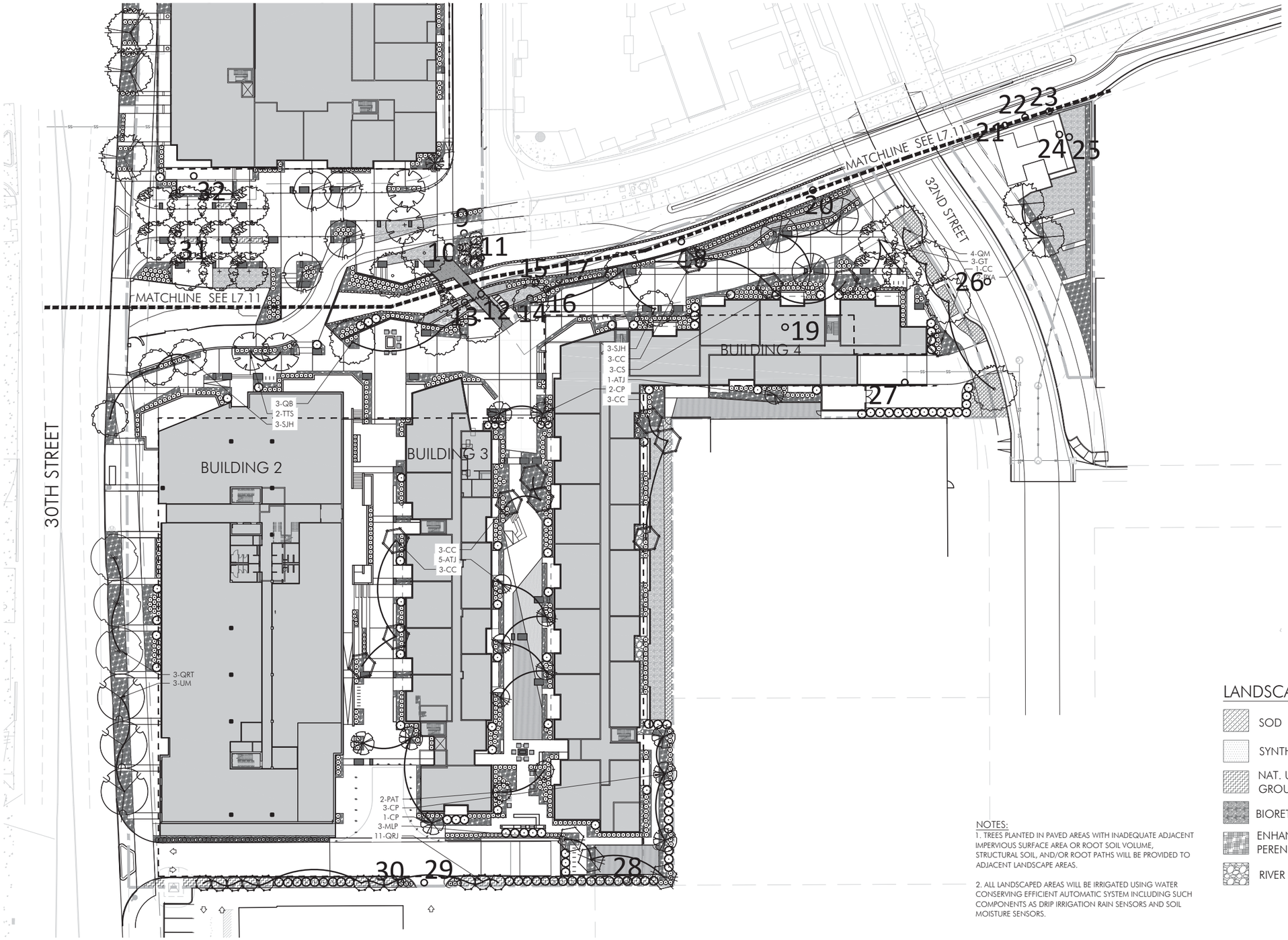
LANDSCAPE PLAN-NORTH



LANDSCAPE PLAN- SOUTH

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.

LANDSCAPE LEGEND

- SOD
- SYNTHETIC TURF
- NAT. UNDERSTORY/ GROUNDCOVER
- BIORETENTION
- ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
- RIVER ROCK

0 15 30 60

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LANDSCAPE PLAN-SOUTH

MASTER LANDSCAPE PLANT LIST

CANOPY TREES

QTY.	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER	SPACING	MATURE HT.	MATURE SP.	NOTES
1	CBF	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam		3" CAL	As shown	35'	15'	
3	CS	Catalpa speciosa	Northern Catalpa		3" CAL	As shown	50'	35'	
14	GT	Gleditsia tricanthos 'Harve'	Northern Acclaim Honeylocust		3" CAL	As shown	45'	35'	
2	PXA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree		3" CAL	As shown	50'	40'	
9	QB	Quercus bicolor	Swamp White Oak		3" CAL	As shown	45'	45'	
3	QM	Quercus macrocarpa	Bur Oak		3" CAL	As shown	55'	45'	
11	QRJ	Quercus robur x alba 'JFS-KW2QX'	Skinny Genes Oak		3" CAL	As shown	45'	10'	
3	QRT	Quercus robur x alba 'Tabor'	Forest Knight Oak		3" CAL	As shown	50'	40'	
6	SJH	Sophora japonica 'Halka'	Millstone Japanese Pagoda Tree		3" CAL	As shown	45'	35'	
4	TTS	Tilia tomentosa 'Sterling'	Sterling Linden		3" CAL	As shown	40-50'	20-30'	
7	UM	Ulmus 'Morton Glossy'	Triumph Elm		3" CAL	As shown	50'	45'	
4	UF	Ulmus 'Frontier'	Frontier Elm		3" CAL	As shown	40-50'	25-35'	

UNDERSTORY TREES

	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER	SPACING	MATURE HT.	MATURE SP.	NOTES
6	ATJ	Acer tataricum 'JFS-KW2'	Rugged Charm Maple		2" CAL	As shown	28'	15'	
19	CC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud		2" CAL	As shown	25'	18'	
8	CP	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn		2" CAL	As shown	28'	25'	
3	MLP	Malus toensis 'Prairie Rose'	Prairie Rose Crabapple		2" CAL	As shown	20'	18'	
2	PAT	Prunus armeniaca 'Tilton'	Tilton Apricot		2" CAL	As shown	15-25'	10-15'	

EVERGREEN TREES

	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES
5	PG	Picea glauca	White Spruce		5' MIN.	As shown	40-60'	10-20'	
	PSF	Pinus strobus 'Fastigiate'	Fastigiate White Pine		5' MIN.	As shown	30'	10'	
	TO	Thuja occidentalis 'Emerald'	Emerald Arborvitae		5' MIN.	As shown	10-15'	3-4'	
	TOH	Thuja occidentalis 'Holmstrup	Holmstrup Eastern Arborvitae		5' MIN.	As shown	4-6'	2-3'	

EVERGREEN SHRUBS

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES
BGG	Buxus x 'Green Gem'	Green Gem Boxwood	5 GAL		30" O.C.	2-3'	2-3'	
BMJ	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	5 GAL		30" O.C.	4'	5'	
DBC	Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 GAL		30" O.C.	4'	4'	
PAP	Picea abies 'Pumila'	Dwarf Norway Spruce	5 GAL		30" O.C.	3-4'	3-6'	
PMS	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 GAL		30" O.C.	3-4'	3-4'	
PMT	Pinus mugo 'Tannenbaum'	Tannenbaum Pine		5'	As shown	10-15'	6'	
PPS	Picea pungens 'Sester Dwarf'	Sester Dwarf Blue Spruce		5'	As shown	6-8'	2-3'	
RGM	Rhododendron 'Girard's Mount Saint Helens'	Mount Saint Helen's Azalea	5 GAL		30" O.C.	4-6'	3-4'	

DECIDUOUS SHRUBS

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES
BT	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	5 GAL		30" O.C.	2'	2-3'	
BD	Buddleia x davidii 'Adonis Blue'	Adonis Blue Butterfly Bush	5 GAL		30" O.C.	4-6'	4-5'	
CCS	Caryopteris x clandonensis 'Sapphire Surf'	Sapphire Surf Spirea	5 GAL		30" O.C.	3-4'	2-3'	
CSK	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Redosier Dogwood	5 GAL		30" O.C.	2-3'	2-3'	
FI	Forsythia x intermedia 'Weekend'	Weekend Forsythia	5 GAL		30" O.C.	4-5'	4-5'	
HS	Hibiscus syriacus 'Helene'	Helene Rose of Sharon	5 GAL		30" O.C.	8-12'	6-10'	
LV	Ligustrum vulgare 'Lodense'	Lodense Privet	5 GAL		30" O.C.	2-3'	3-4'	
SB	Spiraea x bulmalda 'Anthony Waterer'	Anthony Waterer Spirea	5 GAL		30" O.C.	2-3'	2-4'	
SJ	Spiraea japonica 'Goldmound'	Goldmound Spirea	5 GAL		30" O.C.	2'	2-3'	
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	5 GAL		30" O.C.	3-5'	3-5'	
VF	Viburnum farreri 'Nanum'	Dwarf Fragrant Viburnum	5 GAL		30" O.C.	2-4'	4-6'	
WF	Weigela florida 'Alexandra'	Wine and Roses Weigela	5 GAL		30" O.C.	2-3'	3-5'	

PERENNIALS

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES
P-CV	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	1 GAL		18"OC	16-24"	18-24"	
P-CXS	Chrysanthemum x superbum 'Becky'	Becky Shasta Daisy	1 GAL		18"OC	30"	30"	
P-MD	Monarda didyma 'Jacob Cline'	Jacob Cline Bee Balm	1 GAL		18"OC	4-5'	4-5'	
P-AS	Aurinia saxatilis 'Gold Dust'	Gold Dust Basket of Gold	1 GAL		18"OC	1'	2'	
P-EP	Echinacea purpurea 'Merlot'	Merlot Coneflower	1 GAL		18"OC	2.5'	2.5'	
P-GP	Gaillardia pulchella	Indian Blanket	1 GAL		18"OC	12-15"	12-15"	
P-HR	Hemerocallis 'Red Rum'	Red Rum Daylily	1 GAL		18"OC	1.5'	1.5'	
P-IS	Iris sibirica 'Bennerup Blue'	Bennerup Blue Siberian Iris	1 GAL		18"OC	3'	2'	
P-LAR	Lavendula angustifolia 'Royal Purple'	Deep Purple English Lavender	1 GAL		18"OC	2.5'	2.5'	
P-PN	Papaver nudicaule	Iceland Poppy	1 GAL		18"OC	1'	1'	
P-SP	Salvia pachyphylla	Mojave Sage	1 GAL		18"OC	24"	30"	
P-RT	Rudbeckia triloba	Black-Eyed Susans	1 GAL		18"OC	2'	2'	
P-ZG	Zinnia grandiflora	Rocky Mountain Zinnia	1 GAL		18"OC	12-18"	12-18"	

ORNAMENTAL GRASSES

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES
O-CA	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	5 GAL		30" OC	4-6'	2'	
O-MS	Miscanthus sinensis 'Adagio'	Adagio Maiden Grasss	5 GAL		30" OC	2-3'	2-3'	
O-DCS	Deschampsia caespitosa 'Schottland'	Scottish Tufted Hair Grass	5 GAL		30" OC	1.5-3	1.5-3'	
O-PAL	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	5 GAL		30" OC	1-2'	12-18"	
O-PV	Panicum virgatum 'Northwind'	Northwind Switch Grass	5 GAL		30" OC	4-6'	2-3'	

GROUNDCOVERS / VINES

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES
G-EF	Euonymus fortunei	Purple Wintercreeper	1 GAL		12"OC	12-18"	3-6'	
G-DC	Delosperma cooperi	Hardy Ice Plant	1 GAL		12"OC	2"	18"	
G-VM	Vinca minor 'Bowles Variety'	Bowles Periwinkle	1 GAL		12"OC	6"	1.5'	
G-VR	Veronica repens 'Sunshine'	Golden Creeping Speedwell	1 GAL		12"OC	4"	1'	

ANNUALS

AC	Annual color (Square Feet)

*ALL PLANT MATERIAL CULTIVARS SUBJECT TO APPROVAL.

NOTES:

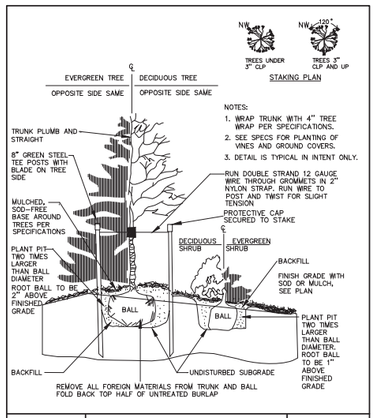
1. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.

2. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR GRADING, UTILITY AND EASEMENT INFORMATION.

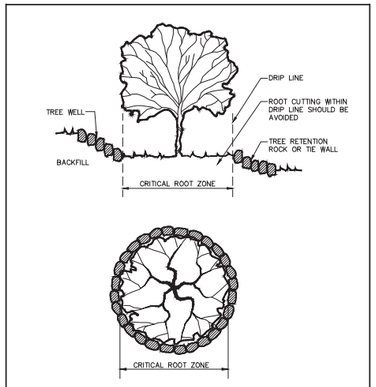
3. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.

4. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR THE TREE PROTECTION REQUIREMENTS.

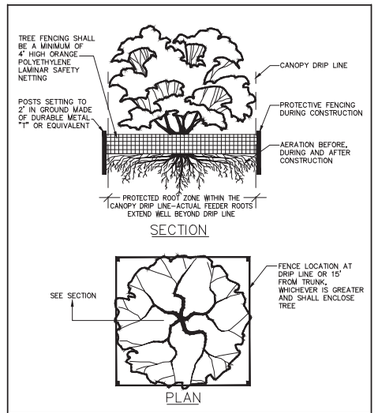
5. NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 AND MARCH 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER-GROWN STOCK , SHALL NOT BE PLANTED BETWEEN JUNE 1 AND SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.



DRAWN BY: JSH CHECKED BY: SRW APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.02



DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO GRADE CHANGE AROUND EXISTING TREES	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.04



DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO PROTECTED ROOT ZONE AND DRIP LINE	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.12

Plant Materials
Plant material shall be delivered to the site after the beds are prepared and are ready for planting. Shipments of plant materials shall be thoroughly protected from the sun and from drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected. Plant materials remain the property of the Contractor until initial acceptance.

Shrubs And Groundcovers
Plants shall be nursery grown, healthy, vigorous, compact, bushy to the ground, well branched, of normal habit of growth for the species, and shall be free from defects, decay, girding roots, sun-scald injuries, abrasions of the bark or limbs, disease, insect eggs, and larvae. They shall have ball sizes that meet the standard set forth by the American Association of Nurserymen, Inc. The specified sizes shall be before pruning, and the plants shall be measured from their nominal top branches in normal position to the top of the ball or soil level. Plants shall not be pruned prior to delivery, except upon special approval. All plants shall be of specimen quality. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be hardy under climatic conditions similar to those in the locality of the project.

Shade Trees
Shade trees shall be healthy, vigorous, full-branched on all sides, well-shaped, specimen quality, symmetrical, and shall meet the trunk diameter, height and spread requirements as specified. Single trunk trees shall have a straight trunk. Trees which have a damaged or crooked leader or trunk or are one-sided or do not have a full, symmetrical branch structure and crown, will be rejected. Ball shall be firm, neat, slightly tapered, and well burlapped. Any tree loose in the ball or with broken ball at the time of planting will be rejected. Trees with abrasions on the bark, disfiguring knots, or wounds over two (2) inches which have not calloused will be rejected. All trees shall have trunk flare exposed, excess soil shall be removed from root ball necessary. Tree ball sizes shall be as outlined in ANSI Z6.0.1 -1980.

