CONCEPT REVIEW PACKAGE

03/04/11

RTD TOD at BOULDER JUNCTION

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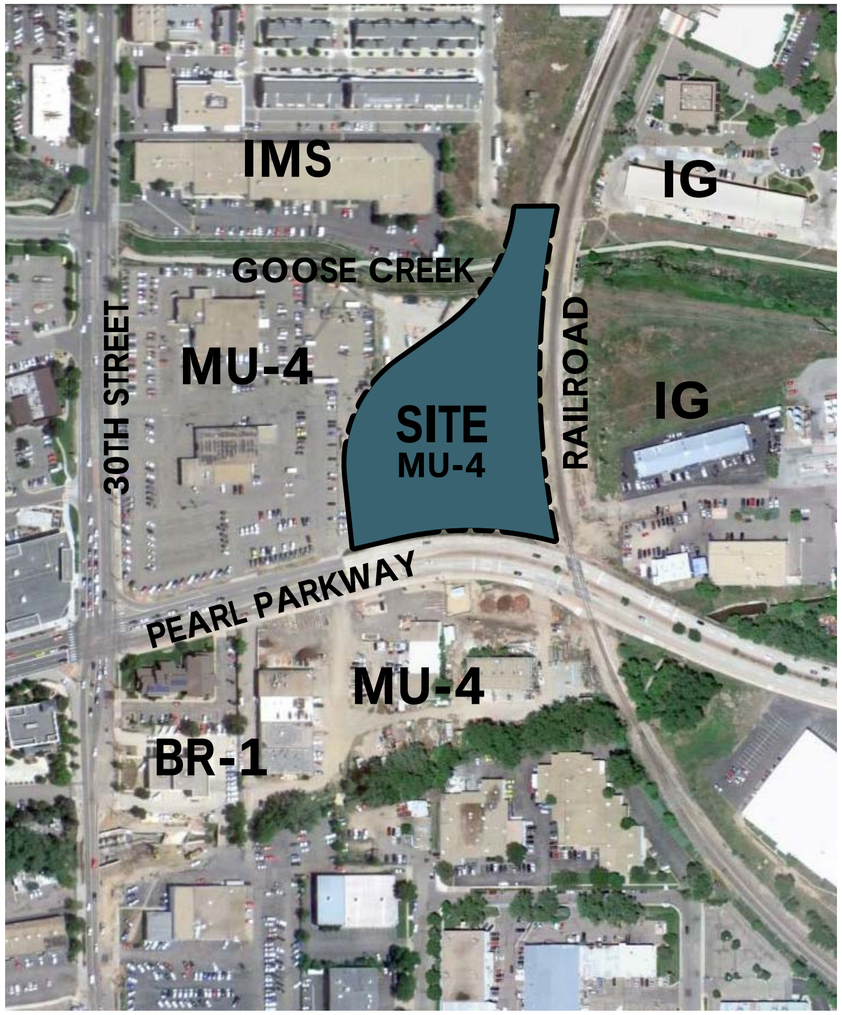
VICINITY MAP



N

1"=200'

PROJECT DIRECTORY

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JVA, INC.
1319 SPRUCE STREET
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303.444.1951 F 303.444.1957

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BOULDER HOUSING PARTNERS
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BOULDER, CO 80304
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STUDIOTERRA, INC.
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ANDREWS & ANDERSON ARCHITECTS, PC
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CIVIL ENGINEER
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303.444.1951 F 303.444.1957

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SITE DATA:
Proposed RTD Site*
including Depot Site*
Site Area TOTAL 146,591 SF (3.15 AC)

*Proposed Site Area after assumed ROW dedication/adjustments

BUILDING COVERAGE (FOOTPRINTS):

Residential	14,900 SF	10%
Structured Parking	21,586 SF	15%
Hotel	13,061 SF	9%
Depot	2,688 SF	2%
Surface Parking / Drive Aisles / Ramps	33,379 SF	23%
Open Space	60,977 SF	41%
TOTAL	146,591 SF	100%

BUILDING AREAS:

RTD Bus Transit Garage	60,414	SF
Structured Parking	108,103	SF
Residential	65,834	SF
Hotel	68,977	SF
Depot	2,688	SF
TOTAL	306,016	SF

FAR:
306,016 - 60,414 (Below Grade Transit Garage)
= 245,602 / 146,591 = 1.68 FAR

PARKING PROVIDED:

RTD Parking	SUBTOTAL	90
District Parking	SUBTOTAL	100
Hotel Parking	SUBTOTAL	128
Resident Parking	SUBTOTAL	78

TOTAL SPACES* **396**
* Includes minimum 2% Accessible Spaces

Note: Final Parking Management Plan to be developed

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SHT 1
PROJECT DATA

ILLUSTRATIVE SITE PLAN

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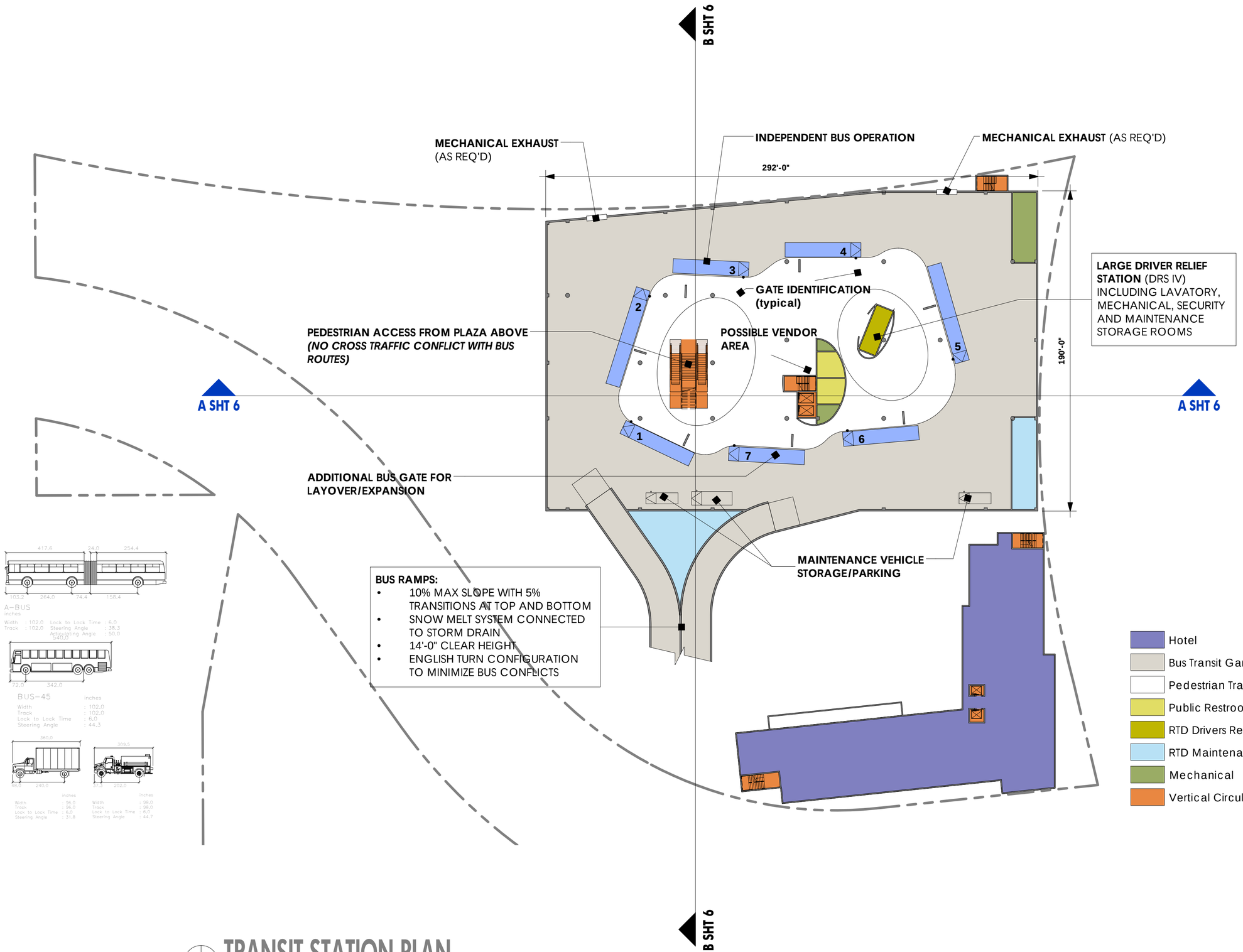
RTD TOD at BOULDER JUNCTION

