

# CLEAR CREEK FLATS

5901 Federal Boulevard

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Concept Package  
OZ Architecture | July 9, 2021



# THE USER | EXPERIENCE

## WHAT IT IS

Authentic  
Semi-Urban  
Modern  
Creative  
Unexpected  
Mass Transit Link  
Flexible  
Gritty  
Industrial  
Local  
Sustainable

## WHAT IT ISN'T

Pretentious  
Exclusive  
Fancy  
Formal  
Traditional  
Stagnant  
Buttoned Up

# THE USER | PSYCHO-GRAPHICS

WHO IS THE TARGET? what are they seeking?



## RESIDENTIAL

- Young professionals
- Attracted to Front Range
- Works downtown (access to light-rail)
- A new iteration of Live / Work / Connect
- Prefer Access & Afford-ability

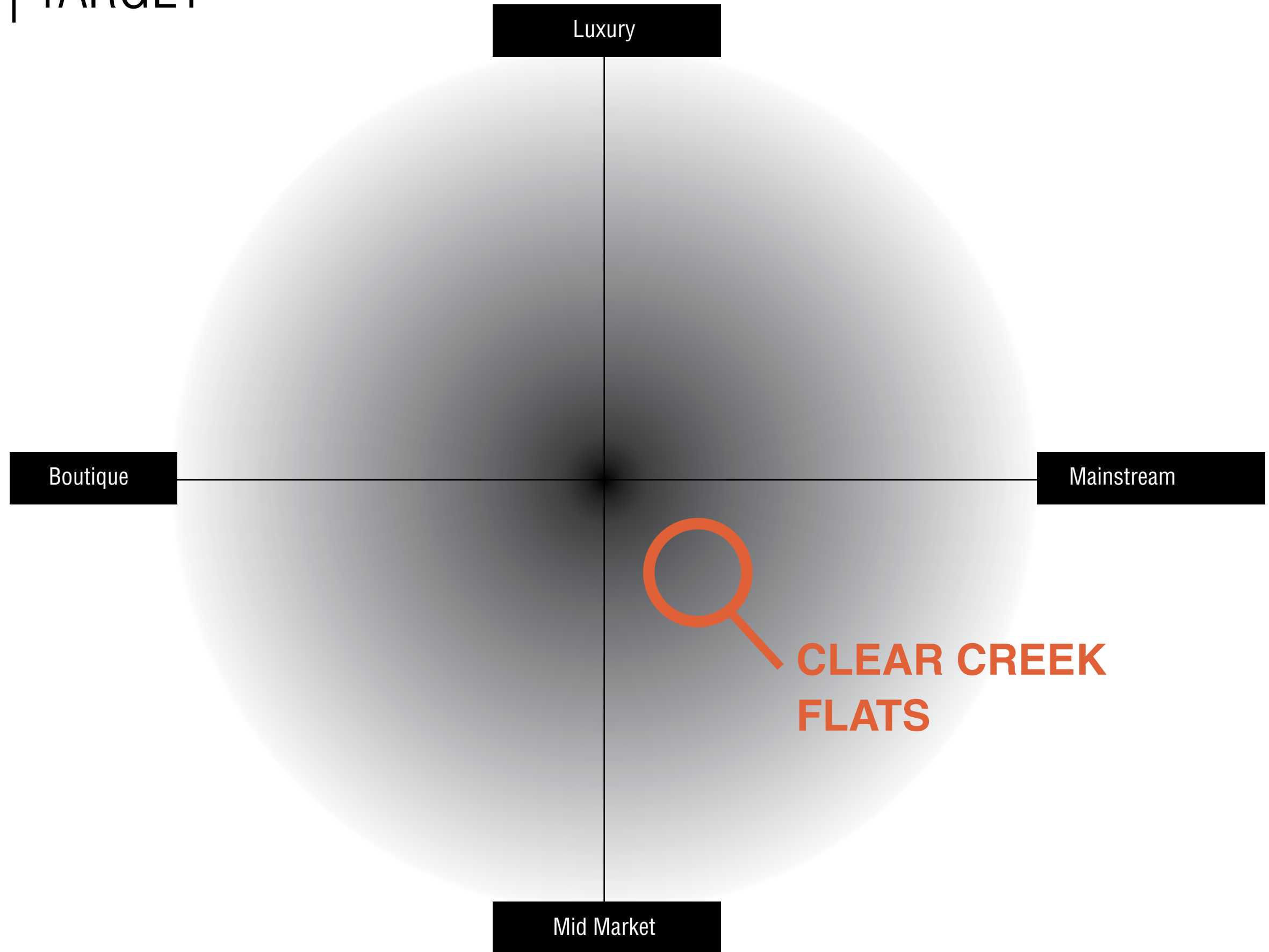
## SPACE TO:

- Grow
- Live
- Connect
- Thrive

## NEEDS:

- Outdoor Access
- High Design
- Different from the Rest
- Personal Space

# POSITIONING | TARGET



## RESIDENTIAL

- Tradespeople
- Blue-Collar
- Weekend Warriors
- Blue Collar/Hipster =Blipster
- Weekend Warriors
- Artisans
- Craftspeople

# POSITIONING | DIFFERENTIATORS

## WHAT'S MISSING?

Sense of place

Inviting

Destination

Progressive

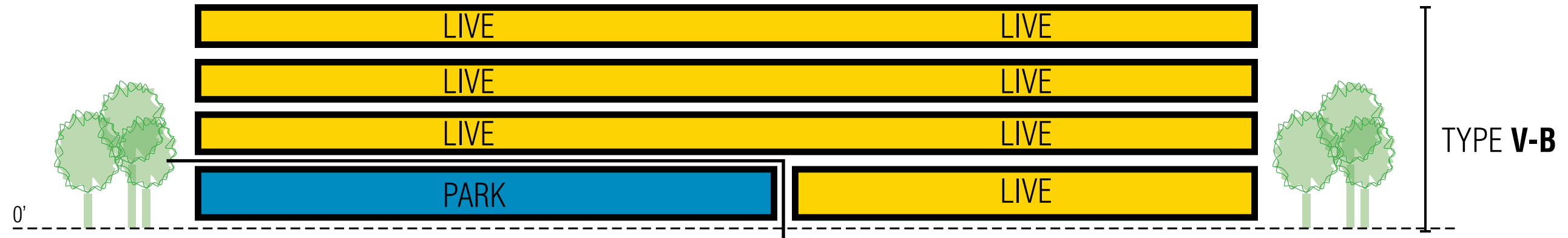
Memorable design

Community

Permanence

Safe Place

# CODE | CONSTRUCTION TYPE



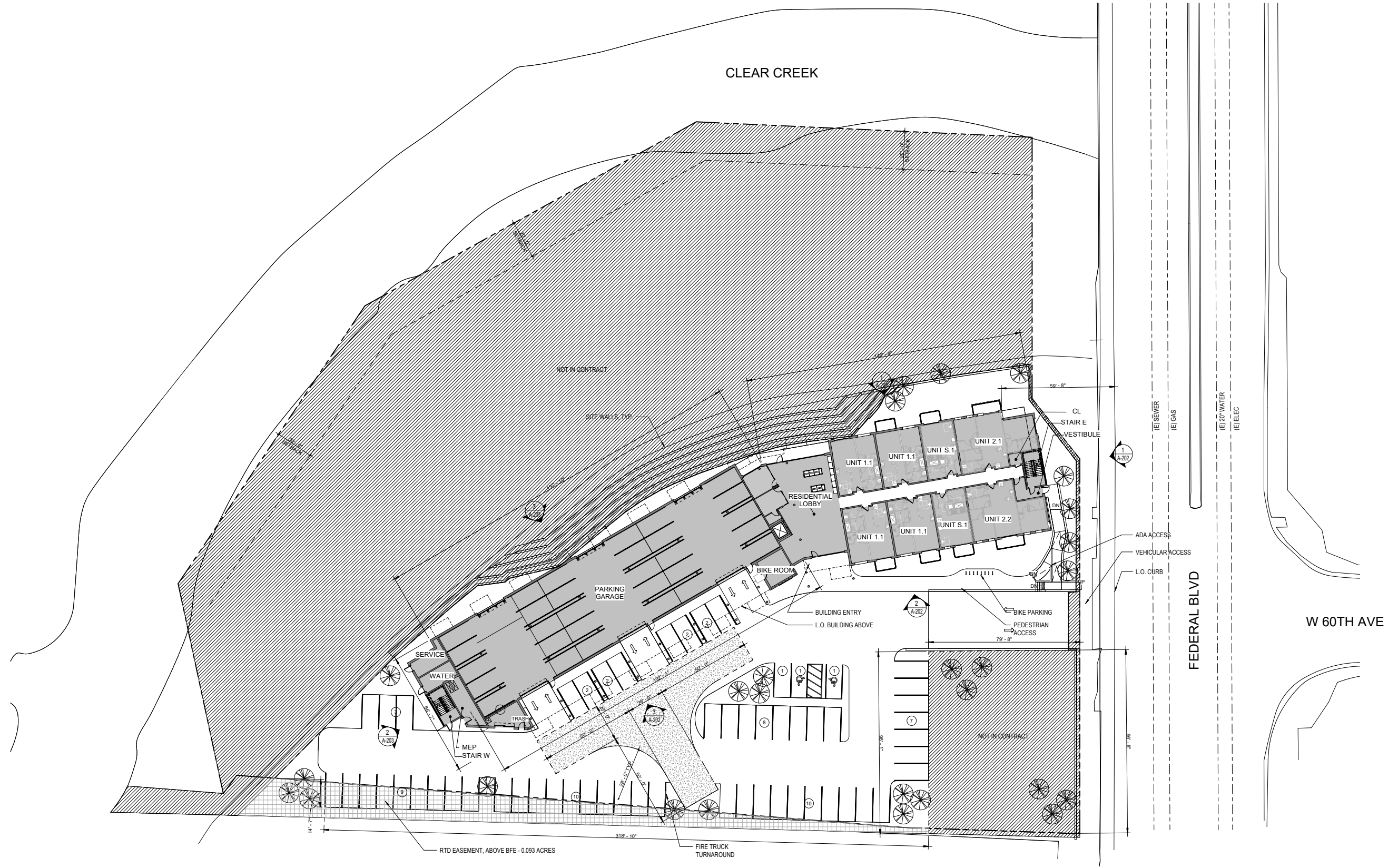
## TYPE V WOOD FRAMED CONSTRUCTION

TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIAL ALLOWED BY CODE, COMBUSTIBLE OR NONCOMBUSTIBLE.

- TYPE V-B [ COLUMNS TO BE FIREPROOFED BUT NOT BEAMS ]

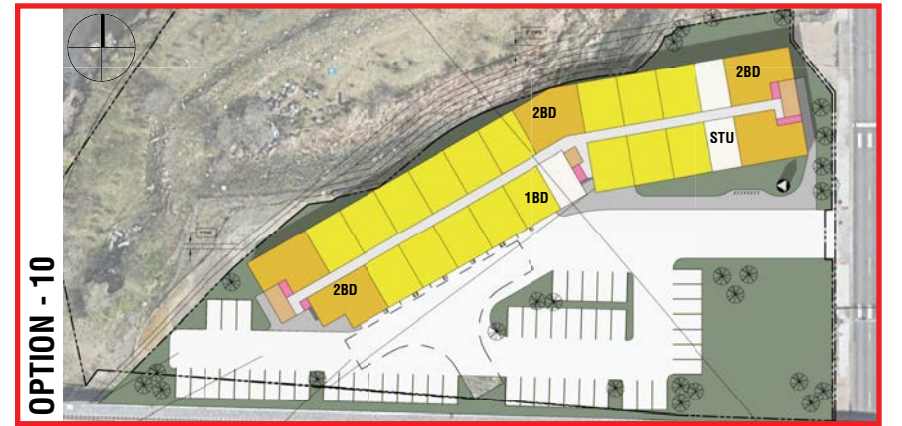
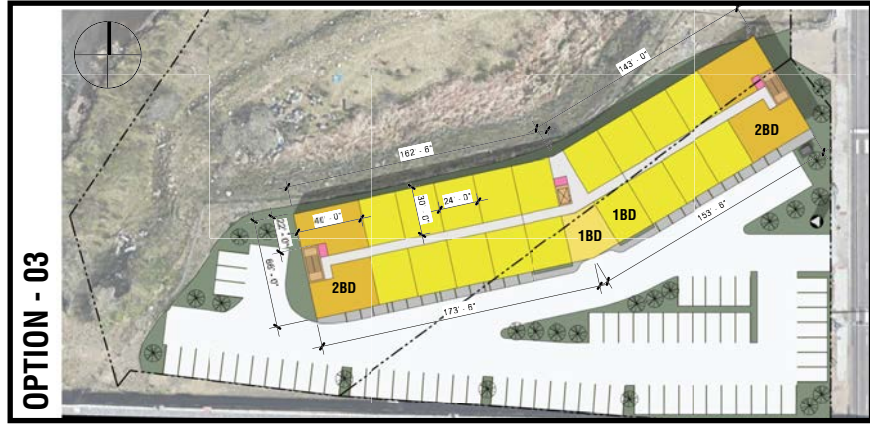
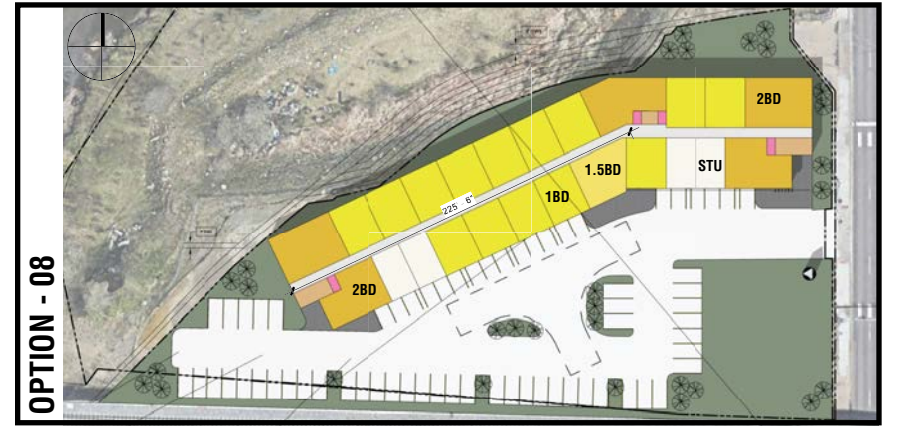
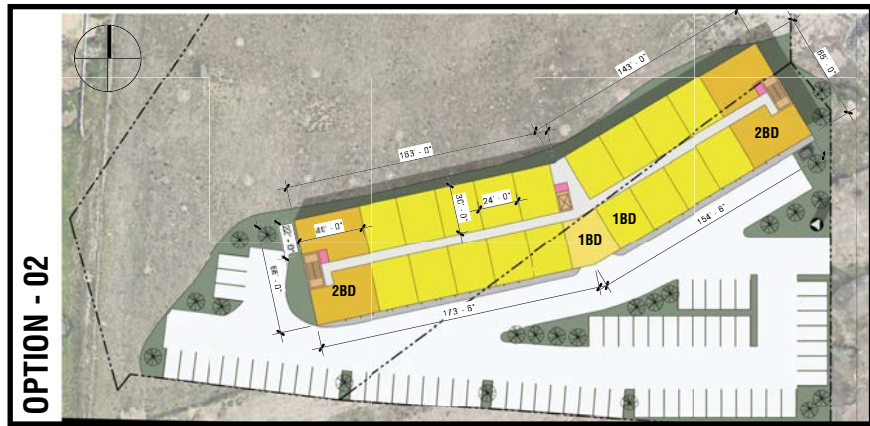
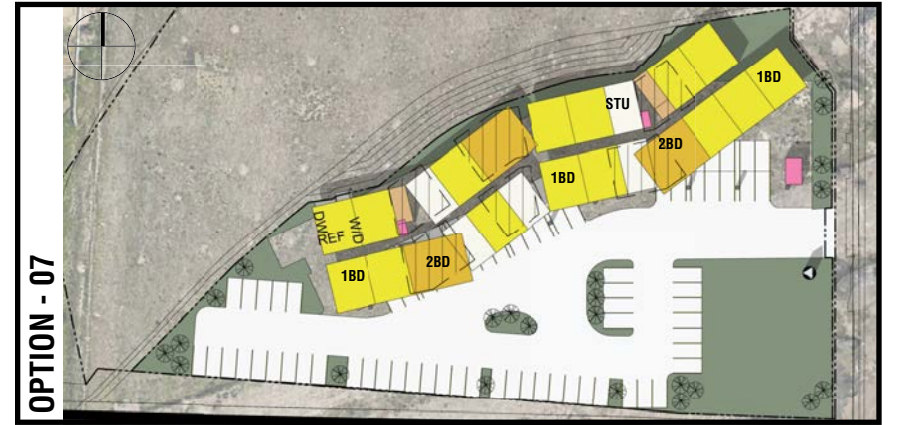
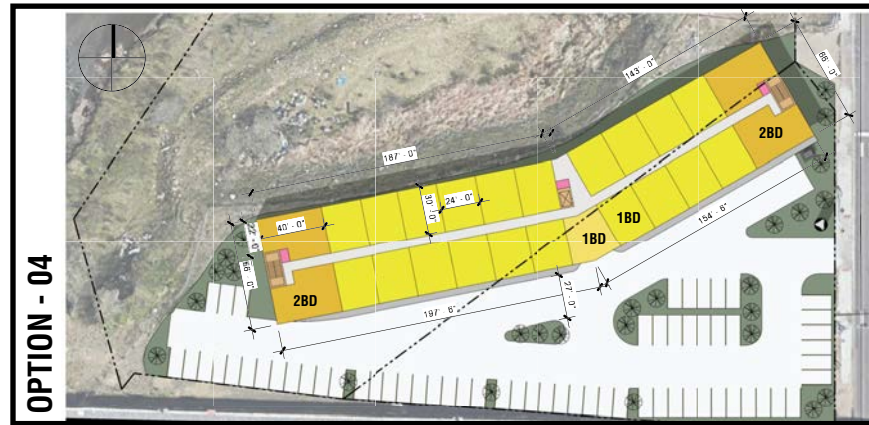
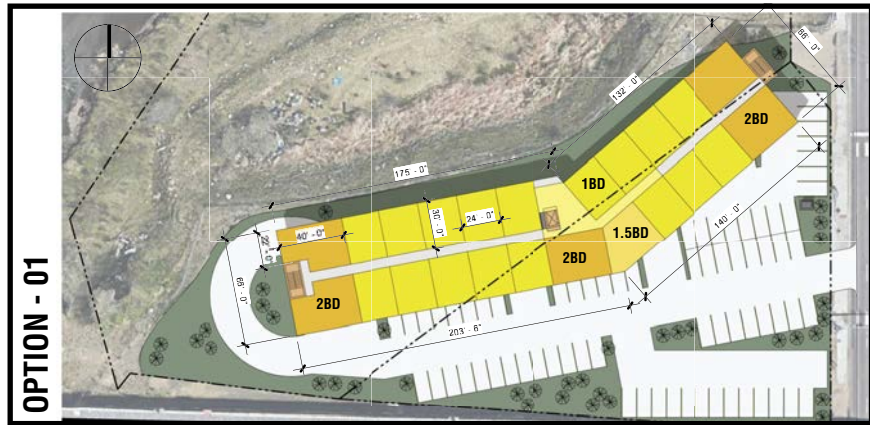
- RESIDENTIAL GROUP R-2**  
 OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE, INCLUDING: APARTMENT HOUSES & LIVE/WORK UNITS
- STORAGE GROUP S-2**  
 LOW-HAZARD STORAGE, VENTILATION ON SENSOR TO BE REQUIRED

