



BOULEVARD ONE

BLOCK 7

**BDRC - SUBMITTAL_05
SCHEMATIC DESIGN
MARCH 15, 2018**

Kelmore⁺
 **confluent**
development


NORRIS DESIGN
Planning | Landscape Architecture | Branding

open studio | architecture

Boulevard One - Block 7

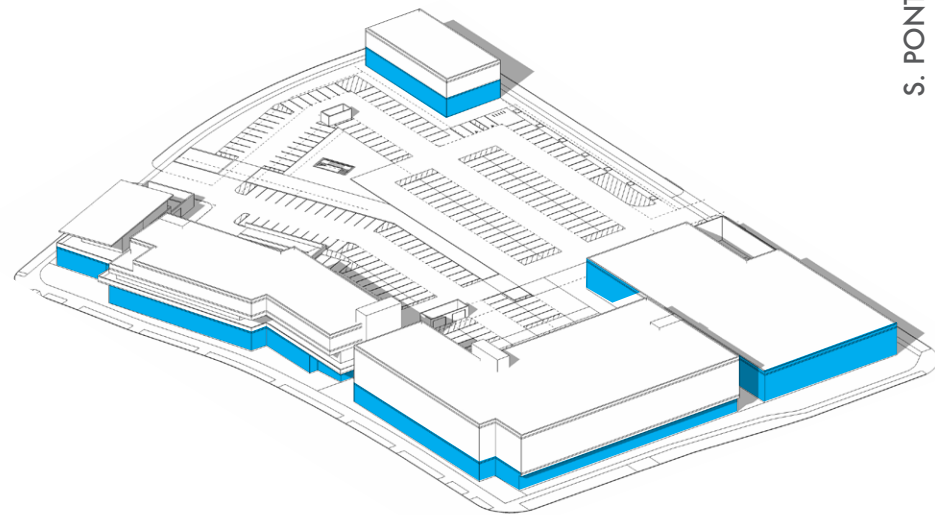
Schematic Design Package



OVERALL SITE PLAN
NOT TO SCALE

Boulevard One - Block 7

Schematic Design Package



SITE SUMMARY

SITE AREA: 234,736 SF (5.36 ACRES)
 TOTAL GROSS BUILDING AREA: 141,357 GSF

USE AND AREAS:

