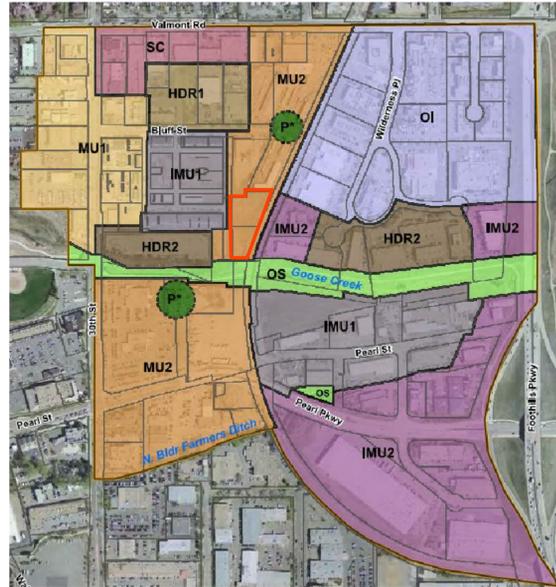
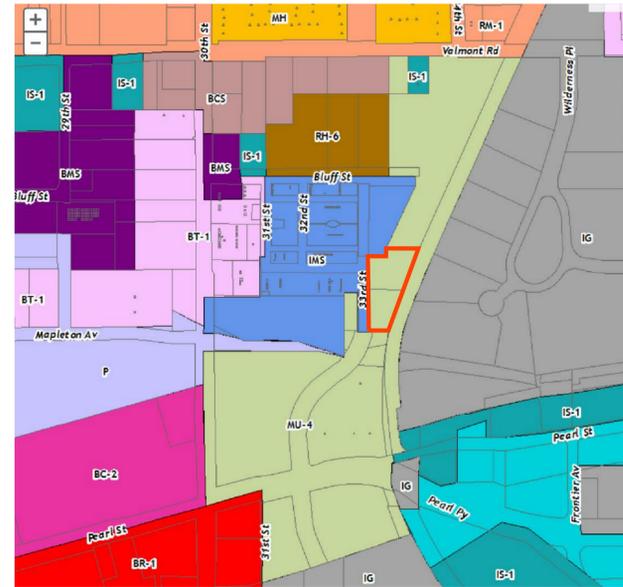


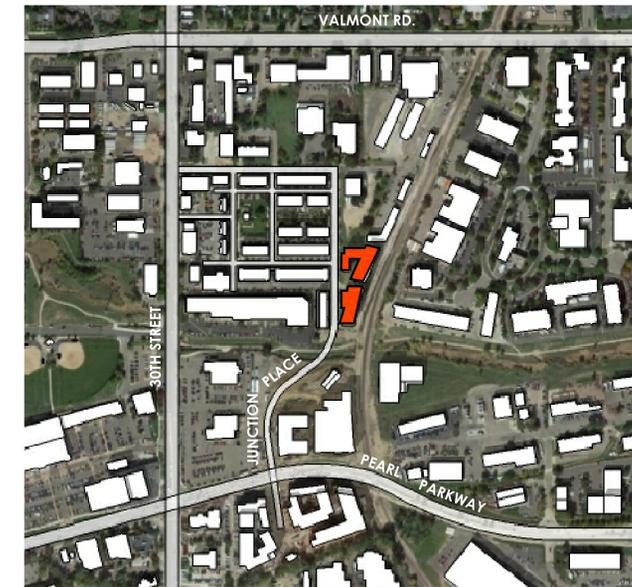
Boulder Commons: Concept Review & Comment



TVAP ZONING MAP
SCALE: NTS



EXISTING ZONING MAP
SCALE: NTS



VICINITY MAP
SCALE: NTS



Project Information

Applicant: Coburn Development 3020 Carbon Place # 203 Boulder, Colorado p: 303-442-3351 f: 303-447-3933	Owner: Morgan Creek Ventures 3390 Valmont Road Boulder, CO 80301 p: 303-442-9200
Project Information:	
Parcel Area:	Lot 1 (35,614 sf); Lot 2 (22,658 sf)
Current Zoning:	MU-4
Proposed Use:	Commercial
Proposed Area:	101,218 sf
Proposed FAR:	1.74