# CONTEXT | SITE PLAN



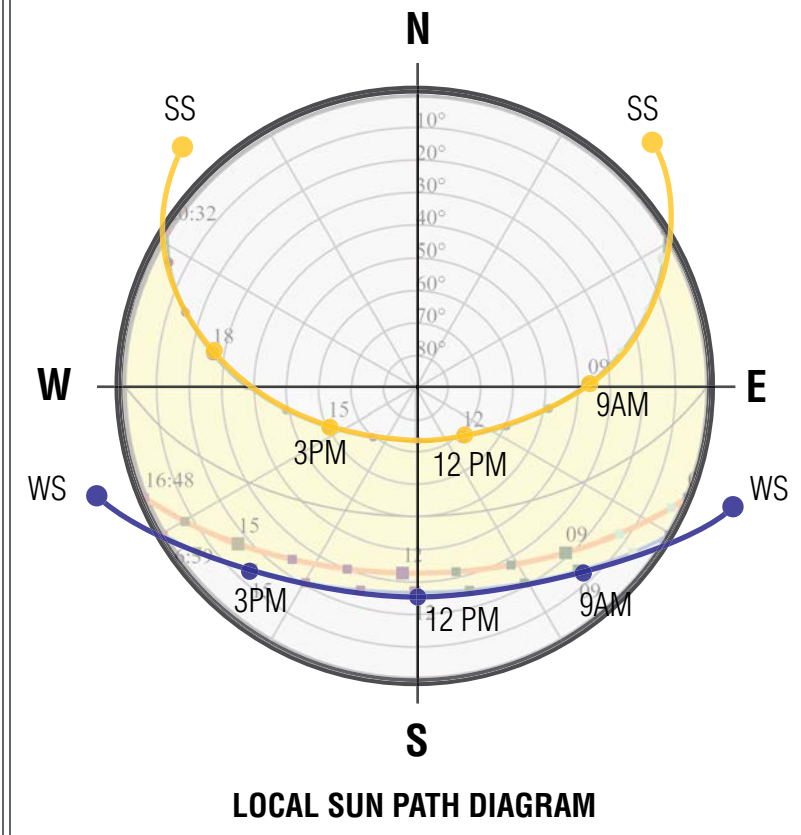
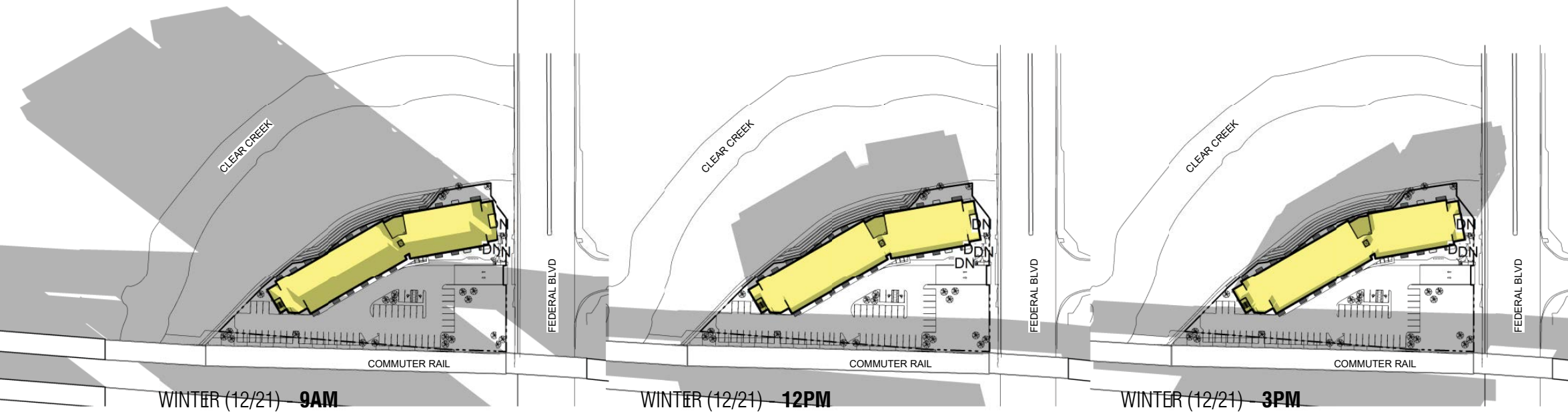
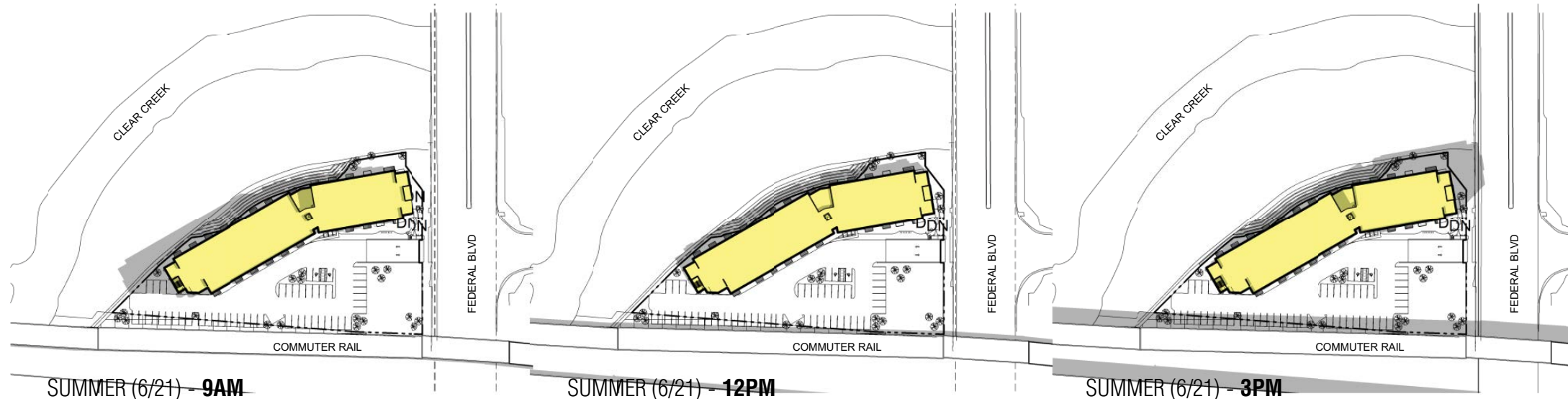
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# CONCEPT STUDIES | FIGURE GROUND





# SHADOW ANALYSIS



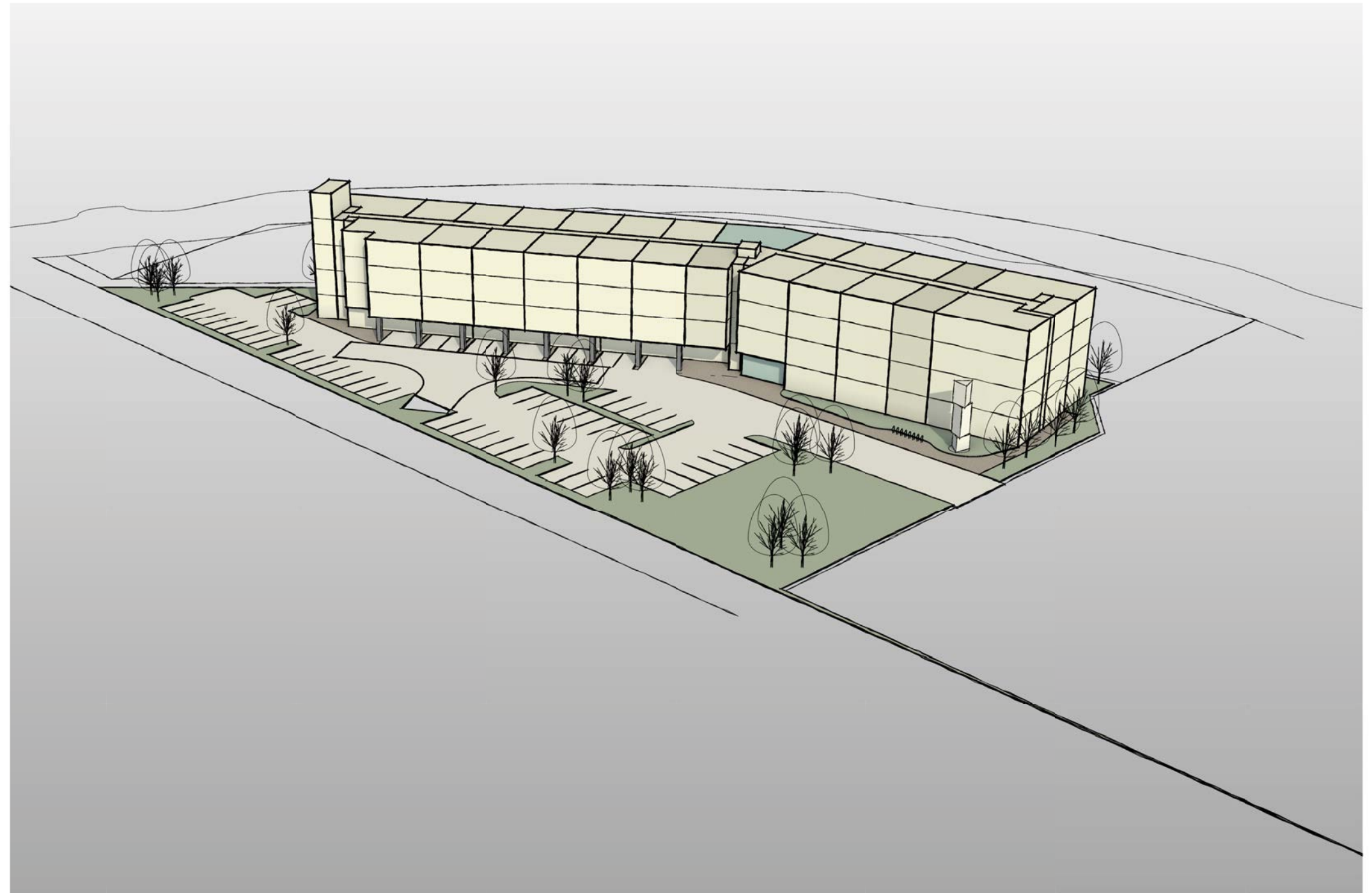
# CONCEPT DATA | OPTION 10

## UNIT SCHEDULE - OPT 10

UNIT TYPE	AVG. AREA	COUNT	%
1 BEDROOM			
TYPE 1.1 (TYPICAL)	720 SF	55	67%
		55	67%
2 BEDROOM			
2BD OUTSIDE CORNER	1,136 SF	2	2%
TYPE 2.2 (CORNER) L SHAPE	1,050 SF	14	17%
		16	20%
STUDIO			
STUDIO - TYPICAL	540 SF	11	13%
		11	13%
GRAND TOTAL		82	100%

