

# Design Advisory Board (DAB) Board Agenda

Wednesday, May 8, 2024

Virtual

4 – 6 p.m.

## The following items will be discussed:

1. CALL TO ORDER
2. APPROVAL OF THE MINUTES
3. PUBLIC PARTICIPATION
4. DISCUSSION ITEMS
  - A. [LUR2023-00053 1155 Alpine Ave](#)
5. BOARD MATTERS
6. CALENDAR CHECK
7. ADJOURNMENT

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For more information call (303) 441-1880. Board packets are available after 4 p.m. Friday 1 week prior to the meeting, online at [www.bouldercolorado.gov](http://www.bouldercolorado.gov).



## Design Advisory Board (DAB) Project Review

**MEETING DATE:** May 8, 2024  
**PROJECT NAME:** Alpine/ Balsam Pavilion Building and Parking Garage  
**CASE NO.:** LUR2023-00053  
**ADDRESS:** 1155 Alpine Ave.  
**DESCRIPTION:** Site Review for redevelopment of the former Boulder Community Hospital Pavilion Building into a new City government office building per Alpine/Balsam Area Plan. Includes renovating the existing parking garage at 2655 Broadway to provide shared parking for office use and nearby residential buildings.  
**APPLICANT:** Keegan Raleigh, ZGF Architects; Adam Goldstone, City of Boulder  
**CASE MANAGER:** Chandler Van Schaack, Principal Planner

### DESIGN ADVISORY BOARD PURPOSE:

DAB is an advisory board that advises and makes recommendations to the Planning Board on architectural and site design related matters. 2-3-18 Design Advisory Board - The purpose of the board is to encourage thoughtful, well-designed development projects that are sensitive to the existing character of an area or the character established by adopted design guidelines or plans for the area.

2-3-18(e) The board shall not involve itself in any review under title 8, "Parks, Open Space, Streets and Public Ways," 9, "Land Use Code," or 10, "Structures," B.R.C. 1981, unless its opinion is requested by the city manager, planning board or city council.

### RELEVANT GUIDELINES:

**Downtown Urban Design Guidelines (APPENDIX A CRITERIA CHECKLIST)**

**Site Review Criteria, Section 9-2-14(h), (APPENIDIX B CRITERIA CHECKLIST)**

*The applicant is required to complete a Site Review application process for the proposed project and must demonstrate compliance with all Site Review criteria.*

#### **Sub-Community & Area Plans**

**Alpine-Balsam Area Plan**

**Junior Academy Area Plan**

**Boulder Transit Village Area Plan (TVAP)/Form-Based Code (FBC)**

**Gunbarrel Community Center Plan (GCCP)**

**North Boulder Subcommunity Plan**

**University Hill Area Plan**

**Downtown Alliance**

**Boulder Plaza Subarea Plan**

**Crossroads East Sunrise Center Area Plan**

**Boulder Valley Regional Center Guidelines (BVRC Design Guidelines)**

**Referral from City Council, Planning Board or City Manager**

**Other:** 1155 Alpine Ave. Is located within the Form Based Code overlay for the Alpine Balsam Area. The site is subject to the amended Boulder Community Hospital PUD. As such, per Section 9-2-16(b)(4)(C), B.R.C. 1981, a Site Review Amendment "shall not be approved unless the proposed changes are, to the extent practicable, compatible in terms of building height, mass, scale, orientation, architecture, and project configuration with the regulations applicable to the area pursuant to Appendix L, "Form-Based Code Areas," and Appendix M, "Form-Based Code," and consistent with the standards established in Subsection M-1-5(c) of Appendix M, "Form-Based Code." The applicant has demonstrated that the project meets Form-Based Code standards.



## PROJECT SUMMARY

See Application packet. The current Site Review proposal has been through two rounds of staff review. In the first round of comments, staff stated that “Additional efforts should be made to ensure that the two buildings are designed “with a coherent design expression with cohesive style, material and form,” as anticipated in the A/B Area Plan Urban Design Strategies.” Additional comments were made stating that the parking garage did not “create visual interest, transparency, and a sense of connection to the public realm” and is lacking in human scale detailing. Upon resubmittal, significant changes to the Pavilion building were made, including changes to the materials and fenestration.

VOLUME 1  
2023-11-03 SUBMITTAL



PERSPECTIVE - SOUTHEAST VIEW FROM CAMPUS GATEWAY AT BROADWAY AND ALPINE AVE



PERSPECTIVE - NORTHEAST VIEW FROM BROADWAY AND PASEO



PERSPECTIVE - NORTHWEST VIEW FROM PLAZA



PERSPECTIVE - SOUTHWEST VIEW FROM ALPINE AVE AND 11TH STREET

VOLUME 1  
2024-03-01 RESUBMITTAL

HORIZONTAL EXTERIOR SOLAR SHADING DEVICES REMOVED

PERFORATED METAL SOLAR SCREEN IN LIEU OF TERRACOTTA VERTICAL SOLAR SCREEN TO ADDRESS SOLAR HEAT GAIN AND PROGRAMMATIC CRITERIA.

MECHANICAL SCREEN ADDED TO SCREEN EQUIPMENT



PERSPECTIVE - SOUTHEAST VIEW FROM CAMPUS GATEWAY AT BROADWAY AND ALPINE AVE



PERSPECTIVE - NORTHWEST VIEW FROM PLAZA

WINDOWS ADDED FOR VISUAL CONNECTION TO BROADWAY ST  
PV LID REDUCED PER COST AND PERFORMANCE REFINEMENT

INCREASED PARAPET CAP TO ALIGN WITH INTENT OF FORM BASED CODE



PERSPECTIVE - NORTHEAST VIEW FROM BROADWAY AND PASEO

WINDOWS ADDED TO BLANK WALL TO PROMOTE CONNECTION BETWEEN INTERIOR PROGRAM AND STREET EXPERIENCE



PERSPECTIVE - SOUTHWEST VIEW FROM ALPINE AVE AND 11TH STREET

LANDSCAPING SCREENING IN LIEU OF MECHANICAL SCREEN

WEST GLAZING AT CORNER REDUCED TO ADDRESS INTERNAL SOLAR HEAT GAIN

## **KEY ISSUES**

### **ALPINE-BALSAM AREA PLAN GOALS AND OBJECTIVES**

*Please review the current building design with the goal of achieving a welcoming public building.*

#### **A. AREA PLAN: LOCAL GOVERNMENT SERVICES**

4. Create a centralized local government customer service hub
  - Provides government services to the community in a safe, efficient, and welcoming building that is centrally located in the community.

### **SITE REVIEW CRITERIA CHECKLIST – Appendix B**

*See the attached Site Review Criteria Checklist for further details on individual criteria. The reference list below includes criteria staff determined to be “partially satisfied” or “not satisfied” and identified for DAB review.*

#### **9-2-14(h)3**

##### **(A) Building Siting and Public Realm Interface:**

- (iii) Along the public realm, building entries are emphasized by windows and architectural features that include one or more of the following: increased level of detail, protruding or recessed elements, columns, pilasters, protruding bays, reveals, fins, ribs, balconies, cornices, eaves, increased window glazing, or changes in building materials or color.

#### **9-2-14(h)3**

##### **(B) Building Design:**

- (iii) On each floor of the building, windows create visual interest, transparency, and a sense of connection to the public realm. In urban, pedestrian main street-built environments, it is a best practice to design at least 60 percent of each ground floor façade facing the street as window area. Otherwise, it is a best practice to design at least 20 percent of the wall on each floor of a building as window area. Blank walls along the most visible portions of the building are avoided.

#### **9-2-14(h)3**

##### **(B) Building Design:**

- (vi) The building’s design, including but not limited to use of materials, color, roof forms, and style, is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria.

**PLANNING RESOURCE INFORMATION:**

1. [Boulder Valley Comprehensive Plan \(BVCP\)](#)
2. [Subcommunity and Area Plans](#)
  - a. Boulder Plaza Subarea Plan
  - b. Boulder Transit Village Area Plan (Boulder Junction)
  - c. Boulder Valley Regional Center Design Guidelines
  - d. Boulder Valley Regional Center Transportation Connections Plan
  - e. Crossroads East Sunrise Center Area Plan
  - f. Downtown Urban Design Guidelines
  - g. Gunbarrel Community Center Plan
  - h. Junior Academy Area Plan
  - i. North Boulder Subcommunity Plan (1995)
  - j. Subcommunities Map
  - k. University Hill Area Plan (1996)
  - l. Transit Village Area Plan
  - m. East Boulder Subcommunity Plan
3. [Site Review Criteria](#)
4. [Planning and Development Services Website](#)
5. [City of Boulder Development Review Cases](#)
6. [Design Advisory Board \(DAB\)](#)



**Appendix B: Boulder Revised Code, Title 9 Land Use Code, 9-2-14**

(a) Purpose: The purpose of site review is to allow flexibility in design, to encourage innovation in land use development, to promote the most appropriate use of land, to improve the character and quality of new development, to facilitate the adequate and economical provision of streets and utilities, to preserve the natural and scenic features of open space, to ensure compatible architecture, massing and height of buildings with existing, approved, and known to be planned or projected buildings in the immediate area, to ensure human scale development, to promote the safety and convenience of pedestrians, bicyclists and other modes within and around developments and to implement the goals and policies of the Boulder Valley Comprehensive Plan and other adopted plans of the community. Review criteria are established to achieve the following:

**9-2-14(h)(2) Site Design Criteria:**

<b>(A) Access, Transportation, and Mobility:</b>				
(v) The design of vehicular circulation and parking areas make efficient use of the land and minimize the amount of pavement necessary to meet the circulation and parking needs of the project.				
<b>STAFF REVIEW</b>				
<b>Compliance</b>				<i>Staff Comment</i>
S	PS	NS	N/A	Vehicular circulation is minimized and limited to the existing driveway access to the parking structure and the trash pickup driveway on the west elevation of the Pavilion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



**DAB Site Review Criteria Checklist – Appendix B**

DAB Meeting Date: 5/8/2024

P&DS Case Number: LUR2023-00053, 1155 Alpine Avenue

**(B) Open Space:**  
 (i) Useable open space is arranged to be accessible and designed to encourage use by incorporating quality landscaping, a mixture of sun and shade, hardscape areas and green spaces for gathering.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The public plaza includes areas for seating and gathering. The plaza is located at the northwest side of the Pavilion building and includes a mix of hardscape and landscaping designed to be open and accessible to the public.

(ii) The open space will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property. In mixed-use projects, the open space provides for a balance of private and common areas for the residential uses and includes common open space that is available for use by residents of the residential uses and their visitors and by tenants, occupants, customers, and visitors of the non-residential uses.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion building openspace public plaza and building terraces are designed to meet the needs of the community and the building occupants. This openspace is also designed to serve as the hub for employees and visitors to the western city campus, including city buildings just south Alpine Avenue (The Garage and Brenton buildings).

**(C) Landscaping and Screening:**  
 (iv) Operational elements, such as electrical transformers, trash storage and recycling areas, parking, and vehicular circulation, are screened from the public realm through design elements, such as landscaping, fencing, or placement of structures, to mitigate negative visual impacts.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion building does not have vehicular circulation on site. The trash is located within the building and the transformer is located within a landscape bed. The garage has two existing vehicular access points and all vehicular circulation is enclosed within the building.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



**9-2-14(h)(3) Building Siting and Design Criteria:**

Building siting and design are consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, are compatible with the character of the area or improves upon that character, consistent with the intent specified in this paragraph. Buildings are positioned and oriented towards the public realm to promote a safe and vibrant pedestrian experience including welcoming, well-defined entries and facades. Building exteriors are designed with a long-lasting appearance and high-quality materials. Building design is simple and to a human scale, it creates visual interest and a vibrant pedestrian experience. Building roof design contributes to a city skyline that has a variety of roof forms and heights. In determining whether this is met, the approving agency will consider the following factors:

<b>(A) Building Siting and Public Realm Interface:</b>				
(i) New buildings and, to the extent practicable, additions to existing buildings are positioned towards the street, respecting the existing conditions or the context anticipated by adopted plans or guidelines. In urban contexts, buildings are positioned close to the property line and sidewalk along a street; whereas, in lower intensity contexts, a greater landscaped setback may be provided to match the surrounding context.				
STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Both buildings are renovations of existing buildings that maintain the primary frontages and locations of the access points while creating new public spaces. The Pavilion additions and renovations are constrained by the floodplain at the eastern edge limiting direct pedestrian access to Broadway, the design addresses and improves the streetscape and public realm on the remaining sides. The garage structure footprint is fixed and maintains a close proximity to the street. Both buildings, location, street edge and open space meet the intent of the area plan.
(ii) Wherever practical considering the scope of the project, parking areas are located behind buildings or set back further from the streetscape than the building façade.				
STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking is contained within an existing parking structure.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable





**DAB Site Review Criteria Checklist – Appendix B**

DAB Meeting Date: 5/8/2024

P&DS Case Number: LUR2023-00053, 1155 Alpine Avenue

(iii) Along the public realm, building entries are emphasized by windows and architectural features that include one or more of the following: increased level of detail, protruding or recessed elements, columns, pilasters, protruding bays, reveals, fins, ribs, balconies, cornices, eaves, increased window glazing, or changes in building materials or color.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Please review the Pavilion and Garage building entries for architectural legibility and ease of identification and wayfinding for community members. For example, the Pavilion north entry (entry closest to the public transportation along Broadway) is recessed and obscured. Recommendations may be a combination of landscape and architectural solutions .

(iv) Defined entries connect the building to the public realm. Unless inconsistent with the context and building’s use, along the public realm, one defined entry is provided every 50 feet. Buildings designed for residential or industrial uses may have fewer defined entries.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion building has entries on the north, west, south sides and at the elbow of the plaza. The Broadway (east) elevation is impacted by the floodplain and existing grading limiting an entry point. The garage building includes a corner entry at the intersection of Broadway and Alpine, an additional entry at the southern edge along Broadway, and entry located directly across from the Pavilion. This particular use may have fewer entries than at 50’ intervals.

(v) If the project is adjacent to a zoning district of lower intensity in terms of allowable use, density, massing, or scale, the project is designed with an appropriate transition to the adjacent properties considering adopted subcommunity and area plans or design guidelines applicable to the site, and, if none apply, the existing development pattern. Appropriate transitions may be created through design elements such as building siting and design or open space siting and design.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed project meets the density, mass, scale, and transition to the adjacent areas identified in the area plan.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



**DAB Site Review Criteria Checklist – Appendix B**

DAB Meeting Date: 5/8/2024

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(vi) The building’s siting and relationship to the public realm is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The buildings meet the area plan objectives to create a public plaza along 11 <sup>th</sup> Street, increase pedestrian movement through the site and improve the streetscape.

**(B) Building Design:**

(i) Larger floor plate buildings and projects with multiple buildings have a variety of forms and heights.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The building is designed with some areas of different heights, though it lacks different roof forms. The area plan anticipates the Pavilion building and adjacent Garage development to accommodate a building up to 55’ without requiring specific pitched roof forms. Other buildings and parcels within the Alpine Balsam Area Plan were envisioned with pitched roof forms.

(ii) To the extent practical considering their function, mechanical appurtenances are located within or concealed by the building. If they cannot be located within or concealed by the building, their visibility from the public realm and adjacent properties is minimized.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical is indicated as screened.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable





**DAB Site Review Criteria Checklist – Appendix B**

DAB Meeting Date: 5/8/2024

P&DS Case Number: LUR2023-00053, 1155 Alpine Avenue

(iii) On each floor of the building, windows create visual interest, transparency, and a sense of connection to the public realm. In urban, pedestrian main street-built environments, it is a best practice to design at least 60 percent of each ground floor façade facing the street as window area. Otherwise, it is best practice to design at least 20 percent of the wall on each floor of a building as window area. Blank walls along the most visible portions of the building are avoided.

**STAFF REVIEW**

Compliance				Staff Comment
S	PS	NS	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion building was not anticipated as a main street type of building, the current design includes approximately 60% glazing at the ground floor on most facades. The Garage east elevation ground floor along Broadway does not meet this target transparency percentage at the ground floor. Please review and provide recommendations, if any, regarding the pedestrian quality/visual interest.

(iv) Simple detailing is incorporated into the façades to create visual interest, without making the façade overly complicated. This detailing may include cornices, belt courses, reveals, alternating brick or stone patterns, expression line offsets, window lintels and sills, and offsets in window glass from surrounding materials.

**STAFF REVIEW**

Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion includes simple detailing utilizing cornices, belt courses, expression line offsets and brick/stone reveals.

(v) Balconies on buildings with attached dwelling units are integrated into the form of the building in that exterior walls partially enclose the balcony. Balcony platform undersides are finished.

**STAFF REVIEW**

Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion building utilizes 2 terrace elements integrated into the building mass and are used to express a 4 <sup>th</sup> floor setback. There are no balcony overhangs.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



**DAB Site Review Criteria Checklist – Appendix B**

DAB Meeting Date: 5/8/2024

P&DS Case Number: LUR2023-00053, 1155 Alpine Avenue

(vi) The building’s design, including but not limited to use of materials, color, roof forms, and style, is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria.

**STAFF REVIEW**

Compliance				Staff Comment
S	PS	NS	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion and Garage materiality and form is generally consistent with the anticipated character of the Alpine-Balsam Area Plan, though the plan outlines goals for public buildings to be “welcoming”. Staff would like DAB to review the proposal and provide feedback on the design or style as it relates to creating a “welcoming” building for members of the community.

**(C) Building Materials:**

(i) Building facades are composed of high-quality, durable, human-scaled materials. High-quality materials include brick, stone, polished concrete masonry units, wood, architectural high pressure laminate panels, cementitious or composite siding, architectural metal panels, or any combination of these materials. Split-faced concrete masonry units, stucco, vinyl siding, EIFS, and unfinished or untreated wood are not considered durable, high-quality materials, but may be used on a limited basis and not on facades facing the public realm. High quality materials are focused on the ground floor facades on all sides of a building and on all floors of facades facing the public realm, and, overall, comprise the vast majority of all building facades.

**STAFF REVIEW**

Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion materials are metal panel, stone and perforated metal screening with extended glass storefront or curtainwall corner anchors. The Garage materials include stone, metal screening and glass corners.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



**DAB Site Review Criteria Checklist – Appendix B**

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(ii) Monolithic roofing membranes, like Thermoplastic Polyolefin, are not used on roof surfaces that are visible from the street level.				
<b>STAFF REVIEW</b>				
<b>Compliance</b>				<i>Staff Comment</i>
S	PS	NS	N/A	No TPO materials are visible from the street level.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iii) The number of building material types is limited, and the building materials are applied to complement the building form and function. The organization of the building materials logically expresses primary building features, such as the spatial layout, building entries, private and common spaces, anchor corners, stairwells, and elevators.				
<b>STAFF REVIEW</b>				
<b>Compliance</b>				<i>Staff Comment</i>
S	PS	NS	N/A	The materials express the different areas and volumes of the building splitting the building into north and west wings. The anchor corners and common area double height spaces are marked with glass. The materials are a limited palette of stone and metal cladding on the facades with areas of perforated metal panel screening.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iv) Building cladding materials turn convex corners and continue to the inset wall. This criterion does not apply to changes that occur at an interior corner nor to detailing elements, such as cornices, belt courses, reveals, offsets in expression lines, lintels, and windowsills. Building cladding materials do not change in-plane unless there is at least a 12-inch wall offset.				
<b>STAFF REVIEW</b>				
<b>Compliance</b>				<i>Staff Comment</i>
S	PS	NS	N/A	All the materials turn appropriate corners and material transitions are coupled with 12" wall offsets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



**9-2-14(h)(4) Additional Criteria for Buildings Requiring Height Modification or Exceeding the Maximum Floor Area Ratio:**

Any building exceeding the by-right or conditional zoning district height as permitted by Section 9-2-14(b)(1)(E), B.R.C. 1981, and any building exceeding the by-right floor area limits as permitted by Section 9-2-14(h)(6)(B), B.R.C. 1981, shall meet the following requirements:

**(A) Building Form and Massing:**

The building’s form and massing are consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, are compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria. The building’s form, massing and length are designed to a human scale and to create visual permeability into and through sites. In determining whether this is met, the approving authority will consider the following factors:

(i) The building does not exceed 200 feet in length along any public right-of-way.				
<b>STAFF REVIEW</b>				
<b>Compliance</b>				<i>Staff Comment</i>
S	PS	NS	N/A	The existing Hospital Building and Pavilion building facade length along the Alpine Ave (South) elevation exceeded 200’ with an overall building length of approx. 500’ with 325’ of building directly fronting Alpine Avenue. The renovation of the building results in a building length of approximately 265’ along Alpine Ave. The existing Garage maintains an approximately 195’ building length along Broadway. The proposal represents the adopted area plan intent for the mass and scale of these properties.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



(ii) All building facades exceeding 120 feet in length along a public street, excluding alleys, are designed to appear as at least two distinct buildings. To achieve this, façade segments vary in at least two of the following design elements:

- a. Type of dominant material or color, scale, or orientation of that material;
- b. Façade recessions and projections;
- c. Location of entrance and window placements;
- d. Roof forms; and
- e. Building height.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The design incorporates a change in dominant materials on different volumes of the mass. The façade at the primary corner along Broadway and recedes parsing the west and north wings of the building. The roof form is differentiated at the 3 <sup>rd</sup> and 4 <sup>th</sup> floor by the use of terrace and 4 <sup>th</sup> floor setbacks.

**(B) Building and Site Design Requirements for Height Modifications:**

(i) Buildings requiring a height modification shall meet the following requirements:

- a. Height Modification Other than Height Bonus: For buildings no taller than three stories and subject to a height modification pursuant to Subparagraph 9-2-14(b)(1)(E)(i) through (vii), the building’s height, mass, and scale is compatible with the character of the surrounding area.

STAFF REVIEW				
Compliance				Staff Comment
S	PS	NS	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Both existing buildings exceed 3 floors or stories. The proposed designs meet the adopted area plan anticipated height, mass and scale for the redevelopment. The Pavilion and the Garage were envisioned as the tallest buildings with building heights tapering down on the adjacent parcels to north.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



b. Height Bonus: For buildings taller than three stories subject to a height modification pursuant to Subparagraph 9-2-14(b)(1)(E)(viii), B.R.C. 1981: 1. Guidelines or Plan: The building’s height is consistent with the building heights anticipated in adopted design guidelines or subcommunity or area plans for the area; or				
<b>STAFF REVIEW</b>				
<b>Compliance</b>				<i>Staff Comment</i>
S	PS	NS	N/A	The Alpine Balsam area plan anticipated 55’ buildings and/or up to 5 floors for the Pavilion and Garage buildings.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. No Guidelines or Plan: If no such guidelines or plans are adopted for the area or if they do not specify anticipated heights for buildings, the building height is compatible with the height of buildings in the surrounding area or the building is located (1) near a multi-modal corridor with transit service or (2) near an area of redevelopment where a higher intensity of use and similar building height is anticipated; and				
<b>STAFF REVIEW</b>				
<b>Compliance</b>				<i>Staff Comment</i>
S	PS	NS	N/A	There is an area plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



**DAB Site Review Criteria Checklist – Appendix B**

DAB Meeting Date: 5/8/2024

P&DS Case Number: LUR2023-00053, 1155 Alpine Avenue

3. Additional Requirements for a Height Bonus - Views: The project preserves and takes advantage of prominent mountain views from public spaces and from common areas within the project. In determining whether this is met, the approving authority will consider the following factors:

i. If there are prominent mountain views from the site, usable open spaces on the site or elevated common areas on the building are located and designed to allow users of the site access to such views;

**STAFF REVIEW**

Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal includes a public plaza with western exposure. The plaza is adjacent to a central linear connection to North Boulder Park maintaining a western view corridor. The building also includes two terraces, east and west facing. The Garage is part of the western city campus area.

ii. If the proposed building is located adjacent to a city managed public park, plaza, or open space, buildings are sited or designed in a manner that avoids or minimizes blocking of prominent public views of the mountains from these spaces;

**STAFF REVIEW**

Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The building is oriented for the public plaza to maintain westerly views.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable



**DAB Site Review Criteria Checklist – Appendix B**

DAB Meeting Date: 5/8/2024

P&DS Case Number: LUR2023-00053, 1155 Alpine Avenue

4. Additional Requirements for a Height Bonus – Open Space:

- i. If the project site is greater than one acre in size, an inviting grade-level outdoor garden or landscaped courtyard is provided, designed as a gathering space for the building users. The following are considered elements of successful design for such a space, as practicable considering site conditions and location;
- ii. The width of the space is no less than the height of building walls enclosing the space;
- iii. Seating and other design elements are integrated with the circulation pattern of the project;
- iv. The space has southern exposure and sunlight;
- v. Hard surface areas are paved with unit pavers, such as bricks, quarry tiles, or porous pavers, or poured-in-place materials. If poured-in-place materials are used, they are of decorative color or textures;
- vi. Amenities, such as seating, tables, grills, planting, shade, horseshoe pits, playground equipment, and lighting are incorporated into the space;
- vii. The space is visible from an adjoining public sidewalk; and
- viii. At least one tree is planted per 500 square feet of space. The trees are planted in the ground or, if over parking garages, in tree vaults.

**STAFF REVIEW**

Compliance				Staff Comment
S	PS	NS	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Pavilion includes the creation of an approximately 8,000 sf plaza incorporating the above elements. The plaza and the north side of the Pavilion is adjacent to an east-west pedestrian connection (Paseo) to North Boulder Park.

S Criteria Satisfied

PS Criteria Partially Satisfied

NS Criteria Not Satisfied

N/A Criteria Not Applicable





# City of Boulder Planning & Development

## BOULDER DESIGN ADVISORY BOARD (DAB) APPLICATION

The purpose of the Design Advisory Board (DAB) is to “encourage thoughtful, well-designed development projects that are sensitive to the existing character of an area or the character established by adopted design guidelines or plans for the area.” To read more about the board see the [Design Advisory Board \(DAB\) website](#).

DAB conducts meetings as needed, one (1) time per month on the second (2nd) Wednesday of the month. All applications are due four (4) weeks prior to the anticipated meeting date. DAB meetings are conducted virtually.

To ensure proper timing of the DAB review please contact the planning case manager prior to submitting the application. Submit all DAB application materials via email to the planning case manager.

<b>Application Date:</b> 4/10/2024	<b>LUR Case #:</b> LUR2023-00053
<b>DAB Meeting Date:</b> 5/8/2024	<b>Planning Case Manager:</b> Chandler Van Schaack
<b>Property Address:</b> 1155 Alpine Ave, Boulder CO 80304	
<b>Applicant:</b> Keegan Raleigh	<b>Relationship to Project:</b> Senior Project Architect
<b>Applicant Contact:</b> Keegan.raleigh@zgf.com	<b>Owner:</b> City of Boulder
<b>Project Description:</b> The pavilion building is a government facility and office building. The building size is 117,300 SF. This includes 4 stories above grade and a basement level. There is a public plaza on the north side of the building and a paseo that runs from Broadway to North Boulder Park. The pavilion building is subject to site review with the form based code overlay.	
<b>Lot Size</b> 7.47 Acres	<b>Proposed Bldg. Sq. Ft.</b> 117,300 SF
<b>Total Existing Bldg. Sq. Ft.</b> 68,000 SF	<b>Proposed Bldg. Height</b> 55'
<b>Existing Bldg. Height</b> 46'-5"	<b>Open Space Sq. Ft.</b> 8,867 SF



## DAB APPLICATION

P&DS Case Number: LUR2023-00053

DAB Meeting Date: 5/8/2024

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## DAB APPLICATION SUBMITTAL REQUIREMENTS

Applications should be well organized and contain sufficient information to allow reviewers to fully understand the proposed building design or alteration, including relevant information listed below. The application and all requisite materials are required for a complete application. When necessary, DAB or city staff may request additional information to describe compliance with design standards or guidelines.

### **At a minimum, DAB applications should include the following information submitted in a pdf digital format:**

*(check off box)*

- A narrative defining the design concept(s) supplemented with visual aids such as: a site analysis, parti or other diagram(s), precedent imagery, and/or relevant case studies.
- A map illustrating the project location and a site analysis.
- Photographs of the project site and the surrounding context.
- A site plan in a clear graphic style should be presented at both site and block context. Site boundaries and dimensions should be clearly marked and special issues such as floodplain, shadows, land restrictions and the existing site conditions need to be highlighted.
- Floor plans, roof plan, exterior elevations, building sections, and building details should be illustrated at a scale sufficient to fully understand the proposed design. All exterior wall elevations should be in color showing material and color selections.
- A digital material board of all exterior materials, including cladding, windows, trims, finishes, etc.
- Color perspective sketches or images illustrating the proposed project and its surroundings to present the overall project and views from the pedestrian's perspective.
- An analysis of the shadow impact during the summer and winter months.
- Criteria checklists, e.g. DAB Downtown Urban Design Criteria Checklist – Appendix A, DAB Site Review Criteria Checklist – Appendix B, etc., completed with the applicant self-evaluation sections.

## DAB MEETING PREPARATION

### **For the DAB meeting design review please be prepared to present the following:**

- A summary presentation (10 minutes maximum) outlining your concept, building drawings including the site plan, floor plan(s), color elevations, roof plan, details, and perspectives.
- A digital material board and architectural drawings.
- An interactive 3-D digital model of the building(s) in the surrounding context.



## DAB APPLICATION

P&DS Case Number: LUR2023-00053

DAB Meeting Date: 5/8/2024

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## PLANNING RESOURCES

1. [Boulder Valley Comprehensive Plan \(BVCP\)](#)
2. [Subcommunity and Area Plans](#)
  - Boulder Plaza Subarea Plan
  - Boulder Transit Village Area Plan (Boulder Junction)
  - Boulder Valley Regional Center Design Guidelines
  - Boulder Valley Regional Center Transportation Connections Plan
  - Crossroads East Sunrise Center Area Plan
  - Downtown Urban Design Guidelines
  - Gunbarrel Community Center Plan
  - Junior Academy Area Plan
  - North Boulder Subcommunity Plan (1995)
  - Subcommunities Map
  - University Hill Area Plan (1996)
  - Transit Village Area Plan
  - East Boulder Subcommunity Plan
3. [Site Review Criteria](#)
4. [Planning and Development Services Website](#)
5. [City of Boulder Development Review Cases](#)
6. [City of Boulder Open Data Catalog Existing 3-D buildings](#)



# CITY OF BOULDER

## WESTERN CITY CAMPUS

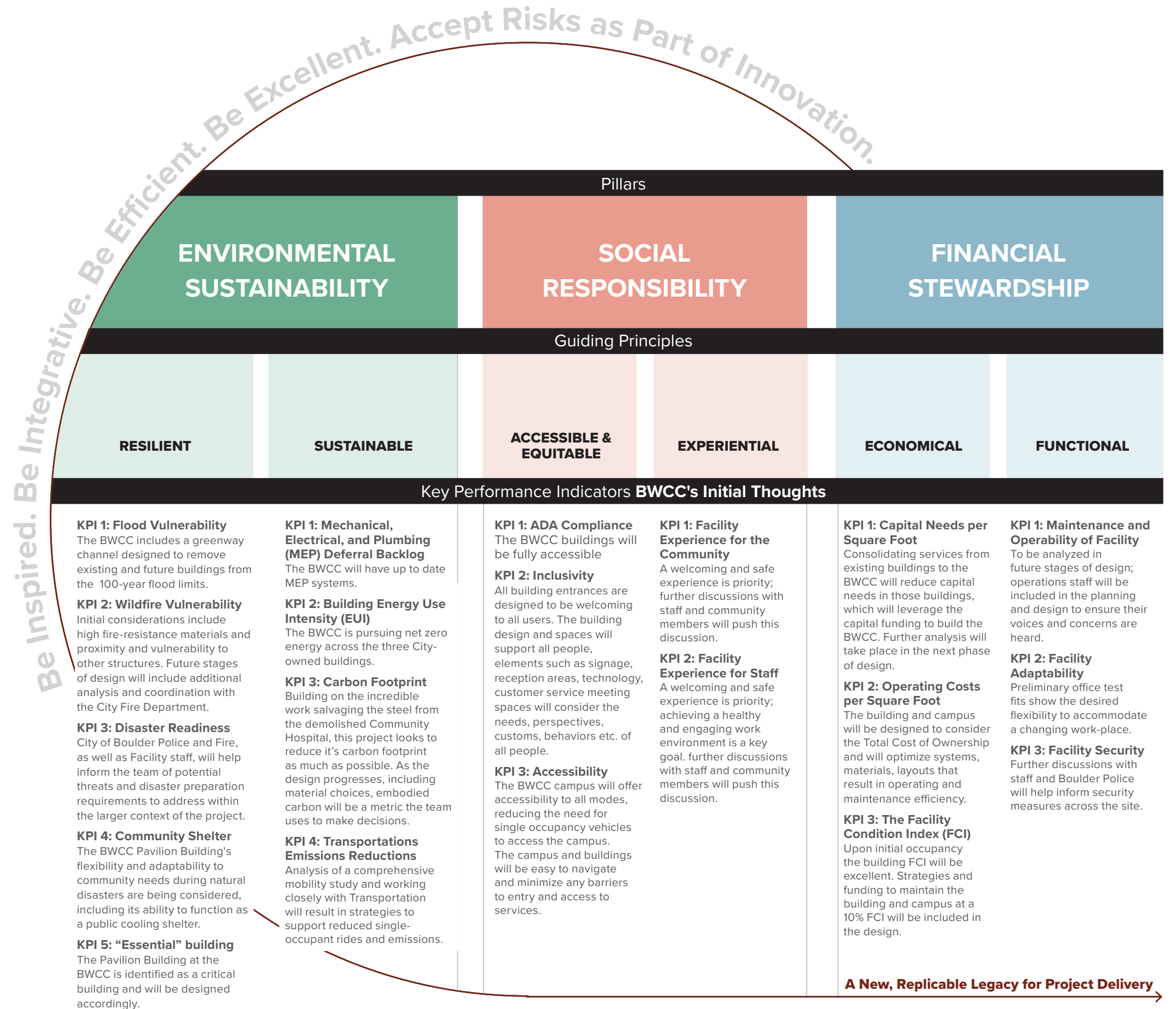




## PROJECT CHARTER

The Boulder Western City Campus (BWCC) is the first capital project to follow the Boulder Facilities Master Plan. Within this plan, the pillars of environmental sustainability, social responsibility, and financial stewardship guide our decision-making. These pillars each include two guiding principles and Key Performance Indicators (KPIs) that measure our project's ability to meet those guiding principles. The BWCC concept design is being envisioned and evaluated using this method. Through developing the BWCC, we aim to pilot innovative and replicable project delivery for City of Boulder facilities. To do this, the city must work collaboratively and accept risks as a part of innovation.

Reference: [Boulder Facilities Master Plan, 2021](#)



## DESIGN OVERVIEW

The Boulder Western City Campus (BWCC) is the first capital project to follow the Boulder Facilities Master Plan. Within this plan, the pillars of environmental sustainability, social responsibility, and financial stewardship guide our decision-making. These pillars each include two guiding principles and Key Performance Indicators (KPIs) that measure our project's ability to meet those guiding principles. The BWCC concept design is being envisioned and evaluated using this method. Through developing the BWCC, we aim to pilot innovative and replicable project delivery for City of Boulder facilities. To do this, the city must work collaboratively and accept risks as a part of innovation.

Reference: [Boulder Facilities Master Plan, 2021](#)





# BOULDER MAP AND CONTEXT SURVEY

## Boulder Civic Buildings Survey

Attributes of civic buildings in Boulder informed the design of the Pavilion exterior and, by extension, the garage that will relate to it. Characteristics found in Boulder civic buildings include the use of honest materials such as brick, the repetition of fixed/recessed windows, main entry porches, consistency in building scale, and

an homogeneous rhythm throughout the buildings facades articulation. Those attributes will further inform the design of the Pavilion exterior and, by extension, the garage that will relate to it.

### MATERIALS



MASONRY

### WINDOWS



RECESSED FIXED

### ENTRYWAY

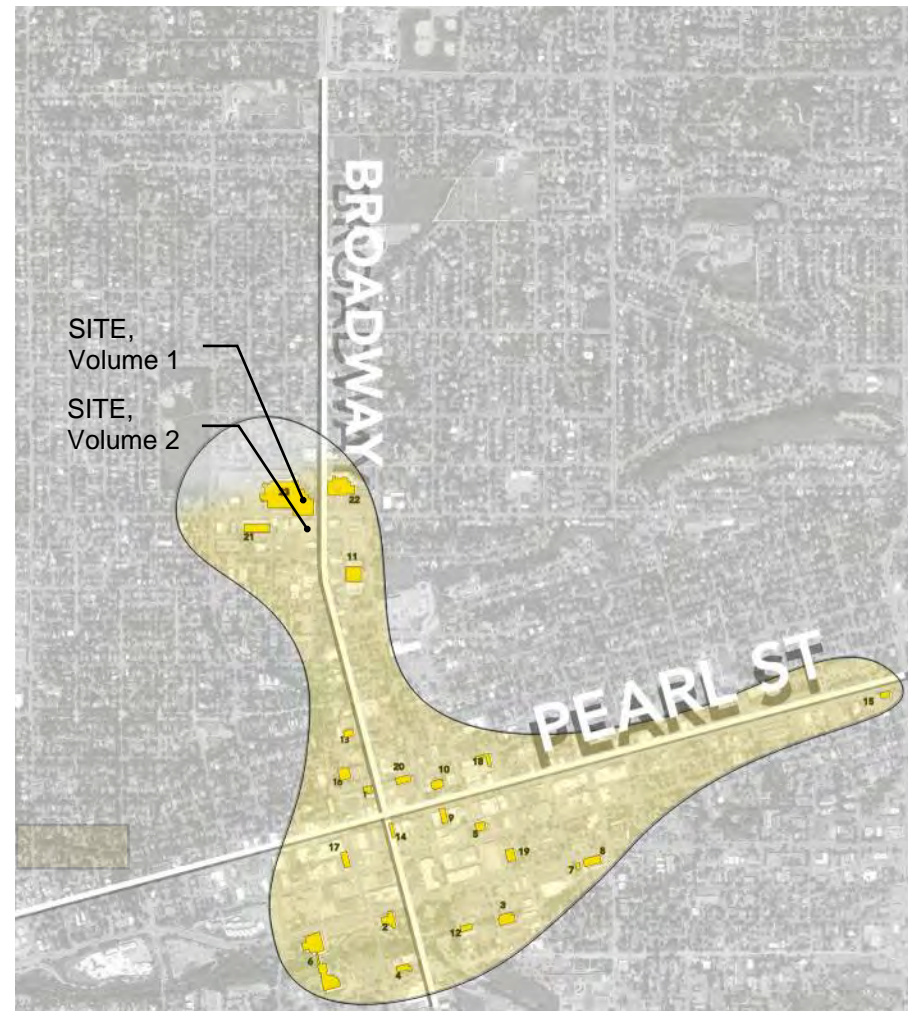


PORCH/ RECESSED ENTRY

### RHYTHM



### SCALE



12



BOULDER MUSEUM OF CONTEMPORARY ART

13



THE MUSEUM OF BOULDER

5



1401 WALNUT

14



HISTORIC BOULDER INC.



PRECEDENT IMAGERY





## Boulder Adjacent Campus Buildings Survey

Attributes of adjacent buildings around BWCC informed the design of the Pavilion exterior and, by extension, the garage that will relate to it.



- Surrounding Scales
- Community Assets

not to scale



SURROUNDING SCALES





## PHOTOGRAPHS OF THE SURROUNDING CONTEXT

- 1 The corner of Alpine and Broadway where the Western City Campus project will support wayfinding, threshold into area, safe crossings
- 2 Mid-block crossing at Alpine is key to the successful integration of the development
- 3 Connection to North Boulder Park, not part of this project, will be part of what drives foot traffic through the Paseo.
- 4 11th Street runs north to south and is, today, a quiet street. Plan is to retain this character in its continuation through the development.
- 5 Bus stop mid-block on Broadway is well positioned within the development site and could be improved.





1



4



2



3

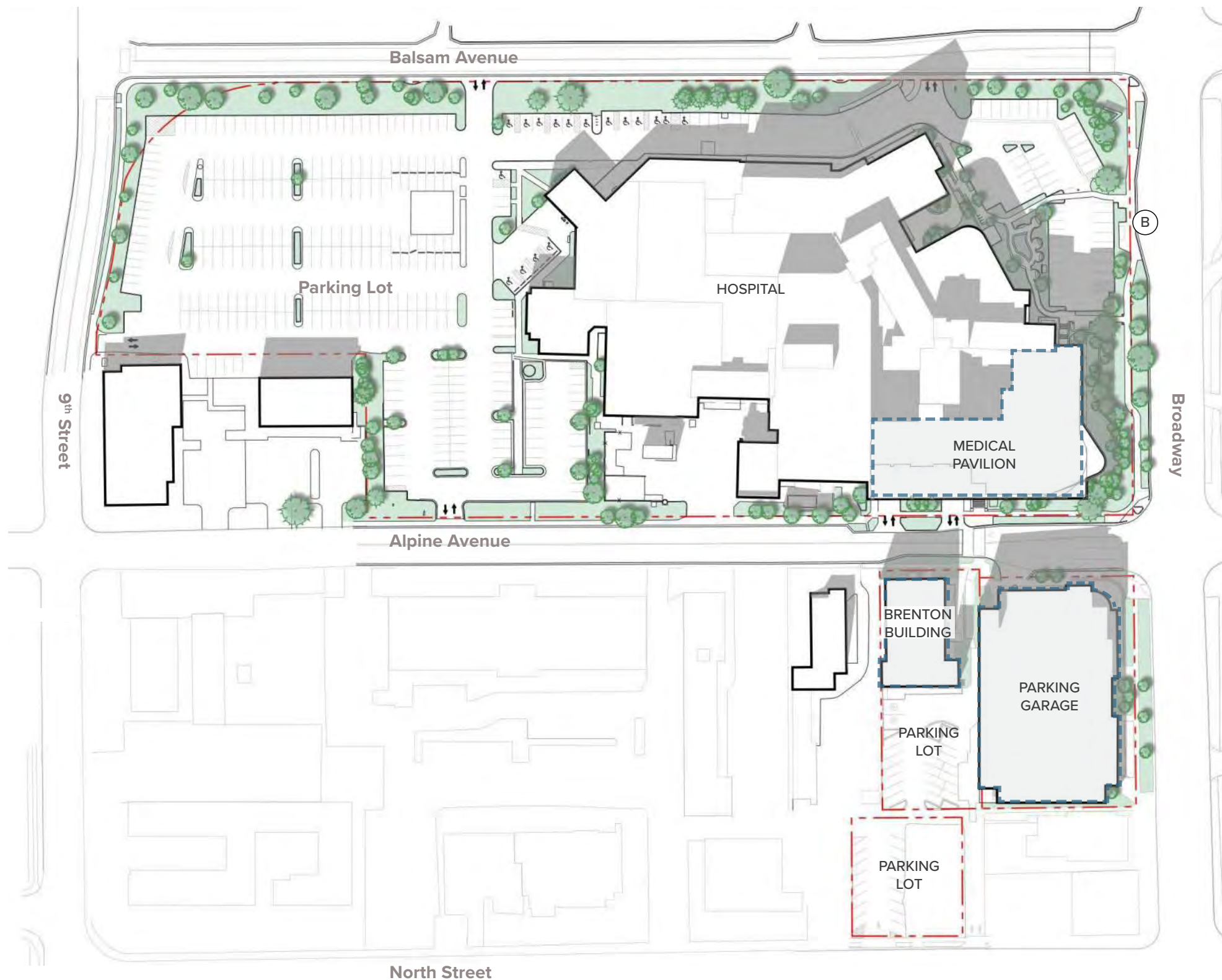


5

## PHOTOGRAPHS OF THE PROJECT SITE

- 1 The Pavilion Building will be adaptively reused for City services, show here is its southern facade
- 2 The garage
- 3 The Brenton Building
- 4 The parking lots south of Brenton
- 5 The northeast corner of the garage





## EXISTING SITE CONDITIONS

BLOCK SCALE

### Pedestrian Connections

Today, there are no dedicated pedestrian connections across the hospital site. The existing perimeter sidewalk connections will be rebuilt and improved to current city standards.

### Vehicles and Transit

Today, most vehicular movements are around the perimeter of the site and to the parking garage entrance near the corner of Alpine Ave and Broadway.

There is a bus stop mid-block on Broadway that will remain and be improved. This bus stop is well-positioned and intended to remain to serve future residents and those using city services.

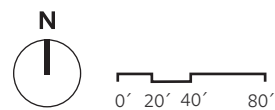
The surface parking lots off North Street serve the Brenton Building. Improvements for these lots are required as part of the completed Brenton Building but were delayed to be part of this larger effort.

### Existing Vegetation

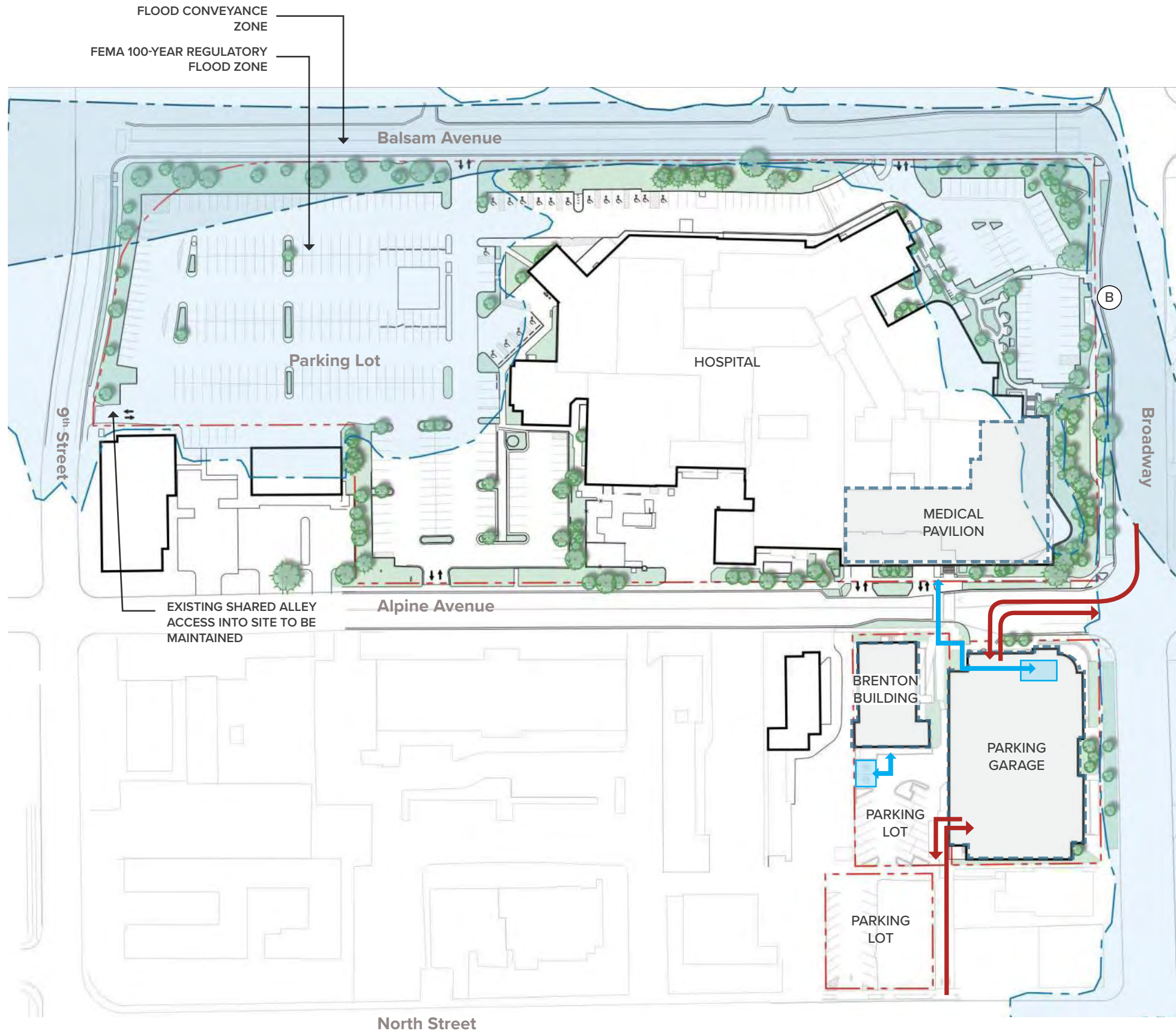
The majority of existing vegetation on site will be removed to make way for future improvements, most notably the flood/greenway channel. Any tree that can remain will be protected during construction.



EXISTING CONDITIONS - HOSPITAL DEMOLITION COMPLETED







## EXISTING SITE CONDITIONS

### KEY ISSUES

#### ADA Access

The parking garage and Brenton parking lot currently provide ADA parking for the Brenton building and the pavilion. Existing hospital site parking & related ADA parking will be removed. ADA routes will be improved with updated access to the Pavilion, and updated access between the garage and the Brenton building.

#### Traffic

The parking garage is currently accessed from both Alpine Ave and North Street. Managing traffic flow throughout peak hours is a key design element.

#### Utilities




The site is currently served by required utilities. Key existing utility conflicts include sanitary and storm sewer mains serving adjacent properties to the southwest that will need to be rerouted at the time of flood channel construction.

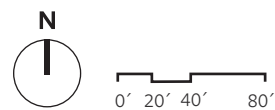
#### Floodplain

The entire property is currently impacted by the 100-year regulatory floodplain. The proposed flood channel improvements will remove the regulatory floodplain conflict. Additionally, as the Pavilion will be a City of Boulder "Critical Facility", it will need to be protected from the 500-year flood event as part of the redevelopment.

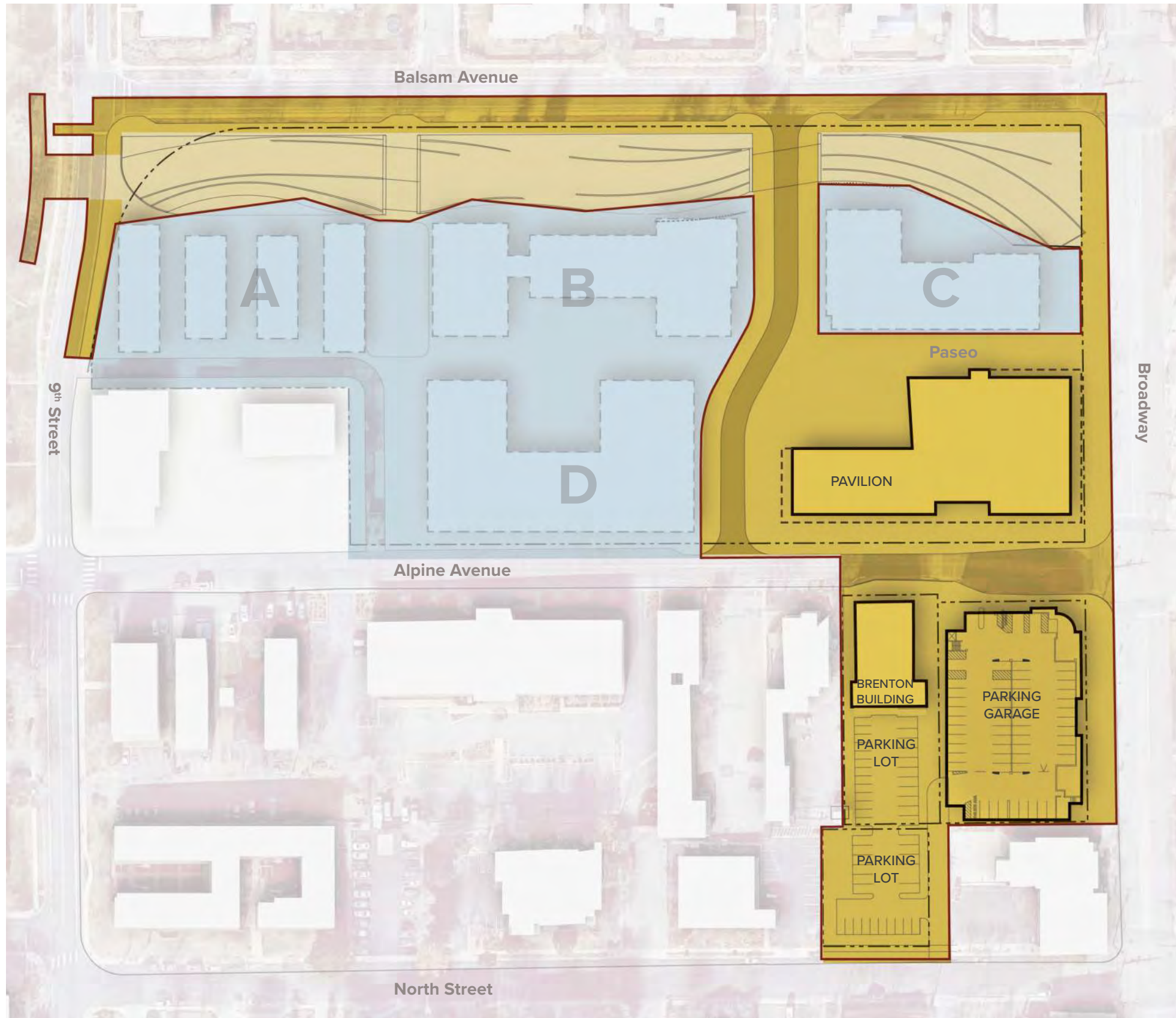
#### Groundwater

The project site and surrounding area is impacted by shallow groundwater that impacts below-grade construction. As a result, the existing Pavilion, Parking Garage, and Brenton buildings are experiencing impacts from groundwater. Groundwater dewatering mitigation is required as part of the redevelopment.

