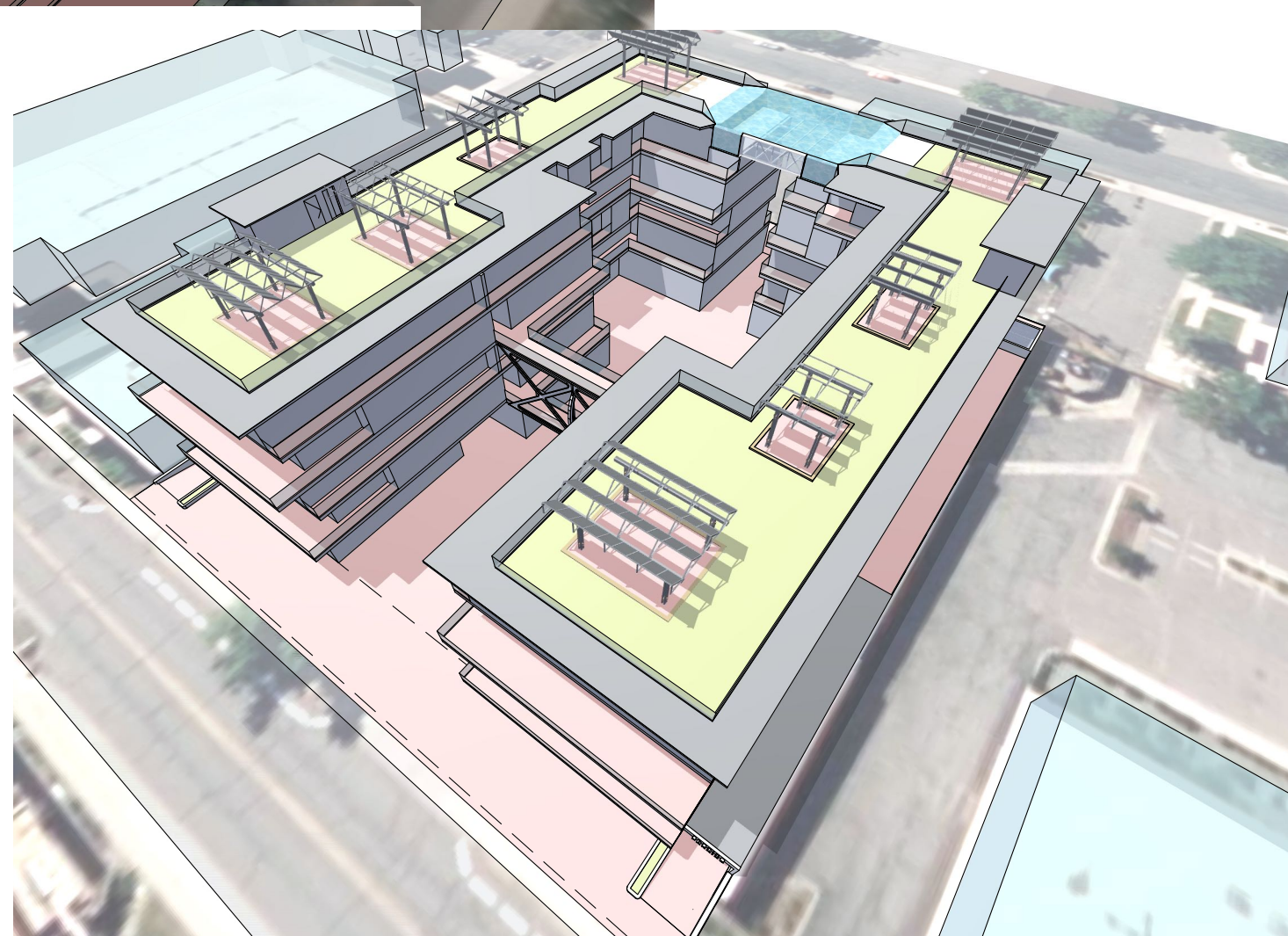


**Rooftop from Northeast**



**Rooftop from Northwest**

# The Alpine Center

The Alpine Center is an exciting new type of flexible Live/Work Loft-building situated in the heart of Boulder's North Broadway neighborhood.

Located on Alpine Avenue just West of Broadway the site is directly to the South of the brand-new City of Boulder Municipal Campus and across Broadway from shops and restaurants.

The 8 Level building is comprised of two levels of underground parking available for purchase or rent separate from the residential or office uses above. That way residents not needing parking do not have to pay for it. Those that want parking have 140 Parking Spaces, each provided with a very generous 10' width for easy access and loading. And most spaces have an enclosed and lockable storage locker at the end of the space each is 10' wide with the deepest at 11' deep.

At the Plaza level is an intimate courtyard pocket park accessing over 16,000 Square Feet of high-bay (12') retail space which can be owned / leased separately or combined with a residential unit above for live/work amenity. All retail spaces are served by a continuous service corridor at the rear for convenient loading and service activities as well as access to well maintained public bathrooms.

The four residential levels provide 56,000 Square Feet of flexible and subdividable spaces employing a novel "paired floor" concept where the 2nd & 3rd floor and the 4th & 5th floor are served by corridors on the 2nd & 4th floor. The upper spaces are accessed from within the lower floor spaces to allow any combination of spaces from large two story lofts to a single one story studio. The large 3rd & 5th floor Spaces adjacent to the elevator core even have direct elevator access to within the space.

On the Rooftop is a 15,000 Square Foot private recreational space for residents complete with room for gardens, relaxation and barbecue space, solar gazebos and a glass bottom pool spanning the South Portal of the building. Each side of the pool has a sand beach with shallow water leading to a 4' deep end in the middle.

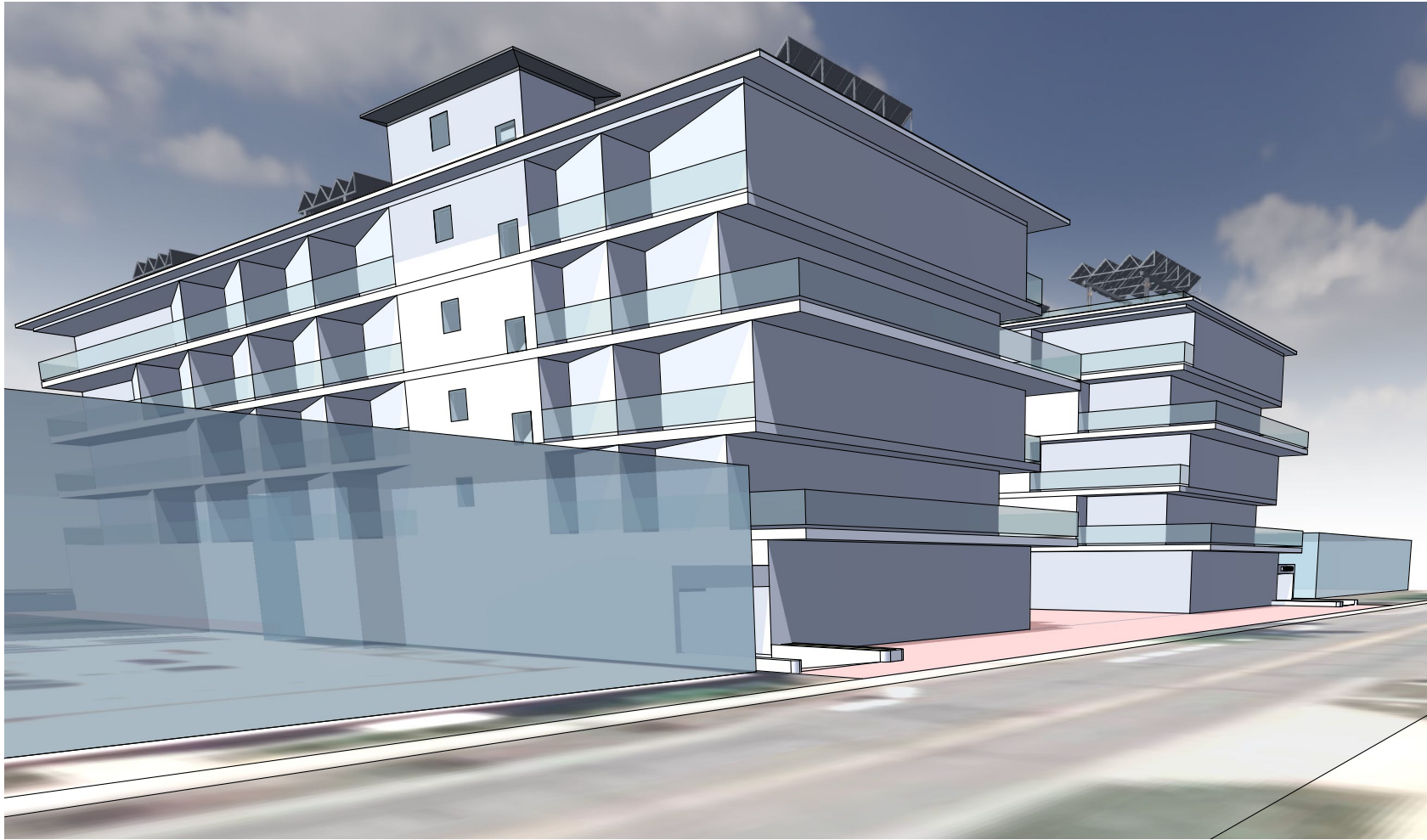
Located on Broadway north of the Pearl Street Mall residents have access to bus transit, bike routes, and walking distance to Boulder Open Space hiking trails.