Multi-trunk Trees: No division of the trunk which branches more then six (6) inches from the ground level, as determined by the root crown of the plant, shall be considered a stem.

Ornamental Trees
Ornamental trees shall be healthy, vigorous; full branched, well shaped, and shall meet the height and spread, caliper and branching character as specified. Trees not having a full, symmetrical branch structure and crown will be rejected.
Single trunk ornamental trees shall have straight trunks with branching beginning a minimum of forty-two (42) inches above the top of the bail or container.
Multi-trunk ornamental trees shall be pruned so all 'sucker' type branching is removed from around trunk canes as well as extraneous branching on trunk canes below crown of trees. Pruning shall be such that as least one-half of the plant is trunk branching and approximately one-half is crown foliage. All multi-trunk trees will conform to the number of trunk canes and/or caliper specified.

Materials
Compost: 100% organic, aerobically composted humus, fully composted under proper C/H ratios with sustained temperatures to 170 degrees F., possessing excellent air porosity, water holding capacity and drainage, optimum cation exchange capacity, free of weeds, weed seeds, insect pests and with a pH averaging 6.5 to 7.0. As supplied by Living Earth Technology, Dallas, Texas, or approved equal.
Fertilizer: Complete slow release fertilizer with an organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis. Fertilizer shall contain 20% nitrogen, 10% phosphoric acid, 10% potash, unless otherwise specified or approved. "Agriform" by Sierra Chemical Company, or approved equal.
Peat Moss: Clean hypnum peat, free of noxious weeds and rubble, dark brown in color.
Pine Fines: Fine texture, ¼ to ½ inch size, free of noxious weeds and rubble.
Topsoil: Fertile natural surface soil, uniform in composition, similar to site topsoil if approved, free of stones, lumps, weeds, and roots. Minimum 20 percent organic matter, 50 to 70 percent sand, 15 to 20 percent clay. If topsoil at the site does not meet specifications, Contractor is responsible for importing topsoil to the site for the purpose of backfilling plant pits.

Tagging
The Contractor shall make an initial selection and tag, with a permanent tree tag, the trees he proposes to furnish that meet all the specifications requirements and deliver required samples to the site for approval when requested. Tree tags to be removed after final planting is complete.
The Contractor shall lay out plant material and set necessary markers and stakes for approval by Landscape Architect prior to planting. All plants are to be in the straight and even rows or as shown on plans. The Landscape Architect or Owner reserved the right to relocate shrubs and trees from positions on the plans prior to their planting. All tree locations are to be approved by the Landscape Architect.

Tree Pits And Planting
If planting occurs without approval of plant locations by the Landscape Architect, the Landscape Architect reserves the right to relocate plant material as deemed necessary.
Ornamental Trees: Plant ornamental trees in pits twelve (12) inches larger than the tree ball. After setting the tree, the pit shall be backfilled with parts of topsoil to one (1) part of compost and carefully settled by watering to prevent air pockets. Form a three (3) inch high watering ring for each ornamental tree. All cord or wire to secure burlap on tree ball shall be cut from top of ball and around trunk. Place a (2) inch layer of compost inside the watering ring.
Shade Trees: Plant shade trees in a tree pit two (2) feet greater in diameter that the tree ball. The crown of the tree ball should be approximately one (1) inch higher than the existing grade. After setting the tree, the pit shall be backfilled with four (4) parts of acceptable existing soil or topsoil to one (1) part compost and carefully settled by watering to prevent air pockets. Form a four (4) inch high watering ring around the tree. All cord or wire used to secure burlap on tree ball shall be cut from top one-third of ball and from around trunk after setting. Place two (2) inch layer of compost or bark mulch inside the watering ring.
Percolation Test Pits: The Contractor shall excavate at least four (4) test pits on the site and fill with water to test for percolation. Size of pits shall be comparable to largest tree pit to be excavated. Location can be in conjunction with proposed shade tree location. Monitor pit for forty-eight (48) hours. If, at the end of that time, water has not significantly percolated, a Stand Pipe underdrain system should be installed for trees in that area.
Stand Pipe Installation: Should it be determined that tree pits will not percolate, or do so very slowly, shade trees shall have sump pipes installed in specially excavated tree pits

Bed Preparation
Groundcover Beds: Loosen all groundcover beds to a depth of six (6) inches. Two (2) inches of peat moss or compost shall be applied and worked into the upper six (6) inches of bed. Beds shall be thoroughly tilled and pulverized to a depth of six (6) inches and raked smooth. Work fertilizer into soil at the rate of twelve (12) pounds per 1000 square feet. Delivery receipts of soil amendments may be requested.
Rototill all seasonal color beds to a depth of six (6) inches. Four (4) inches of peat moss or compost shall be applied and worked into the upper six (6) inches of the bed. Beds shall be thoroughly tilled and pulverized to a depth of six (6) inches and raked smooth. Beds shall be left two (2) to three (3) inches higher than surrounding grade for proper drainage.
Shrub Bed Planting: Rototill all shrub beds to a depth of six (6) inches. Four (4) inches of peat moss or compost shall be applied and worked into the upper six (6) inches of the bed. Beds shall be thoroughly tilled and pulverized to a depth of six (6) inches and raked smooth. Beds shall be left two (2) to three (3) inches higher than surrounding grade for proper drainage. Broadcast fertilizer and work lightly into the soil around the shrubs at the rate of (12) twelve pounds per 1000 square feet. Bed shall be left high to prevent poor drainage or ponding of water within the bed.
Care shall be taken to prevent planting beds from blocking drainage against building or impeding site drainage in any way.

Tree Guying And Staking
Submit unit cost in bid for staking all trees four (4) inch caliper and under, with three (3) steel stakes and three (3) Adj-A-Tye straps, Model 5100. Stakes should be located equal distant around the tree, and outside of tree pit. Stakes to be embedded a minimum of two (2) feet into stable soil.
Staked and guys shall be removed following the one (1) year warranty period.

Bed Alignment And Plant Placement
Shrubs and groundcover shall be planted in string line straight rows using alternative spaces between rows. The specified quantity of shrubs or groundcover shall be placed in the bed prior to planting to assure even coverage. The specified quantity of seasonal color shall be placed in the bed prior to planting to assure even coverage.
After the planting is completed, all cultivated areas shall be leveled, loosened, and raked, and the edges carefully trimmed so that the tree pits and beds shall present a neat appearance. Care shall be used that these bed edges conform as closely as possible with the lines shown on the Planting Plan. Steel edging stakes shall be on the inside of the beds.

Top Dressing
After the work of planting has been completed and approved by the Landscape Architect, mulch all beds and tree rings with two (3) inches of shredded hardwood bark mulch, lightly cultivated into area. Do not disturb watering saucer and do not cover root flair.

Grass And Weed Removal
Existing grass and weeds in areas of proposed beds shall be removed either chemically or by excavation, including root systems. Existing weeds shall be removed either chemically or by excavation, including root system, from all proposed lawn areas prior to installation of grass. Contractor shall re-fill excavated areas with topsoil to finish grade before bed preparation or grass installation.

Soil Erosion Protection
Install jute mesh or approved equal in planting bed with slopes greater than three to one prior to planting. Mesh shall have a minimum overlap of twelve (12) inches where sections join. Materials shall be installed in lengthwise sections running parallel with the slope, providing the length of slope is in excess of ten (10) linear feet from top to bottom. Jute mesh on slopes with lengths less than ten (10) linear feet shall be installed across the lope and double pinned at the twelve (12) inch overlap. Pins shall be installed so that no gaps or sags are visible in mesh.

Lawns
Loosen and rake smooth all areas to be grassed. Remove all weeds, debris and any clumps, stones, clods, etc. larger than three quarter (3/4) inch diameter. Ensure lawn areas and swales are graded for proper drainage. Areas next to sidewalks and curbs shall be graded down to one (1) inch below finished grade to allow for thickness of grass build-up.
Sod: Areas will be planted with sod as indicated on the plan. All sod shall be dark, rich green, free of weeds and nut grass and placed so joints are flush between pieces. Sod is to have root development that will support its own weight without tearing, when suspended vertically by holding the upper two corners. Sodded areas shall be rolled with a 200 pound roller immediately after laying, watered thoroughly and rerolled. All sodded grass areas shall be fertilized at the rate of twenty-five (25) pounds per 1000 square feet, prior to laying sod. Dead patches of sod shall be removed and replaced immediately.

Lawn Establishment
It is the responsibility of the Contractor to establish a dense lawn of permanent grasses, free from weeds, lumps and depressions. Any part of the area that fails to show a uniform germination shall be reseeded or resodded, and such reseeding or resodding shall continue until a dense lawn is established, regardless of amount of rain.
Water, mow and edge the lawn until initial acceptance. Mow each time after the law has reached a height of three and a half (3 ½) inches. Mow to a height of two and a half (2 ½) inches, returning the clippings to the lawn. Damage to seeded areas resulting from erosion shall be repaired by the Contractor. Scattered bare spots will not be allowed over one (1) foot square in the lawn area. Never mow off more than one-third of the grass leaves.

Clean-Up
During the work, the premises are to be kept neat and orderly at all times. Storage areas for plant and other materials shall be so organized that they, too, are neat and orderly. All trash, including debris resulting from removing weeds or rocks from planting area, preparing beds, or planting plants, shall be removed from the site daily as the work progresses. All walks and drives shall be kept clean by sweeping and hosing. Excavated soil may be distributed on the site or hauled off site as directed by Owner.

Maintenance
The Contractor shall maintain all trees, shrubs, and groundcover under this Contract until initial acceptance, by adequate watering, cultivating the top two (2) inches, weeding every two (2) weeks, spraying, and replacing as necessary to keep plants in a healthy, vigorous condition. Bed areas shall be raked as may be required to keep them neat.
The Contractor shall maintain all grass areas under this Contract until initial acceptance by watering, mowing, spraying, fertilizing, etc.

One Year Maintenance
The Contractor shall submit a separate price for maintenance of the landscape and irrigation installation for a period of one (1) year after initial acceptance. Maintenance shall be based on the Maintenance Specifications listed above.

Annual Pot Planting and Preparation
Use light screen material, landscaping fabric, to cover hole. Use soil mixture containing Fafard Complete Container Mix, Miracle Gro Moisture control container mix, or Monrovia Container Soil. Loosen roots of plant material (scoring the root ball). Fill container with min. 4" washed #57 stone; line stone with filter fabric. Fill remaining container with soil mixture leaving at least 1 but no more than 2 inches between top of soil and top of container. Wet soil before planting to settle soil. Add slow release fertilizer - Osmocote, Colorbust - and mix into soil. Add small amount of moisture holding granules.
Use 4-5 plants per square foot of container. This may vary depending on the size of the plant (if it is a one or 5 gallon, etcetera). When putting in plants container, you can leave 1/4- 1/3 inch of root ball above the top of soil. After you finish planting, "finish off" pots with pine fines, mini-nuggets, small stones, or moss. Water well immediately after planting. Use a "Rain Mat" under some large plant material that tends to wilt when dry.

Annual Beds Planting and Preparation
When ever possible, loosen soil with tiller adding soil conditioner (Earth Food, Barky Beaver soil conditioner, or soil from The Compost Farm).
Use 3 to 4 annuals per square foot. Add fertilizer, then mulch with Mini nuggets or soil conditioner. Water well immediately after planting. Best if plants being used are watered well before taken to planting site.

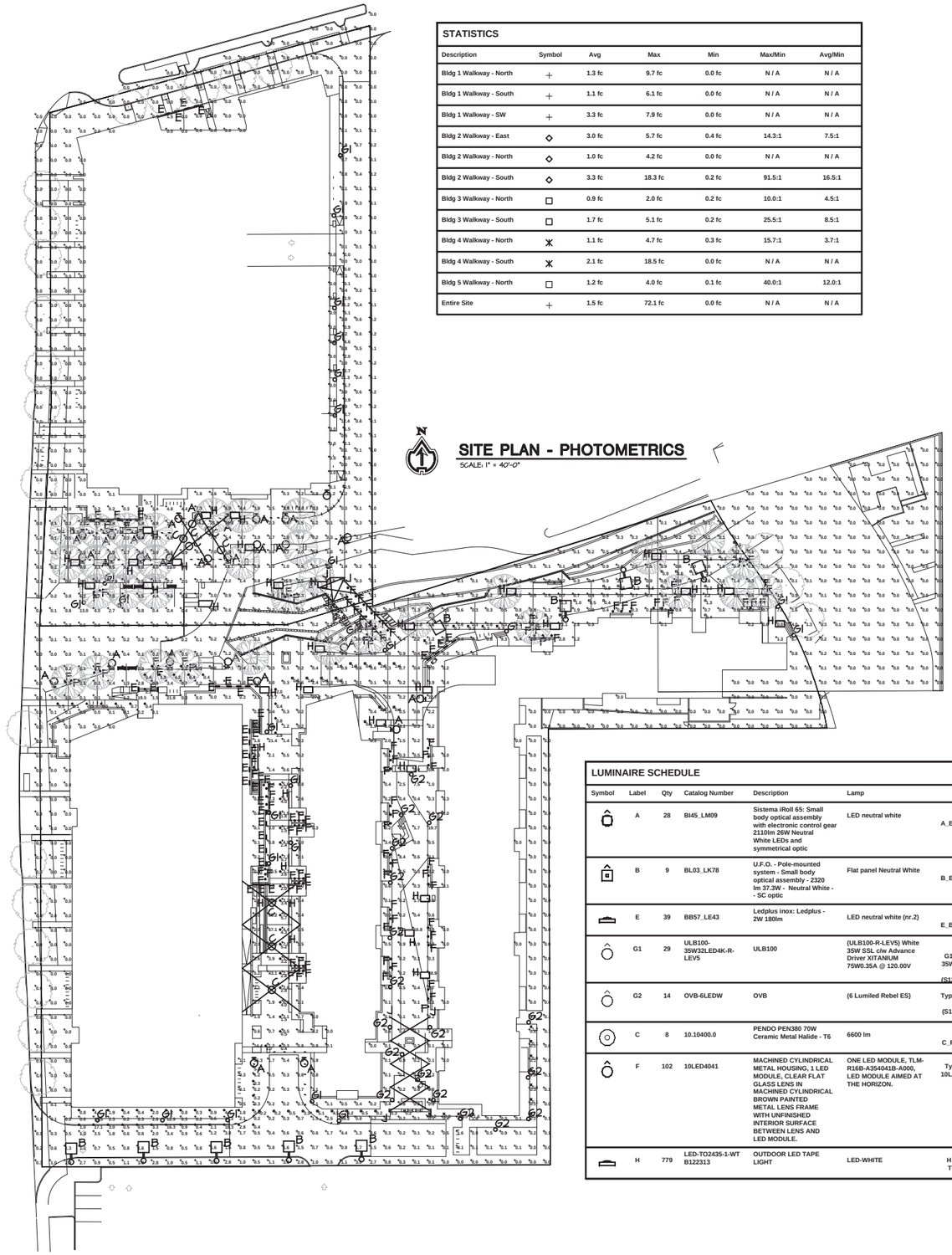
SOUTHERN LAND COMPANY
CONSULTING ENGINEERS
ARCHITECTURE URBAN DESIGN INTERIOR DESIGN