-  Existing Vehicular Garage Circulation
-  Existing Accessible Routes
-  Existing Accessible Parking Locations





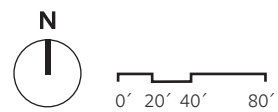


**PROJECT DESIGN SCOPE**  
BLOCK SCALE

**Project Area**

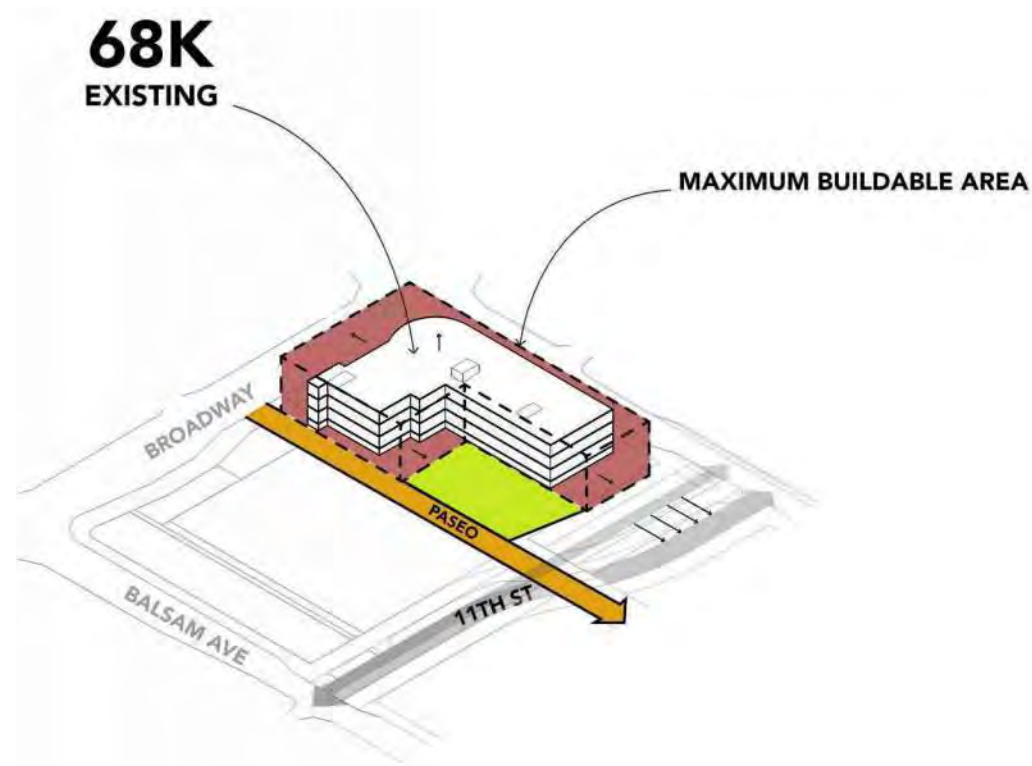
The project area is shown in the graphic to the left. There are two primary stakeholders - the City of Boulder (yellow) and Boulder Housing Partners (blue). These two stakeholders are working collaboratively to create a consistent vision across the site. This collaboration will continue into the next phase of planning and design as the project details emerge.

- City of Boulder**
- Boulder Western City Campus
- Floodway (by others)
- Boulder Housing Partners**
- Housing Sites
- Existing Property Line

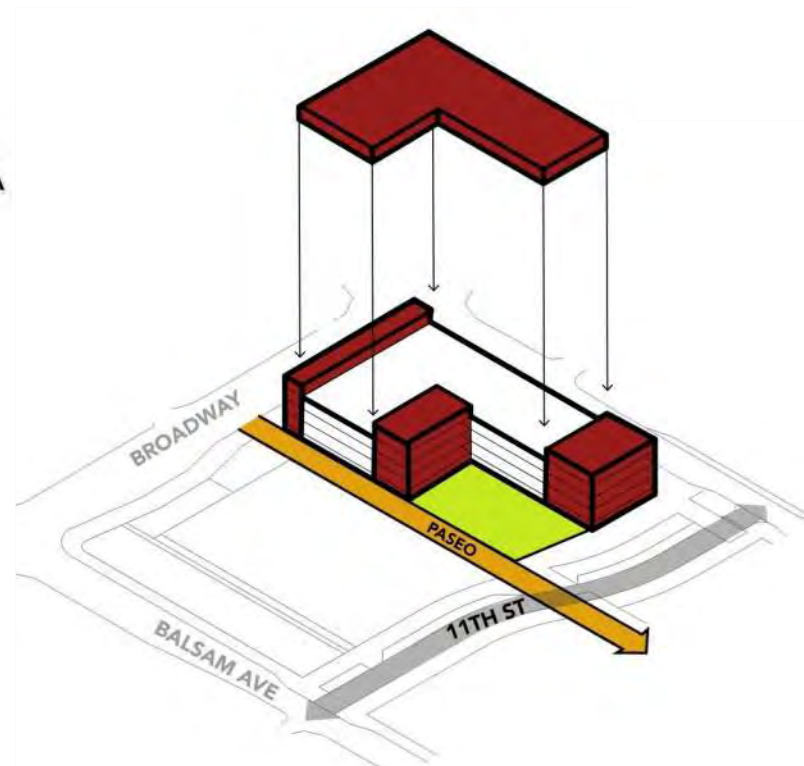


## PAVILION BUILDING DESIGN PART I

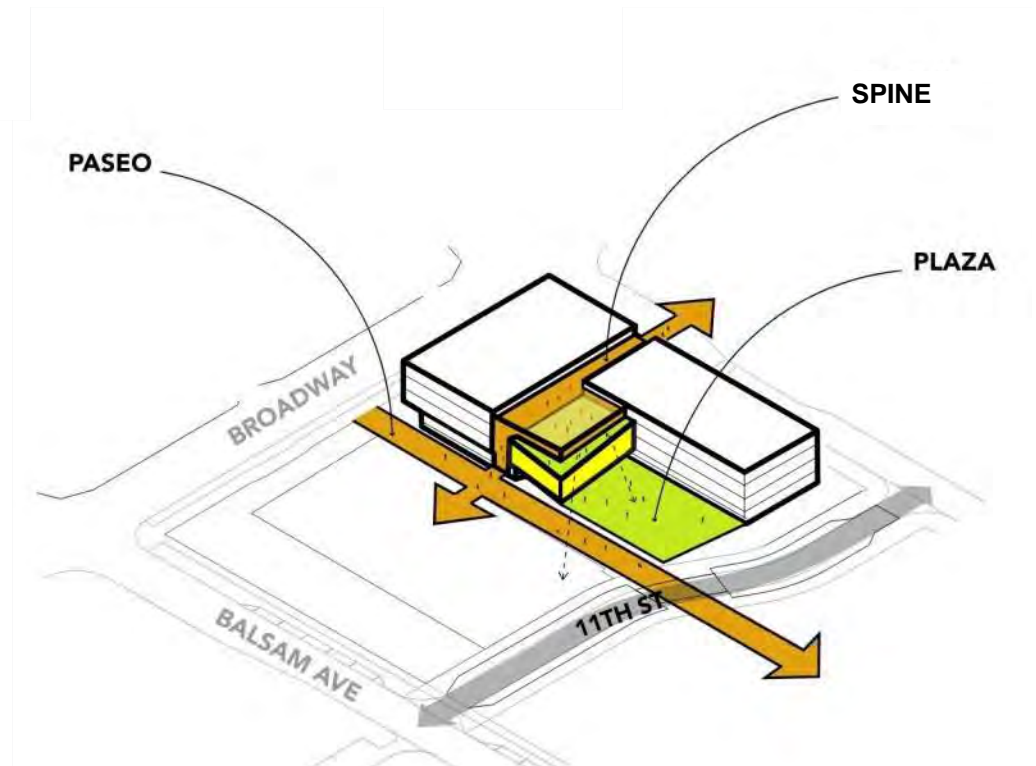
- It makes best use of the site conditions and provides the required office area within the boundaries set by the FBC.
- While providing efficient floor area in a pragmatic manner. It addresses the potentials of the site and reacts carefully to the public realm.



**1** Define the maximum building envelope complying with form based code and planning requirements.



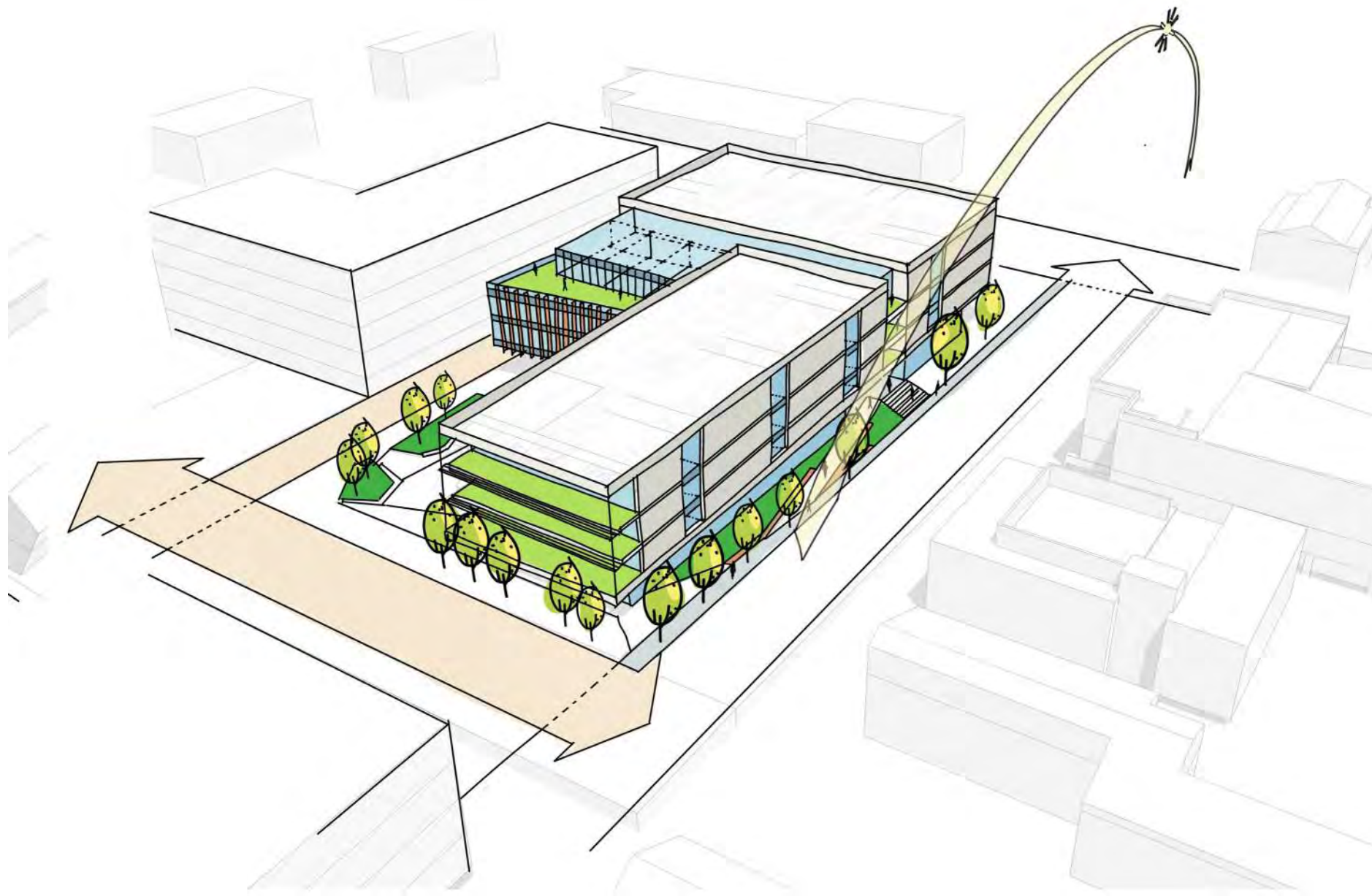
**2** Fill the maximum buildable are to optimize the program space available



**3** Create an internal connecting spine that serves to connect across the site, and within the building. Articulate key civic program elements as special building elements



## PAVILION BUILDING DESIGN CONCEPT

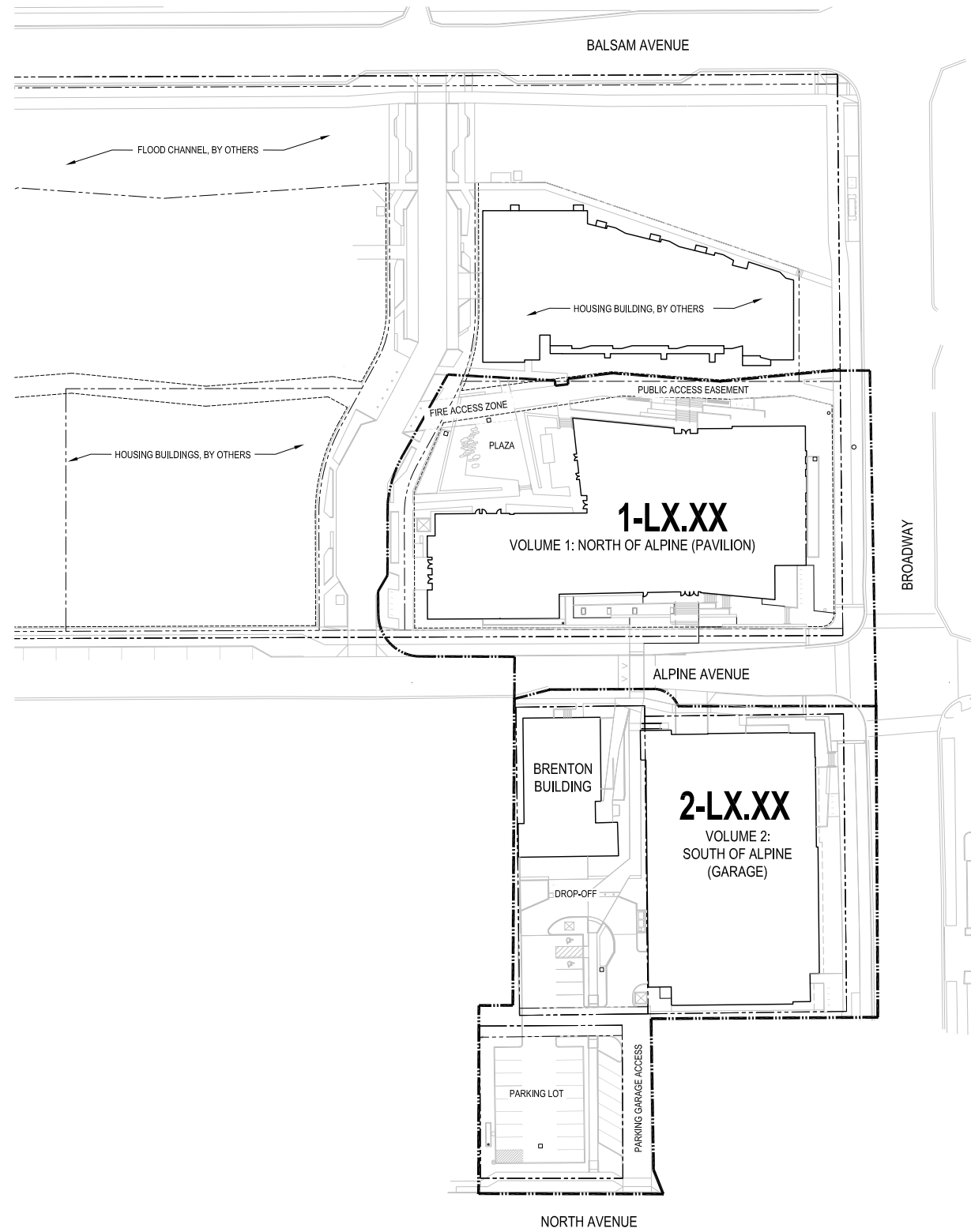


**Aerial from South West** The building massing is expressed as a simple broken "L" form with key public interaction programs articulated as jewel like elements. The "Chassis" masses that define the "L" shape house City of Boulder work space are simple in form and will maximize flexibility of space.

### Proposed Conceptual Approach

The proposed design meets the following requirements

- It will provide enough space to hold city departments expected to relocate BWCC with horizontal extensions and one additional floor to the building.
- With public programs on the lower levels and entrances from all four sides, it will be able to act as an open, inviting and accessible hub for the local community. In close connection to the surrounding public spaces, especially the paseo and the Plaza, it will act as the heart of the new city campus.
- The contiguous spaces on the upper three floors will provide up-to-date office areas for different work environments, from classical layouts with assigned desks to more flexible and cooperative forms of collaboration.
- Due to its compact form and the high-performance facade, the building will, with the help of its user, keep the consumption of energy low and act as a Net-Zero Energy building by utilizing the energy created by the PV installed on its roof and the roof of the Parking Garage.
- Additional floor space is created by reusing the existing structure of the Medical Pavilion and concentrating the extensions to the Medical Pavilion in three major areas.

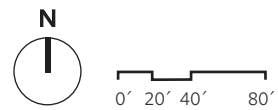


**OVERALL SITE PLAN**

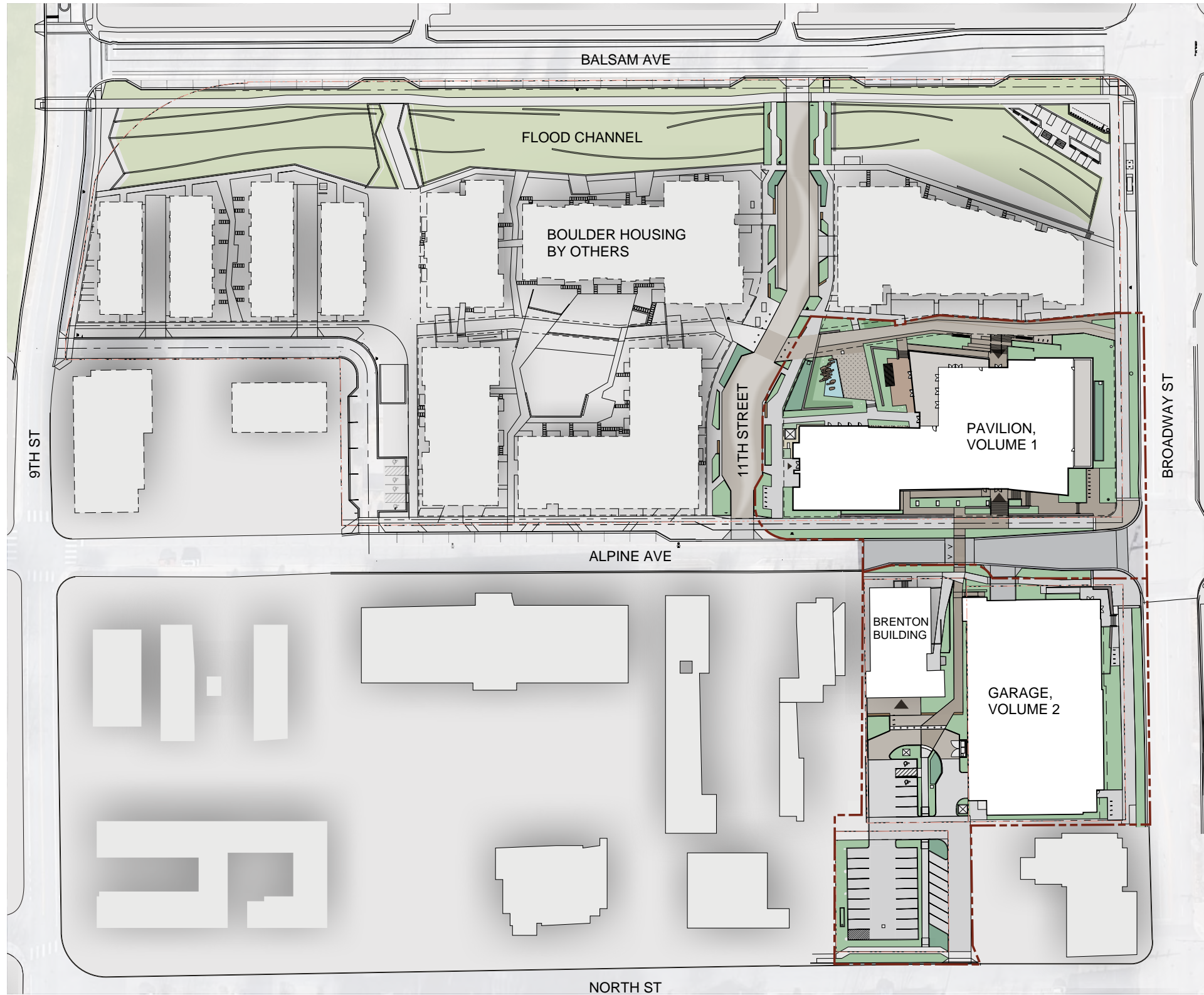
REFER TO SHEET 1-G0.02 OF LAND USE REVIEW CASE #LUR2023-00053

VOLUME 1 - PAVILION SCOPE

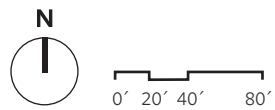
VOLUME 2 - GARAGE SCOPE

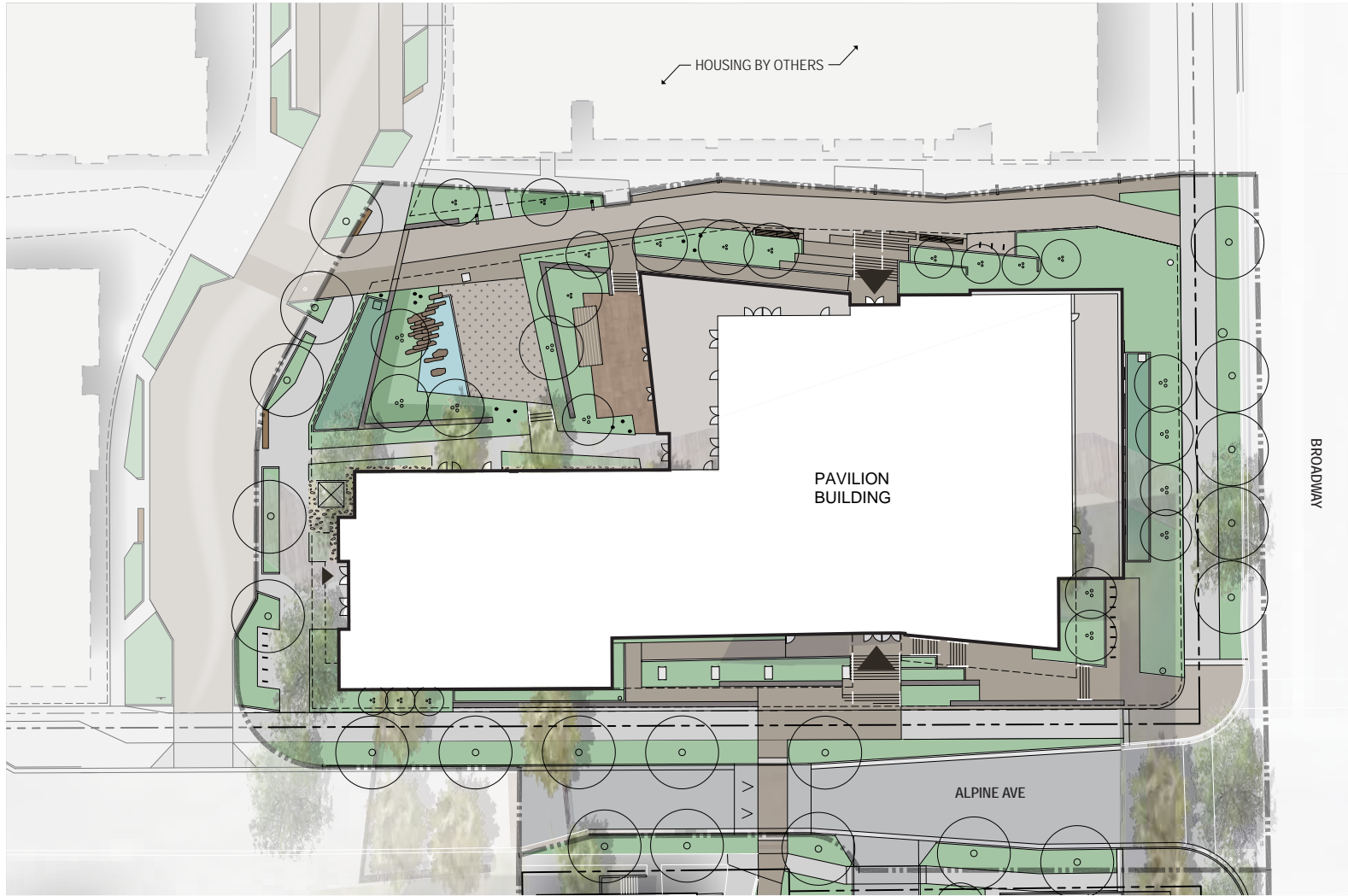






OVERALL PROPOSED CONTEXTUAL SITE PLAN  
BLOCK SCALE





**SITE PRECEDENT IMAGERY**

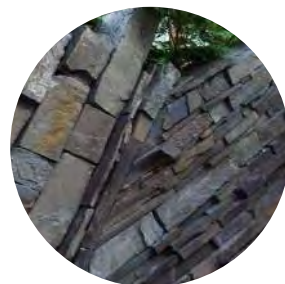
REFER TO SHEET 1-L0.10 OF LAND USE REVIEW CASE #LUR2023-00053



HARDSCAPE - LOOK + FEEL



SEATING - LOOK + FEEL



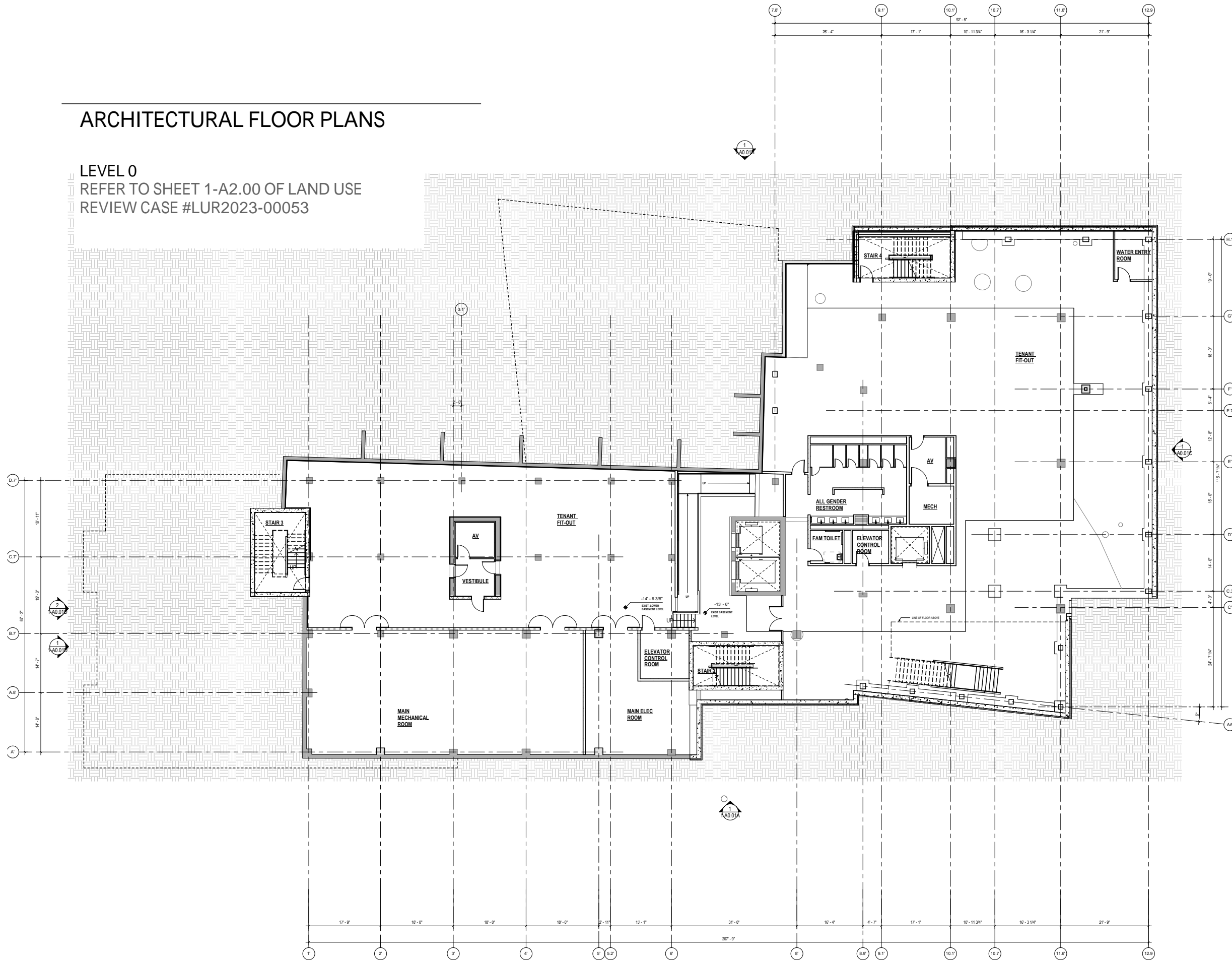
STONE - LOOK + FEEL





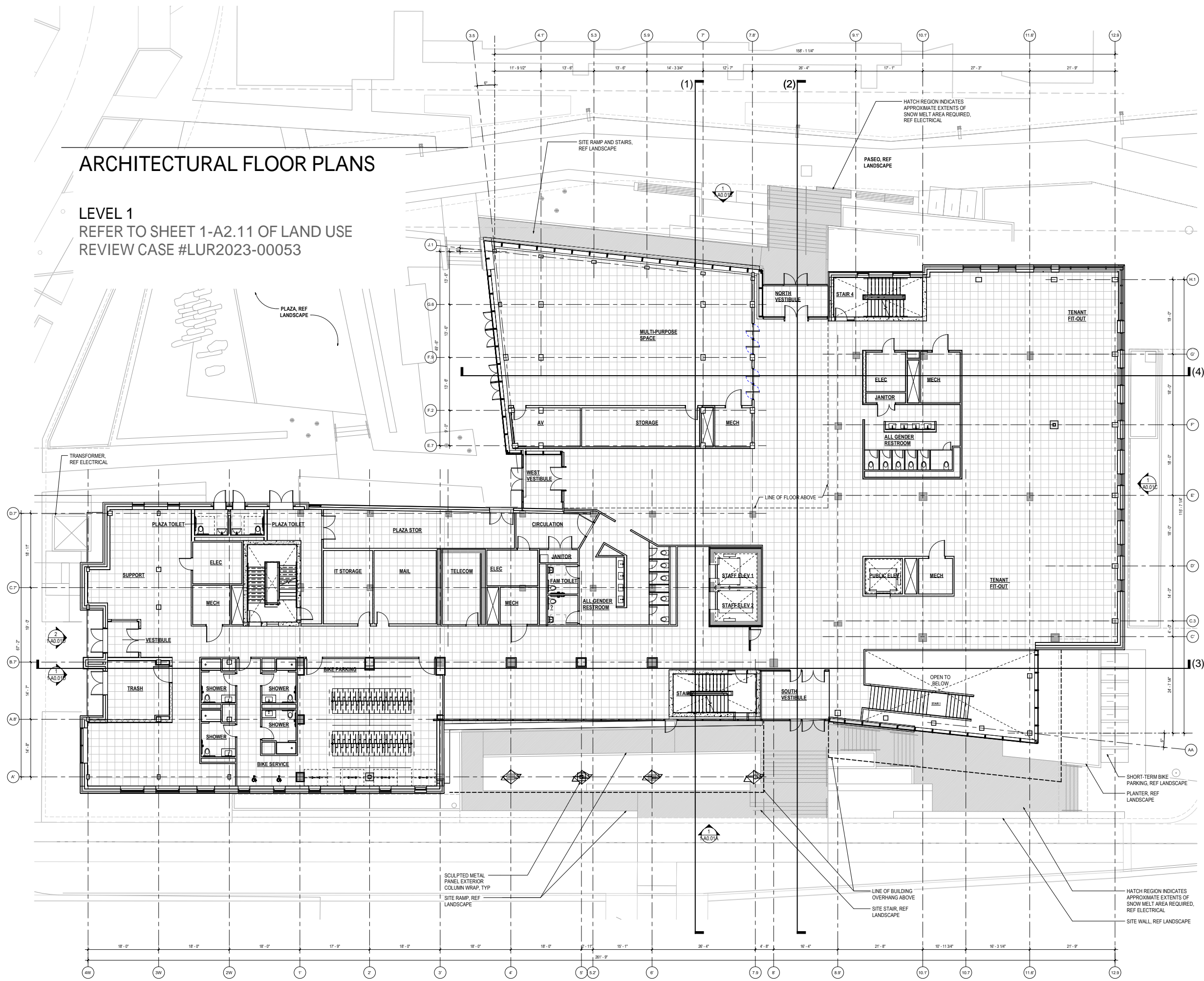
# ARCHITECTURAL FLOOR PLANS

LEVEL 0  
REFER TO SHEET 1-A2.00 OF LAND USE  
REVIEW CASE #LUR2023-00053



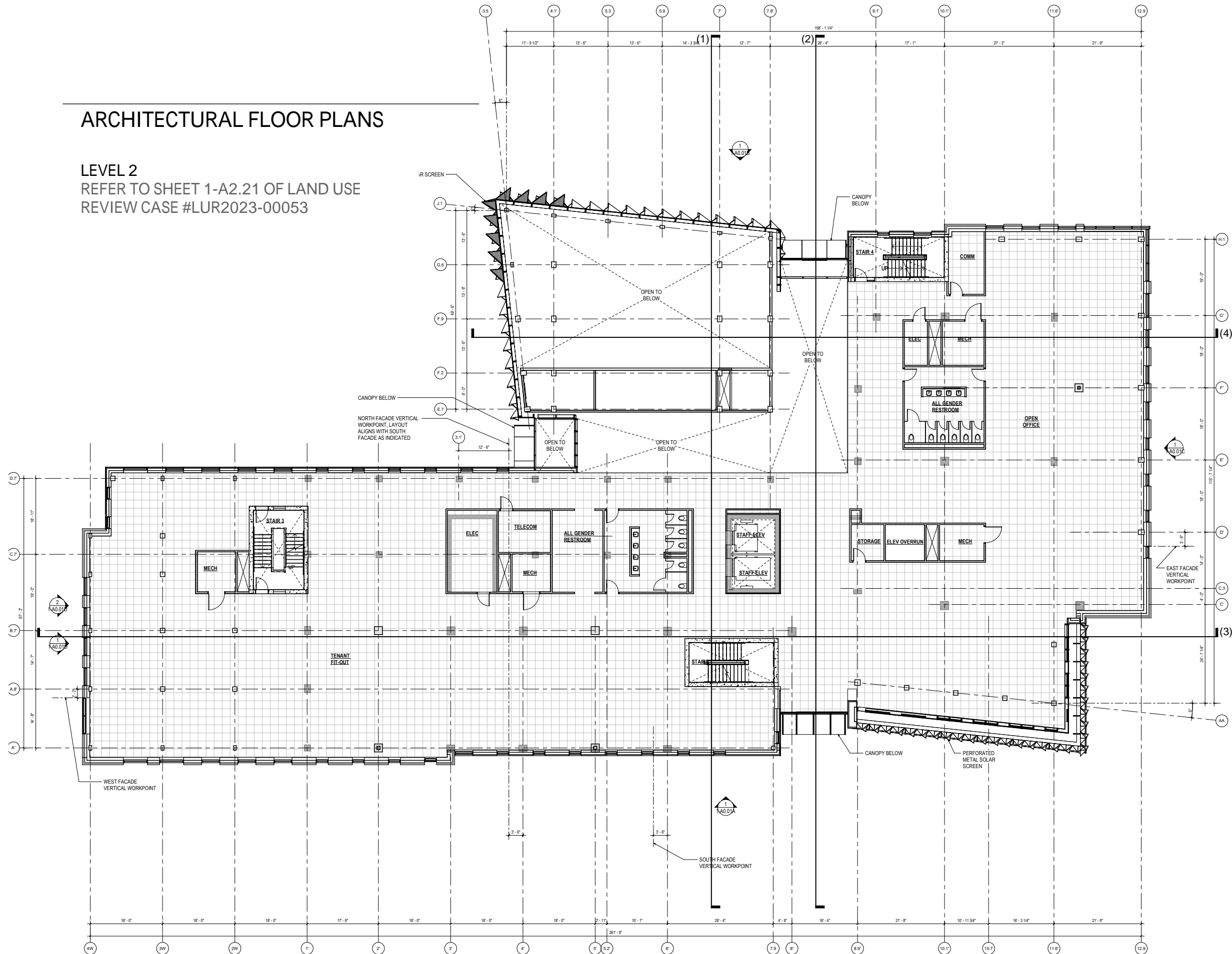
# ARCHITECTURAL FLOOR PLANS

LEVEL 1  
REFER TO SHEET 1-A2.11 OF LAND USE  
REVIEW CASE #LUR2023-00053



# ARCHITECTURAL FLOOR PLANS

LEVEL 2  
 REFER TO SHEET 1-A2.21 OF LAND USE  
 REVIEW CASE #LUR2023-00053





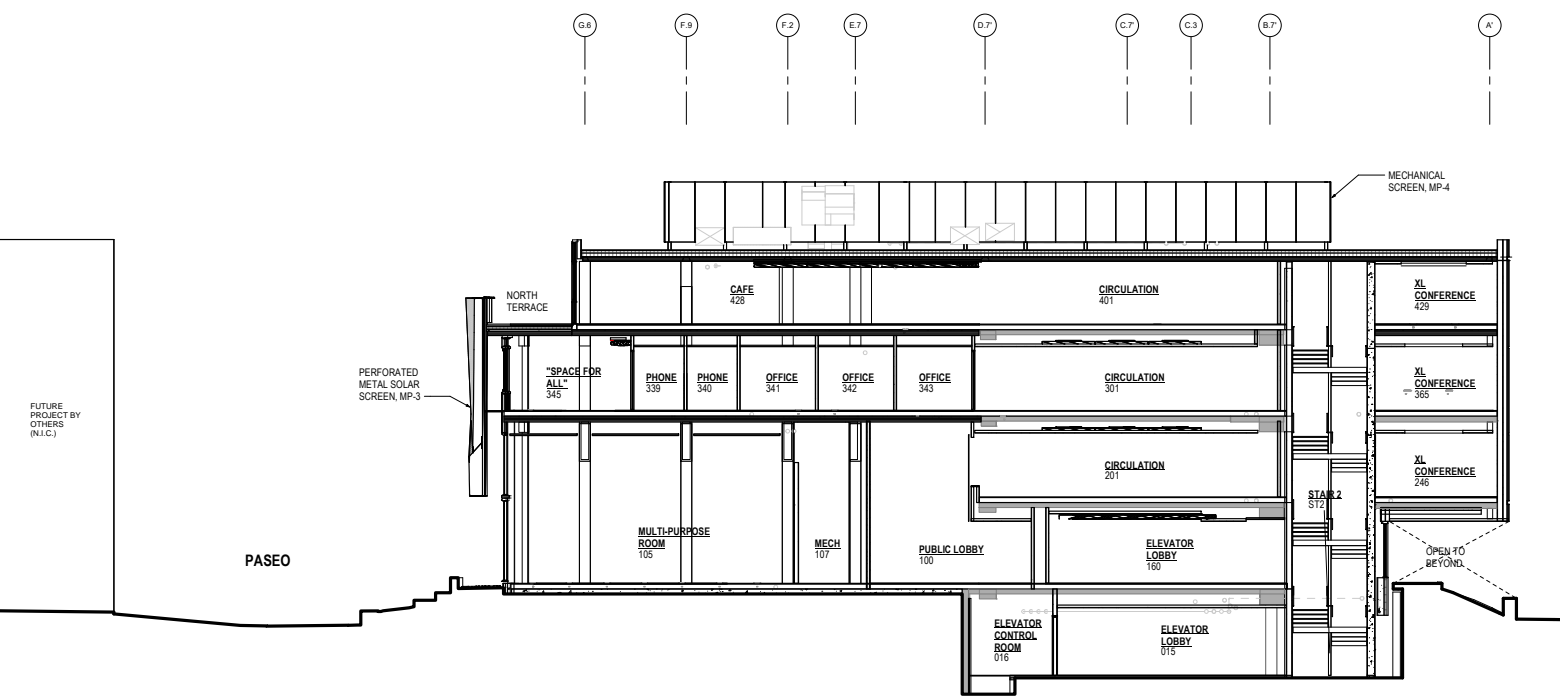




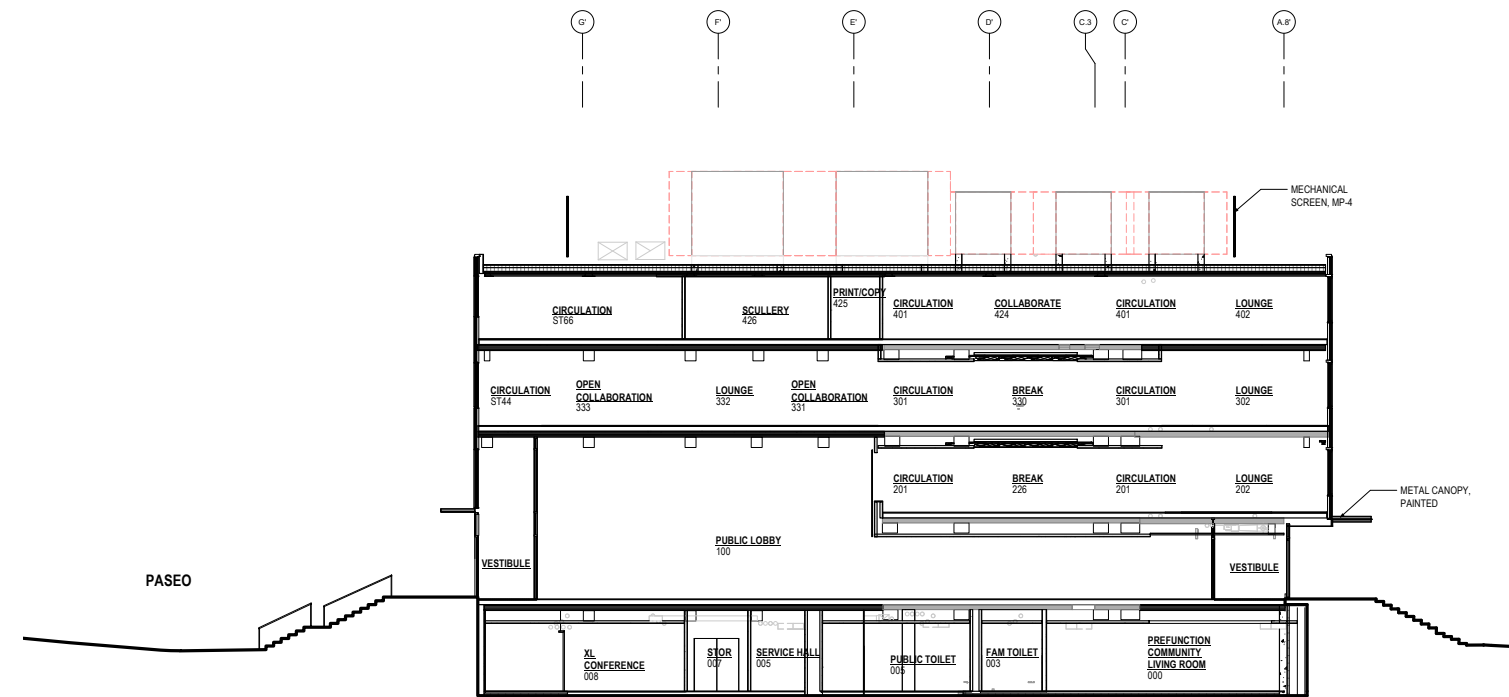




# ARCHITECTURAL BUILDING SECTIONS NOT TO SCALE

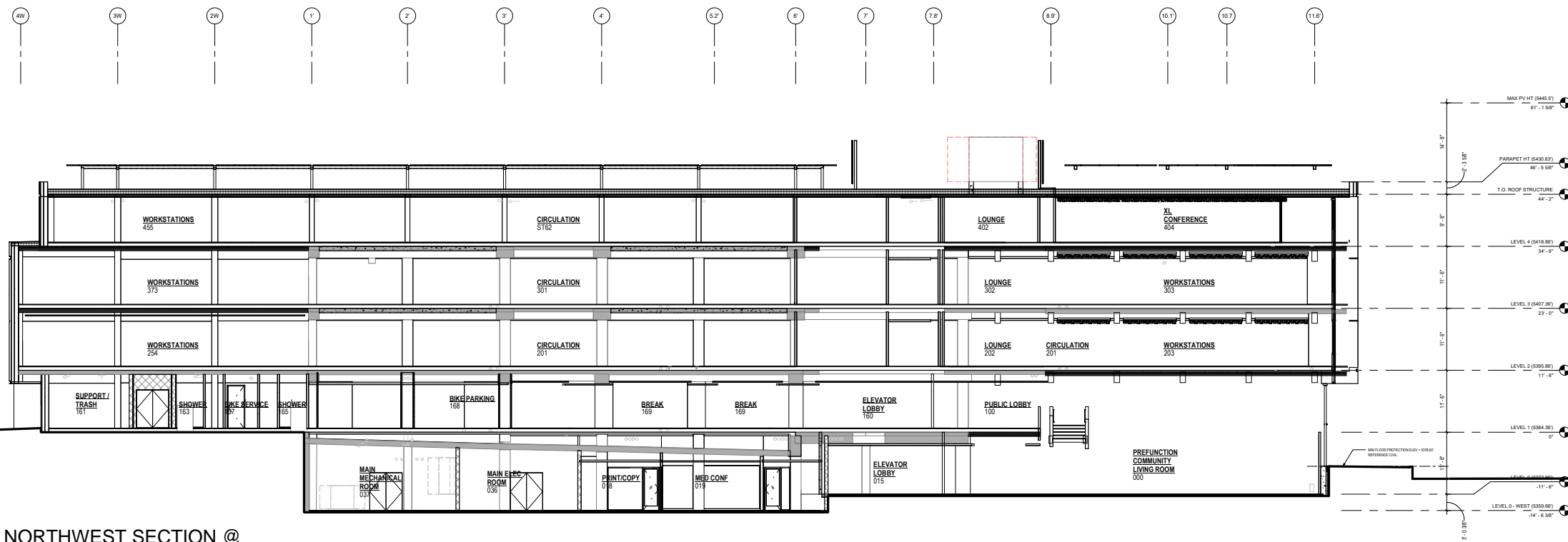


(1) NORTH TO SOUTH SECTION @  
MULTIPURPPSE SPACE



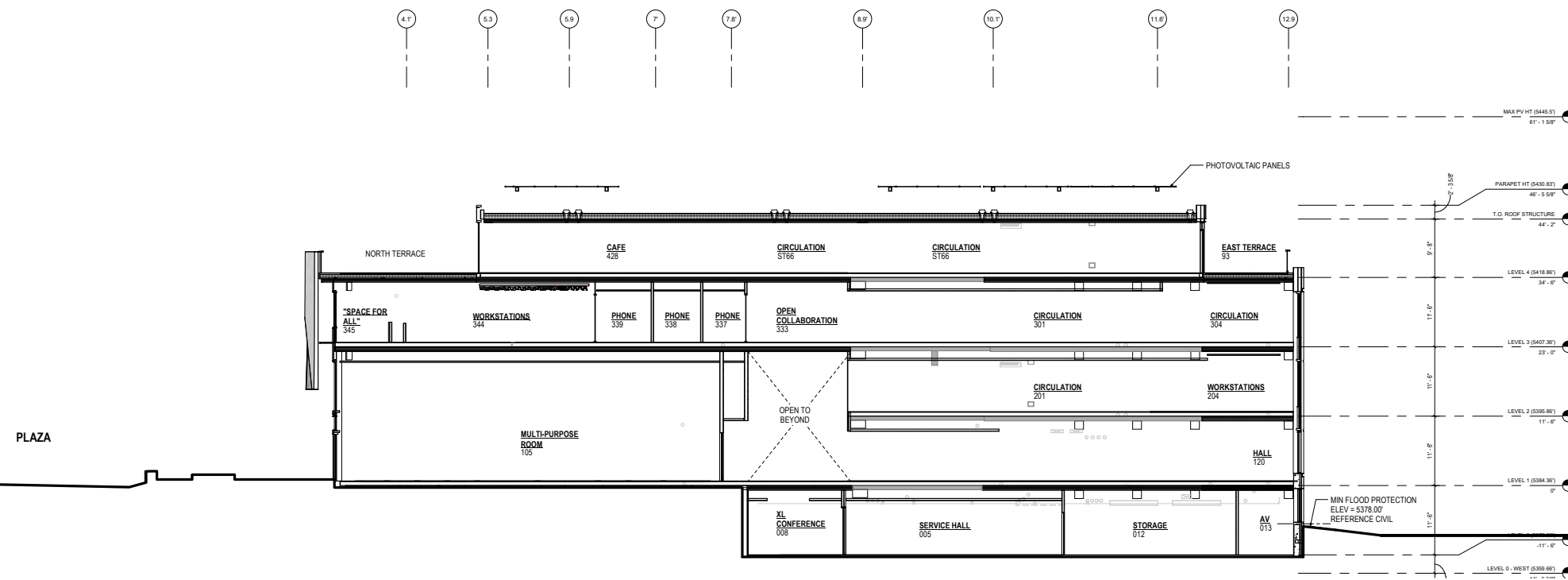
(2) NORTHWEST SECTION @  
PUBLIC SPINE

ARCHITECTURAL BUILDING SECTIONS  
NOT TO SCALE



(3) NORTHWEST SECTION @  
MULTIPURPPSE SPACE

ARCHITECTURAL BUILDING SECTIONS  
NOT TO SCALE

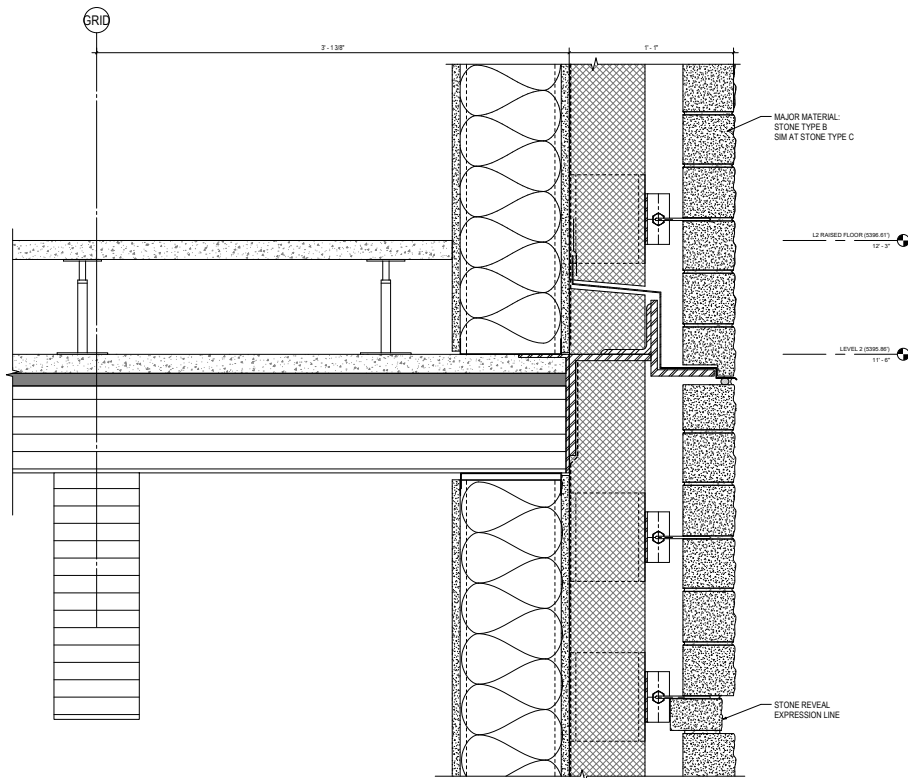


(4) NORTHWEST SECTION @  
MULTIPURPPSE SPACE

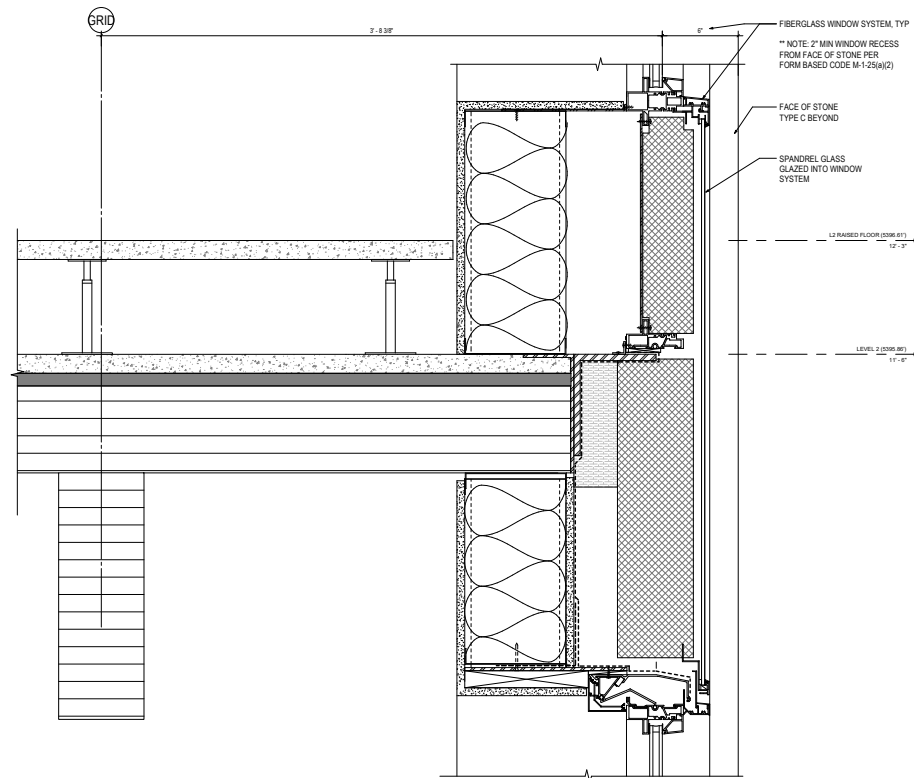
# ARCHITECTURAL EXTERIOR DETAILS

REFER TO SHEETS 1-A4.11 AND 1-A4.12 OF LAND  
USE REVIEW CASE #LUR2023-00053

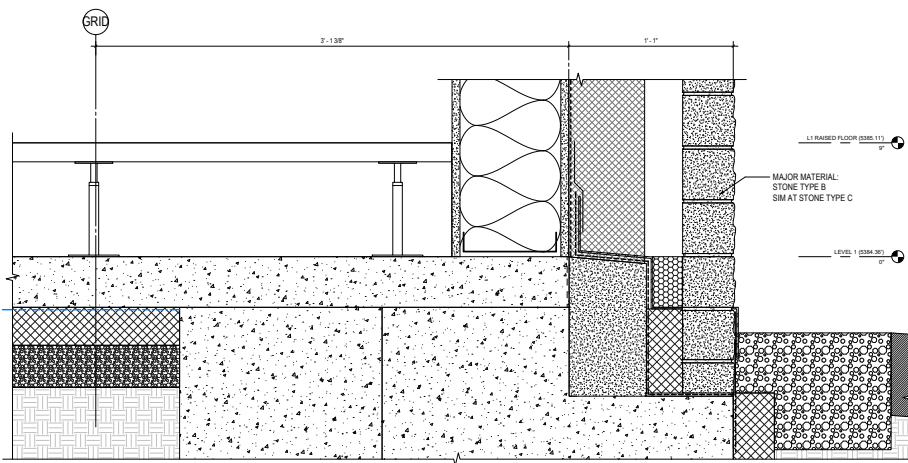
*DRAWINGS NOT TO SCALE\**



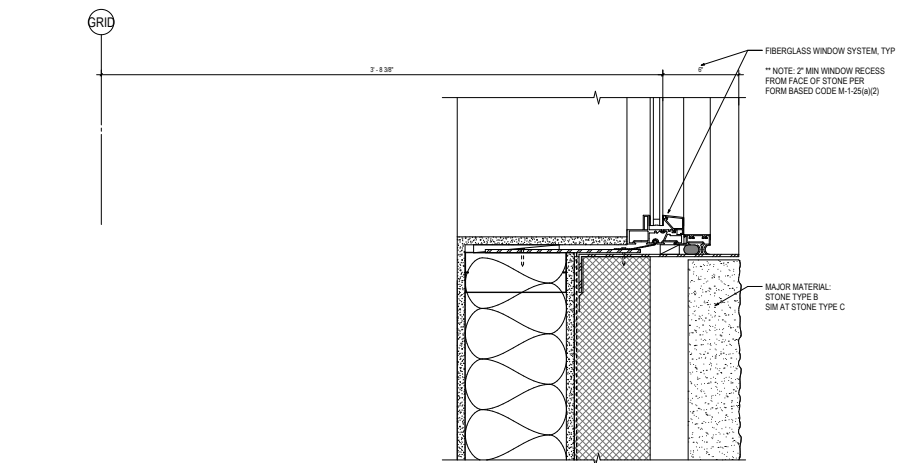
**SECTION - STONE AT FLOOR**



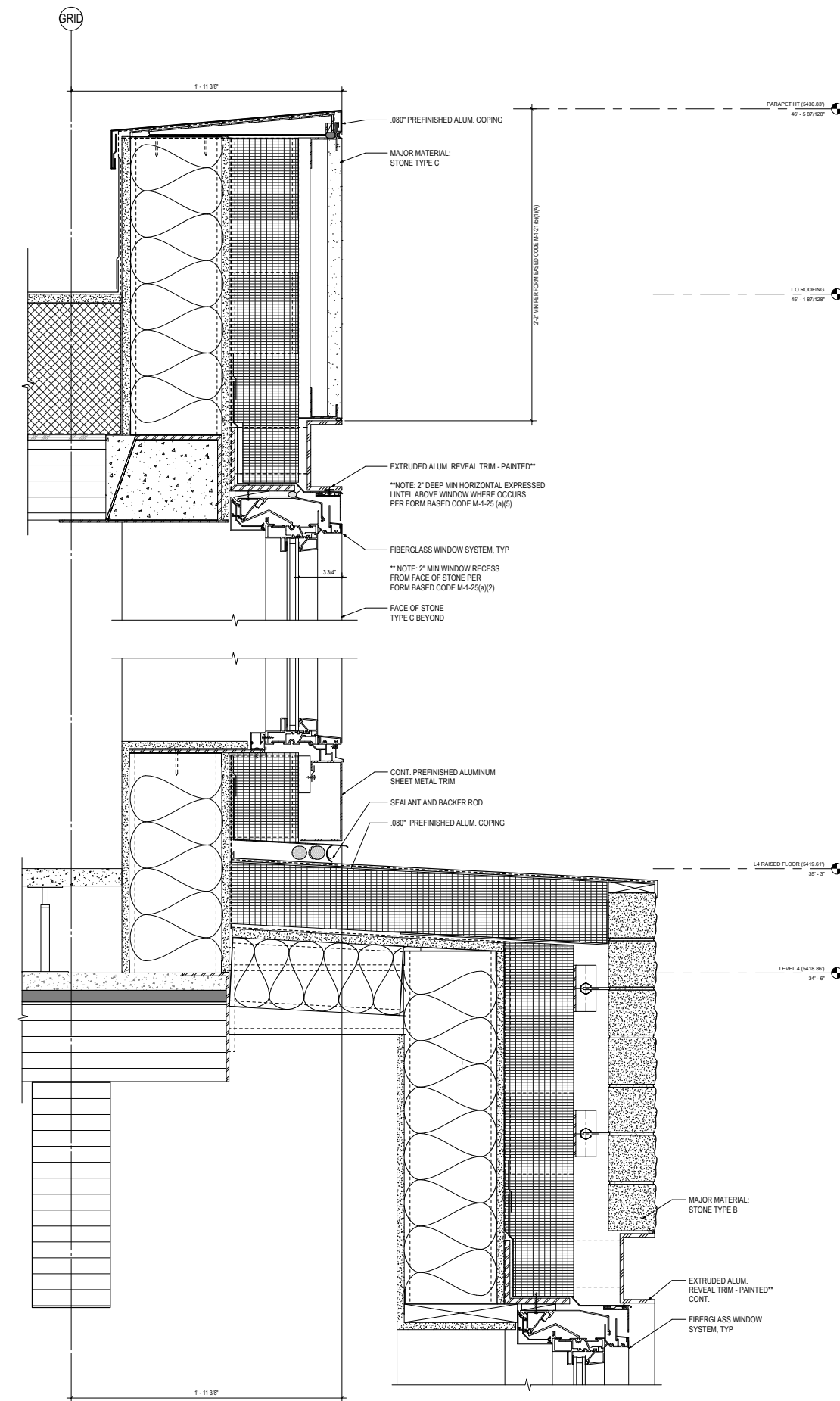
**SECTION - WINDOW AT FLOOR**



**PLAN - BASE OF WALL AT STONE**



**PLAN - WINDOW JAMB AT STONE**



**SECTION - PARAPET AT WINDOW**

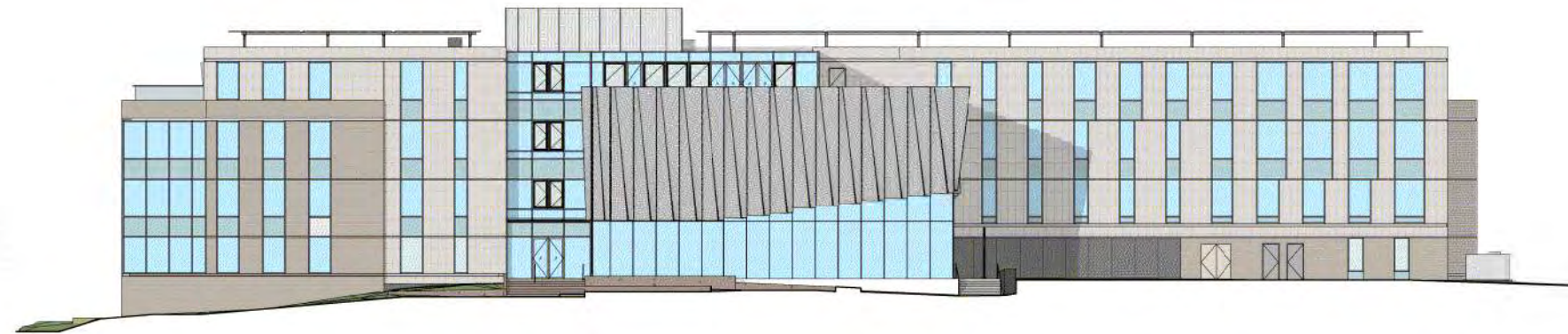


# COLORED ELEVATIONS

REFER TO SHEET 1-A0.04 OF LAND USE REVIEW CASE  
#LUR2023-00053 SUBMITTED 2024-03-01

## EXTERIOR MATERIALS

- GLASS - VISION
- GLASS - SPANDREL
- GLASS - FRITTED
- STONE TYPE B
- STONE TYPE C
- METAL
- HORIZONTAL EXPRESSION



GRAPHIC ELEVATION - SOUTH



GRAPHIC ELEVATION - EAST



GRAPHIC ELEVATION - NORTH



GRAPHIC ELEVATION - WEST

# EXTERIOR MATERIAL BOARD - PAVILION AND GARAGE

REFER TO SHEET 1-A0.08 OF LAND USE REVIEW  
CASE #LUR2023-00053 SUBMITTED 2024-03-01

PERFERATED METAL PANEL  
(BRONZE VARIATION)