SHT 2

ILLUSTRATIVE SITE PLAN



TRANSIT STATION PLAN

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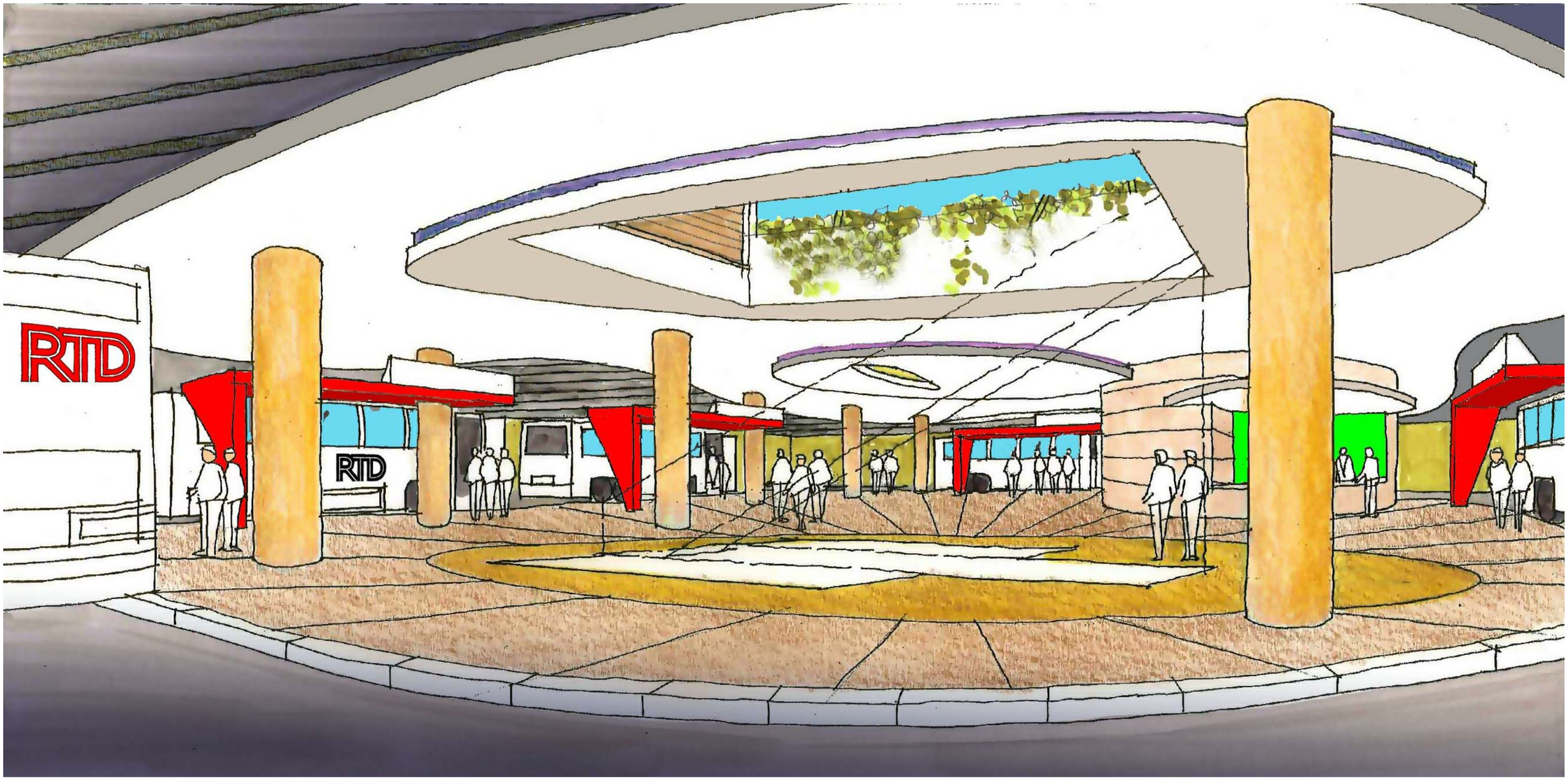
RTD TOD at BOULDER JUNCTION

SHT 3

TRANSIT STATION PLAN



INTERIOR STATION VIEW

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INTERIOR STATION VIEW

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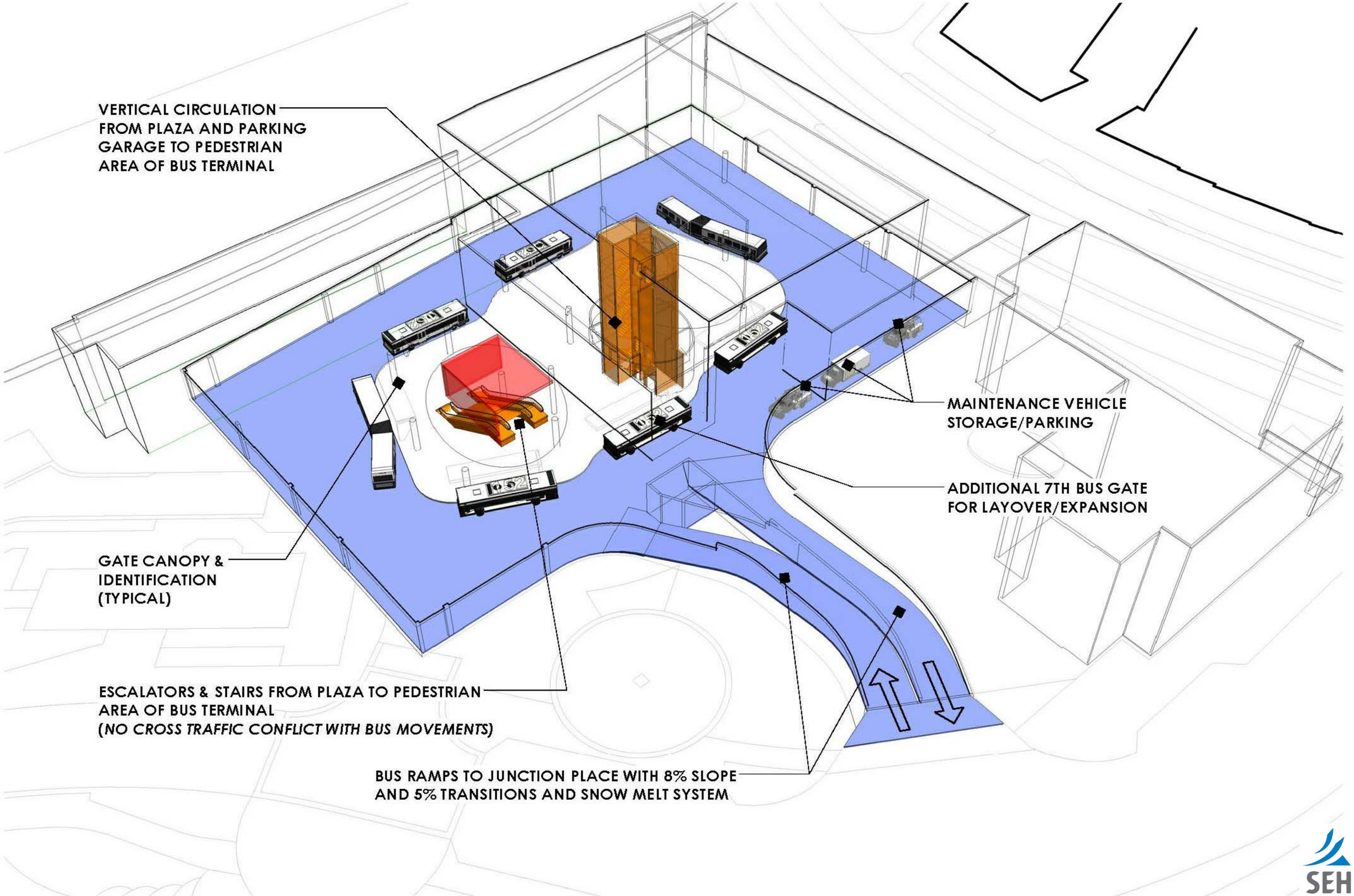

