



COBURN
ARCHITECTURE

2026

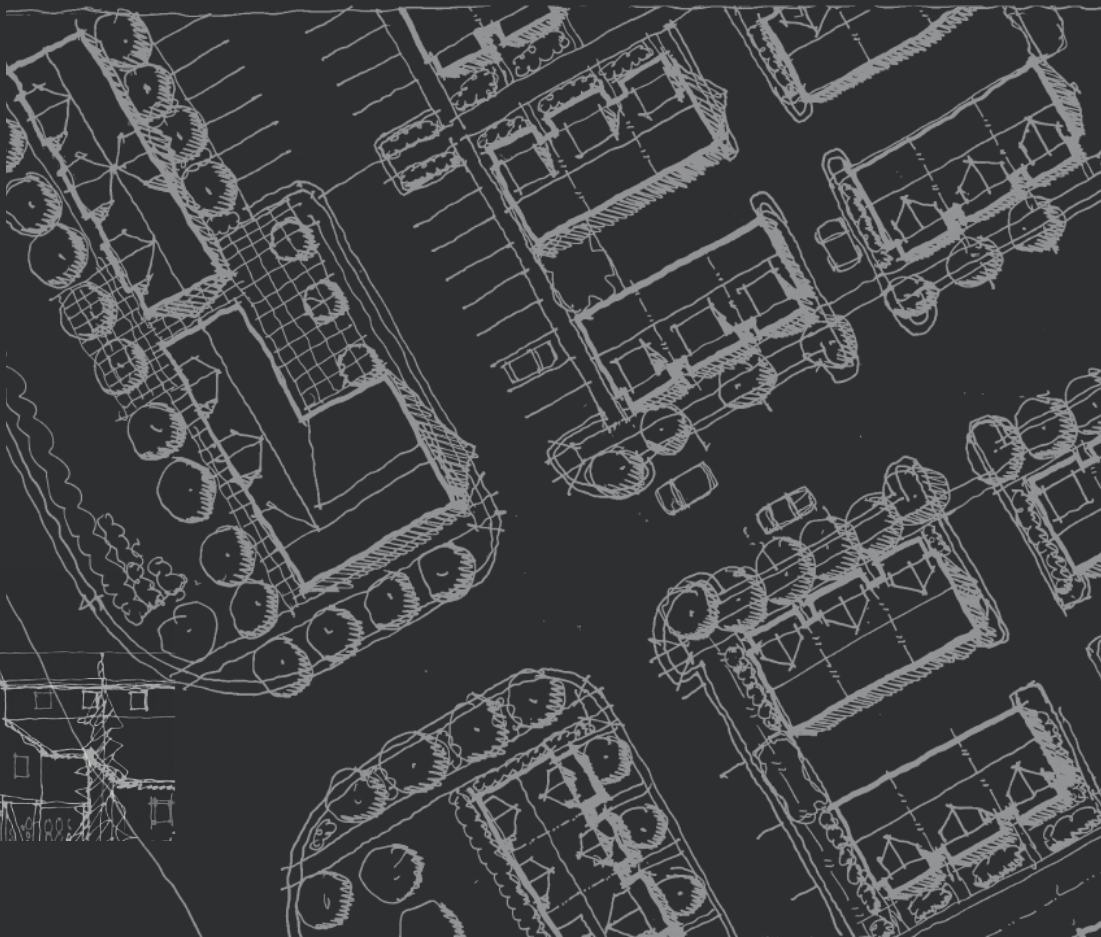


DESIGN

At Coburn, we don't have a preconceived design style or solution type that we force onto each project. We allow the design to develop out of the client, the context and the project constraints, making it inspired, efficient and unique. We understand that this is often a radical departure from the way other architects work and from other experiences that our clients may have had, and we embrace that difference. We have found that the greatest designs are not completed by one person working in a vacuum, but rather are achieved by a team of invested parties working together to address all aspects of a solution simultaneously.

While each job in our office has a single point of responsibility in the form of a design principal that is the project leader and manager, all of our personnel have the opportunity to contribute to all the projects in our office.

We find this removes any trace of the selfish ego that is often found in architectural forms, and replaces it with creativity, teamwork and a devotion to the good of the project. One of the tools we have used and refined over the past two decades is the concept of the design charrette. This intensive design session brings representatives from all aspects of the project including design, costing, project approval, entitlement, constructability, end users, sustainability and others together for a work session to design the project from the ground up as a cohesive unit. This session can last anywhere from two hours to five days depending on the scale of the project. Regardless of the length, the result is the same: by conceptualizing the project with all concerns incorporated at the outset, we drastically reduce the number of surprises, additions and cost overruns later in the job, and the diversity of opinions result in a stronger, more considered and better final design product. We have used this model to successfully design a host of projects throughout the Front Range and beyond.



