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## CODE SUMMARY

### PROJECT ADDRESS:

1440 PINE STREET

### ZONE:

RH-2

### FORM AND MASS:

Front Yard Setback = 25'

Rear Yard Setback = 25' (proposed modification to 0')

Side Yard Setback (Street) = 12.5'

Side Yard Setback (Interior) = 10'

Height = 35' (proposed modification to 46')

### ALLOWED INTENSITY:

Total Site Area: 84,417 SF = 1.94 acre

Total Dwelling Units (DUs) Permitted = 27.2 DU/acre = 52.8

Existing Dwelling Units on Site = 7

New Dwelling Units Permitted = 45.8

Efficiency Living Units (<450 sf) Permitted = 91.6 (2 ELUs = 1 DU)

### PROPOSED INTENSITY:

7 Existing DU + 40 New ELUs + 1 New DU (2 bedroom) = 28 DU

Open Space Required = 16,800 SF (600 sf/1 DU and 20% of Total Site Area)

### PARKING:

Existing Parking Spaces = 87

Additional Parking Required per Code = 1 Parking Space/DU\*

\*Parking Reductions may be granted by the City through the site review process

### DOWNTOWN DESIGN GUIDELINES:

Section 3: The Interface Area:

The Interface Area is composed of the blocks that link the core of the downtown to the surrounding residential neighborhoods.

This area requires special design sensitivities that must be addressed when commercial buildings are located adjacent to residential areas.