Drawing Index

CP-1	Project Information, Zoning & Vicinity Map
CP-2	Context Diagram
CP-3	Massing & Form
CP-4	Sustainability
CP-5	Active Public Spaces
CP-6	Site and Floor Plans
CP-7	Floor Plans

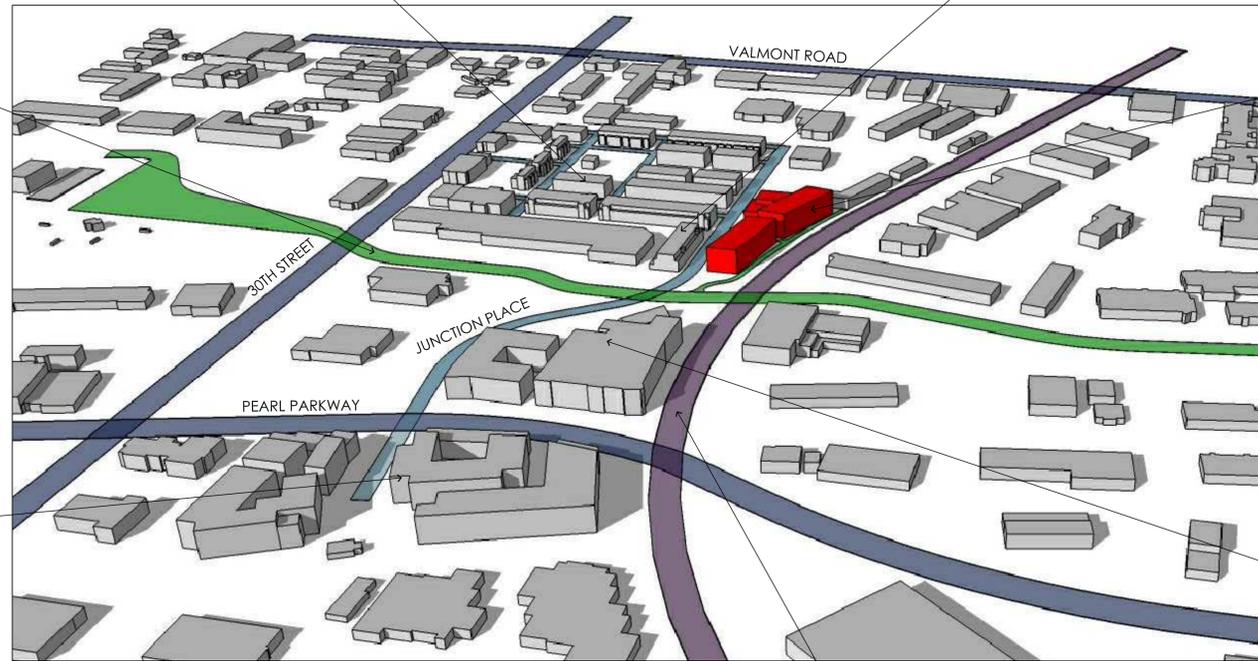
STEEL YARDS:
Mixed Use Development



GOOSE CREEK TRAIL:



SOLANA:
Residential



CONTEXT MAP:

RAILWAY:

NICKEL FLATS:
Residential



THE COMMONS:
Commercial



DEPOT SQUARE:
Mixed Use Development



MASSING AND FORM:



COBURN
ARCHITECTURE



1.) Back Bar:

- Largest mass is sent against the railway to act as a buffer between tracks and Steel Yards residential
- Also protects Junction Place from train noise and activity



4.) Daylighting:

- The mass is further eroded to create optimal building depths for daylighting



Transportation 1: Multi-Use Path



2.) Front Bar:

- Steps down to provide human scale along the street, and relate to Steel Yards



5.) Mobility Hub:

- Central point for access to B-Clyce Station, car share, future Goose Creek Trail connection, possible future light rail connection, along future bus route.