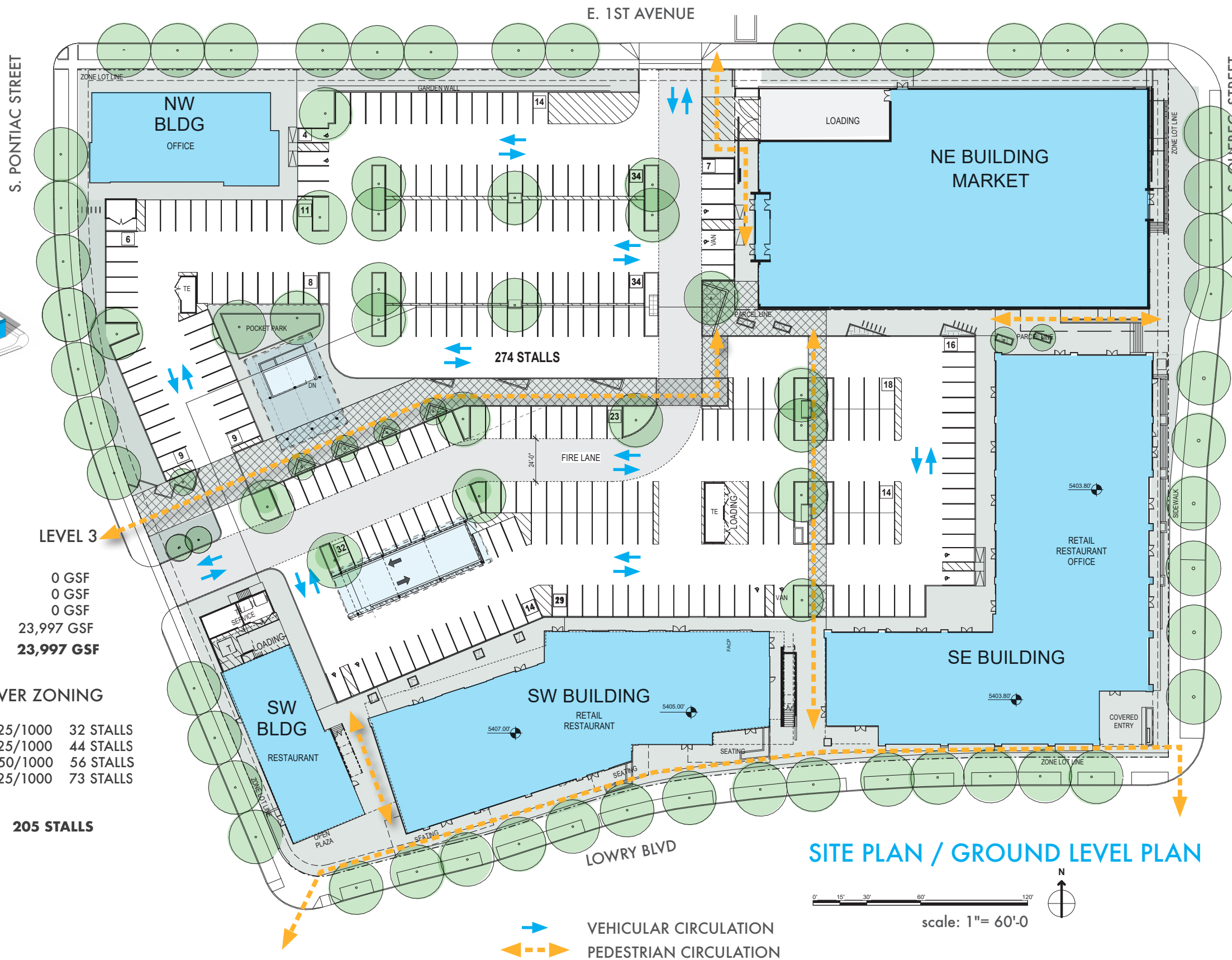
	LEVEL 1	LEVEL 2	LEVEL 3
MARKET	25,000 GSF	0 GSF	0 GSF
RESTAURANT:	19,366 GSF	3,134 GSF	0 GSF
RETAIL	22,570 GSF	12,629 GSF	0 GSF
OFFICE	5,630 GSF	29,031 GSF	23,997 GSF
TOTAL PER FLOOR	72,566 GSF	44,794 GSF	23,997 GSF

PARKING

	LRA	DENVER ZONING
MARKET (25,000 SF)	5/1000 125 STALLS	1.25/1000 32 STALLS
RETAIL (35,199 SF)	5/1000 176 STALLS	1.25/1000 44 STALLS
RESTAURANT (22,500 SF)	5/1000 113 STALLS	2.50/1000 56 STALLS
OFFICE (58,658 SF)	2/1000 117 STALLS	1.25/1000 73 STALLS

TOTAL REQUIRED 531 STALLS
ULI PARKING STUDY 366 STALLS

TOTAL PROVIDED
 BELOW GRADE PARKING: 231 STALLS
 SURFACE PARKING: 274 STALLS
TOTAL PARKING PROVIDED: 505 STALLS
 NET SURPLUS PER U.L.I. STUDY 139 STALLS
 LIBRARY DEDICATED PARKING 25 STALLS
 EXCESS STALLS FOR LOTS 6 & 9 114 STALLS

