

From: [Kyle Lefkoff](#)
To: [boulderplanningboard](#)
Cc: [Brockett, Aaron](#)
Subject: 2206 Pearl Street
Date: Friday, March 29, 2024 10:41:03 AM
Attachments: [ArchPlns_2206Pearl_11-02-2023\[9\].pdf](#)

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Dear Jorge –

I am writing to urge you and your fellow Boulder Planning Board members to approve the proposed middle-income development at 2206 Pearl Street next week at your Tuesday evening meeting. A copy of this proposal is attached.

I am a personal investor in this project, so not an unbiased observer. But I'm also an owner of the commercial building at 1941 Pearl Street and an investor in dozens of Boulder-based startup companies through my venture capital fund, Boulder Ventures Ltd.

2206 Pearl is exactly the kind of project we should be building in this area of Pearl Street: a quality mixed use space providing moderate income units to the kind of employees that live and work in our companies in downtown Boulder.

Please contact me directly if you need more information or require additional evidence of my support for this excellent Pearl Street redevelopment project.

Best regards

Kyle Lefkoff
Boulder Ventures Ltd.
www.boulderventures.com

From: [Kevin Walsh](#)
To: [boulderplanningboard](#)
Cc: [Brockett, Aaron](#)
Subject: 2206 Pearl Street
Date: Monday, April 1, 2024 3:01:40 PM

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Dear Jorge,

I am writing in support of the 2206 Pearl Street Development under consideration by the City of Boulder Planning Board. This project is a unique opportunity to deliver 45 decarbonized units and 2,100 SF of commercial space in the underserved Central Business District.

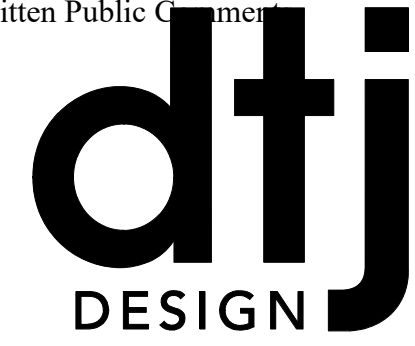
As a Construction Manager and University of Colorado graduate student, I am keenly aware of the challenges that face our industry. The tight housing stock driven by population growth and antiquated zoning laws, coupled with heritage building practices that perpetuate carbon emissions have left our city yearning for developments like this one.

Stok has a proven track record of decarbonizing the built environment and will integrate this expertise into the design and execution of the 2206 Pearl Street Development. Their leaders are University of Colorado graduates and hold a deep reverence for the City of Boulder and its long-term vitality. Once delivered, it will serve as vital evidence that the 2023 Boulder County Sustainability Plan is not only achievable, but scalable.

In conclusion, I fully support the efforts by Stok Investment Group as they endeavor to gain Planning Board approval for the 2206 Pearl Street Development. We must support this and similar developments focused on sustainably increasing the housing stock if we are to manifest the change we all desire.