REVE

SITE REVIEW SUBMITTAL | 05/04/2015

SECTION 07
SHEET 7.13
PLANT SCHEDULE /LANDSCAPE NOTES AND DETAILS

PLANT SCHEDULE/LANDSCAPE NOTES & DETAILS

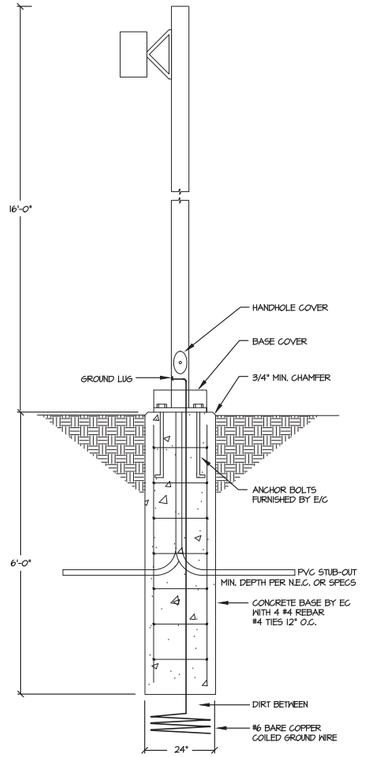


STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bldg 1 Walkway - North	+	1.3 fc	9.7 fc	0.0 fc	N / A	N / A
Bldg 1 Walkway - South	+	1.1 fc	6.1 fc	0.0 fc	N / A	N / A
Bldg 1 Walkway - SW	+	3.3 fc	7.9 fc	0.0 fc	N / A	N / A
Bldg 2 Walkway - East	◇	3.0 fc	5.7 fc	0.4 fc	14.3:1	7.5:1
Bldg 2 Walkway - North	◇	1.0 fc	4.2 fc	0.0 fc	N / A	N / A
Bldg 2 Walkway - South	◇	3.3 fc	18.3 fc	0.2 fc	91.5:1	16.5:1
Bldg 3 Walkway - North	□	0.9 fc	2.0 fc	0.2 fc	10.0:1	4.5:1
Bldg 3 Walkway - South	□	1.7 fc	5.1 fc	0.2 fc	25.5:1	8.5:1
Bldg 4 Walkway - North	✕	1.1 fc	4.7 fc	0.3 fc	15.7:1	3.7:1
Bldg 4 Walkway - South	✕	2.1 fc	18.5 fc	0.0 fc	N / A	N / A
Bldg 5 Walkway - North	□	1.2 fc	4.0 fc	0.1 fc	40.0:1	12.0:1
Entire Site	+	1.5 fc	72.1 fc	0.0 fc	N / A	N / A

SITE PLAN - PHOTOMETRICS

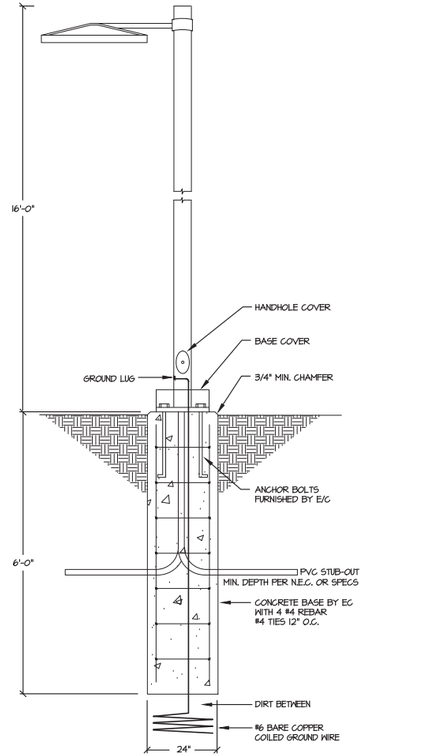
SCALE: 1" = 40'-0"

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	28	BI45_LM09	Sistema iRoll 65: Small body optical assembly with electronic control gear 2110lm 26W Neutral White LEDs and symmetrical optic	LED neutral white	Type A_BI45_LM09.IES	Absolute	1.00	28.4
	B	9	BL03_LK78	U.F.O. - Pole-mounted system - Small body optical assembly - 2320 lm 37.3W - Neutral White - - SC optic	Flat panel Neutral White	Type B_BL03_LK78.IES	Absolute	1.00	36
	E	39	BB57_LE43	Ledplus inox: Ledplus - 2W 180lm	LED neutral white (nr.2)	Type E_BB57_LE43.IES	Absolute	1.00	2.7
	G1	29	ULB100-35W32LED4K-R-LEV5	ULB100	(ULB100-R-LEV5) White 35W SSL c/w Advance Driver XITANIUM 75W0.35A @ 120.00V	Type G1_ULB100-35W32LED4K-R-LEV5 (S1208062).ies	Absolute	1.00	35.37
	G2	14	OVB-6LEDW	OVB	(6 Lumiled Rebel ES)	Type G2_OVB-6LEDW (S1002024m).ies	Absolute	1.00	9.2
	C	8	10.10400.0	PENDO PEN380 70W Ceramic Metal Halide - T6	6600 lm	Type C_PEN380___70M.ies	6600	1.00	70
	F	102	10LED4041	MACHINED CYLINDRICAL METAL HOUSING, 1 LED MODULE, CLEAR FLAT GLASS LENS IN MACHINED CYLINDRICAL BROWN PAINTED METAL LENS FRAME WITH UNFINISHED INTERIOR SURFACE BETWEEN LENS AND LED MODULE.	ONE LED MODULE, TLM-R16B-A354041B-A000, LED MODULE AIMED AT THE HORIZON.	Type F_301-10LED4041.ies	Absolute	1.00	8.04
	H	779	LED-TO2435-1-WT B122313	OUTDOOR LED TAPE LIGHT	LED-WHITE	H Alt_LED-TO2435-1-WT.ies	229	1.00	4



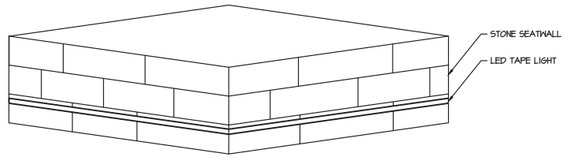
FIXTURE TYPE A POLE BASE DIAGRAM

NOT TO SCALE



FIXTURE TYPE B POLE BASE DIAGRAM

NOT TO SCALE



FIXTURE 'H' DETAIL

SCALE: NONE

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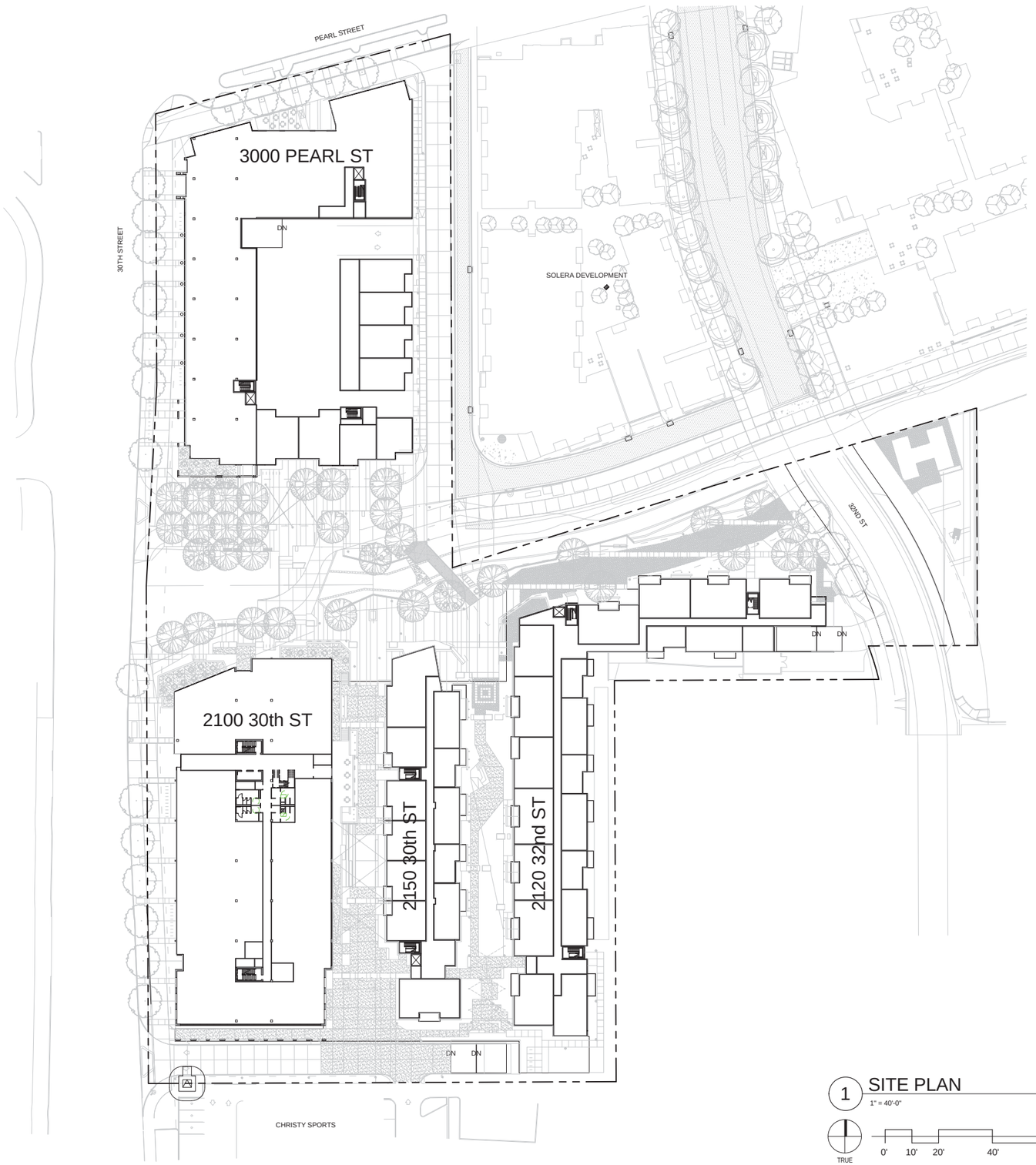
MEP PROJECT #15126
DESIGNED BY: GCG CHECKED BY: DGM

M.E.P. ENGINEERING
6402 S. Troy Circle
Centennial, CO 80111
info@mep-eng.com
(W) 303.936.1633
(F) 303.934.3299
www.mep-eng.com

SECTION 08

SHEET 7.14

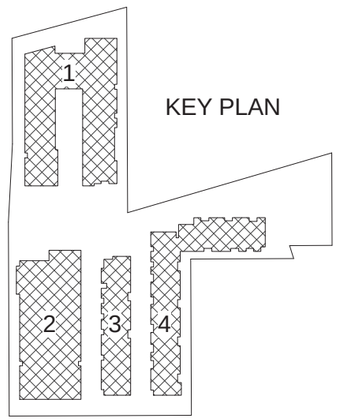
SITE PLAN - PHOTOMETRICS



1 SITE PLAN
1" = 40'-0"

TRUE NORTH

0' 10' 20' 40' 80'



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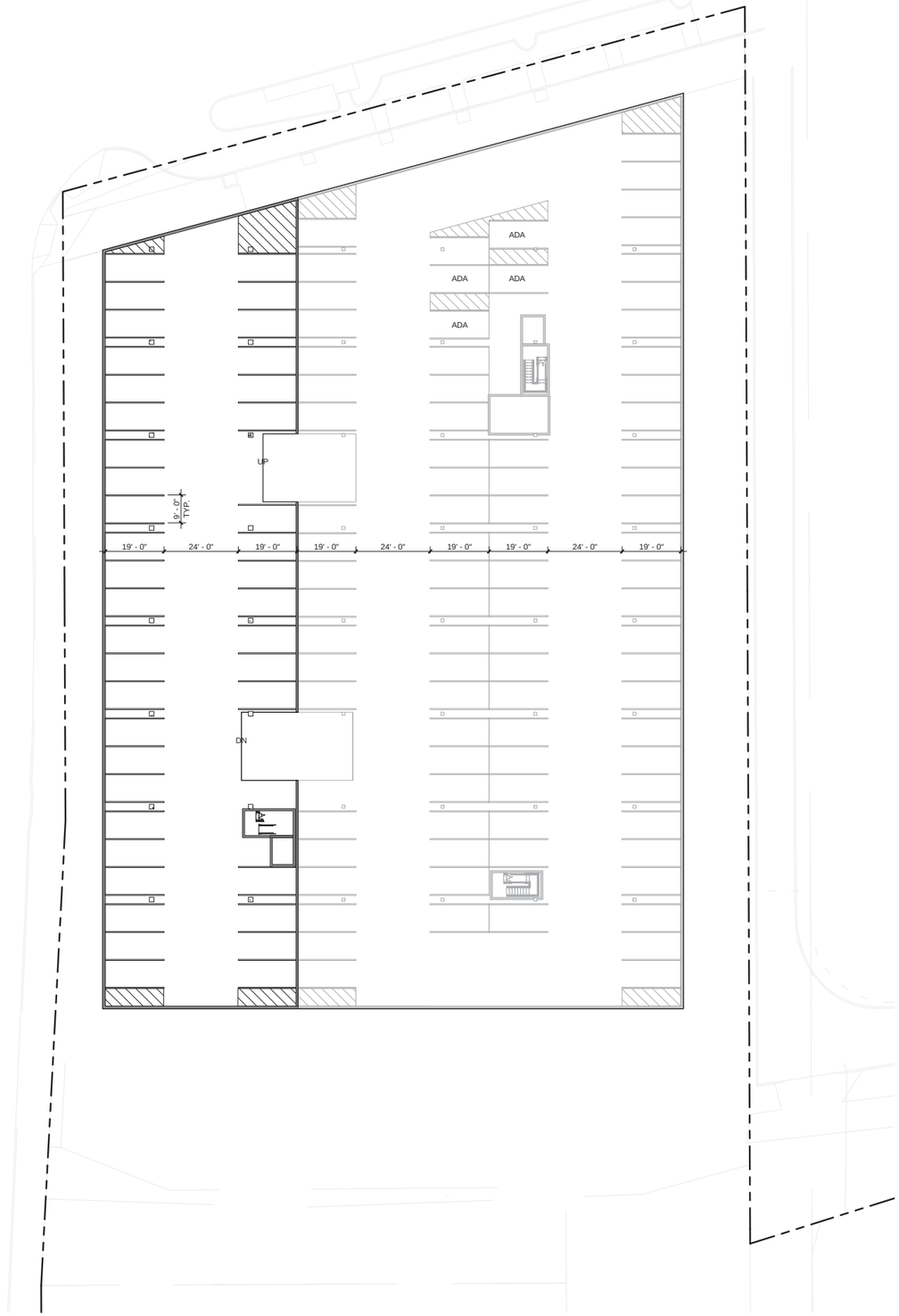
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.1

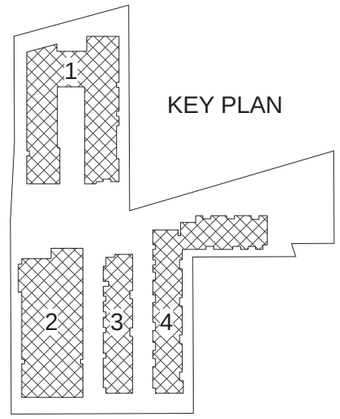
OVERALL SITE PLAN



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

TRUE NORTH

0' 10' 20' 40' 80'



