



City of Boulder Planning & Development Services

City of Boulder Development Review Committee

MEETING AGENDA

1739 Broadway, Room 401 8:30 a.m.

3/21/2019

PRE-APPLICATION MEETINGS

Applicant Name	Case Number	Meeting Date	Case Manager
Review Type			
Address			
Design Edge Pre-Application Review 1836 PEARL ST	PAR2019-00005	04/04/19 10:00 a.m.	Elaine McLaughlin
DANNY ABOUD Pre-Application Review 3015 47TH ST	PAR2019-00006	04/04/19 11:00 a.m.	Shannon Moeller

NEW ADR SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type			
Address			
AVANTI FOOD & BEVERAGE Zoning Verification Letter 1401 PEARL ST	ADR2019-00050	In Review	BrieAnna Simon
REGENGY CENTERS Minor Modification to Approved Plan 2805 PEARL ST	ADR2019-00056	In Review	Shannon Moeller
Bonesteel & Beene, LLC Other Conditional Uses 1335 BROADWAY	ADR2019-00057	In Review	Gabby Hart
LINDSEY SITZ Zoning Verification Letter 1480 CANYON BLVD	ADR2019-00059	In Review	Andrew Collins
KRISTA ASHFORD Zoning Verification Letter 2690 BASELINE RD	ADR2019-00060	In Review	Andrew Collins
BRAY ARCHITECTURE Minor Modification to Approved Plan 921 WALNUT ST	ADR2019-00061	In Review	Gabby Hart

NEW AUR SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type			
Address			
LISA TRIFON	AUR2019-00006	In Review	Sloane Walbert
Detached Accessory Dwelling Unit			
1838 MARIPOSA AVE			
GARY LACY	AUR2019-00041	In Review	Gabby Hart
Detached Accessory Dwelling Unit			
485 ARAPAHOE AVE			

NEW REV SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Lease Type	Date Received		Description
Address			
MITCH BLAIN	REV2019-00008	In Review	Gabby Hart
Revocable Permit			
2930 PEARL ST			

COMMENTS for TRACK 1019

Applicant Name	Case Number	Case Status	Case Manager
Review Type			
Address			
MICHAEL BOSMA	LUR2018-00050	In Review	Sloane Walbert
Site Review with Height Mod [over 35 feet]			
1665 33RD ST			
COBURN PARTNERS	LUR2018-00064	Revisions - Resubmit	Elaine McLaughlin
Form-Based Code Review			
2360 30TH ST			
J LOGAN ARCHITECTS	LUR2019-00001	In Review	Gabby Hart
Minor Subdivision Review			
2130 UPLAND AVE			
AARON TWEEDIE	LUR2019-00018	In Review	Sloane Walbert
Use Review			
2525 FRONTIER AVE			
STEVEN MCHUGH	TEC2018-00012	In Review	Elaine McLaughlin
Plan Combinations			
1831 22ND ST			
Barrett Studio Architects	TEC2019-00004	In Review	BrieAnna Simon
Right-of-Way/Easement Dedication			
455 MARINE ST			
ECHO ZULU LLC	TEC2019-00009	In Review	BrieAnna Simon
Right-of-Way/Easement Dedication			
1831 22ND ST			

NEW LUR & TEC SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type			
Address			
Shake Shack Site Review 1680 29TH ST	LUR2018-00068	Revisions - Resubmit	Sloane Walbert
MICHAEL BOSMA Rezoning 2691 30TH ST	LUR2019-00004	In Review	Charles Ferro
CP WEST DESIGN & CONSTRUCTION Minor Subdivision Review 1560 CRESS CT	LUR2019-00019	In Review	Shannon Moeller
JVA ENGINEERING Plan Combinations 7350 CLUBHOUSE RD	TEC2018-00065	Revisions - Resubmit	Scott Kuhna
OZ ARCHITECTURE Right-of-Way/Easement Dedication 5505 CENTRAL AVE	TEC2018-00073	In Review	Gabby Hart
STUDIO COMPLETIVA Plan Combinations 333 PEARL ST	TEC2019-00002	In Review	Sloane Walbert
MICHAEL BOSMA Plan Combinations 311 MAPLETON AVE	TEC2019-00003	Revisions - Resubmit	Elaine McLaughlin
THE SANITAS GROUP Lot Line Elimination 2945 CENTER GREEN CT	TEC2019-00010	In Review	Shannon Moeller

NEW FLOODPLAIN PERMIT SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
Review Type			
Address			
PARKS AND RECREATION Floodplain Review With Analysis 1777 BROADWAY	LUR2016-00035	In Review	Alysha Geiger



City of Boulder Planning & Development Services

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 20, 2019**
CASE MANAGER: **Sloane Walbert**
PROJECT NAME: **FREUHAUF'S REDEVELOPMENT**
LOCATION: **1665 33RD ST**
REVIEW TYPE: **Site Review with Height Mod [over 35 feet]**
REVIEW NUMBER: **LUR2018-00050**
APPLICANT: **MICHAEL BOSMA**
DESCRIPTION: **Proposed congregate care facility with 106 permanently affordable residential units (100 one-bedroom units and 6 two-bedroom units), restaurant and café, and associated administrative offices and common areas. The proposal includes a request for an increase in maximum allowable building height.**

I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Revised plans must be submitted by 05/19/2019 for this application to remain active. Please contact staff with any questions or concerns.

The resubmittal materials must be submitted in the same format as the original application materials. If your original application was submitted electronically, you may upload the requested information under eReviews on the Customer Self Service Portal. Alternatively, if your original application was submitted in paper format please submit your resubmittal materials at the Planning & Development Services Center.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

Access/Circulation

David Thompson, 303-441-4417

1. This is a follow-up to the queuing analysis contained in the Traffic Study completed by LSC for the Freuhauf's Redevelopment Project. According to the Traffic Study the existing vehicle queuing on southbound 33rd Street will block the site's access point for 25 of the 55 traffic cycles that was observed during the afternoon commuter peak. Given this, staff would consider a request by the applicant to relocate the site's curb-cut further to the north to avoid or minimize the impacts of vehicle queuing to the site's access point. That said, any request to move the site's curb-cut would still have to meet the site access standards contained in Section 2.04 of the City's Design and Construction Standards. Otherwise staff will require a letter from the applicant acknowledging and accepting the impacts of the southbound 33rd Street vehicle queuing to the site's proposed access point.
2. This is a follow-up comment regarding the 12' wide east-west multi-use path at the south end of the site. Please revise the master landscape plan to replace "multi-modal path / emergency access" with "12' wide multi-use path / emergency access lane". Please revise the other site plan sheets accordingly.
3. Staff would like to review where the concrete cross-pan will be constructed along 33rd Street along with the width of the proposed cross-pan prior to considering the engineer's design proposal. Please revise the 33rd Street cross-section (Sheet C3.1) to show where the cross-pan will be constructed.
4. This is a follow-up to staff's previous comment to demonstrate an accessible route is being provided where the 10' wide detached sidewalk is to be constructed along 33rd Street. Please revise the grading and drainage plan sheet to show the vertical grade of the sidewalk and the vertical grades of the sidewalk where the new sidewalk connects to the existing sidewalks at the north and south ends of the site.

Access/Circulation

David Thompson, 303-441-4417

5. Staff does not concur with using the existing right-of-way width to determine where the southbound 33rd Street public improvements will be constructed. Please revise the horizontal control plan sheet for 33rd Street to show:
 - a. the existing pavement width measured from the face of curb to the face of curb from 50' south of the south property line to the north property line;
 - b. the existing roadway striping to include the existing northbound left-turn lane south of the site to the striping just north of the site;
 - c. the right-of-way line on the west side of 33rd Street;
 - d. the removal of the existing access point / curb-cut from 33rd Street at the north end of the site
 - e. locate the curb for the mountable curb and driveway ramp so that the curbs don't require reconstruction in order to strip a future southbound five-foot wide bike lane;
 - f. extend the on-street parking another 20-feet +/- to the north with the elimination of the existing curb-cut
 - g. show a minimum pavement width of 16' +/- to accommodate a southbound travel lane and future bike lane where on-street parking is not being provided. The width is measured from the lip of the gutter to the edge line of either the turning lane or the double yellow strip.
 - h. show a minimum pavement width of 24' +/- to accommodate a southbound travel lane, future bike lane and on-street parking. The width is measured from the face of the curb to the double yellow strip.
 - i. the northbound left-turn lane extension and the restriping of the 33rd Street center median consistent with what is shown in Figure 10 of the Traffic Study.
 - j. the southbound public improvements on 33rd Street not modifying or altering the existing pavement width of northbound 33rd Street as measured from the existing double yellow or turning lane strip to the face of the curb.
 - k. a 8' wide landscape strip and 10' wide detached sidewalk measured from the back of the curb on the west side of 33rd Street and adjacent to the site.
 - l. the additional right-of-way to accommodate the southbound 33rd Street public improvements + one foot behind the detached sidewalk.
6. Please revise the architectural sheets to show the east-west multi-use path being constructed using standard gray concrete with a width of 12-feet consistent with the design standards contained in the City's DCS.
7. Please revise the site, landscape and civil plans to provide an eight-foot wide tree lawn along 33rd Street in order to accommodate the planting of street trees along 33rd Street, please refer to staff's landscape comments. Staff understands providing an eight-foot wide landscape strip will require moving or modifications to the buildings on the site.
8. Please revise the proposed 33rd Street Section shown on Sheet C3.1 to:
 - a. show the existing width of the pavement section (measured from face of curb to face of curb);
 - b. show the widening of the southbound pavement section to accommodate a 11' wide travel lane; 5' wide future bike lane; on-street parking; curb-and-gutter; an 8' wide landscape strip and a 10' wide sidewalk;
 - c. show the additional right-of-way required to accommodate the southbound public improvements.
 - d. show the two-inch mill of the existing asphalt pavement from the centerline (east most) to the sawcut.
 - e. asphalt overlay from the centerline to the lip of the new curb-and-gutter.