# Alpine Center

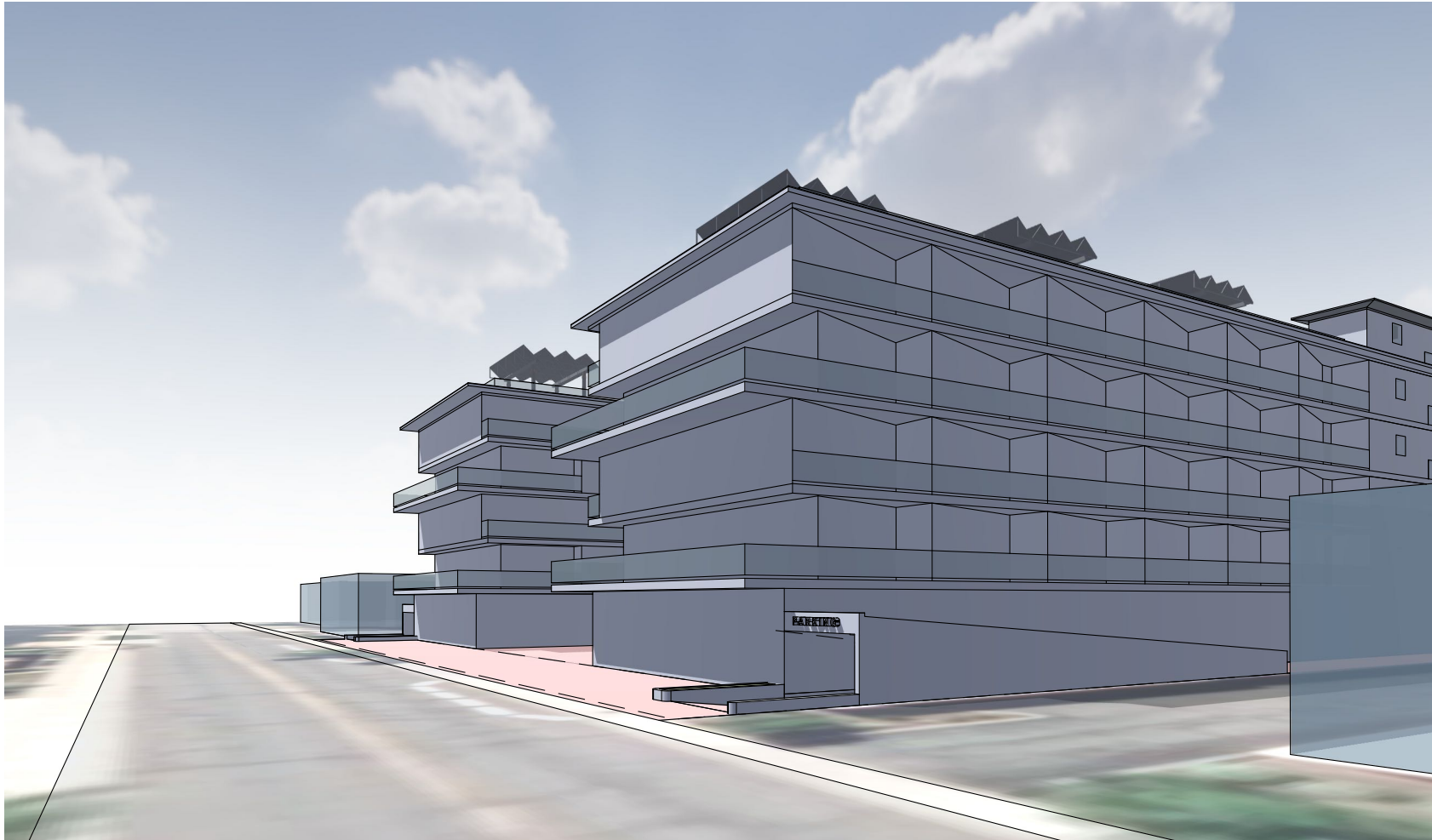
Steven Walsh ARCHITECT

1120 & 1130 Alpine  
Boulder, Colorado

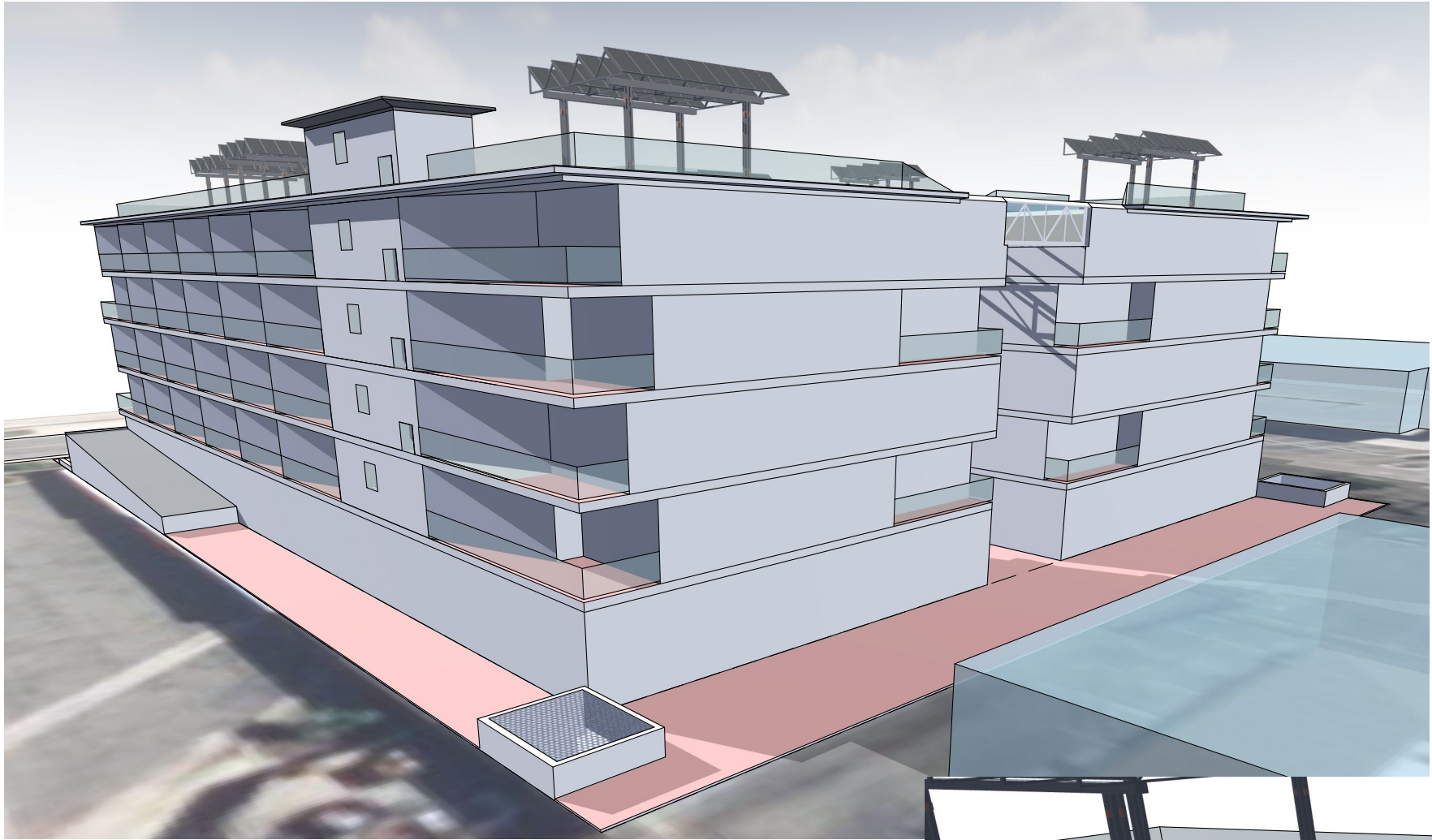




