

# CONCEPT PLAN REVIEW

## WILLIAMS VILLAGE DEVELOPMENT

### SCOPE OF WORK

SCOPE OF WORK: APPROXIMATELY 610 MARKET RATE RESIDENTIAL UNITS WITH ASSOCIATED COMMUNITY AMENITIES, COMMERCIAL UNITS, RESTURANT SPACE AND A LARGE OUTDOOR OPEN SPACE  
ZONING: BC-2  
SETBACK MINIMUMS: TBD  
BUILDING TYPE: MULTI-FAMILY AND MIXED COMMERCIAL WITH MULTI-FAMILY  
NUMBER OF BUILDINGS: 6  
PARKING STRUCTURES: 2  
PROPOSED BUILDING AREA: APPROXIMATELY 725,969 SF

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### ARCHITECT

COBURN ARCHITECTURE  
2718 PINE ST #100  
BOULDER, COLORADO 80302  
P: (303) 442-3351

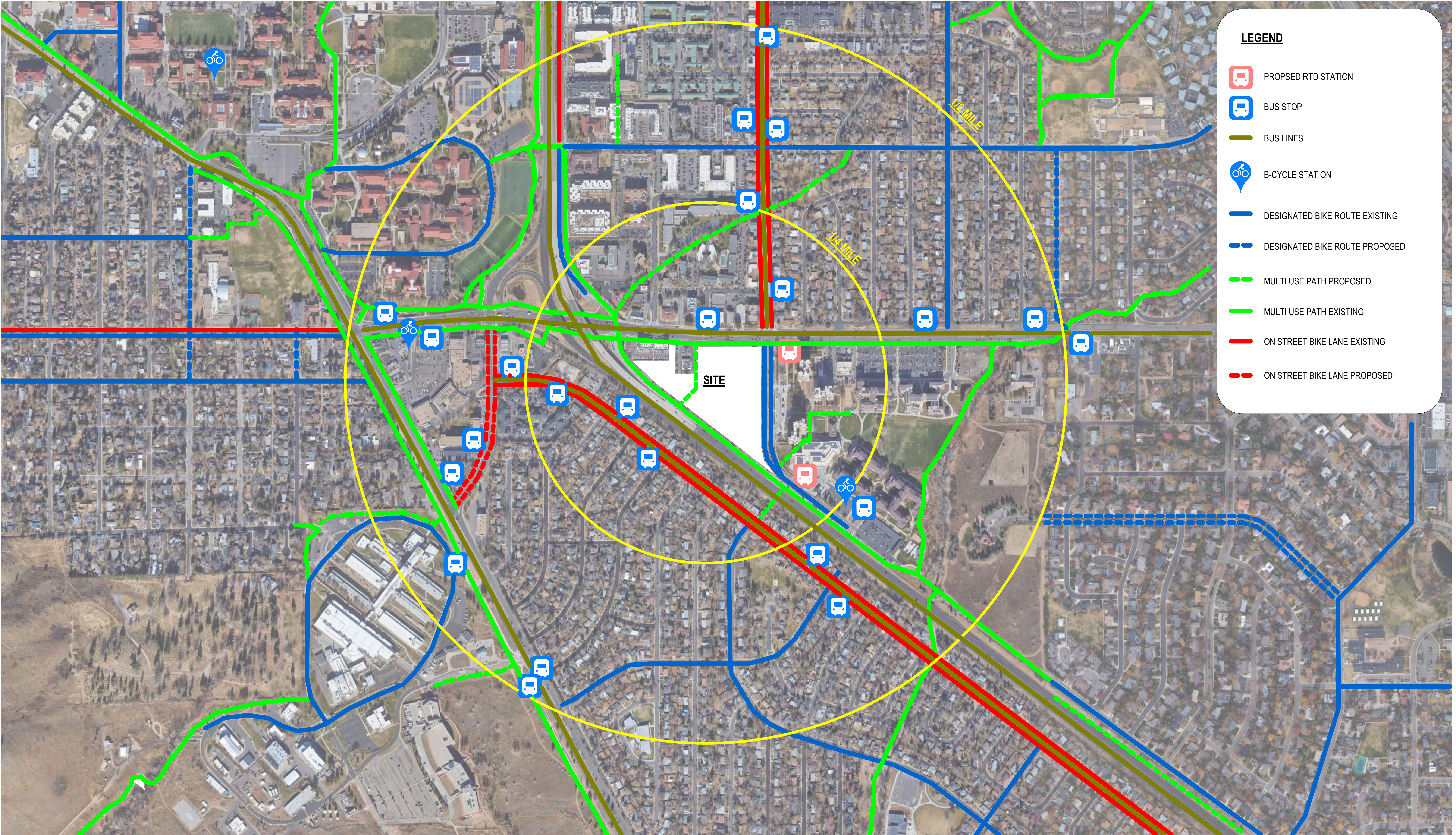