## GROSS AREA SCHEDULE - OPT 10

NAME	AREA
LEVEL 1	
CIRCULATION - VERTICAL	520 SF
CORRIDOR LVL 1 E	606 SF
GARAGE	9,060 SF
RESIDENTIAL UNIT	6,060 SF
SERVICES	632 SF
	16,878 SF
LEVEL 2	
CIRCULATION - VERTICAL	520 SF
CORRIDOR LVL 2-4	2,145 SF
RESIDENTIAL UNIT	19,196 SF
SERVICES	240 SF
	22,101 SF
LEVEL 3	
CIRCULATION - VERTICAL	520 SF
CORRIDOR LVL 2-4	2,145 SF
RESIDENTIAL UNIT	19,196 SF
SERVICES	240 SF
	22,101 SF
LEVEL 4	
CIRCULATION - VERTICAL	520 SF
CORRIDOR LVL 2-4	2,145 SF
RESIDENTIAL UNIT	18,060 SF
ROOFTOP AMENITY	1,136 SF
SERVICES	240 SF
	22,101 SF
LEVEL 5	
CIRCULATION - VERTICAL	300 SF
	300 SF
GRAND TOTAL	83,480 SF



SE PERSPECTIVE | OPTION 10

## PARKING SCHEDULE - OPT 10

TYPE	STALLS
9' x 18' - 90 Degree	89

## AREA COMPARISON - OPT 10

Mass: Comments	AREA
CIRCULATION V	2,380 SF
CORRIDOR	7,041 SF
GARAGE	9,060 SF
RESIDENTIAL UNIT	62,511 SF
ROOF AMENITY	1,136 SF
SERVICES	1,352 SF
GRAND TOTAL	83,480 SF

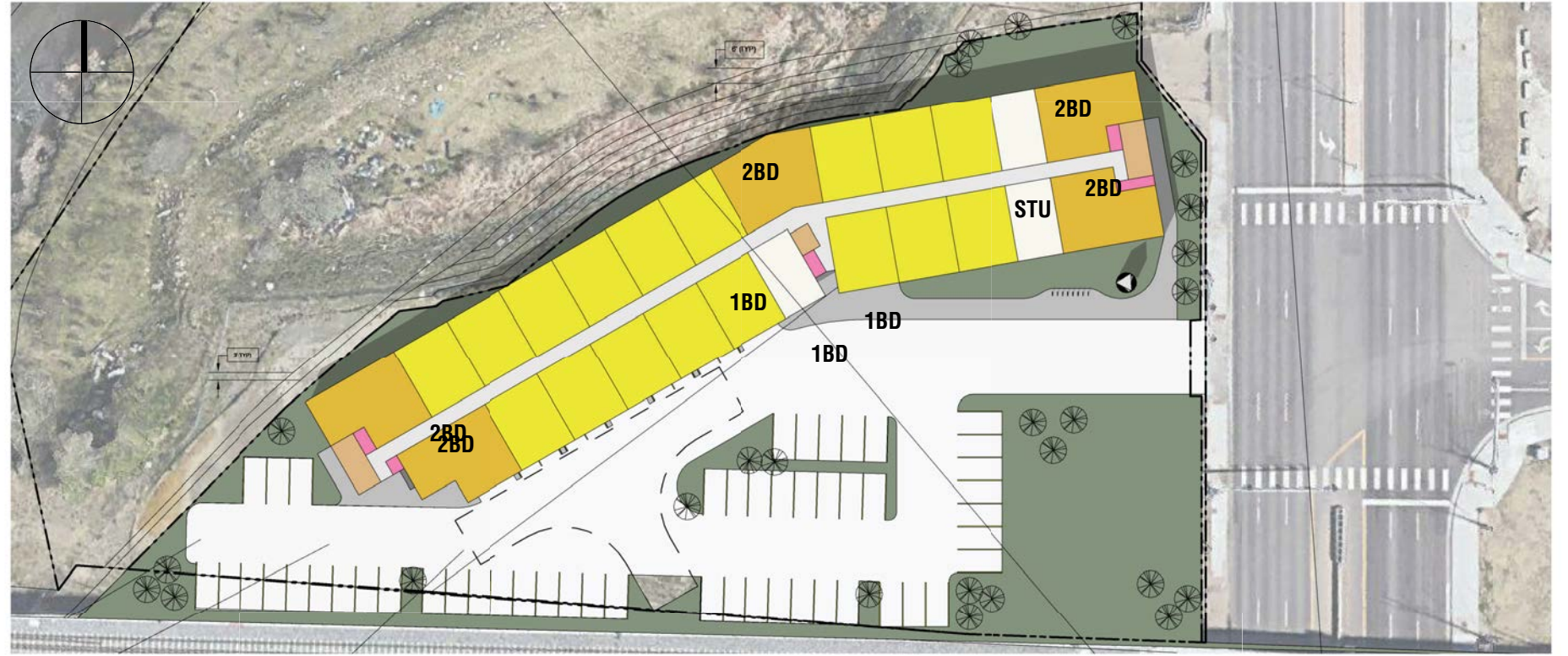
\*ALL AREAS SHOWN ARE GROSS AND FOR DIAGRAMMATIC PURPOSES ONLY



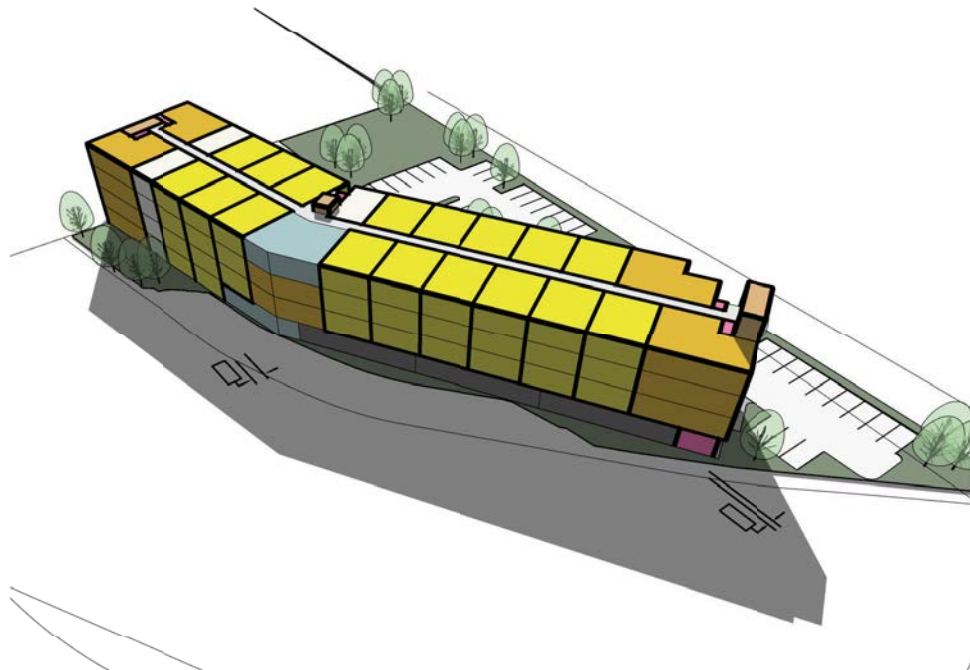
# PLANS | OPTION 10



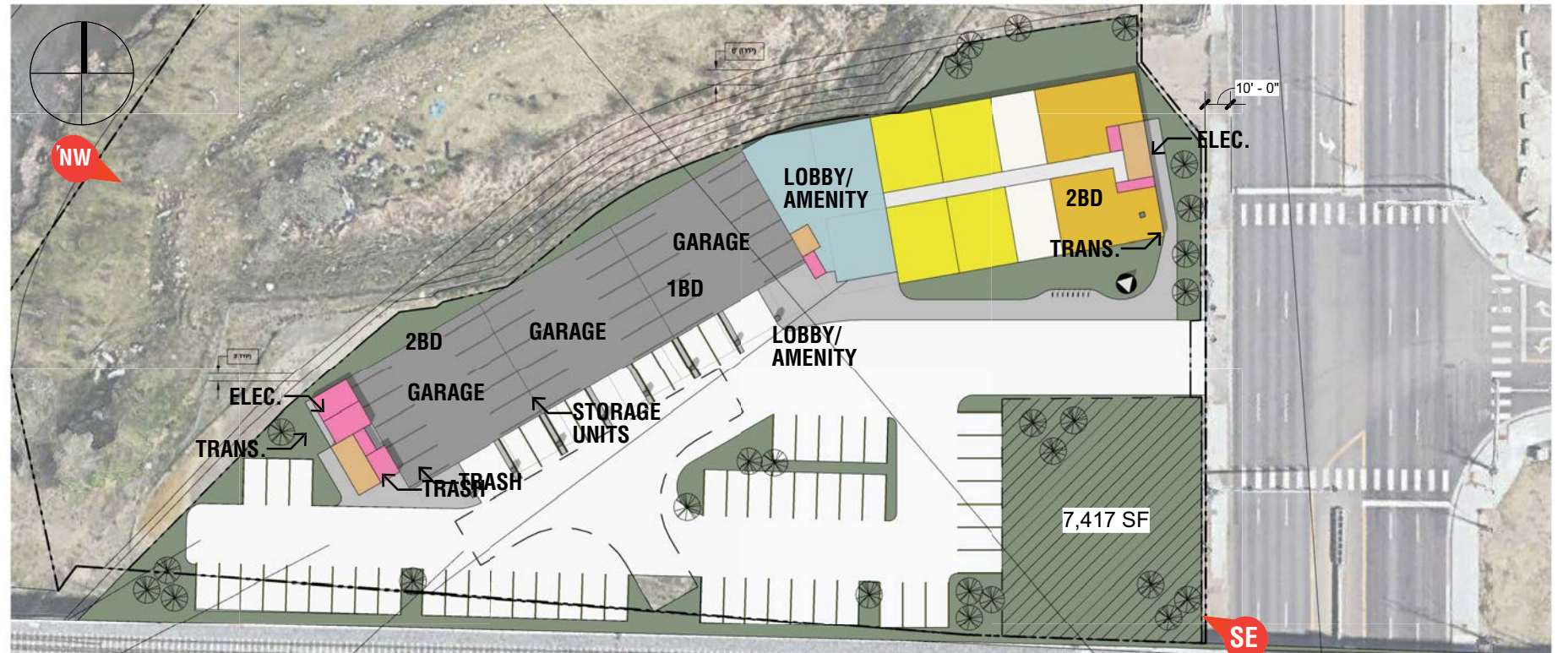
SE PERSPECTIVE | **OPTION 10**



LEVEL 2 PLAN | **OPTION 10**



NW PERSPECTIVE | **OPTION 10**



LEVEL 1 PLAN | **OPTION 10**

# DESIGN PRINCIPLES

## AUGMENT THE URBAN FABRIC.

Create, repair, and enhance connections within existing neighborhoods.

## MAKE BIG MOVES.

Design bold, interesting building forms, create a new icon.

MUCH MORE THAN  
SIMPLY DESIGNING  
BUILDINGS FOR PEOPLE  
TO LIVE IN...

GOOD URBAN DESIGN  
BUILDS COMMUNITIES.

## BE WELCOMING.

Set a positive tone with a bright, engaging entryway.

## CULTIVATE CONNECTION.

Place compatible uses together to add convenience and support social encounters.

## ENLIGHTENED CIRCULATION.

Bring light and fresh air into hallways and stairs – connect with nature and encourage walking.

## GET PERSONAL.

Echo character of the evolving community. Listen to what is around you.

## A LITTLE GOES A LONG WAY.

Concentrate premium materials at points of shared enjoyment – keep it simple everywhere else.

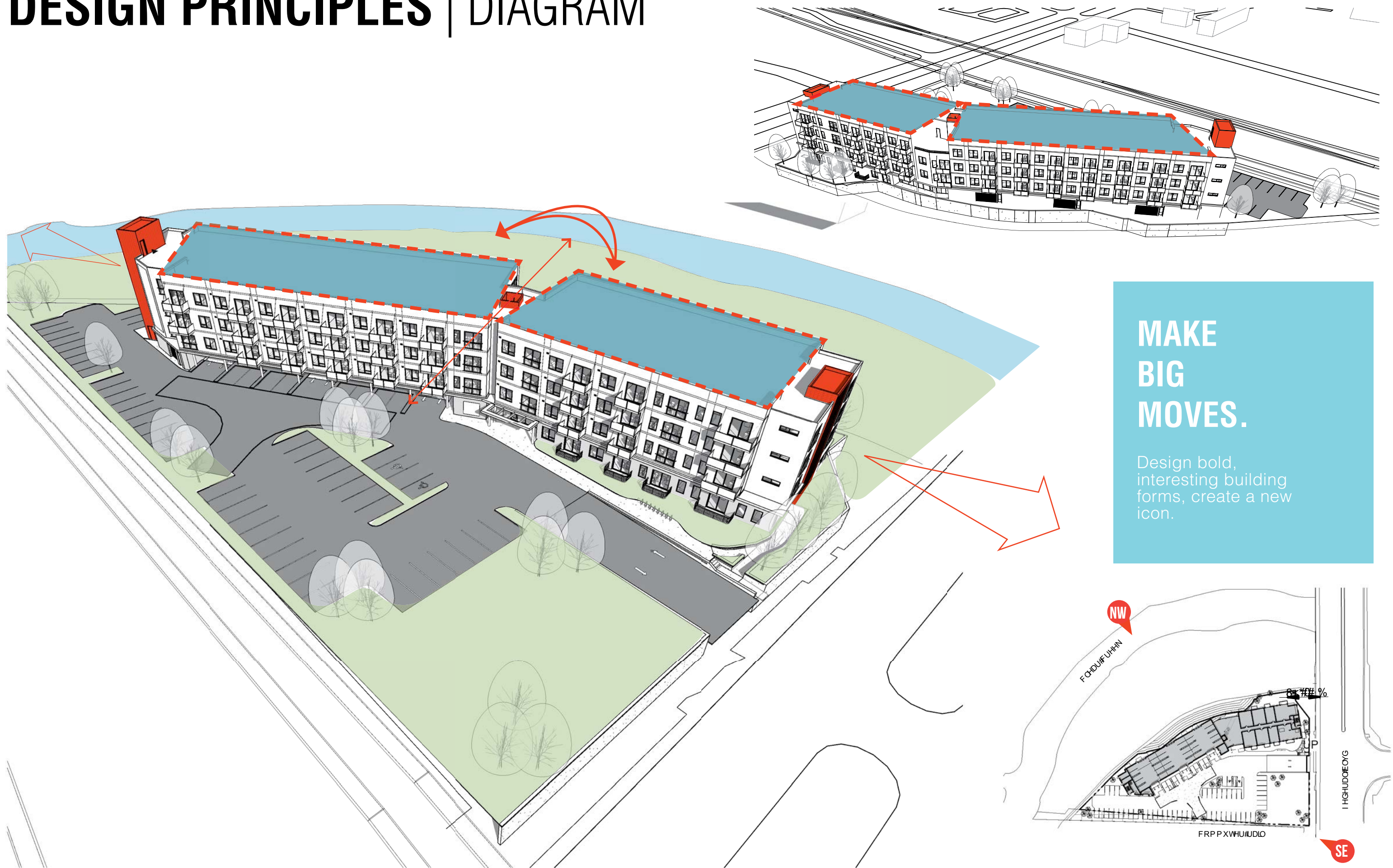
## ACTIVATE THE EDGES.

Energize the street scape with a generous, mixed-use ground floor.

## ART FOR ALL.

Reflect the character of the community and offer opportunities for expression.