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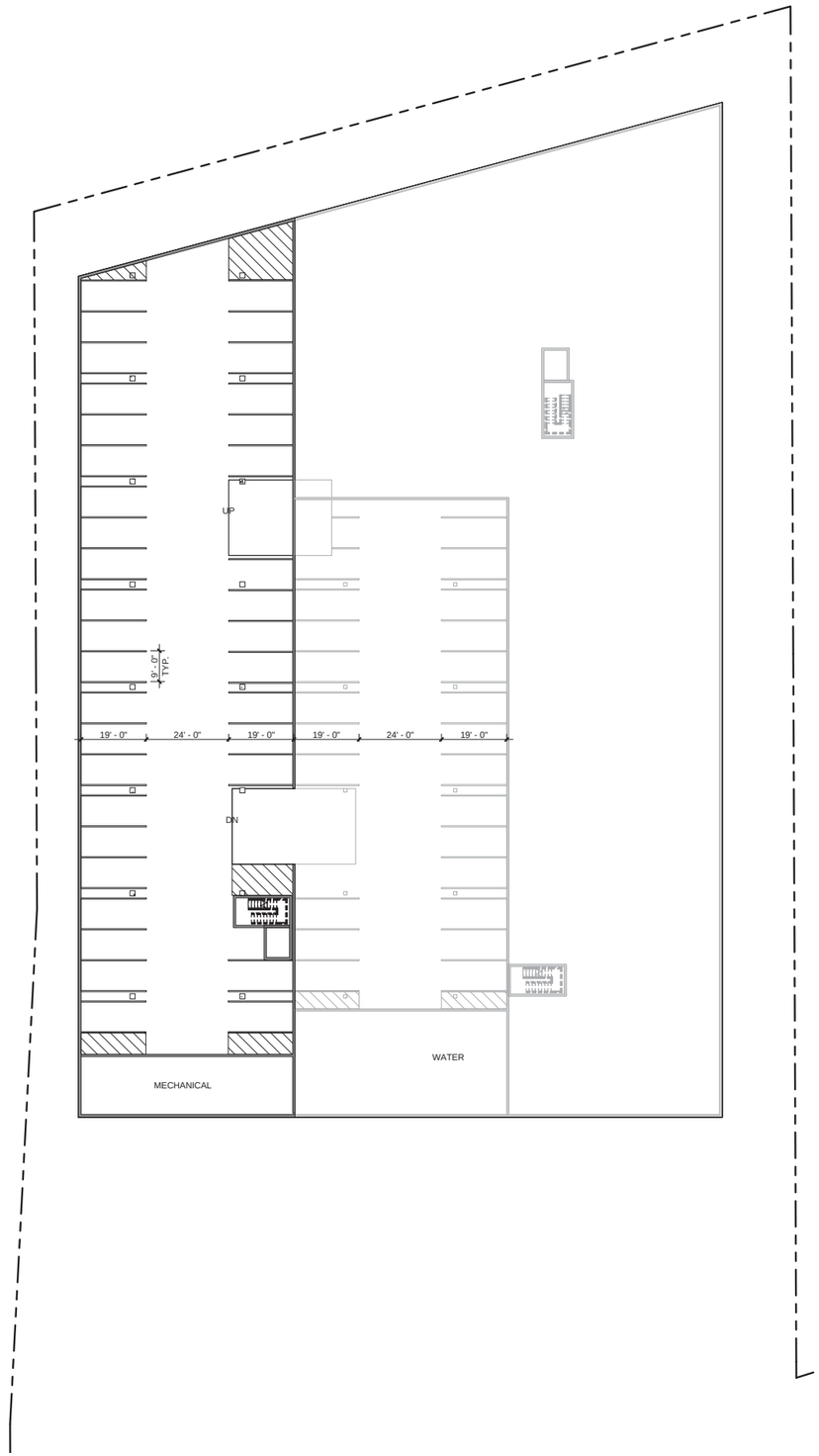
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.2

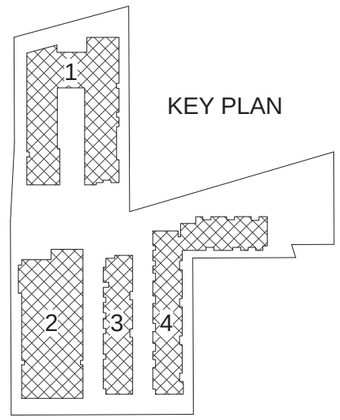
NORTH PARCEL PARKING LEVEL 1



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

TRUE NORTH

0' 10' 20' 40' 80'



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SECTION 08 - ARCHITECTURAL PLANS

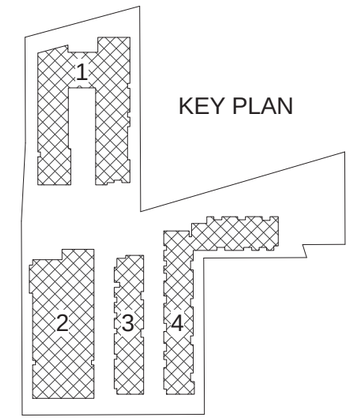
SHEET 8.3

NORTH PARCEL PARKING LEVEL 2

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

TRUE NORTH

0' 10' 20' 40' 80'



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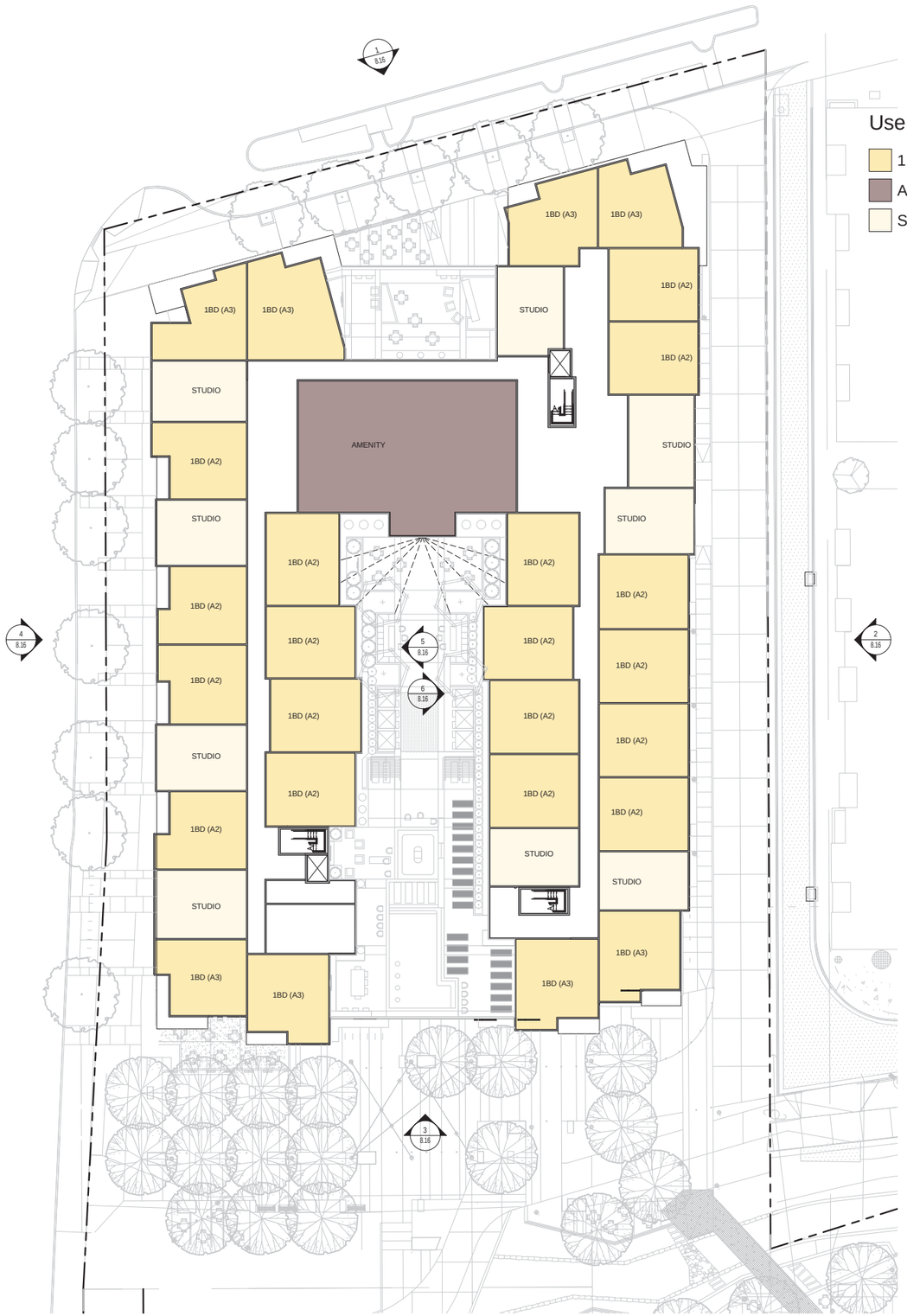
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.4

NORTH PARCEL LEVEL 1 PLAN



Use Legend

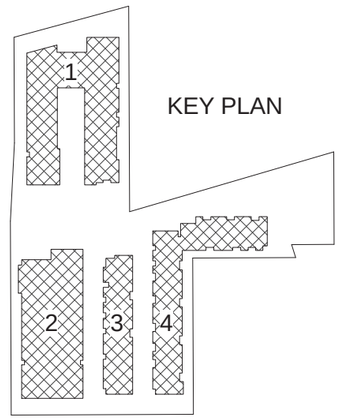
- 1 BEDROOM
- AMENITY
- STUDIO

1 NORTH - LEVEL 2 FLOOR PLAN

1" = 20'-0"

TRUE NORTH

0' 10' 20' 40' 80'



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SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.5

NORTH PARCEL LEVEL 2 PLAN

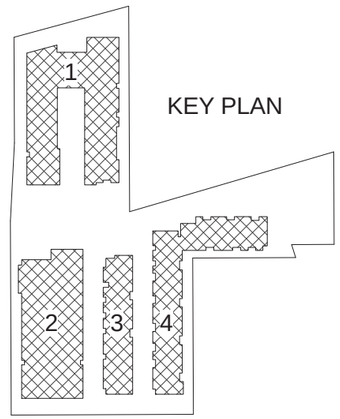
Use Legend

- 1 BEDROOM
- STUDIO

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

TRUE NORTH

0' 10' 20' 40' 80'



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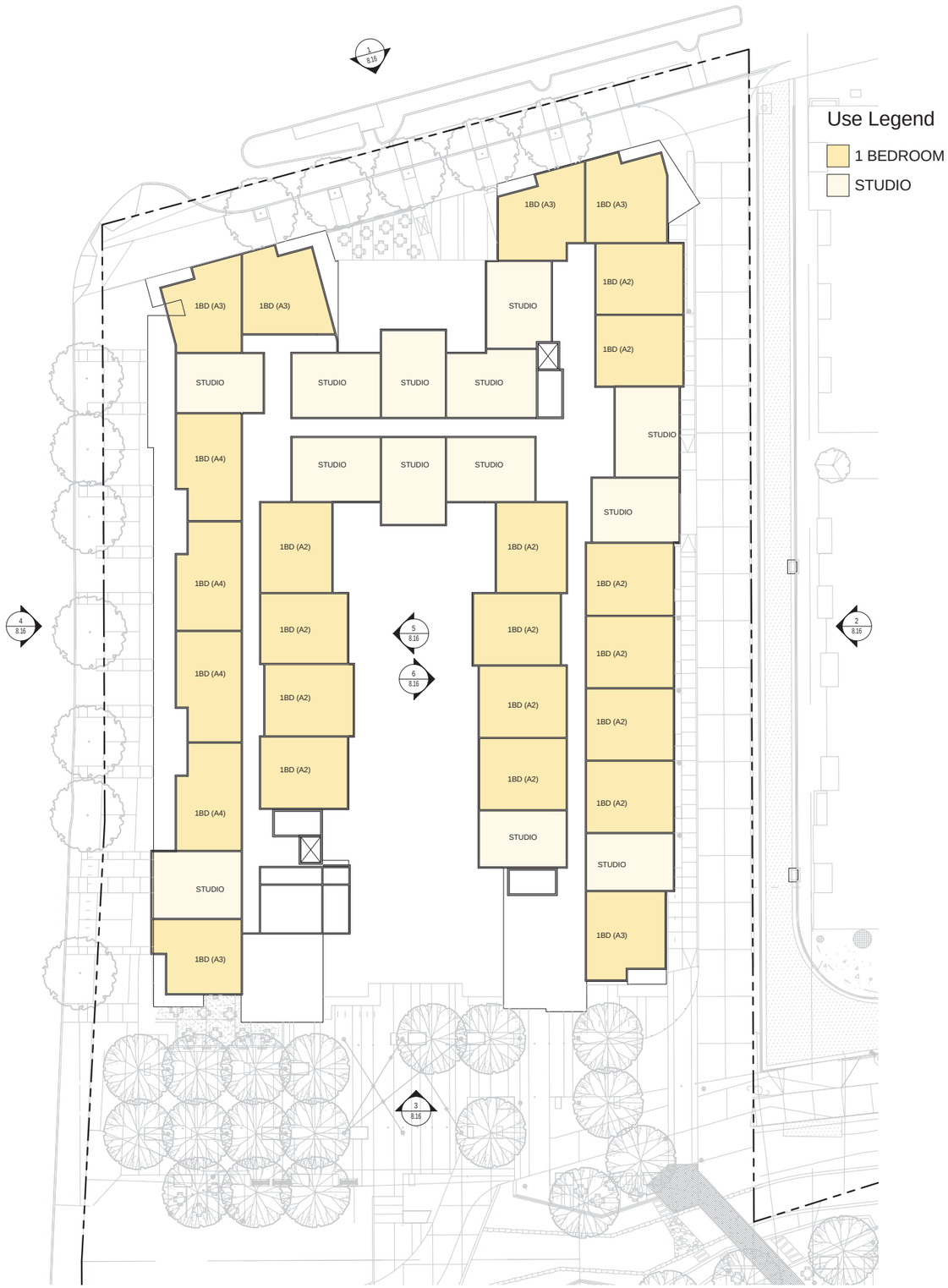
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.6

NORTH PARCEL LEVEL 3 PLAN



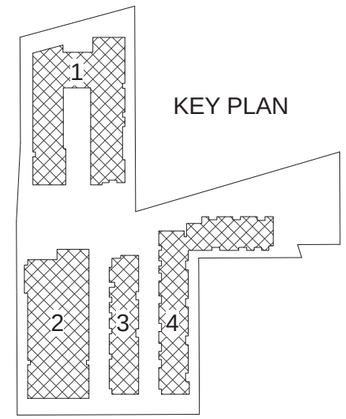
Use Legend

- 1 BEDROOM
- STUDIO

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

TRUE NORTH

0' 10' 20' 40' 80'