### OWNER

GEORGE WILLIAMS, LLP  
6700 LOOKOUT RD  
BOULDER, COLORADO 80301  
P: (303) 503-1411



COVER SHEET





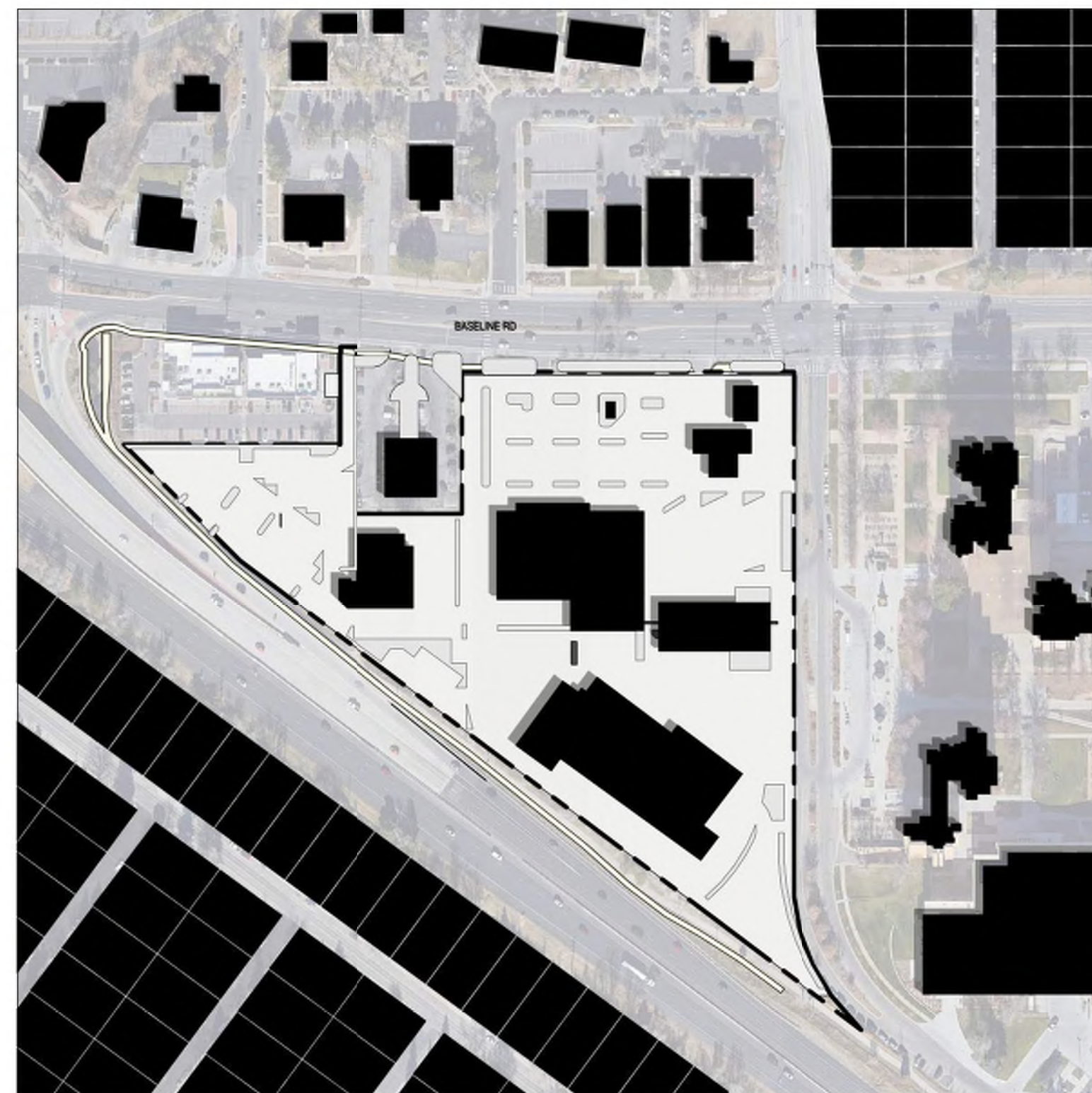
CONTEXT / TRANSIT DIAGRAM



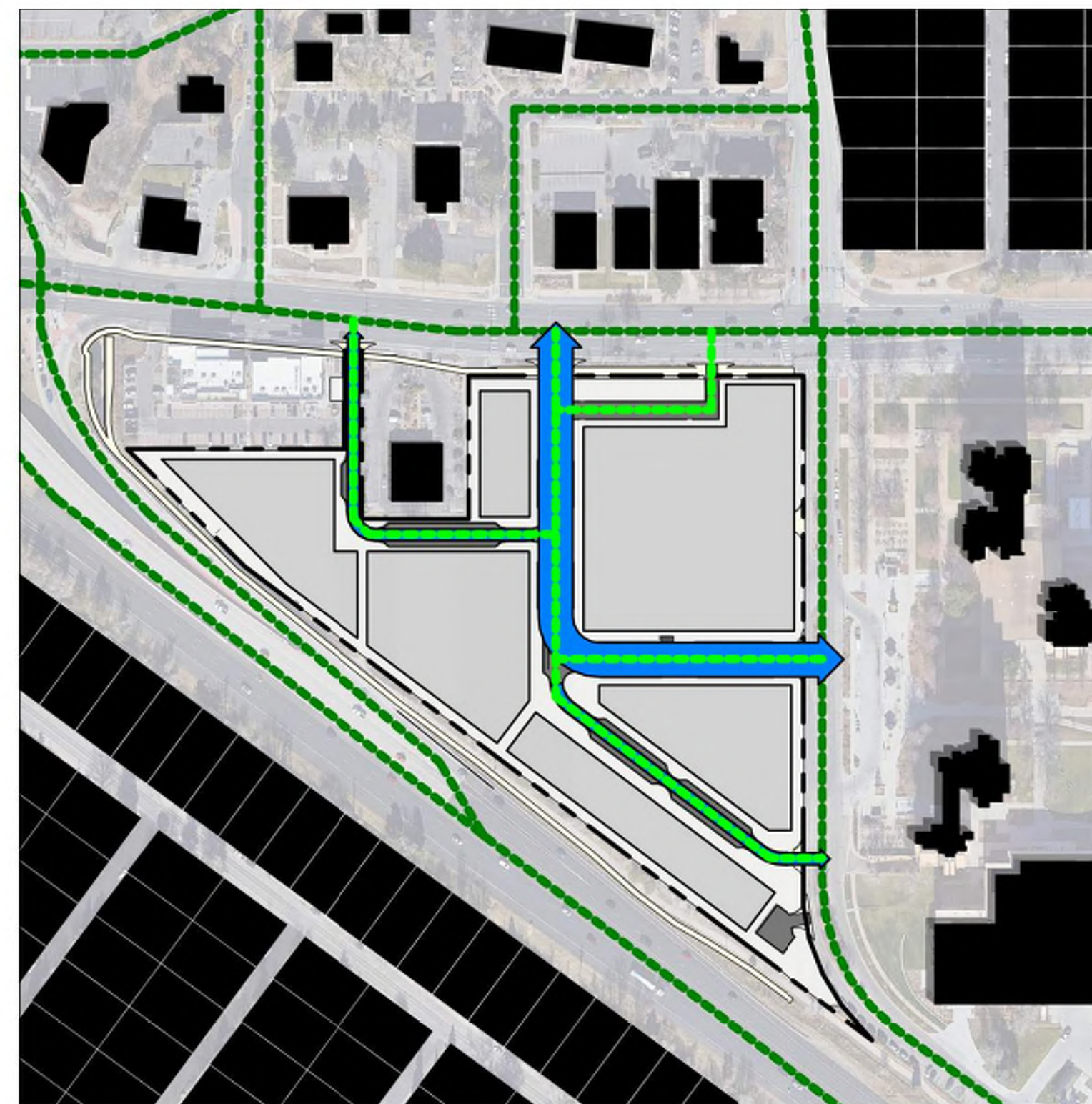


EXISTING URBAN FABRIC





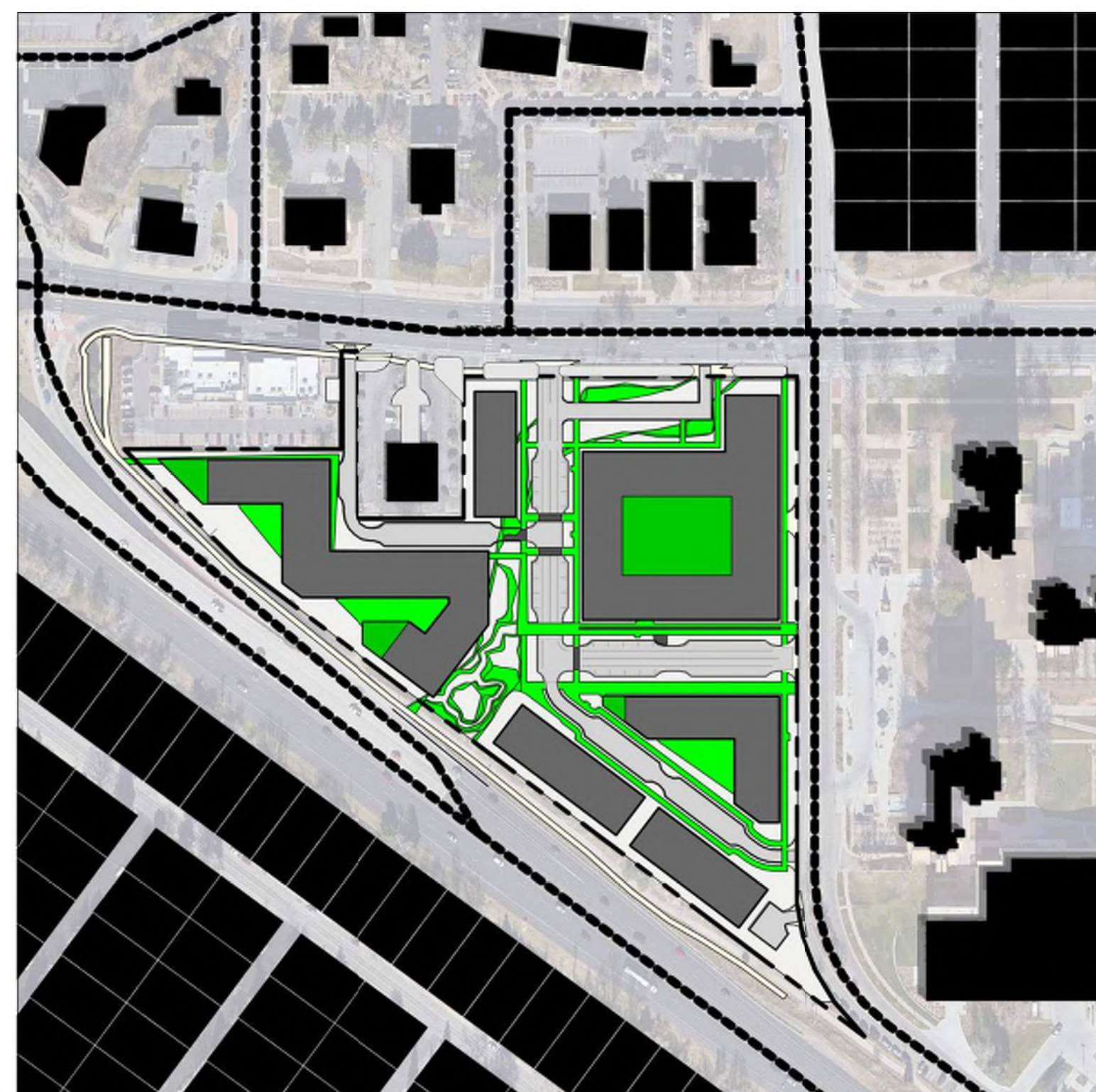
1. EXISTING SHOPPING CENTER DESIGNED FOR CARS