Building Design

Sloane Walbert, 303-441-4231

1. In addition, the green roof was not ruled out by DAB, but there was acknowledgment of the cost constraints on an affordable project. Considering the overwhelming amount of impervious surface on the site and surrounding area inclusion of a green roof is a positive addition to the building and environmentally significant and remains desirable.
2. In general, DAB agreed the building massing was done well. The board focused attention around the refinement of the primary frontages (east) and overall roof form adjustments. The board recommended making revisions to fenestration patterns and building entry points/features.
3. There continues to be refinement needed around the pattern and scale of restaurant windows facing 33rd Street. With removing the previous brick column work, the board recommended moving away from a storefront scale to glazing oriented in a long horizontal. Please revise and refine the glazing and make any necessary internal adjustments to the floor plan to accommodate it.
4. Per Section 9-7-7(a), B.R.C. 1981, confirm that the proposed parapet walls do not exceed eighteen inches and are necessary to accommodate rooftop drainage or to provide fire protection. If the parapets do not meet this standard than a portion of them must be included in the height calculations.

Building Design

Sloane Walbert, 303-441-4231

5. DAB recommended simplifying the material palette and roof to help build cohesiveness across the buildings. The board generally liked the wood, or residential quality, and recommended focusing the materials on the residential aesthetic with wood or wood-like materials to warm up the overall aesthetic. In addition, the board recommended establishing design rules for the application of the different materials, e.g. recess areas versus foreground façade elements, to help organize the materials.
6. The materials appear to have simplified, but there remains a bit of refinement needed around the application and assignment of the cladding to the building hierarchy and planar changes. Please review and revise the cladding assignment and consider using a foreground material for the building mass/volumes with the primary entries. Please submit a materials board. Please be sure the cement-board siding reflects the intended finish and stain, as the current colored elevations seem to indicate a painted finish not in alignment with DAB recommendations.

Drainage

Erik Saunders, 303-441-4493

1. Following up on previous comments, the Preliminary Drainage Report (Report) continues to state that Developed Basins A1-A4 are not provided with detention or water quality facilities due to the absence of storm infrastructure. And, as previously stated, per sections 7.12 and 7.13 of the City of Boulder Design and Construction Standards (DCS), detention and water quality shall be provided in accordance with those standards. Since the site exceeds 1 acre, Water Quality Capture Volume (WQCV), must be provided for the entire 1.54 acre site. In addition, the Report states that developed runoff rates will decrease, however, per the Developed Storm Runoff Calculations table, the sums of the minor and major storm runoff rates for each developed basin are greater than the historic condition runoff rates. As such, detention shall be required. The Report further states that the nearest outfall location to the existing storm infrastructure is approximately 1000 feet from the site. It should be noted however, that public storm infrastructure exists approximately 250 feet to the south of the site which will need to be extended to serve as a discharge location for developed storm water runoff flows. Revise plans and Report accordingly.
2. The Plans continue to show developed storm water runoff flows to be discharged through a sidewalk chase along the 33rd Street frontage of the site. City of Boulder policy on sidewalk chase drain discharge discourages direct discharge to the public right-of-way through a chase in all cases except where there is no existing storm infrastructure in the vicinity of the site. As noted in the previous comment, existing public storm infrastructure is located approximately 250 feet from the project site and is required to be extended to the site due to the need for detention and water quality facilities for compliance with the storm water standards. Revise plans and Report as necessary.
3. The Drainage Plan provided appears to be the plan from the previous submittal and is inconsistent with the other revised sheet and sub-pland within the plan set. Revise Drainage Plan as necessary to address all the comments from this round of review and ensure all plans are consistent.
4. The grass swales proposed to convey runoff around the perimeter of the buildings are described as "low-gradient" swales with slopes around 1%. Per the Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Vol. 3 (DCM V.3), Chapter 4, Treatment BMP Fact Sheet T-2; grass swales with longitudinal slopes less than the recommended 2% minimum require an underdrain to ensure positive drainage is maintained. Revise plans to show inclusion of an underdrain and suitable outfall in the low-slope swales. Revise Report accordingly to include Grass Swale Design Procedure Forms for all swale sections.

Fire Protection

David Thompson, 303-441-4417

Staff appreciates the design team following-up with the Fire Department to address staff's previous comments regarding Fire Protection. That said, the following comments remain unresolved with staff (P&DS Transportation):

- a. On the Horizontal Control Plan show the limits and width of the emergency access easement to be dedicated for the turnaround segment of the emergency access lane;
- b. On the Horizontal Control Plan include the outline of the second and third levels of the building over the ground floor so staff can verify the emergency access easement is not under a structure.
- c. On the Horizontal Control Plan show the installation of three bollards in the emergency access lane to prevent vehicle access to the west.

Floodplain

Alysha Geiger, 303-441-4053

Floodplain

Alysha Geiger, 303-441-4053

1. The restaurant/cafe, congregate care facility and associated administration area are all one residential structure (at-risk population facility) since they are not separated and do not meet the definition of mixed-use structure as defined by section 9-16:

Residential structure means any structure that is used for, or designed as and capable of being used for, the temporary or permanent domicile of persons for periods of six months or more, including, without limitation, a dwelling, a boarding house, a dormitory, a fraternity, a bed and breakfast, and similarly used structures. (Floodplain)

Mixed-use structure means any structure with both residential uses and nonresidential uses where no less than twenty-five percent of the finished floor area contains nonresidential uses. (Floodplain)

As such, any person constructing or establishing a new at-risk population facility or essential service facility shall elevate the lowest floor, including the basement, to or above the flood protection elevation (FPE) (the lower of two feet above the 100-year flood or one foot above the 500-year flood).

Please see Clairfication comment for base flood elevation determination.

2. Since the administration area serves the congregate care it will always be considered part of the congregate care facility (critical facility) and cannot have a basement. Please remove the basement from the administration area and elevate this area to at or above the flood protection elevation.

Please see Clairfication comment regarding the base flood elevation determination.

3. The restaurant/cafe is considered part of the critical facility (residential structure) and the lowest floor must be elevated to at or above the flood protection elevation. Please show this on all applicable sheets.

Please see Clairfication comment regarding base flood elevaion determination.

4. Please provided a determination of the base flood elevation and flood protection elevation (NAVD 1988 vertical datum) for the proposed structure. Show these elevations on the building elevations.

Clarification: The restaurant and residential areas are considered one structure and as such must have one base flood elevation (BFE) determination, made from the most restrictive point on the structure (in this case the west side of the structure). Please provide the BFE determination, and all supporting documentation (including but not limited to the FIRM panel, FIS profile, site plan, etc.) with mark ups showing how you arrived at the BFE. It appears that the BFE previously determined may be at least foot too low. If you would like to have your determination verified prior to resubmittal, please submit the BFE determination and support documentation directly to Alysha Geiger at geigera@bouldercolorado.gov.

5. Please provide flood venting in accordance with section 9-3-3(a)(18)(B), B.R.C., at least one square inch of opening is required for every square foot of enclosed space, located below the flood protection elevation, the bottom of the vents within 12 inches of the higher of exterior or interior grade, and evenly distributed around the structure. Provide calculations showing compliance with this requirement and show the flood vents on the building elevations.

Clarification: Please provide the finished floor elevation (FFE) of the parking areas, storage rooms, stairwells, etc. If the FFEs are below the flood protection elevation then you must provide venting in accordance with above paragraph, including flood vents for the storage rooms and stairwells.

6. Please update the survey with the current effective floodplain information and zone/boundary, that became effective December 7, 2017.
7. In accordance with section 9-3-3(a)(3)(C) of the Boulder Revised Code, 1981, all new electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and located to prevent water from entering and accumulating within the components during flooding conditions. Please show the the transformer pads are at or above the base flood elevation.

Landscape

David Thompson, 303-441-4417

1. Per staff's previous comment please revise the Landscape Sheet to update the required / provided short-term and long-term bicycle parking and provide a separate line for each use.

