CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: January 22, 2015
TIME: 6 p.m.
PLACE: 1777 Broadway, Council Chambers

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

3. **PUBLIC PARTICIPATION**

4. **DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**
   - **A. Call Up Item:** Site Review Minor Amendment (LUR2014-00031) and Final Plat (TEC2014-00031): Request to to subdivide one 32,510 sq. ft. developed lot within the Carrie Subdivision PUD located at 593 Lee Hill Rd. into to three new residential lots. Call-up expires **January 23, 2015.**

   - **B. Call Up Item:** Knapp Subdivision (TEC2013-00057): Final Plat to subdivide one 0.5-acre developed lot at 3050 15th St. in the Garden Home Subdivision to create 2 new residential lots: Lot 1 (9,605 s.f.) and Lot 2 (12,176 s.f.). Lot 1 will contain the existing single family home. The call up period expires on **January 26, 2015**.

5. **PUBLIC HEARING ITEMS**
   - **A.** Public hearing and consideration of a Site and Use Review (LUR2014-00057) to construct one new 2,850 square foot, single story Bank of America building with a drive thru facility on the pad site at 1965 28th St. The proposal also includes improvements to the existing parking area serving the pad site as well to the parking area adjacent to the Hazels liquor store. The project site is zoned Business – Regional 1 (BR-1).

     Applicant: Bruce Dierking
     Owner: Andre Family Partnership, RLLLP

   - **B.** Public hearing and consideration of a Minor Amendment to an Approved Site Review (LUR2014-00088) for a 1,950 square foot addition to an existing single-family residence partially located in the rear yard setback at 3059 6th St. The project site is zoned Residential - Low 1 (RL-1).

     Applicant: Coburn Development Inc.
     Owner: Kara Goucher.

6. **MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
   - **A.** Envision East Arapahoe project update and scenarios analysis

7. **DEBRIEF MEETING/CALENDAR CHECK**

8. **ADJURNMENT**

CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES

CALL TO ORDER
The Board must have a quorum (four members present) before the meeting can be called to order.

AGENDA
The Board may rearrange the order of the Agenda or delete items for good cause. The Board may not add items requiring public notice.

PUBLIC PARTICIPATION
The public is welcome to address the Board (3 minutes* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.

DISCUSSION AND STUDY SESSION ITEMS
Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS
A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

1. Presentations

a. Staff presentation (5 minutes maximum*)
b. Applicant presentation (15 minute maximum*). Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.
c. Planning Board questioning of staff or applicant for information only.

2. Public Hearing

Each speaker will be allowed an oral presentation (3 minutes maximum*). All speakers wishing to pool their time must be present, and time allotted will be determined by the Chair. No pooled time presentation will be permitted to exceed ten minutes total.

- Time remaining is presented by a Green blinking light that means one minute remains, a Yellow light means 30 seconds remain, and a Red light and beep means time has expired.
- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents, and summarize comments wherever possible. Long documents may be submitted and will become a part of the official record.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the Board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be provided in quantities of ten (10) to the Secretary for distribution to the Board and admission into the record.
- Citizens can send a letter to the Planning staff at 1739 Broadway, Boulder, CO 80302, two weeks before the Planning Board meeting, to be included in the Board packet. Correspondence received after this time will be distributed at the Board meeting.

3. Board Action

d. Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
e. Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
f. Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY
Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT
The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. Agenda items will not be commenced after 10:00 p.m. except by majority vote of Board members present.

*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments.

MEMORANDUM

TO: Planning Board
FROM: Chandler Van Schaack, Case Manager
DATE: January 22, 2015
SUBJECT: **Call Up Item:** Site Review Minor Amendment (LUR2014-00031) and Final Plat (TEC2014-00031): Request to to subdivide one 32,510 sq. ft. developed lot within the Carrie Subdivision PUD located at 593 Lee Hill Rd. into to three new residential lots. Call-up expires **January 23, 2015.**

Background. The 32,510 sq. ft. project site is located in North Boulder at the northwest corner of the intersection of Lee Hill Dr. and 6th St., as shown below in **Figure 1**. The site is zoned RL-2 (Residential – Low 2), which is defined as *"Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level"* per section 9-5-2(c)(1)(B), B.R.C. 1981. The site is located within the Carrie Subdivision PUD, which was originally approved in 2002 as an 18-lot subdivision and PUD for single family residential development. At that time, the subject lot contained a single-family dwelling constructed in 1963; however, the dwelling unit has since been demolished and the site is currently vacant. The original PUD approval created building envelopes for future development and allowed for the aggregation of the required open space; however, there were no other development standards or design guidelines included with the approval, thereby allowing for the lots to essentially be developed "by-right" under the RL-2 zone district standards.

Figure 1: Vicinity Map

Currently, the character of the area surrounding the subject site in general consists of large, traditional style single family detached homes with attached garages most representative of construction in the 1990s and early 2000s. The homes within the Carrie Subdivision that lie to the north along 6th Street range in size from approximately 4,200 to 6,800 square feet in floor area, including garage space, based on city permit records. The Northbriar Estates subdivision lies to the south of the site, and consists of single family detached homes ranging from approximately

2,900 to 6,700 square feet in area. The Dakota Ridge East and Dakota Ridge West developments are located to the east, on the north side of Lee Hill Drive, and are characterized by a variety of housing types with attached garages. The homes in Dakota Ridge East and Dakota Ridge West range from approximately 1,770 to 6,060 square feet in area. Dakota Ridge Village, located north of these developments, is a mixed density residential development with a diversity of housing types, including apartment, townhomes, and single family homes. The area to the west of the subject site is a mix of very low-density residential, agricultural and open space uses, including the Four Mile Creek Trailhead lying immediately across Lee Hill Drive.

Proposed Project. The current proposal is to subdivide the existing 32,510 sq. ft. lot at 593 Lee Hill to create three new single-family residential lots: Lot 19 (9,917 sq. ft.), Lot 20 (11,581 sq. ft.), and Lot 21 (11,014 sq. ft.). No modifications to the land use regulations are proposed as part of this development. The future homes have not yet been designed; however, development of the proposed lots would be subject to detailed design guidelines found in **Attachment C**, the intent of which is to ensure high quality design standards consistent with the "modern craftsman" style typical of surrounding and adjacent single-family homes. While the Compatible Development standards do not apply to properties zoned RL-2 that are within an existing PUD, the applicant has proposed to limit floor area to 4,900 sq. ft. per lot in order to be consistent with the surrounding residences. In addition, the Design Guidelines contain requirements pertaining to building materials, roofs, architectural elements, landscaping and fences that will help to ensure high quality development consistent with the Site Review criteria. All new homes will be required to meet the city residential "Green Points" program. Refer to **Attachment C** for the Applicant's proposed plans and design guidelines.

Public Comment. Required public notice was provided in the form of written notifications to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property and therefore, all public notice requirements of section 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 were met. Staff fielded questions from one neighbor and comments from another neighbor opposed to the proposed subdivision due to concerns about potential on-street parking impacts. The Carrie Court HOA, which is the homeowner's association for the Carrie Subdivision, has indicated support for the proposed project.

Project Analysis/ Conclusion. Staff finds that this application is consistent with the intent of the Subdivision standards found in Chapter 9-12, B.R.C. 1981 and meets all applicable Final Plat criteria set forth in section 9-12-8(b), B.R.C. 1981. Staff has reviewed the plat and determined that the proposed subdivision meets all applicable zoning standards as well as the "Standards for Lots and Public Improvements" as set forth in section 9-12-12, B.R.C. The proposal was also found to be consistent with the criteria for Minor Amendments to Approved Site Plans found in section 9-2-14(l), B.R.C. 1981. Please refer to **Attachment B** for staff's complete analysis of the review criteria.
This proposal was approved by Planning and Development Services staff on **January 9, 2015** (see **Attachment A**) and the decision may be called up before Planning Board on or before **January 23, 2015**. There is one Planning Board meeting within the 14-day call up period, on **January 22, 2015**. Questions about the project or decision should be directed to Chandler Van Schaack at (303) 441-3137 or vanschaackc@bouldercolorado.gov.

Attachments

A. Signed Dispositions
B. Analysis of Review Criteria
C. Applicant's Proposed Plans

CITY OF BOULDER
Community Planning and Sustainability
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • www.bouldercolorado.gov

CITY OF BOULDER PLANNING DEPARTMENT NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION:	**Approved with Conditions**
PROJECT NAME:	**Carrie Subdivision Site Review Minor Amendment**
DESCRIPTION:	**SITE REVIEW to allow for the replat of Lot 14, Carrie Subdivision Filing No. 2 into three lots (Lots 19, 20, and 21). This is an amendment to Site Review #LUR2001-00036. See TEC2014-00031 for the associated subdivision.**
LOCATION:	**593 Lee Hill Dr.**
COOR:	**N09W07**
LEGAL DESCRIPTION:	**Lot 14, Carrie Subdivision Filing No. 2, County of Boulder, State of Colorado**
APPLICANT:	**Michael Bosma**
OWNER:	**Lee Hill Investment Group, LLC**
APPLICATION:	**LUR2014-00031**
ZONING:	**RL-2**
CASE MANAGER:	**Chandler Van Schaack**
VESTED PROPERTY RIGHT:	**NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

Approved on: 1.9.15
Date

By:
David Driskell, Executive Director of Community Planning and Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: 1.23.15

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development within three years from the date of final approval. Failure to "substantially complete" (as defined in Section 9-2-12) the development within three years shall cause this development approval to expire.

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** dated October 6, 2014 and the Design Guidelines for Carrie Subdivision Filing No. 2 Replat A dated October 6, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following recorded in the records of the Boulder County Clerk and Recorder:

- Development Agreement recorded May 24, 2002 at Reception No. 2291030;
- Subdivision Agreement recorded May 24, 2002 at Reception No. 2291029; and
- Subdivision Agreement recorded August 1, 2003 at Reception No. 2481602.

3. Prior to issuance of a building permit, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:

a. A **final storm water report and plan**, including Grading and Drainage and Erosion Control plans, meeting the City of Boulder Design and Construction Standards.

b. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.

4. Prior to approval of **Carrie Subdivision Filing No. 2 Replat A (Technical Document Review application TEC2014-00031)**, the Applicant shall ensure that Outlot A, Carrie Subdivision, City of Boulder, County of Boulder, State of Colorado is conveyed into the ownership of Carrie Subdivision Owners Association.

5. This approval is **contingent upon approval Carrie Subdivision Filing No. 2 Replat A** (Technical Document Review application TEC2014-00031).

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CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Section 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION:	**Approved with Condition**
PROJECT NAME:	**Carrie Subdivision Filing No. 2 Replat A**
DESCRIPTION:	**Final Plat for the replat of Lot 14, Carrie Subdivision Filing No. 2 into three lots (Lots 19, 20, and 21).**
COOR:	**N09W07**
LEGAL DESCRIPTION:	**Lot 14, Carrie Subdivision Filing No. 2, County of Boulder, State of Colorado**
APPLICANT:	**Michael Bosma**
OWNER:	**Lee Hill**
APPLICATION:	**TEC2014-00031**
ZONING:	**RL-2**
CASE MANAGER:	**Chandler Van Schaack**

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved On: 1.9.15
Date

By:
David Driskell, Executive Director of Community Planning & Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: 1.23.15

1. The subdivision is approved subject to the terms of the Subdivision Agreement.

Address: 593 Lee Hill Dr.

Case #: LUR2014-00031

Project Name: 593 Lee Hill

Date: January 22, 2015

CRITERIA FOR REVIEW

No site review application shall be approved unless the approving agency finds that:

(1) Boulder Valley Comprehensive Plan:

✓ (A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

The proposed project is a low-density residential development. The parcel is zoned RL-2, and has an underlying land use designation of Low Density Residential.

Additional BVCP policies that the proposed project is consistent with include:
2.10 Preservation and Support for Residential Neighborhoods
2.30 Sensitive Infill and Redevelopment

✓ (B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

The subject property has a BVCP land use designation of Low Density Residential, which anticipates a density of two to six units per acre. The current proposal is to subdivide the existing 32,510 square foot (.75-acre) lot into three new lots for single family residential development. The proposed project is therefore in keeping with the underlying land use designation for the site. The existing residential development within three hundred feet of the site is also detached single family with an underlying land use designation of Low Density Residential, and is therefore in keeping with density permitted by the underlying land use designation.

N/A (i) The density permitted in the Boulder Valley Comprehensive Plan, or,

N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.

✓ (C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques require to meet other site review criteria.

The proposed project sensitively utilizes an infill site in providing an appropriate addition to the established residential uses to the north and east. This is achieved by context-sensitive design guidelines that will ensure compatibility with the surrounding area. The use and density are consistent with the BVCP plan, meet housing needs, and utilizes an infill site where utilities, roads, and other infrastructure exist.

(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

✓ (A) Open Space: Open space, including, without limitation, parks, recreation areas, and playgrounds:

✓ (i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

The proposed development is three single family lots. The development is subject to a set of Design Guidelines intended to allow for flexibility of design while ensuring a high quality design outcome. In terms of open space, the design guidelines include a requirement that "Rear yard living areas shall be incorporated in the form of wood decks, concrete, stone, or paver patios, courtyards, etc. Components, materials, and colors shall be integral to the overall house design and be of a durable lasting material."

✓ (ii) Private open space is provided for each detached residential unit;

The proposed site plan includes building envelopes that are consistent with the underlying zone district as well as a FAR limitation of 0.45 for each unit. These standards, as well as the requirement to provide rear yard living area as described in the response above, will ensure that each single family lot has ample private open space.

N/A (iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludiovicianus), which is a species of local concern, and their habitat;

Not applicable, as the existing site is currently developed with a single family residence, and does not contain any significant natural features.

✓ (iv) The open space provides a relief to the density, both within the project and from surrounding development;

Each unit will have landscaped open space on all sides of the main structure consistent with the underlying zoning requirements. In addition, it is worth noting that the units are directly across Lee Hill Dr. from City of Boulder open space and the Foothills South trail. The on-site open space, the low density character of the surrounding area and the

presence of open space nearby will all serve to provide a relief from any perceived density within the development.

N/A (v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

Not applicable, as the open space within the proposed development is intended primarily for passive recreational uses.

N/A (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and

Not applicable, as the area surrounding the subject site is already developed.

✓ (vii) If possible, open space is linked to an area- or city-wide system.

While not directly linked, the proposed development is immediately adjacent to City of Boulder open space and the South Foothills trail.

N/A (B) *Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)*

Not applicable, as the proposed development will consist of three single family residential units only, and will not contain a mix of other uses.

N/A (i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and

N/A (ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.

___(C) *Landscaping*

✓ (i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

Eight street trees are provided in the landscape strip along Lee Hill, with additional street trees to complement the landscaping on the east and west borders along 6th and 5th Street, respectively. The design guidelines also include a requirement that all homeowners provide a professional landscape plan at time of building permit to insure appropriate landscaping on each lot.

N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

Not applicable, as the subject lot and surrounding area are already developed as single family residential, and as such does not contain any sensitive environmental features, species or natural areas.

✓ (iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards" and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and

Landscaping in the proposed development is proposed to meet the current landscape requirements. In addition, given the proposed building envelopes and FAR limitations, each lot will exceed the required amount of open space, which will provide the opportunity for additional landscaping beyond the minimum code requirements.

✓ (iv) The setbacks, yards, and useable open space along public rights-of-way are landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan.

As discussed above, new street trees are proposed along all public frontages, and homeowners are required to provide a landscape plan at the time of building permit per the proposed design guidelines.

___(D) *Circulation:* Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

✓ (i) High speeds are discouraged or a physical separation between streets and the project is provided;

Each lot within the project is separated from surrounding streets by a landscaped strip with street trees. No new streets are proposed as part of this project.

✓ (ii) Potential conflicts with vehicles are minimized;

Units are separated from existing streets via new landscaping as well as a new sidewalk along Lee Hill Dr. Site access will be required to meet city of boulder design and construction standards regarding separation of access points and minimum sight triangles.

✓ (iii) Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrianways and trails;

A new sidewalk is proposed along Lee Hill Dr., which will facilitate pedestrian travel past the site where currently no sidewalk exists. There are no adopted trails or multi-use

connections through the subject property, so no additional new connections through the property are required.

_✓_(iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single-occupant vehicle;

A new sidewalk is proposed along Lee Hill Dr., which will facilitate pedestrian travel past the site where currently no sidewalk exists.

_N/A_(v) Where practical and beneficial, a significant shift away from single-occupant vehicle use to alternate modes is promoted through the use of travel demand management techniques;

Not applicable. The proposed project is located within an existing developed low-density single family residential area and will meet city of boulder parking standards, therefore, a TDM plan is not required.

_✓_(vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;

A new sidewalk is proposed along Lee Hill Dr., which will facilitate pedestrian travel past the site where currently no sidewalk exists.

_✓_(vii) The amount of land devoted to the street system is minimized; and

No new streets are proposed as part of this development.

_✓_(viii) The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and provides safety, separation from living areas, and control of noise and exhaust.

The site is served by existing roadways, and will provide a new sidewalk along Lee Hill Dr. to facilitate pedestrian movement to and across the site. Separation of living areas will be achieved by the minimum landscaped setbacks provided for in the site plan.

___(E) *Parking*

_✓_(i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;

Parking is anticipated to be provided via attached or detached garages which will be set back from the street.

_✓_(ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

Parking will be provided via individual garages for each of the three detached units, and will be required to meet the FAR limitations and setbacks for the underlying zone.

_✓_(iii) Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and

Garages will be subject to the design guidelines, which require that they be architecturally compatible with the principal structure and constructed of high quality materials.

_N/A_(iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection 9-9-6 (d), "Parking Area Design Standards," and Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.

Not Applicable, as the above-referenced landscape standards do not apply to single family residential uses.

___(F) *Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area*

_✓_(i) The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area or the character established by an adopted plan for the area;

While there is an existing Site Review approval associated with the Carrie Subdivision, the previous approval did not include design of the buildings, and did not establish any design guidelines to shape development in the area. As such, the other lots within the Carrie Subdivision have been developed without any architectural controls, and thus represent a variety of styles and sizes. In order to ensure compatibility with the surrounding area in terms of massing, the applicant has included lot size, floor area and FAR data for 11 homes in the immediate vicinity, and has determined that the average floor area is 5,327 square feet with an average FAR of 0.67. The applicant has limited the size of each of the new homes to 4,900 square feet, which generates an average FAR of 0.45 for the three new homes. This approach ensures that the new homes will be appropriately scaled while remaining on the smaller side of existing home sizes in the surrounding area. Also included in the design guidelines are precedent images of homes in the surrounding vicinity as well as homes constructed by the applicant that are in keeping with the intent of the guidelines. All of the proposed homes will meet the zoning standards in terms of building height and setbacks, which is consistent with the other homes in the surrounding area.

_✓_(ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area;

The proposed homes will not exceed the 35' height limitation for the RL-2 zone district, which is consistent with the surrounding by-right single-family context.

_✓_(iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

The new homes will be required to meet city of Boulder solar access standards for Solar Area I and will be evaluated for compliance with the code at the time of building permit submittal; thus, shading will be minimized to the extent required by the land use code. The building envelopes and height will meet by-right standards, ensuring that views are also protected.

_✓_(iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;

The character of the area can be identified as primarily large, modern craftsman-style single family homes, although many exceptions to this exist throughout the neighborhood. The overall mix is quite eclectic, as the surrounding homes were developed by-right and thus were not subject to any uniform design guidelines. In order to ensure general compatibility with the surrounding area, the applicant has included precedent images in the design guidelines of nearby homes, and has included standards regarding architecture and building materials, building height, building and roof forms and FAR.

_✓_(v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;

The proposed design guidelines include standards intended to encourage the creation of transparency and activity at the pedestrian level, including the following language: "Homes shall be oriented with their front yards, front porches, and front doors visible from the street. Front porches per Sec. 9-7-4 B.R.C. 1981 are encouraged." The guidelines also include minimum requirements with regards to building materials and architectural elements in order to encourage four-sided architectural interest.

_✓_(vi) To the extent practical, the project provides public amenities and planned public facilities;

The project provides for a new sidewalk along Lee Hill Dr. No other public facilities are planned for the subject site and thus none are provided.

_✓_(vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

The proposed project is comprised of three detached single family homes, and thus will add to the overall variety of housing types within the city.

_✓_(viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;

The proposed project will meet the underlying zoning district standards with regards to building setbacks and landscaping. The size of the proposed lots will ensure that there is adequate space between the homes to minimize noise.

_✓_(ix) A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;

Lighting plans will be required for each of the new homes as they are developed to ensure compliance with city outdoor lighting standards.

_N/A_(x) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;

Not applicable, as the subject site and surrounding area are already fully developed.

_✓_(xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

The new homes will be required to meet the 2012 IBC building and energy code requirements as well as the city's residential "Green Points" program.

_✓_(xii) Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

The design guidelines include standards to ensure high quality building materials are used in the construction of the three new homes. Specifically, the standards state: "Exterior wall finishes will be of a high quality that is durable and long lasting. The maximum numbers of finish materials will be limited to four. Stucco will be used as an accent material and not the primary building material."

_✓_(xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

The site is already developed as a single family home, and thus has already been graded. The proposed project does not include significant grading changes, and will maintain the historic drainage pattern across the site.

_N/A (xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and

N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.

___(G) *Solar Siting and Construction: For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:*

_✓_(i) *Placement of Open Space and Streets:* Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.

Streets are already existing. All of the proposed buildings will meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981 to allow for renewables

_✓_(ii) *Lot Layout and Building Siting:* Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building.
Lots are designed to facilitate siting a structure which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.

The three lots are well oriented to maximize solar potential, with the two of the lots (Lots 20 & 21) being located immediately north of Lee Hill Dr and thus having unobstructed southern exposure. In addition, due to the unique shape of the existing lot, the shapes of Lots 19 (northeast side of project) and 20 (south of Lot 19) are irregular and therefore allow for homes to be staggered to the east or west to maximize southern exposure.

_✓_(iii) *Building Form:* The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.

All of the proposed buildings will meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.

_✓_(iv) *Landscaping:* The shading effects of proposed landscaping on adjacent buildings are minimized.

All of the proposed buildings will meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.

N/A (H) *Additional Criteria for Poles Above the Permitted Height:* No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:

Not applicable, as no request for a pole above the permitted height is included with this proposal.

N/A (I) *Land Use Intensity Modifications:*

Not applicable.

N/A (J) *Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District:*

Not applicable.

N/A (K) *Additional Criteria for Parking Reductions: The off-street parking requirements of section 9-9-6,, "Parking Standards," B.R.C. 1981, may be modified as follows:*

Not applicable.

N/A (L) *Additional Criteria for Off-Site Parking:* The parking required under section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

Not applicable.

Section 9-12-12, B.R.C. 1981

Standards for Lots and Public Improvements

(a) Conditions Required: Except as provided in subsection (b) of this section, subdivision plats shall comply with section 9-9-17, "Solar Access," B.R.C. 1981, and meet the following conditions:

(1) Standards for Lots: Lots meet the following conditions:

(A) Each lot has access to a public street.

Standard met.

(B) Each lot has at least thirty feet of frontage on a public street.

Standard met.

(C) No portion of a lot is narrower than thirty feet.

Standard met.

(D) Lots meet all applicable zoning requirements of this title and section 9-9-17, "Solar Access," B.R.C. 1981.

The project site is located in the RL-2 zone district, which requires a minimum of 6,000 sq. ft. of open space per dwelling unit. The proposed lots are between 9,917 sq. ft. and 11,581 sq. ft. in size, which will allow ample room for a single dwelling unit to meet the minimum open space requirements. In addition, while there are no FAR requirements for the project site, the applicant has voluntarily restricted FAR on the subject lots to 0.45 to ensure consistency with the surrounding properties. No modifications to the land use regulations have been requested, so all of the RL-2 zoning standards will apply at time of building permit for each of the three lots. Standard met.

(E) Lots with double frontage are avoided, except where necessary to provide separation from major arterials or incompatible land uses or because of the slope of the lot.

The existing 32,510 sq. ft. lot is irregularly shaped and has three frontages, on 5th Street, 6th Street and Lee Hill Rd. Any subdivision of the existing lot would require the new lots to have more than one frontage. Lots 20 and 21 are corner lots, with frontage on Lee Hill Dr. and 6th Street and Lee Hill Dr. and 5th Street, respectively. Lot 19 has only one frontage on 6th St. Each of the lots will be required to take access off the lowest category street.

(F) Side lot lines are substantially at right angles or radial to the centerline of streets, whenever feasible.

The existing lot is irregularly shaped, so it is not feasible to subdivide using right angles; however, the proposed configuration is logical and simple. Standard met.

(G) Corner lots are larger than other lots to accommodate setback requirements of section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981.

Standard met. Lots 20 and 21, the two corner lots, are proposed to be 11,581 sq. ft. and 11,014 sq. ft. , respectively, while Lot 19 is proposed to be 9, 917 sq. ft. in size.

(H) Residential lots are shaped so as to accommodate a dwelling unit within the setbacks prescribed by the zoning district.

Standard met. The applicant has demonstrated that the proposed new lots are large enough to meet or exceed all applicable setbacks prescribed by the zoning district.

(I) Lots shall not be platted on land with a ten percent or greater slope, unstable land, or land with inadequate drainage unless each platted lot has at least one thousand square feet of buildable area, with a minimum dimension of twenty-five feet. The city manager may approve the platting of such land upon finding that acceptable measures, submitted by a registered engineer qualified in the particular field, eliminate or control the problems of instability or inadequate drainage.

Standard met. Each lot has at least one thousand square feet of buildable area, and a preliminary drainage and grading plan has been approved by staff.

(J) Where a subdivision borders an airport, a railroad right-of-way, a freeway, a major street, or any other major source of noise, the subdivision is designed to reduce noise in residential lots to a reasonable level and to retain limited access to such facilities by such measures as a parallel street, a landscaped buffer area, or lots with increased setbacks.

Standard met. None of the uses described above is associated with this subdivision.

(K) Each lot contains at least one deciduous street tree of two-inch caliper in residential subdivisions, and each corner lot contains at least one tree for each street upon which the lot fronts, located so as not to interfere with sight distance at driveways and chosen from the list of acceptable trees established by the city manager, unless the subdivision agreement provides that the subdivider will obtain written commitments from subsequent purchasers to plant the required trees.

Standard met. The proposal includes adding new street trees in conformance with the land use regulations.

(L) The subdivider provides permanent survey monuments, range points, and lot pins placed by a Colorado registered land surveyor.

Standard met.

(M) Where an irrigation ditch or channel, natural creek, stream, or other drainage way crosses a subdivision, the subdivider provides an easement sufficient for drainage and maintenance.

Standard met.

(N) Lots are assigned street numbers by the city manager under the city's established house numbering system, and before final building inspection the subdivider installs numbers clearly visible and made of durable material.

Standard met.

(O) For the purpose of ensuring the potential for utilization of solar energy in the city, the subdivider places streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:

The three lots are well oriented to maximize solar potential, with the two of the lots (Lots 20 & 21) being located immediately north of Lee Hill Dr and thus having unobstructed southern exposure. In addition, due to the unique shape of the existing lot, the shapes of Lots 19 (northeast side of project) and 20 (south of Lot 19) are irregular and therefore allow for homes to be staggered to the east or west to maximize southern exposure.

(i) Placement of Open Space and Streets: Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.

Standard met.

(ii) Lot Layout and Building Siting: Lots are oriented and buildings sited in a way which maximizes the solar potential of each principal building. Lots are designed so that it would be easy to site a structure which is unshaded by other nearby structures and so as to allow for owner control of shading. Lots also are designed so that buildings can be sited so as to maximize the solar potential of adjacent properties by minimizing off-site shading.

Standard met.

(iii) Building Form: The shapes of buildings are designed to maximize utilization of solar energy. Existing and proposed buildings shall meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.

Standard met.

(iv) Landscaping: The shading impact of proposed landscaping on adjacent buildings is addressed by the applicant. When a landscape plan is required, the applicant shall indicate the plant type and whether the plant is coniferous or deciduous.

Standard met.

(2) Transportation Standards for Streets, Alleys, and Sidewalks: Streets, curb and gutters, sidewalks, alleys, and the public rights-of-way therefor, are provided in conformity with the standards in the City of Boulder Design and Construction Standards, and meet the following conditions:

There are no new streets proposed as part of this subdivision. However, the existing streets adjacent to the proposed subdivision currently meet all applicable City of Boulder Design and Construction Standards, and will continue to meet these standards following the proposed subdivision. The applicant will also be required to provide a new sidewalk along Lee Hill.

(A) Streets are aligned to join with planned or existing streets.

Standard met. No new streets are being constructed as part of this subdivision.

(B) Streets are designed to bear a relationship to the topography, minimizing grade, slope, and fill.

Standard met. No new streets are being constructed as part of this subdivision.

(C) There are no dead-end streets without an adequate turnaround and appropriate barriers.

Standard met. No new streets are being constructed as part of this subdivision.

(D) Access to freeway, arterial, or collector street occurs only at intersections approved by the city manager, if the manager finds that the access provides efficient traffic movement and safety for drivers and pedestrians.

Standard met. Access is to be taken off existing local streets only.

(E) A street of only one-half width is not dedicated to or accepted by the city.

Standard met. No new streets are being constructed as part of this subdivision.

(F) When the plat dedicates a street that ends on the plat or is on the perimeter of the plat, the subdivider conveys that last foot of the street on the terminal end or outside border of the plat to the city in fee simple, and it is designated by using an outlot.

Standard met. No new streets are being constructed as part of this subdivision.

(G) Streets are provided as prescribed by the Boulder Valley Comprehensive Plan, adopted subcommunity or area plans, or the Transportation Master Plan.

Standard met. No new streets are being constructed as part of this subdivision.

(H) Alleys are encouraged and should be provided. If they are provided, they are paved or otherwise appropriately surfaced with a material approved by the city manager for the specific application and location.

Standard met. No new alleys are being constructed as part of this subdivision.

(I) Sidewalks are provided in all subdivisions, unless the city manager determines that no public need exists for sidewalks in a certain location.

Standard met. A new sidewalk will be provided along Lee Hill Dr.

(J) Signs for street names (subject to approval of the city manager), directions, and hazards are provided.

Standard met. No new streets are being constructed as part of this subdivision.

(K) Traffic control signs are provided, as required by the city manager for control of traffic.

Standard met. No new streets are being constructed as part of this subdivision.

(L) Pedestrian crosswalks are provided, as required by the city manager for traffic control and, at a minimum, between streets where the distance between intersecting streets exceeds one thousand feet.

Standard met. No crosswalks will be required.

(M) Bike paths or lanes are provided in conformity with the City of Boulder Comprehensive Plan for bicycle facilities and are dedicated to the city.

Standard met. No bicycle lanes will be required.

(N) Private streets are not permitted.

Standard met. No private streets are being constructed as part of this subdivision.

(3) Standards for Water and Wastewater Improvements: Water and wastewater utilities are provided in conformity with the construction and design standards in the City of Boulder Design and Construction Standards, and meet the following conditions:

(A) Water and sanitary sewer mains are provided as necessary to serve the subdivision.

Standard met.

(B) Easements are provided for city utilities as prescribed by the City of Boulder Design and Construction Standards.

Standard met.

(C) Easements for utilities other than city utilities are provided as required by the applicable private utility.

Standard met.

(D) Newly installed telephone, electric, and cable television lines and other similar utility service are placed underground. Existing utilities are also placed underground unless the subdivider demonstrates to the manager that the cost substantially outweighs the visual benefit from doing so. But transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, electric transmission and distribution feeder lines, communication long distance trunk and feeder lines, and other facilities necessarily appurtenant to such facilities and to underground utilities may be placed above ground within dedicated easements or public rights-of-way.

Standard met.

(4) Standards for Flood Control and Storm Drainage: Flood control and storm drainage measures are provided as required by the city's master drainage plan and in conformity with the construction and design standards in the City of Boulder Design and Construction Standards, and meet the following conditions:

(A) The measures retain existing vegetation and natural features of the drainageway where consistent with the master drainage plan.

Standard met.

(B) Any land subject to flooding by a one hundred-year flood conforms to the requirements of chapter 11-5, "Storm Water and Flood Management Utility," B.R.C. 1981.

Standard met.

(C) Storm drainage improvements and storm sewers are maintained to collect drainage from the subdivision and convey it off-site into a city right of way or drainage system without adversely affecting adjacent property.

Standard met.

(D) Bridges, culverts, or open drainage channels are provided when required by the flood control utility master drainage plan.

Standard met.

(E) All subdivisions shall be designed to minimize flood damage.

Standard met.

(F) All subdivisions shall have public utilities and facilities, including, without limitation, sewer, gas, electrical, and water systems, located and constructed to prevent flood damage.

Standard met.

(G) All subdivisions shall have adequate drainage provided to reduce exposure to flood damage.

Standard met.

(5) Standards for Fire Protection: Fire protection measures meet the following conditions:

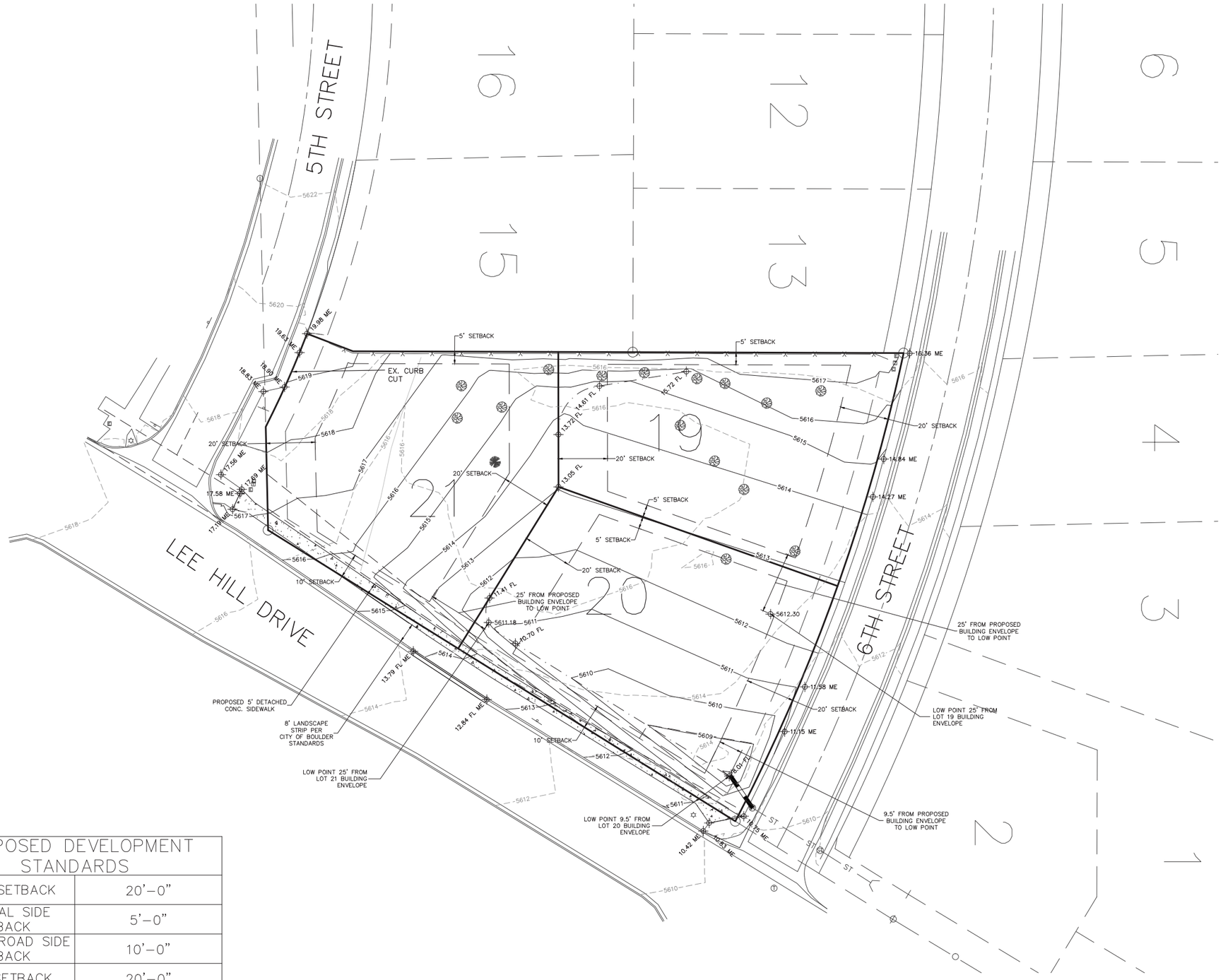
(A) Fire hydrants are provided as required by chapter 10-8, "Fire Prevention Code," B.R.C. 1981.

Standard met.

(B) Fire lanes are provided where necessary to protect the area; an easement at least sixteen feet wide for fire lanes is dedicated to the city, remains free of obstructions, and permits emergency access at all times.

Standard met.

ATTACHMENT C



PROPOSED DEVELOPMENT STANDARDS	
FRONT SETBACK	20'-0"
INTERNAL SIDE SETBACK	5'-0"
LEE HILL ROAD SIDE SETBACK	10'-0"
REAR SETBACK	20'-0"
BUILDING HEIGHT	35' MAX
OPEN SPACE	6,000 SF

ACCURATE EngiSurv
A MANHARD CONSULTING DIVISION
10155 WESTMOOR DRIVE, SUITE 120
WESTMINSTER, COLORADO 80021
(303)665-5505 FAX: (303)665-5160
150 WEST VILLARD STREET, SUITE 15
DICKINSON, NORTH DAKOTA 58601
(701)483-1230 FAX: (303)665-5160

No	Revisions	Date	By
6			
5			
4			
3			
2			
1			

SITE DEVELOPMENT PLAN
CARRIE SUBDIVISION FILING 2 REPLAT A
CITY OF BOULDER, COLORADO

Date of Dwg: 10-6-2014
Drawn By: AJD
Designed By: DAC
Approved By: DAC
Project No: 1AGR0201
Scale:
Horiz: AS SHOWN
Vert: N/A
Sheet 1 OF 1

10/3/2014 3:19 PM

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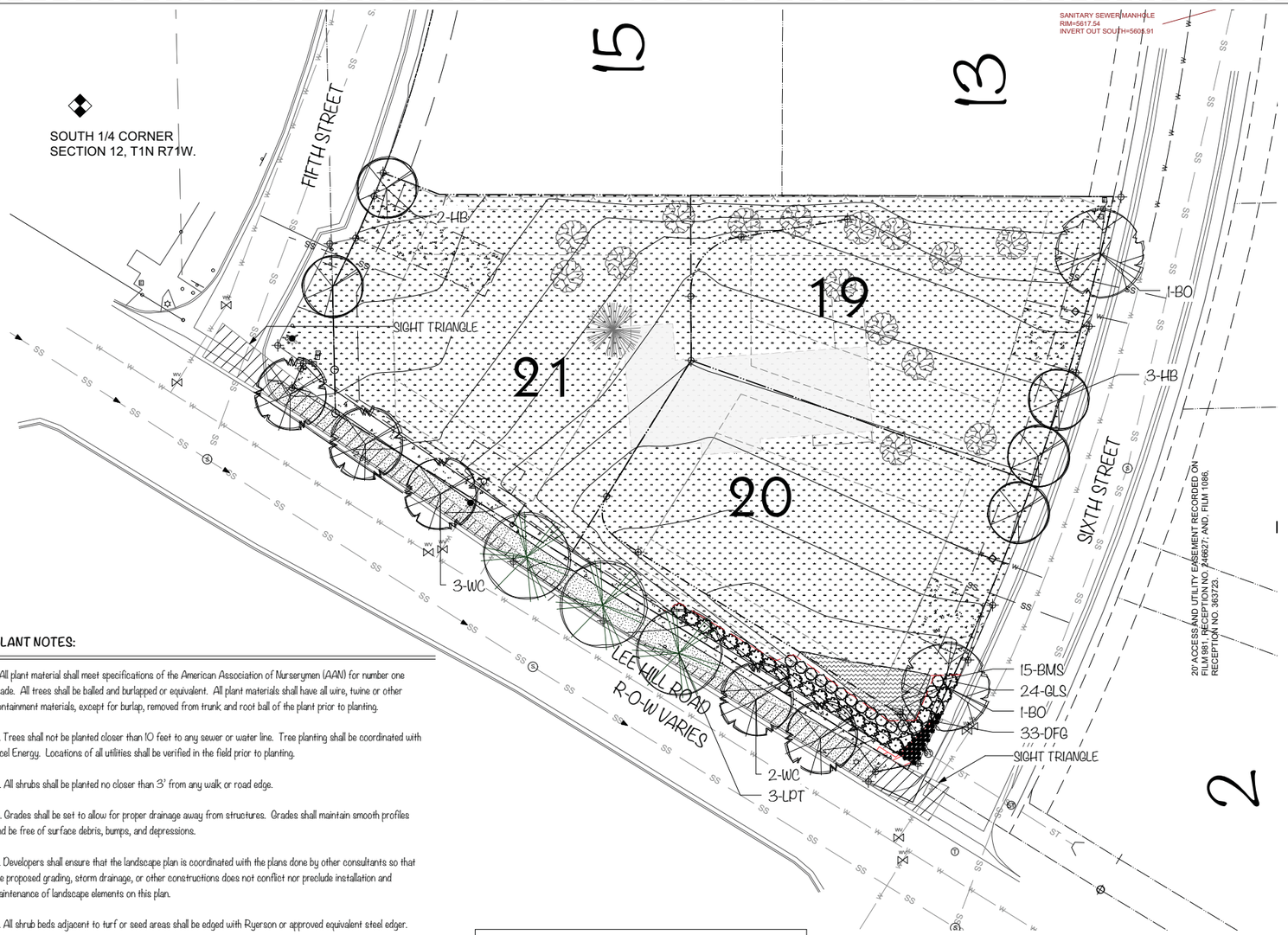
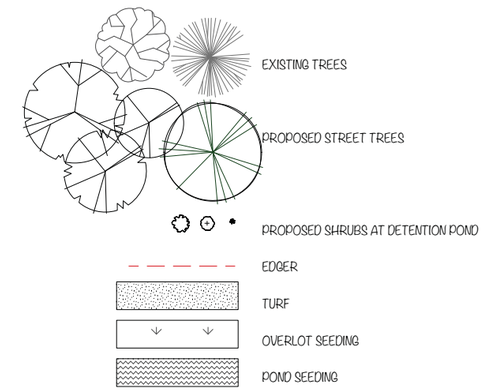


LEGEND:



PLANT NOTES:

1. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.

2. Trees shall not be planted closer than 10 feet to any sewer or water line. Tree planting shall be coordinated with Xcel Energy. Locations of all utilities shall be verified in the field prior to planting.

3. All shrubs shall be planted no closer than 3' from any walk or road edge.

4. Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.

5. Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.