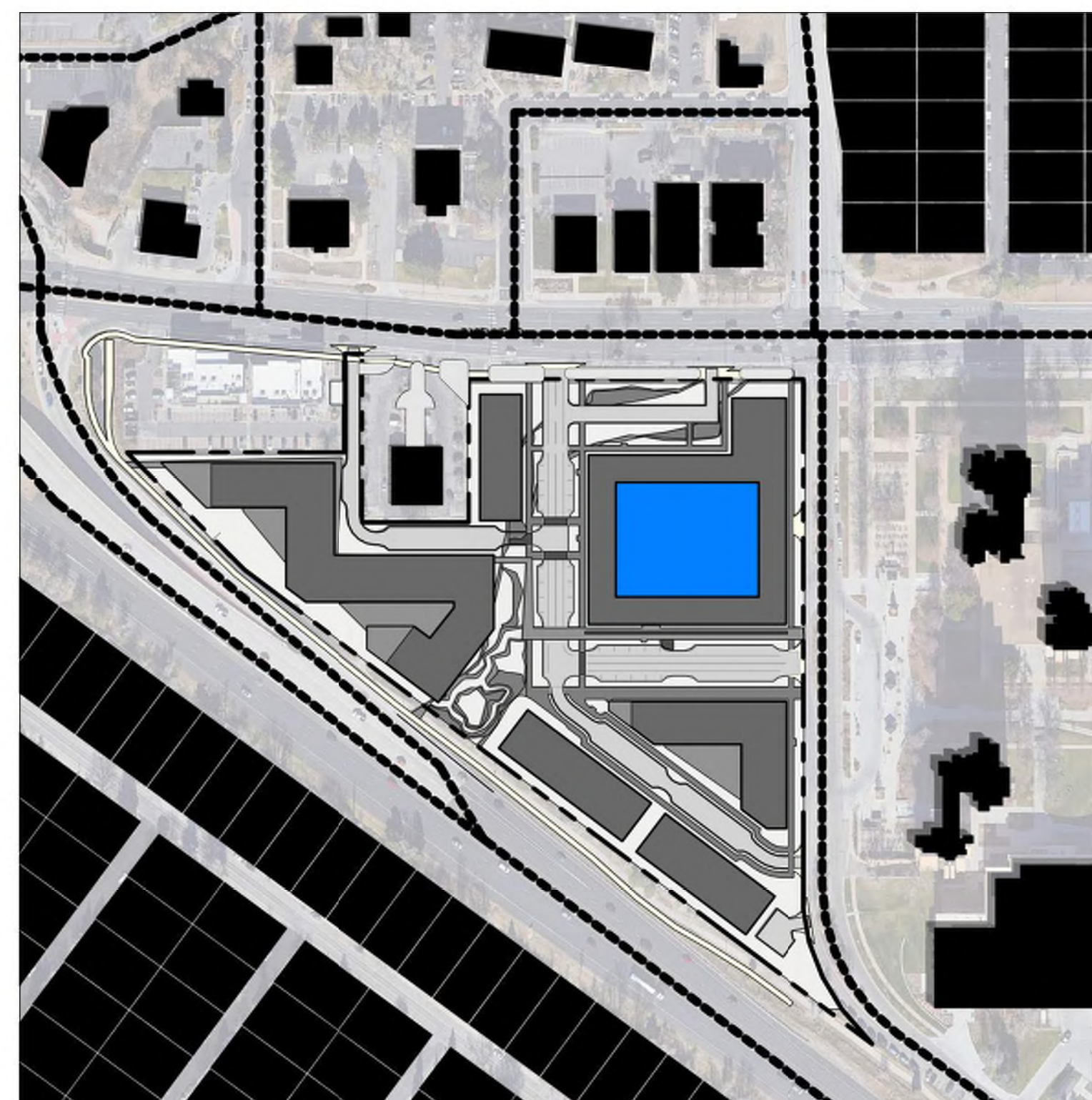
2. BREAK DOWN SUPERBLOCK SCALE TO PEDESTRIAN APPROPRIATE BLOCKS



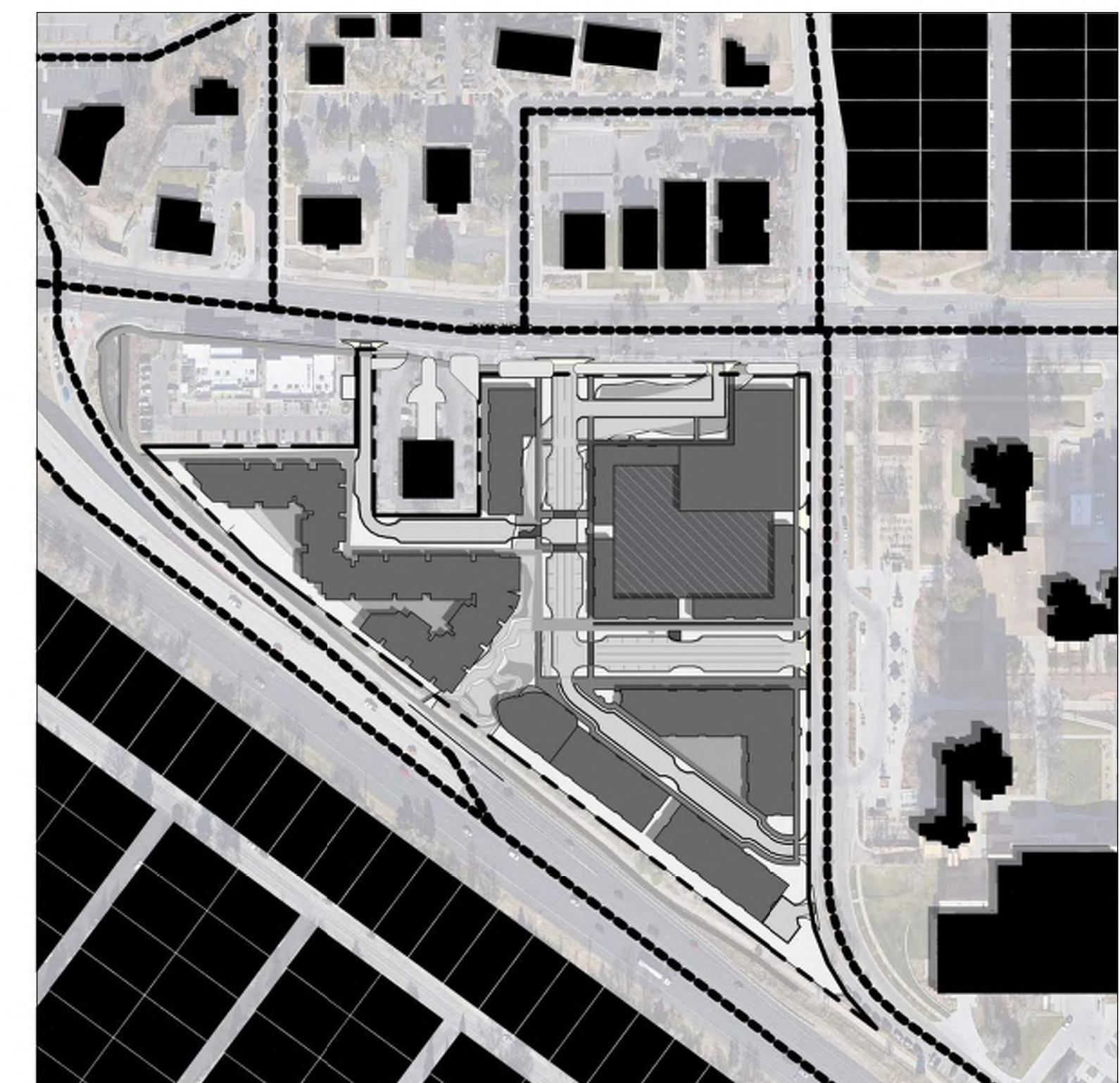
3. ADDITION OF BUILDING MASSES TO CREATE PUBLIC PLAZAS AND OPEN SPACE



4. ADD PEDESTRIAN AND BIKE CONNECTIONS AND GATHERING SPACES



5. HIDE PARKING ON INTERIOR OF BLOCKS AND UNDERGROUND



6. COMPLETED SITE FIGURE GROUND

## REPAIRING THE URBAN FABRIC





## PROPOSED URBAN FABRIC





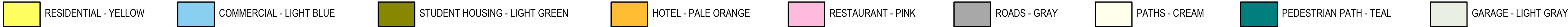
ILLUSTRATIVE SITE PLAN





LEVEL 1

1" = 80'-0"



## BUILDING USE DIAGRAM



WILLIAMS VILLAGE II: METRICS

BUILDING A		
TYPE	GROSS SQ. FOOTAGE	
PARKING GARAGE(NOT INCLUDED IN TOTALS)	185676	SF
COMMERCIAL	38234	SF
RESIDENTIAL	147770	SF
TOTALS		
TOTAL BUILDING SQUARE FOOTAGE	186,004	SF
TOTAL RESIDENTIAL FOOTAGE ASSUMING 15% CIRC)	125,605	SF
TOTAL UNITS	135	DU
AVERAGE UNIT SIZE(ASSUMING 15% CIRC)	791	SF
PARKING SUMMARY		
RESIDENTIAL UNIT (1 PER UNIT)	135	SP
RETAIL / COMMERCIAL (1 PER 500 SQ.FT.)	76	SP
TOTAL PARKING SPACES	211	SP
PARKING GARAGE SUMMARY		
UNDERGROUND	110	SP
LEVEL 1	110	SP
LEVEL 2	110	SP
LEVEL 3	110	SP
LEVEL 4	110	SP
TOTAL PARKING SPACES	550	SP

BUILDING B		
TYPE	GROSS SQ. FOOTAGE	
PARKING GARAGE (NOT INCLUDED IN TOTALS)	30860	SF
COMMERCIAL	10014	SF
RESIDENTIAL	87371	SF
TOTALS		
TOTAL BUILDING SQUARE FOOTAGE	97,385	SF
TOTAL RESIDENTIAL FOOTAGE ASSUMING 15% CIRC)	74,265	SF
TOTAL UNITS	80	DU
AVERAGE UNIT SIZE(ASSUMING 15% CIRC)	789	SF
PARKING SUMMARY		
RESIDENTIAL UNIT (1 PER UNIT)	80	SP
RETAIL / COMMERCIAL (1 PER 500 SQ.FT.)	20	SP
TOTAL PARKING SPACES	100	SP
PARKING GARAGE SUMMARY		