System Administrator,

Landscape

System Administrator,

2. It appears that sod is proposed between the emergency access tracks. Per code, high water use turf grass shall not be used in landscaped areas with any one dimension less than ten feet in width. Please clarify the plantings in these areas, consider if lower water use native grasses or low growing ornamental grass or stoppable groundcovers such as woolly thyme could be used here to enhance the site plan.

Corrective Action: incomplete

3. It is still unclear how Trash pickup or deliveries are accommodated. In order to reduce the amount of pavement within the front yard landscape setback consider if trash can be either accessed from inside the garage or accommodated by backing in lieu of a full circle turning movement. Please revise to remove and replace all excess paving associated with the trash access within the front yard landscape setback to be plant material to the greatest extent possible. If the full circle turning movement is the only option, please provide a narrative response describing the situation, a turning template diagram and clarify any opportunities for planting within this area. See plan markups for additional suggestions.

Miscellaneous

David Thompson, 303-441-4417

Per staff's previous review comments, please revise the Transportation Demand Management (TDM) Plan to:

- a. Update the residential and commercial bicycle parking requirements based on staff's comments.
- b. Include a parking study justifying the number of parking spaces to be provided for the restaurant use and how it meets the criteria for a parking reduction discussed in section 9-9-6, B.R.C. 1981.

Parking

David Thompson, 303-441-4417

1. Per staff's previous comment please revise the horizontal control plan sheet to remove the delivery parking label / space being shown on 33rd Street and replace it with on-street public parking.
2. Per staff's previous comment, please revise the site plans to include the design details for the long-term bicycle parking and how it meets the criteria found in section 9-9-6(g), B.R.C. 1981. The bike rack for the long-term bicycle parking should not require the user to lift the bicycle in order to park it and access aisles should be five-foot wide. It is staff's preference to enclose the long-term bicycle parking with a fence and a locked gate in order to prevent encroachments by moving vehicles and to provide separate and adequate clearance from parked vehicles
3. Per staff's previous comment please revise the site plans to include a sheet which shows the site parking and how the parking will be assigned between the two uses and between residents and employees. Please note the applicant's response to comments did not include a response for this review comment.
4. Per staff's previous comment please revise the site development, horizontal control and ground floor - overall plan sheets to show a parking turnaround space pursuant to section 9-9-6(3)(B) B.R.C. 1981 and adjust the parking total to be provided on the site and how the parking will be assigned accordingly.
5. Please revise the site plan sheets to provide a total of 102 bicycle parking spaces consistent with the project's written statement.
6. Please revise the site plan sheets so that the type, location and number bicycle parking spaces are consistent between the different site plan sheets. For example, the grading and drainage plan sheet does not show the three inverted "u" bike racks west of the east building and shows vertical bike racks rather than inverted "u" bike racks.
7. Please revise the site plan sheets to label the long-term bicycle parking spaces, the short-term bicycle parking spaces and the shared bicycle parking spaces in order to allow staff the ability to review the bicycle parking with the appropriate design standard contained in the Boulder Revised Code and City's Design and Construction Standards.

Plan Documents

David Thompson, 303-441-4417

1. Per staff's previous comment and in accordance with the site review application requirements found in section 9-2-14(d) BRC 1981 please revise the site plans to show all the existing right-of-way and existing easements on the site as well as the right-of-way and easements to be dedicated. The response to comments did not include a response to this review comment.

Sloane Walbert, 303-441-4231

Plan Documents

Sloane Walbert, 303-441-4231

2. It appears that the structures on the site are not considered one building for the purposes of calculating height, as required per Per Section 9-7-5(d), B.R.C. 1981. Staff asserts that the bridge element does not meet Subsections 9-7-5(d)(1)(B), (C), or (D) since buildings are not abutting and the connection is not at-grade. Revise height calculations accordingly. Identify the one low point within twenty-five feet of the tallest side of the structure and the one roof element used for calculating height on the architectural site plan.
3. Per the initial review comments dated August 28, 2018, provide the final selection of building materials and finishes, including paint, windows, doors, exterior cladding and other architectural features. Submit a materials board and samples.
4. Per the initial review comments dated August 28, 2018, please provide an energy efficiency analysis that articulates how the applicant will specifically meet the city's energy efficiency standards to evaluate compliance with site review criterion (h)(2)(F)(xi).
5. Update the requested front yard building setback on the site plan once access and landscape comments have been addressed.
6. Per the initial review comments dated August 28, 2018, please revise the written statement to address section 9-2-14(e) of the land use code, which states that the applicant must provide a detailed plan showing the useable open space and a written statement of how it serves the public interest for a height modification request. In addition, provide responses to section 9-2-14(h)(2)(ii) for the intensity modification.
7. Per the initial review comments dated August 28, 2018 and in support of the height modification provide a model, at a scale of no less than one inch equals thirty feet, of the proposed buildings and all buildings and property within one hundred feet of the proposed project.
8. Per the initial review comments dated August 28, 2018, submit an outdoor lighting plan as required by the site review application materials and to evaluate compliance with site review criterion (h)(2)(F)(ix).

Review Process

Sloane Walbert, 303-441-4231

1. Per the initial review comments dated August 28, 2018, please submit a land use review application for a use review, including a management plan. A use review is required for a restaurant with an outdoor seating area of 300 square feet or more within 500 feet of a residential zoning district. This review must be simultaneous to the site review and requires consistency with the criteria of Section 9-2-15(e), B.R.C. 1981. The intent of the use review is to determine whether the proposed use is appropriate in the location.
2. Per the initial review comments dated August 28, 2018, submit a preliminary plat as part of the development proposal to create one lot and to complete any necessary vacations of easements and dedications of easements and right-of-way. Please submit an application for a preliminary plat. The preliminary plat would be required at time of site review and is a staff level approval. The final plat is reviewed concurrently with the technical documents.

Site Design

Sloane Walbert, 303-441-4231

1. Open Space – Per the initial review comments dated August 28, 2018, City Council communicated the need for spaces for gardening to be incorporated in the site design. Please address this comment.
2. Much of the site design was focused on the entry drop off and the view and access into the courtyard space. In general, the board found the central courtyard to be a thoughtful amenity. The courtyard balconies may continue to overwhelm the space. Consider reducing the depth.
3. Revise the landscape plan to provide trees along the north and west perimeter of the building.

Utilities

Erik Saunders, 303-441-4493

1. The fire hydrant lateral proposed to extend to the southwest corner of the site has been shown within a public utility easement with a proposed width of 20 feet. Per section 5.10(A)(2) of the DCS, fire hydrants are required to be installed with public rights-of-way or public easements dedicated as prescribed in section 4.04 of the DCS. Easements shall be a minimum of 25 feet in width and extend at least 10 feet beyond the hydrant assembly. Revise plans accordingly.

Utilities

Erik Saunders, 303-441-4493

- The proposed fire hydrant lateral along the south end of the property has been shown with a fire service connection. Hydrant laterals cannot have service connections. If the proposed fire service connection is to remain in its current location, the water line extended into the property must be designed as a terminal distribution main and must meet all the standards set forth in sections 5.08 (D-F). Revise plans as necessary, noting that if a distribution main is proposed the plans must include a profile drawing of the proposed public water main.

III. INFORMATIONAL COMMENTS

- Addressing, BrieAnna Simon, 303-441-1896
Each new building is required to be assigned a street address following the city's addressing policy. The city is required to notify utility companies, the County Assessor's office, emergency services and the U.S. Post Office of proposed addressing for development projects. Please submit an Address Plat and list of all proposed addresses as part of the Technical Document Review (Final Plat) process.
- Architectural Inspections, Sloane Walbert, 303-441-4231
The "rough and final architecture" inspection for buildings with discretionary approvals such as site and use reviews will require that building architecture, materials and window details are consistent with approvals. The inspection would occur as a part of the regular building permit inspection process.
- Area Characteristics and Zoning History, Sloane Walbert, 303-441-4231
The property annexed to the city in 1977 with the property directly to the north and the two properties to the south per Ordinance No. 4254 (case numbers A-77-14 and Z-77-14). As part of annexation the properties were zoned RB-E (Regional Business – Established). The annexation agreement primarily contains requirements related to access, landscape, and transportation. The annexed property was subdivided the same year into four lots (B.N.B. Park Subdivision, case number S-77-23). Access easements were dedicated as part of the plat to encourage shared access and parking between the lots. A lot line adjustment was completed in 1986 (case number L-86-6). The subject property is Lot 2 and a portion of Lot 3 of the B.N.B. Park Subdivision.
The project site is located just outside of the Boulder Valley Regional Center (BVRC), one of the city's three regional activity centers identified within the Boulder Valley Comprehensive Plan. The property is located within the boundaries of the Crossroads East / Sunrise Center Area Plan. The Crossroads East/Sunrise Center Area includes the easternmost portion of the BVRC and is located between 30th and 33rd Streets, Arapahoe Avenue and Walnut Street. The Transportation Connections Plan for the BVRC was revised in 2002 and defines the future transportation network in the area for all modes of travel.
The existing primary structure was formerly a greenhouse and garden center built in 1978. The building was designed by Hobart D. Wagener. Wagener was a prominent architect in Boulder from 1950 to 1985.
The project site is located in the Business - Regional 1 (BR-1) zone district, which is defined 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" (Section 9-5-2(c), B.R.C. 1981).
- Density, Sloane Walbert, 303-441-4231
The intensity of development in the BR-1 zone district is controlled by a minimum open space, minimum lot area per dwelling unit, a maximum number of dwelling units per acre, and a maximum floor area ratio.
There are two potential land use intensity modifications in the BR-1 district through the site review process. First, the density of a project may be increased in the BR-1 district through a reduction of the lot area requirement. Land use intensity may be increased up to twenty-five percent (Section 9-2-14(h)(2)(l)(i), B.R.C. 1981). Second, the FAR permitted under Table 8-2 may be increased for buildings in the BR-1 district. The maximum FAR increase allowed for buildings thirty-five feet and over in height in the BR-1 district shall be from 2:1 to 4:1. The specific allowances and criteria are listed in Section 9-2-14(h)(2)(J), B.R.C. 1981. The allowable FAR may be increased if the open space requirements are exceeded, private open space is provided, site and building design enhances the pedestrian experience, mixed use developments, or below grade parking is provided.
If the project is considered a congregate care facility than the provisions of Section 9-8-6(f) apply. To calculate the density of congregate care facilities, five sleeping rooms or accommodations without kitchen facilities constitute one dwelling unit, three attached dwelling units constitute one dwelling unit, and one detached dwelling unit constitutes one dwelling unit. The proposed units will contain kitchens are considered attached dwelling units within a congregate care facility. Therefore, the proposal is for 1,882 square feet of lot area per unit and 23.1 dwelling units per acre (net) (equivalency of 35.3 dwelling units).