6. All shrub beds adjacent to turf or seed areas shall be edged with Ryerson or approved equivalent steel edger.

7. All shrub bed areas shall be mulched with a 4" layer of wood mulch. Perennials and groundcover areas shall be mulched with a 3" layer of wood mulch. Landscape fabric to be used in shrub beds only, **do not install fabric below ornamental grasses, perennials or groundcover areas.**

8. Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened; organic soil amendments shall be incorporated at the rate of at least three (3) cubic yards per 1000 square feet of landscape area.

9. All seeded areas to be seeded with a dryland seed mixture or approved equal from Arkansas Valley Seed. All slopes steeper than 3:1 will have erosion control fabric.

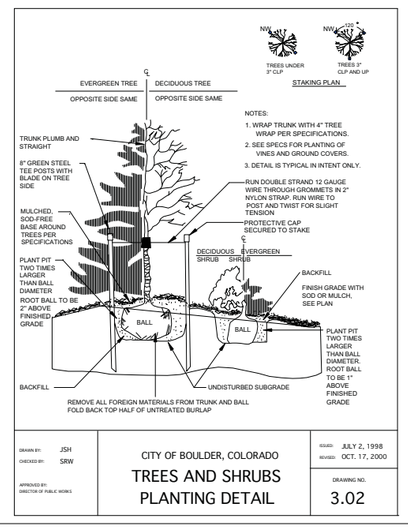
10. All landscape (plant materials and grass) will be irrigated with an automatic system. Turf areas will have a spray zone, shrubs will have a drip zone and perennials/groundcovers (part of the drip zone) will have a combination of drip and micro-jet sprays. Micro-jet spray will be limited to plants that respond better to spray than drip. If budget allows, we will extend a drop line to all trees so they may be watered in the event of drought conditions and the turf areas are turned off. Plants with like water requirements are shown together in order to have an efficient use of water. Irrigation plans will be submitted during TEC Doc that meet the City's requirements.

11. Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.

12. Refer to the City of Boulder Design and Construction Streetscaping Standards for all work within public areas. and **Planting/Construction Requirements/Schdule (10.03 .C.2) for planting season specifications.**

13. Refer to the Civil Engineer Drawings for Grading and Utility information.

14. This plan meets or exceeds City of Boulder landscape code requirements.



DRAWN BY: JSH CHECKED BY: SRW APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.02

LANDSCAPE REQUIREMENTS: 03/17/14			
OVERALL SITE	REQUIRED		PROVIDED/COMMENTS
TOTAL LOT AREA	32,510	SF	
PARKING:			
TOTAL NUMBER OF PARKING STALLS	N/A		0 - residential lots
TOTAL NUMBER BIKE RACKS	N/A		0 - residential lots
PARKING LOT SCREENING:			
FROM ADJACENT PROPERTIES			
Height & Opacity	Landscape Material 42" ht.		
Width	6' Buffer		N/A - residential lots
Trees	1 tree/25 lf		N/A - residential lots
STREETSCAPE:	REQUIRED		PROVIDED/COMMENTS
Detached Sidewalk - Lee Hill	1 tree/30' - 40' - 224 LF = 6-8 trees		8 provided
Attached Walk - 5th Street	1 tree/30' - 40' - 67 LF = 2-3 trees		2 provided
Attached Walk - 6th Street	1 tree/30' - 40' - 203 LF = 6-7 trees		5 provided (extra on Lee Hill due to driveway and utility conflicts
MIMINUM PLANT SIZES:	1 tree & 5 shrubs/1500 sf = 127,661 sf = 59 trees + 425 shrubs		
Deciduous Trees	2" cal.		15 trees
Evergreen Trees	6' ht.		0
Ornamental Trees	1.5" cal.		0
Shrubs	5 gallon container		39 5 gallon shrubs + 33 1-gal ornamental grasses

PLANT LIST: 08/27/14					
KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	o.c. SPACING
SHADE TREES:					
BO	2	Burr Oak	Quercus macrocarpa	2" cal.	30' o.c.
HB	5	Hackberry	Celtis occidentalis	2" cal.	30' o.c.
LPT	3	London Planetree	Platanus acerifolia	2" cal.	30' o.c.
WC	5	Western Catalpa	Catalpa speciosa	2" cal.	30' o.c.
TOTAL:	15				
DECIDUOUS SHRUBS:					
BMS	15	Blue Mist Bluebeard	Caryopteris x clandonensis 'Blue Mist'	5 gal.	4' o.c.
GLS	24	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gal.	5' o.c.
TOTAL:	39				
ORNAMENTAL GRASSES:					
DFG	33	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamelin'	1 gal.	15" o.c.
TOTAL:	33				

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landscape architecture + urban design + planning
boulder / steamboat springs
p 303.417.9888
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info@olla.com

No	Revisions	Date	By
1	Revised Per City Comments	August 29, 2014	olla
2			
3			
4			
5			
6			

LANDSCAPE PLAN
CARRIE SUBDIVISION FILING 2 REPLAT 1
CITY OF BOULDER, COLORADO
6/10/2014

Date of Dwg:	10/6/2014
Drawn By:	SG
Designed By:	OSLA
Approved By:	OSLAA
Project No:	1AGR0201
Scale: Horiz:	1"=20'-0"
Vert:	N/A
Sheet	L1.0

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P:\PROJECTS\1AGR0201 CARRIE SUBDIVISION FILING 2 FIRST REPLAT\DWG\ENG1\AGR0201 GRADING AND EROSION CONTROL.DWG

RUBICON development

593 Lee Hill Drive Boulder, CO 80302
LUR2014-00031
10/06/2014

Design Guidelines

Carrie Subdivision Filing No. 2 Replat A

Design Theme and Philosophy

The current design theme for the subject properties is to provide single-family residences with a high quality design standard consistent with the surrounding and adjacent single-family homes. We feel a "modern craftsman" theme is best suited as a compliment to the surrounding area. We have attached examples of surrounding homes that have been built as examples of what is typical for the neighborhood. In addition we have attached pictures of homes previously built by the applicant, which would best describe the level of design considerations expected for the subject property. As can easily be seen in the photos a wide variety of exterior finishes and textures will be expected on all sides of the proposed residences. Not only will the future homes be bound by this set of design criteria, but must also be consistent with the previous site-review criteria which was previously approved for the subject parcel.

RUBICON development

A. Site Considerations

The basic objective is to achieve compatibility of the future homes and other improvements, with the subject lot and the immediate surrounding homes. Location of the principal structures should consider:

1. Location of future trees, landscaping, and site accessibility.

2. All four elevations must reflect mass and scale proportional to the overall design. All four elevations must include architectural detailing appropriate for the style of the surrounding homes.

3. Site grading and drainage, which minimize required natural grade alterations.

4. Homes shall be oriented with their front yards, front porches, and front doors visible from the street. Front porches per Sec. 9-7-4 B.R.C. 1981 are encouraged.

5. Garage doors will be criteria of design. Single bay garage doors will be encouraged and will be required to be of a high quality. Wood and or other higher quality garage doors will be required. Traditional steel garage door will not be allowed.

B. Building

1. Building Height

   The maximum building height for buildings is 35 feet to the highest point of the roof measured from the lowest point of the original grade 25' away per requirements set forth in Sec. 9-7-5 B.R.C. Building height will be further regulated by the City of Boulder Solar Access Guidelines.

2. Floor Area Requirements

The subject property is Compatible Development Exempt. However, floor area ratios will be kept consistent with surrounding and adjacent properties. As can be seen in Table 1.0 at the end of this exhibit, a sample of the closest 12 houses within the Carrie subdivision it reveals a FAR of **.51**. Using the above logic to keep the homes consistent with the neighborhood, the max allowable floor area for each lot would be as follows:

- Lot 21-5,570 SF
- Lot 19-5,010 SF
- Lot 20-5,850 SF

For the purposes of the design review criteria for these lots our proposal is to cap the allowable floor area at a maximum of **4,900 SF**. This equates to a **FAR of .45**. This will create neighborhood compatibility without overbuilding the new proposed lots.

3. Roofs

In general, the architectural style of the homes will allow for an eclectic mix of roof types. Flat roofs will be discouraged to encourage compatibility of surrounding area. The following guidelines should be observed:

-Principal roof forms will be primarily gabled and moderately sloped (4:12-6:12)
-Extensive roof elements should be "interrupted" by intersection roofs, wall elements, parapets, chimneys, etc.
-Exposed roof elements such as flues shall be colored to match the surrounding material, or enclosed by decorative elements when possible.

4. Exterior Walls

Visual breaks in larger wall masses shall be incorporated. This may be accomplished by punctuated or projected building elements, accent roofs, and balconies. Multiple wall finish materials should be incorporated. The presence of varied materials and textures shall occur on all sides of the structure in order to generate "4-sided" architectural interest. Exterior wall finishes will be of a high quality that is durable and long lasting. The maximum numbers of finish materials we be limited to four. Stucco will be used as an accent material and not the primary building material.

5. Window and Door Fenestrations

Windows and doors generally should match surrounding homes. Vinyl window components will not be allowed. Wood, fiberglass, aluminum, and aluminum clad window systems are acceptable.

6. Architectural Elements

Architectural designs shall maintain a consistent level of architectural interest in all elevations. Detail drawings showing architectural elements must be provided for the following items prior to building permit issuance:

-Both front and rear porch details
-Any exterior handrails
-Windows and door trim details
-Garage door design and trim
-Window design/style
-Exterior

7. Foundations

Building foundation walls and site retaining walls should be designed to visually link the structure to the finished grade, designed so that the building appears to emerge from the ground.

C. Other Improvements

1. Driveway and Private Lanes

All driveways must be concrete or hard surface. Limiting impervious ground areas with minimal driveway areas is encouraged. No shared driveways will be allowed.

2. Exterior Mechanical Equipment

All exterior mechanical equipment will be located in inconspicuous locations to be in compliance with all BRC sound regulations.

3. Accessory Structures

No accessory structures are planned at this time

4. Exterior Lighting

All exterior lighting to be in compliance with Section 9-9-16, Outdoor Lighting of the City of Boulder Land Use Code. The exterior lighting incorporated in each residence must avoid impact on adjacent lots and the surrounding areas. The intention is for the development to blend in with the existing character by not creating a brightly lit complex contrasting with the adjacent open space and streetscape. Where the homeowner desires direct source lighting, low voltage fixtures are preferred.

5. Landscaping

Each single-family homeowner shall be required to landscape and maintain their landscaping on their individual lot.

Each single family home shall have a landscape plan prepared by a landscape design professional with their title block included on the drawing. The plan should be sensitive to using appropriate plantings, and an appropriate transition to all city right-of-way.

The Landscape Plan may be subject to review and modification by the City of Boulder to insure compliance with Sec. 9-9-12 B.R.C., and best landscape practices.

6. Rear Yard Living Area

Rear yard living areas shall be incorporated in the form of wood decks, concrete, stone, or paver patios, courtyards, etc. Components, materials, and colors shall be integral to the overall house design and be of a durable lasting material.

7. Fences

Fences are to be consistent with Sec. 9-9-15 B.R.C, and be also consistent with the style of the adjacent and surrounding homes.

The following are existing adjacent and surrounding homes consistent with the subject design guidelines.

4852 5th Street

4888 5th Street

4855 6th Street

4864 5th Street

The following are photos of current homes built by the applicant, consistent with the subject design guidelines.

1465 Sunset Blvd.

512 Valley View Dr.

440 Alpine Ave.

515 Forest Ave.

Table 1 FAR Calculation

Neighborhood FAR Calculation Table

Address	Lot	Lot size SF	Above Grade House SF	FAR For each house
4855 6th Street	13	7,779	6,883	0.88
4865 6th Street	12	7,830	4,592	0.59
4875 6th Street	11	7,855	4,204	0.54
4852 5th street	15	9,641	5,960	0.62
4864 5th street	16	8,575	5,494	0.64
4876 5th street	17	8,358	5,878	0.70
4852 6th street	5	8,152	6,086	0.75
4840 6th street	4	8,025	5,364	0.67
4834 6th street	3	9,723	4,743	0.49
4828 6th street	1	9,227	4,578	0.50
4822 6th street	2	8,252	4,815	0.58
Average FAR for the neioghborhood		**93,417**	**58,597**	**0.63**

***Lot area data from Final Plat of Carrie Subdivision, First and Second Filings**

****Floor area data derived from City of Boulder construction permit records**

New Lot #	New Lot SF	Allowable SF Consistent with Neighborhood FAR	Max Above Grade SF of Each House Inclusive of Garage	Proposed FAR
21	11,026	6,916.20	4,900.00	0.44
19	9,917	6,220.56	4,900.00	0.49
20	11,581	7,264.33	4,900.00	0.42
Average FAR of New Proposed Houses				**0.45**

FINAL PLAT
CARRIE SUBDIVISION FILING NO. 2 REPLAT A

BEING A REPLAT OF LOT 14 CARRIE SUBDIVISION FILING NO. 2
SITUATE IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA=32,510 S.F.

SHEET 1 OF 2

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SITUATE IN THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4), OF SECTION TWELVE (12), TOWNSHIP ONE NORTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY BOULDER, STATE OF COLORADO;

BEING ALL OF LOT 14, OF BOULDER, COUNTY OF CARRIE SUBDIVISION FILING NO. 2, AS RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2481601, ON AUGUST 1, 2003; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14, CARRIE SUBDIVISION FILING NO. 2 WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARS N46°41'26"W 1202.64 FEET;

THENCE S68°59'50"E 20.00 FEET ALONG THE EXTERIOR OF SAID LOT 14 FOR THIS AND THE NEXT 5 COURSES;

THENCE S89°48'44"E 224.46 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS N77°53'38"W 760.00 FEET;

THENCE SOUTHERLY 203.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°19'51" TO A POINT OF NON-TANGENCY;

THENCE N58°04'31"W 224.36 FEET;

THENCE N01°20'00"W 383.17 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS N63°07'10"W 404.00 FEET;

THENCE NORTHERLY 41.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°53'43" TO THE POINT OF BEGINNING.

CONTAINING 32,510 SQUARE FEET OR 0.746 ACRES, MORE OR LESS.

THAT WE HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "CARRIE SUBDIVISION FILING NO. 2, REPLAT A", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "UTILITY AND DRAINAGE EASEMENT", AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO. IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, GRADING AND LANDSCAPING, CURBS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND INSPECTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE CITY OF BOULDER, EXCEPT THOSE ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES AND/OR QWEST COMMUNICATIONS, WHEN CONSTRUCTED OR INSTALLED, REMAIN THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE OWNER OR PUBLIC UTILITY, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER, COLORADO.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PUBLIC INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF TRANSPORTATION IMPROVEMENTS AND LANDSCAPING AND UTILITIES AND APPURTENANCES THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SAID IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER.

FOR THE APPROVAL OF "CARRIE SUBDIVISION FILING NO. 2, REPLAT A" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS _____ DAY OF _____, 20___.

LEE HILL INVESTMENT GROUP LLC
A COLORADO LIMITED LIABILITY COMPANY

BY_____
NAME: ROGER C. GROW
TITLE: MANAGER

ACKNOWLEDGMENT

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, BY ROGER C. GROW, AS MANAGER OF LEE HILL INVESTMENT GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER 1505080, DATED JANUARY 3, 2014, PREPARED BY CHICAGO TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
3. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE WEST LINE OF SAID CARRIE SUBDIVISION FINAL PLAT, AS FILED IN BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION #2291028, BEING N01°20'00"W AS OCCUPIED AND MEASURED.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08013C0391J, REVISED DECEMBER 18, 2012.

VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN MARCH 2014, A SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION. THAT THIS SUBDIVISION PLAT AND ALL NOTES SHOWN HEREON ARE AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DOUGLAS H. ORT III, PLS 37066

APPROVALS:

_____
DIRECTOR OF PLANNING

_____
DIRECTOR OF PUBLIC WORKS AND UTILITIES

CITY MANAGER'S CERTIFICATE:

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS _____ DAY OF _____, 20___.

ATTEST:

_____ _____
CITY CLERK CITY MANAGER

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK_____. M., THIS _____DAY OF_____, 20___, AND IS RECORDED AT RECEPTION #_____.

FEES PAID: $_____

_____ _____ _____
CLERK AND RECORDER DEPUTY

ACCURATE EngiSurv
A MANHARD CONSULTING DIVISION
10155 WESTMOOR DRIVE, SUITE 120
WESTMINSTER, COLORADO 80021
(303)665-5505 FAX: (303)665-5160
150 WEST VILLARD STREET, SUITE 15
DICKINSON, NORTH DAKOTA 58601
(701)483-1230 FAX: (303)665-5160

FINAL PLAT FOR: AGR BUILDING, INC.

SHEET 1 OF 2

REVISIONS

DRAWN BY: TJB
FIELD WORK BY: DP
DATE OF DWG: 10-6-2014
APPROVED BY: DHO
DATE OF SURVEY: 2-27-14
PROJECT NO: 1AGR0201

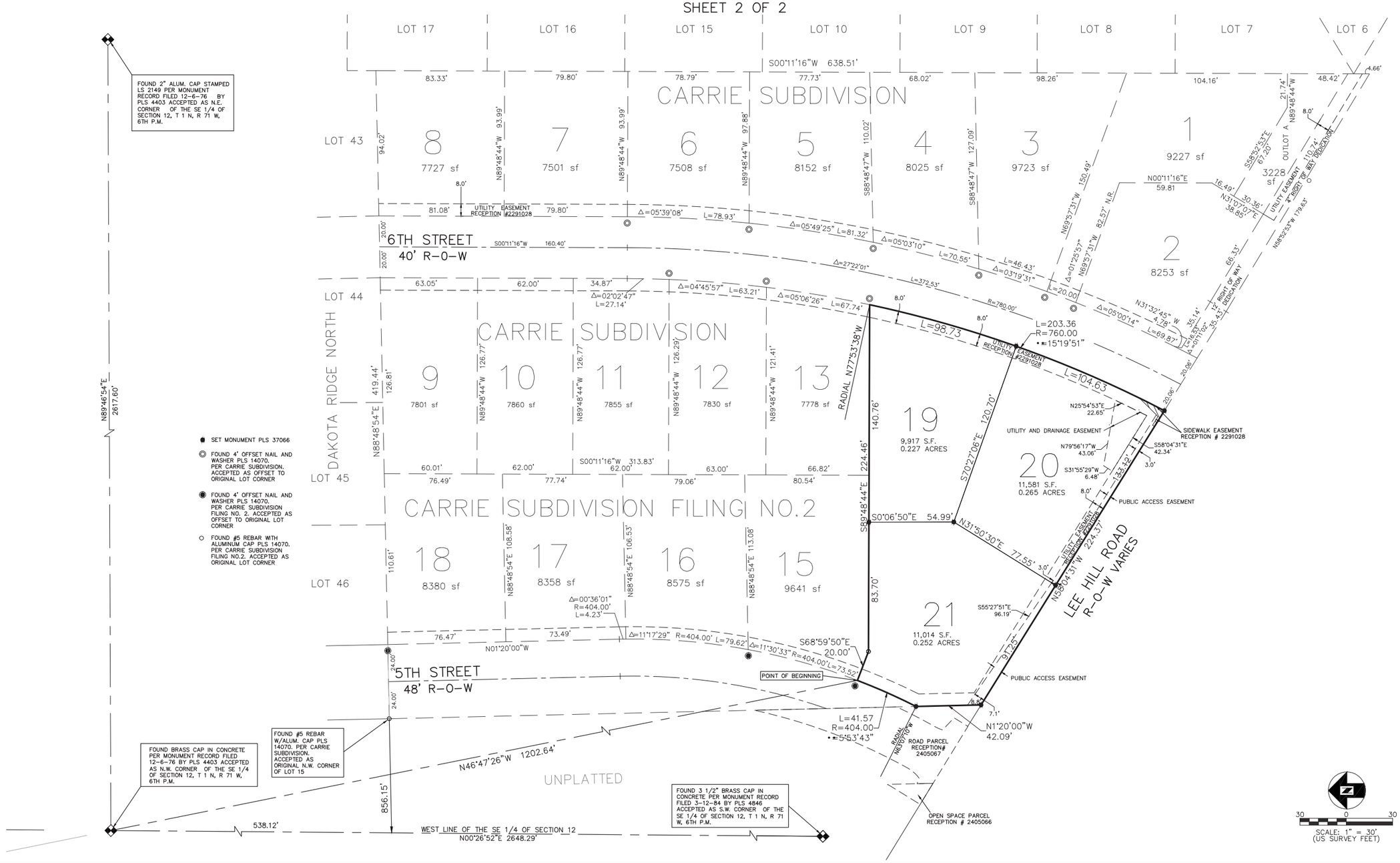
10/7/2014 10:21 AM
P:\1AGR0201 CARRIE SUBDIVISION FILING 2 FIRST REPLAT\DWG\SURV\FINAL DRAWINGS\1AGR0201 CARRIE SUB FILING NO. 2 REPLAT A FINAL 2014-10-06.DWG

FINAL PLAT
CARRIE SUBDIVISION FILING NO. 2 REPLAT A

BEING A REPLAT OF LOT 14 CARRIE SUBDIVISION FILING NO. 2
SITUATE IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA=32,510 S.F.

SHEET 2 OF 2



ACCURATE EngiSurv
A MANHARD CONSULTING DIVISION

10155 WESTMOOR DRIVE, SUITE 120
WESTMINSTER, COLORADO 80021
(303)665-5505 FAX: (303)665-5160

150 WEST VILLARD STREET, SUITE 15
DICKINSON, NORTH DAKOTA 58601
(701)483-1230 FAX: (303)665-5160

FINAL PLAT FOR: AGR BUILDING, INC.

SHEET 2 OF 2

REVISIONS

DRAWN BY: TJB	APPROVED BY: DHO
FIELD WORK BY: DP	DATE OF SURVEY: 2-27-14
DATE OF DWG: 10-6-2014	PROJECT NO. 1AGR0201

10/7/2014 10:21 AM
P:\1AGR0201 CARRIE SUBDIVISION FILING 2 FIRST REPLAT\DWG\SURV\FINAL DRAWINGS\1AGR0201 CARRIE SUB FILING NO. 2 REPLAT A FINAL 2014-10-06.DWG

MEMORANDUM

TO: Planning Board
FROM: Chandler Van Schaack, Case Manager
DATE: January 22, 2015
SUBJECT: **Call Up Item:** Knapp Subdivision (TEC2013-00057): Final Plat to subdivide one 0.5-acre developed lot at 3050 15th St. in the Garden Home Subdivision to create 2 new residential lots: Lot 1 (9,605 s.f.) and Lot 2 (12,176 s.f.). Lot 1 will contain the existing single family home. The call up period expires on **January 26, 2015**.

Attached is the disposition for the conditional approval (see **Attachment A**) for a review of the Final Plat for the proposed Knapp Subdivision within the RL-1 (Residential- Low 1) zoning district. As indicated in **Attachment B**, this approval will result in the replat of one existing lot to create two new residential lots: Lot 1 (9,605 s.f.) will contain an existing single family home, and Lot 2 (12,176 s.f.) will be sold as a vacant, developable lot. No modificatinos to the development code or minimim lot standards have been requested as a part of this application.

Process.
Due to the removal of a portion of an existing structure and the dedication of a public access easement for a shared driveway, the proposed subdivision exceeds the limitations of a Minor Subdivision. Pursuant to Chapter 9-12, B.R.C. 1981, any proposed subdivision of land in a residential zone district which exceeds the limitations of a Minor Subdivision requires approval of a Preliminary and Final Plat. Pursuant to section 9-12-10, B.R.C. 1981, approval of a final plat is subject to call-up by the planning board. If the decision is not called up by the planning board then it will become final fourteen days after the date of the initial approval.

Figure 1: Vicinity Map and Current Lot Configuration

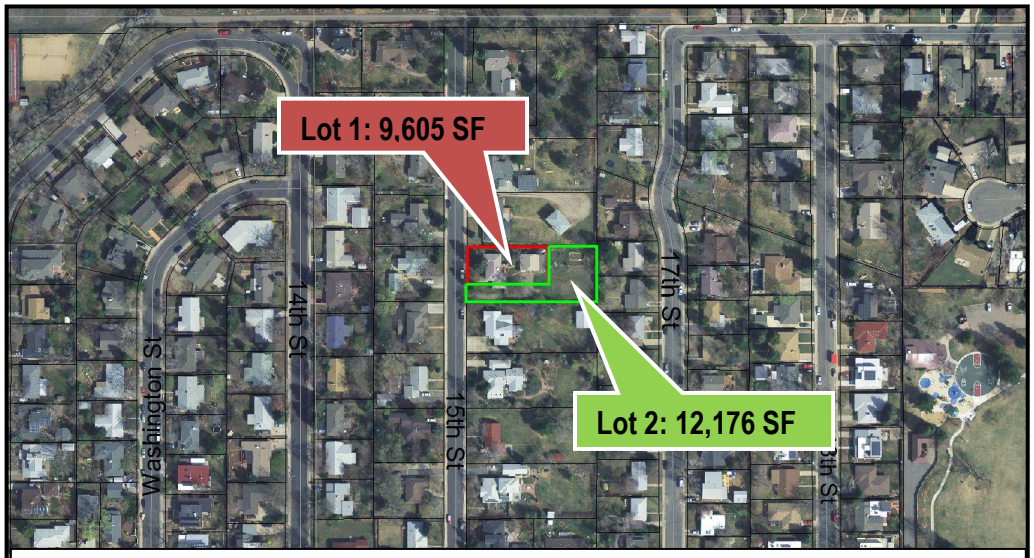


Figure 2: Proposed Lot Configuration

Background.
As shown above in **Figure 1**, 3050 15th St. is located in North Boulder on 15th Street north of Elder Ave. The property is zoned RL-1 (Residential- Low 1), which is defined as *"Single-family detached residential dwelling units at low to very low residential densities"* per section 9-5-2(c)(1)(A), B.R.C. 1981. The

surrounding neighborhood is also zoned RL-1. Pursuant to section 9-8-1, Table8-1, "Intensity Standards," the minimum lot area for the RL-1 zone district is 7,000 square feet; however, the lots located along 15th Street on this block range in size from approximately 10,000 square feet 22,400 square feet.

The subject property is 21,781 sq. ft. (0.5-acres) in size and currently contains a detached single-family dwelling unit, constructed in 1950. As indicated above, the proposed subdivision will result in the replat of the existing lot to create two new residential lots: Lot 1 (9,605 s.f.) will contain the existing single family home, and Lot 2 (12,176 s.f.) will be sold as a vacant developable lot. The proposed subdivision is in a flag lot configuration, with Lot 2 being located behind Lot 1 to the east and acessed via a 30' portion of lot that runs along the south edge of the proposed Lot 1 (See **Figure 2** above for the proposed subdivision layout. Both lots will share access using the existing driveway, which will be located on Lot 2 following the subdivision of the lots and subject to a shared access easement. In order for the existing home on Lot 1 to continue to meet the minimum side yard setback requirements for the RL-1 zone, a portion of the existing home, which was added in 2008, will be demolished prior to building permit issuance for either lot.

Analysis / Conclusion.

Staff finds that this application is consistent with the intent of the Subdivision standards found in Chapter 9-12, B.R.C. 1981 and meets all applicable Final Plat criteria set forth in section 9-12-8(b), B.R.C. 1981. Both of the new lots will exceed the minimum lot size required by the RL-1 zone district (7,000 square feet).

Public Comment and Process:

The required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property and a sign posted on the property for at least 10 days. All notice requirements of Section 9-4-2, B.R.C. 1981 have been met. Staff initially received comments from several neighbors who opposed the proposed subdivision; however, following additional notification regarding the subdivision approval, staff has not received any further comments.

This proposal was approved by Planning and Development Services staff on January 12, 2015, and the decision may be called up before Planning Board on or before **January 26, 2015**. There is one Planning Board meeting within the 14-day call up period on **January 22, 2015**. Questions about the project or decision should be directed to Chandler Van Schaack at (303) 441-3137 or vanschaackc@bouldercolorado.gov.

Attachments:

A. Signed Disposition
B. Approved Final Plat for Knapp Subdivision
C. Staff's Analysis of Lot Standards for Subdivision

CITY OF BOULDER
Community Planning and Sustainability
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

CITY OF BOULDER PLANNING DEPARTMENT NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Section 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION:	**Approved with Condition**
PROJECT NAME:	**Knapp Subdivision**
DESCRIPTION:	**Final Plat to subdivide one 0.5-acre developed lot in the Garden Home Subdivision to create 2 new residential lots: Lot 1 (9,605 s.f.) and Lot 2 (12,176 s.f.). Lot 1 will contain the existing single family home.**
LOCATION:	**3050 15th St.**
COOR:	**N05W06**
LEGAL DESCRIPTION:	**The North Half of Lot 8, Garden Home Subdivision, City of Boulder, County of Boulder, State of Colorado**
APPLICANT:	**James McCutcheon**
OWNER:	**Charles L. Knapp & Ellen C. Smith-Knapp**
APPLICATION:	**TEC2013-00057**
ZONING:	**RL-1**
CASE MANAGER:	**Chandler Van Schaack**

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved On: 1·12·15
Date

By: [signature]
David Driskell, Executive Director of Community Planning & Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: 1·26·15

1. The subdivision is approved subject to the terms of the Subdivision Agreement.

ATTACHMENT B

KNAPP SUBDIVISION FINAL PLAT

A REPLAT OF THE NORTH 1/2 OF LOT 8, GARDEN HOME SUBDIVISION, LOCATED IN THE SW 1/4 OF SECTION 19, T1N, R70W OF THE 6TH P.M. CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA = 0.500 ACRES

SHEET 1 OF 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ELLEN C. SMITH-KNAPP AND CHARLES L. KNAPP ARE THE OWNERS OF THAT PARCEL OF LAND SITUATED IN THE CITY OF BOULDER, AND LYING WITHIN THE SW 1/4 OF SECTION 19, T1N, R70W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

THE NORTH HALF OF LOT 8, GARDEN HOME SUBDIVISION, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

HAVE CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "KNAPP SUBDIVISION," A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AS SHOWN ON THE ACCOMPANYING PLAT.

THE UNDERSIGNED DO GRANT TO THE CITY OF BOULDER THAT PORTION OF SAID REAL PROPERTY DESIGNATED AS "SHARED ACCESS EASEMENT" FOR ITS USE AND THE USE OF THE PUBLIC FOREVER, AS AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF SAID REAL PROPERTY, SO SHOWN HEREON FOR THE BENEFIT OF LOT 1. SAID EASEMENT SHALL REMAIN THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS AND SHALL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF THE CITY.

THE UNDERSIGNED DO GRANT TO THE CITY OF BOULDER THAT PORTION OF SAID REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: TELEPHONE AND ELECTRIC LINES, WORKS, POLES, UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER, PIPELINES AND APPURTENANCES, SANITARY SEWER WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER OR THE PUBLIC UTILITY, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

FOR THE APPROVAL OF "KNAPP SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS _____ DAY OF _____, 20___.

BY: _____ BY: _____
ELLEN C. SMITH-KNAPP CHARLES L. KNAPP

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY ELLEN C. SMITH-KNAPP AND CHARLES L. KNAPP.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL]

_____
NOTARY PUBLIC

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

RESOURCE MORTGAGE CORPORATION

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY _____ AS AUTHORIZED REPRESENTATIVE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS FOR RESOURCE MORTGAGE CORPORATION.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL]

_____
NOTARY PUBLIC

LENDERS CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

BOULDER MUNICIPAL EMPLOYEES FEDERAL CREDIT UNION

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

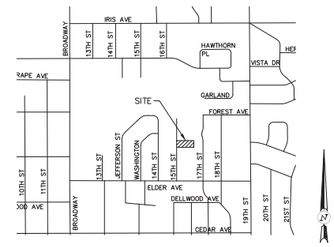
STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, BY _____ AS _____ OF BOULDER MUNICIPAL EMPLOYEES FEDERAL CREDIT UNION.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

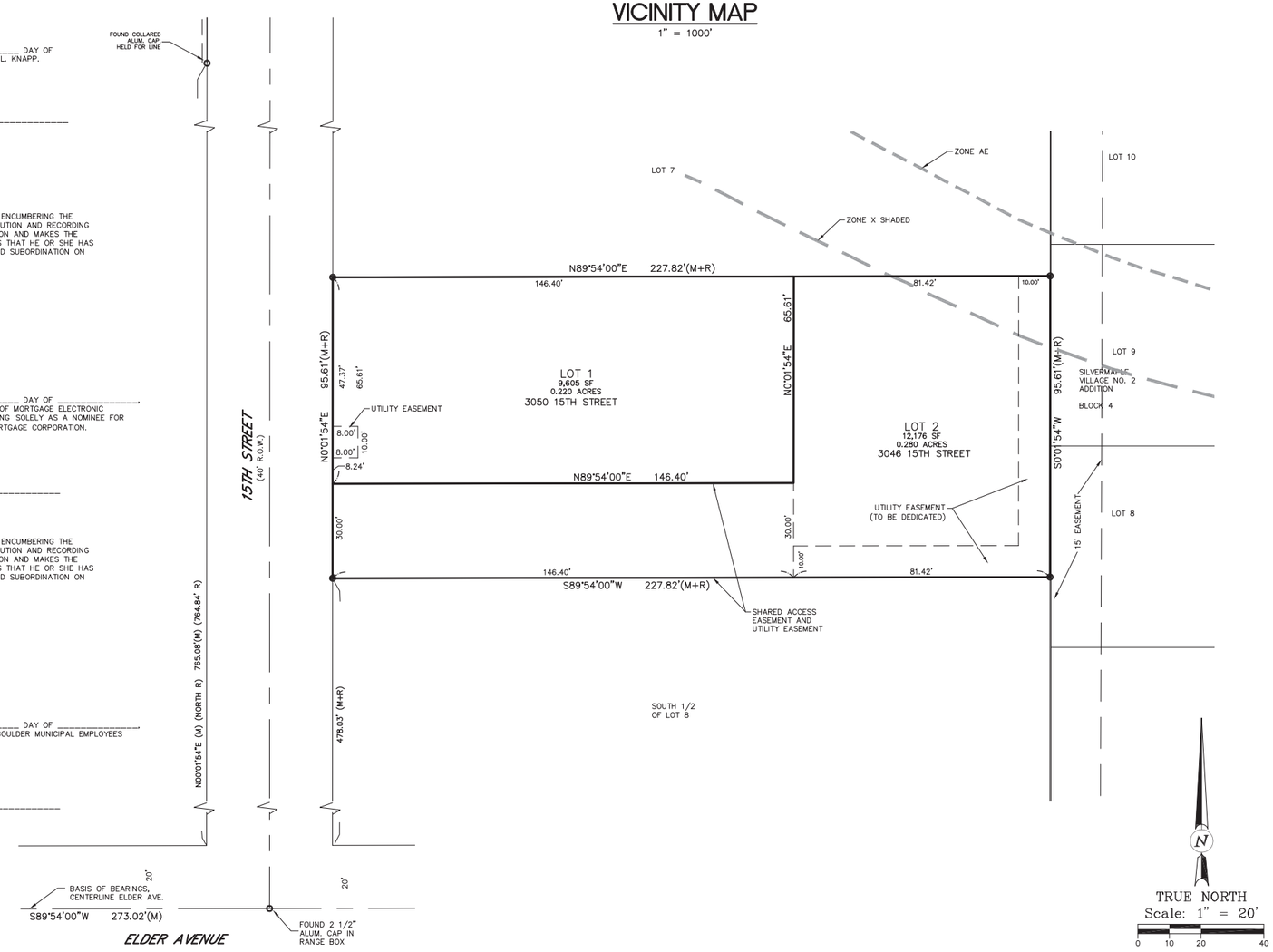
[SEAL]

_____
NOTARY PUBLIC



VICINITY MAP

1" = 1000'



LEGEND

○	FOUND MONUMENT AS NOTED
●	FOUND #5 REBAR WITH RED PLASTIC CAP, P.L.S. 24302.
(R)	RECORD COURSE PER PLAT
(M)	MEASURED COURSE PER THIS SURVEY

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE CENTER LINE OF ELDER AVE. AND BEARS S89°54'W PER GARDEN HOME SUBDIVISION PLAT.
2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
3. THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON 7/08/13.
4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
5. FIRST COLORADO TITLE COMPANY, LLC, POLICY NO. 113-00-880032, DATED SEPTEMBER 3, 2013 WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
6. LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: FLAGSTAFF SURVEYING INC., LAND SURVEY PLAT, LS-12-0300; FLATIRONS, INC., IMPROVEMENT SURVEY PLAT, LS-13-0068; BONSALL SUBDIVISION, REC. NO. 549483; GARDEN HOME SUBDIVISION, REC. NO. 441958; IMPROVEMENT SURVEY PLAT BY SCOTT COX AND ASSOC., 7-03-12.
7. LOTS ARE TO BE USED FOR SINGLE FAMILY RESIDENCES.
8. THE NORTHEAST PORTION OF THIS PROPERTY LIES WITHIN ZONE X, SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AND THE REST LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BOULDER COLORADO, BOULDER COUNTY FIRM MAP NUMBER 08013C0392 J EFFECTIVE DATE: DECEMBER 18, 2012.
9. THE PROPERTY IS ZONED RL-1.

SURVEYOR'S CERTIFICATE

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A BOUNDARY SURVEY MADE BY SCOTT, COX & ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, IN SUBSTANTIAL COMPLIANCE WITH C.R.S. 38-51-106.

A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.

APPROVALS

_____
DIRECTOR OF PLANNING

_____
DIRECTOR OF PUBLIC WORKS AND UTILITIES

CITY MANAGER'S CERTIFICATE

IN WITNESS WHEREOF, THE CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS _____ DAY OF _____ 20__.

ATTEST:

_____ _____
CITY CLERK CITY MANAGER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ___, M., THIS _____ DAY OF _____, 20_____, AND IS RECORDED AT RECEPTION # _____.
FEES PAID: $_____.

_____ _____
CLERK AND RECORDER DEPUTY

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by AJB	Date	Scale	Drawing no.	Sheet
Drawn by JAS	02/14/14	1" = 20'	13330B-1	1
Checked by AJB	Revision	Description	Date	Project no. 13330B

FINAL PLAT

Section 9-12-12, "Standards for Lots and Public Improvements," B.R.C. 1981

Section 9-12-12, "Standards for Lots and Public Improvements," B.R.C. 1981 includes all of the substantive regulatory requirements that need to be met in order to have an approvable final plat. The proposed subdivision meets all of the standards set forth in Section 9-12-12, B.R.C. 1981. Below is a summary of the staff findings on each of the standards.

(a) Conditions Required: Except as provided in subsection (b) of this section, subdivision plats shall comply with section 9-9-17, "Solar Access," B.R.C. 1981, and meet the following conditions:

(1) Standards for Lots: Lots meet the following conditions:

(A) Each lot has access to a public street.

Standard met. The proposed new lot is in a flag lot configuration, with 30' of frontage on 15th St. A Shared Access Easement will be dedicated through the Final Plat which will allow both lots to utilize the existing curb cut.

(B) Each lot has at least thirty feet of frontage on a public street.

Standard met.

(C) No portion of a lot is narrower than thirty feet.

Standard met.

(D) Lots meet all applicable zoning requirements of this title and section 9-9-17, "Solar Access," B.R.C. 1981.

Both of the proposed new lots meet the 7,000 s.f. minimum lot size requirement for the RL-1 zone district, with Lot 1 being 9,605 square feet and Lot 2 being 12,176 square feet, respectively. In order for the existing home on Lot 1 to continue to meet the minimum side yard setback requirements for the RL-1 zone, a portion of the existing home will be demolished prior to building permit issuance for either lot. Following the demolition of the portion of the existing home, Lot 1 will comply with all applicable zoning standards, including FAR. Any new development on Lot 2 will be subject to compatible development standards. Standard met.

(E) Lots with double frontage are avoided, except where necessary to provide separation from major arterials or incompatible land uses or because of the slope of the lot.

Standard met. Both lots will front on 15th Street only.

(F) Side lot lines are substantially at right angles or radial to the centerline of streets, whenever feasible.

Standard met.

(G) Corner lots are larger than other lots to accommodate setback requirements of section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981.

Not applicable, as neither of the proposed lots will be a corner lot.

(H) Residential lots are shaped so as to accommodate a dwelling unit within the setbacks prescribed by the zoning district.

Standard met. Both of the proposed new lots are large enough to accommodate the setback requirements of section 9-7-1.

(I) Lots shall not be platted on land with a ten percent or greater slope, unstable land, or land with inadequate drainage unless each platted lot has at least one thousand square feet of buildable area, with a minimum dimension of twenty-five feet. The city manager may approve the platting of such land upon finding that acceptable measures, submitted by a registered engineer qualified in the particular field, eliminate or control the problems of instability or inadequate drainage.

Not Applicable, as the subject lot does not contain slopes greater than ten percent, is not unstable, and will provide adequate drainage. Regardless, each lot has at least one thousand square feet of buildable area.

(J) Where a subdivision borders an airport, a railroad right-of-way, a freeway, a major street, or any other major source of noise, the subdivision is designed to reduce noise in residential lots to a reasonable level and to retain limited access to such facilities by such measures as a parallel street, a landscaped buffer area, or lots with increased setbacks.

Not applicable, as the subject property borders a residential street that terminates a half-block to the north. There is no thru-traffic on 15th St., so noise levels are minimal.

(K) Each lot contains at least one deciduous street tree of two-inch caliper in residential subdivisions, and each corner lot contains at least one tree for each street upon which the lot fronts, located so as not to interfere with sight distance at driveways and chosen from the list of acceptable trees established by the city manager, unless the subdivision agreement provides that the subdivider will obtain written commitments from subsequent purchasers to plant the required trees.

Standard will be met at time of building permit application.

(L) The subdivider provides permanent survey monuments, range points, and lot pins placed by a Colorado registered land surveyor.

Standard met.

(M) Where an irrigation ditch or channel, natural creek, stream, or other drainage way crosses a subdivision, the subdivider provides an easement sufficient for drainage and maintenance.

Not applicable, as the proposed subdivision is not crossed by any irrigation ditch or channel, natural creek, stream, or other drainage way.

(N) Lots are assigned street numbers by the city manager under the city's established house numbering system, and before final building inspection the subdivider installs numbers clearly visible and made of durable material.

Standard met.

(O) For the purpose of ensuring the potential for utilization of solar energy in the city, the subdivider places streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:

The applicant has demonstrated that following subdivision any new development on the new lots will be able to meet all applicable solar access standards for the RL-1 zone district.

(i) Placement of Open Space and Streets: Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.

Standard met.

(ii) Lot Layout and Building Siting: Lots are oriented and buildings sited in a way which maximizes the solar potential of each principal building. Lots are designed so that it would be easy to site a structure which is unshaded by other nearby structures and so as to allow for owner control of shading. Lots also are designed so that buildings can be sited so as to maximize the solar potential of adjacent properties by minimizing off-site shading.

Standard met.

(iii) Building Form: The shapes of buildings are designed to maximize utilization of solar energy. Existing and proposed buildings shall meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.

Standard met.

