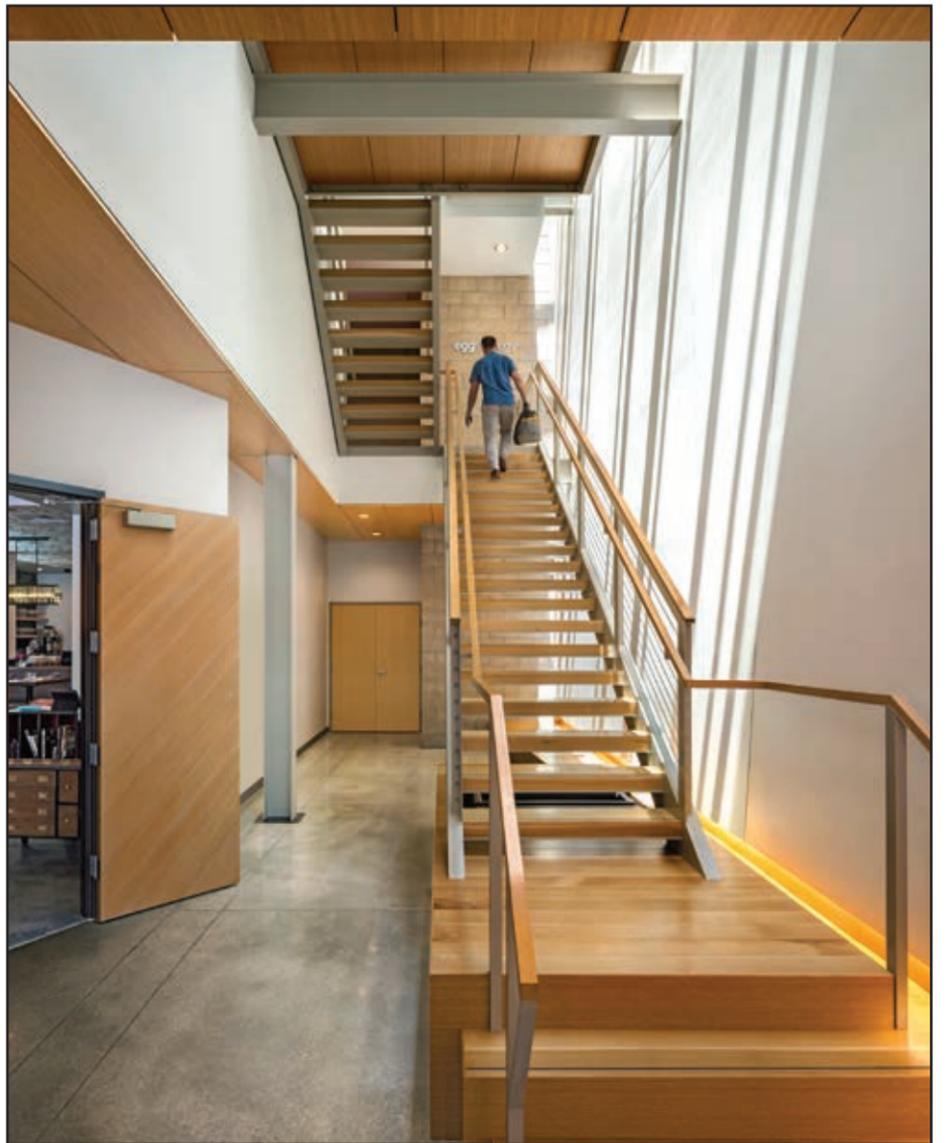


Construction, Design & Engineering News



909 Walnut will house workspaces and a restaurant.



The wood stairs help tie the interior to the facade.

Arch11 designs next-gen building for downtown Boulder

Arch 11 has designed a sustainable, mixed-use commercial building to house a restaurant and multiple workspaces on one of Boulder's last downtown infill sites at 909 Walnut St.

The completed 909 Walnut building consists of a new three-story structure with two floors of offices above a ground-floor restaurant. The design references the height and proportions of its masonry neighbors while establishing its own presence in Boulder's iconic low-rise commercial cityscape, according to Arch 11.