COBURN CREATES GREAT PLACES
FOR OUR CUSTOMERS AND OUR
COMMUNITY



BOULDER COMMONS

BOULDER, CO | MULTI-TENANT, NET ZERO





In order to extend the transit connections to the next level in Boulder Junction, the project incorporates its own "mobility hub" (including a car share program and B-Cycle station), routes the eastern bike path through the center of the project to join with the multi-modal Junction Place, and is compatible with future bus and rail stop connections. The south end of the building, abutting the Goose Creek Greenway, creates a prime location for public interaction and gathering. This elevation capitalizes on the axis created by the diagonal bridge over Goose Creek, creating a visual termination with public interest as Junction Place turns north.



The Commons, located in the Steel Yards to the east of Junction Place, is currently Boulder's largest Net-Zero commercial development. The design is highly sustainable, provides engaging active uses along the ground level, and incorporates mobility connections appropriate to the transit-rich Boulder Junction. The form of the building creates a buffer for the rail lines to the east, a transition to the residential and mixed-use buildings to the west, and is optimized for solar and day-lighting opportunities. The project incorporates a variety of community based elements including a mobility hub, a gallery that can also function as a community room, a planned coffee shop to engage the central plaza, and a future restaurant space focused to the south.





VAIL GUEST HOUSE

VAIL, CO | **SINGLE-FAMILY**

This small guest house is built into the side of the hill and opens up to majestic views of Vail Mountain. The living room cantilevers over the garage below and helps create the feeling of the room floating over the valley below. The house also features a green roof to help minimize the impacts on the house above.





THE ROW

BOULDER, CO | MULTI-FAMILY





The Row at Goose Creek is a 10-unit residential building that offers the benefits of urban living in a natural setting. It is located within walking distance of grocery stores, restaurants, recreation centers, entertainment and transportation hubs, and also adjacent to the Goose Creek multi-use trail and fishpond. The three-story attached townhomes are a modern twist on traditional rowhouse design. The entrance foyers are located on the first floor, with attached private garages. The primary living areas (kitchen/living/dining) are located on the second floor. Bedrooms are on the third floor, offering privacy and views. In addition to a shared outdoor plaza, all of the units have private decks that overlook the creek. Brick, metal and wood finishes are alternated and repeated giving the building forms, rhythm, and harmony. The building envelope exceeds current energy code requirements, with a combination of continuous exterior insulation, cavity insulation, and high-performance doors and windows. All units are pre-wired for solar photovoltaics and electric car charging stations.





COBURN

Coburn has been providing distinctive, cutting edge design solutions for over two decades in Colorado's Front Range and beyond. One of the region's premier boutique architectural firms, we have completed award winning designs spanning a wide range of project types, from historic single family home remodels to 10 acre mixed-use urban developments.

Our singular design approach allows concepts to arise from the site context, the program and the client's vision, affording unique solutions for every project. Our designs draw consistent praise from clients, municipalities and end users in large part because they are place-based, responding directly to the immediate context and environment.

With over 20 years of experience working directly with Coburn's in-house construction department, our Architects have assembled a knowledge base usually reserved for contractors and construction consultants.

This results in an integrated approach, wherein the considerations of budget and constructability are incorporated into the project at its inception, creating a more cost and time efficient result without compromising the design. Our in-house Planning and Sustainability Services further this concept, allowing us to use an integrated approach for all aspects of each project from the outset.

Coburn has gained a reputation as an exceptional architectural firm due to our marriage of relentless creativity, diverse experience base, and dedication to satisfying the full set of project criteria from the outset. We have developed a design process and team which defies conventional classification and are able to create inspiring and practical solutions for any type of project in any type of location.



DANNI RANCH

CRESTED BUTTE, CO | SINGLE FAMILY RESIDENCE



The house at Danni Ranch was designed to take maximum advantage of its magnificent setting along the East River just south of Crested Butte, CO. The home opens to views of the sparkling river at the heart of the house, the kitchen, and features a three season wrap-around porch centered on an outdoor fireplace. While taking many of its design cues from its natural setting the house is home to an extended family offering unique spaces for the grown children and their families – all with the goal of creating great memories for years to come.

BRECKENRIDGE BREWERY

LITTLETON, CO | BREWERY





Designed by Coburn, the new Breckenridge Brewery is comprised of three buildings totaling 80,000 square feet, including the Farm House restaurant with 48 taps pouring your favorite Breckenridge beers. The project is built on 12 acres along the Platte River and features a great riverside outdoor beer garden.