Transportation 2: Railway



3.) Split:

- Breaks mass for utility easements and pedestrian access through site to future Goose Creek Trail connection



6.) Solar:

- The roofs and SE elevation of the building provide ample opportunities for pv panel location

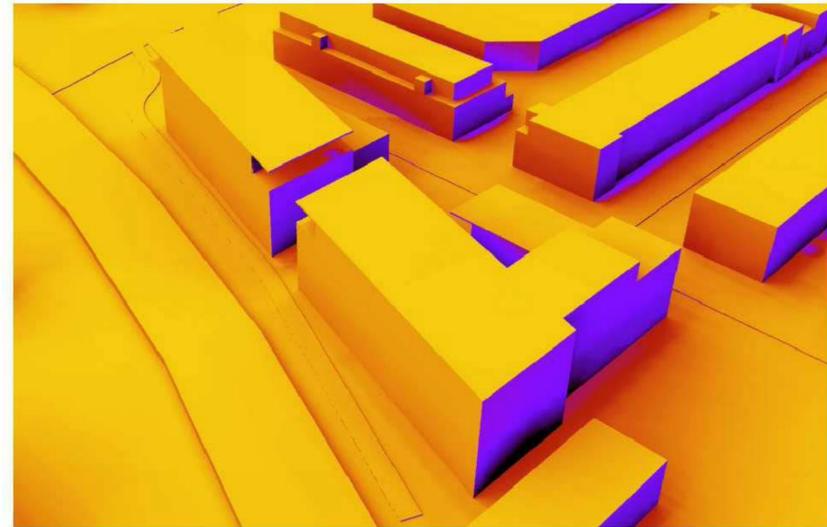


Transportation 3: Roads (Junction Place)



COBURN
ARCHITECTURE

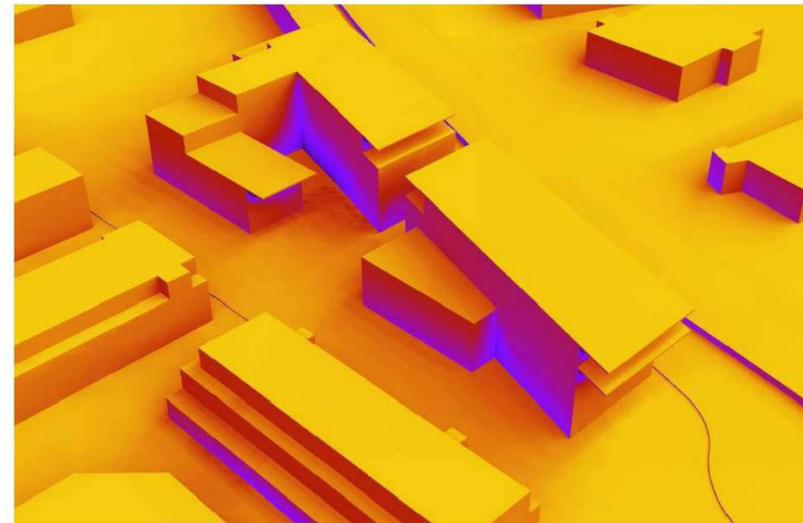
Annual Insolation / Cumulative Radiation Falling on Surfaces



View from North East

INTEGRAL
Revolutionary Engineering

Annual Insolation / Cumulative Radiation Falling on Surfaces



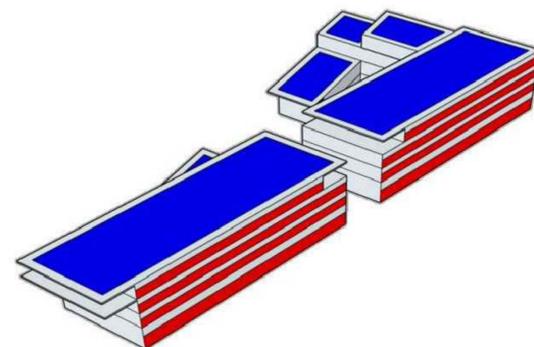
View from South West

INTEGRAL
Revolutionary Engineering

PV Results

Preliminary calculations indicate that covering 80% of the roof and 60% of the east facade with PV may support a building EUI (energy use intensity) of about 27.2 kBtu/sf-yr. These figures assume a high efficiency PV system with DC optimizer and an inverter efficiency of 96%.

