STUDIO

Revised Site Review Narrative
The Wencel Building at 1301 Walnut by WW Reynolds

December 23, 2013

OWNERSHIP OF THE PROPERTY INCLUDED IN THIS SITE REVIEW INCLUDES:

- APLZA LLC, owner of 1900 13th Street
- 1916 LLC, owner of 1916 13th Street
- Lookout LLC, owner of 1355 Walnut Street
- 1919 Street LLC, owner of 1919 14th Street

ANTICIPATED CONSTRUCTION SCHEDULE:

Construction Start: Summer/Fall 2014

Construction Complete: Spring/Summer 2015

SPECIAL AGREEMENTS, CONVEYANCES, RESTRICTIONS OR COVENANTS THAT WILL GOVERN THE USE AND/OR MAINTENANCE OF THE PROJECT:

None

INTRODUCTION: BACKGROUND, LOCATION, AND PROJECT OBJECTIVES:

1. APPLICANT'S RESPONSES TO CONCEPT REVIEW COMMENTS

The Planning Board members had some very construction comments and suggestions in our January 24, 2013 Concept Review hearing. To address these concerns (outlined below), we took their input to heart and took a new look at how to present a much better project and building design.

Create more and better open space in the project

The revised project has clearly incorporated more open space at both the front and rear of the building. With the addition of the open courtyard, there is now an opportunity for public access to a quaint open area immediately adjacent to Walnut Street. In addition, this open plaza environment is more directly connect to both the alley and the historic carriage house structure and the James Building. Revisions to the north side of the project set the above grade portion of the new structure a minimum of 40 feet from the north property line, creating substantially more open area off of the alley and a significant setback from the neighboring buildings to the north. All this was achieved by reducing the above grade density to accommodate significantly more and noticeably better, accessible open areas on the site.

Provide a better street level and public experience

Revisions to the building façades on both Walnut Street and 13th Street provide a much stronger connection to the context of the historic downtown environment. The building is more inviting with warmer materials, better scale and connection to the street level. The inclusion of the open space described above not only draws people into the project, but it also creates unique place for the community to gather and interact. Redesign of the building has also proved better opportunities to incorporate more landscaping not only in the public right of way but also in the accessible open areas.

Improve the project connection to the alley and transition to historic buildings on Pearl Street

Creative architecture and reduced density provided the opportunity to set the above grade portion of the north side of the building 40 feet from the alley. While the building is still four stories, this setback allows the height to better transition from the taller buildings along Walnut and surrounding streets and transition down to the two and three story buildings on the north side of the alley. Furthermore, setbacks on the fourth floor of the building provide additional relief from the north property line, the alley and buildings on Pearl Street. In addition, the north façade now incorporates materials, such as stone and brick, which are far more contextual with the historic buildings along Pearl Street.

Improve the building design in both terms of interest and integration

Design concerns from Planning Board included the need for a building with "more interest", "better attention to massing, scale and building features" and a "better corner element". To address these concerns we had to take a fresh look at the feel, image and function of this building. With a completely new attitude, we included new concepts in our new design:

- We did away with the subsurface parking to incorporate alternative office spaces in the basement that can meet the needs of Boulder's entrepreneurial businesses.
- We modified the architectural character of the building to have a more historic feel that will better integrate with our neighbors and its historic downtown context.
- We integrated publically accessible open spaces that are bold, unique and allow opportunities for people to interact by incorporating spaces for dining, gathering and resting. We believe these amenities will fuel and facilitate creative thinking and inspire the public as well as office tenants.
- Use of materials that reflect the architectural character of the more modern Colorado Building and the historic brick buildings so prevalent downtown.

The redesign has created a simple, but strong presence at the corner of 13th and Walnut. While the corner may not incorporate more dramatic elements consistently incorporated into recent downtown buildings, its simplicity and historic personality make it unique.

Address the concerns of the neighbors

Since the Concept Review hearing, we have worked extensively with our neighbors on Pearl Street to better understand the concerns they raised. Through this effort, we have been able to create a much better building and project as detailed above. Their input has been invaluable to create a project that they can support going forward.

2. PROJECT SUMMARY

The 1301 Walnut project, named the Wencel Building, is located at the northeast corner of 13th and Walnut Streets and is zoned DT-5. Included in the proposal are Lots 7 through 12. The floor area calculation for this project is based on lots 7, 8 and 9. Lot 10 floor area is not used in the new Wencel Building floor area calculation, however, the new building will extend across that lot up to the west side of the Colorado Building. There is no connection or work being done on the Colorado building in this Site Review proposal.