PITCHFORK NEIGHBORHOOD

CRESTED BUTTE, CO | AFFORDABLE HOUSING, MOUNTAIN HOMES





Pitchfork is a 100-unit residential neighborhood in Mt. Crested Butte, Colorado that was formerly owned by the Crested Butte Mountain Resort. As part of the purchase agreement with the resort, Coburn committed to provide 30% affordable housing for qualified Gunnison County residents. Designed to combine a mountain aesthetic with innovative design, the project creates a pedestrian-scaled neighborhood surrounded by meticulous architectural and site design elements. This rich architectural character has helped make it one of the new models for mountain town redevelopment.

1505 PEARL

BOULDER, CO | MULTI-USE





1505 Pearl is a unique mixed use residential and commercial building that blends 21st-century design and sustainable living with historic patterns and forms. 1505 is located at the gateway to the Pearl Street Mall in Boulder, Colorado. It features 22 residences and incorporates commercial suites on the first floor, adding to the building's vitality. At the time of installation, the array at 1505 was the largest solar installation on the front range. As 1505 sits at the edge of the historic Pearl Street Mall in downtown Boulder, the project was also designed with input from the Boulder Landmarks Board. 1505 received awards from Historic Boulder, the City of Boulder, and the Governor's Award for Downtown Excellence.

2530 JUNCTION

BOULDER, CO | COMMERCIAL, NET ZERO





2530 Junction Place is a 50,000 sf commercial spec office building in Boulder, CO with retail on the ground floor. It is a Net Zero Energy project which pushes the envelope on thermal design, incorporating R-8 windows, thermally isolated skin and structure, and very low infiltration rates. The building will contribute to the area's overall connectivity with a pedestrian walkway and multi-use path, while providing tenants with engaging gathering spaces including a large roof deck to engage the street below, private balconies, and a private courtyard. There is a large solar array, including a highly dense solar installation capping the building on the roof as well as a solar façade on the south and east walls, and the roof covering the large public deck doubles as increased solar potential for the building below. The south elevation capitalizes on the axis created by the diagonal bridge over Goose Creek, creating a visual termination with public interest as Junction Place turns north. Compelling architecture and deep sustainability combine to create a unique, exciting project.

BOULDER COUNTY HOME

NIWOT, CO | SINGLE FAMILY



The Niwot Road House was designed to take advantage of views and landscape afforded by the 42 acre property north of Boulder CO. The main living portions of the house feature large windows facing toward Boulders magnificent foothill Flatirons. The 4 bedroom house is laid out to serve a full family and entertain guests and includes a craft room and ample living and dining areas centered on a dramatic steel-clad fireplace. The exterior design features rustic weathered wood siding contrasted with modern thin black windows which, when combined with the standing seam metal roof, give the home lived-in feel while maintaining clean lines and a modern look.



STEEL YARDS

BOULDER, CO | MIXED USE, MULTI-FAMILY



Steel Yards is a mixed-use development combining retail, office, service industrial, light industrial spaces, market rate residential and affordable residential in a live-work neighborhood. Planned, entitled and designed by Coburn Architecture, this project extends the commercial core of town into ten acres of previously underutilized land, connected by transit, pedestrian, and vehicular access. A new urbanist model for walkable streets and human scaled urban development, Steel Yards has won numerous awards and recognition over the years, including the Smart Growth Hall of Fame, being published in a Colorado Architect retrospective, and being featured in CNU17.



SUSTAINABILITY

Coburn has been at the forefront of sustainable design for nearly two decades. We have designed LEED platinum projects, large solar arrays, Net Zero residential and commercial buildings, and provided consulting services to third parties and municipalities. Our principals have given presentations, spoken at conferences, and testified in front of Congress at the Field Hearing on Energy Efficient Planning and TOD.

We not only believe in sustainable design but also feel strongly that deep levels of sustainability can be reached in any project that prioritizes that outcome without compromising a cost effect result and exceptional design. To achieve this, we have brought much of the decision making for sustainability in-house, analyzing potential methods and features on a cost-benefit and constructability basis, ensuring that the dollars spent on environmental outcomes have the largest possible impact to the project and its footprint. This method also allows the architectural design and sustainability features to be developed simultaneously, creating an integration not often seen on deeply green projects, allowing for design excellence on all fronts.