(iv) Landscaping: The shading impact of proposed landscaping on adjacent buildings is addressed by the applicant. When a landscape plan is required, the applicant shall indicate the plant type and whether the plant is coniferous or deciduous.

A Landscape Plan will be required at time of redevelopment of the new lot.

(2) Transportation Standards for Streets, Alleys, and Sidewalks: Streets, curb and gutters, sidewalks, alleys, and the public rights-of-way therefore, are provided in conformity with the standards in the City of Boulder Design and Construction Standards, and meet the following conditions:

There is an existing sidewalk in front of the subject property, as well as an existing curb cut. No additional transportation improvements are required as part of the proposed subdivision.

(A) Streets are aligned to join with planned or existing streets.

Not applicable, as there are no new streets proposed.

(B) Streets are designed to bear a relationship to the topography, minimizing grade, slope, and fill.

Not applicable, as there are no new streets proposed.

(C) There are no dead-end streets without an adequate turnaround and appropriate barriers.

Not applicable, as there are no new streets proposed.

(D) Access to freeway, arterial, or collector street occurs only at intersections approved by the city manager, if the manager finds that the access provides efficient traffic movement and safety for drivers and pedestrians.

Not applicable, as both lots take access from 15th Street, which is a local street.

(E) A street of only one-half width is not dedicated to or accepted by the city.

Standard met.

(F) When the plat dedicates a street that ends on the plat or is on the perimeter of the plat, the subdivider conveys that last foot of the street on the terminal end or outside border of the plat to the city in fee simple, and it is designated by using an outlot.

Not applicable, as no street is being dedicated to the city through this subdivision.

(G) Streets are provided as prescribed by the Boulder Valley Comprehensive Plan, adopted subcommunity or area plans, or the Transportation Master Plan.

Standard met.

(H) Alleys are encouraged and should be provided. If they are provided, they are paved or otherwise appropriately surfaced with a material approved by the city manager for the specific application and location.

Standard met. No new alleys are being constructed as part of this subdivision.

(I) Sidewalks are provided in all subdivisions, unless the city manager determines that no public need exists for sidewalks in a certain location.

Standard met. There is an existing sidewalk along 15th St.

(J) Signs for street names (subject to approval of the city manager), directions, and hazards are provided.

Standard met. Existing street signs for 15th St. are already in place.

(K) Traffic control signs are provided, as required by the city manager for control of traffic.

Standard met. No new traffic control signs are required.

(L) Pedestrian crosswalks are provided, as required by the city manager for traffic control and, at a minimum, between streets where the distance between intersecting streets exceeds one thousand feet.

Standard met. No crosswalks will be required.

(M) Bike paths or lanes are provided in conformity with the City of Boulder Comprehensive Plan for bicycle facilities and are dedicated to the city.

Standard met. No new bicycle lanes are required.

(N) Private streets are not permitted.

Standard met. No private streets are being constructed as part of this subdivision.

(3) Standards for Water and Wastewater Improvements: Water and wastewater utilities are provided in conformity with the construction and design standards in the City of Boulder Design and Construction Standards, and meet the following conditions:

(A) Water and sanitary sewer mains are provided as necessary to serve the subdivision.

Standard met.

(B) Easements are provided for city utilities as prescribed by the City of Boulder Design and Construction Standards.

Standard met.

(C) Easements for utilities other than city utilities are provided as required by the applicable private utility.

Standard met.

(D) Newly installed telephone, electric, and cable television lines and other similar utility service are placed underground. Existing utilities are also placed underground unless the subdivider demonstrates to the manager that the cost substantially outweighs the visual benefit from doing so. But transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, electric transmission and distribution feeder lines, communication long distance trunk and feeder lines, and other facilities necessarily appurtenant to such facilities and to underground utilities may be placed above ground within dedicated easements or public rights-of-way.

Standard met. All new utilities will be underground, and the existing overhead powerline serving the existing home on Lot 1 will be removed.

(4) Standards for Flood Control and Storm Drainage: Flood control and storm drainage measures are provided as required by the city's master drainage plan and in conformity with the construction and design standards in the City of Boulder Design and Construction Standards, and meet the following conditions:

(A) The measures retain existing vegetation and natural features of the drainageway where consistent with the master drainage plan.

Standard met.

(B) Any land subject to flooding by a one hundred-year flood conforms to the requirements of chapter 11-5, "Storm Water and Flood Management Utility," B.R.C. 1981.

Not applicable. The subject property is not located within a floodplain.

(C) Storm drainage improvements and storm sewers are maintained to collect drainage from the subdivision and convey it off-site into a city right of way or drainage system without adversely affecting adjacent property.

Standard met.

(D) Bridges, culverts, or open drainage channels are provided when required by the flood control utility master drainage plan.

Not applicable.

(E) All subdivisions shall be designed to minimize flood damage.

Not applicable.

(F) All subdivisions shall have public utilities and facilities, including, without limitation, sewer, gas, electrical, and water systems, located and constructed to prevent flood damage.

Not applicable.

(G) All subdivisions shall have adequate drainage provided to reduce exposure to flood damage.

Standard met.

(5) Standards for Fire Protection: Fire protection measures meet the following conditions:

(A) Fire hydrants are provided as required by chapter 10-8, "Fire Prevention Code," B.R.C. 1981.

Standard met.

(B) Fire lanes are provided where necessary to protect the area; an easement at least sixteen feet wide for fire lanes is dedicated to the city, remains free of obstructions, and permits emergency access at all times.

Not applicable, as no new fire lanes are required.

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: January 22, 2015

AGENDA TITLE: Public hearing and consideration of a Site and Use Review (LUR2014-00057) to construct one new 2,850 square foot, single story Bank of America building with a drive thru facility on the pad site at 1965 28th St. The proposal also includes improvements to the existing parking area serving the pad site as well to the parking area adjacent to the Hazels liquor store. The project site is zoned Business – Regional 1 (BR-1).

Applicant: Bruce Dierking
Owner: ANDRE FAMILY PARTNERSHIP, RLLLP

REQUESTING DEPARTMENT:
Community Planning & Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Chandler Van Schaack, Planner I

OBJECTIVE:
Define the steps for Planning Board consideration of this request:

1. Hear Applicant and Staff presentations
2. Hold Quasi-Judicial Public Hearing
3. Planning Board discussion
4. Planning Board action to approve, approve with conditions or deny

SUMMARY:

Proposal:	LAND USE REVIEW: Public hearing and consideration of a Site and Use Review (LUR2014-00057) to construct one new 2,850 square foot, single story Bank of America building with a drive thru facility on the pad site at 1965 28th St. The proposal also includes improvements to the existing parking area serving the pad site as well to the parking area adjacent to the Hazels liquor store. The project site is zoned Business – Regional 1 (BR-1).
Project Name:	Bank of America
Location:	1955-1965 28th Street
Size of Tract:	162,106 square feet (3.72-acres)
Zoning:	BR-1 (Business - Regional 1)
Comprehensive Plan:	Regional Business

KEY ISSUES:

1. **Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?**

2. **Does the proposed project meet the Use Review criteria as set forth in section 9-2-15(e), B.R.C. 1981?**

3. **Does the proposed project meet the standards for Drive-Thru Uses set forth in section 9-6-9(c), BRC, 1981?**

Figure 1: Vicinity Map

BACKGROUND:

Project Description

The intent of this proposal is to amend the 1955 28th St. PUD to construct a new 2,850 square foot, single story Bank of America branch with a drive-thru facility on the former Wendy's pad site at 1965 28th Street (depicted in green in **Figure 1** above). The Bank massing has been designed to be similar to its surroundings, with a 20'4" roof height which is lower than neighboring buildings and below the maximum height of 35' allowed by the zone district. The Bank proposal places the drive-through on the west side of the building, where it is least visible from 28th St. and allows the building to be positioned closer to the street, consistent with the existing buildings to the south. The Bank materials consist of a mix of stone, brick, metal panel and stucco. The applicant is proposing a modification to the minimum side yard setback to allow for a 9' setback where 12' is the minimum required by the BR-1 zone district standards (See **Figure 2** below for the proposed modification).

The proposal includes reconfiguration of the entire 1955 28th St. parking area and drive aisles in order to order to reduce vehicular speeds and maintain the previously approved number of parking spaces, and the addition of a new 7' concrete pedestrian multi-use path running north-south across the site consistent with the adopted BVRC Connections Plan.

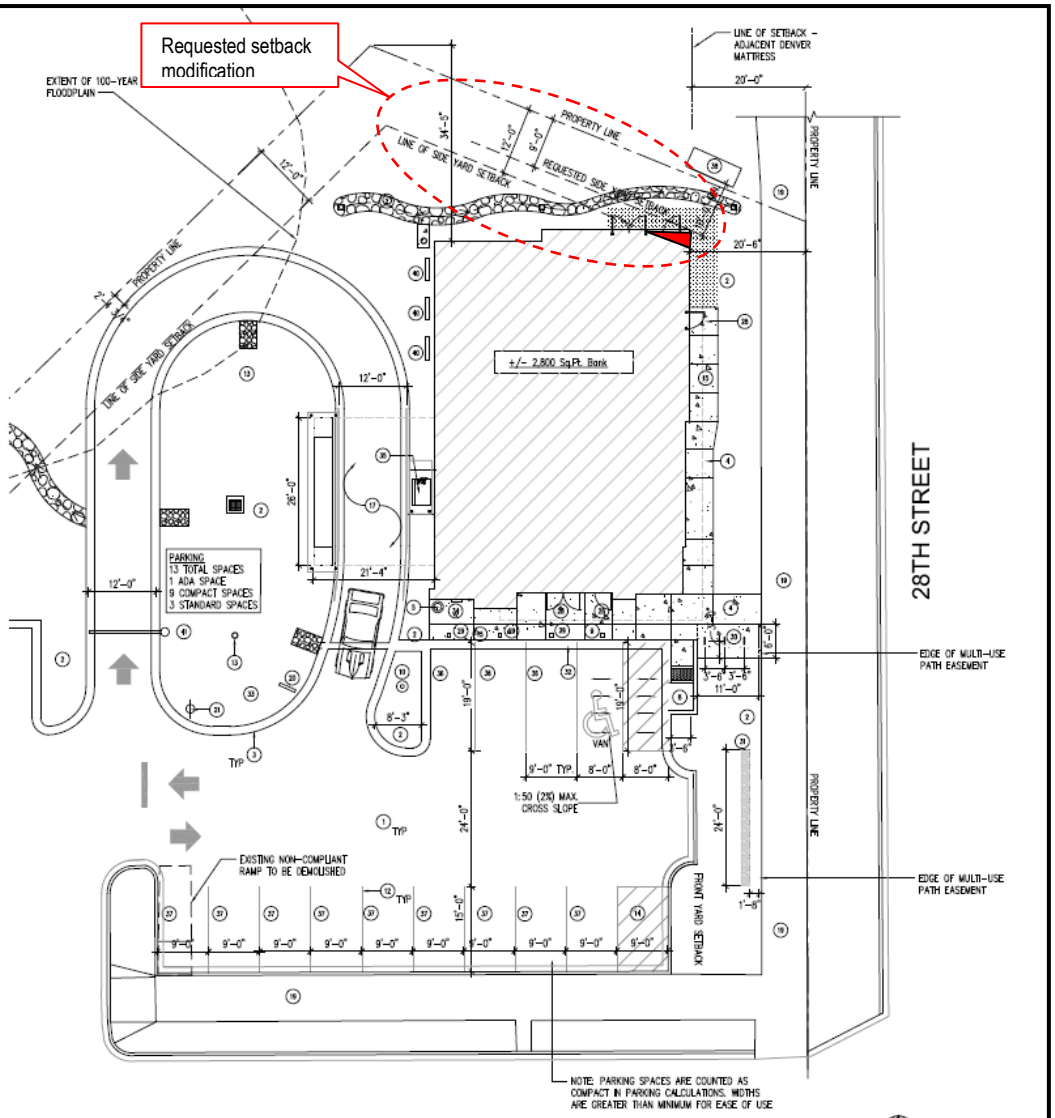


Figure 2: Site Plan Depicting Requested Setback Modification

Parking lot landscaped areas would also be reconfigured, and new interior parking lot landscaping added to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop. Additional site improvements include providing pedestrian access from the 28th St. sidewalk to the bank and adding colored (red) concrete to the drive aisle in front of Hazel's to improve pedestrian safety. The 13 existing bicycle racks located on the site will be maintained, and a total of 14 new bicycle parking spaces will be added to the site (6 spaces in front of Bank of America and 8 spaces in front of Hazel's). Please see **Figure 3** for further details on proposed improvements, and refer to **Attachment A** for complete plans.

The original approvals allowed for 135 parking spaces to serve all of the retail uses on-site. Under the current proposal, the parking area will be reconfigured and re-striped in order to maintain 134 parking spaces following construction of the proposed Bank of America building.

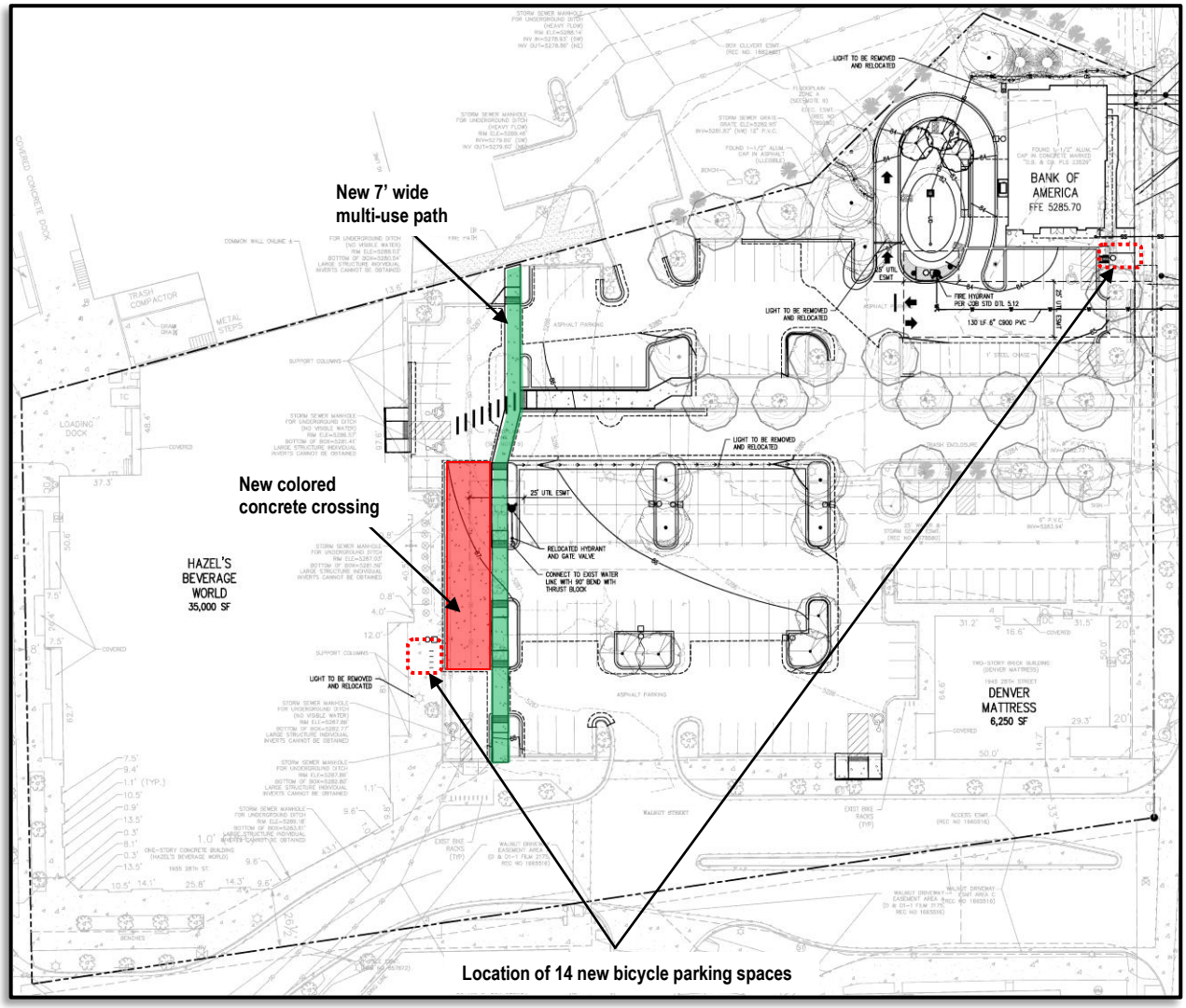


Figure 3: Site Plan Depicting Pedestrian/Bicycle Improvements

Zoning Description

The project is zoned Business Regional One (BR-1), which is defined in the land use code as, *"Business centers of the Boulder Valley, containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented."*

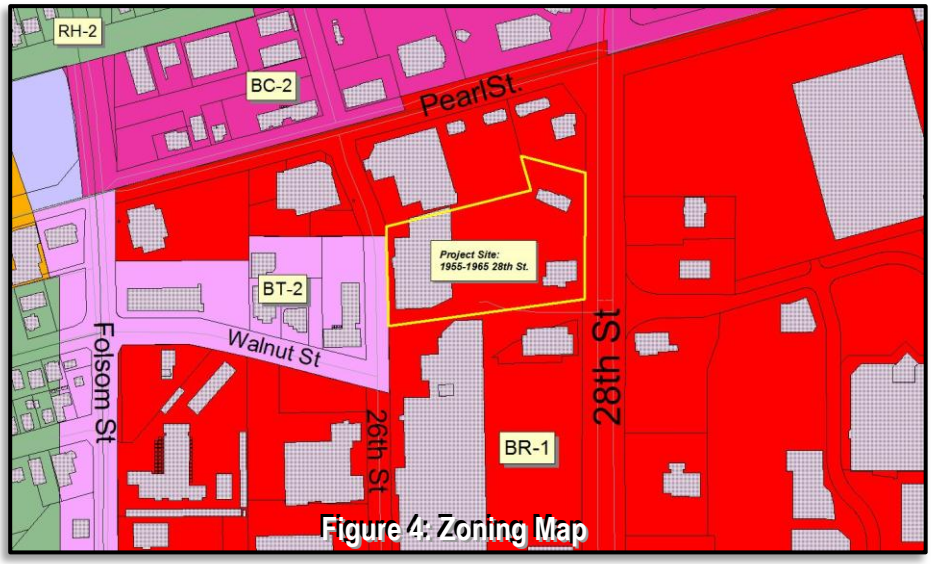


Figure 4: Zoning Map

Refer to **Figure 4** for a Zoning Map. The project site is surrounded primarily by BR-1 zoning, with the

exception of the adjacent properties to the west which are zoned Business Transitional Two (BT-2).

Boulder Valley Comprehensive Plan (BVCP) Designation
As shown in the map below, the subject property is designated Regional Business in the BVCP, which is defined as follows: *"Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and neighboring communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region."*

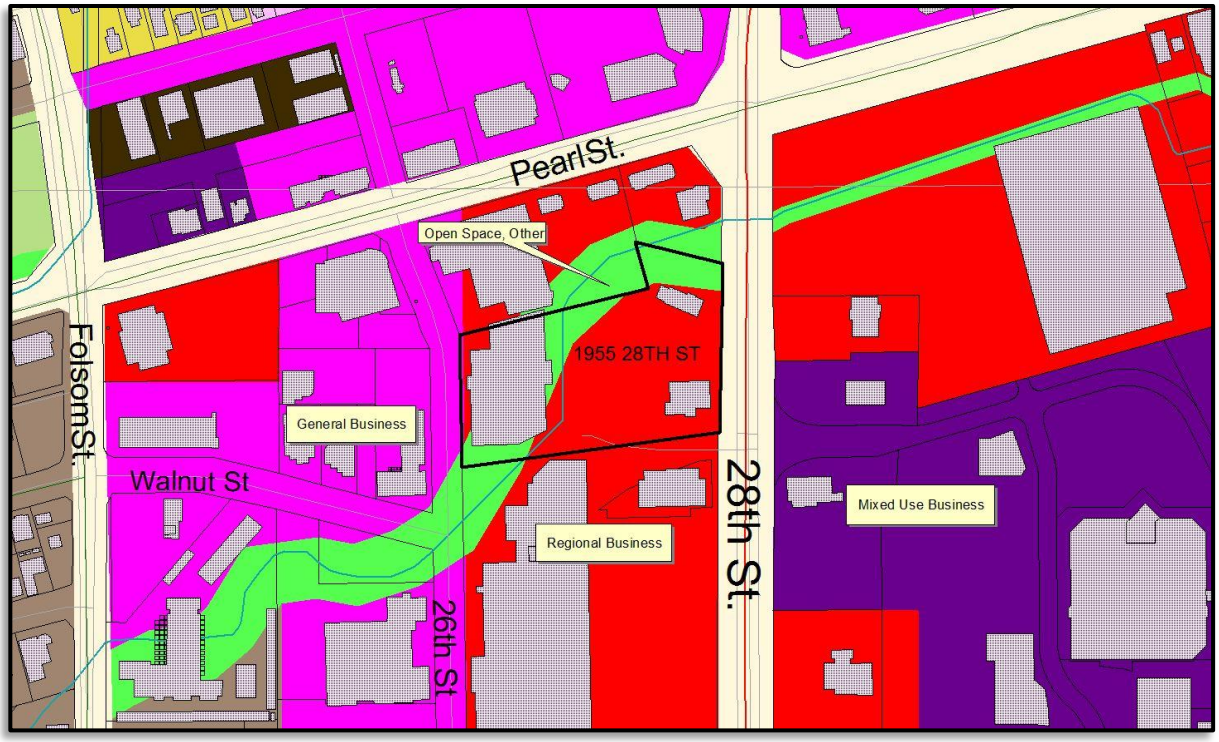


Figure 5: BVCP Land Use Map

There is a strip of land within the property with a land use designation of Open Space – Other, which is defined as *"public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions."* There are no development restrictions associated with this designation; rather, the designation indicates *"that the long-term use of the land is planned to serve one or more open space functions. However, Open Space designations may not reflect the current use of the land while in private ownership."* In this case, the open space designation surrounds the North Boulder Farmer's Ditch, which runs under the site. Because the subject property and neighboring property are privately owned and already fully developed, the Open Space land use designation does not impact the types of development allowed on those parcels. See **Figure 5** above for Land Use Designation Map.

Existing Site / Area Context.
The subject site is located within the Boulder Valley Regional Center (BVRC) on the west side of 28th Street between Walnut Street and Pearl Street, and as such is subject to the BVRC Design Guidelines (the Guidelines). The character of this area is predominantly commercial and retail oriented, with Target and the 29th Street Shopping Center located immediately across 28th Street to the east. To the north is the existing Google office building (formerly Circuit City) and pad restaurant and retail shops. To the south is the Marshall's Plaza shopping center including Marshall's, Office Depot, REI and Bed Bath & Beyond.

The 1955 28th St. PUD where the project site is located is comprised of three parcels held under common ownership. Currently, the PUD is developed with a large retail liquor store (Hazel's) and a smaller retail mattress store (Denver Mattress), and includes a large surface parking area that is shared between uses. The proposed Bank of America site is located at the northeast corner of the PUD, and currently contains a surface parking lot providing parking for the two existing retail uses.

The proposed Bank of America site was the previously location of a drive-thru Wendy's restaurant, which was originally approved in 1977 through a Special Review. In 1995, a separate Site Review was approved (as a part of the 1955 28th St. PUD), which included a 35,980 square foot retail building (currently Hazel's Liquors) as well as an additional 4,000 square foot pad site (currently Denver Mattress) to the west and south of the Wendy's site. In 2012, staff approved a Site Review Amendment for the demolition and removal of the existing Wendy's restaurant pad building and the temporary reconfiguration of the parking lot, vehicular access, and landscaping and lighting to serve the Hazel's retail liquor store. The proposed Bank of America building would be located where the former Wendy's stood.

Review Process.
Pursuant to section 9-2-14(m), B.R.C. 1981, a proposal to modify, structurally enlarge, or expand any approved site review that is found to exceed the Minor Amendment standards regarding changes to the intended design character and site arrangement of the development requires an Amendment to the Approved Site Plan in conformance with the Site Review criteria found in section 9-2-14(h), B.R.C. 1981. In addition, pursuant to section 9-6-1, B.R.C. 1981, a Use Review is required for drive-thru uses to operate in the BR-1 zone district. In addition to the Use Review standards found in section 9-2-15(e), B.R.C. 1981, a request for a drive-thru use must meet the conditional use standards for drive-thru uses found in section 9-6-9(c), B.R.C. 1981. Both the Site Review Amendment and Use Review are staff-level decisions subject to call-up by the Planning Board. The subject application was called up by the Planning Board on December 4, 2014.

KEY ISSUES:
Staff has identified the following key issues for the board's consideration:

1. **Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?**

   Section 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981 includes the procedures and review criteria for approval of an amendment to an approved site review development. The proposal was found to be consistent with the criteria for Amendments to Approved Site Plans found in section 9-2-14(m), B.R.C. 1981. Please refer to **Attachment B** for staff's complete analysis of the review criteria.

2. **Does the proposed project meet the Use Review criteria as set forth in section 9-2-15(e), B.R.C. 1981?**

   Section 9-2-15(e), B.R.C. 1981 includes the procedures and review criteria for approval of a Use Review. The proposal was found to be consistent with the criteria for Use Review found in section 9-2-15(e), B.R.C. 1981. Please refer to **Attachment B** for staff's complete analysis of the review criteria.

3. **Does the proposed project meet the standards for drive thru uses set forth in section 9-6-9(c), BRC, 1981?**

The proposal was found to be consistent with the criteria for Drive-Thru Uses found in section 9-6-9(c), B.R.C. 1981. Please refer to **Attachment B** for staff's complete analysis of the review criteria.

PUBLIC COMMENT AND PROCESS:
The required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property and a sign posted on the property for at least 10 days. All notice requirements of Section 9-4-2, B.R.C. 1981 have been met. Staff has not received any comments from the public regarding this proposal.

STAFF FINDINGS AND RECOMMENDATION
Staff recommends that the Planning Board approve the Site and Use Review application LUR2014-00057, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** prepared by the Applicant on November 6, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Development Agreement recorded May 16, 1996 at Reception No. 1608284, the Amended Development Agreement recorded August 22, 1997 at Reception No. 1724916 and the Development Agreement recorded May 22, 2012 at Reception No. 03224469.

3. Prior to building permit issuance, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:

    a. **Final architectural** plans, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated November 6, 2014 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.

    b. A **final site plan** which includes detailed floor plans and section drawings.

    c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.

    d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.

    e. A **detailed landscape** plan, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

A: Proposed Plans
B: Staff Analysis of Review Criteria
C: Staff's Development Review Comments

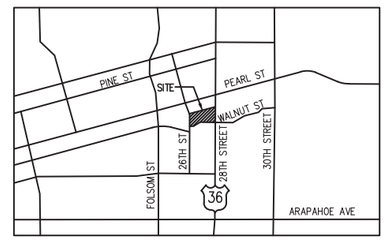
ATTACHMENT A

SITE REVIEW AMENDMENT
1945-1965 28TH STREET
BOULDER, COLORADO

AUGUST 4, 2014

CONTACTS

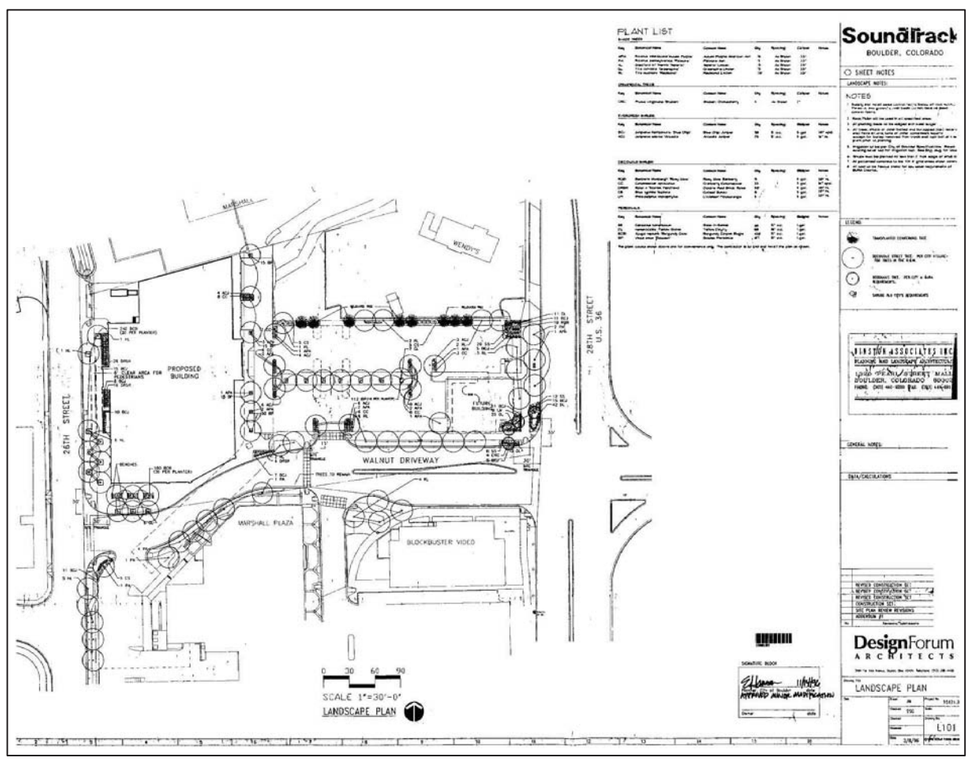
APPLICANT:	BRUCE DIERKING c/o PACKARD AND DIERKING, LLC 2595 CANYON BLVD, SUITE 200 BOULDER, CO 80302-5620	(303) 447-0450
CIVIL ENGINEER:	JVA, INC 1319 SPRUCE STREET BOULDER, CO 80302 CHARLES R. HAGER, IV	(303) 444-1951
LANDSCAPE ARCHITECT:	STUDIO TERRA, INC. 758 CLUB CIRCLE LOUISVILLE, CO 80027 CAROL ADAMS	(303) 494-9138
ARCHITECT:	GENSLER 1625 BROADWAY, SUITE 400 DENVER, CO 80202 JIM LARSON	(303) 595-8585



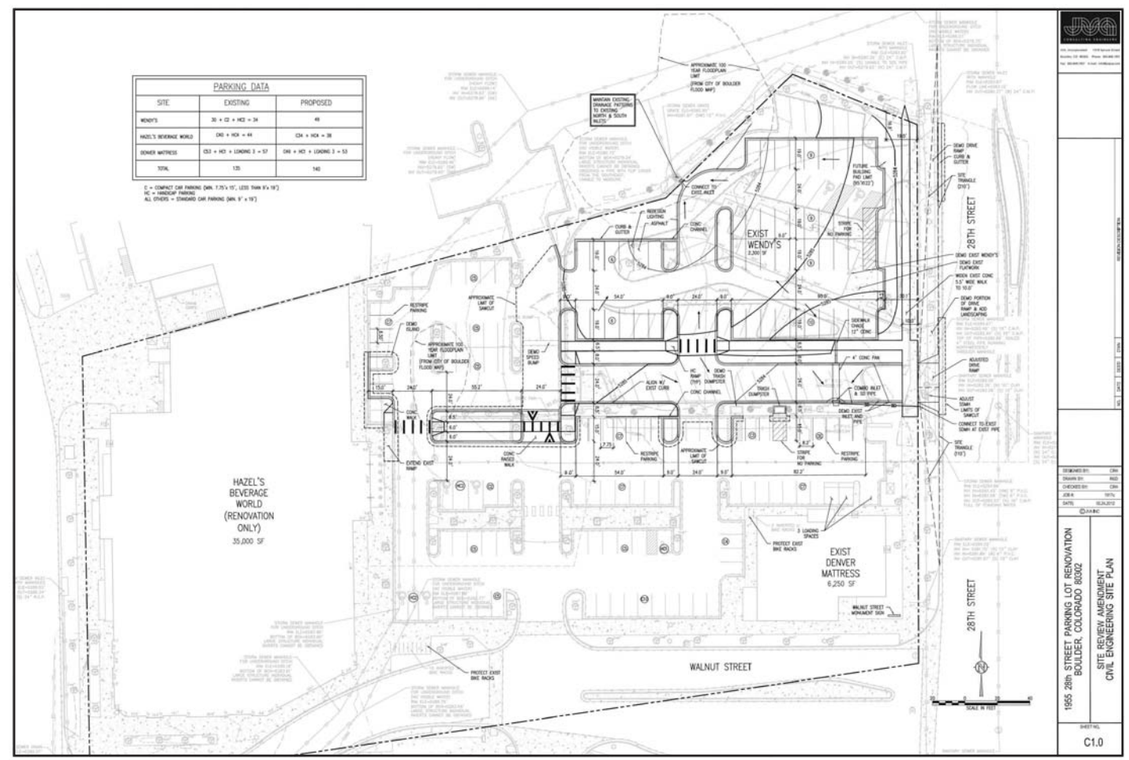
VICINITY MAP
NTS

DRAWING INDEX

SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	DEMOLITION PLAN
C1.0	GRADING PLAN
C2.0	UTILITY PLAN
C3.0	HORIZONTAL CONTROL PLAN
L1.0	LANDSCAPE PLAN AND TREE INVENTORY
L2.0	PLANT DETAILS, SCHEDULE AND COMPLIANCE CHART
E1.0	LIGHTING PLAN



PREVIOUS MINOR MODIFICATION
(APPROVED 11/14/96)



PREVIOUS SITE PLAN AMENDMENT
(APPROVED 04/13/12)

JVA, Incorporated 1319 Spruce Street
Boulder, CO 80302 Phone: 303.444.1951
Fax: 303.444.1957 E-mail: info@jvajva.com

NO.	DATE	DESD	DWN	REVISION DESCRIPTION
1	10/08/14	DNS	REP	SITE REVIEW RESUBMITTAL

DESIGNED BY:	DNS
DRAWN BY:	REP
CHECKED BY:	CRH
JOB #:	1917.3c
DATE:	09.04.14

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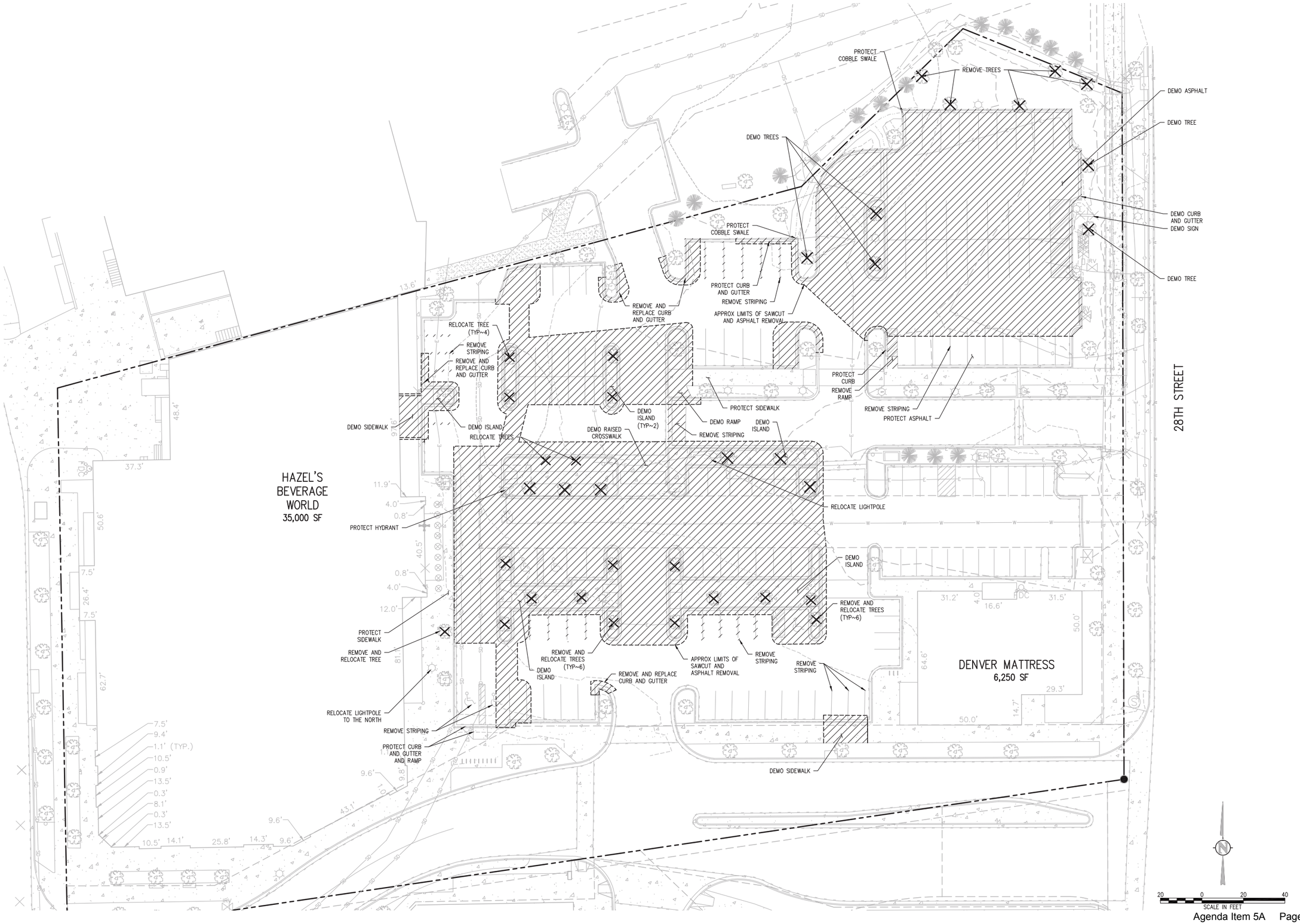
1945-1965 28th STREET PARKING LOT RENOVATION
BOULDER, COLORADO 80302

SITE AMENDMENT
COVER SHEET

SHEET NO.
C0.0



JVA CONSULTING ENGINEERS
JVA, Incorporated 1319 Spruce Street
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Fax: 303.444.1957 E-mail: info@jvajva.com

NO.	DATE	DESCRIPTION	DESIGN	DRAWN
1	10/06/14	SITE REVIEW RESUBMITTAL	DNS	REP

DESIGNED BY:	DNS
DRAWN BY:	REP
CHECKED BY:	CRH
JOB #:	1917.3c
DATE:	09.04.14

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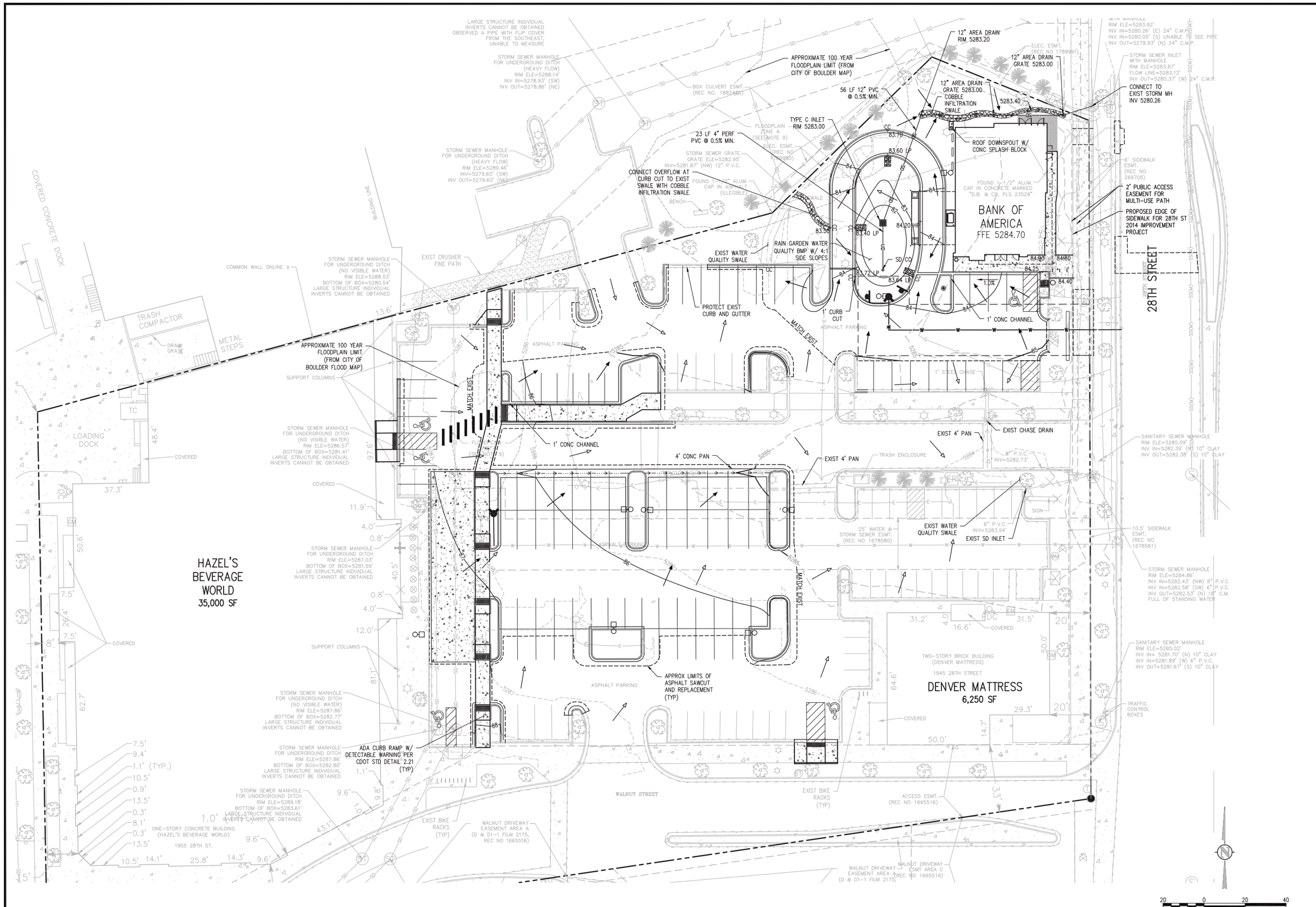
BOULDER, COLORADO 80302

DEMOLITION PLAN

SHEET NO. C0.1



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NO.	DATE	DESC'D	DWN
1	10/06/14	DNS	REP