The property currently includes a two and one half story office building on the SW corner with a surface parking lot on the east side of the site, a two story brick building in the NW corner (Conor O'Neills), and an historic brick carriage house on the alley toward the north side of the property. The brown brick building on the SW corner of the property will be deconstructed to make room for the new building, but all other existing structures will be preserved.

The proposed floor area for the new building is calculated using only Lots 7, 8 and 9 of Block 68. Again, the area of Lot 10 is not used in the maximum floor area calculation for the new building. The total site area is approximately 21,000 SF and the current zoning allows a maximum 1.7 FAR above grade by-right and up to 2.7 FAR above grade through Site Review using the 0.5 FAR bonus for non-residential floor area and an additional 0.5 FAR bonus for above grade parking within the building. None of the occupied below-grade area is counted against the maximum allowable floor area according to BRC Table 8-2.

The Wencel building is only one half block from the Downtown Transit Center and is close to many essential services in the downtown area. The project as proposed will include a total of

56,700 SF of total (approximately 46,700 new construction and 10,000 attributable to the existing James Building) commercial space on the four levels above grade and 15,600 SF on one level of below grade office space, building amenities and storage for a total of 72,217 SF. 18 parking spaces are being provided on the east side of the first floor (against the Colorado Building) to support the proposed first floor retail and office uses. Primary access to this parking lot will be from Walnut on the east side of the site, and cars will also be able to enter from and exit into the alley. The existing site is generally flat, and soils studies at adjacent properties show stable soils and a relatively deep water table that will likely accommodate spread footing foundations.

The Wencel Building project is applying for Site Review due to the applicants request for a height modification to 55', increase four stories and the FAR bonuses allowed in Table 8-2.

A number of very important urban design goals have contributed to the resulting site plan. The design of the Wencel Building will:

- Respect and reflect Downtown Boulder's existing urban context through the modulation of architectural character, scale and massing.
- Maximize pedestrian activity, safety and interaction at the street level through the use of a public courtyard in the center of the property.
- Take advantage of excellent view opportunities to the Foothills and access to day light through the thoughtful orientation of the building on the site and use of the central open space courtyard.
- Create a pedestrian and bicycle friendly environment that reduces the impact of the automobile on the property and the surrounding neighborhood by reducing the number of surface parking lots in the Downtown area.
- Increase the building's energy efficiency by creating floor plates that will get natural light into as much of the building as possible.
- Maximize access to day light, views and fresh air through the thoughtful, creative location of open space on the site.

The existing streetscape along 13th and Walnut Streets will be upgraded to meet current city standards.

GENERAL CRITERIA FOR ALL SITE REVIEW APPLICATIONS

I. Boulder Valley Comprehensive Plan:

(A) How is the proposed site plan consistent with the purposes and policies of the Boulder Valley Comprehensive Plan?

(B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a 300 foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

(i) the density permitted in the Boulder Valley Comprehensive Plan, or,

(ii) the maximum number of units that could be placed on the site without waiving or varying any of the requirements of Chapter 9-7, "Bulk and Density Standards," B.R.C. 1981.

1. How is the proposed site plan consistent with the above density criteria?

The usable open space includes a publicly accessible central courtyard and the enhancement of the surrounding ROW with improved sidewalks and tree lawns. The central courtyard will help provide daylight and ventilation to office spaces within the project, both above and below grade, and create a unique open space amenity available to the public. The courtyard will allow the public to move north and south through the property providing access to the alley to the north of the site and access to amenities

like the Conor O'neill's outdoor patio and the historic carriage house in the center of the block. It is our intent to integrate the carriage house, which may be repurposed to support the restaurant use in the existing building, and the patio at Conor O'neill's to encourage pedestrian traffic through the site. The landscape in the ROW will improve both the pedestrian nature of the site and enhance the character of the existing commercial district. This project will be no different and will conform to these relevant Comprehensive Plan policies:

Recognition of sustainability as a unifying goal to secure Boulder's future economic, ecological, and social health

Economic:

This project will contribute to the short and long term economic viability and sustainability of the Boulder community by adding downtown employees and additional sales tax and property tax revenues. More importantly, the project will provide much needed large floor plates that will meet the needs of larger users desiring downtown offices.