Between our in-house knowledge and our strategic partnerships with industry leading experts we can gauge a project's energy performance very early in the process, usually within the first few weeks, and continue to monitor and guide that throughout the design process. This allows for smart decisions to be made up front regarding construction cost and features as well as ensuring a predictable outcome at the completion of the work. Additionally, we realize that within the heading of sustainability there are a host of worthwhile areas of focus an owner might wish to achieve and we can help our clients prioritize and understand the benefits and tradeoffs of each one, whether that is energy efficiency, resource conservation, durability, indoor air quality, wellness, or others.

We are committed to creating great places. Designing health, environmental responsibility and energy efficiency into our architecture from the outset is a critical step in that effort.



3200 BLUFF

BOULDER, CO | NET ZERO RESIDENTIAL

3200 Bluff Street is a Net Zero residential project in Boulder Colorado, comprised of 48,000 sf and 38 rental apartment units with restaurant space on the ground floor. The building embraces the challenge of rental Net Zero for residential, incorporating a variety of focused sustainability measures to get to the performance levels needed to reach Net Zero. A large, densely racked solar array covers the roof and extends to some of the east and south walls. Air infiltration is reduced through spray sealing, the building skin is thermally isolated from the structure, wood framing helps reduce thermal transfer, and individual VRF units keep the energy load of the mechanical low. High performance R-9 windows, building widths maximized for daylighting, and a thermal heat recovery system for the wastewater help keeps energy use lower. These sustainability levels are reached in a captivating, contemporary architectural package, combining the elegance needed for the upper end rental market with classic forms and streetscapes that tie the building into the context. 3200 is a new model for deeply sustainable, architecturally progressive residential design.



RED OAK PARK PHASE 2

BOULDER, CO | AFFORDABLE HOUSING



The second part of Red Oak Park, called Canopy, will add another 41 affordable units to the ULI Global Award of Excellence winning first phase. The northern buildings continue the duplex language that the original project began, completing the street system and neighborhood north of Valmont. Along busier Valmont the buildings become larger, speaking to the increase in scale here by creating apartment units, which protect the single-family homes to the north, and form a southern edge to the existing neighborhood park as well as the new one to the west.

BOULDER CENTURY

BOULDER, CO | MIXED USE



The Century Building is the cornerstone of the Century mixed-use development. The second and third floors of building are the former home of Coburn Development's Boulder offices, and retail spaces anchor the ground floor, bringing activity to the street. Thoughtful land use ideas were incorporated in many ways, including the creation of an adaptable retail plan to accommodate from one to three businesses, and a fully screened off-street parking area.



Camp Teocalli is a large vacation home located in the heart of downtown Crested Butte. This full home remodel is carefully detailed with authentic and honest appointments, taking visitors back to another, simpler time – all the while allowing them to enjoy the modern conveniences and comforts of a luxury mountain home. Each material and interior selection was chosen to create an open, airy, yet exquisitely inviting home full of rustic charm.

CAMP TEOCALLI

CRESTED BUTTE, CO | AFFORDABLE HOUSING, MOUNTAIN HOMES



30 PEARL

BOULDER, CO | AFFORDABLE HOUSING





Coburn has completed entitlement, design and construction documents for 120 affordable housing units at 30Pearl in Boulder, CO. The project had an extremely compressed timeline to allow it to take advantage of expiring tax credits, and Coburn was able to work with the City of Boulder and Boulder Housing Partners to achieve entitlement on the site in a fraction of the time a development would normally take. This was achieved through constant, creative project management and a devotion to quality design and documentation, as well as a terrific partnership with the City. Solar panels have been added as a second phase of the project. This significantly improved HERS levels, which greatly benefits to the affordability of the units on the site. The project was designed to work within Boulder's pilot Form Based Code, which encourages traditional forms and materials. The architecture responds to those desires creatively, providing the great placemaking the code intends while allowing for distinctive, contemporary architecture to be expressed.







1665 33rd Street is a proposed Congregate Care community located at the former Fruehauf's Outdoor Furniture Store, near the intersection of Arapahoe and 33rd St. The project will include 106 permanently affordable units with community amenities, as well as a congregate and community serving restaurant, café, and administrative offices.





DIAGONAL CROSSING

BOULDER, CO | MULTI-FAMILY



Diagonal Crossing is a community development in the North end of Boulder, Colorado. The 250 market rate rental apartments units included studio, one and two bedroom flats. The project features community spaces, integrated landscapes, and preserved views of Boulder's Flatirons. Coburn was able to maximize the potential on this parcel of land to expand the bounds of Boulder's unique outdoor lifestyles.