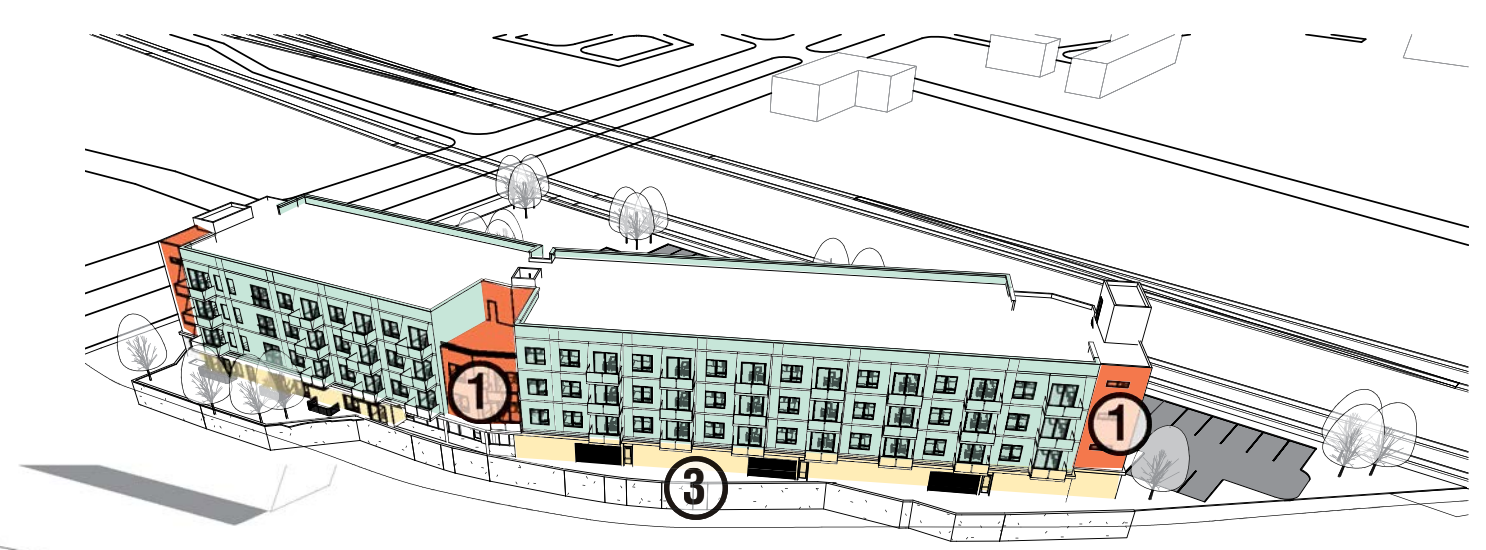
# DESIGN PRINCIPLES | DIAGRAM



**MAKE BIG MOVES.**

Design bold, interesting building forms, create a new icon.

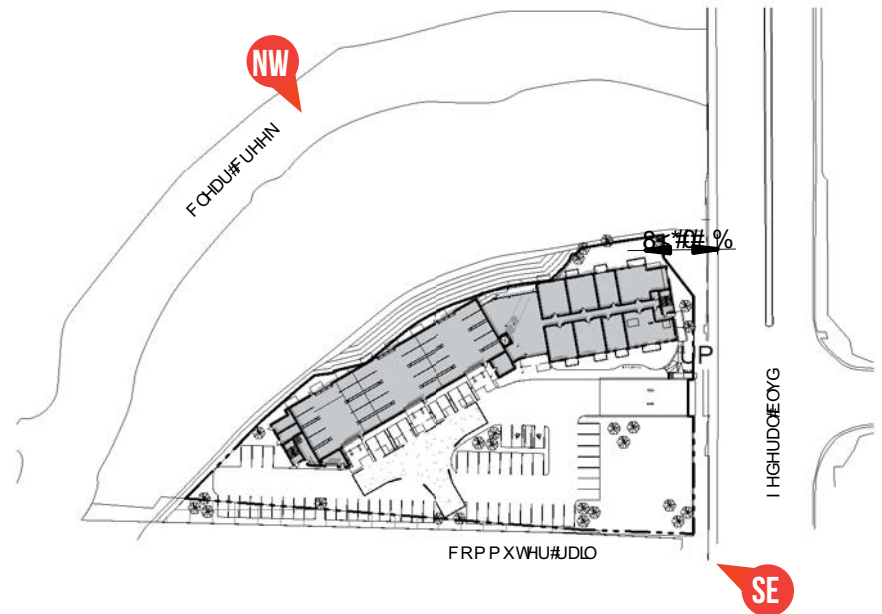
# DESIGN PRINCIPLES | DIAGRAM



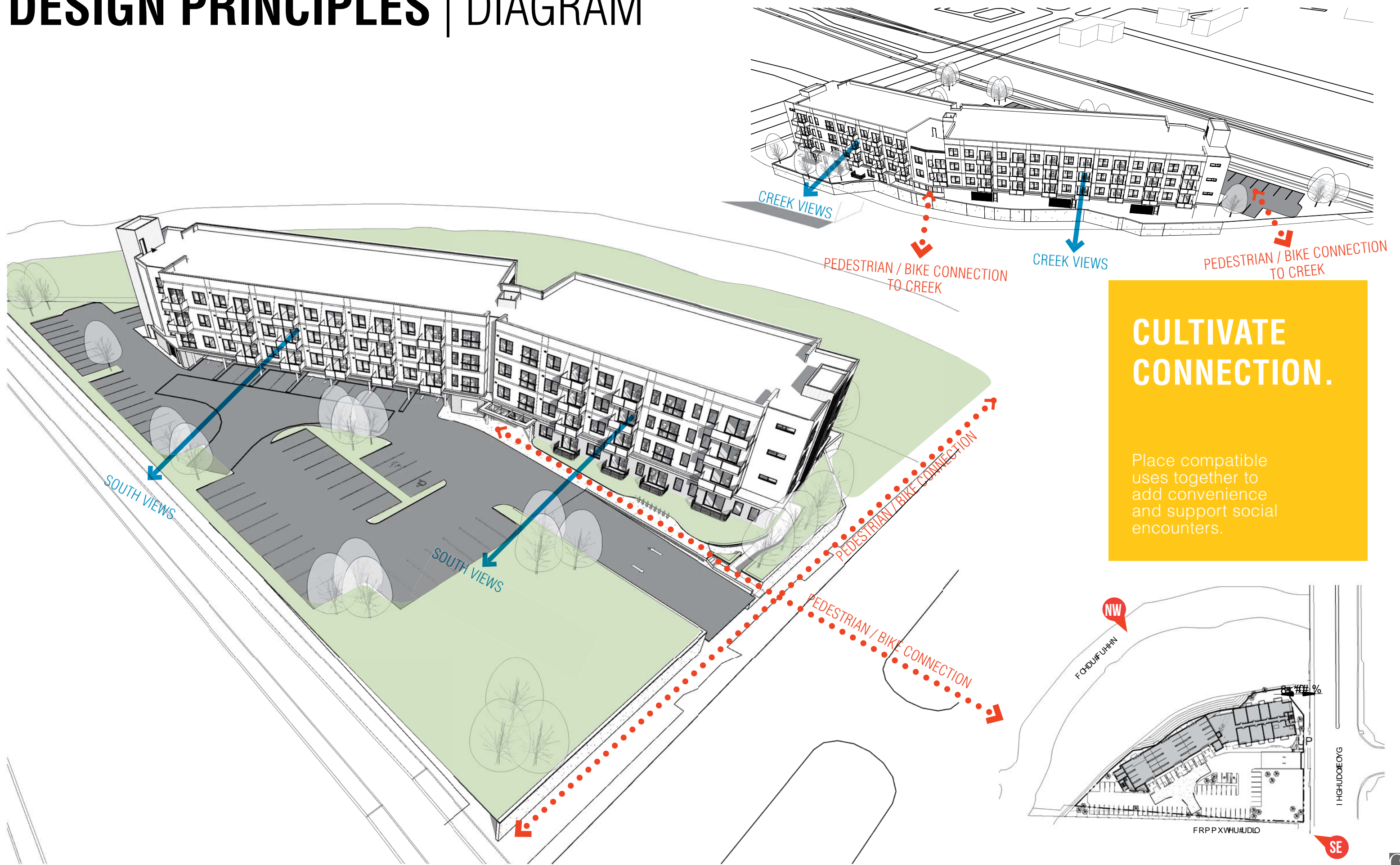
**A LITTLE GOES A LONG WAY.**

Concentrate premium materials at points of shared enjoyment – keep it simple everywhere else.

- ① FEATURE MATERIAL
- ② PRIMARY MATERIAL
- ③ BASE MATERIAL
- ④ CORE MATERIAL



# DESIGN PRINCIPLES | DIAGRAM

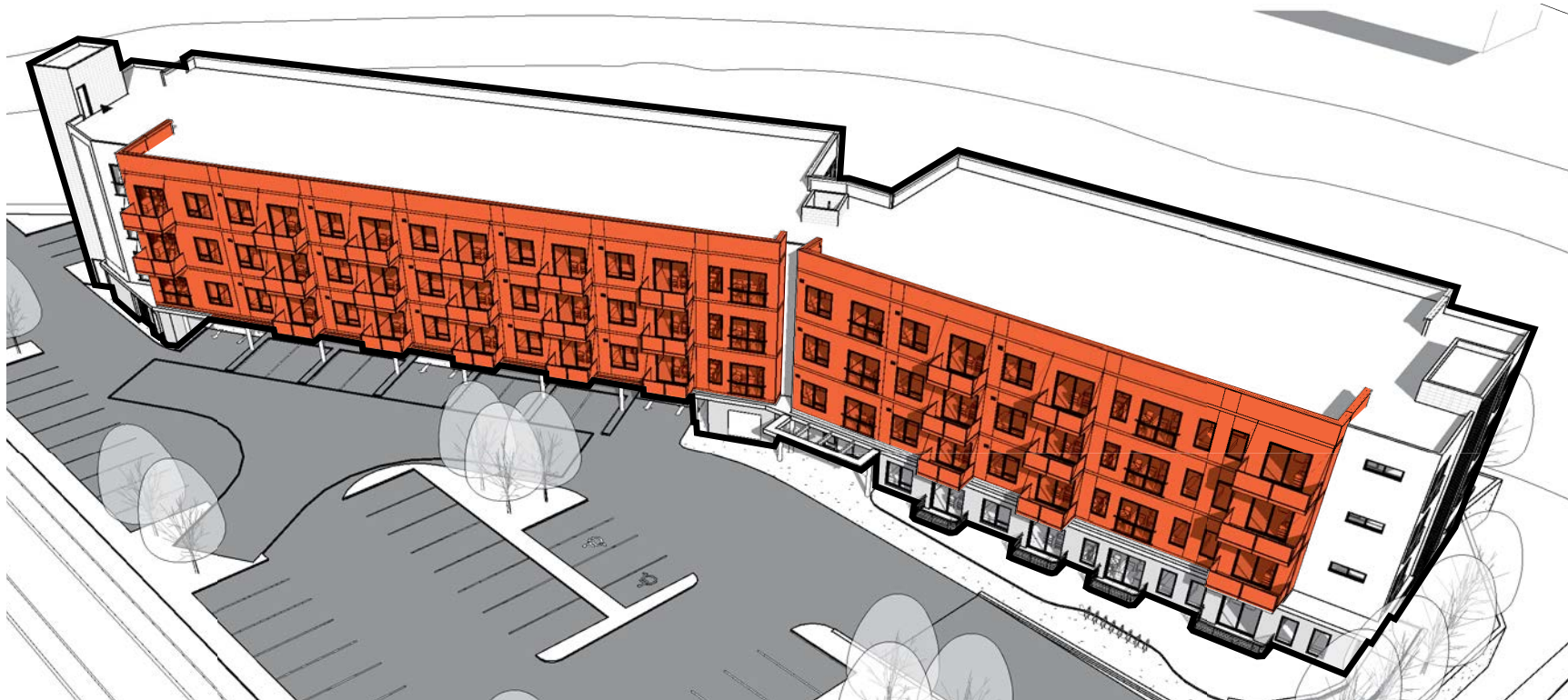
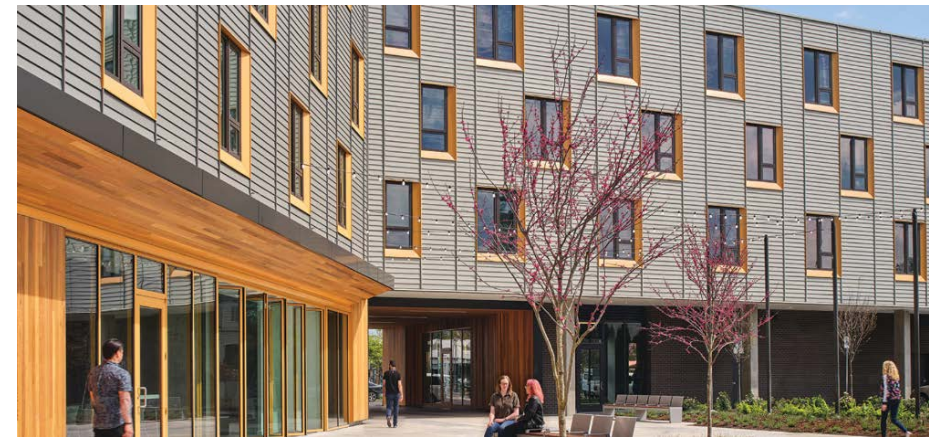