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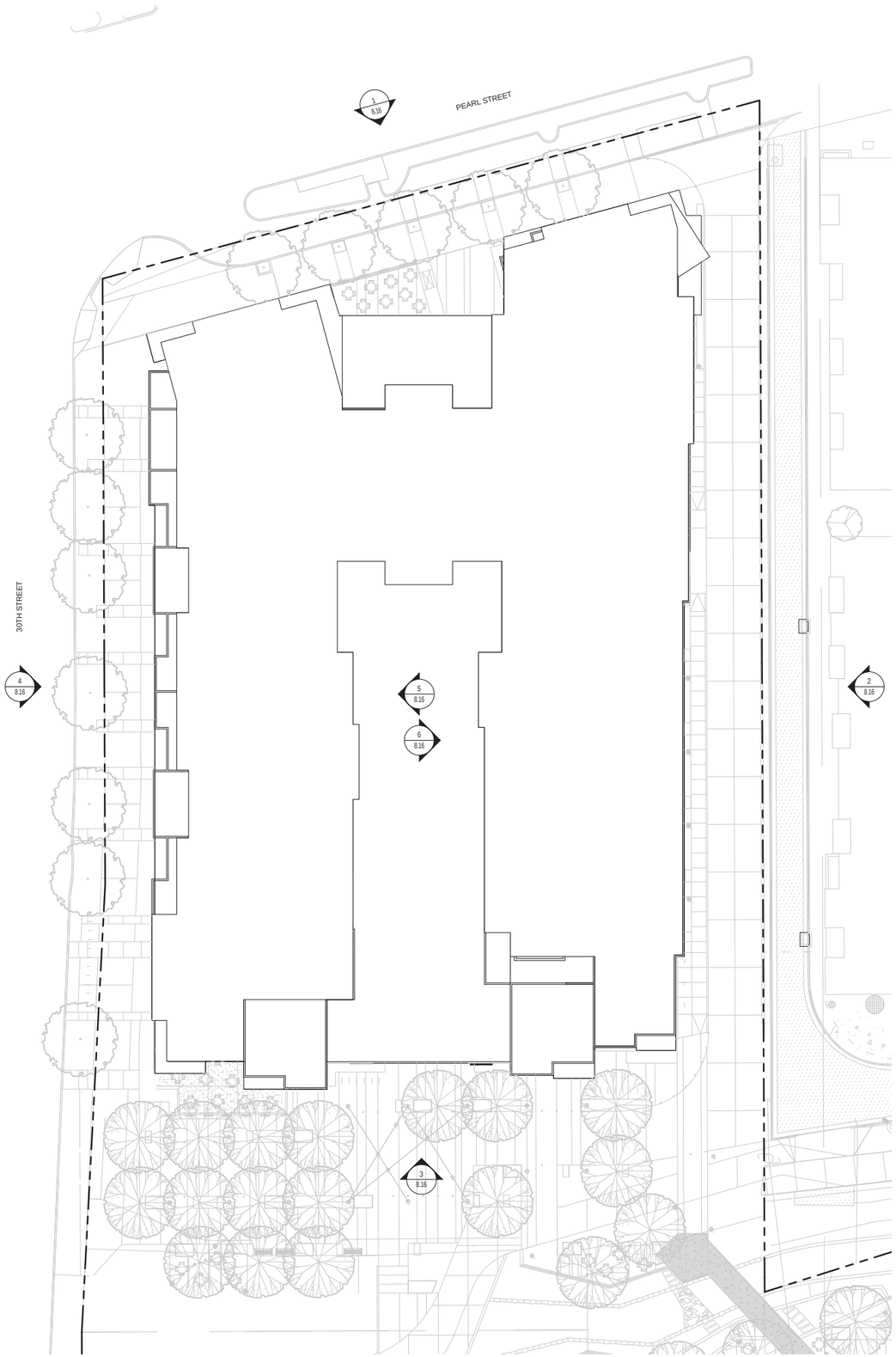
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.7

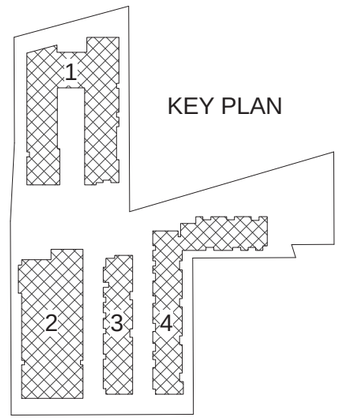
NORTH PARCEL LEVEL 4 PLAN



1 NORTH - ROOF PLAN
1" = 20'-0"

TRUE NORTH

0' 10' 20' 40' 80'



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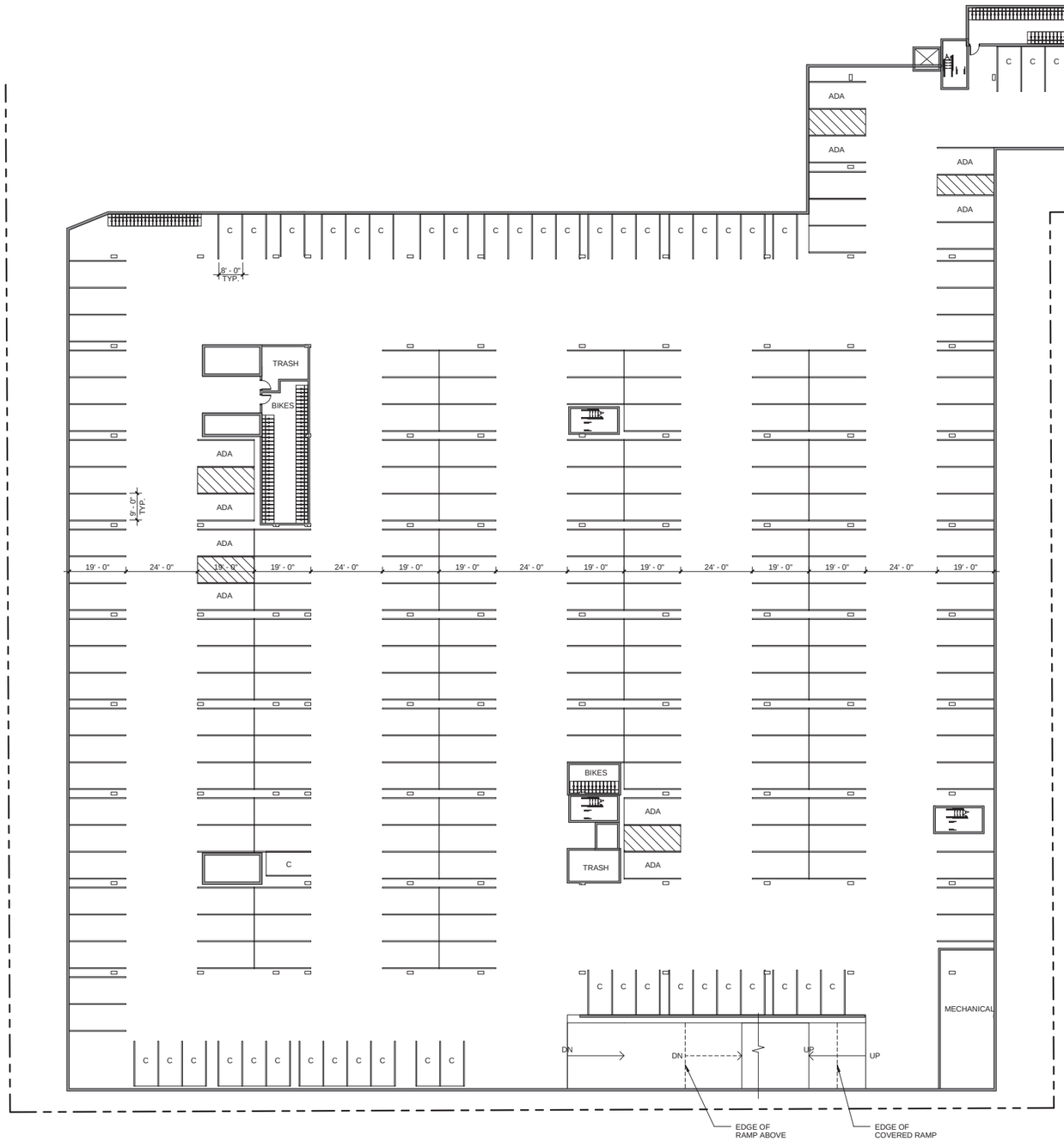
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.8

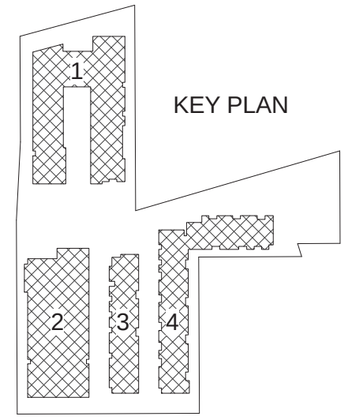
NORTH PARCEL ROOF PLAN



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

TRUE NORTH

0' 10' 20' 40' 80'



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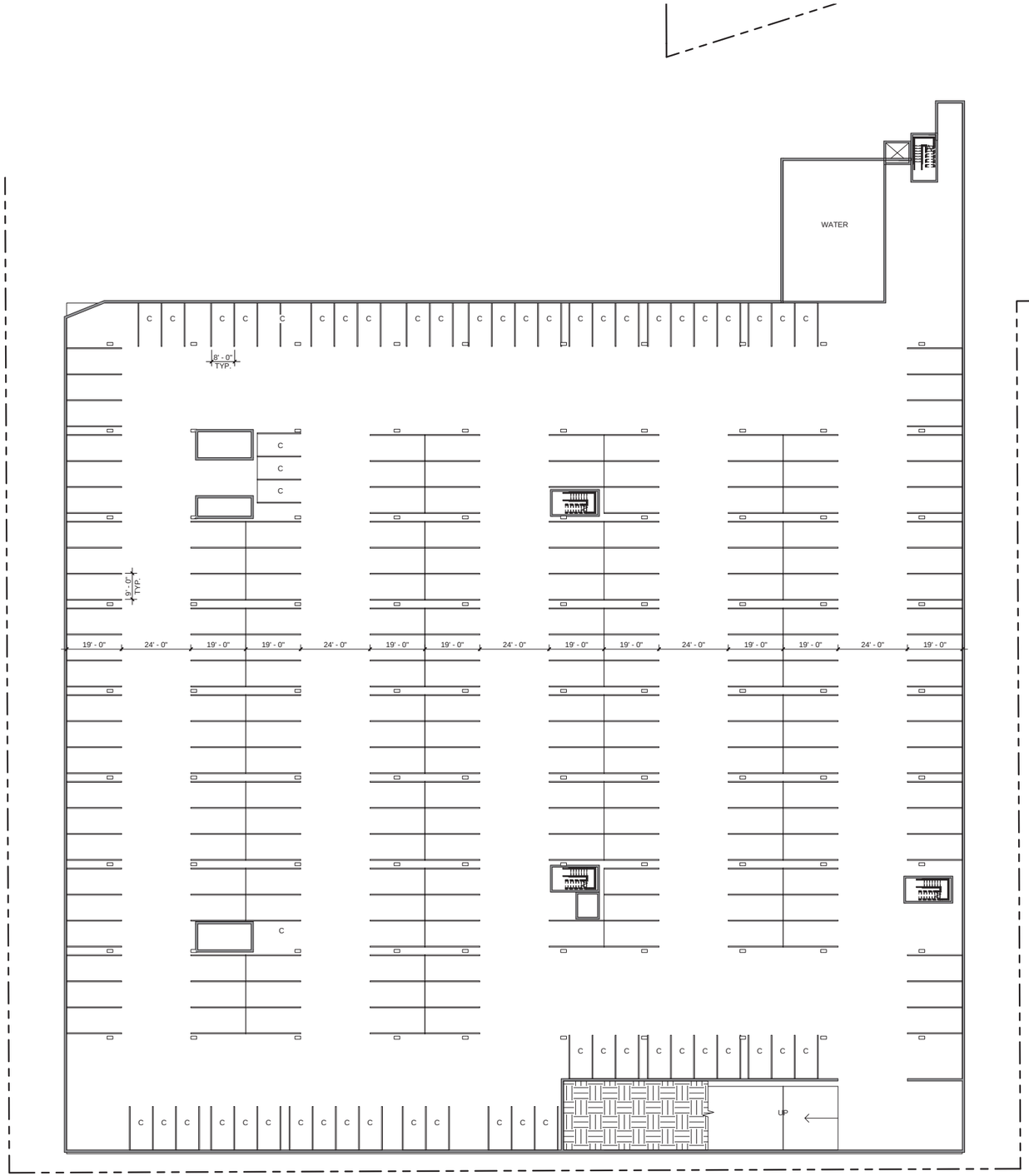
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.9

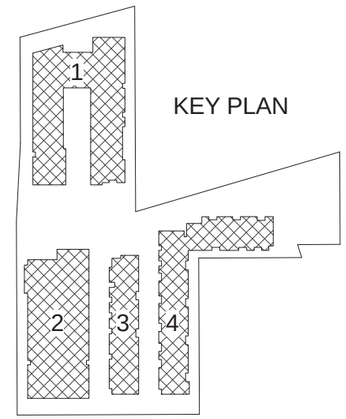
SOUTH PARCEL PARKING LEVEL 1



1 SOUTH - LEVEL P2 PLAN
1" = 20'-0"

TRUE NORTH

0' 10' 20' 40' 80'



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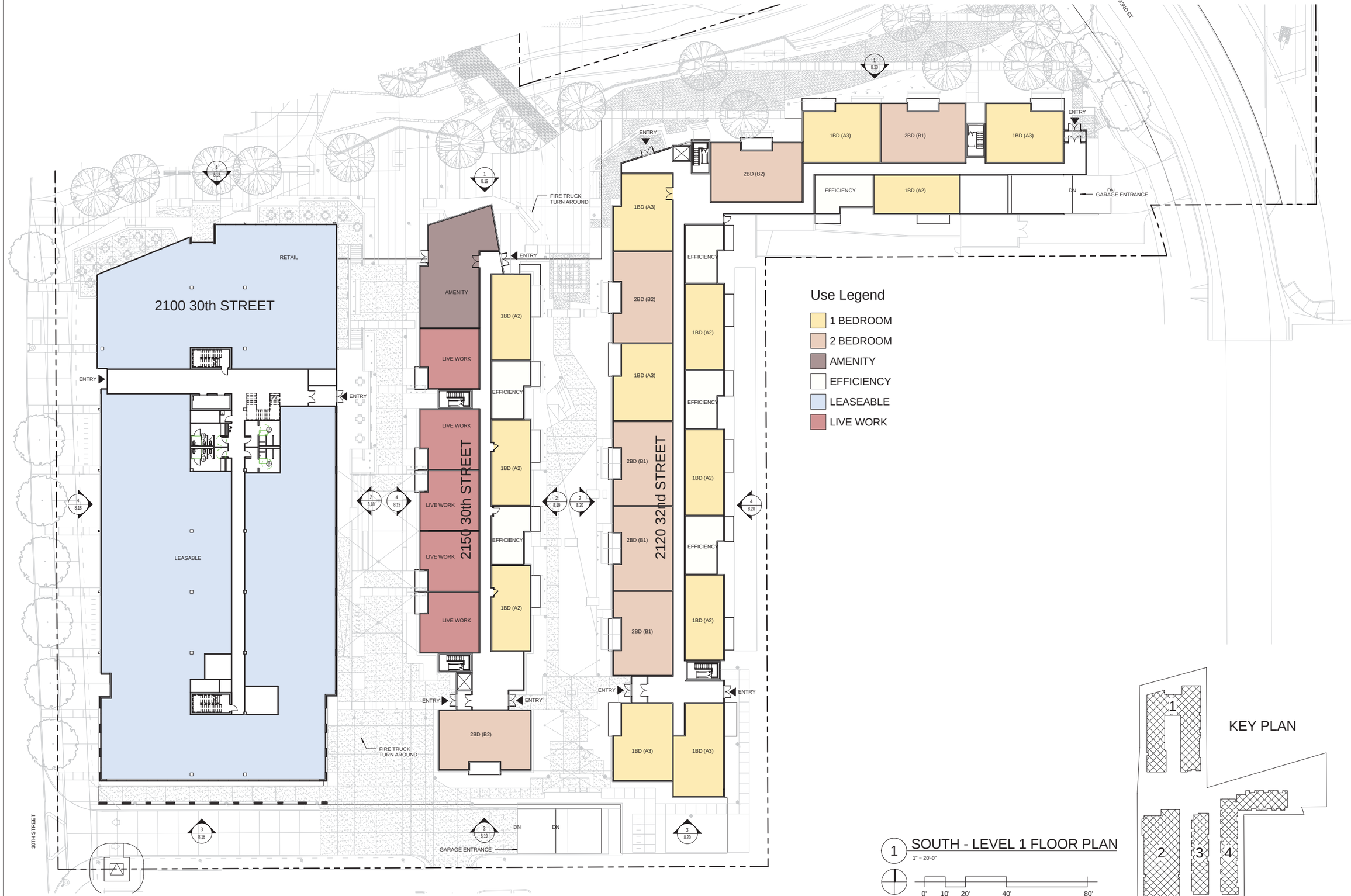
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.10