METAL WALL PANEL  
(BRONZE VARIATION)

STONE TYPE C  
(COTTONWOOD LIMESTONE)  
VERTICAL ORIENTATION,  
HONED FINISH

WOOD SOFFIT AT SOUTH  
ENTRANCE

STONE TYPE B  
(COLORADO BUFF SANDSTONE)  
HORIZONTAL ORIENTATION,  
ROUGH FINISH

MORTAR GROUT FOR  
STONE TYPE B

INSULATED GLASS UNIT,  
FIBERGLASS FRAME  
INSULATED GLASS UNIT, FINISH,



FROSTED OR FRITTED  
INSULATED GLASS AT LEVEL 1

INSULATED GLASS UNIT



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3D RENDERED VIEWS

VOLUME 1

2023-11-03 SUBMITTAL



PERSPECTIVE - SOUTHEAST VIEW FROM CAMPUS GATEWAY AT BROADWAY AND ALPINE AVE



PERSPECTIVE - NORTHEAST VIEW FROM BROADWAY AND PASEO



PERSPECTIVE - NORTHWEST VIEW FROM PLAZA



PERSPECTIVE - SOUTHWEST VIEW FROM ALPINE AVE AND 11TH STREET



# 3D RENDERED VIEWS

## VOLUME 1 2024-03-01 RESUBMITTAL

HORIZONTAL EXTERIOR SOLAR SHADING DEVICES REMOVED

PERFORATED METAL SOLAR SCREEN IN LIEU OF TERRACOTTA VERTICAL SOLAR SCREEN TO ADDRESS SOLAR HEAT GAIN AND PROGRAMMATIC CRITERIA.

MECHANICAL SCREEN ADDED TO SCREEN EQUIPMENT

WINDOWS ADDED FOR VISUAL CONNECTION TO BROADWAY ST  
PV LID REDUCED PER COST AND PERFORMANCE REFINEMENT



PERSPECTIVE - SOUTHEAST VIEW FROM CAMPUS GATEWAY AT BROADWAY AND ALPINE AVE



PERSPECTIVE - NORTHWEST VIEW FROM PLAZA



PERSPECTIVE - NORTHEAST VIEW FROM BROADWAY AND PASEO



PERSPECTIVE - SOUTHWEST VIEW FROM ALPINE AVE AND 11TH STREET

INCREASED PARAPET CAP TO ALIGN WITH INTENT OF FORM BASED CODE

WINDOWS ADDED TO BLANK WALL TO PROMOTE CONNECTION BETWEEN INTERIOR PROGRAM AND STREET EXPERIENCE

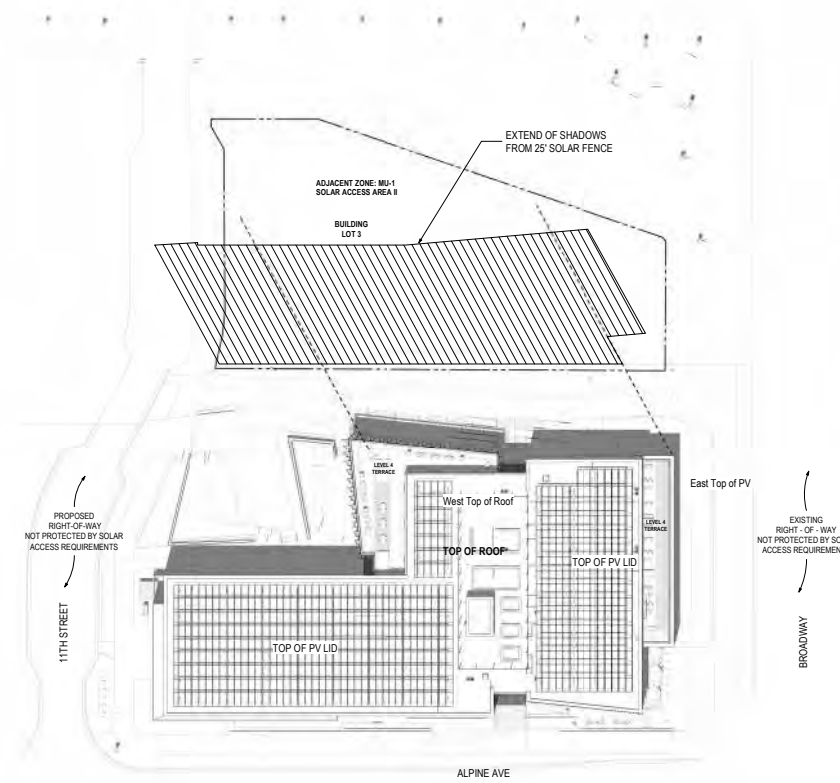
LANDSCAPING SCREENING IN LIEU OF MECHANICAL SCREEN AT TRANSFORMER

WEST GLAZING AT CORNER REDUCED TO ADDRESS INTERNAL SOLAR HEAT GAIN

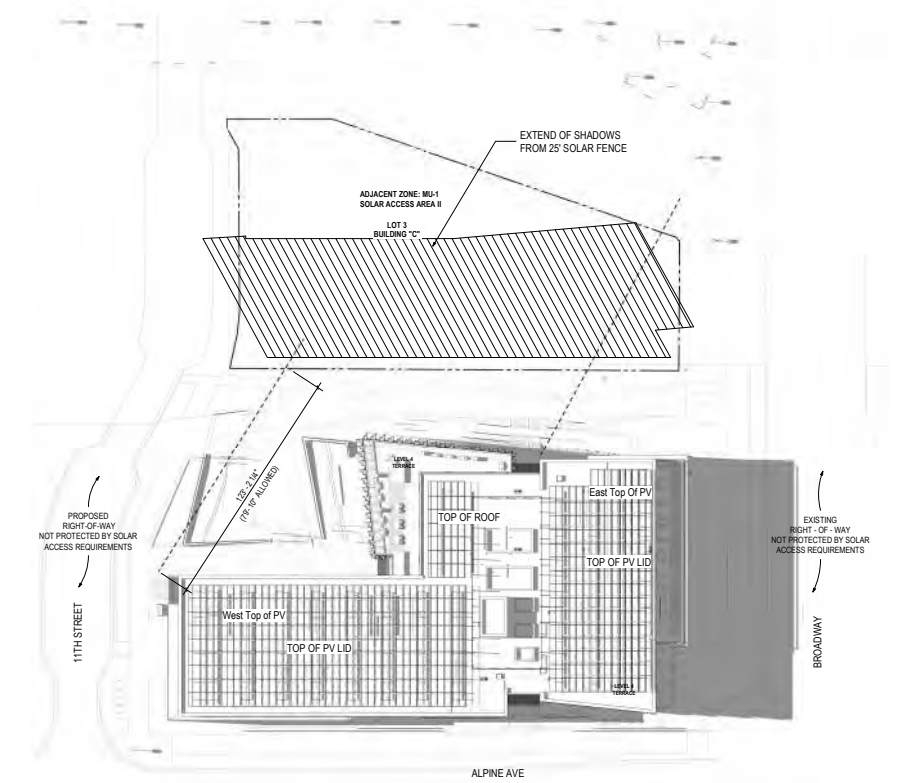


# PAVILION BUILDING SHADOW STUDY

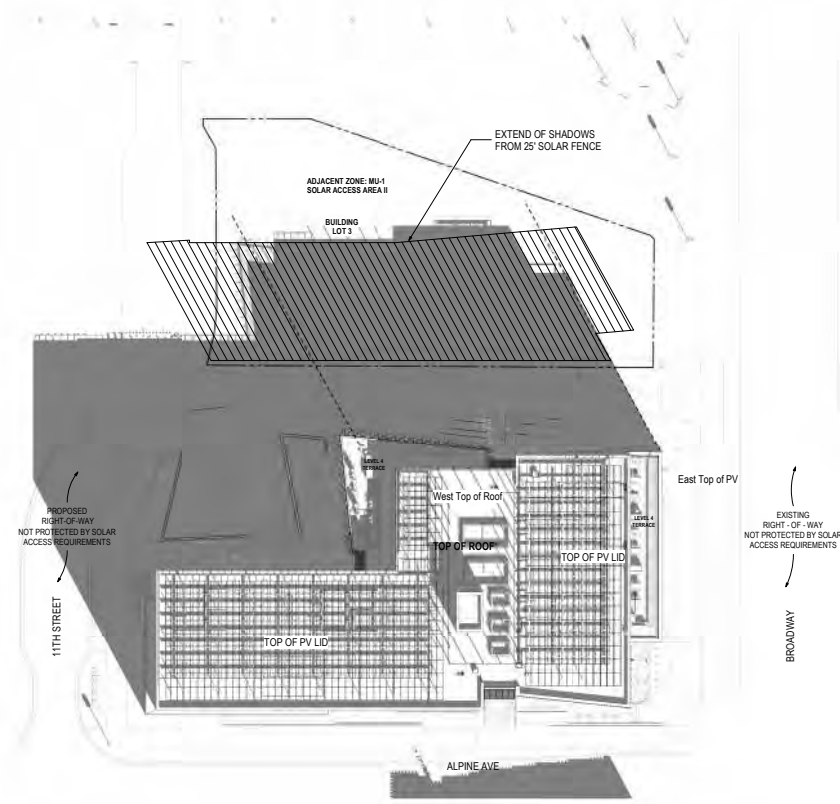
## SUMMER AND WINTER MONTHS



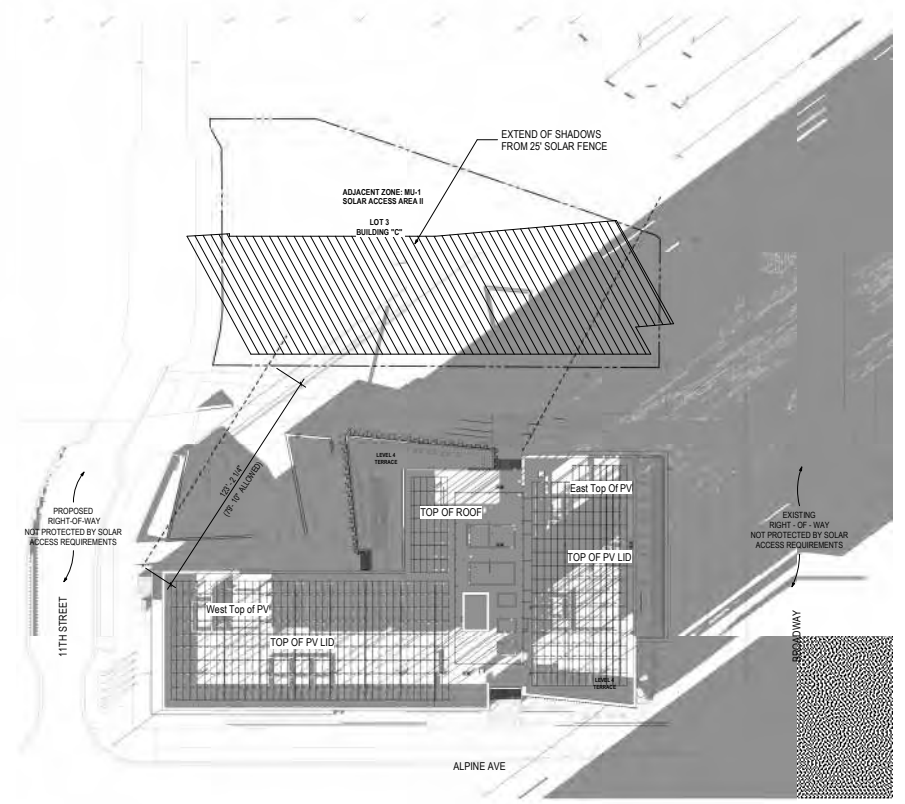
SHADOW ANALYSIS 06/22/2023 - 10AM



SHADOW ANALYSIS 06/22/2023 - 2PM



SHADOW ANALYSIS 12/21/2023 - 10AM



SHADOW ANALYSIS 12/21/2023 - 2PM

# BWCC - GARAGE

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## PARKING GARAGE

- Currently, there are no connections nodes between garage, Brenton, Broadway, Alpine and the existing Pavilion building
- Design intent will allow to activated ground floor to enhance and connect garage with both the adjacent streets and the future campus building

### Design Objectives

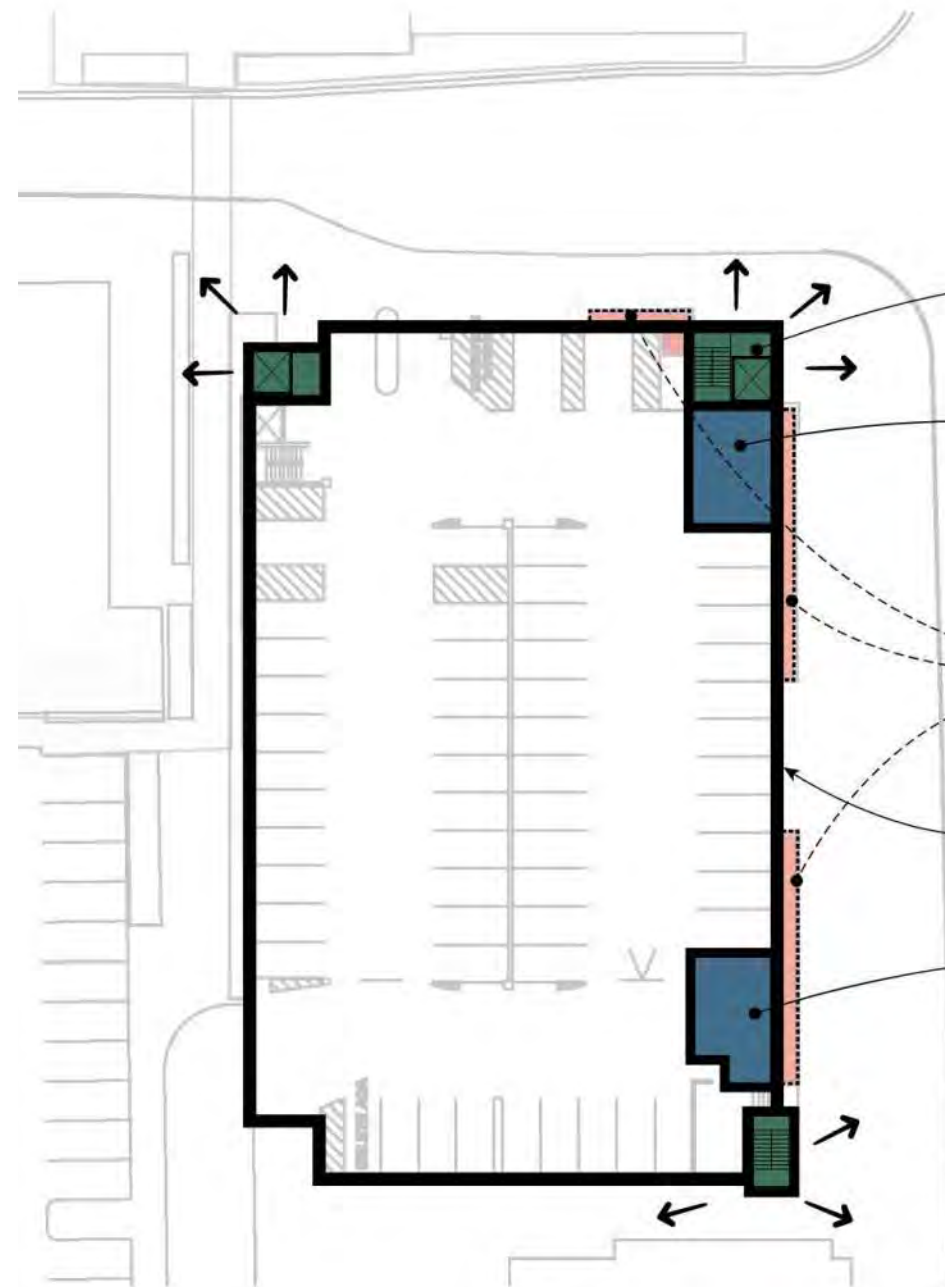
- » Improve wayfinding to Alpine-Balsam district by creating an entry threshold with Pavilion Building
- » Support active, safe space inside and outside garage
- » Improve wayfinding inside the garage
- » Provide diverse forms of mobility in the garage
- » Meet district parking needs

## TOTAL PARKING

LOCATION	LEVEL	PARKING SPACES			EV STALLS
		STANDARD	ADA	TOTAL	
BROADWAY GARAGE	B2	53	2	55	<i>Short Term</i>
	B1	72	2	74	9 EV STALLS
	1	50	8	57	<i>Medium Term</i>
	2	66	6	72	48 EV STALLS
	3	70	0	73	
	4	70	0	70	<i>Long Term</i>
	<b>TOTAL</b>		<b>384</b>	<b>18</b>	<b>402</b>



## CREATING A BLANK SLATE



**CREATE NEW OPPORTUNITY ZONE ON CORNER**

**CONFINE PROGRAM USES TO FUNCTIONAL/USABLE AREA**

~1,200 SF RETAIL  
~475 SF USABLE

**ELIMINATE RETAIL "BUMP-OUTS"**  
(CURRENTLY SERVING LITTLE FUNCTION ASIDE FROM SCREENING THE GARAGE)

**REMOVAL AND REPLACEMENT OF EXISTING GARAGE SKIN ELEMENTS**

**CONFINE PROGRAM USES TO USABLE AREA**

~700 SF RETAIL  
~450 SF USABLE

### Creating a Blank Slate

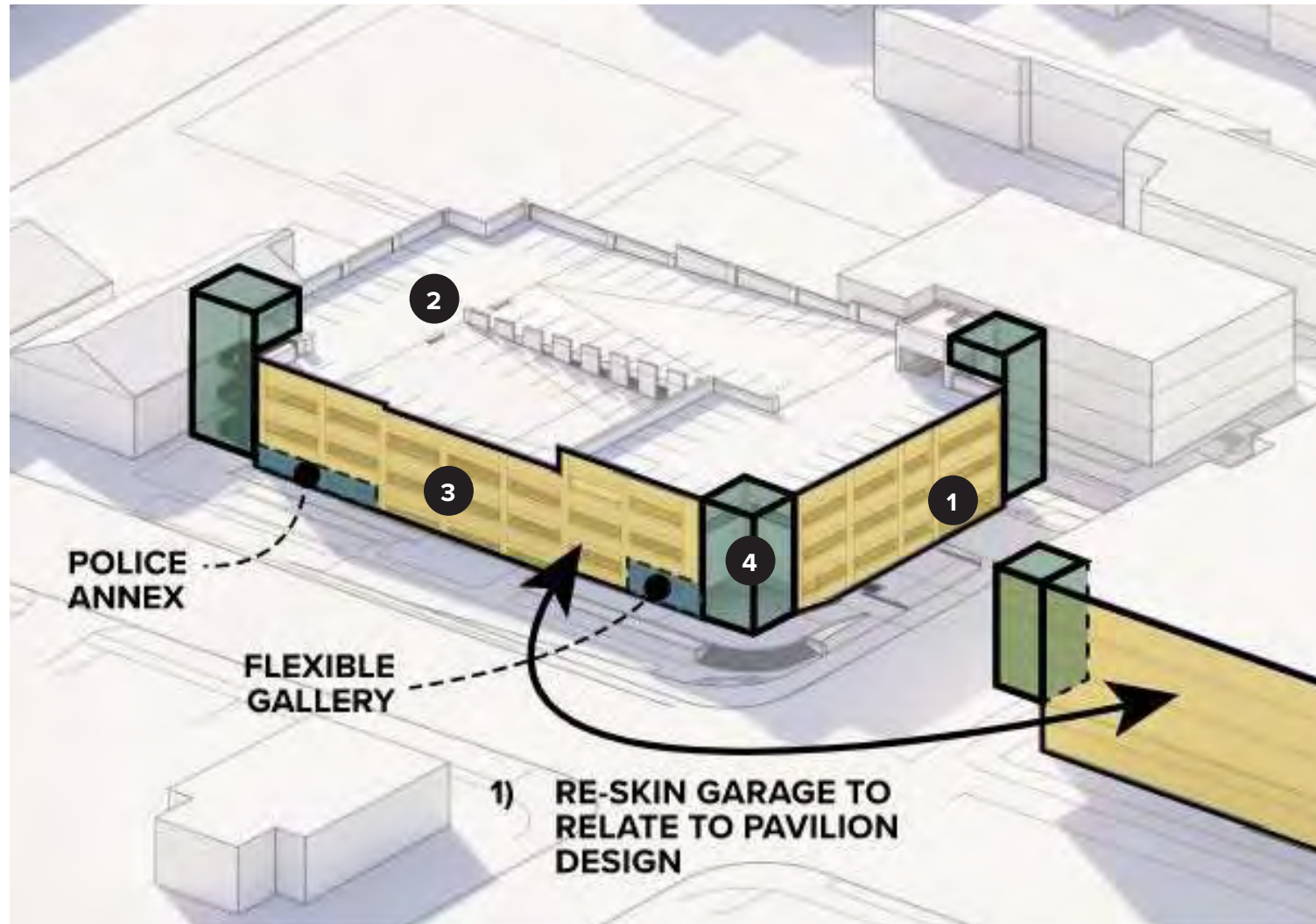
- » Improve wayfinding to Alpine-Balsam district by creating an entry threshold with Pavilion Building
- » Support active, safe space inside and outside garage
- » Improve wayfinding inside the garage

### Program Space

Potential programming could include a mobility hub, police annex, art gallery, storage, retail / dining; would support active, safe space

- ~1,200 SF Retail (~475 SF usable) in northeast corner of garage
- ~700 SF Retail (~450 SF usable) in southeast corner of garage

# DESIGN INSPIRATION



## Design Inspiration

After creating a blank slate on the Garage facades and exploring the different nodes that could connect the garage to the Brenton Building, the pavilion building, and the paseo, we were able to gather different design inspiration elements to help convey our intent to not just modernize the garage but also improve its accessibility to the public and its visibility from different area of the proposed campus.

## Lighting

- We are looking at both exterior and interior lighting improvements.
- Interior was recently upgraded to energy efficient lighting so focus is on exterior lighting and limited interior lighting, primarily around circulation cores to improve wayfinding and safety.

## Colors

- Use of color that help with wayfinding and translate the relationship between the different campus elements.

## Signage

- Explore different wayfinding methods that will help connect the garage with its surrounding context and the near mountain.

## Access Control

- Create vertical circulation at NW, SE, and NE corners to increase visibility and enhance garage's pedestrian and vehicular access.

## Art

- Opportunity to explore the facade re-skin through the understanding of the adjacent landscape, the Rocky Mountains, murals ideas, and modern metal skin design precedents.

## Mobility Components

- activation
- connection
- electric vehicle charging
- car share





## OVERALL SITE PLAN

REFER TO SHEET 2-L0.00 OF LAND USE REVIEW CASE  
#LUR2023-00053

NOT TO SCALE

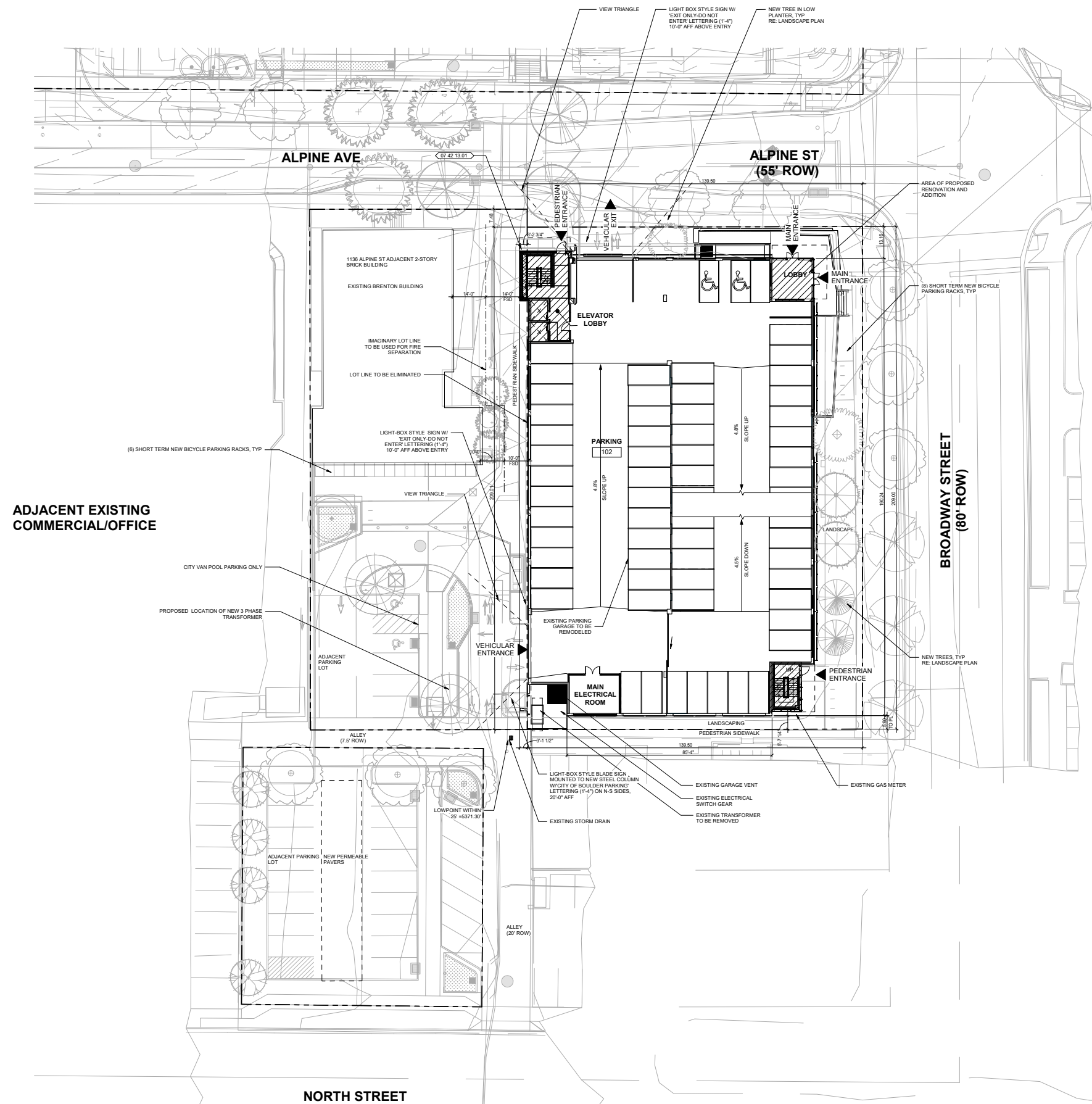
### LEGEND

-  LIMIT OF WORK
-  PROPERTY LINE
-  BUILDING OVERHANG
-  PLANTING AREA
-  ENHANCED PLANTING AREA
-  STORMWATER AREA
-  STANDARD CONCRETE
-  COLORED CONCRETE
-  CONCRETE PAVERS
-  ENTRANCE

# ARCHITECTURAL SITE PLAN

REFER TO SHEET 2-A1.01 OF LAND USE REVIEW CASE  
#LUR2023-00053

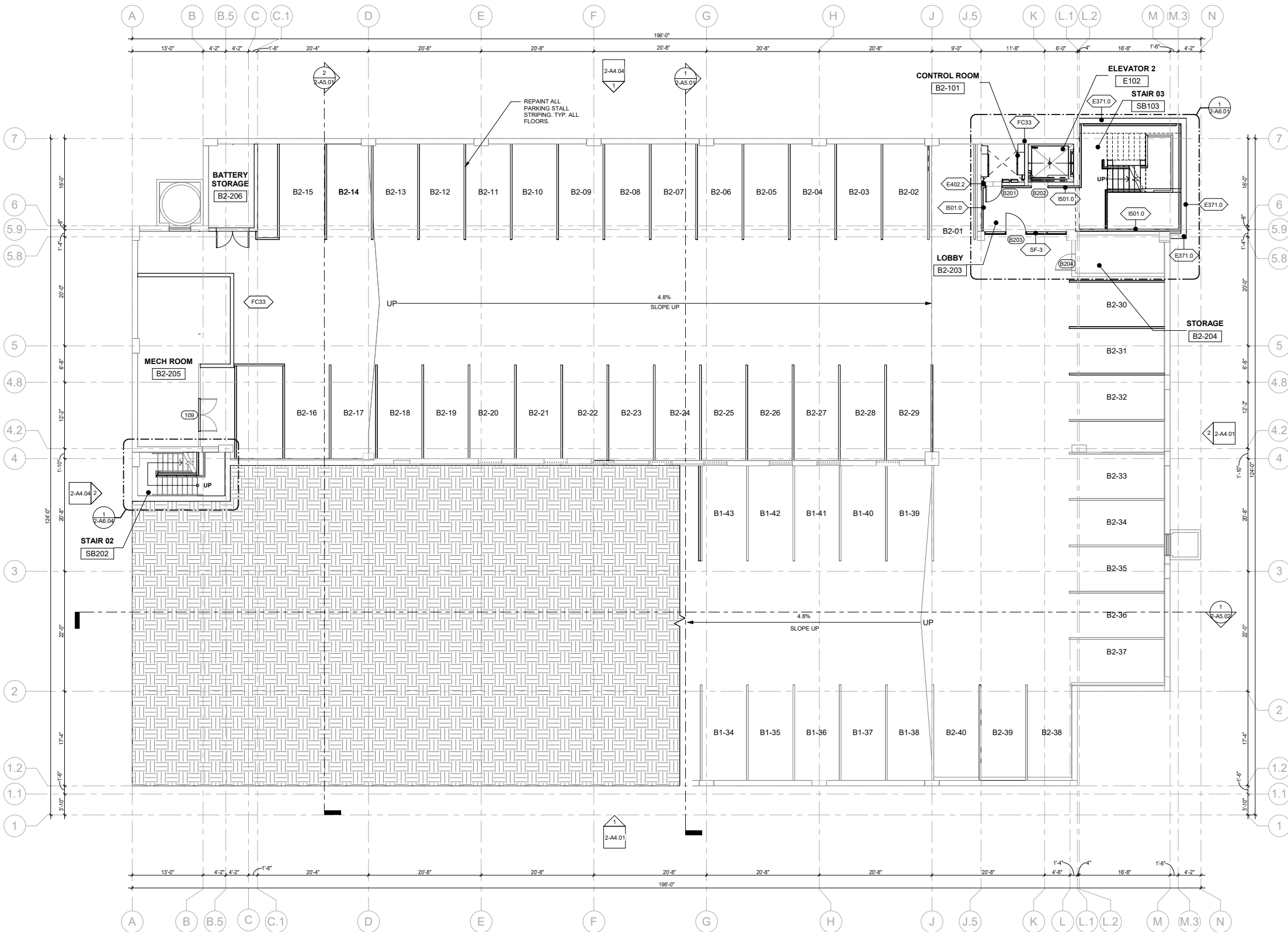
NOT TO SCALE





# ARCHITECTURAL FLOOR PLANS

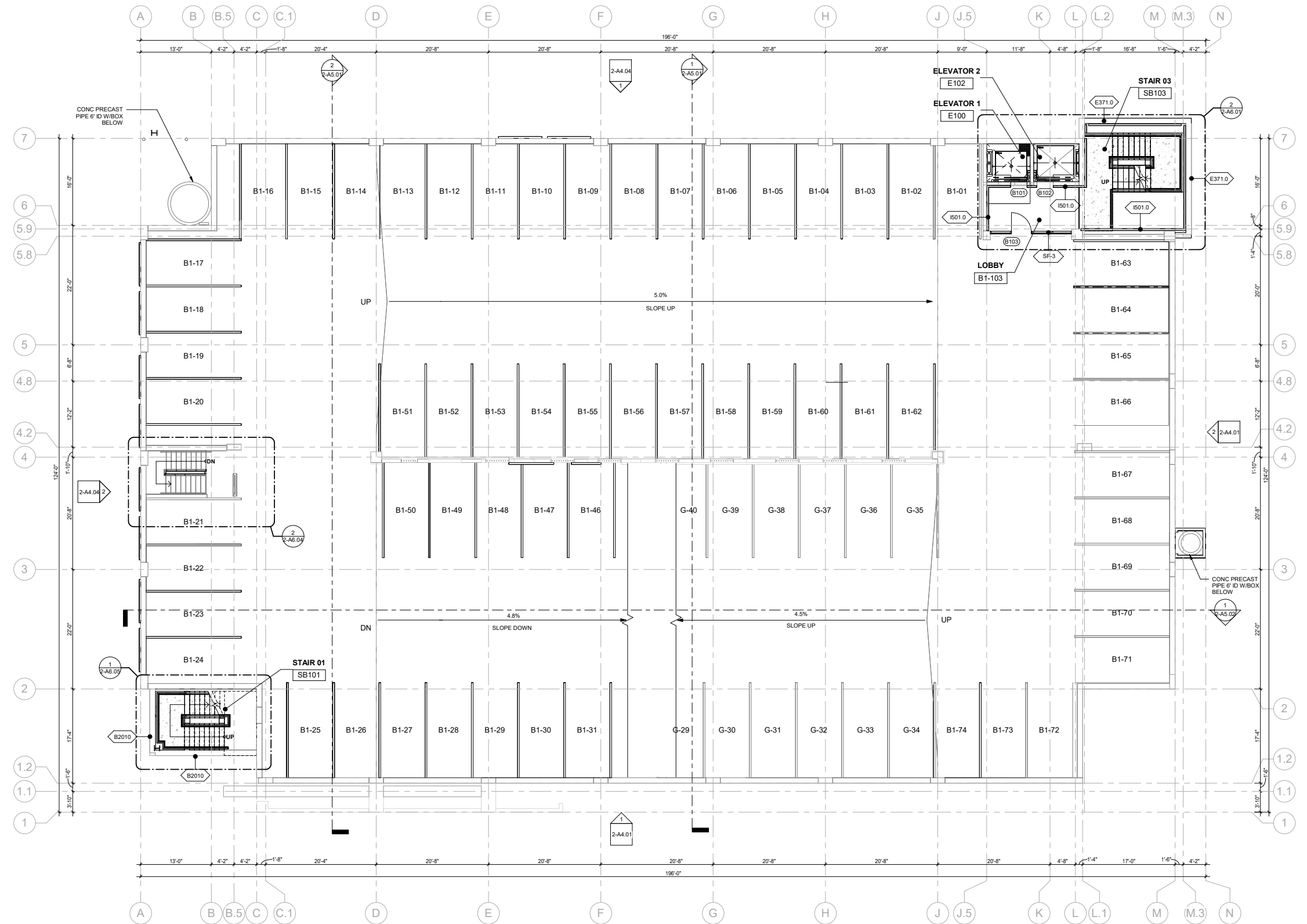
**B2 FLOOR PLAN**  
 REFER TO SHEET 2-A2.01 OF LAND USE  
 REVIEW CASE #LUR2023-00053



# ARCHITECTURAL FLOOR PLANS

## B1 FLOOR PLAN

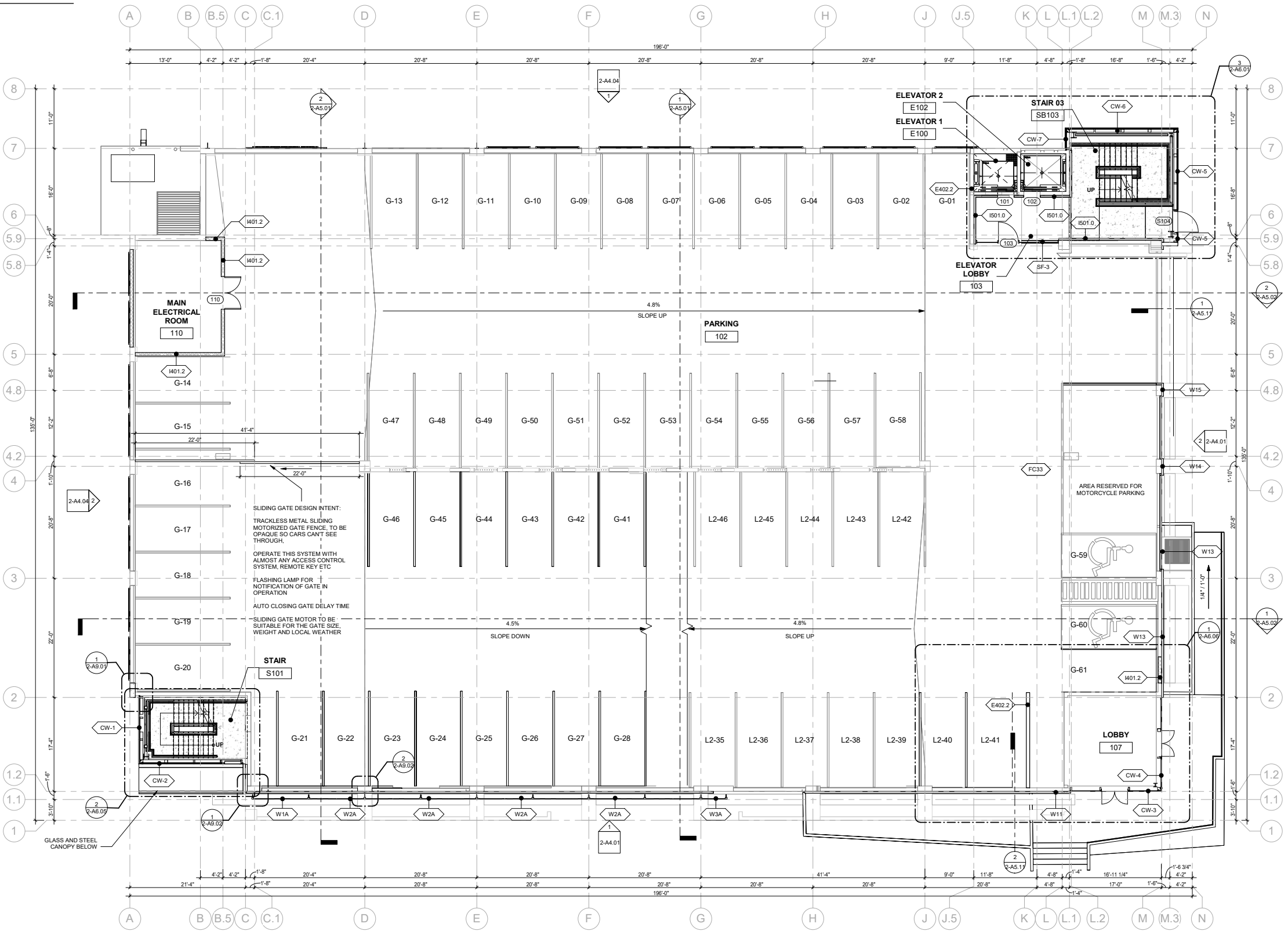
REFER TO SHEET 2-A2.02 OF LAND USE  
REVIEW CASE #LUR2023-00053





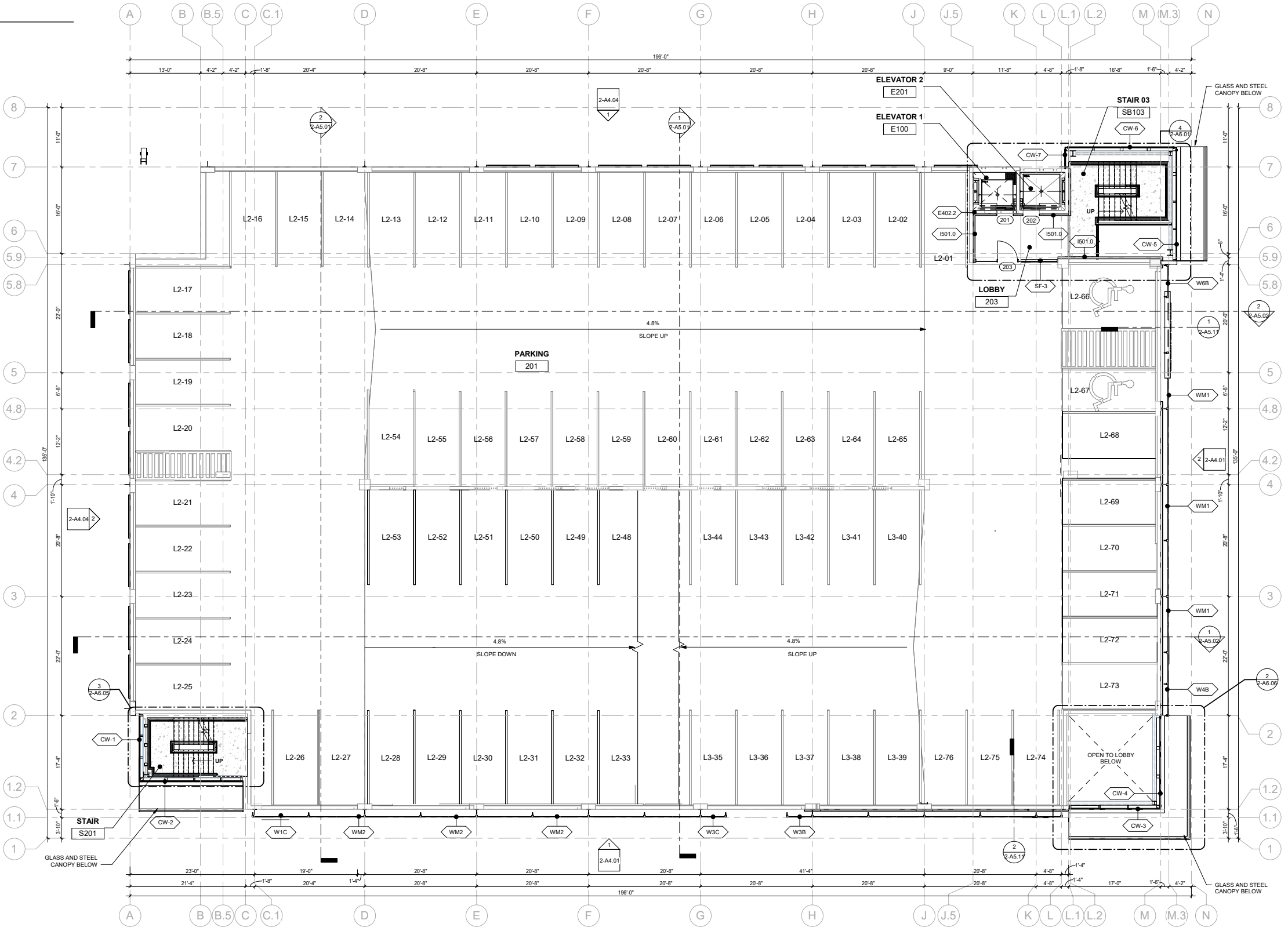
# ARCHITECTURAL FLOOR PLANS

**LEVEL 1 FLOOR PLAN**  
 REFER TO SHEET 2-A2.03 OF LAND USE  
 REVIEW CASE #LUR2023-00053



# ARCHITECTURAL FLOOR PLANS

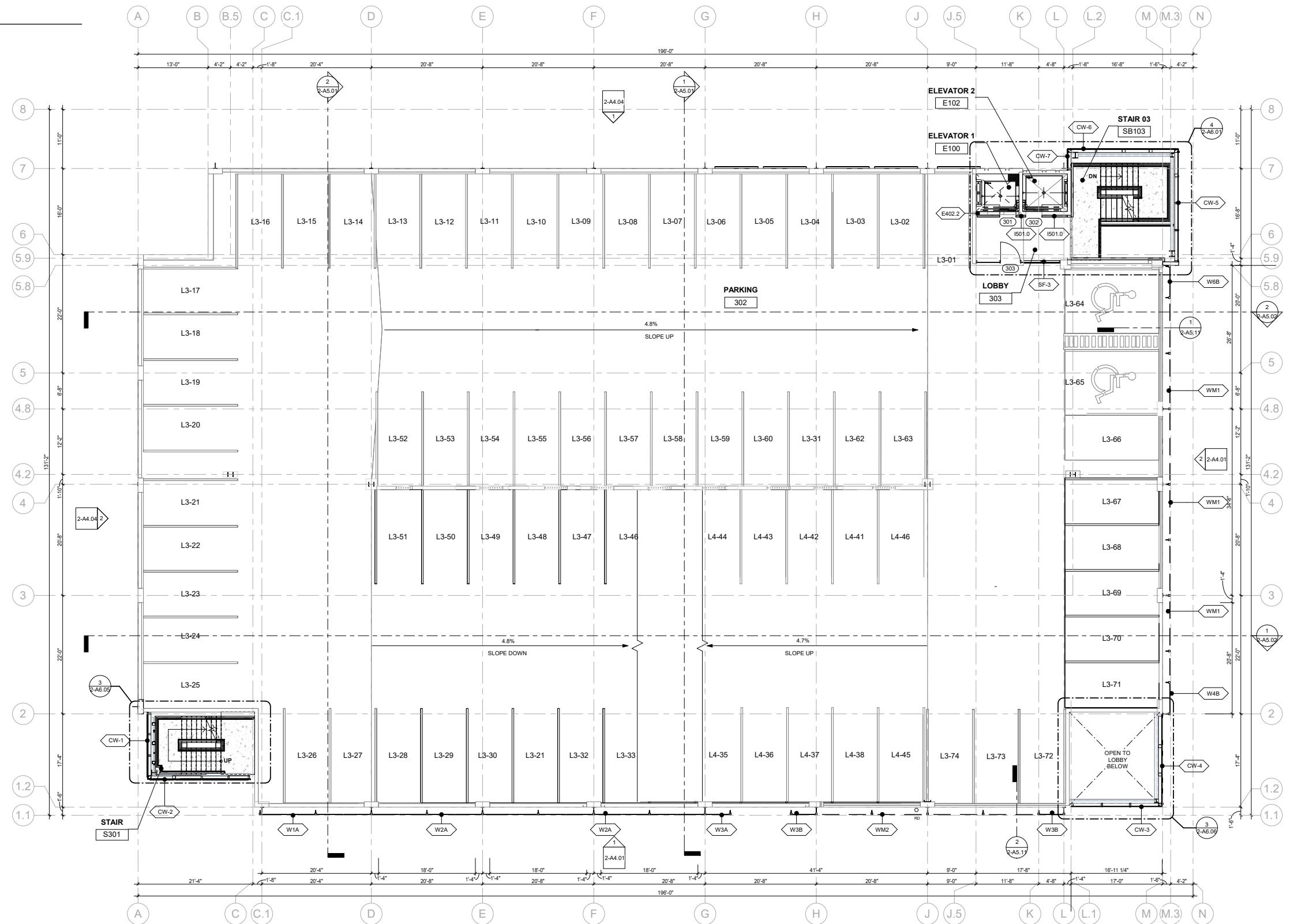
**LEVEL 2 FLOOR PLAN**  
 REFER TO SHEET 2-A2.04 OF LAND USE  
 REVIEW CASE #LUR2023-00053