For 909 Walnut, in response to the solidity of the buildings that bookend the site, Arch11's Principal E.J. Meade and architect Kimball Hobbs realized early on in the process that to maintain the streetscape's integrity, less would

be more. Working within the city of Boulder's Downtown Urban Design Guidelines and stringent zoning regulations for building height, setbacks, bulk plane and open space, they manipulated the buildable volume to optimize square footage and also provide daylight deep into the 14,475-square-foot structure.

By slipping the ground-floor restaurant space and upper-floor office levels forward and backward in sections, Arch11 generated a protected outdoor seating area for the restaurant's patio and sun-filled rooftop deck. Light scoops on the east and west sides of the building – areas where no windows were permitted – deliver added daylight to the second and third floor offices and entry lobby.

To shade the south-facing glass along the street front, Arch11 suspended a slender brise-soleil made from terra-cotta "baguettes" from the building's structure. The delicately proportioned screening device serves to both shade the interiors and maintain the established building edge along the sidewalk. With proportions matching those on adjacent buildings, "windows" are subtracted from the continuous sunscreen to provide light and views from within and to emulate the deep "punched" openings found in Boulder's masonry-clad downtown district.

"During the day, the screen reads more solid than at night, when the light comes from within the building," said Meade of

the shape-shifting façade. "From the outset, one of our goals was to provide an urban response that maximizes transparency and resists the solidity of the masonry structures on the block."

Although the firm didn't design the tenants' interiors, Arch11 created an architectural setting that establishes a strong relationship between the spatial and tectonic layering of the façade and the spaces inside. Within the lobby, for example, details like the wood stairs and metal railings are "articulated as discrete parts" – each contributing to the minimalist composition that ties the interior to the striking street façade.

While the owners chose not to pursue LEED or other green building certifications, they were

committed to sustainable design, which Arch11 emphasized throughout. Operable windows were specified to facilitate natural ventilation, a solar thermal system heats water, and high-efficiency lighting as well as the daylighting deep into the building's core are energy savers. The exterior terra-cotta sunscreen tempers southern light and roof overhangs are calibrated for summer and winter sun angles. Overall, the building's energy performance is projected to be 43 percent better than a baseline building of similar size and location.

Other Arch11 repurposed building projects include Boulder's 1904 Pearl St. and the recently completed Canyon Center office building.▲

Pinkard Construction nears completion of memory care job

Pinkard Construction is nearing 70 percent completion of Landmark Memory Care, the new memory care facility in Lafayette.

The memory care community is currently in the first phase of construction, which consists of the 9,395-square-foot Building One, with 18 memory care units in a single-story, wood-framed building. It contains a commercial kitchen, dining room, common areas and lobby. This phase includes a central park with walking paths for exercise and seating areas for socialization and soaking up the sun, as well as raised flowerbeds that will enable residents to continue to participate in a favorite pastime, gardening.

Mechanical electrical and plumbing rough-ins are underway, and drywall installation and

Pinkard's value engineering efforts included mechanical system life-cycle analysis for a \$350,000 savings

stucco application has begun. Completion is slated for early November.

Pinkard's value engineering efforts included mechanical system life-cycle analysis for a \$350,000 savings for owner Hanson Health Holdings LLC.

Architecture and construction administration is being provided by Clear Creek Architects.▲

Haselden Construction completes Laramie High School

Haselden recently completed the new Laramie High School in Laramie, Wyoming.

The 300,000-square-foot school sits on approximately 43 acres and is a state-of-the-art facility. With a multitude of classrooms, including 12 science labs, three music rooms, two art labs and seven production labs (comprising auto shop, wood shop, welding, culinary arts and flex labs), there are myriad specialized learning spaces, plus open areas for students and faculty to gather in both small and large groups. Other amenities on the school grounds include a stadium with synthetic turf, full practice field with synthetic turf, tennis courts, two full gymnasiums, a three-tiered auditorium with reclaimed



Sports fields round out the Laramie High School campus.

snow fence wall accents, Olympic-sized pool with concrete dive platforms and large commons area with 30-foot ceilings.

"This was a fantastic project and we're honored to be a part of it," said Haselden Vice

President Derek Oliver. "We had such a great team from the design team to the subcontractors – it was a seamless project."

The \$87.15 million project was completed in 24 months.▲