REVISION DESCRIPTION: SITE REVIEW RESUBMITTAL

DESIGNED BY:	DNS
DRAWN BY:	REP
CHECKED BY:	CRH
JOB #:	1917.3c
DATE:	09.04.14

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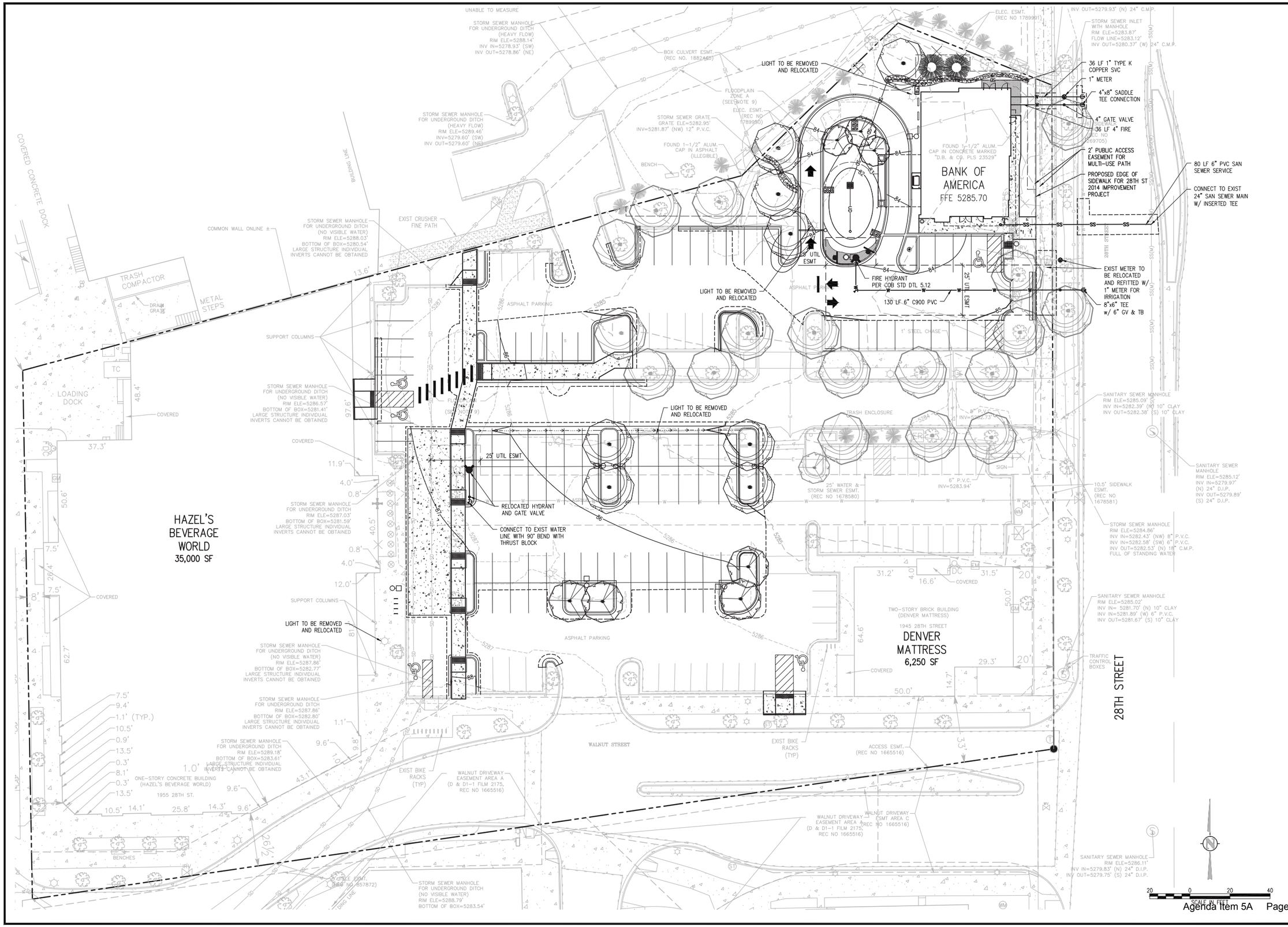
BOULDER, COLORADO 80302

GRADING AND DRAINAGE PLAN

SHEET NO. C1.0



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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
1	10/08/14	DNS	REP	SITE REVIEW RESUBMITTAL

DESIGNED BY:	DNS
DRAWN BY:	REP
CHECKED BY:	CRH
JOB #:	1917,3c
DATE:	09.04.14

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1945-1965 28th STREET PARKING LOT RENOVATION
BOULDER, COLORADO 80302

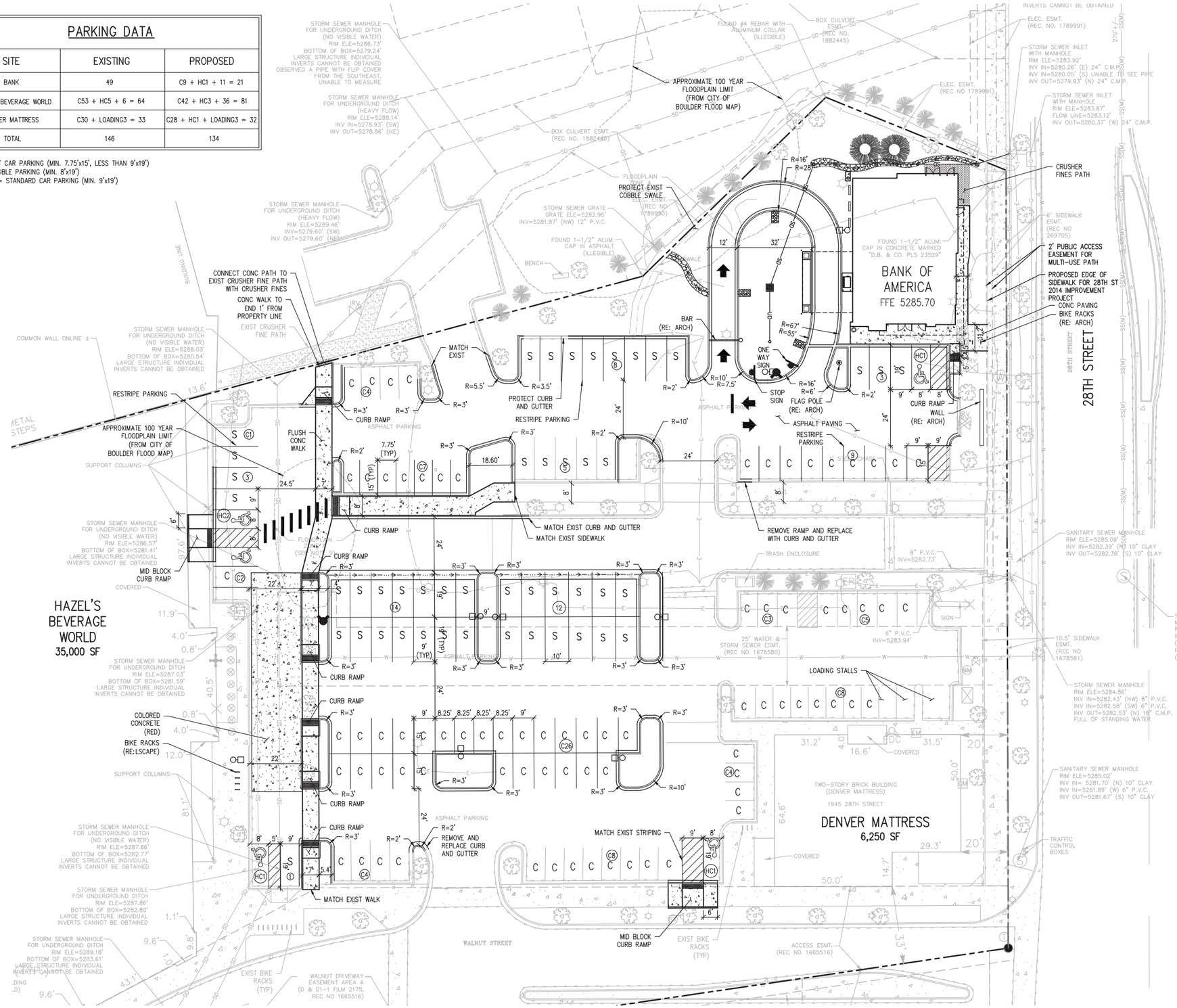
UTILITY PLAN

SHEET NO. C2.0

PARKING DATA

SITE	EXISTING	PROPOSED
BANK	49	C9 + HC1 + 11 = 21
HAZEL'S BEVERAGE WORLD	C53 + HC5 + 6 = 64	C42 + HC3 + 36 = 81
DENVER MATTRESS	C30 + LOADING3 = 33	C28 + HC1 + LOADING3 = 32
TOTAL	146	134

C = COMPACT CAR PARKING (MIN. 7.75'x15', LESS THAN 9'x19')
HC = ACCESSIBLE PARKING (MIN. 8'x19')
ALL OTHERS = STANDARD CAR PARKING (MIN. 9'x19')



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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
1	10/06/14	DNS	REP	SITE REVIEW RESUBMITTAL

DESIGNED BY:	DNS
DRAWN BY:	REP
CHECKED BY:	CRH
JOB #:	1917.3c
DATE:	09.04.14

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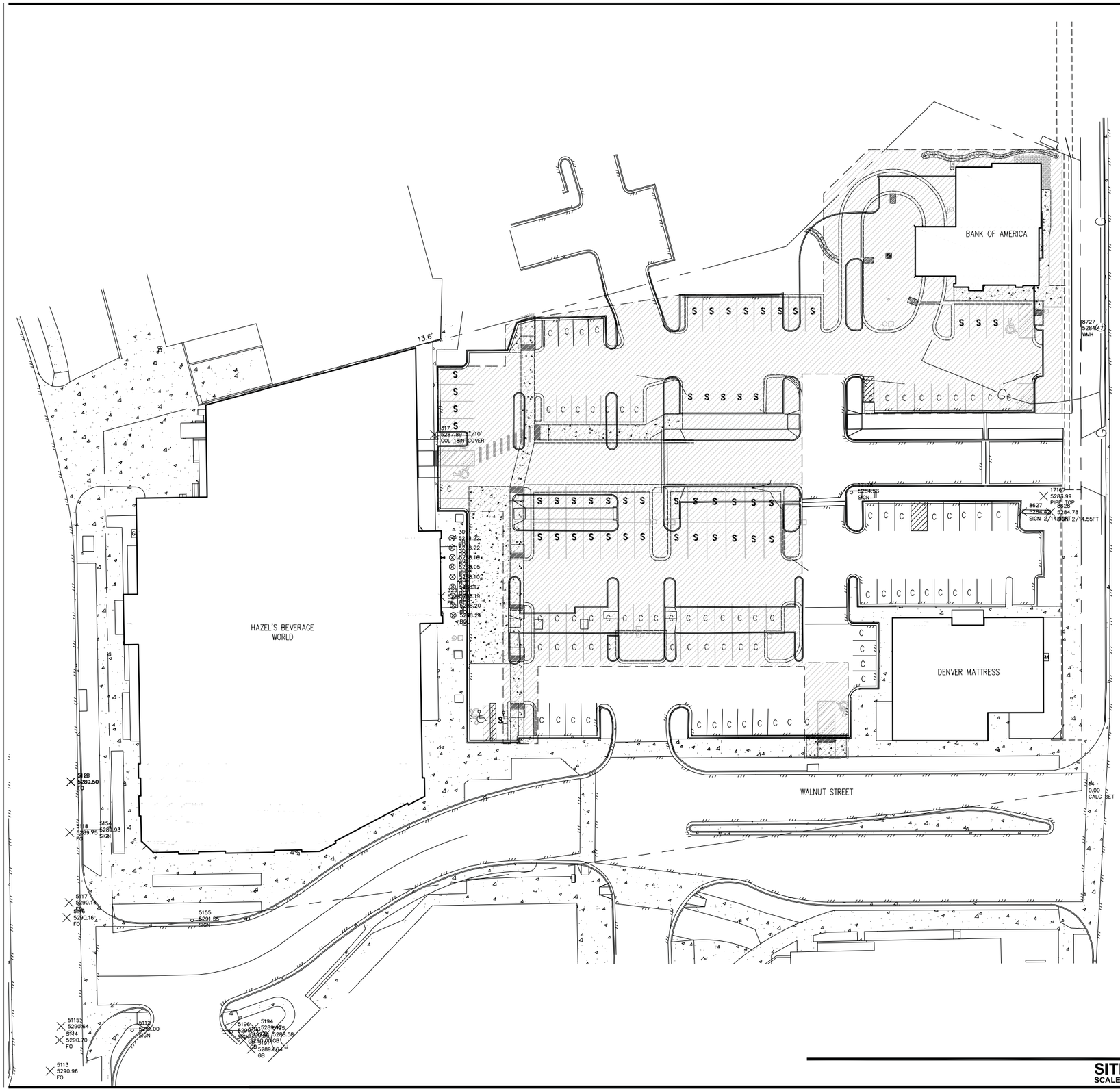
BOULDER, COLORADO 80302

CIVIL SITE PLAN

SHEET NO. C3.0



SITE PLAN 01
SCALE: 1"=25'-0"

KEY NOTES

SITE FLOOR AREA TABLE		
	EXISTING (SF)	PROPOSED (SF)
DENVER MATTRESS	6,250	6,250
HAZEL'S	35,000	35,000
BANK OF AMERICA	0	2,850
TOTAL	41,250	44,100

PARKING DATA		
SITE	EXISTING	PROPOSED
BANK	49	C9+HC1+11=21
HAZEL'S BEVERAGE WORLD	C53+HC5+6=64	C42+HC3+36 = 81
DENVER MATRESS	C30+L3=33	C28+HC1+L3 = 32
TOTAL	146	134

HATCH INDICATES ARES OF PROPOSED ADJUSTMENTS

SHEET NOTES

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ANDERSON HASTINGS
STRUCTURAL ENGINEERING
12596 W. BAYAUD AVE.
LAKEWOOD, CO 80228
303-433-8486

SWANSON RINK
MECHANICAL ENGINEERING
1120 LINCOLN STREET
DENVER, CO 80223
303-832-2666

STUDIO TERRA
LANDSCAPE ARCHITECT
758 CLUB CIRCLE
LOUISVILLE, CO 80027
303-494-9138

No.	Revision	Date	By

BANK OF AMERICA BOULDER
CITY OF BOULDER SITE PLAN REVIEW & USE REVIEW
RE-SUBMITTAL
1965 28TH STREET, BOULDER 80301
SITE PLAN

DATE: NOVEMBER 06, 2014
JOB NUMBER: 03.7330.000
SCALE: 1: 25

SHEET

A00.00

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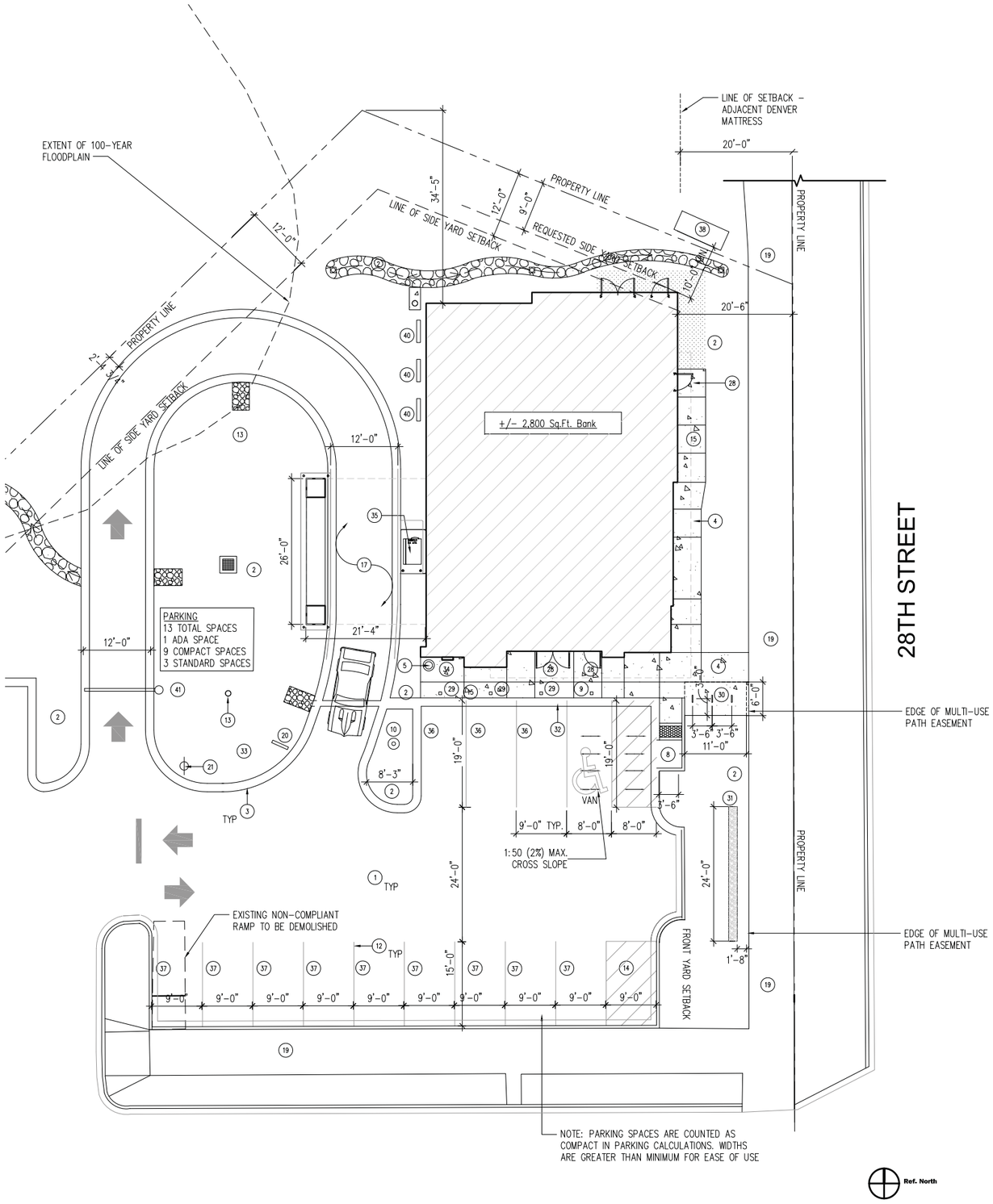
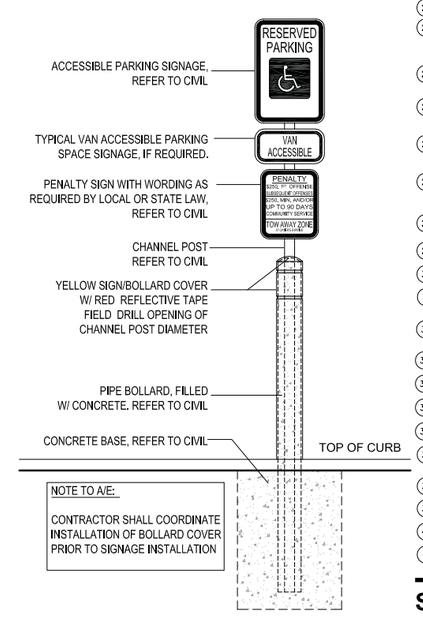


SITE PLAN 01
SCALE: 1"=10'-0"



GROUND MOUNTED SIGNAGE 01
SCALE: 1"=1'-0"

KEY NOTES

1. ASPHALT PAVING PER D.O.T. SPEC W/ 24' TWO-WAY DRIVEWAYS/DRIVE AISLES (OR GOVT. STD.)
   PROVIDE 1" APHALTIC CONCRETE ON TACK COAT ON 1 1/2" ASPHALTIC BINDER ON PRIME COAT ON 6" GRADED AGGREGATE BASE
2. LANDSCAPING – SEE LANDSCAPE PLAN
3. 24" CONCRETE CURB AND GUTTER, TYP. W/ MIN. 15' RADIUS WHERE APPLICABLE
4. CONCRETE SIDEWALK – CJ @ 5'-0" O.C., TYPICAL
5. ASH URN PER SPECIFICATION. INSTALL PER MANUFACTURER RECOMMENDATION
6. CONCRETE PAD TO RECEIVE TRANSFORMER – SEE ELEC.
7. **SITE LIGHT POLE – SEE ELEC.**
   CONTRACTOR TO CONFIRM SITE LIGHTING FIXTURES WITH THOSE ORDERED AND INSTALLED FOR THE DEVELOPMENT WHEN REQUIRED TO MATCH DEVELOPMENT STANDARD
8. ACCESSIBLE RAMP
9. HANDICAPPED PARKING SIGN PER ADA GUIDELINES
10. FLAG POLE – NOT ATTACHED TO BUILDING
11. PYLON AND MONUMENT SIGN PROVIDED BY OWNER SIGN VENDOR. CONTRACTOR TO COORDINATE ELECTRICAL TO SIGN. REFER TO ELEC.
12. STRIPING:
    PARKING SPACES – 4" WIDE STRIPE, WHITE
    TRAFFIC DIRECTIONAL ARROWS – WHITE
    ACCESSIBLE ACCESS AISLE – WHITE
    ENTER/EXIT LANE DIVIDER – 4" WIDE STRIPE, WHITE
13. BIO-SWALE DRAINAGE ELEMENT; RE: CIVIL
14. REQUIRED TURNAROUND
15. ALL SIDEWALK SLOPE TO BE 2% MAX (1.5% RECOMMENDED)
16. HEADER CURB– 10" WIDE AGAINST BUILDING
17. CONCRETE PAVING. 8" CONCRETE SLAB ON 8" AGGREGATE BASE
18. 12" STRIPE – PAINTED
19. EXISTING SIDEWALK
20. DIRECTIONAL SIGNAGE: (BY OWNER)
    DRIVE-THRU
    BANK PARKING
    DO NOT ENTER
21. STOP SIGN W/PAINTED STOP LINE
22. INCOMING TELCO CABLE
23. UNDERGROUND CONDUIT FROM TRANSFORMER TO MAIN ELEC. BREAKER
    RE: ELEC AND CIVIL
24. DOWNSPOUT – DRAIN TO STORM LINE
    RE: PLUMBING AND CIVIL
25. GAS METER (WHEN APPLICABLE)
    RE: PLUMBING & CIVIL
26. SANITARY LINE AND C.O.
    RE: PLUMBING AND CIVIL
27. WATER SUPPLY LINE
    RE: PLUMBING AND CIVIL
28. 2% MAX SLOPE (CROSS & RUNNING) AT DOOR MANEUVERING CLEARANCE 1.5%
29. PARKING SIGN: PER BANK SIGNAGE GUIDELINES
30. BICYCLE RACK
31. 42" H BRICK CLAD (BR-1) WALL WITH STONE (STN-1) CAP
32. DASHED LINE INDICATES EXTENT OF PARKING OVERHANG
33. FIRE HYDRANT – PROPOSED
34. NIGHT DROP; WALK UP
35. DRIVE UP ATA – DAY 1
36. STANDARD PARKING SPACE – 9'-0" W X 19'-0" D
37. MODIFIED COMPACT PARKING SPACE – 9'-0" W X 15'-0" D
38. EXISTING TRANSFORMER ELECTRICAL PULL BOX.
39. NOT USED
40. FREESTANDING TRELLIS; RE: LANDSCAPE DRAWINGS
41. OVERHEAD BANG BAR WITH DRIVE THROUGH CLEARANCE INDICATED

SHEET NOTES

1. SEE LANDSCAPE PLAN FOR EXISTING & PROPOSED VEGETATION AND TREES.
2. ALL SIDEWALK CAULKING TO BE ARC

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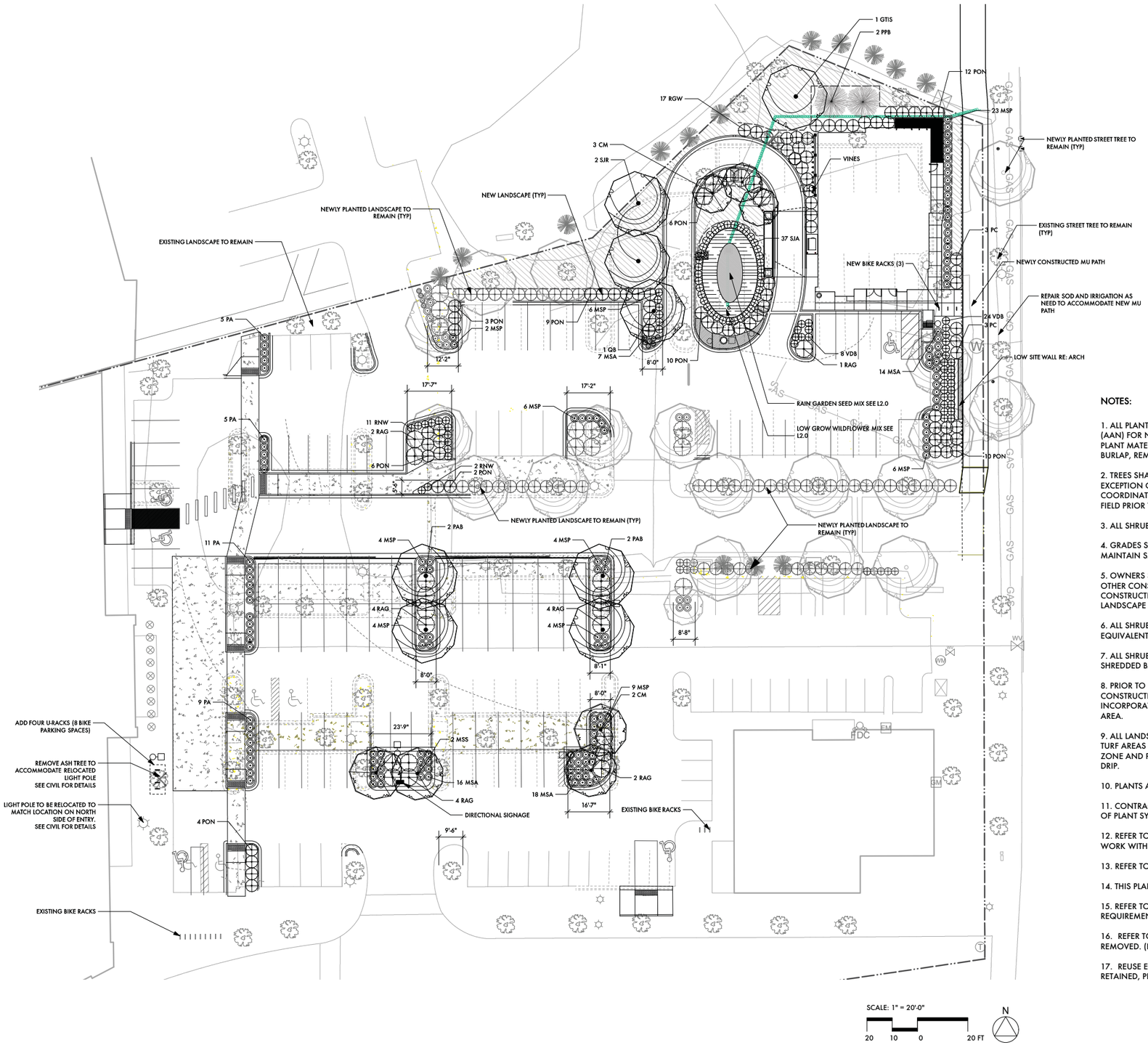
STUDIO TERRA
LANDSCAPE ARCHITECT
758 CLUB CIRCLE
LOUISVILLE, CO 80027
303-494-9138

No.	Revision	Date	By

BANK OF AMERICA BOULDER
CITY OF BOULDER SITE PLAN REVIEW & USE REVIEW
RE-SUBMITTAL
1965 28TH STREET, BOULDER 80301
SITE PLAN

DATE: NOVEMBER 06, 2014
JOB NUMBER: 03.7330.000
SCALE: 1:10

SHEET
A00.01



LEGEND:

- EXISTING TREES TO REMAIN OR BE REMOVED - SEE TREE INVENTORY FOR FURTHER DETAIL
- DECIDUOUS TREES - 3" CAL.
- ORNAMENTAL TREES - 2" CAL
- SHRUBS - 5 GAL
- ORNAMENTAL GRASSES - 1 GAL
- GROUNDCOVERS- 1 GAL
- LOW-WATER DEMAND TURF GRASS - SOD
- LOW GROW WILDFLOWER SEED MIX
- RAIN GARDEN SEED MIX
- U-RACK BIKE RACK
- LANDSCAPE EDGER

NOTES:

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.

2. TREES SHALL NOT BE PLANTED CLOSER 10 FEET TO ANY PUBLIC SEWER OR WATER LINE (WITH THE EXCEPTION OF WATER SERVICE LINES WHICH MAY BE AS CLOSE AS 5'). TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.

3. ALL SHRUBS SHALL BE PLANTED NO LESS THAN 3' FROM ANY SIDEWALK OR CURB.

4. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.

5. OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

6. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH RYERSON OR APPROVED EQUIVALENT STEEL EDGER.

7. ALL SHRUB BED AREAS, PERENNIALS AND GROUNDCOVER SHALL BE MULCHED WITH A 4" LAYER OF SHREDDED BARK MULCH.

8. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.

9. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP, SHRUBS AND TREES WILL HAVE A DRIP ZONE AND PERENNIALS/GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS OR DRIP.

10. PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.

11. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.

12. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.

13. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.

14. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.

15. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR TREE PROTECTION REQUIREMENTS.

16. REFER TO THE TREE INVENTORY FOR INFORMATION ON TREES TO REMAIN AND TREES TO BE REMOVED. (FOUR INVENTORIED TREES TO BE REMOVED)

17. REUSE EXISTING PLANT MATERIAL WHERE POSSIBLE. IF EXISTING MATERIAL IS NOT ABLE TO BE RETAINED, PROVIDE REPLACEMENT PLANTS AT SIZES INDICATED IN THE PLANT SCHEDULE.

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
1	10/06/14	CA	CA	SITE REVIEW RESUBMITTAL
2	11/06/14	CA	CA	SITE REVIEW CORRECTIONS

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB #:
DATE: 8/4/2014

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1945-1965 28TH STREET PARKING LOT RENOVATION
BOULDER, COLORADO 80302

LANDSCAPE PLAN
SITE REVIEW AMENDMENT

SHEET NO.
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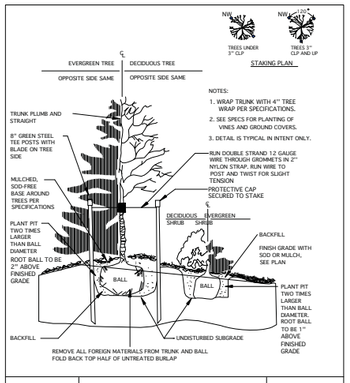
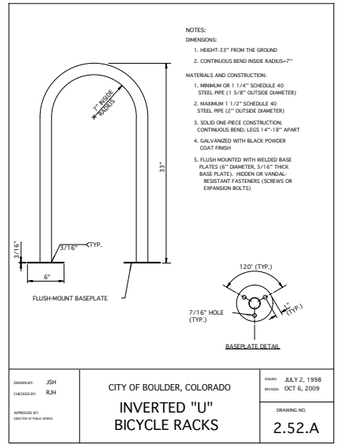


1 TREE AND SHRUB PLANTING DETAIL

SCALE: not to scale



2 INVERTED - U BIKE RACKS

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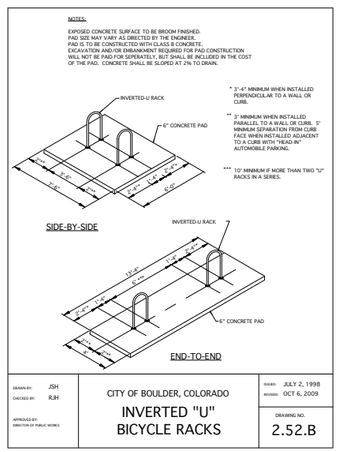

3 INVERTED - U BIKE RACKS - LAYOUT

SCALE: not to scale

PLANT SCHEDULE

	QUANT	PERENNIALS/VINES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
CP		CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER
PN		POTENTILLA NEUMANNIANA 'NANA'	DWARF SPRING CINQUEFOIL	12-18"	2-4'	LOW	SUN TO FS	BUTTER YELLOW	LATE SPRING
VM		VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	12-18"	4-6"	LOW	ADAPTABLE	BLUE	EARLY SPRING TO MID-SUMMER
PQ		PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	N/A	N/A	LOW	SUN TO FS	N/A	FALL
PT		PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	N/A	N/A	MEDIUM	SHADE	N/A	FALL
CT		CAMPSIS X TAGLIABUANA 'MADAME GLEN'	MADAME GALEN TRUMPET VINE	N/A	N/A	LOW	SUN	ORANGE	SUMMER
	0								
	QUANT	ORNAMENTAL GRASSES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
MSA		MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	2-3'	2-3'	MEDIUM	SUN	PINK	LATE SUMMER
MSL		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN	BRONZE	LATE SUMMER
MSP		MISCANTHUS SINENSIS PURPURASCENS	FLAME (PURPLE MAIDEN) GRASS	3-4'	2-3'	MEDIUM	SUN	BRONZE TO SILVERY V	LATE SUMMER
PA		PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3-4'	24-30"	LOW	SUN	TAN	LATE SUMMER
	0								
	QUANT	CONTAINER SHRUBS BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
PON		PHYSOCARPUS OPULIFOLIUS NANUS	NINEBARK, DWARF	4-5'	4-5'	LOW	SUN TO FS	WHITE	LATE SPRING
PC		PRUNUS X CISTENA	PLUM, PURPLE LEAF	6-8'	4-6'	MEDIUM	SUN	PALE PINK	MID-SPRING
RAG		RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	2-3'	6-8'	LOW	SUN	YELLOW	EARLY SPRING
RA		RIBES ALPINUM	CURRANT, ALPINE	3-6'	3-6'	LOW	SUN TO FS	YELLOWISH-GREEN	MID-SPRING
RGW		ROSA X GOLDEN WINGS	ROSE, SINGLE YELLOW SHRUB	3-5'	4-6'	LOW	SUN	YELLOW	EARLY SUMMER
RNW		ROSA X NEARLY WILD	ROSE, SINGLE PINK SHRUB	2-3'	2-3'	LOW	SUN	PINK	EARLY TO LATE SUMMER
SJA		SPIREA JAPONICA ANTHONY WATERER	SPIREA, ANTHONY WATERER	2-3'	2-4'	MEDIUM	SUN TO FS	ROSE RED	EARLY SUMMER
VDB		VIBURNUM DENTATUM BLUE MUFFIN	VIBURNUM, BLUE MUFFIN	3-5'	3-4'	MEDIUM	ADAPTABLE	WHITE	SPRING
	0								
	QUANT	DECIDUOUS TREES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
GTIS	1	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	40-50'	30-40'	LOW	SUN	N/A	N/A
PAB	4	PLATANUS X ACERIFOLIA BLOODGOOD	PLANETREE, BLOODGOOD	70-100'	65-80'	MEDIUM	SUN	N/A	N/A
SJR	2	SOPHORA JAPONICA 'REGENT'	REGENT JAPANESE PAGODA TREE	40-50'	30-40'	MEDIUM	SUN TO FS	CREAMY WHITE	SUMMER
	7								
	QUANT	ORNAMENTAL TREES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
CM	5	CRATAEGUS X MORDENENSIS SNOWBIRD	HAWTHORN, SNOWBIRD	15-20'	15-20'	LOW	SUN	WHITE	SPRING
MSS	2	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	20-25'	20-25'	MEDIUM	SUN	WHITE	SPRING
	5								
	QUANT	EVERGREEN TREES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
PPB	2	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	20-30'	10-15'	MEDIUM	SUN	N/A	N/A
	2								

THIS PLANT SCHEDULE ASSUMES FULL PLANTINGS SHOULD EXISITNG PLANTS NOT SURVIVE TRANSPLANTING OR PLANTS TO REMAIN IN PLACE DO NOT SURVIVE CONSTRUCTION.

LANDSCAPE COMPLIANCE

LANDSCAPE REQUIREMENTS

STREETSCAPE	LF	TREES REQUIRED	PROVIDED	NOTES
28TH STREET	165 LF	*5*	*5*	STREET TREES NOT AFFECTED WITH SITE REVIEW AMENDMENT
TOTAL		*5*	*5*	

SITE LANDSCAPE

TOTAL SITE AREA 72,224 SF

	SF	TREES REQUIRED	PROVIDED	SHRUBS REQUIRED	PROVIDED
BUILDINGS, DRIVES, PARKING	57,860 SF	10	16	50	100 PLUS
NET SITE AREA	**14,364 SF**				

TREES PROVIDED DOES NOT INCLUDE STREETSCAPE OR PARKING LOT TREES OR PARKING LOT SHRUBS OF THE 16 TREES PROVIDED, 9 ARE NEW AND 7 ARE EXISTING TO REMAIN.

PARKING LOT LANDSCAPE

140 SPACES EXISTING, 138 PROPOSED (REQUIRES 5% LANDSCAPE AREA)

	TOTAL AREA	SF LANDSCAPE REQUIRED	PROVIDED	TREES REQUIRED	PROVIDED	COVERAGE/SCREENING
NEW LOT - INTERIOR LANDSCAPE	57,310 SF	2,866 SF	3,222 SF	15	15	FULL PLANT COVERAGE IN ISLANDS AND FULL 42" SCREENING ALONG 28TH STREET AND NORTH EDGE OF LOT
TOTAL				**15**	**15**	

DOES NOT INCLUDE "NON-COMPLIANT" PARKING LOT LANDSCAPING THAT TOTALS AN ADDDTIONAL 1,015 SF OF LANDSCAPE

LEGEND

- SITE AREA
- PARKING LOT AREA
- SITE LANDSCAPING
- PARKING LOT LANDSCAPING
- NON-COMPLIANT PARKING LOT LANDSCAPING

4 LANDSCAPE CALCULATIONS

Scale: 1" = 40 ft

Arkansas Valley Seed

Supplying QUALITY Seed With INTEGRITY Since 1945

Low Grow Wildflower Mix

The Low Grow Wildflower Mix offers a combination of both annuals and perennials that will be lower growing. Grows from 8 to 20 inches high and is very drought tolerant.

Characteristics:
- Grows 8-20 inches tall
- Annuals & Perennials

Seeding Rate:
- 6-8 lbs per Acre
- 1 lb per 6,000 Sq Ft
- ½ lb per 3,000 Sq Ft

Mix contains:

12% Cornflower	5% Sweet William
10% Baby's Breath	5% Dwarf Lance-Leaf Coreopsis
10% Blue Flax	3% Dwarf Plains Coreopsis
8% Sweet Alyssum	3% Annual Candy Tuft
8% Chinese Forget-Me-Not	2% Dwarf Red Coneflower
8% Dwarf Godetia	2% Gallardia Aristata
8% Wall Flower, Siberian	1% Tussock Bellflower
8% California Poppy	1% Johnny Jump-Up
5% Shasta Daisy	1% Snow-in-Summer

RAIN GARDEN SEED MIX

COMMON NAME	SPECIES	VARIETY	PLS LBS PER ACRE	OUNCES PER ACRE
Sand bluestem	*Andropogon hallii*	Garden	3.5	
Sideoats grama	*Bouteloua curtipendula*	Butte	3	
Western wheatgrass	*Pascopyrum smithii*	Ariba	3	
Little bluestem	*Schizachyrium scoparium*	Patura	3	
Alkali sacaton	*Sporobolus airoides*		3	
Sand dropseed	*Sporobolus cryptandrus*		3	
Pasture sage	*Artemisia frigida*			2
Blue aster	*Aster laevis*			4
Blanket flower	*Gaillardia aristata*			8
Prairie coneflower	*Ratibida columnifera*			4
Purple prairieclover	*Dalea (Petalostemum) purpurea*			4
		Subtotals	**18.5**	**22**
		Total lbs/acre	**28.9**	

5 SEED MIXES

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Fax: 303.444.1957 E-mail: info@jvajva.com

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303.404.9138
CARLO@STUDIOTERRA.NET

Gensler
1625 Broadway
Ste. 400
Denver, CO 80202
303.595.8585

NO.	DATE	DES'D	DW'N	REVISION DESCRIPTION
1	10/06/14	CA	CA	SITE REVIEW RESUBMITTAL
2	11/06/14	CA	CA	SITE REVIEW CORRECTIONS

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB #:
DATE: 8/4/2014

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1945-1965 28TH STREET PARKING LOT RENOVATION
BOULDER, COLORADO 80302

PLANT DETAILS, SCHEDULE AND COMPLIANCE CHART
SITE REVIEW AMENDMENT

SHEET NO.
L 2.0

LEGEND

- MAIN DISTRIBUTION CENTER
- PANELBOARD
- ELECTRIC SERVICE METER
- CT — CURRENT TRANSFORMER
- T — TRANSFORMER
- CONCEALED CIRCUIT
- UNDERFLOOR / UNDERGROUND CIRCUIT
- EXPOSED CIRCUIT
- WM — WIREMOLD (SURFACE WIREWAY)
- PM — PLUGMOLD
- P-3 — HOMERUN TO PANELBOARD (ONE ARROW / CKT, PNL & CKT #'S SHOWN)
- (44,46) — CIRCUIT NUMBER(S) FOR SPECIFIED PANEL
- CONDUIT TURNS UP
- CONDUIT TURNS DOWN
- J — JUNCTION BOX
- K — PORCELAIN LAMP HOLDER (PC: PULL CHAIN)
- LIGHT FIXTURE: SURFACE MOUNTED
- RECESSED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXIT LIGHT: DIRECTIONAL ARROW
- BATTERY PACK
- SURFACE FLUORESCENT FIXTURE
- RECESSED FLUORESCENT FIXTURE
- SINGLE OUTLET: C-CLOCK (+70')
- DUPLEX RECEPTACLE (G: ISOLATED GROUND S: SAFETY)
- GFI — DUPLEX RECEPTACLE - GFCI
- SPLIT WIRE DUPLEX
- QUADRAPLEX (DOUBLE DUPLEX)
- S/P — COMB. SWITCH / RECEPTACLE
- FLOOR MOUNTED RECEPTACLE
- SPECIAL PURPOSE (AS NOTED)
- TELEVISION OUTLET
- M — MOTOR OUTLET (sto - switched thermal overload)
- TELEPHONE TERMINAL
- TELEPHONE OUTLET
- FLOOR MTD. TELEPHONE OUTLET
- COMPUTER OUTLET
- COMB. TELE/COMPUTER OUTLET
- S — TOGGLE SWITCH (s-switching, p-pilot light, 2-2 pole, k-keyed, 3-3 way, to-thermal overload, 4-4 way, t-timer)
- M — MOTION DETECTOR
- D — DIMMER
- T — THERMOSTAT
- TS — TIME SWITCH
- PC — PHOTOCELL
- PUSH-BUTTON STATION
- SAFETY SWITCH
- MOTOR STARTER / LIGHTING CONTACTOR
- COMBINATION MOTOR STARTER
- R — RELAY
- FAP — FIRE ALARM CONTROL PANEL
- ANNUNCIATOR
- PULL STATION
- HORN
- HL — HORN / LIGHT COMBINATION
- HS — HORN / STROBE
- S — STROBE
- BELL
- OS & Y VALVE
- F — FLOW SWITCH
- ROOM DETECTOR (SMOKE)
- ROOM DETECTOR (THERMAL)
- DUCT DETECTOR
- REMOTE INDICATING LIGHT / TEST SWITCH
- DOOR HOLDER
- CHIME
- FUSED SWITCH
- CIRCUIT BREAKER
- GROUND CONNECTOR
- MECHANICAL EQUIPMENT
- DETAIL NOTE
- KITCHEN / MEDICAL EQUIPMENT
- (E) — EXISTING TO REMAIN
- (ER) — EXISTING TO BE REPLACED
- (ED) — EXISTING TO BE DEMOLISHED

COMcheck Software Version 3.9.4
Exterior Lighting Compliance Certificate

2012 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : Parking Lot Renovation
Exterior Lighting Zone: **2 (Light industrial area with limited nighttime use)**

Construction Site: 1955 28th Street, Boulder, CO 80302
Owner/Agent:
Designer/Contractor:
Additional Efficiency Package: **Unspecified**

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Parking area	95850 ft2	0.06	Yes	5751	3870
			Total Tradable Watts* =	5751	3870
			Total Allowed Watts =	5751	
			Total Allowed Supplemental Watts** =	600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.
** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (95850 ft2): Tradable Wattage				
Single Head, Type IV: AA2: Metal Halide: Standard:	1	12	165	1980
Twin Head, Type IV: AA3: Metal Halide: Standard:	2	6	315	1890
			Total Tradable Proposed Watts =	3870

Section 4: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2012 IECC requirements in COMcheck Version 3.9.4 and to comply with the mandatory requirements in the Lighting Compliance Checklist.