# REFERENCE IMAGES | HIGHLIGHT THE CORNER

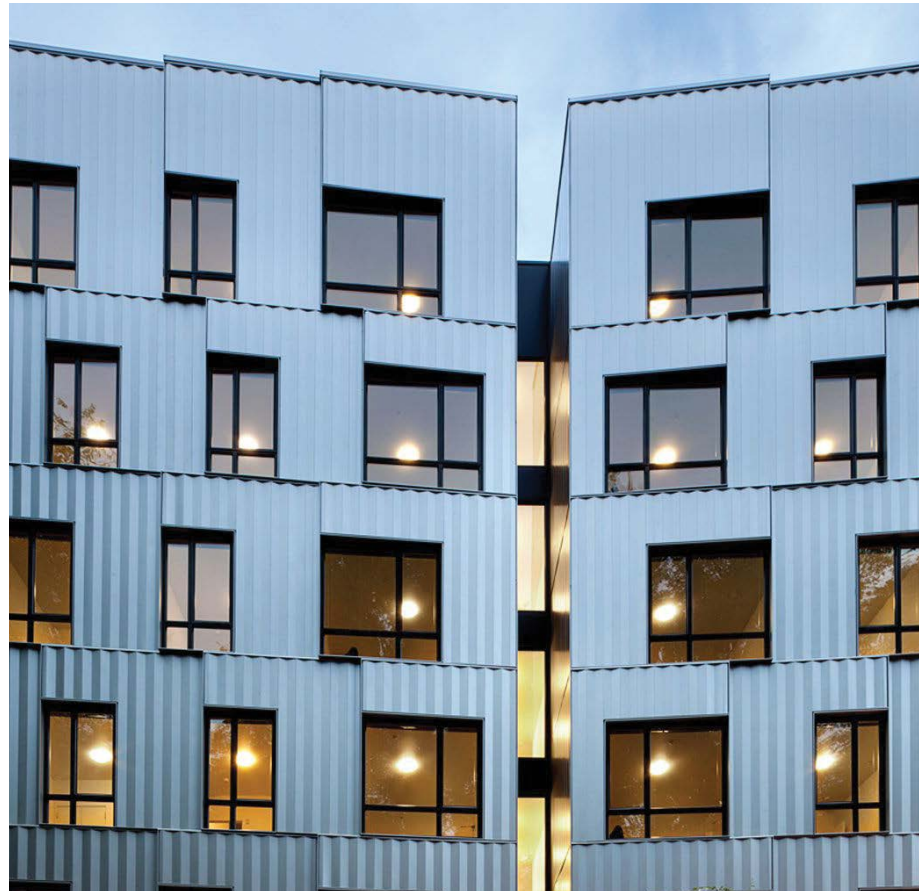




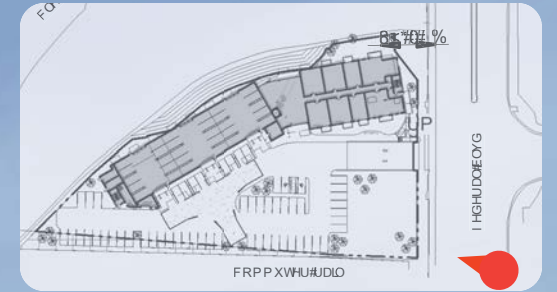
# REFERENCE IMAGES | BREAK THE BOX



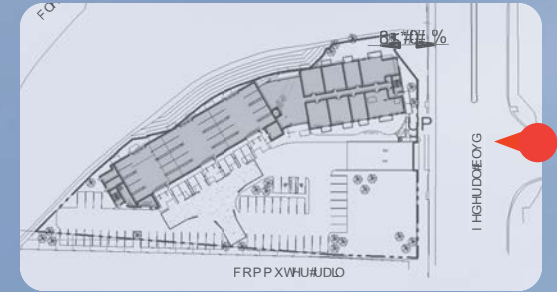
# REFERENCE IMAGES | VARY THE ROOF



# CONCEPT | MASSING SE VIEW



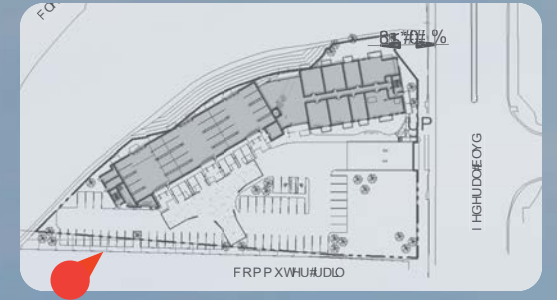
# CONCEPT | MASSING EAST VIEW



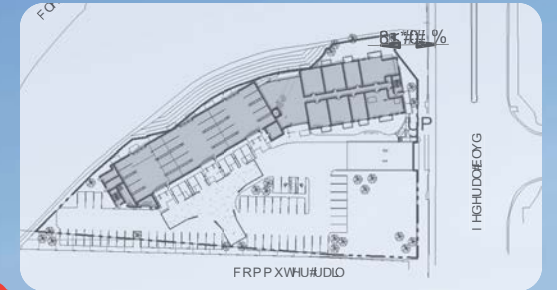
# CONCEPT | MASSING NE VIEW



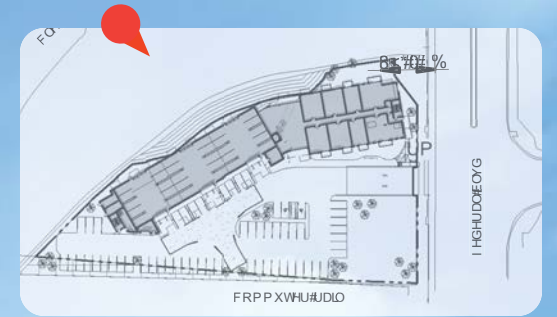
# CONCEPT | MASSING WEST VIEW



# CONCEPT | MASSING SW VIEW

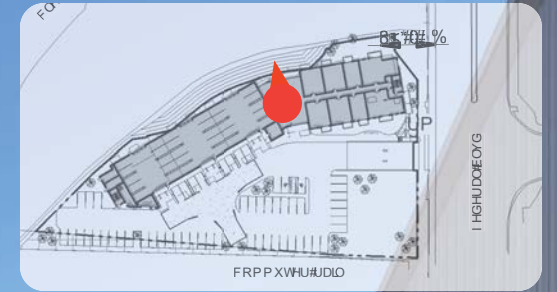


# CONCEPT | MASSING NORTH VIEW

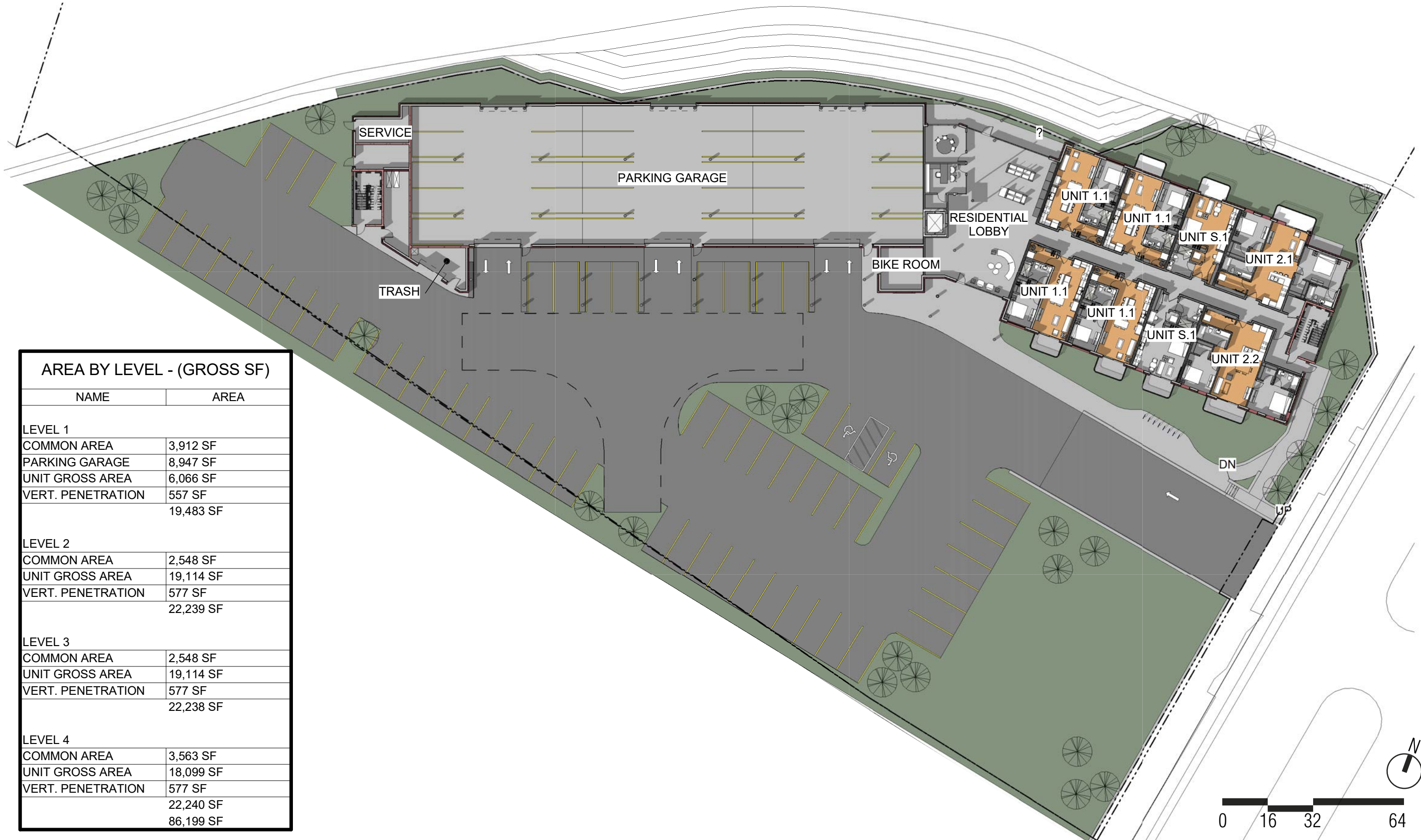




# CONCEPT | MASSING ROOF AMENITY



# LEVEL 1 | FLOOR PLAN



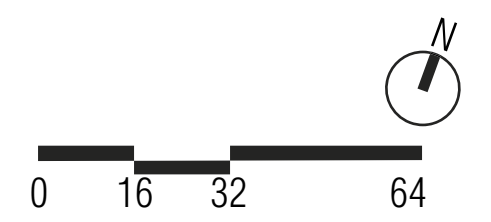
AREA BY LEVEL - (GROSS SF)	
NAME	AREA
<b>LEVEL 1</b>	
COMMON AREA	3,912 SF
PARKING GARAGE	8,947 SF
UNIT GROSS AREA	6,066 SF
VERT. PENETRATION	557 SF
	19,483 SF
<b>LEVEL 2</b>	
COMMON AREA	2,548 SF
UNIT GROSS AREA	19,114 SF
VERT. PENETRATION	577 SF
	22,239 SF
<b>LEVEL 3</b>	
COMMON AREA	2,548 SF
UNIT GROSS AREA	19,114 SF
VERT. PENETRATION	577 SF
	22,238 SF
<b>LEVEL 4</b>	
COMMON AREA	3,563 SF
UNIT GROSS AREA	18,099 SF
VERT. PENETRATION	577 SF
	22,240 SF
	86,199 SF



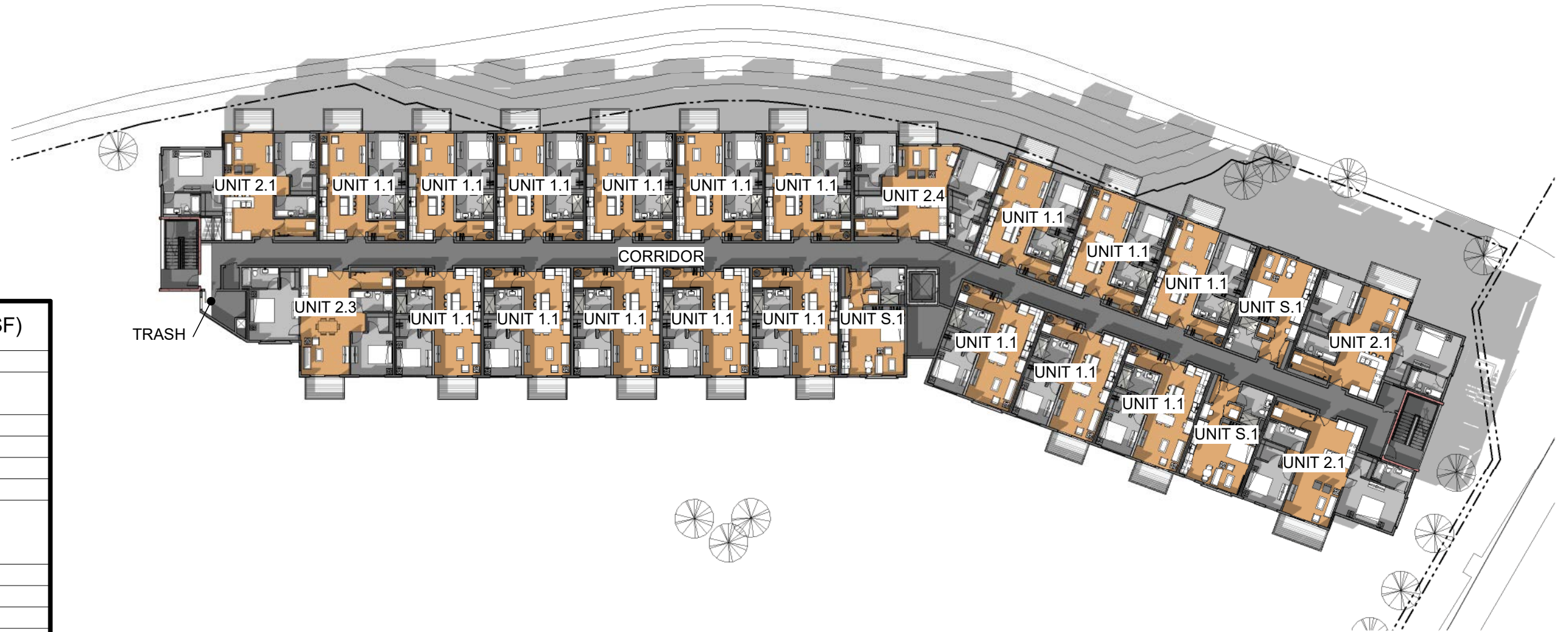
# LEVEL 2 | FLOOR PLAN



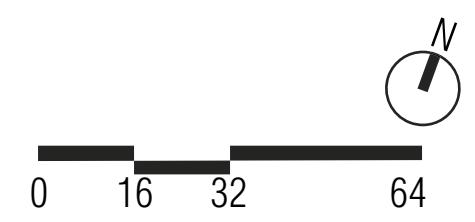
AREA BY LEVEL - (GROSS SF)	
NAME	AREA
<b>LEVEL 1</b>	
COMMON AREA	3,912 SF
PARKING GARAGE	8,947 SF
UNIT GROSS AREA	6,066 SF
VERT. PENETRATION	557 SF
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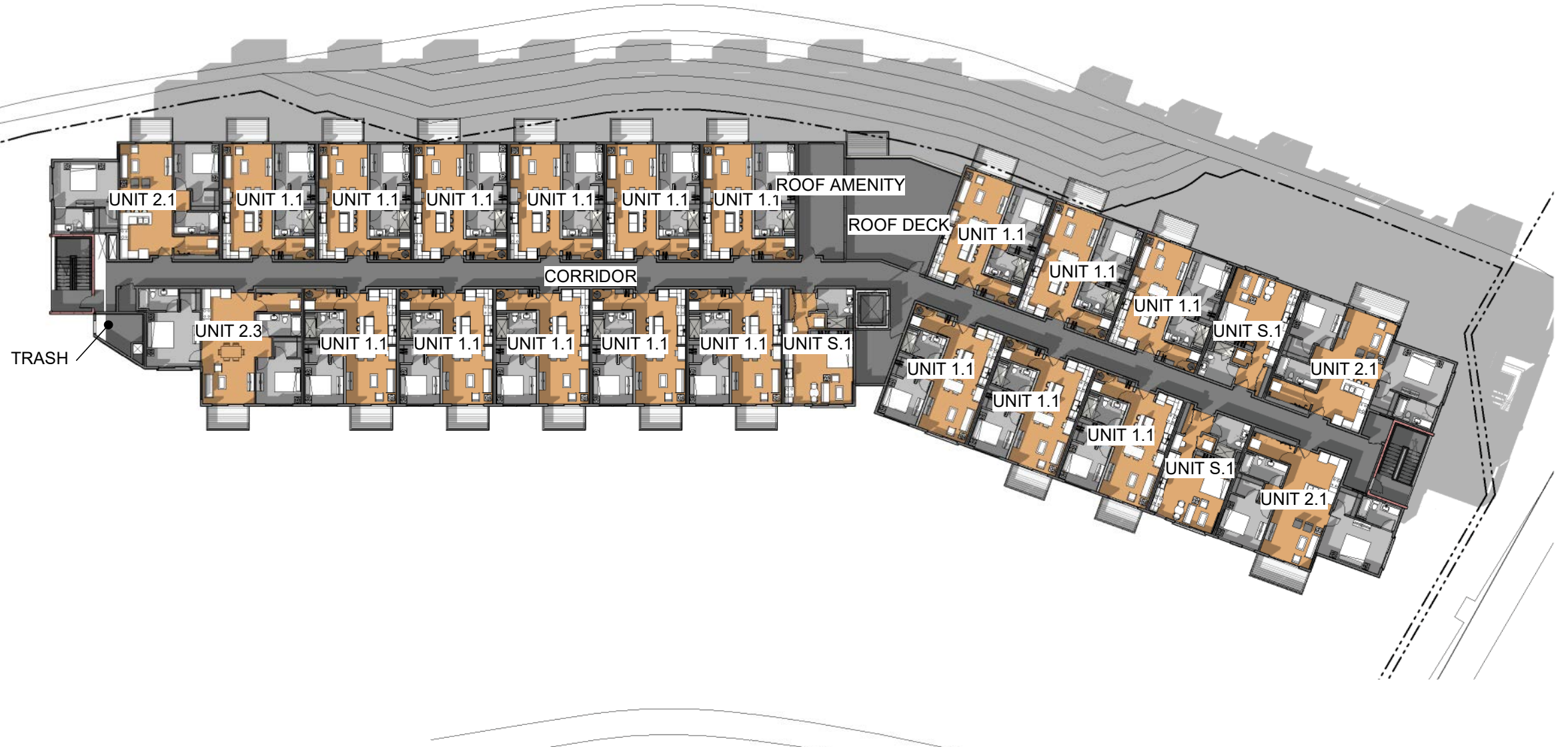
# LEVEL 3 | FLOOR PLAN