## PROJECT TEAM:

### Development Partner, Service Provider

Attention Homes  
Claire Clurman  
Chris Nelson

### Development Partner, Building Owner

Gardner Capital  
Scott Puffer

### Owner Representation SCB Consulting & RCH Jones Consulting

Shannon Cox Baker  
Ryan Hibbard Jones

### Land Owner First United Methodist Church of Boulder

Pat Bruns  
Jon Kottke  
Mike McCue

### Architect Studio Architecture

Jeff Dawson  
Aldo Sebben

### Landscape Architect JB Fieldworks

Jamison Brown

### General Contractor Deneuve Construction

David Garabed



# ATTENTION HOMES APARTMENTS

## COVER SHEET



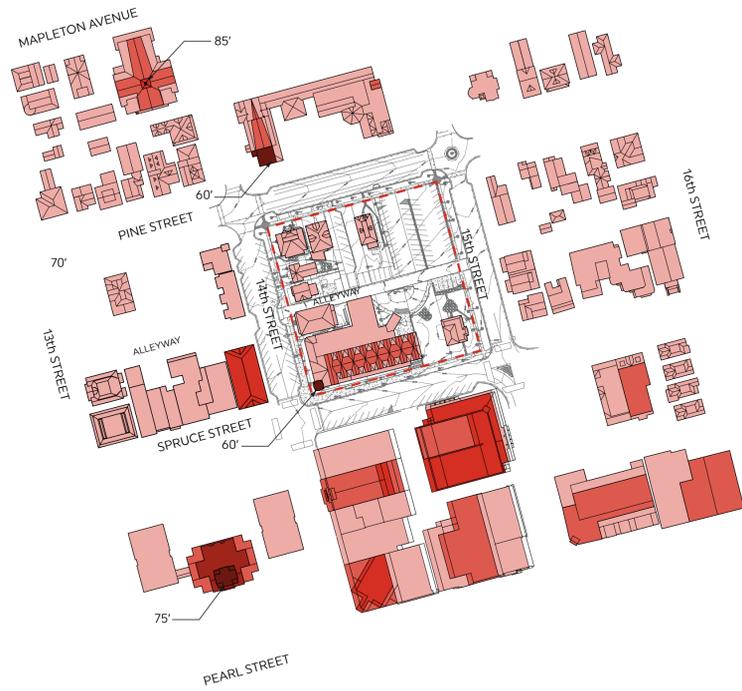
05/02/2016



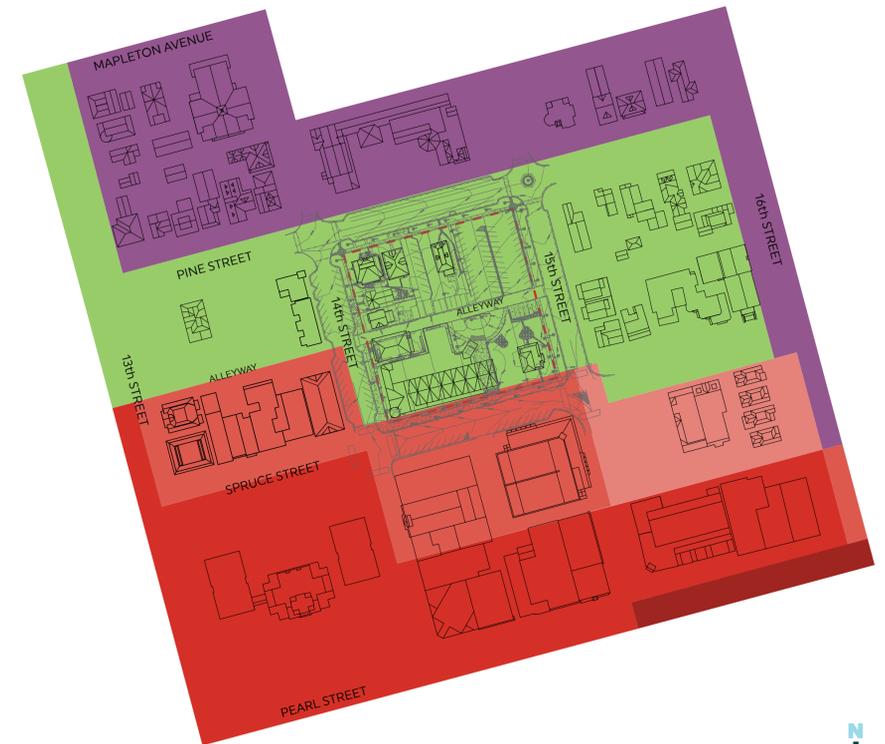
1350 Pine Street, Suite 1  
Boulder, CO 80302  
(866) 529-9130



- 0-35'
- 36-45'
- 46-55'
- 56' or more



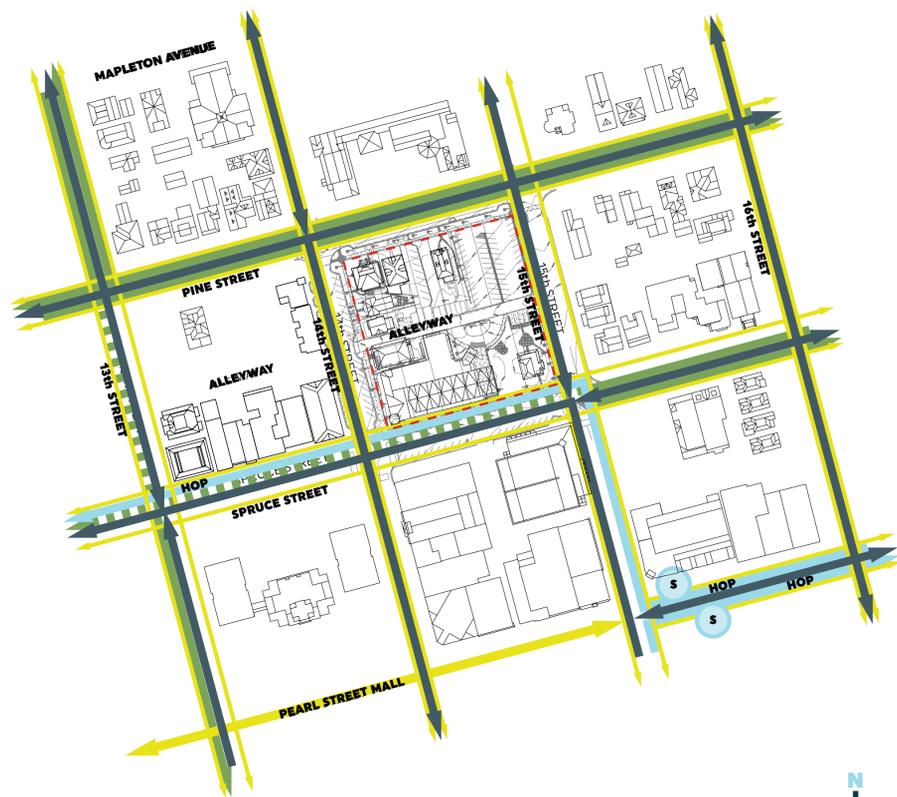
- Zone RMX-1
- Zone RH-2
- Zone DT-2
- Zone DT-3
- Zone DT-4
- Zone DT-5