Maximum PV Availability				
	% Coverage	Net PV Area (sf)	Annual Generation (Electricity, kWh)	Annual Generation (EUI, kBtu/sf-yr)
Roof	80%	21,000	579,773	20.1
Optional East Facade	60%	10,600	210,286	7.3
Total	-	31,600	790,060	27.4

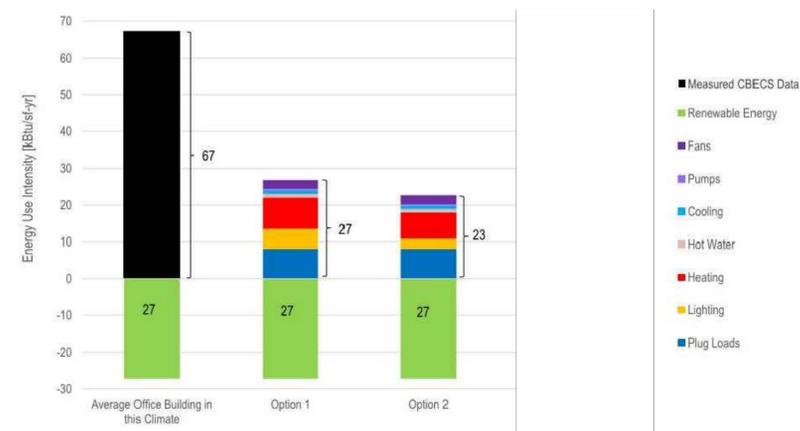


Maximum Solar Array:
■ East Facade PV, 10,600 sf
■ Rooftop PV, 21,000 sf

INTEGRAL
Revolutionary Engineering

Modeling Results

Energy Use versus PV Availability



INTEGRAL
Revolutionary Engineering

SUSTAINABILITY:

- **Overview:** The Commons will be designed to LEED Platinum standards to create a Net Zero building.
- **Site & Building Location:** The Commons has been designed to decrease the footprint of the building and create several public plazas. This allows for the incorporation of ample open space, pervious areas, and landscaping to help decrease the heat island effect and decrease stormwater runoff. In addition, the building form and orientation were designed for daylighting and solar generation.
- **Proximity to Transit:** In addition to being connected to the future transit hub along Junction Place, The Commons development will encourage alternate modes of transportation by incorporating a B-Cycle station and car share program. The project is also located on future bus and rail lines as well as provides a connection to the multi-use path along Goose Creek.
- **Solar:** The building form lends itself to ample opportunities for solar to be provided along the roofs and southeast elevation. The location of the building against the railway ensures that solar access will always be available. The amount of solar that has potential to be generated can result in a Net Zero building.
- **Daylighting:** The building has been designed with optimum widths for daylighting and includes a light well on the northern building. Incorporating daylighting into the building will reduce the lighting load resulting in a decreased energy usage.
- **Cross Ventilation:** Incorporating cross ventilation through the building will help to decrease cooling loads.
- **Envelope & Mechanical Systems:** A tight, well insulated building envelope, coupled with an advanced, highly efficient HVAC system, will ensure the building can be operated with a decreased energy load.
- **Efficient Lighting and Plumbing Fixtures:** Selecting energy efficient lighting fixtures coupled with occupancy sensors, and low flow plumbing fixtures, the building will be able to decrease its energy and water usage requirements.