Gerald Novotny, P.E. — Name - Title
Gerald Novotny — Signature
9/11/14 — Date

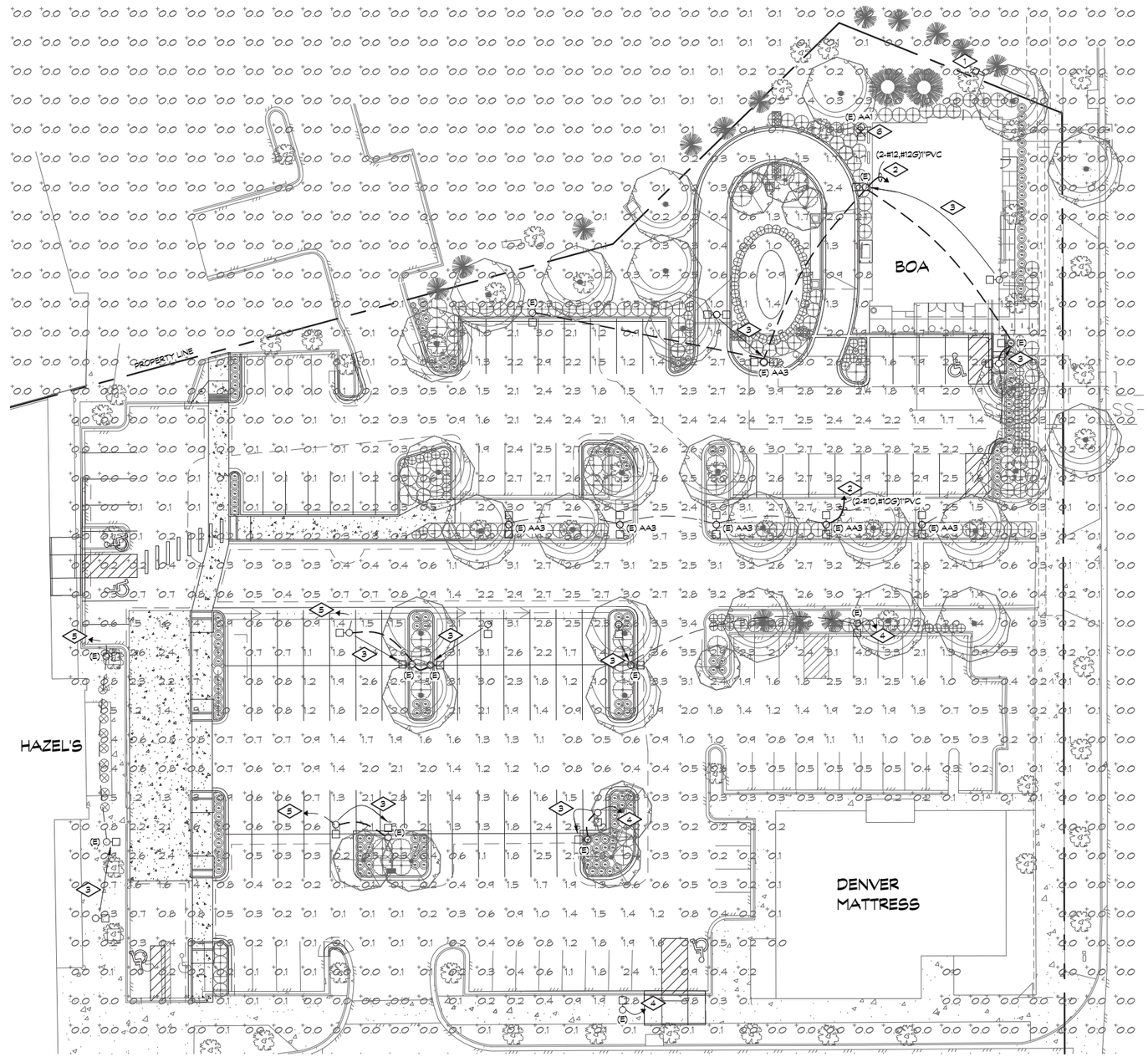
LUMINAIRE SCHEDULE

KEY	LAMP	DESCRIPTION	CEILG (DEPTH)	MANUFACTURER/#	VOLT
(E) AA1	M150/HOR (13000 LUM, 88 CRI)	FULL CUTOFF LUMINAIRE, SINGLE HEAD, TYPE III DIST, CAST ALUMINUM, SQUARE POLE DARK BRONZE FINISH, HOUSE SIDE SHIELD	20' POLE (TOTAL HEIGHT W/ 30"H BASE)	LITHONIA KSF1 150M R3 120 SP04 - HS	120
(E) AA3	M150/HOR (13000 LUM, 88 CRI)	FULL CUTOFF LUMINAIRE, TWIN HEAD, TYPE IV DIST, CAST ALUMINUM, SQUARE POLE DARK BRONZE FINISH	20' POLE (TOTAL HEIGHT W/ 30"H BASE)	LITHONIA KSF1 150M R4SC 120 SP04	120
(E)	M150/HOR (13000 LUM, 88 CRI)	EXISTING FULL CUTOFF LUMINAIRE, SINGLE HEAD, TYPE IV DIST, CAST ALUMINUM, SQUARE POLE DARK BRONZE FINISH	20' POLE (TOTAL HEIGHT W/ 30"H BASE)	EXISTING	120

NOTES: "NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
"VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

DETAIL NOTES THIS SHEET

1. EXISTING PEDESTAL MOUNTED ELECTRICAL SERVICE.
2. EXISTING CIRCUIT FED FROM PEDESTAL MOUNTED ELECTRICAL SERVICE, RE-FEED FROM BANK.
3. RELOCATE EXISTING POLE TO NEW LOCATION. EXTEND EXISTING WIRING TO NEW LOCATION FROM INDICATED CIRCUIT.
4. LIGHTING CIRCUIT FED FROM DENVER MATTRESS.
5. LIGHTING CIRCUIT FED FROM HAZEL'S.
6. EXISTING POLE MOUNTED LIGHT TO BE REMOVED.



SITE LIGHTING PLAN
1" = 20'

JVA CONSULTING ENGINEERS
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boulder engineering
plumbing, mechanical and electrical
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Boulder, CO 80302
303.444.6038 phone
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staff@boulderengineering.com

NO.	DATE	DESC'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	EM
DRAWN BY:	ER
CHECKED BY:	GFN
JOB #:	14098
DATE:	09.04.14

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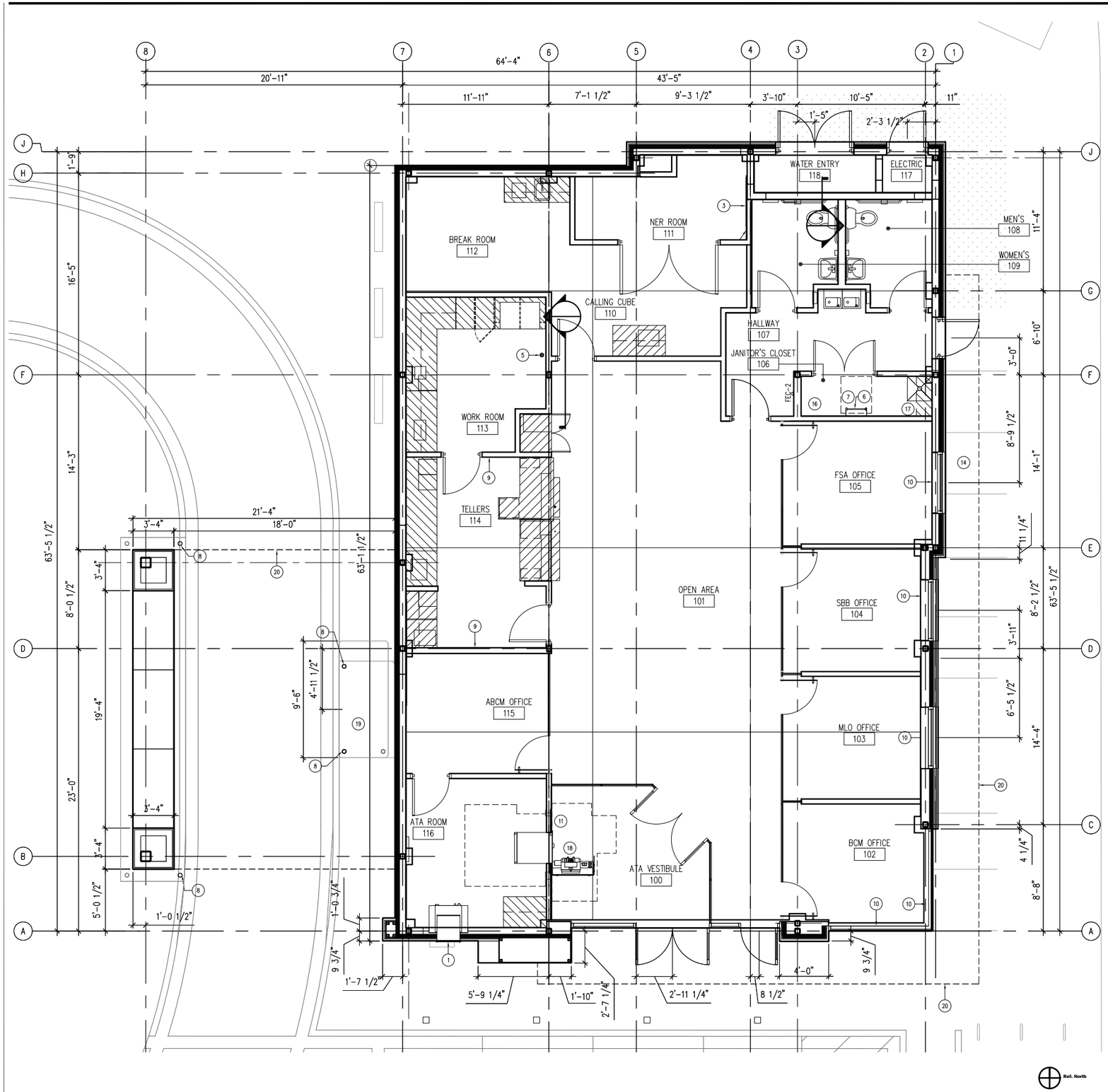
1945-1965 28th STREET PARKING LOT RENOVATION
BOULDER, COLORADO 80302

SHEET NO.
E1



BUILDING PLAN 01
SCALE: 1/4"=1'-0"

KEY NOTES

1. WALK-UP NIGHT DEPOSITORY
2. FIRE PROTECTION EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
3. PROVIDE FIRE-RATED 3/4" PLYWOOD BACKBOARD ON THIS WALL, H=8'-0".
4. NOT USED.
5. PROVIDE HEAVY DUTY FLOOR STOP PER SPEC- COORDINATE LOCATION WITH CASH VAULT DOOR.
6. LADDER TO ROOF HATCH – SEE DETAIL 12/A09.32
7. ROOF HATCH ABOVE – SEE DETAIL 8/A09.30
8. BOLLARD – SEE DETAIL 5/A09.30
9. PREP WALLS FOR FUTURE BANDIT BARRIER INSTALLATION.
10. ROLLER SHADE
11. REFER TO MANUFACTURER'S REQUIREMENTS FOR WALL FRAMING AROUND ATAs
12. NOT USED
13. NOT USED
14. CLEAN OUT LOCATION, REFER TO PLUMBING DRAWINGS.
15. REFER TO CIVIL DRAWINGS FOR SLOPE DIRECTION.
16. LOCATION OF THE TRASH CONTAINER
17. LOCATION OF THE MOP BUCKET
18. ACCESSIBLE ATA SHALL COMPLY WITH AMERICAN DISABILITY ACT 2010.
19. DRIVE UP ATA WITH TELLER ASSIST.
20. LINE OF OVERHANG ABOVE.

SHEET NOTES

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303-832-2666

STUDIO TERRA
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LOUISVILLE, CO 80027
303-494-9138

No.	Revision	Date	By

BANK OF AMERICA BOULDER
CITY OF BOULDER SITE PLAN REVIEW & USE REVIEW
RE-SUBMITTAL
1965 28TH STREET, BOULDER 80301
CONSTRUCTION PLAN

DATE: NOVEMBER 06, 2014
JOB NUMBER: 03.7330.000
SCALE: 1/4" = 1'-0"

SHEET

A00.02

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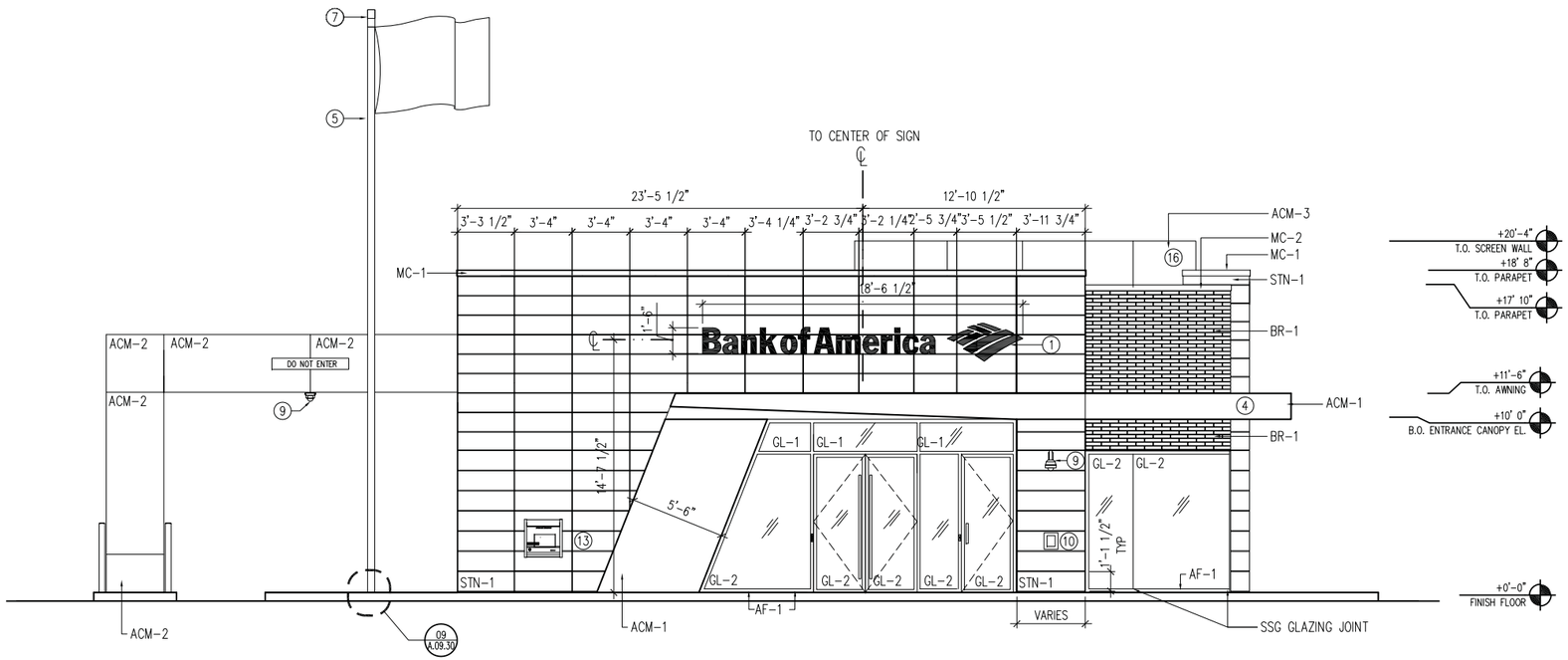
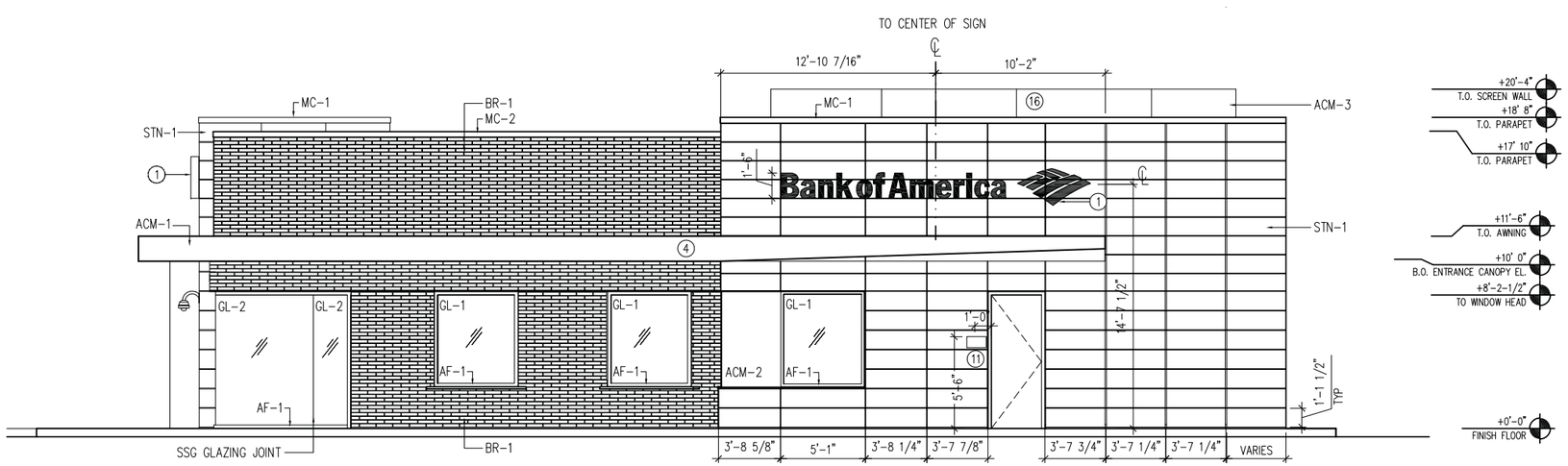


01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



02 EAST ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES

1. BANK OF AMERICA SIGN BY OWNER, FOR REFERENCE ONLY. TO BE APPROVED AS PART OF SEPARATE SUBMITTAL.
2. DRIVE THROUGH ATM
3. NOT USED
4. METAL PANEL SYSTEM
5. FLAG POLE, GROUND MOUNTED, PROVIDED BY CONTRACTOR (FLAG FURNISHED BY OWNER, INSTALLED BY CONTRACTOR); PROVIDE POWER FOR LIGHTING
6. S-TYPE REGULATORY DIRECTIONAL/INFORMATIONAL MONIGLE SIGNAGE PROVIDED BY OWNER. CENTERLINE OF SIGN = CENTERLINE OF LANE.
7. LIGHT FIXTURE MOUNTED ON TOP OF FLAG POLE. SEE ELECT. DWG. FOR FIXTURE TYPE.
9. EXTERIOR SECURITY CAMERA
10. COORDINATE WITH FIRE OFFICIAL THE MOUNTING HEIGHT AND LOCATION PRIOR TO INSTALLATION.
11. SIGNAGE ON DOOR THAT READS "NO SMOKING WITHIN 25 FEET OF THE ENTRANCE" PROVIDED BY OWNER
12. CLEAN OUT LOCATIONS
13. NIGHT DROP
14. DOORS PAINTED TO MATCH ADJACENT WALL FINISH. RE: SCHEDULE FOR TYPE.
15. ELECTRONIC LANE SIGNAGE
16. MECHANICAL SCREENING BEYOND
17. FREESTANDING TRELLIS ELEMENT. RE:LANDSCAPE DRAWINGS FOR TYPE.

SHEET NOTES

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303-494-9138

No.	Revision	Date	By

BANK OF AMERICA BOULDER
CITY OF BOULDER SITE PLAN REVIEW & USE REVIEW
RE-SUBMITTAL
1965 28TH STREET, BOULDER 80301
EXTERIOR ELEVATIONS

DATE: NOVEMBER 06, 2014
JOB NUMBER: 03.7330.000
SCALE: 1/4" = 1'-0"

SHEET
A00.03A

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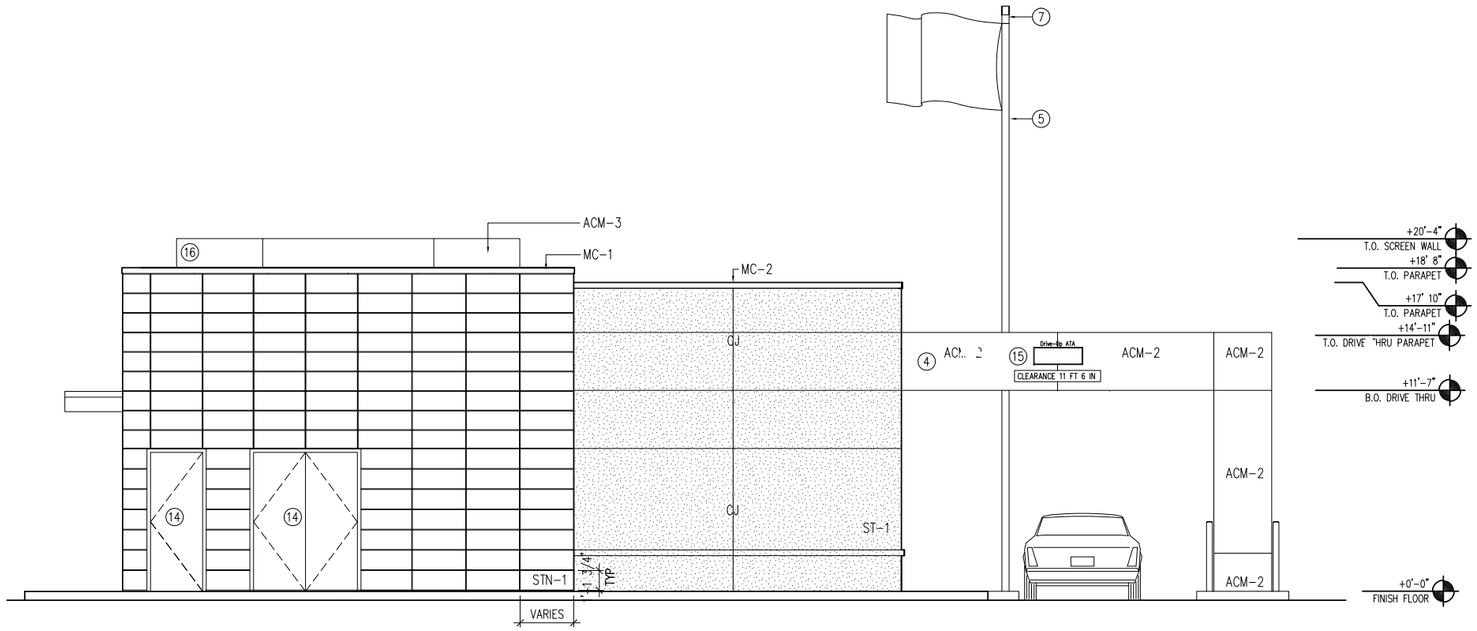
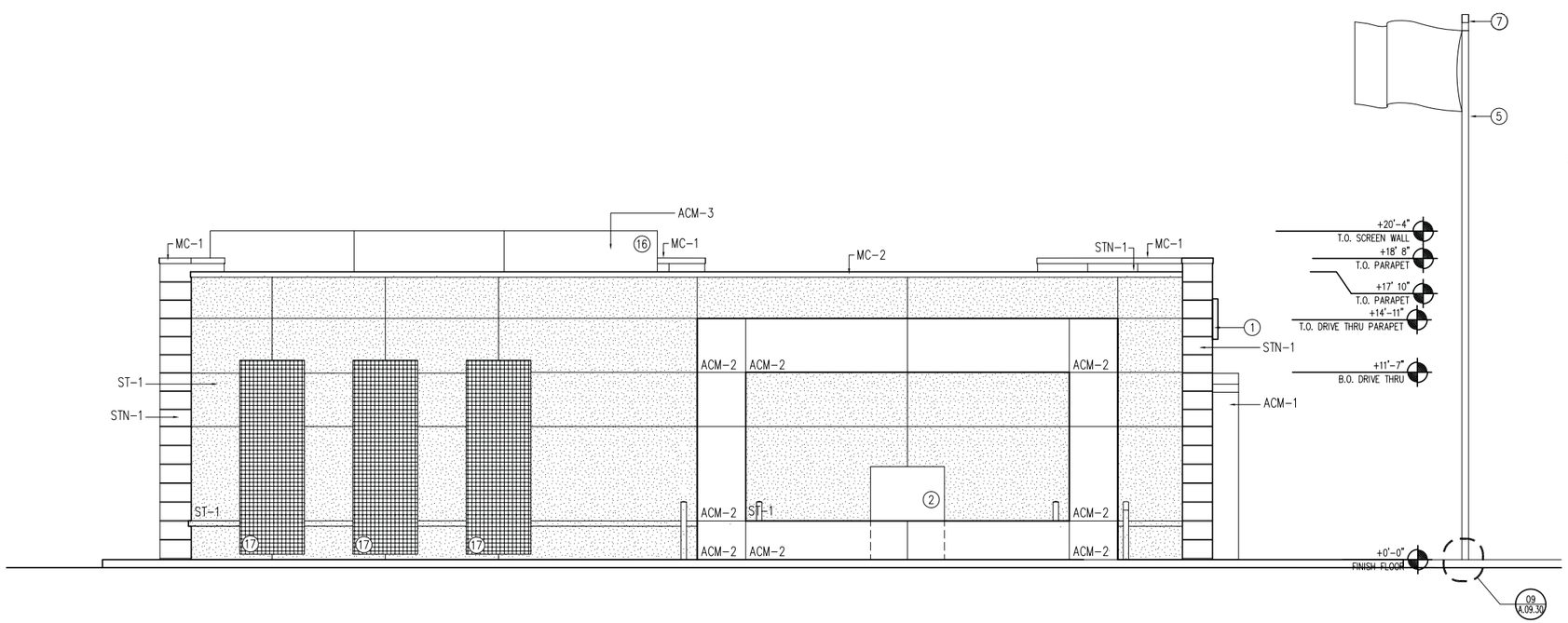


01 NORTH ELEVATION
SCALE: 1/4"=1'-0"



02 WEST ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES

1. BANK OF AMERICA SIGN BY OWNER, FOR REFERENCE ONLY. TO BE APPROVED AS PART OF SEPARATE SUBMITT
2. DRIVE THROUGH ATM
3. NOT USED
4. METAL PANEL SYSTEM
5. FLAG POLE, GROUND MOUNTED, PROVIDED BY CONTRACTOR (FLAG FURNISHED BY OWNER, INSTALLED BY CONTRACTOR); PROVIDE POWER FOR LIGHTI
6. S-TYPE REGULATORY DIRECTIONAL/INFORMATIONAL MONIGLE SIGNAGE PROVIDED BY OWNER. CENTERLINE OF SIGN = CENTERLINE OF LANE
7. LIGHT FIXTURE MOUNTED ON TOP OF FLAG POLE. SEE ELECT. DWG. FOR FIXTURE TYPE.
9. EXTERIOR SECURITY CAMERA
10. COORDINATE WITH FIRE OFFICIAL THE MOUNTING HEIGHT AND LOCATION PRIOR TO INSTALLATION.
11. SIGNAGE ON DOOR THAT READS "NO SMOKING WITHIN 25 FEET OF THE ENTRANCE" PROVIDED BY OWNER
12. CLEAN OUT LOCATIONS
13. NIGHT DROP
14. DOORS PAINTED TO MATCH ADJACENT WALL FINISH. RE: SCHEDULE FOR TYPE.
15. ELECTRONIC LANE SIGNAGE
16. MECHANICAL SCREENING BEYOND
17. FREESTANDING TRELLIS ELEMENT. RE:LANDSCAPE DRAWINGS FOR TYPE.

SHEET NOTES

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CITY OF BOULDER SITE PLAN REVIEW & USE REVIEW
RE-SUBMITTAL
1965 28TH STREET, BOULDER 80301
EXTERIOR ELEVATIONS

DATE: NOVEMBER 06, 2014
JOB NUMBER: 03.7330.000
SCALE: 1/4" = 1'-0"

SHEET
A00.03B

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EXTERIOR FINISH SCHEDULE

STUCCO / PLASTER (BASED ON PAREX STUCCO)

[BAC PRESCRIPTIVE] / "BASIS OF DESIGN"

ST-1	3031L "CAVERN"	SAND SMOOTH FINISH
ST-2	10446L "MOONSTONE"	SAND SMOOTH FINISH

EXTERIOR STONE CLADDING

STN-1	STONE SOURCE 'CARPINO' - 2" THICK, HONED FINISH MECHANICALLY FASTENED LIMESTONE

BRICK

BR-1	ACME NORMAN BRICK - 'SLATE' - 3-5/8" X 2-1/4" X 11-5/8"

GLAZING [BAC PERFORMANCE]

GL-1	1" HEAT STRENGTHENED CLEAR INSULATED GLAZING AS SPECIFIED
GL-2	1" TEMPERED INSULATED GLAZING AS SPECIFIED
GL-3	1/2" TEMPERED MONILITHIC GLASS
GL-4	5/8" TEMPERED MONILITHIC GLASS

ALUMINUM GLAZING FRAMES

[BAC PRESCRIPTIVE] / "BASIS OF DESIGN"

AF-1	DARK BRONZE STOREFRONT AS SPECIFIED

ALUMINUM COMPOSITE METAL PANEL (BASED ON ALPOLIC)

[BAC PRESCRIPTIVE] / "BASIS OF DESIGN"

ACM-1	BRITE RED #4MMBTR REFER TO SECTION 07 42 43
ACM-2	SBR BRONZE
ACM-3	MEDIUM BRONZE METALLIC

METAL COPING [BAC PERFORMANCE]

MC-1	PREFNISHED METAL COPING CUSTOM COLOR: TO MATCH STN-1
MC-2	PREFNISHED METAL COPING CUSTOM COLOR: TO MATCH BR-1

EXTERIOR PAINT COLORS [BAC PERFORMANCE]

EXPT-1	TBD

EXTERIOR SEALANT COLOR [BAC PERFORMANCE]

GLAZING AT EXTERIOR STOREFRONT	BLACK
(ACM, RED AND WHITE) METAL PANEL TO METAL PANEL	MATCH METAL CLIP COLOR
WINDOW FRAME/ STOREFRONT TO STUCCO	MATCH METAL FRAME
(ACM, RED AND WHITE) METAL PANEL TO STUCCO	MATCH ADJACENT STUCCO FINISH
(ACM, RED AND WHITE) METAL PANEL TO STOREFRONT	MATCH STOREFRONT FRAME

Gensler

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JVA
CIVIL ENGINEERING
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BOULDER, CO 80302
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STUDIO TERRA
LANDSCAPE ARCHITECT
758 CLUB CIRCLE
LOUISVILLE, CO 80027
303-494-9138

No.	Revision	Date	By

BANK OF AMERICA BOULDER
CITY OF BOULDER SITE PLAN REVIEW & USE REVIEW
RE-SUBMITTAL
1965 28TH STREET, BOULDER 80301
EXTERIOR FINISH SCHEDULE

DATE: NOVEMBER 06, 2014
JOB NUMBER: 03.7330.000
SCALE:

SHEET

A00.04

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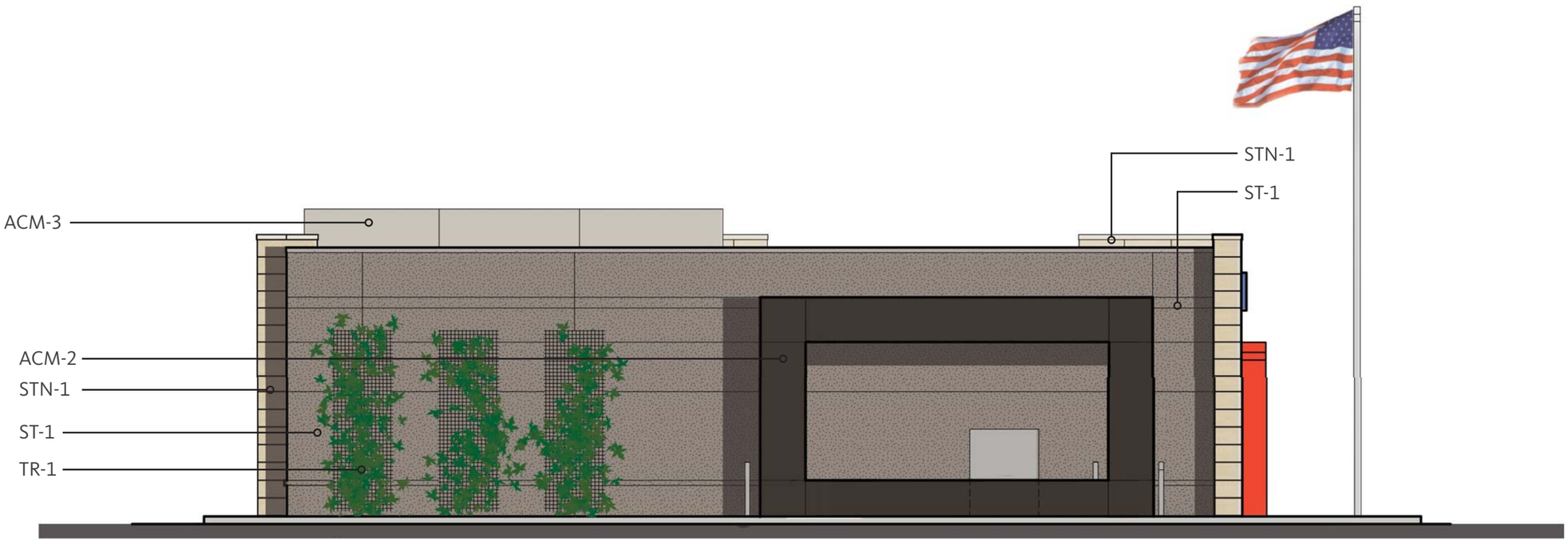
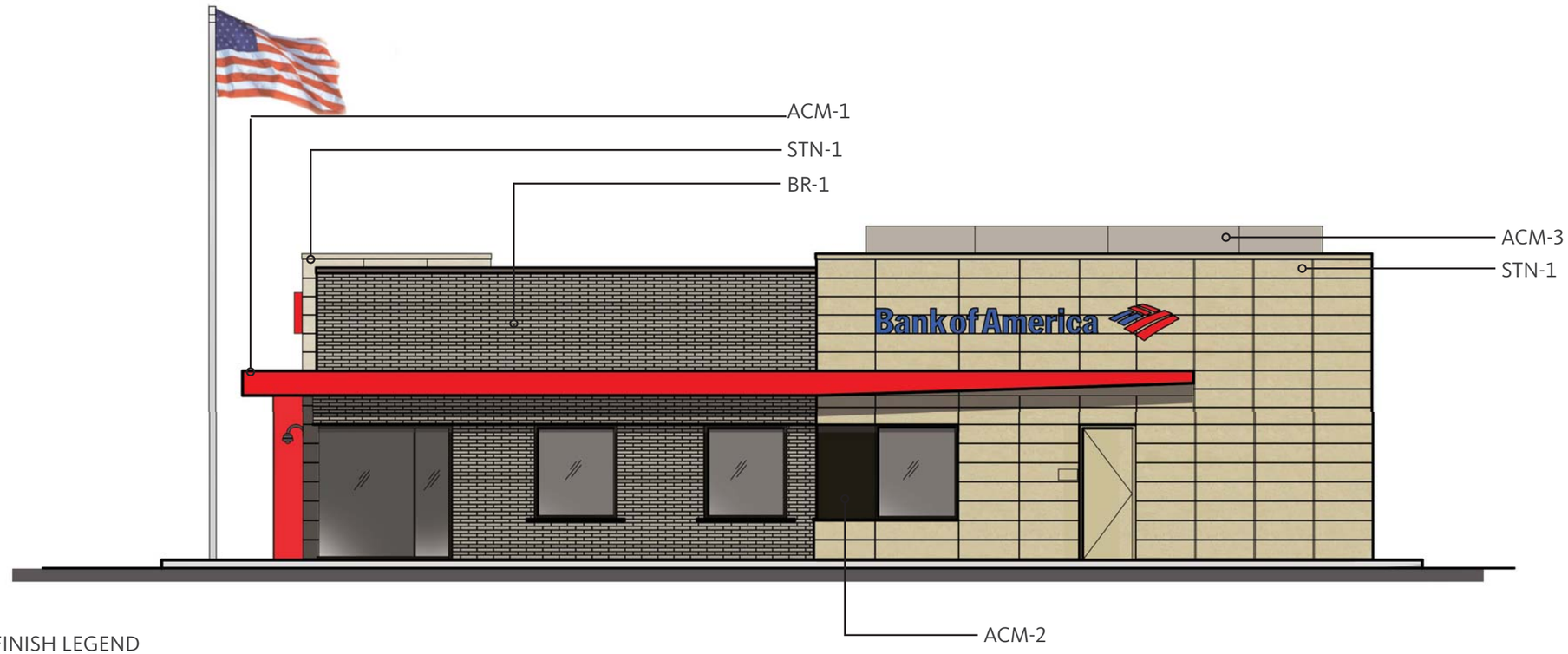
FINISH LEGEND

STN-1	STONE - STONE SOURCE CARPINO - HONED
ST-1	STUCCO - PAREX 3021L 'CAVERN'
BR-1	BRICK - ACME SLATE GRAY, NORMAN SIZE
ACM-1	ALUMINUM COMPOSITE METAL PANEL - 'BRITE RED'
ACM-2	ALPOLIC JBR BRONZE
ACM-3	MBX MEDIUM BRONZE METALLIC



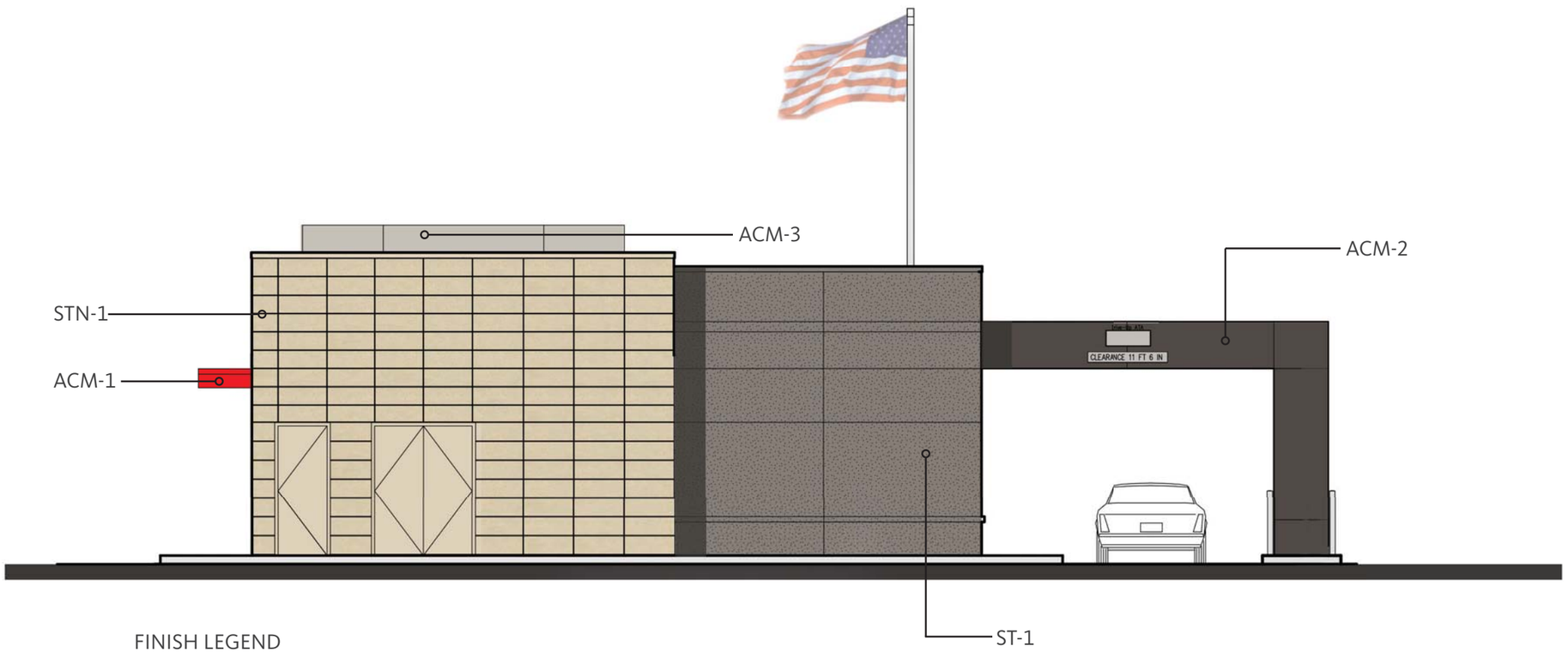
FINISH LEGEND

STN-1	STONE - STONE SOURCE CARPINO - HONED
ST-1	STUCCO - PAREX 3021L 'CAVERN'
BR-1	BRICK - ACME SLATE GRAY, NORMAN SIZE
ACM-1	ALUMINUM COMPOSITE METAL PANEL - 'BRITE RED'
ACM-2	ALPOLIC JBR BRONZE
ACM-3	MBX MEDIUM BRONZE METALLIC
TR-1	GREEN SCREEN TRELLIS SYSTEM



FINISH LEGEND

STN-1	STONE - STONE SOURCE CARPINO - HONED
ST-1	STUCCO - PAREX 3021L 'CAVERN'
BR-1	BRICK - ACME SLATE GRAY, NORMAN SIZE
ACM-1	ALUMINUM COMPOSITE METAL PANEL - 'BRITE RED'
ACM-2	ALPOLIC JBR BRONZE
ACM-3	MBX MEDIUM BRONZE METALLIC



FINISH LEGEND

STN-1	STONE - STONE SOURCE CARPINO - HONED
ST-1	STUCCO - PAREX 3021L 'CAVERN'
BR-1	BRICK - ACME SLATE GRAY, NORMAN SIZE
ACM-1	ALUMINUM COMPOSITE METAL PANEL - 'BRITE RED'
ACM-2	ALPOLIC JBR BRONZE
ACM-3	MBX MEDIUM BRONZE METALLIC

Case #: LUR2014-00057

Project Name: Bank of America

Date: November 28, 2014

CRITERIA FOR REVIEW

No site review application shall be approved unless the approving agency finds that:

(1) Boulder Valley Comprehensive Plan:

✓ (A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

The site is located at 1955-1965 28th St. within the Boulder Valley Regional Center (BVRC) and within the city limits. The BVRC is one of the city's three regional centers, along with the Historic Downtown and the University of Colorado (CU) with the University Hill business district. These three regional centers represent the highest level of land use intensity within the city, and each center has a distinct function and character, provides a wide range of activities and draws from the entire city as well as the region. Within this context, staff has found the application for this project to add a drive-thru bank to be consistent with the existing 2010 Boulder Valley Comprehensive Plan (BVCP) land use designation for the site of Regional Business. The Regional Business land use designation applies to the Downtown and BVRC areas, which are described in the 2010 BVCP as follows:

> "Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and neighboring communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region."