UNDERGROUND	93	SP
TOTAL PARKING SPACES	93	SP

BUILDING C		
TYPE	GROSS SQ. FOOTAGE	
RESIDENTIAL	56000	SF
TOTALS		
TOTAL BUILDING SQUARE FOOTAGE	56,000	SF
TOTAL BUILDING SQUARE FOOTAGE ASSUMING 15% CIRC)	47,600	SF
TOTAL UNITS	60	DU
AVERAGE UNIT SIZE(ASSUMING 15% CIRC)	793	SF
PARKING SUMMARY		
RESIDENTIAL UNIT (1 PER UNIT)	60	SP
TOTAL PARKING SPACES	60	SP

BUILDING D		
TYPE	GROSS SQ. FOOTAGE	
HOTEL	47600	SF
RESTAURANT	7796	SF
COMMERCIAL	21134	SF
TOTALS		
TOTAL BUILDING SQUARE FOOTAGE	76,530	SF
TOTAL HOTEL FOOTAGE ASSUMING 15% CIRC)	40,460	SF
TOTAL UNITS	50	DU
AVERAGE UNIT SIZE(ASSUMING 15% CIRC)	688	SF
PARKING SUMMARY		
RESIDENTIAL UNIT (1 PER UNIT)	50	SP
RETAIL / COMMERCIAL (1 PER 500 SQ.FT.)	58	SP
TOTAL PARKING SPACES	108	SP

BUILDING E		
TYPE	GROSS SQ. FOOTAGE	
STUDENT HOUSING	267050	SF
TOTALS		
TOTAL BUILDING SQUARE FOOTAGE	267,050	SF
TOTAL BUILDING SQUARE FOOTAGE ASSUMING 15% CIRC)	226,993	SF
TOTAL UNITS	285	DU
AVERAGE UNIT SIZE(ASSUMING 15% CIRC)	796	SF
PARKING SUMMARY		
RESIDENTIAL UNIT (1 PER UNIT)	285	SP
TOTAL PARKING SPACES	285	SP

BUILDING F		
TYPE	GROSS SQ. FOOTAGE	
RESIDENTIAL	43000	SF
TOTALS		
TOTAL BUILDING SQUARE FOOTAGE	43,000	SF
TOTAL BUILDING SQUARE FOOTAGE ASSUMING 15% CIRC)	36,550	SF
TOTAL UNITS	50	DU
AVERAGE UNIT SIZE(ASSUMING 15% CIRC)	731	SF
PARKING SUMMARY		
RESIDENTIAL UNIT (1 PER UNIT)	50	SP
TOTAL PARKING SPACES	50	SP



PHASE 1 SF

TOTAL COMMERCIAL SQUARE FOOTAGE	0	SF
TOTAL RESTAURANT SQUARE FOOTAGE	0	SF
TOTAL RESIDENTIAL SQUARE FOOTAGE(15% CIRC)	226,993	SF
TOTAL HOTEL SQUARE FOOTAGE	0	SF
TOTAL BUILDING SQUARE FOOTAGE	267,050	SF