Junction Place Looking Southwest: Nickel Flats

ACTIVE PEDESTRIAN SPACES:

The Commons was designed around the public realm, from the ground up, with a focus on creating a complete street. The facade steps down toward the street to create an appropriate streetscape with human scale and interest. In doing this, not only does the building height relate to the three story residential building directly across the street, but is also helps to create a transition between the larger format projects to the south and the finer scale of the surrounding Steel Yards to the west and north. Pedestrian scale elements along the façade include awnings, signage, landscaping, and public plazas, that will create engaging spaces that can be enjoyed at any time of the day. In addition, several community based elements are being incorporated into the project that are accessible from the street, and will contribute to an increase in public activity along the street. These elements include a mobility hub with B-Cycle station and car share, a gallery/community gathering space, restaurant to the south, and several public plazas. The project is adjacent to several future transit connections and provides a direct connection to the multi-use path along Goose Creek, further increasing the amount of pedestrian activity along the street.



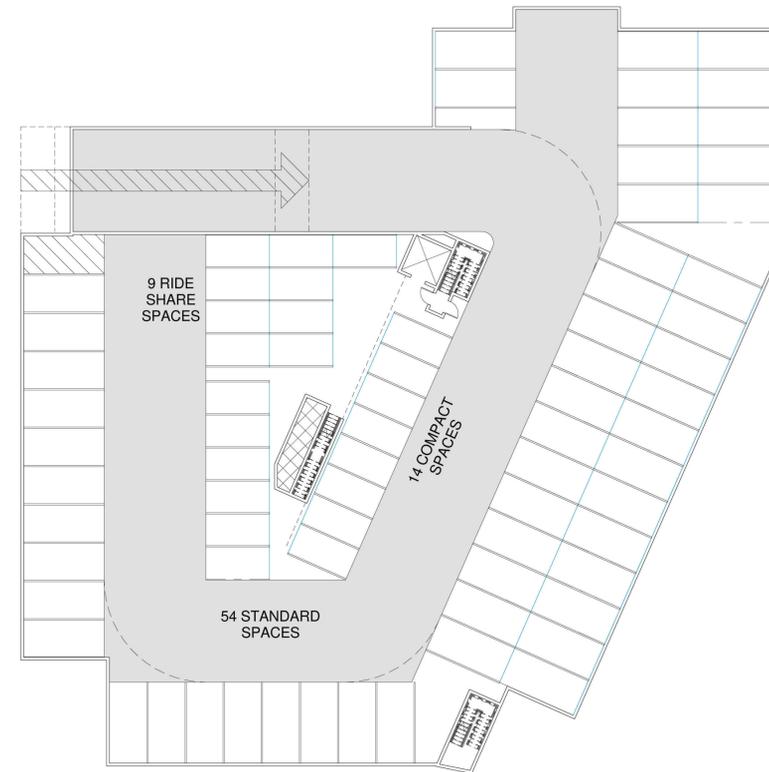
Junction Place Looking South: The Commons