Ecological / Environmental:

The location of this development in Downtown Boulder adjacent to the RTD Bus Facility is consistent with the prevailing preference for compact infill development as a strategy to reduce carbon emissions and greenhouse gases. This location provides an opportunity for enhancement of the already compact downtown community with a mix of uses which, taken together, constitute a complete, viable, and sustainable community in which people can live and work. The new building will incorporate green building standards and will achieve a Leadership in Energy and Environmental Design certification. Passive and active environmental strategies will be integrated into the new building design and include attention to orientation and massing, facade treatment to recognize solar orientation and natural lighting, use of renewable and recycled building materials, natural ventilation, efficient mechanical and electrical systems including consideration of photovoltaic technology, an energy efficient building envelope, reduction of potable water usage, the use of drought tolerant planting, efficient irrigation, modest storm water quality treatment, and waste management practices.

Social:

This development will provide employment opportunities which will contribute to the downtown social fabric. Office users in this project will take advantage of the personal interaction and uses of the many downtown amenities and functions.

Encourage compact, contiguous development and a preference for infill land development as opposed to sprawl

This project will be in the Downtown, DT-5 zone which is considered the most intense downtown district in the City and zoned to accommodate the highest intensity of development within the downtown core. With few remaining opportunities for infill projects in this zone, this project will be a compact, innovative, sustainable project which significantly enhances the community's physical appearance by completing an underdeveloped downtown block.

Provision of quality urban spaces, parks, and recreation that serve all sectors of the community and trails and walkways that connect the community

The courtyard area on the north side of the new building will provide a connection from Walnut Street to alley, access to the historic structure on the alley and create a community plaza area not often found off an alley.

Commitment to preservation of natural, cultural, and historic features that contribute to defining the unique sense of place in Boulder

Part of this project is the historic James Hotel and the small brick carriage house structure located on the alley, both of which are listed as contributing buildings to the Downtown District. Preservation, renovation and adaptive reuse consideration will be given to both of these structures.

Recognition of the importance of the importance of the central area (Downtown University of Colorado, the Boulder Valley Regional Center) as a regional service center for the Boulder Valley

and a variety of sub-community, and neighborhood activity centers distributed throughout the community
This proposed development is located in the Downtown regional center area and fills in an underutilized portion of the existing block. The area is zoned for the highest activity and highest level of intensity of use and the development program will include uses consistent with the City's land use policy. The design of this project will be based on proven planning, urban design and architectural principles and be representative of its time, honestly express its use, be sensitive to its context, the environment and reflect the spirit of its place in downtown Boulder. The building will anchor an important corner, occupy an existing surface parking lot, complete the block with an active street ground floor, place equal emphasis on the expression of the alley elevation and provide pedestrian oriented streetscape improvements. The design team will engage planning staff and the design review processes early in order to obtain useful input in order to preserve and enhance neighborhood character.

Commitment to a balanced multi-modal transportation system
Located across Walnut Street, the RTD bus station provides close proximity for bus commuters. In addition, the project is bordered by 13th Street, recognized as a main pedestrian and bike commuter corridor. The project will provide limited shared parking and bicycle parking will be provided. The Traffic Demand Management study will be incorporated to adequately encourage the use of alternative modes of transportation.

II. Site Design:

Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, and its physical setting. Projects should utilize site design techniques which enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

A. Open space, including without limitation, parks, recreation areas, and playgrounds:

1. How is usable open space arranged to be accessible and functional?
The usable open space includes a publicly accessible central courtyard and the enhancement of the surrounding ROW with improved sidewalks and tree lawns. The central courtyard will help provide daylight and ventilation to office spaces within the project, both above and below grade, and create a unique open space amenity available to the public. The courtyard will allow the public to move north and south through the property and access amenities like the Conor O'neill's outdoor patio and the historic carriage house in the center of the block. It is our intent to integrate the carriage house, which may be repurposed to support the restaurant use in the existing building, and the patio at Conor O'neill's to generate pedestrian traffic through the site. The landscape in the ROW will improve both the pedestrian nature of the site and enhance the character of the existing commercial district.