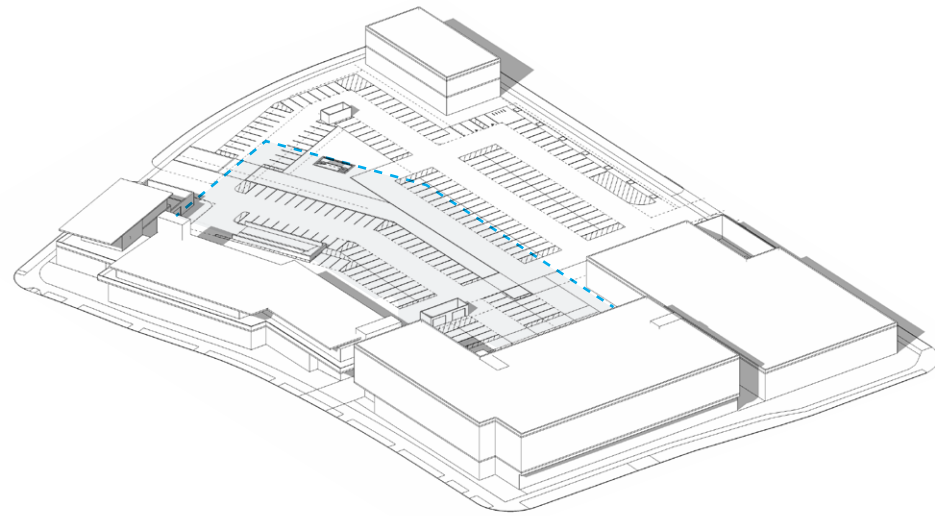


SITE PLAN / GROUND LEVEL PLAN

➡ VEHICULAR CIRCULATION
 ➡ PEDESTRIAN CIRCULATION

Boulevard One - Block 7

Schematic Design Package



SITE SUMMARY

SITE AREA 234,736 SF (5.36 ACRES)
 TOTAL GROSS BUILDING AREA: 141,357 GSF

USE AND AREAS:	LEVEL 1	LEVEL 2	LEVEL 3
MARKET	25,000 GSF	0 GSF	0 GSF
RESTAURANT:	19,366 GSF	3,134 GSF	0 GSF
RETAIL	22,570 GSF	12,629 GSF	0 GSF
OFFICE	5,630 GSF	29,031 GSF	23,997 GSF
TOTAL PER FLOOR	72,566 GSF	44,794 GSF	23,997 GSF

PARKING		LRA		DENVER ZONING	
MARKET	(25,000 SF)	5/1000	125 STALLS	1.25/1000	32 STALLS
RETAIL	(35,199 SF)	5/1000	176 STALLS	1.25/1000	44 STALLS
RESTAURANT	(22,500 SF)	5/1000	113 STALLS	2.50/1000	56 STALLS
OFFICE	(58,658 SF)	2/1000	117 STALLS	1.25/1000	73 STALLS

TOTAL REQUIRED 531 STALLS
ULI PARKING STUDY 366 STALLS

205 STALLS

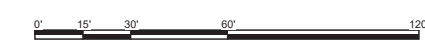
TOTAL PROVIDED

BELOW GRADE PARKING: 231 STALLS
 SURFACE PARKING: 274 STALLS
TOTAL PARKING PROVIDED: 505 STALLS

NET SURPLUS PER U.L.I. STUDY 139 STALLS
 LIBRARY DEDICATED PARKING 25 STALLS
 EXCESS STALLS FOR LOTS 6 & 9 114 STALLS



scale: 1" = 60'-0"