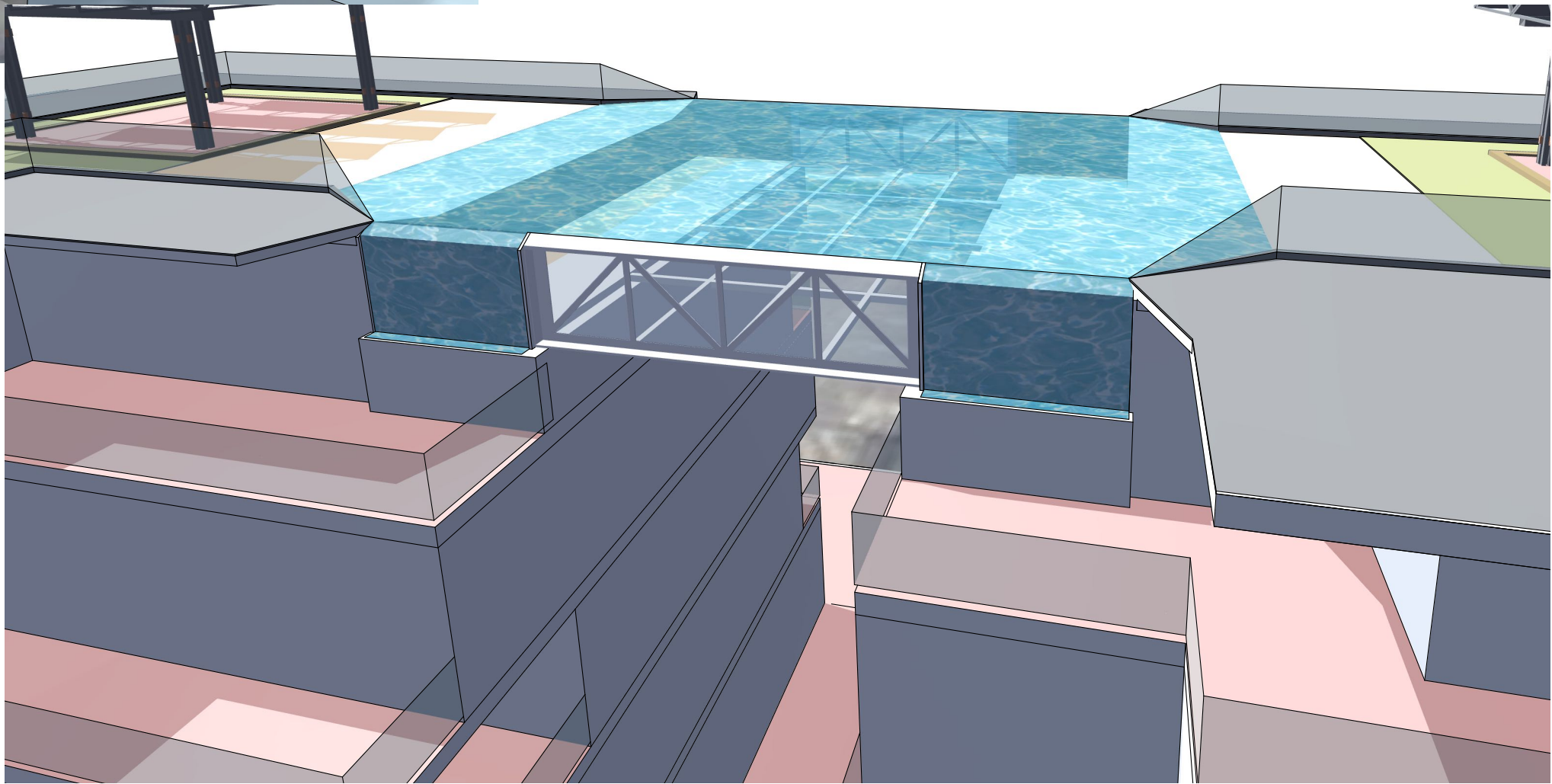
Streetview from Northeast



Streetview from Northwest

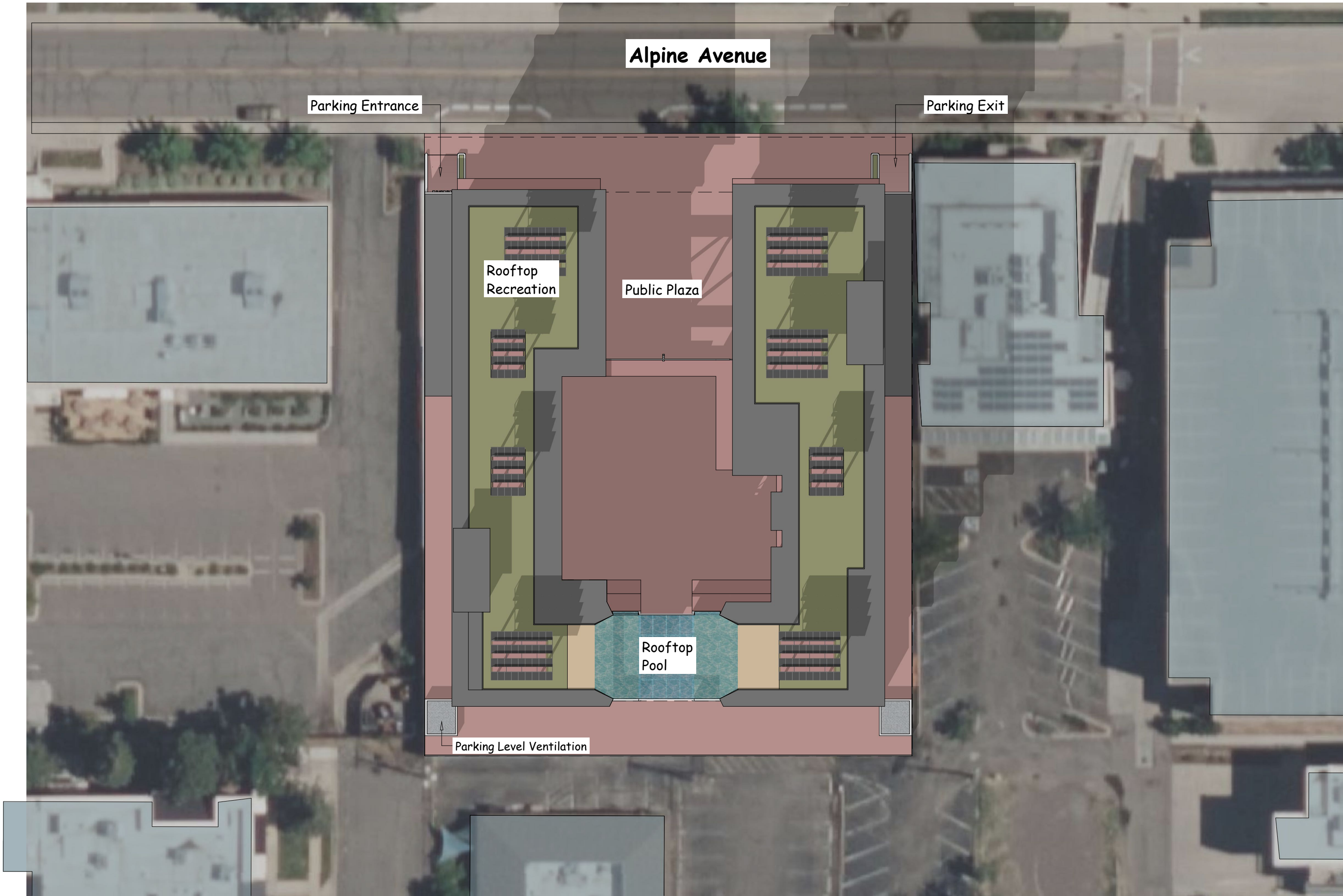


Rear View from Southwest



Rooftop Pool and "Beaches"