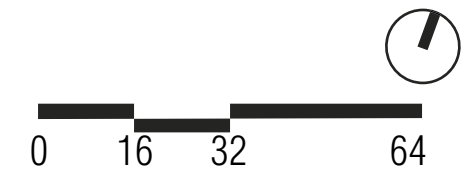
AREA BY LEVEL - (GROSS SF)	
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<b>LEVEL 1</b>	
COMMON AREA	3,912 SF
PARKING GARAGE	8,947 SF
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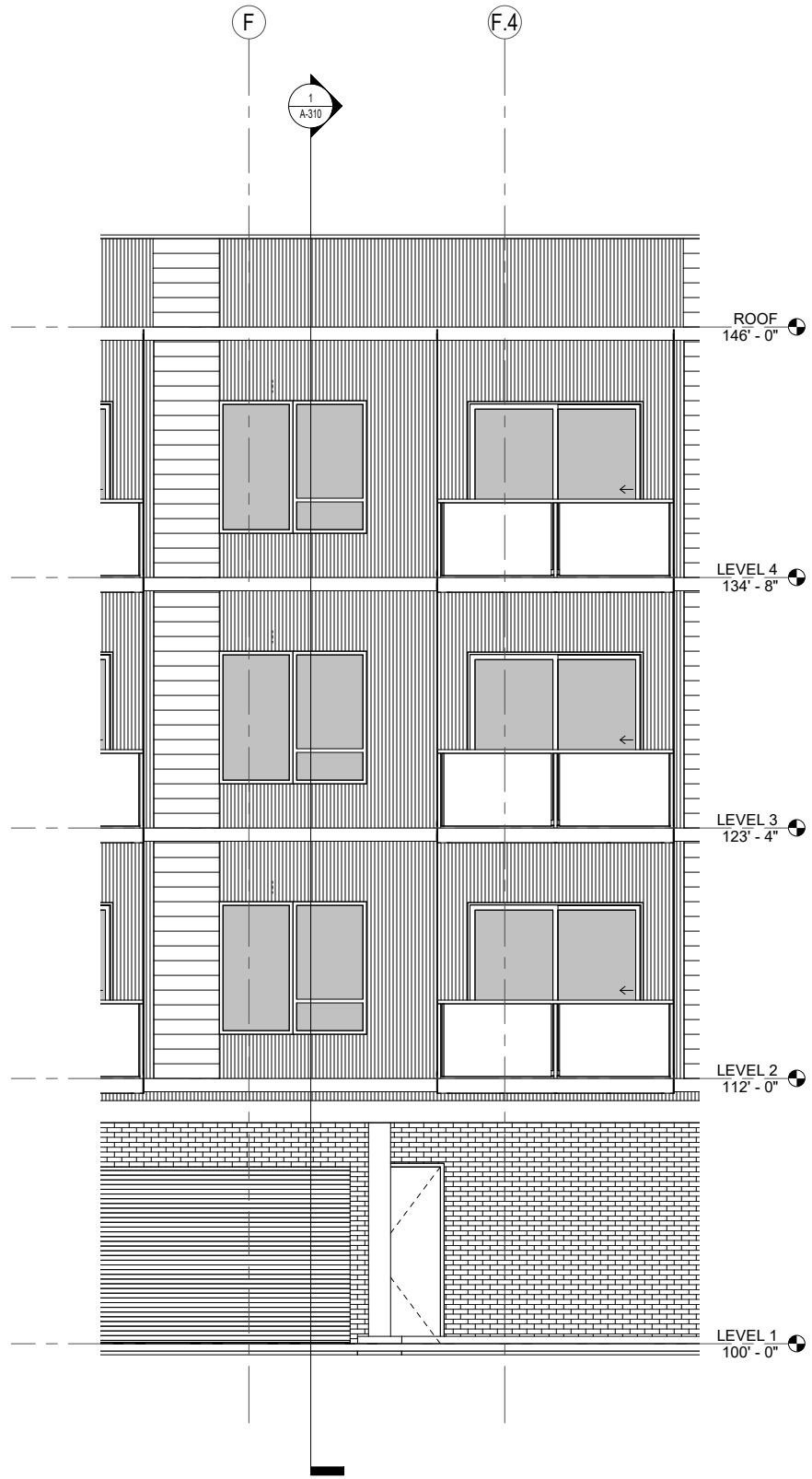
# LEVEL 4 | FLOOR PLAN



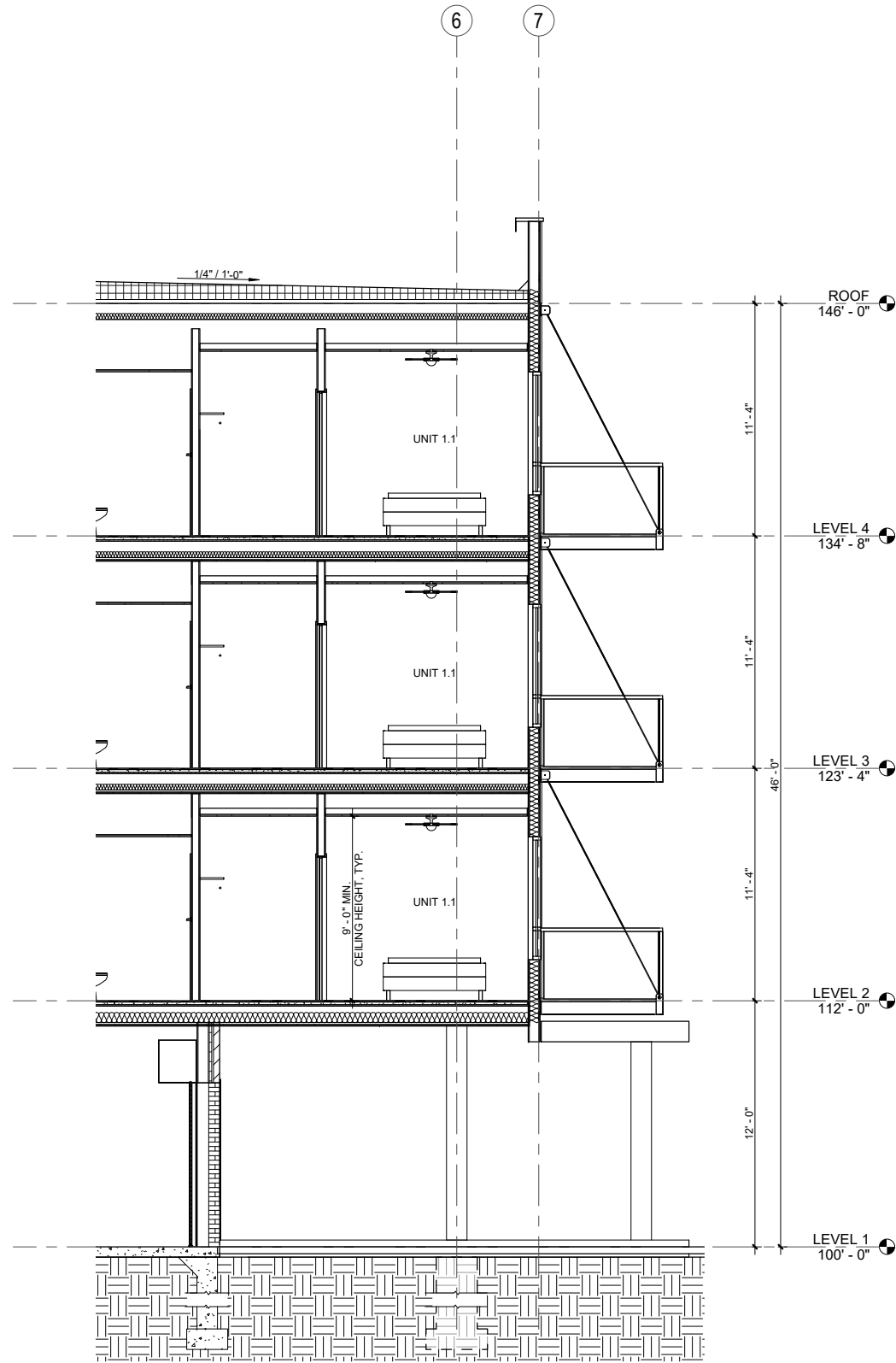
AREA BY LEVEL - (GROSS SF)	
NAME	AREA
<b>LEVEL 1</b>	
COMMON AREA	3,912 SF
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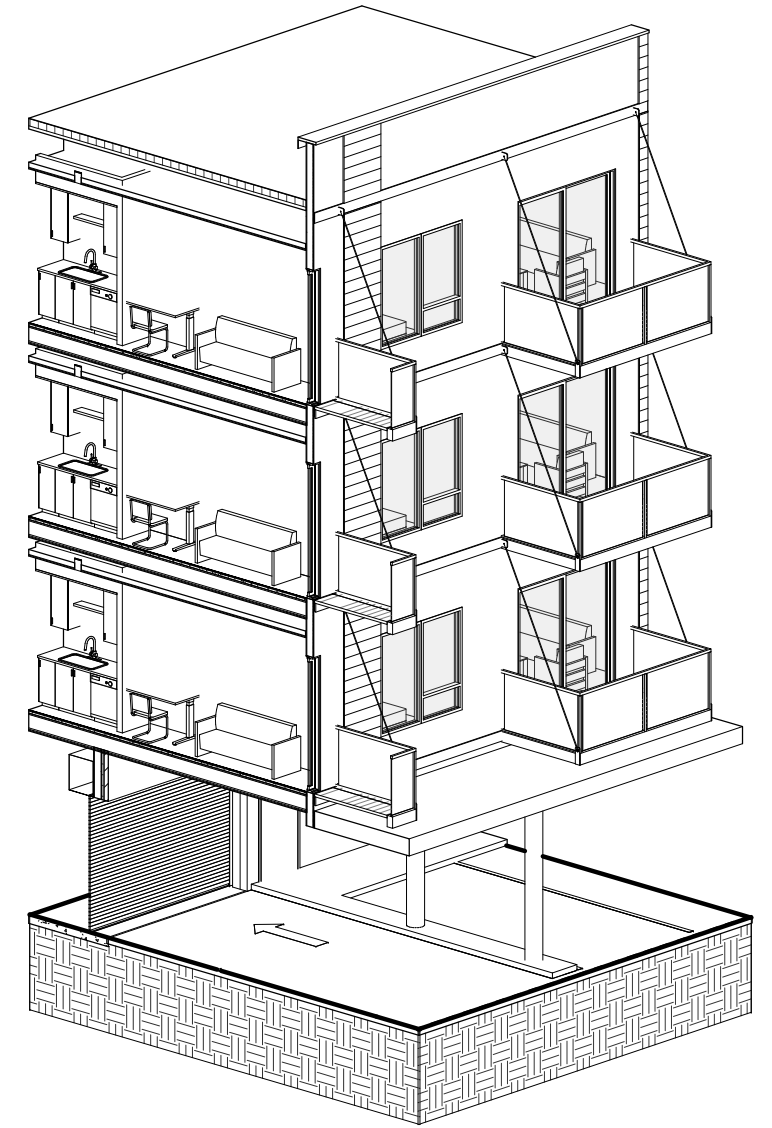
# BUILDING SECTION | GARAGE ENTRY



