



CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: April 7, 2016
TIME: 6 p.m.
PLACE: 1777 Broadway, Council Chambers

1. CALL TO ORDER

2. APPROVAL OF MINUTES

The [March 17, 2016 minutes](#) are scheduled for review.

3. PUBLIC PARTICIPATION

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS

5. PUBLIC HEARING ITEMS

A. AGENDA TITLE: [Public hearing and Planning Board consideration of the following items:](#)

- 1) [Consideration of a land use map change for a portion of the property at 2520 28th Street from Public to Mixed Use Business related to the proposed rezoning;](#)
- 2) Recommendation to City Council on a request to rezone a portion of the property at 2560 28th Street from P (Public) to BC-2 (Business Community – 2) (application no. LUR2015-00072; and
- 3) Consideration of Site Review application LUR2015-00104 for redevelopment of a portion of property at 2560 28th St. with 10 attached residential units. No changes are proposed to the existing commercial building on site. The proposal includes a request for a 25% parking reduction.

Applicant: Carrie Bingham for Coburn Development
Property Owner: Blizzard LLC.

- B. AGENDA TITLE:** [Concept Plan \(case no. LUR2015-00106\) proposal for expansion of the Frasier Meadows congregate care facility at 350 Ponca Pl. and 4950 Thunderbird Dr. within the RH-5 zone district.](#) The proposal includes renovations to existing buildings; expansion of existing assisted living and skilled nursing facilities, wellness center and arts and education facilities; and a new 5-story, 55' building containing 98 independent living units.

Applicant: Timothy Johnson for Frasier Meadows Retirement Community
Property Owner: Frasier Meadows Manor, Inc.

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

**CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES**

CALL TO ORDER

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

AGENDA

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

PUBLIC PARTICIPATION

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

DISCUSSION AND STUDY SESSION ITEMS

Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS

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

1. Presentations

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

2. Public Hearing

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

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

3. Board Action

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

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY

Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT

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

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

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
March 17, 2016
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

PLANNING BOARD MEMBERS PRESENT:

Bryan Bowen, Chair
John Putnam
John Gerstle
Liz Payton
Crystal Gray
Harmon Zuckerman

PLANNING BOARD MEMBERS ABSENT:

Leonard May

STAFF PRESENT:

Susan Richstone, Deputy Director of Planning, Housing & Sustainability
Lesli Ellis, Comprehensive Planning Manager
Thomas Carr, City Attorney
Cindy Spence, Administrative Specialist III
Sloane Walbert, Planner I
Elaine McLaughlin, Senior Planner

1. CALL TO ORDER

Chair, **B. Bowen**, declared a quorum at 6:06 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **J. Gerstle** and seconded by **J. Putman** the Planning Board voted 5-1 (**H. Zuckerman** abstained, **L. May** absent) to approve the February 18, 2016 and March 3, 2016 minutes as amended.

3. PUBLIC PARTICIPATION

- **John Driver** spoke in opposition to an upcoming project located at 1440 Pine Street stating that it does not conform to RH-2 zoning.
- **Elizabeth Black** spoke in support of soil sequestration practices to combat climate change and urged adding language to support soil sequestration to the Boulder Valley Comprehensive Plan update.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS

A. Call-Up Item: USE REVIEW (LUR2016-00015): Use Review for a 2,500 square foot meeting/event space comprised of a 2,000 square foot meeting room and a 500 square foot pre-function area within a 7,000 square foot retail building currently under construction within the Gunbarrel Gateway property located at 6315 Lookout Road. The call-up period expires on March 15, 2016.

E. McLaughlin answered questions from the board.

B. Call-Up Item: SITE REVIEW AND NONCONFORMING USE REVIEW for the reconfiguration of 96 existing apartment units at the Cavalier Apartments at 2900 E. Aurora Ave. and an associated 16 percent parking reduction (case nos. LUR2015-00107 and LUR2016-00009). The project site is zoned Residential - High 5 (RH-5). The call-up period expires on March 21, 2016

S. Walbert and **Jeff Dawson**, with Trestle Strategy Group, representing the owner, answered questions from the board.

None of the items were called up.

5. PUBLIC HEARING ITEMS

A. AGENDA TITLE: Reconsideration of Initial Screening of a Map Change Request at 2801 Jay Road (Request #29) as part of the Boulder Valley Comprehensive Plan Major Update. *This is a continuation of the initial screening of public requests and that the public hearing was held on February 2, 2016.*

Staff Presentation:

S. Richstone introduced the item.

L. Ellis presented the item to the board.

Board Questions:

L. Ellis and **S. Richstone** answered questions from the board.

Public Hearing:

No one spoke.

Board Comments:

Key Issue: On Feb. 29, 2016, City Council asked Planning Board to reconsider analysis of Request 29, a land use change for 2801 Jay Road. Eight of the council members expressed interest in further study because:

- (1) the land use is transitioning from a public use;
- (2) the BVCP major update is the opportune time to explore a land use change; and
- (3) it might be an appropriate site for housing which is a community need; and
- (4) the analysis should not presuppose the outcome.

- **J. Putnam** stated that given the interest of council and that it would be just an analysis, he would support the reconsideration. At the time of the hearing, not many people from the public spoke and it would be beneficial to hear specifics and analysis.
- **H. Zuckerman** agreed with **J. Putnam**. He added that in that area there could be many permitted uses under the code, but they would need to fit into site review criteria that may not be conducive to those uses therefore it could be a planning challenge in the future. For this reason alone, the request should be reconsidered.
- **B. Bowen** stated that the board should reconsider because council has asked the board to do so. In addition, this project will be seen by the board in the future. He said that he would like to have discussions based on what uses would be appropriate from the neighbors and what they want before it is in the context of a site review. It would make more sense to look at it in the context of a larger planning issue free of constraints.
- **L. Payton** agreed. She wants to defer to council and would support reconsideration and forwarding for analysis.
- **C. Gray** stated that she would not recommend for further analysis. At previous hearings, a robust public concern of development in that area had been heard and county residents appealed to the Planning Board. She expressed concern that if the use is reconsidered then the density may be changed on the land use map in such a way that surrounding property owners may be potentially impacted and may not find amenable.
- **J. Gerstle** stated that he shares the same concerns with **C. Gray** however he would support the reconsideration of this request for further analysis. The process will be considering the full range of possible outcomes.
- **L. Payton** reminded the board that many of the objectors at the previous hearing were county residents.
- **J. Gerstle** county residents have good input to this process and make good use of it.
- **J. Putnam** agreed that county residents are very important and should be heard regarding compatibility.

Motion:

On a motion by **J. Putnam** seconded by **B. Bowen** the Planning Board voted 5-1 (**C. Gray** opposed, **L. May** absent) to reverse its prior decision not to advance Request 29 related to 2801 Jay Road and instead recommend advancing Request 29 related to 2801 Jay Road for further analysis of possible land uses.

C. Gray informed the board that she voted against the motion stating that the current Boulder Valley Comprehensive Plan designation for the area is currently the correct designation.

- **B. AGENDA TITLE:** Public hearing to consider a recommendation to City Council on an ordinance amending Title 9, "Land Use Code," B.R.C. 1981, to allow for changes to the city's sign code related to lettering heights in the Boulder Valley Regional Center and compliance with a recent United States Supreme Court ruling regarding content based signage regulations.

Staff Presentation:

T. Carr presented the item to the board.

Board Questions:

T. Carr and **S. Richstone** answered questions from the board.

Public Hearing:

No one spoke.

Board Comments:

- **H. Zuckerman** expressed concern that we may be oversimplifying the sign code if all content were removed.

Motion:

On a motion by **C. Gray** seconded by **L. Payton** the Planning Board voted 6-0 (**L. May** absent) to recommend approval to the City Council of an ordinance amending Title 9, “Land Use Code,” B.R.C. 1981 to allow for changes to the city’s sign code related to lettering heights in the Boulder Valley Regional Center and compliance with a recent United States Supreme Court ruling regarding content based signage regulations. The City Attorney shall include considerations for the City Council for the recommendations made orally by Planning Board members.

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

A. Form-Based Code Update

Board Comments:

- **L. Payton** suggested that the energy code should not be integrated into the Form-Based Code as long as it would be covered elsewhere. **S. Richstone** confirmed that it would not appear in the Form-Based Code.
- **B. Bowen** and J. Gerstle agreed.

B. Planning Board 2016 Retreat Agenda

Staff Presentation:

B. Bowen presented the item to the board.

Board Comments:

- The board and staff went through the list of possible discussion items submitted to **C. Spence** to determine what would appear on the final retreat agenda.
- Planning Board Items to Bring to the Retreat:
 - To bring Concept Reviews for discussion of a better submittal process
 - Examples of staff memos the board members prefer
- Staff Items to Bring to the Retreat:
 - Concept Reviews: current submittal requirements and the definition of a submittal review.

- Notification: current section of the code.
- Meeting style: anything from previous retreats

C. Planning Board Rep to Attend City Council Study Trip to Portland in April 2016

Staff Presentation:

B. Bowen presented the item to the board.

Board Comments:

- **B. Bowen** offered to attend.
- **C. Gray** suggested board members to compile a list of Planning Board issues for B. Bowen to discuss at while in Portland.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 8:44 p.m.

APPROVED BY

Board Chair

DATE

CITY OF BOULDER
PLANNING BOARD AGENDA ITEM
MEETING DATE: April 7, 2016

AGENDA TITLE: Public hearing and Planning Board consideration of the following items:

- (a) Consideration of a land use map change for a portion of the property at 2520 28th Street from Public to Mixed Use Business related to the proposed rezoning;
- (b) Recommendation to City Council on a request to rezone a portion of the property at 2560 28th Street from P (Public) to BC-2 (Business Community – 2) (application no. LUR2015-00072; and
- (c) Consideration of Site Review application LUR2015-00104 for redevelopment of a portion of property at 2560 28th St. with 10 attached residential units. No changes are proposed to the existing commercial building on site. The proposal includes a request for a 25% parking reduction.

Applicant: Carrie Bingham for Coburn Development

Property Owner: Blizzard LLC

REQUESTING DEPARTMENT:

Planning, Housing & Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Development Review Manager

Chandler Van Schaack, Planner II

OBJECTIVE:

1. Hear applicant and staff presentations
2. Hold public hearing
3. Planning Board discussion
4. Planning Board action on proposed land use map change.
5. Planning Board recommendation for approval or denial to City Council of the request for rezoning.
6. Planning Board action to approve, approve with conditions, or deny the Site Review application.

PROPOSAL AND SITE SUMMARY:

Proposal: Request to consider a land use map change for a portion of the property located at 2560 28th Street from Public to Mixed Use Business in conjunction with a rezoning, to rezone that portion of the property from P to BC-2 (application no. LUR2015-00072), and to consider a Site Review application for redevelopment of that portion of the property with 10 attached residential units. No changes are proposed to the existing commercial building on site. The proposal includes a request for modifications to the parking standards to allow for a 25% parking reduction with 57% small car spaces.

Project Name: 2560 28th St. Residences

Location: 2560 28th St.

Size of Tract: 34,378 sq. ft. (0.78 acres)

Zoning: BC-2 (Business – Community 2) and P (Public); with proposed rezoning of P portion to BC-2

Comprehensive Plan: Mixed Use Business (MUB) and Park, Urban and Other (P)

Key Issues for Discussion:

Rezoning Request (LUR2015-00072):

- 1) Is the request for a change to the BVCP Land Use Designation consistent with the criteria for land use map changes?

2) Is the rezoning request consistent with review criteria for rezoning?

Site Review (LUR2015-00104):

- 3) Does the proposal meet Site Review Criteria, including Boulder Valley Comprehensive Plan (BVCP) policies?
- 4) Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-9-6(f), B.R.C. 1981?

I. INTRODUCTION

Background. The project site is located on the east side of 28th Street between Mapleton Ave. and Bluff St. There is an existing 2-story commercial building located on the western portion of the site, currently occupied by the applicant, Coburn Development. The eastern portion of the site is currently a large, unstriped surface parking lot. The area surrounding the site contains a mix of uses, including a strip-style commercial shopping center immediately to the north of the site, a high-density, permanently affordable residential apartment complex to the northeast, and restaurant and office uses across 28th St. to the west. The Goose Creek multi-use path underpass is located adjacent to the southwest corner of the project site, with the Goose Creek path running along the southern edge of the property. The properties to the south of the Goose Creek path contain a power substation, an indoor rock climbing gym and a variety of small scale office and personal service uses. The YMCA and Mapleton Ball Fields lie further south across Mapleton Ave.

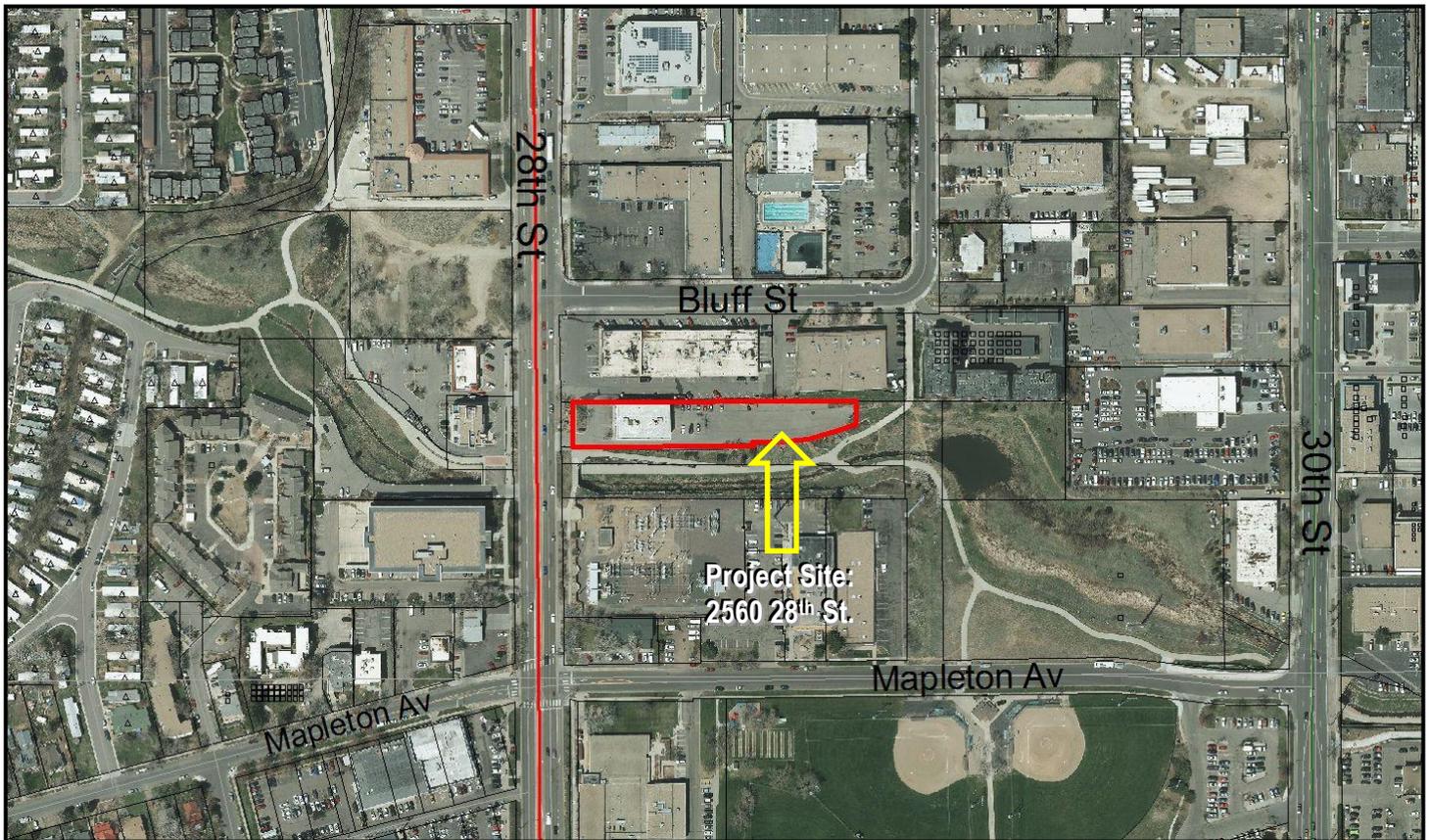


Figure 1: Vicinity Map

The current BVCP Land Use Designations and associated zoning designations for the property are reflective of the site's somewhat unique history. As shown below in **Figures 3 and 4**, the site currently has two separate land use designations, "Mixed Use Business" on the western portion of the property on which the existing commercial building is located, and "Park,

Urban and Other” on the undeveloped eastern portion of the site. The zoning of the property corresponds to the land use designations, and is split between BC-2 (Business – Community 2) on the west and P (Public) on the east. As shown in the below figures, the Mixed Use Business land use designation and BC-2 zoning apply to properties along the east side of 28th St. to the north of the project site as well as along the west side of 28th to the north and south. The BVCP Land Use Map description for Mixed Use Business areas is as follows:

Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses

The “Park, Urban and Other” land use designation and P zoning designation that apply to the eastern portion of the project site are otherwise only found on the city-owned properties to the south and east of the site containing the Goose Creek path and Mapleton Ballfields. The BVCP defines the intent of the “Park, Urban and Other” land use designation as follows:

Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes. Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks as defined in the Parks and Recreation Master Plan. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences... Other public recreational facilities, including city recreation centers, a golf course, swimming pools, ballfields, and the Eldorado Canyon State Park are also included in this category.

The current split land use designation and zoning of the project site are the result of a land transfer that took place between the City and the former property owner in 1999 as part of the planning and construction of the Goose Creek flood control project. At the time of the land swap, Jack Pease owned Lot 1 of the Channel Park Subdivision and the City owned Lot 2 of the Channel Park Subdivision. The west line of Lot 1 borders 28th Street. Lot 2 was a flag lot to the east of Lot 1 with a 30-foot flag on the south side of Lot 1. The flag was encumbered by easements benefitting Lot 1. The City and the former owner negotiated the conveyance of a strip of land along 28th Street to the City and the extinguishment of a portion of the easement encumbering the flag of the City-owned Lot 2 in order to accommodate a city flood control project for Goose Creek as well as a 28th Street transportation improvement project. In exchange, the City transferred a portion of Lot 2 to Jack Pease. See **Figure 2** below for exhibit depicting land swap.

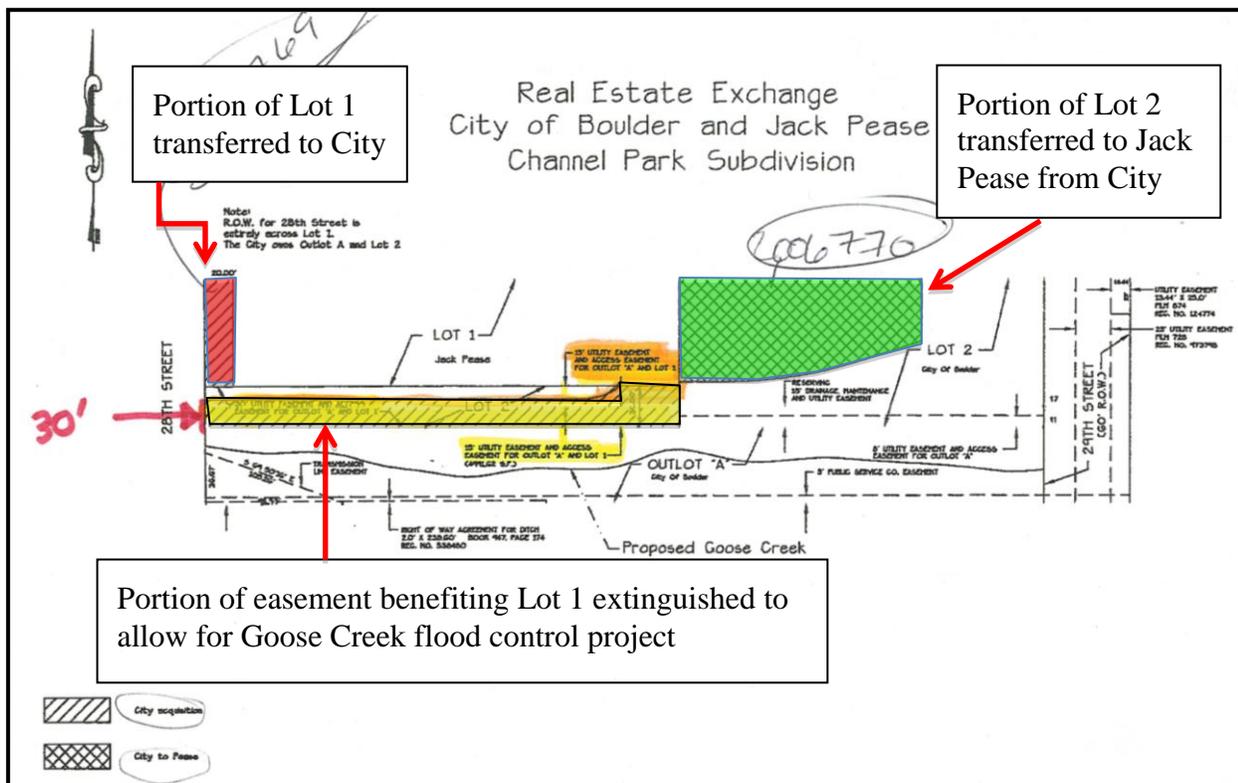


Figure 2: Land Swap Exhibit

The transfer of the portion of Lot was intended to create one larger merged building lot with Lot 1 and to initially serve as a parking area for uses located on Lot 1. The City agreed to install the parking improvements. City Council approved the land transfers. The intent of the land swap was to provide the property owner with one redevelopable site under the BC-E zoning (now known as BC-2). As part of the land swap, the city hired a consultant to explore potential redevelopment scenarios. These scenarios (included in **Attachment C**) anticipated an addition to the existing commercial building of 3,000 to 4,000 square feet, with the associated increase in required parking being accommodated on the eastern portion of the site. As noted by the applicant, the redevelopment scenarios created at that time appear to anticipate CB-E (now know as BC-2) zoning across the entire site.