2. How is private open space provided for each detached residential unit?
No detached residential units are proposed.

3. How does the project provide for the preservation of natural features, including, without limitation, healthy long-lived trees, terrain, significant plant communities, threatened and endangered species and habitat, ground and surface water, wetlands, riparian areas, and drainage areas?
We plan to save healthy existing tees within the right of way. Impacts to groundwater will be avoided by creating a "bath tub" foundation system, and we do not plan to pump ground water into the City's storm system unless it is necessary during construction. Although the site is entirely paved at this time, we plan to direct a portion of the surface runoff to water quality features integrated into proposed landscape areas before it is directed to the storm system.

4. How does the open space provide a relief to the density, both within the project and from surrounding development?
The architecture of the project was designed to modulate the mass so that it would appear to be a series of three and four story brick buildings assembled over time. The courtyard and step back in the building along Walnut reduces the scale of the building by break its mass and connecting Walnut to the alley. On the east side of the building the fourth floor will be stepped back from Walnut to reflect the massing of the Colorado Building and reduce its apparent mass.

5. How does the open space provide a buffer to protect sensitive environmental features and natural areas?
The site is currently fully developed and doesn't have existing sensitive environmental features or natural areas.

6. If possible, how is open space linked to an area- or a city-wide system?
This is an urban site currently redeveloping. Open space is provided in a number of locations within four blocks of the site and includes the city's Central Park, the Boulder Creek path, the Pearl Street Mall, One Boulder Plaza at 1801 13th Street and other pocket parks that provide opportunities for both passive and active recreation for adults and children.

B. Open Space in Mixed Use Developments: Developments that contain a mix of residential and non-residential uses:
1. How does the open space provide for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property?
There are no residential uses proposed.

2. How does the open space provide active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and how is the open space compatible with the surrounding area or an adopted plan for the area?
There are no residential uses proposed.

C. Landscaping:
1. How does the project provide for aesthetic enhancement and a variety of plant and hard surface materials, and how does the selection of materials provide for a variety of colors and contrast and how does it incorporate the preservation or use of local native vegetation where appropriate?
We are using a variety of plant materials that work well in the Downtown Boulder micro-climate, those with particularly low water requirements. We are proposing to use a variety of hardscape materials including natural stone, concrete and pavers in the courtyard areas.

2. How does the landscape and design attempt to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project?
There are no native species or plant communities of special concern or threatened and endangered species or habitats found on this urban site.

3. How does the project provide significant amounts of plant material sized in excess of the landscaping requirements of Sections 9-9-12 and 9-9-13, "Landscaping and Screening Requirements," and "Streetscape Design?
We plan to protect any healthy existing street trees currently within the ROW. We plan to install shade trees along 13th Street and Walnut to meet or exceed city standards. The tree spacing will be within the street guidelines (30' o.c.) in order to work around existing trees and underground utilities. There will be

gardens with xeric plants in planters, tree lawns and other areas of the courtyard to soften the building edges.

4. How are the setbacks, yards, and useable open space along public rights-of-way landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan?
See comments related to streetscape planting above and the landscape plan for more information.

D. Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:
1. How are high speeds discouraged or a physical separation between streets & the project provided?
The new parking area on the east side of the site will be reduced, redesigned to have only one-way access from Walnut, be enclosed and hidden by the building, and striped to meet all City of Boulder standards.

2. How are potential conflicts with vehicles minimized?
The vast majority of vehicle circulation is limited to the perimeter of the site. Pedestrians and bicyclists are aware that vehicular traffic will be moving along streets and alleys so this configuration helps to increase safety. We will be eliminating one of two existing curb cuts along Walnut and this arrangement will help preserve the pedestrian nature of the sidewalks along the street. The limited parking within the building will be provided with one-way traffic from Walnut to greatly reduce potential conflicts with pedestrians.

3. How are safe and convenient connections accessible to the public within the project and between the project and existing and proposed transportation systems provided, including without limitation streets, bikeways, pedestrian ways & trails?
As an infill property, the new pedestrian way provided through the central courtyard will increase the pedestrian accessibility of the site and enhance the pedestrian experience downtown by reducing the size of the existing parking lot along Walnut and providing a greater number of interesting and attractive amenities along the block.

