OFF BROADWAY
BOULDER, CO

Client: Tamberly Enterprise, LLC

Building Size/Acres: 19,600 S.F. / 0.90 acre

Density: 17 units

Completion: Summer 2007

Construction est.: $2.9M

Construction per S.F.: $150 / SF

Website: VMWP

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Live/Work Lofts Rejuvenate Industrial Zone Into Art Haven

Off Broadway is a 17-unit urban infill, mixed-use development in North Boulder's industrial zone. Located on the former site of Boulder Shelter for the Homeless, this industrial arts, live/work community mixes ground-floor artisan/small business work spaces for artisans with residential, loft living environments above. The program calls for 19,600 sf of building space on a .9 acre site. The project is made up of three, 3-story buildings wrapping around and visually shielding 42 tuck-under and surface parking spaces from the street. An outdoor "paseo", or community market space, serves as a walking circulation spine fronting the south-facing industrial-arts activity spaces. Off Broadway has a total of 13 workspace units and 17 loft living units. Some of the work units have roll-up glass garage doors that open to the paseo. Residential lofts directly above the work studios contain a two-story volume with floor to ceiling glass.

Design Features

- 20-foot ceilings with floor-to-ceiling glass to allow ample daylight into the artist's workspace.
- Roll-up garage door for work units that open onto "paseo".
- South-facing outdoor "paseo" community space for work/meeting areas.