Sincerely,

Kevin Walsh
(732)539-9161



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2206 PEARL STREET MIXED USE

2206 PEARL STREET, BOULDER, CO 80302
USE AND SITE REVIEW
NOVEMBER 02, 2023

CONCEPTUAL RENDERING



NOTE: RENDERING IS FOR PRESENTATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED PART OF THE CONTRACT DOCUMENTS

SHEET INDEX

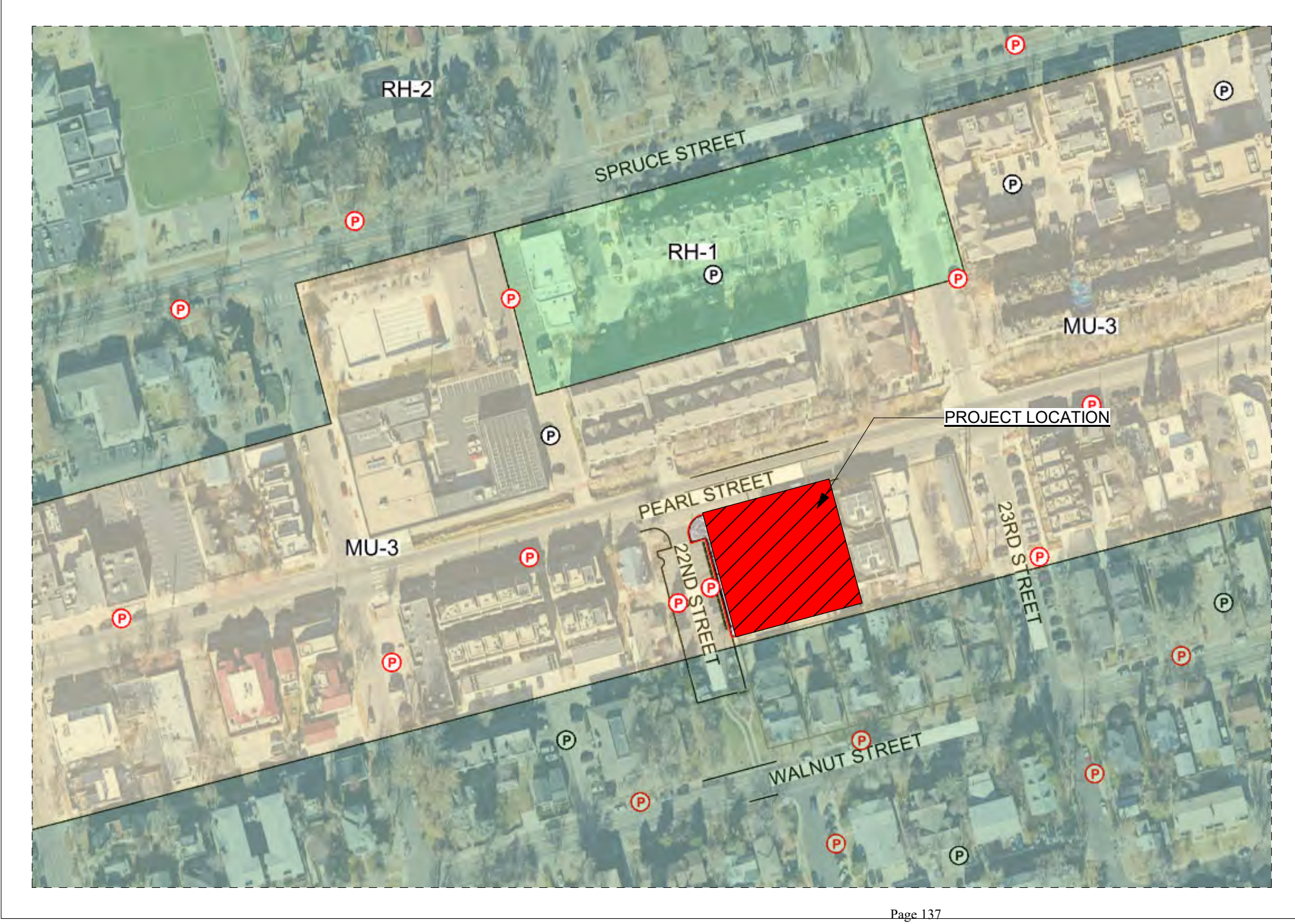
SHEET INDEX	
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GENERAL	
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G-16330-1	2206 PEARL STREET SURVEY
CIVIL	
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C2.0	UTILITY PLAN
SITE DEVELOPMENT PLANS	
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2206 PEARL STREET MIXED USE
USE AND SITE REVIEW
2206+2208+2210 PEARL STREET, BOULDER, COLORADO

PROJECT DIRECTORY

OWNER: STOK INVESTMENT GROUP, LLC 1610 Wynkoop Street Denver, Colorado 80202 tel. 720-898-5870 email. ross@stok.com Contact: Ross Holbrook	STRUCTURAL ENGINEER: JVA, INC. 1319 Spruce Street Boulder, Colorado 80302 tel. 303-444-1951 email. tsoell@jvajva.com Contact: Tom Soell
ARCHITECT: DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301 tel. 303-443-7533 fax. 303-443-7534 email. lpayne@dtdesign.com Contact: Lee Payne	LANDSCAPE ARCHITECT: DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301 tel. 303-443-7533 fax. 303-443-7534 email. tjjin@dtdesign.com Contact: Ting Jin
SPECIFICATIONS: CONSPECTUS, INC. 2231 Route 50, PO Box 248 Tuckahoe, New Jersey 08250 tel. 609-628-2390 email. dstutzman@constectusinc.com Contact: David Stutzman	BUILDING ENVELOPE: MANTIS INNOVATION GROUP 11011 Richmond Avenue, Suite 500 Houston, Texas 77042 tel. 413-896-7123 email. jmcdonald@mantisinnovation.com Contact: Julie McDonald
MEP ENGINEER: THE BOULDER ENGINEERING COMPANY 1717 15th Street Boulder, Colorado 80302 tel. 303-444-6038 x103 email. michael@boulderengineering.com Contact: Michael Vair	CIVIL ENGINEER: JVA, INC. 1319 Spruce Street Boulder, Colorado 80302 tel. 303-444-1951 email. xtorrents@jvajva.com Contact: Xavier Torrents
BUILDING CODE CONSULTANT: SHUMS CODA ASSOCIATES 4610 S Ulster, Ste. 150 Denver, Colorado 80237 tel. 303-257-3572 email. steve.thomas@shumscoda.com Contact: Steven Thomas	

VICINITY MAP



PROJECT NARRATIVE

This micro-unit project, located in the heart of Boulder, is targeted towards middle-income earners and will provide attainable housing near employment areas along Boulder's Historic Pearl Street. The units will be provided with appliances and furnished with Ori Movable furniture, which will allow residents to customize their space to fit their needs.

The project will also have several resident amenities, including a common kitchen and gathering space, a common terrace with seating, long term bike parking with a repair station, storage lockers, and vehicle charging stations.

The design aesthetic of the project is contemporary but rustic, with warm earth toned exterior finishes. The building will have deep roof overhangs and large glazed openings, which will provide shade in the summer and natural light in the winter. The project is designed to have a low carbon footprint, will be all electric building, and will provide on-site renewables in the form of a rooftop PV array to offset electrical demand.