Given that the land swap anticipated the eastern portion of the site being used for parking for the commercial use and that the land use code requires that “any building additions or site improvements shall be regulated according to the zoning district in which such additions or improvements are located” (section 9-9-2(d), B.R.C. 1981), it seems clear that a rezoning of the land transferred to the property owner by the city was anticipated. Following the land swap, the merged property was sold. The land use designation and zoning on the portion of Lot 2 transferred from City to the former property owner were never amended.

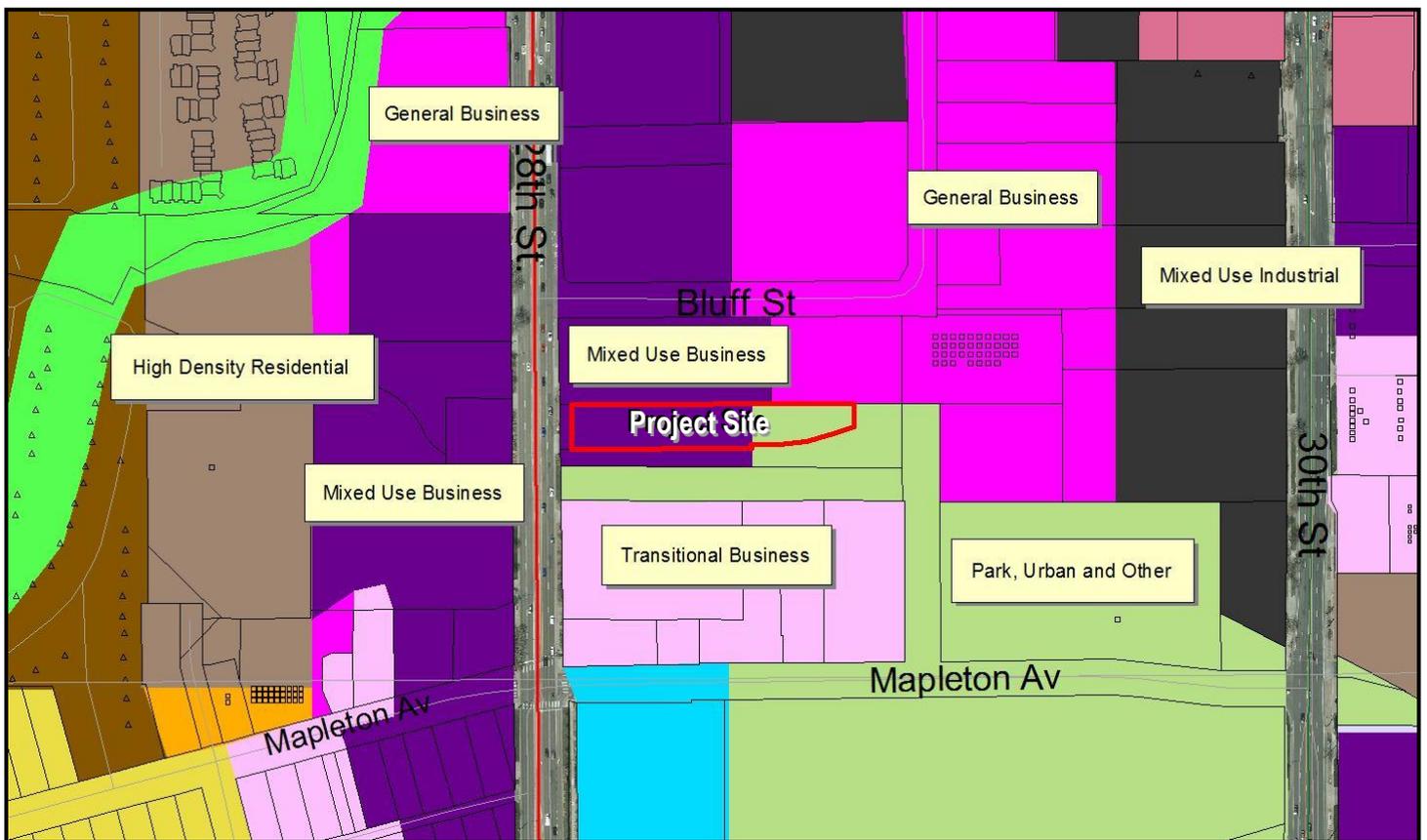


Figure 3: BVCP Land Use Map

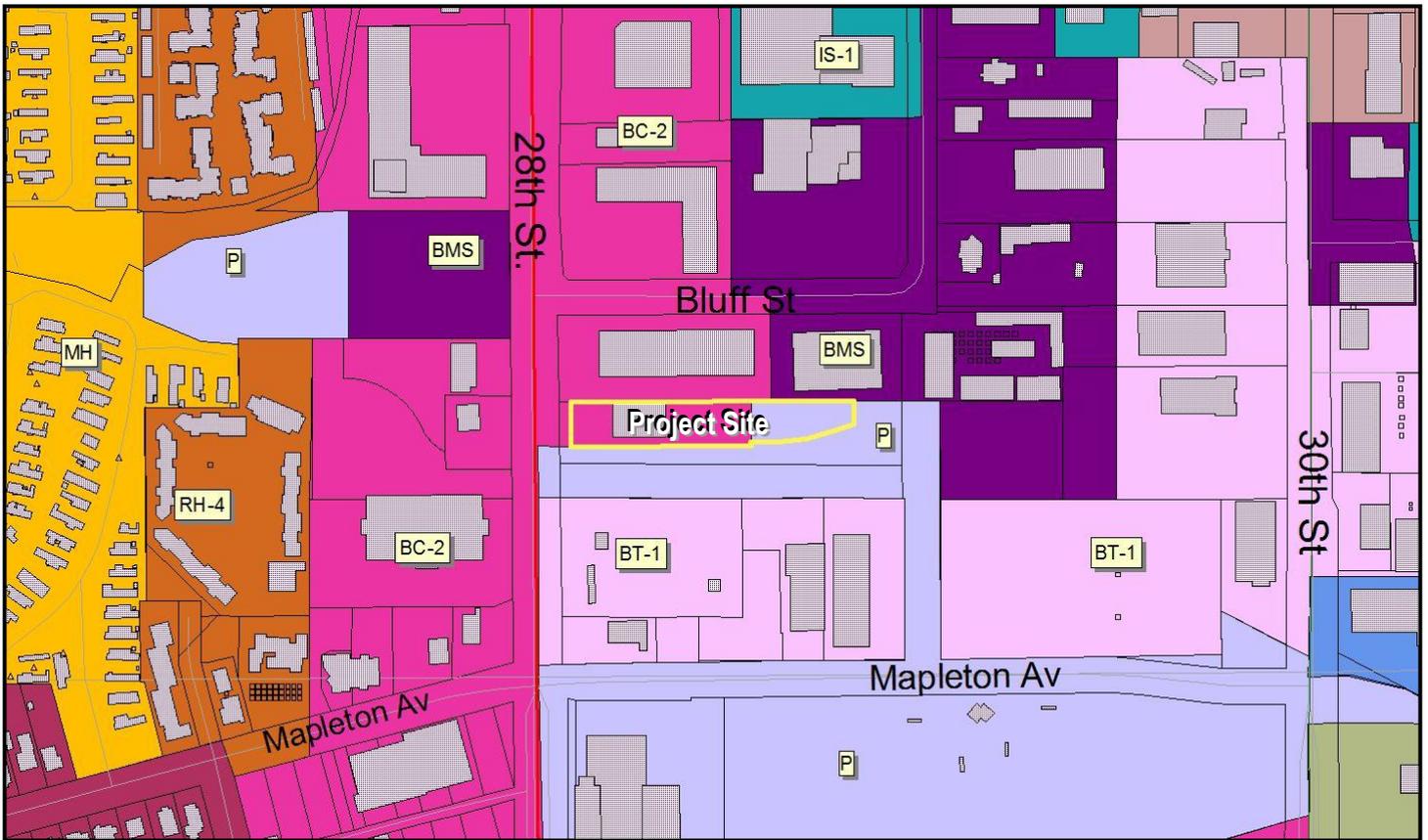


Figure 4: Zoning Map

As described above, the current zoning on the subject site is split between BC-2 (Business – Community 2) on the western portion of the site and P (Public) on the eastern portion of the site. The intent of the BC-2 zone district is defined in section 9-5-2(c)(2)(G), B.R.C. 1981 as “*Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.*” As such, a variety of commercial uses are allowed by-right in the BC-2 zone, including retail, personal service and office uses among others. While the intent of the BC-2 zone is primarily for retail and other commercial uses, duplexes and attached dwelling units are also uses allowed by-right in the zone. In fact, the BC-2 zone allows for the maximum residential density found in the land use code (27.2 DU/acre), which is based on a 1,600 sq. ft. minimum lot area per dwelling unit requirement with a minimum required open space per dwelling unit of 600 sq. ft. It is also worth noting that in the BC-2 zone, principal building height may be increased up to 40 feet without Site Review if the property is not adjacent to any residential zone district or residential land use designation.

The intent of the Public zoning district is defined in section 9-5-2(c)(5)(A), B.R.C. 1981 as “*Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.*” Given that the intent of the P zone is to support public and semi-public uses, most commercial uses, including retail, office and restaurant uses, are prohibited. Duplexes and attached residential uses are allowed only if approved through Use Review, and at a low density of 6.2 dwelling units per acre.

II. PROPOSED PROJECT

Rezoning (LUR2015-00072). The Applicant is requesting to rezone the eastern portion of the property from P (Public) to BC-2 (Business – Community 2) in order to allow for the redevelopment of the property with a new 10-unit residential building. Included in the Rezoning request is a request for a change in the BVCP land use designation for that portion of the site from “Park, Urban and Other” to “Mixed Use Business.” As discussed above, BC-2 zoning exists along the 28th Street corridor to the north and south of the project site, and is a more intense zone district that supports a number of neighborhood-scale commercial uses as well as high-density residential uses. Staff’s analysis of the Rezoning and Land Use Map Change

criteria is included in the discussion of Key Issues below. Pursuant to section 9-2-18(d), B.R.C. 1981, the Planning Board shall hear a request for rezoning and land use map change at a public hearing and shall make a recommendation for approval or denial to the city council.

Site Review (LUR2015-00104). In addition to the rezoning request, the applicant is seeking approval of a Site Review application for for redevelopment of the eastern portion of the property under BC-2 zoning with a new, 38'5" residential building containing 10 attached two-bedroom units. As noted above, the BC-2 zone allows for a building height of up to 40 feet if the site is not adjacent to a residential zone, so no height modification is required for the proposed 38'5" building. No changes are proposed to the existing commercial building on site. The proposal includes a request for modifications to the parking standards to allow for a 25% parking reduction (38 off-street parking spaces are proposed where 51 are required for the property following the proposed redevelopment) with 57% small car spaces where 50% are allowed. The proposed development includes reconfiguration of the existing parking area and circulation, landscaping improvements, new pedestrian connections through the site to the existing Goose Creek path, and new short- and long-term bicycle parking. Site Review is required for residential projects that include a request for a parking reduction. While typically a request for a 25% parking reduction would be a staff-level decision subject to Planning Board call-up, because the current Site Review request is being made in conjunction with a request for a Rezoning, staff finds it appropriate to refer the proposal to Planning Board for a final decision.

Project Description. The proposed project is to redevelop the eastern portion of the property located at 2560 28th Street with a new 3-story residential building consisting of ten 2-bedroom townhouse-style units. Each unit is proposed to be 1,470 sq. ft. in size including a tuck-under single-car garage. The existing access to the site off of 28th St. would be maintained, and no changes are proposed to the existing 10,000 sq. ft. commercial building on the west side of the site. The proposed residential building would sit at the southern property boundary, with garage and surface parking to the north of the units, behind the existing commercial building. The proposed 38'5" building height residential density are predicated upon the eastern portion of the site being rezoned from Public to Business-Community 2. See **Figure 5** below for the proposed site plan.



Figure 5: Proposed Site Plan

As is shown in the perspective drawings below (**Figure 6**), the proposed residential building would be a modern design comprised primarily of brick, horizontal beetle kill wood siding and flat lock metal panels, with painted MDO railings on balconies and fibrex windows. The current proposal shows a building footprint of approximately 4,300 square feet, with the unit entrances facing south toward the Goose Creek path and tuck-under parking accessed through the parking area to the north of the building. The building is set back roughly 10 feet from the southern property line, which provides for landscaped open space in front of the units as well as a pedestrian path that wraps around the building and connects to a multi-use path leading to the Goose Creek path to the southeast. Additional at-grade open space is provided to the east of the building and in landscaped parking lot islands, and private open space is provided for each unit via south-facing balconies on the second and third stories of the units. Refer to **Attachment A** for Applicant's Proposed Plans.



Figure 6: Perspective Drawings of Proposed Development

As noted above, the Site Review is required due to the fact that the applicant is requesting a 25% parking reduction for the residential project. In conjunction with the parking reduction request, the applicant is requesting a modification to the parking stall design standards to allow for 57% small car spaces where 50% is typically the maximum based on the number of required spaces. Both the parking reduction request and request to increase the allowable number of small car spaces are largely the result of space constraints caused by the existing commercial building and the lot's narrow shape. As part of the parking reduction request, the applicant has provided a Transportation Demand Management (TDM) Plan that includes strategies for reducing the demand for parking on-site. The TDM Plan is included with the Applicant's Proposed Plans in [Attachment A](#).

KEY ISSUES ANALYSIS:

KEY ISSUE #1: Is the request for a change to the BVCP Land Use Designation consistent with the criteria for land use map changes as found in Part II of the 2010 BVCP?

Criteria for eligibility for changes that may be considered at any time:

(1) Land Use Map changes:

The Land Use Map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, a change to the land use designations may be considered at any time if it is related to a proposed change in zoning or proposed annexation and meets all of the following criteria:

1. The proposed change is consistent with the policies and overall intent of the comprehensive plan.

The proposed land use map change is consistent with the policies and overall intent of the comprehensive plan. As discussed above, the portion of property in question was transferred to the property owner by the city in 1999 in exchange for property and an easement required to accommodate the Goose Creek flood control project and 28th Street improvements. The land transferred to the property owner was previously owned by the city and anticipated to be developed as open space, hence the "Park, Urban and other" land use designation and associated Public zoning designation. As the documentation shows, the intent of the land swap was not to maintain the eastern portion of the subject property as open space or park land, but to make up for lost parking for the existing commercial use while allowing for additional parking should the commercial use be expanded in the future. The "Park, Urban and Other" land use designation applies specifically to "*public lands used for a variety of active and passive recreational purposes.*" The City transferred the western portion of the land to merge with the eastern lot and serve a private commercial use. The City no longer intended a "Park, Urban and Other" land use for the property.

Since the land swap was completed in 1999, the Goose Creek flood control project has been completed, and the area surrounding the project site has been developed as a mix of residential, retail, office and recreational uses. Since that time, the eastern portion of the subject property has remained in private ownership and has served as parking for the existing commercial use on the western portion of the site. Given the strong multi-modal connections to the site, the vibrant mixed-use context that has developed around the property and the fact that the eastern portion of the property is no longer planned to be developed as a public park or other public facility, amending the land use map to allow for a broader range of private redevelopment opportunities consistent with the land use designation on properties north of the site and the western portion of this parcel would improve the site's consistency with a number of BVCP core values and policies. Specifically, adopting the proposed land use and zoning to allow for residential infill development on an underutilized site close to transit and bike/ped facilities would support the BVCP core values of **sustainability** as a unifying framework, **compact, contiguous** development and infill that supports evolution to a more **sustainable urban form**, a diversity of **housing** types and price ranges, and an all-mode **transportation** system to make getting around without a car easy and accessible to everyone. In addition, the proposed land use map change would meet a number of specific BVCP Policies, including but not limited to the following:

- **1.16 Adapting to Limits on Physical Expansion**

"...maintaining and improving the quality of life within defined physical boundaries"

As discussed above, the "Park, Urban and Other" land use designation no longer applies to the site due to the fact that the city transferred the land to private ownership in 1999 and has no intention of developing the site as a park or other public use. The existing land use designation and zoning for the site severely restrict redevelopment opportunities, so allowing for a change of land use to accommodate zoning which allows for a broader range of residential and commercial infill development allows for more efficient use of land within the urban growth boundary.

- **1.19 Jobs:Housing Balance**

"...encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations..."

The existing land use and zoning of the property are not intended to support residential development, and allow only for low-density residential uses through discretionary review. The proposed land use of Mixed Use Business would allow for a rezoning to BC-2, which allows for a much greater range and density of housing types (as demonstrated by the current site review application, which would add 10 new townhouse-style units where only 4 units would be

possible under the existing zoning and land use).

- **2.03 Compact Development Pattern**

“... The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.”

Changing from the current land use designation and zoning which are intended only for public uses to a land use designation and zoning intended for residential or commercial character will allow for more efficient redevelopment of the land and for infill development that is compatible with the surrounding area.

- **2.16 Mixed Use and Higher Density Development**

“The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers.”

The project site is located within an existing mixed use context immediately adjacent to a major multi-modal corridor and is within 1/3 mile of Boulder Junction transit facilities. Amending the land use from “Paerks, Urban and other” to “Mixed Use Business” would allow for a rezoning to BC-2, thereby allowing for a variety of mixed use and higher density development not currently allowed under the existing zoning on the site.

- **2.21 Commitment to a Walkable and Accessible City**

“The city and county will promote the development of a walkable and accessible city by designing neighborhoods and business areas to provide easy and safe access by foot to places such as neighborhood centers, community facilities, transit stops or centers, and shared public spaces and amenities.”

In terms of walkability, the subject site is optimally located immediately adjacent to the Goose Creek path. As discussed above, the existing land use and zoning on the site are intended for public uses. Given that the site is not intended for public development and is currently in private ownership, changing the land use to allow for more residential and commercial uses would facilitate new development close to existing pedestrian amenities as described above.

- **4.04 Energy-Efficient Land Use**

“The city and county will encourage energy conservation through land use policies and regulations governing placement, orientation and clustering of development”

The site’s proximity to existing services, transit and multi-modal corridors makes it ideal for energy efficient redevelopment, and changing the land use and zoning to allow for a broader range of redevelopment opportunities consistent with the existing character of the surrounding area would facilitate such redevelopment.

- **6.02 Reduction of Single Occupancy Auto Trips**

“The city and county will support greater use of alternatives to single occupancy automobile travel.”

Changing the land use designation from “Park, Urban and Other” to “Mixed Use Business” will support redevelopment of this transit-rich and well-connected site from an overflow parking lot. Redevelopment on the subject site will be able to access transit and a wide array of amenities via the Goose Creek multi-use path, thereby reducing the demand for SOV travel to and from the site.

2. The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.

Standard met. Given that the project site was transferred to the property owner by the city in 1999 and that it is no

longer intended for public use as well as the fact that the new requested land use designation of MUB currently applies to much of the surrounding area, and its location near the 28th Street corridor and away from city boundaries, staff finds that the requested land use map change would not have any cross-jurisdictional impacts. In addition, the small size of the portion of property proposed to be rezoned limits the overall redevelopment potential such that any new development on that portion of the site under BC-2 zoning would be limited to a relatively small size, thereby reducing the chance that there would be any cross-jurisdictional impacts.

3. *The proposed change does not materially affect the land use and growth projections that were the basis of the comprehensive plan.*

Standard met. The small size of the portion of property to be rezoned limits the redevelopment potential of the site to such an extent that any new development would not be large enough to affect the overall growth projections included in the BVCP. Using the current Site Review proposal as an example, the number of additional potential residential units (10) are not a significant change from what was projected. Further, it is important to note that the subject portion of property was exchanged for land that was previously held under private ownership and which could theoretically have allowed for additional redevelopment beyond what is currently existing on the site. When looked at in that context, the overall amount of redevelopment potential on the site following the land swap is roughly equivalent to what would have been possible anyways without the land swap.

4. *The proposed change does not materially affect the adequacy of availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder,*

Standard met. The proposed change, and the requested residential development associated with the change, would not affect the adequacy of availability of urban facilities and services to the immediate or greater surrounding area. In fact, the requested land use map change would allow for efficient, infill development within a mixed use context, and would allow for greater utilization of existing urban services and facilities. It would not require that new services and facilities be extended into an undeveloped area.