SOUTH PARCEL PARKING LEVEL 2



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

TRUE NORTH

0' 10' 20' 40' 80'

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SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.11

SOUTH PARCEL LEVEL 1 PLAN

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

TRUE NORTH

0' 10' 20' 40' 80'

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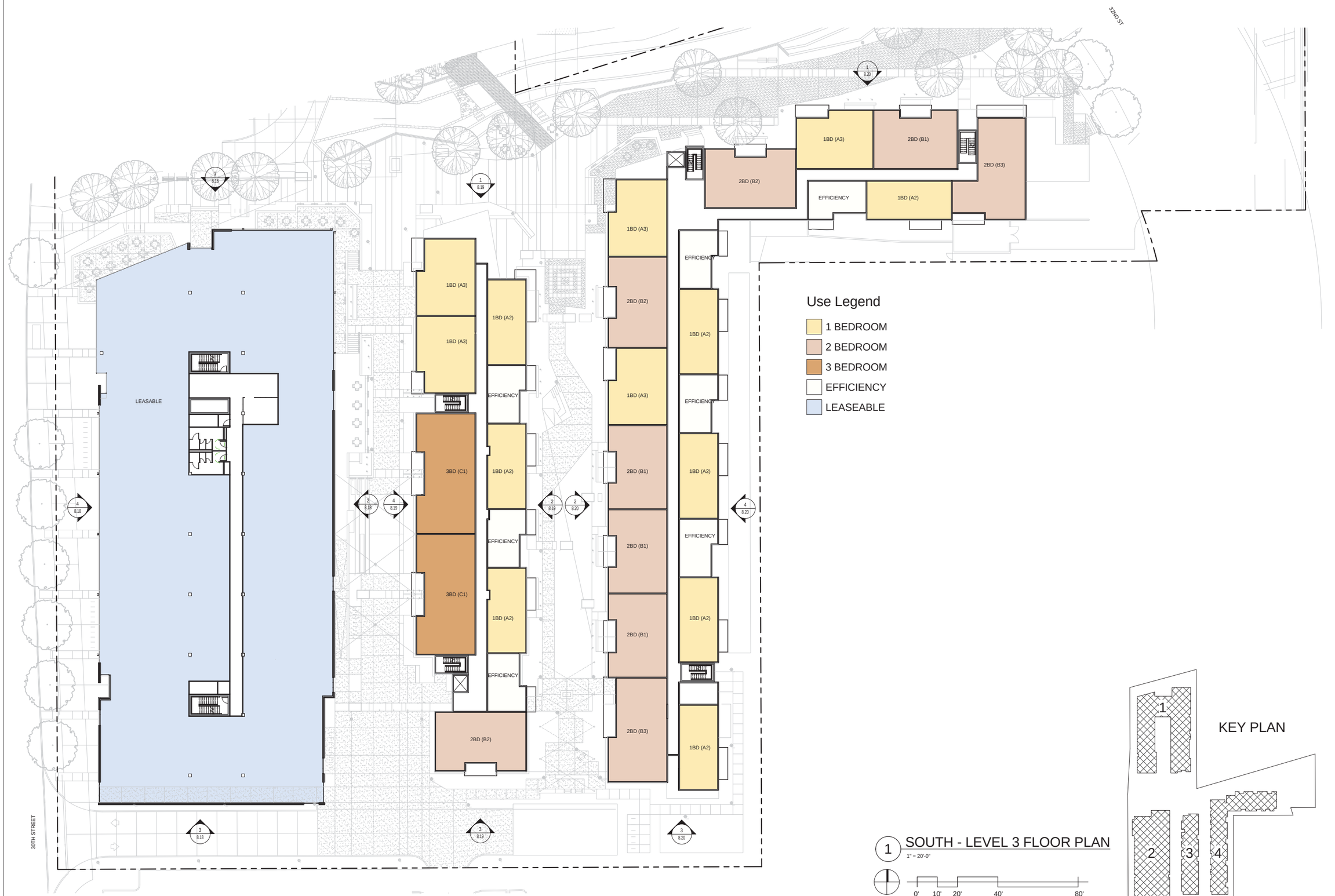
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.12

SOUTH PARCEL LEVEL 2 PLAN



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

TRUE NORTH

0' 10' 20' 40' 80'

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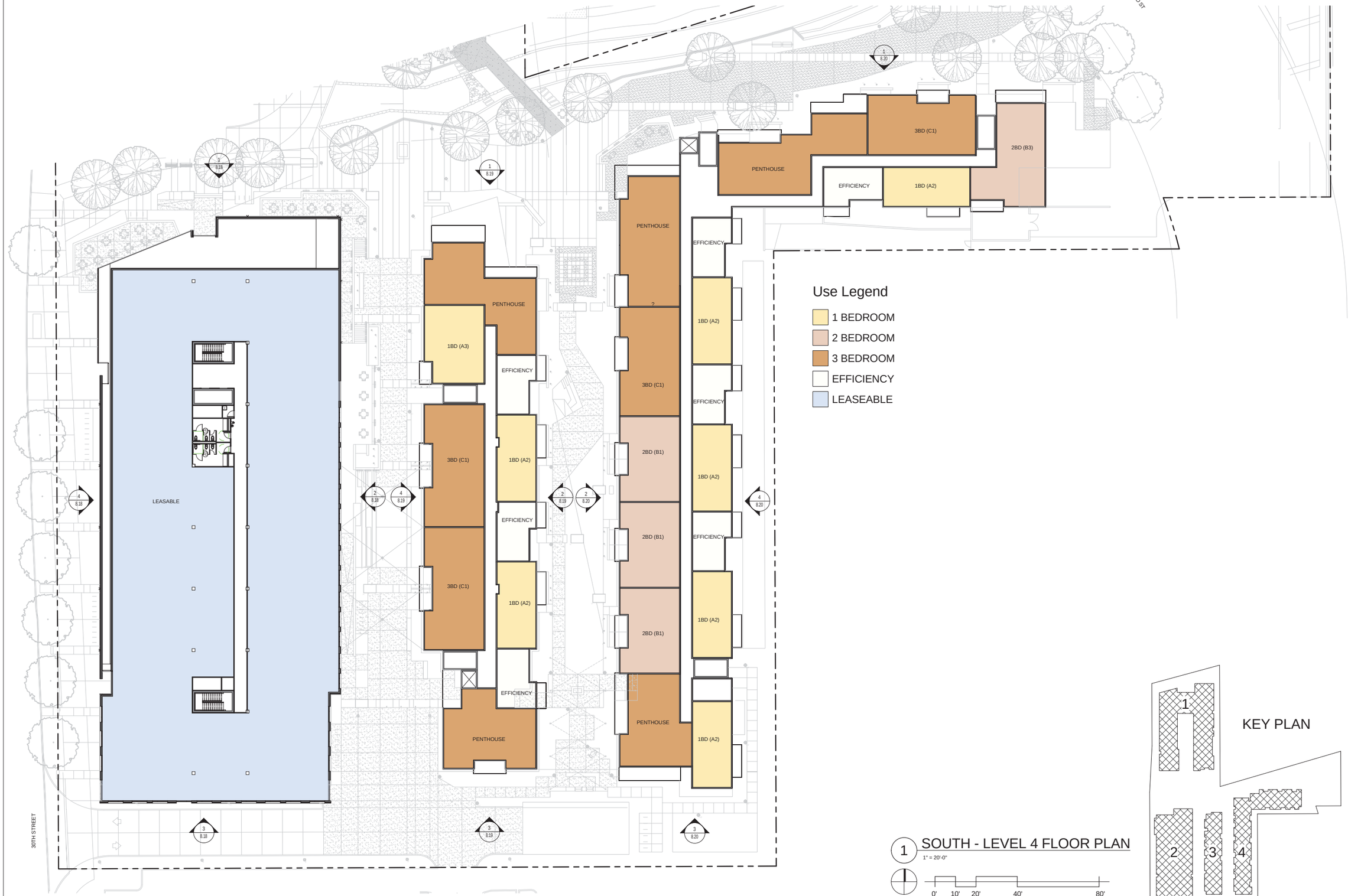
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.13

SOUTH PARCEL LEVEL 3 PLAN



Use Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- EFFICIENCY
- LEASEABLE

1 SOUTH - LEVEL 4 FLOOR PLAN

1" = 20'-0"

TRUE NORTH

0' 10' 20' 40' 80'

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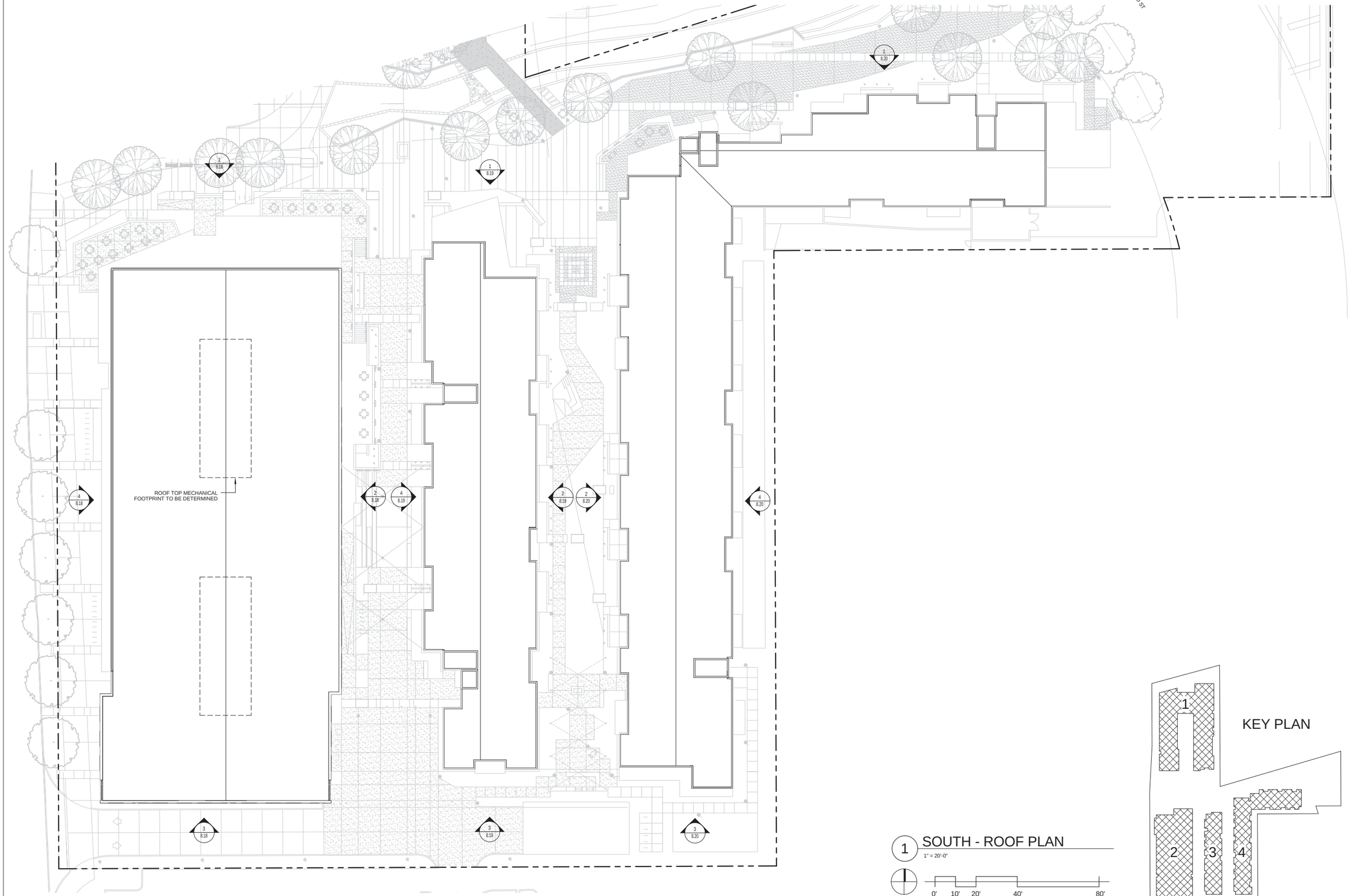
SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.14

SOUTH PARCEL LEVEL 4 PLAN



1 SOUTH - ROOF PLAN
1" = 20'-0"

TRUE NORTH

0' 10' 20' 40' 80'

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SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.15

SOUTH PARCEL ROOF PLAN

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

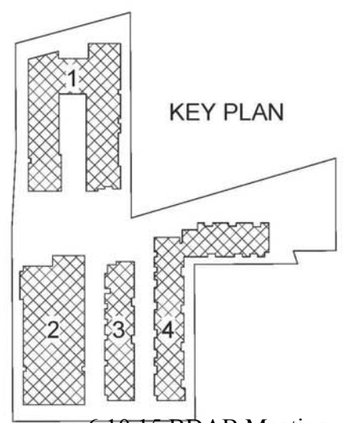
2 BUILDING 1 - WEST - 30TH ST.
1" = 1/16"

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

0' 8' 16' 32' 64'

MATERIAL LEGEND

- 01 BRICK, RUNNING BOND, #1
- 02 BRICK, RUNNING BOND, #2
- 03 BRICK, RUNNING BOND, #3
- 04 BRICK, STACKED BOND, #4
- 05 CEMENTITIOUS STUCCO, #1
- 06 CEMENTITIOUS STUCCO, #2
- 10 CEMENTITIOUS SIDING, #1
- 11 METAL SIDING, #1
- 12 METAL SIDING, #2
- 13 METAL SIDING, #3
- 14 ALUM STOREFRONT, GLAZING
- 16 ALUM WINDOW, GLAZING
- 17 STL / GLAZED BALCONY
- 18 PTD STEEL FRAME OR COVER



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SECTION 08 - ARCHITECTURAL PLANS

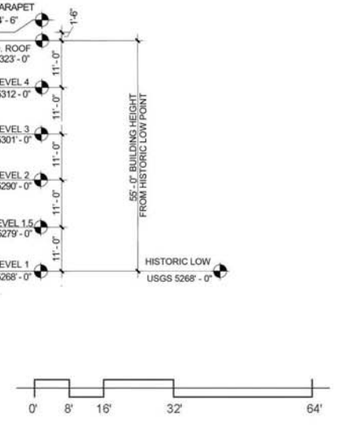
SHEET 8.16

BUILDING 1 ELEVATIONS

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 BRICK, RUNNING BOND, #2
- 03 BRICK, RUNNING BOND, #3
- 04 BRICK, STACKED BOND, #4
- 05 CEMENTITIOUS STUCCO, #1
- 06 CEMENTITIOUS STUCCO, #2
- 08 CEMENTITIOUS STUCCO, #4
- 10 CEMENTITIOUS SIDING, #1
- 11 METAL SIDING, #1
- 12 METAL SIDING, #2
- 13 METAL SIDING, #3
- 14 ALUM STOREFRONT, GLAZING
- 16 ALUM WINDOW, GLAZING
- 17 STL / GLAZED BALCONY
- 18 PTD STEEL FRAME OR COVER