NOT FOR CONSTRUCTION

DRAWN BY: VP, TS
CHECKED BY: LP, JS
PROJECT NO: 2021098.20
ISSUE DATE: 11/02/2023
REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

G000



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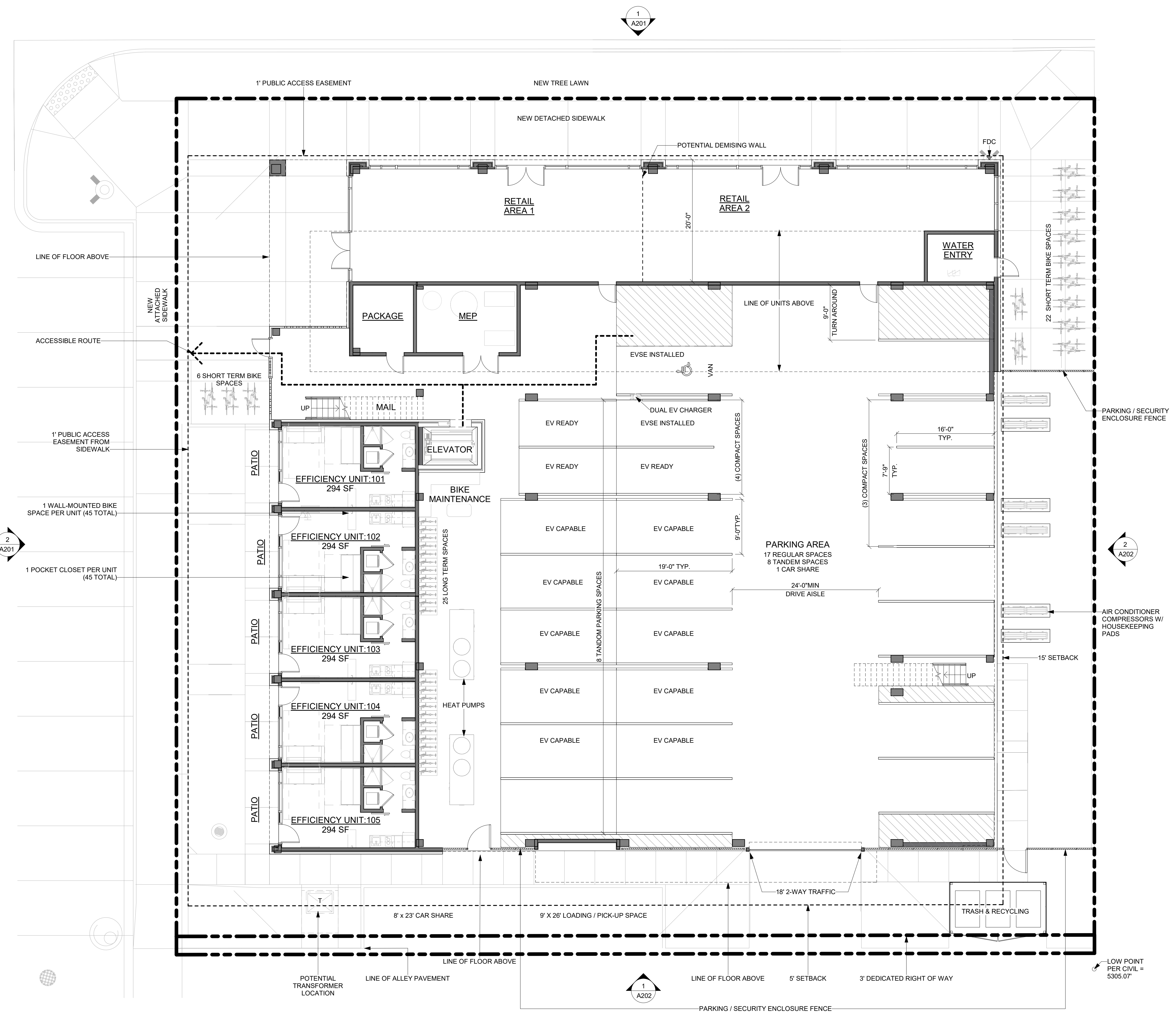
2206 PEARL STREET MIXED USE
USE AND SITE REVIEW
2206+2208+2210 PEARL STREET, BOULDER, COLORADO

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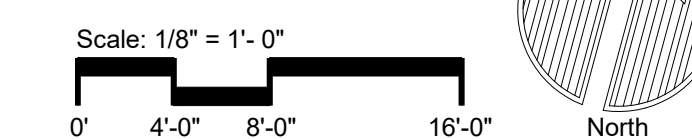
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LEVEL 1 FLOOR PLAN
SHEET NUMBER:

A101



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1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"