PHASE 2 SF

TOTAL COMMERCIAL SQUARE FOOTAGE	38234	SF
TOTAL RESTAURANT SQUARE FOOTAGE	0	SF
TOTAL RESIDENTIAL SQUARE FOOTAGE(15% CIRC)	162,155	SF
TOTAL HOTEL SQUARE FOOTAGE	0	SF
TOTAL BUILDING SQUARE FOOTAGE	229,004	SF

PHASE 3 SF

TOTAL COMMERCIAL SQUARE FOOTAGE	31148	SF
TOTAL RESTAURANT SQUARE FOOTAGE	7796	SF
TOTAL RESIDENTIAL SQUARE FOOTAGE(15% CIRC)	121,865	SF
TOTAL HOTEL SQUARE FOOTAGE	47,600	SF
TOTAL BUILDING SQUARE FOOTAGE	229,915	SF

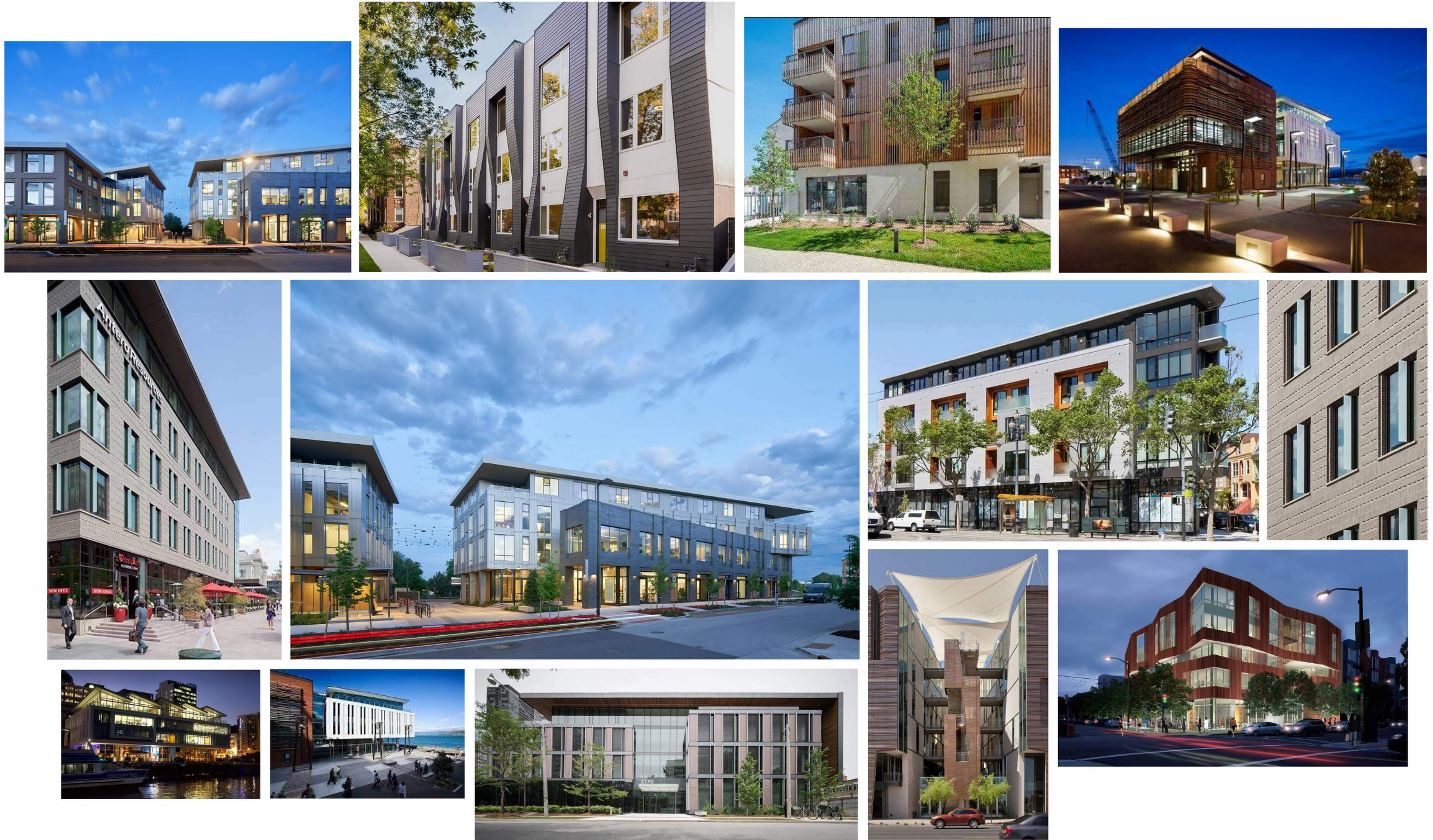
OVERALL SF

GROSS SITE AREA	10.3	AC
NET SITE AREA	8.8	AC
NET FAR	1.90	
DWELLING UNITS	610	DU
DENSITY	59.2	DU/AC
CONSTRUCTION TYPE		
TOTAL COMMERCIAL SQUARE FOOTAGE	69382	SF
TOTAL RESTAURANT SQUARE FOOTAGE	7796	SF
TOTAL RESIDENTIAL SQUARE FOOTAGE(15% CIRC)	284,020	SF
TOTAL HOTEL SQUARE FOOTAGE	76,530	SF
TOTAL BUILDING SQUARE FOOTAGE	725,969	SF