5. *The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder.*

Standard met. The proposed change would have no impact on the adopted Capital improvements Program, as it applies only to a small portion of property that is not included in CIP projections.

6. *The proposed change would not affect the Area II/Area III boundaries in the comprehensive plan.*

Standard met. The subject site is located in Area I.

KEY ISSUE #2: Is the rezoning request consistent with review criteria for rezoning?

**REZONING
Section 9-2-18**

Criteria: *The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. In order to establish and maintain sound, stable, and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the city council shall grant a rezoning application only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, and, for an application not incidental to a general revision of the zoning map, meets one of the following criteria (see below for the latter criteria analysis):*

Staff finds the requested rezoning and associated land use map change to be consistent with the goals and policies of the Boulder Valley Comprehensive Plan (BVCP) Specifically, as discussed above, amending the BVCP land use map to change the land use designation on the subject property from Public to Mixed Use Business would be consistent with the overall intent of the comprehensive plan as well as several goals and policies pertaining to sustainability, compact development, multi-modal transportation and provision of housing. Following a change in land use, the requested rezoning from P to BC-2 would be necessary in order to bring the property into conformance with the underlying land use designation.

✓ The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;

The requested rezoning from Public (P) to Business- Community 2 (BC-2) is predicated upon a change in the underlying land use from “Parks, Urban and Other” to “Mixed Use Business.” With a land use designation of Mixed Use Business, rezoning of the project site from P to BC-2 would be necessary to bring the property into compliance with the BVCP land use map. The BVCP Land Use Map description for Mixed Use Business areas is as follows:

Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses

The existing Public zoning on the subject site does not correspond to the above intent. The intent of the Public zoning district is defined in section 9-5-2(c)(5)(A), B.R.C. 1981 as “Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.” The existing zoning is the result of the former “Park, Urban and other” land use designation, which was intended for public recreational facilities. Given that the intent of the P zone is to support public and semi-public uses, most commercial uses, including retail, office and restaurant uses, are prohibited.

While the intent of the Mixed Use Business land use designation does not necessarily correspond with one particular zoning district city-wide, in the area surrounding the project site along the east side of 28th St. to the north and along the west side of 28th to the north and south, BC-2 zoning has historically been applied to implement the Mixed Use Business land use designation. The intent of the BC-2 zone district is defined in section 9-5-2(c)(2)(G), B.R.C. 1981 as “Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.”

Upon amendment of the Land Use Map as recommended in this memo, the intent of the P zone district would no longer be in compliance with the underlying land use designation and the BC-2 zone would be in keeping with the intent of the Mixed Use Business land use designation and as such has been applied to properties with a Mixed Use Business land use designation in the surrounding area; it follows that upon a change in the Land Use Map to a Mixed Use Business designation, rezoning of the subject property from P to BC-2 would be necessary to bring the property into compliance with the BVCP land use map.

N/A The existing zoning of the land was the result of a clerical error;

N/A The existing zoning of the land was based on a mistake of fact;

N/A The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage;

N/A The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or

N/A *The proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Boulder Valley Comprehensive Plan.*

Key Issue #3: Does the proposal meet Site Review Criteria, including Boulder Valley Comprehensive Plan (BVCP) policies?

Staff finds that, on balance, the Site Review request meets the applicable review criteria, including BVCP Policies. Staff's complete analysis of the review criteria can be found in [Attachment B](#).

Key Issue #4: Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-9-6(f), B.R.C. 1981?

Staff finds that the request for a 25% parking reduction is consistent with the applicable review criteria. Specifically, the applicant has provided a TDM Plan that includes strategies for reducing parking demand, including providing Business Eco-Passes to all employees of the commercial building (50 total employees are estimated) for a period of 3 years, contributing to an alternative transportation subsidy fund to provide all residents with \$128 a year in transit passes, and managing and unbundling the surface parking spaces on-site to facilitate sharing between the residential and commercial uses. Please see [Attachment B](#) for staff's complete analysis of the parking reduction criteria.

IV. PUBLIC NOTIFICATION AND COMMENT

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site including the Horizon West HOA, and a sign posted on the property for at least 10 days. All notice requirements of section 9-4-3, B.R.C. 1981 have been met.

Staff has received comments from several nearby property owners expressing opposition to the proposed project. Specifically, neighbors are concerned about the requested parking reduction based on potential parking and traffic impacts to neighboring commercial properties, and some neighbors are concerned about potential impacts to existing views.

Please see [Attachment D](#), *Neighborhood Correspondence Received*, for additional details.

V. PLANNING BOARD ACTION

Staff recommends that **Planning Board recommend approval of a request for a land use map change for a portion of the property at 2520 28th Street from Public to Mixed Use Business related to the proposed rezoning and incorporating the staff memorandum as findings of fact.**

Staff finds that if the recommended land use map change to Mixed Use Business is approved, the proposed rezoning application meets the rezoning criteria of Section 9-2-18(e) B.R.C., 1981 and finds the proposed rezoning request to be consistent with the Boulder Valley Comprehensive Plan policies and goals. Therefore, staff recommends that **following a motion to approve the land use map change, Planning Board recommend approval of rezoning request no. LUR2015-00072 to City Council incorporating the staff memorandum as findings of fact.**

Staff also recommends that the **Planning Board approve the Site Review application LUR2015-00104, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval.**

RECOMMENDED SITE REVIEW CONDITIONS

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on March 16, 2016 and the Transportation Demand Management (“TDM”) Plan dated February 11, 2016 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. Prior to submittal of a Technical Document review application, the Applicant must obtain **City Council approval of the proposed rezoning of the land** generally located at 2560 28th Street from the Public (P) zoning district to the Business Community - 2 (BC-2) zoning district.
3. Prior to a building permit application, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:
 - a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the plans prepared by the Applicant on March 16, 2016 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
 - b. A **final site plan** which includes detailed floor plans and section drawings.
 - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
 - d. A **final storm water plan and report** meeting the City of Boulder Design and Construction Standards.
 - e. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.
 - f. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.
4. Prior to a building permit application, to ensure compliance with the Boulder Revised Code, including Title 9, “Land Use Code,” and Chapter 10-5, “Building Code,” B.R.C. 1981, the Applicant shall execute a **Covenant and Agreement to Hold As One Parcel**, in a form acceptable to the Office of the City Attorney, against the parcels described on the plans prepared by the Applicant on March 16, 2016 as Parcel One (Lot 1 of Channel Park Subdivision) and Parcel Two (the portion of Lot 2 of Channel Park Subdivision conveyed by Quitclaim Deed from the City of Boulder to Jack S. Pease as recorded in the Office of the Boulder County Clerk and Recorder at Reception No. 2006770 on December 15, 1999), unless an equivalent arrangement is approved by the City Manager.
5. Prior to a building permit application, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing transit passes to the residents of the development for three years after the issuance of a certificate of occupancy for each dwelling unit as financial security for the Alternative Transportation Subsidy Fund proposed in the Applicant's TDM plan dated February 11, 2016.

6. Prior to a building permit application, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the employees of the development for three years after the issuance of a certificate of occupancy.

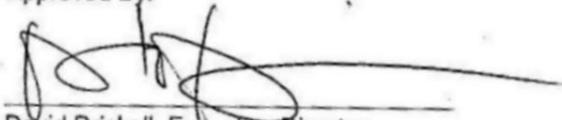
7. Prior to issuance of a building permit, the Applicant shall dedicate to the City, at no cost, the following meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:

- a. A **utility easement** varying in width from 20 feet to 25 feet extending west from the east property line parallel and adjacent to the northern property boundary for approximately 275 feet and then extending south for approximately 35 feet.
- b. An **emergency access easement**, starting at the western property line and running east along the southern property line for approximately 225 feet, at a width of 10 feet, also extending north covering the entire width of the north/south drive aisle up to the trash enclosure area shown on the approved plans, and further extending east within the east/west parking lot drive aisle for approximately 140 feet, at a width of approximately 20 feet.

8. Prior to issuance of a certificate of occupancy, the Applicant shall construct and complete, subject to acceptance by the city manager, **an 8-inch water main extension and a fire hydrant lateral** serving the site in conformance with the approved engineering plans and the City of Boulder Design and Construction Standards.

9. The Applicant shall be responsible for **maintaining all stormwater quality improvements and private storm drainage piping, channels, conveyances and appurtenances thereto**. Maintenance shall be performed in accordance with the recommendations of the UDFCD Urban Storm Drainage Criteria Manual Vol. 3 such that the intent, design characteristics and functionality of the improvements are preserved.

Approved By:



David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

- A:** Applicant's Proposed Plans
- B:** Staff's Analysis of the Site Review Criteria
- C:** Rezoning Background Materials
- D:** Neighborhood Correspondence Received



COBURN
ARCHITECTURE

3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-447-3933

2560 28TH ST. RESIDENCES

2560 28th St.
Boulder, CO

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DESCRIPTION	AUTHOR	CHECKED	DATE
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03/16/2016

NOT FOR
CONSTRUCTION

SHEET No.

SR-1
SITE PLAN

2560 28TH ST. RESIDENCES

2560 28TH ST. BOULDER, COLORADO

PROJECT TEAM

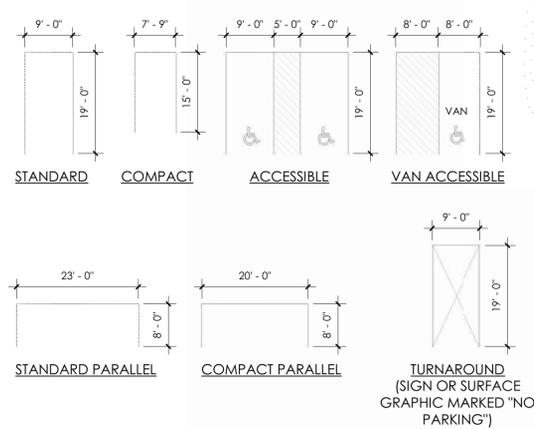
OWNER BLIZZARD, LLC. 3020 CARBON PL. #203 BOULDER, CO P: 303-442-3351 F: 303-447-3933	ARCHITECT COBURN ARCHITECTURE 3020 CARBON PLACE #203 BOULDER, CO P: 303-442-3351 F: 303-447-3933	CIVIL ENGINEER JVA, INC. 1319 SPRUCE ST. BOULDER, CO P: 303-444-1951	LANDSCAPE ARCHITECT CHDG, INC. 3002 WALNUT ST. DENVER, CO P: 303-408-1075
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DRAWING INDEX

SR-1	SITE PLAN
SR-2	DIAGRAMS
SR-3	FLOOR PLANS
SR-4	FLOOR PLANS
SR-5	ELEVATIONS
SR-6	SECTIONS & DETAILS
SR-7	UNIT PLANS & SCHEDULES
SR-8	RENDERINGS
SR-9	MATERIAL & COLOR BOARD



2 VICINITY MAP
1" = 160'-0"



PARKING STALL SIZING

1/16" = 1'-0"

SITE PLAN LEGEND:

- GREY LINES = EXISTING CONDITIONS
- BLACK LINES = PROPOSED IMPROVEMENTS
- FH ● PROPOSED FIRE HYDRANT

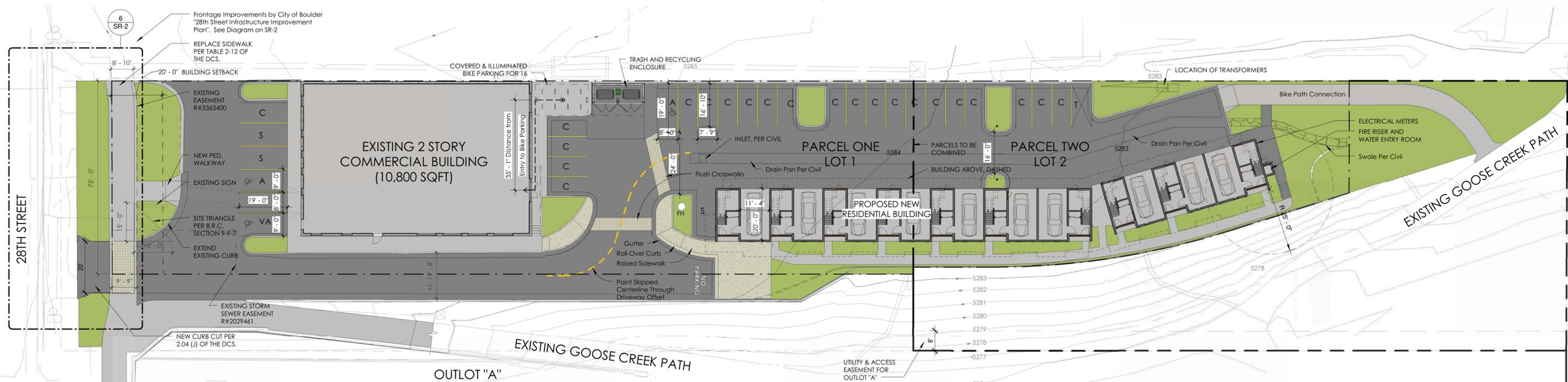
PARKING SPACE LEGEND	
S	STANDARD PARKING STALL
C	COMPACT PARKING STALL
CP	COMPACT PARALLEL PARKING STALL
A	ACCESSIBLE PARKING STALL
VA	VAN ACCESSIBLE PARKING STALL
T	TURNAROUND

SITE PLAN LEGEND

1" = 20'-0"

BUILDING INFORMATION	
NUMBER OF UNITS	10
SQFT OF UNITS (INCLUDING GARAGES)	1,460 SQFT
TOTAL SQFT FOR SITE (25k MAX. BY RIGHT)	25,400 SQFT
LOW POINT	5278'-6"
BUILDING HEIGHT (40' MAX)	39'-11"
OPEN SPACE	
REQUIRED (600 SQFT PER DWELLING UNIT)	6,000 SQFT
SHOWN ON 1ST FLOOR	4,990 SQFT
SHOWN AS PRIVATE BALCONIES (25% MAX)	1,057 SQFT
TOTAL OPEN SPACE SHOWN	6,047 SQFT
PARKING REQUIREMENTS	
COMMERCIAL PARKING REQUIRED (1:300 SQFT)	36
RESIDENTIAL PARKING REQUIRED (1.5 for 2-bedroom DU)	15
TOTAL PARKING REQUIRED	51
ALLOWABLE SMALL CAR STALLS (50%)	25
TOTAL PARKING REQUIRED WITH 25% REDUCTION	39
STANDARD SPACES SHOWN	16
SMALL CAR SPACES SHOWN	22
TOTAL PARKING SHOWN	38
BICYCLE PARKING REQUIREMENTS	
RESIDENTIAL (DWELL UNITS WITH A PRIVATE GARAGE)	NO REQUIREMENT
OFFICE (2 PER 1,500 SQFT, MINIMUM OF 4)	16
TOTAL BICYCLE PARKING SHOWN	16
PARKING LOT LANDSCAPING	
PARKING LOT AREA	14,852 SQFT
PARKING LOT LANDSCAPING REQUIRED (5%)	742 SQFT
TOTAL PARKING LOT LANDSCAPING SHOWN	757 SQFT

SITE INFORMATION	
LEGAL DESCRIPTION	PARCEL ONE: LOT 1 LESS W 20 FT & NWLY PT OF LOT 2 CHANNEL PARK SPLIT TO ID 144451/REC#2006769 SPLIT FR ID 75790/REC#2006770 PARCEL TWO: A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, THE PART OF WHICH IS RECORDED IN PLAN FILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION, 170.14 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 43.68 FEET; THENCE SOUTH 72 DEGREES 20 MINUTES 44 SECONDS WEST 48.21 FEET; THENCE 94.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.50 FEET, A CENTRAL ANGLE OF 17 DEGREES 25 MINUTES 30 SECONDS AND A CHORD THAT BEARS SOUTH 81 DEGREES 03 MINUTES 29 SECONDS WEST 94.07 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT ONE, 72.38 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO
ZONING	BC-2
LOT AREA	34,378 SF
BUILDING COVERAGE	9,734 SF
LANDSCAPE AREA	4,321 SF
HARDSCAPE AREA	5,510 SF



1 SITE DEVELOPMENT PLAN

1" = 20'-0"

2560 28TH ST. RESIDENCES

2560 28th St.
Boulder, CO

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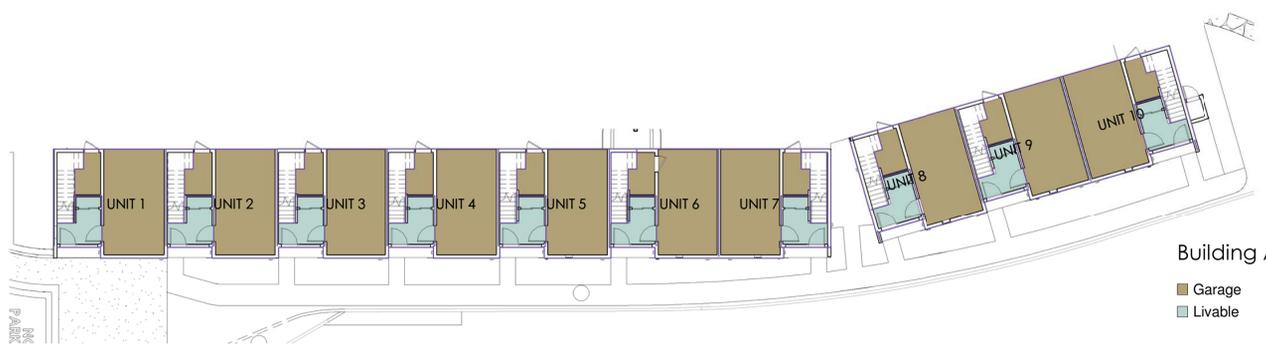
ISSUED/REVISION SCHEDULE			
DESCRIPTION	AUTHOR	CHECKED	DATE

03/23/2016

NOT FOR CONSTRUCTION

SHEET NO.

SR-2
DIAGRAMS



FLOOR AREA DIAGRAM - LEVEL 1
1/16" = 1'-0"

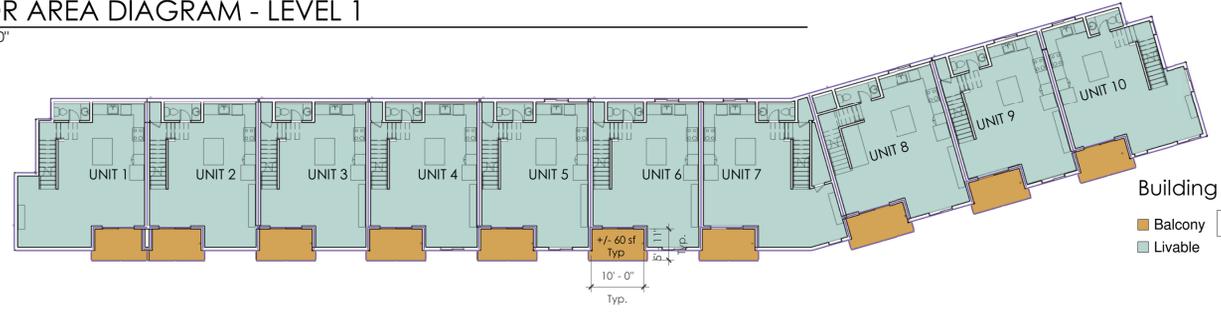
Building Area Legend
■ Garage
■ Livable

Area Schedule (Gross Building) by Unit		
Area	Type	
124 SF	Balcony	1
289 SF	Garage	
1203 SF	Livable	
1615 SF		
106 SF	Balcony	2
290 SF	Garage	
1110 SF	Livable	
1506 SF		
67 SF	Balcony	3
290 SF	Garage	
1149 SF	Livable	
1506 SF		
115 SF	Balcony	4
290 SF	Garage	
1101 SF	Livable	
1506 SF		
67 SF	Balcony	5
288 SF	Garage	
1152 SF	Livable	
1508 SF		
115 SF	Balcony	6
285 SF	Garage	
1109 SF	Livable	
1509 SF		
145 SF	Balcony	7
284 SF	Garage	
1281 SF	Livable	
1710 SF		
76 SF	Balcony	8
285 SF	Garage	
1314 SF	Livable	
1675 SF		
111 SF	Balcony	9
283 SF	Garage	
1107 SF	Livable	
1502 SF		
125 SF	Balcony	10
286 SF	Garage	
1202 SF	Livable	
1613 SF		
1650 SF		

Area Schedule (Gross Building) by Unit		
Area	Type	
115 SF	Balcony	6
285 SF	Garage	
1109 SF	Livable	
1509 SF		
145 SF	Balcony	7
284 SF	Garage	
1281 SF	Livable	
1710 SF		
76 SF	Balcony	8
285 SF	Garage	
1314 SF	Livable	
1675 SF		
111 SF	Balcony	9
283 SF	Garage	
1107 SF	Livable	
1502 SF		
125 SF	Balcony	10
286 SF	Garage	
1202 SF	Livable	
1613 SF		
1650 SF		

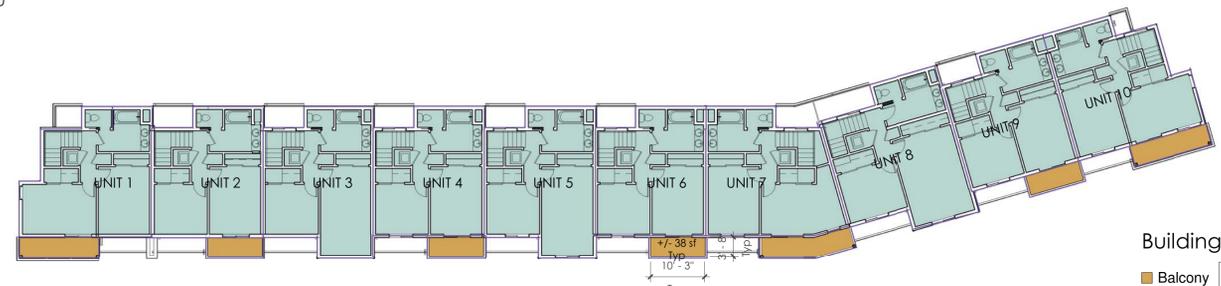
Balconies (Gross)	Garage Area (Gross)	Livable (Gross)
Area	Area	Area
1052 SF	2871 SF	11727 SF

* BALCONIES INDICATE 1,057 SQFT OF USEABLE OPEN SPACE. 4,990 SQFT OF OPEN SPACE AT GROUND LEVEL (SEE DIAGRAM BELOW).
1,057+4,990 = 6,047 > 6,000 REQUIRED.