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SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.17

BUILDING 1 ELEVATIONS

1 BUILDING 2 - WEST - 3OTH 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

04 BRICK, STACKED BOND, #4

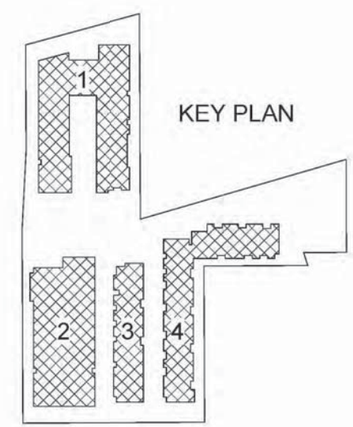
09 TERRACOTTA, #1

14 ALUM STOREFRONT, GLAZING

15 ALUM SPANDREL, GLAZING

16 ALUM WINDOW, GLAZING

18 PTD STEEL FRAME OR COVER



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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

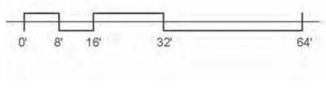
1" = 1/16"

3 BUILDING 3 - SOUTH

1" = 1/16"

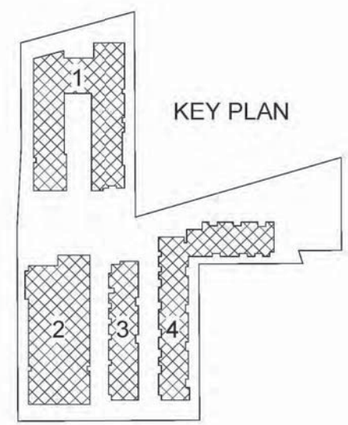
4 BUILDING 3 - EAST

1" = 1/16"



MATERIAL LEGEND

- 01 BRICK, RUNNING BOND, #1
- 03 BRICK, RUNNING BOND, #3
- 04 BRICK, STACKED BOND, #4
- 05 CEMENTITIOUS STUCCO, #1
- 06 CEMENTITIOUS STUCCO, #2
- 07 CEMENTITIOUS STUCCO, #3
- 10 CEMENTITIOUS SIDING, #1
- 12 METAL SIDING, #2
- 13 METAL SIDING, #3
- 14 ALUM STOREFRONT, GLAZING
- 16 ALUM WINDOW, GLAZING
- 17 STL / GLAZED BALCONY
- 18 PTD STEEL FRAME OR COVER



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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

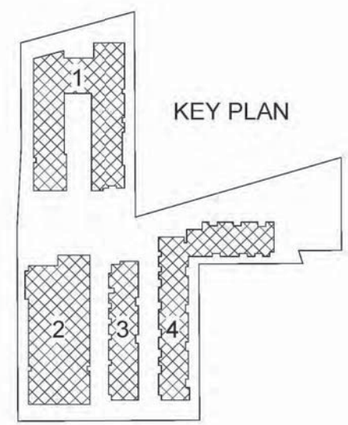
1" = 1/16"

4 BUILDING 4 - SOUTH

1" = 1/16"

MATERIAL LEGEND

- 01 BRICK, RUNNING BOND, #1
- 02 BRICK, RUNNING BOND, #2
- 03 BRICK, RUNNING BOND, #3
- 04 BRICK, STACKED BOND, #4
- 05 CEMENTITIOUS STUCCO, #1
- 06 CEMENTITIOUS STUCCO, #2
- 07 CEMENTITIOUS STUCCO, #3
- 08 CEMENTITIOUS STUCCO, #4
- 10 CEMENTITIOUS SIDING, #1
- 12 METAL SIDING, #2
- 13 METAL SIDING, #3
- 14 ALUM STOREFRONT, GLAZING
- 16 ALUM WINDOW, GLAZING
- 17 STL / GLAZED BALCONY
- 18 PTD STEEL FRAME OR COVER



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SECTION 08 - ARCHITECTURAL PLANS

SHEET 8.20

BUILDING 4 ELEVATIONS

BUILDINGS 1, 3, AND 4 UNIT COUNTS

Totals by building:	Building 1 (North)						Building 3 (South)						Building 4 (South)						Project totals
	Level 1	Level 2	Level 3	Level 4	Total	Total NRSF	Level 1	Level 2	Level 3	Level 4	Total	Total NRSF	Level 1	Level 2	Level 3	Level 4	Total	Total NRSF	Total
Efficiency Units	0	0	0	0	0		2	3	3	3	11		4	5	4	4	17		28
Studio Units	0	8	14	12	34		0	0	0	0	0		0	0	0	0	0		34
1 Bedroom Units	0	27	28	26	81		3	3	5	3	14		10	8	8	5	31		126
2 Bedroom Units	0	0	0	0	0		1	2	1	0	4		6	8	8	5	27		31
3 Bedroom Units	0	0	0	0	0		0	0	2	2	4		0	0	0	1	1		5
Penthouse	0	0	0	0	0		0	0	0	2	2		0	0	0	3	3		5
Live Work / Townhouses	8	0	0	0	8		2.5	2.5	0	0	5		0	0	0	0	0		13
Subtotal with Efficiencies at 1/2 density	8	35	42	38	123		7.5	9	9.5	8.5	34.5		18	18.5	18	16	70.5		228
Total with Efficiencies counted as one density	8	35	42	38	123	95,933	8.5	10.5	11	10	40	42,688	20	21	20	18	79	79,744	242

BUILDINGS 1, 3, AND 4 AREA

Last Updated 0428 2015 9:15am MST by SC/OZ

	Building 1 (North)					Building 3 (South)					Building 4 (South)						
	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		
Overall Building Gross Square Footage (GSF)	35,822	34,277	34,780	32,244	137,123	13,291	12,938	12,938	12,558	51,725	24,623	24,032	23,532	22,996	95,183		
UNITS:																	
Units Overall Building Gross Square Footage (GSF)	17,116	34,277	34,780	32,244	118,417	13,291	12,938	12,938	12,558	51,725	24,616	24,032	23,532	22,996	95,176		
Units Net Rentable Square Footage (NRSF)	13,440	25,165	29,956	27,372	95,933	9,280	11,143	11,143	11,122	42,688	19,608	20,532	20,032	19,572	79,744		
Units Amenities (Common **Interior**)	0	3,738	0	0	3,738	1,739	0	0	0	1,739	0	0	0	0	0		
Common Area (Circulation/BOH) & leasing on Level 1/bldg 1	3,676	5,374	4,824	4,872	18,746	2,272	1,795	1,795	1,436	7,298	5,008	3,500	3,500	3,424	15,432		
Unit Building Efficiency (NRSF/GSF)	78.5%	73.4%	86.1%	84.9%	81.0%	69.8%	86.1%	86.1%	88.6%	82.5%	79.7%	85.4%	85.1%	85.1%	83.8%		
Unit Balconies (open air)		1,307	1,839	1,387	4,533		879	978	895	2,752		1,580	1,708	1,567	4,855		
Unit Patios (on concrete podium) - SLC verify sizes		266			266	822				822	1,571				1,571		
Unit Private Rooftop Terrace Areas (over occupied space)				1,348	1,348		307		338	645		503	149	799	1,451		
Unit Public Roof Terraces (over occupied space)				1,714	1,714					0					0	Amenities	
Units Amenities (Common **Exterior**)		9,508			9,508					0					0	Ave SF	Total SF
TOTAL UNITS (Micros as one unit)	8	35	42	38	123	8.5	10.5	11	10	40	19	21	20	19	79		242
Amenity **Interior** Space SF per Unit					30					43					0	23	5,477
Amenity **Exterior** Space SF per Unit					77					0					0	39	9,508
Total Amenity Space SF per Unit					108					43					0	62	14,985
Commercial:	18,707																
Comm Overall Building Gross Square Footage (GSF)	18,707				18,707												
Comm Net Rentable Square Footage (NRSF)	17,095				17,095												
Comm Common Area (Circulation/BOH)	1,612				1,612												
Comm Building Efficiency (NRSF/GSF)	91.4%				91.4%												

BUILDING 2 AREA

PROJECT SPECIFIC NOTES:
1. IGA BOUNDARY DOES NOT TAKE INTO ACCOUT EXTERIOR WINDOWS WHICH ARE NOT MODLED 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/EXTENEDED 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)

	Gross SF	Rentable Per BOMA (below)	Total Gross/Total BOMA Rentable
Level 1	31,391	29,012	
Level 2	32,555	32,037	
Level 3	32,555	32,406	
	29,324	29,050	
Total	125,825	122,505	1.027100935

		PRELIMINARY CALCULATIONS (NOT FOR LEASING)					FINAL CALCULATIONS					
	A	B	C	D	E	F	G	H	I	J	K	L
	Input	Measure	Measure	Measure	=B-C-D-E	Input	Measure	Measure	=F+H+I	=SUM(F:J)/M4	=H*K	
	SPACE / SUITE	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	1.1173	-
Occupant Area A							Occupant Area A	11,217			1.1173	12,533
Occupant Area B							Occupant Area B	7,451			1.1173	8,325
Occupant Area C							Occupant Area C	7,298			1.1173	8,154
LVL 1 TOTALS	31,391	830		0	30,561			25,966	2,498	1,452	1.1173	29,012
Occupant Area D							Occupant Area B	14,069			1.1173	15,719
Occupant Area E							Occupant Area C	14,604			1.1173	16,317
LVL 2 TOTALS	32,555	830		0	31,725			28,673	1,697	566	1.1173	32,037
Occupant Area F							Occupant Area J	29,004			1.1173	32,406
Occupant Area G							Occupant Area K				1.1173	0
LVL 3 TOTALS	32,555	830		0	31,725			29,004	1,325	566	1.1173	32,406
Occupant Area H							Occupant Area J	26,000			1.1173	29,050
Occupant Area J							Occupant Area K				1.1173	0
Occupant Area K							Occupant Area L				1.1173	0
Occupant Area L							Occupant Area M				1.1173	0
LVL 4 TOTALS	29,324	830		0	28,494			26,000	1,324	566	1.1173	29,050
	125,825	3,320	0	0	122,505			109,643	6,844	3,150	1.1173	122,505

USE THESE NUMBERS FOR LEASING

BOMA NOTES:
B - Interior Gross Area (IGA) excludes voids, interstitial space, and makes no deductions for columns and other projections necessary for the building.
C - Major Vertical Penetrations include stairs, elevators shafts, flues, pipe shafts, vertical ventilation ducts and their enclosing walls. Excludes voids and vertical penetrations built for the private use of a tenant occupying office area on more than one floor.
D - Parking includes enclosed, structured floor area located within the building and used for transient storage of motor vehicles, including associated circulation and services.
E - Occupant Storage is space that is usable by occupants only for storage because of its location and/or because of the levels of finish, lighting, power and HVAC making it unsuitable 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.
H - Occupant Area is a portion of a building where an occupant normally houses personnel, equipment, fixtures, furniture, supplies, goods or merchandise.
I - 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 closet, areas of refuge, life safety equipment, building servie & amenity areas.
J - Building Amenity Areas adds 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 teh building. This includes main and auxiliary lobbies, corridros, mechanical & equipment rooms, fire control rooms, enclosed loading docks, restrooms & janitor's closets, building offices including staff locker & 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 Equivalent Factor is a ratio, that numerator of which is the rentable area of a floor level and the denominator of which is the full floor occupant area of the floor level.

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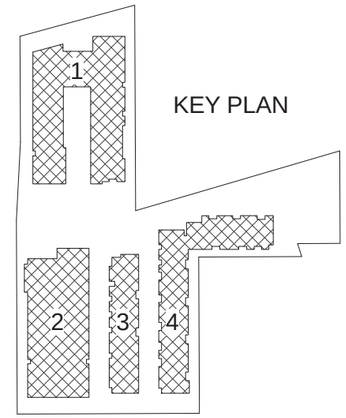
SECTION 08 - ARCHITECTURAL PLANS
SHEET 8.21
DATA TABLES

1 SITE PLAN - NORTH PARCEL
1" = 20'-0"

TRUE NORTH

0' 10' 20' 40' 80'



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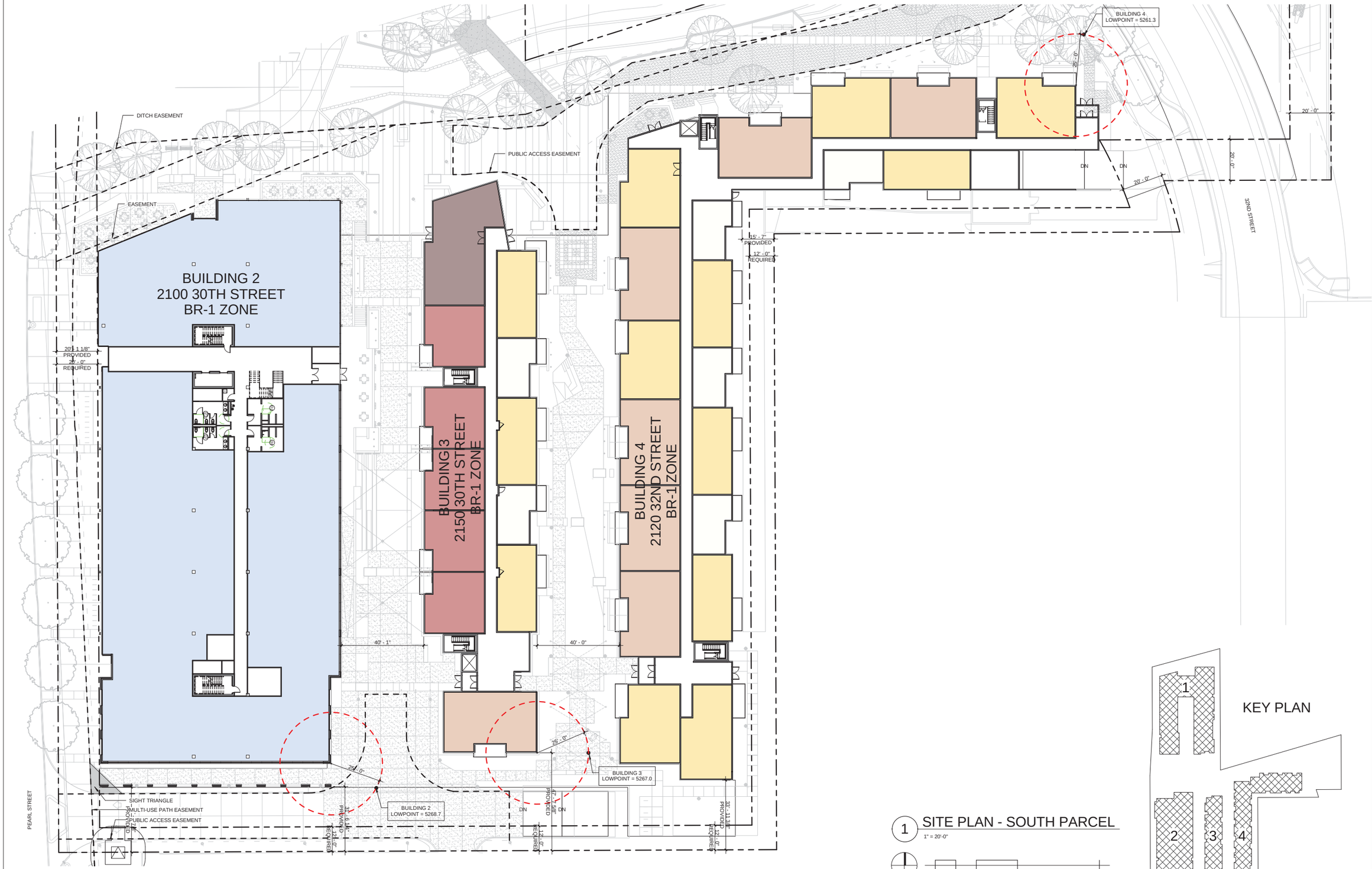
SECTION 16 - ARCHITECTURAL PLANS - HEIGHT

SHEET 16.1

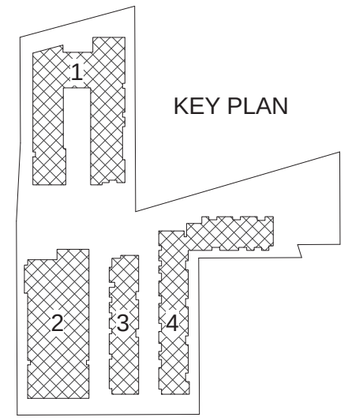
SETBACK PLAN AND LOW POINT - NORTH



1 SITE PLAN - SOUTH PARCEL
1" = 20'-0"

TRUE NORTH

0' 10' 20' 40' 80'



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SECTION 16 - ARCHITECTURAL PLANS - HEIGHT

SHEET 16.2

SETBACK PLAN AND LOW POINT - SOUTH

1 BUILDING 1 - WEST - 30TH ST.

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 Rêve 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 Rêve.
- 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.