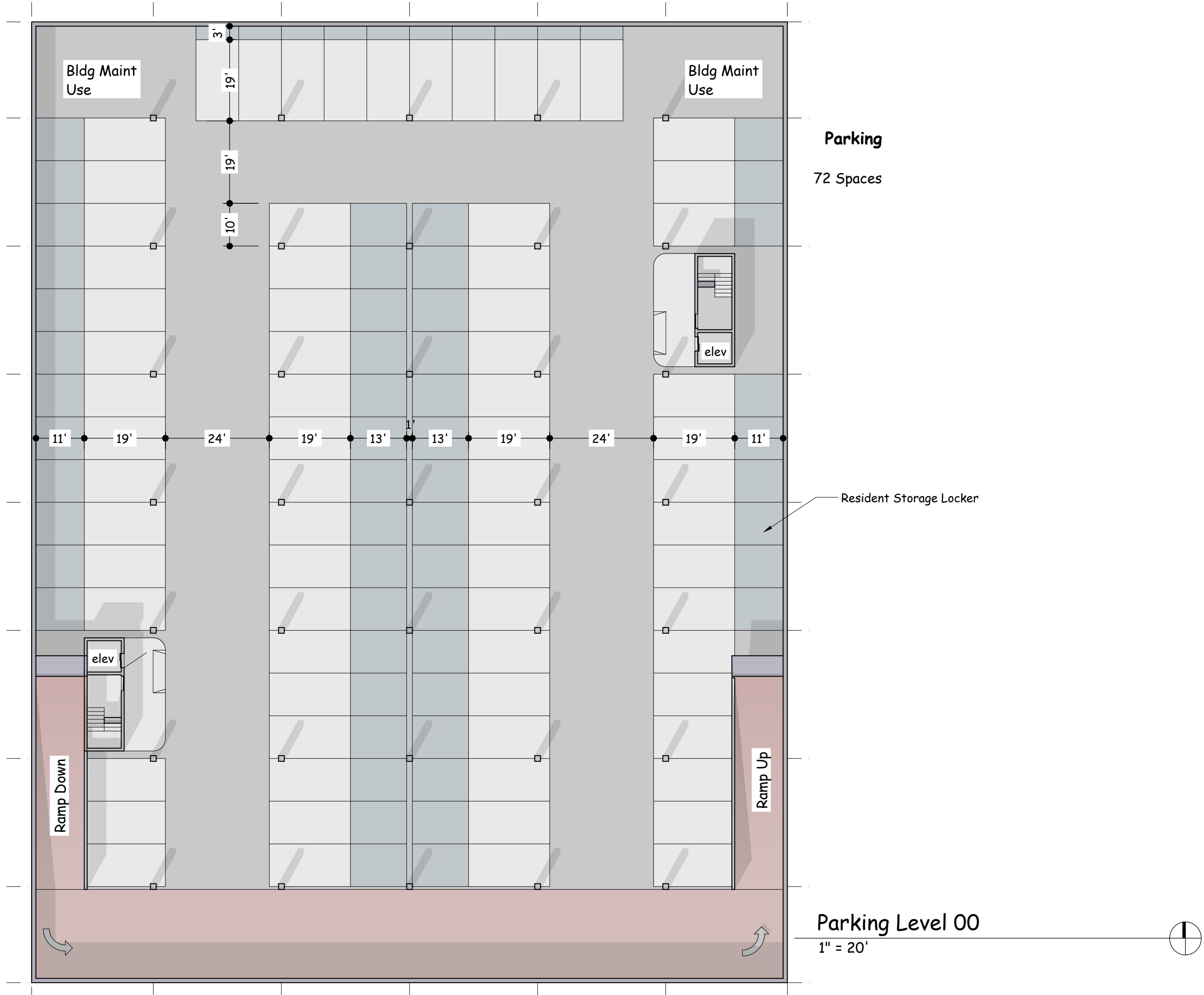


Site Plan

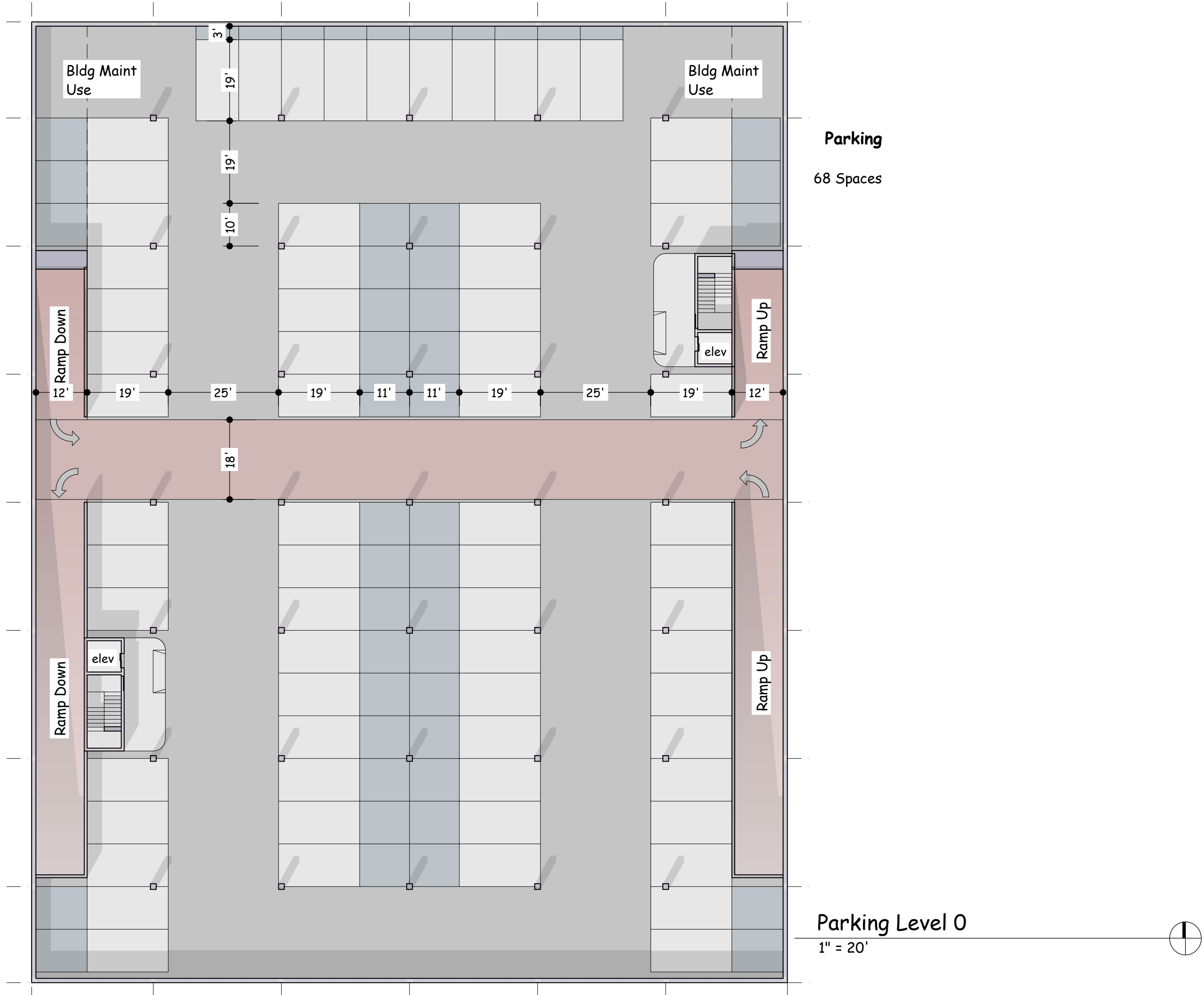
1" = 30'