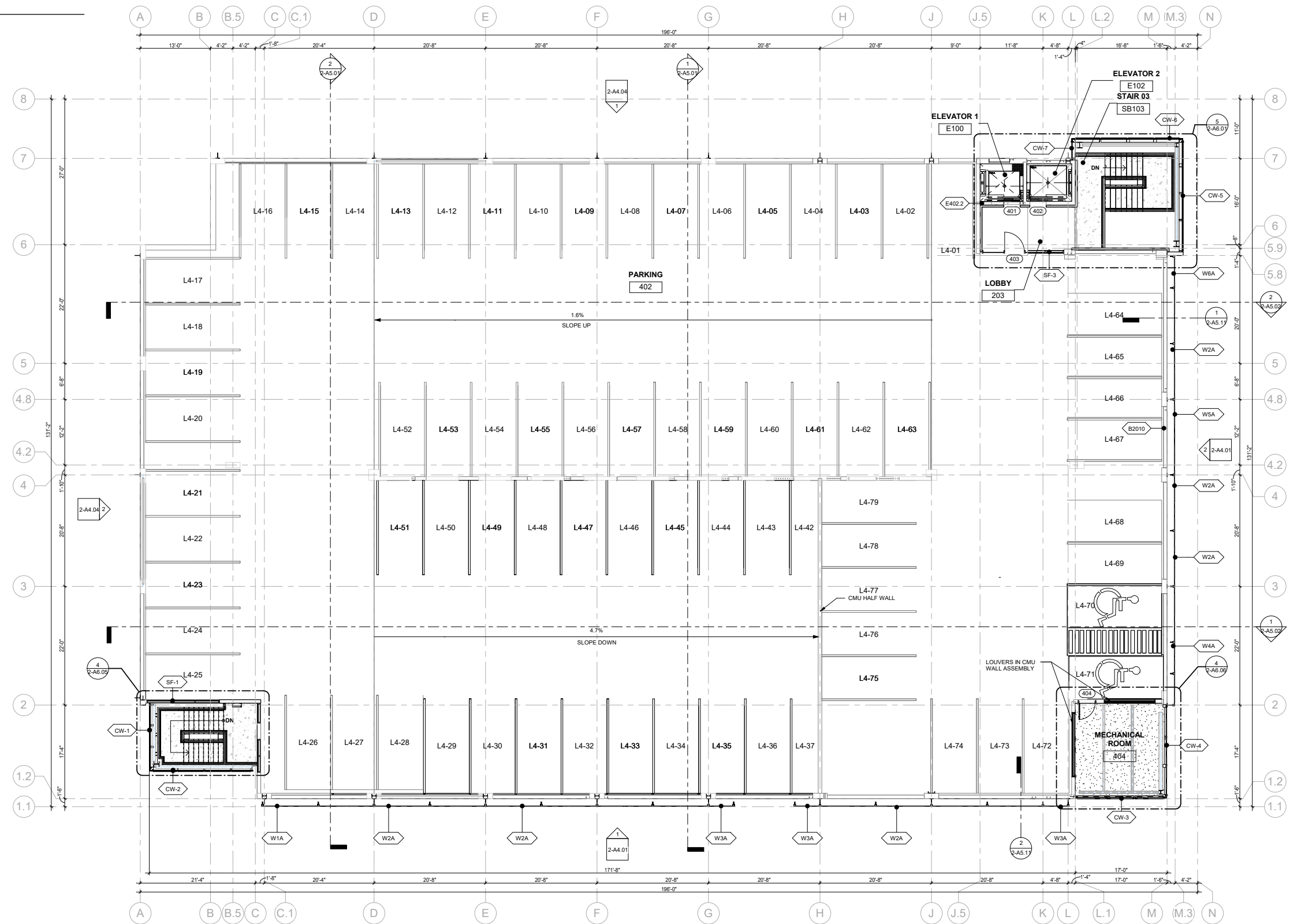
# ARCHITECTURAL FLOOR PLANS

**LEVEL 3 FLOOR PLAN**  
REFER TO SHEET 2-A2.05 OF LAND USE  
REVIEW CASE #LUR2023-00053



# ARCHITECTURAL FLOOR PLANS

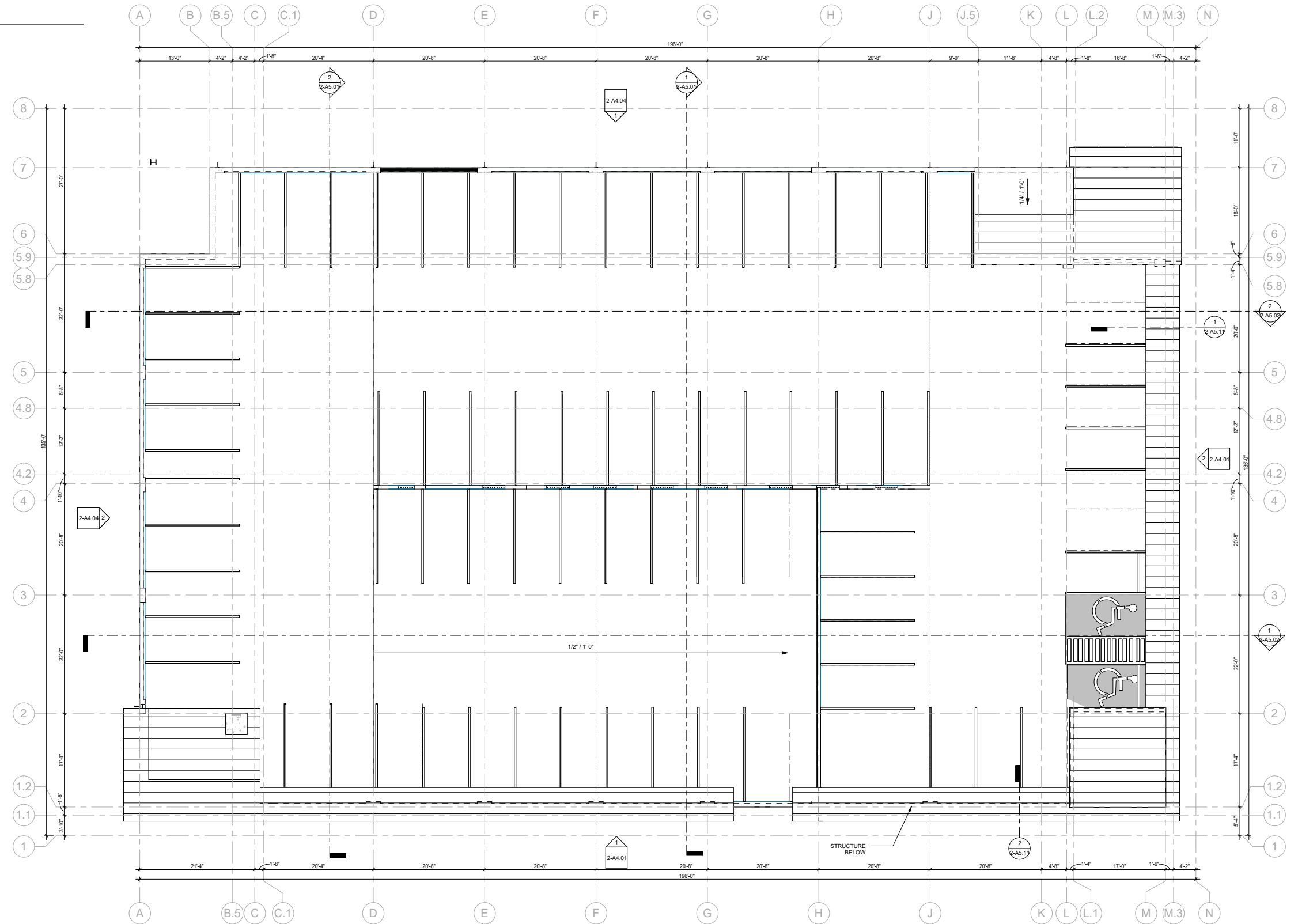
**LEVEL 4 FLOOR PLAN**  
REFER TO SHEET 2-A2.06 OF LAND USE  
REVIEW CASE #LUR2023-00053



# ARCHITECTURAL FLOOR PLANS

## ROOF PLAN

REFER TO SHEET 2-A2.07 OF LAND USE  
REVIEW CASE #LUR2023-00053





### 3D RENDERED VIEWS

REFER TO SHEET 2-L2.10 OF LAND USE REVIEW CASE #LUR2023-00053

VOLUME 2

2023-11-03 SUBMITTAL

GLASS STOREFRONT FACADE TREATMENT TO MATCH PAVILION FACADE



RENDERING - NORTH PARKING GARAGE ENTRANCE AND SOUTH PASEO



RENDERING - BRENTON SOUTH ENTRANCE AND DROP-OFF ZONE

### 3D RENDERED VIEWS

REFER TO SHEET 2-L2.10 OF LAND USE REVIEW CASE #LUR2023-00053

VOLUME 2

2024-03-01 RESUBMITTAL

ROOF FEATURE USED TO UNIFY BUILDING VOLUMES & FACADE FEATURES

PV ROOF ELIMINATED DUE TO COST

METAL PANEL SHAPES AND MATERIALS MODIFIED TO BE CONSISTENT WITH PAVILION



RENDERING - NORTH PARKING GARAGE ENTRANCE



RENDERING - BRENTON SOUTH ENTRANCE AND DROP-OFF ZONE



PERSPECTIVE - PARKING GARAGE AT ALPINE



PERSPECTIVE - PARKING GARAGE AT BROADWAY

METAL VINE SCREENS ADDED AT FIRST LEVEL OF SOUTH AND WEST FACADES FOR PEDESTRIAN INTEREST AND SCREENING OF VEHICLES

STONE ADDED TO GROUND LEVEL TO REFLECT PAVILION AND PROVIDE PEDESTRIAN INTEREST

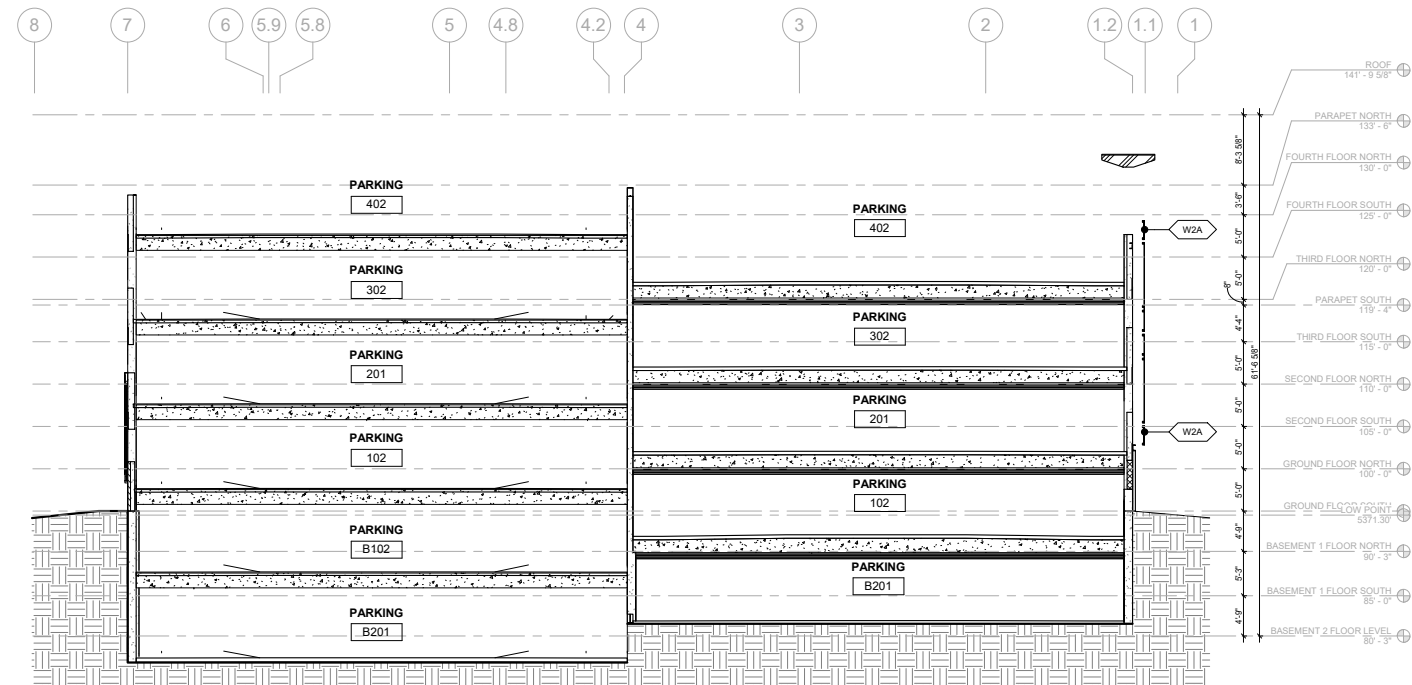
NEW ENTRY LOBBY CREATED AT THE CORNER OF ALPINE & BROADWAY

# SECTIONS

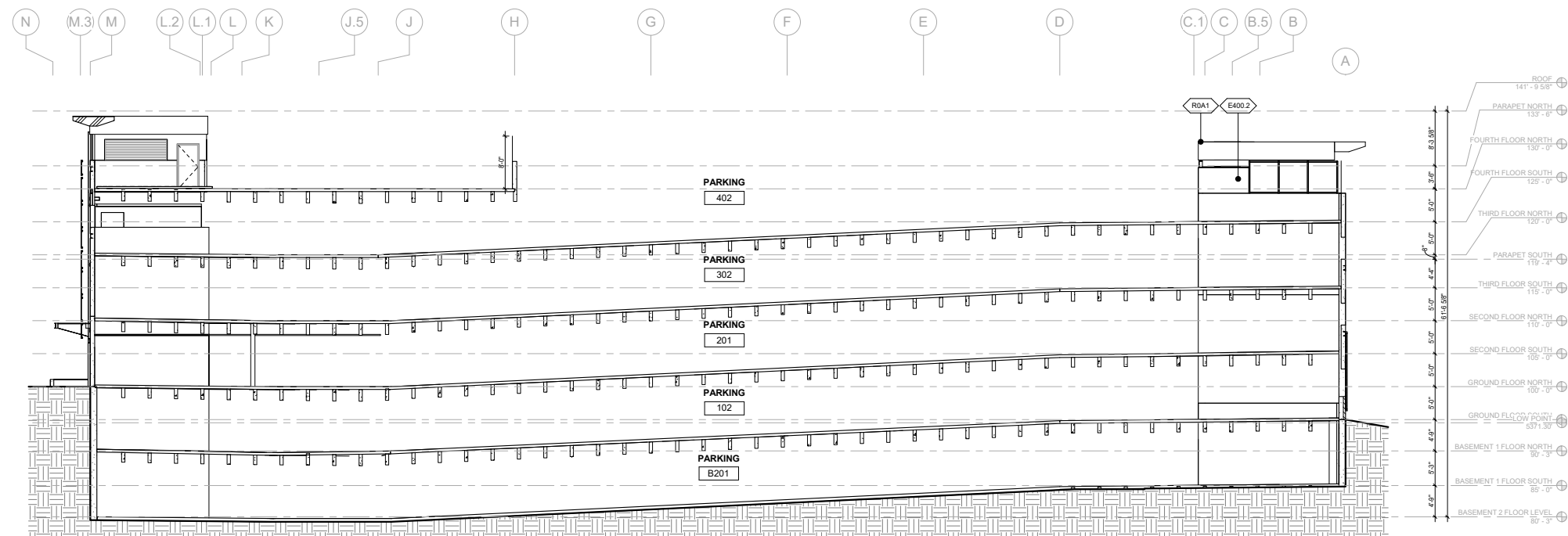
REFER TO SHEETS 2-A5.01 AND 2-A5.02 OF LAND USE REVIEW CASE

#LUR2023-00053 SUBMITTED 2024-03-01

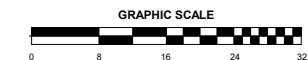
*DRAWINGS NOT TO SCALE*



BUILDING SECTION 03



BUILDING SECTION 01



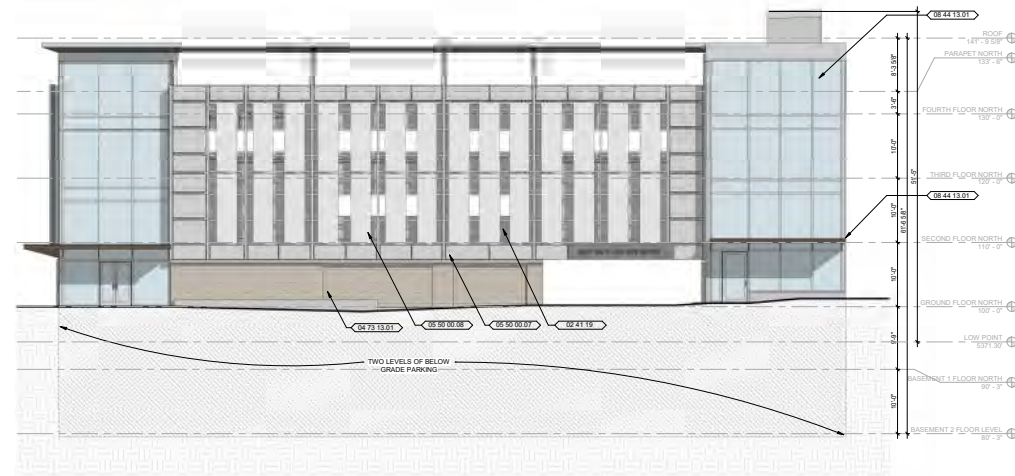


# COLORED ELEVATIONS

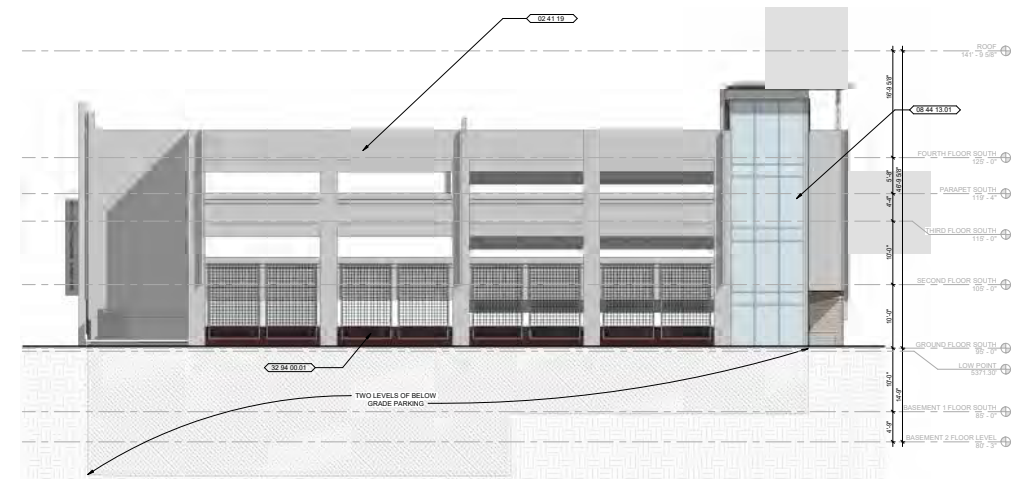
REFER TO SHEETS 2-A4.03 AND 2-A4.04 OF LAND USE REVIEW CASE

#LUR2023-00053 SUBMITTED 2024-03-01

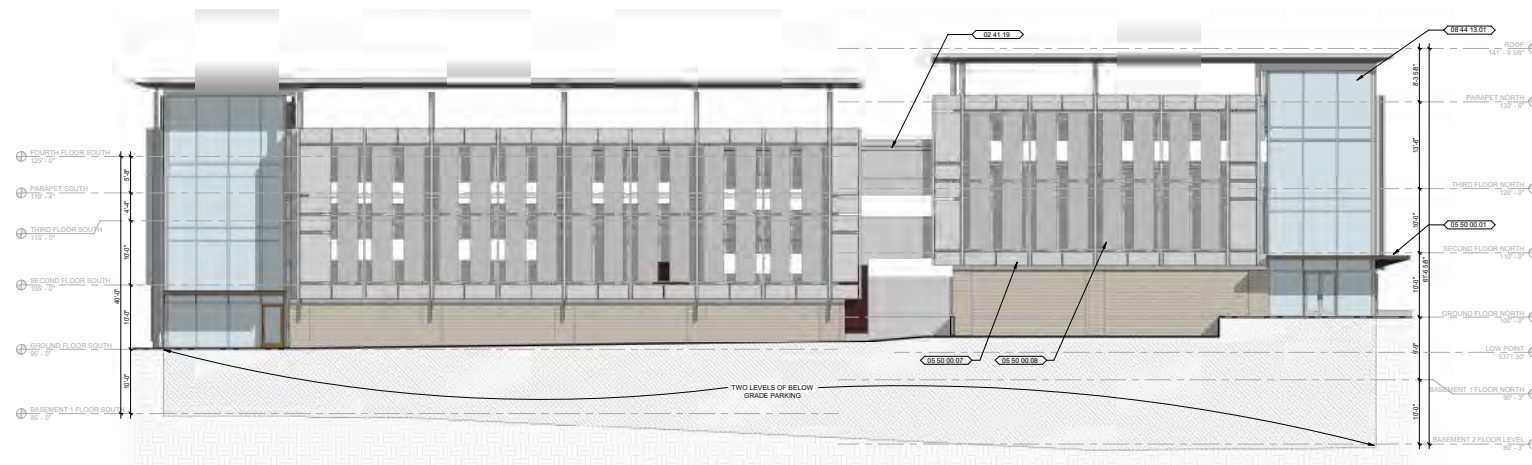
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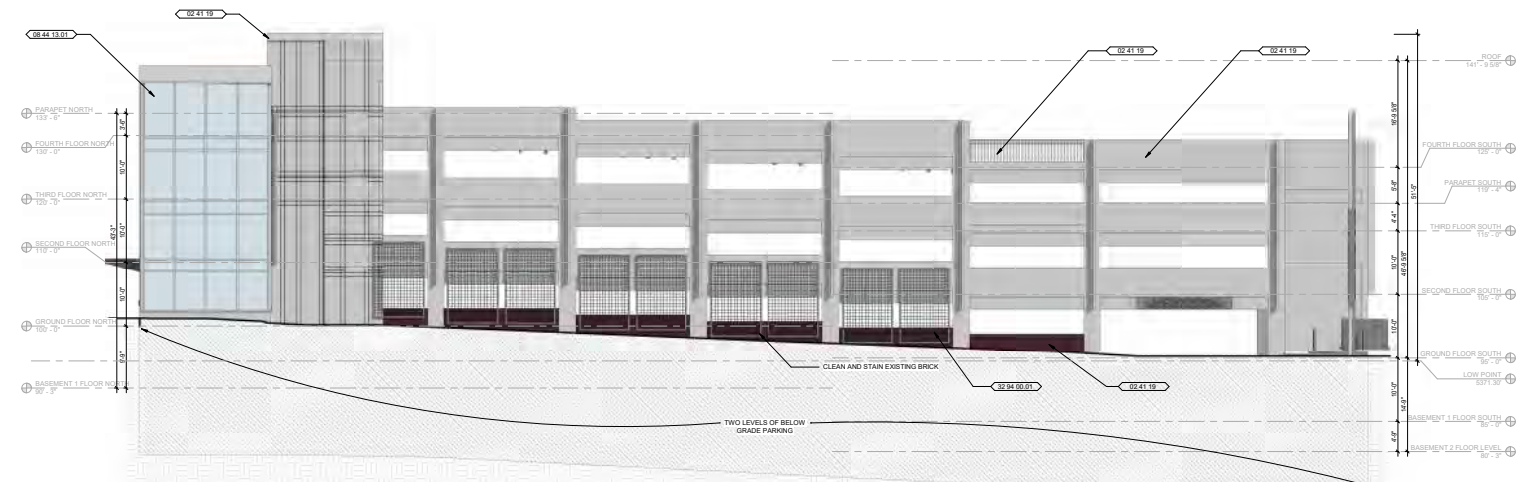
GRAPHIC ELEVATION - NORTH



GRAPHIC ELEVATION - SOUTH



GRAPHIC ELEVATION - EAST



GRAPHIC ELEVATION - WEST

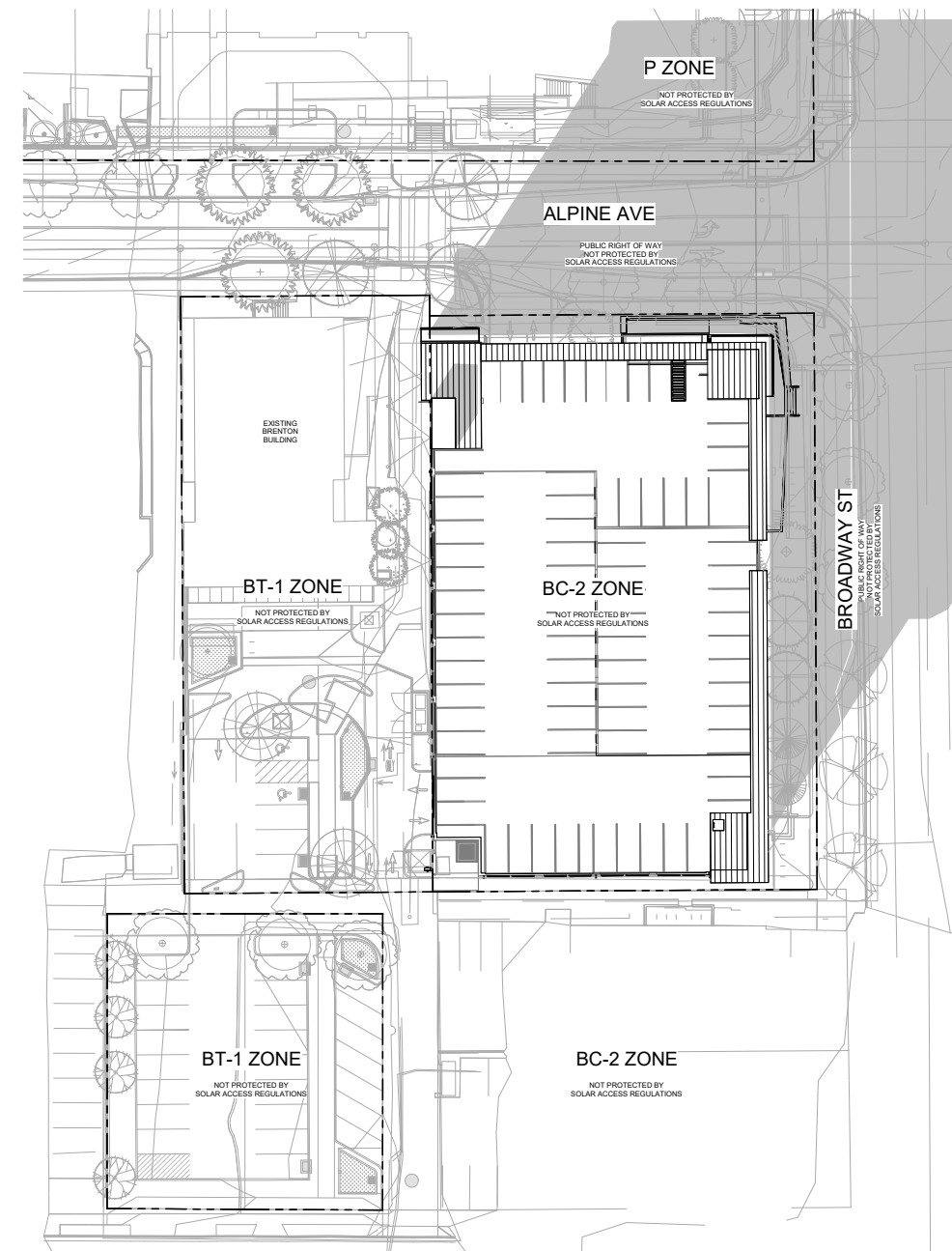
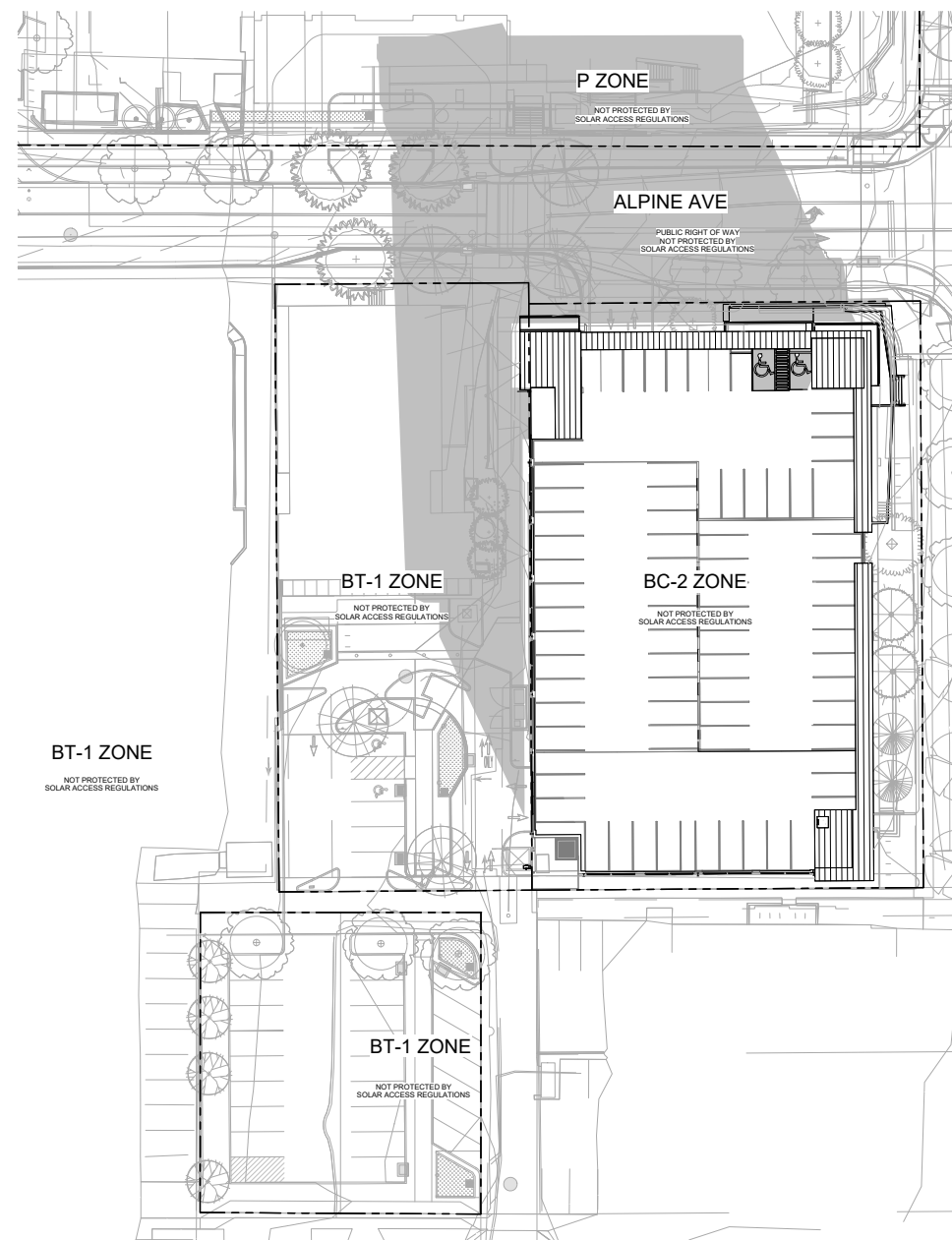


# SHADOW ANALYSIS

REFER TO SHEET 2-A1.02 OF LAND USE REVIEW CASE

#LUR2023-00053 SUBMITTED 2024-03-01

*DRAWINGS NOT TO SCALE*





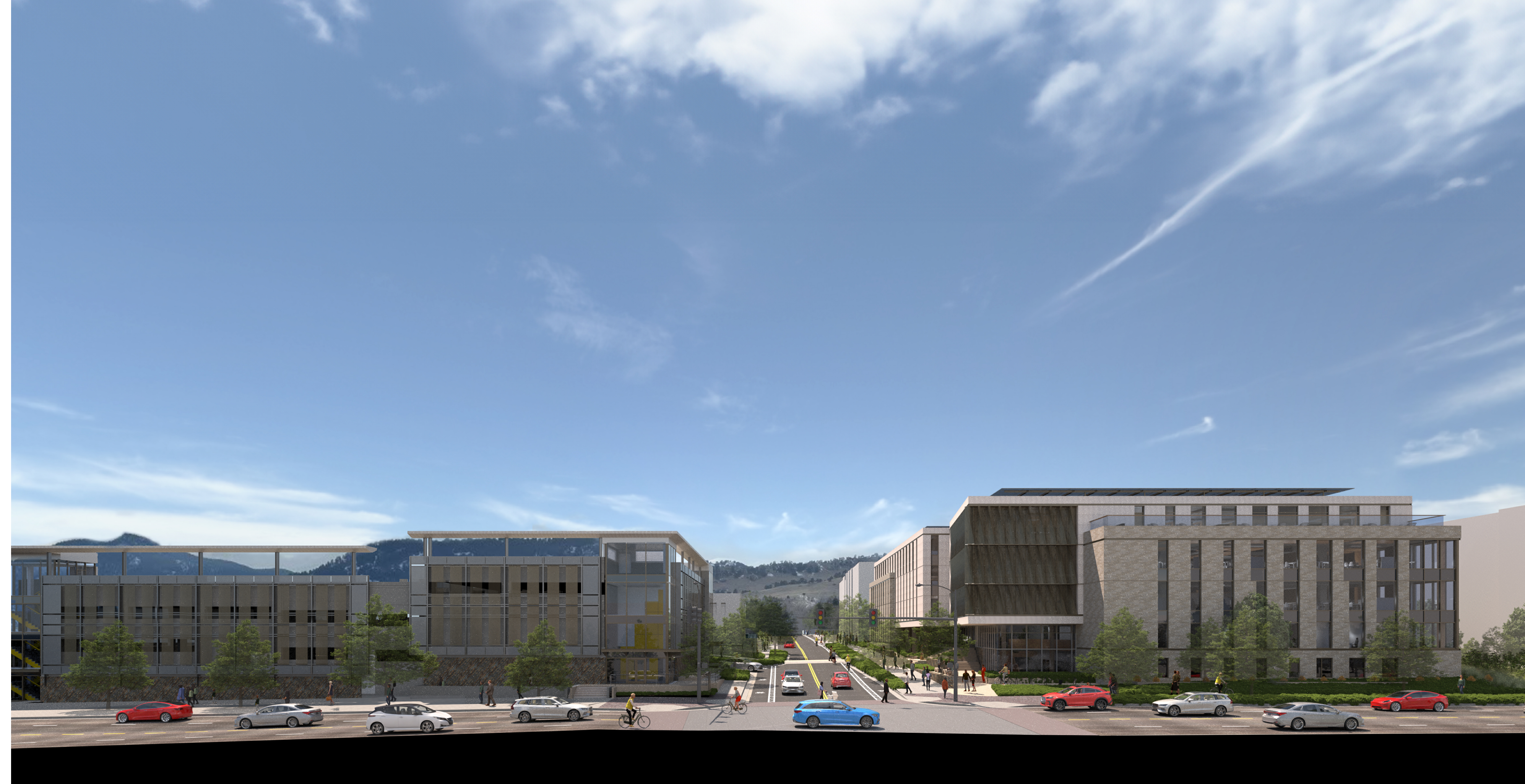
# BOULDER WESTERN CITY CAMPUS

## SITE REVIEW SUBMITTAL



Boulder Western City  
Campus - Volume 1 -  
Pavilion Office Building  
1155 Alpine Ave  
Boulder, CO 80302  
Original Issue

Revisions



VOLUME 1: NORTH OF ALPINE (PAVILION)		SITE REVIEW WITH FORM BASED CODE OVERLAY		SITE REVIEW		FBC REVIEW	
				VOLUME 1		VOLUME 1	
<b>GENERAL</b>							
1-G0.00	COVER SHEET & DRAWING INDEX - SITE REVIEW			X			
1-G0.02	OVERALL SITE PLAN - SITE REVIEW			X			
1-G0.03	PHASING PLAN			X			
1-G0.04	DEDICATIONS EXHIBIT			X			
1-G0.05	CONNECTIONS EXHIBIT			X			
<b>CIVIL</b>							
1-C0.01	CIVIL NOTES AND SPECIFICATIONS			X			
1-C0.10	CIVIL DEMO PLAN - NORTH			X			
1-C2.00	CIVIL SITE PLAN - NORTH			X			
1-C3.00	UTILITY PLAN - NORTH			X			
1-C4.00	GRADING PLAN - NORTH			X			
<b>LANDSCAPE</b>							
1-L0.00	LANDSCAPE SITE PLAN - SITE REVIEW			X			
1-L0.10	PRECEDENT IMAGERY			X			
1-L0.20	FBC COMPLIANCE - PASEO			X	X		
1-L0.21	FBC COMPLIANCE - PLAZA			X	X		
1-L0.22	FBC COMPLIANCE - SITE IMPERVIOUS COVERAGE			X	X		
1-L0.30	SITE REVIEW LANDSCAPE COMPLIANCE			X			
1-L1.20	LEVEL 4 TERRACE LANDSCAPES			X			
1-L1.30	WATER FEATURE			X			
1-L4.00	TREE PROTECTION AND REMOVALS			X			
1-L4.01	PLANT SCHEDULE AND NOTES			X			
1-L4.02	LANDSCAPE PLAN			X			
1-L4.10	PLANTING DETAILS			X			
<b>ARCHITECTURAL</b>							
1-A0.00	PAVILION - FORM BASED CODE - ARCHITECTURAL SITE PLAN			X	X		
1-A0.01A	PAVILION - FORM BASED CODE - SOUTH ELEVATION			X	X		
1-A0.01B	PAVILION - FORM BASED CODE - NORTH ELEVATION			X	X		
1-A0.01C	PAVILION - FORM BASED CODE - EAST ELEVATION			X	X		
1-A0.01D	PAVILION - FORM BASED CODE - WEST ELEVATION			X	X		
1-A0.02	PAVILION - FORM BASED CODE - FACADE MATERIALS			X	X		
1-A0.03	PAVILION - FORM BASED CODE - FACADE TRANSPARENCY			X	X		
1-A0.04	PAVILION - FORM BASED CODE - COLORED ELEVATIONS			X	X		
1-A0.05	PAVILION - FORM BASED CODE DIAGRAMS - SHADOW ANALYSIS			X	X		
1-A0.06	PAVILION - FORM BASED CODE - 3D VIEWS			X	X		
1-A0.07	PAVILION - FORM BASED CODE - 3D VIEWS			X	X		
1-A0.08	PAVILION - FORM BASED CODE - MATERIALS BOARD			X	X		
1-A2.01	PLAN, BASEMENT			X			
1-A2.11	PLAN, LEVEL 1			X			
1-A2.21	PLAN, LEVEL 2			X			
1-A2.31	PLAN, LEVEL 3			X			
1-A2.41	PLAN, LEVEL 4			X			
1-A2.51	PLAN, ROOF			X			
1-A4.11	DETAILS, EXTERIOR			X	X		
1-A4.12	DETAILS, EXTERIOR			X	X		
<b>LIGHTING</b>							
1-SP1.01	SITE PHOTOMETRIC PLAN - NORTH			X			
1-SP1.02	SITE PHOTOMETRIC PLAN - TERRACES			X			
1-SP1.03	SITE PHOTOMETRIC SCHEDULES			X			
1-SP1.04	SITE PHOTOMETRIC CUTSHEETS			X			
1-SP1.05	SITE PHOTOMETRIC CUTSHEETS			X			
47							

VOLUME 2: SOUTH OF ALPINE (PARKING GARAGE)		SITE REVIEW		VOLUME 2	
				SITE REVIEW	
<b>CIVIL</b>					
2-C0.01	CIVIL NOTES AND SPECIFICATIONS			X	
2-C0.10	CIVIL DEMO PLAN - SOUTH			X	
2-C2.00	CIVIL SITE PLAN - SOUTH			X	
2-C3.00	UTILITY PLAN - SOUTH			X	
2-C4.00	GRADING PLAN - SOUTH			X	
<b>LANDSCAPE</b>					
2-L0.00	OVERALL SITE PLAN - SITE REVIEW			X	
2-L0.10	SITE REVIEW - LANDSCAPE COMPLIANCE			X	
2-L2.10	3D VIEWS - SOUTH PASEO			X	
2-L4.00	TREE PROTECTION AND REMOVALS			X	
2-L4.01	PLANT SCHEDULE			X	
2-L4.02	LANDSCAPE PLAN			X	
2-L4.10	PLANTING DETAILS			X	
<b>ARCHITECTURAL</b>					
2-A0.08	GARAGE MATERIALS BOARD			X	
2-A1.01	ARCHITECTURAL SITE PLAN			X	
2-A1.02	SOLAR ACCESS PLANS			X	
2-A1.22	PARKING DIAGRAMS			X	
2-A2.01	LEVEL B2 FLOOR PLAN			X	
2-A2.02	LEVEL B1 FLOOR PLAN			X	
2-A2.03	LEVEL 1 FLOOR PLAN			X	
2-A2.04	LEVEL 2 FLOOR PLAN			X	
2-A2.05	LEVEL 3 FLOOR PLAN			X	
2-A2.06	LEVEL 4 FLOOR PLAN			X	
2-A2.07	ROOF PLAN			X	
2-A4.01	BUILDING ELEVATIONS			X	
2-A4.02	BUILDING ELEVATIONS			X	
2-A4.03	COLOR ELEVATIONS			X	
2-A4.04	COLOR ELEVATIONS			X	
<b>LIGHTING</b>					
2-SP1.01	SITE PHOTOMETRIC PLAN - SOUTH			X	
2-SP1.02	SITE PHOTOMETRIC SCHEDULES			X	
2-SP1.03	SITE PHOTOMETRIC CUTSHEETS			X	
30					

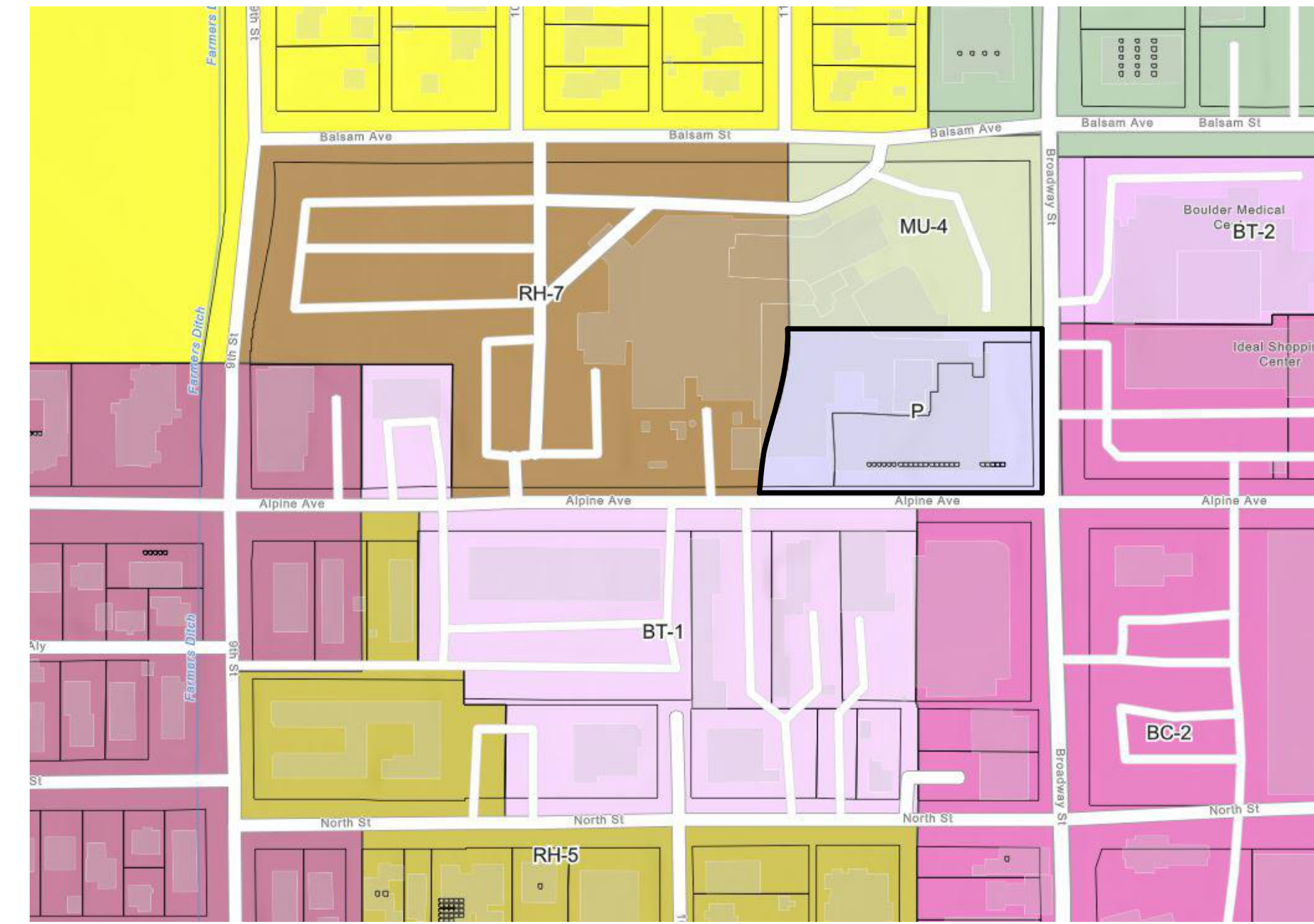
### PROJECT TEAM

<p><b>CLIENT</b> CITY OF BOULDER 1777 BROADWAY BOULDER, CO 80302 T 303 557 6420</p>	<p><b>STRUCTURAL</b> ANTHEM STRUCTURAL ENGINEERS FLATIRON OFFICE PARK 2213 CENTRAL AVENUE BOULDER, CO 80301 T 303 848 8497</p>	<p><b>MOBILITY</b> NELSON NYGAARD 116 NEW MONTGOMERY STREET SAN FRANCISCO, CA 94105 T 415 284 1544</p>
<p><b>ARCHITECT</b> ZIMMER GUNSUL FRASCA ARCHITECTS LLP 1350 17TH STREET, SUITE 250 DENVER, CO 80202 T 303 557 6420 www.zgf.com</p>	<p><b>MECHANICAL - ELECTRICAL - PLUMBING</b> BRANCH PATTERN 3344 WALNUT STREET DENVER, CO 80205 T 303 362 1920</p>	<p><b>TRANSPORTATION</b> FEHR &amp; PEERS 1919 14TH STREET, SUITE 700 BOULDER, CO 80302 T 720 457 6370</p>
<p><b>LANDSCAPE ARCHITECT</b> ZIMMER GUNSUL FRASCA ARCHITECTS LLP 1350 17TH STREET, SUITE 250 DENVER, CO 80202 T 303 557 6420 www.zgf.com</p>	<p><b>AUDIOVISUAL/ACOUSTICS/TELECOM/SECURITY</b> SALAS O'BRIEN 4900 NAUTILUS CT. N. SUITE 200 BOULDER, CO 80301 T 303 865 5500</p>	<p><b>VERTICAL TRANSPORTATION</b> VDA 506 2ND AVE, SUITE 1400 SEATTLE, WA 98104 T 206 705 2940</p>
<p><b>CIVIL</b> THE SANTAS GROUP, LLC 901 FRONT STREET, SUITE 350 LOUISVILLE, CO 80202 T 303 481 2710</p>	<p><b>ENVELOPE</b> LERCH BATES 9780 S. MERIDIAN BOULEVARD, SUITE 450 ENGLEWOOD, CO 80112 T 303 795 7956</p>	<p><b>LIGHTING</b> AE DESIGN 1500 WAZEE STREET, #205 DENVER, CO 80202 T 303 296 3034</p>
<p><b>ASSOCIATE ARCHITECT</b> STUDIO ARCHITECTURE 2995 55TH STREET, #17983 BOULDER, CO 80301 T 720 491 1167</p>	<p><b>LIFE SAFETY</b> INCANDESCENCE LIFE SAFETY INC. 3455 RINGSBY COURT, #103 DENVER, CO 80216</p>	
<p><b>LANDSCAPE ARCHITECT</b> STUDIO TERRA INC. 758 CLUB CIRCLE LOUISVILLE, CO 80202 T 303 494 9138</p>	<p><b>ACCESSIBILITY</b> BUILDING ONE CONSULTING LLC. 2555 WALNUT STREET DENVER, CO 80205 T 303 986 1400</p>	

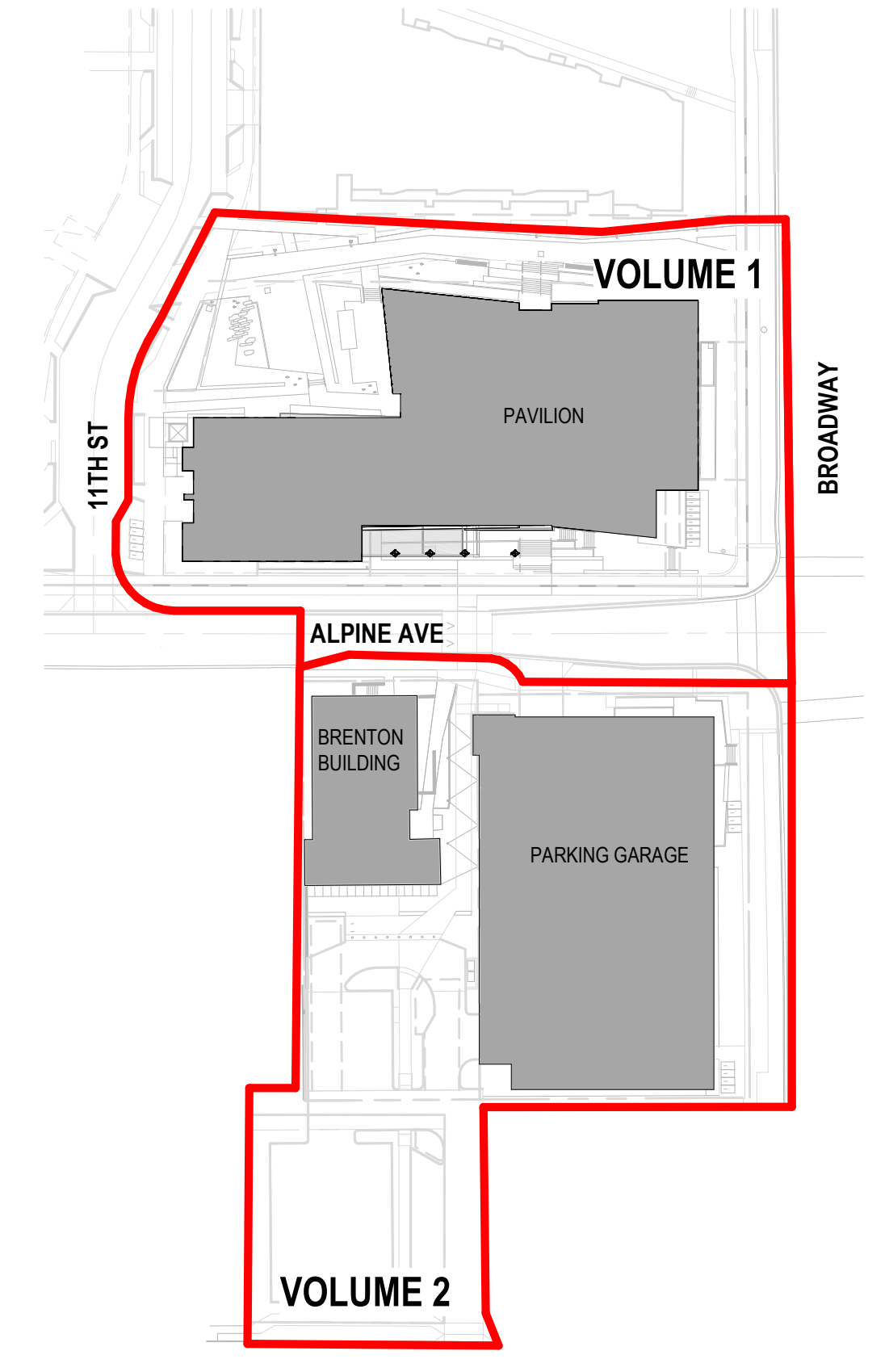
### VICINITY MAP



### ZONING MAP



### PROJECT SCOPE - SITE REVIEW



### PROJECT INFORMATION - PAVILION

PROJECT ADDRESS	1155 ALPINE AVE BOULDER, CO 80302
BUILDING TYPE	CIVIC BUILDING TYPE P
ZONING DISTRICT	LOT 5 EXCLUDING RIGHT-OF-WAY
BUILDING LOT	51,874 SF ON THE PRIMARY PLAT
LOT SIZE	TYPE IIIA
CONSTRUCTION TYPE	GROUP A-3, GROUP B
OCCUPANCY CLASSIFICATION	

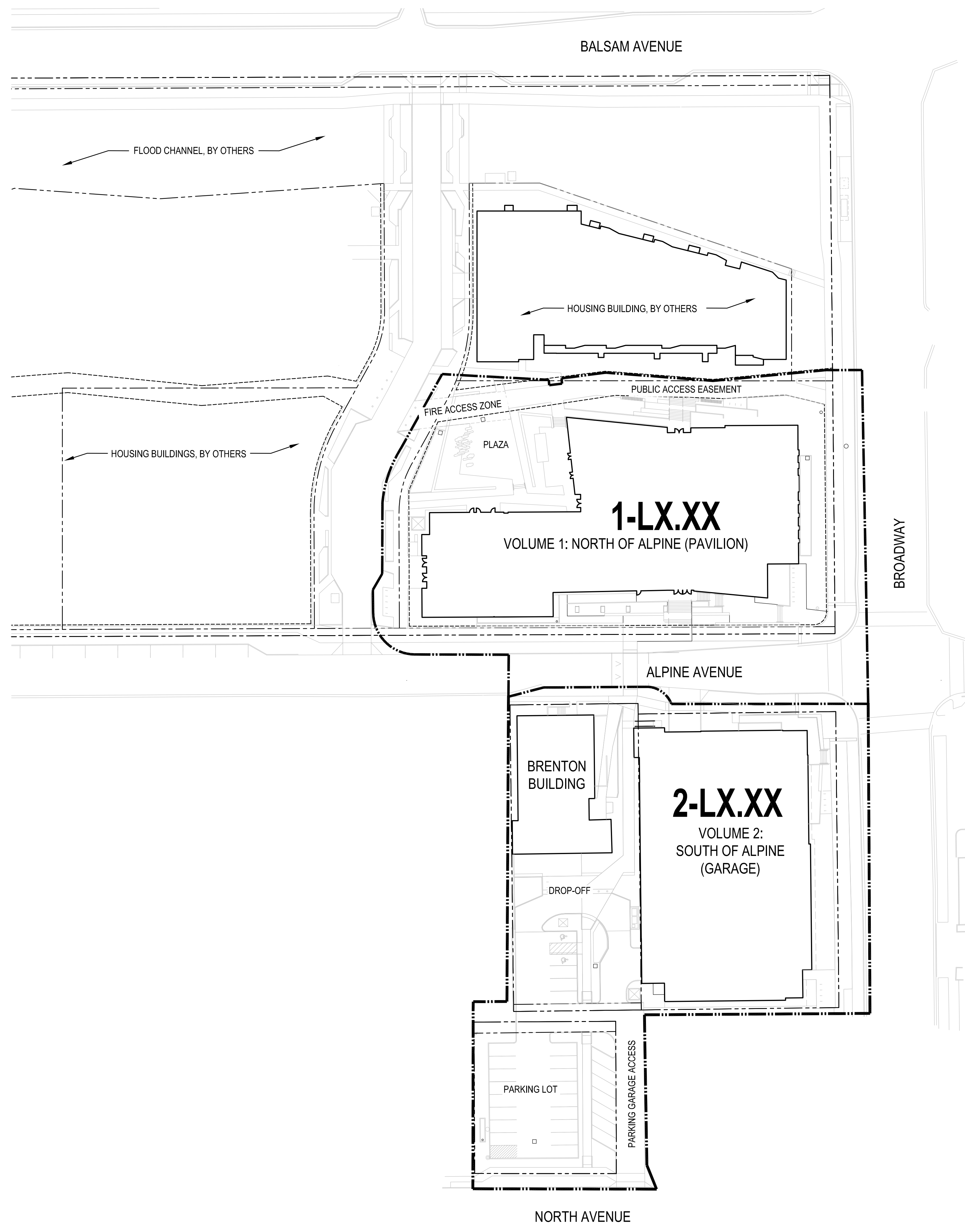
### APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2020 NATIONAL ELECTRIC CODE (NEC)
2024 CITY OF BOULDER ENERGY CONSERVATION CODE
2009 ANSI A117.1

FOR DAB REFERENCE ONLY



FOR DAB REFERENCE ONLY



1  
1-G0.02 OVERALL SITE PLAN - SITE REVIEW  
1" = 40'-0"

**LEGEND**

	LIMIT OF WORK
	PROPERTY LINE
	PUBLIC ACCESS EASEMENT

- NOTES:**
- PLEASE SEE SHEETS 1-1.0.20 THROUGH 1-1.0.22 FOR FBC COMPLIANCE SHEETS
  - SEE SHEETS 1-A0.06 AND 1-A0.07 FOR 3D RENDERED PERSPECTIVES OF SITE DESIGN



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 PLATONOR OFFICE PARK  
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 733.332.1000  
 LIGHTING  
 AE DESIGN  
 180 WALDEN STREET #105  
 DENVER, CO 80202  
 733.224.9304  
 AV/TECHNOLOGY/SECURITY  
 SALAS O'BRIEN  
 4800 WALLEN CT. N. SUITE 200  
 BOULDER, CO 80504  
 733.448.9300

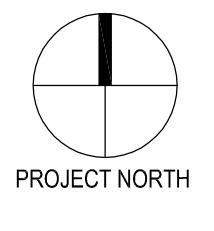
Full Design Team Roster on Sheet A0.02  
 Client and Project Information



Original Issue

Revisions

Key Plan and Orientation



Sheet Status  
**NOT FOR CONSTRUCTION**

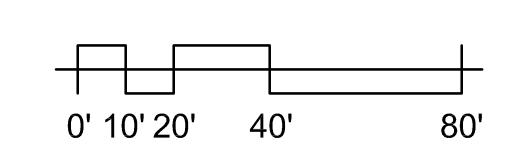
Sheet Title  
 OVERALL SITE PLAN - SITE REVIEW

Sheet Number

**1-G0.02**

Current Issue  
 SITE REVIEW

Current Issue Date  
 03/01/2024





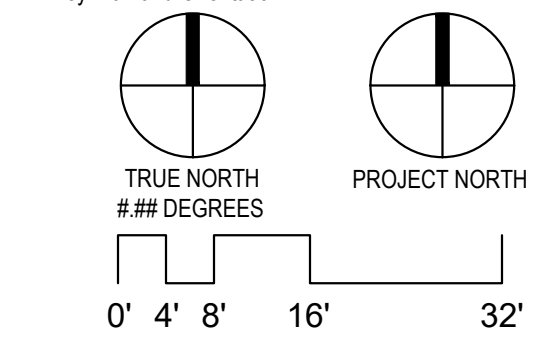


Boulder Western City  
Campus - Volume 1 - Pavilion  
Office Building  
1155 Alpine Ave  
BOULDER, CO

Original Issue  
SITE REVIEW DOCUMENTS  
Revisions

2023-11-03

Key Plan and Orientation



Sheet Status

Sheet Title

PHASING  
PLAN

Sheet Number

**0-G0.03**

Current Issue

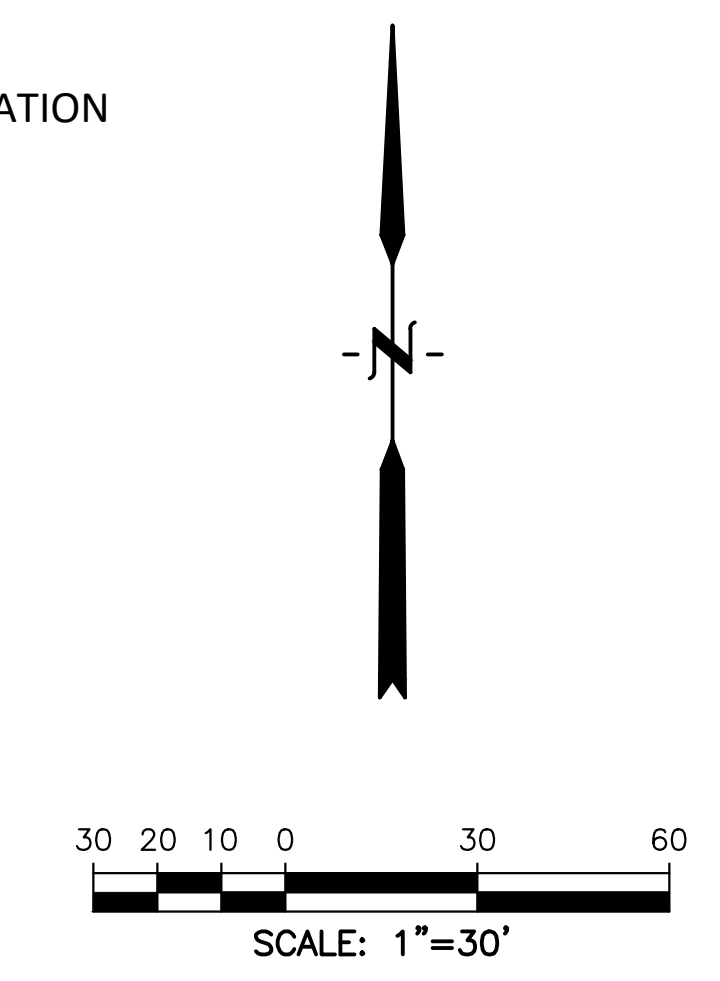
**SITE REVIEW**

Current Issue Date

**03/01/24**



FLOODPLAIN MITIGATION  
SCOPE OF WOPK  
(NOT A PART).