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TRANSIT STATION PERSPECTIVE

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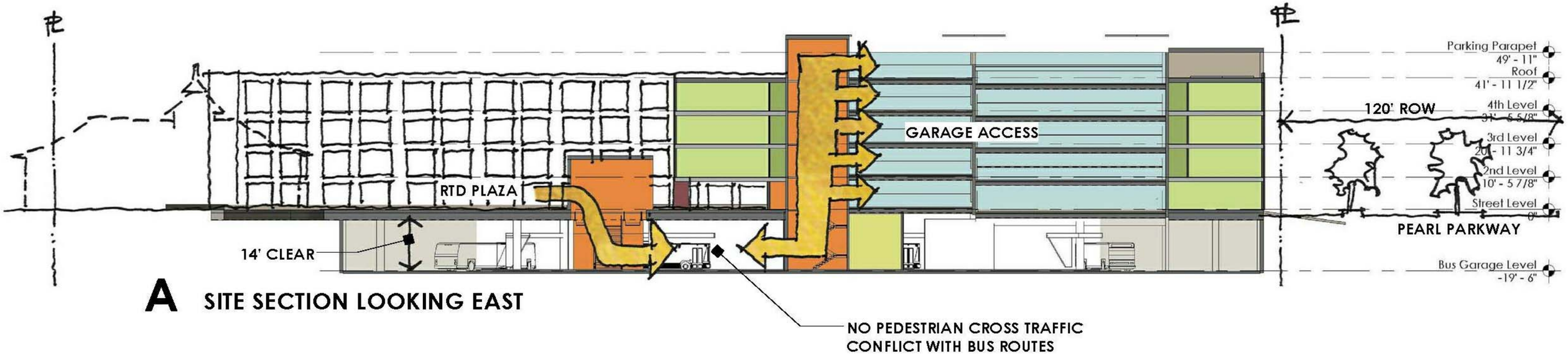
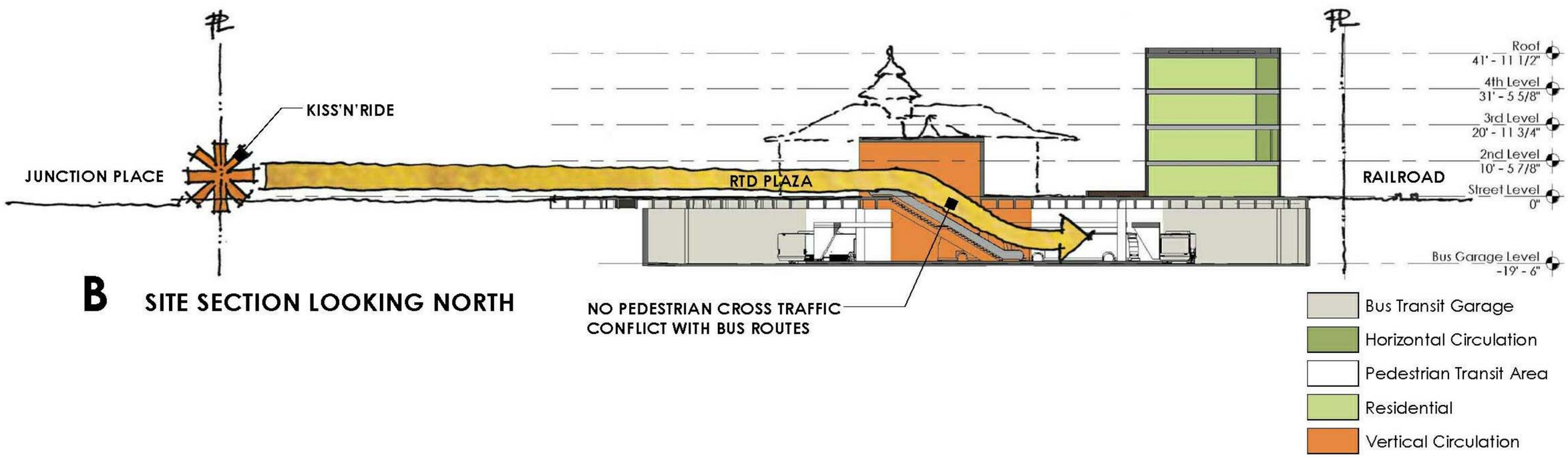


A SITE SECTION LOOKING EAST



B SITE SECTION LOOKING NORTH

SITE SECTIONS

0 5 10 20 FT

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SITE SECTIONS

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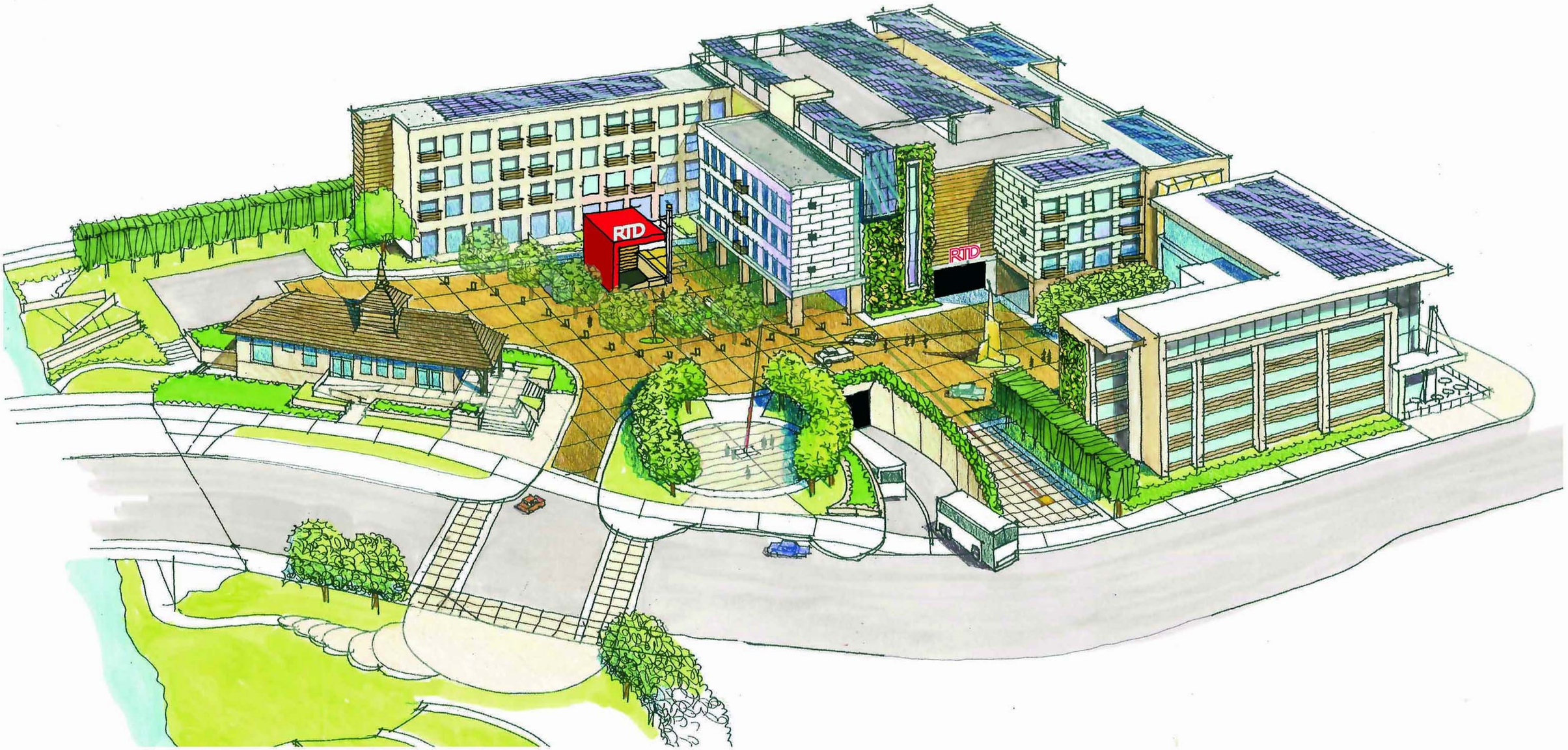