2 GARAGE ENTRY ENLARGED ELEVATION  
1/4" = 1'-0"

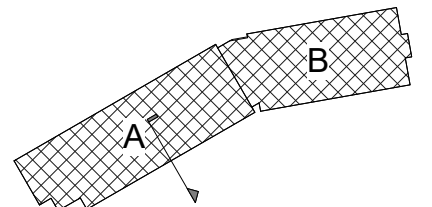


1 SECTION @ GARAGE ENTRY  
1/4" = 1'-0"

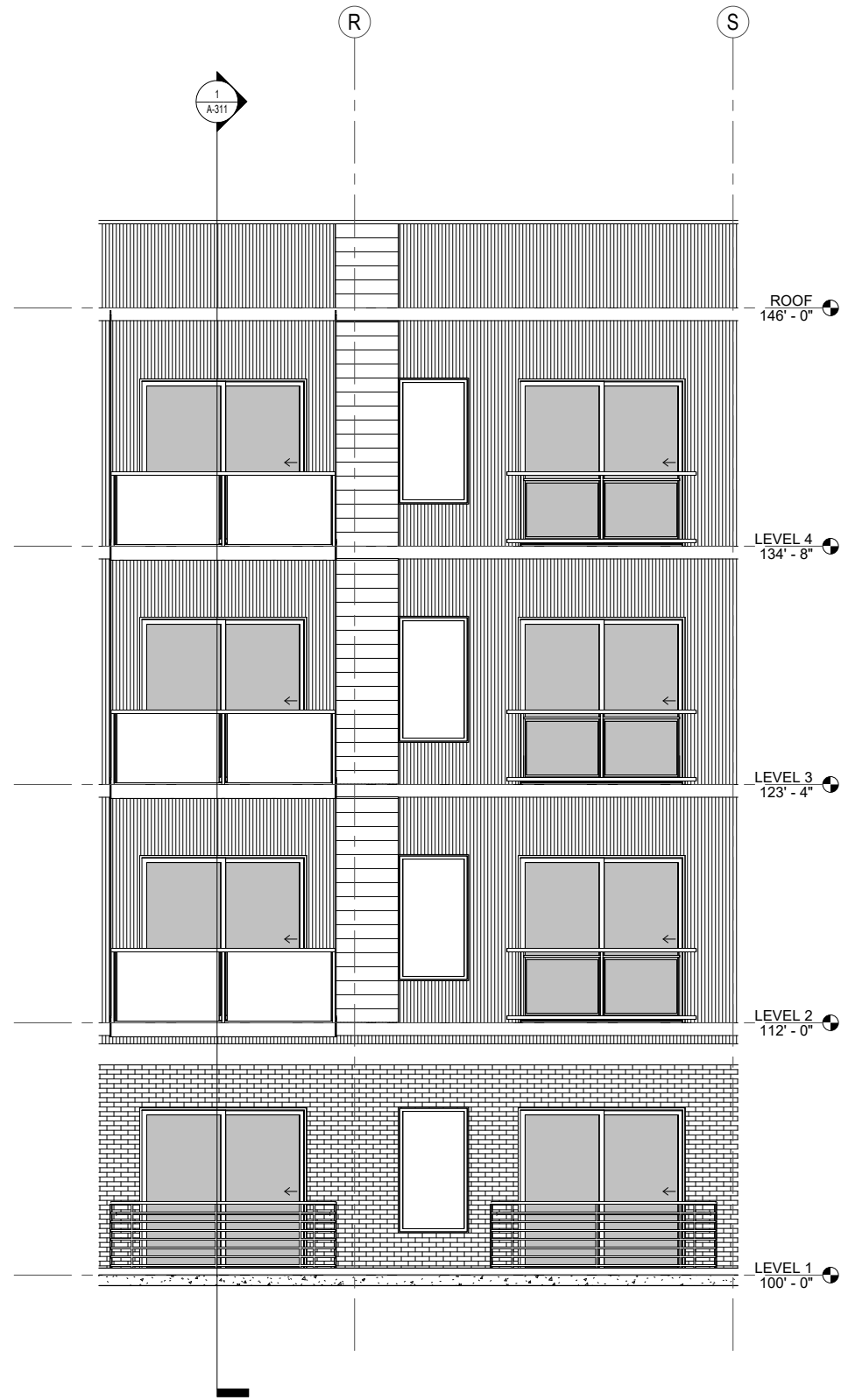


3 GARAGE ENTRY 3D SECTION

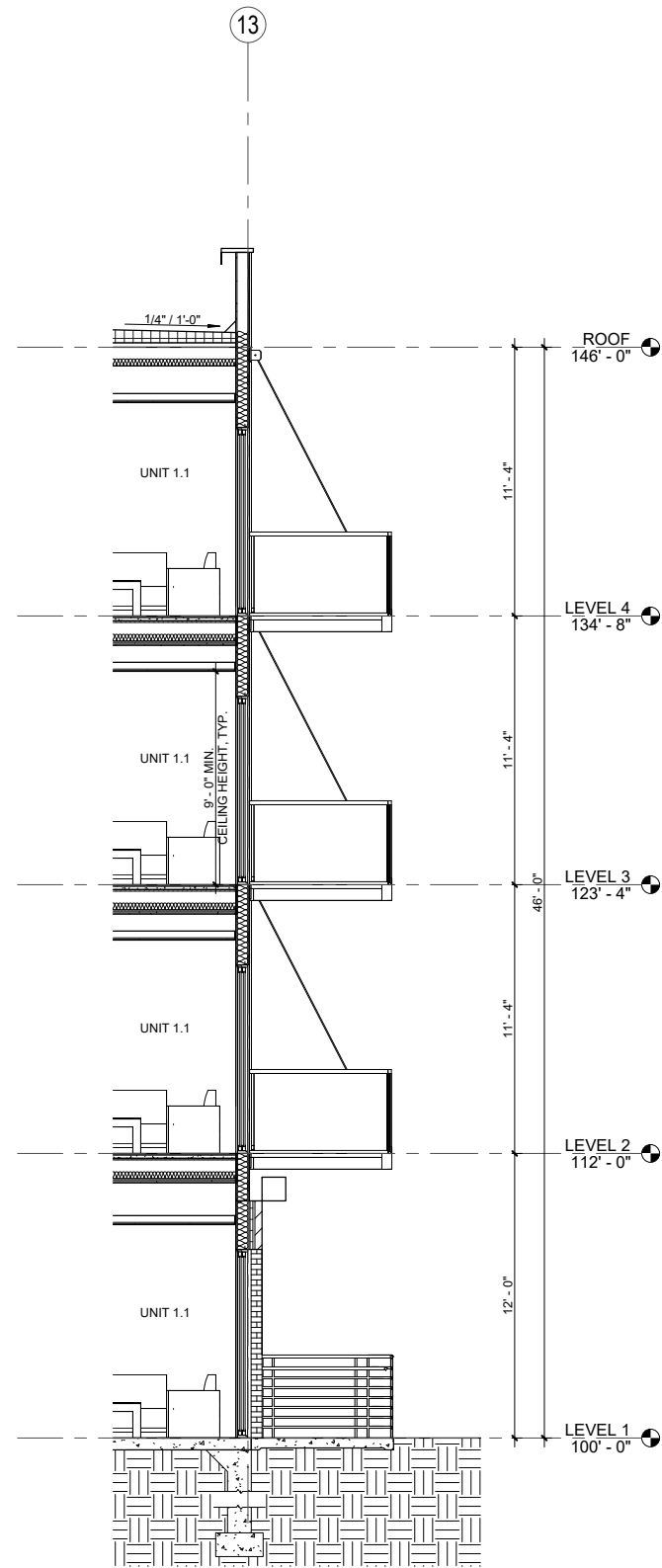
KEY PLAN



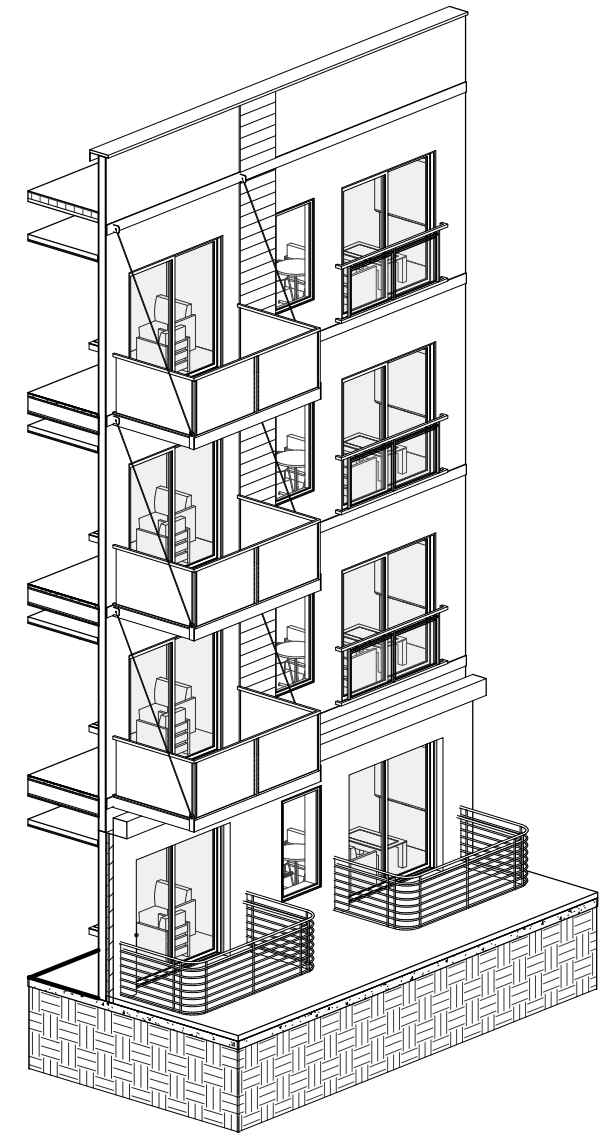
# BUILDING SECTION | TYPICAL



2 SOUTH WALL 1 ENLARGED ELEVATION  
1/4" = 1'-0"

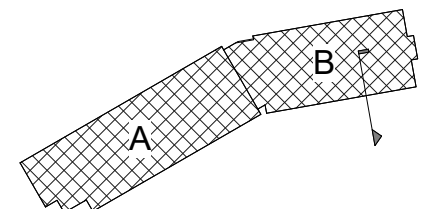


1 SECTION @ SOUTH WALL 1  
1/4" = 1'-0"



3 SOUTH WALL 1 3D SECTION

KEY PLAN



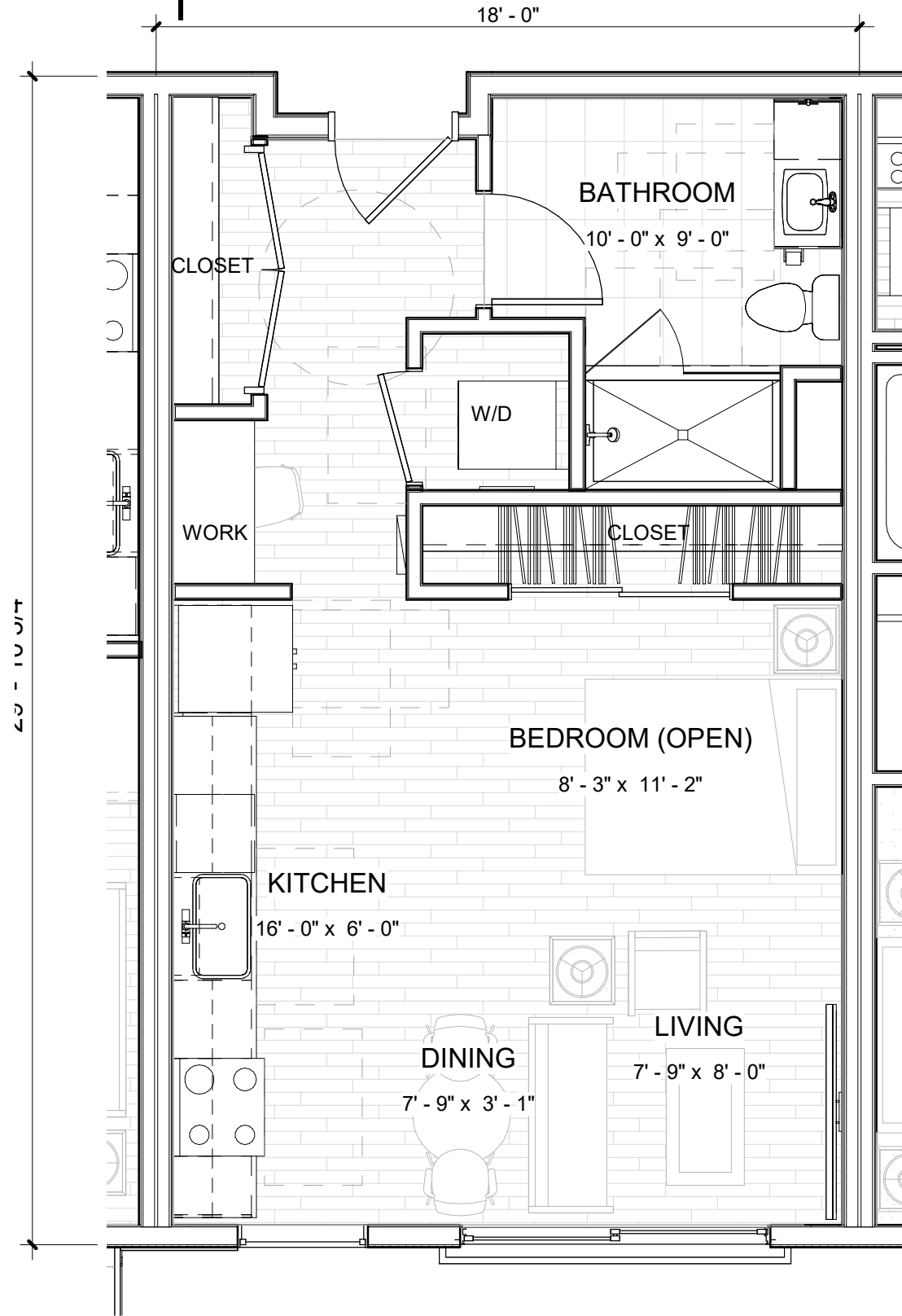
# AMENITIES | COMMON AREAS

- DOG WASH
- BIKE WORKSHOP