**PHASING LEGEND**

- PHASE 1A - GARAGE & ASSOCIATED UTILITY IMPROVEMENTS
- PHASE 1B - GARAGE SITE IMPROVEMENTS
- PHASE 2A - PAVILION & ASSOCIATED UTILITY IMPROVEMENTS
- PHASE 2B - PAVILION SITE IMPROVEMENTS
- PHASE 3 - ALPINE AVE IMPROVEMENTS
- PHASE 4 - "BRENTON" PARKING & RELATED SITE IMPROVEMENTS
- 11TH STREET (PRIVATE) IMPROVEMENTS  
SEE FBC INFRASTRUCTURE PLANS TO BE CONSTRUCTED PRIOR TO OCCUPANCY OF PAVILION.

**PHASING NOTES:**

PHASING DEPICTED ON THIS PLAN MAY NOT START IN THE ORDER GIVEN - I.E. PHASE 2A MAY START PRIOR TO PHASE 1A OR 1B DEPENDING ON CITY DELIVERY GOALS AND CONSTRUCTION TIME FRAMES.

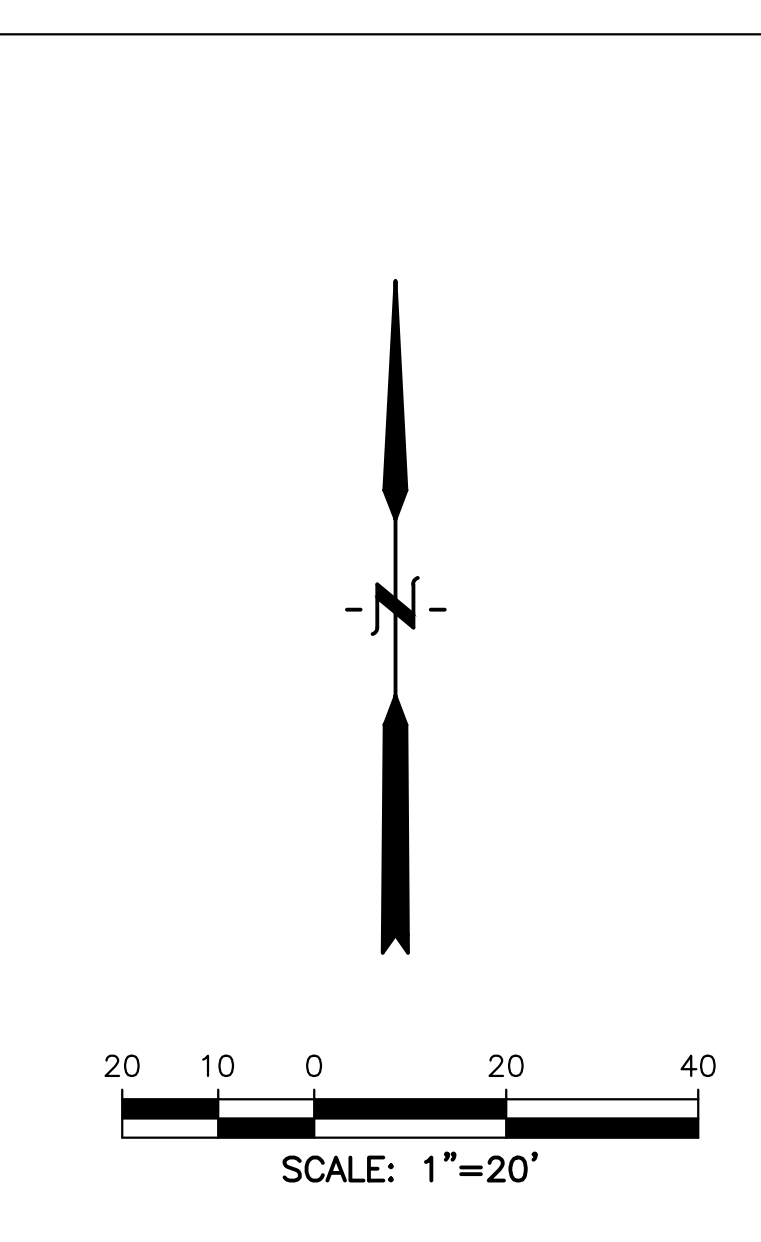
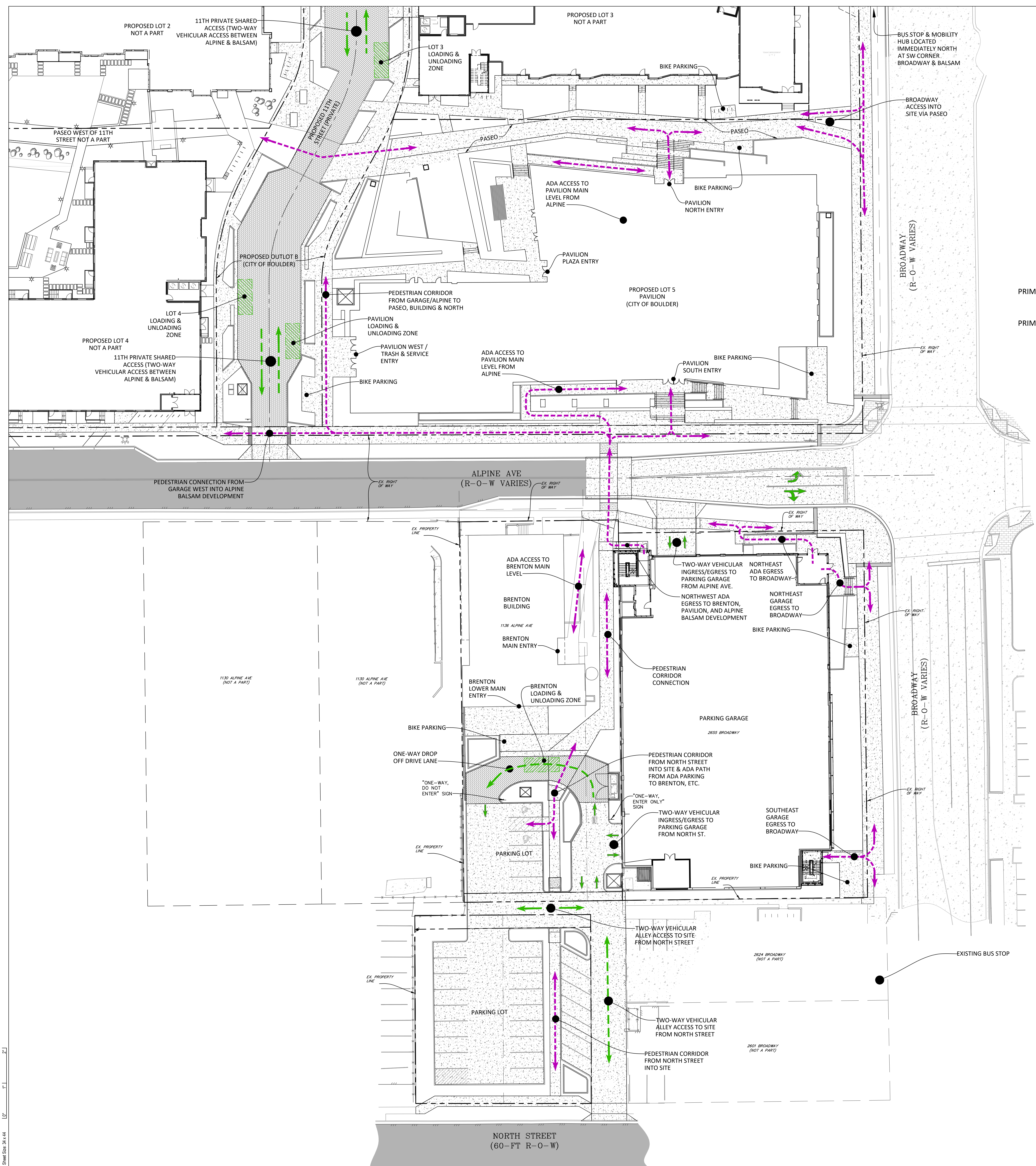
FOR DAB REFERENCE ONLY







FOR DAB REFERENCE ONLY



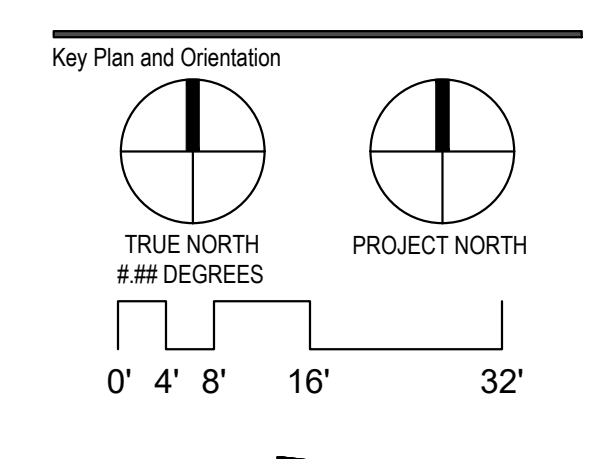
**LEGEND**

- PRIMARY PEDESTRIAN ROUTE ..... [dashed purple line]
- PRIMARY VEHICULAR ROUTE ..... [dashed green line]



**Boulder Western City  
Campus - Volume 1 - Pavilion  
Office Building**  
1155 Alpine Ave  
BOULDER, CO

Original Issue 2023-11-03  
SITE REVIEW DOCUMENTS  
Revisions



Sheet Status

Sheet Title  
**CONNECTIONS  
EXHIBIT**

Sheet Number  
**0-G0.05**

Current Issue  
**SITE REVIEW**

Current Issue Date  
**03/01/24**





Original Issue

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Revisions

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Key Plan and Orientation

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Sheet Status

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Sheet Title

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Sheet Number

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Current Issue

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Current Issue Date

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LANDSCAPE SITE PLAN - SITE REVIEW

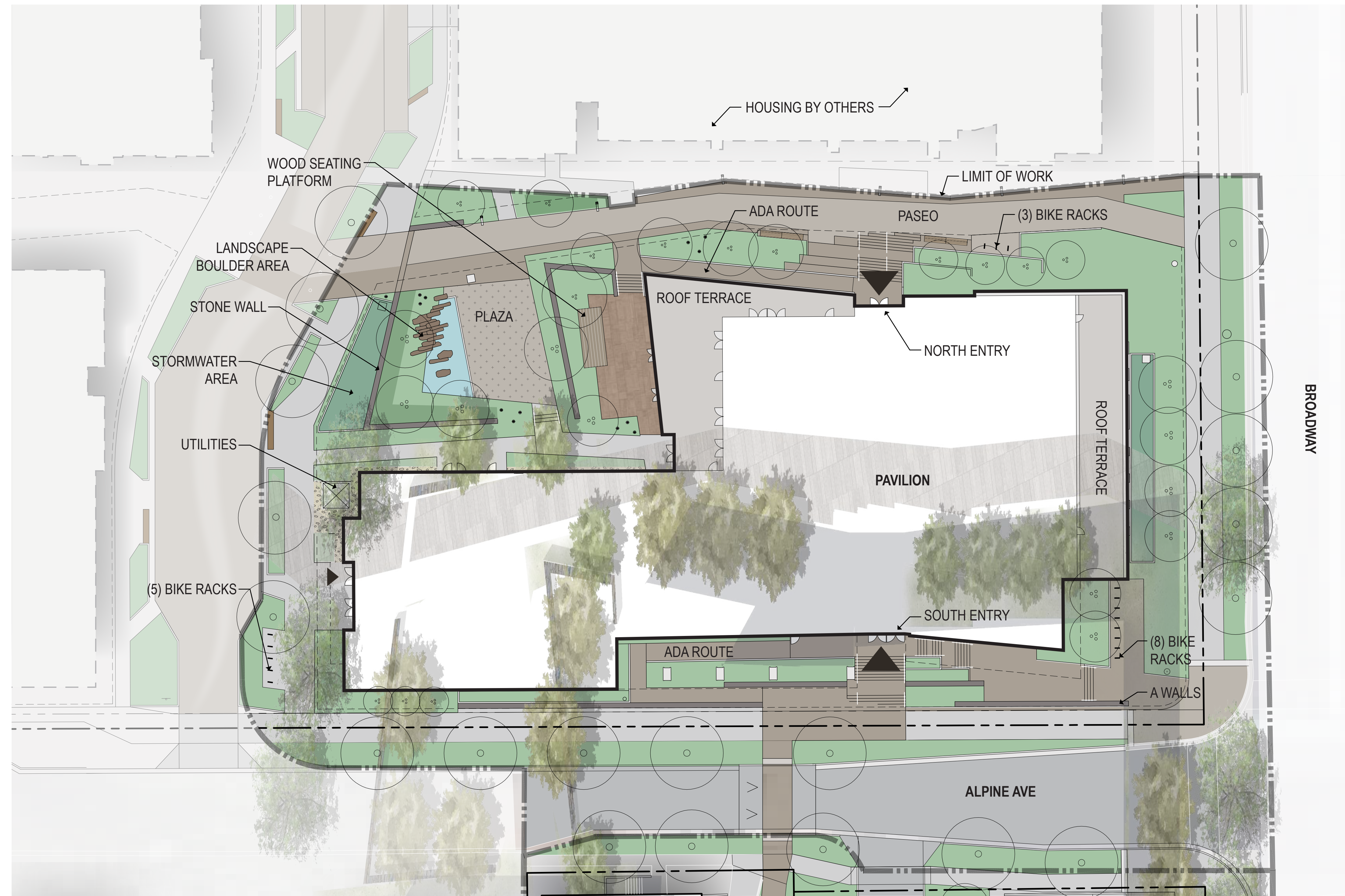
1-L0.00

SITE REVIEW

03/01/2024

GENERAL NOTE:

SEE SHEETS 1-A0.06 AND 1-A0.07 FOR 3D RENDERED PERSPECTIVES OF SITE DESIGN



**LEGEND**

- LIMIT OF WORK
- - - PROPERTY LINE
- - - BUILDING OVERHANG
- PLANTING AREA
- ENHANCED PLANTING AREA
- STORMWATER AREA
- STANDARD CONCRETE
- COLORED CONCRETE
- CONCRETE PAVERS
- PERVIOUS PAVERS - PEDESTRIAN
- PERVIOUS PAVERS - VEHICULAR
- STONE PAVERS
- STONE BANDING
- ROOF TERRACE
- WOOD DECK
- WATER FEATURE
- GRAVEL STRIPE
- BOULDERS
- ▲ ENTRANCE
- TYPE A WALL

1 LANDSCAPE SITE PLAN - SITE REVIEW  
1" = 20'-0"

FOR DAB REFERENCE ONLY





Original Issue

Revisions

Key Plan and Orientation



Sheet Status  
**NOT FOR CONSTRUCTION**

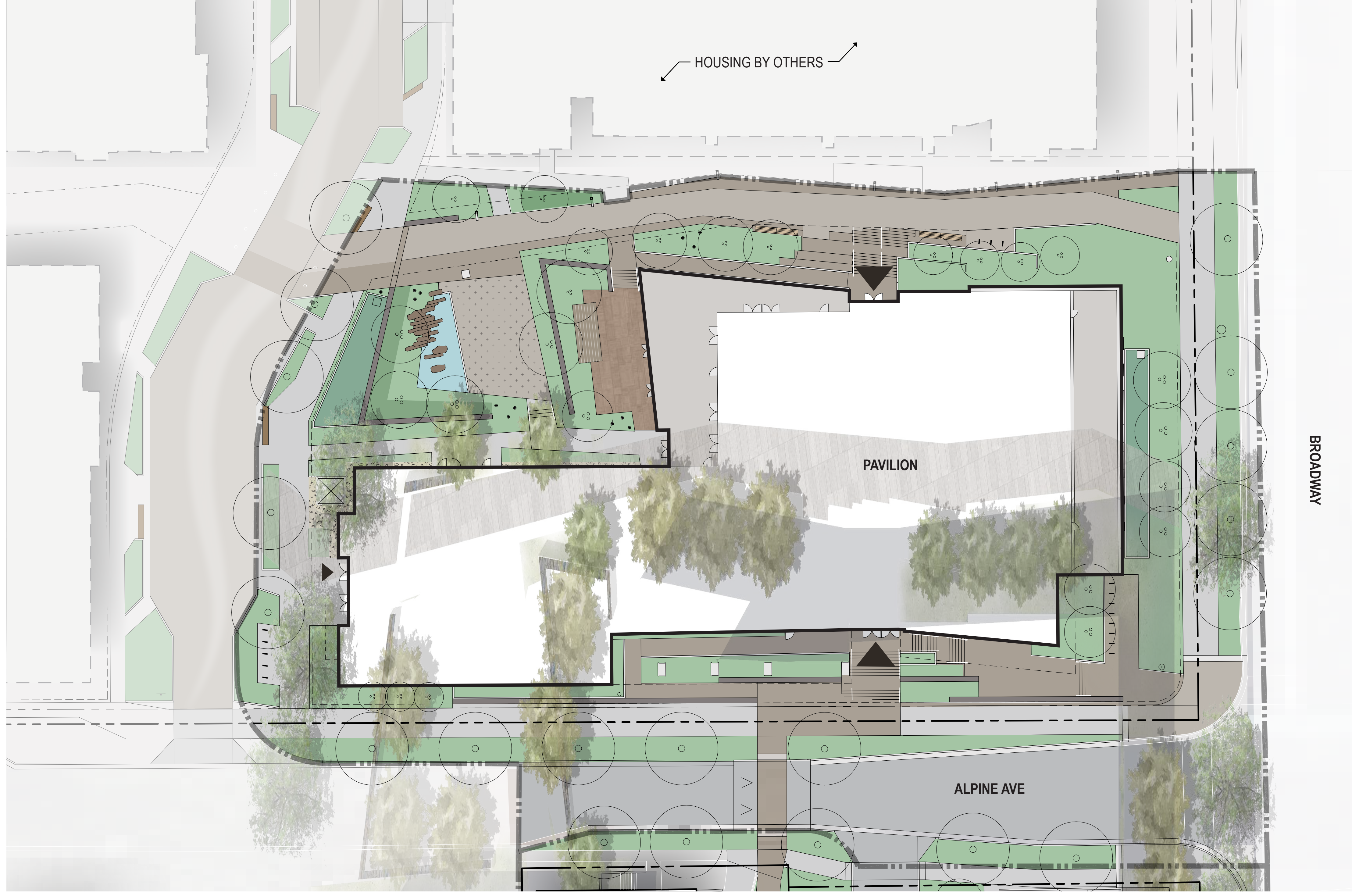
Sheet Title  
 PRECEDENT IMAGERY

Sheet Number  
**1-L0.10**

Current Issue  
 SITE REVIEW

Current Issue Date  
 03/01/2024

GENERAL NOTE:  
 SEE SHEETS 1-A0.06 AND 1-A0.07 FOR 3D RENDERED PERSPECTIVES OF SITE DESIGN



HARDSCAPE - LOOK + FEEL



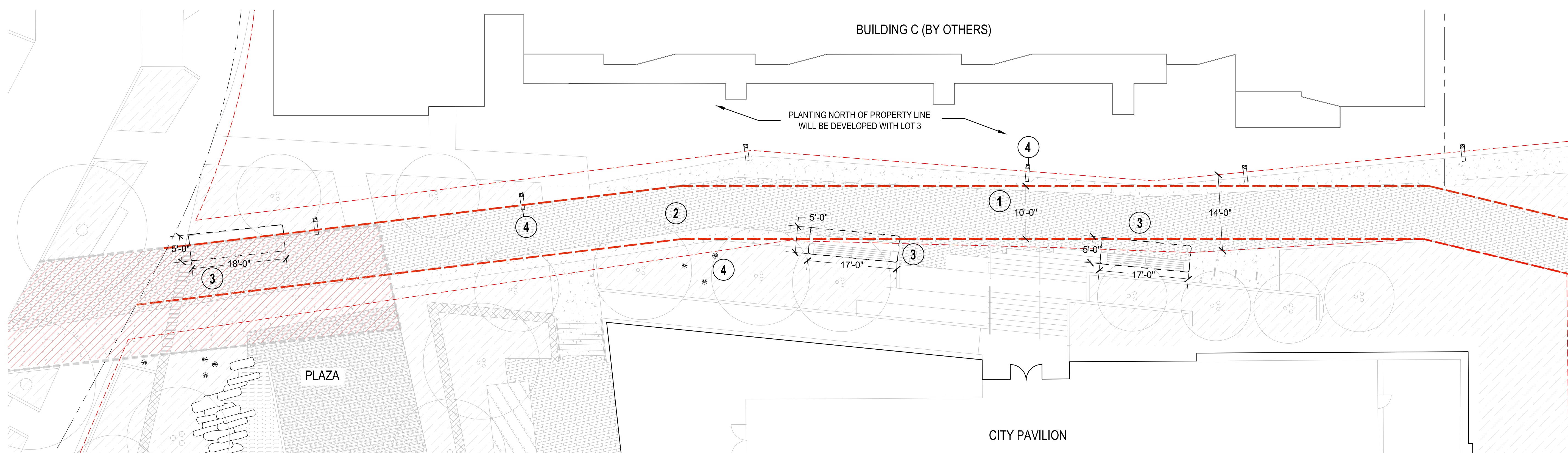
SEATING - LOOK + FEEL



STONE - LOOK + FEEL

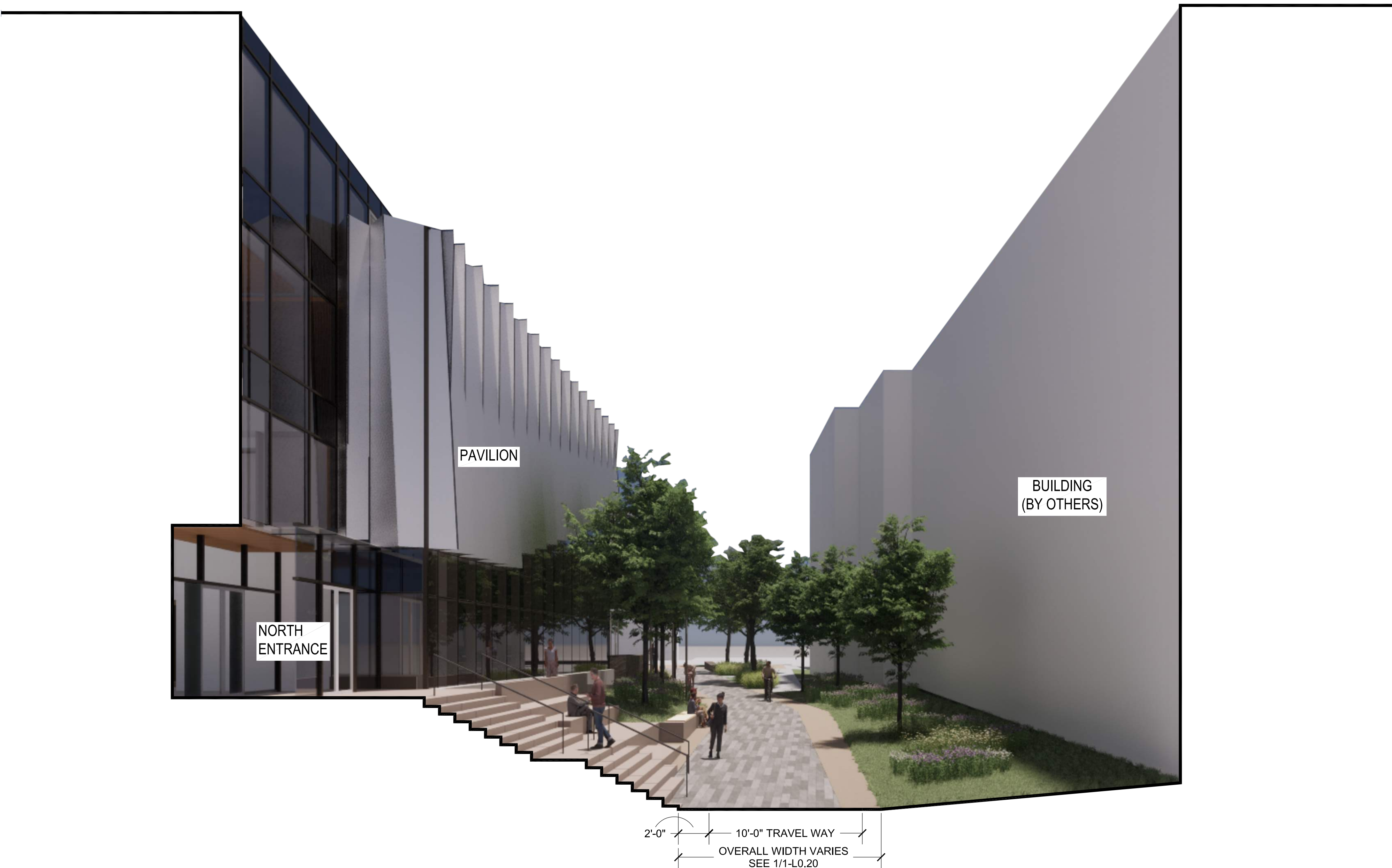
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**1 PASEO - FORM-BASED CODE REQUIREMENTS**

1/1-L0.20 1" = 10'-0"



**2 PASEO SECTION**

1/1-L0.20 3" = 1'-0"

**LEGEND**

- PROPERTY LINE
- PUBLIC ACCESS EASEMENT (PAE)
- PASEO - 10' PEDESTRIAN TRAVEL WAY
- PLANTING AREA
- PAVERS - 94% OF PASEO TRAVEL WAY
- COLORED CONCRETE
- FIRE ACCESS

**ENHANCED PASEO REQUIREMENTS:**

KEYNOTE	DESIGN STANDARDS	ENHANCED PASEO
	Minimum width of paseo	25'
<b>1</b>	Minimum width of easement and pedestrian travel way	25' minimum width of easement, 10' minimum width of pedestrian travel way.
	Elements within public access easement	All elements in the public access easement must be approved as part of a revocable permit or lease as applicable. Doors must be recessed and shall not open into the public access easement.
<b>2</b>	Surface treatment of pedestrian travel way	Combination of gray concrete in a decorative scoring pattern, patterned brick and permeable pavers. Brick and pavers shall constitute at least 30% of the surface treatment of the pedestrian travel way and 100% of adjacent seating areas.
	Minimum distance between pedestrian travel way and adjacent buildings	18 inches
	Minimum slope between pedestrian travel way and adjacent buildings	2%
<b>3</b>	Minimum dimensions for adjacent outdoor seating areas	5' x 10'
<b>4</b>	Outdoor lighting	Pedestrian scaled pole mounted lighting

**ADDITIONAL REQUIREMENTS**

1. RETAINING WALLS SHOULD NOT EXCEED 30".
2. SEATING WALLS SHOULD NOT EXCEED 24".
3. PLANTERS SHALL BE AT LEAST 6" AND NO MORE THAN 20" LONG.
4. TREES SHALL BE DISTRIBUTED AT NO LESS THAN 1 PER EVERY 50 LINEAR FEET.
5. NO LESS THAN 25% OF THE PASEO SHALL BE LANDSCAPED, EVENLY DISTRIBUTED.

Original Issue

Revisions

Key Plan and Orientation



Sheet Status

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Sheet Title

**FBC COMPLIANCE - PASEO**

Sheet Number

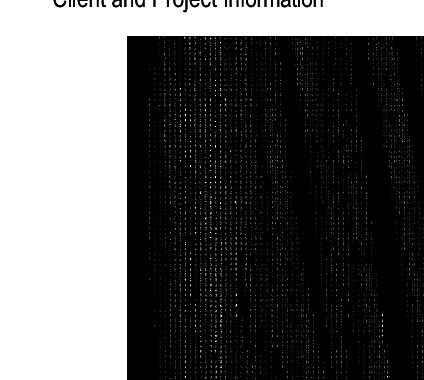
**1-L0.20**

Current Issue  
**SITE REVIEW**

Current Issue Date  
03/01/2024

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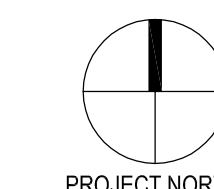




Original Issue

Revisions

Key Plan and Orientation



Sheet Status

**NOT FOR  
CONSTRUCTION**

Sheet Title

**FBC COMPLIANCE -  
PLAZA**

Sheet Number

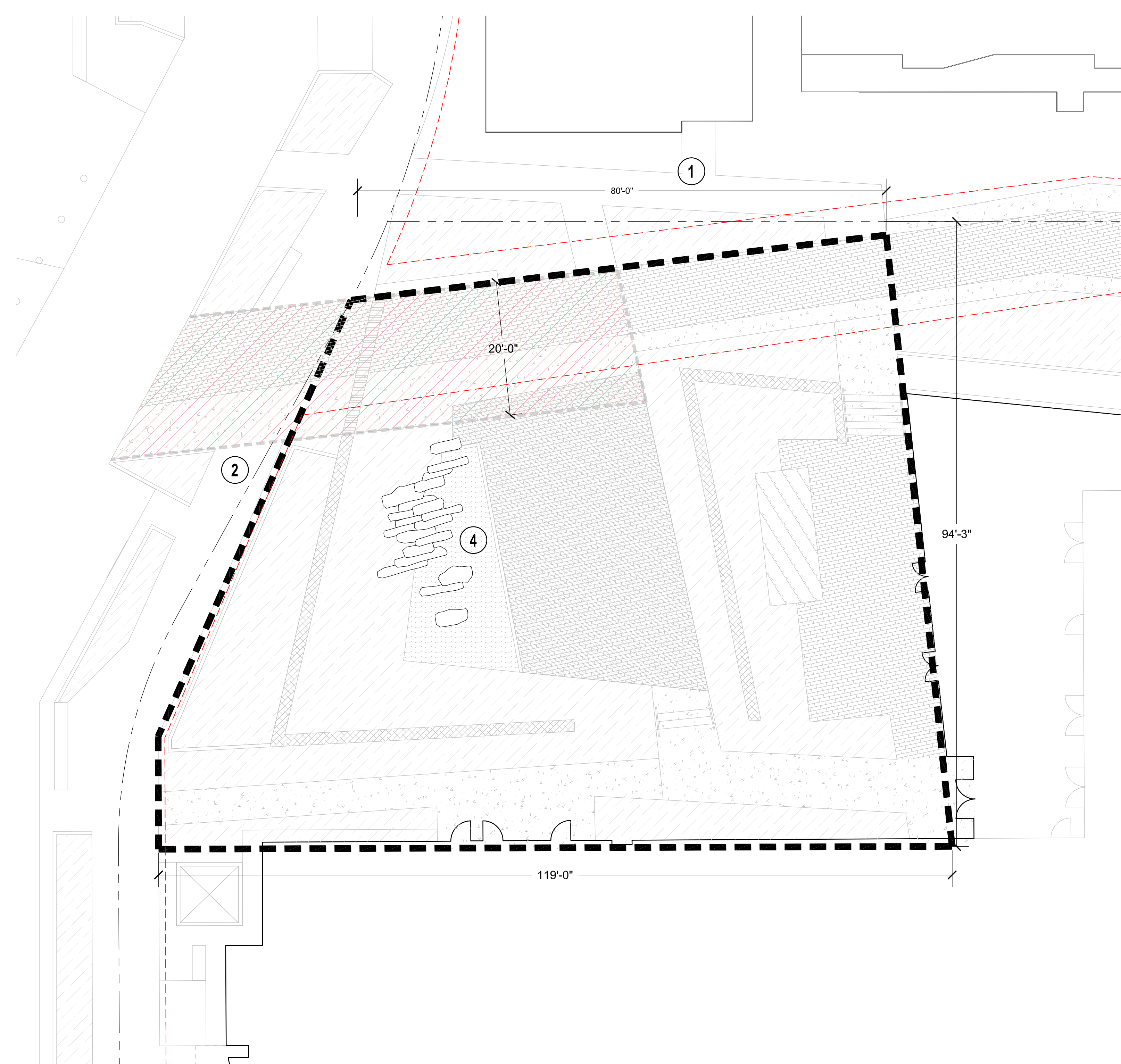
**1-L0.21**

Current Issue

**SITE REVIEW**

Current Issue Date

**03/01/2024**



**1 FBC COMPLIANCE - PLAZA**  
1" = 10'-0"

**LEGEND**

- PROPERTY LINE
- - - PUBLIC ACCESS EASEMENT
- PLAZA AREA - 8,867 SF
- Fire Access
- Planting Area
- Pervious Pavers 1,197 SF (13%) **3**
- Pavers
- Concrete
- Water Feature Area 315 SF (3%) **4**
- Wooden Platform
- Stone Walls
- Stone Band
- Total Impervious Surfaces 4,605 SF (52%) **3**

**PLAZA REQUIREMENTS:**

KEYNOTE	DIMENSIONS		PROPOSED DESIGN
	MINIMUM SIZE	0.10 ACRES (4,356 SF)	8,867 SF
	MAXIMUM SIZE	1 ACRE (43,560 SF)	8,867 SF
<b>1</b>	MINIMUM DIMENSION	80 FT	SEE PLAN
<b>2</b>	MINIMUM PERCENTAGE OF STREET OR PUBLIC WAY FRONTAGE	25%	SEE PLAN
	IMPROVEMENTS		N/A
	DESIGNATED SPORTS FIELDS	NOT PERMITTED	N/A
	PLAYGROUNDS	NOT PERMITTED	N/A
	FULLY ENCLOSED STRUCTURES	PERMITTED; MAY COVER MAXIMUM 5% OF PLAZA AREA	N/A
<b>3</b>	MAXIMUM IMPERVIOUS SURFACE + SEMI-IMPERVIOUS SURFACE	60%+ IMPERVIOUS 20% SEMI-IMPERVIOUS	53% 13%
<b>4</b>	MAXIMUM PERCENTAGE OF OPEN WATER	30%	3%

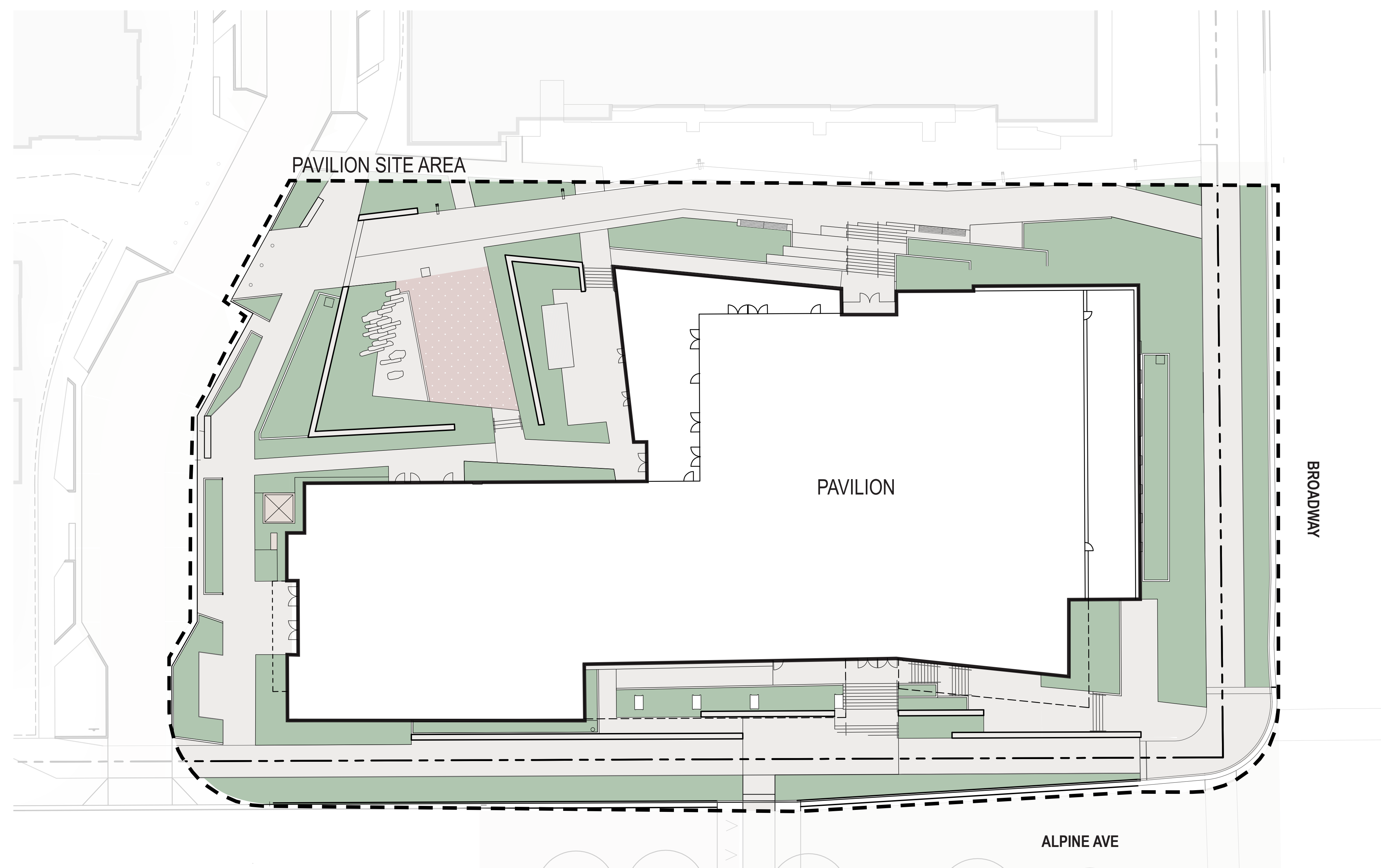
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THE SANITAS GROUP	801 FRONT STREET, SUITE 300 DENVER, CO 80202 733.461.2170
ENTITLEMENTS	STUDIO ARCHITECTURE
STUDIO ARCHITECTURE	280 50TH STREET, #1000 BOULDER, CO 80501 733.461.1167
LANDSCAPE	STUDIO TERRA INC.
STUDIO TERRA INC.	716 CLUE DRIVE DENVER, CO 80202 733.461.9132
STRUCTURAL	ANTHEM STRUCTURAL ENGINEERS
ANTHEM STRUCTURAL ENGINEERS	FLATIRON OFFICE PARK 2115 CENTRAL EXPRESS BOULDER, CO 80501 733.848.9467
MEP	BRANCH PATTERN
BRANCH PATTERN	2344 WALNUT STREET DENVER, CO 80202 733.332.1033
LIGHTING	AE DESIGN
AE DESIGN	180 WALDEN STREET, #105 DENVER, CO 80202 733.24.9304
AV/TECHNOLOGY/SECURITY	SALAS O'BRIEN
SALAS O'BRIEN	4800 WATKINS ST., N. SUITE 200 BOULDER, CO 80501 733.86.9300
Full Design Team Roster on Sheet A0.02	
Client and Project Information	

**LEGEND**

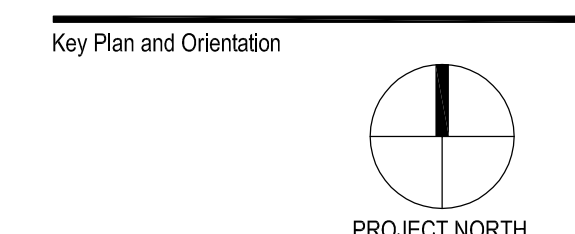
- TOTAL PAVILION SITE AREA**  
(LOT 5 + ADJACENT ROW)  
62,360 SF
- PERVIOUS AREA: 14,989 SF**  
PERCENTAGE: 24%
- SEMI - PERVIOUS AREA: 1,198 SF**  
PERCENTAGE: 2%  
MAXIMUM PER M-1-19 = 20%
- +  **IMPERVIOUS AREA: 46,173 SF**  
PERCENTAGE: 74%  
MAXIMUM PER M-1-19 = 50%



1 FBC COMPLIANCE - SITE IMPERVIOUS COVERAGE  
1/4" = 20'-0"

Original Issue

Revisions



Sheet Status  
**NOT FOR CONSTRUCTION**

Sheet Title  
FBC COMPLIANCE  
- SITE IMPERVIOUS COVERAGE

Sheet Number

**1-L0.22**

Current Issue  
**SITE REVIEW**

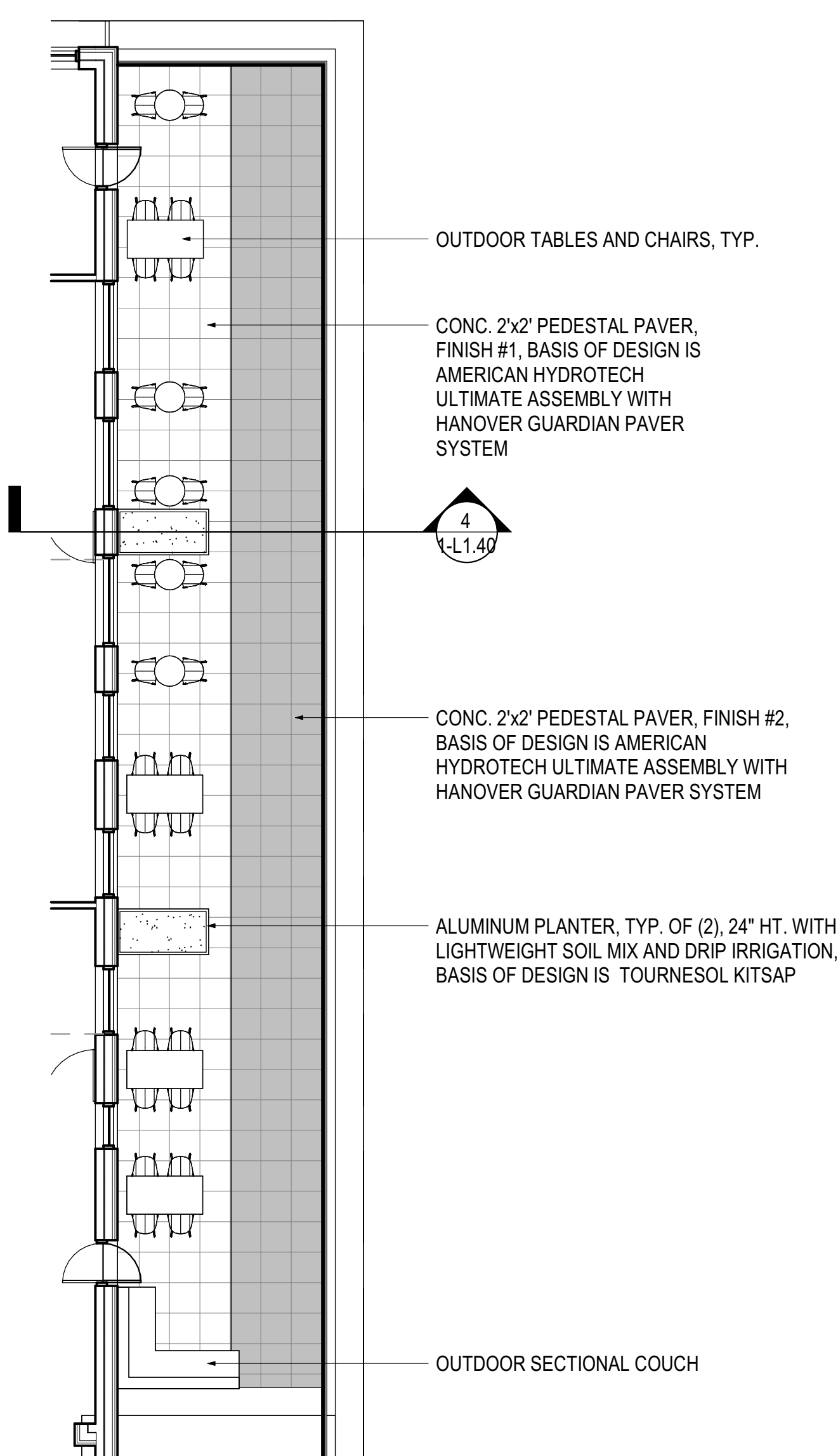
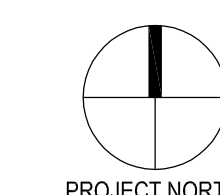
Current Issue Date  
**03/01/2024**

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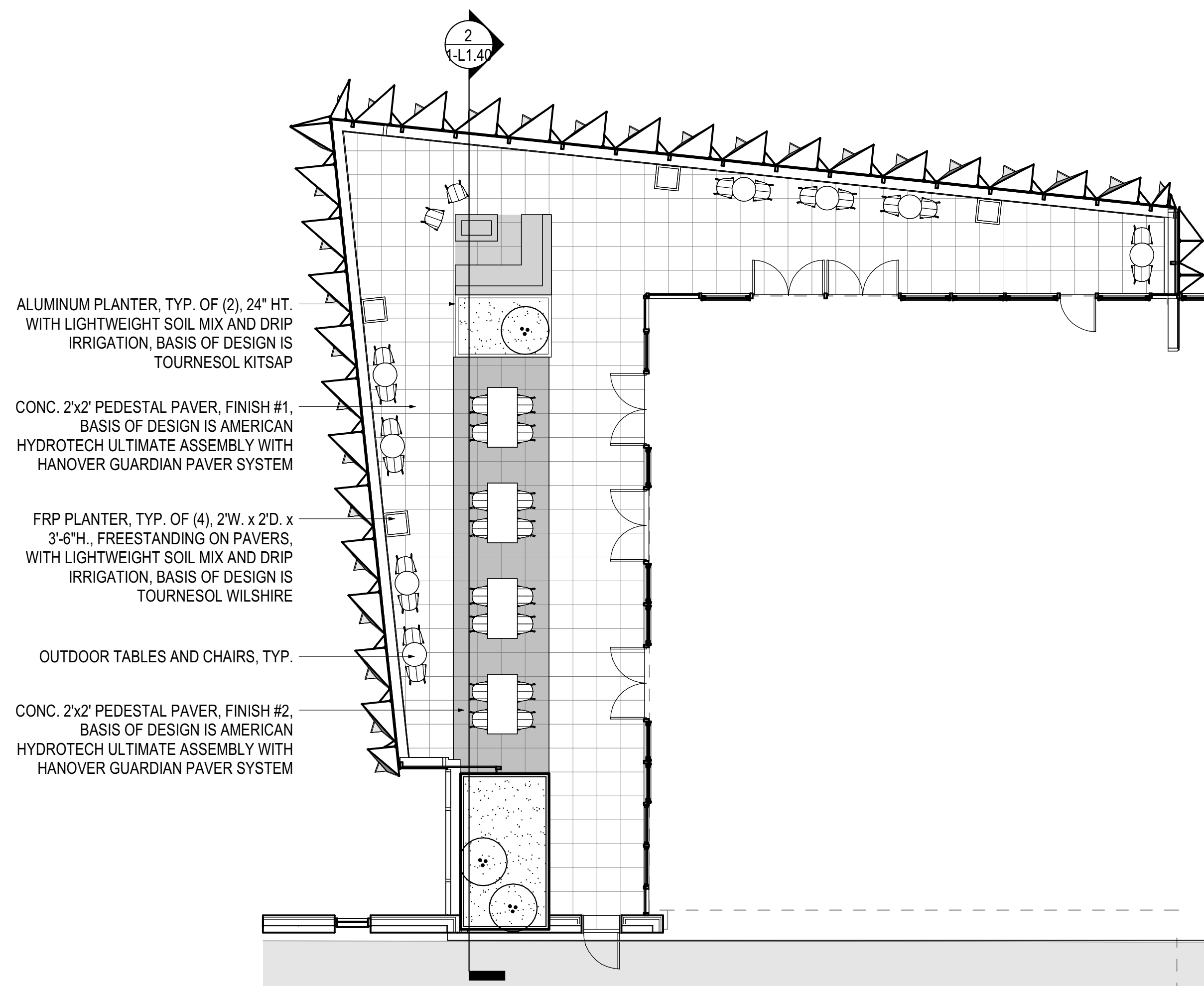