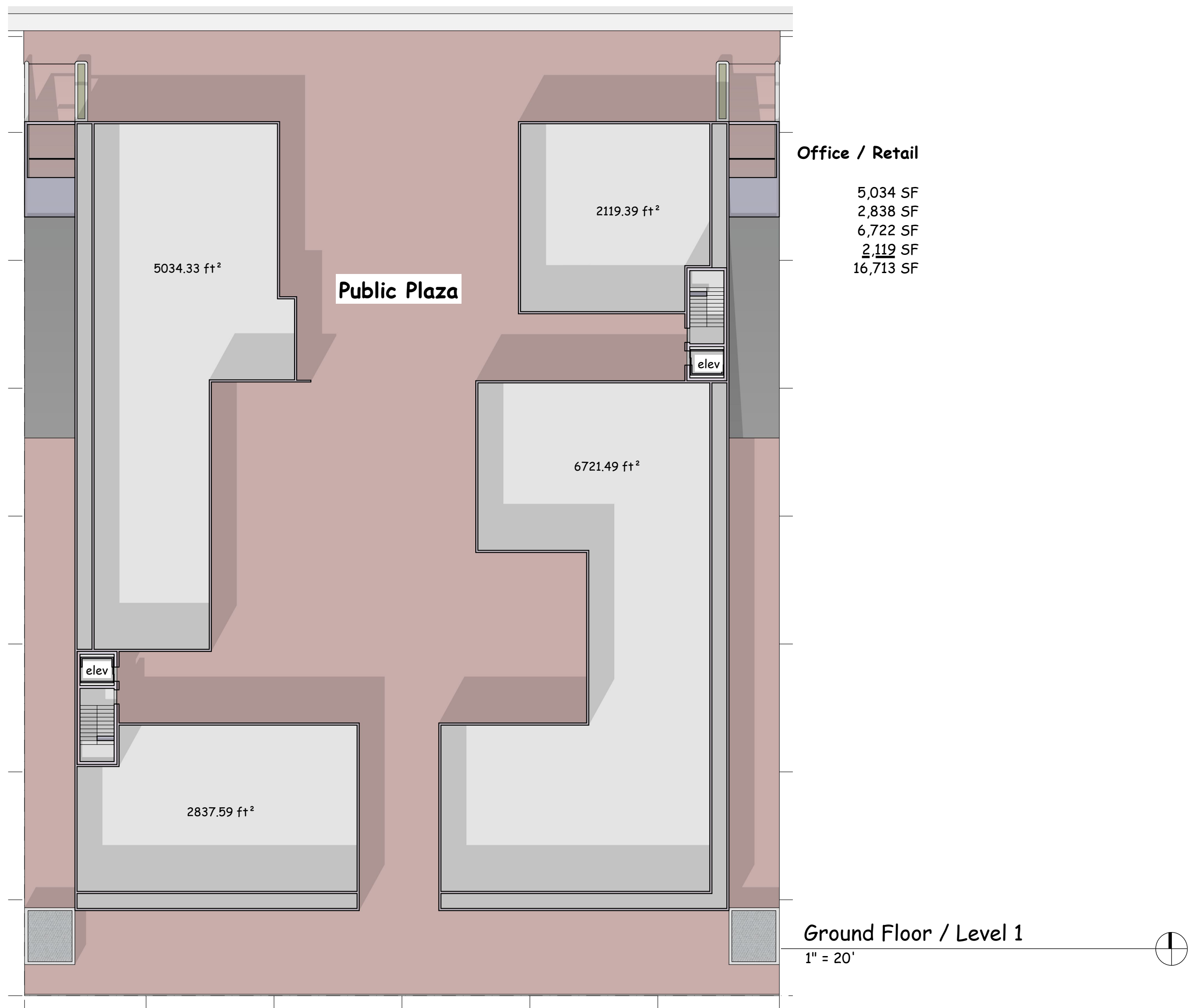




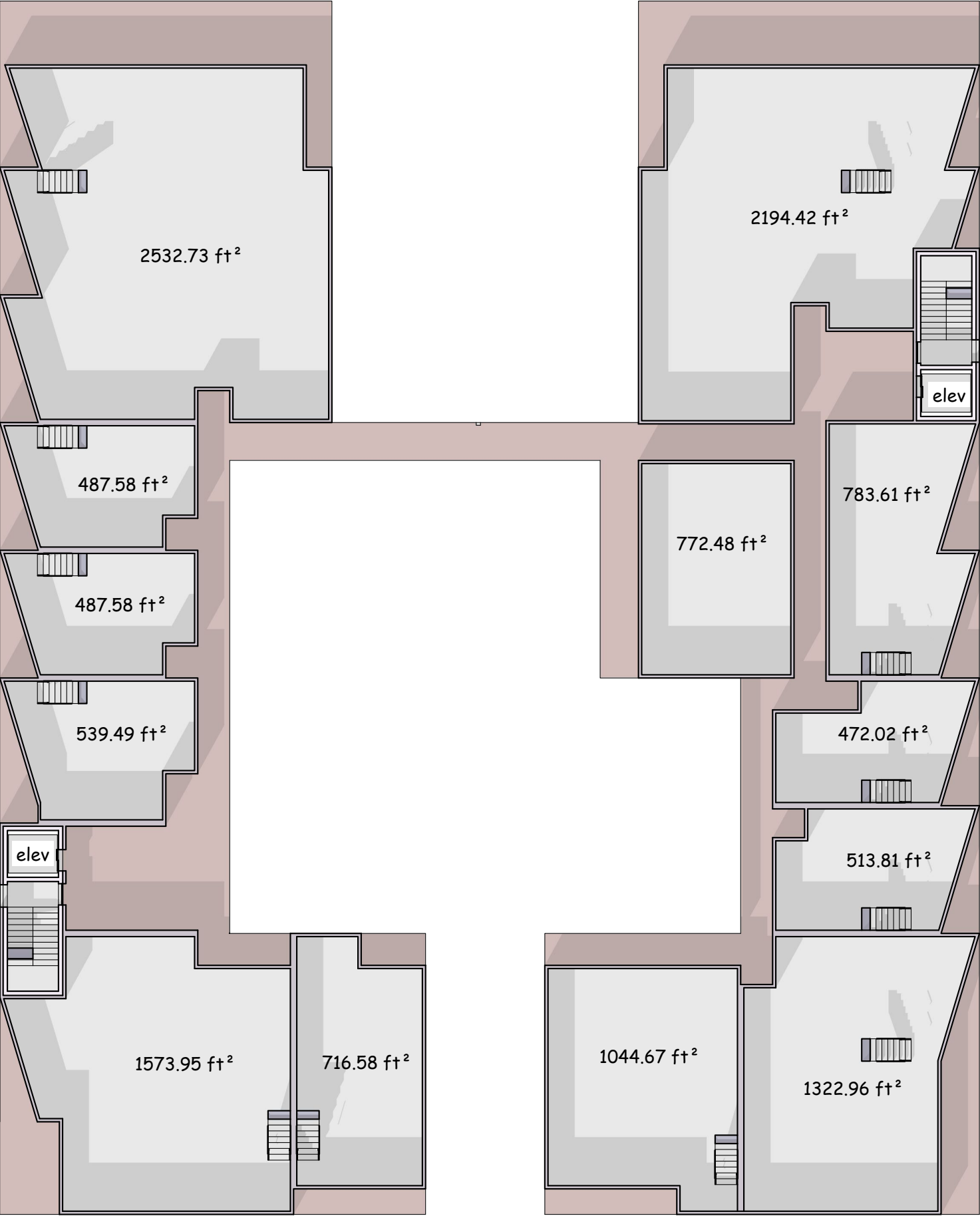












**Residential**

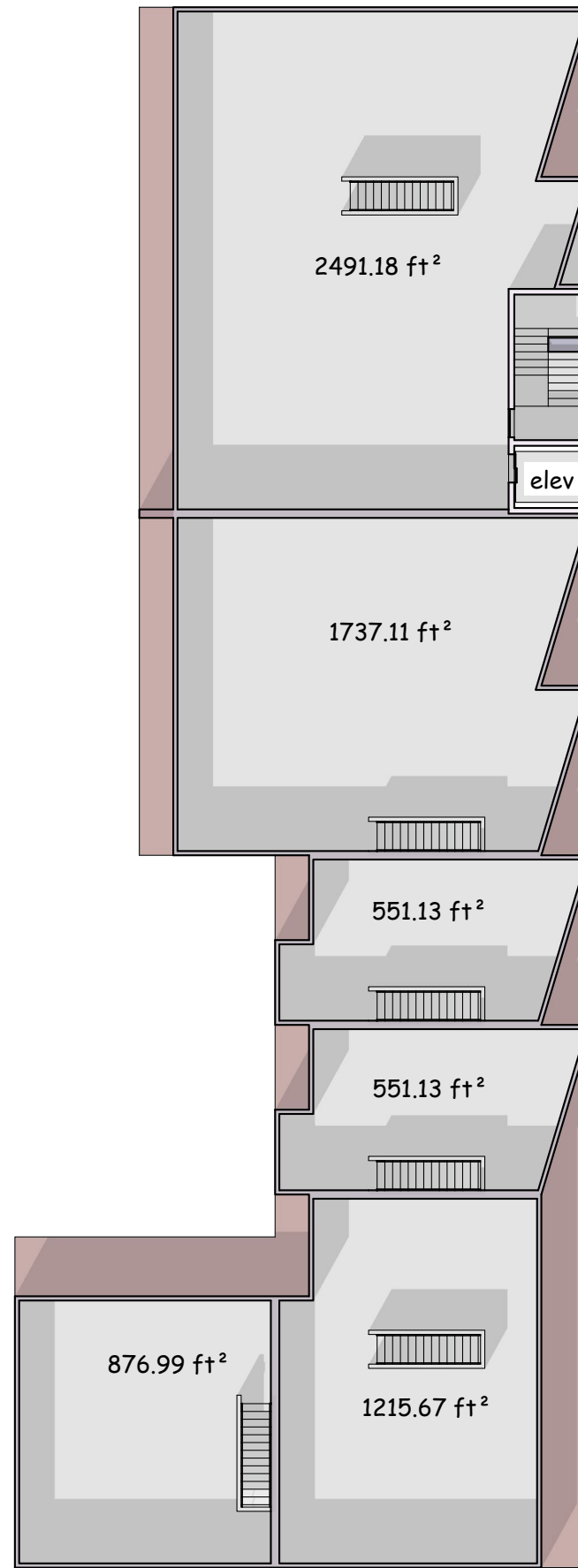
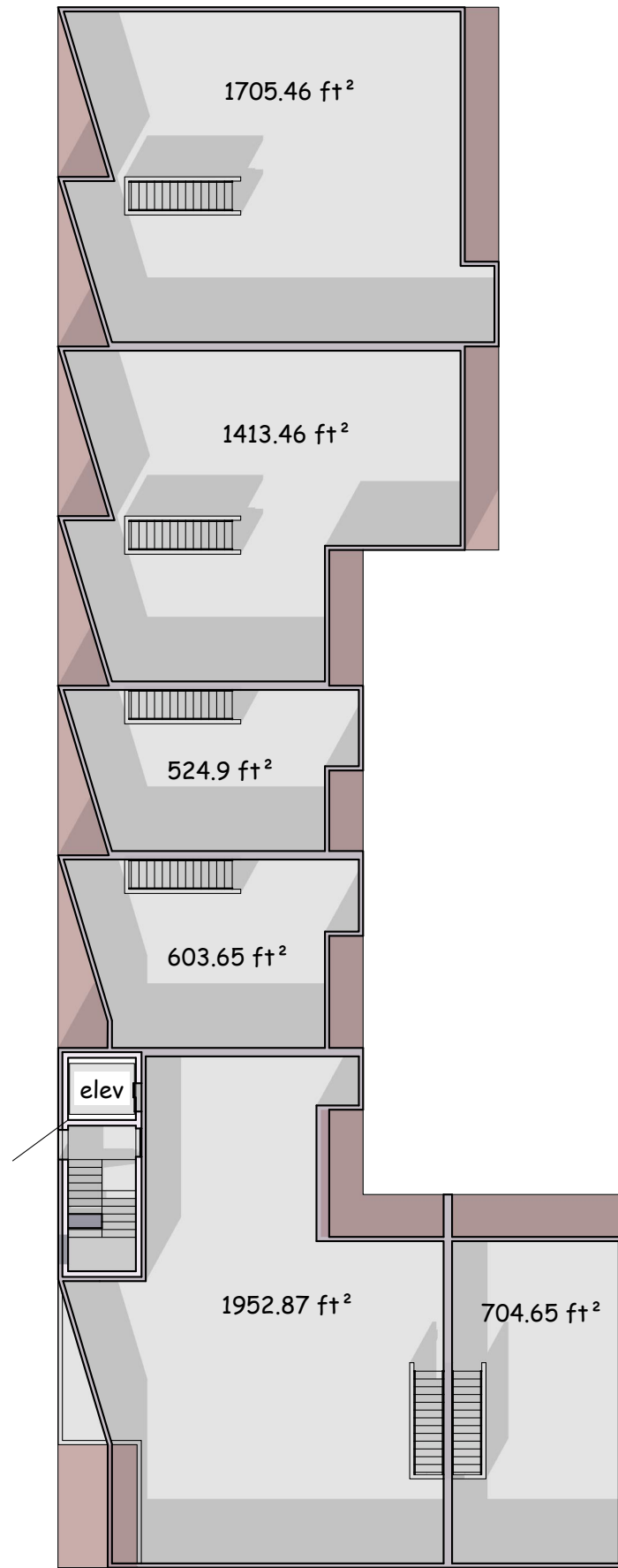
- 2,533 SF
- 488 SF
- 488 SF
- 540 SF
- 1,574 SF
- 717 SF
- 1,045 SF
- 1,323 SF
- 514 SF
- 472 SF
- 773 SF
- 784 SF
- 2,194 SF
- Total 13,445 SF

**Second Floor**

1" = 20'