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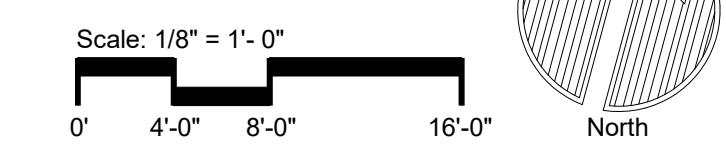
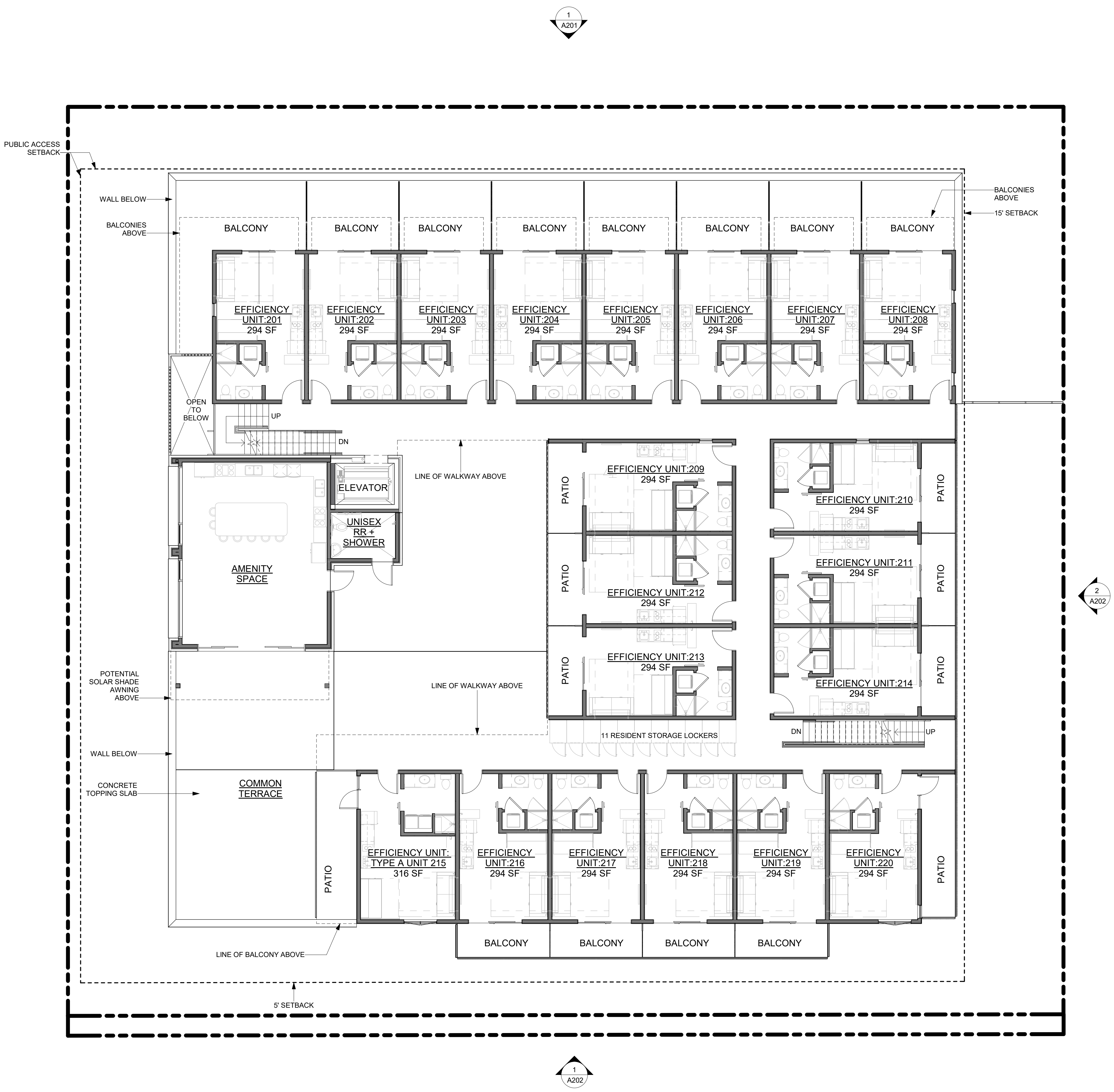
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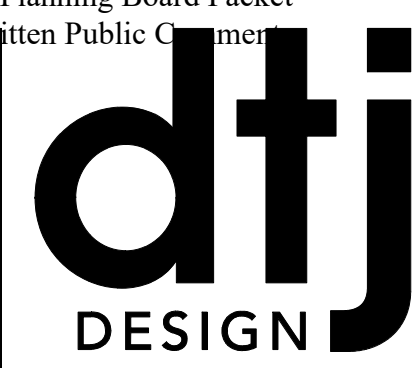
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in 5B - 2206 Pearl Site Review