- ROOF AMENITY
- ELECTRIC CAR CHARGE
- PACKAGE DELIVERY
- CONNECTION TO CREEK

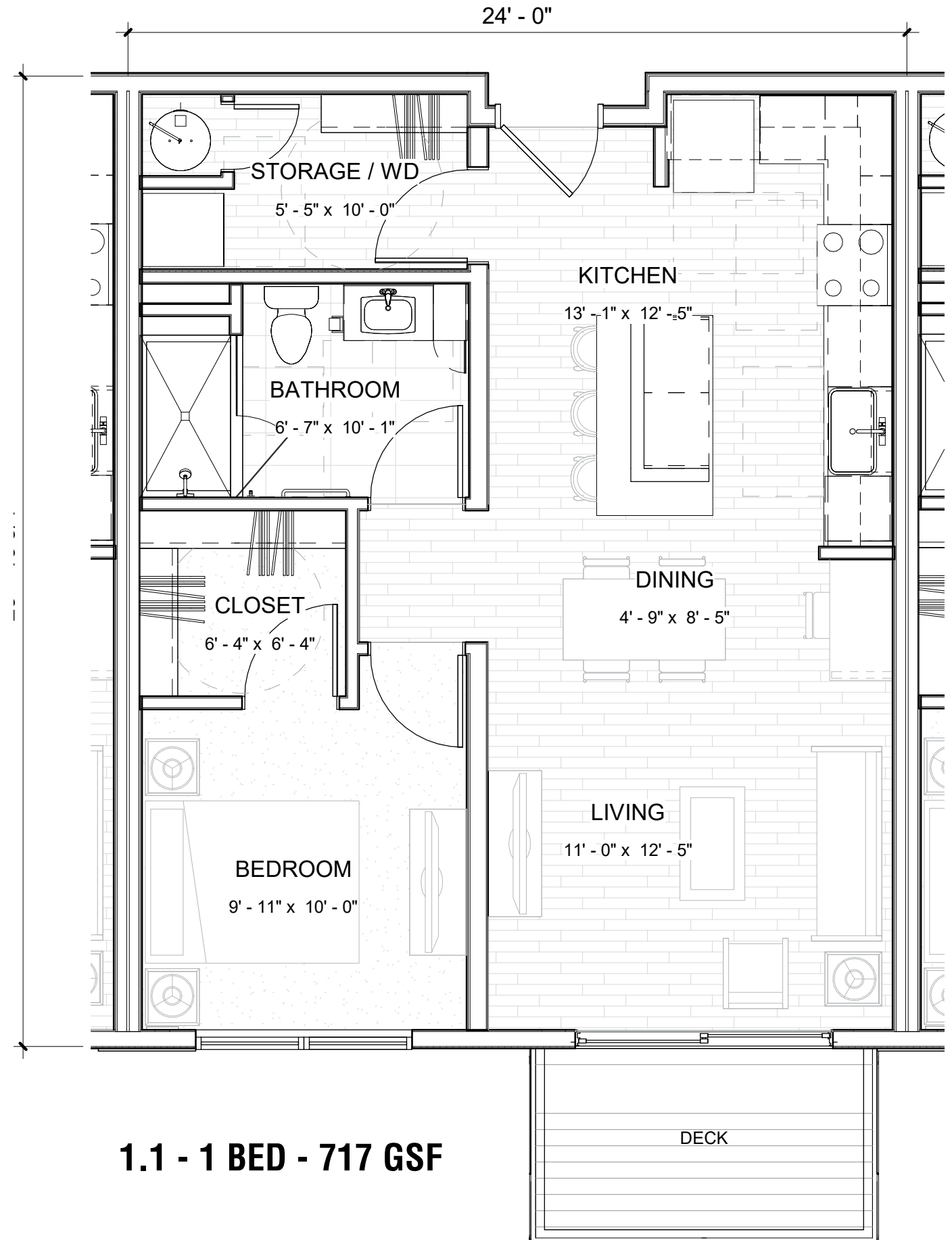




# UNITS | STUDIO & 1 BEDROOM

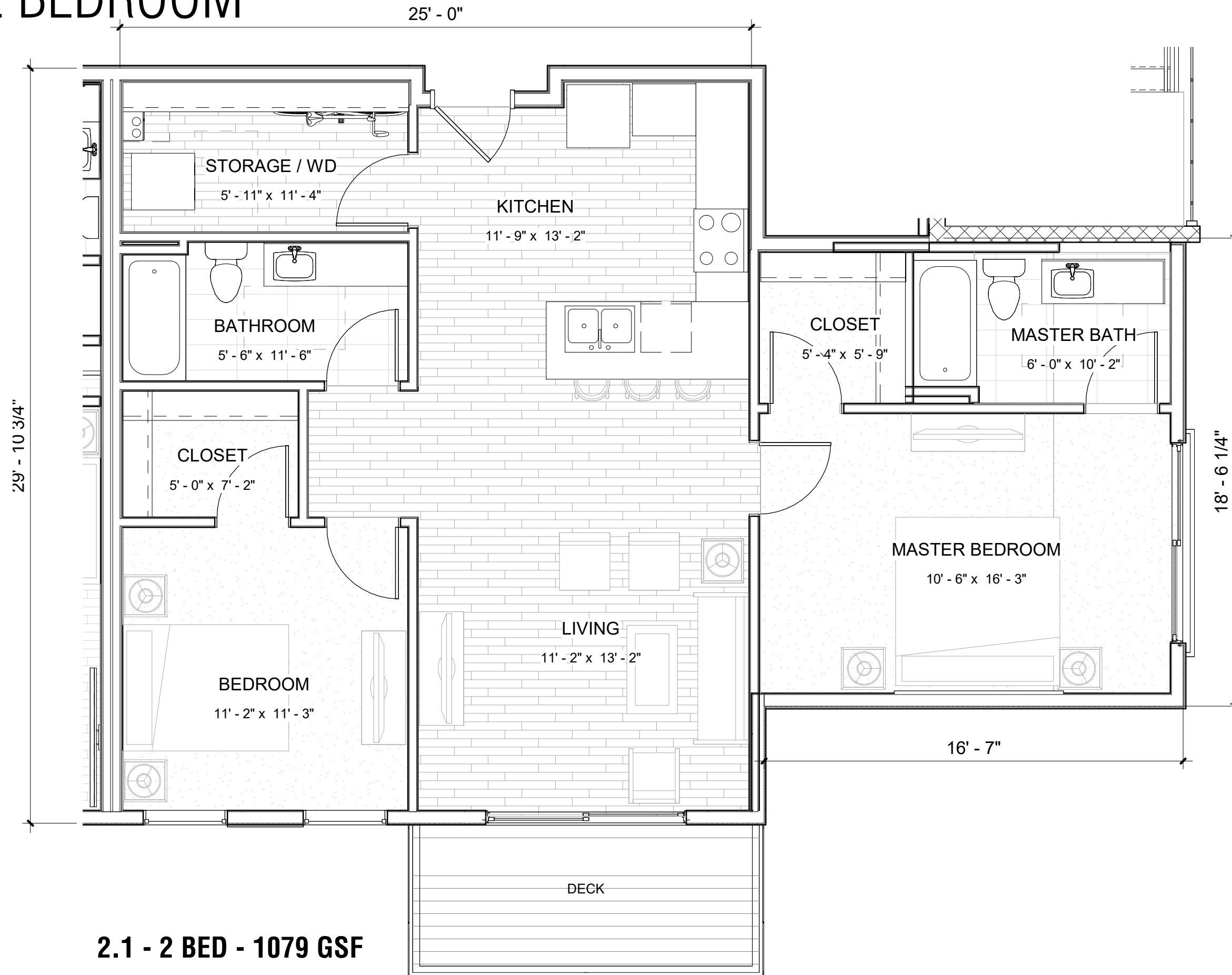


**S.1 - STUDIO - 487 GSF**



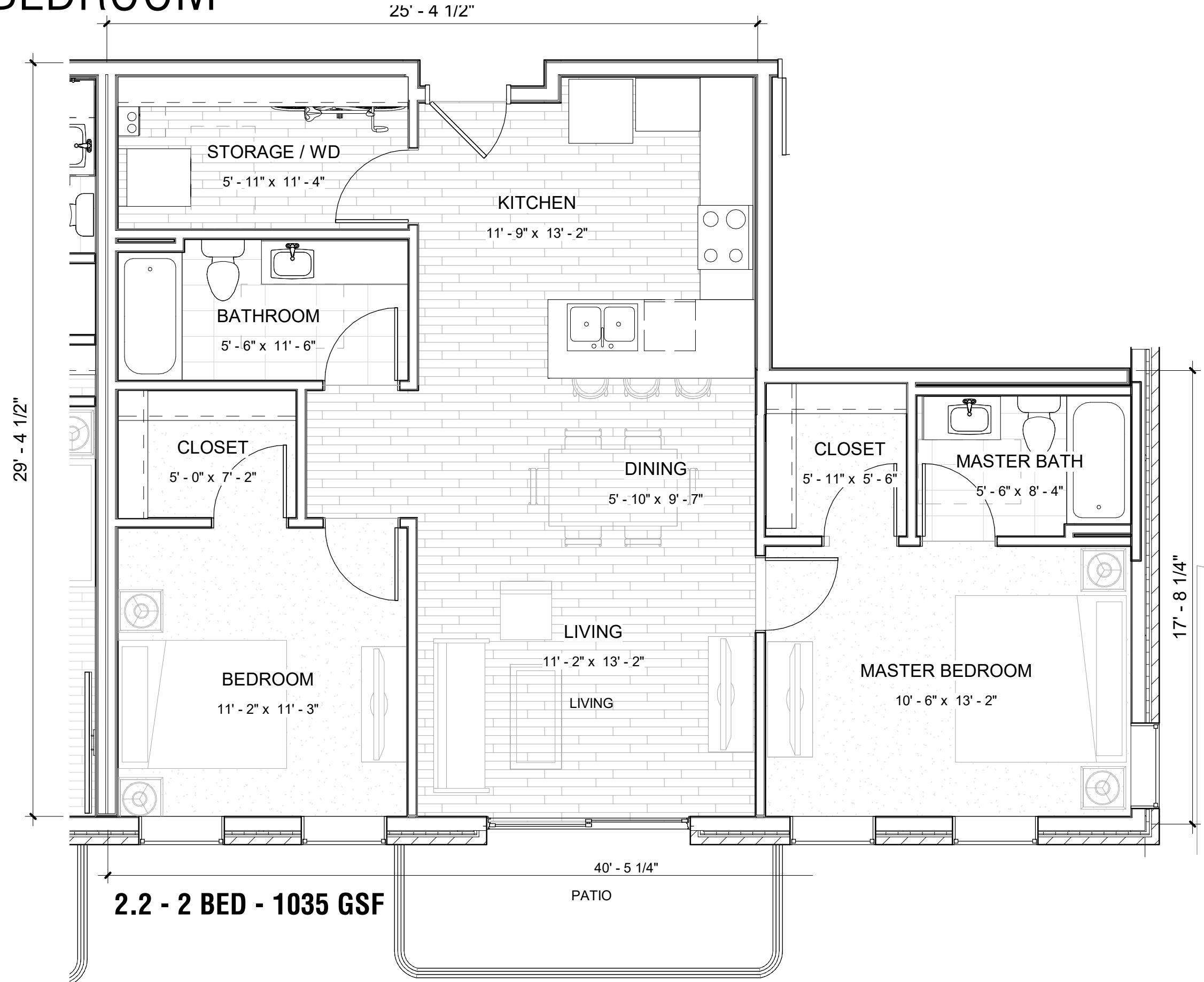
**1.1 - 1 BED - 717 GSF**

# UNITS | 2 BEDROOM



**2.1 - 2 BED - 1079 GSF**

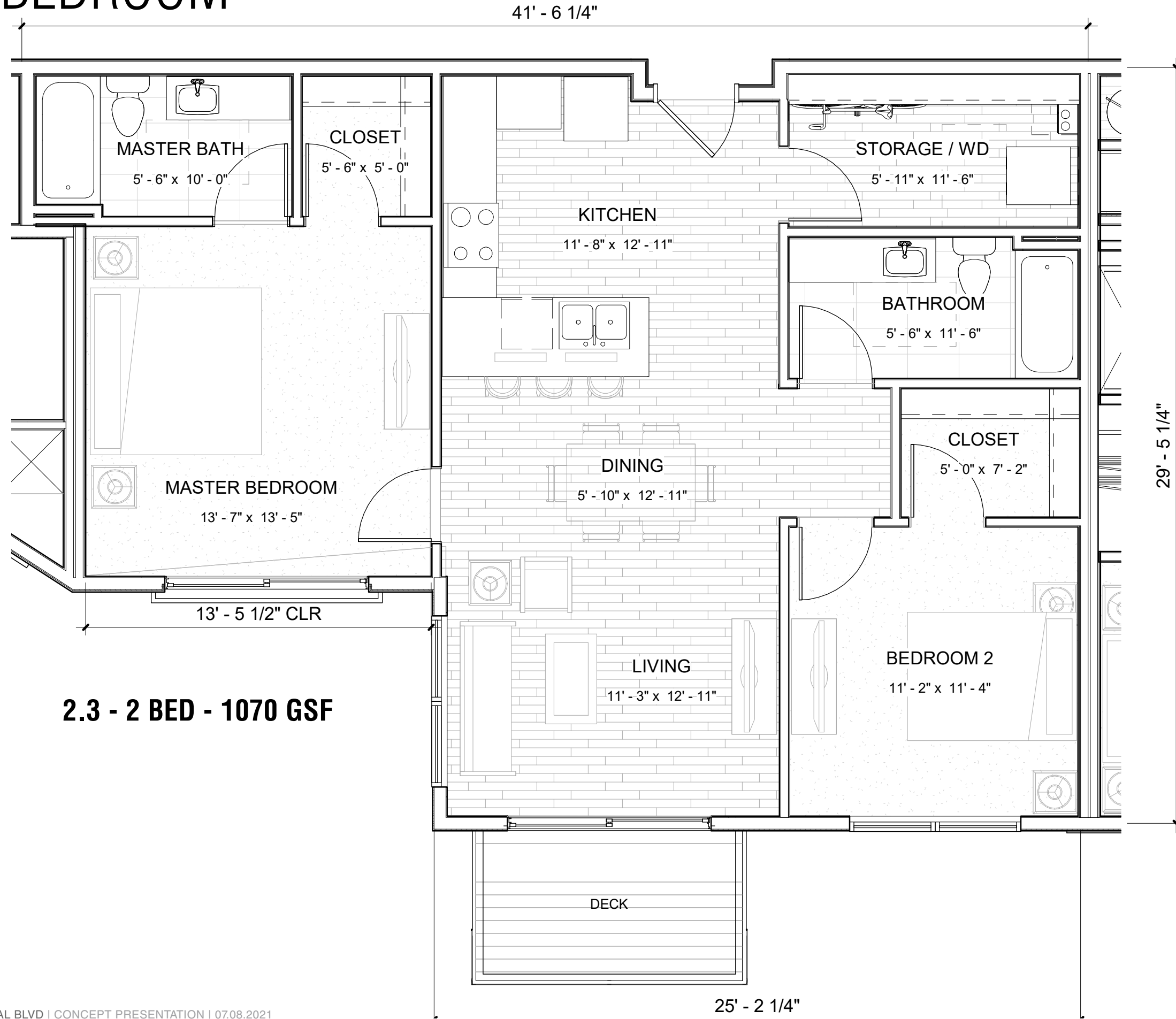
# UNITS | 2 BEDROOM



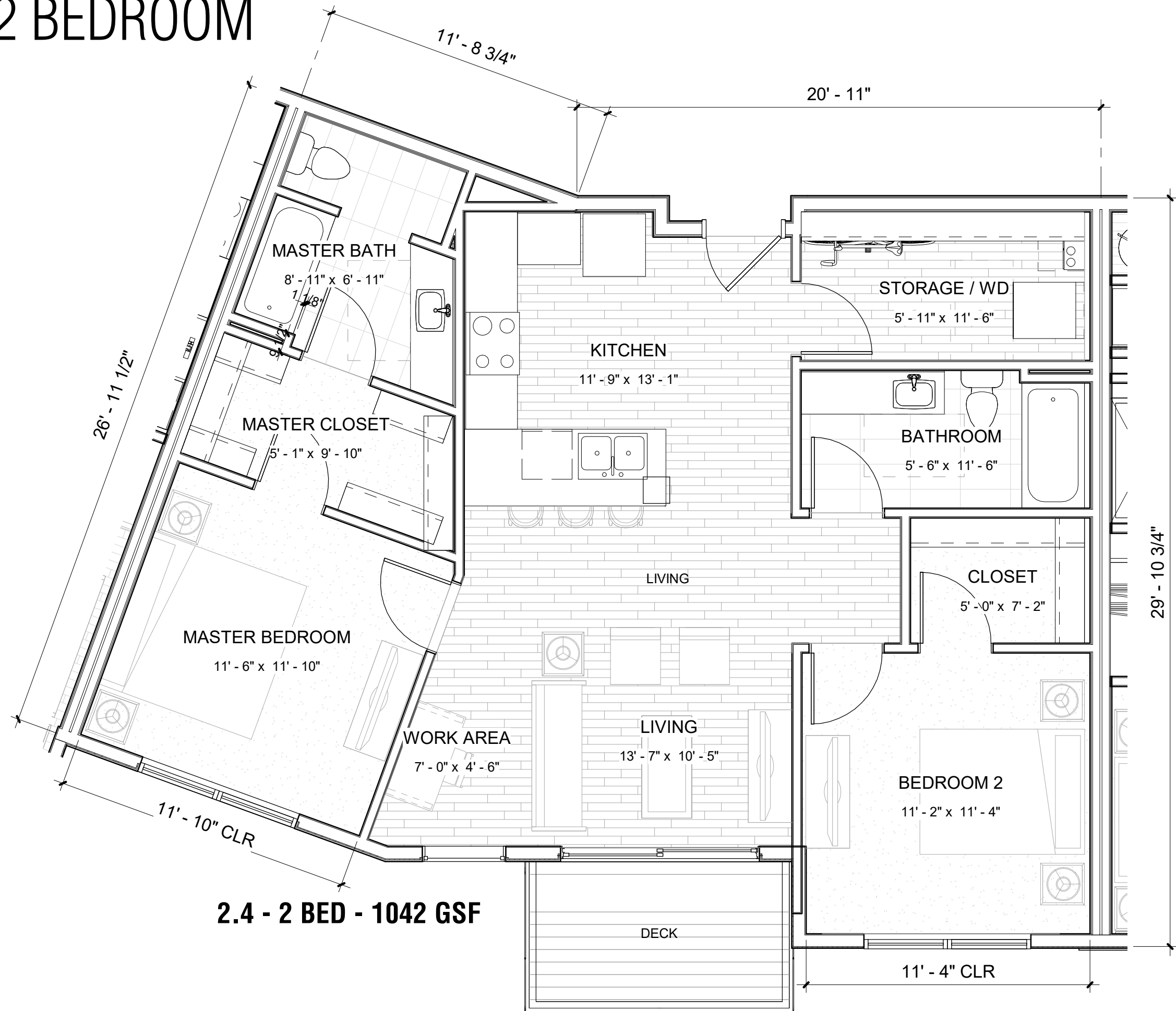
**2.2 - 2 BED - 1035 GSF**



# UNITS | 2 BEDROOM



# UNITS | 2 BEDROOM



**2.4 - 2 BED - 1042 GSF**



# CLEAR CREEK FLATS

5901 Federal Boulevard