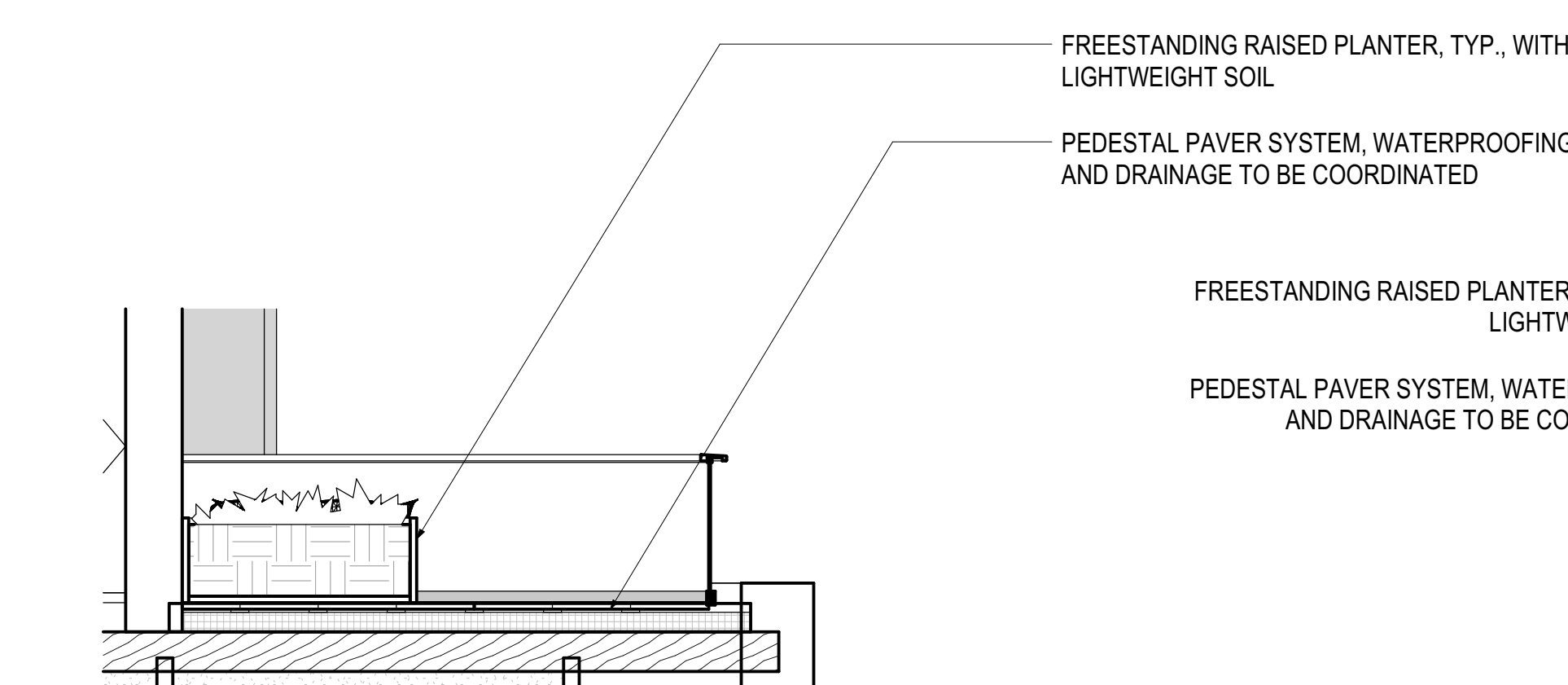
**3 ENLARGED PLAN, LEVEL 4 EAST TERRACE**  
1/8" = 1'-0"



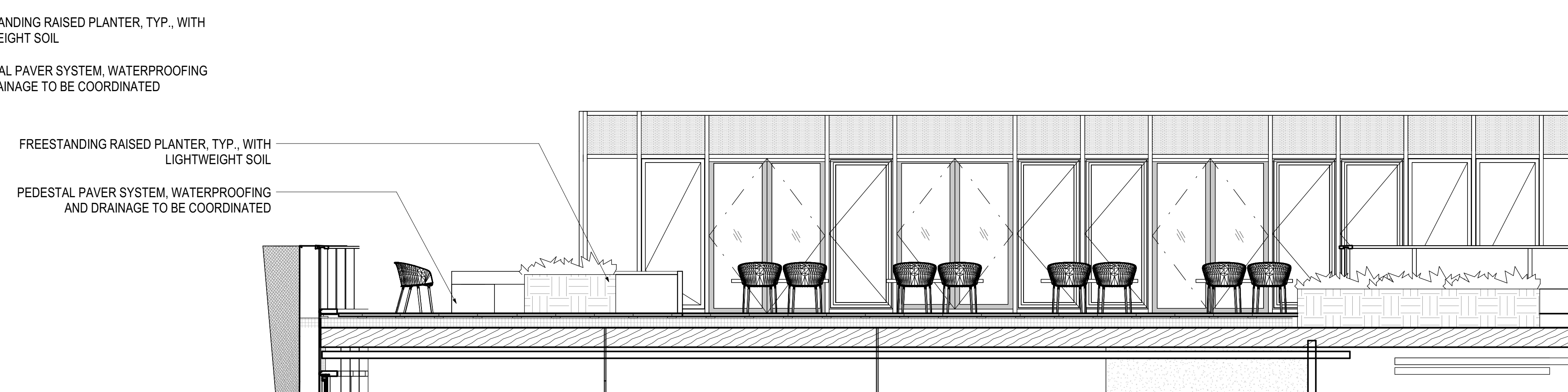
**1 ENLARGED PLAN, LEVEL 4 NORTH TERRACE**  
1/8" = 1'-0"

**PLANTING LEGEND**

- PLANTINGS IN RAISED FREESTANDING PLANTER - PROVIDE 2" OF LIGHTWEIGHT PLANTING SOIL, 2" OF DECORATIVE STONE MULCH, AND GRASSES AND GROUND COVER, ASSUME 2 GAL. PLANTS 18" O.C.
- ORNAMENTAL SHRUB, ASSUME 5 GAL. PLANT



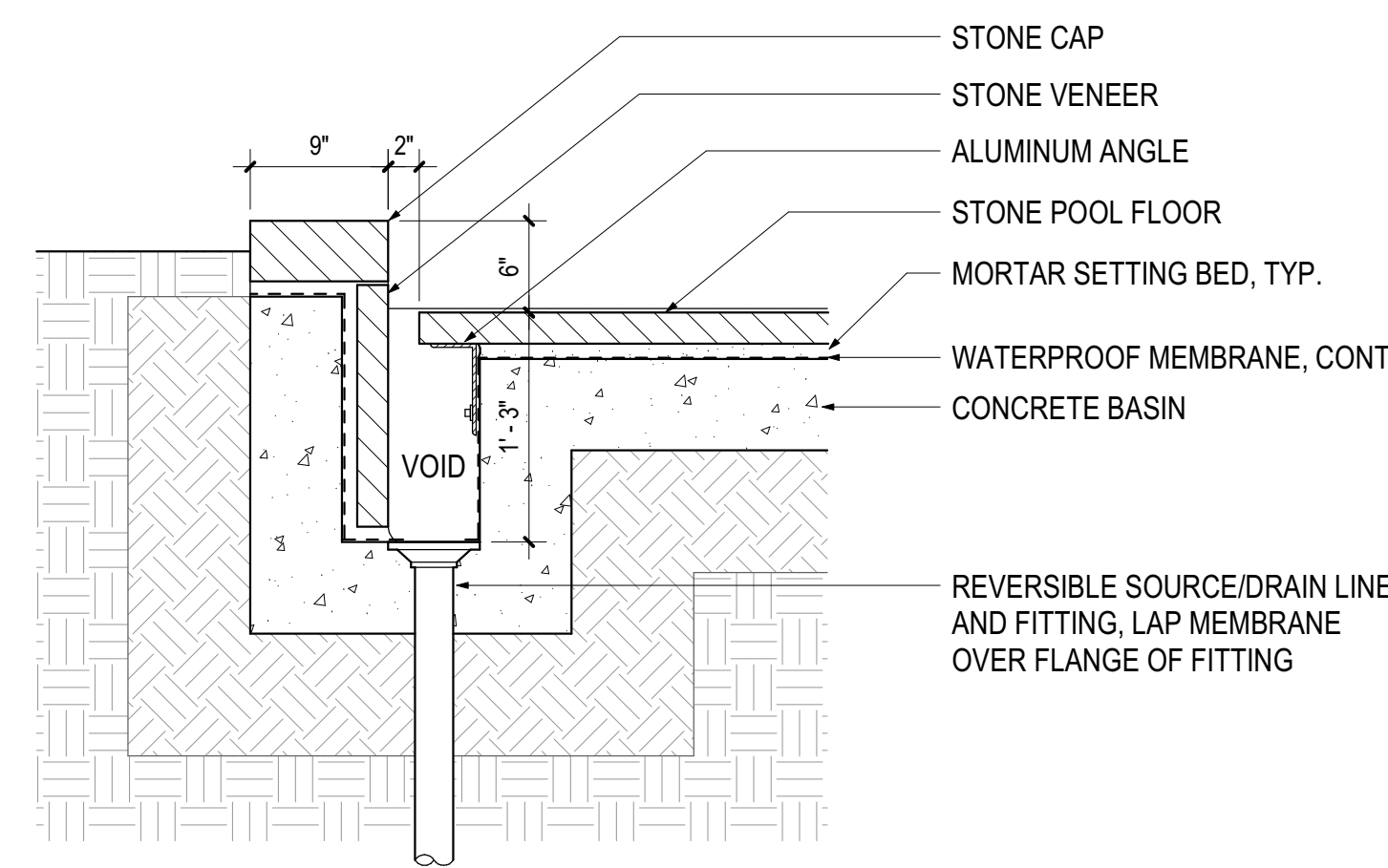
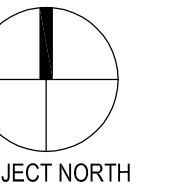
**4 SECTION, LEVEL 4 EAST TERRACE**  
1/4" = 1'-0"



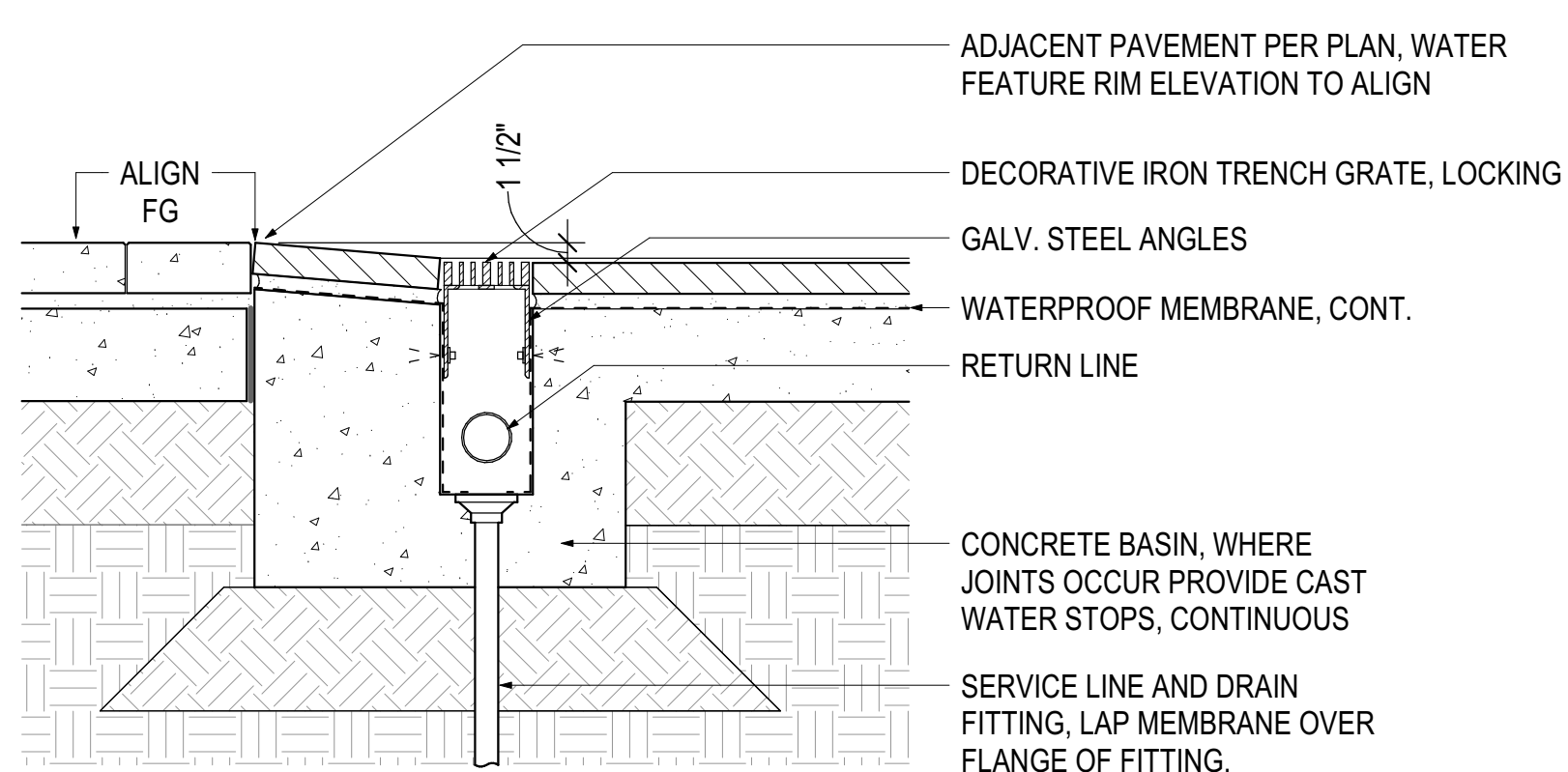
**2 SECTION, LEVEL 4 NORTH TERRACE**  
1/4" = 1'-0"

FOR DAB REFERENCE ONLY





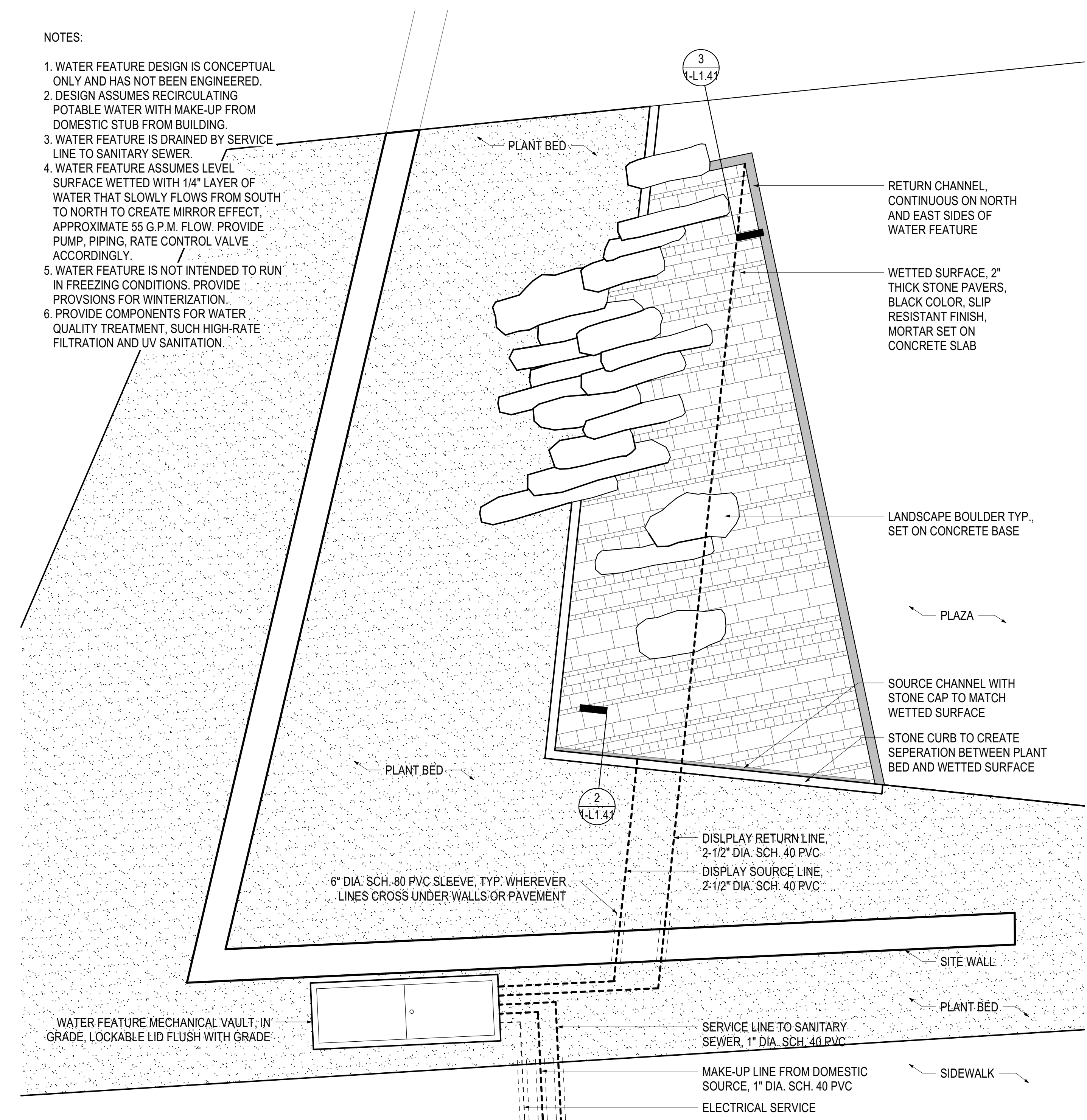
**2 WATER FEATURE SOURCE CHANNEL**  
1" = 1'-0"



**3 WATER FEATURE RETURN CHANNEL**  
1" = 1'-0"

**NOTES:**

1. WATER FEATURE DESIGN IS CONCEPTUAL ONLY AND HAS NOT BEEN ENGINEERED.
2. DESIGN ASSUMES RECIRCULATING POTABLE WATER WITH MAKE-UP FROM DOMESTIC STUB FROM BUILDING.
3. WATER FEATURE IS DRAINED BY SERVICE LINE TO SANITARY SEWER.
4. WATER FEATURE ASSUMES LEVEL SURFACE WETTED WITH 1/4" LAYER OF WATER THAT SLOWLY FLOWS FROM SOUTH TO NORTH TO CREATE MIRROR EFFECT. APPROXIMATE 55 G.P.M. FLOW. PROVIDE PUMP, PIPING, RATE CONTROL VALVE ACCORDINGLY.
5. WATER FEATURE IS NOT INTENDED TO RUN IN FREEZING CONDITIONS. PROVIDE PROVISIONS FOR WINTERIZATION.
6. PROVIDE COMPONENTS FOR WATER QUALITY TREATMENT, SUCH HIGH-RATE FILTRATION AND UV SANITATION.



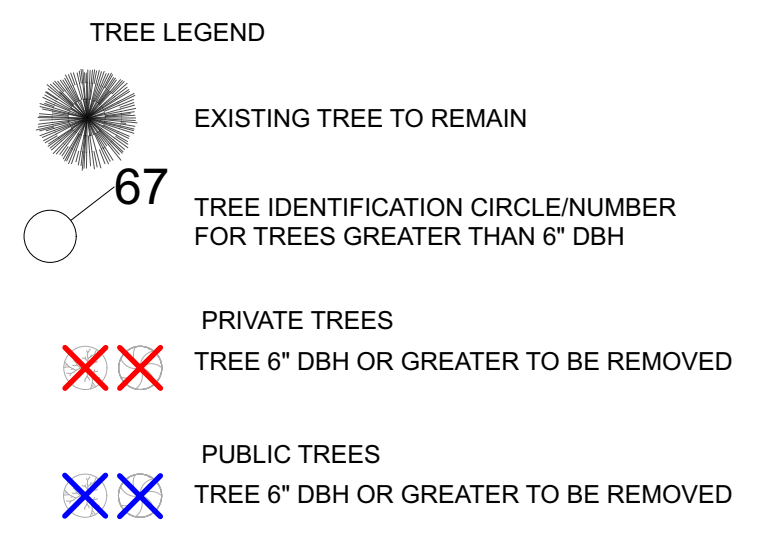
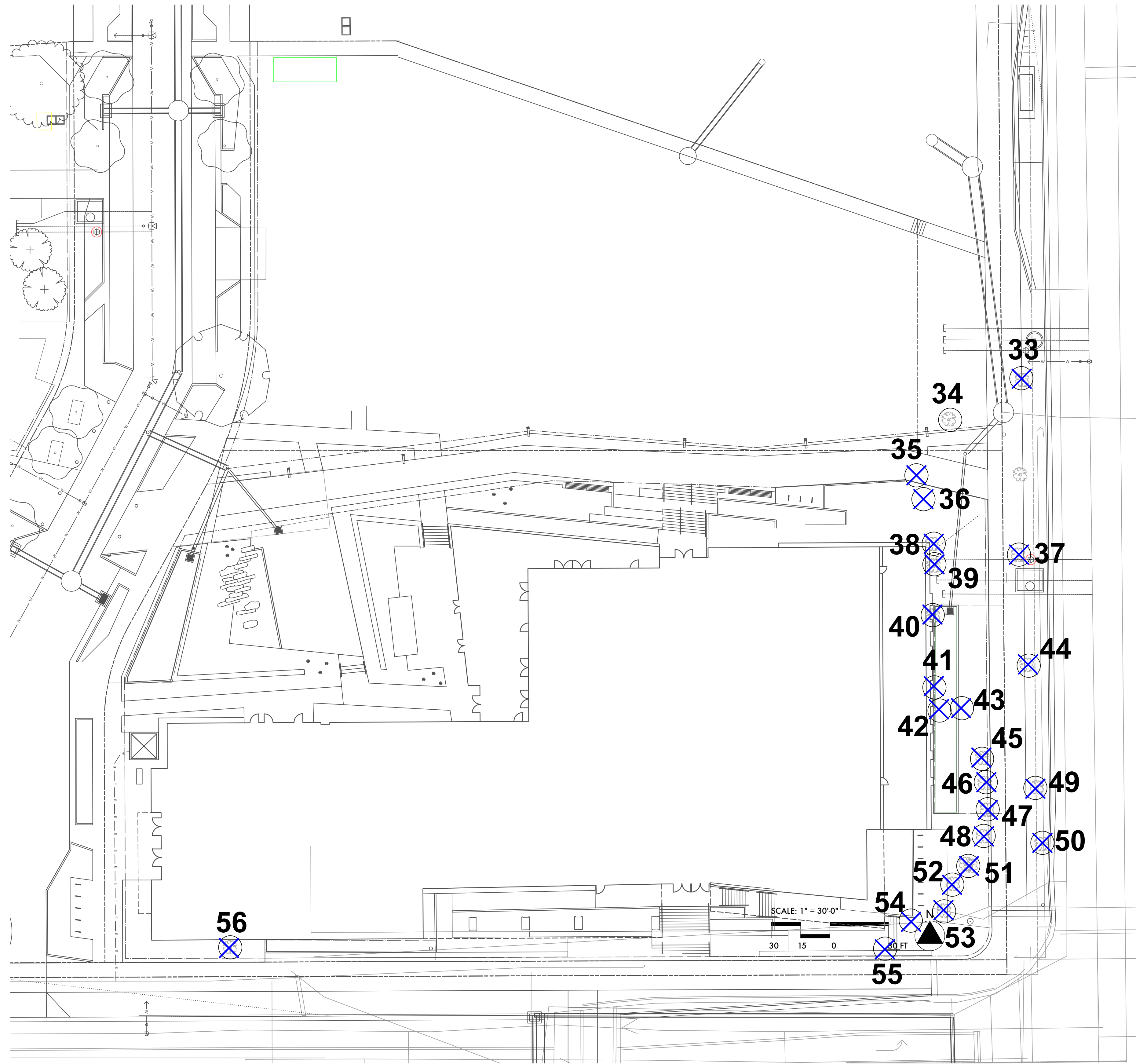
**1 ENLARGED PLAN, WATER FEATURE**  
1/4" = 1'-0"

FOR DAB REFERENCE ONLY



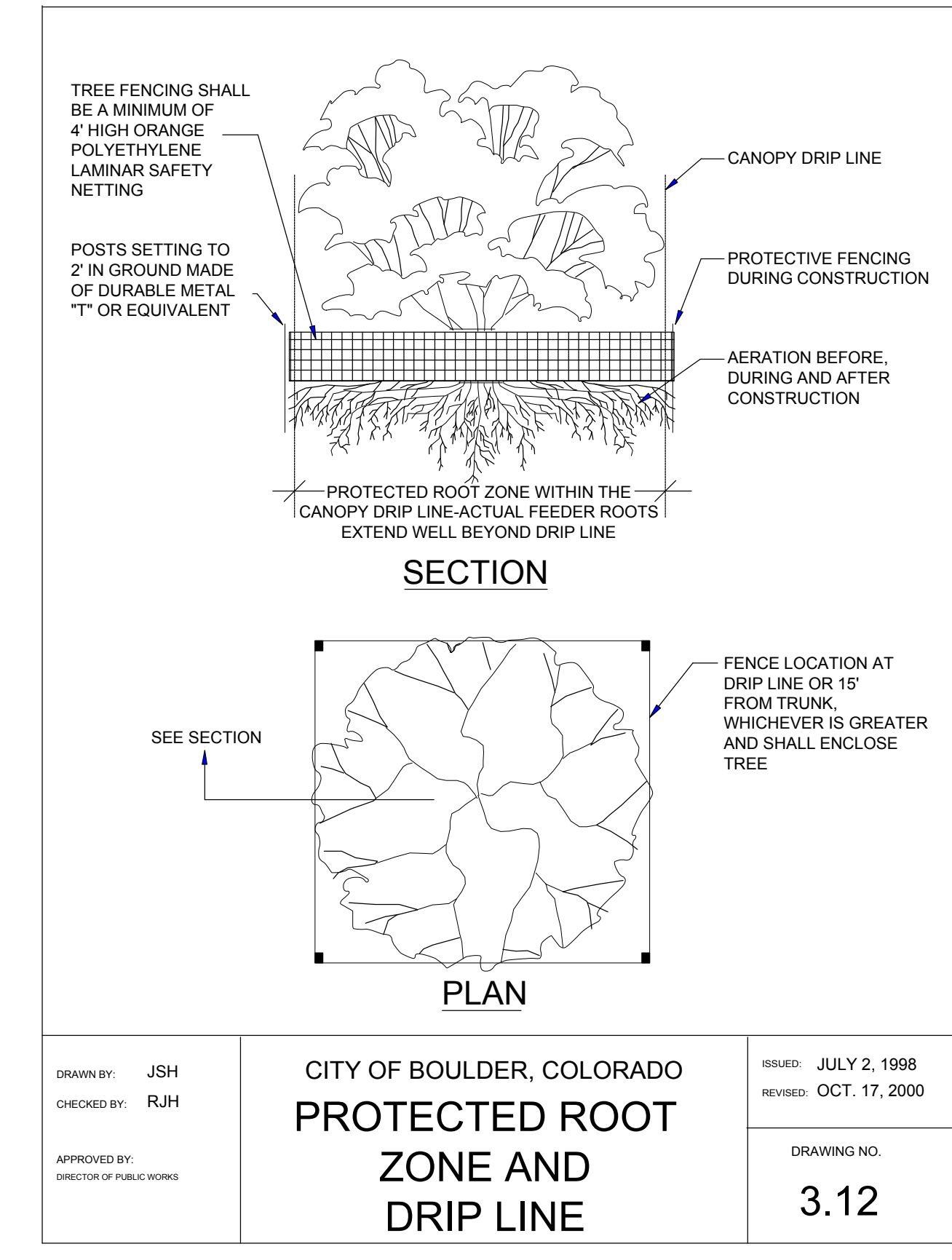
**CITY OF BOULDER  
DESIGN AND CONSTRUCTION STANDARDS  
3.05 Tree Protection for Construction Sites**

- (A) Tree Protection Required  
(1) An applicant for construction approval shall protect trees and plants in the public right-of-way and on any project or construction site where public improvements are proposed.  
(2) An applicant for construction approval shall submit a landscaping plan incorporating proposed tree protection measures for any existing trees located in the public right-of-way and on site at any project or construction site where public improvements are proposed in compliance with these Standards.  
(3) The landscaping plan shall identify any potential detrimental effects to existing trees that might result from proposed construction activities within 20 feet of the dripline of any existing trees located on site or in the adjacent public right-of-way. The plan shall include the species, size, and location of all existing trees that are 1-inch or larger caliper size. If no existing trees are present that require protection, this shall be noted on the plan. Existing trees approved to be removed or relocated shall be clearly identified on the landscaping plan.  
(4) The applicant for construction approval shall notify the City within 24-hours of any suspected damage to trees resulting from construction activities. If damage occurs during construction, the applicant shall have the damaged tree restored immediately by a qualified arborist.
- (B) Tree Protection Procedures  
(1) Protective Maintenance: An applicant for construction approval shall provide maintenance and care for existing trees required to be protected on site and in the public right-of-way adjacent to any project or construction site during construction activities and the public improvement warranty period to ensure that existing trees survive and are not damaged.  
(2) Soil Compaction Prevention  
(a) To prevent soil compaction, designated routes for equipment and foot traffic by work crews shall be determined prior to commencing construction activities and indicated in the landscaping tree protection plan.  
(b) These planned routes shall be marked at the site before construction commences with durable fencing material that is at least 4 feet high. Flagging tape or any other material that may be torn down, moved, or evaded is not acceptable.  
(c) The contractor shall inform all construction crew members on the site of access routes and will ensure that only these routes are used.  
(d) To prevent tree root smothering, no soil stockpiles, supplies, equipment, or any other material shall be placed or stored within a tree dripline or within 15 feet of the tree trunk for column-shaped trees, whichever distance is greater(e) Soil around a tree dripline may be required to be aerated during and after construction activities. This is necessary even when compaction results from heavy foot traffic. A professional arborist shall do the vertical aeration or soil fracturing. Oil fracturing techniques comparable to using a "groggum" with Isolate material are acceptable. Conventional turf aeration is not acceptable.  
(f) When foot traffic or equipment use is unavoidable within the dripline, the area within the dripline shall be mulched with wood chips to a depth of 6 inches before construction activity begins. A 6-inch mulch depth shall be maintained for the duration of the project, then removed when construction activities are completed.  
(3) Root Protection  
(a) Tree roots shall not be cut unless cutting is unavoidable.  
(b) When root cutting is unavoidable, a clean, sharp cut shall be made to avoid shredding or smashing. Root cuts should be made back to a lateral root.  
(c) Whenever possible, tree roots should be cut between late fall and bud opening, when root energy supplies are high and conditions are least favorable for disease causing agents.  
(d) The City shall be notified of any cutting of the following roots:  
(i) Two roots having a diameter of more than 3 inches, or  
(ii) Four roots having diameters between 2 and 3 inches.  
(e) Trenches shall be hand-dug within the dripline in areas where roots 2 inches and larger in diameter are present, and when low branches which may be damaged by equipment are present.  
(f) Whenever possible, roots 2 inches or larger in diameter shall be tunneled or bored under and shall be covered to prevent dehydration. Exposed roots shall be covered immediately with soil or burlap and kept moist.  
(g) Power tools shall not be used to prune roots, with the exception of arboriculturally approved root-cutting equipment used under the supervision of the City. Only the following approved tools shall be acceptable: scissors-type hand pruners and loppers, except anvil-types, and arborist-type pruning saws.  
(h) When more than one root 2 inches or larger in diameter on any public tree is cut, supplemental watering shall be provided if the tree lacks an operational sprinkler system. The applicant or abutting landowner shall provide the watering.  
(i) Sidewalk and paving surfaces shall be sufficiently contoured to avoid cutting surface tree roots. Whenever possible, tree roots should be bridged or floated over with walks.  
(j) To allow maximum aeration and water penetration to roots, walk materials other than concrete may be selected (e.g., brick, flagstone, honeycomb block, chips, gravel) subject to City approval. Under no circumstances shall impervious material make contact with or completely encircle a tree trunk.  
(k) Auger tunneling, not trenching, shall be used where possible for utility placement within the dripline of a tree.  
(l) If roots are cut between March and August, trees may need supplemental deep root watering once per week for at least 2 months after the roots are cut. When roots are cut between September 1 and October 15, trees may need supplemental watering once per week until at least October 31.  
(m) Tree roots shall not be fertilized for a period of 1 year following the cessation of construction activities. Thereafter, for the next 2 years, a light annual fertilization using a slow release nitrogen source is acceptable.
- (4) Tree Fencing  
(a) Fencing material shall encircle any tree whose outer dripline edge is within 20 feet of any construction activities.  
(b) Fencing material shall be a bright, contrasting color, durable, and at least 4 feet high.  
(c) Fence posts shall be comparable to metal T-posts or heavier posts and placed at least 2 feet below ground.  
(d) Fencing material shall be placed at the dripline or at least 15 feet from any tree trunk, whichever distance is greater, and maintained in an upright position throughout the duration of construction activities.  
(e) The applicant for construction approval shall indicate fencing locations on the landscaping tree protection plan.  
(f) Heavy objects, such as wood pallets or metal railings, shall not lean against or come into contact with any tree trunk.  
(5) Grade Changes: Grade changes, such as removing topsoil or adding fill material, shall not occur within the dripline of any existing tree. If necessary as part of project or site development, retaining walls and tree wells to maintain the existing grade within the dripline of any tree may be acceptable when constructed prior to site grading changes near the tree.  
(6) A landscaping plan containing an illustrated design scheme of the tree protection improvement shall be approved by the City prior to initiating any grade changes near existing trees.  
(7) Transplanting: Any proposed or required transplanting shall conform with the requirements in Section 3.04(D), "Tree Relocation (Transplanting)."  
(8) Chemical/Foreign Material Disposal  
(a) Disposing of chemicals or foreign material anywhere on site or in the public right-of-way is prohibited. This shall include, but is not limited to: paint, stain, solvents, concrete or any construction material onsite, and rinse water from any cans or tools containing chemicals.  
(b) Soil samples may be taken to determine the presence of chemicals or foreign materials for any planter containing proposed or existing plant material.  
(9) Pruning: Pruning shall not occur during construction activities or the public improvement warranty period, except to remove dead or damaged branches or to prevent branch damage that could occur during construction, without the prior approval of the City. Pruning of healthy branches shall be delayed for a period of 2 years after construction activities are completed.



ID#	Common Name	Scientific Name	DBH (in)	Condition Rating	Comments
35	Austrian pine	<i>Pinus nigra</i>	13.0	Good	Remove
36	Austrian pine	<i>Pinus nigra</i>	13.5	Good	Remove
37	Crabapple	<i>Malus sp.</i>	38.0	Good	Remove
38	Hawthorn	<i>Crataegus sp.</i>	6.0	Good	Remove
39	Hawthorn	<i>Crataegus sp.</i>	7.0	Good	Remove
40	Hawthorn	<i>Crataegus sp.</i>	8.0	Good	Remove
41	Austrian pine	<i>Pinus nigra</i>	15.5	Good	Remove
42	Austrian pine	<i>Pinus nigra</i>	17.0	Good	Remove
43	Austrian pine	<i>Pinus nigra</i>	16.0	Good	Remove
44	Red oak	<i>Quercus rubra</i>	7.5	Fair	Remove
45	Hawthorn	<i>Crataegus sp.</i>	6.0	Good	Remove
46	Hawthorn	<i>Crataegus sp.</i>	6.0	Good	Remove
47	Hawthorn	<i>Crataegus sp.</i>	6.0	Good	Remove
48	Hawthorn	<i>Crataegus sp.</i>	6.0	Good	Remove
49	Red oak	<i>Quercus rubra</i>	8.5	Fair	Remove
50	Red oak	<i>Quercus rubra</i>	7.5	Fair	Remove
51	Hawthorn	<i>Crataegus sp.</i>	6.0	Good	Remove
52	Hawthorn	<i>Crataegus sp.</i>	6.0	Good	Remove
53	Hawthorn	<i>Crataegus sp.</i>	6.0	Good	Remove
54	Austrian pine	<i>Pinus nigra</i>	16.0	Good	Remove
55	Austrian pine	<i>Pinus nigra</i>	17.0	Good	Remove
56	Quaking aspen	<i>Populus tremuloides</i>	12.0	Very Poor	Remove
69	Norway maple	<i>Acer platanoides</i>	6.0	Good	Remove
70	Norway maple	<i>Acer platanoides</i>	9.0	Good	Remove
71	Amur maple	<i>Acer ginnala</i>	8.0	Good	Remove
72	Norway maple	<i>Acer platanoides</i>	8.0	Good	Remove
73	Swamp white oak	<i>Quercus bicolor</i>	8.5	Good	Remove
74	Tree of heaven	<i>Ailanthus altissima</i>	11.0	Good	Remove
75	Tree of heaven	<i>Ailanthus altissima</i>	8.0	Poor	Remove
76	Tree of heaven	<i>Ailanthus altissima</i>	8.0	Poor	Remove
77	Tree of heaven	<i>Ailanthus altissima</i>	9.0	Poor	Remove
78	Tree of heaven	<i>Ailanthus altissima</i>	12.0	Poor	Remove
79	Red oak	<i>Quercus rubra</i>	6.0	Good	Off property
80	Honey locust	<i>Gleditsia triacanthos</i>	9.0	Fair	Remove
81	Honey locust	<i>Gleditsia triacanthos</i>	8.0	Good	Remove
82	Siberian elm	<i>Ulmus pumila</i>	14.5	Good	Remove
83	Siberian elm	<i>Ulmus pumila</i>	19.5	Good	Remove
84	Plains cottonwood	<i>Populus deltoides ssp. monilifera</i>	24.0	Good	Remove
85	Plains cottonwood	<i>Populus deltoides ssp. monilifera</i>	15.0	Poor	Remove
86	Plains cottonwood	<i>Populus deltoides ssp. monilifera</i>	19.0	Fair	Remove
87	Plains cottonwood	<i>Populus deltoides ssp. monilifera</i>	20.0	Fair	Remove

PRICING NOTE:  
CITY FORESTOR WILL ASSESS MITIGATION FEE FOR ALL HEALTHY PUBLIC TREES TO BE REMOVED. NEW TREES PLANTED CAN OFFSET THIS FEE.



All tree protection standards of Ch. 3 and 10 of the Design and Construction Standards shall be met with particular attention given to grading impacts, limitations of stockpiling, soil compaction prevention and vehicular routes. Tree protection fencing shall be installed prior to any site disturbance and remain in place for the duration of the project. Only hand digging may occur within the dripline of any tree to be preserved. Provide sufficient irrigation throughout construction to maintain the long term health of the tree(s).

CITY OF BOULDER, COLORADO  
**PROTECTED ROOT ZONE AND DRIP LINE**

DRAWN BY: JSH  
CHECKED BY: RJH  
APPROVED BY: [Signature]

ISSUED: JULY 2, 1998  
REVISED: OCT. 17, 2000

DRAWING NO.  
**3.12**

- ZGF Project Number: R26192
- Consultant:  
CIVIL  
THE SANTAS GROUP  
800 W. 10TH STREET, SUITE 200  
DENVER, CO 80202  
1.303.461.2710
- ENTITLEMENTS  
STUDIO ARCHITECTURE  
2000 15TH STREET, #1000  
BOULDER, CO 80501  
1.303.441.1900
- LANDSCAPE  
STUDIO TERRA INC.  
1000 15TH STREET, SUITE 200  
BOULDER, CO 80501  
1.303.441.0100
- STRUCTURAL  
ANTHEM STRUCTURAL ENGINEERS  
2010 CENTRAL AVENUE  
BOULDER, CO 80501  
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- MEP  
BRANCH PATTERN  
2000 W. 10TH STREET  
DENVER, CO 80202  
1.303.302.1000
- LIGHTING  
AE DESIGN  
1000 15TH STREET, SUITE 200  
DENVER, CO 80501  
1.303.302.3000
- AV/TECHNOLOGY/SECURITY  
SALAS O'BRIEN  
400 W. 10TH STREET, SUITE 200  
BOULDER, CO 80501  
1.303.441.0000
- Full Design Team Roster on Sheet A0.02  
Client and Project Information

**CITY OF BOULDER**

Boulder Western City  
Campus - Volume 1-Pavilion  
Office Building  
1155 Alpine Ave  
Boulder, CO 80302

Original Issue

Revisions

Key Plan and Orientation

PROJECT NORTH

Sheet Status  
**NOT FOR CONSTRUCTION**

Sheet Title  
**TREE PROTECTION AND REMOVALS**

Sheet Number  
**1-L4.00**

Current Issue

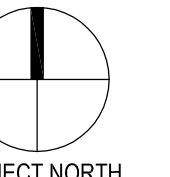
Current Issue Date

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Boulder Western City  
Campus - Volume 1-Pavilion  
Office Building  
1155 Alpine Ave  
Boulder, CO 80302



**NOT FOR CONSTRUCTION**

**PLANT SCHEDULE AND NOTES**

**1-L4.01**

**PLANT SCHEDULE**

PERENNIALS										
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
AMTC	1 GAL	TBD	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	18-24"	18-24"	LOW	SUN	PEACH	SUMMER
ARU	1 GAL	TBD	AGASTACHE RUPESTRIS	SUNSET HYSSOP	2-3'	2-3'	LOW	SUN	ORANGE PINK	SUMMER TO FALL
AMMG	1 GAL	TBD	ALYSSUM MONTANUM 'MOUNTAIN GOLD'	MOUNTAIN BASKET OF GOLD	6-12"	12-18"	LOW	SUN	MUSTARD YELLOW	MID-SPRING
ACDE	1 GAL	TBD	AQUILEGIA CORYMBOSA	ROCKY MOUNTAIN COLUMBINE	18-24"	12-18"	MEDIUM	FILTERED SHADE TO SHADE	BLUE WITH WHITE CENTER	LATE SPRING TO EARLY SUMMER
AMCC	1 GAL	TBD	ARCTOSTAPHYLOS X COLORADOENSIS CHEFTAN	CHEFTAN MANZANITA	3-4'	5-6'	LOW	SUN TO FILTERED SHADE	SOFT PINK	LATE WINTER TO EARLY SPRING
CPL	1 GAL	TBD	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER
CVZ	1 GAL	TBD	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB COREOPSIS	12-18"	12-18"	LOW	SUN	GOLD	MID-SUMMER TO FALL
EFC	1 GAL	TBD	EUONIUMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	12-18"	3-6'	LOW	ADAPTABLE	INSIGNIFICANT	EARLY SUMMER
GVI	1 GAL	TBD	GERANIUM VISCOSISSIMUM	STICKY GERANIUM	1-3'	18-24"	LOW	ADAPTABLE	ROSE-PURPLE	LATE SPRING TO SUMMER
MMF	1 GAL	TBD	MONARDA FISTULOSA MENTHIFOLIA	NATIVE LAVENDER BEE-BALM	2-3'	18-24"	LOW	SUN	LAVENDER	MID-SUMMER
PMC	1 GAL	TBD	PENSTEMON X MEXICANUS 'CAROLYN'S HOPE'	CAROLYN'S HOPE PINK PENSTEMON	12-15"	8-12"	LOW	SUN	PINK	SPRING TO SUMMER
PATR	1 GAL	TBD	PEROVSKIA ATRIPLOCFOLIA	RUSSIAN SAGE	3-4'	3-4'	VERY LOW	SUN	BLUE	MID TO LATE SUMMER
ZGG	1 GAL	TBD	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE ROCKY MOUNTAIN ZINNIA	6-8"	8-12"	VERY LOW	SUN	GOLDEN YELLOW	MID TO LATE SUMMER
ORNAMENTAL GRASSES										
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
AC	1 GAL	TBD	ACHNATHERUM CALAMAGROSTIS	UNDAUNTED APINE PLUME GRASS	2-3'	2-3'	LOW	SUN	TAN	MID-SUMMER
AGW	1 GAL	TBD	ANDROPOGON GERARDII WINDWALKER	WINDWALKER BIG BLUESTEM GRASS	4-6'	2-3'	LOW	SUN	PURPLE	SUMMER
CB	1 GAL	TBD	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	3-4'	2-3'	LOW	SUN TO FILTERED SHADE	PINKISH-TAN	LATE SUMMER
MR	1 GAL	TBD	MUHLENBERGIA REVERCHONII UNDAUNTED	UNDAUNTED RUBY MUHLY GRASS	15-30"	18-24"	LOW	SUN	RUBY-PINK	FALL
SSS	1 GAL	TBD	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	3-4'	12-18"	LOW	SUN	SILVER	LATE SUMMER
SMT	1 GAL	TBD	SORGHASTRUM NUTANS 'THIN MAN'	THIN MAN INDIAN GRASS	5-7'	2-3'	LOW	SUN	YELLOW	SUMMER
DECIDUOUS SHRUBS										
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	COLOR	SEASON
AM	5 GAL	TBD	AMORPHEA NANA	DWARF FALSE INDIGO	1-2'	3-2'	VERY LOW	SUN	PURPLE	SUMMER
AML	5 GAL	TBD	ARONIA MELANOCARPA LOW SCAPE MOUND	LOW SCAPE MOUND BLACK CHOKEBERRY	1-2'	18-24"	LOW	ADAPTABLE	WHITE	LATE SPRING
BBC	5 GAL	TBD	BUDDELEIA 'BLUE CHIP'	DWARF PURPLE-BLUE BUTTERFLY BUSH	24-30"	2-4'	MEDIUM	SUN	PURPLE-BLUE	SUMMER TO FALL
CHM	5 GAL	TBD	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	3-5'	3-6'	VERY LOW	SUN	WHITE	MID TO LATE SPRING
DBC	5 GAL	TBD	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	3-5'	3-5'	MEDIUM	FILTERED SHADE TO SHADE	WHITE	SPRING
EFE	5 GAL	TBD	EUONYMUS FORTUNEI 'EMERALD GAUITY'	EMERALD GAUITY EUONYMUS	18-24"	3-4'	MEDIUM	FILTERED SHADE TO SHADE	N/A	EARLY SUMMER
FP	5 GAL	TBD	FALLUGIA PARADOXA	APACHE PLUME	3-6'	3-6'	VERY LOW	SUN	WHITE	SUMMER
HP	5 GAL	TBD	HESPERALOE PARVIFLORA	RED FALSE YUCCA	3-4'	3-4'	VERY LOW	SUN	RED TO ORANGE-RED	SUMMER
HPY	5 GAL	TBD	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW FALSE YUCCA	3-4'	3-4'	VERY LOW	SUN	YELLOW	SUMMER
LVL	5 GAL	TBD	LIGUSTRUM VULGARE 'LORDENSE'	LORDENSE PRIVET	2-3'	3-4'	LOW	SUN TO FILTERED SHADE	WHITE	EARLY SUMMER
PS	5 GAL	TBD	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCKORANGE	3-4'	3-4'	LOW	SUN	WHITE	LATE SPRING TO EARLY SUMMER
PON	5 GAL	TBD	PHYSCARPUS OPUULIFOLIUS 'NANUS'	DWARF NINEBARK	4-5'	4-5'	LOW	SUN TO FILTERED SHADE	WHITE	LATE SPRING
PBB	5 GAL	TBD	PRUNUS BESSEYI PAWNEE BUTTES	CREeping WESTER SAND CHEERY	15-30"	4-6'	LOW	SUN	WHITE	SPRING
RAIG	5 GAL	TBD	RHUS AROMATICA 'GRO-LOW'	DWARF FRAGRANT SUMAC	2-3'	6-8"	LOW	SUN	YELLOW	EARLY SPRING
RA	5 GAL	TBD	RIBES ALPINUM	ALPINE CURRANT	3-6'	3-6'	LOW	SUN TO FILTERED SHADE	YELLOWISH-GREEN	MID-SPRING
RW	5 GAL	TBD	ROSA WOODSII	WOODS' ROSE	3-6'	3-6'	LOW	SUN	PINK	EARLY SUMMER
EVERGREEN SHRUBS										
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	COLOR	SEASON
JCG	5 GAL	TBD	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET JUNIPER	8-10'	2-3'	LOW	SUN	N/A	N/A
JHI	5 GAL	TBD	JUNIPERUS HORIZONTALIS ICEE BLUE	ICEE BLUE JUNIPER	2-4"	6-8"	LOW	SUN	N/A	N/A
JSC	5 GAL	TBD	JUNIPERUS SABINA CALGARY CARPET	CALGARY CARPET JUNIPER	12-18"	6-8"	LOW	SUN TO FILTERED SHADE	N/A	N/A
MAC	5 GAL	TBD	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	2-3'	2-3'	LOW	SHADE	YELLOW	MID-SPRING
PMW	5 GAL	TBD	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	2-3'	3-4'	LOW	SUN TO FILTERED SHADE	N/A	N/A
PSA	5 GAL	TBD	PINUS SYLVESTRIS 'ALBYN PROSTRATA'	SPREADING SCOTS PINE	2'	8'	LOW	SUN	N/A	N/A
ORNAMENTAL TREES										
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	COLOR	SEASON
ALS	2.0' CAL	2	AMELANCHIER LAEVIS SPRING FLURRY	SPRING FLURRY ALLEGHENY SERVICEBERRY	20-35'	15-20'	LOW	SUN	WHITE	SPRING
ATH	2.0' CAL	3	ACER TATARICUM HOT WINGS	HOT WINGS TATARIAN MAPLE	15-20'	15-20'	LOW	ADAPTABLE	GREENISH-WHITE	SPRING
CAM	2.0' CAL	2	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	15-25'	15-20'	LOW	SUN TO FILTERED SHADE	WHITE	SPRING
MSS	2.0' CAL	5	MALLUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	20-25'	20-25'	MEDIUM	SUN	WHITE	SPRING
PVS	2.0' CAL	4	PRUNUS VIRGINIANA 'SHUBERT'	SHUBERT OR CANADA RED CHOKEBERRY	20-30'	15-25'	LOW	SUN	WHITE	SPRING
PCC	2.0' CAL	8	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	20-30'	15-20'	MEDIUM	SUN	WHITE	SPRING
PCJ	2.0' CAL	27	PYRUS CALLERYANA JACK	PEAR JACK	14-16'	8-10'	MEDIUM	SUN	WHITE	SPRING
SHADE TREES										
KEY	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	COLOR	SEASON
AGRM	2.5' CAL	2	ACER GRANDIDENTATUM ROCKY MOUNTAIN GLOW	ROCKY MOUNTAIN GLOW MAPLE	20-30'	20-30'	LOW	SUN	GREEN-YELLOW	SPRING
CO	2.5' CAL	2	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	50-60'	40-50'	LOW	SUN	N/A	N/A
CC	2.5' CAL	2	CORYLUS COLURNA	TURKISH FILBERT	30-45'	25-30'	LOW	SUN	N/A	N/A
GDE	2.5' CAL	2	GYMNOCLADUS DIOICUS 'ESPRESSO'	SEEDLESS KENTUCKY COFFEETREE	50-60'	40-50'	LOW	SUN	YELLOW-GREEN	SPRING
QB	2.5' CAL	3	QUERCUS BICOLOR	SWAMP WHITE OAK	40-60'	40-60'	LOW	SUN TO FILTERED SHADE	N/A	N/A
QMU	2.5' CAL	1	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	35-50'	35-50'	LOW	SUN	N/A	N/A
UA	2.5' CAL	15	ULMUS ACCOLADE	ACCOLADE ELM	50-70'	30-40'	MEDIUM	SUN	N/A	N/A

**CITY OF BOULDER LANDSCAPE NOTES:**

- LANDSCAPING SCHEDULE: (A) NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 AND MARCH 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER-GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 AND SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. BARE ROOT STOCK SHALL NOT BE PLANTED AFTER APRIL 30 OR IF PLANTS HAVE BEGUN TO LEAF OUT. (B) NOTHING SHALL BE PLANTED DURING FREEZING OR EXCESSIVELY WINDY, HOT, OR WET WEATHER OR WHEN THE GROUND CONDITIONS CANNOT BE PROPERLY WORKED FOR DIGGING, MIXING, RAKING, OR GRADING. (C) NOTHING SHALL BE PLANTED UNTIL THE ADJACENT SITE IMPROVEMENTS, PAVEMENTS, IRRIGATION INSTALLATION AND FINISH GRADING IS COMPLETED. THE CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM IN THE PRESENCE OF THE DIRECTOR. THE IRRIGATION SYSTEM SHALL BE IN APPROVED, OPERATING CONDITION PRIOR TO ANY PLANTING.
- SITE PREPARATION AND ALL PLANTING SHALL BE COMPLETED, AT A MINIMUM, IN ACCORDANCE WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. SITE PREPARATION SHALL INCLUDE TILLING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES BELOW THE FINISHED GRADE, TOGETHER WITH SOIL AMENDMENTS THAT ARE APPROPRIATE TO ENSURE THE HEALTH AND SUSTAINABILITY OF THE LANDSCAPING TO BE PLANTED.
- TURF GRASS SHALL BE LIMITED TO A MAXIMUM OF 25 PERCENT OF ALL LANDSCAPE AREAS ON THE SITE.
- ALL PLANTING BEDS AND A 3-FOOT DIAMETER RING AT THE BASE OF EACH TREE WITHIN SOD OR SEEDED AREAS SHALL BE MULCHED WITH ORGANIC MULCH AT LEAST 4" DEEP.
- GRAVEL, ROCK MULCH, OR CRUSHER FINES SHALL NOT BE USED UNDER TREES OR ANY PLANTING AREAS. ROCK OR GRAVEL MAY ONLY BE USED AS A SPECIFIC ORNAMENTAL FEATURE IN LIMITED AREAS (SUCH AS AT THE BOTTOM OF A DRAINAGE SWALE OR DRY RIVER BED) OR AS A PEDESTRIAN PATH OR PATIO.
- WEED BARRIER FABRIC SHALL NOT BE USED IN ANY PLANTING AREAS.
- ALL PLANTS SHALL BE GROUPED BY WATER NEEDS. A MINIMUM OF 75 PERCENT OF ALL LANDSCAPED AREAS (INCLUDING ANY TURF GRASS) MUST USE LOW TO MODERATE WATER DEMAND PLANTS. THE LANDSCAPE SHALL BE DESIGNED SO THAT, AT MATURITY, NOT MORE THAN 10 PERCENT OF THE LANDSCAPED AREA IS EXPOSED MULCH.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM MUST BE ZONED TO DELIVER DIFFERENT APPROPRIATE AMOUNTS OF WATER TO DIFFERENT PLANT ZONES. THE SITE SHOULD BE IRRIGATED WITH DRIP IRRIGATION, BUBBLER, OR MICRO-SPRAY SYSTEMS. ALL TREES WILL BE ZONED SEPARATELY FROM TURF GRASS. ALL IRRIGATION ZONES SHALL USE A SMART SYSTEM THAT ADJUSTS FOR RAINFALL, SOIL MOISTURE, AND OTHER WEATHER FACTORS.
- PROTECTIVE MAINTENANCE: AN APPLICANT FOR CONSTRUCTION APPROVAL SHALL PROVIDE MAINTENANCE AND CARE FOR ALL EXISTING TREES REQUIRED TO BE PROTECTED IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO ANY PROJECT OR CONSTRUCTION SITE DURING CONSTRUCTION ACTIVITIES AND THE PUBLIC IMPROVEMENT WARRANTY PERIOD TO ENSURE THAT EXISTING TREES SURVIVE AND ARE NOT DAMAGED. REFER TO CHAPTER 3 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR ALL TREE PROTECTION REQUIREMENTS. (ONLY APPLICABLE TO EXISTING PUBLIC STREET TREES OR EXISTING PRIVATE TREES THAT WILL MEET THE STREET TREE REQUIREMENTS OF SECTION 9-9-13 BRC 1981)
- ALL NEW TREES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING WATER OR SEWER UTILITY LINES OR FROM LIGHT POLES OR OVERHEAD UTILITY POLES. ALL NEW UTILITY LINES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING PUBLIC STREET TREE.