5. Flood, Alysha Geiger, 303-441-4053
In accordance with Section 9-3-2(i)(3)(A) of the B.R.C., no owner or operator of a critical facility in the five hundred-year floodplain shall fail to develop and have approved an emergency management plan meeting the requirements of this subsection prior to issuance of any floodplain development permit for any development requiring a floodplain development permit.
6. Flood, Alysha Geiger, 303-441-4053
Proposed elevators must comply with the requirements of FEMA Technical Bulletin 4 - Elevator Installation.
7. Flood, Alysha Geiger, 303-441-4053
This property is impacted by the 500-year floodplain of Boulder Creek. Development of a critical or lodging facility must comply with Section 9-3-2(i) of the Boulder Revised Code, 1981 and will require a floodplain development permit. The floodplain development permit shall contain certified drawings demonstrating:
 - a. Any person constructing a new residential structure elevate the lowest floor, including the basement, of the entire structure, to at or above the flood protection elevation (two feet above the 100-year flood).
 - b. Any person constructing a new nonresidential structure shall elevate all lodging units within the structure to or above the flood protection elevation and shall floodproof in a manner requiring no human intervention or elevate the lowest floor, including the basement, to or above the flood protection elevation.
 - c. Any person constructing a new residential structure shall elevate the lowest floor, including the basement, to or above the flood protection elevation.
 - d. The proposed buildings will have structural components capable of resisting projected hydrostatic and hydrodynamic loads and the effects of buoyancy, and be constructed with materials resistant to flood damage.
 - e. Any proposed structures or obstructions in the floodplain, including trash enclosures and raised planters, will be properly anchored to prevent flotation, collapse, or lateral movement and be capable of resisting hydrostatic and hydrodynamic loads.
 - f. The buildings will be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and located (by elevating or floodproofing) so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - g. In accordance with Section 9-3-3(a)(8) of the B.R.C no new parking can occur where flood depths exceed eighteen inches
 - h. All new sanitary sewage systems located within the regulatory floodplain shall be designed to minimize the infiltration of floodwaters into the system and discharge from the system into floodwaters. The installation of a back water valve is required for this property.
8. Historic Preservation, Marcy Cameron, 303-441-3209
Redevelopment plans propose the demolition of the building at 1665 33rd St. The building was constructed in 1978 with additions and alterations beginning in 1987. Based on the compiled research, staff does not consider the building to be potentially eligible for individual landmark designation.
Although designed by local modernist architect Hobart Wagener, the building has been altered in the recent past, including the construction of a 3,000 sq. ft. addition in 1987 and enclosure of the amphitheater. Staff considers that while the building utilizes Wagener's signature pyramidal form, this particular building does not illustrate a "skillful integration of design, material and color which is of excellent visual quality or demonstrate superior craftsmanship" nor does it utilize a "style or material that is particularly associated with the Boulder area." The property is not located in a potential historic district and while staff recognizes the 37-year operation of Fruehauf's on this site, it does not find that the property is associated with historical persons or events. The building was not surveyed as part of the Boulder Mid-Century Modernism Survey in 2000 and has not been recognized by other authorities for its historic significance
Due to the building's date of construction in 1978, review of the demolition permit application by the Historic Preservation program is not required. Staff recommends the property is documented through archival-quality photographs. The original plans are located at the Carnegie Branch Library for Local History.
History - Fruehauf's Plant and Garden Store
Constructed in 1978, Fruehauf's Plant and Garden store is one of the many designs by noted Boulder architect Hobart Wagener. During his professional years in Boulder, Wagener designed over 200 public and private buildings.
Fruehauf's Plant and Garden Center first opened its doors in 1978. A Daily Camera article from 1978 describes the building as "basically a pyramid wrapped in a greenhouse." Originally the building housed offices, a garden center, and a retail plant center. An outdoor amphitheater adjacent to the property was able to hold 250 to 300 people for classes, concerts, and other activities. The outdoor amphitheater has since been enclosed in a design similar to the main structure. A 3,000-square-foot patio furniture shop was later added to the structure around 1987. The store originally housed three different divisions: interior landscaping, exterior landscaping, and retail. The

interior landscaping service was designed to serve both businesses and homes and included design, implementation, and maintenance services. An additional service included a seasonal plant instillation service in which residents and businesses could opt to have their plants changed out several times a year to reflect the different seasons. Exterior landscaping services included design, sales, and materials installation. The retail section of the store included both small and large plant sales, including exotic plants, decorative containers, local art, and a library for plant-care books.

Fruehauf's Plant and Garden Center was the creation of Victor Fruehauf. Before opening Fruehauf's, Victor was a manager with the Dow Chemical Company at the Rocky Flats facility south of Boulder where he worked for 18 years. He later served on the Boulder Planning board in 1986 before resigning from the position in 1987. Victor and his wife Gretchen owned the store up until its sale in 2015. During the 1980's their daughter Mary took over management of the store.

After the death of Mary in 2015, Mariah Maydew, the general manager of Fruehauf's, took over as president of the business. Fruehauf's has since relocated to Westminster. In 2018 the property was bought for \$4.5 million by real estate developer Don Altman with plans to convert the site over to affordable senior living.

9. Inclusionary Housing Michelle Allen 303-441-4076

1. The revised floor plans meet the size and other physical standards of the livability standards; submit one copy of the livability checklists I & II for each unit configuration prior to issuance of a residential building permit. The checklists have been updated, applicant should use the most up to date version which can be found on the city housing web-site, inclusionary housing tab <https://bouldercolorado.gov/housing/inclusionary-housing>

10. Inclusionary Housing Michelle Allen 303-441-4076

A. Per the Livability Standards for Affordable Housing no greater than half of the required additional storage may be provided within the unit, however, given the needs of this population staff would consider a request to provide all of the additional storage within the unit. This would allow for the storage doors to open into the unit rather than the hall (doors may not open into the storage itself). This may function better for the residents. Consider submitting a letter to housing staff requesting and Alternative Method of Compliance to allow this modification.

B. The applicant should meet with housing staff during Tec Doc review to determine what agreements will be needed prior to building permit submittal including a Voluntary Agreement to allow the applicant to own and manage this rental affordable housing development without partnering with a housing authority or similar agency and a determination of city consideration.

11. Inclusionary Housing Michelle Allen, 303-441-4076

A. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing" which requires is that all residential developments contribute 25 percent (25%) of the total dwelling units as permanently affordable housing affordable to low/moderate and middle-income households.

B. Applicant proposes to construct 106 one and two-bedroom senior rental apartments and indicates that the inclusionary requirement for this site will be met with on-site affordable rental units. All remaining units will be made permanently affordable to satisfy the inclusionary requirement at 311 Mapleton the "sending site". This development at 1665 33rd is therefore considered an "off-site" location and a "receiving site". The following applies:

- a. Prior to any building permit submittal for either this development or 311 Mapleton an off-site agreement must be executed and recorded.
- b. DONE - Provide unit information consistent with your submittal by filling out and emailing the Affordable Housing Unit Data Spread Sheet. The spreadsheet may be found on-line at www.boulderaffordablehomes.com. Email to allenm@bouldercolorado.gov in an unlocked excel format.
- c. The proposed off-site affordable units do not meet the size requirements to be considered as a one to one equivalency to the affordable units required for 311 Mapleton. The city will establish an equivalency upon reviewing the unit data spreadsheet in b. above.
- d. Receiving site affordable units must receive at a minimum a temporary certificate of occupancy (TCO) within one year of the issuance of any temporary or final certificate of occupancy on the sending site.