4. How are alternatives to the automobile promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single occupant vehicle?
Enhanced paving and pedestrian lighting within the courtyard will make this area a safe and pleasant destination from the sidewalk and alley. The paving, planters and landscape materials will help to reinforce this pedestrian theme. Improvements to the ROW including upgrades to the existing sidewalks and tree lawn will make the street more pleasant and safe for pedestrians and bicyclists. The location of the property puts it within walking distance to nearly all shopping, entertainment and housing opportunities in the downtown area. It is one half block from Pearl Street Mall and one half block from the transit center with its bus connections to the larger Boulder and Denver metro area.

5. Where practical and beneficial, how is a significant shift away from single-occupant vehicle use to alternate modes promoted through the use of travel demand management techniques?
See our proposed TDM plan included with this application.

6. What on-site facilities for external linkage with other modes of transportation are provided, where applicable?
The site is very close to recreational, housing, retail and entertainment opportunities at the core of downtown that will help reduce the need for daily vehicle trips and promote pedestrian and bicycle transportation. Exterior bicycle storage racks and interior bike storage, including shower facilities available to building tenants, will be placed on the site for building occupants and guests. The Wencel

Building project will also be involved in the city of Boulder and RTD's ECO Pass Program provided through CAGID. By supporting this program, the project hopes to reduce congestion in and around the community as well as minimize the pollution in this new neighborhood. Please see the proposal's Transportation Demand Management plan for more detailed information.

7. How is the amount of land devoted to the street system minimized?
This proposal does not include land devoted to the public street system since it is an urban infill project, however the proposal does reduce the amount of land currently dedicated to surface parking lots.

8. How is the project designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and how does it provide safety, separation from living areas, and control of noise and exhaust?
Service access to the project is located off of the alley to minimize any conflicts between vehicles and pedestrians. Pedestrian sidewalks are located around the perimeter of the site as well as through the central courtyard. Locations where different modes of transportation cross will be provided with required sight angles, stop signs, paving color and texture changes as necessary to ensure the safety of pedestrians and cyclists.

9. How will city construction standards be met, and how will emergency vehicle use be facilitated?
All city construction standards will be met using applicable model codes and the city's design and construction standards for site, building demolition and construction.

E. Parking:
1. How does the project incorporate into the design of parking areas, measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements?
Parking is not required for nonresidential projects in CAGID. The parking lot on the east side of the site will be partially screened from the sidewalk and striped to increase the safety and convenience of both pedestrians and vehicles.

2. How does the design of parking areas make efficient use of the land and use the minimum amount of land necessary to meet the parking needs of the project?
The existing surface parking lots are being reduced and replaced by office floor area. Only a small portion of the site within the east side of the 1st floor will be used for parking.

3. How are parking areas and lighting designed to reduce the visual impact on the project, adjacent properties, and adjacent streets?
Parking and site lighting will be designed to meet City of Boulder standards. Lighting will be controlled to ensure pedestrian safety while still respecting the surrounding neighborhoods. Lighting will be integrated into the landscape and adhere to the principles laid out in the Dark Skies Initiative. The parking proposed will be covered, and for the most part, screened from the sidewalk and street by the new building.

4. How do parking areas utilize landscaping materials to provide shade in excess of the requirements in Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.
Since the remaining parking spaces on the site will be within and screened by the new building, no landscaping will be provided. The parking spaces will be completely shaded by the building.

F. Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area:
1. How are the building height, mass, scale, orientation, and configuration compatible with the existing character of the area or the character established by an adopted plan for the area?
The Wencel Building has been designed to fit into a vibrant, diverse neighborhood of office and retail uses that is contextually sensitive to Boulder's existing urban core. The massing will be modulated to create the appearance of aggregated masonry office buildings on the site. It is also designed around a

central courtyard that will link the north and south sides of the property so the middle of the building can be open to daylight, fresh air and pedestrian circulation. The exterior walls of the building will be brought out to the right of way to maintain a consistent street edge except where the courtyard steps back and provides pedestrian access along the sidewalk.

2. How is the building height(s) generally proportional to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area?
The Wencel building will be 55' and at least 5 stories shorter than the existing Colorado building to the east. Even at four stories, the proposed Wencel Building will appear to be much smaller and more consistent with the height of buildings along Walnut which are generally four stories or more between 9th Street and 16th Street.

3. How does the orientation of buildings minimize shadows on and blocking of views from adjacent properties?
At four stories and 55' tall, the Wencel building at 1301 Walnut has been located on the site to create an urban environment similar to and compatible with the core of Downtown Boulder. The building is essentially surrounded by public rights of way so there are limited shadow impacts on adjacent properties. The four story massing is concentrated along Walnut to allow the building to stay at least 40' away from the alley and thereby reduce shadow impacts on properties to the north. This significant step back also helps preserve views for properties north of the proposed building.

