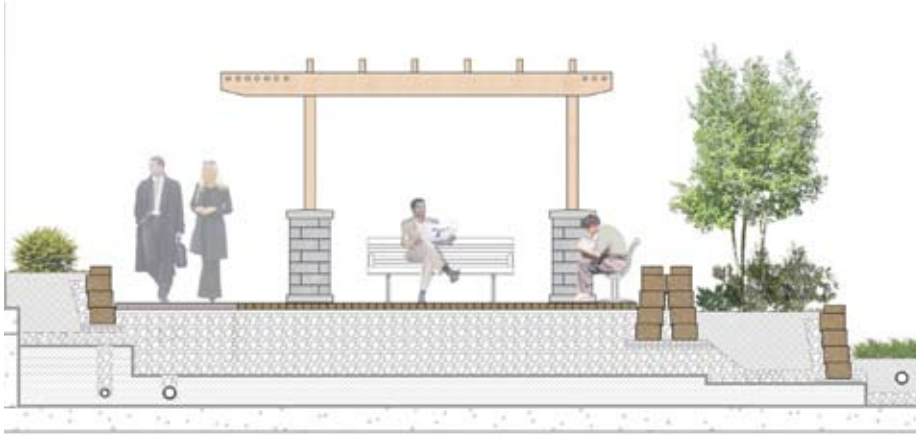
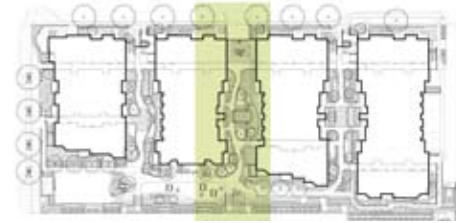


# Landmark Lofts Phase One, Boulder, CO



Section through Center Courtyard



Overall plan of Landmark Lofts Phase One



Enlargement of Center Courtyard

**T**his exciting new high density, mixed-use project, at the edge of the University of Colorado's Boulder Campus, is the first phase of a three-phase development. The project consists of four 4-story condominium buildings with retail space at the west end.

Because of the expected young demographic of the condominium owners, the landscape design consists of multiple formal and informal spaces for both passive and active recreation. A number of larger gathering spaces are provided for residents, associated with picnic and bar-b-que areas, and for chance meetings at the communal mailboxes.

The design of the site had to overcome a number of technical challenges. Most of the landscape occurs over a parking structure that has limited loading capacity and room for subsurface drainage. The tight configuration of the buildings creates deep shade for most of the landscape area. Because of the steep grade change across the site, a network of terraced planters are designed to retain grade between the buildings that step with the grade. Finally, the project had to meet the City of Boulder's Greenpoints program. All of the program and site constraints required a high level of technical competence to ensure that the outcome is a landscape that is both beautiful and achieves long-term success.