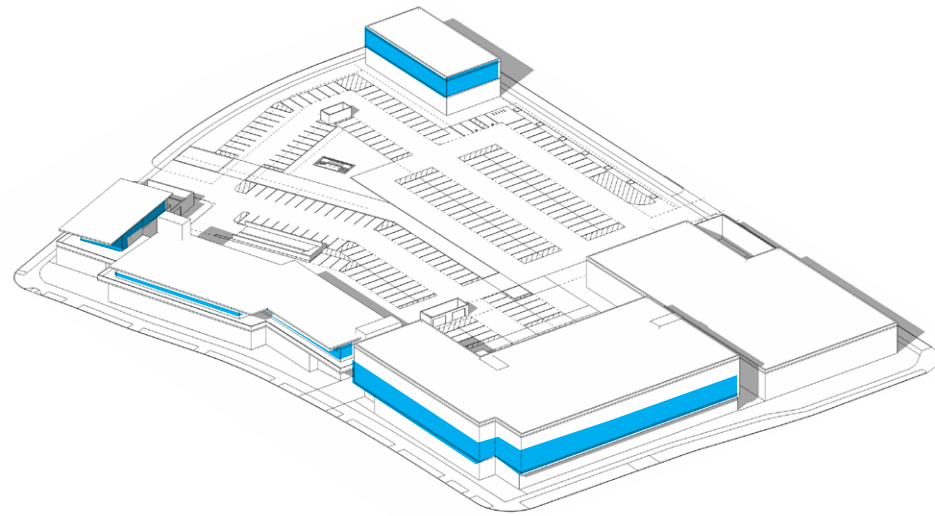


BELOW GRADE PARKING PLAN

→ VEHICULAR CIRCULATION

Boulevard One - Block 7

Schematic Design Package



SITE SUMMARY

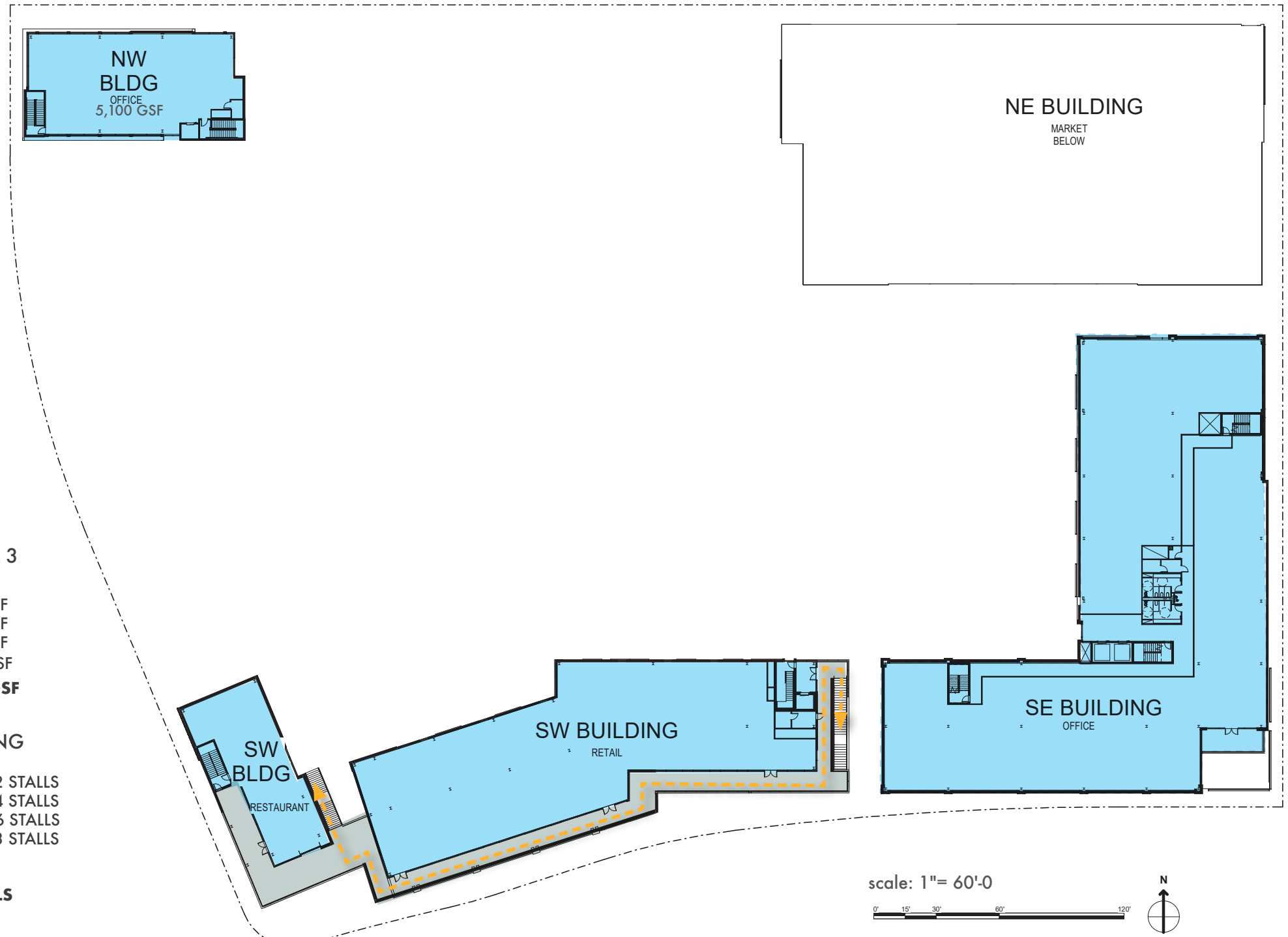
SITE AREA 234,736 SF (5.36 ACRES)
 TOTAL GROSS BUILDING AREA: 141,357 GSF

USE AND AREAS:	LEVEL 1	LEVEL 2	LEVEL 3
MARKET	25,000 GSF	0 GSF	0 GSF
RESTAURANT:	19,366 GSF	3,134 GSF	0 GSF
RETAIL	22,570 GSF	12,629 GSF	0 GSF
OFFICE	5,630 GSF	29,031 GSF	23,997 GSF
TOTAL PER FLOOR	72,566 GSF	44,794 GSF	23,997 GSF