Junction Place Looking North: The Commons

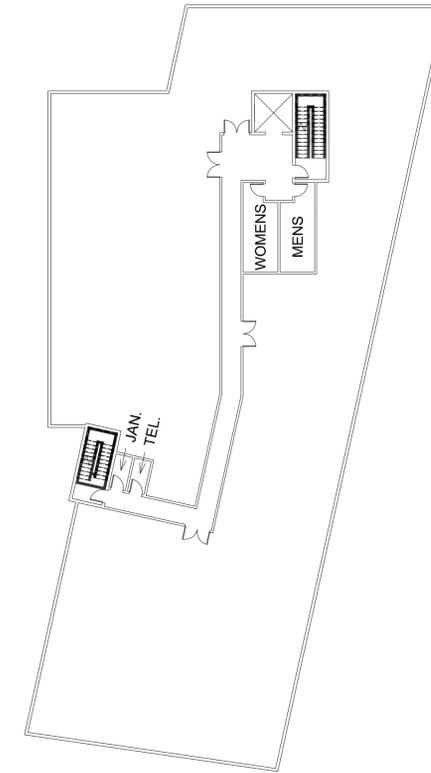
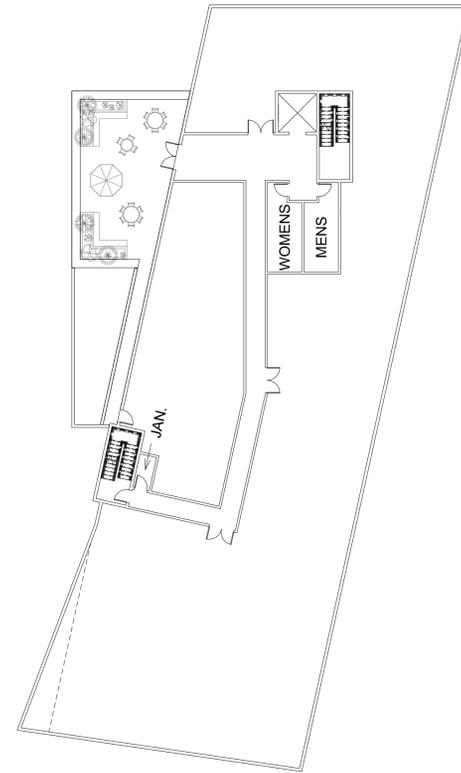
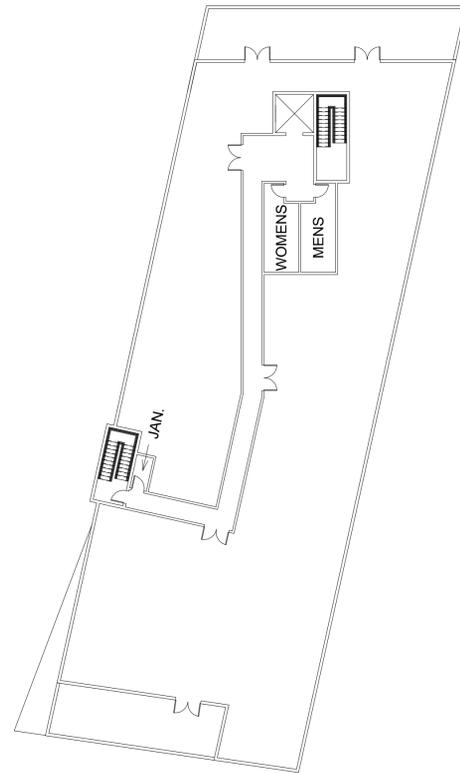
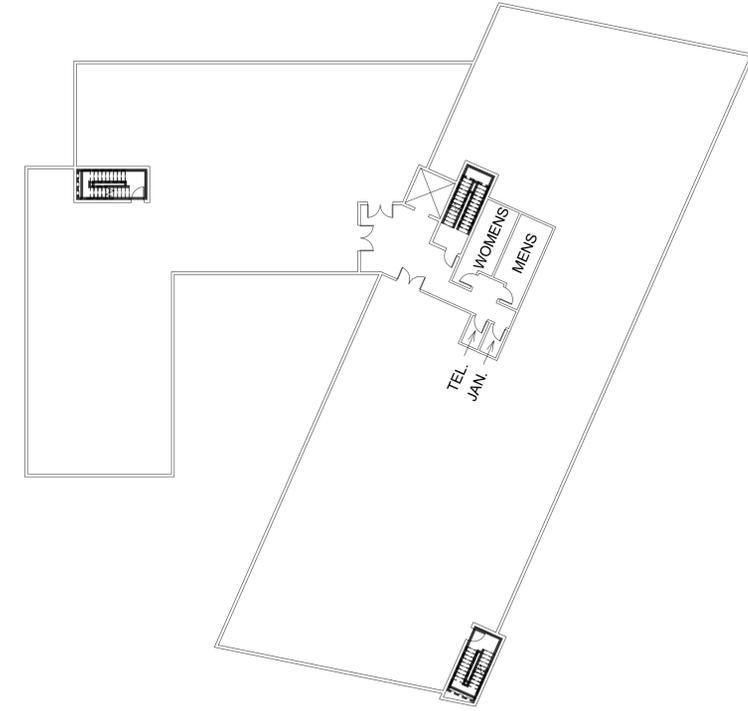
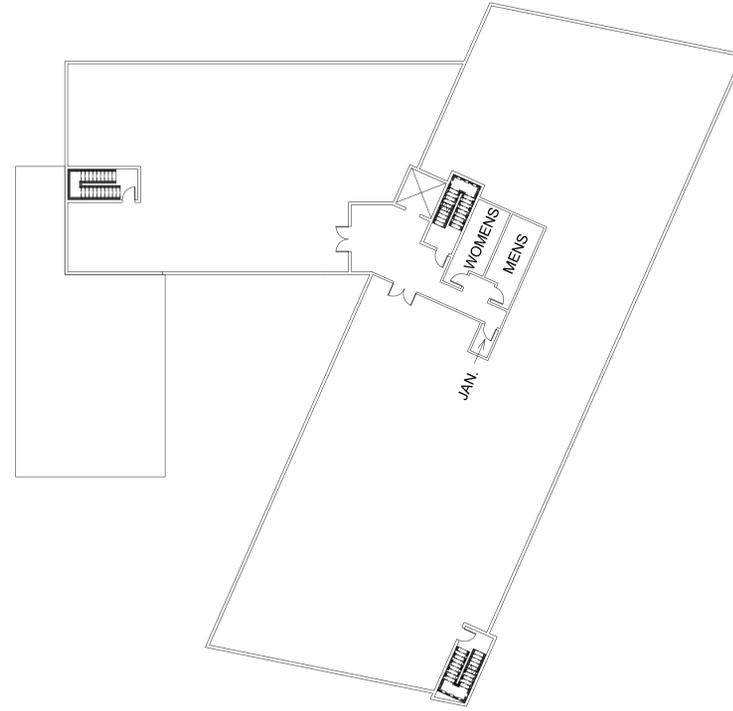
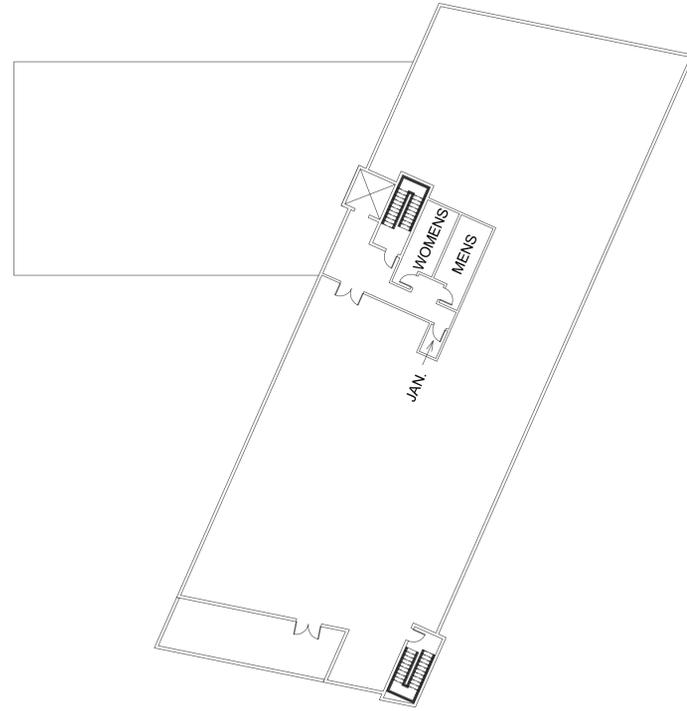


① LEVEL 1 CONCEPTUAL FLOOR PLAN
1" = 20'-0"



② GARAGE CONCEPTUAL FLOOR PLAN
1" = 20'-0"

	NORTH	SOUTH
1ST FLR	14,861	10,938
2ND FLR	16,133	12,399
3RD FLR	14,161	12,186
4TH FLR	9,629	10,711
TOTALS PER BLDG	54,984	46,234
GRAND TOTAL	101,218	



② LEVEL 4 CONCEPTUAL FLOOR PLAN
1" = 20'-0"



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



③ LEVEL 2 CONCEPTUAL FLOOR PLAN
1" = 20'-0"



THE COMMONS: CONCEPT PLAN REVIEW

BOULDER, COLORADO

CP-7

01.20.15

Planners · Designers · Builders
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Boulder, CO 80301
303-442-3351
coburnpartners.com