C. Compliance with Inclusionary Housing is not included in the site review criteria however the housing planner can use the submitted site and floor plans to check for conformance with IH standards. Permanently affordable dwelling units must meet the Livability Standards for Permanently Affordable Housing prior to submittal for any residential building permit. If changes to the floor plans are made prior to construction, the units must be reevaluated for

conformance with the Livability Standards and approved by the city.

A full review for compliance with the Livability Standards could not be completed. Please make the following changes to the resubmittal:

- a. The scales on the floor plans (1/16" = 1' & 1/8" = 1') do not calculate or meet dimensions on the plans; provide floor plans to scale.
- b. The proposed floor plans do not meet the livability standards for "additional storage". No more than half of the required additional storage may be provided in the unit. However, the city can consider if the current configuration best meets the storage needs for seniors.

Submit a letter requesting an "Alternative Method of Compliance" to allow more than half of the additional storage to be provided in the unit for city manager consideration.

D. Colorado Revised Statutes § 38-12-301 prohibit the city from controlling rents unless there is a voluntary agreement, or the units are owned all or in part by a housing authority or similar agency. To comply with the rent control prohibition, the applicant must either (1) form or partner with a similar agency or (2) execute a voluntary agreement.

The city has defined a voluntary agreement as needing consideration from both parties; the city and the applicant. The applicant's consideration is the affordability proposed beyond that strictly required by inclusionary housing. City consideration beyond what is typically approved through site review would need to be identified for this approach to be acceptable. The applicant should contact the housing department to discuss what consideration the city can provide.

E. Permanently affordable low/moderate rents are set by the city to be affordable to a household earning no more than 60% of the area median income. Details about owning and managing affordable rental units may be found in the Rental Compliance Manual online at:

<https://bouldercolorado.gov/housing/grants-compliance-and-asset-management>

Compliance with the Rental Manual is mandatory for all affordable rental units.

F. The City will retain a housing construction inspector at the applicants cost to inspect and monitor construction of the affordable units. City housing inspections include a review of construction and other applicable documents and site visits to confirm the affordable housing obligations and livability standards are being met and to ensure that construction materials, installation and workmanship are of a good quality as considered acceptable by industry standards.

An estimate for the inspection cost will be included in either the on-site agreement for this development or the off-site agreement executed with the sending site and will be due prior to the submittal of any residential building permit on the receiving site.

G. Any required documents including the Determination of Inclusionary Housing Compliance form, final Covenant to secure the permanent affordability of the units, and an On-site Agreement must be signed and if necessary recorded prior to application for any residential building permit.

H. An interim Covenant with all rents affordable to 60 percent AMI households has been executed for this property to secure the affordable commitment until a final Covenant is executed. The final Covenant is required prior to building permit submittal.

Additional information about the IH program and the Livability Standards may be found on-line at www.boulderadffordablehomes.com.

12. Land Use Designation, Sloane Walbert, 303-441-4231
The site is currently designated as General Business on the land use map of the Boulder Valley Comprehensive Plan (BVCP). There is no maximum residential density under this designation.
13. Legal Documents, Julia Chase, 303-441-3052
The Applicant will be required to sign a Development Agreement, if approved. When staff requests, the Applicant shall provide the following:
 - a. An updated title commitment current within 30 days; and

b. Any additional documentation pertaining to signature authority, as may be necessary.

14. Next Steps, Sloane Walbert, 303-441-4231

Revisions to the plan documents are required. Please address the comments herein and resubmit five (5) hard copies (only one (1) copy of the drainage report) and one (1) digital copy of the revised plans to the front counter of the at the Planning and Development Services Center. The application deadline is 10:00 a.m. on the first and third Monday of each month to be included in the following review track. Staff is happy to meet with you to discuss these comments in detail at your convenience.

Please note that the next submittal date for Land Use Review and Technical Document applications is January 7th.

15. Open Space, Sloane Walbert, 303-441-4231

There are no minimum open space requirements for residential uses in the BR-1 zone district. However, pursuant to Section 9-9-11(C) of the land use code any building over forty-five feet but less than fifty-five feet in height shall provide at least twenty percent of the total land area as useable open space. A minimum of 13,735 square feet of open space is required to be provided for the development.

16. Residential Growth Management System, Sloane Walbert, 303-441-4231

The City of Boulder's Residential Growth Management System (RGMS) caps annual residential growth at 1% per year and is managed through an allocation process. The adopted code language can be found in Section 9-14, "Residential Growth Management System", B.R.C. 1981. All projects that include residential units, including those that meet the exemption criteria, must apply for and receive growth management allocations prior to building permit application.

Note: Starting Apr. 9, 2018 the RGMS process will no longer include approval of the project from the Housing Division, which is required to submit for building permit. A separate Affordable Housing Case (AHC) is required. If you not have an AHC case number when you submit for permit, please contact Michelle Allen at 303-441-4076.

17. Review Process, Sloane Walbert, 303-441-4231

Pursuant to section 9-2-14 of the City's land use code, Concept Plan and Site Review are required for projects in the Business - Regional 1 (BR-1) zone district that include floor area over 50,000 square feet. Additionally, the proposed buildings exceed the permitted building height in Section 9-7-5, "Building Height," B.R.C. 1981. A Concept Plan for the proposed project was submitted and reviewed by the Planning Board on March 15, 2018 and City Council on May 1, 2018. A Site Review is now required for the proposed project. All height modifications are subject to Planning Board approval at a public hearing.

IV. FEES

Please note that current 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.

V. APPROVAL CONDITIONS ON CASE

The section below provides conditions that will need to be met if your project is approved.

1.

Note : The review for this case have not been completed. This report is being generated for the review of draft comments.



City of Boulder Planning & Development Services

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 20, 2019**
CASE MANAGER: **Elaine McLaughlin**
PROJECT NAME: **30TH AND PEARL BHP**
LOCATION: **2360 30TH ST**
REVIEW TYPE: **Form-Based Code Review**
REVIEW NUMBER: **LUR2018-00064**
APPLICANT: **BILL HOLICKY, COBURN PARTNERS**
DESCRIPTION: **Form Based Code review for Phase 1 of 2360 30th Street (30th & Pearl, former Pollard Automotive) site for three buildings 2A, 2B, and 4B proposed to provide 120 permanently affordable attached residential units. Proposed project also includes extension of two new roadways with on-street parking along with a below grade parking garage.**

I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Revised plans must be submitted by 05/19/2019 for this application to remain active. Please contact staff with any questions or concerns.

The resubmittal materials must be submitted in the same format as the original application materials. If your original application was submitted electronically, you may upload the requested information under eReviews on the Customer Self Service Portal. Alternatively, if your original application was submitted in paper format please submit your resubmittal materials at the Planning & Development Services Center.

III. INFORMATIONAL COMMENTS

1. Addressing Policy
A copy of the City of Boulder Addressing Policy may be obtained through the CSS Portal (Attachments) or by emailing BrieAnna Simon at simonb@bouldercolorado.gov.
2. Addressing: Street Naming
The following shall serve as a guide to the naming of streets in the City of Boulder:
 1. Where possible, streets should be named in alphabetical order beginning at the base street.
 2. The use of names of University Residence Halls should be avoided.
 3. The use of names of LIVING persons prominent in the Boulder area should be avoided. The names of DECEASED persons may be used.
 4. Street names shall not duplicate nor too closely approximate phonetically the names of existing streets within the City of Boulder, the Boulder postal delivery area, or the Boulder telephone service area.
 5. Street names shall not consist of more than word.
3. Although not part of this review I think it is worth noting that the buildings shown in Quadrant 3 (Buildings 3A/3B and the townhomes) have no acceptable access and cannot be approved without changes. I know there is talk and hopes to use the multi-use path however more will need to be done to make that acceptable and this will not address the townhomes east of buildings 3A/B.
4. Building 2B - The only access is the west side off 30th St. Is it possible to have an emergency pull out in front of Building 2B? With such a small limited access and the amount of traffic on 30th St. it makes it extremely dangerous for emergency personnel to park and move on 30th St. There was talk about having the multi-use path as access but nothing I saw on the plans show this.