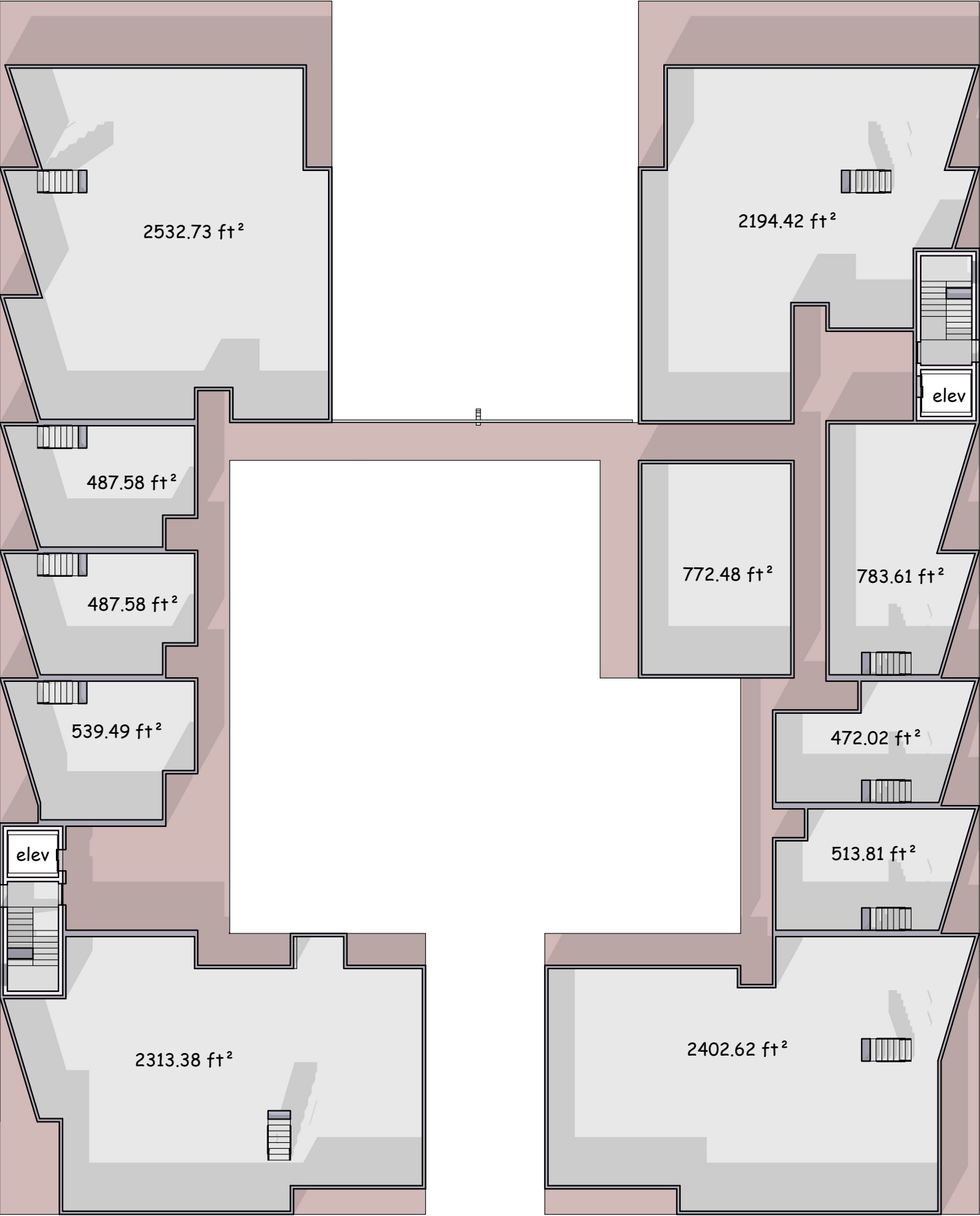
### Residential

1,706 SF  
 1,414 SF  
 525 SF  
 604 SF  
 1,953 SF  
 705 SF  
 877 SF  
 1,216 SF  
 551 SF  
 551 SF  
 1,737 SF  
2,491 SF  
 Total 14,330 SF

### Third Floor

1" = 20'





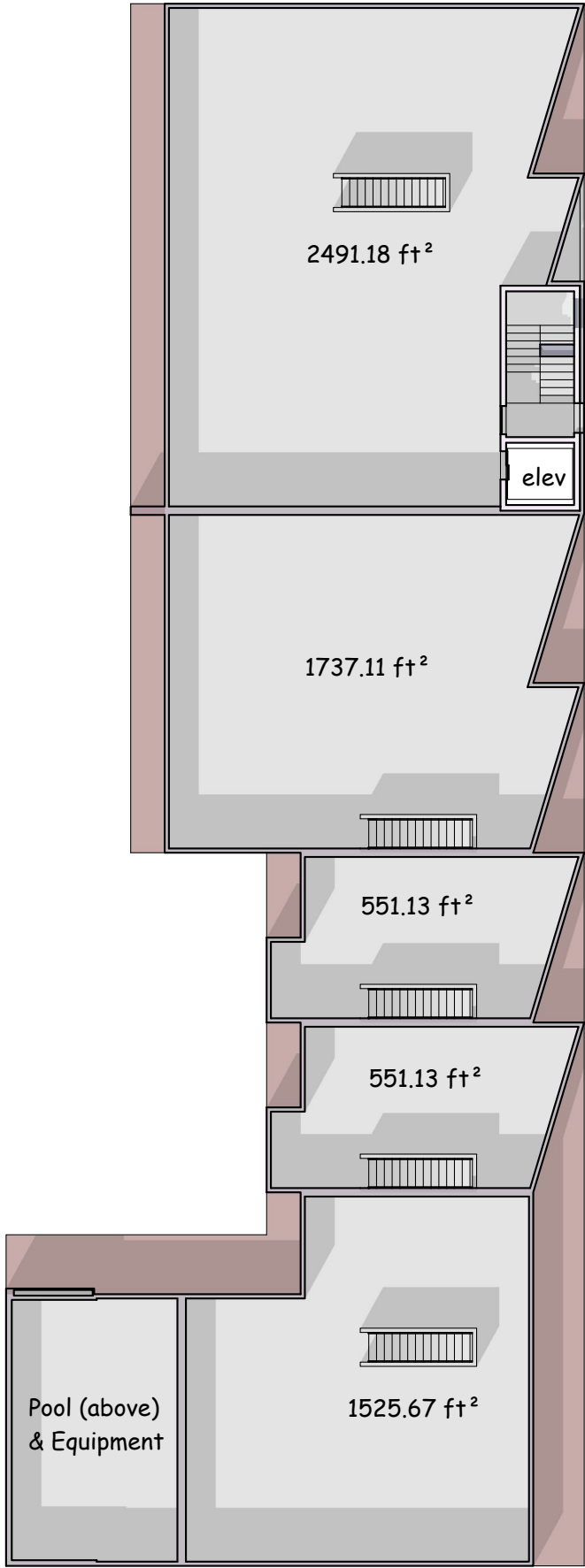
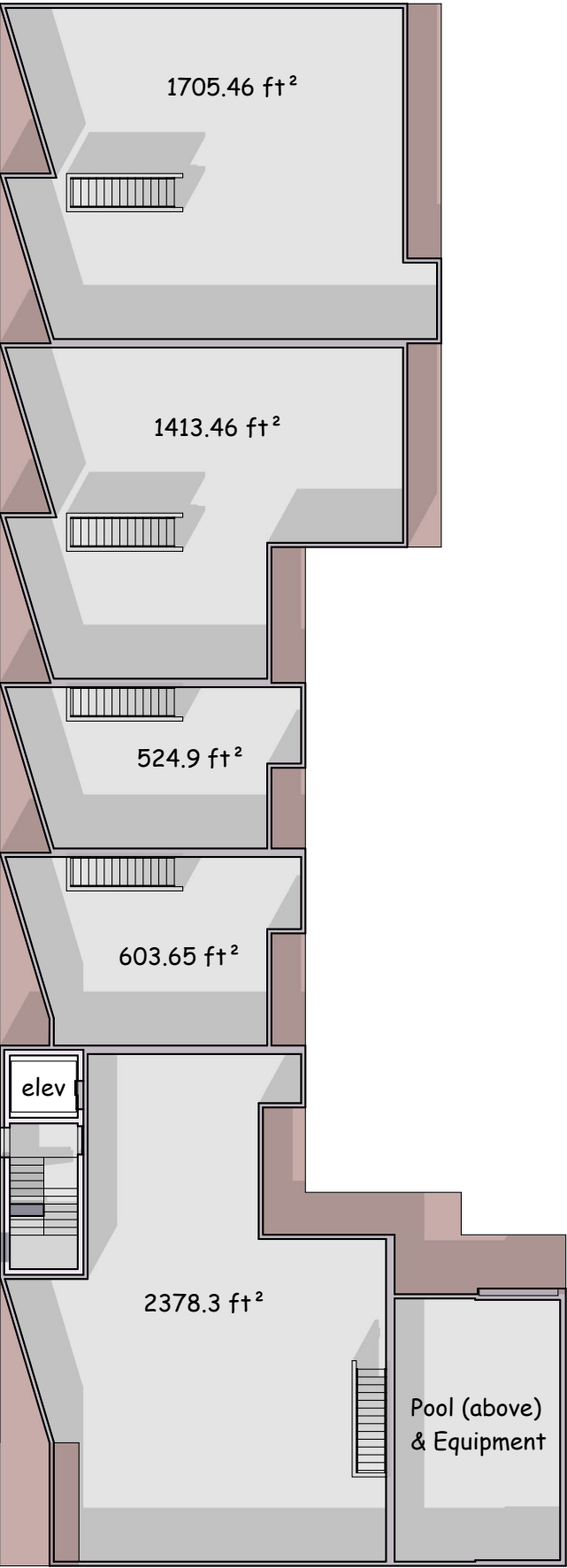
**Residential**

- 2,533 SF
- 488 SF
- 488 SF
- 540 SF
- 2,313 SF
- 2,403 SF
- 514 SF
- 472 SF
- 773 SF
- 784 SF
- 2,194 SF
- Total 13,502 SF

Fourth Floor  
1" = 20'