PARKING	LRA	DENVER ZONING
MARKET (25,000 SF)	5/1000 125 STALLS	1.25/1000 32 STALLS
RETAIL (35,199 SF)	5/1000 176 STALLS	1.25/1000 44 STALLS
RESTAURANT (22,500 SF)	5/1000 113 STALLS	2.50/1000 56 STALLS
OFFICE (58,658 SF)	2/1000 117 STALLS	1.25/1000 73 STALLS

TOTAL REQUIRED ULI PARKING STUDY
 531 STALLS
 366 STALLS

TOTAL PROVIDED
 BELOW GRADE PARKING: 231 STALLS
 SURFACE PARKING: 274 STALLS
TOTAL PARKING PROVIDED: 505 STALLS
 NET SURPLUS PER U.L.I. STUDY 139 STALLS
 LIBRARY DEDICATED PARKING 25 STALLS
 EXCESS STALLS FOR LOTS 6 & 9 114 STALLS

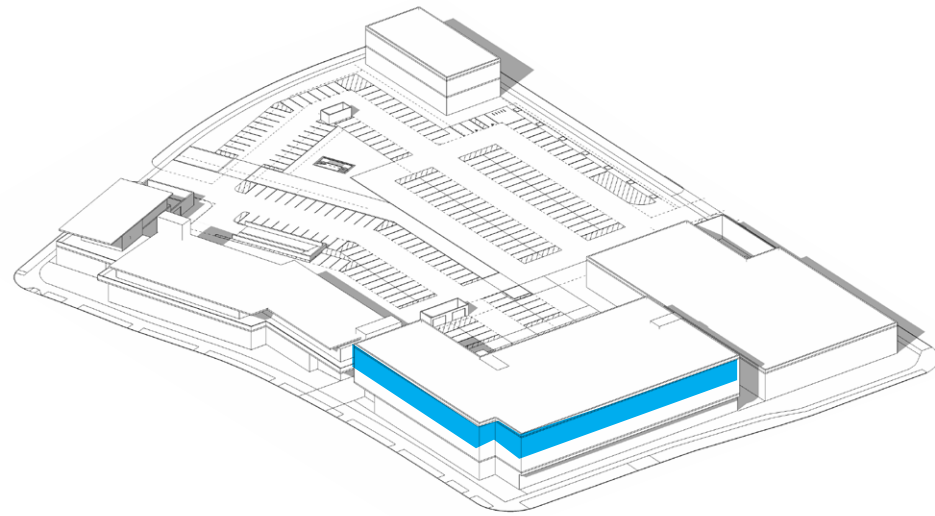


scale: 1"= 60'-0"
 0' 15' 30' 60' 120'
 N

PEDESTRIAN CIRCULATION

Boulevard One - Block 7

Schematic Design Package



SITE SUMMARY

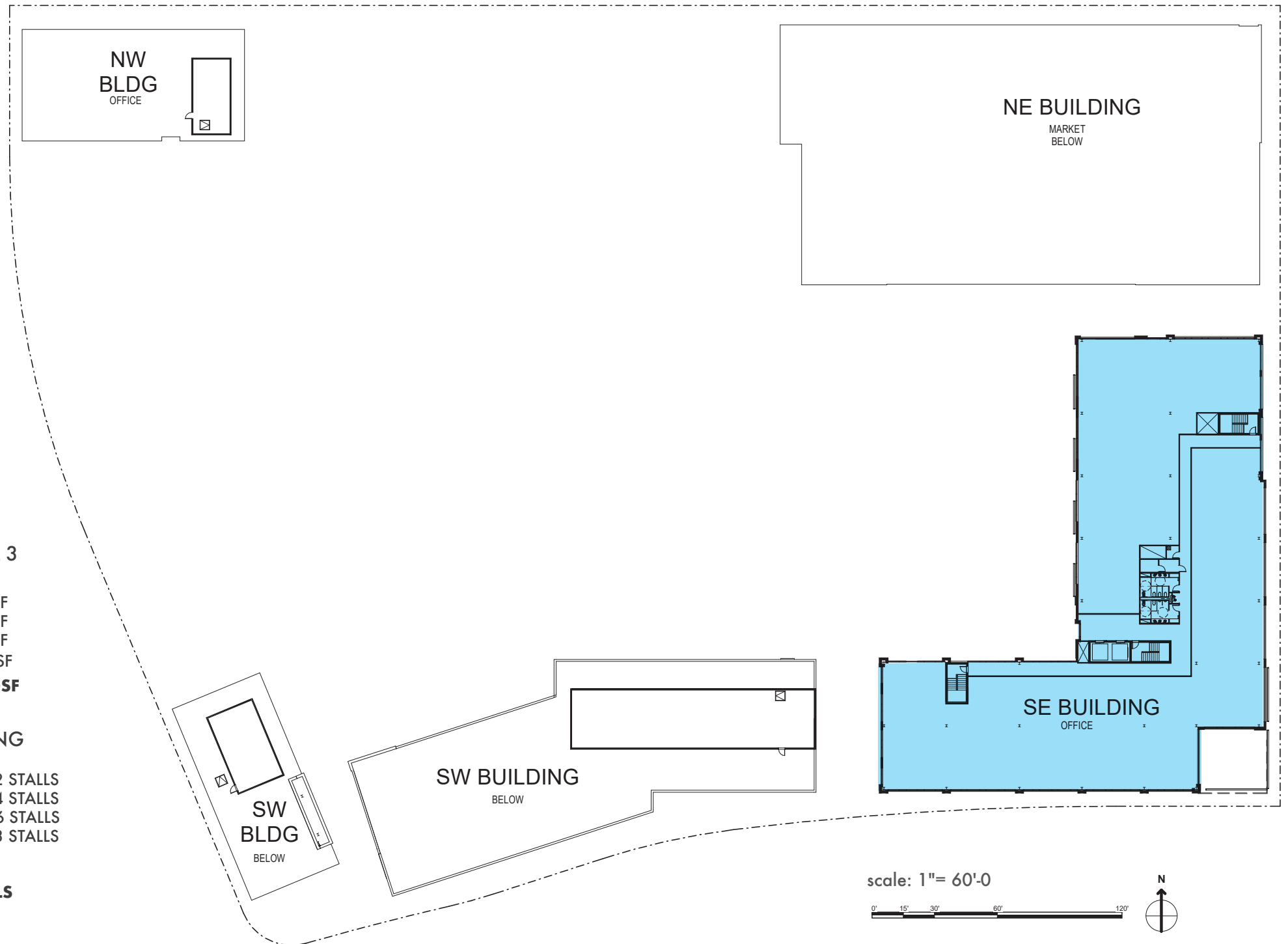
SITE AREA 234,736 SF (5.36 ACRES)