1 A102 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"





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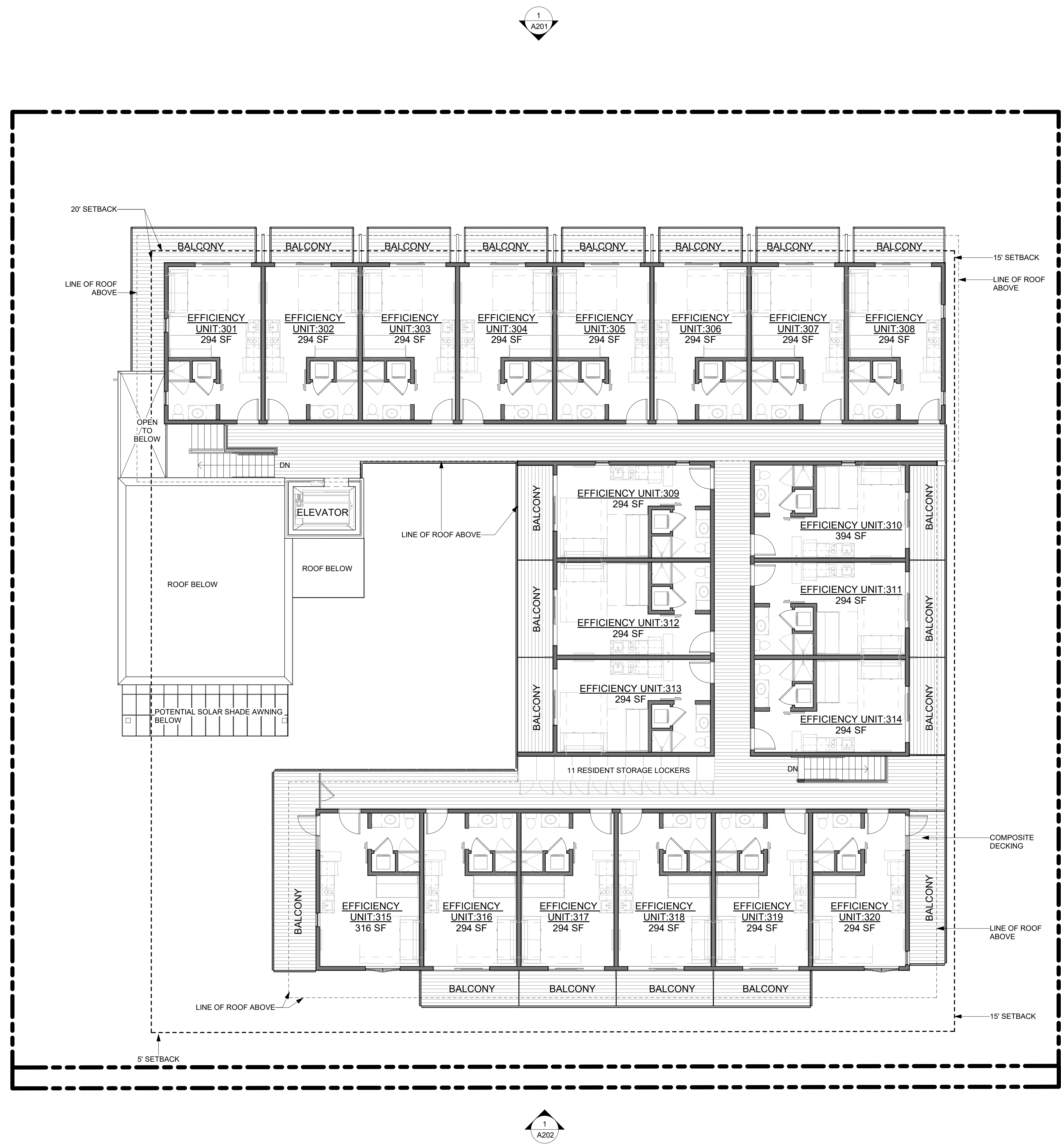
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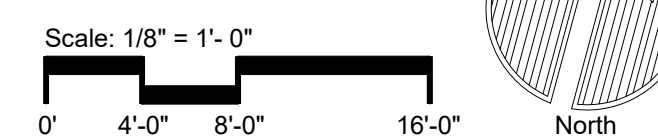
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ISSUE DATE: 11/02/2023
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SHEET NUMBER:

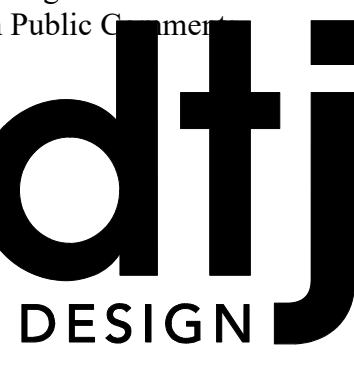
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1 A103 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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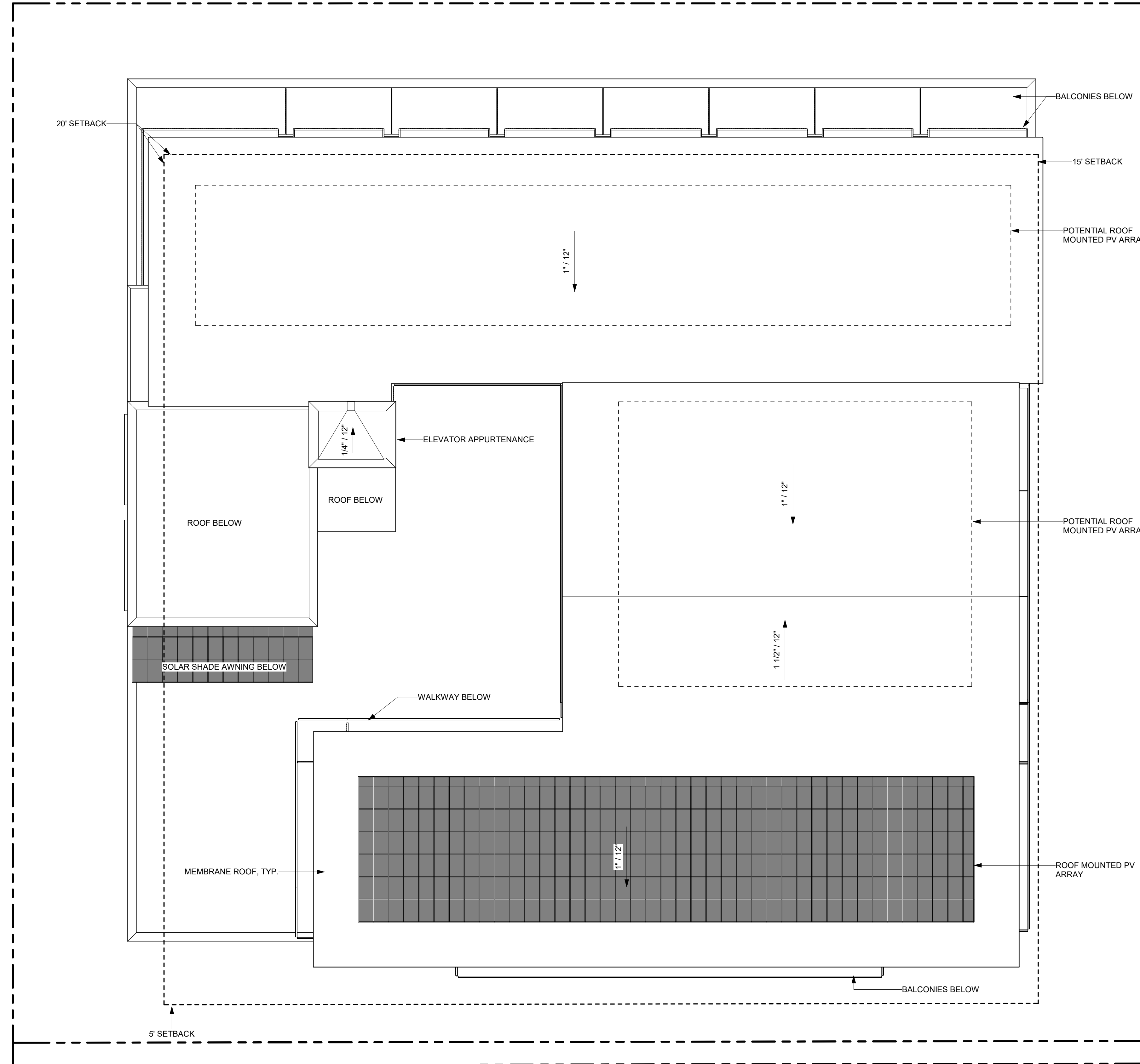
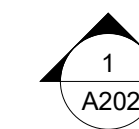
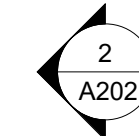
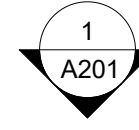
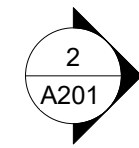
ROOF PLAN

SHEET NUMBER:

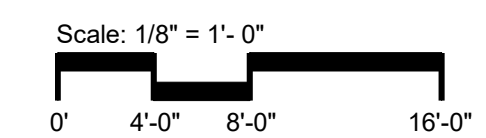
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"

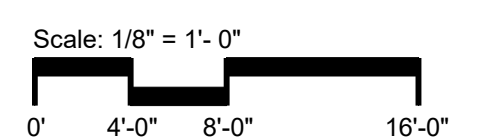




2 WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
A201 SCALE: 1/8" = 1'-0"



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BUILDING ELEVATIONS

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A201



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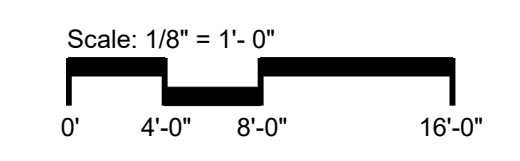
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2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

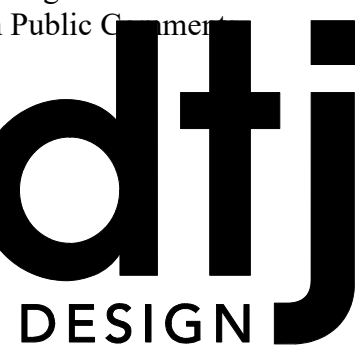


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SHEET TITLE:
BUILDING ELEVATIONS
SHEET NUMBER:

