



**INFORMATION PACKET  
MEMORANDUM**

To: Members of City Council

From: Jane S. Brautigam, City Manager  
David Driskell, Executive Director of Community Planning + Sustainability  
Susan Richstone, Deputy Director of Community Planning + Sustainability  
Charles Ferro, Development Review Manager  
Elaine McLaughlin, Senior Planner

Date: December 12, 2014

**Subject: SUPPLEMENT to Agenda Item 8A-5, Call-Up Item: 2930 Pearl Street  
(LUR2014-00035) Pearl Place/Google**

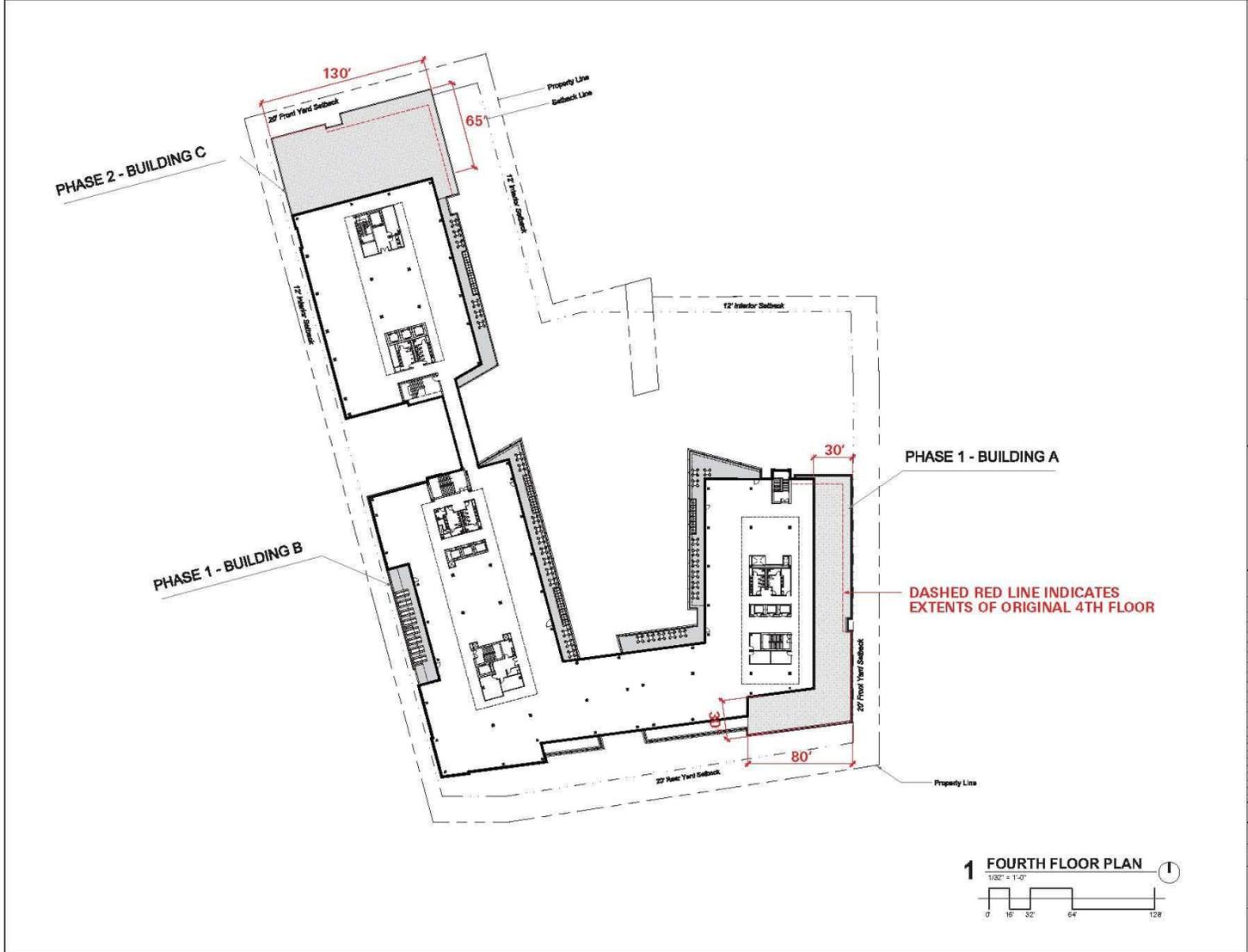
Attached please find the following plans submitted by the applicant in response to Condition 2a that was imposed by the Planning Board for the application, which states:

*“2a. Final architectural plans, including material samples and colors, to ensure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans prepared by the Applicant on Nov. 14, 2014 is generally acceptable. The final plans shall be revised to show an increased building setback at the fourth floor of wings A and C intended to decrease the perception of building height from the public right of way. Specifically, the Applicant shall integrate into the design a 65' setback from the Pearl Street frontage and a 30' setback from the 30th Street frontage starting at the northeast corner and extending south to encompass and wrap the southeast corner for a distance of 80 feet. The Applicant may recover floor area within other areas of the campus that do not materially change the size, configuration or design of the central common space. The final architectural plans shall also be revised include additional pedestrian interest to the ground floor along Pearl St. and 30<sup>th</sup> St. Planning staff will review plans to assure that the architectural intent is performed.”*

A reduced set of plans follows and a larger set of plans is available in the City Council office of the City Manager's Office:

- P1: Fourth Floor Plan
- P2: Architectural Perspective View from 30<sup>th</sup> Street
- P3: Architectural Perspective View from Pearl Street
- P4: Exterior Elevations 1 of 3
- P5: Exterior Elevations 2 of 3
- P6: Exterior Elevations 3 of 3

Staff finds the plans meet the intent of the condition. Additional Planning Board conditions will be implemented through the Technical Document Review process.



**Pearl Place**  
Office Development  
38TH AND PEARL STREET  
BOULDER, COLORADO

**TRYBA ARCHITECTS**  
1150 Lyman Street  
Denver, Colorado 80202  
303-733-2121

**Forum Real Estate Group**  
400 GILKEY PLACE, SUITE 3000, DENVER, CO  
80202

Site Review Case No.  
LUR2014-00035

ISSUES AND REVISIONS

ISSUE		
DATE	NO.	REMARKS

REVISIONS		
DATE	NO.	REMARKS

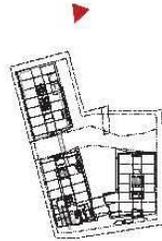
DESIGNED:	DESIGNED BY:	APPROVED BY:

PROJECT NO. 143236  
DATE 11/19/2014  
**Pearl Place**

**P1**

DRAWING TITLE:  
FOURTH FLOOR PLAN  
DIAGRAM OF APPROVED CONDITIONS





View from Pearl Street



# Pearl Place

Office Development

14TH AND PEARL STREET  
BOULDER, COLORADO

**TRVRA ARCHITECTS**  
1000 14th Street, Suite 1000  
Boulder, CO 80502  
303.440.4000

**Forum Real Estate Group**  
444 Cherry Creek South Drive, Suite 100  
Denver, CO 80246

Site Review Case No.  
LUR2014-00035

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**ISSUE**

DATE	NO.	REMARKS

**REVISIONS**

DATE	NO.	REMARKS

OWNER	DESIGNED BY	APPROVED BY

PROJECT NO. 14041  
DATE: 11/14/2014

Pearl Place

**P3**

DESIGN TITLE:  
ARCHITECTURAL PERSPECTIVE  
DIAGRAM OF APPROVED CONDITIONS