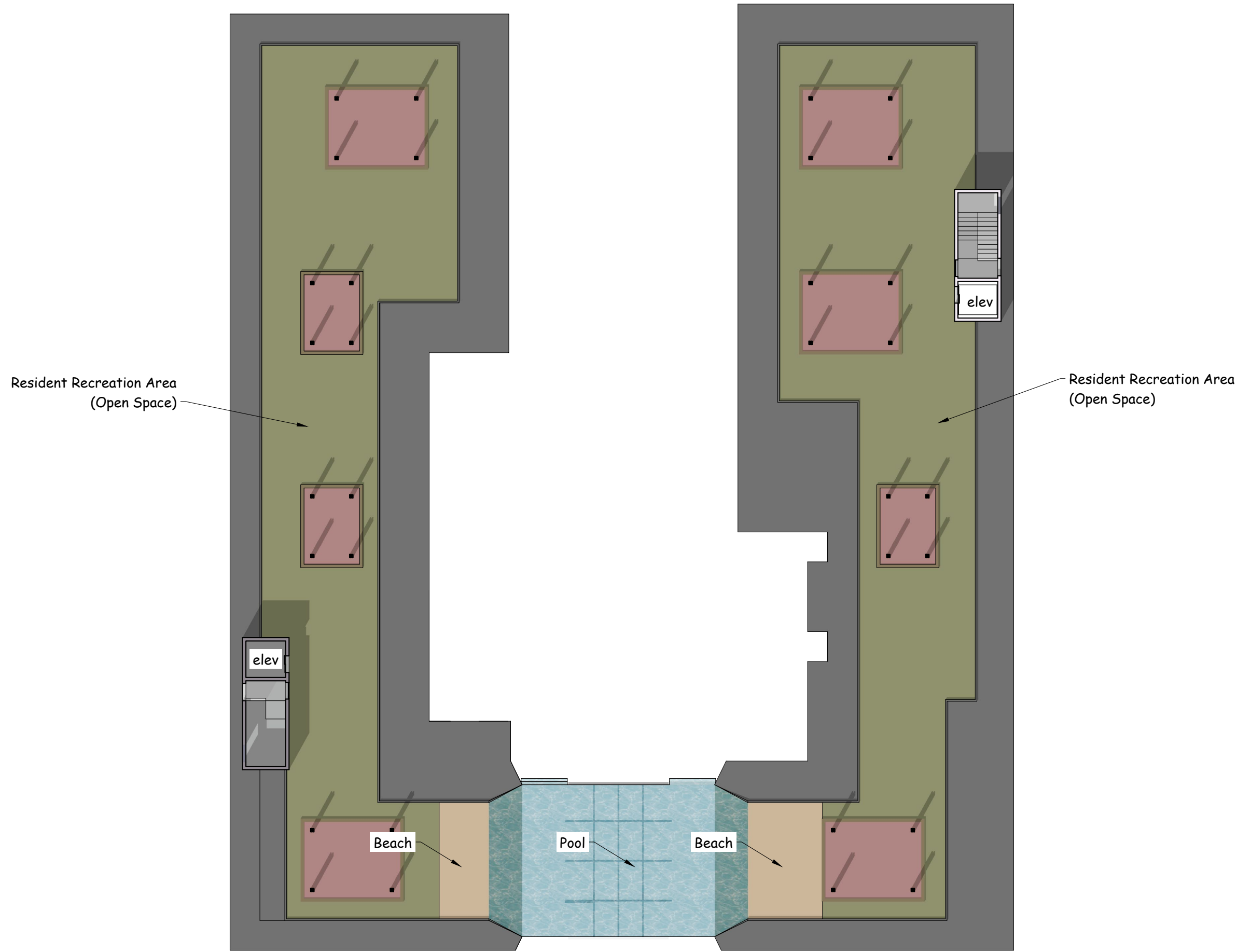


**Residential**

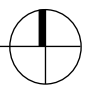
- 1,706 SF
- 1,414 SF
- 525 SF
- 604 SF
- 2,378 SF
- 1,526 SF
- 551 SF
- 551 SF
- 1,737 SF
- 2,491 SF
- Total 13,483 SF

**Fifth Floor**  
1" = 20'

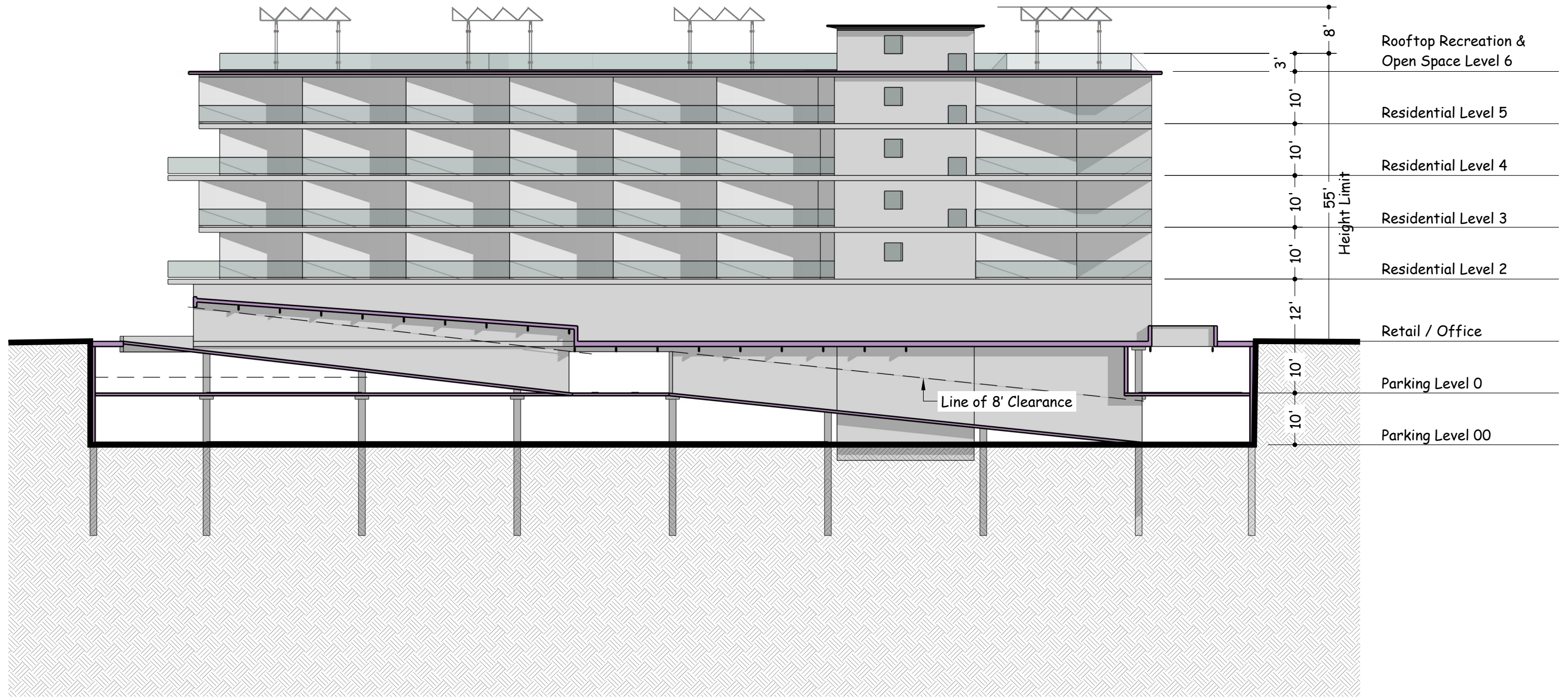




Roof / Level 6  
1" = 20'