A202



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PEARL AND 22ND - ABOVE



22ND AND ALLEY - ABOVE



SOUTHEAST CORNER AT ALLEY - ABOVE

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BUILDING
PERSPECTIVES

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A901

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PEARL AND 22ND



PEARL LOOKING SW



22ND AND ALLEY

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PROPOSED MATERIAL PALETTE

STOREFRONT SYSTEM



FINISH: LIGHT BRONZE OR APPROVED EQUAL

RESIDENTIAL UNIT WINDOW / EXTERIOR DOORS



FINISH: DARK BRONZE OR APPROVED EQUAL

COMPOSITE DECKING



FINISH: AMBERWOOD OR APPROVED EQUAL

MODULAR BRICK



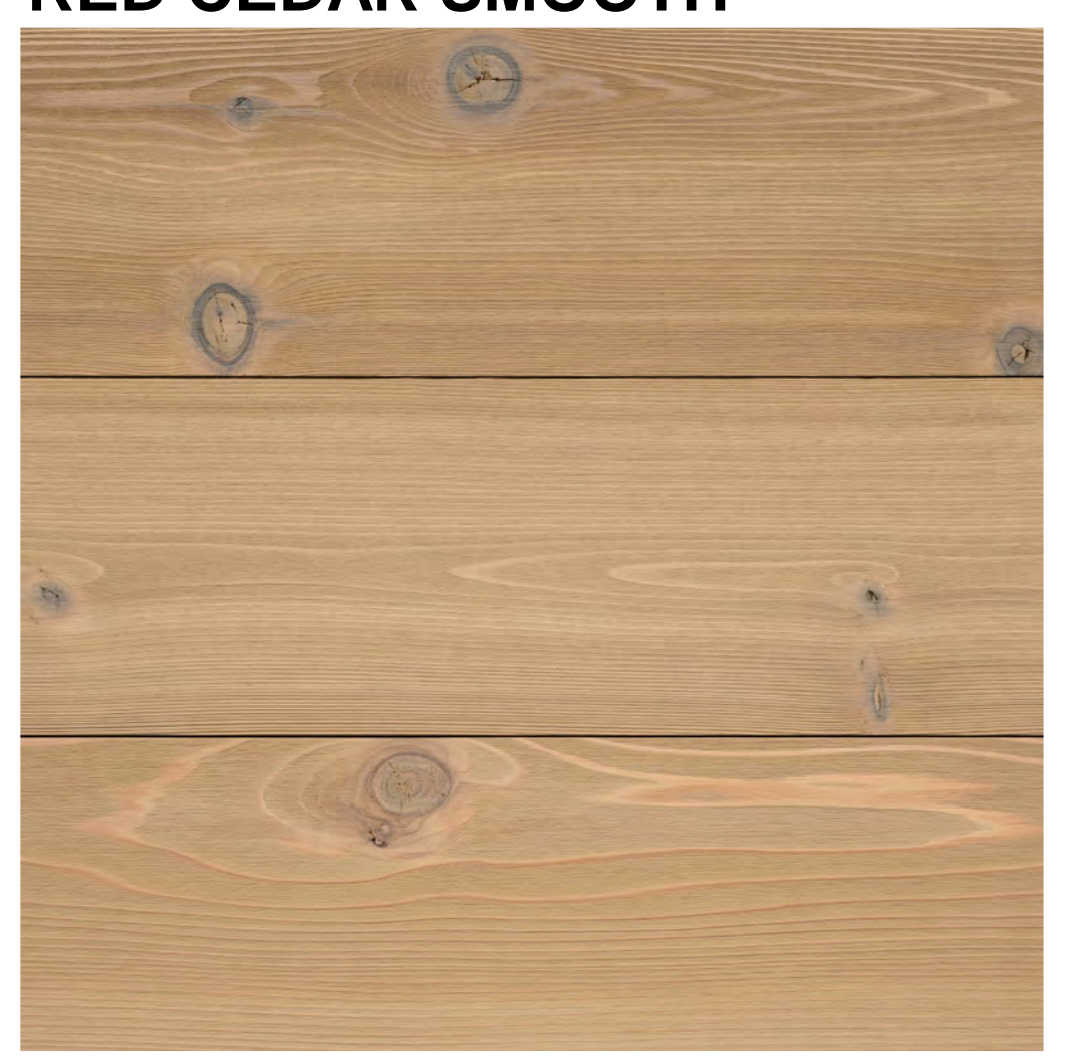
FINISH: EBONITE SMOOTH OR APPROVED EQUAL