SOUTHEAST AERIAL

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RTD TOD at BOULDER JUNCTION

SHT 7

SOUTHEAST AERIAL

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VIEW DOWN ALLEY

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RTD TOD at BOULDER JUNCTION

SHT 8

VIEW DOWN ALLEY

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VIEW FROM JUNCTION PLACE

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RTD TOD at BOULDER JUNCTION

SHT 9

VIEW FROM JUNCTION PLACE

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VIEW FROM JUNCTION PLACE AND PEARL PARKWAY

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SHT 10

VIEW FROM JUNCTION PLACE AND PEARL PARKWAY

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VIEW FROM DEPOT

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SHT 11

VIEW FROM DEPOT

Site Design

The location and nature of the development lend itself to smart, healthy, green neighborhood design. The availability of public transportation, pedestrian access and incorporation of dwellings, workplaces, shops and civic places create a superior neighborhood. The open plaza and vicinity of the park create gathering places that are the heart of the community. The historic Depot adds to the diversity and gives the neighborhood a unique sense of place.

Energy Efficiency

Energy efficiency options will be provided with an energy model to maximize savings potentials and reduce utility bills and operating costs for all businesses and residences in the development. Efficiency will help reduce the environmental and economic burden of producing and using energy.

Living Wall

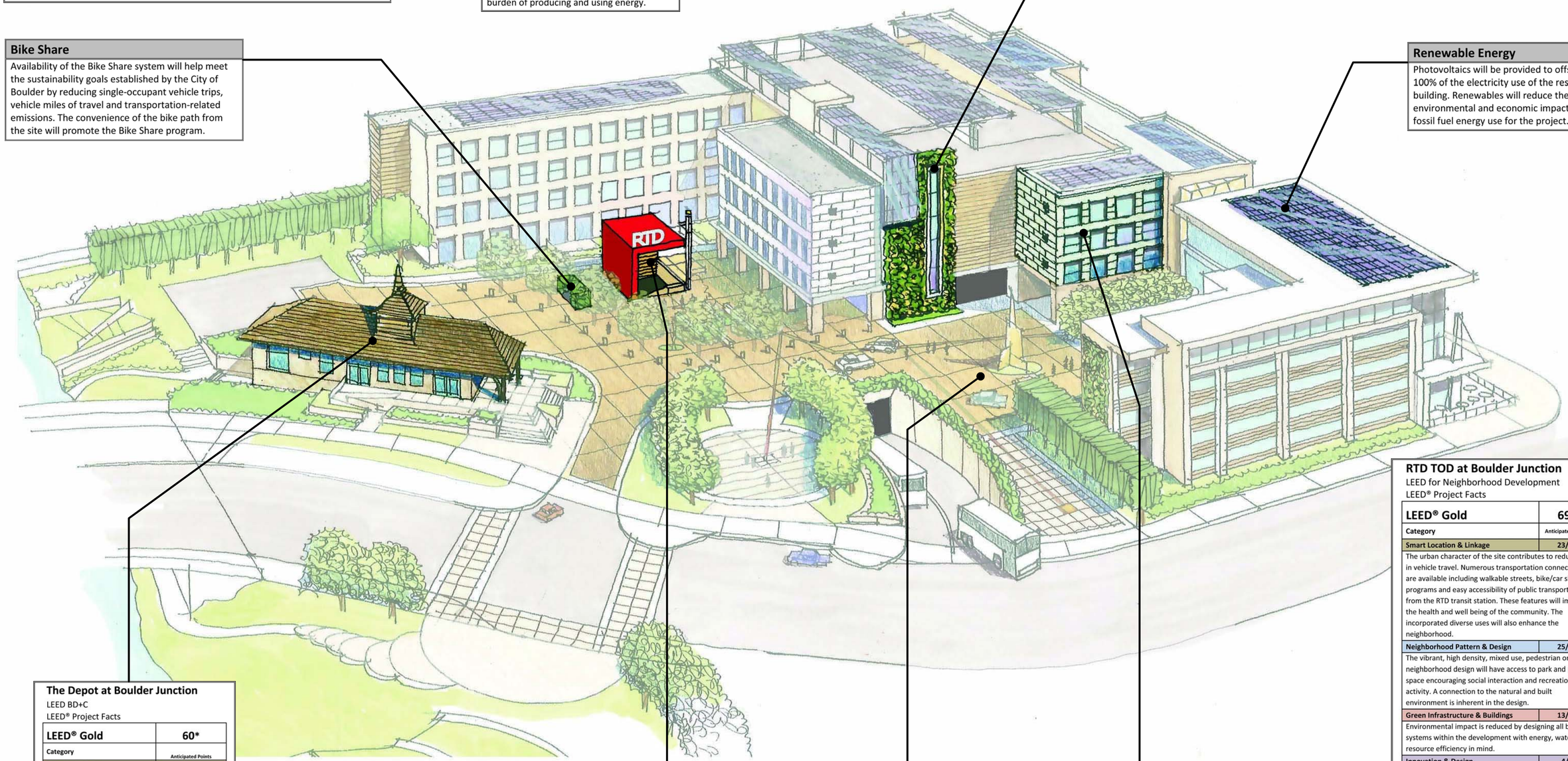
The living wall is not only beautiful, but also creates habitat and biodiversity for local wildlife, reduces heat island effect and improves air quality.

Bike Share

Availability of the Bike Share system will help meet the sustainability goals established by the City of Boulder by reducing single-occupant vehicle trips, vehicle miles of travel and transportation-related emissions. The convenience of the bike path from the site will promote the Bike Share program.

Renewable Energy

Photovoltaics will be provided to offset 100% of the electricity use of the residential building. Renewables will reduce the environmental and economic impacts of fossil fuel energy use for the project.