CONTEXT MAP - BUILDING HEIGHTS  
1" = 150'

CONTEXT MAP - ZONING  
1" = 150'

- Two Way Street
- One Way Street
- Dedicated Bike Lane
- Sharrow
- Bus Route
- Sidewalk
- Pedestrian Mall



- Single Occupancy Residential
- Multiple Occupancy Residential
- Business Offices
- Retail or Mixed Use
- Green Space
- Arts and Entertainment
- Civic or Religious
- Surface Parking



CONTEXT MAP - TRANSPORTATION  
1" = 150'

CONTEXT MAP - BUILDING USES  
1" = 150'

# ATTENTION HOMES APARTMENTS

## CONTEXT PLANS



(1)



(2)



(3)



(4)



(5)



(6)



(7)



(8)



(9)



(10)



(11)



(12)



(13)



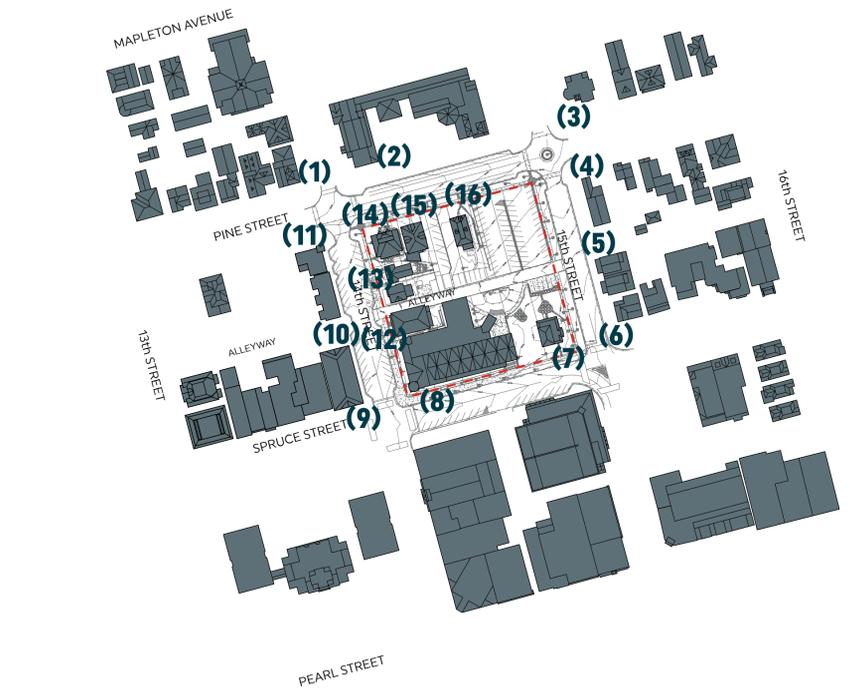
(14)



(15)



(16)



CONTEXT PHOTOS - KEY PLAN  
1" = 150'