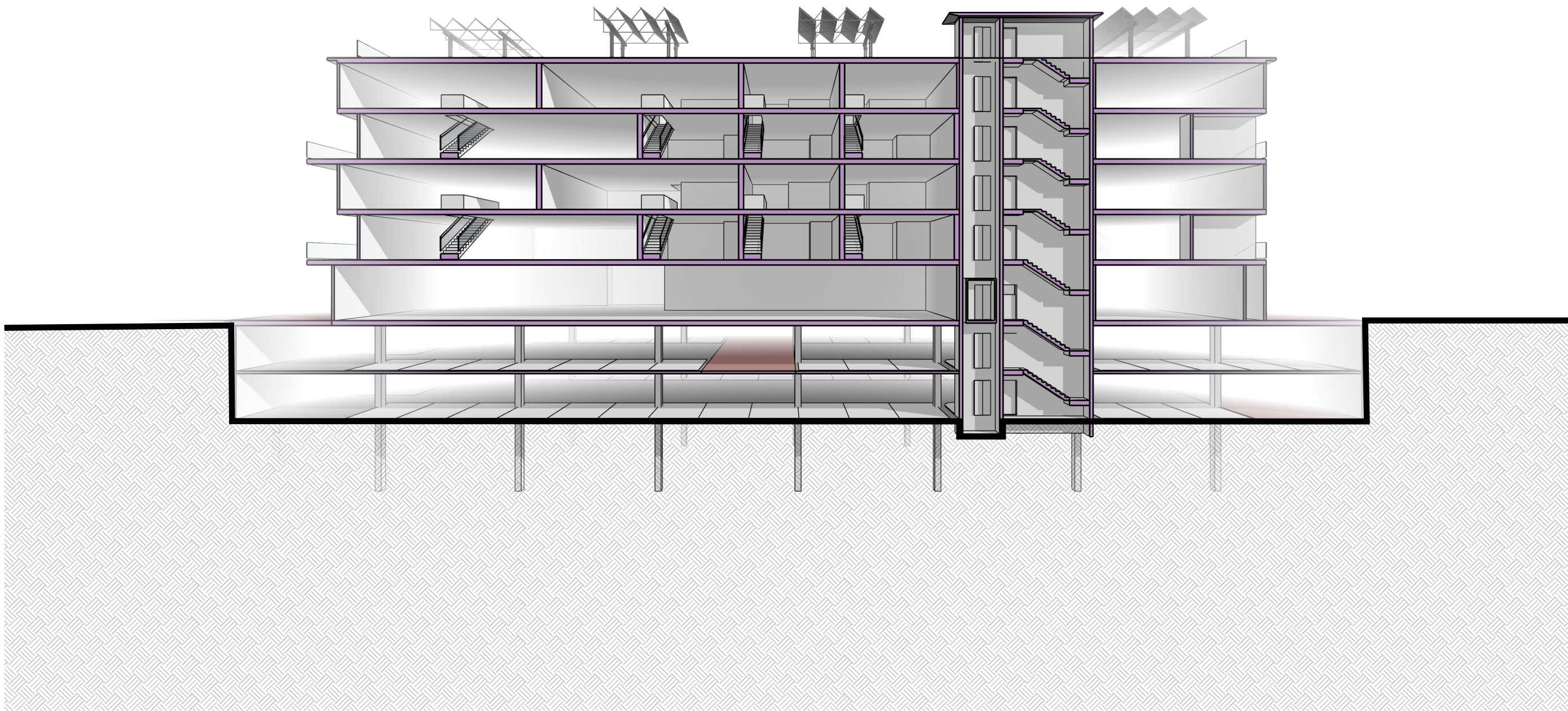






## Section A

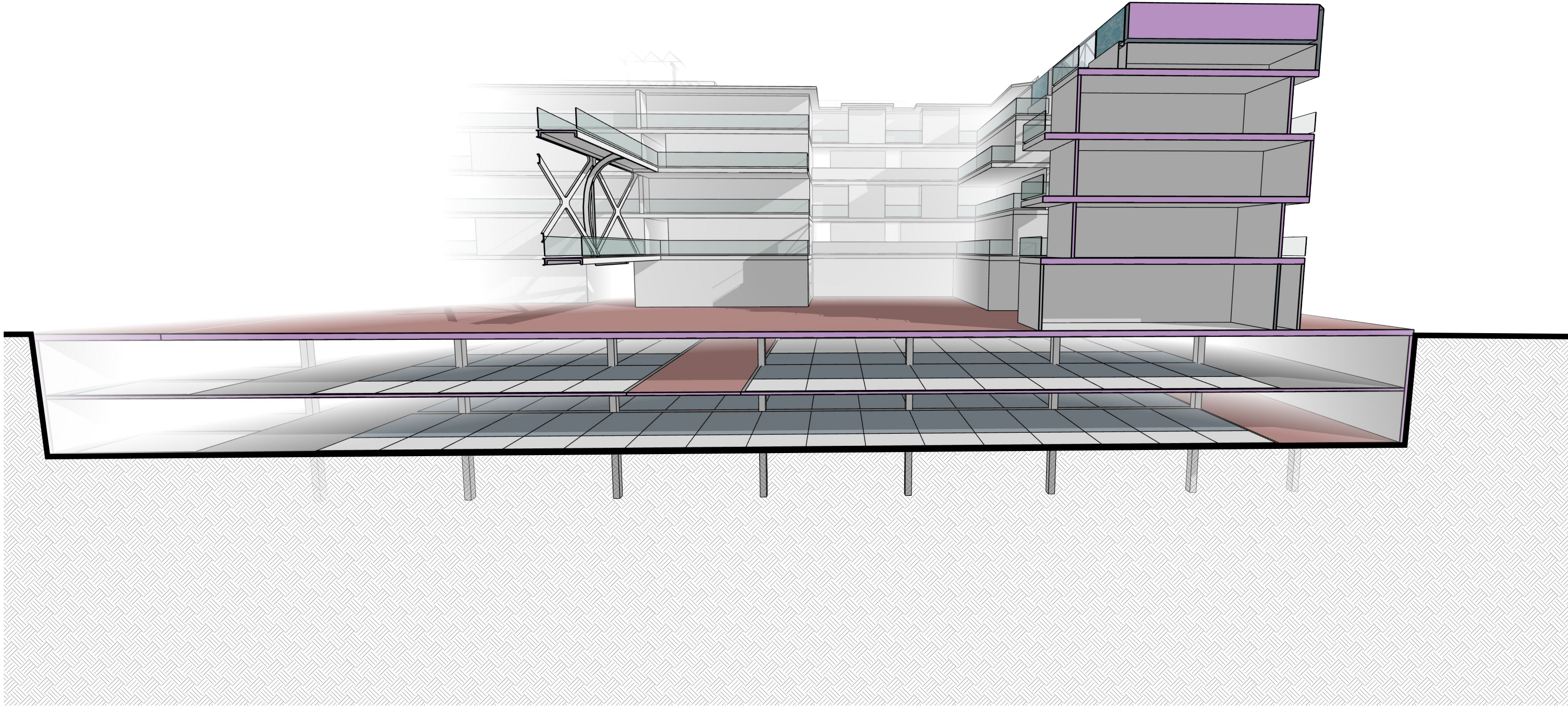
1" = 20'



## Section B

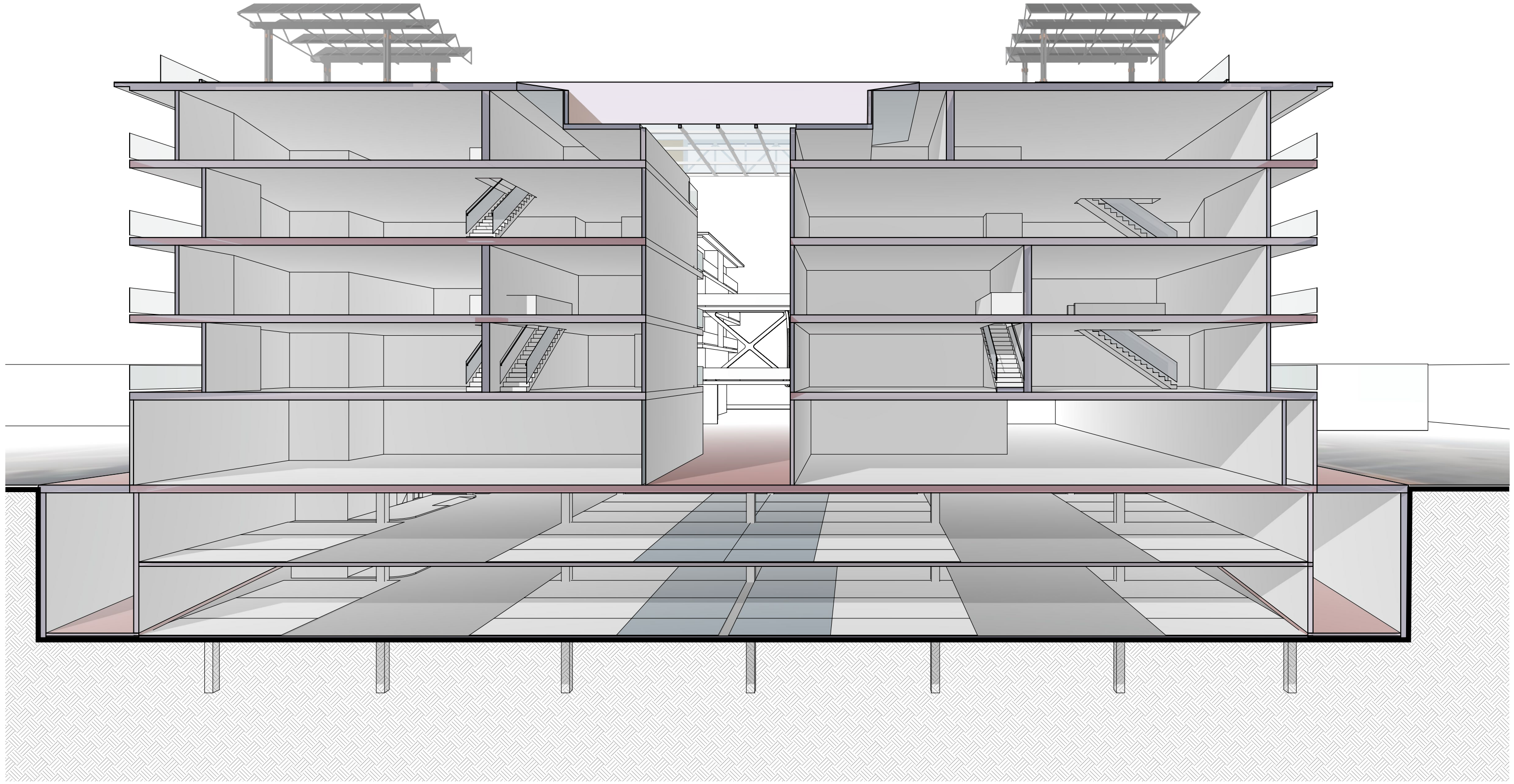
Perspective





## Section C

Perspective



Section 1



Property Address	1120 & 1130 Alpine	
Land Area	40349	
Existing Building Area	Analyze as Vacant Lot	
Zoning	BT-1	
Future Land Use		
Use Module	B1	
Form Module	F	
Intensity Module	15	
Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses.		
Use Modules	B1	Specific Use Standard
Residential		
Duplex, Attached Dwelling Units, Efficiency, Live-Work, Townhouse, In the BT-1 zoning district, attached dwelling units are allowed by right if the use is not located on the ground floor facing a street, with the exception of minimum necessary ground level access. Attached dwelling units that are not allowed by right may be approved only pursuant to a use review.		
Office, Medical, & Financial Uses		
Offices; Professional, Administrative, Technical, Retail	A	9-6-5 ()
Accessory		
Accessory buildings and uses	A	9-16 ()
Form module	e	
SETBACK AND SEPARATION REQUIREMENTS		
Principal Buildings and Uses		
Minimum front yard landscaped setback	20'	
Minimum front yard setback for all covered and uncovered parking areas	20'	
Maximum front yard landscaped setback for corner lots and side yards adjacent a street	n/a	
Maximum front yard landscaped setback for an interior lot	n/a	
Minimum side yard landscaped setback from a street	15'	
Minimum side yard setback from an interior lot line	0' or 12'	
Minimum total for both side yard setbacks	N/a	
Minimum rear yard setback	20'	
Accessory Buildings and Uses		
Minimum front yard setback uses	55'	
Minimum side yard landscaped setback from a street (a)(i)	15'	
Minimum side yard setback from an interior lot line	0' or 3' (b)	for 0 see Subsection 9-7-2(b)
Minimum rearyard setback (f)	0' or 3' (b)	for 0 see Subsection 9-7-2(b)
Minimum separation between accessory buildings and any other building	6'	

BUILDING SIZE AND COVERAGE LIMITATION (Accessory and Principal Buildings)		
Maximum size of any principal building	See section 9-8-2	
Base FAR	0.5	
Maximum FAR Additions	Below grade used for occupancy	
Maximum Allowable FAR	0.5	
PRINCIPAL AND ACCESSORY BUILDING HEIGHT		
Maximum height for principal buildings and uses (c)(d)	35'	
Conditional height for principal buildings and uses	n/a	See section 9-7-6 for conditional height standards
Maximum number of stories for a building	3	
Maximum height for all accessory buildings, structures and uses (g)	20'	
FENCES, HEDGES, AND WALLS (for additional standards see section 9-9-15)		
Maximum height of fences, hedges or walls	7'	
Minimum height of fence on top of retaining wall	42"	
Maximum combined height of fence/ retaining wall in side yard within 3' of lot line with neighbor approval	12'	
Intensity District	15	
Minimum Lot Area (in square feet unless otherwise noted)	None	
Minimum Open Space on Lots (Residential Uses)	30%	
Minimum Open Space on Lots (Nonresidential Uses)(a)	30%	
Base Floor Area Ratio	1.0	
FAR Additions	1.4 w/ Site Review	Footnote (g)
Parking Area	Not Counted in FAR Calcs	
Parking		
Off-street Parking required	No Requirement	
Off-street Bike Parking Required	1:1,500 (min 4)	e.g.17,688/1,500 = 12 Spaces
Solar Access		
Solar Access District	III	by permit, no prescriptive provisions