Physical Address
1739 Broadway, Third Floor
Boulder CO 80302

Mailing Address
PO Box 791
Boulder CO 80306-0791

BoulderPlanDevelop.net
plandevlop@bouldercolorado.gov
P: 303-441-1880 F: 303-441-4241

5. Concerning Road B (in front of building 4A) - I'm unclear how a fire apparatus will exit this street (south). A fire engine will not be able to make the turn onto the side street where there is parallel parking. If it is intended for the engine to pull straight onto Pearl the access looks like it is off-set and the turn onto Pearl does not appear to be feasible.
6. DRAINAGE, Scott Kuhna, 303-441-4071
 - A. A Final Storm Water Report and Plan will be required as part of the Technical Document Review process. All plans and reports shall be prepared in accordance with the City of Boulder Design and Construction Standards.
 - B. 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.
 - C. All inlet grates in proposed streets, alleys, parking lot travel lanes, bike paths, or sidewalks shall utilize a safety grate approved for bicycle traffic.
 - D. Floor drains internal to covered parking structures, that collect drainage from rain and ice drippings from parked cars or water used to wash-down internal floors, shall be connected to the wastewater service using appropriate grease and sediment traps.
 - E. A construction stormwater discharge permit is required from the State of Colorado for projects disturbing greater than 1-acre. The applicant is advised to contact the Colorado Department of Public Health and Environment.
7. Flood Control

Any modification to grade in the 100-year floodplain of more than six inches will require a floodplain development permit. The addition of the stormwater outfall into the 100-year and high hazard floodplains may require a floodplain development permit.
8. GROUNDWATER, Scott Kuhna, 303-441-4071

Groundwater is a concern in many areas of the City of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system. It should be noted that the installation of underground utilities may also provide a conveyance for any contaminated groundwater associated with the properties.
9. Inclusionary Housing Michelle Allen 303-441-4076
 - a. Submit a final unit data spread sheet for each affordable building including and estimated unit data for each market building.
 - b. Floor plans in the last submittal were "draft", submit final floor plans that meet Livability Standards. Please include plans for any areas where storage is located. Please provide the unit number for each unit in the plans.
10. Inclusionary Housing (IH) Michelle Allen 303-441-4076
 - a. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing" which requires is that all residential developments contribute 25 percent (25%) of the total dwelling units as permanently affordable housing affordable to low/moderate and middle-income households.
 - b. Form Based Code submittals for this property will be completed in two phases. This phase, the first, will include details on approximately half of the total units anticipated on the site.
 - c. Applicant has indicated that IH will be satisfied entirely on-site with affordable rental units. IH requires that affordable units reflect the same mix of rental and for-sale as is found on the whole site. However, rental units may be substituted for for-sale units if additional affordable benefit is offered to make up the difference. To meet this standard an equivalency of 1 for-sale unit to 1.25 rental units will be used to determine the units required to meet IH.

- d. Please provide unit information for all anticipated units (for-sale and rental) consistent with your submittal by filling out and emailing the Affordable Housing Unit Data Spread Sheet. If the number of for-sale units is an estimate pending phase II Form Based Code submittal, please make your best estimate and indicate that on the spread sheet. The spreadsheet may be found on-line at www.boulderaffordablehomes.com. Email to allenm@bouldercolorado.gov in the unlocked excel format.
- e. Details about owning and managing affordable rental units may be found in the Rental Compliance Manual online at: <https://bouldercolorado.gov/housing/grants-compliance-and-asset-management>.
- f. Permanently affordable dwelling units must meet the Livability Standards for Permanently Affordable Housing. No unit shall be considered a permanently affordable unit until the location, construction methods, floor plan, fixtures, finish and the cabinetry of the dwelling unit have been approved by the city manager.
- g. Please provide floor plans for the first phase of the project with sufficient detail to determine compliance with the livability standards. Include plans showing the location of required storage.
- h. Required documents including the Determination of Inclusionary Housing Compliance form, a Land Covenant to secure the permanent affordability of the units, and an Agreement must be signed and if necessary recorded prior to application for any residential building permit.
- i. An application for preliminary plat for the entire site and modification to the use standards for the street level commercial space required on the corner of Pearl and Junction place should be submitted as soon as possible to avoid delays in approvals.
11. Legal Documents, Julia Chase, 303-441-3052
The Applicant will be required to sign a MOU in Lieu of Development Agreement, if approved.
12. MISCELLANEOUS, Scott Kuhna, 303-441-4071
- A. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. Please contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.
- B. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.
13. UTILITIES, Scott Kuhna, 303-441-4071
- A. 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.
- B. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.
- C. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.
- D. The proposed project includes work within the public right-of-way or public easements. A Right-of-Way Permit is required prior to initiating this construction.
- E. The applicant is advised that at the time of building permit application the following requirements will apply:
- i. The applicant will be required to provide accurate proposed plumbing fixture count forms to determine if the proposed meters and services are adequate for the proposed use.
- ii. Water and wastewater Plant Investment Fees and service line sizing will be evaluated.
- iii. 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.

iv. Since the buildings will be sprinklered, the approved fire line plans must accompany the fire sprinkler service line connection permit application.

F. All water meters are to be placed in city right-of-way or a public utility easement, but meters are not to be placed in driveways, sidewalks or behind fences.

G. Floor drains internal to covered parking structures, that collect drainage from rain and ice drippings from parked cars or water used to wash-down internal floors, shall be connected to the wastewater service using appropriate grease and sediment traps.

H. All proposed and existing trees shall be located at least 10 feet away from existing or future utilities.

14. Wetland

All development in the low functioning wetland buffer or wetland/stream area are subject to section 9-3-9 of the Boulder Revised Code, 1981 and may require a wetland permit prior to construction.

IV. FEES

Please note that current 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.

V. APPROVAL CONDITIONS ON CASE

The section below provides conditions that will need to be met if your project is approved.

1.



City of Boulder Planning & Development Services

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 20, 2019**
CASE MANAGER: **Gabby Hart**
PROJECT NAME: **SUKHA TERRA SUBDIVISION**
LOCATION: **2130 UPLAND AVE**
REVIEW TYPE: **Minor Subdivision Review**
REVIEW NUMBER: **LUR2019-00001**
APPLICANT: **JAMIE LOGAN, J LOGAN ARCHITECTS**
DESCRIPTION: **Minor Subdivision to split the existing RE property into (2) conforming lots.**

I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Revised plans must be submitted by 05/19/2019 for this application to remain active. Please contact staff with any questions or concerns.

The resubmittal materials must be submitted in the same format as the original application materials. If your original application was submitted electronically, you may upload the requested information under eReviews on the Customer Self Service Portal. Alternatively, if your original application was submitted in paper format please submit your resubmittal materials at the Planning & Development Services Center.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

Access/Circulation

David Thompson, 303-441-4417

1. Pursuant to sections 9-9-8 (g) and 9-12-12(a)(2) of the Boulder Revised Code, 1981 and North Boulder Sub-Community Plan the applicant will be responsible for constructing a five-foot wide sidewalk from Tamarack Ave to Upland Avenue within the existing public access easement on the west side of the existing lot.
2. In accordance with sections 9-12-6 and 9-12-8 of the Boulder Revised Code, 1981 please revise both the Preliminary and Final Plats to show the construction of the five-foot sidewalk on the west side of the lots and within the existing five-foot wide public access easement.

Addressing

Gabby Hart, 303-441-4159

The city is required to notify utility companies, the County Assessor's office, emergency services and the US Post Office of proposed addressing for development projects. Lot 2 of this subdivision requires an address. Staff recommends the following street addresses:

- Lot 1: 2130 Upland Avenue (existing)
- Lot 2: 2127 Tamarack Avenue (If this is not acceptable to the property owner, please propose an alternative address using an odd number between 2125 and 21500)

Please include proposed addresses on final plat document. The addresses will become official once the final plat has been recorded with the Boulder County Clerk & Recorder's office. Please contact hartg@bouldercolorado.gov with any questions.

Engineering

Erik Saunders, 303-441-4493

Engineering

Erik Saunders, 303-441-4493

1. City records confirm that there are outstanding utility main and transportation improvements construction reimbursements, (water, sewer and street), owed by this property. In accordance with the 2020 Upland Public Improvement Extension Agreement, the assessments due to be reimbursed shall be paid prior to city sign-off of the Final Plat.

Public Improvement Assessments	
Water	\$11,356.91
Sewer	\$8,465.50
Street	\$7,604.49
Total PIA	\$27,417.90

2. Silver Lake Ditch Share:

This property is subject to the 2009 Silver Lake Ditch Settlement Agreement (Rec. No. 03046201). In conjunction with the minor subdivision process, the owner(s) must subdivide the 1.0 Silver Lake Ditch Share associated with Silver Lake Ditch Parcel 338 in accordance with the Settlement Agreement. This will also be a requirement of the subdivision agreement. Prior to resubmittal, contact Kim Hutton, Water Resources Engineer, Ph. 303-441-3115, to start the necessary paperwork which must be completed at the time of the Subdivision Agreement.

Legal Documents

Julia Chase, 303-441-3052

Plats:

Final Plat:

1. Dedication: Please correct the spelling of "Terra" in the last line of the dedication language and delete comma as described below:

FOR THE APPROVAL OF THE 'SUKHA TERRA SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS _____ (delete "comma" here) DAY OF _____, 2019.

2. Acknowledgement for Signature of Jeff Alan Pincus: Correct the spelling of "Pincus".
3. Note #13: Add periods at the end of the sentences as shown below:

THE AREA OF THE OVERALL PROPERTY IS 36,120 SQUARE FEET OF 0.83 ACRES MORE OR LESS. THE AREA OF LOT 1 IS 15,548 SQUARE FEET OR 0.38 ACRES MORE OR LESS. THE AREA OF LOT 2 IS 19,472 SQUARE FEET OR 0.45 ACRES MORE OR LESS.