The Depot at Boulder Junction

LEED BD+C
LEED® Project Facts

LEED® Gold	60*
Category	Anticipated Points
Sustainable Sites	21/26
Water Efficiency	6/10
Energy & Atmosphere	12/35
Materials & Resources	8/14
Indoor Environmental Quality	7/15
Innovation & Design	4/6
Regional Priority	2/4

*Anticipated out of a possible 110 points

RTD Transit Station at Boulder Junction

LEED BD+C
LEED® Project Facts

LEED® Gold	61*
Category	Anticipated Points
Sustainable Sites	22/27
Water Efficiency	6/10
Energy & Atmosphere	12/35
Materials & Resources	6/14
Indoor Environmental Quality	8/15
Innovation & Design	4/6
Regional Priority	3/4

*Anticipated out of a possible 110 points

Permeable Hardscape

Aesthetically pleasing and environmentally beneficial, permeable pavement will allow natural stormwater treatment to protect the quality of our water supply and will reduce heat island effect.

Residences at Boulder Junction

LEED BD+C
LEED® Project Facts

LEED® Gold	63*
Category	Anticipated Points
Sustainable Sites	22/26
Water Efficiency	6/10
Energy & Atmosphere	14/35
Materials & Resources	4/14
Indoor Environmental Quality	10/15
Innovation & Design	4/6
Regional Priority	3/4

*Anticipated out of a possible 110 points

RTD TOD at Boulder Junction

LEED for Neighborhood Development
LEED® Project Facts

LEED® Gold	69*
Category	Anticipated Points
Smart Location & Linkage	23/27
The urban character of the site contributes to reduction in vehicle travel. Numerous transportation connections are available including walkable streets, bike/car share programs and easy accessibility of public transportation from the RTD transit station. These features will improve the health and well being of the community. The incorporated diverse uses will also enhance the neighborhood.	
Neighborhood Pattern & Design	25/44
The vibrant, high density, mixed use, pedestrian oriented neighborhood design will have access to park and plaza space encouraging social interaction and recreational activity. A connection to the natural and built environment is inherent in the design.	
Green Infrastructure & Buildings	13/29
Environmental impact is reduced by designing all building systems within the development with energy, water and resource efficiency in mind.	
Innovation & Design	4/6
The RTD transit station provides a hub that ties the development together forming a neighborhood of new and existing buildings that will benefit the Boulder community. The project will demonstrate how green development and smart growth can be on a community scale and will be used to educate and empower residents, workers and the rest of the community to be environmentally responsible.	
Regional Priority	4/4
Achievement of all Regional Priority Credits	

*Anticipated out of a possible 110 points

SUSTAINABILITY FEATURES

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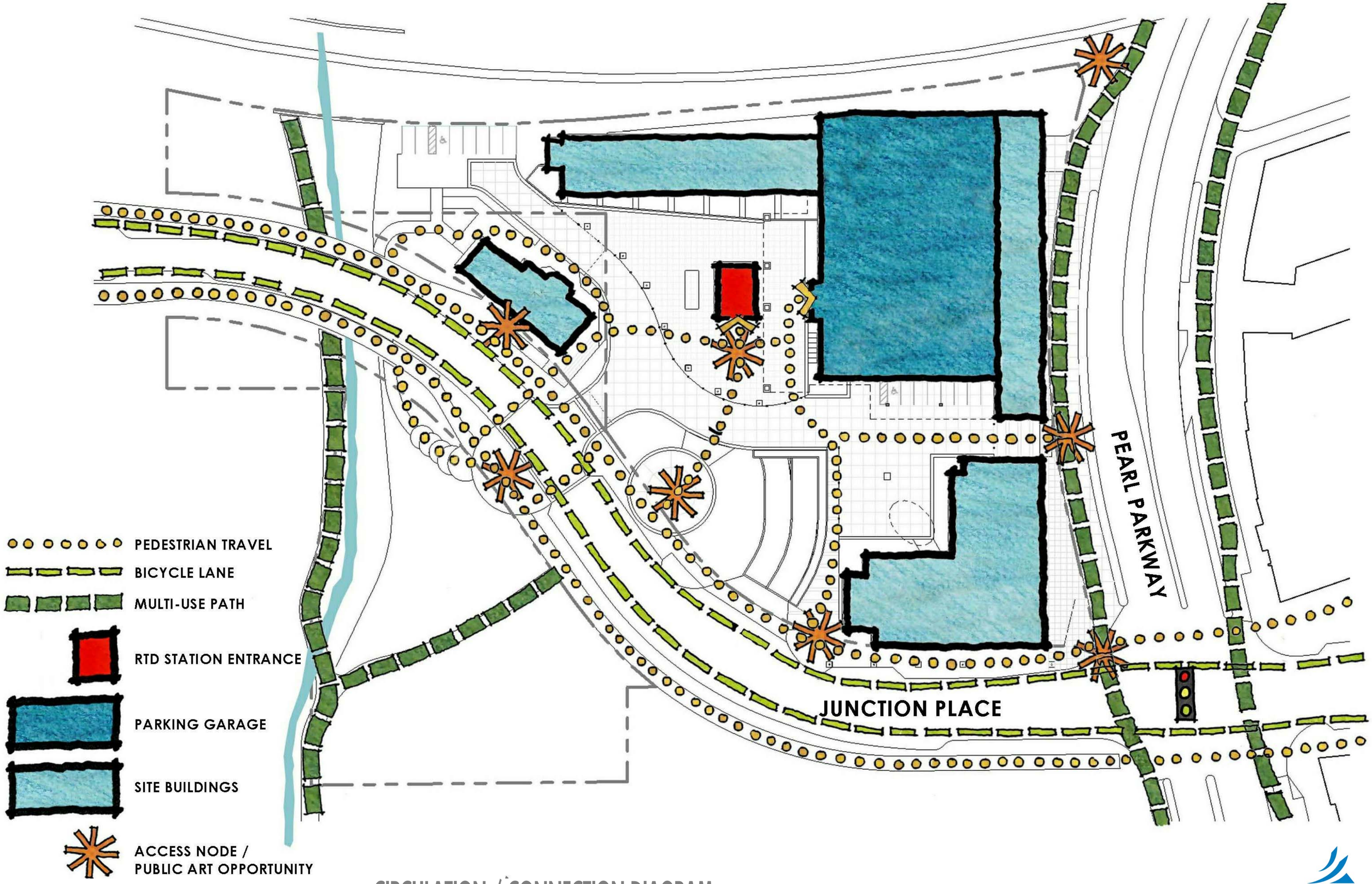
RTD TOD at BOULDER JUNCTION

SHT 12

SUSTAINABILITY FEATURES



CIRCULATION / CONNECTION DIAGRAM

N

0 10 20 40 FT

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RTD TOD at BOULDER JUNCTION

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CIRCULATION / CONNECTION DIAGRAM