In addition, staff has found the proposal to be consistent with the following BVCP policies:
2.14 Mix of Complementary Land Uses
2.17 Variety of Activity Centers
2.18 Role of the Central Area
2.30 Sensitive Infill and Redevelopment
2.37 Enhanced Design for Private Sector Projects

N/A (B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

N/A (i) The density permitted in the Boulder Valley Comprehensive Plan, or,

N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.

✓ (C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques required to meet other site review criteria.

While the proposed project is to construct one new drive-through bank on the subject site, the project is part of a larger PUD managed by the applicant that includes two existing retail businesses, (Hazel's and Denver Mattress). The improvements proposed to the site as part of this project will not only allow for the creation of a new drive-thru bank, but will also benefit the existing retail establishments and will serve to support the economic health of the PUD overall. The project meets a broad range of BVCP policies as well as other site review criteria in an economically feasible manner.

(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

(A) Open Space: Open space, including, without limitation, parks, recreation areas, and playgrounds:

✓ (i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

The original approval for SI-94-29 included a pedestrian area to the southwest of the Soundtrack building along the north side of the Walnut Driveway, which will be maintained following approval of this proposal. In addition, the proposal includes landscaping improvements to the proposed Bank of America site, including a new pedestrian access from the existing 10' multi-use path along 28th Street.

N/A (ii) Private open space is provided for each detached residential unit;

Not applicable, as there are no residential units included in this project.

N/A (iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludiovicianus), which is a species of local concern, and their habitat;

Not applicable, as the subject site is already fully developed in an urban context and as such does not contain any significant natural features.

N/A (iv) The open space provides a relief to the density, both within the project and from surrounding development;

Not applicable, as there are no residential units included in this project.

N/A (v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

Not applicable, as the proposal is commercial, not recreational or residential.

N/A (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and

Not applicable, as the subject site is already fully developed and urban in character, as is the surrounding area. There are currently no sensitive natural features located on or adjacent to the site.

✓ (vii) If possible, open space is linked to an area- or city-wide system.

The proposed redevelopment of the former Wendy's site includes adding a pedestrian access to the site from the existing 10' multi-use path along 28th St. In addition, the proposal includes adding a 7' multi-use path connecting the existing sidewalk along Walnut St. on the south side of the site to the existing crusher fines path on the adjacent property to the north, consistent with the adopted BVRC Connections Plan The new path across the site will facilitate pedestrian and bicycle movement between properties as well as between existing city transportation facilities to the north and south.

N/A (B) *Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)*

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

N/A (i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and

N/A (ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.

(C) Landscaping

The proposal includes upgrades to the existing landscaping on the former Wendy's site. The existing parking lot landscaping in the Hazel's parking area will be reconfigured, and will continue to meet city landscaping requirements.

✓ (i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

The proposal includes several landscaping improvements on the Bank of America site and provides for a variety of plant and hard surfaces. A new 7' multi-use path running north-south across the site is also proposed.

N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

Not applicable, as the subject site is already fully developed and as such does not contain any endangered species or habitat.

✓ (iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards" and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and

The proposal includes reconfiguring parking lot landscaped areas and adding new interior parking lot landscaping to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop.

✓ (iv) The setbacks, yards, and useable open space along public rights-of-way are landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan.

The proposal includes adding new landscaping to all of the building setbacks around the proposed Bank of America building, and provides a new low site wall to the 28th St. frontage. In addition, the proposed pedestrian access off of the new 28th St. multi-use path will be landscaped to frame both the entrance feature as well as the front of the bank to passers-by.

(D) *Circulation:* Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

✓ (i) High speeds are discouraged or a physical separation between streets and the project is provided;

The intent of the proposed parking lot reconfiguration is to further reduce vehicle speeds and improve pedestrian safety. While the 2012 Site Review Amendment improved the previous parking lot by adding pedestrian crosswalks to all of the major pedestrian walkways and widening the multi-use path along 28th St. from 5.5 feet to 10 feet, since that time the applicant has noted that the straight drive aisle in the middle of the site has not been effective at reducing vehicular speeds. Per the applicant, there have been several "close calls" between pedestrians and vehicles; thus, the applicant is proposing to bend the main drive aisle to the east, thereby making it so that vehicles must make two small turns in order to pass through the site from south to north. In addition, the applicant is proposing to add a large area of colored concrete in front of the Hazel's store (as currently exists at the 28th St. Whole Foods) to act as a traffic calming measure. Overall, the proposed parking lot improvements will serve to reduce vehicular speeds and improve pedestrian circulation and safety.

✓ (ii) Potential conflicts with vehicles are minimized;

As mentioned above, the proposal includes several measures to slow down cars and improve pedestrian safety. In addition to the change in circulation and addition of colored concrete at the main store entry to Hazel's, the applicant is proposing to add a new 7' wide colored concrete multi-use path running north-south across the site. This will improve safety for pedestrians and bicyclists travelling within and across the site by creating a visual break in the drive aisles and providing a designated travel route where currently there is not one.

✓ (iii) Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrianways and trails;

As previously discussed, a new 7' multi-use path will be provided running north to south across the site consistent with the adopted Boulder Valley Regional Center (BVRC) Connections Plan, and a new pedestrian access will be provided to the bank building from the existing 28th St. multi-use path. Currently there are 13 inverted U bike racks on site. All of the existing bicycle and pedestrian facilities will be maintained, and an additional 14 bike parking spaces will be provided (4 in front of the Bank of America building and 8 in front of Hazel's).

✓ (iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single-occupant vehicle;

Site design techniques that support alternate modes of transportation include the addition of colored concrete at the main store entry to Hazel's, the addition of a new 7' wide colored concrete multi-use path running north-south across the site, the creation of a new

pedestrian access to the bank site from the 28th St. path and the addition of 14 new bicycle parking spaces.

✓ (v) Where practical and beneficial, a significant shift away from single-occupant vehicle use to alternate modes is promoted through the use of travel demand management techniques;

Site design techniques that support alternate modes of transportation include the addition of colored concrete at the main store entry to Hazel's, the addition of a new 7' wide colored concrete multi-use path running north-south across the site, the creation of a new pedestrian access to the bank site from the 28th St. path and the addition of 14 new bicycle parking spaces.

✓ (vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;

As mentioned above, the proposal includes the addition of a new 7' multi-use path running north-south across the site as shown in the BVRC Connections Plan as well as a new pedestrian access from the 28th St. multi-use path.

N/A (vii) The amount of land devoted to the street system is minimized; and

Not applicable, as there are no new streets or right-of-way being dedicated through this proposal.

✓ (viii) The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and provides safety, separation from living areas, and control of noise and exhaust.

The project is well-designed to accommodate both vehicular and bike/pedestrian traffic. The proposal includes maintaining 134 out of 135 previously approved car parking spaces in order to meet the high demand for parking generated by the existing and proposed uses, and also provides a total of 27 bike parking spaces across the site.

(E) Parking

✓ (i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;

As mentioned above, the proposal includes several measures to slow down cars and improve pedestrian safety. In addition to the change in circulation and addition of colored concrete at the main store entry to Hazel's, the applicant is proposing to add a new 7' wide colored concrete multi-use path running north-south across the site. This will improve safety for pedestrians and bicyclists travelling within and across the site by creating a visual break in the drive aisles and providing a designated travel route where currently

there is not one. All of the existing pedestrian walkways and crosswalks will be maintained following the proposed reconfiguration.

✓ (ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

The proposed parking layout represents an efficient use of the land, and uses the minimum amount of land necessary to meet the parking requirements of the development by maximizing the number of compact spaces.

✓ (iii) Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and

The parking area will meet city landscaping standards, reducing the visual impact of the parking areas, and all new lighting will be compliant with current lighting standards.

✓ (iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection 9-9-6 (d), "Parking Area Design Standards," and Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.

The proposal includes reconfiguring parking lot landscaped areas and adding new interior parking lot landscaping to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop.

(F) Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area

✓ (i) The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area or the character established by an adopted plan for the area;

The subject site is located within the Boulder Valley Regional Center (BVRC) on the west side of 28th Street between Walnut Street and Pearl Street, and as such is subject to the BVRC Design Guidelines (the Guidelines). The character of this area is predominantly commercial and retail oriented, with Target and the 29th Street Shopping Center located immediately across 28th Street to the east. To the north is the Google office building (formerly Circuit City) and pad restaurant and retail shops. To the south is the Marshall's Plaza shopping center including Marshall's, Office Depot, REI and Bed Bath & Beyond.

The Bank massing has been designed to be sensitive and appropriate to its surroundings, with a 20'4" roof height which is lower than neighboring buildings. The Bank proposal places the drive-through on the west side of the building, where it has the least visibility to the adjacent roadway and allows the building to be pushed closer to the street consistent with the existing Denver Mattress building to the south. The proposed building will support a lively street presence, placing the majority of glazed areas on the south and east sides of

the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments. In addition, a new pedestrian access from the existing 28th Street multi-use path, landscaped and with new bike parking nearby, will be provided so that pedestrians and bicyclists can access the bank without having to enter the parking lot.

Staff finds the proposed building to be in keeping with the goals of the BVRC Design Guidelines (the Guidelines) to continue to upgrade the BVRC through high-quality redevelopment, make the BVRC a memorable, people-oriented place, develop a more fine-grained and complete transportation network and incorporate a greater diversity of land uses. Specifically, staff finds the proposed project to be consistent with the following policies contained in the Guidelines:

<u>Overall Site Layout</u>
3.1.B. Locate buildings close to the street
3.1.D. Maximize street-frontage of buildings

The proposal places the Bank of America building roughly 20' from the property line, which is consistent with the neighboring Denver Mattress building to the south. The drive-through has been placed on the west side of the building so that it is fully screened from 28th Street. A new pedestrian access will create a visual connection to the building entrance from the 28th Street multi-use path, and will enhance visual interest to passers-by.

<u>Circulation</u>
3.1.E. Lay out site to support pedestrian circulation
3.1.K. Provide vehicular and pedestrian links
3.2.B. Connect with adjacent parking lots or drives
3.3.B. Provide interior pedestrian links to adjacent properties
3.3.D. Use distinctive paving
3.3.G. Provide bicycle facilities shown on Connections Plan

As previously discussed, the proposal includes reconfiguring the parking lot and drive aisles in order to slow down vehicular traffic and improve pedestrian circulation. In addition, a new 7' multi-use path will be provided running north to south across the site consistent with the adopted Boulder Valley Regional Center (BVRC) Connections Plan, a new pedestrian access will be provided to the bank building from the existing 28th St. multi-use path, and colored concrete will be added to the main drive aisle in front of Hazel's in order to slow down cars and improve pedestrian safety.

<u>Bicycle Parking</u>
3.4.A. Ensure bicycle parking is ample and secure

Currently there are 13 inverted U bike racks on site. All of the existing bicycle and pedestrian facilities will be maintained, and an additional 14 bike parking spaces

will be provided (4 in front of the Bank of America building and 8 in front of Hazel's).

<u>Automobile Parking</u>
3.5.D. Screen parking from the street
3.5.E. Landscape the interior and perimeter of parking lots

The proposal includes reconfiguring parking lot landscaped areas and adding new interior parking lot landscaping to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop.

<u>Building Design</u>
5.2.A. Orient the building to the street
5.2.C. Emphasize building entrances
5.2.E. Provide pedestrian interest on the ground level
5.2.J. Select high-quality exterior materials

The proposed building will support a lively street presence, placing the main entrance on the southern elevation and the majority of glazed areas on the south and east sides of the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials in the Boulder area. In addition, a new pedestrian access from the existing 28th Street multi-use path, landscaped and with new bike parking nearby, will be provided which will help to add visual interest and frame the entrance to passers-by.

The BVRC Guidelines also include the following policy:

5.1.F. Drive-throughs are discouraged:

> "Free-standing drive-through buildings (e.g., fast food or banking) are discouraged. If drive-through service is found to be appropriate, consider incorporating the service into a larger building with other uses."

Staff finds that this site is an appropriate location for drive-thru service due to the fact that the drive-thru is located to the west of the proposed building, which maximizes the building frontage along 28th Street and minimizes the visual impacts associated with automobile queues. The building's location on the northern edge of the site also minimizes impacts to surrounding uses and provides a buffer for the proposed drive-thru use, as the area immediately adjacent to the drive-thru is mainly undeveloped land serving as storm water detention for the neighboring property and bordered on the north by a parking lot. Additionally, access to and from the proposed drive-thru would be entirely contained within an existing parking area, meaning that no new curb cuts or traffic impacts would be

generated on 28th Street. Finally, the proposed drive-thru facility would not affect pedestrian or bicycle access, as a new access point off the 28th Street multi-use path will allow bicyclists and pedestrians to access the bank without having to cross the drive-thru lanes, and the new proposed 7' multi-use path would provide a safe way for bicyclists and pedestrians to get across the site without interacting with traffic entering and exiting the bank. Overall, given the regional context of the site and surrounding area and the relatively low impacts of the proposed facility, staff finds that the subject site is uniquely appropriate for a new drive-thru use.

✓ (ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area;

The proposed Bank of America building will be a single story building with a height of 20'4", which is lower than adjacent buildings and is well within the 35' maximum height limit for the BR-1 zone.

✓ (iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

The Bank site has an existing, well established grove of trees on the north side of the site. It is anticipated that any shading from the proposed bank will shade the trees and have no impact on neighboring buildings to the north. In addition, the project is within Solar Access Area III and is therefore not subject to any solar access restrictions.

✓ (iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;

The surrounding area is regional retail in character, and includes a wide variety of architectural styles. The proposed building and site design are consistent with the existing character of the area. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco accents to complement the character of surrounding developments and reflect vernacular building materials in the BVRC.

✓ (v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;

As stated previously, the Bank proposal places the drive through on the west side of the building, where it has the least visibility to adjacent roadways, and will be screened by the proposed building and landscaping. The proposed building entrance faces south, and will support a lively street presence by placing the majority of glazed areas on the south and east sides of the building adjacent to 28th street. A direct connection from the 28th street

multi-modal path is provided for pedestrians, which will also serve to enhance transparency and visual interest at the pedestrian level.

✓ (vi) To the extent practical, the project provides public amenities and planned public facilities;

The proposal includes adding 14 new bicycle parking spaces as well as a new 7' multi-use path running north-south across the site consistent with the adopted BVRC Connections plan.

N/A (vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

N/A (viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

✓ (ix) A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;

A lighting plan meeting current city lighting standards will be required at time of building permit.

N/A (x) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;

Not applicable, as the site is already fully developed in an urban context and this does not contain any significant natural systems.

✓ (xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

The applicant will be required to meet current energy code requirements for commercial buildings, which include the 2012 International Energy Conservation Code (IECC) standard as well as the 2010 American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) 90.1 standards, with additional local amendments requiring a 30 percent increase in performance requirements. This requirement is considered aggressive and represents a significant step toward improved energy efficiency

in buildings in balance with the cost impact for new construction. As discussed as a part of the adoption process in October, 2013, the adopted codes, if supported by continued improvements in cost-efficient building and energy management technology, could achieve a "net zero" building code in the future (in which buildings, on balance, produce as much energy as they consume).

✓ (xii) Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials within the BVRC.

✓ (xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

As previously mentioned, the site is already fully developed and thus does not require cut or fill. The existing grade will be largely maintained, with existing drainage patterns to be preserved and pervious area to be increased slightly.

N/A (xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and

Not applicable.

N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.

Not applicable.

N/A (G) Solar Siting and Construction: For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

N/A (H) *Additional Criteria for Poles Above the Permitted Height:* No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:

N/A (I) *Land Use Intensity Modifications:*

N/A (J) *Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District:*

N/A (K) *Additional Criteria for Parking Reductions: The off-street parking requirements of section 9-9-6,, "Parking Standards," B.R.C. 1981, may be modified as follows:*

N/A (L) *Additional Criteria for Off-Site Parking:* The parking required under section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

USE REVIEW CRITERIA

Criteria for Review: No use review application will be approved unless the approving agency finds all of the following:

✓ (1) Consistency with Zoning and Non-Conformity: The use is consistent with the purpose of the zoning district as set forth in Section 9-5-2(c), "Zoning Districts Purposes," B.R.C. 1981, except in the case of a non-conforming use;

The subject property is located within the BR-1 zone district, which is defined in section 9-5-2(c)(2)(I), B.R.C. 1981, as "Business centers of the Boulder Valley, containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented." *The financial institution use is consistent with such purpose. Per section 9-6-1, "Use Standards," B.R.C. 1981, drive-thru uses are allowed if approved through the Use Review process.*

_____ (2) Rationale: The use either:

✓ (A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

The proposed Bank of America will provide a direct service to the surrounding area by increasing the banking options for residents and visitors. The proposed drive-thru will also add to the variety of commercial services available within the BVRC, and will further help to implement the high-quality redevelopment of the BVRC as intended by the BVRC Design Guidelines.

_N/A__(B) Provides a compatible transition between higher intensity and lower intensity uses;

_N/A__(C) Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and non-residential mixed uses in appropriate locations, and group living arrangements for special populations; or

_N/A__(D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (e) of this section;

__✓__ (3) Compatibility: The location, size, design, and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

The proposed project is to construct a 2,850 square foot, single story Bank of America building with a drive-thru facility. The project site is part of the larger 1955 28th Street PUD, which currently includes two large-scale retail businesses, Hazel's and Denver Mattress. The project site was originally approved in 1977 as a Wendy's drive –thru, which remained on the site until 2012 when the building was demolished and the site reconfigured as a temporary parking lot with the intention of developing it as a pad site at a later time. Given the site's history as a drive-thru use, its location within the BVRC and the high-intensity regional commercial character of the surrounding area, the proposal to add a new drive-thru banking facility with standard hours of operation and ample parking (a total of 134 parking spaces are provided across the site as part of this proposal) to the subject site will be compatible with and have minimal negative impact on the use of surrounding properties.

__✓__ (4) Infrastructure: As compared to development permitted under Section 9-6-1, "Schedule of Permitted Uses of Land," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a non-conforming use, the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater, and storm drainage utilities and streets;

All of the infrastructure required to serve the proposed development is already existing. The proposed project will improve storm drainage on site by reducing the amount of impervious surface area.

__✓__ (5) Character of Area: The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and

As mentioned above, the site is located on the west side of 28th Street within the Boulder Valley Regional Center (BVRC). The character of this area is predominantly commercial and retail

oriented, with Target and the 29th Street Shopping Center located immediately across 28th Street to the east. To the north is the Google office building (formerly Circuit City) and pad restaurant and retail shops. To the south is the Marshall's Plaza shopping center including Marshall's, Office Depot, REI and Bed Bath & Beyond.

The Bank massing has been designed to be sensitive and appropriate to its surroundings, with a 20'4" roof height which is lower than neighboring buildings. The Bank proposal places the drive-through on the west side of the building, where it has the least visibility to the adjacent roadway and allows the building to be pushed closer to the street consistent with the existing Denver Mattress building to the south. The proposed building will support a lively street presence, placing the majority of glazed areas on the south and east sides of the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials in the Boulder area. Please see the Site Review criteria above for an analysis of the project's consistency with the adopted BVRC Design Guidelines.

N/A (6) Conversion of Dwelling Units to Non-Residential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts set forth in Subsection 9-5-2(c)(1)(a), B.R.C. 1981, to non-residential uses that are allowed pursuant to a use review, or through the change of one non-conforming use to another non-conforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental, or recreational need in the community including, without limitation, a use for a day care center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum, or an educational use.

Not applicable. There are no residential units in the existing development.

Section 9-6-9(c) Drive-Thru Uses:

The following criteria will apply to any drive-thru use:

(1) No drive-thru facility is allowed in any Downtown (DT) district unless the property is located directly abutting Canyon Boulevard.

Not Applicable, as the project site is not located within the downtown area.

(2) Hazardous and other adverse effects on adjacent sites and streets are avoided.

The proposed drive-thru is located to the west of the proposed building, which maximizes the building frontage along 28th Street and minimizes the visual impacts associated with automobile queues. The building's location on the northern edge of the site also minimizes impacts to surrounding uses and provides a buffer for the proposed drive-thru use, as the area immediately adjacent to the drive-thru is mainly undeveloped land serving as storm water detention for the neighboring property and bordered on the north by a parking lot. In addition, access to and from

the proposed drive-thru would be entirely contained within an existing parking area, meaning that no new traffic impacts would be generated on 28th Street.

(3) The location of any access to the drive-thru facility from an adjacent street does not impair its traffic-carrying capacity.

Not Applicable, as access to the proposed drive-thru would be taken from within the existing parking area, and no new curb cuts are proposed.

(4) Internal circulation and access to and egress from the site do not substantially impair the movement of other modes of transportation, such as bicycles and pedestrians, to and through the site.

The proposed drive-thru facility would not affect pedestrian or bicycle access to and movement within the site, as the drive-thru would be located on the west side of the building, while a new access point off the 28th Street multi-use path to the east of the building will allow bicyclists and pedestrians to access the bank without having to cross the parking area or drive-thru lanes. In addition, the new proposed 7' multi-use path would provide a safe way for bicyclists and pedestrians to get across the site between Walnut Street and the adjacent site to the north without interacting with traffic entering and exiting the bank.

(5) Clearly marked pedestrian crosswalks are provided for each walk-in customer access to the facility adjacent to the drive-thru lanes.

The existing parking area includes clearly marked pedestrian crosswalks, and the proposed drive-thru is located so as to minimize pedestrian/vehicular conflicts. Specifically, the parking for the proposed bank does not require customers to cross the drive-thru lanes. A sidewalk is provided at the main entrance of the south side of the building, which will allow customers to either access the parking area directly or utilize the nearby 28th Street multi-use path to access the parking spaces.

(6) The drive-thru use is screened from adjacent rights-of-way and properties through placement of the use, screening, landscaping, or other site design techniques.

As previously discussed, the drive-thru use would be screened from 28th Street by the proposed bank building. In addition, new landscaping is proposed on the north and west sides of the drive-thru, which would help to screen the drive-thru from the adjacent property. The portion of the adjacent property immediately to the north of the drive-thru is a landscaped area currently used for stormwater detention, which will provide an additional buffer.

(7) Environmental impacts, including, without limitation, noise, air emissions, and glare are not significant for the employees of the facility or the surrounding area.

The drive-thru is located so as to minimize environmental impacts for employees of the facility. Rather than extend around the entire building as is commonly the case with drive-thru facilities, the drive-thru is located entirely on the west side of the building. This allows the main office windows

on the east side of the building to remain unobstructed, thereby reducing associated environmental impacts for employees.

(8) Any curb cuts serving the use are not located within two hundred feet of any intersection of the rights-of-way of any two of the major streets or major arterials shown on the map of major streets.

As mentioned in the staff memorandum, the PUD is comprised of three separate parcels under common ownership. The existing curb cut serving the Hazel's and Denver Mattress retail stores is located on a separate parcel than the proposed drive-thru use, and as such is not considered to serve the drive-thru. Access to the proposed drive-thru loop would be taken from within the existing parking area.

(9) The location, size, design, and operating characteristics of the proposed facility are such that the drive-thru operation will be reasonably compatible with and have minimal negative impact on the use of nearby properties.

The proposed project is to construct a 2,850 square foot, single story Bank of America building with a drive-thru facility. The project site is part of the larger 1955 28th Street PUD, which currently includes two large-scale retail businesses, Hazel's and Denver Mattress. The project site was originally approved in 1977 as a Wendy's drive –thru, which remained on the site until 2012 when the building was demolished and the site reconfigured as a temporary parking lot with the intention of developing it as a pad site at a later time. Given the site's history as a drive-thru use, its location within the BVRC and the high-intensity regional commercial character of the surrounding area, the proposal to add a new drive-thru banking facility with standard hours of operation and ample parking (a total of 134 parking spaces are provided across the site as part of this proposal) to the subject site will be compatible with and have minimal negative impact on the use of surrounding properties.

(10) The noise generated on the site is inaudible to adjacent residential uses, measured at or inside the property line of property other than that on which the sound source is located.

Not applicable, as there are no residential uses immediately adjacent to the subject site.

(11) Nonconforming drive-thrus shall comply with the criteria of subsection 9-10-2(d), B.R.C. 1981.

Not applicable, as the proposed use is allowed through the Use Review process and is not replacing an existing non-conforming drive-thru use.

CITY OF BOULDER
Community Planning & Sustainability

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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**August 25, 2014**
CASE MANAGER:	**Chandler Van Schaack**
PROJECT NAME:	**Bank of America**
LOCATION:	**1955 28TH ST**
COORDINATES:	**N03W04**
REVIEW TYPE:	**Site and Use Review**
REVIEW NUMBER:	**LUR2014-00057**
APPLICANT:	**ANDREW FAIRBAIRN**
DESCRIPTION:	**Site and Use Review to establish one new 2,850SF, single story "Bank of America" branch - including drive thru facility, drainage, lighting, and landscaping. Proposal includes modification to existing parking on adjacent Bank pad and modifications to traffic plow pattern at "Hazels" parking area.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-7-1, "Form and Bulk Standards," – Building Setbacks: request to modify the rear yard setback to allow for a 12' setback where 20' is the minimum required by the BR-1 zone district standards.**

I. REVIEW FINDINGS

Overall, staff finds the proposed project to be an appropriate use given the surrounding commercial context; however, staff has identified several issues with the proposed site layout and building design which will require revisions in order to meet the intent of the Site Review criteria and Boulder Valley Regional Center Design Guidelines. These issues are discussed in detail in the comments below, and will require a revision-level resubmittal. Therefore, please revise the project plans as noted herein and submit five copies of the revised plans as well as digital copies of the plans in pdf from to the front counter of the P&DS Service Center prior to the beginning of a 3-week review track. Please note that review tracks begin on the first and third Mondays of every month.

Please contact the case manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting to go over these comments in further detail.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Please revise the site plan to: (1) provide a tabulation of the vehicle and bike parking being provided on the site and (2) show the dimensions of the parking stalls and drive aisles in order to verify compliance with the Boulder Revised Code with respect to parking and landscape standards.

2. Pursuant to section 9-9-6(g)(3) of the Boulder Revised Code, 1981, (BRC) please revise the landscape plan to show the new short-term bike parking within fifty feet of the building entrance.

3. Pursuant to the Boulder Valley Regional Center Transportation Connections Plan (BVRC TCP) and in support of the project's objective to improve multi-modal circulation and safety within the site, please revise the site plan to show a 12' wide north / south multi-use path within a 16' wide public access easement. The alignment of the multi-use path shall be consistent with the alignment shown in the BVRC TCP and minimize conflicts with automobiles.

4. Pursuant to section 9-9-6(d)(3)(A) of the BRC, please revise the site plan to remove the parking stalls opposite of the north and south drive aisles into the site.

5. Please revise the site and landscape plans to show the existing City of Boulder easements across the west side of the site adjacent to 28th Street in order to confirm the site improvements do not encroach within the easements.

Building Design Chandler Van Schaack, Case Manager

1. With the large amounts of grey stucco included in the proposal, staff finds the current building design does not adequately meet the intent of the BVRC Design Guidelines or section 9-2-14(h)(2)(K)(xii) of the Site Review criteria, which requires that "exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing." As discussed in the pre-submittal meeting with the applicant, stucco should be used as an accent material rather than a primary building material. Staff recommends replacing the stucco with grey brick or some other authentic material as listed above. Sample materials should also be provided with the resubmittal.

2. The project site is located within the Boulder Valley Regional Center (BVRC), and as such is subject to the BVRC Design Guidelines (Guidelines). In general, the Guidelines discourage standardized corporate architecture, and Sections 5.2.E. and 5.2.F. of the Guidelines promote the use of four-sided architecture and architectural detailing to enhance the pedestrian experience at ground-level. The current building design should be revised to make the east, west and north elevations more visually attractive and interesting. See Section 5, Building Design Guidelines, of the BVRC Guidelines for further information on methods for enhancing visual interest.

Drainage Erik Saunders, 303-441-4493

Section 7.13, "Permanent Storm Water Quality Management", of the City of Boulder Design and Construction Standards (DCS), states that all projects and development that disturb less than an acre of and do not increase the impervious area, shall provide storm water quality facilities to the maximum extent practicable. Given the scope of the redevelopment of this project, including construction of a new structure and the reconfiguration of most of the parking lot, attention should be paid to providing additional and/or more robust water quality improvements. It appears that opportunities exist to introduce bioretention (rain gardens) or porous pavement as part of the parking lot improvements and decrease the amount of directly connected impervious area (DCIA) by discharging runoff through grass buffers or swales rather than cobble rundowns and swales. Please revise plan as necessary to incorporate drainage enhancements that utilize additional water quality strategies. Also revise the letter to include a discussion of any proposed changes.

Engineering Erik Saunders, 303-441-4493

The proposed low site walls east of the drive thru lane appear to be located within the existing access/ sidewalk easement intended for the construction and installation of the multi-use path. Per section 8-6-3 of the Boulder Revised Code (B.R.C.) 1981, no structures are permitted within an easement. Also, per section 9-9-15 B.R.C. 1981, walls must not be placed nearer than 18 inches from any public sidewalk. Please revise plans to show all easements affecting the property, remove all encroachments and relocate any structures that are less than 18 inches from the back edge of the proposed multi-use path.

Fees

Please note that 2014 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Landscaping Elizabeth Lokocz, 303-441-3138

Please address the following coordination issues at the next submittal. Contact staff with any questions or concerns.

1. There is a proposed fire hydrant on the utility plan that does not appear on the landscape plan. The location heavily impacts an existing street tree, a Common Hackberry. As one of the few non-ash in this section of 28th Street, alternatives must be thoroughly evaluated. Permission for removal must be granted by the City Forester.
2. The proposed water services for the new structure do not meet the minimum ten foot separation requirements. Please adjust accordingly.
3. Please label typical and atypical parking lot island dimensions and remove anything that does not meet the minimum standards (eight feet in any dimension and 150 sq. ft. of area) from the calculations plan and landscape compliance table.
4. It is unclear to staff how the area delineated in the Calculations plan (sheet L2.0) was reached. Is it the area of disturbance? Per definition, this area does not meet the total parking lot area. Please adjust the graphic and total square footage to include the total parking lot versus the area of disturbance.
5. Add the total number of required and provided parking spaces and corresponding percentage of interior landscaping to the compliance table.
6. On the Landscape Calculations plan, there is a hatched area in the northwest corner that is misaligned with the nearby parking lot island. The site landscaping label in the legend is somewhat confusing. Is this indicating open space?

7. Staff is very supportive of the possible re-use of existing plant material. Please clarify that the plant schedule assumes full replacement in the event that the construction schedule does not support transplanting.
8. Please coordinate the proposed wall location per the comment below in Plan Documents. Is the proposed material sandstone? Does it match any existing stone on the site? Staff is supportive of the proposed wall, but it might feel more inviting at a slightly lower height (30-36 inches).
9. At the time of technical document review, please specify if any weed barrier fabric is proposed.

Legal Documents Julia Chase, City Attorney's Office, 303-441-3052

1. At the time of resubmittal, the Applicant shall provide the following:
   a) A title commitment current within 30 days (none was provided with the initial application); and
   b) Proof of authorization to bind.

2. Prior to signing the Development Agreement, if approved, the Applicant shall provide an updated title commitment current within 30 days of signing the agreement.

Neighborhood Comments

Staff has not received any neighborhood comments regarding the proposal.

Plan Documents Chandler Van Schaack, Case Manager

1. Please revise Sheet A00.01 to include the entire project site. Also revise the plan to include a Site & Parking Data table showing the total existing versus proposed floor area for the site (1945-1965 28th) as well as the required, existing and proposed parking, including number of standard, compact and accessible stalls. Different stall types should also be clearly labeled on the site plan.
2. On the architectural site plan (sheet A00.01), please include the proposed multi-use path alignment and adjust the proposed wall as needed. It does not appear to provide the required 18 inches of separation from the edge of path.

Site Design Chandler Van Schaack, Case Manager / Sam Assefa, Senior Urban Designer

1. There are several aspects to the current proposal which should be modified to be more consistent with the intent of the Guidelines. Specifically, staff finds the current layout of the drive-thru facility does not meet the intent of section 3.1.B. of the Guidelines, which requires buildings to be located close to the street with parking behind and/or beside the building. In addition, the current layout, which requires pedestrians to cross the proposed drive-thru aisle, does not appear to meet section 3.1.E. of the Guidelines, which discourages site design requiring pedestrians to walk across drives. It would be preferable to relocate the drive-thru aisle to the west of the proposed building and to push the building forward towards 28th Street, thereby continuing the existing building setback pattern established by the Denver Mattress building to the south, improving street presence and enhancing pedestrian access to the building. Staff has included a rendering showing a potential design option for the revised layout.

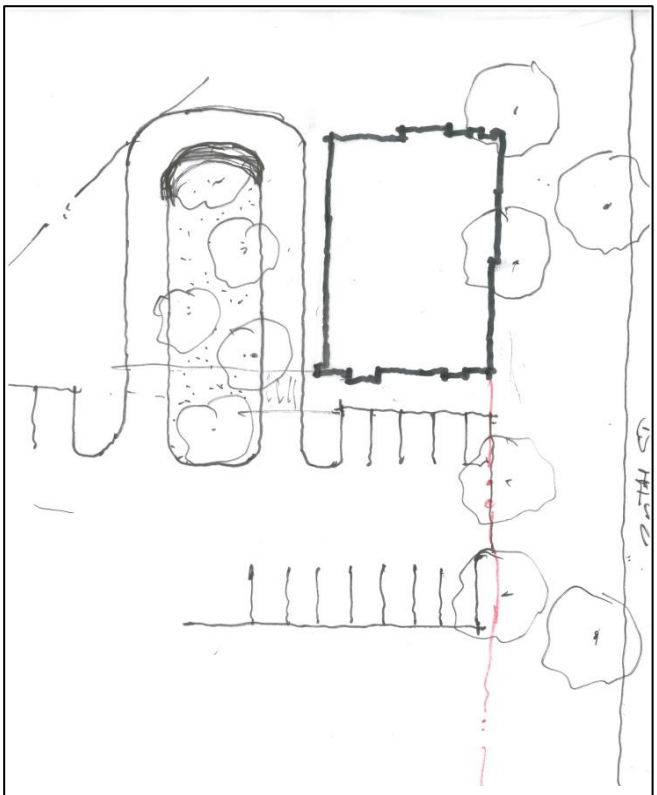

Figure 1: Potential Revised Drive-Thru

2. As discussed in comment #3 under "Access/Circulation" above, the Boulder Valley Regional Center Transportation Connections Plan (BVRC TCP) shows a direct connection running north-south through the project site. While the proposed re-alignment of the vehicular circulation through the site is an acceptable modification to the adopted connection, staff finds that the existing alignment serves as a key pedestrian and bicycle connection, and that re-aligning the pedestrian and bicycle circulation through the site would be inconsistent with the policies found in Part 3, "Pedestrian and Bicycle Circulation," of the Guidelines. Therefore, revise the site plan to include a multi-use path connecting the Walnut St. entrance to the adjacent site to the north, as noted in the "Access/ Circulation" comment referenced above.

Utilities Erik Saunders, 303-441-4493

1. The proposed fire hydrant location and the 6" water line serving that hydrant do not meet the 10 foot minimum separation requirements between utilities and trees. In addition, per section 5.10(A), "Fire Hydrants", of the City of

Boulder Design and Construction Standards (DCS), hydrants must be located such that no exterior portion of any building will be over 175 feet of fire access distance from the nearest hydrant, (fire access distance is the distance from a hydrant to any external portion of any building, measured along public or private roadways or fire lanes, as would be traveled by motorized firefighting equipment). Because of this and in consideration of landscaping comments from staff (above) regarding removal of existing trees, it may be more appropriate to relocate the hydrant to the landscaping peninsula east of the drive thru exit. Please revise plans as necessary to address both concerns. Also, any relocation of the fire hydrant and service line will require the proposed utility easement to be realigned accordingly in conformance with section 5.10(A)(2) of the DCS.

2. The Utility Plan states that the existing water meter will be refitted with a ¾" meter to serve as the dedicated irrigation service. The existing water meter is required to be upgraded to current City standards and must be relocated out of the sidewalk and placed within the public right-of-way (ROW) or utility easement. Please revise plans and labeling accordingly.

3. The proposed domestic water and fire service lines are shown less than 10 feet from the existing trees. Proposed and existing utilities and trees must maintain a minimum separation of 10 feet. While staff recognizes that these trees were planted recently as part of the Hazel's Beverage World project, removal of these trees should be avoided if at all possible (see staff comments regarding landscaping above). Please revise plans as necessary.

4. The proposed 1" domestic water meter is shown to be placed on property the without benefit of a utility easement. Per section 11-1-36, "Location and Installation of Meters; Maintenance of Access to Meters", B.R.C. 1981, water meters must be placed in the ROW or easement and must not be placed in sidewalks or drives. Please revise plans accordingly.

5. The proposed 4" fire service line is shown with a configuration that places the valve in the gutter pan of 28th Street. Revise plans to show the private service line valve located in the landscape planting strip at the back of the curb.

6. The proposed sanitary sewer service is shown to connect to the existing service stub abandoned from the Wendy's demolition. However, the previous approved plans (TEC2012-00017) indicate that the continuation of that sanitary sewer service that paralleled the ROW has been removed or abandoned in place. Please verify that the sanitary service remains in place and continuous to the former point of connection at the manhole east of Mattress Firm. Revise plans as necessary.

7. The proposed area inlet east of the drive thru aisle is shown to discharge into the existing storm sewer via a new manhole connection. The manhole is shown directly beneath the future multi-use path along the west side of 28th Street and less than the 10 feet minimum required separation from the existing tree. While the lid has been shown to be offset such that the access cover is out of the pavement area, the proximity of the cover to the pavement edge and the shallow nature of the storm sewer in this area are likely to cause unforeseen conflicts or construction challenges during installation of the manhole. In addition, construction of a manhole in this location will require the removal of an existing street tree. Staff recommends a storm sewer service connection to the existing manhole, approximately 20 feet north of the proposed manhole, or the existing curb inlet. Revise plans as necessary.

III. INFORMATIONAL COMMENTS

Access/Circulation
The applicant is encouraged to provide sidewalks between the parking stalls in order to improve pedestrian circulation and minimize conflicts between automobiles and pedestrians.

Drainage, Erik Saunders 303 441-4493

1. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the City of Boulder *Design and Construction Standards*.

2. At time of Technical Document Review, the applicant shall submit information (geotechnical report, soil borings, etc.) regarding the groundwater conditions on the property, and all discharge points for perimeter drainage systems must be shown on the plan. The applicant is notified that any proposed groundwater discharge to the city's storm sewer system will require both a state permit and a city agreement.

Engineering, Erik Saunders 303 441-4493
No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

Flood Control Heidi Hansen, Floodplain Administration, 303-441-3273
There is a section of 100-year regulatory floodplain in the northwest corner by the new building. This area of floodplain has been remapped as 500-year floodplain and the new mapping is in to FEMA for adoption. If the building permits are submitted before FEMA adopts the new mapping and the building extends into the area currently mapped as 100-year floodplain, a floodplain development permit will be required and the building will have comply with the city's floodplain regulations.

Utilities Erik Saunders 303 441-4493

1. The applicant is advised that any proposed street trees along the property frontage may conflict with existing utilities, including without limitation: gas, electric, and telecommunications, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.

2. A Final Utility Connection Plan will be required as part of the Technical Document Review process (which must be completed prior to building permit application). The Final Master Utility Plan (Utility Connection Plan) will be required to show all existing water service lines and fire lines.

3. The applicant is advised that at the time of building permit application the following requirements will apply:

    a. The applicant will be required to provide an accurate proposed plumbing fixture count to determine if the proposed meters and services are adequate for the proposed use.

    b. Water, wastewater and storm Plant Investment Fees and service line sizing will be evaluated.

    c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.

    d. Since the building will be sprinklered, the approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

4. All water meters are to be placed in city R.O.W. or a public utility easement, but meters are not to be placed in driveways, sidewalks or behind fences.

5. Trees proposed to be planted shall be located at least 10 feet away from existing or future utility mains and services.

IV. NEXT STEPS

Please revise the project plans as noted herein and submit five copies of the revised plans as well as digital copies of the plans in pdf from to the front counter of the P&DS Service Center prior to the beginning of a 3-week review track. Please note that review tracks begin on the first and third Mondays of every month.

Please contact the case manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting to go over these comments in further detail.

V. CITY CODE CRITERIA CHECKLIST

A completed criteria checklist will be provided following review of the revised plans.

CITY OF BOULDER
Community Planning & Sustainability

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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**October 24, 2014**
CASE MANAGER:	**Chandler Van Schaack**
PROJECT NAME:	**BANK OF AMERICA**
LOCATION:	**1955 28TH ST**
COORDINATES:	**N03W04**
REVIEW TYPE:	**Site and Use Review**
REVIEW NUMBER:	**LUR2014-00057**
APPLICANT:	**ANDREW FAIRBAIRN**
DESCRIPTION:	**Site and Use Review to establish one new 2,850SF, single story "Bank of America" branch - including drive thru facility, drainage, lighting, and landscaping. Proposal includes modification to existing parking on adjacent Bank pad and modifications to traffic plow pattern at "Hazels" parking area.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-7-1, "Form and Bulk Standards," – Building Setbacks: request to modify the side yard setback to allow for a 9' setback where 12' is the minimum required by the BR-1 zone district standards.**

I. REVIEW FINDINGS

Overall, the Applicant has addressed many of the previous review comments; however, there are still some remaining issues which will require minor corrections to the plan set before an approval can be reached. These issues are discussed in further detail in the reviewer comments below. Once the issues identified herein have been addressed, please submit three copies of the final plans as well as digital copies of the plans in pdf form directly to the Case Manager, Chandler Van Schaack (303-441-3137 or vanschaackc@bouldercolorado.gov),at your earliest convenience. Staff is happy to meet and discuss these comments at your convenience.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Pre previous comment, please revise the civil site plan to show the bike parking being provided on the site and revise the site plan show the existing and proposed bike parking in order to verify the bike parking.