# ATTENTION HOMES APARTMENTS



05/02/2016

## CONTEXT PHOTOS

JB FIELDWORKS STUDIO ARCHITECTURE

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CONTEXT PHOTO - PINE STREET ELEVATION



CONTEXT PHOTO - 15th STREET ELEVATION



CONTEXT PHOTO - SPRUCE STREET ELEVATION



CONTEXT PHOTO - 14th STREET ELEVATION

# ATTENTION HOMES APARTMENTS

## CONTEXT PHOTOS



05/02/2016



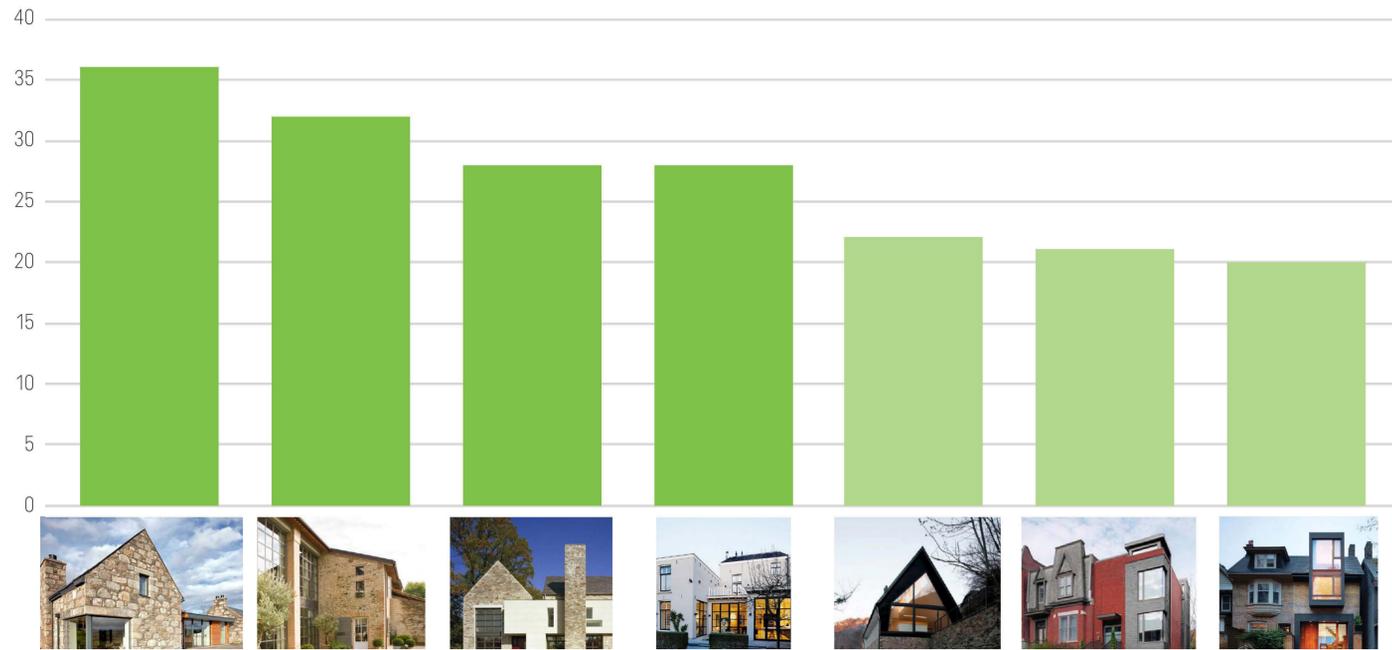
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(866) 529-9130



# NEIGHBORHOOD VISUAL PREFERENCE

As part of the neighborhood outreach stage of the project, we held two different community meetings and invited members of the Whittier community to become a part of the Attention Homes Apartments design process. At these two meetings, we held an open dialogue with the neighbors about what they wanted to see for the building. We presented an array of architecture and

landscape visual preference images for the community to vote on. Images ranged from traditional residential examples from within the neighborhood to buildings with more contemporary forms and materials from around the world. Once we had a clear idea of the type and style of architecture that the neighbors favored, we used this information to inform the design.