 TOTAL GROSS BUILDING AREA: 141,357 GSF

USE AND AREAS:	LEVEL 1	LEVEL 2	LEVEL 3
MARKET	25,000 GSF	0 GSF	0 GSF
RESTAURANT:	19,366 GSF	3,134 GSF	0 GSF
RETAIL	22,570 GSF	12,629 GSF	0 GSF
OFFICE	5,630 GSF	29,031 GSF	23,997 GSF
TOTAL PER FLOOR	72,566 GSF	44,794 GSF	23,997 GSF

PARKING		LRA		DENVER ZONING	
MARKET	(25,000 SF)	5/1000	125 STALLS	1.25/1000	32 STALLS
RETAIL	(35,199 SF)	5/1000	176 STALLS	1.25/1000	44 STALLS
RESTAURANT	(22,500 SF)	5/1000	113 STALLS	2.50/1000	56 STALLS
OFFICE	(58,658 SF)	2/1000	117 STALLS	1.25/1000	73 STALLS

TOTAL REQUIRED 531 STALLS
ULI PARKING STUDY 366 STALLS

TOTAL PROVIDED
 BELOW GRADE PARKING: 231 STALLS
 SURFACE PARKING: 274 STALLS
TOTAL PARKING PROVIDED: 505 STALLS
 NET SURPLUS PER U.L.I. STUDY 139 STALLS
 LIBRARY DEDICATED PARKING 25 STALLS
 EXCESS STALLS FOR LOTS 6 & 9 114 STALLS