**OTHER LANDSCAPE NOTES:**

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
- OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH ROLLED TOP STEEL EDGER.
- ALL SHRUB BED AREAS, PERENNIALS AND GROUND COVER SHALL BE MULCHED WITH 4" LAYER OF GORILLA HAIR MULCH. DO NOT USE WEED BARRIER FABRIC IN ANY OF THE LANDSCAPE BEDS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- PROVIDE 12" OF TOPSOIL IN ALL PLANTING AREAS THAT WERE PREVIOUSLY HARDCAPE.
- PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.
- CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
- REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
- REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.
- REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR TREE PROTECTION REQUIREMENTS.



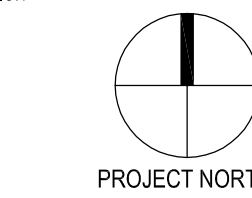


Boulder Western City  
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1155 Alpine Ave  
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Original Issue

Revisions

Key Plan and Orientation



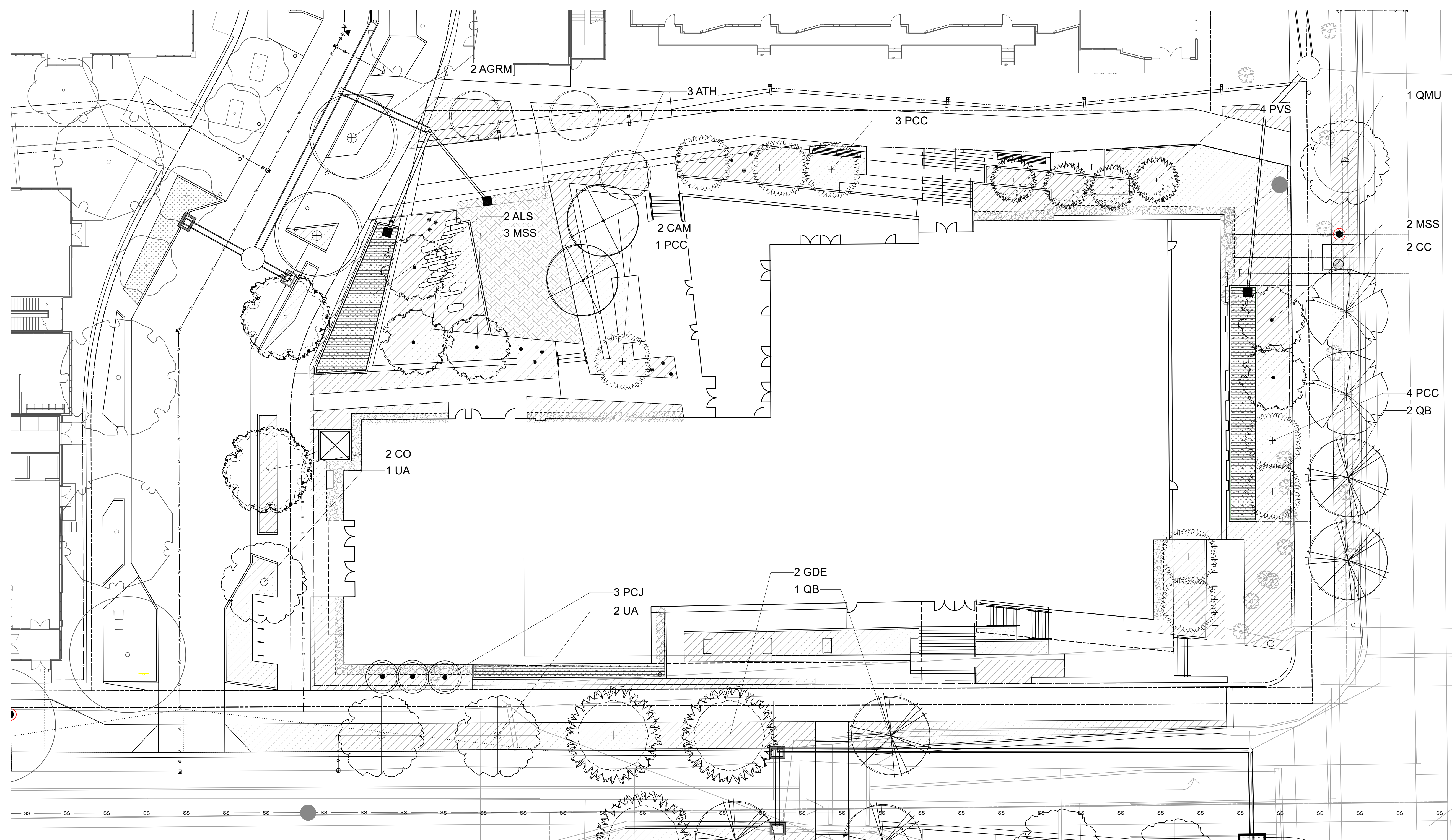
Sheet Status  
**NOT FOR CONSTRUCTION**

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**1-L4.02**

Current Issue

Current Issue Date



1 PLANTING PLAN  
Scale: 1/16" = 1'-0"

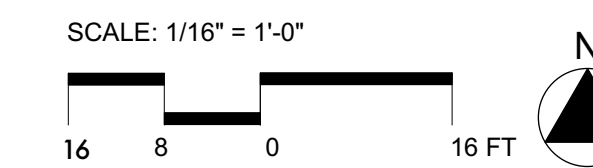
**SIGHT TRIANGLE NOTES:**  
PER BOULDER REVISED CODE 9-9-7(B):  
OBSTRUCTION PROHIBITED: NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SUBSECTION (C) OF THIS SECTION THAT OBSTRUCTS OR OBSCURES SIGHT DISTANCE VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS BY MORE THAN TWENTY-FIVE PERCENT OF THE TOTAL VIEW IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF THIRTY INCHES AND NINETY-SIX INCHES ABOVE THE ROADWAY SURFACE, EXCEPT FOR THE FOLLOWING:  
(1) LANDSCAPING, STRUCTURES, OR FENCES THAT PROTRUDE NO MORE THAN THIRTY INCHES ABOVE THE ADJACENT ROADWAY SURFACE MAY BE PERMITTED WITHIN THE SIGHT TRIANGLE AREA.  
(2) TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF NINETY-SIX INCHES ABOVE THE ROADWAY SURFACE AND THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES EXPECTED MATURE HEIGHT AND SIZE, DOES NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN TWENTY-FIVE PERCENT OF THE SIGHT TRIANGLE AREA.

**LEGEND**

- EXISTING TREE TO REMAIN
- PLANTING BED - SHRUBS, ORN GRASSES, VINES, PERENNIALS - 5 GAL SHRUBS, 1 GAL GRASSES AND PERENNIALS
- PLANTING BED - WATER QUALITY PLANTINGS
- ROCK MULCH
- LANDSCAPE EDGER

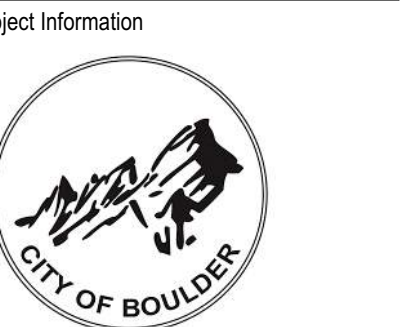
**TREE KEY**

ORNAMENTAL TREES			
KEY	SIZE	BOTANICAL NAME	COMMON NAME
ALS	2.0"	CAL AMELANCHIER LAEVIS SPRING FLURRY	SPRING FLURRY ALLEGHENY SERVICEBERRY
ATH	2.0"	CAL ACER TATARICUM HOT WINGS	HOT WINGS TATARIAN MAPLE
CAM	2.0"	CAL CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN
MSS	2.0"	CAL MALLUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PVS	2.0"	CAL PRUNUS VIRGINIANA 'SHUBERT'	SHUBERT OR CANADA RED CHOKEBERRY
PCC	2.0"	CAL PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
PCJ	2.0"	CAL PYRUS CALLERYANA JACK	PEAR JACK
SHADE TREES			
KEY	SIZE	BOTANICAL NAME	COMMON NAME
AGRM	2.5"	CAL ACER GRANDIDENTATUM ROCKY MOUNTAIN GLOW	ROCKY MOUNTAIN GLOW MAPLE
CO	2.5"	CAL CELTIS OCCIDENTALIS	WESTERN HACKBERRY
CC	2.5"	CAL CORYLLUS COLLURNA	TURKISH FILBERT
GDE	2.5"	CAL GYMNOCLADUS DIOICUS 'ESPRESSO'	SEEDLESS KENTUCKY COFFEETREE
QB	2.5"	CAL QUERCUS BICOLOR	SWAMP WHITE OAK
QMU	2.5"	CAL QUERCUS MUEHLENBERGII	CHINKAPIN OAK
UA	2.5"	CAL ULMUS ACCOLADE	ACCOLADE ELM

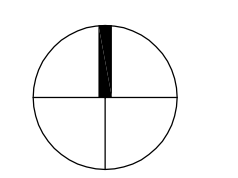


FOR DAB REFERENCE ONLY





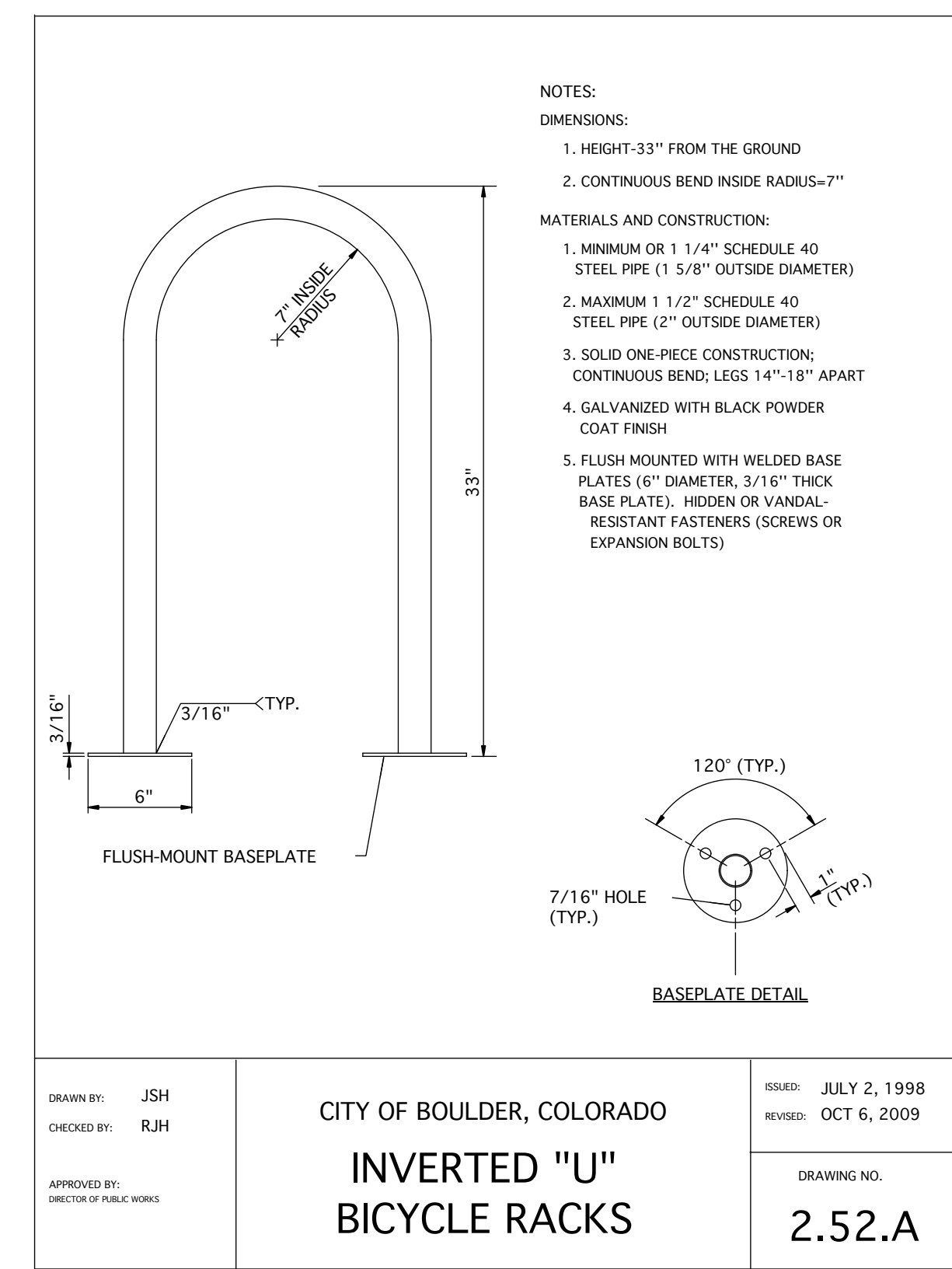
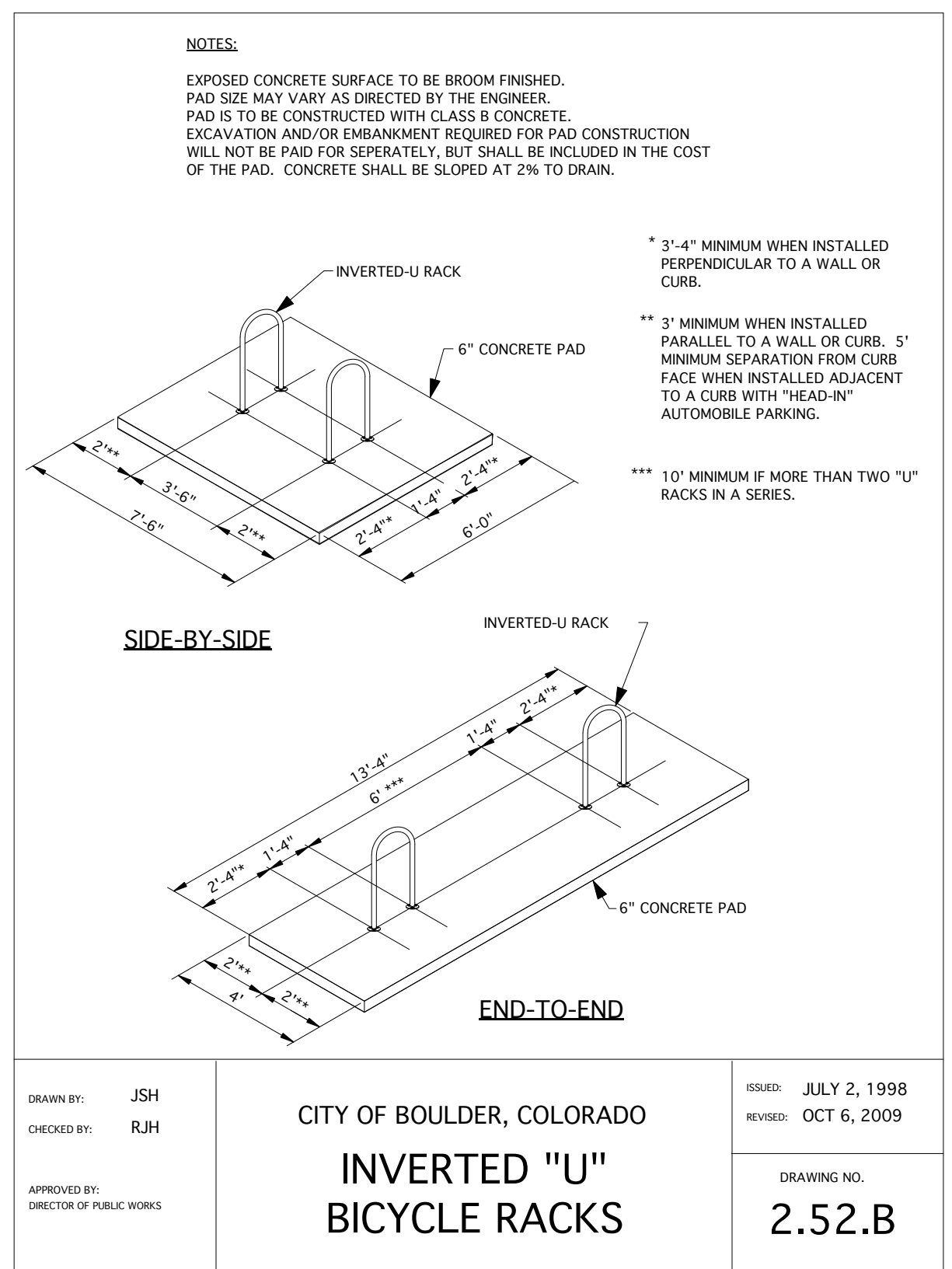
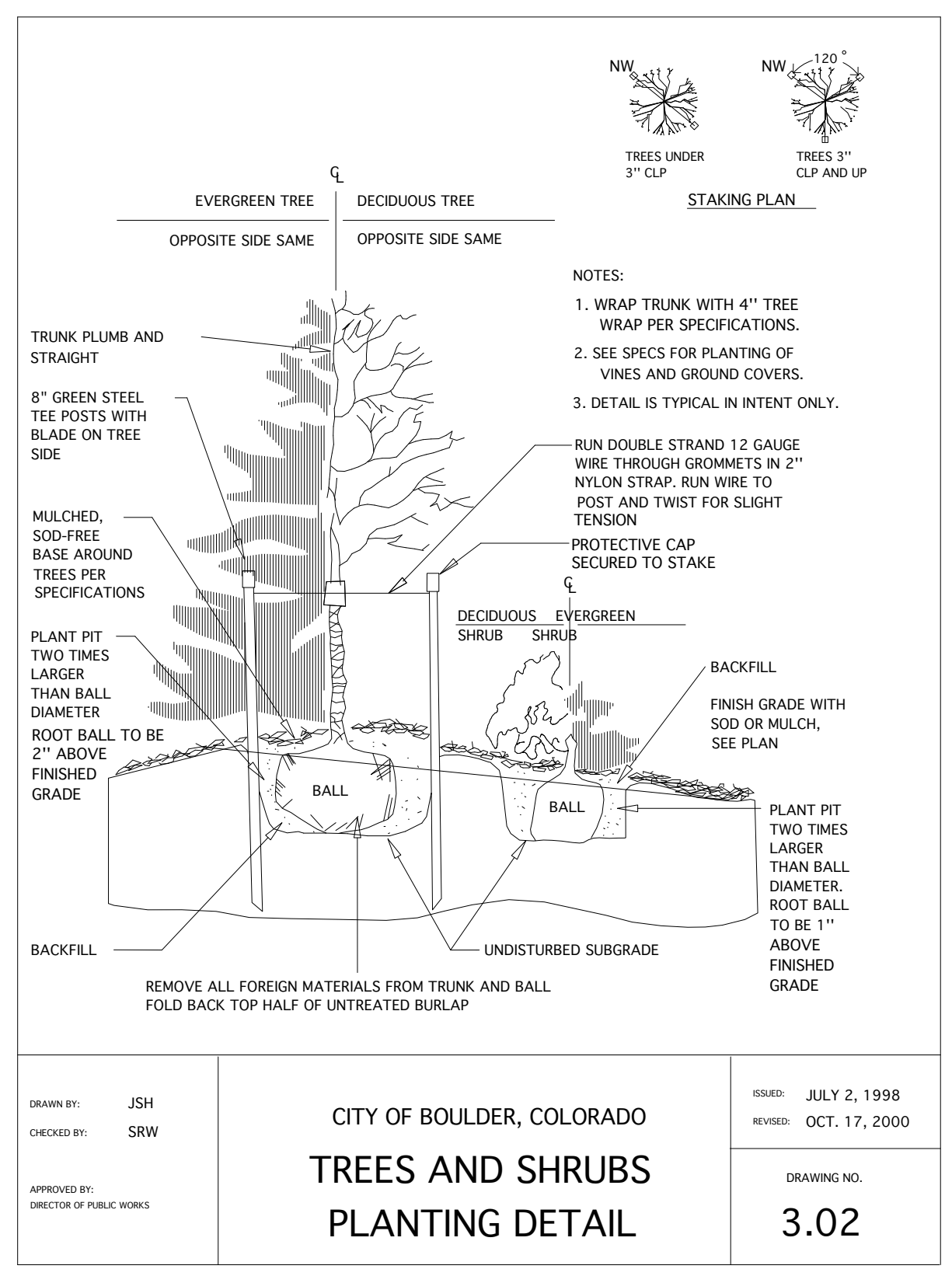
Boulder Western City  
Campus - Volume 1-Pavilion  
Office Building  
1155 Alpine Ave  
Boulder, CO 80302



Sheet Status  
**NOT FOR  
CONSTRUCTION**

Sheet Title  
**PLANTING  
DETAILS**

Sheet Number  
**1-L4.10**



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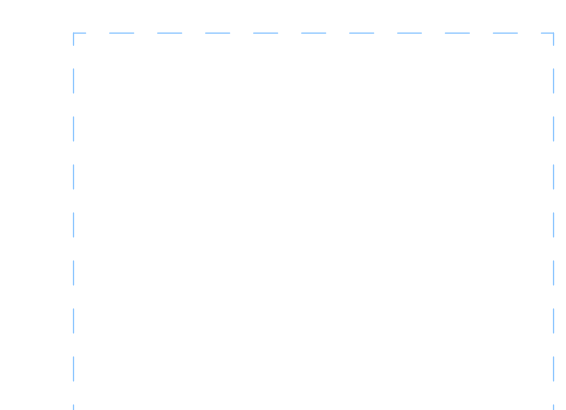


Boulder Western City  
Campus - Volume 1 -  
Pavilion Office Building

1155 Alpine Ave  
Boulder, CO 80302

Original Issue

Revisions



NOT FOR  
CONSTRUCTION

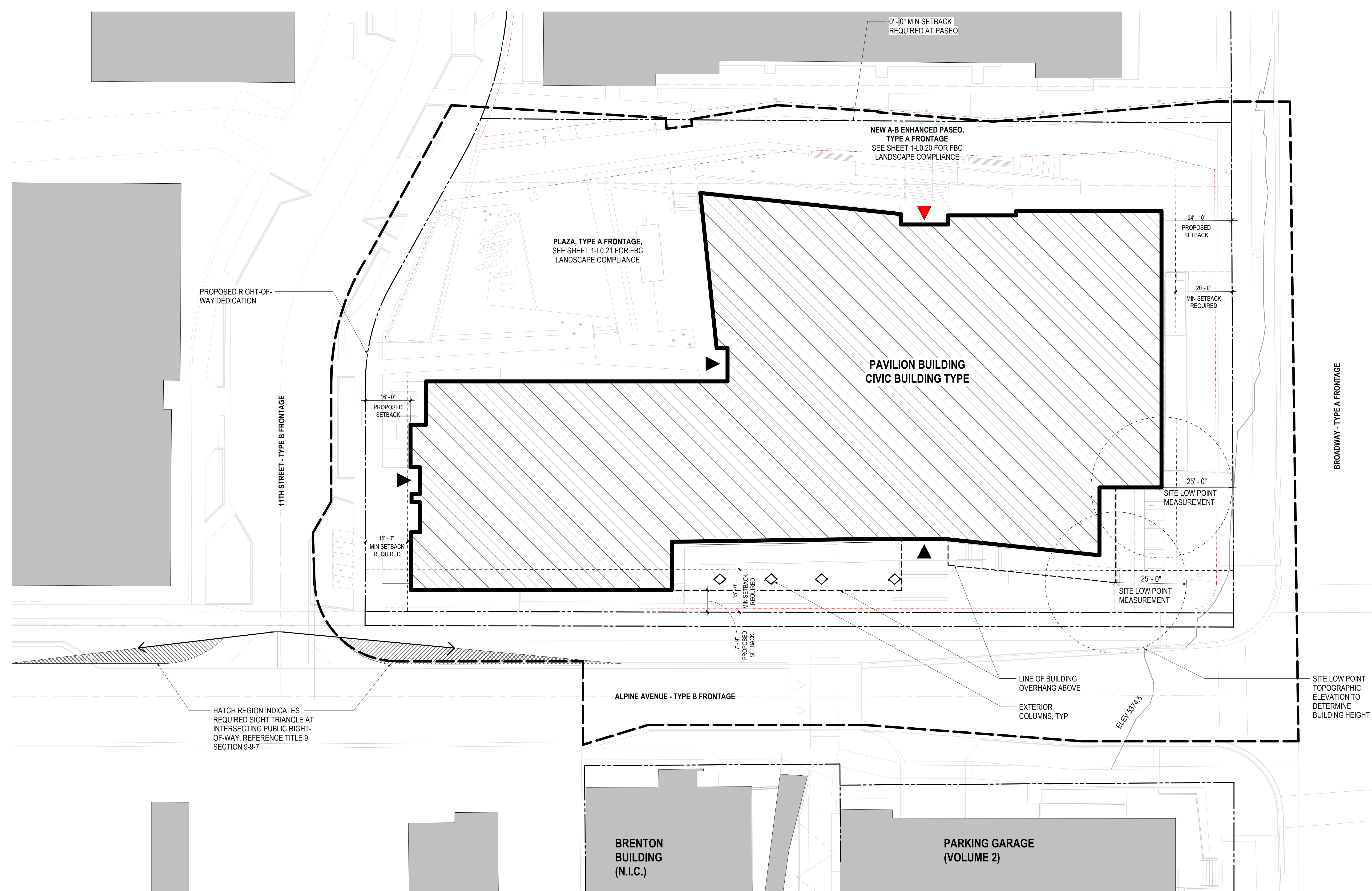
Sheet Title  
**PAVILION - FORM  
BASED CODE -  
ARCHITECTURAL SITE  
PLAN**

Sheet Number

**1-A0.00**

Current Issue  
**SITE REVIEW**

Current Issue Date  
**03/01/2024**



**PAVILION - FORM BASED CODE DIAGRAM - ARCHITECTURAL SITE PLAN**  
1-A0.00  
1/16" = 1'-0"

**CITY OF BOULDER TITLE 9 - LAND USE CODE APPENDIX M - FORM BASED CODE COMPLIANCE**

<p><b>CH. 1 - GENERAL PROVISIONS</b></p> <p><b>M-1-6 - REGULATING PLANS</b> (b) Alpine-Balsam Regulating Plan.</p> <p><b>CH. 2 - SITE DESIGN</b> Reference sheet 1-A0.00 for Architectural Site Plan and Civil and Landscape Drawings for Site Design compliance information.</p> <p><b>CH. 3 - BUILDING TYPES</b></p> <p><b>M-1-14 - DESCRIPTIONS OF BUILDING TYPES</b> (e) Civic Building Type. Refer to Section M-1-19 for requirements.</p> <p><b>M-1-19 - CIVIC BUILDING TYPE</b> Building Siting (1) Minimum Type A Frontage Build-to-Zone Coverage = none required (2) Type A Frontage Minimum Setback = 20' (3) Type B Frontage Minimum Setback = 15' (4) Minimum Rear Setback = 0' required at paseo (5) Maximum Building Length = none required (6) Maximum site impervious coverage: 50%, additional semi-pervious coverage: 20%. Reference sheet 1-L0.22 for compliance information.</p>	<p><b>Height:</b> (10) Overall: Minimum Height = 1 story Maximum Height = 5 stories up to 55' (11) All Stories Minimum Height = 9' Maximum Height = 18', 24' on a single story building Reference sheet 1-A0.01x series for compliance information.</p> <p><b>Uses:</b> (14) All Frontages &amp; Stories. Limited to museum, theater, governmental facilities, religious assemblies, transportation stations, park &amp; recreation uses, public schools consistent with chapter 9-6. (15) Required Occupied Building Space. Minimum 20' deep on all full height floors from any street facade.</p> <p><b>Facade &amp; Cap Requirements:</b> (18) Required Transparency on All Streets, Courtyards, &amp; Public Way Facades. Minimum 15%, measured per story of all stories. Reference sheet 1-A0.03 for compliance information. (19) Entrance Location &amp; Number. Principle entrance required on Type A frontage facade. (20) Entrance Configuration. No requirements other than principal entryway requirements. (21) Entrance/Ground Story Elevation Grade. 80% of entrances and the ground story shall be within 30" (vertically) of adjacent street sidewalk average elevation OR between 30" and 5" (vertically) with visible basement (transparency required). (24) Permitted Cap Types. Parapet, pitched, flat.</p>	<p><b>9-9-7 SIGHT TRIANGLES</b> Land Usage - 2 Lanes Additional Facilities - on-street parking Speed Limit 25mph Y distance (left) - 110 feet X distance (right) - 85 feet</p>
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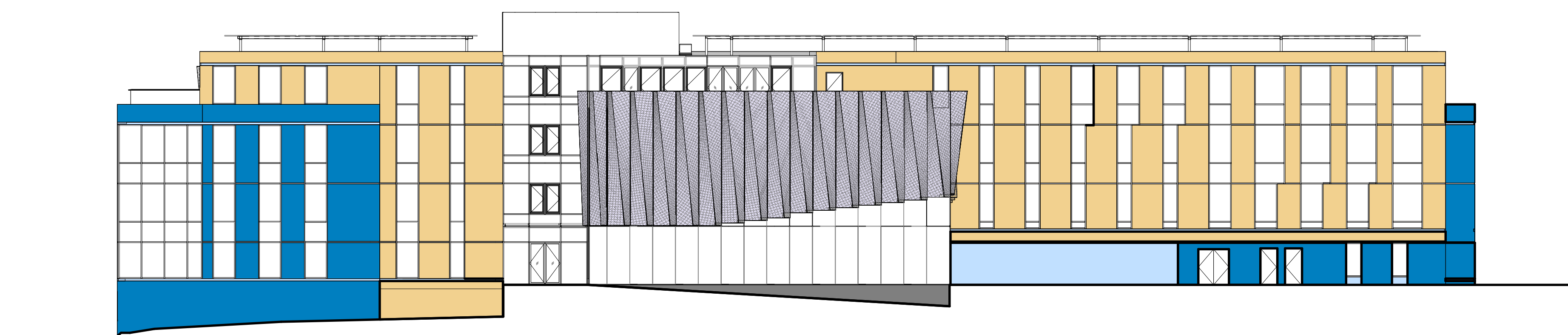








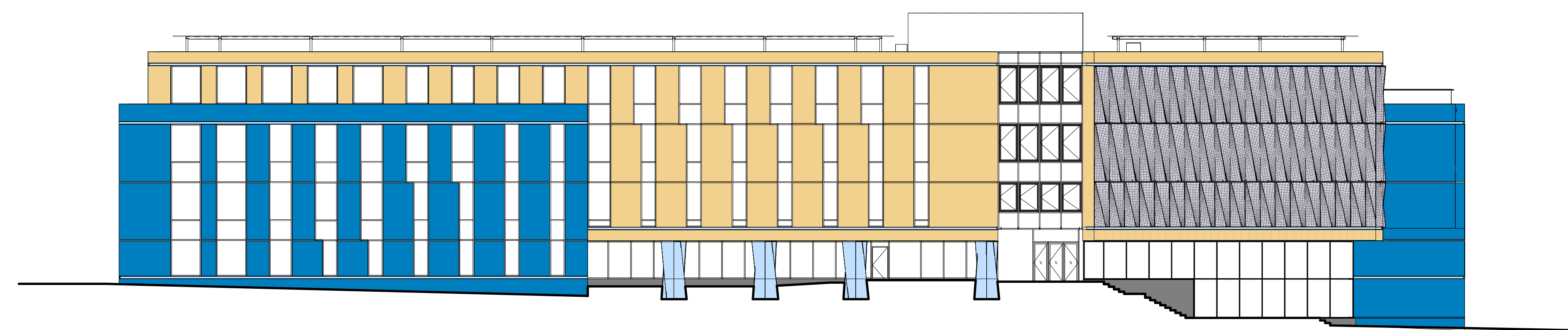




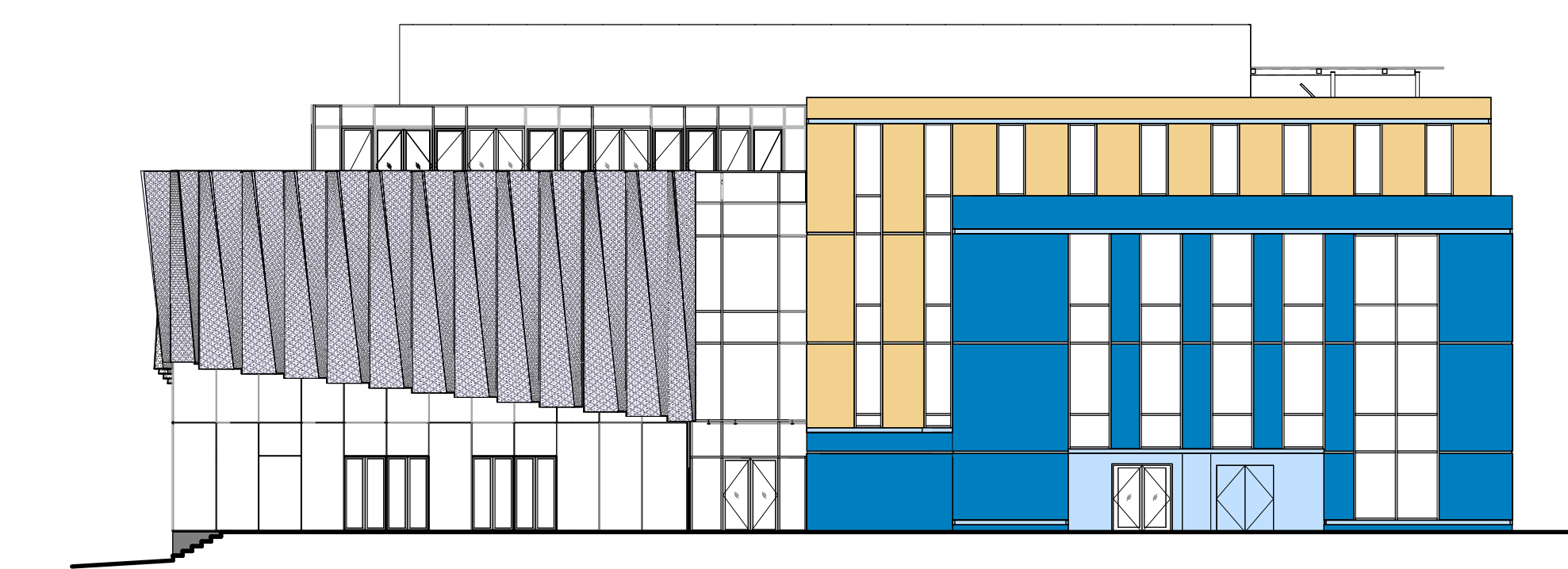
4 NORTH ELEVATION - FORM BASED CODE - ENVELOPE ASSEMBLY  
1-A0.02 1/16" = 1'-0"



2 EAST ELEVATION - FORM BASED CODE - ENVELOPE ASSEMBLY  
1-A0.02 1/16" = 1'-0"



1 SOUTH ELEVATION - FORM BASED CODE - ENVELOPE ASSEMBLY  
1-A0.02 1/16" = 1'-0"



3 WEST ELEVATION - FORM BASED CODE - ENVELOPE ASSEMBLY  
1-A0.02 1/16" = 1'-0"

FBC FACADE MATERIALS				
	NORTH	SOUTH	WEST	EAST
FRONTAGE TYPE	TYPE A	TYPE B	TYPE B	TYPE A
<b>MAJOR MATERIAL</b>	TYPE A STONE: 2 %	TYPE A STONE: 2 %	TYPE A STONE: 0 %	TYPE A STONE: 2 %
<b>80% Minimum Required</b>	TYPE B STONE: 28 %	TYPE B STONE: 38 %	TYPE B STONE: 45 %	TYPE B STONE: 61 %
	TYPE C STONE: 50 %	TYPE C STONE: 35 %	TYPE C STONE: 26 %	TYPE C STONE: 18 %
	METAL: 5 %	METAL: 5 %	METAL: 9 %	METAL: 9 %
	<b>80%</b>	<b>80%</b>	<b>80%</b>	<b>81%</b>
<b>MINOR MATERIAL</b>	METAL: 8 %	METAL PERF: 12 %	METAL PERF: 20 %	METAL: 4 %
<b>20% or Less Required</b>	METAL PERF: 12 %	METAL PERF: 20 %	METAL PERF: 20 %	METAL PERF: 15 %
	<b>20%</b>	<b>20%</b>	<b>20%</b>	<b>19%</b>

- TYPE A STONE
- TYPE B STONE
- TYPE C STONE
- METAL
- METAL - 50% PERFORATED SOLAR SCREEN

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Boulder Western City  
Campus - Volume 1 -  
Pavilion Office Building

1155 Alpine Ave  
Boulder, CO 80302

Original Issue

Revisions



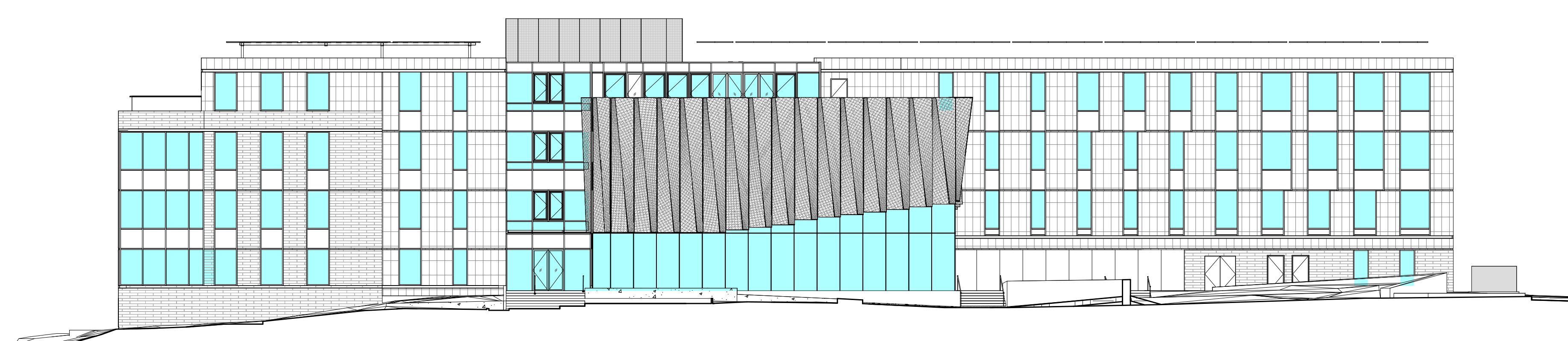
NOT FOR  
CONSTRUCTION

Sheet Title  
**PAVILION - FORM  
BASED CODE - FACADE  
TRANSPARENCY**

Sheet Number  
**1-A0.03**

Current Issue  
**SITE REVIEW**

Current Issue Date  
**03/01/2024**



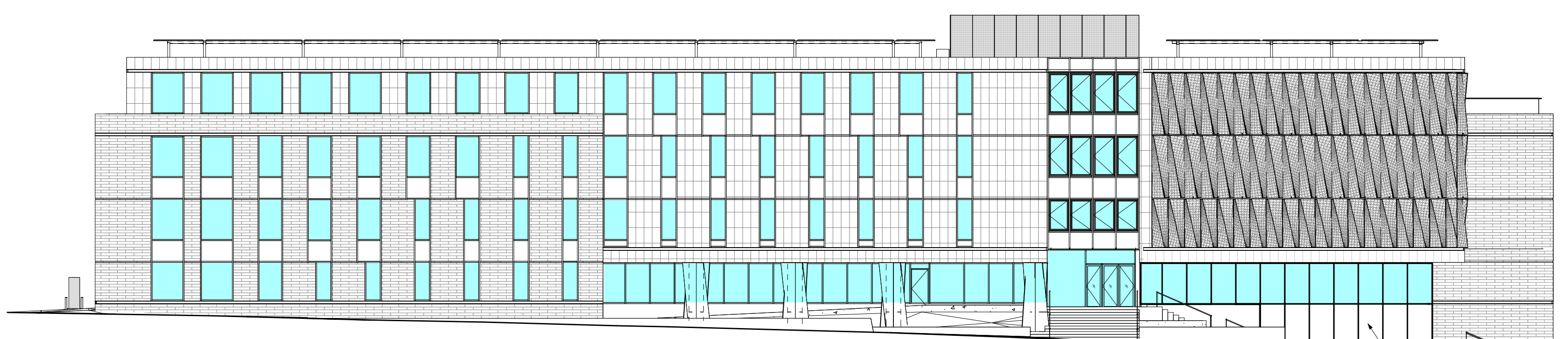
**4 NORTH ELEVATION - FORM BASED CODE - FACADE TRANSPARENCY**  
1-A0.03 1/16" = 1'-0"

FACADE TRANSPARENCY - Minimum 15% required, measured per story of all stories. Reference B.R.C. M-1-19.  
LEVEL 1 = 1220 / 2190 sf = 56%  
LEVEL 2 = 796 / 3193 sf = 27%  
LEVEL 3 = 637 / 3193 sf = 20%  
LEVEL 4 = 719 / 2876 sf = 25%



**3 EAST ELEVATION- FORM BASED CODE - FACADE TRANSPARENCY**  
1-A0.03 1/16" = 1'-0"

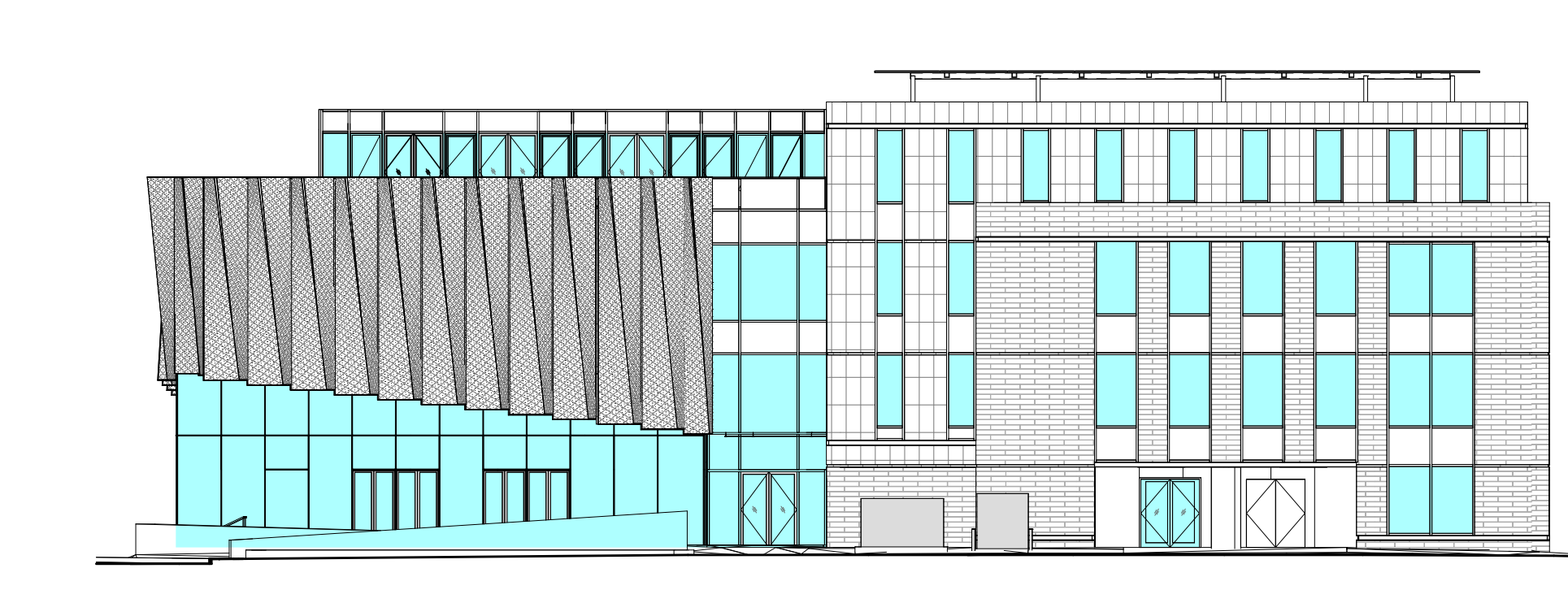
FACADE TRANSPARENCY - Minimum 15% required, measured per story of all stories. Reference B.R.C. M-1-19.  
LEVEL 1 = 440 / 918 sf = 48%  
LEVEL 2 = 298 / 1579 sf = 19%  
LEVEL 3 = 315 / 1596 sf = 20%  
LEVEL 4 = 276 / 1568 sf = 18%



**2 SOUTH ELEVATION-FORM BASED CODE - FACADE TRANSPARENCY**  
1-A0.03 1/16" = 1'-0"

FACADE TRANSPARENCY - Minimum 15% required, measured per story of all stories. Reference B.R.C. M-1-19.  
LEVEL 1 = 1332 / 2092 sf = 64%  
LEVEL 2 = 475 / 3220 sf = 15%  
LEVEL 3 = 516 / 3220 sf = 16%  
LEVEL 4 = 632 / 3000 sf = 21%

PORTION OF BASEMENT LEVEL  
EXPOSED ABOVE GRADE NOT  
INCLUDED IN TRANSPARENCY  
CALCULATION



**1 WEST ELEVATION- FORM BASED CODE - FACADE TRANSPARENCY**  
1-A0.03 1/16" = 1'-0"

FACADE TRANSPARENCY - Minimum 15% required, measured per story of all stories. Reference B.R.C. M-1-19.  
LEVEL 1 = 868 / 1230 sf = 71%  
LEVEL 2 = 488 / 1715 sf = 28%  
LEVEL 3 = 310 / 1715 sf = 20%  
LEVEL 4 = 400 / 1520 sf = 26%

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**Boulder Western City  
Campus - Volume 1 -  
Pavilion Office Building**  
1155 Alpine Ave  
Boulder, CO 80302  
Original Issue

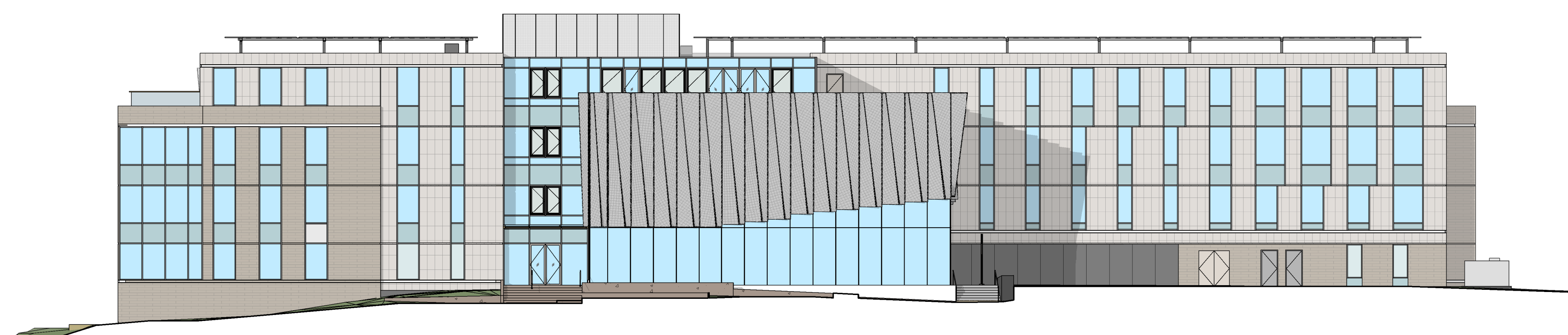


NOT FOR  
CONSTRUCTION

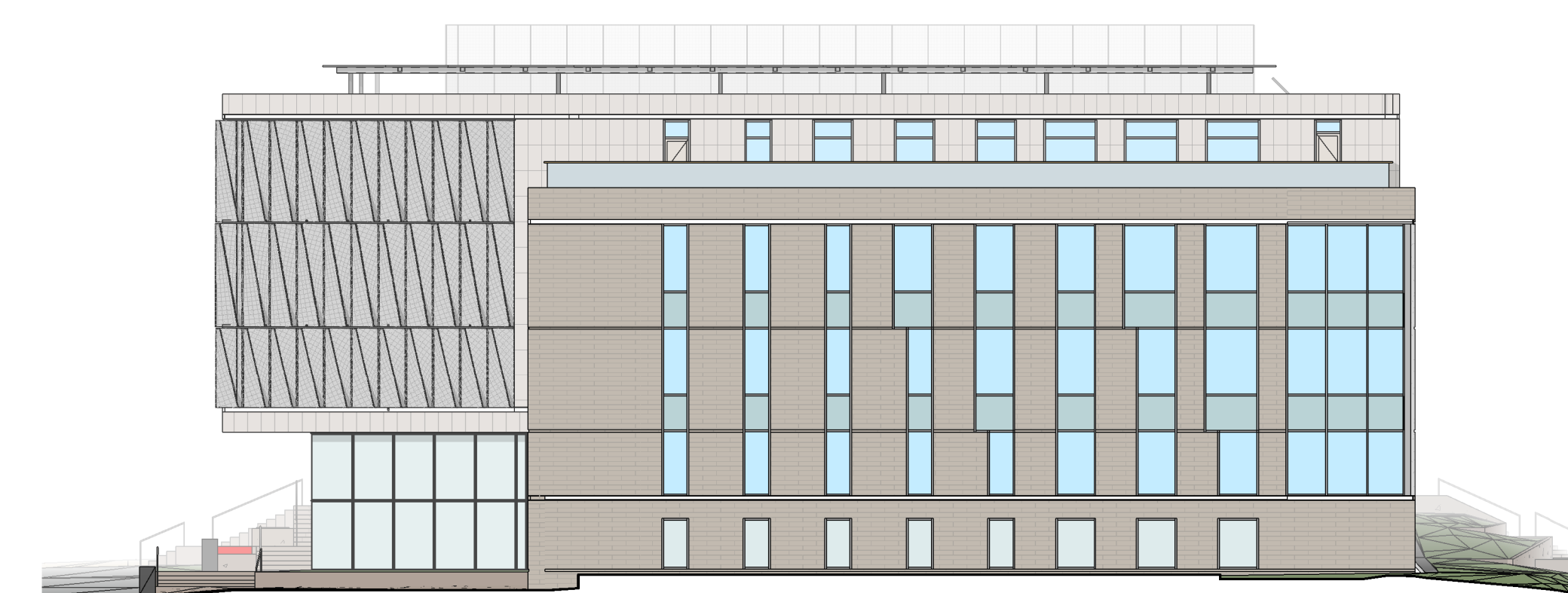
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**PAVILION - FORM  
BASED CODE -  
COLORED ELEVATIONS**

**1-A0.04**

Current Issue  
**SITE REVIEW**



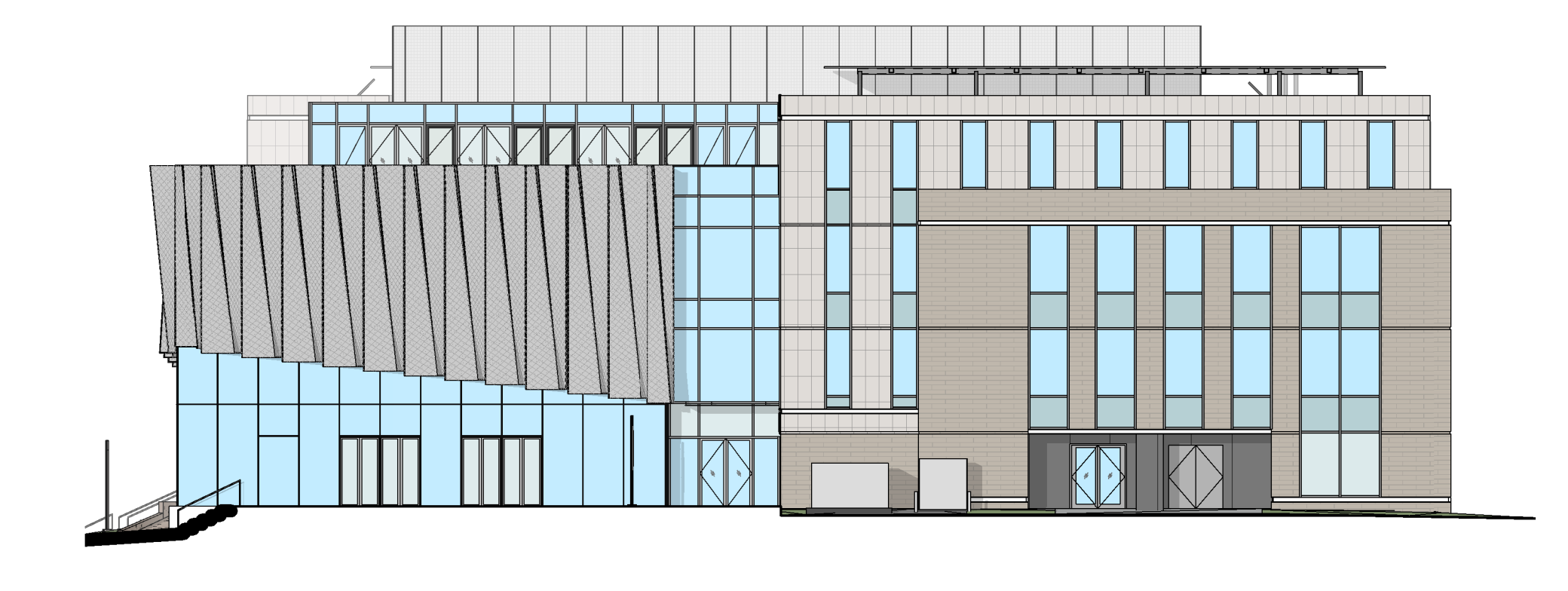
1  
1-A0.04  
GRAPHIC ELEVATION - NORTH  
1/16" = 1'-0"



2  
1-A0.04  
GRAPHIC ELEVATION - EAST  
1/16" = 1'-0"



3  
1-A0.04  
GRAPHIC ELEVATION - SOUTH  
1/16" = 1'-0"



4  
1-A0.04  
GRAPHIC ELEVATION - WEST  
1/16" = 1'-0"

**EXTERIOR MATERIALS**

- GLASS - VISION
- GLASS - SPANDREL
- GLASS - FRITTED
- STONE - HORIZONTAL COURSING
- STONE - VERTICAL COURSING
- METAL
- HORIZONTAL EXPRESSION





**SOLAR ANALYSIS WORKSHEET**

Property Zone District: MU-1 (Confirm this is correct) Solar Fence Height: 25

Roof Element	STEP 1 Elevation of Roof Element (y)	STEP 2		STEP 3		STEP 4	
		Elevation of Grade at Property Line (x)		Relative Height of Roof Element (h)		Length of Shadow (L)	
		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
EXAMPLE	119.9	102.5	99.5	17.4	20.4	14.3	22.3
WEST	5430.79	5382.19		48.6		62.5	
EAST	5435.05	5378.38		56.7		84	
WEST	5437.11		5382.00		55.1		79.8
EAST	5433.50		5378.91		54.6		78.4

Solar Access - Reference section 9-9-17

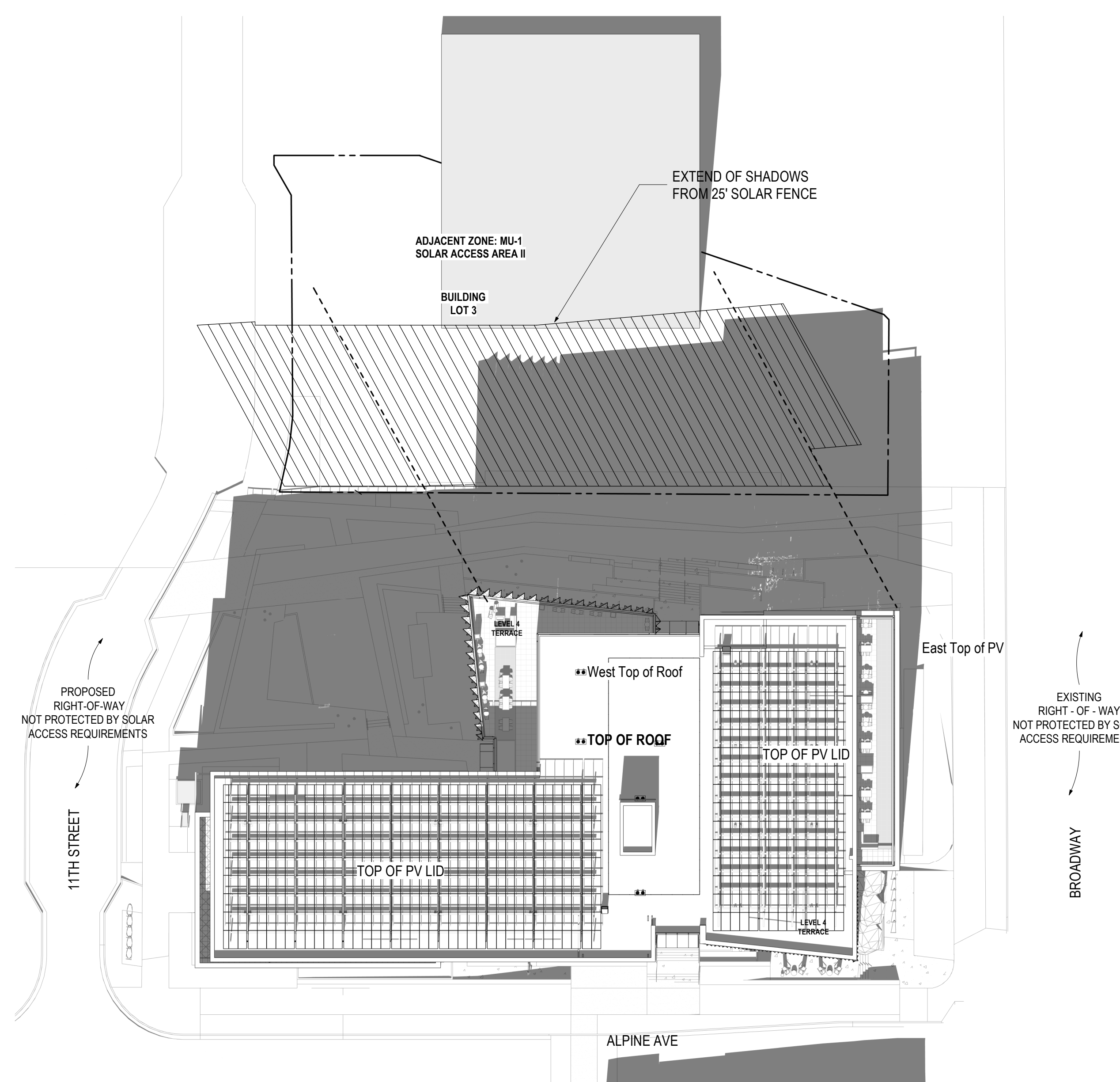
(c) Solar Access Areas Established

(2) Solar Access Area II (RL-2, RM, MU-1, MU-3, RMX, RH-1, RH-2, RH-3, RH-4, RH-5 and I). SA Area II is designed to protect solar access principally for rooftops in areas where, because of planned density, topography or lot configuration or orientation, the preponderance of lots therein currently enjoy such access and where solar access of this nature would not unduly restrict permissible development. SA Area II includes all property in RL-2, RM, MU-1, MU-3, RMX, RH-1, RH-2, RH-3, RH-4, RH-5 and I zoning districts.