334,141 per tables

BUILDING METRICS





# ARCHITECTURAL PRECEDENTS





## LANDSCAPE PRECEDENTS





## RENDERINGS





## RENDERINGS





## RENDERINGS





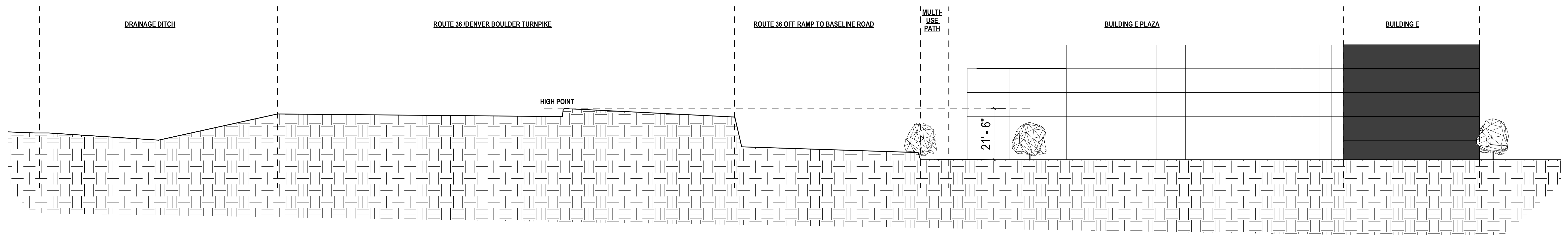
## RENDERINGS





## RENDERINGS





1 SITE SECTION 1 @ 36  
1" = 20'-0"

THE PROPOSED PROJECT IS LOWER IN ELEVATION THAN ITS SURROUNDINGS. DUE TO THIS, FROM THE WEST THE PROJECT'S FIRST TWO STORIES ARE HIDDEN BY THE ELEVATED ROAD. ADDITIONALLY, THE MAXIMUM HEIGHT OF THE PROJECT IS FAR LOWER THAN THE ADJACENT WILLIAMS TOWER AND HOUSING TO THE EAST. THEREFORE, THE PERCEIVED OF THE PROPOSED BUILDINGS WILL BE LOW BASED ON THE SURROUNDING CONTEXT.

## SITE SECTION





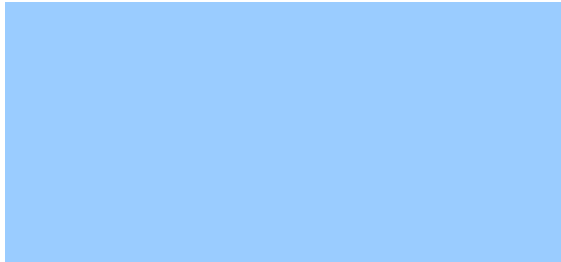
EXISTING FLOOD PLANE AND CONVEYANCE ZONE

1" = 60'-0"



FLOOD PLANE AND CONVEYANCE ZONE CONTROL

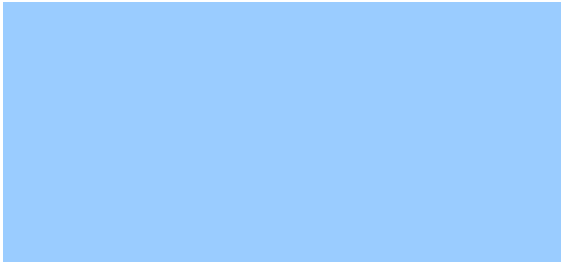
1" = 60'-0"



100 YEAR FLOOD ZONE



CONVEYANCE ZONE



100 YEAR FLOOD ZONE



CONVEYANCE ZONE

FLOOD PLANE DIAGRAM





OPEN SPACE CALCULATIONS - WILLIAMS VILLAGE

Open space shall be provided in the quantities specified per chapter 9-8, "Intensity Standards," B.R.C. 1981

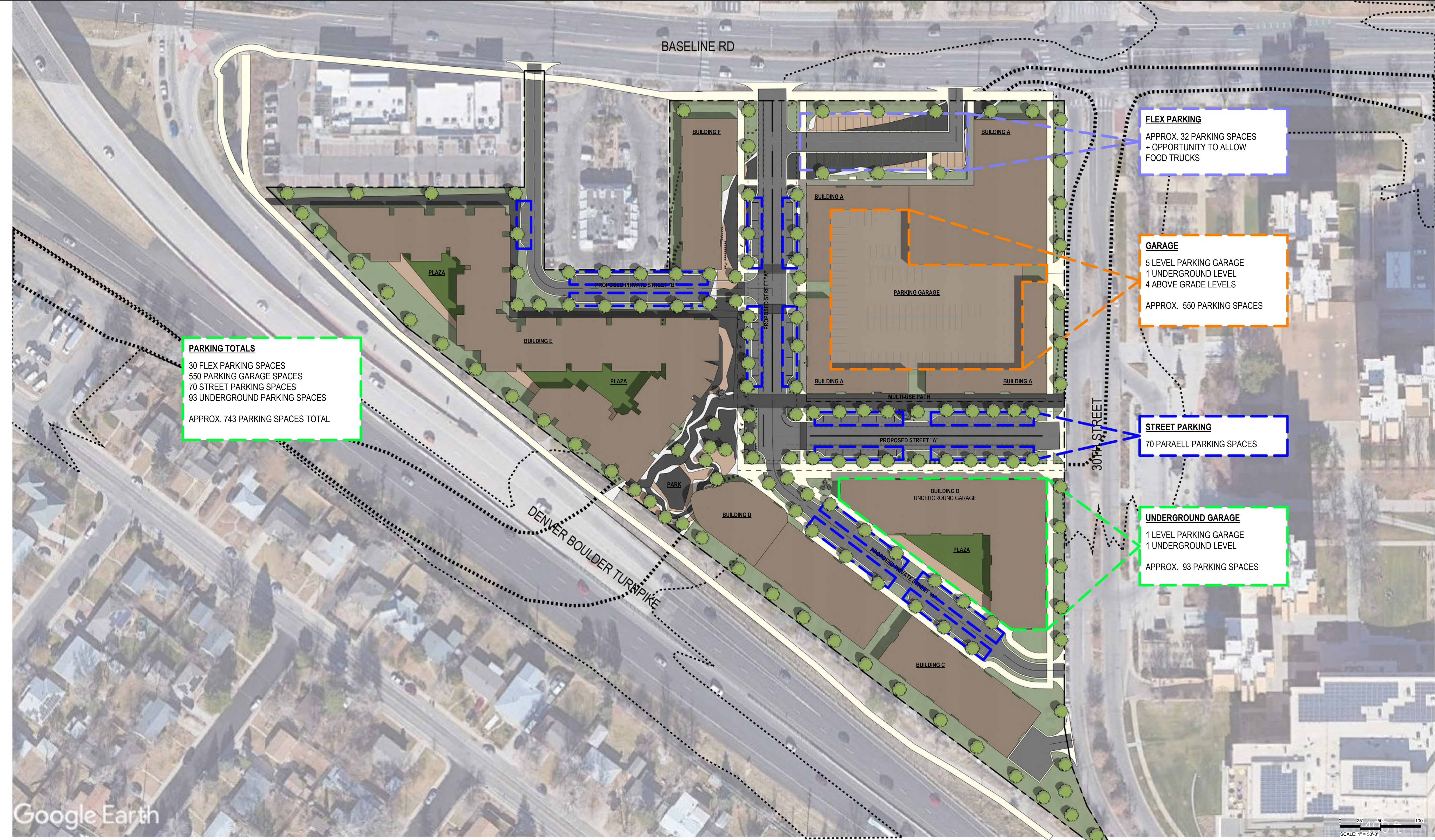
	TOTAL AREA	CONTRIBUTING AREA	MAX AREA POSSIBLE
PLANTING, PASSIVE AND ACTIVE OPEN SPACE	70,008 sf	70,008 sf	n/a sf
LANDSCAPED AREAS, PLAZAS OR PATIOS	18,500 sf	18,500 sf	7,660 sf
PAVING (ENHANCED CONCRETE)	26,200 sf	26,200 sf	sf
LANDSCAPED AREAS IN R.O.W.	13,616 sf	7,660 sf	7,660 sf (10% max of req.)
PRIVATE BALCONIES ROOF DECKS (PER SECT 9-9-11)	23,620 sf	19,150 sf	19,150 sf (25% max of req.)
INTERIOR OPEN SPACE (PER SECT 9-9-11)	4,000 sf	4,000 sf	19,150 sf (25% max of req.)