LEVEL 3 PLAN

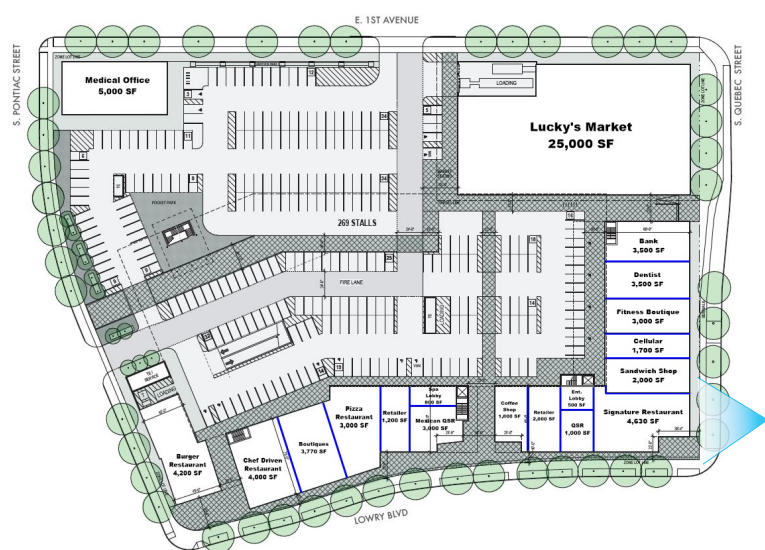
SOUTHEAST BUILDING



Boulevard One - Block 7

Schematic Design Package

Street Level Views



Site Legend
not to scale



QUEBEC STREET LOOKING SOUTHWEST

Boulevard One - Block 7

Schematic Design Package

Street Level Views



Site Legend
not to scale



PARKING LOT LOOKING EAST

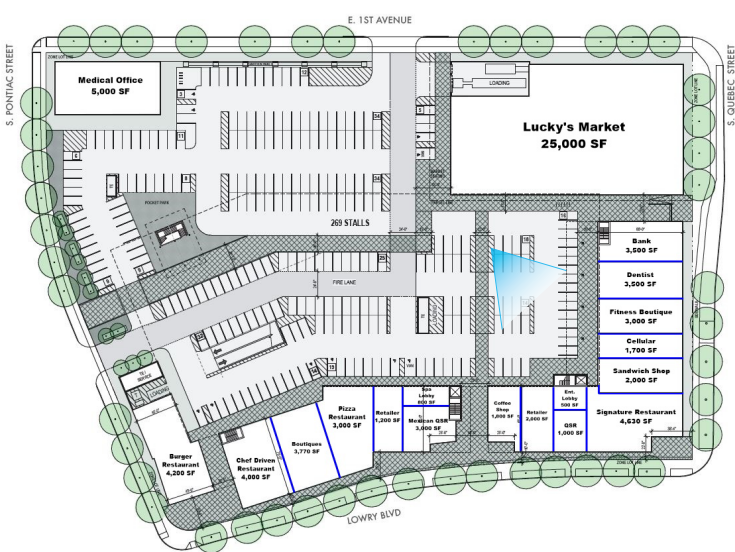
Boulevard One - Block 7

Schematic Design Package

Street Level Views



PEDESTRIAN PASS THROUGH-LOOKING SOUTH



Site Legend
not to scale

SOUTHWEST BUILDING



Boulevard One - Block 7

Schematic Design Package

Street Level Views



MONUMENTAL STAIRS-MID BLOCK

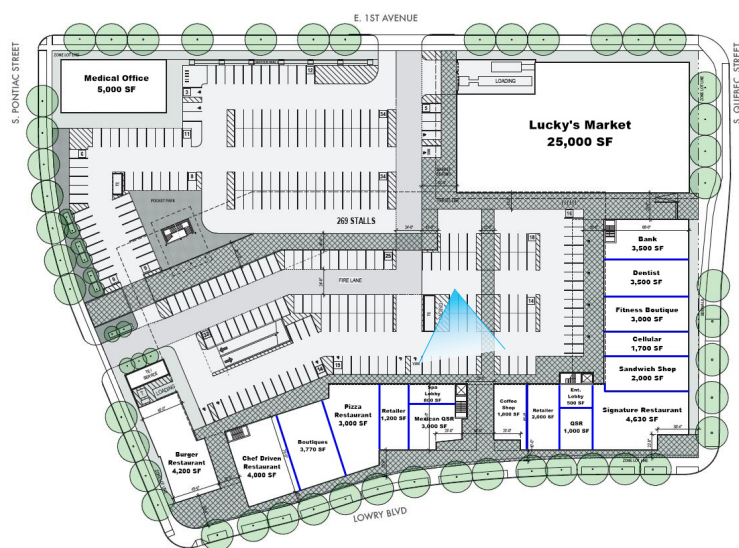


Site Legend
not to scale

Boulevard One - Block 7

Schematic Design Package

Street Level Views



Site Legend
not to scale



PEDESTRIAN PASS THROUGH-LOOKING SOUTH

Boulevard One - Block 7

Schematic Design Package

Street Level Views



NORTHWEST OFFICE BUILDING