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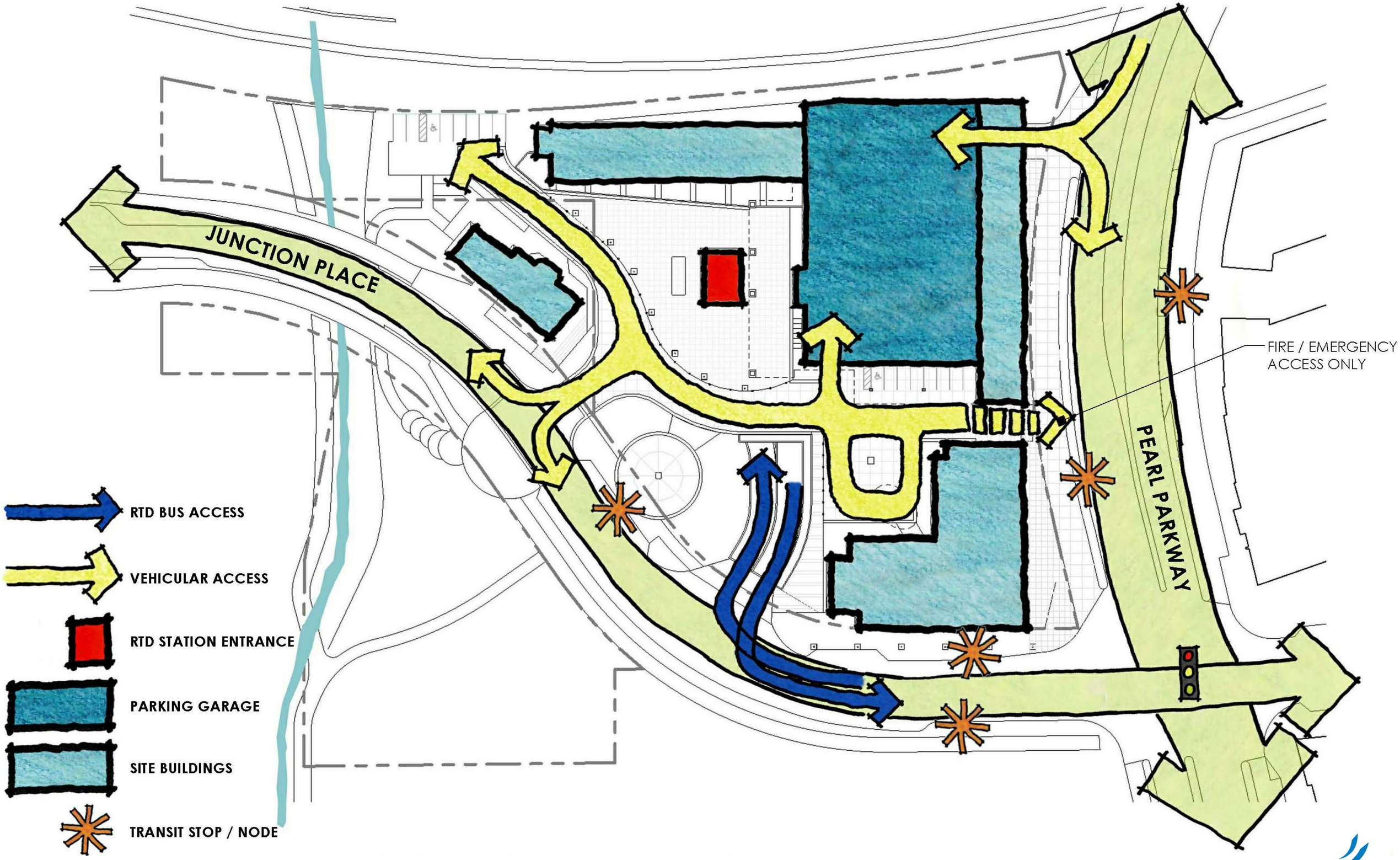

TRANSIT & VEHICULAR CIRCULATION

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0 10 20 40 FT

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RTD TOD at BOULDER JUNCTION

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TRANSIT & VEHICULAR CIRCULATION

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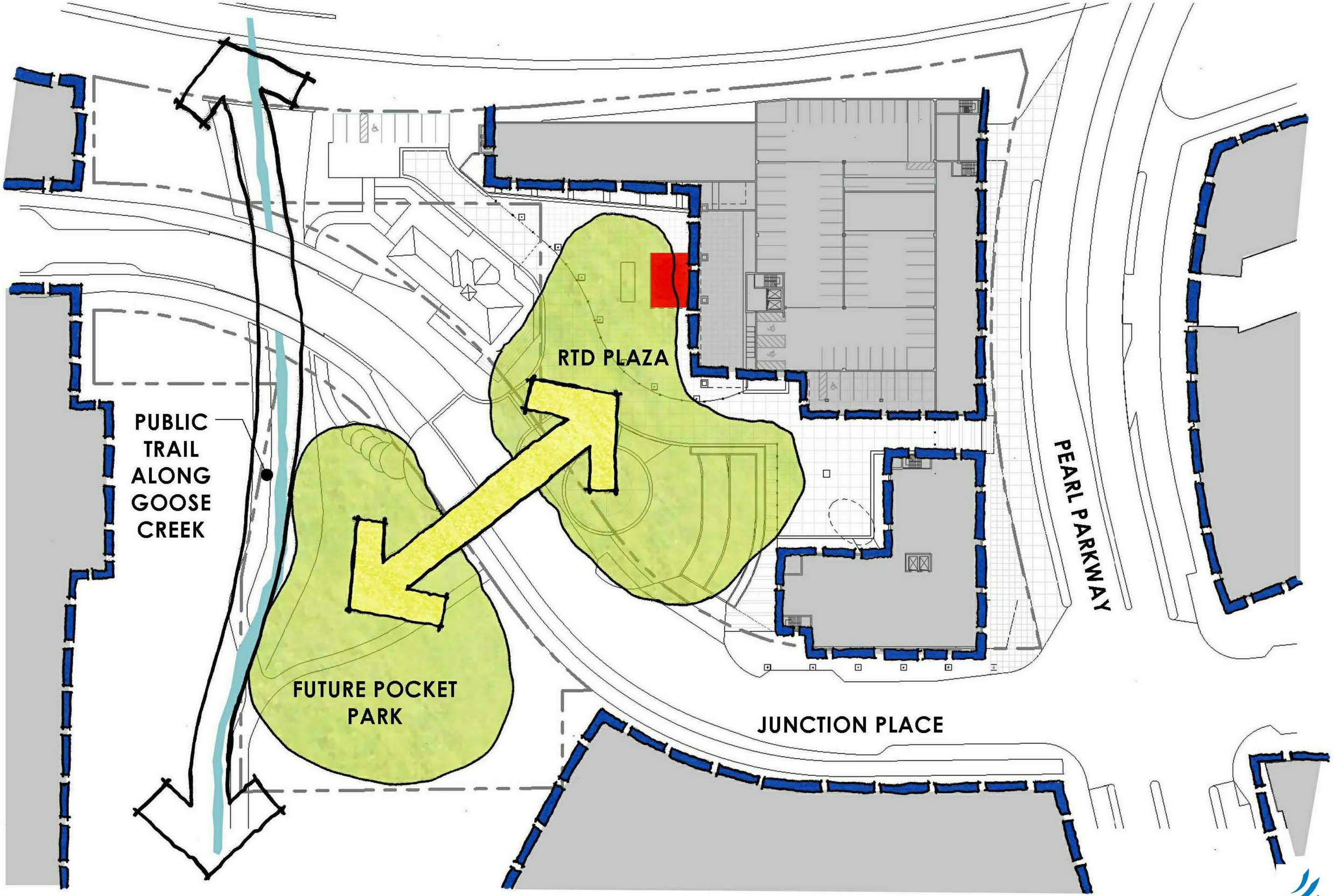