WOOD SIDING COLOR 1: LUNAWOOD THERMO SPRUCE SMOOTH



FINISH: LUCKENBACH OR APPROVED EQUAL

WOOD SIDING COLOR 2: WESTERN RED CEDAR SMOOTH



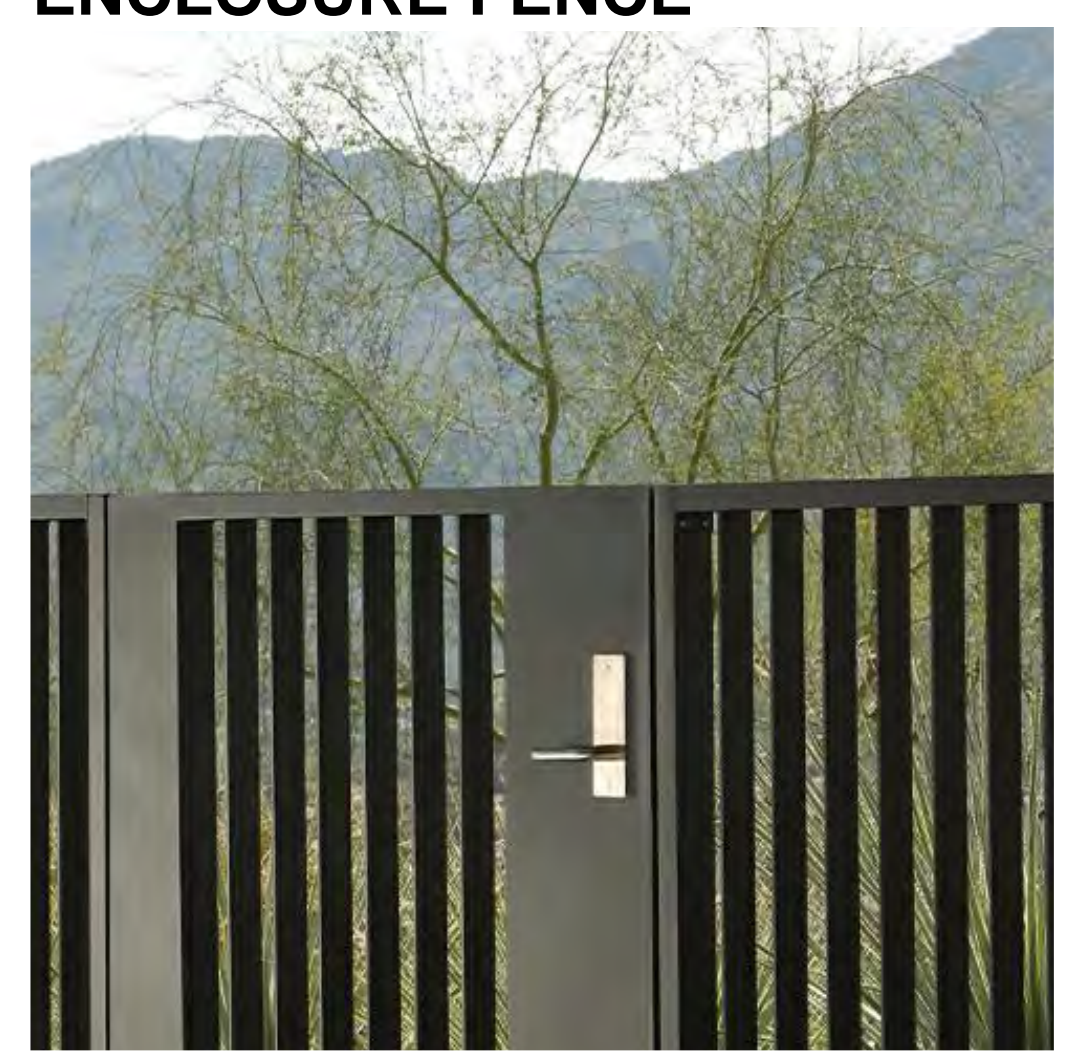
FINISH: COYOTE OR APPROVED EQUAL

FIBER CEMENT PANEL



FINISH: LINEN OR APPROVED EQUAL

PARKING / SECURITY ENCLOSURE FENCE



FINISH: BLACK OR APPROVED EQUAL

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USE AND SITE REVIEW

2206+2208+2210 PEARL STREET, BOULDER, COLORADO

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PROJECT NO: 2021098.20
ISSUE DATE: 11/02/2023
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SHEET TITLE:

MATERIAL BOARD

SHEET NUMBER:

A903

From: [Matthew Tenzin](#)
To: [Blaine, Alison](#); [boulderplanningboard](#)
Subject: Letter of Support for 4725 Broadway Townhouse Development
Date: Sunday, March 31, 2024 4:14:48 PM
Attachments: [image001.png](#)

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Dear Boulder Planning Board,

I am an interior designer in North Boulder, and I am writing to express support for the proposed development at 4725 Broadway.

I have lived and worked in this neighborhood for 12 years. My office is across the street from the proposed development and my home is a few streets to the West of it.

Over the years I have appreciated seeing the development of the area in a way that increases density and supports the artistic and cultural flavor of the neighborhood. I believe this unique proposed development will bring vitality to the area, while upgrading industrial land that is unsightly and underutilized.

Along with the new Boulder Public Library, the new Boulder Museum of Contemporary with surrounding commercial and art studio spaces, I believe the development of 4725 Broadway will add to an exciting and dynamic future for the North Boulder Arts District and the City of Boulder as a whole.

Sincerely,
Matthew Tenzin

Matthew Tenzin

Co-Owner / Principal



.....

C: 303.449.2479

O: 720.638.9827

4676 Broadway, Suite B, 2nd floor

Boulder, CO 80304

joemcguiredesign.com

.....

From: [Betsey Martens](#)
To: [boulderplanningboard](#)
Subject: Support for 2206 Pearl St
Date: Sunday, March 31, 2024 3:35:51 PM

External Sender Notice This email was sent by an external sender.

Dear Planning Board,

I am writing in strong support of the middle-income housing opportunity proposed for Pearl St.

As a decades-long developer of affordable housing in Boulder, I can attest to the difficulty of bringing affordable housing, at any income target, to market. This proposal is very innovative in terms of non-traditional techniques to achieve affordability, while targeting a market that we must be ever more clever to keep in Boulder - our workforce.

The 2206 Pearl St proposal hits all of the City's goals. The handsome building integrates into the neighborhood, is energy efficient, targets middle-income renters and should appeal to the downtown workforce. It's a win-win-win.

I encourage your strongest support.

With warm regards,
Betsey

--

Betsey Martens
Iris Leadership Partners
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303-994-5548
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“To a mind that is still, the whole universe surrenders.” Lao Tzu