4. If the character of the area is identifiable, how is the project made compatible by the appropriate use of color, materials, landscaping, signs, and lighting?
The general nature of the neighborhood is commercial and urban. The building has been designed to be compatible with the Downtown Design Guidelines. Brick, glass, stucco and metal accents will help tie the project into the surrounding neighborhood, but also give the project its own unique identity. The brick buildings on the NW side of the site will be preserved, and the new building will have large glass storefront windows at the street.

5. How do buildings present an attractive streetscape, incorporate architectural and site design elements appropriate to a pedestrian scale, and provide for the safety and convenience of pedestrians?
The Wencel Building will combine an articulated, modular facade along with a regular street tree pattern. The courtyard will include small outdoor seating areas and an attractive, pedestrian-scaled landscape design. The building will be articulated with lintels and masonry accents over retail-scaled, storefront windows on the first floor. Pedestrian scaled materials at the street level will generally include window mullions, sun shades and/or awnings, brick, metal, stone or cast concrete accents. Ample site lighting and accent paving in the courtyard and at building entries will make for an attractive, unique, safe and accessible pedestrian environment.

6. To the extent practical, how does the project provide public amenities and planned public facilities?
The courtyard provided at the center of the property will be a transitional space between the public space of the sidewalk, the building entry, future amenities provided on the interior of the site and the alley. This space will include both landscape and hardscape amenities as well as the potential public and private art opportunities for the enjoyment of the public and future tenants.

7. For residential projects, how does the project assist the community in producing a variety of housing types, such as multifamily, townhouses, and detached single family units as well as mixed lot sizes, number of bedrooms, and sizes of units?
There are no residential units in our proposal.

8. For residential projects, how is noise minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials?
There are no residential units in our proposal.

9. If a lighting plan is provided, how does it augment security, energy conservation, safety, and aesthetics?
A lighting plan has not been provided at this time, but will be included in the TEC application. Lighting will be designed to meet all city standards while providing for maximum safety and efficiency through location, lamp and fixture type selections.

10. How does the project incorporate the natural environment into the design and avoid, minimize, or mitigate impacts to natural systems?
The site is currently developed and includes a two and a half-story structure in the NW corner, a parking lot in the center and an eight story building on the east side of the property. The amount of site area that is currently dedicated to natural systems is extremely limited. The perimeter of the site, specifically the city ROW, is has been neglected in many areas. Our proposal includes the improvement of the sidewalk and tree lawn as well as the preservation of as many street trees as possible. We will be adding small landscape planters in areas to improve water quality.

11. How are cut and fill minimized on the site, and how does the design of buildings conform to the natural contours of the land, and how does the site design minimize erosion, slope instability, landslide, mud flow or subsidence, and minimize the potential threat to property caused by geological hazards?
The site is generally flat, slopes gradually to the SE corner of the property, and there are no unique geological or physical features known to exist at the site. No impact to ground water is anticipated at this time since we are not proposing to lift groundwater from the basement level. A mat slab and "bath tub" basement construction system is proposed that will seal the below grade level from groundwater infiltration. The property is outside the floodplain. A geotechnical report has not yet been completed but reports from adjacent properties have indicated stable soils and low ground water elevations.

G. Solar Siting and Construction: For the purpose of insuring the maximum potential for utilization of solar energy in the city, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:
1. Placement of Open Space and Streets. Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion. How is this criterion met?
The building is surrounded by public rights of way on the south, west and north sides of the property so there are limited shadow impacts on adjacent properties on these sides. This configuration also allows each office space to have access to plenty of natural day light. In addition to providing solar access, the courtyards, narrow building footprint and 40' building setback from the alley will help reduce the impact of shadows on properties on the north side of the alley. The shadow study included in our submission exhibits this minimal impact and shows there is no impact to existing rooftop solar systems on adjacent properties.

2. Lot Layout and Building Siting. Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading. How is this criterion met?

The proposed building location on the NE corner of Walnut and 13th Street provides for extraordinary solar access and view opportunities. The site provides the maximum number of tenant spaces with direct and indirect solar access while the courtyard on the north side of the site will substantially improve indirect daylight opportunities for east and north facing spaces as well as for basement offices.