GUNNISON RIVER RANCH

GUNNISON, CO | CUSTOM HOME

Gunnison Riverbanks Ranch is a sensitive rural redevelopment of agricultural land located on the riverbanks of the Gunnison River near Crested Butte. Incorporated into the product is the renovation of an existing historic western ranch building into a new fishing clubhouse/guesthouse, providing a quiet, rustic retreat for property owners to share. The guesthouse is the centerpiece of the 20 Cabin, 300 acre project along the banks of the river. The architecture of the cabins will echo the site's rural western roots. This low-density fishing ranch minimizes the impact on the land, is sensitive to its context and history, and provides a rare opportunity for stillness in the midst of modern life.

30 PEARL

BOULDER, CO | MARKET RATE, MIXED USE

Quadrant 1 at 30 & Pearl is 77 market rate units and first floor retail and office space in approximately 18,000 sf. Coburn won the project in partnership with a market rate development partner. The project balances cutting edge architecture, top-of-the-line sustainability measures, and compliance with the strict City of Boulder Form Base Code regulations. The project was completed in 2023.



HIDDEN RIVER

CRESTED BUTTE | SINGLE FAMILY



This rustic, mountain home at Hidden River was designed to take maximum advantage of its close proximity to the East River, just outside of Crested Butte, CO. The home stretches along with the direction of the river, allowing most rooms access to the views of the water and the majestic mountains beyond and behind. Ample porches facing the river create outdoor rooms, complete with a fireplace, that allow even greater intimacy with the surroundings. To help reduce the massing and increase privacy, the master bedroom was separated with only a small connector, creating a small cabin-like space for the lucky inhabitants.



SCARP RIDGE LODGE
CRESTED BUTTE, CO | REMODEL





Scarp Ridge Lodge is an historic renovation of a Victorian building located right in the heart of Crested Butte, Colorado. Coburn smartly remodeled this luxurious guest house to marry modern, top-of-the-line amenities to existing, authentic mountain charm.



ZERO DIAGONAL

BOULDER, CO | AFFORDABLE HOUSING



The 105 affordable units include 85 one, two bedroom flats and 20 two to three bedroom townhomes. Each unit has its own balcony or enclosed patio. The affordable lots are situated on the south end of the site - closer to public transportation - and flanking the green circulation spine. The design boasts a courtyard pool area with peaceful views of the Flatirons; a community room; and a non-profit-run coffee kiosk.

CANYON PINES

ARVADA, CO | SINGLE FAMILY



Canyon Pines is a luxury residential community on the eastern edge of the Rocky Mountains, overlooking sweeping views of Denver, Boulder, and Golden. Located on the north slope of Coal Creek Canyon in Arvada, Colorado, the 93-lot development is envisioned as a collection of custom homes that celebrate the relationship between land and architecture while harmonizing with the surrounding natural landscape.

Coburn is one of the selected architecture firms contributing to the community and has designed a residence available for construction. Set within the foothills and surrounded by pine forest, the home draws inspiration from the forms and textures of Colorado's mountain environment. Its asymmetrical structure feels grounded and connected to the landscape, while a natural material palette creates a modern yet timeless architectural expression.

ANTHRACITE PLACE

CRESTED BUTTE, CO | MULTI-FAMILY, AFFORDABLE



Anthracite Place is a 30-unit affordable housing complex located at 513 Belleview Avenue in Crested Butte, Colorado. The project's location is a prime spot for workforce housing, as it's surrounded by amenities within walking distance such as a grocery store, an arts center, nearby parks, and a bus stop across the street. The project has secured low-income tax credits which helps make this project a reality and keeps working people living in the town of Crested Butte.



TUNGSTEN VILLAGE

NEDERLAND, CO | AFFORDABLE HOUSING

Tungsten Village, located at 333 Highway 72 in Nederland Colorado, consists of 26 affordable units. The building is in the center of town putting it within walking distance of restaurants, hiking trails, and the RTD bus station that serves Boulder, Denver and DIA. Eligible tenants include seniors with a disability, single parents, and families of four. Tungsten Village meets the Enterprise Green Community Standards for green building and is a LIHTC funded project.



PINE STREET
BOULDER, CO | MULTI-FAMILY





Nestled in the East Whittier neighborhood at 2718 Pine Street, 27 PINE features just 13 residential condominium homes with single-level floor plans. This three-story is located in a quiet neighborhood close to Pearl Street, only a short stroll to exceptional amenities such as the East Pearl District, Whole Foods, the Twenty Ninth Street Mall, Colorado Athletic Club, and The Dairy Center for the Arts.



CREATING GREAT PLACES

BOULDER LOCATION

2718 PINE ST. #100
303.442.3351

CRESTED BUTTE LOCATION

232 ELK AVENUE
970.349.1366

COBURNPARTNERS.COM