OPEN SPACE RELATIONSHIP

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0 10 20 40 FT

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RTD TOD at BOULDER JUNCTION

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OPEN SPACE RELATIONSHIP

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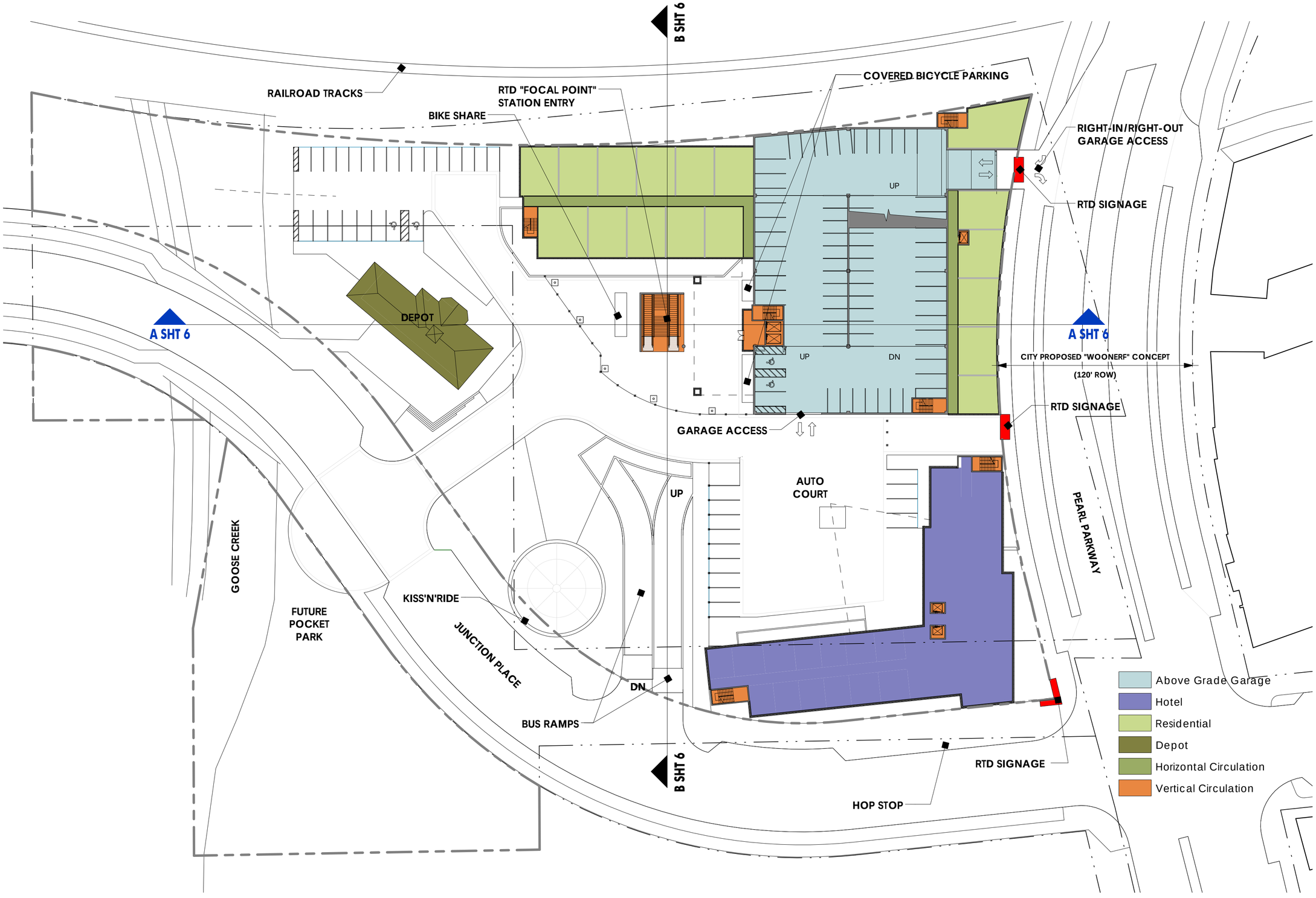

STREET LEVEL PLAN

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0 10 20 40 FT

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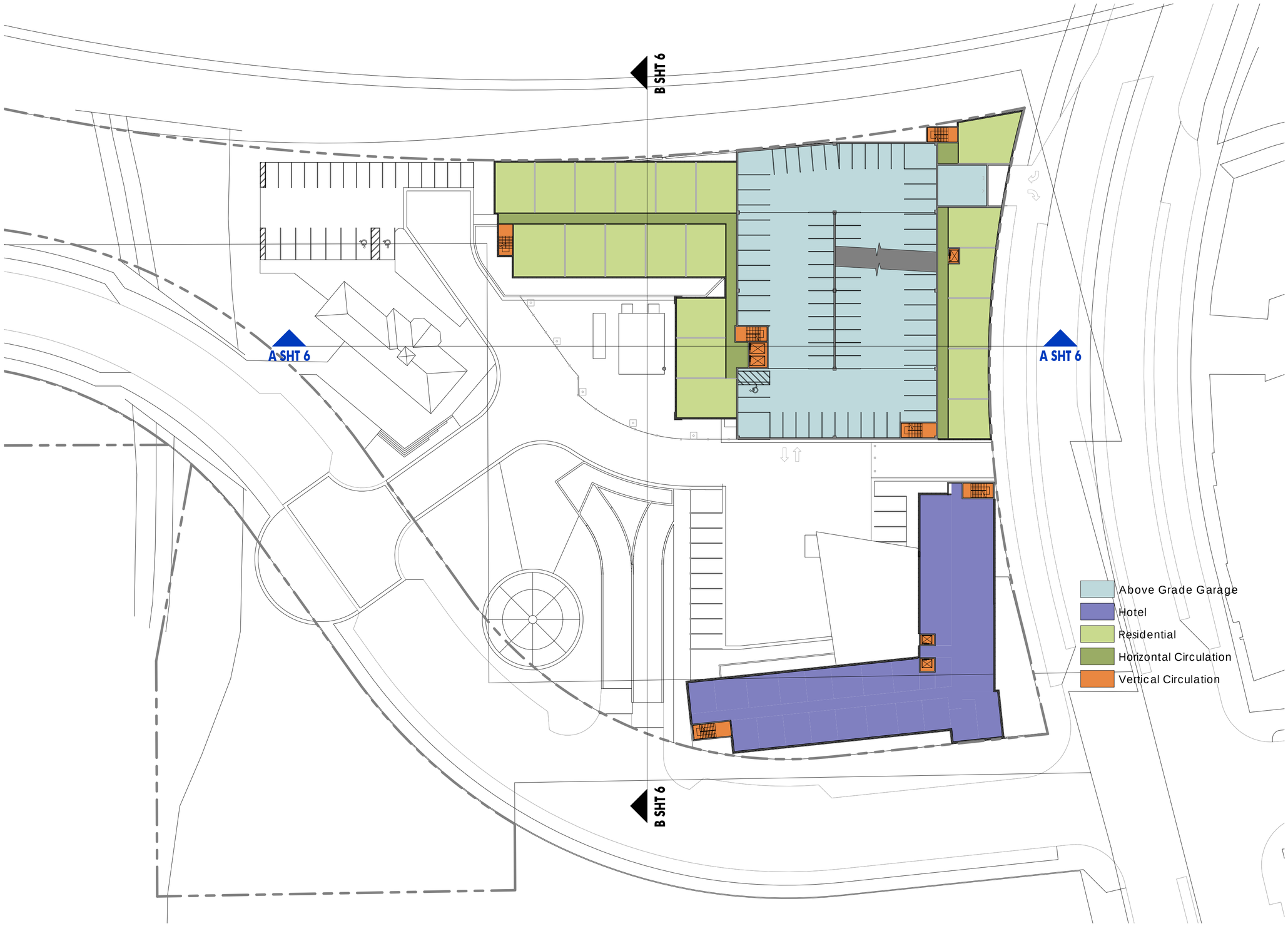
RTD TOD at BOULDER JUNCTION