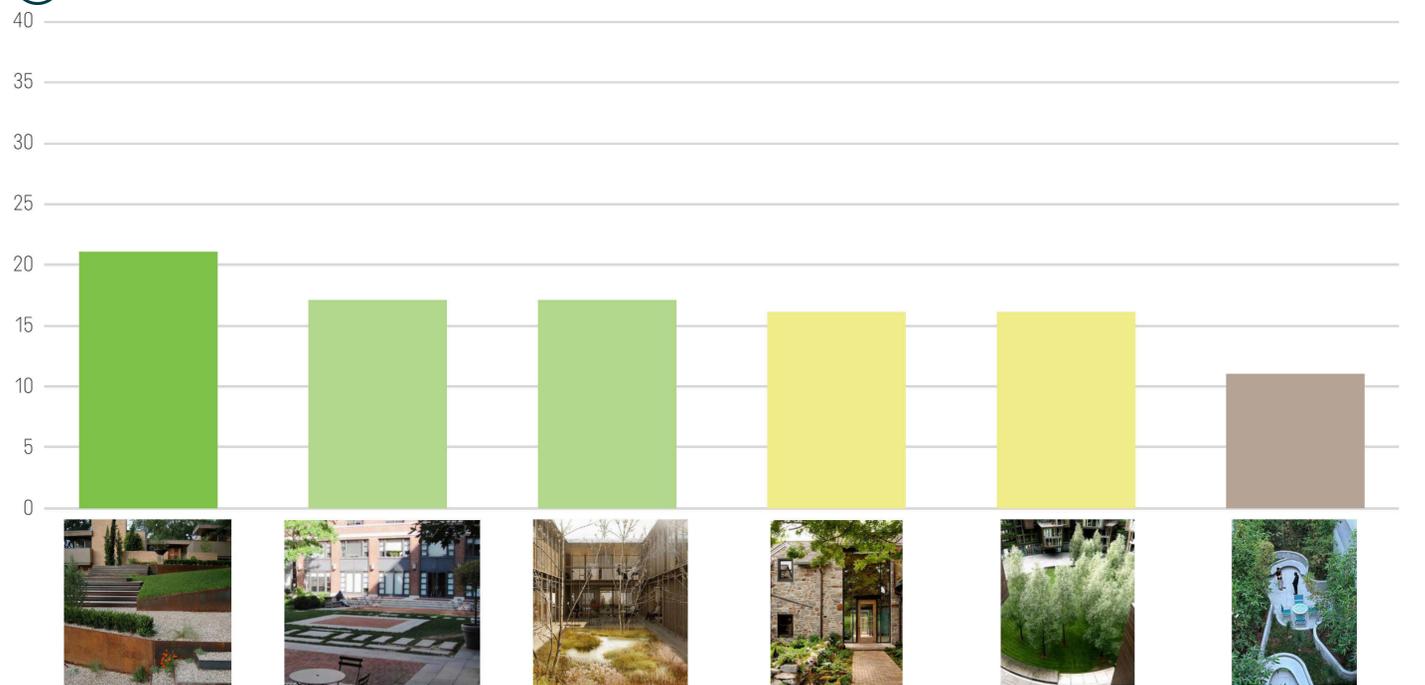
ARCHITECTURAL VISUAL PREFERENCE SURVEY RESULTS - TOP RATED



ARCHITECTURAL VISUAL PREFERENCE SURVEY RESULTS - MIDDLE RATED



ARCHITECTURAL VISUAL PREFERENCE SURVEY RESULTS - LOWEST RATED



LANDSCAPE VISUAL PREFERENCE SURVEY RESULTS