4. City Manager's Certificate: Add a period after "2019." Also, add the "ATTEST:" above the City Clerk's signature line.

Preliminary Plat:

Plan Documents

Gabby Hart, 303-441-4159

1. The shed on Lot 2 must be removed or relocated prior to final approval of the proposed subdivision. Storage uses are not allowed as principal uses in the RE zone district. Please acknowledge and revise Preliminary Plat to edit the current "Old Shed" label to "Shed to be removed." Submit documentation (letter of completion, photos, etc.) demonstrating the demolition of existing shed is complete.
2. Revise the Vicinity Map on the Final Plat to be at a one inch equals 100 feet (1" = 100') reduction of the plat as required by Section 9-12-18 (b)(2), B.R.C. 1981.
3. It appears that there are several accessory structures on the properties at 2110 and 2160 Upland Ave. within 10 feet of the plat boundary. Please update the preliminary plat to show these structures.
4. Please note the required minimum rear yard setback for the RE zoning district (25') on the preliminary plat to ensure the proposed lot line leaves the existing structure compliant with the setback requirements set forth in Section 9-7-1, B.R.C. 1981.

III. INFORMATIONAL COMMENTS

1. Affordable Housing, Beth Roberts, 303-441-1828

There is no affordable housing requirement associated with this subdivision however, per 20.(c) of the annexation agreement, properties with RE zoning shall pay cash-in-lieu of permanently affordable housing for each newly constructed dwelling unit on the property. The payment amount is based on the total floor area of the dwelling unit and 20.(d) exceptions, bonuses and alternatives to the cash-in-lieu payment of permanently affordable housing.

Current cash-in-lieu amounts are available on-line at www.boulderadffordablehomes.com click on Inclusionary Housing and scroll down. Please note that these prices are estimates and the pricing is in place at building permit issuance.

Please contact a housing planner prior to building permit submittal to finalize the affordable housing requirements.

2. LANDSCAPING: Due to the identification of Emerald Ash Borer (EAB) in the city, there is a mandatory state and federal quarantine that restricts the movement of all ash products and all hardwood firewood. The quarantine area includes all of Boulder County; it also includes the two landfills in Erie, a wood containment area in Meeker Park and the Republic Landfill on Highway 93 south of Boulder to facilitate the movement of ash and flood debris. ONLY a city of Boulder licensed Certified Arborist may prune or remove trees to ensure proper wood disposal. A list of licensed Certified Arborists is available on the city's website at <https://bouldercolorado.gov/plan-develop/tree-contractor-license>. For more information on EAB, please visit www.EABColorado.com.

3. LANDSCAPING: Jessica Andersen, 303-441-4416/andersenj2@bouldercolorado.gov

Please note that no landscaping requirements are required at the time of subdivision; however, new development and redevelopment will trigger the landscaping standards per section 9-9-12(b) B.R.C. 1981 at the time of building permit submittal. Based on the length of lot frontage, a minimum of 3 large maturing street trees will be required on each lot. Contact staff with any questions

4. Legal Documents, Julia Chase, 303-441-3052

The Applicant will be required to sign a Subdivision Agreement which will set forth requirements pertaining to Silver Lake Ditch Parcel 338. Prior to issuance of a disposition of approval for the final plat, the Subdivider shall execute the following:

- 1) an Option to Purchase 45% of the proportional Silver Lake Ditch share of one of the new lots;
- 2) a Parcel Designation Notice; and
- 3) a Subdivision Permit Notice.

When staff requests, the Applicant shall provide an updated title commitment current within 30 days.

5. Next Steps, Gabby Hart, Case Manager 303-441-4159

Revisions to the plan documents are required. Please address the comments herein and resubmit four (4) hard copies and one (1) digital copy of the revised plans to the front counter of the at the Planning and Development Services Center. The application deadline is 10:00 a.m. on the first and third Monday of each month to be included in the following review track. Staff is happy to meet with you to discuss these comments in detail at your convenience.

6. Review Process, Gabby Hart 303-441-4159

A Preliminary and Final Plat are required for the minor subdivision request. While the Preliminary Plat is an administrative review, the Final Plat requires a 14-day Planning Board call-up period. During the Planning Board call-up period, the Board will review the development proposal. If the proposal is not called up, the staff decision will stand. If the Board chooses to call-up the development proposal, a public hearing will be scheduled within 60 days.

IV. FEES

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V. APPROVAL CONDITIONS ON CASE

The section below provides conditions that will need to be met if your project is approved.

1.

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Note : The review for this case have not been completed. This report is being generated for the review of draft comments.



City of Boulder Planning & Development Services

CITY OF BOULDER

LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 20, 2019**
CASE MANAGER: **Sloane Walbert**
PROJECT NAME: **THE HOPPER MUSEUM**
LOCATION: **2525 FRONTIER AVE**
REVIEW TYPE: **Use Review**
REVIEW NUMBER: **LUR2019-00018**
APPLICANT: **AARON TWEEDIE**
DESCRIPTION: **Use Review for a museum (The Hopper) within an existing 13,694 sf tenant space at 2525 Frontier Ave. The Hopper is proposed to be a family focused scientific experimental and interactive facility with an accessory meeting space and restaurant.**

I. REVIEW FINDINGS

Application does not meet criteria; a denial will be issued.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

Drainage

Will Johnson, 303-441-3273

1. It appears the impervious area of the site is proposed to be changed. It appears there is proposed added concrete at the front entry and possible removed asphalt areas (patio). Please clarify proposed and existing to remain improvements and provide a drainage letter addressing issues covered in the City of Boulder Design and Construction Standards section 7.02.
2. Further clarification is required on the ownership of the bridge crossing N. Boulder Farmers Ditch. It appears that the bridge is located on both the applicants property and the property to the north. At a minimum, approval from the ditch company will be required prior to approval.

Landscape

Jessica Andersen, 303-441-4416

1. The digital plan LUR10 does not match the printed version of that same sheet or L-1. Please revise and clarify so that all sheets are consistent and coordinated. Staff advises not to show trees on Sheet LUR10 and only show trees on L-1 and C1.02 to avoid confusion and coordination issues.
2. Since this project is in a Use Review, not a Site Review, modifications to the Land Use Code are not allowed. However, since the modifications are due to existing physical conditions a Landscape Standards Modification request may be possible. Please submit an Administrative Review Application either concurrent with the next submittal or prior to final approval of the Use Review to ensure both are approvable concurrently. Modifications from the landscape standards include parking within the landscape setback and reduced parking lot screening width from a street per 9-9-14(b)(2)(A) due to the existing parking lot location.
3. There are large areas of unidentified site area, please clarify if these areas are to be native seed, other landscaping, or existing landscaping to remain? Please note that all areas must be identified to contribute toward open space and landscape requirements.
4. Please add one additional street tree along Frontier north of the curb cut. Staff calculates the street frontage to be approximately just over 200 linear feet which would require a minimum of 5 large maturing street trees. The frontage along Pearl is acceptable as is due to the recent City improvement project.

Luke McKay, 303-817-5302

Physical Address
1739 Broadway, Third Floor
Boulder CO 80302

Mailing Address
PO Box 791
Boulder CO 80306-0791

BoulderPlanDevelop.net
plandevlop@bouldercolorado.gov
P: 303-441-1880 F: 303-441-4241

Landscape

Luke McKay, 303-817-5302

5. OSMP requests that the applicant's Grading and Landscaping plans address weed management.
Corrective Action: Corrective Action to Edit

Miscellaneous

Luke McKay, 303-817-5302

1. The existing trees and shrubs located along the ditch within the Open Space Scenic Easement Area are not depicted on the Landscaping Plan. Please have the applicant confirm whether this vegetation is proposed to be kept or removed. OSMP supports the recommendation of the North Boulder Farmers and Boulder Lefthand Ditch companies as to whether this vegetation should be removed in order to improve access to the ditch.
Corrective Action: Corrective Action to Edit
2. The Site Plans state that the existing pedestrian bridge over the ditch is to be removed. OSMP requests that the applicant also remove the paved walkway leading to the bridge in order to reduce impervious surfaces within the Open Space Scenic Easement Area.
Corrective Action: Corrective Action to Edit

Utilities

Will Johnson, 303-441-3273

1. Only one water and wastewater service tap is allowed per principle structure. The provided plans show two proposed sanitary sewer service taps. The grease trap sanitary sewer service must connect with the building service before entering the sewer main. The grease trap must be located on private property, outside the public Right-of-Way and not within any easements. Please revise the plans accordingly.
2. Per city standards, trees need to be located at least 10 feet away from existing or future utilities. The following trees/utilities have been determined to be in conflict with this requirement:
 -Tree within 10' of sanitary sewer at curb cut entrance
 -Tree within 10' of fire hydrant service
 Additionally, tree locations on the landscaping plan do not appear to match the utility plan. Please revise the plans as necessary.
3. Please clarify on the plans that both existing water services are to be removed. Or whether one existing service is proposed to be used as metered irrigation. Only one domestic water service, one metered irrigation service and one fire service can be approved. Revise the plans as necessary.