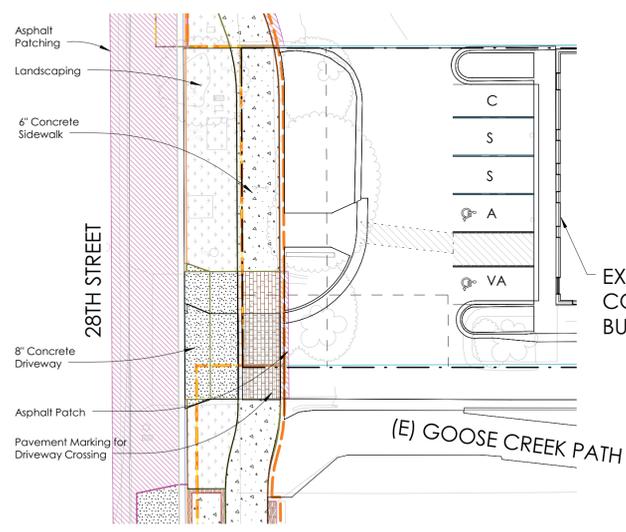
FLOOR AREA DIAGRAM - LEVEL 2
1/16" = 1'-0"

Building Area Legend
■ Balcony
■ Livable



FLOOR AREA DIAGRAM - LEVEL 3
1/16" = 1'-0"

Building Area Legend
■ Balcony
■ Livable



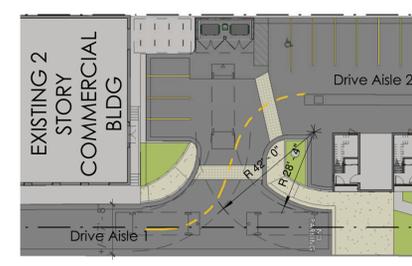
28th St. Infrastructure Improvements
1" = 20'-0"

GENERAL NOTE:
Frontage Improvements by City of Boulder. See "28th Street Infrastructure Improvement Plan".

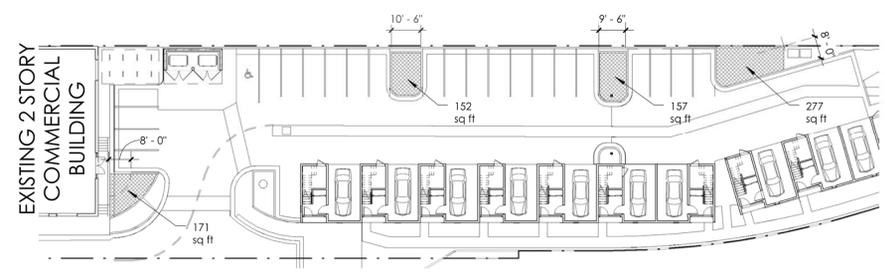
USEABLE OPEN SPACE LEGEND

TYPES OF USEABLE OPEN SPACE
(Legend #s Below Correspond with Types #s Listed in BRC 9-9-11 Useable Open Space):

- e1 Landscape
- e3 Outdoor Garden
- e4 Landscape Adjacent to Driveway
- e5 Exterior Paved Surface
- f1 Individual Balconies
- f4 Landscaped R.O.W.

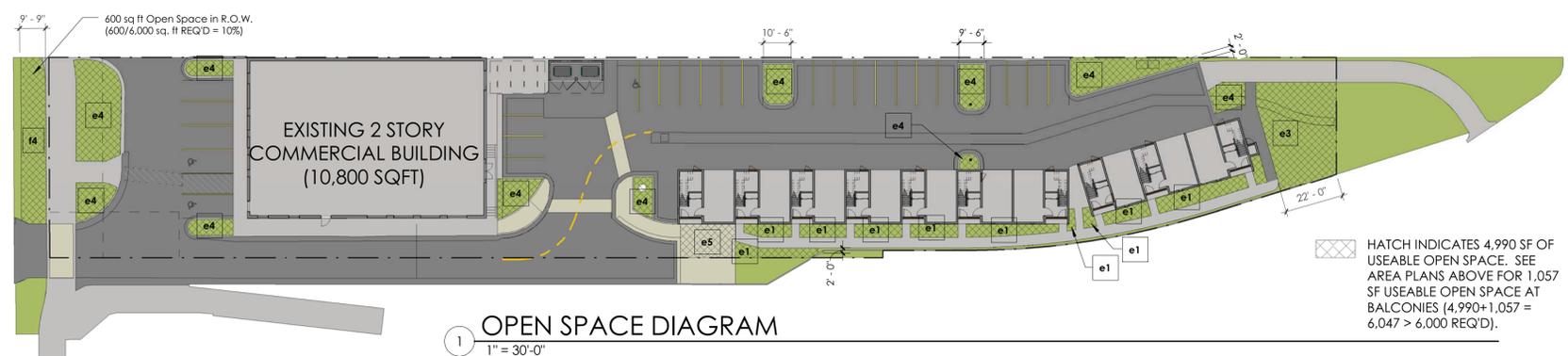


TRASH TRUCK MANEUVERING
1" = 30'-0"



INTERIOR PARKING LOT LANDSCAPE
1" = 30'-0"

HATCH INDICATES 757 SQ FT PARKING LOT LANDSCAPING



OPEN SPACE DIAGRAM
1" = 30'-0"

HATCH INDICATES 4,990 SF OF USEABLE OPEN SPACE. SEE AREA PLANS ABOVE FOR 1,057 SF USEABLE OPEN SPACE AT BALCONIES (4,990+1,057 = 6,047 > 6,000 REQ'D).



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f: 303-447-3933

**2560 28TH ST.
RESIDENCES**

2560 28th St.
Boulder, CO

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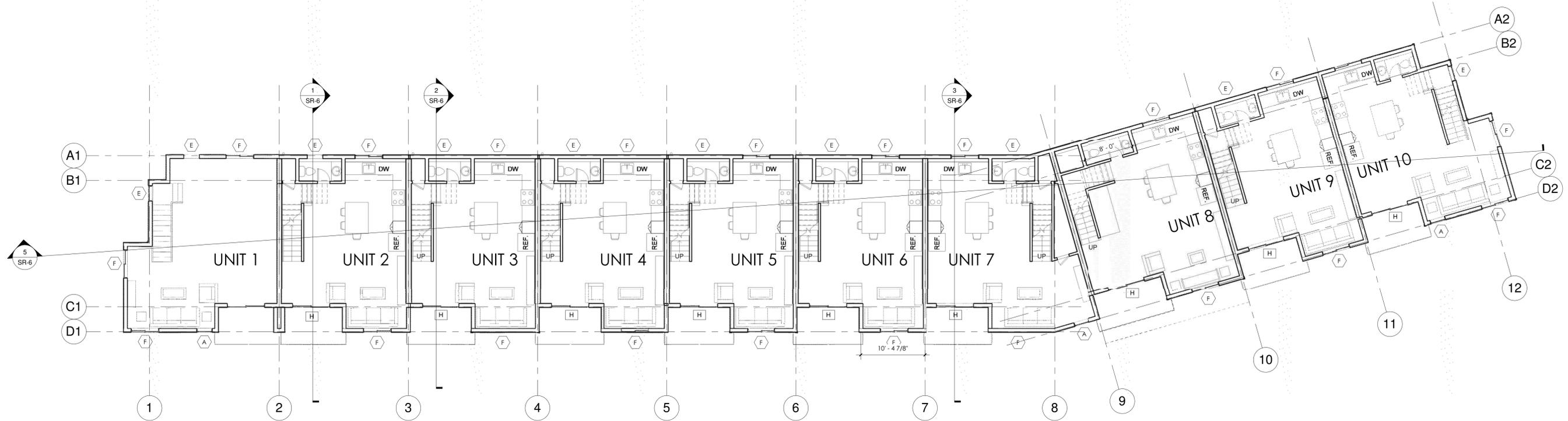
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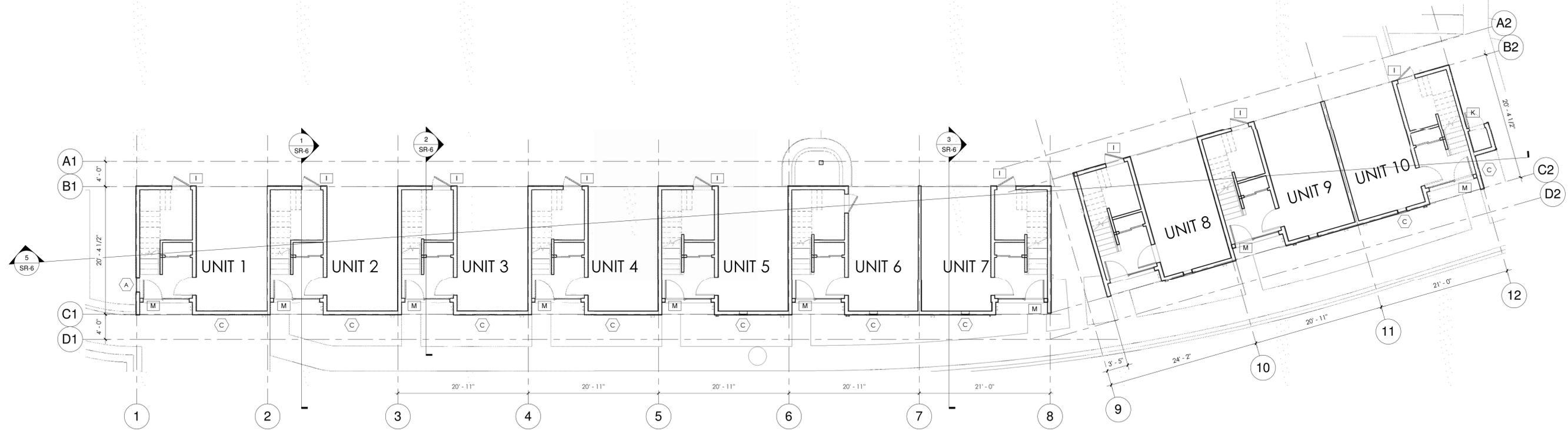
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SR-3
FLOOR PLANS



5 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"



4 OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

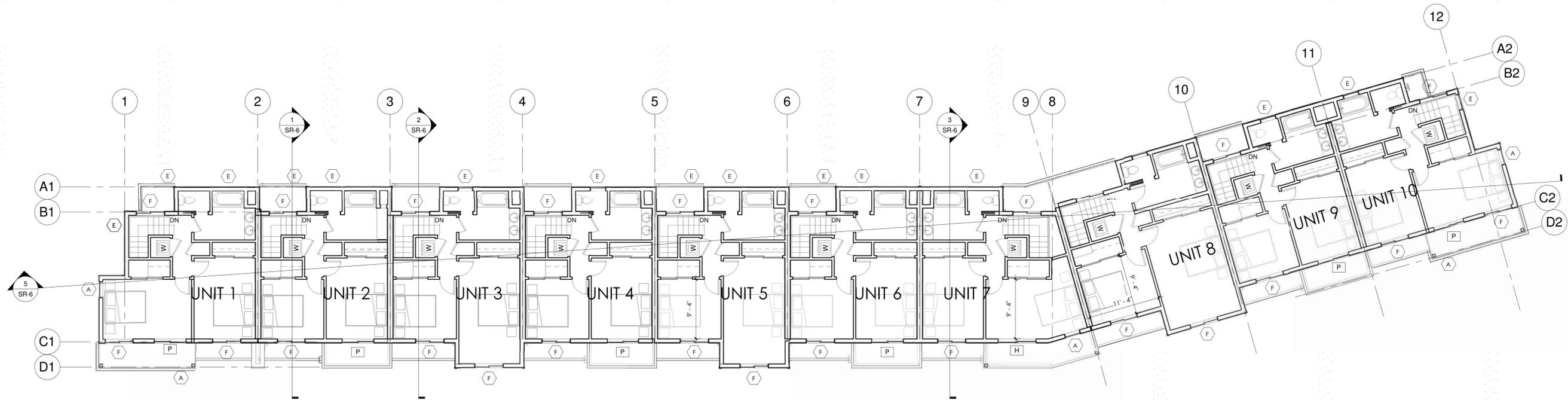


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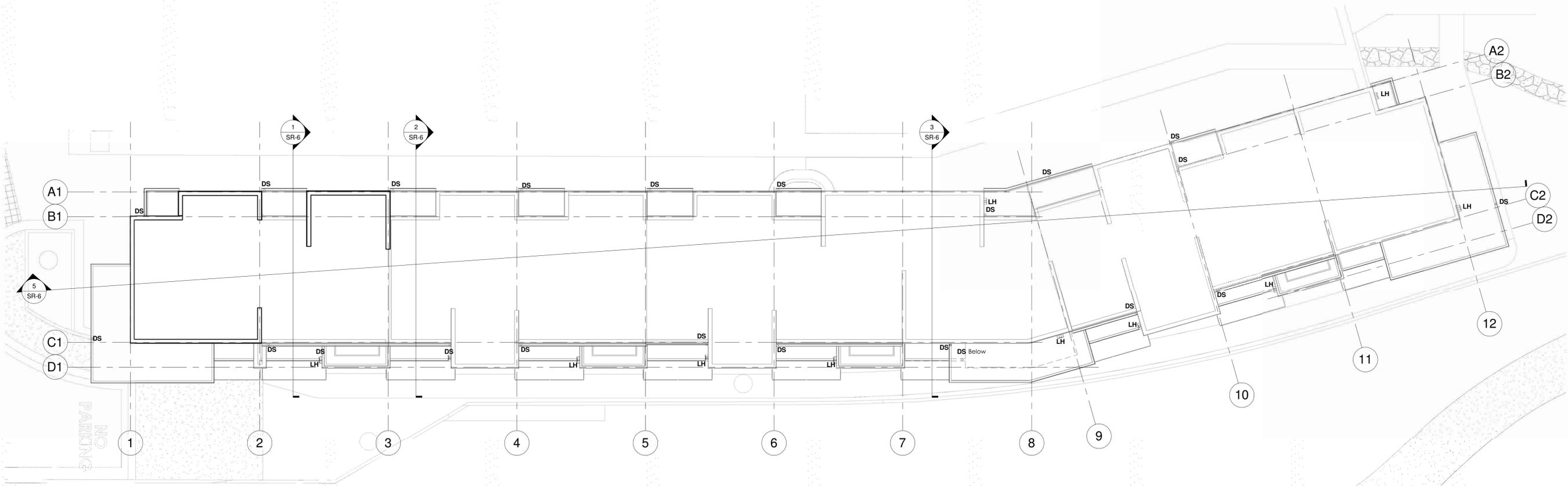
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1 OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

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SR-4
FLOOR PLANS



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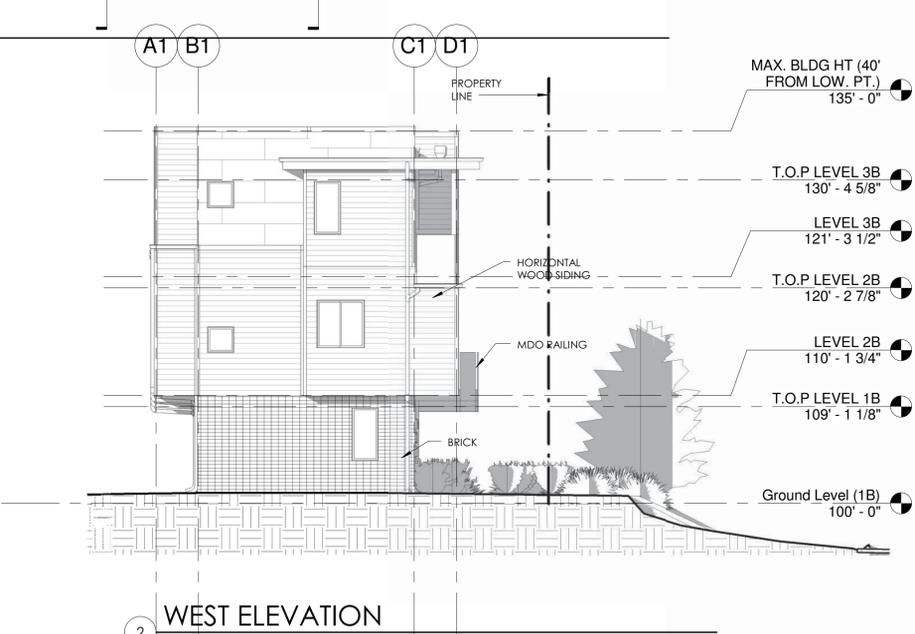
SR-5
ELEVATIONS