3. Building Form. The shapes of buildings are designed to maximize utilization of solar energy.
The courtyard design and generally shallow office bay depths proposed make the building extraordinary in terms of solar access potential.

Buildings shall meet the solar access protection and solar siting requirements of Chapter 9-9- 17, "Solar Access," B.R.C. 1981. How is this criterion met?
The building will be designed with a flat roof to accommodate solar panels in the future. A low SRI roofing membrane (white roof) will be used to limit the amount of heat absorbed by the building from the sun.

4. Landscaping. The shading effects of proposed landscaping on adjacent buildings are minimized. How is this criterion met?
Some mature deciduous street trees exist around the perimeter of the site. We intend to preserve the these trees if they are healthy and integrate them into the streetscape concept if possible. New deciduous trees will be planted as necessary to reduce heat gain in adjacent office spaces during the summer but also increase the amount of solar gain during winter months when they lose their leaves. The site is surrounded by streets and an alley, so the potential reduction of solar access by our landscaping on adjacent properties is minimal.

H. Additional Criteria for Poles Above the Permitted Height. No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:
1. The light pole is required for nighttime recreation activities, which are compatible with the surrounding neighborhood, or the light or traffic signal pole is required for safety, or the electrical utility pole is required to serve the needs of the city?
No light poles above the permitted height are currently planned for the site.

2. The pole is at the minimum height appropriate to accomplish the purposes for which the pole was erected and is designed and constructed so as to minimize light and electromagnetic pollution. If applicable, how are these criteria met?
No light poles above the permitted height are currently planned for the site.

Downtown Design Guidelines Criteria:

2.1 – Consider Incorporating Traditional Façade Elements in New Designs
The design of the Wencel Building uses two anchoring masonry buildings on either end of the site, one at the corner of Walnut and 13th Street, the other directly adjacent to the Colorado Building on the east side of the property. The bases of both of these building elements include a kick plate, storefront display windows, and sign bands with sun shades. Above the pedestrian oriented storefront we have included windows reminiscent of historic warehouse buildings and a strong cornice on both of the masonry "buildings". However, these two elements of the proposed design will be detailed differently to add visual interest along the Walnut facade.

2.2 – Consider the Alignment of Architectural Features and Established Patterns with Neighboring Buildings
The 55', four story height limit in the DT-5 zone reduces our ability to align the floors of the Wencel building to the floors of the old James Hotel, however, the use of traditional masonry building patterns along 13th Street helps to reinforce the existing visual character of 13th Street. The more contemporary "bridge" element over the courtyard reflects the modernist aesthetic of the Colorado Building while the more traditional masonry clad "bookends" of our proposal reflect the traditional historic character of the downtown area.

2.3 – Maintain the Line of Building Facades and Storefronts at Sidewalk Edge in Block
Our proposal includes masonry "bookends" that are built up to the sidewalk to reestablish the traditional line of historic buildings. The courtyard is signaled by the setback of the more contemporary "bridge" element of the design. This effect is consistent with criteria (C) that recommends setting back new buildings to reveal more historic buildings.

2.4 – Consider the Height, Mass and Scale of Buildings
A. Maintain Visual Interest in Building Forms
The 4th floor setback along with the central break in the massing and below grade courtyard allow us to create architectural variety and visual interest along Walnut. By breaking the building into three distinct masses the building borrows from the traditional while juxtaposing it with a literal bridge to current, contemporary architecture.
B. Relate the Height of Buildings to Neighboring Structures at the Sidewalk Edge.
The Wencel Building will create a transition from the historic James Hotel structure on the west side of the site to the much taller 8 story Colorado building on the east side of the block. Nevertheless, the Walnut elevation will appear to be much smaller than the Colorado Building tower.
C. Maintain a Standard Floor to Floor Height
The new building's floor to floor heights will be similar to the pattern established in downtown with a taller street level floor and slighting shorter upper floors.
D. Consider the Effect of Building Height on Shading and Views
Our building proposal will not shade the north side of any east-west running street since it is on the north side of Walnut. Although alleys are not typically considered sidewalks or pedestrian spaces in downtown Boulder, we have created a "U" shaped building with a central courtyard around the historic carriage house to reduce the building's potential to shade the alley or existing buildings to the north.