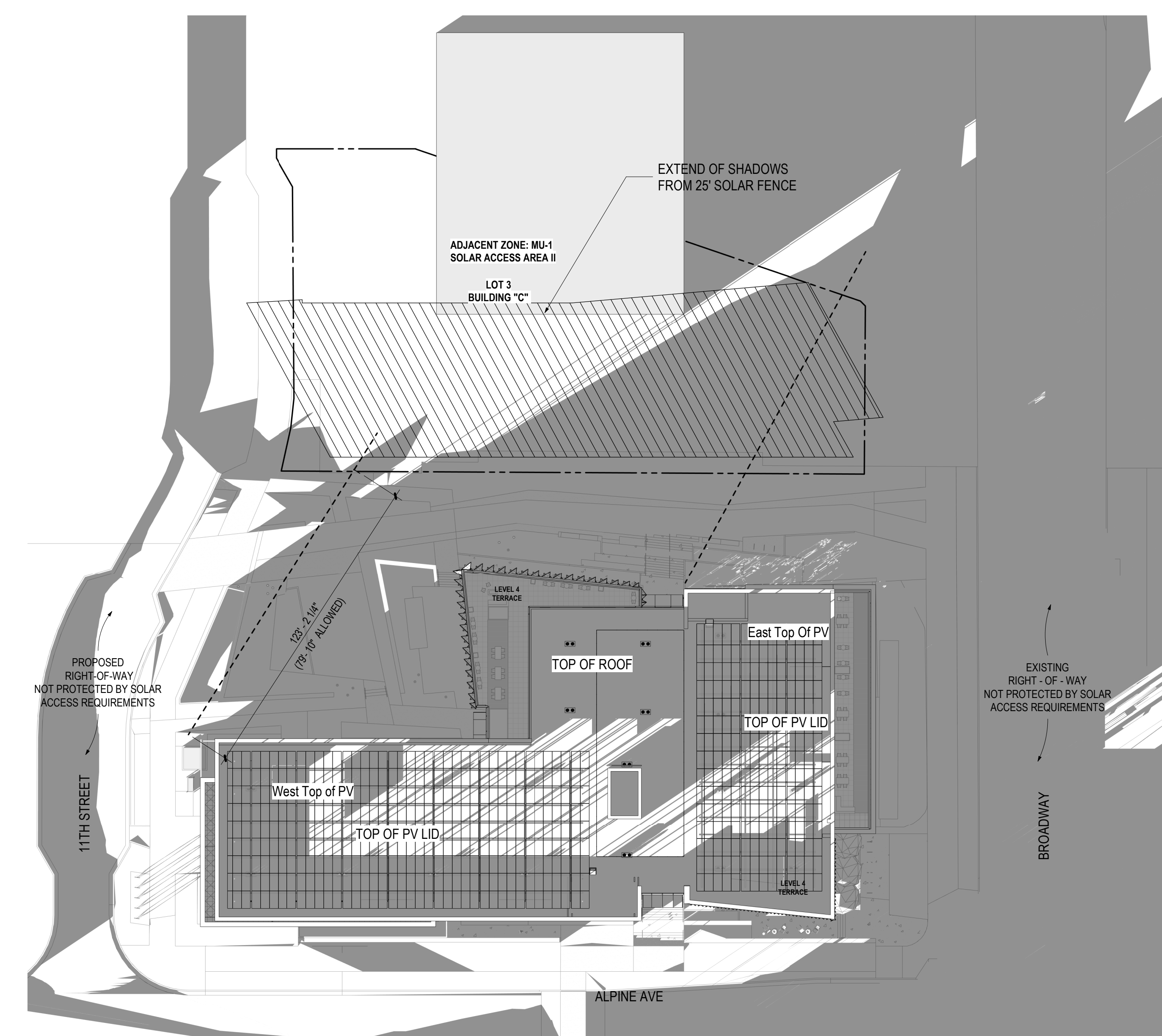
(d) Solar Access Protection

(1) Solar Fence. A solar fence is hereby hypothesized for each lot located in SA Area I and SA Area II. Each solar fence completely encloses the lot in question, and its foundation is contiguous with the lot lines. Such fence is vertical, is opaque and lacks any thickness.

(3) No person shall erect an object or structure on any other lot that would shade a protected lot in SA Area II to a greater degree than the lot would be shaded by a solar fence twenty-five feet in height, between two hours before and two hours after local solar noon on a clear winter solstice day.



1 SHADOW ANALYSIS 12/21/2023 - 10 AM  
1-A0.05



2 SHADOW ANALYSIS 12/21/2023 - 2 PM  
1-A0.05

FOR DAB REFERENCE ONLY



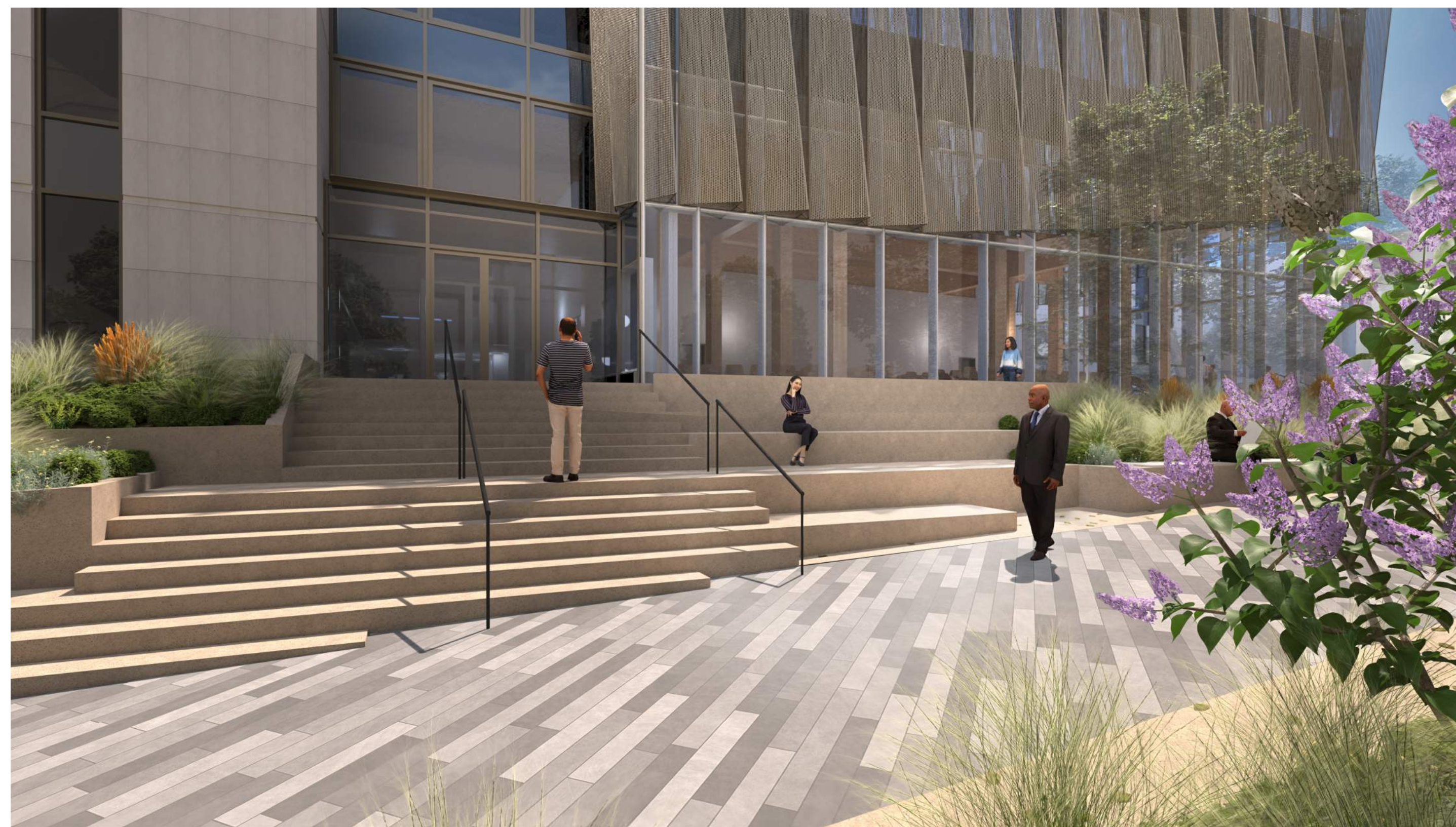
NOTES:  
IMAGES REPRESENT THREE-DIMENSIONAL PERSPECTIVES ILLUSTRATING THE SURROUNDING CONTEXT FOR VIEW AND SCALE



PERSPECTIVE — SOUTHEAST VIEW FROM CAMPUS GATEWAY AT BROADWAY AND ALPINE AVE



PERSPECTIVE — NORTHEAST VIEW FROM BROADWAY AND PASEO



PERSPECTIVE — NORTH ENTRY



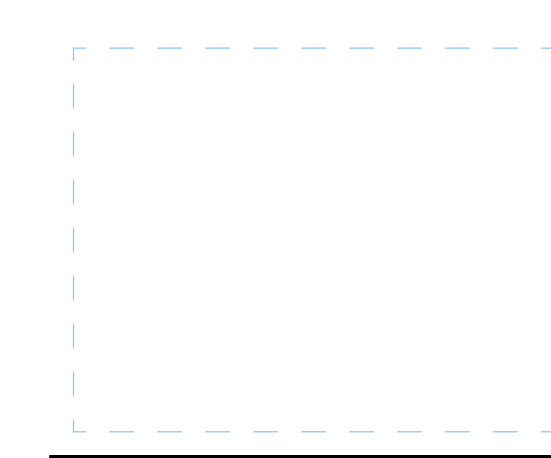
PERSPECTIVE — NORTHWEST VIEW FROM PLAZA



PERSPECTIVE — SOUTHWEST ENTRY



PERSPECTIVE — NORTHWEST VIEW FROM 11TH STREET



FOR DAB REFERENCE ONLY



NOTES:  
IMAGES REPRESENT THREE-DIMENSIONAL PERSPECTIVES ILLUSTRATING THE SURROUNDING CONTEXT FOR VIEW AND SCALE



PERSPECTIVE — SOUTHWEST VIEW FROM ALPINE AVE AND 11TH STREET



PERSPECTIVE — SOUTH FACADE - ENTRY AT STAIR



PERSPECTIVE — SOUTH FACADE - ENTRY



PERSPECTIVE — PARKING GARAGE AT ALPINE



SECTION PERSPECTIVE - ALONG BROADWAY



PERSPECTIVE — PARKING GARAGE AT BROADWAY



FOR DAB REFERENCE ONLY



FOR DAB REFERENCE ONLY

Sheet Size: 34 x 44 2/28/2024 6:12:19 PM

### FBC - EXTERIOR MATERIALS BOARD

- PERFERATED METAL PANEL (BRONZE VARIATION)
- METAL WALL PANEL (BRONZE VARIATION)
- STONE TYPE C (COTTONWOOD LIMESTONE) VERTICAL ORIENTATION, HONED FINISH
- WOOD SOFFIT AT SOUTH ENTRANCE
- STONE TYPE B (COLORADO BUFF SANDSTONE) HORIZONTAL ORIENTATION, ROUGH FINISH
- MORTAR GROUT FOR STONE TYPE B



INSULATED GLASS UNIT, FIBERGLASS FRAME  
 INSULATED GLASS UNIT, FINISH, 303 ANTHRACITE

FROSTED OR FRITTED INSULATED GLASS AT LEVEL 1  
 INSULATED GLASS UNIT

- Consultant
- CIVIL**  
**THE SANTAS GROUP**  
 801 FRONT STREET, SUITE 200  
 LOUISVILLE, CO 80521  
 T 303.481.2115
- ENTITLEMENTS**  
**STUDIO ARCHITECTURE**  
 2065 16TH STREET, #1190  
 BOULDER, CO 80501  
 T 720.481.1167
- LANDSCAPE**  
**STUDIO TERRA INC.**  
 196 CLARK CIRCLE  
 LOUISVILLE, CO 80521  
 T 303.664.9100
- STRUCTURAL**  
**ANTHEM STRUCTURAL ENGINEERS**  
 PLATONON OFFICE PARK  
 2115 CENTRAL AVENUE  
 BOULDER, CO 80501  
 T 303.448.8407
- MEP**  
**BRANCH PATTERN**  
 244 BALANCE STREET  
 DENVER, CO 80205  
 T 303.382.1852
- LIGHTING**  
**AE DESIGN**  
 1608 WALDE STREET, 4050  
 DENVER, CO 80202  
 T 303.266.3034
- AV/TECHNOLOGY/SECURITY**  
**SALAS O'BRIEN**  
 400 MARVELLUS CT. N. SUITE 200  
 BOULDER, CO 80501  
 T 303.448.5900

Full Design Team Roster on Sheet A0.02

Client and Project Information



**Boulder Western City  
 Campus - Volume 1 -  
 Pavilion Office Building**  
 1155 Alpine Ave  
 Boulder, CO 80302  
 Original Issue

Revisions



Sheet Status

NOT FOR CONSTRUCTION

Sheet Title

PAVILION - FORM BASED CODE - MATERIALS BOARD

Sheet Number

# 1-A0.08

Current Issue

SITE REVIEW

Current Issue Date

03/01/2024



FOR DAB REFERENCE ONLY

FLOOR PLAN LEGEND FLOOR PLAN NOTES

- NEW CONSTRUCTION
- EXISTING TO REMAIN

- ALL WALLS SUPPORTED AT RAISED FLOOR AND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
- REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION AT EXTERIOR WALLS AND SOFFIT ASSEMBLIES.
- REFER TO LIFE SAFETY SHEET 1-LS0.01 FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES.
- SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS IN WALLS.
- ALL DOORS ARE 4" FROM FACE OF SCHEDULED PARTITION TO INSIDE FACE OF FRAME UNLESS NOTED OTHERWISE.
- SEE SHEET 1-GO.03 FOR LEGENDS AND ABBREVIATIONS.
- ALL WALLS TYPE (03).



DENVER  
 LOS ANGELES  
 NEW YORK  
 PORTLAND  
 SEATTLE  
 WASHINGTON, DC  
 VANCOUVER, BC  
 1624 Market Street,  
 Suite 250  
 Denver, Colorado 80202  
 303.557.6420  
 www.zgf.com

ZGF Project Number R26192

Consultant  
 CIVIL  
 THE SANTAS GROUP  
 807 FRONT STREET, SUITE 200  
 LOUISVILLE, CO 80202  
 730.481.2110

ENTITLEMENTS  
 STUDIO ARCHITECTURE  
 296 56TH STREET #1790  
 BOULDER, CO 80501  
 730.481.1927

LANDSCAPE  
 STUDIO TERRA INC.  
 786 CLAY CIRCLE  
 LOUISVILLE, CO 80202  
 730.568.9100

STRUCTURAL  
 ANTHEM STRUCTURAL ENGINEERS  
 PLATFORM OFFICE PARK  
 211 CENTRAL AVENUE  
 BOULDER, CO 80501  
 730.548.8407

MEP  
 BRANCH PATTERN  
 244 WALNUT STREET  
 DENVER, CO 80202  
 730.380.1800

LIGHTING  
 A/E DESIGN  
 1608 WADE STREET, 4050  
 DENVER, CO 80202  
 730.296.3034

AV/TECHNOLOGY/SECURITY  
 SALAS O'BRIEN  
 4600 WATKINS CT. N. SUITE 200  
 BOULDER, CO 80504  
 730.388.5900

Full Design Team Roster on Sheet A0.02

Client and Project Information



Boulder Western City  
 Campus - Volume 1 -  
 Pavilion Office Building  
 1155 Alpine Ave  
 Boulder, CO 80302  
 Original Issue

Revisions

NO.	DATE	DESCRIPTION



PROJECT NORTH  
 0' 4' 8' 16' 32'

Sheet Status

NOT FOR CONSTRUCTION

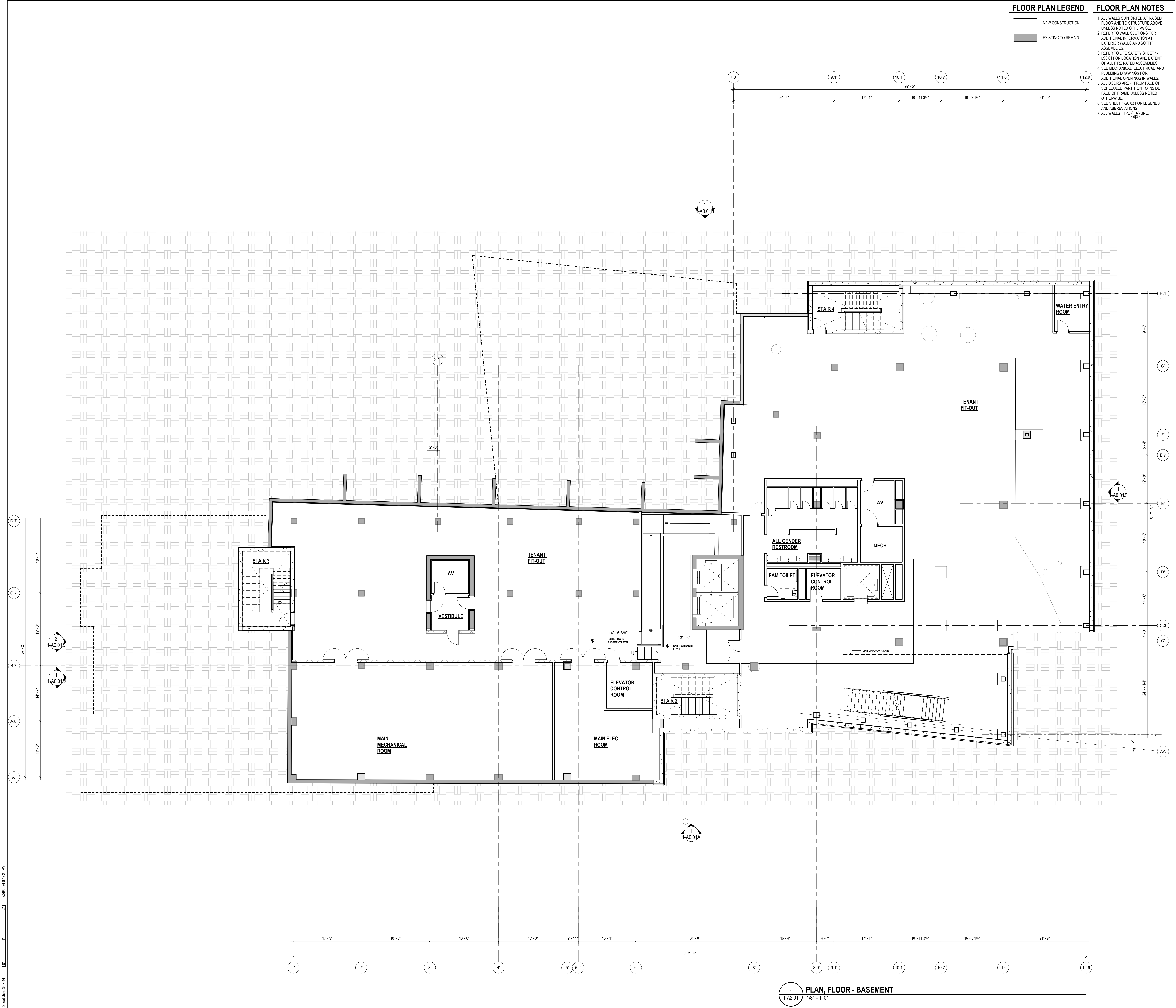
PLAN, BASEMENT

Sheet Number

1-A2.01

SITE REVIEW

03/01/2024

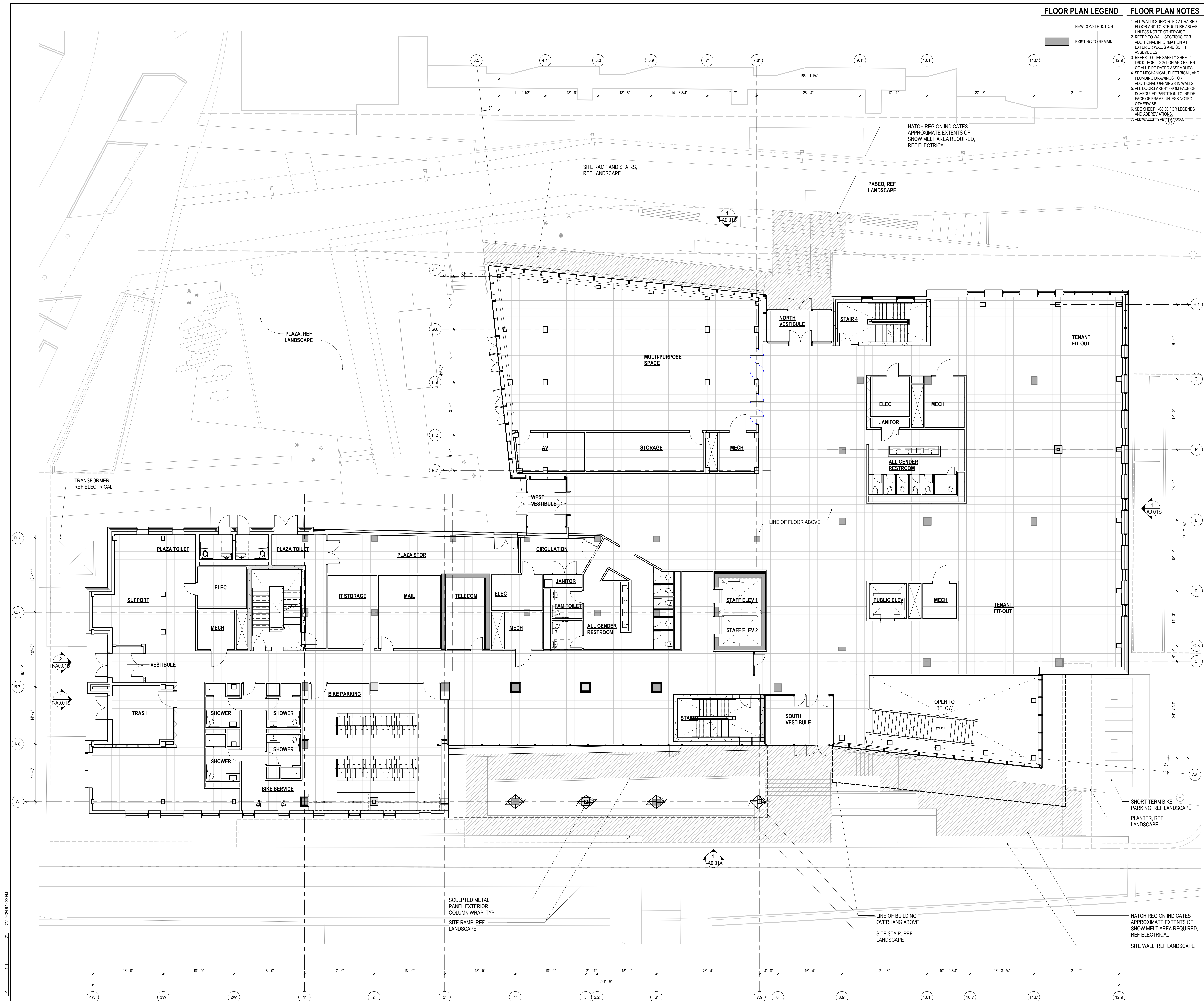


1  
 1-A2.01  
 1/8" = 1'-0"  
 PLAN, FLOOR - BASEMENT

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- FLOOR PLAN LEGEND**
- NEW CONSTRUCTION
  - EXISTING TO REMAIN
- FLOOR PLAN NOTES**
- ALL WALLS SUPPORTED AT RAISED FLOOR AND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
  - REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION AT EXTERIOR WALLS AND SOFFIT ASSEMBLIES.
  - REFER TO LIFE SAFETY SHEET 1-LS0.01 FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES.
  - SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS IN WALLS.
  - ALL DOORS ARE 4" FROM FACE OF SCHEDULED PARTITION TO INSIDE FACE OF FRAME UNLESS NOTED OTHERWISE.
  - SEE SHEET 1-GO.03 FOR LEGENDS AND ABBREVIATIONS.
  - ALL WALLS TYPE FA UNLESS NOTED OTHERWISE.

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ZGF Project Number: R26192

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A/E DESIGN  
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Full Design Team Roster on Sheet A0.02

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CITY OF BOULDER

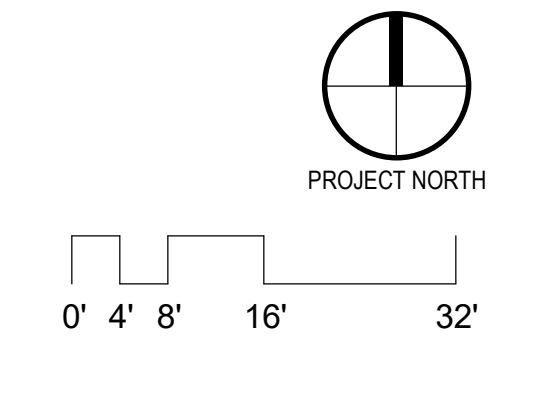
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PLAN, LEVEL 1

1-A2.11

SITE REVIEW

03/01/2024

1 PLAN, FLOOR - LEVEL 1  
1-A2.11 1/8" = 1'-0"

Sheet Size: 34 x 44  
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FLOOR PLAN LEGEND FLOOR PLAN NOTES

- NEW CONSTRUCTION
- EXISTING TO REMAIN

- ALL WALLS SUPPORTED AT BASED FLOOR AND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
- REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION AT EXTERIOR WALLS AND SOFFIT ASSEMBLIES.
- REFER TO LIFE SAFETY SHEET 1-LS01 FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES.
- SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS IN WALLS.
- ALL DOORS ARE 4" FROM FACE OF SCHEDULED PARTITION TO INSIDE FACE OF FRAME UNLESS NOTED OTHERWISE.
- SEE SHEET 1-GO.03 FOR LEGENDS AND ABBREVIATIONS.
- ALL WALLS TYPE (C) UNLESS NOTED OTHERWISE.



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7303-481-1167

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7303-448-8407

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LIGHTING  
A/E DESIGN  
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DENVER, CO 80202  
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Full Design Team Roster on Sheet A0.02

Client and Project Information



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PROJECT NORTH

0' 4' 8' 16' 32'

Sheet Status

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Sheet Title

PLAN, LEVEL 2

Sheet Number

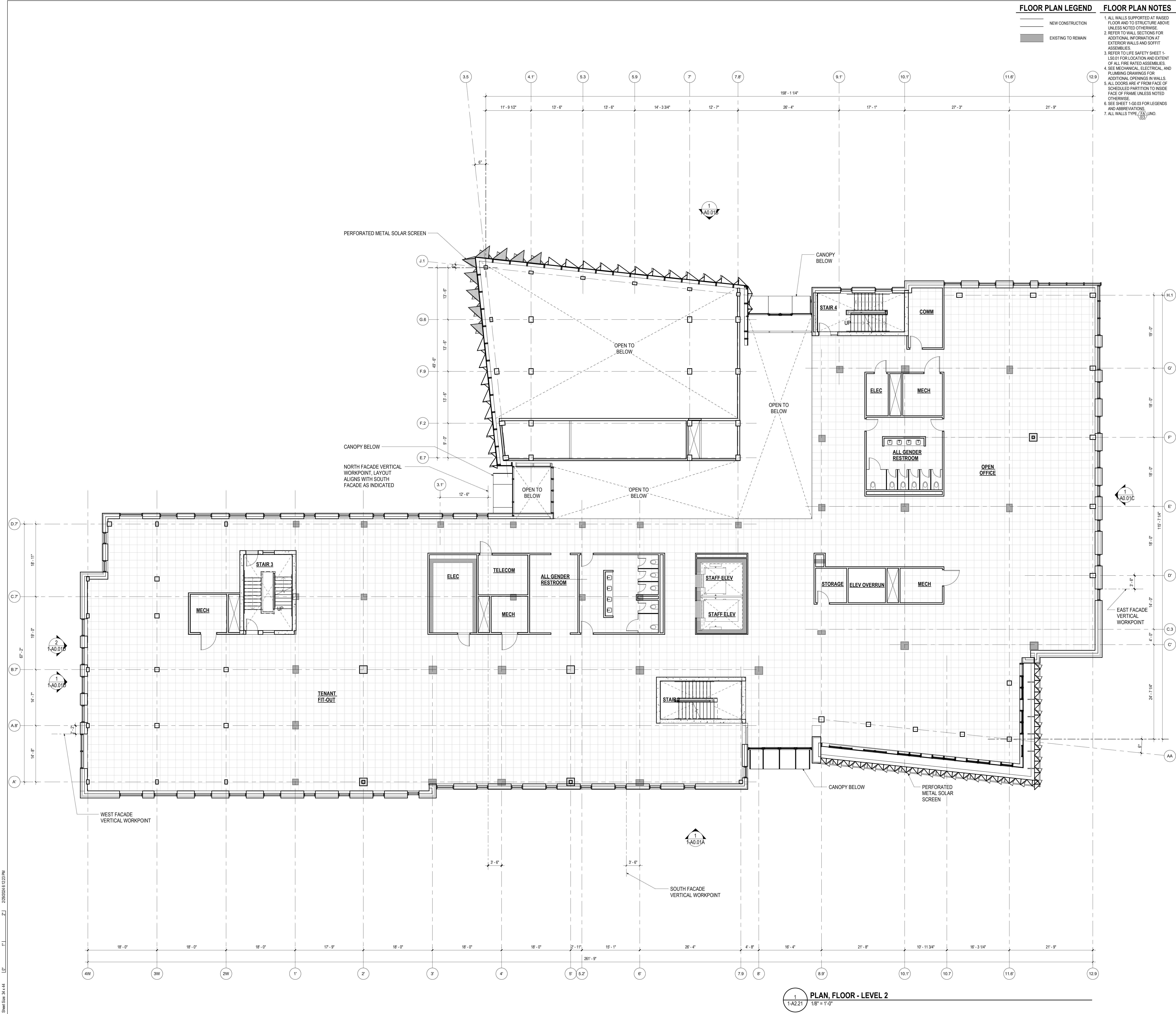
1-A2.21

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Current Issue Date

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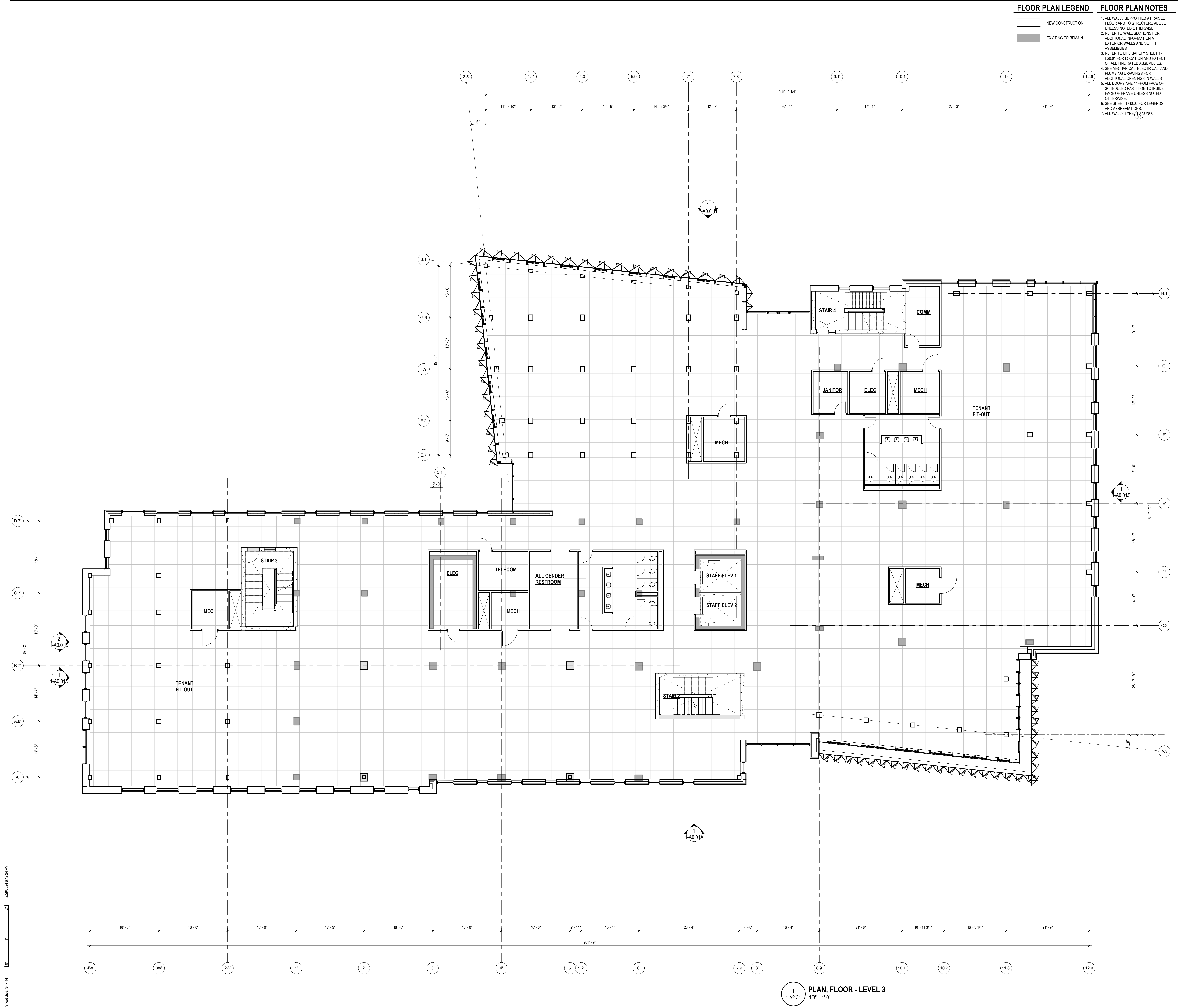


1 PLAN, FLOOR - LEVEL 2  
1/8" = 1'-0"

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2/28/2024 6:12:23 PM



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**FLOOR PLAN LEGEND**

NEW CONSTRUCTION  
EXISTING TO REMAIN

**FLOOR PLAN NOTES**

1. ALL WALLS SUPPORTED AT RAISED FLOOR AND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
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3. REFER TO LIFE SAFETY SHEET 1-LS0.01 FOR LOCATION AND EXTENT OF ALL FIRE RATED ASSEMBLIES.
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6. SEE SHEET 1-G0.03 FOR LEGENDS AND ABBREVIATIONS.
7. ALL WALLS TYPE 1-FA UNO.

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Full Design Team Roster on Sheet A0.02

Client and Project Information

**CITY OF BOULDER**

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PROJECT NORTH

0' 4' 8' 16' 32'

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Sheet Title  
**PLAN, LEVEL 3**

Sheet Number  
**1-A2.31**

Current Issue  
**SITE REVIEW**

Current Issue Date  
**03/01/2024**

1  
1-A2.31  
1/8" = 1'-0"

**PLAN, FLOOR - LEVEL 3**

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FLOOR PLAN LEGEND FLOOR PLAN NOTES

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7303 481 1167

LANDSCAPE  
**STUDIO TERRA INC.**  
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LONGMERE, CO 80501  
7303 481 6100

STRUCTURAL  
**ANTHEM STRUCTURAL ENGINEERS**  
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7303 448 8407

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7303 382 1882

LIGHTING  
**AE DESIGN**  
100 WADE STREET, 4050  
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PROJECT NORTH

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Sheet Title

PLAN, LEVEL 4

Sheet Number

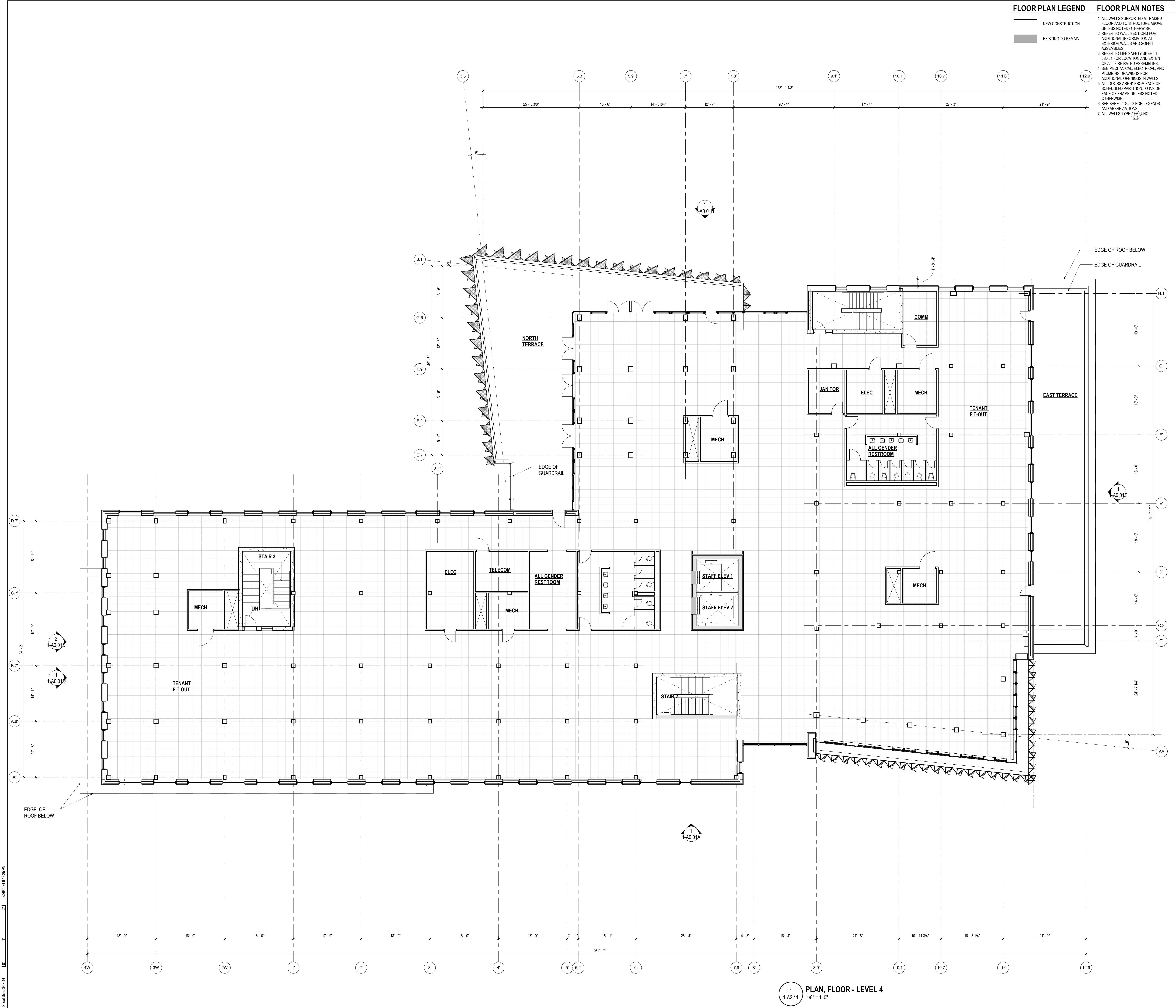
1-A2.41

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1 PLAN, FLOOR - LEVEL 4  
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FLOOR PLAN LEGEND FLOOR PLAN NOTES

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- SEE SHEET 1-GO-03 FOR LEGENDS AND ABBREVIATIONS.
- ALL WALLS TYPE (03).



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LANDSCAPE  
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LIGHTING  
**AE DESIGN**  
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DENVER, CO 80202  
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Client and Project Information



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PROJECT NORTH

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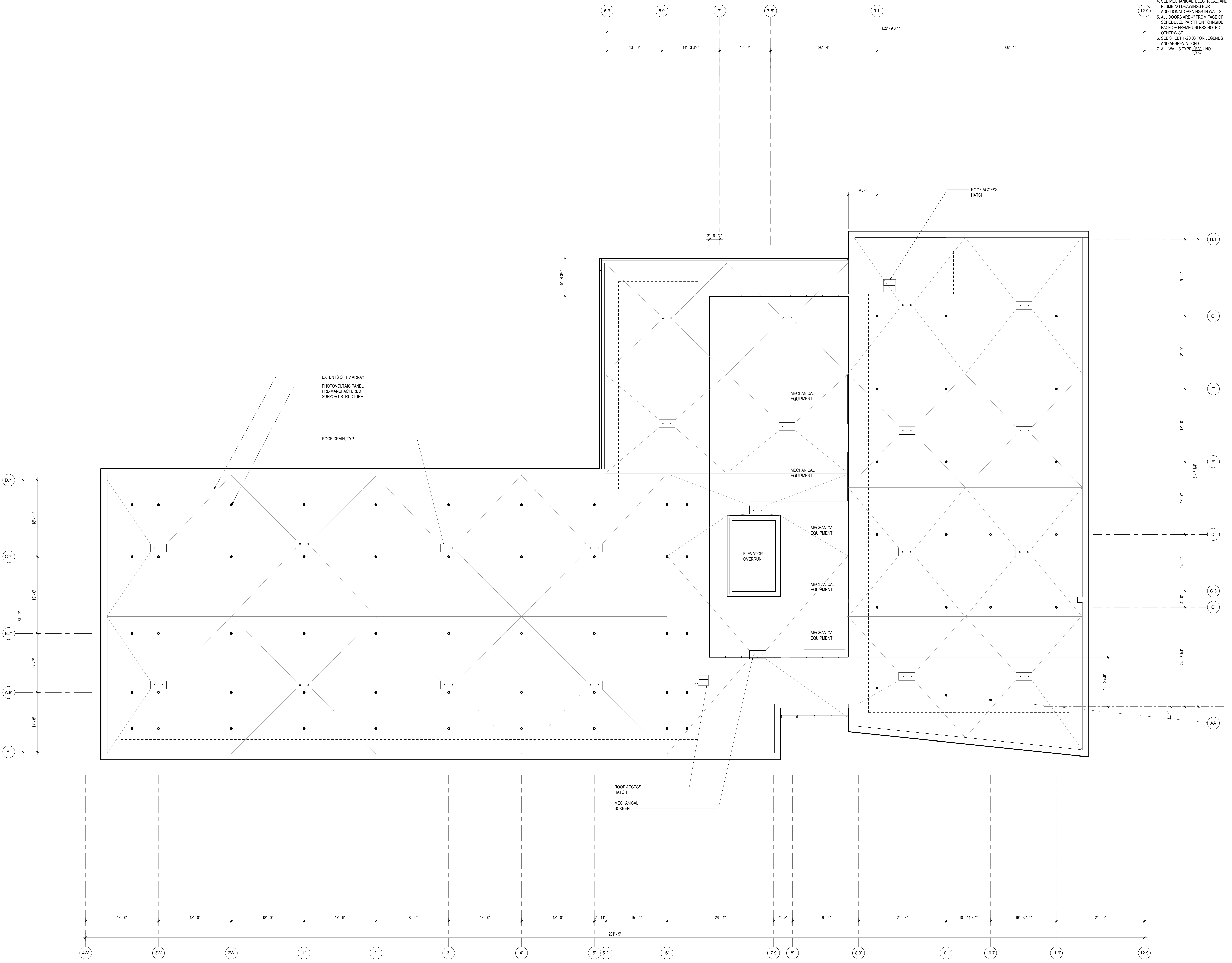
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Sheet Number

1-A2.51

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**SITE REVIEW**

Current Issue Date  
**03/01/2024**



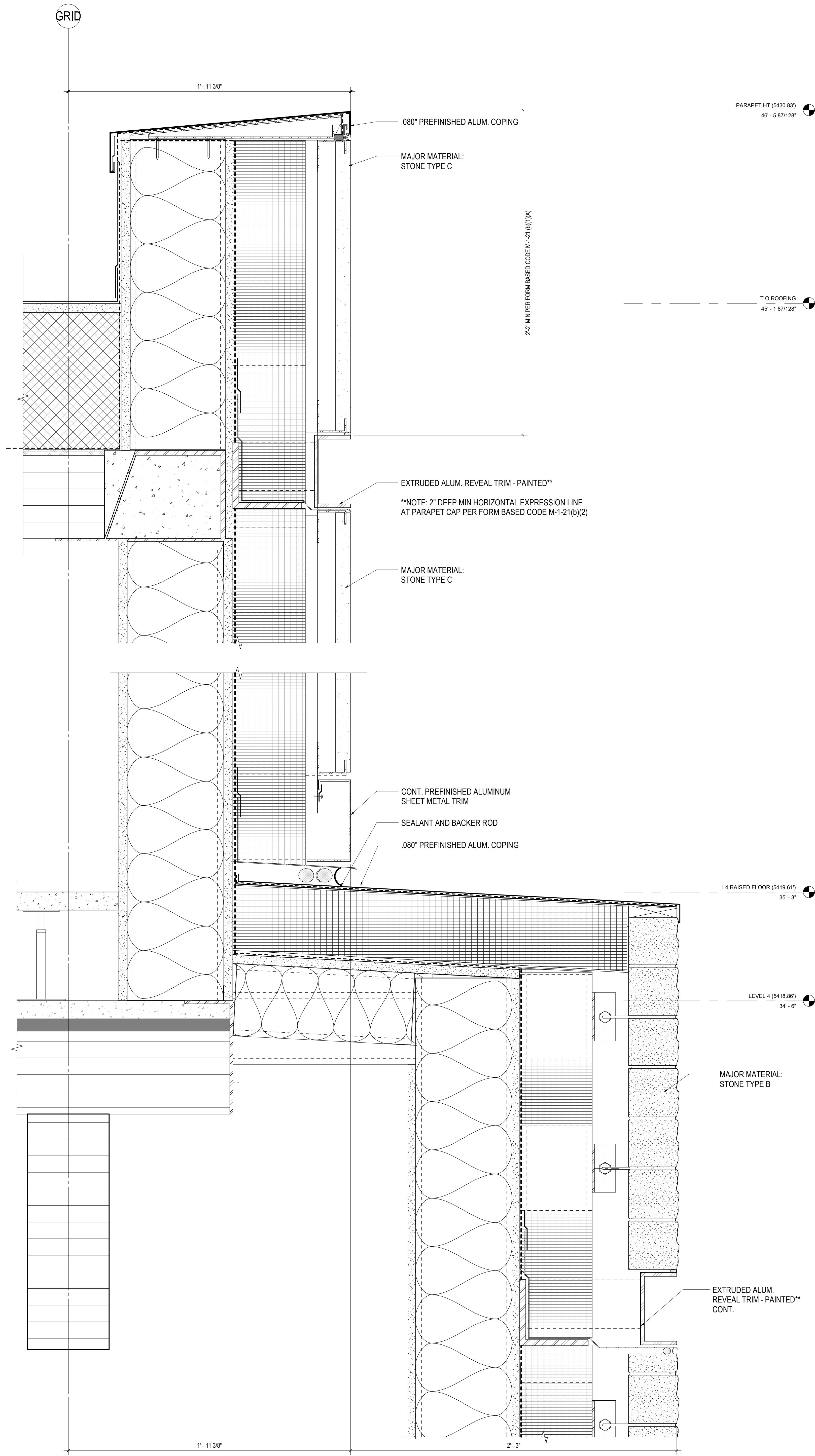
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1-A2.51 1/8" = 1'-0"



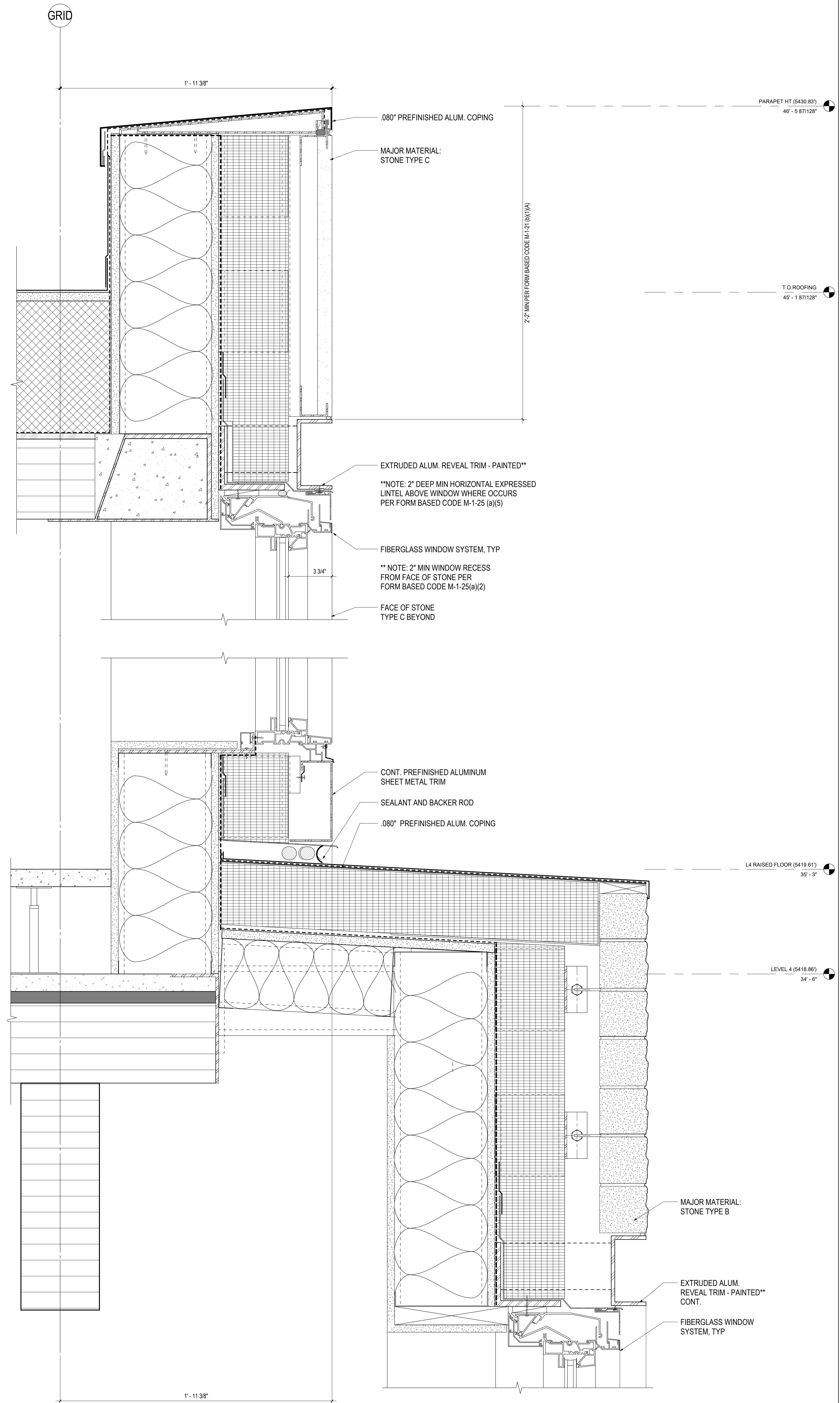




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2 SECTION - PARAPET AT STONE WALL  
1-A4.12 3\"/>



1 SECTION - PARAPET AT WINDOW  
1-A4.12 3\"/>