4 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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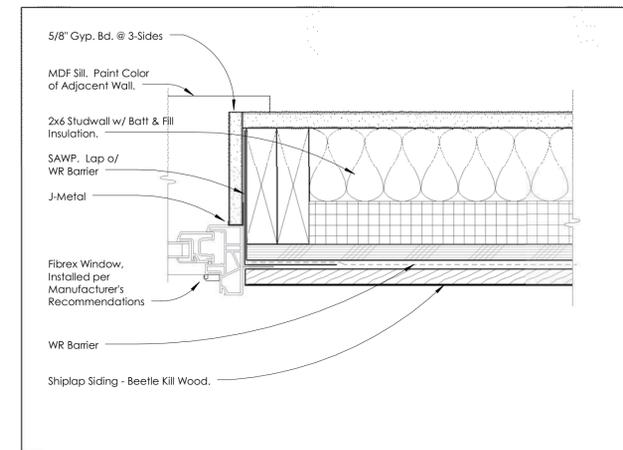
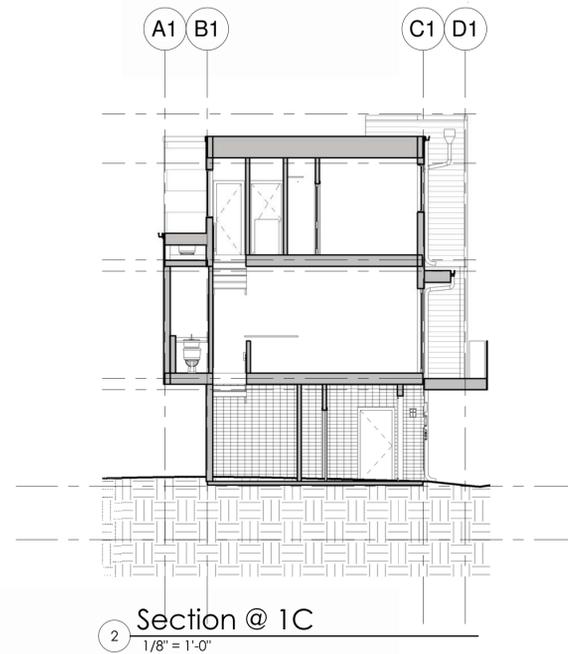
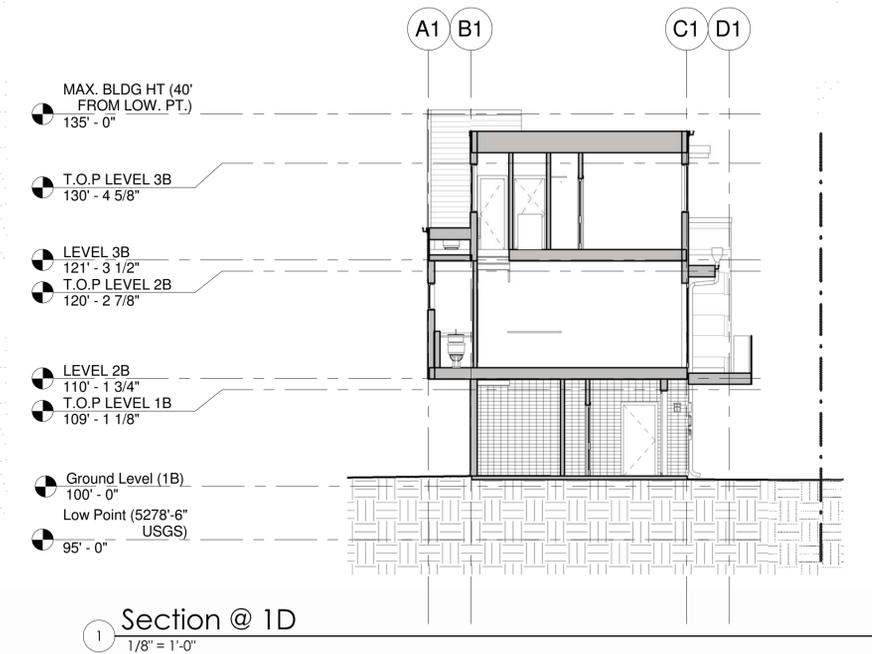
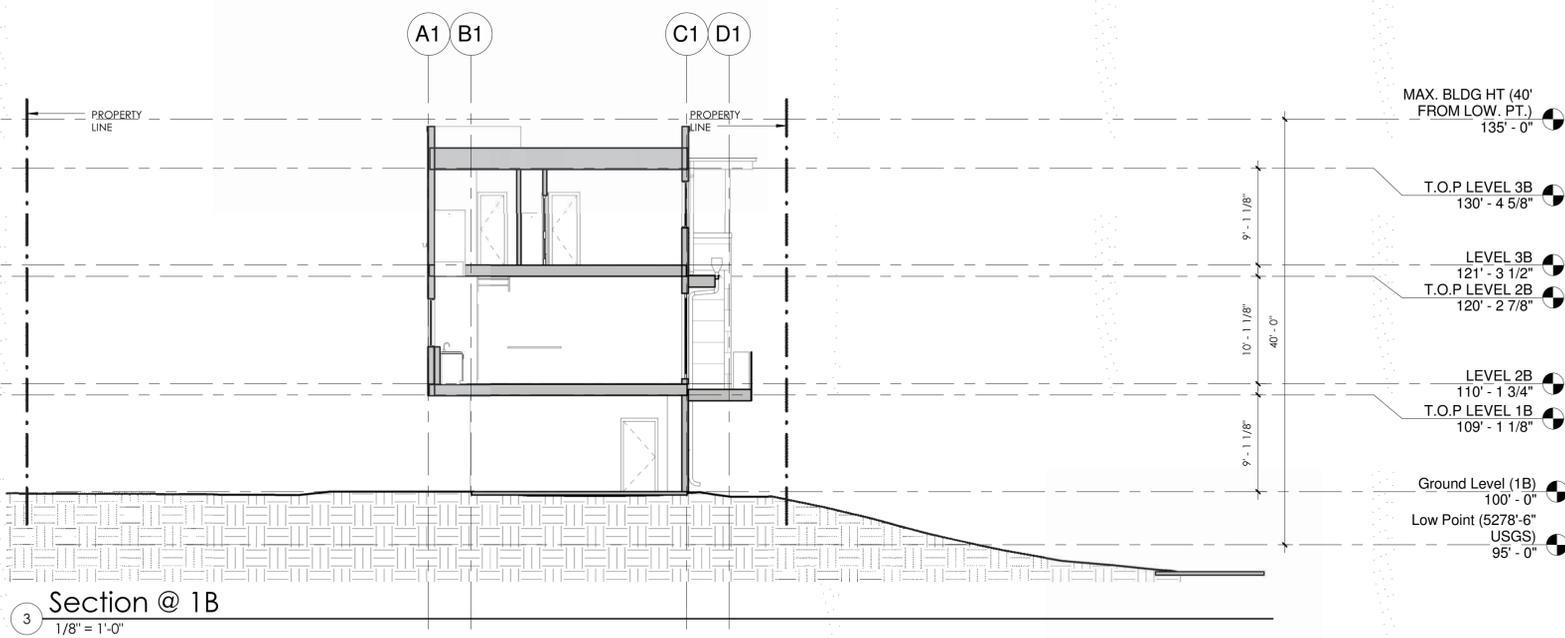
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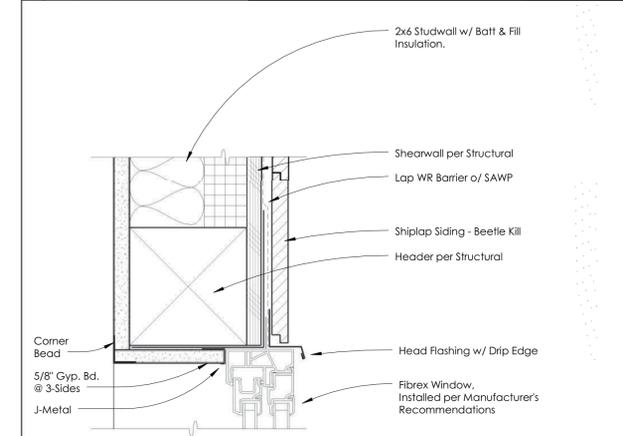
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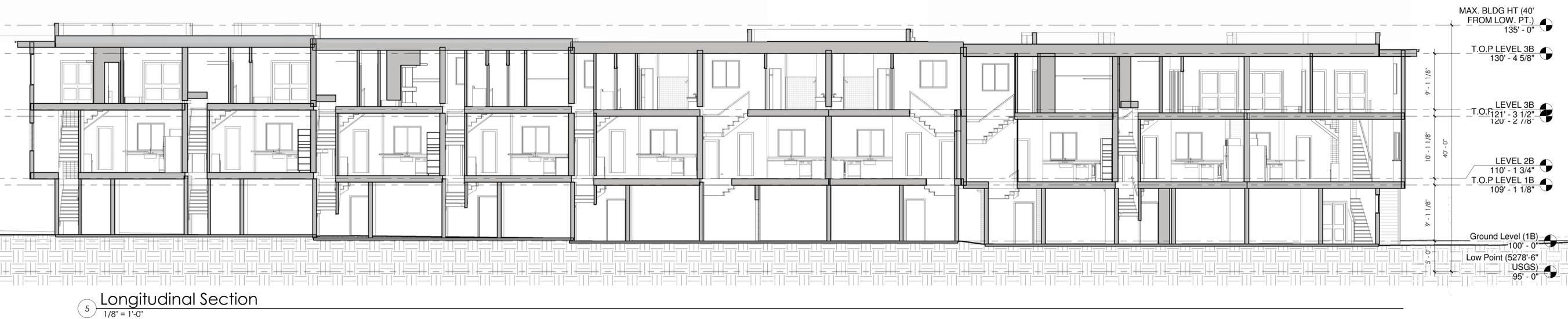
SR-6
SECTIONS & DETAILS



Window Jamb @ 2x6 Wall
3" = 1'-0"



Window Head @ 2x6 Wall
3" = 1'-0"



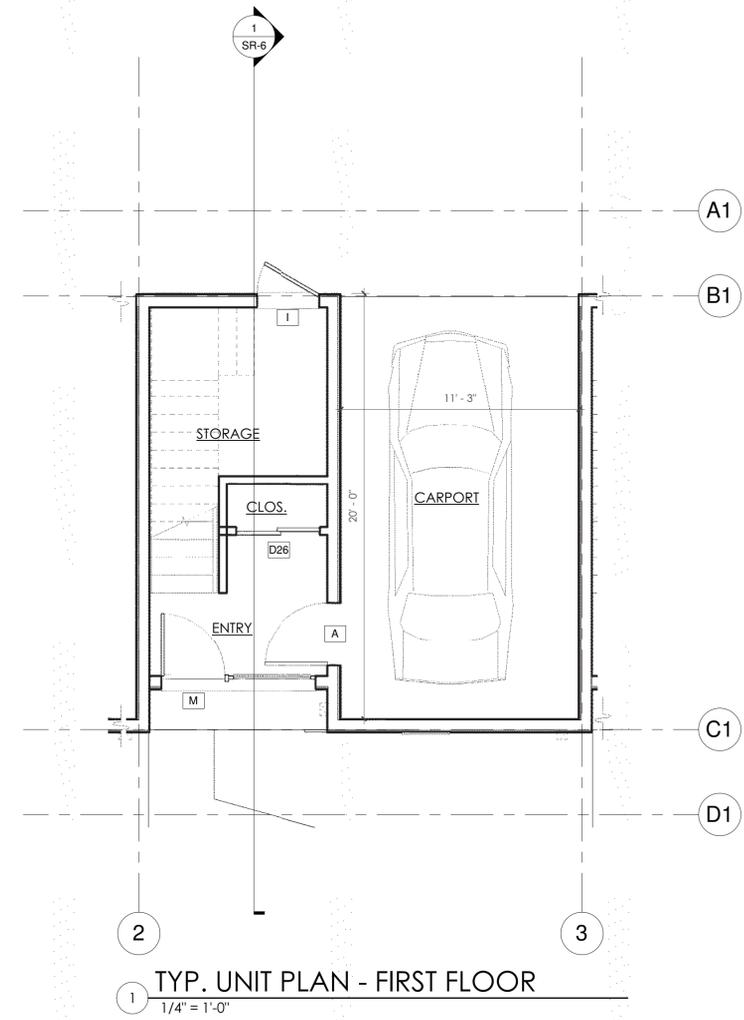
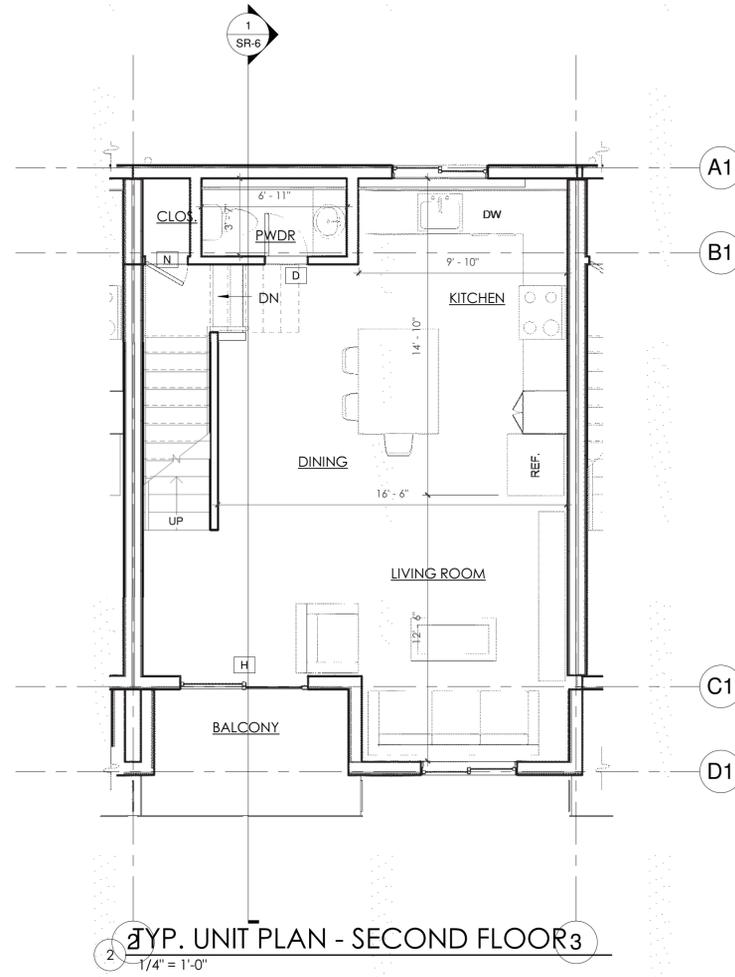
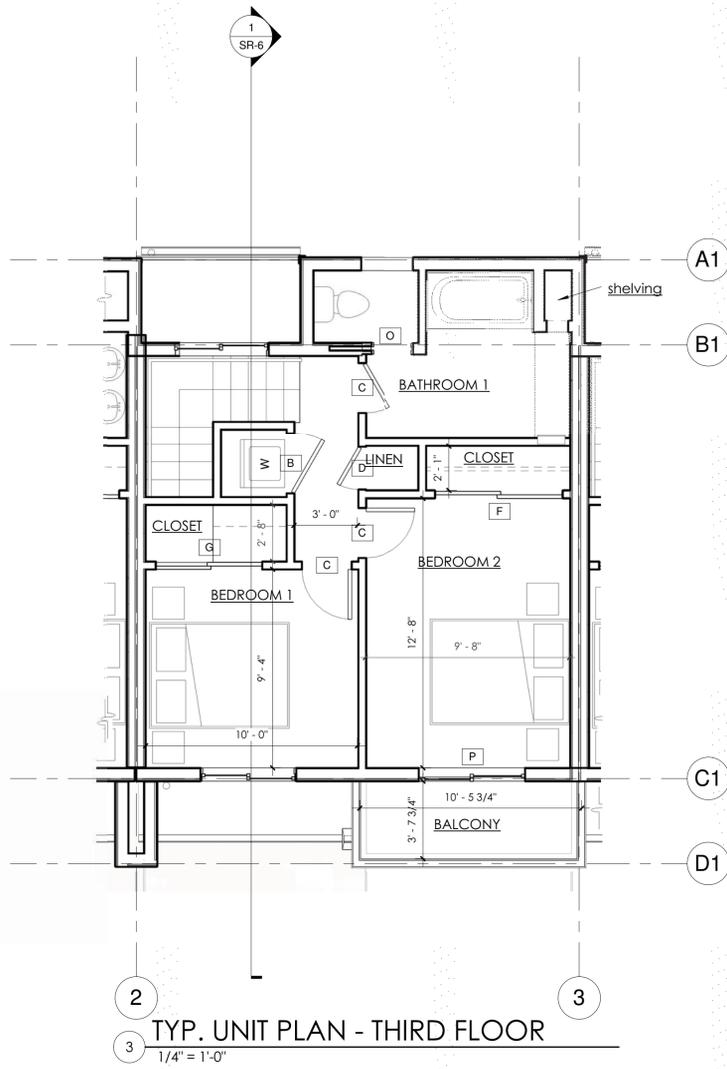
Longitudinal Section
1/8" = 1'-0"

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RESIDENCES**

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Window Schedule									
Type Mark	Size	Window Type	Head Height, A.F.F.	Rough Height	Rough Width	Manufacturer	Comments	Count	
19	7'-2" x 5'-8"						EXISTING	6	
21	32" x 5'-9"		11'-6"				EXISTING	4	
22	48" x 5'-9"		11'-6"				EXISTING	2	
24	6'-6" x 5'-9"		12'-10 1/4"				EXISTING	2	
39	48" x 4'-2"							3	
A	30" x 60"	Fixed	8'-0"					7	
C	18" x 36"	Fixed						11	
E	30" x 30"	Fixed						24	
F	54" x 54"	Slider						47	
Grand total: 106									

DOOR SCHEDULE									
Type Mark	Width	Height	Description	Fire Rating	Threshold	Manufacturer	Door Filter	Type Comments	Count
159	4'-9"	6'-0"							2
A	3'-0"	6'-8"	SINGLE FLUSH						9
B	2'-10"	6'-8"	SINGLE FLUSH						10
C	2'-4"	6'-8"	SINGLE FLUSH						28
D	2'-0"	6'-8"	SINGLE FLUSH						21
D26	4'-0"	6'-8"							10
E	2'-6"	6'-8"	SINGLE FLUSH						2
F	6'-0"	6'-8"	BIPASS						12
G	5'-0"	8'-8"	BIPASS						8
H	6'-0"	9'-0"	SLIDING DOOR						11
I	3'-0"	6'-8"	SINGLE FLUSH						11
K	2'-6"	6'-8"	SINGLE FLUSH						1
M	3'-0"	8'-0"	SINGLE FRENCH W/ SIDELITE					SIDELITE APPROX. 4'-2" WIDE	10
N	2'-0"	6'-0"	SINGLE FLUSH						7
O	2'-0"	6'-8"	POCKET DOOR						10
P	5'-0"	8'-0"	SLIDING DOOR						6
Grand total: 158									

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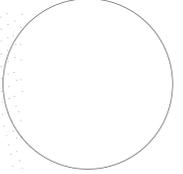
SHEET No.

SR-7
UNIT PLANS &
SCHEDULES

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SHEET No.

SR-8
RENDERINGS



1 SOUTH WEST PERSPECTIVE
12" = 1'-0"



2 NORTH WEST PERSPECTIVE
12" = 1'-0"



3 VIEW OF SOUTHERN FACE
12" = 1'-0"



4 SOUTHEAST PERSPECTIVE
12" = 1'-0"



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SHEET No.

SR-9
**MATERIAL & COLOR
BOARD**



**WOOD SIDING
STAINED BEETLE KILL**
"GRAY MIX" BY VINTAGE WOODS
(OR SIMILAR)

**FLATLOCK
METAL SIDING**
COLOR :
ARGOS SW 7065
(OR SIMILAR)

**BRICK, STACKED
BOND**
COLOR :
BAMBOO BY SUMMIT BRICK
(OR SIMILAR)

**PAINTED MDO
RAILING**
COLOR:
ENDURING BRONZE SW 7055

FIBREX WINDOWS
COLOR: DARK BRONZE

METAL DOWNSPOUTS
COLOR MATCHED TO SIDING



VIEW FROM SOUTH

BLUFF ST.



COBURN

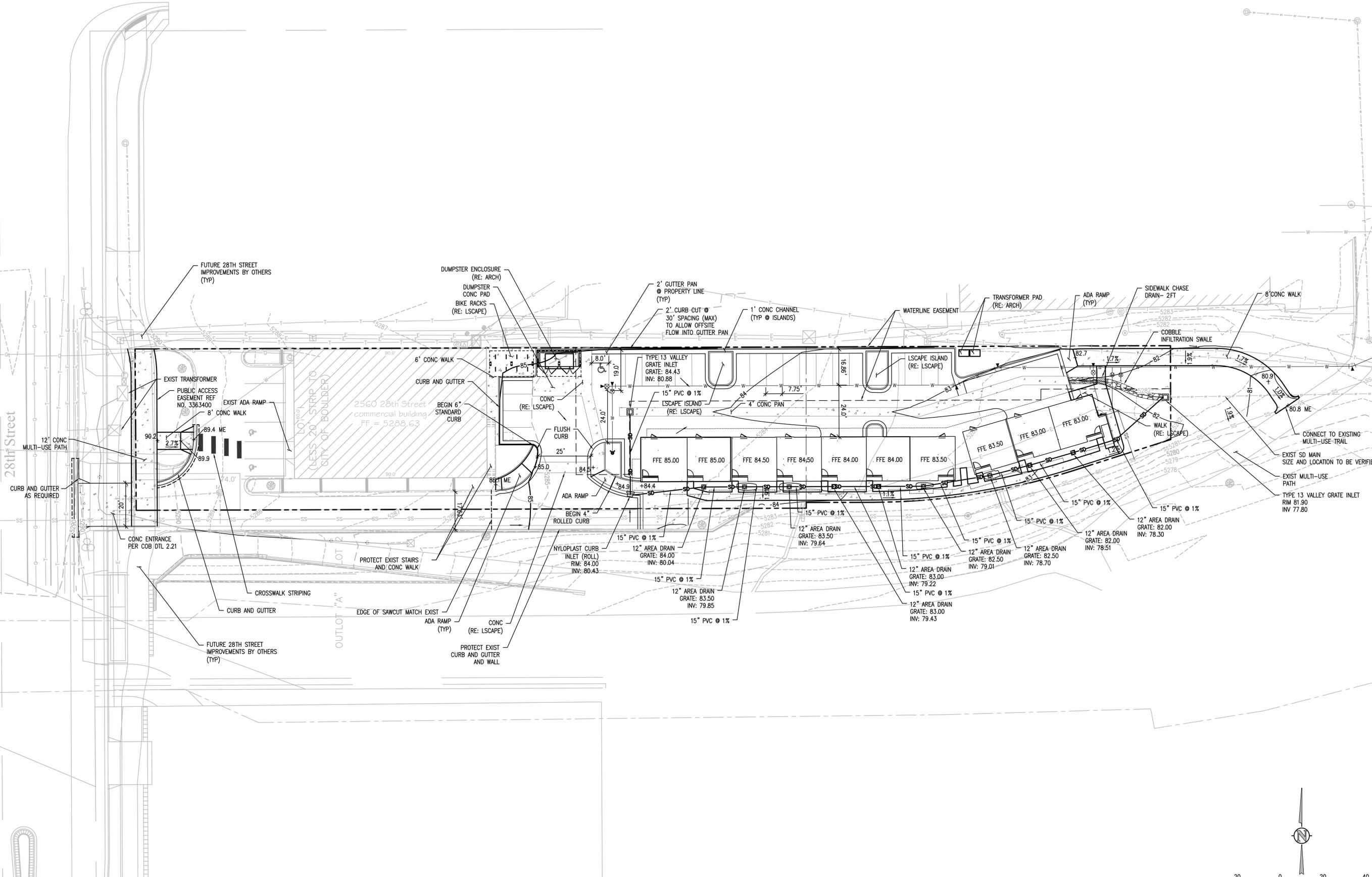
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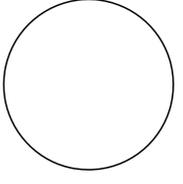
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C1.0
GRADING AND
DRAINAGE PLAN