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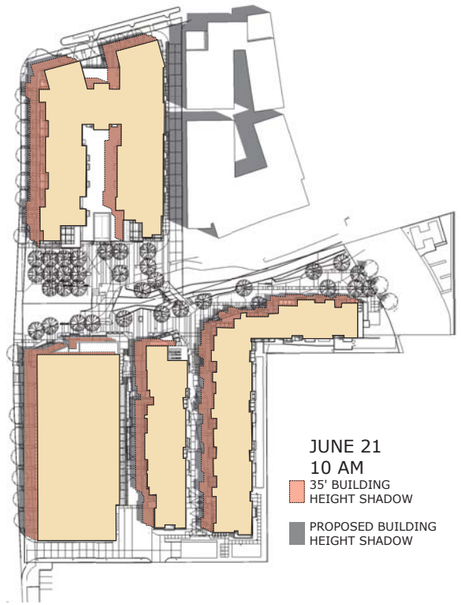
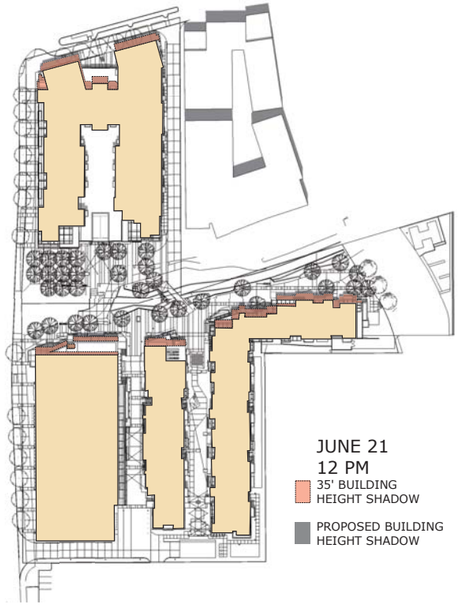
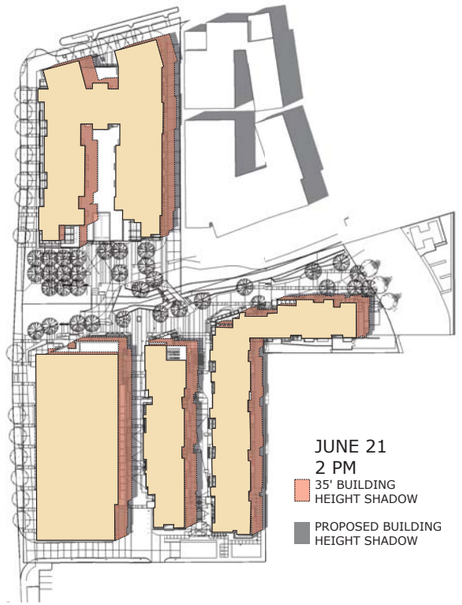
SECTION 16 - ARCHITECTURAL PLANS

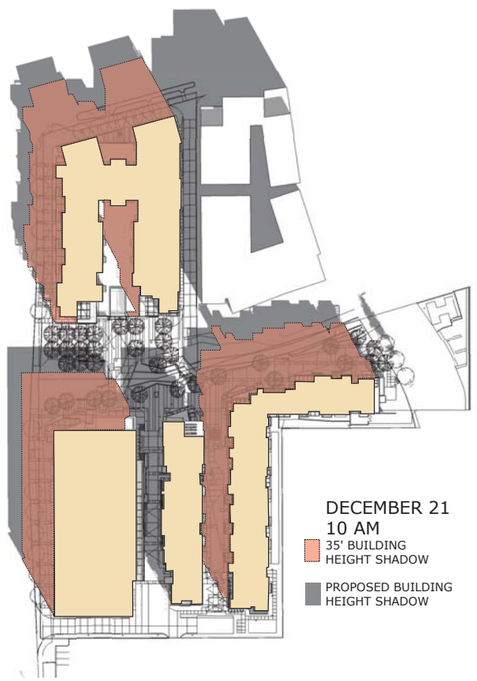
SHEET 16.3

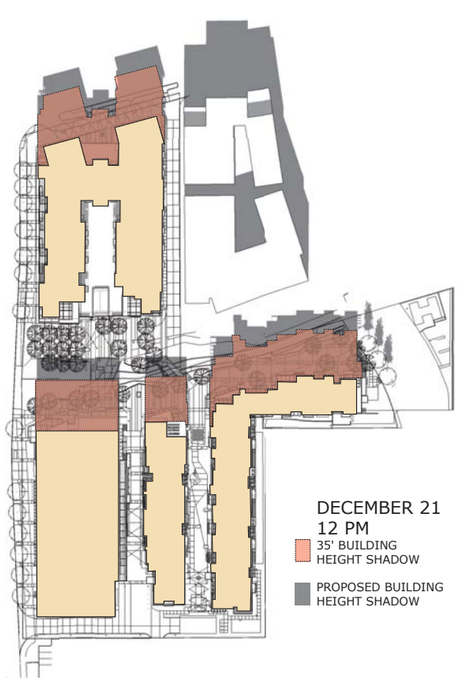
BUILDING HEIGHT CALCULATIONS

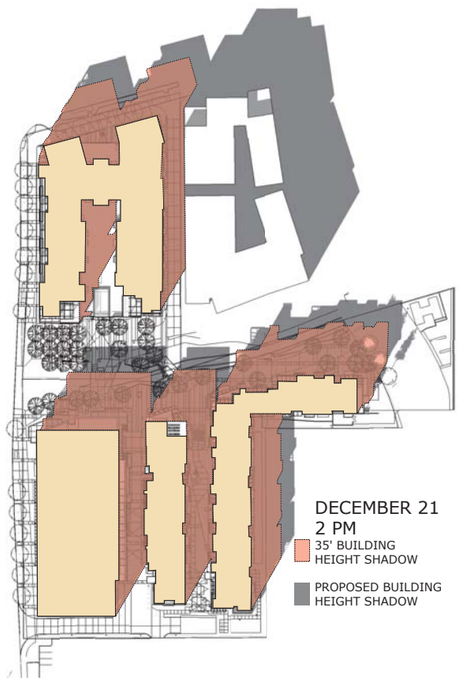












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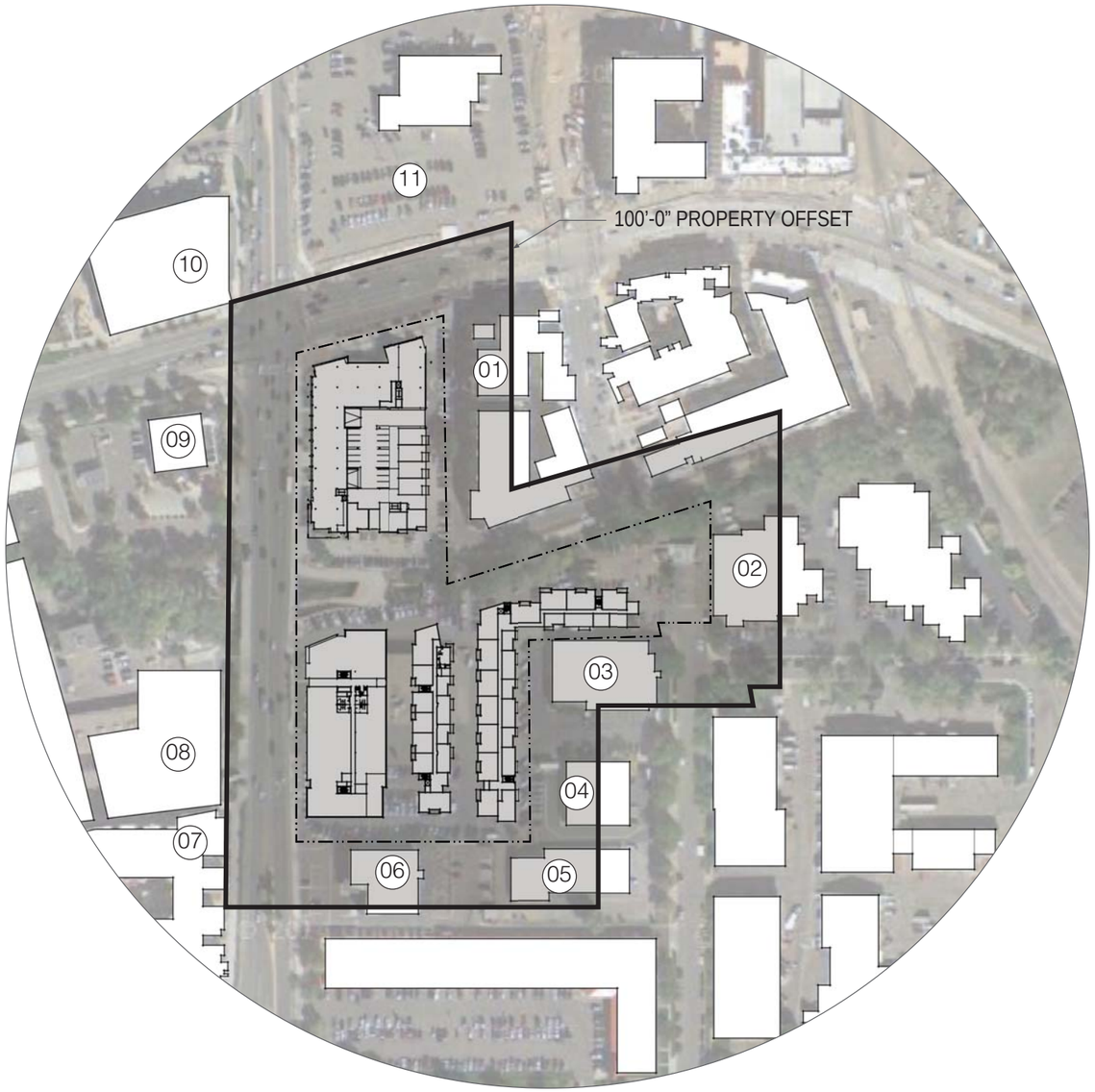
SECTION 16 - ARCHITECTURAL PLANS

SHEET 16.4

SHADOW STUDIES

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 **16 - ARCHITECTURAL PLANS**

SHEET **16.5**

100’ PROXIMITY BUILDING EXHIBIT

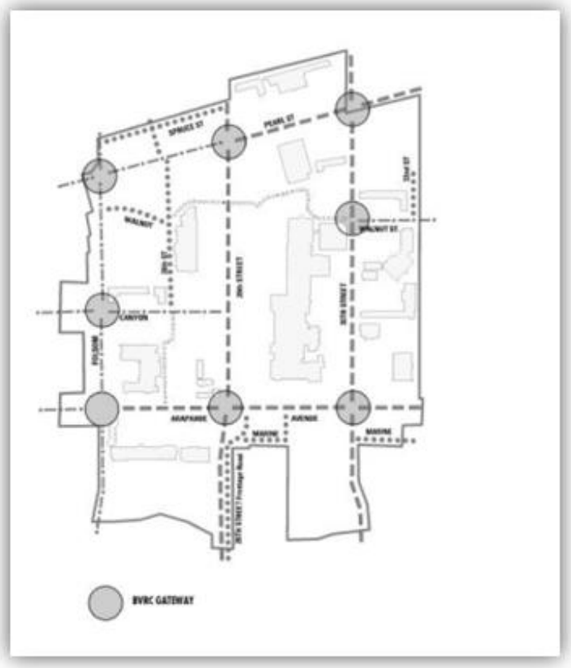
Preliminary Consistency with BVRC Design Guidelines

BVRC Guidelines only apply to area south of the ditch

BVCP DESIGN GUIDELINE applies to the south portion of project	CONSISTENCY ANALYSIS WITH GUIDELINE	Meets Guideline?
3.1.B Locate Buildings close to the street **3.1.D Maximize the street frontage of buildings**		
3.1.C. Locate buildings at street corners (see also guideline 5.2.B)		
3.1.E. Lay out the 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.		
3.1.G. Preserve and capitalize on views to the west 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.		

(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.		
3.1.K. Provide vehicular and pedestrian links Provide transportation links to adjacent properties for automobiles, bicycles and pedestrians.		
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…		
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.		
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.		
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.		
3.5.A. Try to minimize parking needs; and **3.5.B. Try to provide structured, rather than surface, parking**		

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

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		

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: • Vary the building mass to reflect interior spaces; • Modulate the wall plane with a rhythm of three dimensional forms, like bays, pilasters, recesses Every building in the BVRC should be a notable, enduring contribution to Boulder's built environment. Exterior building materials should convey solidity and permanence.		
5.2.E. Provide pedestrian interest on the ground level;		
5.2.G. Standardized designs and foreign styles are discouraged		

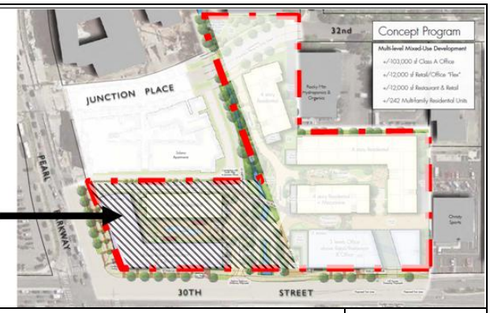
5.2.I. Use human-scale materials; and **5.2.J. Select high-quality exterior materials**		
5.2.F. Design all sides of the building;		
5.3.A. Locate service areas to minimize visibility; 5.3.B. Screen truck areas; **5.3.C. Enclose trash storage;** **5.3.D. Utility boxes and meter should be inconspicuous; and** **5.3.E. Minimize the visibility of HVAC systems**		

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.		
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.		
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.		
5.2.K. Buildings should be environmentally sound Use environmentally sound building design, construction techniques and materials.		
DE S I G N OB J E C T I V E S for "C" streets • 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

Transit Village Area Plan

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 • Orient the main facade to the street and provide an entrance on the street side of the building.		
• 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.		
• Consider opportunities to frame or preserve views of the Flatirons to the southwest.		
Useable Open Space • 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 • 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 • Locate buildings and building entries along Pearl and 30th streets, with parking behind the buildings. Large buildings will likely need multiple entrances.		
• Along Pearl and 30th streets, provide active first-floor uses, such as retail, where feasible.		
• Look for opportunities to create car-free or car-reduced zones.		

• **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.**		