SHT 16

STREET LEVEL PLAN



LEVEL 2 PLAN

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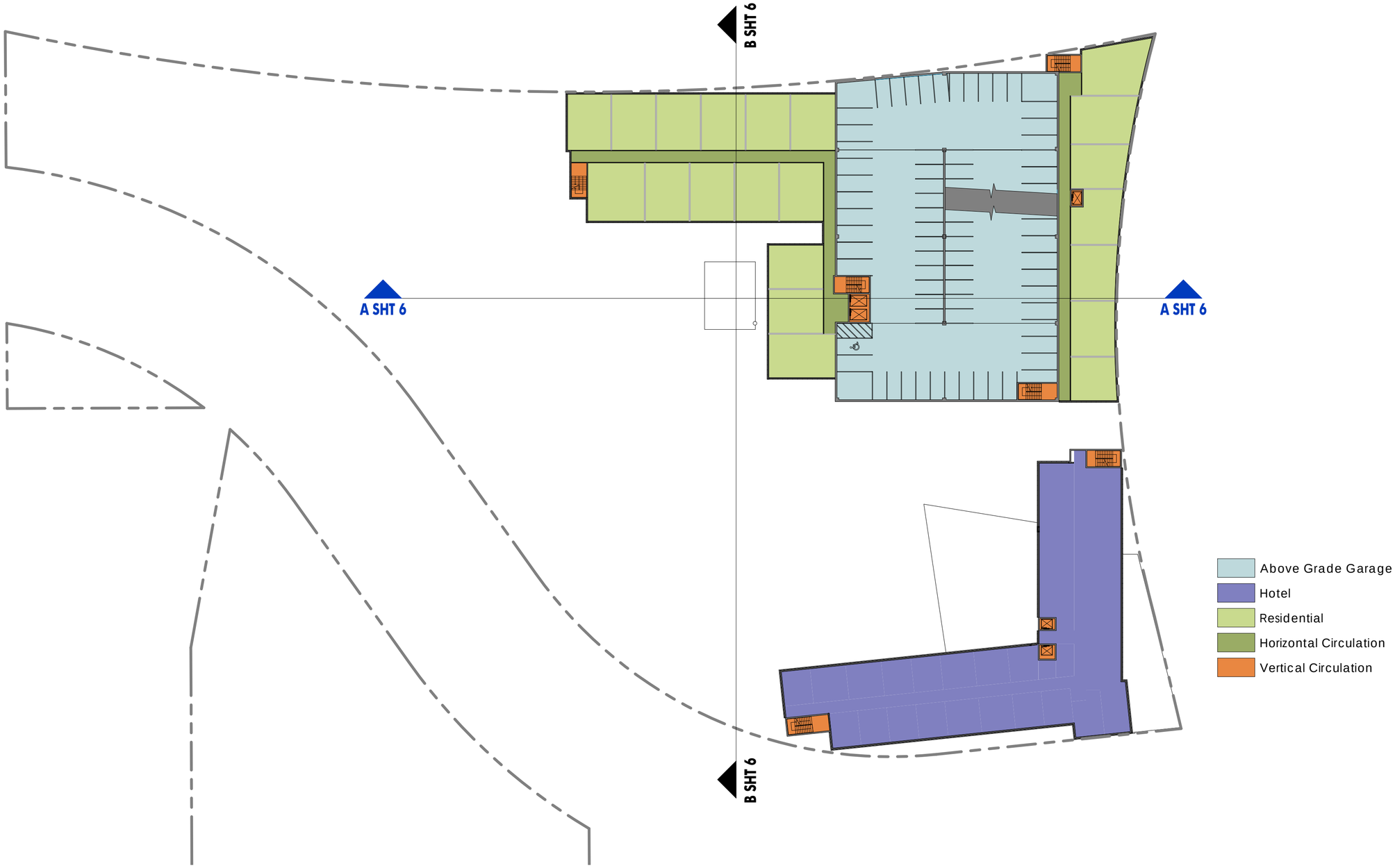
RTD TOD at BOULDER JUNCTION

SHT 17

LEVEL 2 PLAN



LEVEL 3 & 4 PLAN

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PEDERSEN DEVELOPMENT COMPANY

RTD TOD at BOULDER JUNCTION

SHT 18

LEVEL 3 & 4 PLAN

LEVEL 5 PLAN

N

0 10 20 40 FT

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RTD TOD at BOULDER JUNCTION

SHT 19

LEVEL 5 PLAN

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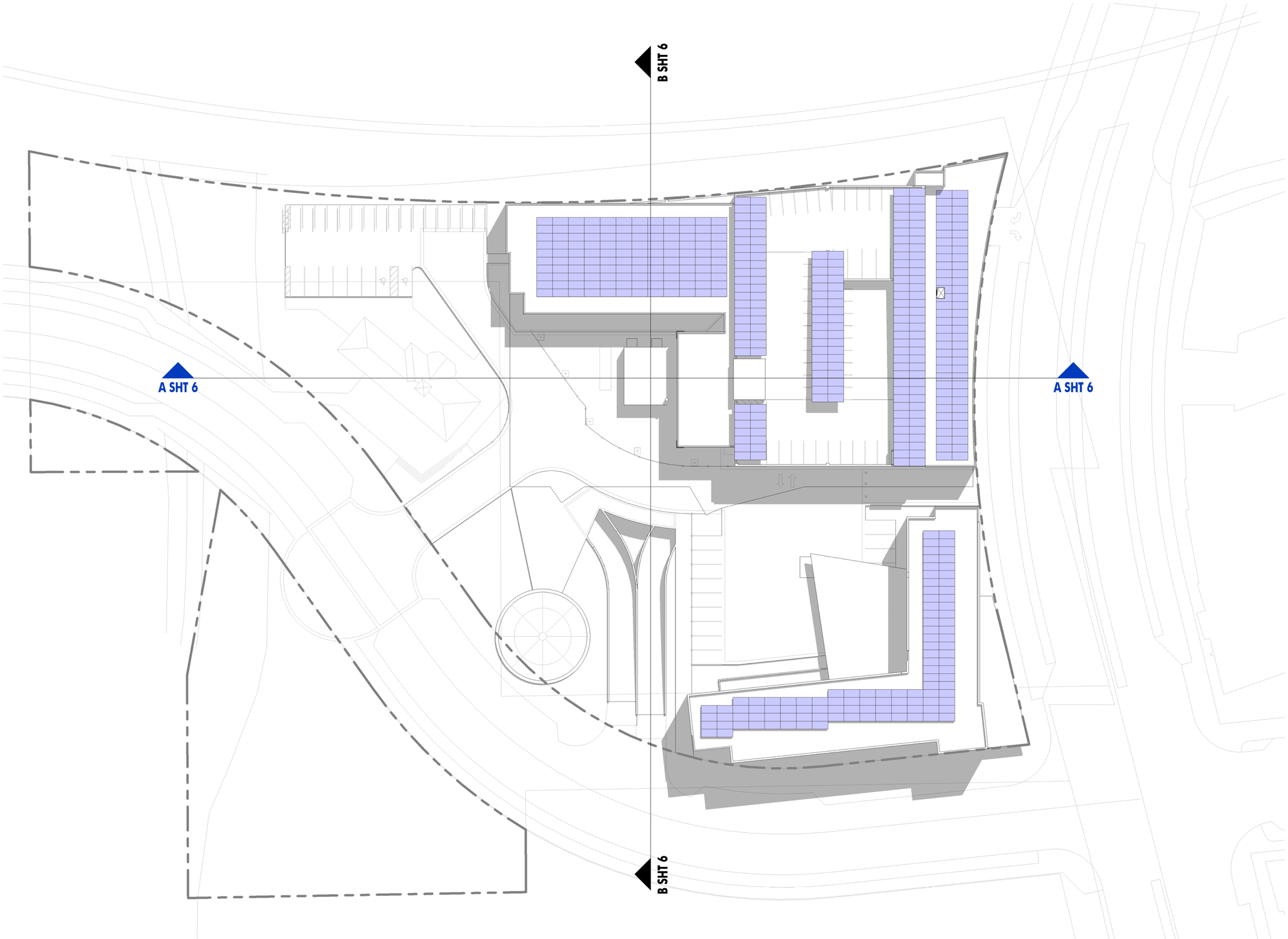

ROOF PLAN

N

0 10 20 40 FT

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RTD TOD at BOULDER JUNCTION

SHT 20

ROOF PLAN