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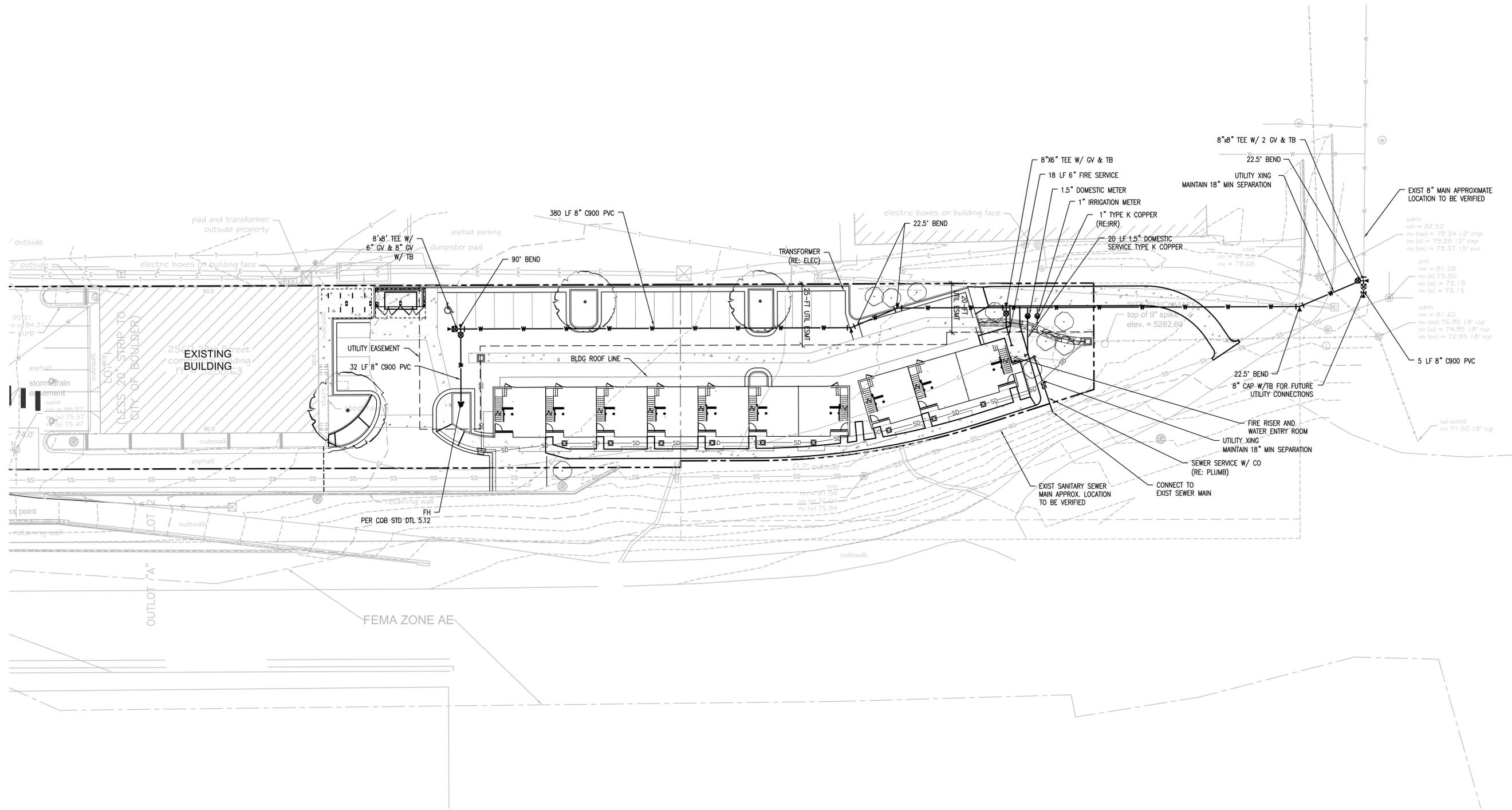
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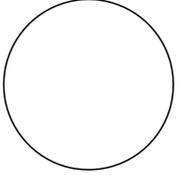
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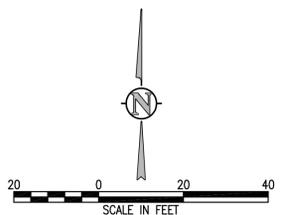


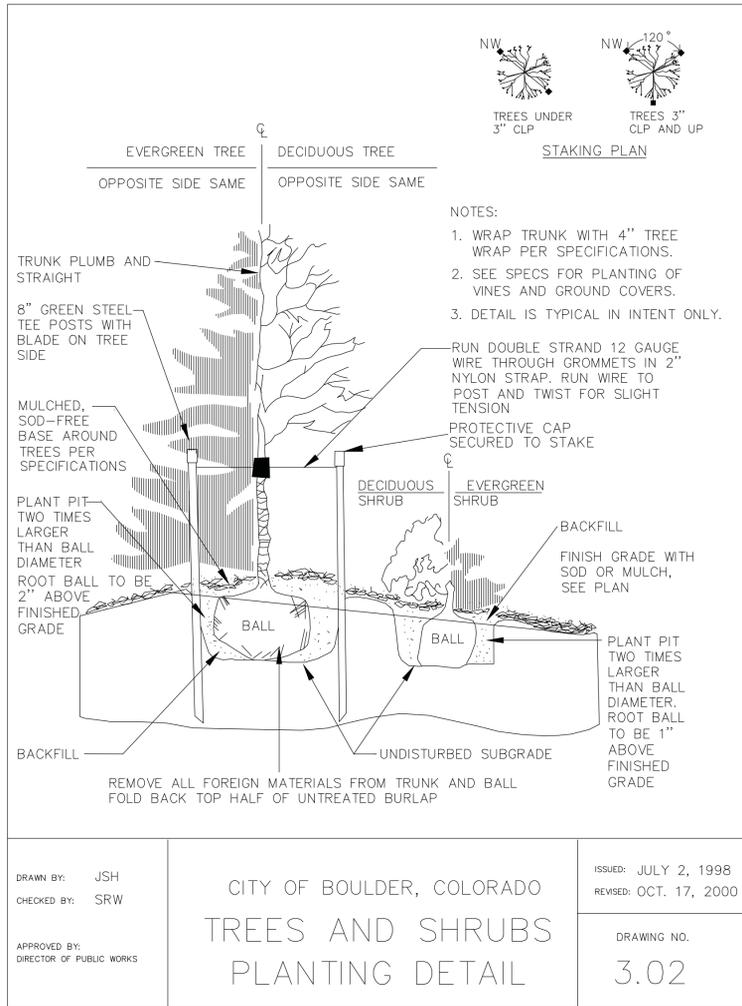
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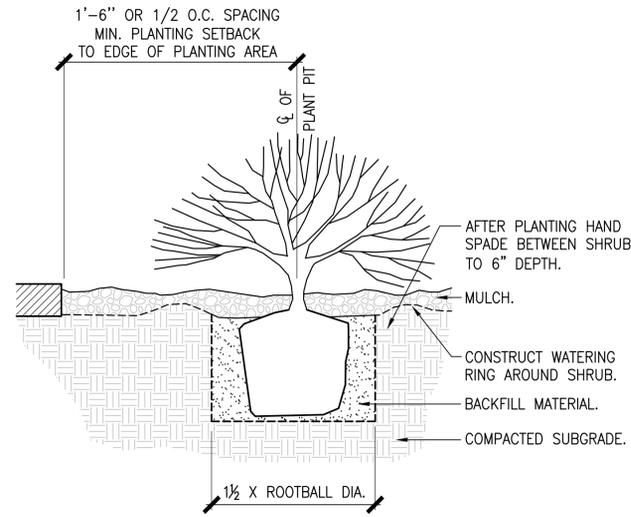
SHEET No.

**C2.0
UTILITY PLAN**

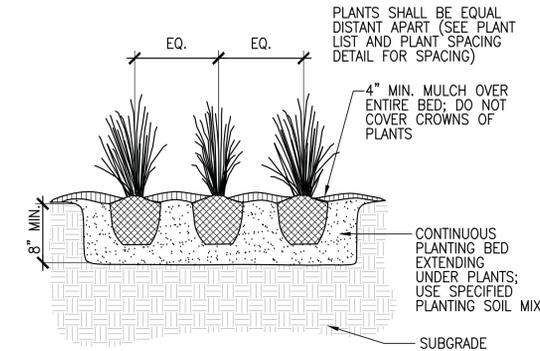




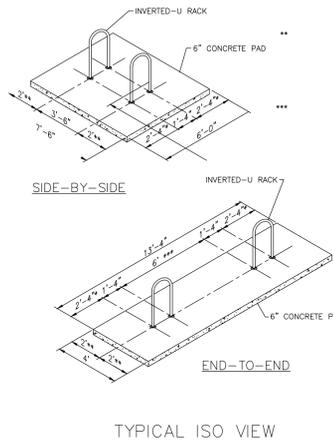
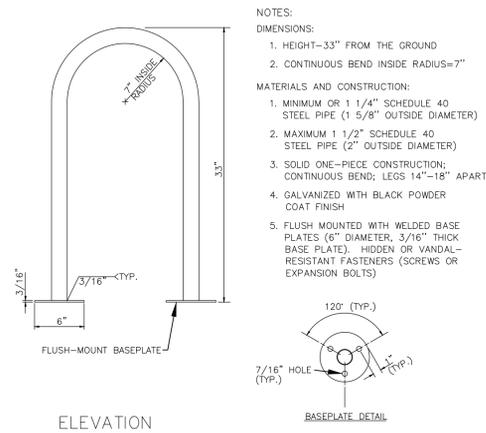
DRAWN BY: JSH CHECKED BY: SRW APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.02
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SHRUB PLANTING
SCALE: NTS shrub.dwg



ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE: NTS orn.grass.dwg



3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.

3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.

10' MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.

NOTES:

EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER. PAD IS TO BE CONSTRUCTED WITH GLASS & CONCRETE. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.

BIKE RACK - COB DCS DETAILS 2.52A & 2.52B
SCALE: NTS

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SHEET No.

L1.1
LANDSCAPE DETAILS

Travel Demand Management Plan

2560 28th Street

Boulder, Colorado

Prepared for

Coburn Development
2560 28th Street, Suite 200
Boulder, CO 80301

Prepared by

LSC Transportation Consultants, Inc.
1889 York Street
Denver, CO 80206
(303) 333-1105

October 16, 2015
Revised: January 4, 2016
Revised: February 11, 2016
(LSC #151170)



Introduction

This Travel Demand Management Plan has been prepared for the 2560 28th Street development in Boulder, Colorado. The site is located north of Goose Creek Path, east of 28th Street, and south of Bluff Street. There is an existing 10,800 square-foot commercial office building on the site which is expected to remain. The site is proposed to also include ten residential dwelling units. Vehicular access to the site is via the existing driveways on 28th Street. The location of the site with respect to the surrounding land uses and roadway system is shown in Figure 1. The conceptual site plan is shown in Figure 2.

Existing Alternate Modes Description

The following existing conditions contribute to the transportation demand management goals of the City of Boulder. The 2560 28th Street site is well-positioned to make good use of these existing opportunities.

Existing Transit Service

The Regional Transportation District (RTD) is the governing body responsible for fixed-route transit (public transportation) service throughout the Denver metropolitan area, including Boulder. Figure 3 shows the existing bus stops and transit routes within the vicinity of the site, including the following routes:

- 205
- 206
- 208
- BOLT
- BOUND
- HOP
- Flatiron Flyer (BRT)

The Depot Square Transfer Station was recently opened in Boulder Junction east of the site. The site is connected directly to the Transfer Station by the Goose Creek Path.

Demand-responsive services are available to both seniors and persons with disabilities through Via (formerly Special Transit). Established in 1979, this non-profit provides safe and affordable rides in accessible buses to people with limited mobility. Rides are scheduled in advance, and have a 30-minute pick-up window.



Approximate Scale
Scale: 1" = 600'

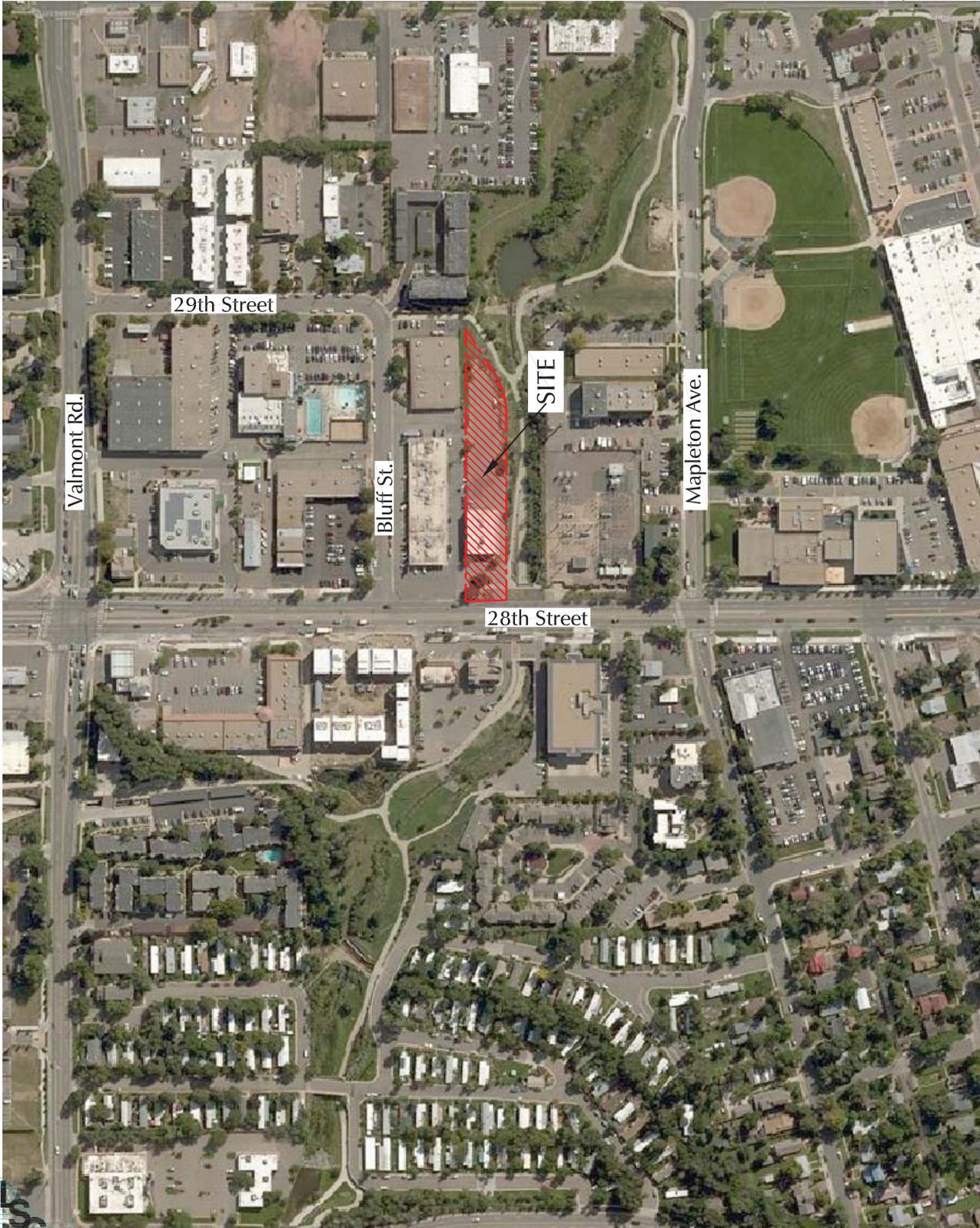


Figure 1
**Vicinity
Map**

2560 28th Street TDM Plan (LSC #151170)





Approximate Scale
Scale: 1" = 60'

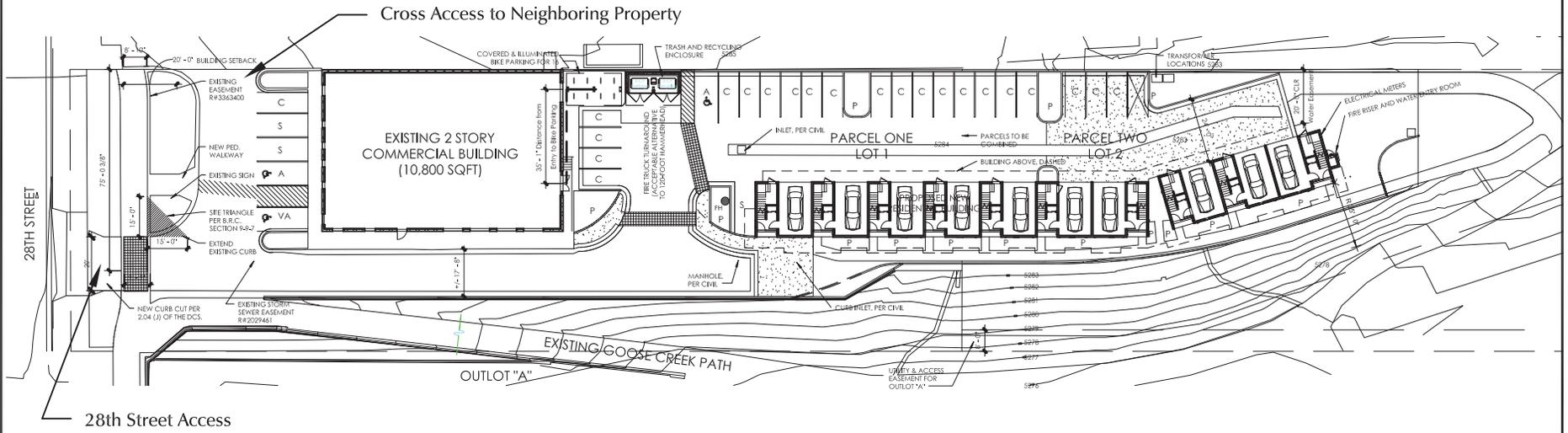


Figure 2
Site Plan

2560 28th Street TDM Plan (LSC #151170)