TOTAL PROPERTY AREA	382,769 sf
TOTAL OPEN SPACE REQUIRED: (ASSUMING 20% REQ. PER PENDING CODE CHANGE)	76,600 sf
TOTAL OPEN SPACE PROVIDED:	145,518 sf

0 25' 50' 100'  
SCALE: 1" = 50'-0"

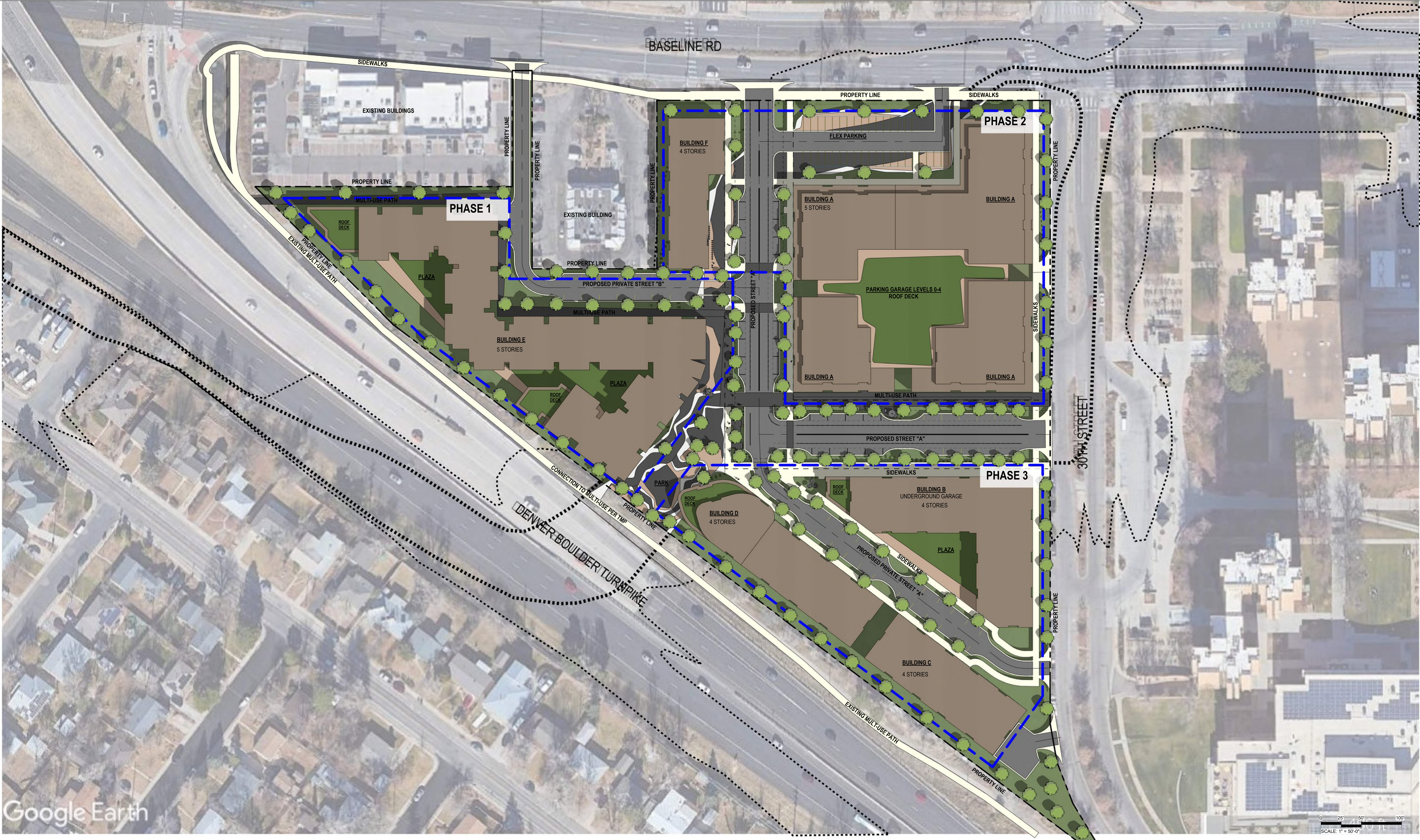
OPEN SPACE





PARKING DIAGRAM









## RENDERINGS