2. Please revise the dimensions of the concrete pad for the Bank of America bike parking to measure 6' x 11' and locate the concrete pad outside of the 28th Street multi-use path public access easement.

3. Please revise the landscape plan to show the concrete pad for the proposed four inverted "u" bike racks to be installed at the front of the building in order to evaluate the impacts of the parking on the site.

4. Please revise the site plan to show how the proposed concrete path connects to the existing facilities at each end of the path.

Building Design Chandler Van Schaack, Case Manager

While overall the applicant has done an excellent job of addressing staff's previous concerns regarding architecture and materiality, staff has one remaining concern regarding the east elevation along 28th Street. Specifically, the service door on the north side of the east elevation appears out of character with the remainder of that side of the building. Staff recommends utilizing a door that matches the primary entrance and windows along the south and east sides of the building. Staff recognizes that this is an emergency access; however, a door with spandrel glass (or some other type of more aesthetically pleasing material) will compliment the high quality façade while lightening the appearance along 28th. The service doors on the north elevation are not as visible for passers-by and are therefore not a concern.

Drainage Erik Saunders, 303 441-4493

1. At the time of Technical Document review, the proposed connection to the dual 60" piped N. Boulder Farmers and Boulder and Left Hand ditches will require ditch company approvals. Please contact Dan Lisco (303 530-4216) of N. Boulder Farmers Ditch and John Bruner (303 652-3124) of Boulder and Left hand Ditch for permission and approval requirements.

2. The water quality design spreadsheet for the proposed rain garden taken from Urban Drainage and Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual Vol. 3 (*Design Procedure Form (RG)*), must be revised to include the underdrain system entries. In addition, the basin geometry section must be revised to match the geometry as indicated by the proposed raingarden grading.

3. The drainage letter narrative and supporting calculations, drainage plan and the proposed water quality facilities (rain garden) design information must be included in the Final Drainage Report submitted as part of the Technical Document review process.

Engineering Erik Saunders, 303 441-4493

1. At the time of Technical Document Review, the final engineering construction plans must include all of the required City of Boulder construction and erosion control notes. In addition, the plans must include erosion control /storm water management and all relevant construction details sheets.

2. The proposed utility easement for the fire hydrant extension onto property must be widened to 25' around the hydrant assembly.

Fees

Please note that 2014 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Legal Documents Julia Chase, City Attorney's Office, 303-441-3052

1. Prior to signing the Development Agreement, if approved, the Applicant shall provide the following:
   a) A title commitment current within 30 days (the estate or interest in the land must be for the fee interest (not leasehold interest); and
   b) Proof of authorization (confirmation of signature block) on behalf of Andre Family Partnership, LTD.

Parking Chandler Van Schaack, Case Manager

1. It is unclear how the number of existing spaces as shown on the revised plans is currently 146; however, it should be noted that per the previous approval for this site (LUR2012-00007), a maximum of 135 parking spaces may be maintained on this site without triggering compliance with the parking lot landscaping requirements for "*Parking Lots Containing One Hundred Twenty Percent or More of The Minimum Required Parking Spaces*" as set forth in section 9-9-14(d)(5), B.R.C. 1981. In revising the number of parking spaces to not exceed 135 spaces, the applicant should also note that a maximum of 60% of the total parking spaces may be compact spaces, with the exception of 8 "universal" spaces (8'6" x 17'6") that were approved through the original PUD and maintained through LUR2012-00007. This means that for 135 spaces, a total of 81 spaces may be compact, with an additional 8 spaces that may be "universal" in size. All "universal" stalls being counted toward the total should be clearly labeled on the site plan and civil site plan accordingly.

2. The three 17' long parking stalls labeled as standard immediately south of the proposed Bank of America building do not meet minimum standard stall size requirements and should therefore not be counted as such.

3. Currently the parking calculations for Denver Mattress shown on the parking data table on the site plan and civil site plan are incorrect. Please ensure that all calculations are correct on the revised tables.

Utilities Erik Saunders, 303 441-4493

Please address the following correction comments:

1. Water pipe 4" and larger requires thrust blocking at all fittings. Add thrust blocking graphic at all fitting locations for the proposed fire hydrant and relocated fire hydrant.

2. Include all relevant standard detail drawings from the City of Boulder Design and Construction Standards including, trenching, bedding, joint restraint, thrust blocking, etc.

3. The proposed 12" PVC storm drain lateral connection to the existing 60" RCP storm/ditch pipe must be shown as a manhole connection.

III. INFORMATIONAL COMMENTS

Access/Circulation David Thompson, 303-441-4417

1. Consider revising the head-in parking along the Hazel's Building in order to provide a direct cross-walk across the drive aisle which would be beneficial to visual impaired individuals who would not realize the crosswalk is skewed.

2. Consider using colored concrete (red) and raising the 7' wide concrete path which would provide enhancements to the path by slowing down the crossing vehicles.

Engineering, Erik Saunders 303 441-4493
No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

Flood Control Heidi Hansen, Floodplain Administration, 303-441-3273
There is a section of 100-year regulatory floodplain in the northwest corner by the new building. This area of floodplain has been remapped as 500-year floodplain and the new mapping is in to FEMA for adoption. If the building permits are submitted before FEMA adopts the new mapping and the building extends into the area currently mapped as 100-year floodplain, a floodplain development permit will be required and the building will have comply with the city's floodplain regulations.

Utilities Erik Saunders 303 441-4493
1. The applicant is advised that any proposed street trees along the property frontage may conflict with existing utilities, including without limitation: gas, electric, and telecommunications, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.

2. A Final Utility Connection Plan will be required as part of the Technical Document Review process (which must be completed prior to building permit application). The Final Master Utility Plan (Utility Connection Plan) will be required to show all existing water service lines and fire lines.

3. The applicant is advised that at the time of building permit application the following requirements will apply:

   a. The applicant will be required to provide an accurate proposed plumbing fixture count to determine if the proposed meters and services are adequate for the proposed use.

   b. Water, wastewater and storm Plant Investment Fees and service line sizing will be evaluated.

   c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.

   d. Since the building will be sprinklered, the approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

4. All water meters are to be placed in city R.O.W. or a public utility easement, but meters are not to be placed in driveways, sidewalks or behind fences.

5. Trees proposed to be planted shall be located at least 10 feet away from existing or future utility mains and services.

IV. NEXT STEPS
Once the issues identified herein have been addressed, please submit three copies of the final plans as well as digital copies of the plans in pdf form directly to the Case Manager, Chandler Van Schaack (303-441-3137 or vanschaackc@bouldercolorado.gov), at your earliest convenience.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided with the staff memorandum to planning board.

VI. CONDITIONS ON CASE

Draft conditions will be provided following review of the corrected materials.

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: January 22, 2015

AGENDA TITLE: Public hearing and consideration of a Minor Amendment to an Approved Site Review (LUR2014-00088) for a 1,950 square foot addition to an existing single-family residence partially located in the rear yard setback at 3059 6th St. The project site is zoned Residential - Low 1 (RL-1).

Applicant: COBURN DEVELOPMENT INC
Owner: KARA AND ADAM GOUCHER

REQUESTING DEPARTMENT:
Community Planning & Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Sloane Walbert, Planner I

OBJECTIVE:
Define the steps for Planning Board consideration of this request:

1. Hear Applicant and Staff presentations
2. Hold Quasi-Judicial Public Hearing
3. Planning Board discussion
4. Planning Board action to approve, approve with conditions or deny

SUMMARY:

Proposal:	MINOR AMENDMENT to a previously approved Site Review application (#P-92-21). Proposal to expand the existing 3,146 square foot home by 1,402 square feet of new floor area for a living area on two levels, covered porch, basement and attached garage. The use will remain a single family residence. Request also includes a setback modification for a 2'-6" setback for new portions of the building where 25' is required.
Project Name:	3059 6TH ST AMENDMENT
Location:	3059 6th St.
Size of Tract:	9,375 square feet (0.22-acres)
Zoning:	Residential - Low 1 (RL-1)
Comprehensive Plan:	Low Density Residential

KEY ISSUE:
Is the proposed Site Review Amendment consistent with the criteria for Minor Amendments to Approved Site Plans as set forth in section 9-2-14(l), B.R.C. 1981?

BACKGROUND:

Existing Site/Site Context

The subject property is comprised of three lots located on 6th Street, south of Evergreen Avenue in the Newlands neighborhood (see vicinity map). An alley exists on the west side of the property. The stone and frame portion of the existing home was part of the original structure constructed on the far west side (rear) of the property in 1927.

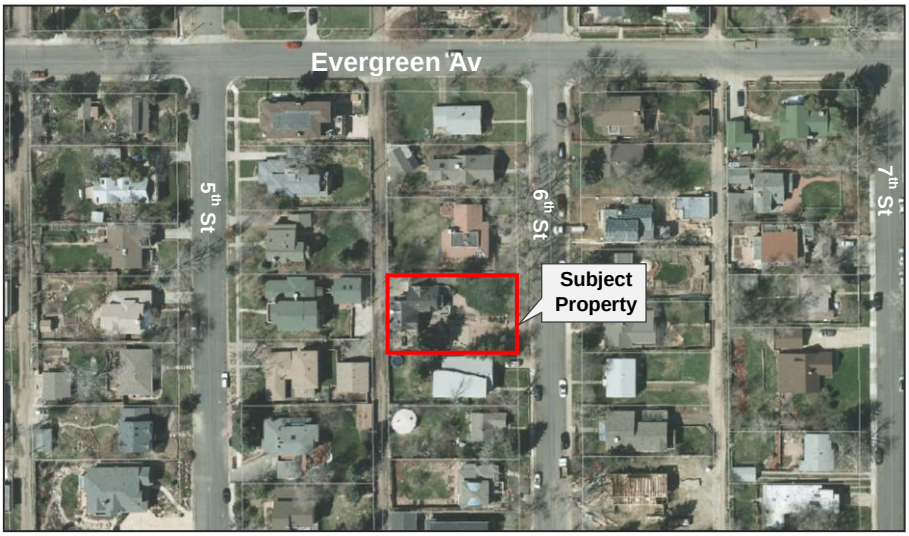

Figure 1: Vicinity Map

The property is located in the RL-1 zone district, which is defined as *"single-family detached residential dwelling units at low to very low residential densities"* (section 9-5-2(c)(1)(A), B.R.C. 1981). See Figure 2 below for a Zoning Map. The corresponding Boulder Valley Comprehensive Plan (BVCP) land use designation for the property and the surrounding neighborhood is Low Density Residential (refer to Figure 3 below).

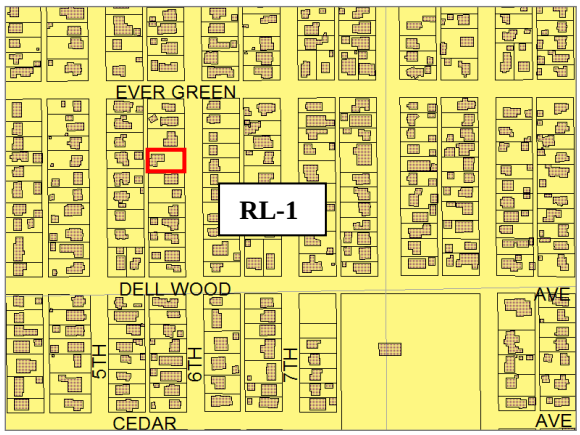

Figure 2: Zoning Map

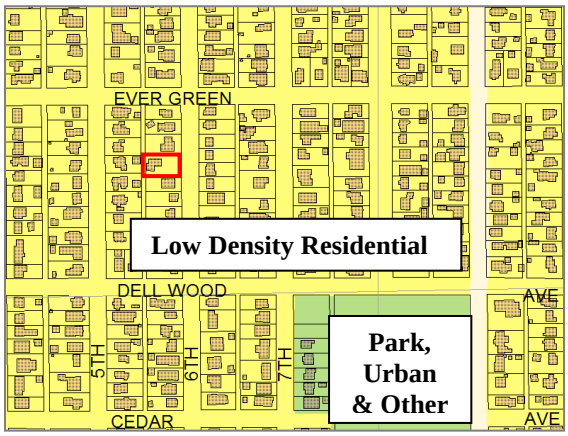

Figure 3: BVCP Land Use Designation Map

Project Description

The applicant is requesting a 793 square foot addition to the first floor and a 609 square foot addition to the second floor for a total addition of 1,402 square feet in above grade floor area to the existing 3,146 square foot single-family residence. The remodel will include raising the floor plate height at the rear of the house to expand usable floor area and to construct an attached garage on the north side of the house. The remaining floor area will be part of an addition on the front of the structure, facing 6th Street. A portion of the attached garage and second floor addition (310 square feet) will be located in the modified rear yard setback but will not extend beyond the previously approved 2'-6" setback (see figure 4 on the following page). The request also includes the addition of 540 square feet to the basement; however, this area is not included in floor area calculations since no portion of the basement wall is exposed more than 3 feet adjacent to finished grade, pursuant to section 9-8-2(e)(1)(D), B.R.C. 1981.

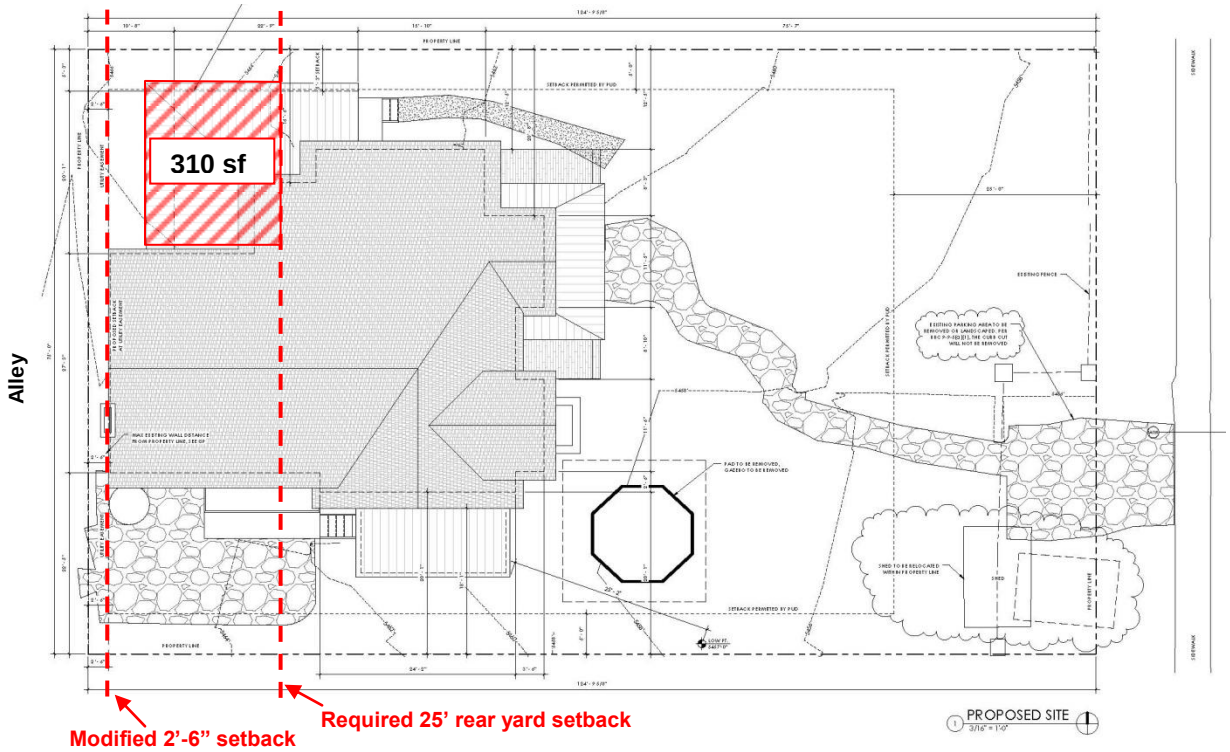

Figure 4: Proposed addition made within the rear yard setback

Figure 5:
Rear Elevation (alley) showing existing elevation (left) and proposed elevation (right)

A new covered front porch addressing 6th Street is proposed. Figure 6 on the following page illustrates the existing and proposed street elevations. As part of the project, an existing gazebo structure on the property and an existing parking area located in the front yard landscape setback will be removed. An approximately 100 square foot shed currently straddles the front property line, a potion of which is located in the public right-of-way. The shed will be relocated onto the property and screened with new landscaping as a condition of this approval. See **Attachment D** for approved plans.

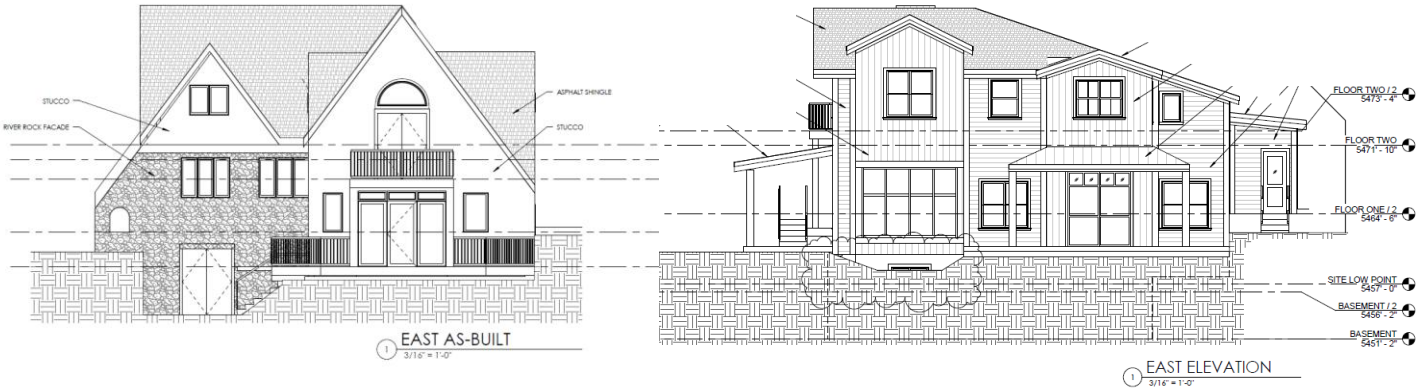

Figure 6:
Front Elevation (6th Street) showing existing elevation (left) and proposed elevation (right)

Project History

The historic home was constructed in 1927 and can be viewed from 6th Street in a photograph taken between 1942 and 1948, shown in figure 7. The building's setbacks are unique since the house was originally constructed at the far west end of the lot. Subsequently, a nonconforming review and Planned Unit Development (PUD) was approved in 1993 for an addition (#NC-92-03 and #P-92-21). The approval included a rear yard setback modification for a 2.5-foot setback, where 25 feet are required. The two-story frame section was added in front of the original front door in 1995.

Figure 7: Photograph of subject home in the background, taken between 1942 and 1948

REVIEW PROCESS:

On Nov. 12, 2014, the Landmarks Design Review Committee (LDRC) reviewed the demolition permit application for the demolition of the most recent addition and street-facing walls. The LDRC found that its demolition would not cause a significant impact or potential detriment to the historic resources of the city, as the house had been significantly altered by the 1990's addition.

On December 12, 2014, following review by the LDRC, city staff approved the Minor Amendment to the approved Site Review to allow the proposed additions (refer to **Attachment A** for staff disposition). Pursuant to section 9-2-14(l), B.R.C. 1981, changes to approved building location or additions to existing buildings, which exceed the limits of a Minor Modification, require a Minor Amendment to the Approved Site Plan. The Minor Amendment is a staff-level decision subject to call-up by the Planning Board or by the public within 14 days of staff's decision. The application was called up for discussion by the Planning Board on December 22, 2014.

KEY ISSUE:
Staff has identified the following key issue for the board's consideration:

Is the proposed Site Review Amendment consistent with the criteria for Minor Site Review Amendments to Approved Site Plans as set forth in section 9-2-14(l), B.R.C. 1981?

Section 9-2-14(l), "*Minor Amendments to Approved Site Plans*," B.R.C. 1981 includes the procedures and review criteria for approval of a minor amendment to an approved Site Review development. The criteria for a Minor Site Review Amendment require an evaluation of a project with only specific Site Review criteria of the B.R.C. 1981 subsections 9-2-14(h)(2) (A), (C), and (F), Open Space, Landscaping, and Building Design respectively.

Open Space and Landscaping:
In terms of open space, the building coverage on the property will increase with the addition, which effectively reduces the open space. The open space change is essentially in-filling an area on the side of the house currently occupied by patio space and an area used as a parking pad off the alley. The total open space proposed on the site is 7,092 square feet, including the front and side covered porches. The usable area of the open space, primarily in the front of the house, will not change substantially. The existing landscaping, which includes several mature trees and a stone retaining wall, will remain.

There is no minimum required open space per dwelling unit in the RL-1 zone district. The allowable intensity is determined by the maximum floor area ratio and number of dwelling units per acre. The proposed addition will not materially affect the character or quality of the open space or landscaping. The majority of the open space is oriented toward 6th Street and provides a visual relief to the density.

Building Design, Livability and Relationship to the Surrounding Area
Regarding building design, Site Review criteria (F) examines the compatibility of the proposed "*height, mass and scale in the existing character of the area, or the character established by adopted design guidelines for the area*." The Newlands neighborhood is characterized by predominantly single-family homes ranging from modest ranch style homes to stately homes of new construction in an eclectic mix of architectural styles. The height, mass and scale of the subject home including the proposed additions are compatible with the character of the area. Although the front yard setback is larger than typical, the orientation and configuration of the home is similar to others in the neighborhood. In order to maintain the historic character of the house the applicant has proposed additions on each side of the house rather than expanding into the front yard. This configuration also allows vehicular access into a new garage from the alley. All existing stucco will be removed and replaced by vertical wood siding or painted cement lap board siding. The existing stone façade will remain as it is, with the exception of the east face, which will be enclosed by the addition. Staff finds that the proposed materials are compatible with the surrounding neighborhood and historic character of the home. In particular, the proposed wood siding and existing stone meet the site review criteria in section 9-2-14(h)(2)(F), which states that "*exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing.*"

With regard to criterion (F)(iii) which states, "*the orientation of buildings minimizes shadows on and blocking of views from adjacent properties,"* the site is located within Solar Access Area I, that restricts shading from the structure to a degree less than that created by a solar fence twelve feet in height. The solar analysis provided demonstrates that the proposed development is in compliance with the Solar Access Ordinance. Further, the proposed additions are in compliance with side yard bulk plan regulations and the building steps down toward the neighboring properties in order to preserve views and enhance

privacy.

The proposal was found to be consistent with the criteria for Minor Amendments to Approved Site Plans found in section 9-2-14(l), B.R.C. 1981. Refer to **Attachment C** for staff's complete analysis of the review criteria.

PUBLIC COMMENT:
Required public notice was provided in the form of written notifications of the application to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of section 9-4-3, "Public Notice Requirements," B.R.C. 1981 were met. Several phone calls and emails were received from neighbors regarding the proposed project. The majority of the correspondence was general questions regarding the proposal. The neighbor to the west across the alley expressed concern about the size of the addition and that the new roof line would block the sun they currently enjoy in the morning that comes over the existing roof line. Staff communicated that the solar analysis provided in the application indicates that the morning sun will not be impacted since the shadow cast by the roofline will not extend beyond the alley boundaries. No neighbors expressed direct opposition to the project. Refer to **Attachment B** for neighborhood correspondence.

STAFF FINDINGS AND RECOMMENDATION:
Staff finds that the application for a Minor Amendment meets the criteria of section 9-2-14(l), B.R.C. 1981. Therefore, staff recommends that Planning Board approve Land Use Review # LUR2014-00088 incorporating this staff memorandum and associated review criteria as findings of fact and subject to the recommended conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The Applicant shall ensure that the development shall be in compliance with all plans prepared by the Applicant on December 12, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall relocate the existing shed on the east side of the property so as to be entirely located on the property, as shown on the plans dated December 12, 2014, and shall screen the shed from the adjacent right-of-way with landscaping.

3. The Applicant shall comply with all previous conditions contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to the Development Agreement recorded in the office of the Boulder County Clerk and Recorder at Reception No. 01306466 on June 22, 1993.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

A. Staff Disposition
B. Neighborhood Correspondence
C. Staff Analysis of Review Criteria
D. Proposed Site Plan

CITY OF BOULDER
Community Planning & Sustainability
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION:	**Approved with conditions**
PROJECT NAME:	**3059 6TH STREET AMENDMENT**
DESCRIPTION:	**SITE REVIEW to amend a previously approved Site Review (#P-92-21) to expand the existing 3,146 square foot home by 1,402 square feet of new floor area for a living area on two levels and attached garage. The project also includes two covered patios and a 548 square foot addition to the below-grade basement. The use will remain a single family residence.**
LOCATION:	**3059 6TH ST**
COOR:	**N05W07**
LEGAL DESCRIPTION:	**Lots 39, 40 and 41, Block 33, Newland Addition, City of Boulder, County of Boulder, State of Colorado**
APPLICANT:	**COBURN DEVELOPMENT INC**
OWNER:	**Kara and Adam Goucher**
APPLICATION:	**Minor Site Review Amendment, LUR2014-00088**
ZONING:	**Residential - Low 1 (RL-1)**
CASE MANAGER:	**Sloane Walbert**
VESTED PROPERTY RIGHT:	**NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:

- Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981: Minimum rear yard landscaped setback of 2'6" where 25' is required.

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

Approved On: 12/12/14
Date

By: _____
David Driskell, Executive Director of Community Planning and Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: 12/26/14

Final Approval Date:_____

Address: 3059 6TH ST

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development within three years from the date of final approval. Failure to "substantially complete" (as defined in Section 9-2-12) the development within three years shall cause this development approval to expire.

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the development shall be in compliance with all plans prepared by the Applicant on December 12, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall relocate the existing shed onto the property, as shown on the plans dated December 12, 2014, and shall screen the structure from the adjacent right-of-way with landscaping.

3. The Applicant shall comply with all previous conditions contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to the Development Agreement recorded in the office of the Boulder County Clerk and Recorder at Reception No. 01306466 on June 22, 1993.

Address: 3059 6TH ST

From: Peter Birkeland
To: Walbert, Sloane
Subject: addition to house: 3059 6th
Date: Monday, October 13, 2014 2:35:37 PM

I would let them do additions within the current rules. However, I feel we have enough super-sized houses in the neighborhood, so I wouldn't let them have any exceptions beyond the rules.
Peter Birkeland, 3075 5th St

From: William Malling
To: Walbert, Sloane
Subject: RE: Remodel at 3059 6th st.
Date: Monday, October 20, 2014 10:18:53 AM

Hi, Walbert,

I would like to know more about the remodel at 3059 6th st. I live across the ally at 3060 5th st. The property at 3059 6th sits right on the ally and any remodel will affect our property as well.

Would like more detail about the remodel.

Please call me at 303-960-5177.

Thanks,

William Malling

From: William Malling
To: Walbert, Sloane
Subject: Re: Remodel at 3059 6th st.
Date: Tuesday, November 04, 2014 3:45:37 PM

Hi Sloane,

Thanks for the email on the purposed project at 3059 6th st. My house is directly across the ally on 5th st. My concern is that the house not be any bigger then the allowed square footage for the lot under currant code.

Also my concern is will the new roof line be any higher than the existing roof line? We currently enjoy sun in the morning that comes over the existing roof line, which is a second story roof line.

Thanks
William Malling
303-960-5177

From: jacksonjackson@comcast.net
To: Malling, William
Cc: Walbert, Sloane
Subject: question about garage set back in the alley from neighbor Re: Remodel at 3059 6th st.
Date: Friday, November 21, 2014 7:50:15 AM

Hi-I'm curious if the new garage will be one story or two and will it be set back from alley-how many feet?- There is a parking pad at the back of the house now.....hoping the garage will begin where the parking pad ends on the far east side (set back maybe 16 feet or so from alley at this point). thanks jacque michelle (wife of william malling and neighbor.)

December 3, 2014 – Phone conversation with neighbor to the south. Answered questions about the project.

From: jacksonjackson@comcast.net
To: Walbert, Sloane
Subject: Re: question about garage set back in the alley from neighbor Re: Remodel at 3059 6th st.
Date: Saturday, December 06, 2014 9:58:35 AM

Hi Sloane-when does construction begin? 2015 winter or spring or summer? thanks neighbor-jacque michelle

Section 9-2-14(l) Minor Amendments to Approved Site Plans:

(1) Standards: Changes to approved building location or additions to existing buildings, which exceed the limits of a minor modification, may be considered through the minor amendment process if the following standards are met:

The application is for an addition to an existing building but exceeds the limits of a minor modification because the additions would expand the floor area by more than ten percent.

Y (A) In a residential zone as set forth in Section 9-5-2, "Zoning Districts," B.R.C. 1981, all approved dwelling units within the development phase have been completed;

The development consists of one dwelling unit completed in 1927.

Y (B) In residential zones, dwelling unit type is not changed;

The structure will remain a single-family dwelling unit.

Y (C) The required open space per dwelling unit requirement of the zone is met on the lot of the detached dwelling unit to be expanded; and

There is no minimum required open space per dwelling unit in the RL-1 zone district. The allowable intensity is determined by the maximum floor area ratio and number of dwelling units per acre. Based on these standards the property is limited to 3,975 square feet of floor area.

Y (D) The total open space per dwelling unit in the development is not reduced by more than ten percent of that required for the zone; or

There is no minimum required open space per dwelling unit in the RL-1 zone district.

N/A (E) If the residential open space provided within the development or an approved phase of a development cannot be determined, the detached dwelling unit is not expanded by more than ten percent and there is no variation to the required setbacks for that lot;

N/A (F) For a building in a nonresidential use module, the building coverage is not increased by more than twenty percent, the addition does not cause a reduction in required open space, and any additional required parking that is provided is substantially accommodated within the existing parking arrangement;

Y (G) The portion of any building over the permitted height under Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, is not increased;

The existing home is 30'-8" in height where 35' is permitted.

Y (H) The proposed minor amendment does not require public infrastructure improvements or other off-site improvements.

All public infrastructure to serve the home is existing and no off-site improvements are required.

(2) Amendments to the Site Review Approval Process: Applications for minor amendment shall be approved according to the procedures prescribed by this section for site review approval, except:

√ (A) If an applicant requests approval of a minor amendment to an approved site review, the city manager will determine which properties within the development would be affected by the proposed change. The manager will provide notice pursuant to Subsection 9-4-3(b), B.R.C. 1981, of the proposed change to all property owners so determined to be affected, and to all

property owners within a radius of 600 feet of the subject property.

The development consists of only one property and written notification of the application was provided to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property consistent with the requirements of Subsection 9-4-3(b), B.R.C. 1981.

√ (B) Only the owners of the subject property shall be required to sign the application.

√ (C) The minor amendment shall be found to comply with the review criteria of Subparagraphs (h)(2)(A), (h)(2)(C), and (h)(2)(F) of this section.

See analysis below.

Y (D) The minor amendment is found to be substantially consistent with the intent of the original approval, including conditions of approval, the intended design character, and site arrangement of the development, and specific limitations on additions or total size of the building which were required to keep the building in general proportion to others in the surrounding area or minimize visual impacts.

The proposal is substantially consistent with the intent of the original approval in 1993. The intended design character and site arrangement have not been substantially modified. No other limitations were included in the original approval. The proposed home will meet compatible development standards and will be in general proportion to other homes in the neighborhood.

√ (E) The city manager may amend, waive, or create a development agreement.

Subparagraphs (h)(2)(A), (h)(2)(C), and (h)(2)(F) of section 9-2-14:

(h) Criteria for Review: No site review application shall be approved unless the approving agency finds that:

(2) **Site Design**: Projects should preserve and enhance the community's unique sense of place through creative de-sign that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

Y **(A)** **Open Space:** Open space, including, without limitation, parks, recreation areas and playgrounds:

The reduction in open space is essentially in-filling an area on the side of the house currently occupied by patio space and an area used as a parking pad off the alley. The total open space proposed on the site is 7,092 square feet, including the front and side covered porches.

Y (i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

The usable area of the open space, primarily in the front of the house, will not change substantially. A large yard is located in front of the house, which is open and accessible to the inhabitants of the home.

Y (ii) Private open space is provided for each detached residential unit;

Approximately 7,092 square feet (76%) of the lot is open space. An ample amount of open space will remain on the site to serve the single-family dwelling.

Y (iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludiovicianus), which is a species of local concern, and their habitat;

The mature trees on the property will remain. No other natural features exist.

Y (iv) The open space provides a relief to the density, both within the project and from surrounding development;

The open spaces provide a relief to the density since the majority of the open space is located in front of the house.

N/A (v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

This criterion is not applicable to single-family homes.

N/A (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and;

Not applicable since there are no sensitive environmental features or natural areas located adjacent to the property.

N/A (vii) If possible, open space is linked to an area- or city-wide system.

Not applicable since no open space systems are located in the vicinity.

Y **(C) Landscaping:**

The existing landscaping, which includes several mature trees and a stone retaining wall, will remain.

Y (i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

The established landscaping in the front yard of the property includes coniferous and deciduous trees and large shrubs. The area also flagstone walkways and a stone wall.

Y (ii) Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

The proposed additions will have minor impacts on existing plants and the natural environment.

Y (iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and

The mature landscaping on the property exceeds the landscaping standards for single-family homes. In addition, several large public street trees are located along 6th Street.

Y (iv) The setbacks, yards and useable open space along public rights of way are landscaped to provide attractive streetscapes, to enhance architectural features and to contribute to the development of an attractive site plan.

The existing mature landscaping enhances the proposed design. The applicant will also be providing a landscape screen to the relocated shed. Several mature public street trees screen the property from the street.

Y **(F) Building Design, Livability and Relationship to the Existing or Proposed Surrounding Area:**

All existing stucco will be removed and replaced by vertical wood siding or painted cement lap board siding. The existing stone façade will remain as it is, with the exception of the east face, which will be enclosed by the addition. Staff finds that the proposed materials are compatible with the surrounding neighborhood and historic character of the home.

Y (i) The building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area;

The proposed home will meet compatible development standards, which are designed to preserve the single family character of existing neighborhoods, and is compatible with the Newlands neighborhood. The Newlands neighborhood is characterized by predominantly single-family homes ranging from modest ranch style homes to stately homes of new construction in an eclectic mix of architectural styles. The height, mass and scale of the subject home including the proposed additions are compatible with the character of the area. Although the front yard setback is larger than typical, the orientation and configuration of the home is similar to others in the neighborhood with a front porch facing 6th Street and access from the alley. Staff finds that the proposed materials are compatible with the surrounding neighborhood and historic character of the home.

Y (ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans or design guidelines for the immediate area;

The existing home is 30'-8" in height where 35' is permitted in the zone, which is compatible with the neighborhood.

Y (iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

The site is located within Solar Access Area I, that restricts shading from the structure to a degree less than that created by a solar fence twelve feet in height. The solar analysis provided demonstrates that the proposed development is in compliance with the Solar Access Ordinance. Further, the proposed additions are in compliance with side yard bulk plan regulations and the building steps down toward the neighboring properties in order to preserve views and enhance privacy.

Y (iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs and lighting;

The proposed design and building materials are traditional and compatible with the Newlands neighborhood.

Y (v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include,

without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;

The proposed front porch will address 6th Street and will contribute to the pedestrian experience. Landscaping located along 6th Street also contributes to activity at the pedestrian level.

N/A (vi) To the extent practical, the project provides public amenities and planned public facilities;

N/A (vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

The project will not add any dwelling units.

Y (viii) For residential projects, noise is minimized between units, between buildings and from either on-site or off-site external sources through spacing, landscaping and building materials;

Noise will be minimized by side yard setbacks and existing landscaping.

N/A (ix) A lighting plan is provided which augments security, energy conservation, safety and aesthetics;

A lighting plan is not necessary since this is a single family home. All lighting will be required to meet the lighting code for residential zone districts.

Y (x) The project incorporates the natural environment into the design and avoids, minimizes or mitigates impacts to natural systems;

The project has preserved the existing mature landscaping on the property. No natural systems exist in relation to the property.

Y (xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality;

The proposed structure will be required to comply with the Green Building and Green Points Program at building permit application, including compliance with the Energy Code provisions. The final determination for the level of energy performance will be determined at the time of building permit application. However, it appears possible that the addition will exceed the thresholds of section 10-7.5-3 b)(2), B.R.C. 1981, which requires that when an addition is 50 percent or more of the conditioned floor area of the existing dwelling unit (after demolition), and when the dwelling unit will have a total conditioned area upon completion from 3,001 to 5,000 square feet in size, the entire building must be treated as new construction for the purposes of establishing energy efficiency.

Y (xii) Exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

The proposed vertical wood siding and painted cement lap board siding, along with the existing stone façade, contribute to a sense of permanence.

Y (xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

The proposed additions, including the area within the rear yard setback, will have less of an impact that an addition within the approved building envelope since they would require less fill and grading.

N/A (xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and

N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A to this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.