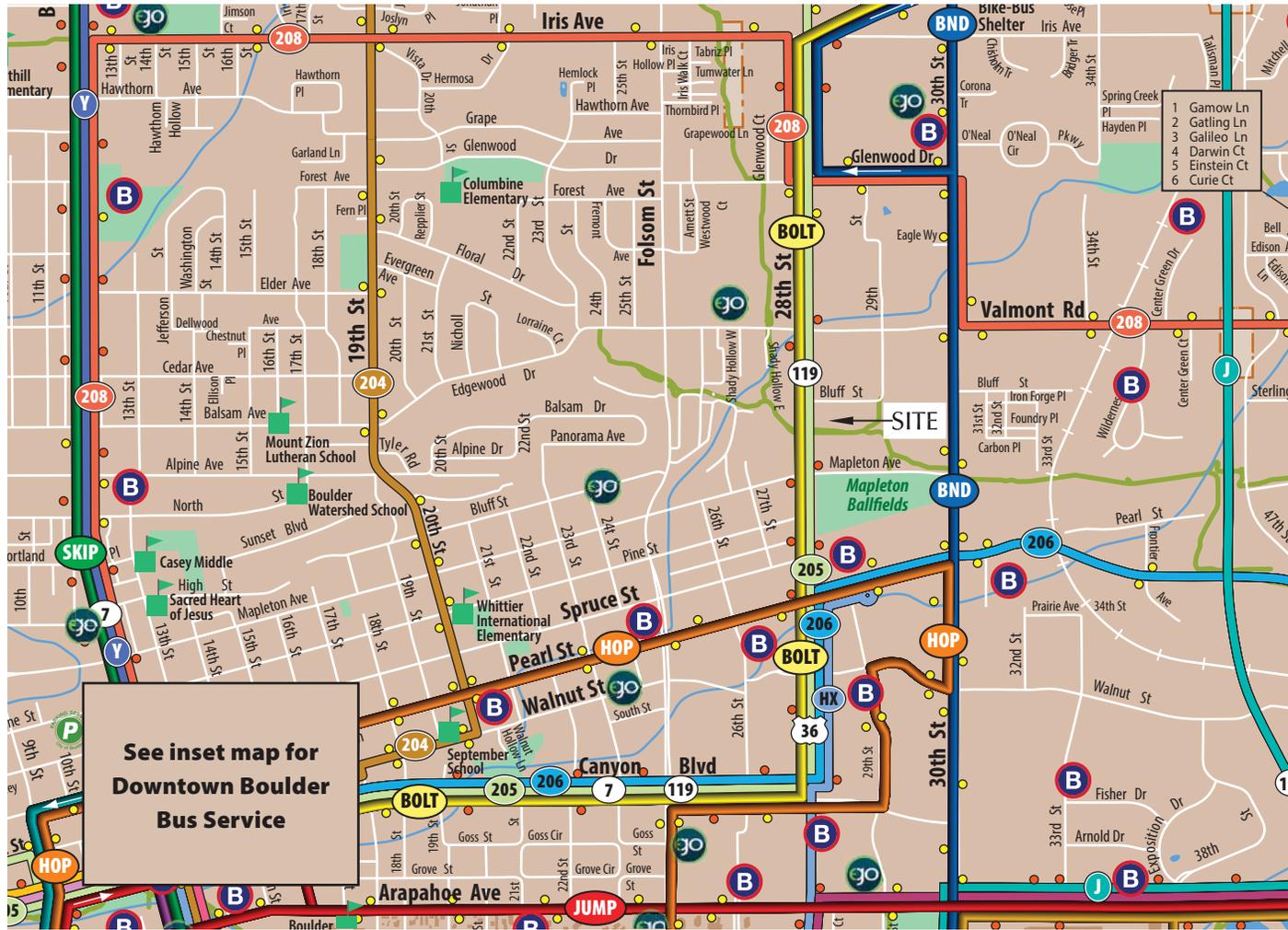
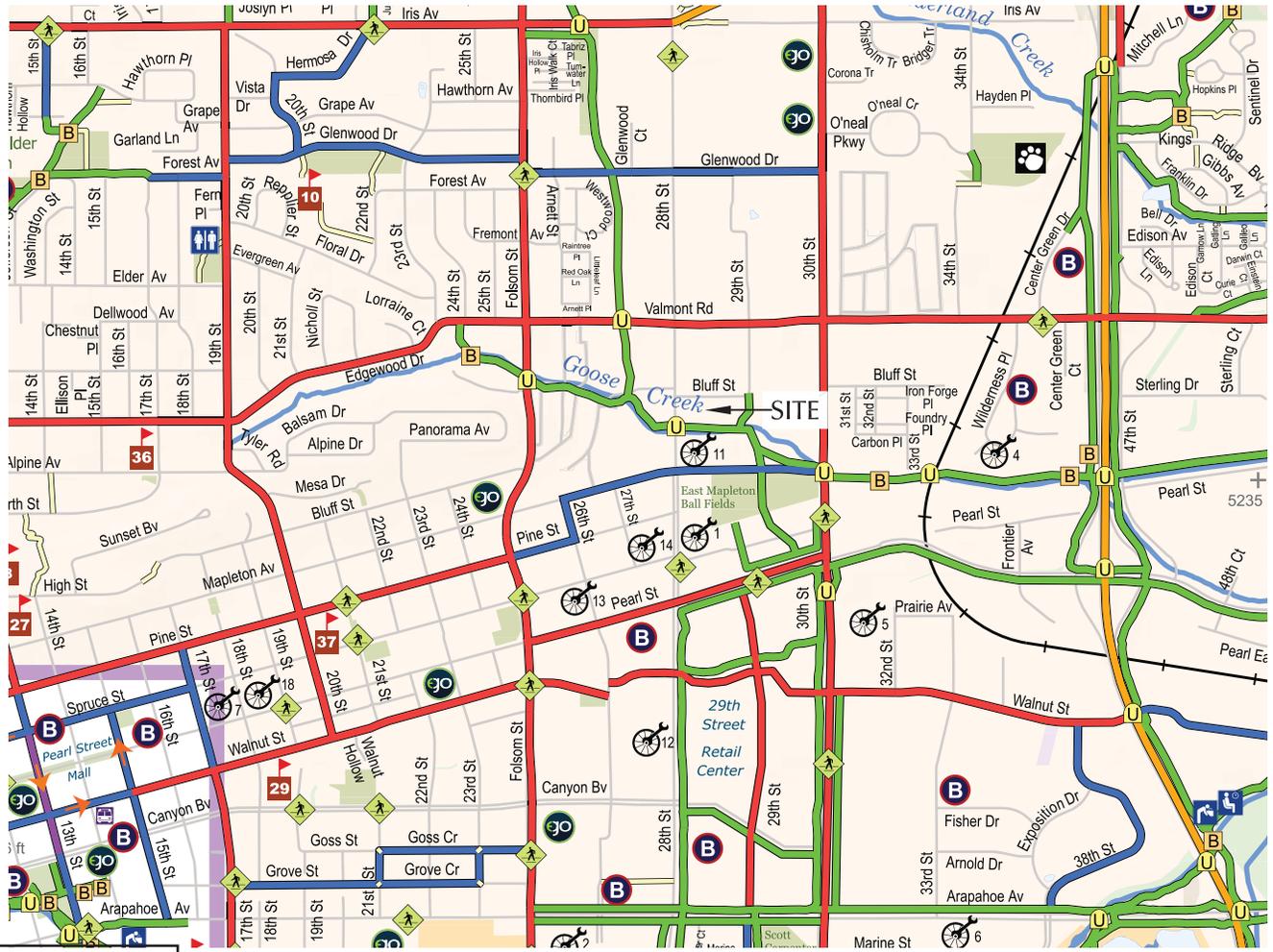


Figure 3
Existing Bus Stops and Transit Routes
2560 28th Street TDM Plan (LSC #151170)

-  = Trail Head
-  = B-cycle Location
-  = eGo Car Share Location

Existing Bicycle and Pedestrian Network

The City of Boulder maintains an extensive bicycle and pedestrian network throughout the City. Figure 4 shows bicycle and pedestrian routes within the vicinity of the site. In addition, many of the streets in the project vicinity have attached or detached sidewalks.



LEGEND:

- On-Street Bike Lane
- Multi-Use Path
- Designated Bike Route
- Paved Shoulder
- B = Bridge
- U = Underpass
- ▲ = Enhanced Pedestrian Crossing
- B = B-cycle Location
- eGo = eGo Car Share Location
- 🚲 = Bike Shop

Figure 4

Existing Bike and Pedestrian Routes

2560 28th Street TDM Plan (LSC #151170)

Transportation Demand Management (TDM) Strategy for Multi-Family Residential Units

The City of Boulder’s draft residential development toolkit packages are shown below in Table 1. The site includes ten multi-family units. The “core elements” section of the table shows elements required of all new residential developments, including orientation packets, participation in TDM evaluation programs, and pedestrian, bike, and transit enhancements.

Two “package elements” are available under City of Boulder standards, Package A and Package B. Package A appears to be the most advantageous for the site, requiring an alternative transportation subsidy fund, meeting the short- and long-term bicycle parking code, and the consideration of managed off-street parking.

Table 2 shows the actions that the 2560 28th Street developer intends to take to increase the percentage of alternative travel modes utilized by the site.

Transportation Demand Management (TDM) Strategy for Office and Commercial Space

The City of Boulder’s draft commercial development toolkit packages are shown below in Table 3. The site is located within the CTN Buffer. The “core elements” section of the table shows elements required of all new commercial developments, including meeting the short- and long-term bicycle parking code; participation in eGo car share and Bicycle bike share where appropriate, pedestrian and bicycle enhancements; consideration of showers and changing facilities; and establishing a transportation information center.

Three toolkit options are available under City of Boulder standards, Packages A, B, and C. Based on the existing alternate modes available around the site, Package A is the most advantageous for the site, requiring the establishment of a BECO pass participation program and consideration of managed off-street parking. There are expected to be about 50 employees on the commercial office site.

Table 4 shows the actions that the 2560 28th Street developer intends to take to increase the percentage of alternative travel modes utilized by the site.

**Table 1
City of Boulder Residential Development Toolkit Packages**

TDM Toolkit Element		Residential Toolkit Packages							
		Single Family ≤10 Units		Single Family 11 or More Units		Multi-Family ≤10 Units		Multi-Family 11 or More Units	
		Pkg A	Pkg B	Pkg A	Pkg B	Pkg A	Pkg B	Pkg A	Pkg B
CORE ELEMENTS	Orientation Packets	✓	✓	✓	✓	✓	✓	✓	✓
	Evaluation	✓	✓	✓	✓	✓	✓	✓	✓
	Pedestrian Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
	Bike Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
	Transit Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
PACKAGE ELEMENTS	Alternative Transportation Subsidy Fund	✓			✓	✓			✓
	Carshare Subsidy		✓		✓		✓		✓
	Bikeshare Subsidy		✓		✓		✓		✓
	NECO Pass Program Participation			✓				✓	
MULTI-FAMILY ELEMENTS	Meet Short-Term Bicycle Parking Code					✓	✓	✓	✓
	Exceed Short-Term Bicycle Parking Code						✓		✓
	Meet Long-Term Bicycle Parking Code					✓	✓	✓	✓
	Exceed Long-Term Bicycle Parking Code						✓		✓
	Managed Off-Street Parking					✓	✓	✓	✓
	Unbundled Parking						✓		✓

**Table 2
2560 28th Street TDM Plan - Residential**

TDM Toolkit Element		Actions for Package A
CORE ELEMENTS	Orientation Packets	An orientation packet will be provided to each new resident which includes brochures, maps, and other resources to inform residents of their transportation options. This packet will include RTD bus information, the City of Boulder bicycle and pedestrian map (or similar), and information on special events. This packet will be provided initially by the developer at the time of sale or by a lessor thereafter.
	Evaluation	Through sales or lease agreement, the site's residents will agree to participate in annual on-line or paper surveys regarding their use and satisfaction with transportation demand management programs. The evaluation is expected to be administered by the City of Boulder using Survey Monkey or similar on-line tools. The developer will secure agreement to participate, with the expectation that 10-20% of residents will actually participate based on typical survey return rates. The City of Boulder will be responsible for data analysis and summarization.
	Pedestrian Enhancements	Connections are proposed to the 28th Street sidewalk and the Goose Creek multi-use path.
	Bike Enhancements	Figure 4 shows the numerous bicycle facilities adjacent to or in the vicinity of the site. The site is adjacent to the existing Goose Creek multi-use path.
	Transit Enhancements	Information about transit service will be provided in the orientation packets, also described above.
PACKAGE ELEMENTS	Alternative Transportation Subsidy Fund	The project proposes to participate in an alternative transportation subsidy fund of \$128/year per unit for 3 years or \$3,840. Tenants of each unit would be provided \$128/year in transit passes in the form of 10 ride ticket books. Tenants can select a combination of local and regional/express books.
SINGLE-FAMILY ELEMENTS	Short-Term Bicycle Parking	Each residential unit has a dedicated and secured garage parking space so no bicycle parking is required.
	Long-Term Bicycle Parking	Each residential unit has a dedicated and secured garage parking space so no bicycle parking is required.
	Managed Off-Street Parking	The proposed site will have a total of 39 parking spaces - 29 surface spaces and 10 garage spaces. The 29 surface spaces will be shared by the two buildings on the site, and will be managed and unbundled. The 29 surface spaces will be available for commercial use from 8:00 AM to 5:00 PM on weekdays. Outside of these hours, they will be available to residential or commercial vehicles.

**Table 3
Commercial Development Toolkit Matrix of Packages
Multiple Business Development - Developer**

TDM Toolkit Element		Commercial Toolkit Packages - Multiple Business/Developer									
		Within CTN Buffer			Outside CTN Buffer			CAGID	Uni-Hill		
		Pkg A	Pkg B	Pkg C	Pkg A	Pkg B	Pkg C	Pkg A	Pkg A	Pkg B	Pkg C
CORE ELEMENTS	Meet Short-Term Bicycle Parking Code	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Meet Long-Term Bicycle Parking Code	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Ratio of MOV Mode Share	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Pedestrian Enhancements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Bike Enhancemetns	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Showers - Conditional	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Changing Facilities - Conditional	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Transportation Information Center/ Access/Employee Transportation Coordinator (ETC) Network	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PACKAGE ELEMENTS	Transit Enhancements - Conditional		✓	✓		✓	✓			✓	✓
	Business Eco Pass Program (BECO Pass) - 3 years	✓			✓			✓*	✓		
	Alternative Transportation Subsidy Fund		✓			✓				✓	
	Lease Requirements for BECO Pass - 3 years			✓			✓				✓
	Managed Off-Street Parking - Conditional	✓	✓	✓	✓	✓	✓				

CTN = community transportation network, and refers to a set of high-frequency bus routes defined by the City of Boulder.
 *Note: Business Eco Pass already provided by RTD for Uni-Hill.
 Source: City of Boulder, 2011.

**Table 4
2560 28th Street TDM Plan - Commercial**

TDM Toolkit Element		Within CTN Buffer Package A
CORE ELEMENTS	Meet Short-Term Bicycle Parking Code	The bicycle parking requirement is one space per 750 square feet or 14 spaces. The proposed site includes 14 spaces located between the two buildings. All spaces will be visible from the employee work areas of the office building so are intended to fulfill both the short-term (25% or four spaces) and long-term (75% or ten spaces) bicycle parking requirements.
	Meet Long-Term Bicycle Parking Code	The bicycle parking requirement is one space per 750 square feet or 14 spaces. The proposed site includes 14 spaces, located between the two buildings. All spaces will be visible from the employee work areas of the office building so are intended to fulfill both the short-term (25% or four spaces) and long-term (75% or ten spaces) bicycle parking requirements.
	Ratio of MOV Mode Share	The site will include ridesharing information in its employee orientation packets. This may include eGo Car sharing, B-Cycle bike sharing, and/or DRCOG's RideArrangers. The nearest existing eGO car share site is southwest of the site at 24th Street/Bluff Street. The nearest B-Cycle site is just south of Pearl Street to the west of 28th Street.
	Pedestrian Enhancements	Sidewalks exist on 28th Street to the west of the site and on Bluff Street to the north of the site. The site is adjacent to the Goose Creek multi-use path.
	Bike Enhancements	Figure 4 shows the numerous bicycle facilities adjacent to or in the vicinity of the site including the Goose Creek multi-use path.
	Showers - Conditional	The existing building does not include showers for employees. There is no plan to retrofit the existing building with showers.
	Changing Facilities - Conditional	The existing restrooms serve as suitable changing facilities.
Transportation Information Center/ Access/Employee Transportation Coordinator (ETC) Network	The site will include transportation information in its employee packets/employee orientation process. The information will also be available in interior brochure racks within the building. The developer proposes to provide an on-site employee transportation coordinator (ETC).	
PACKAGE ELEMENTS	BECO Pass Participation	The site will create a BECO Pass participation program sufficient for a period of three years for 50 employees. The funding level will be \$37,926 which assumes \$6,321/tenant/year assuming two tenants for a period of three years.
	Managed Off-Street Parking - Conditional	The proposed site will have a total of 39 parking spaces - 29 surface spaces and 10 garage spaces. The 29 surface spaces will be shared by the two buildings on the site, and will be managed and unbundled. The 29 surface spaces will be available for commercial use from 8:00 AM to 5:00 PM on weekdays. Outside of these hours, they will be available to residential or commercial vehicles.

Case #: LUR2015-00104

Project Name: 2560 28th St. Residences

Date: April 7, 2016

CRITERIA FOR REVIEW

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

(1) Boulder Valley Comprehensive Plan:

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

The proposed site plan is dependent on a rezoning of the site from P to BC-2 as well as a land use map amendment to change the underlying land use from Public to Mixed Use Business. The proposed site plan is consistent with the intent of the MUB land use designation. In addition, the proposal to redevelop an underutilized infill site that is close to numerous amenities as well as a variety of multi-modal transportation options within an existing mixed-use context meets a number of specific BVCP policies, including but not limited to the following:

- **1.16 Adapting to Limits on Physical Expansion**
"...maintaining and improving the quality of life within defined physical boundaries"
- **1.19 Jobs:Housing Balance**
"...encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations..."
- **2.03 Compact Development Pattern**
"... The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community."
- **2.16 Mixed Use and Higher Density Development**
"The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers."
- **2.21 Commitment to a Walkable and Accessible City**
"The city and county will promote the development of a walkable and accessible city by designing neighborhoods and business areas to provide easy and safe access by foot to places such as neighborhood centers, community facilities, transit stops or centers, and shared public spaces and amenities."
- **4.04 Energy-Efficient Land Use**
"The city and county will encourage energy conservation through land use policies and regulations governing placement, orientation and clustering of development"
- **6.02 Reduction of Single Occupancy Auto Trips**

"The city and county will support greater use of alternatives to single occupancy automobile travel."

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

The BVCP Land Use Map description for Mixed Use Business areas is as follows:

Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.

As shown above, there is no maximum density anticipated for the MUB land use designation; rather, the intent statement defers to zoning to establish the desired intensity. In this case, the zoning being requested by the applicant is BC-2, which allows for attached residential units by-right at a density of up to 27.2 DU/ acre. The proposed development is consistent with the allowable density at an overall density of 12.8 units/acre (10 units/ .78 acres).

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

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

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

The development would not be rendered infeasible in meeting the BVCP policies or the site review criteria based upon the requirements and recommendations made within these comments. The proposed project would require no public expenditure and costs for the development would be done by the developer. The redevelopment of the site would enable the possibility for additional tax revenue flows to the City.

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

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

and playgrounds:

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

The open space on the site is primarily arranged in front of the proposed units, with an additional open space area to the east of the residential building. The on-site open space is easily accessible and will provide quality landscaping and enough space for people to gather if they desire. That being said, the site is immediately adjacent to the Goose Creek multi-use path and less than a block from city open space and the Mapleton Ball Fields, so it is likely that residents will opt to utilize off-site open space instead.

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

Not applicable, as there are no detached residential units included in the proposed development.

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

Not applicable. The existing site is fully developed as a parking lot, with no significant plant communities, threatened and endangered species and habitat or existing ground and surface water, wetlands riparian area or drainage areas on this site to be preserved.

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

The majority of the site's open space is arranged along the southern and eastern sides of the property, adjacent to existing city-owned open space (the Goose Creek path); therefore, the cumulative effect is that the open space on-site "blends" into the larger open space area next to the site, providing a buffer between the proposed building and other private development to the south.

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

The only "active" open space on site is to the east of the proposed residential building, and contains a multi-use path connection to the existing Goose Creek path. The multi-use path connects to the parking and pedestrian pathway running in front of the units, and thus will be easily accessible for residents and employees of the existing commercial building.

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

Not applicable, as there are no sensitive environmental features or natural areas of note on this site.

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

As mentioned above, the proposed project would connect directly to the existing Goose Creek path which runs adjacent to the site via a new multi-use path. Residents and employees of the site will have easy access to the Goose Creek path and all the other trail connections to which it provides access.

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

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

Open space for the residential units is provided as a mix of private balconies and small front yard areas. There is also a larger open space area to the east of the residential building that would be open to residents and employees of the existing commercial building. As discussed above, the site sits immediately adjacent to the Goose Creek path, which provides direct connections to several nearby city-owned open spaces and parks.

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

Passive areas are provided on-site in the open spaces described above. There are no spaces designated specifically for active uses on site; however, staff finds that given the constraints presented by the size and shape of the lot as well as the fact that it is immediately adjacent to the Goose Creek path, the overall quality of the development is not diminished by the lack of active open space.

(C) Landscaping

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

Landscaping within the site is proposed to be both aesthetic and functional. The specific landscape materials chosen for the development will emphasize a variety of colors, textures and forms in order to provide year-round interest. A New street tree is proposed

along 28th, as well as parking lot landscaping. The spaces in front of the units will be landscaped with a variety of shrubs, as will the open space to the east of the residential building.

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

There are no important native species, plant communities of special concern, threatened and endangered species and habitat on this site.

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

The project will comply with the landscaping requirements of [sections 9-9-12](#), "Landscaping and Screening Standards" and [9-9-13](#), "Streetscape Design Standards."

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

The setback in front of the units is well-landscaped, as is the open space to the east of the residential building. Landscape improvements to the front yard setback along 28th Street are also proposed, including new plantings and picnic tables as well as a new street tree.

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

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

The existing site access is proposed to remain in its current location. The existing commercial building is also to remain unchanged, so access to the residential portion of the project will be taken from the existing drive aisle to the south of the building. The proposed circulation into the residential area has been reviewed by City Fire and Engineering staff and found to adequately reduce vehicle speeds while allowing for emergency vehicle access and turnaround.

✓ (ii) Potential conflicts with vehicles are minimized;

The new parking area proposed for the development is east of the existing building and behind the proposed residential building. Residents will be able to access the units either from inside the garages or from the front door facing south. Either way, residents will not

have to interact with vehicles in the parking area. Marked pedestrian crosswalks are also provided across drive aisles to reduce the potential for conflicts.

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

The proposed development provides safe and convenient pedestrian and bicycle connections to the existing Goose Creek multi-use path to the south.

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

The site's proximity to the Goose Creek path is the primary factor promoting alternative transportation modes to and from the site. In addition, bicycle parking requirements are being met on-site, and the applicant has provided a TDM Plan that includes numerous strategies for reducing SOV travel and parking demand. Please see **Attachment A** for TDM Plan.

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

The applicant has provided a TDM Plan that includes numerous strategies for reducing SOV travel and parking demand. Please see **Attachment A** for TDM Plan.

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

The proposed development provides safe and convenient pedestrian and bicycle connections to the existing Goose Creek multi-use path to the south.

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

No new streets are proposed as part of this development, and the applicant is utilizing the minimum amount of land necessary to serve the parking needs of the project.

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

The project includes features for pedestrians and bicyclists as well as automobiles. The parking area is separated from the units, and will be managed and unbundled such that residents will have use of the parking area in the evening hours.

(E) Parking

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

Pedestrian crosswalks are provided, and the primary unit entrances are separated from the parking area.