IV. FEES

Please note that current 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.

V. APPROVAL CONDITIONS ON CASE

The section below provides conditions that will need to be met if your project is approved.

- 1.

Note : The review for this case have not been completed. This report is being generated for the review of draft comments.



City of Boulder Planning & Development Services

CITY OF BOULDER TECHNICAL DOCUMENT REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 20, 2019**
CASE MANAGER: **Elaine McLaughlin**
PROJECT NAME: **1831 22ND TOWNHOMES**
LOCATION: **1831 22ND ST**
REVIEW TYPE: **Plan Combinations**
REVIEW NUMBER: **TEC2018-00012**
APPLICANT: **STEVEN MCHUGH**
DESCRIPTION: **1831 22ND STREET -- Technical Document review for redevelopment of a duplex property into a property with four townhomes (Final Architecture, Final Site Plan, Final Landscape, Stormwater Plan and Report, and Utility Plan); refer to Site Review approval case no. LUR2016-00044.**

I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Please contact staff with any questions or concerns. The resubmittal materials must be submitted in the same format as the original application materials. If your original application was submitted electronically, you may upload the requested information under eReviews. Alternatively, if your original application was submitted in paper format please submit your resubmittal materials at the Planning & Development Services Center.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

Addressing

BrieAnna Simon, 303-441-1896

Multi-family Dwelling Requirements:

Drainage

Erik Saunders, 303-441-4493

The Civil Site Plan, (sheet C2.0), shows the width of the proposed sidewalk chase drain to be 20", however, Keynote 2 lists the dimension of the sidewalk chase as 15 inches. Scaled renderings, labels, call-outs and notes should be consistent as to dimensions of public drainage improvements.

Engineering

Erik Saunders, 303-441-4493

1. Many of the sheets in civil engineering plan set contain the "Revised" version of the City of Boulder Department of Public Works Engineering Review Manager signature block. As this is the first iteration of the Final Engineering Construction Drawings for the proposed project the standard signature block should be used.
2. The plans identify several proposed improvements that impact the adjacent ditch, including channel lining, tree removal and easements for access and maintenance. Per the letter prepared by the Ditch Companies legal representation submitted during Site Review, a final written agreement shall be required to be executed prior to approval of the proposed improvements. A draft written agreement between the affected Ditch Companies and the property owner detailing the requirements and specifications agreed to for all proposed improvements affecting the adjacent ditch channel, ditch easements and Ditch Company access must be provided at the time of the next submittal.

Floodplain

Alysha Geiger, 303-441-4053

1. Backwater Valve
2. MEPs Elevated to FPE
3. Update FIRM
4. Easement for Flood

Utilities

Erik Saunders, 303-441-4493

The proposed location of the new 1-1/2" domestic water meter will make it impossible to meet current City standards regarding water meter placement at the time of future extension of the public detached sidewalk in the alignment shown. The new domestic service and meter should be relocated to the landscape planting strip between the proposed detached sidewalk and the back of curb. It may be necessary to shift the transition from detached to attached sidewalk northward several feet to create enough space to set the meter vault.

III. INFORMATIONAL COMMENTS

The list below provides informational comments that may be applicable to your proposal.

1. A floodplain development permit will be required for the structure and site improvements within the 100-year floodplain at the time of building permit. The floodplain development permit shall contain certified drawings and documentation demonstrating that structures located in the floodplain will sections 9-3-3 through 9-3-6 of the BRC.
2. Inclusionary Housing; An updated Determination of Affordable Housing Compliance form was emailed to the applicant 5.17.18. It must be signed and returned to the Division Housing prior to building permit issuance. The applicant has indicated they will pay cash-in-lieu of providing an affordable unit. Current cash-in-lieu amounts are applicable for this project if paid before 7.1.18. After that date, the amount in place will apply. Michelle Allen 303-441-4076
3. The sidewalk and curb-cut will be reviewed by staff at time of building permit application.

IV. FEES

Please note that the current year 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.

V. DRAFT APPROVAL CONDITIONS

The section below provides conditions that will need to be met if your project is approved.

- 1.



City of Boulder Planning & Development Services

CITY OF BOULDER TECHNICAL DOCUMENT REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 20, 2019**
CASE MANAGER: **BrieAnna Simon**
PROJECT NAME:
LOCATION: **455 MARINE ST**
REVIEW TYPE: **Right-of-Way/Easement Dedication**
REVIEW NUMBER: **TEC2019-00004**
APPLICANT: **SAM NISHEK, BARRETT STUDIO ARCHITECTS**
DESCRIPTION: **Dedication of a 5' wide driveway easement on 445 Marine (Exhibit C) and a shared access easement on the flagpole portion of 455 Marine (Exhibit D).**

I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Please contact staff with any questions or concerns. The resubmittal materials must be submitted in the same format as the original application materials. If your original application was submitted electronically, you may upload the requested information under eReviews. Alternatively, if your original application was submitted in paper format please submit your resubmittal materials at the Planning & Development Services Center.

TEC DOCUMENTS

At the request of the Case Manager after final revisions/corrections have been approved, two (2) copies of all architecture and landscape plans and three (3) copies of the corrected engineering plans must be provided to the Case Manager for final approval. The Case Manager will forward the engineering sets to the applicable engineering reviewers.

One complete copy of each plan set will be returned to the applicant for use with all building permit submittals. These returned plans will indicate approval with a city stamp and signatures from the Land Use Review Manager and the Engineering Review Manager. **Copies of these exact plans must be included with the subsequent building permit submittal(s), and will serve as the permit plans for their respective disciplines (e.g. site, landscape, architecture, etc.). Stamped Technical Document plans shall be considered the final permit, or construction document plans.** Please do not include duplicate or unstamped plans as part of the permit application. The only unstamped sheets within the permit submittal shall be plans which were not previously included in Technical Document Review (e.g., mechanical, electrical, plumbing framing, structural, etc.).

Any and all changes made to the approved (stamped/signed) Technical Document plans for building permit must be redlined and written documentation provided on the plan sets showing the changes or pages to be reviewed for changes. Changes must be first discussed and presented to the Case Manager for consideration, since certain changes may require a minor modification, or in more limited circumstance, a Site Review amendment. Delays in the building permit reviews can be expected if this information is not provided. Upon resubmittal of the final plans, please also provide a written statement that this section has been read and understood.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

Engineering

Erik Saunders, 303-441-4493

Per section 2.04(M)(h) the minimum width of the access easement for shared driveways shall be 15'. The proposed ingress and egress easement dedicated for the benefit of 445 Marine has been shown less than 12' wide for the first 25' northward from the southern property boundary. Revise legal description and exhibits as necessary to demonstrate

Engineering

Erik Saunders, 303-441-4493

conformance with city standards for shared driveway easement dedications.

Legal Documents

Julia Chase, 303-441-3052

Legal Documents, Julia Chase, 303-441-3052

The Applicant will be required to sign the final form of easement which will be provided by the City to the Applicant for signature. The original, signed easement will be provided to the case manager to record.

III. INFORMATIONAL COMMENTS

The list below provides informational comments that may be applicable to your proposal.

1. Review Process, BrieAnna Simon 303-441-1896
Revisions to the plan documents are required. Please address the comments herein and resubmit three (3) hard copies and one (1) digital copy of the revised plans to the front counter of the at the Planning and Development Services Center. The application deadline is 10:00 a.m. on the first and third Monday of each month to be included in the following review track. Staff is happy to meet with you to discuss these comments in detail at your convenience.

IV. FEES

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V. DRAFT APPROVAL CONDITIONS

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- 1.

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City of Boulder Planning & Development Services

CITY OF BOULDER TECHNICAL DOCUMENT REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 20, 2019**
CASE MANAGER: **BrieAnna Simon**
PROJECT NAME: **1831 22ND TOWNHOMES**
LOCATION: **1831 22ND ST**
REVIEW TYPE: **Right-of-Way/Easement Dedication**
REVIEW NUMBER: **TEC2019-00009**
APPLICANT: **ECHO ZULU LLC, ECHO ZULU LLC
CURTIS STEVENS, THE SANITAS GROUP**
DESCRIPTION: **Easement dedication of one (1) public access and utility easement and one (1) flood control easement.**

I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Please contact staff with any questions or concerns. The resubmittal materials must be submitted in the same format as the original application materials. If your original application was submitted electronically, you may upload the requested information under eReviews. Alternatively, if your original application was submitted in paper format please submit your resubmittal materials at the Planning & Development Services Center.

TEC DOCUMENTS

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Any and all changes made to the approved (stamped/signed) Technical Document plans for building permit must be redlined and written documentation provided on the plan sets showing the changes or pages to be reviewed for changes. Changes must be first discussed and presented to the Case Manager for consideration, since certain changes may require a minor modification, or in more limited circumstance, a Site Review amendment. Delays in the building permit reviews can be expected if this information is not provided. Upon resubmittal of the final plans, please also provide a written statement that this section has been read and understood.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

III. INFORMATIONAL COMMENTS

The list below provides informational comments that may be applicable to your proposal.

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