2.5 – Maintain a Human Building Scale, Rather than Monolithic or Monumental Scale
The majority of our proposed building will be highly detailed at the first floor with masonry, precast and stone materials. More contemporary building elements at the center of the building will be highly detailed but in a more simple and refined manner. Window mullions, panel sizes and reveals will help reduce the monolithic appearance of these building elements, but they will also add visual interest to the Walnut streetscape.

2.6 – Create Pedestrian Interest at the Street Level
A. Develop the First Level of Buildings to Provide Visual Interest to Pedestrians
The first floor of the proposed Wencel Building will be treated like typical storefronts at the base of traditional Downtown Boulder buildings with large expanses of glass, kick plates, sun shade devices, and other pedestrian scaled details including masonry reveals, lintels, sills, and sign bands.
B. Consider How the Texture and Pattern of Building Materials will be Perceived
The portions of the building that touch the ground and interact with pedestrians will be clad in masonry materials. Traditional storefront and window opening sizes will be repeated along the façade to create a familiar traditional scale and rhythm along the sidewalk.
C. Maintain the Design Distinction between Upper and Lower Floors
A strong, repetitive and transparent base is established along the sidewalk to make the building inviting to the public. The second, third and fourth floors are separated from the first with sign banding and additional masonry panels. We have elected to increase the amount of glass on the upper levels to increase the amount of daylight available and integrated sun shades will help us reduce heat gain. These features will also allow us to reduce the amount of energy needed to artificially light the space and mechanically cool the building during hot summer months.

2.7 – Avoid Half Level or Partial Level Basements that Extend More than 2 Feet above Grade
Not Applicable. As a matter of fact, we are demolishing the existing building at the corner of Walnut and 13th Street that current sits at least 2' above the sidewalk.

2.8 – Shade Storefront Glass by Appropriate Means
We propose to use metal sun shades and fabric awnings above the storefront to reduce glare, provide shade and add visual interest along the sidewalk.

2.9 – Maintain the Rhythm Established by the Repetition of the 25 Foot Façade Widths
We have divided the building into approximately 25' modules to respond to the traditional downtown context. Masonry pilasters, storefront windows and steel column details subdivide the larger building masses into comfortable pedestrian-scaled facades. The traditional, established break between the existing buildings along Walnut is reinforced with the new public courtyard and pedestrian way that creates a strong N-S pedestrian connection through the building. The two masonry "bookends" frame the courtyard in the middle of the Walnut side of the building.

2.10 – Consider Scale, Texture and Pattern of Building Materials
See comments in similar sections above.

2.11 – Consider the Quality of Open Space Incorporated in New and Renovated Buildings
A. Create Comfortable, Safe, Accessible and Appropriately Located Open Spaces to Provide Pedestrian Interest and Convenience
One of the most important design features of the Wencel Building design is not the building itself but the open space courtyard provided at the center of the building. Not only does this courtyard provide additional daylight and natural ventilation opportunities to the below grade and first floor office space, but it provides a valuable pedestrian connection from Walnut through the building to the alley and other public open spaces on the north side of the project. The outdoor seating area behind the existing James Hotel building will be improved, and we propose to integrate the carriage house into the existing restaurant's outdoor patio to create a more lively and visually appealing public space. The below grade portion of the courtyard will be surrounded by storefront glass so it will become an outdoor extension of the office and retail space adjacent to it. The public will access the lower level with a staircase on the north side of the courtyard. We believe this will be the perfect space to include public art and sculpture for the enjoyment of tenants and the public alike. Another semi-private landscaped courtyard is provided on the second floor of the proposed building to provide daylight and natural ventilation to office spaces on the second and

third floors of the proposed Wencel and existing Colorado Building. This space will include small seating areas and xeriscaped planters to add visual interest.

B. Connect Open Spaces to Other Activity Areas where People Gather to Sit, Eat or Watch other People

The building's public entry and lobby will be placed along Walnut Street adjacent to the central courtyard. In this way the urban open space of the courtyard will be regularly frequented and activated by guests and tenants of the building. We imagine it will be a place to relax, eat, and observe pedestrian activity throughout the day. This area will also provide access to the outdoor patio behind the James Hotel building, so we believe the wide variety of activities within the space will make the courtyard a vibrant, and distinctive amenity throughout the day.

2.12 – Recognize the Special Character of the Area South of Canyon Blvd.

This project is not South of Canyon Blvd.