ATTACHMENT D

GOUCHER RESIDENCE

3059 6TH STREET
BOULDER, CO 80302

SCOPE OF WORK	
REMODEL	Remodel including an addition to the ground floor area, adding an attached garage, and raising the second floor plate height in combination with the increased floor area

PROJECT INFORMATION	EXISTING
LEGAL DESCRIPTION	LOTS 39-40-41 BLK 33 NEWLANDS
BUILDING TYPE	SINGLE FAMILY DWELLING
ZONING	RL-1
CONSTRUCTION TYPE	5B NON RATED
OCCUPANCY CLASSIFICATION	R-3
LOT SIZE	9,375 SF
SETBACK MINIMUMS	FRONT: 25 FT, SIDE: 15' COMBINED, 5'MIN REAR: 25 FT

BUILDING CODE ANALYSIS: APPLICABLE CODES:

2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2012 INTERNATIONAL MECHANICAL CODE (IMC)
2012 INTERNATIONAL PLUMBING CODE (IPC)
2012 INTERNATIONAL FIRE CODE (IFC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2012 INTERNATIONAL FUEL GAS CODE (IFGC)
2011 NATIONAL ELECTRIC CODE (NEC)

PROJECT TEAM

OWNER
ADAM & KARA GOUCHER
3059 6TH ST
BOULDER, CO
P: 303-803-8515

STRUCTURAL ENGINEER
GEBAU INC.
1121 BROADWAY ST #201
BOULDER, CO
P: 303-444-8545

ARCHITECT
COBURN DEVELOPMENT INC.
3020 CARBON PLACE #203
BOULDER, CO
P: 303-442-3351
F: 303-447-3933

CONTRACTOR
COBURN DEVELOPMENT INC.
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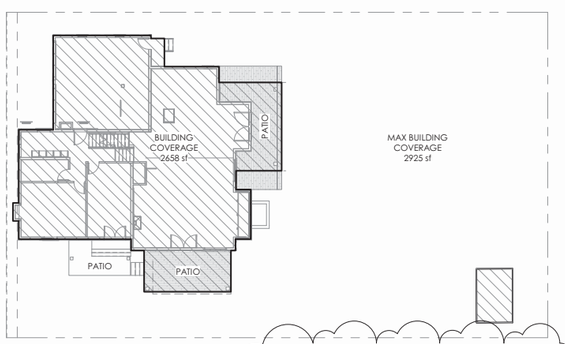
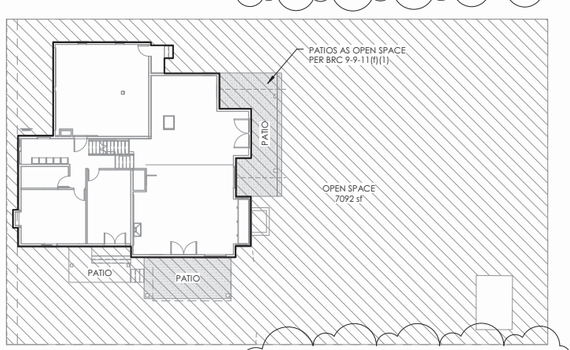
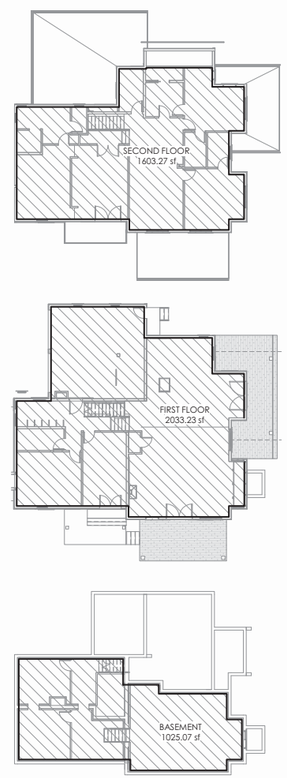


3 BUILDING COVERAGE
1/16" = 1'-0"



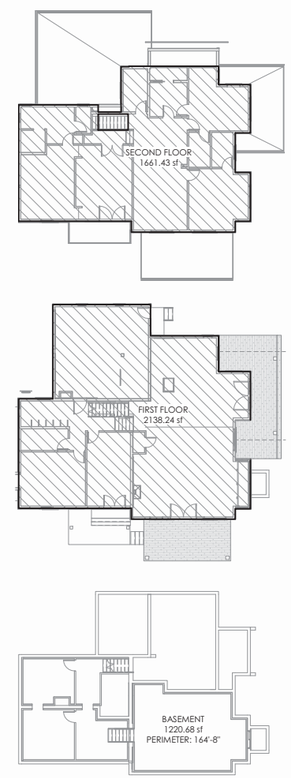
2 OPEN SPACE
1/16" = 1'-0"

SHED	103.51 sf
SECOND FLR	1603.27 sf
FIRST FLR	2033.23 sf
BASEMENT	1025.07 sf
TOTAL	4765.08 sf



4 FLOOR AREA (IRC)
1/16" = 1'-0"

SHED	103.51 sf
SECOND FLR	1661.43 sf
FIRST FLR	2138.24 sf
TOTAL FAR	3903.18 sf
ALLOWED FAR	3975.00 sf



NOTE: BASEMENT SQUARE FOOTAGE DOES NOT CONTRIBUTE TO FAR CALCULATIONS. NO PORTION OF WALL IS EXPOSED MORE THAN 3'-0" ADJACENT TO FINISHED GRADE. SEE BRC 9-8-2(e)(1)(D)

1 FLOOR AREA RATIO (C.O.B.)
1/16" = 1'-0"

1 VICINITY MAP
NOT TO SCALE

CITY OF BOULDER
PLANNING & DEVELOPMENT SERVICES
APPROVED
FINAL LAND USE DRAWING
S Walbert 12/12/14
LAND USE REVIEW MANAGER DATE

COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

GOUCHER RESIDENCE
3059 6TH ST.
BOULDER, CO 80302

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ISSUED/REVISION SCHEDULE

DESCRIPTION	AUTHOR	CHECKED	DATE
LUR	LJ	PW	10.17.14
LUR REVISED	LJ	PW	10.31.14
LUR REVISED 2	LJ	PW	11.24.14

LUR REVISED
12.12.2014

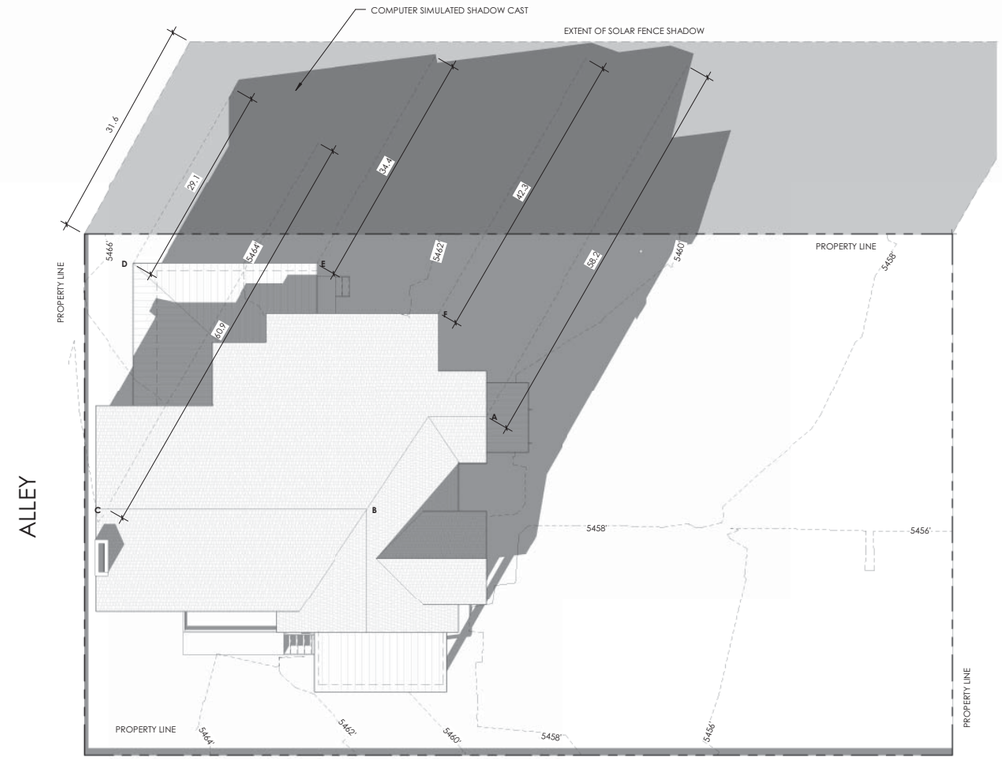
SHEET No.
T1.0
TITLE SHEET

CITY OF BOULDER
PLANNING & DEVELOPMENT SERVICES
APPROVED
FINAL LAND USE DRAWING
S Walbert 12/18/14
LAND USE REVIEW MANAGER DATE

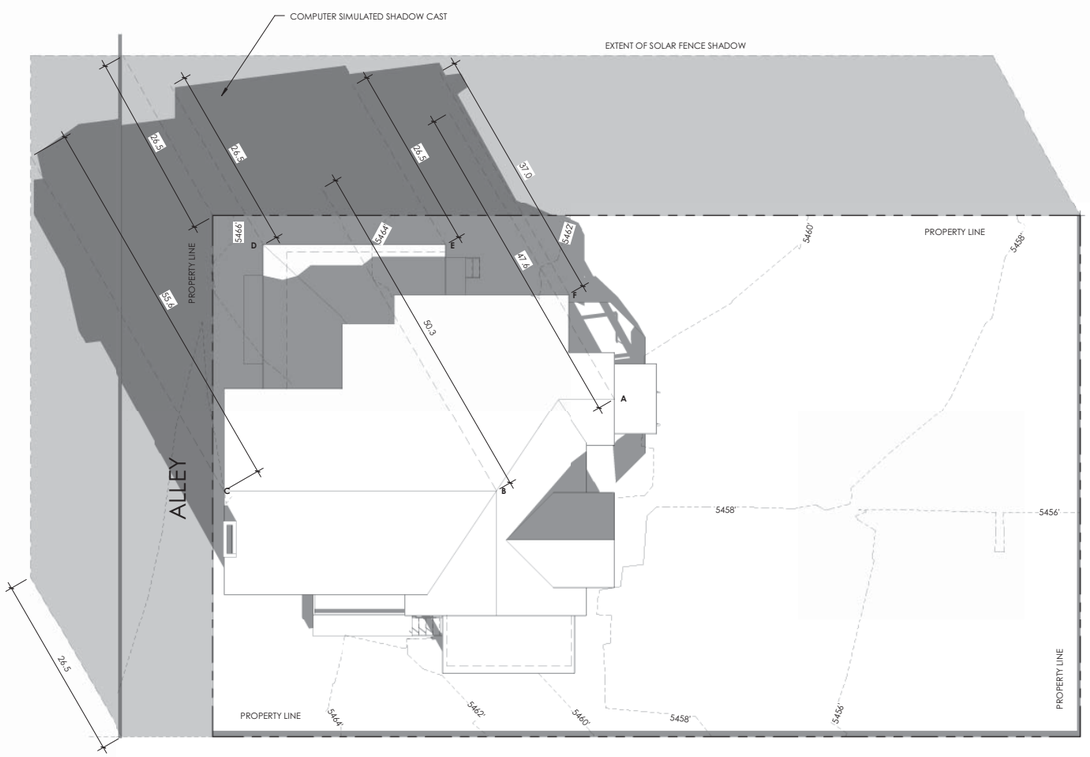
SOLAR SHADOW ANALYSIS TABLE

ROOF ELEMENT	HT ABOVE GRADE	SHADOW LENGTH			ELEVATION START	ELEVATION END			CHANGE IN ELEVATION			REVISED HEIGHT			REVISED SHADOW LENGTH		
		10AM	12PM	2PM		10AM	12PM	2PM	10AM	12PM	2PM	10AM	12PM	2PM	10AM	12PM	2PM
A	21.5'	58.2'	44.0'	58.2'	5460'	5464'	5462'	5460'	+4.0'	+2.0'	00.0'	17.5'	19.5'	21.5'	47.6'	40.0'	58.2'
B	25.0'	66.2'	50.0'	66.2'	5460'	5466'	5464'	5460'	+6.0'	+4.0'	00.0'	19.0'	21.0'	25.0'	50.3'	42.0'	66.2'
C	23.0'	60.9'	46.0'	60.9'	5466'	5468'	5466'	5466'	+2.0'	00.0'	00.0'	21.0'	23.0'	23.0'	55.6'	46.0'	60.9'
D	11.0'	29.1'	22.0'	29.1'	5466'	5468'	5466'	5466'	+2.0'	00.0'	00.0'	9.0'	11.0'	11.0'	26.5'	22.0'	29.1'
E	12.5'	34.4'	26.0'	34.4'	5463'	5466'	5465'	5463'	+3.0	+2.0'	00.0'	9.5'	10.5'	12.5'	26.5'	22.0'	34.4'
F	16.2'	42.3'	32.0'	42.3'	5462'	5464'	5463'	5462'	+2.0'	+1.0'	00.0'	14.2'	15.2'	16.2'	37.0'	30.0'	42.3'

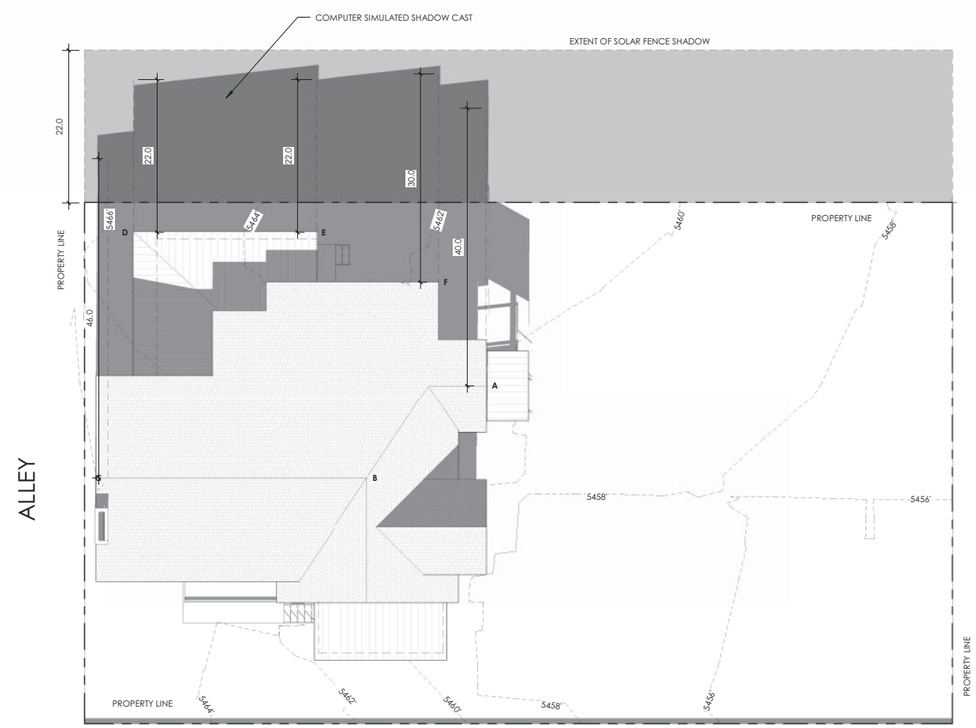
FENCE ELEMENT	HT ABOVE GRADE	SHADOW LENGTH			ELEVATION START	ELEVATION END			CHANGE IN ELEVATION			REVISED HEIGHT			REVISED SHADOW LENGTH		
		10AM	12PM	2PM		10AM	12PM	2PM	10AM	12PM	2PM	10AM	12PM	2PM	10AM	12PM	2PM
1	12.0'	31.8'	24.0'	31.8'	00.0'	00.0'	00.0'	00.0'	+2.0'	+1.0'	00.0'	10.0'	11.0'	12.0'	26.5'	22.0'	31.8'



3 2PM SHADOW STUDY
1" = 10'-0"



1 10AM SHADOW STUDY
1" = 10'-0"



2 12PM SHADOW STUDY
1" = 10'-0"

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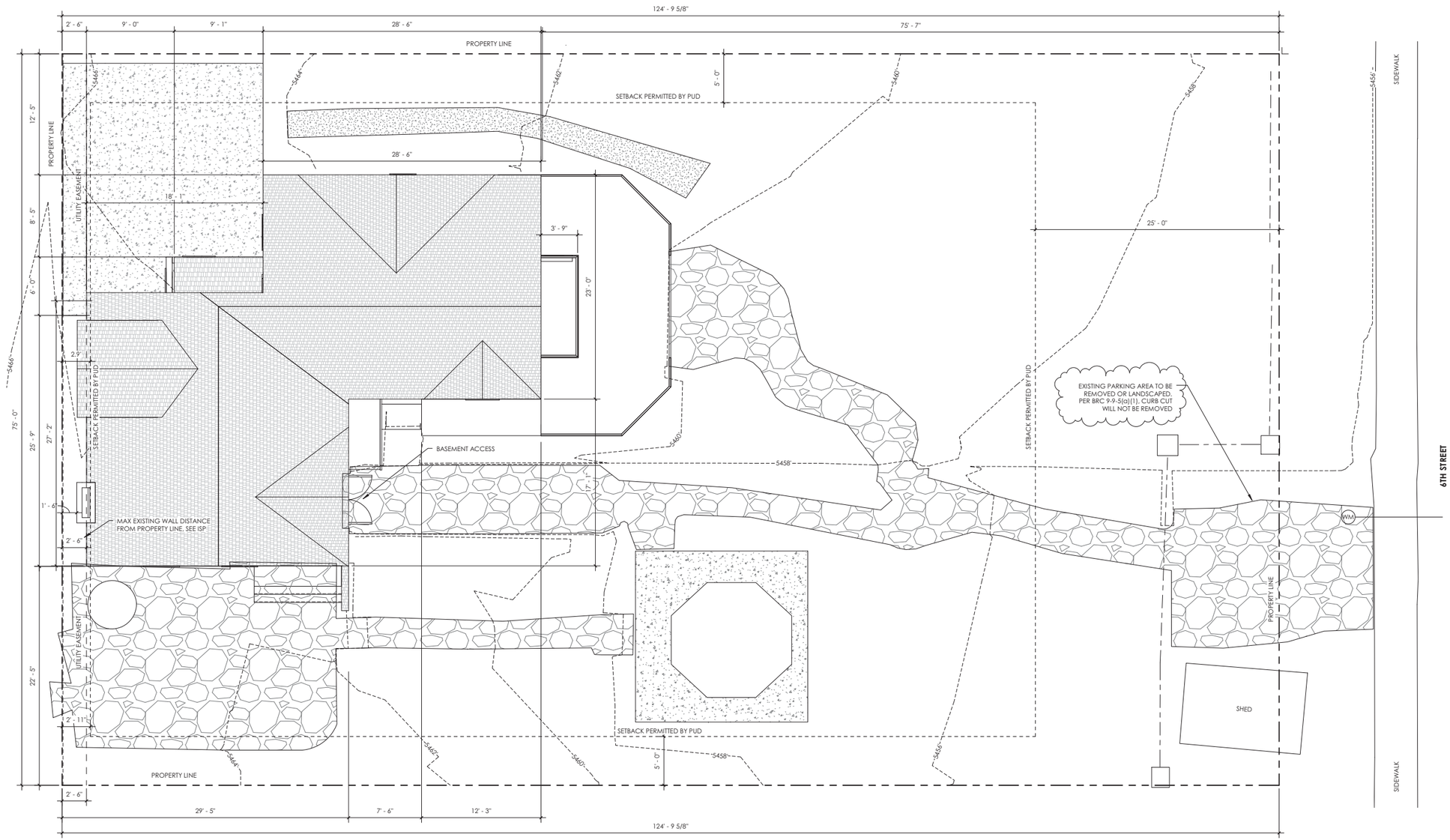
DESCRIPTION	. AUTHOR	CHECKED	DATE

LUR REVISED
12.12.2014

SHEET No.

A0.1

SOLAR ANALYSIS



1 EXISTING SITE
3/16" = 1'-0"

CITY OF BOULDER
PLANNING & DEVELOPMENT SERVICES
APPROVED
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S Walbert 12/2/14
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LUR REVISED
12.12.2014

SHEET No.

T1.1

SITE PLAN

SITE: 9375 SF

PER TABLE 9-8-2, BOULDER CODE
RL-1, 5000 TO 10000 SF
[9375 SF (LOT SIZE) x 0.2] + 2100
FAR: 3975 SF

EXISTING SHED: 104 SF
EXISTING GAZEBO: 121 SF
EXISTING FLR 1: 1345 SF
EXISTING FLR 2: 1116 SF
EXISTING TOTAL: 2686 SF

EXISTING SHED: 104 SF
PROPOSED FLR 1: 2138 SF
PROPOSED FLR 2: 1725 SF
PROPOSED TOTAL: 3967 SF

BASEMENT OLD: 685 SF
BASEMENT NEW: 1233 SF

OLD EXTERIOR PATIOS: 522 SF
NEW EXTERIOR PATIOS: 349 SF

CITY OF BOULDER
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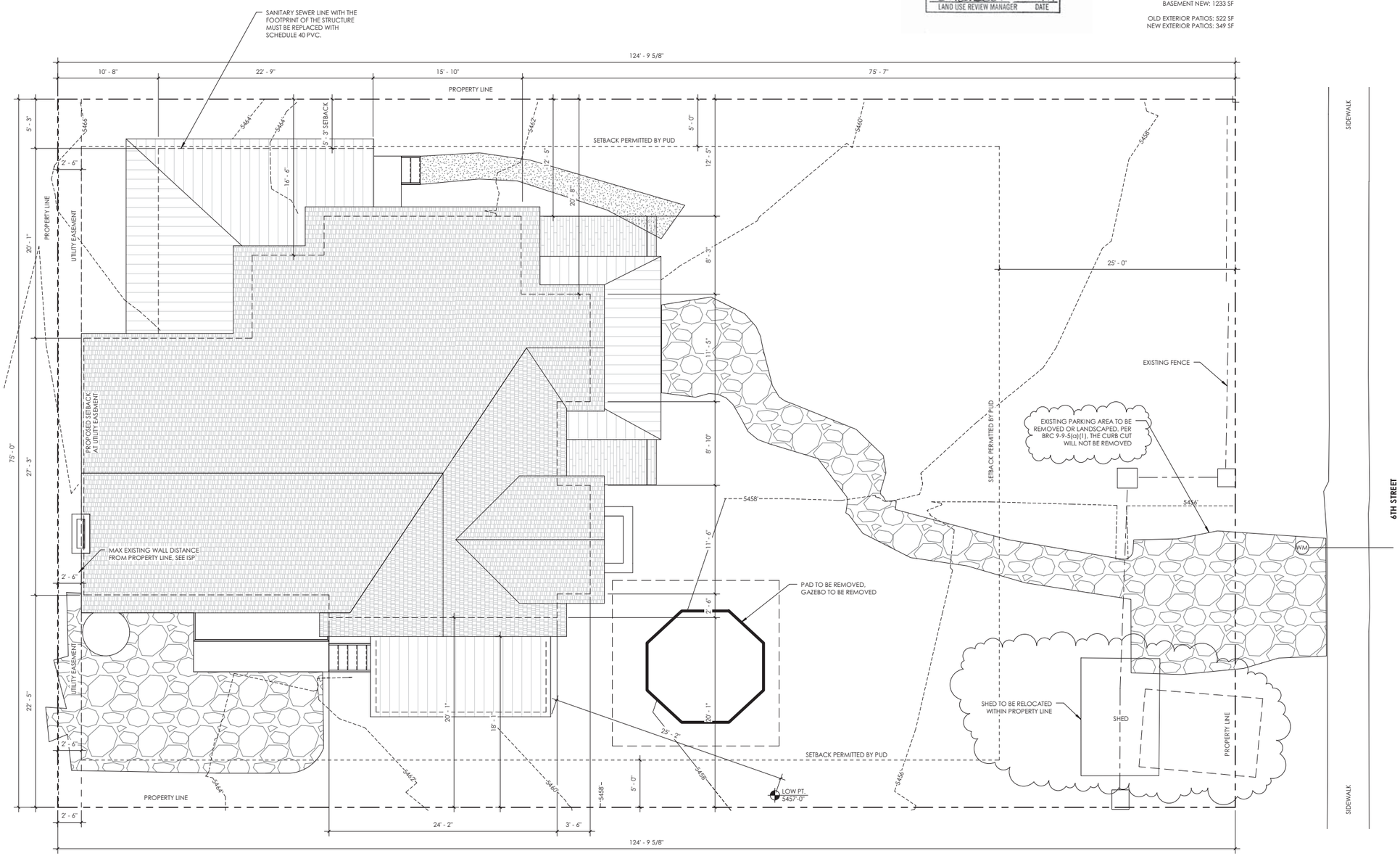

1 PROPOSED SITE
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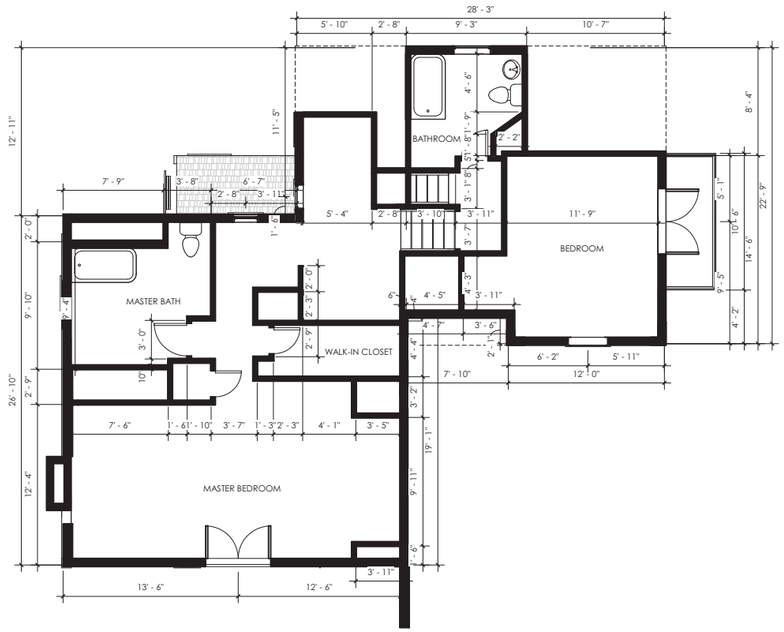
LUR REVISED
12.12.2014

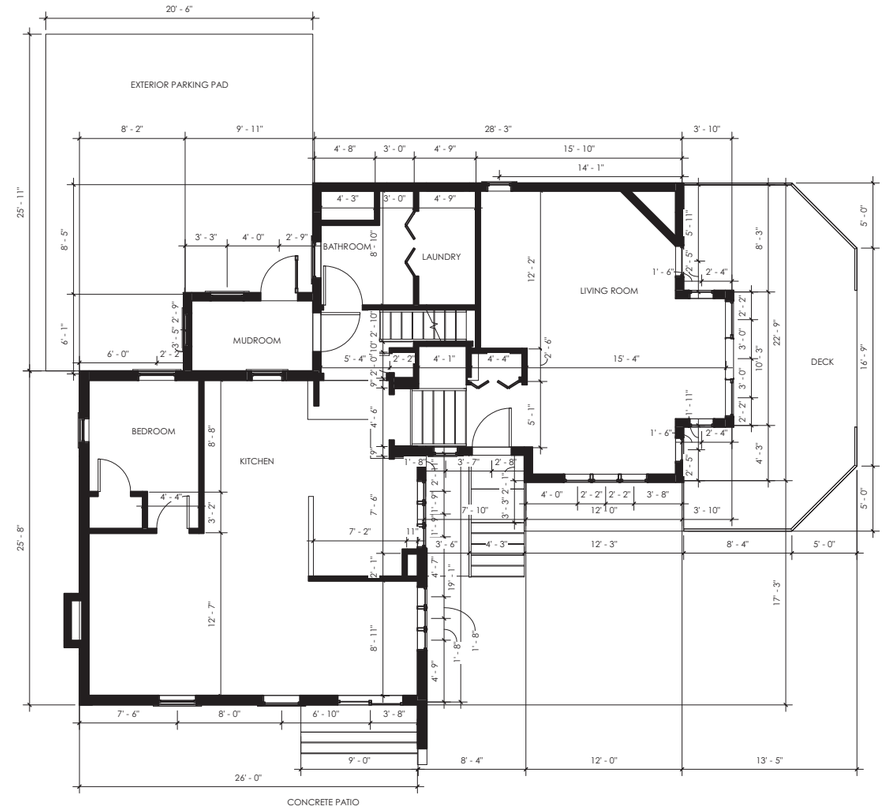
SHEET No.

T1.2

SITE PLAN



2 FLOOR 2
3/16" = 1'-0"

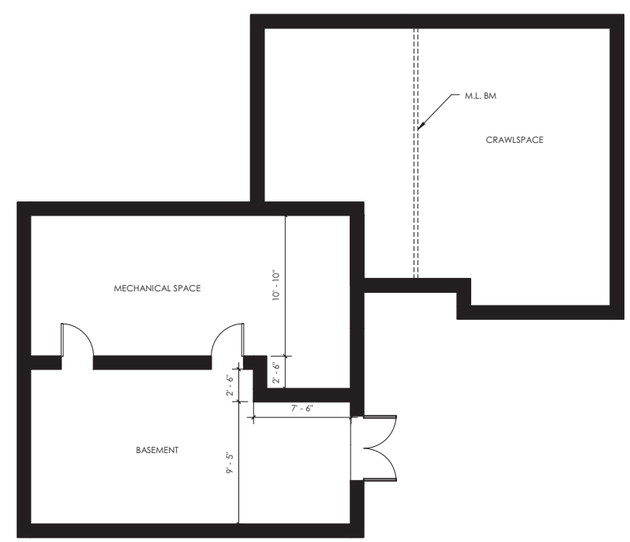


1 FLOOR 1
3/16" = 1'-0"

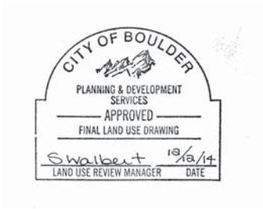
DEMOLISH

EXISTING TO REMAIN

NEW



3 BASEMENT
3/16" = 1'-0"



COBURN ARCHITECTURE

3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

GOUCHER RESIDENCE

3059 6TH ST.
BOULDER, CO 80302

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ISSUED/REVISION SCHEDULE

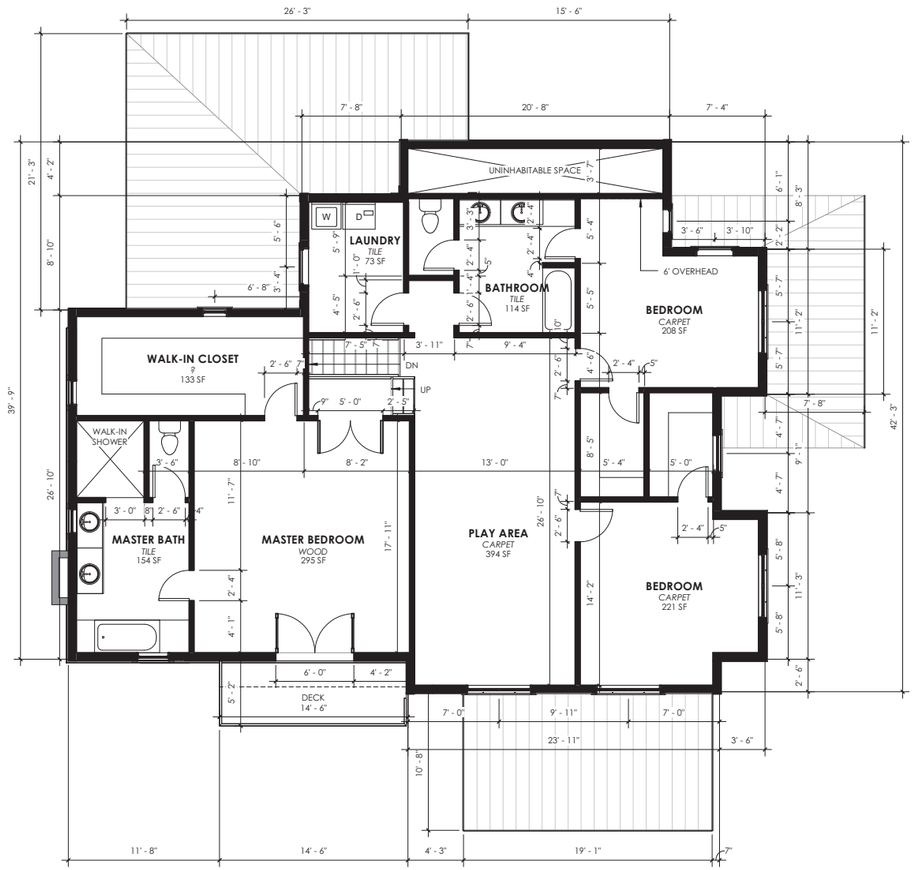
DESCRIPTION	AUTHOR	CHECKED	DATE
LUR	LJ	PW	10.17.14

LUR REVISED
12.12.2014

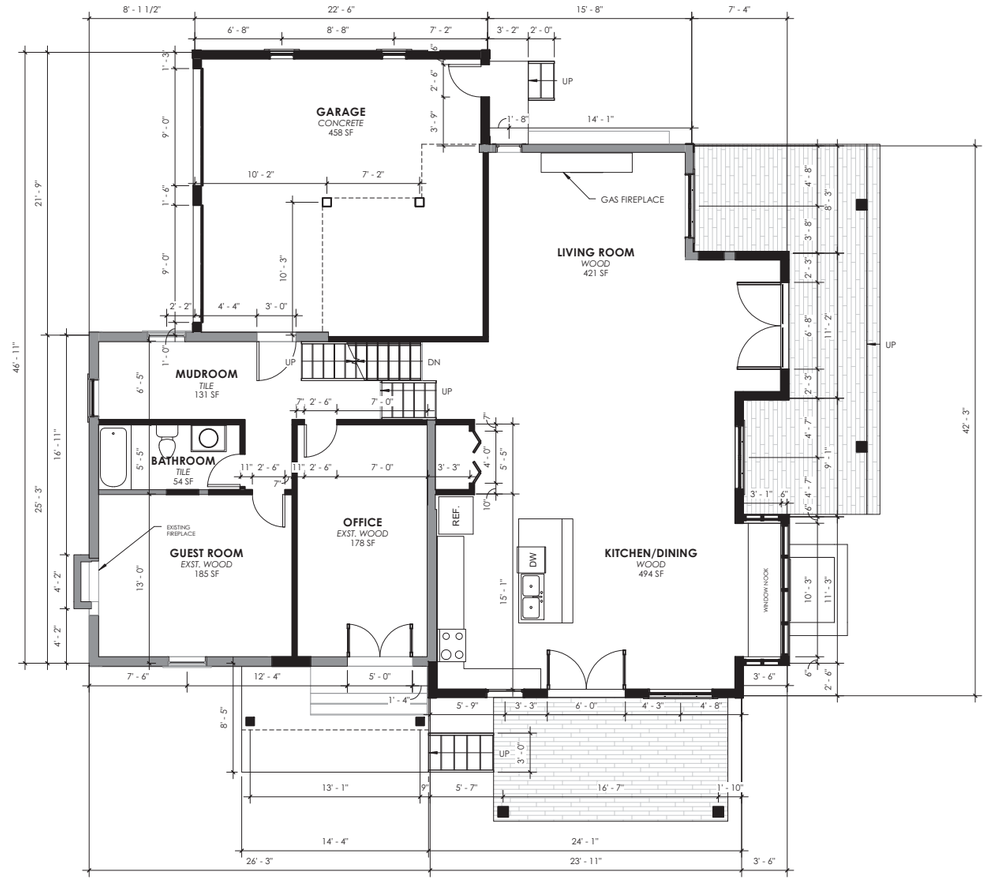
SHEET No.

A1.3

PLANS AS-BUILT



2 FLOOR 2
3/16" = 1'-0"

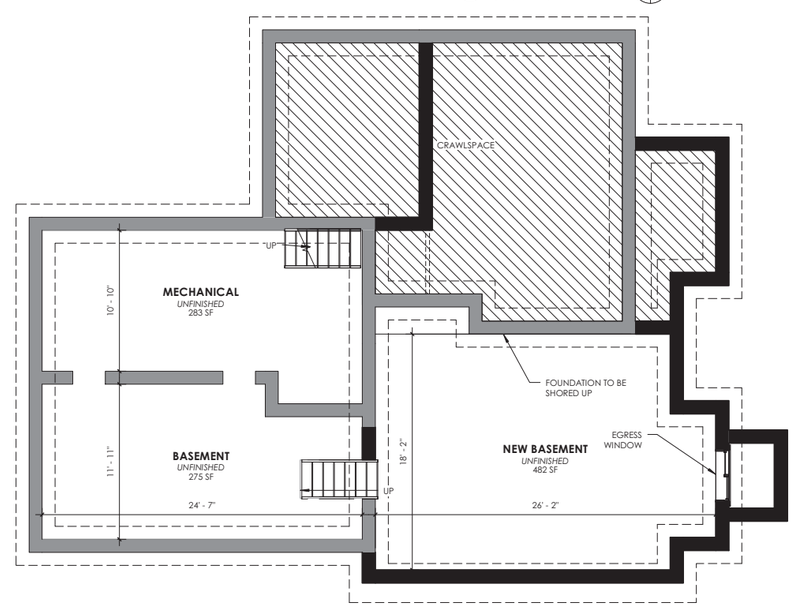


1 FLOOR 1
3/16" = 1'-0"

DEMOLISH

EXISTING TO REMAIN

NEW



3 BASEMENT
3/16" = 1'-0"

CITY OF BOULDER
PLANNING & DEVELOPMENT SERVICES
APPROVED
FINAL LAND USE DRAWING
S. Walbert 12/8/14
LAND USE REVIEW MANAGER DATE

COBURN ARCHITECTURE

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LUR	LJ	PW	10.17.14

LUR REVISED
12.12.2014

SHEET No.

A1.4

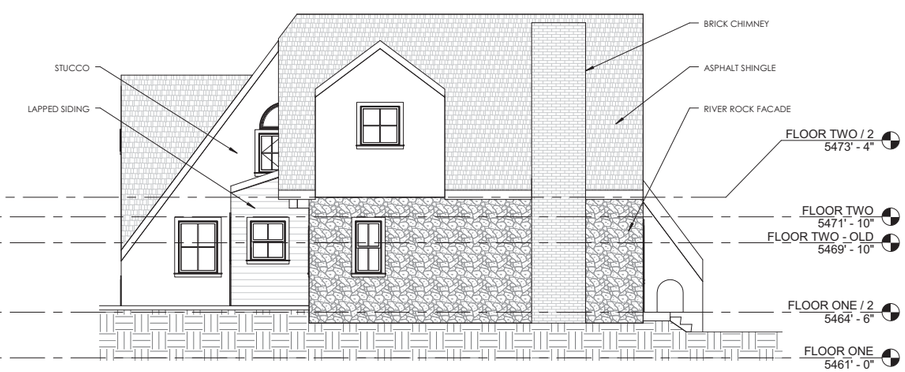
PLANS

CITY OF BOULDER
PLANNING & DEVELOPMENT SERVICES
APPROVED
FINAL LAND USE DRAWING
S Walbert 12/8/14
LAND USE REVIEW MANAGER DATE

1 EAST AS-BUILT
3/16" = 1'-0"

2 NORTH AS-BUILT
3/16" = 1'-0"

3 SOUTH AS-BUILT
3/16" = 1'-0"



4 WEST AS-BUILT
3/16" = 1'-0"

COBURN ARCHITECTURE

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Boulder, Colorado
p: 303-442-3351
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ISSUED/REVISION SCHEDULE

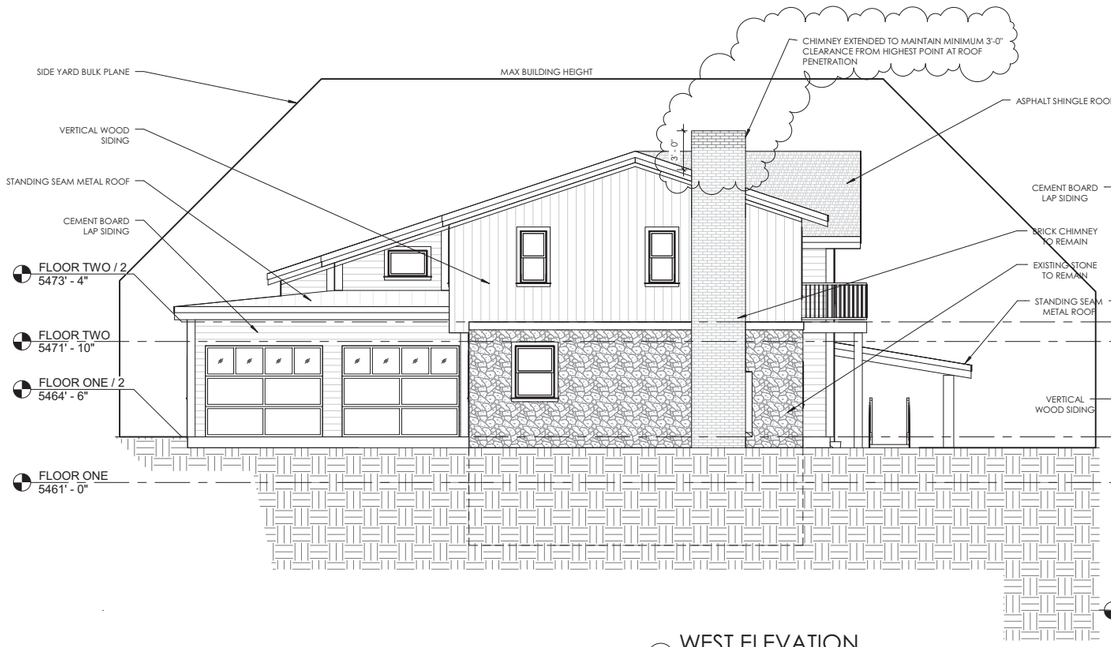
DESCRIPTION	AUTHOR	CHECKED	DATE
LUR	LJ	PW	10.17.14

LUR REVISED
12.12.2014

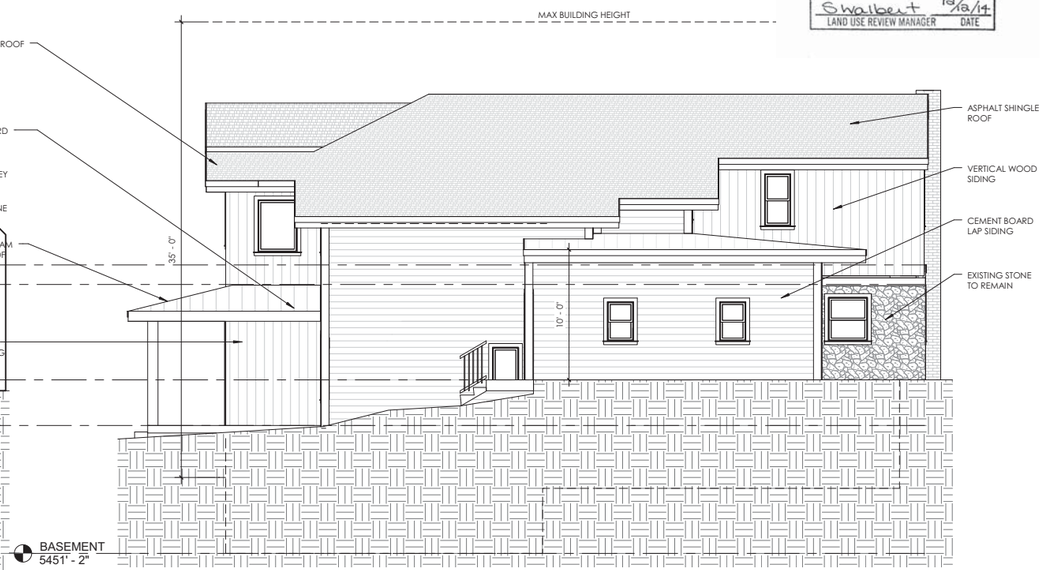
SHEET No.

A2.1

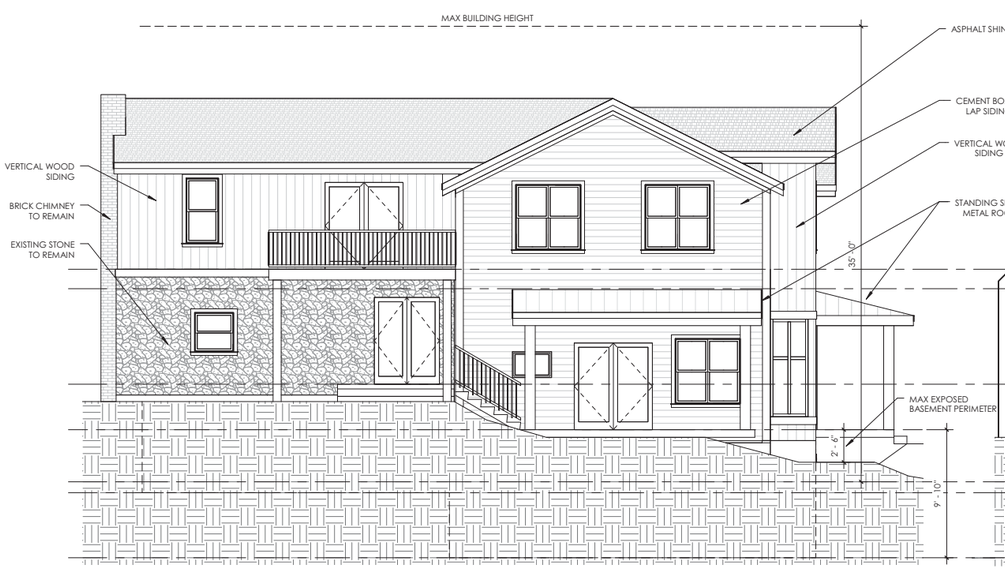
ELEVATIONS - AS BUILT



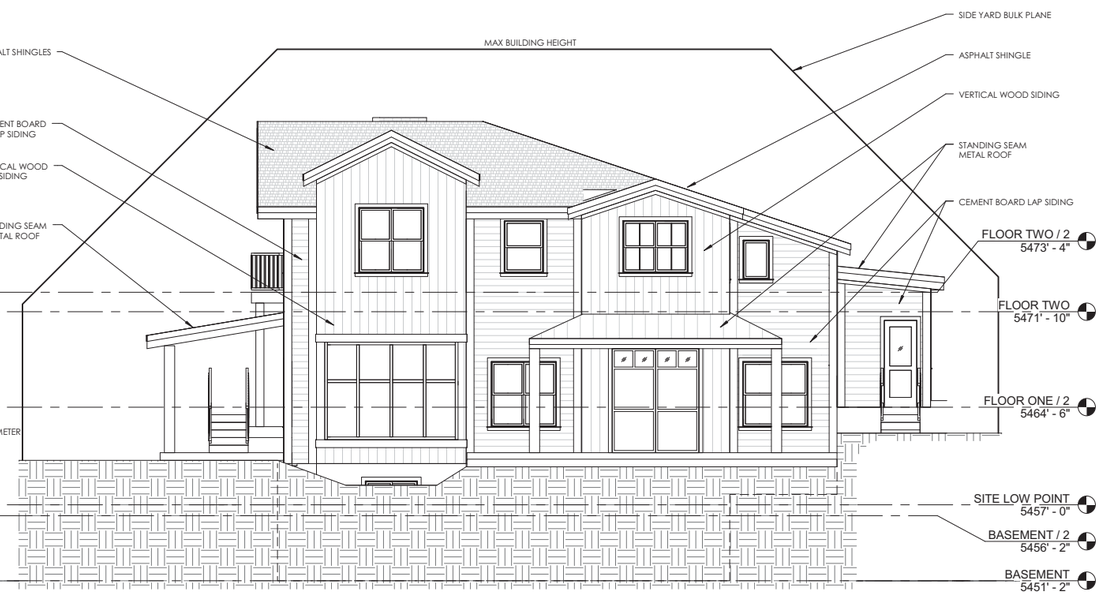
4 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"

CITY OF BOULDER
PLANNING & DEVELOPMENT SERVICES
APPROVED
FINAL LAND USE DRAWING
S Walbert 12/12/14
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DESCRIPTION	AUTHOR	CHECKED	DATE
LUR	LJ	PW	10.17.14
LUR REVISED	LJ	PW	10.31.14
LUR REVISED 2	LJ	PW	11.24.14

LUR REVISED
12.12.2014

SHEET No.

A2.2

ELEVATIONS