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

As noted in the staff memorandum, the applicant is requesting a modification to the parking standards to allow for a 25% parking reduction as well as 57% small car parking stalls where 50% is the maximum that would otherwise be allowed. By reducing the parking and providing a larger percentage of small car parking stalls, the applicant is able to minimize the amount of land utilized to meet the parking needs of the project.

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

The proposed parking area will be located behind the existing commercial building and to the north of the proposed residential building, thereby making it nearly invisible from all nearby rights-of-way as well as the Goose Creek path. A lighting plan will be required at time of tTech Doc to ensure that the project's lighting complies with all relevant code requirements.

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

The parking area will meet the above-referenced parking and landscape standards, and will also be shaded by the proposed residential building to the south of the parking area.

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

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

The proposed building would be 3 stories, totaling 38'5" in height. This is compatible with many of the buildings in the surrounding area, including the 3-story residential apartment buildings to the northeast as well as the existing office buildings and residential apartments across 28th Street to the west. It is worth noting that the proposed building height is allowed by-right in the BC-2 zone for properties that are not adjacent to any residential land use or zoning designations. While the building would be taller than the existing

commercial development to the north and west, its position away from 28th Street along the southern property boundary would minimize visual difference as perceived from adjacent rights-of-way. The building mass is largely the result of the narrow shape of the lot, such that the width of the building as seen from the east and west is 28 feet total. Along the front and back of the building, the mass is broken up by changes in plane, recessed entries and variations in roof form. Overall, the scale, orientation and configuration of the building are also in keeping with the surrounding area, and will add to the mix of building types and sizes present in the BC-2 and BMS-zoned areas along 28th Street.

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

As mentioned above, there are several existing 3-story buildings in the surrounding area with which the proposed building would be compatible. There are also several large structures to the south of the project site across the Goose Creek path, including the 42' Boulder Rock Club building and the power substation. Overall, given the number of 2-3 story buildings in the area surrounding the site as well as the fact that the code allows for building heights up to 40' for the subject site, staff finds that the proposed 38'5" building height will be in general proportion to the height of existing and future buildings in the area.

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

The orientation of the building is largely the result of the east-west orientation and narrow shape of the lot. In order to minimize shadows and blocking of views from adjacent properties to the north, the building has been positioned along the southern edge of the property. The subject lot is within Solar Access Area III and as such is not subject to any solar access standards.

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

The character of the area is an eclectic mix of commercial, residential and light industrial uses with no notable unifying qualities. The proposed development would enhance the mixed use character of the area by providing a new, high quality building in an appropriate location. The building would also create more visual interest to bicyclists and pedestrians using the Goose Creek path, who currently see only a run-down parking lot and the side of the existing office building. The addition of unit entrances fronting the path and new landscaping and balconies will activate the currently inactive site, and will provide a more balanced urban edge along the north side of the path and for northbound travelers on 28th Street.

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

of entrances and windows, and the creation of transparency and activity at the pedestrian level;

The proposed project is designed to a human scale, with well-defined unit entrances fronting the Goose Creek path to the south and ample balcony space on the 2nd and 3rd floors providing for additional activity and interaction. Ample fenestration on the southern façade will create transparency, and new landscaping along the pedestrian path in front of the building will create additional visual interest for passers-by. Overall, the proposed project is a significant improvement over existing conditions in terms of visual interest, and will make the overall site as well as the adjacent right-of-way a more welcoming and pedestrian-friendly environment.

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

The project provides a multi-use connection from the site to the existing Goose Creek path, which will allow residents of the proposed building as well as employees of the surrounding commercial uses to access the site and points west directly from the Goose Creek path.

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

The proposed residential development would provide 10 new attached townhouse-style units at a density of 12.8 units per acre. The proposed development would provide new housing with easy multi-modal access to numerous amenities, and would add to the variety of housing types in the area, which is currently comprised primarily of apartment units.

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

The location of the building is such that noise between buildings will be minimized, as the area behind the building is proposed to be parking while the area in front of the building is open space. The units are also fully separated from each other by a unbroken vertical party wall, creating sound separation.

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

This will be demonstrated at the technical document phase with a photometric plan, and lighting cut sheets.

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

Not applicable, as the project site is already fully developed and does not contain any significant natural systems.

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

All of the proposed townhomes will use high quality durable materials (metal and masonry) which increase the lifespan of the building and decrease maintenance/replacement costs. Energy use will be minimized with efficient lighting, appliances, and HVAC equipment. Light colored roofing, as well as projected balconies and roof awnings will minimize solar heat gain. The building orientation also supports passive solar access for winter months. HVAC systems will be properly sized and designed to minimize energy usage.

All of the proposed townhomes will be solar ready with flat roofs and conduit connecting the roof to the house panel of each unit for future solar photovoltaic systems. Utility sub-metering will encourage tenants and residents to decrease their electric and water usage. The applicant proposes to minimize and divert construction waste, demolition debris, and land-clearing debris from disposal by educating crews on procedures such as sorting; by using local suppliers whenever possible; by asking suppliers to eliminate or recycle packaging; and by communicating construction waste reduction goals throughout the demolition and construction process.

The proposed design includes "cool" roofs that will significantly reflect sunlight and heat away from the building; trees and vegetation that will provide shade at parking areas; and the reduction of parking to limit exhaust and heat generation from automobiles. The parking reduction is supported by the project's direct adjacency to the City's Goose Creek bike path, providing a safe and convenient alternate means of transportation, reducing car trips. Additionally, the parking area is shared by both commercial (daytime) and residential (night/weekend) uses, which reduces overall parking/paving area.

The project proposes to use low-water landscaping and low-flow plumbing fixtures for water conservation. Storm water runoff will be filtered through landscape areas as well as a rock swale, to ensure water quality.

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

As is shown in the perspective drawings included as **Attachment A**, the proposed residential building would be a modern design comprised primarily of brick, horizontal beetle kill wood siding and flat lock metal panels, with painted MDO railings on balconies and fibrex windows. Overall, staff finds the proposed material palette to be in keeping with the intent of this criterion.

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

The existing site is already graded, so there will be minimal cut and fill associated with the proposed project.

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

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

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

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

The site is immediately adjacent to the Goose Creek path, so there is no potential for future development to cause shading on the proposed project.

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

The building is oriented on an east-west axis, which provides the optimal orientation for roof top solar on each of the units. Staff finds that given the pedestrian context to the south of the site that it would be inappropriate to locate the building along the northern property line.

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

The building is oriented on an east-west axis, which provides the optimal orientation for roof top solar on each of the units. The subject lot is within Solar Access Area III and as such is not subject to any solar access standards.

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

None of the proposed landscaping is large enough to cause any shading impacts on adjacent properties.

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

N/A (I) Land Use Intensity Modifications:

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

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

N/A (i) Process: The city manager may grant a parking reduction not to exceed fifty percent of the required parking. The planning board or city council may grant a reduction exceeding fifty percent.

✓ (ii) Criteria: Upon submission of documentation by the applicant of how the project meets the following criteria, the approving agency may approve proposed modifications to the parking requirements of [section 9-9-6](#), "Parking Standards," B.R.C. 1981 (see tables 9-1, 9-2, 9-3 and 9-4), if it finds that:

(a) For residential uses, the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated;

As noted above, the Site Review is required due to the fact that the applicant is requesting a 25% parking reduction for the residential project. In conjunction with the parking reduction request, the applicant is requesting a modification to the parking stall design standards to allow for 57% small car spaces where 50% is typically the maximum based on the number of required spaces. Within that context, staff finds that the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated, as each unit includes a single car attached garage and the additional surface parking behind the building will be available to residents before 8:00 a.m. and after 5:00 p.m. daily at a minimum. Also, given the site's proximity to Goose Creek path and buse services, it is possible

that some residents will not even own cars and that they will rely entirely on alternate modes.

(b) *The parking needs of any non-residential uses will be adequately accommodated through on-street parking or off-street parking;*

As part of the parking reduction request, the applicant has provided a Transportation Demand Management (TDM) Plan that includes strategies for reducing the demand for parking on-site, including providing Business Eco-Passes to all employees of the commercial building (50 total employees are estimated) for a period of 3 years, contributing to an alternative transportation subsidy fund to provide all residents with \$128 a year in transit passes, and managing and unbundling the surface parking spaces on-site to facilitate sharing between the residential and commercial uses. Staff finds that these strategies will be sufficient to ensure that the parking needs of the non-residential use will be accommodated.

(c) *A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;*

Per the applicant's TDM Plan, parking will be managed and unbundled in order to facilitate sharing between the residential and non-residential uses. Surface parking is intended to be shared so that it is available for residents before and after business hours and for employees during regular business hours.

(d) *If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and*

Surface parking is intended to be shared so that it is available for residents before and after business hours and for employees during regular business hours.

(e) *If the number of off-street parking spaces is reduced because of the nature of the occupancy, the applicant provides assurances that the nature of the occupancy will not change.*

Not applicable, as the strategies being proposed to reduce parking demand are not based on the nature of the occupancy and could be more broadly applied to a variety of uses.

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

**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: July 6, 1999
(Agenda Item Preparation Date: June 23, 1999)

AGENDA TITLE: Consideration of a motion to approve the granting of a parcel of land to Jack Pease in exchange for his granting to the City an access easement for the Goose Creek flood control project and a strip of land for the 28th St. project.

REQUESTING DEPARTMENT: David Rhodes, Public Works Director
Bob Harberg, Flood Control, Public Works
Doug Newcomb, Property Agent, OSRE

FISCAL IMPACT: none

PURPOSE: To obtain approval from the City Council for the granting of a parcel of land to Jack Pease to exchange for a permanent access easement to the City and a strip of land along 28th St. This proposed exchange will accomodate the Goose Creek Phase 3 flood control project and the contemplated 28th Street project where they occur on the property that was previously occupied by the City Electric Co. at 2560 28th Street.

BACKGROUND: See the attached map. The proposed Goose Creek Phase 3 flood control project crosses 28th St. between the Public Service Co. electric substation and the former City Electric Co. building, both of which are on the east side of 28th St. Jack Pease is now the owner of the City Electric building and property. To increase the design width of the flood control channel for aesthetic and functional purposes, a portion of Mr. Pease's property that is now asphalt driveway and asphalt parking spaces would be incorporated into the channel project.

Mr. Pease's existing access and parking that would be lost to the channel project is proposed to be replaced by the City. To do so, additional land is necessary. Fortunately, the City owns adjacent vacant property to the east. This proposed exchange provides to Mr. Pease the additional land for the replacement parking spaces plus some additional parking.

Additionally, the driveway, which is the only access to the rear loading docks and parking lot of Mr. Pease's building, is located in an existing 30 feet wide access easement over a portion of City property that we would like to use for the channel. This proposed exchange would eliminate the south 20 feet, more or less, of the existing 30 feet wide access easement and thereby allow the wider channel. The City would replace the lost portion of the driveway using the remaining northerly 10 feet of the existing access easement and some of Mr. Pease's property adjacent thereto.

Lastly, this proposed exchange would convey to the City a strip of land twenty feet wide along 28th St. for additional right-of-way.

ANALYSIS: The estimated value of the real estate, \$112, 900.00, to be conveyed by the City to Jack Pease plus the City's cost to replace the lost parking places and an additional 17 non-replacement parking spaces behind the building is equal to the estimated value of the real estate, \$128,600.00, to be conveyed to the City by Jack Pease.

Since the City would receive real estate that is equal in dollar value to the real estate it would give up plus the cost of the parking improvements it would complete, the exchange is considered even economically. However, the City would benefit by being able to construct a wider channel resulting in a more aesthetic appearance and reduced construction cost because the channel would be less deep with shorter retaining walls or side slopes and a less narrow appearance.

PUBLIC COMMENT AND PROCESS: This item is being heard at this public meeting, advertised in the *Daily Camera*.

STAFF RECOMMENDATION: Staff recommends that the City Council approve a motion authorizing the granting of the parcel of land described on Exhibit B to Jack Pease in exchange for his granting to the City the portion of his access easement described on Exhibit C and the parcel of land described on Exhibit D.

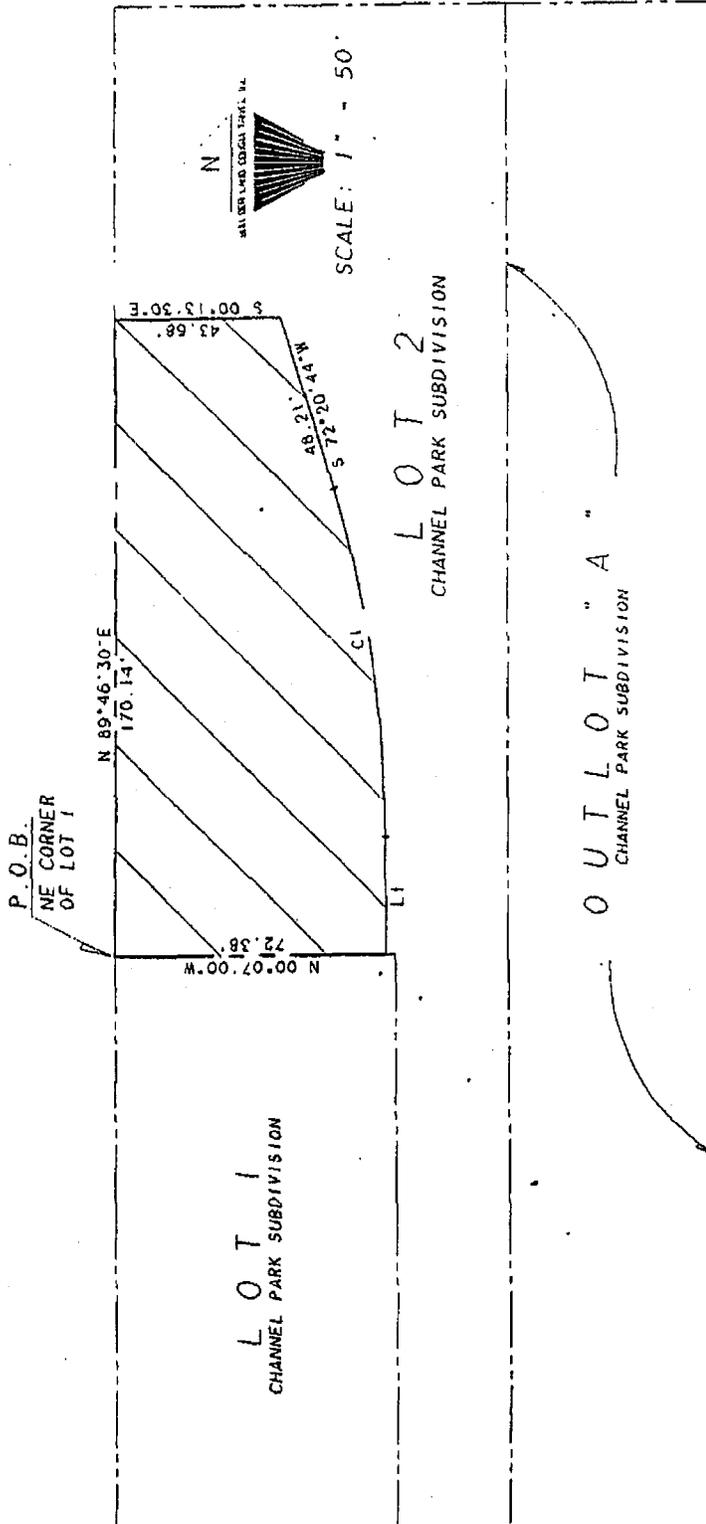
Approved By:


Ron Secrist
City Manager

ATTACHMENTS:

- A. Map of the proposed real estate exchange
- B. Legal Description of the parcel of City land for Jack Pease
- C. Legal Description of the access easement from Pease to the City
- D. Legal Description of the parcel of land from Pease to the City

2 9 T H S T R E E T



CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING	LINE	BEARING	DISTANCE
C 1	17°25'30"	310.50'	94.43'	94.07'	S 81°03'29"W	1 1	S 89°46'13"W	31.30'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLANS FILE P-8 F-3 #17 OF THE BOULDER COUNTY RECORDS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION, THENCE N 89°46'30" E ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION, 170.14 FEET;
 THENCE S 00°13'30" E, 43.68 FEET;
 THENCE S 72°20'44" W, 48.21 FEET;
 THENCE 94.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.50 FEET, A CENTRAL ANGLE OF 17°25'30", AND A CHORD THAT BEARS S 81°03'29" W, 94.07 FEET;
 THENCE S 89°46'13" W, 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
 THENCE N 00°07'00" W ALONG THE EAST LINE OF SAID LOT 1, 72.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 10894 SQUARE FEET (0.250 ACRES), MORE OR LESS.

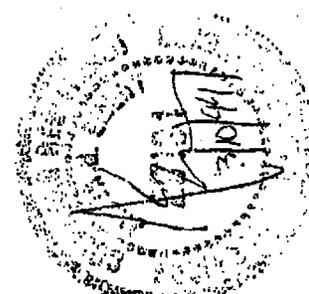


EXHIBIT MAP:
 A PORTION OF LOT 2
 CHANNEL PARK SUBDIVISION
 LOCATED IN THE NE1/4 NW1/4
 SECTION 29, T1N, R70W, CITY OF
 BOULDER, COUNTY OF BOULDER,
 STATE OF COLORADO.

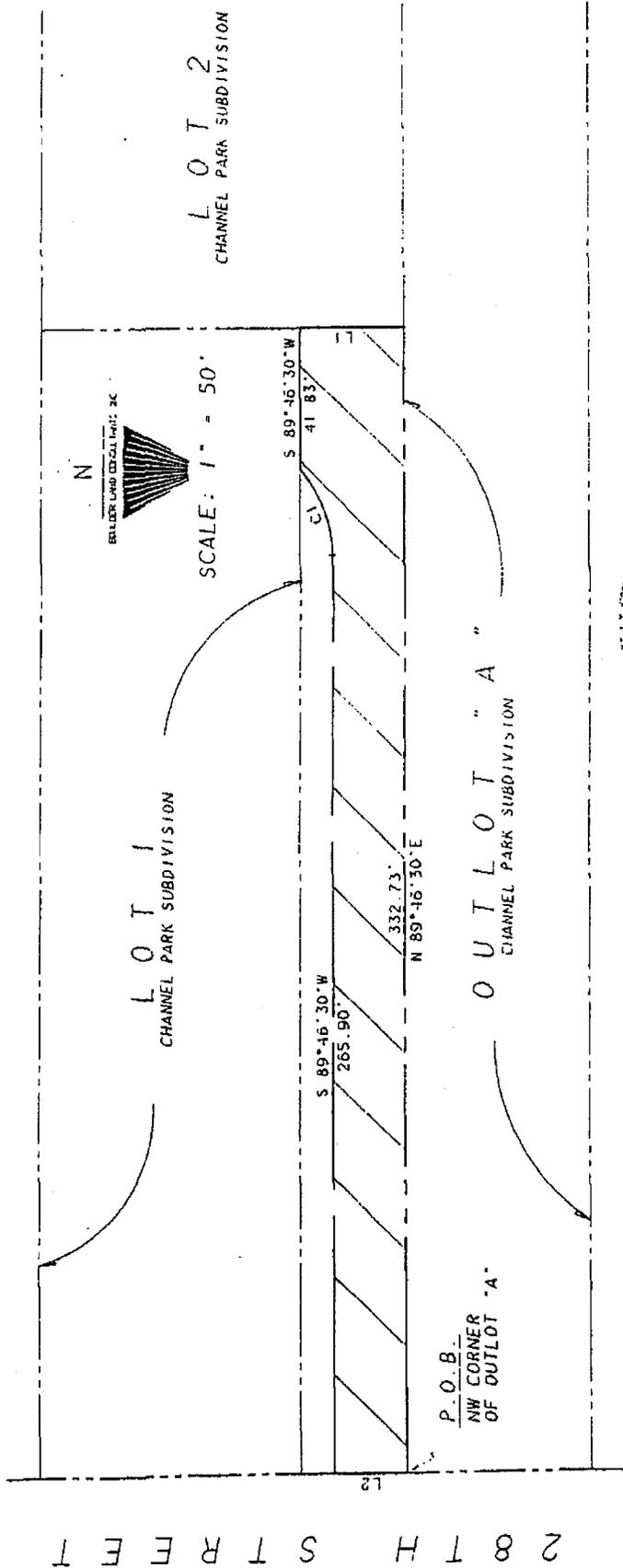
THIS MAP WAS PREPARED BY:
BOULDER LAND CONSULTANTS, INC.
 5690 VALMONT RD., BOULDER, CO 80301
 (303) 443-3616

NOTE:
 THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OR TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. THERE MAY EXIST EASEMENTS AND/OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

MARCH 10 1999
 DLC DRAWING 16197L-DB 6CD

Access Easement had leave to City

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING	LINE	BEARING	DISTANCE
C 1	41°24'34"	38.00'	27.46'	26.87'	S 69°04'13" W	L 1	N 00°07'00" W	30.00'
						L 2	S 00°26'30" E	20.50'



LEGAL DESCRIPTION

A STRIP OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLANFILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'A' OF SAID CHANNEL PARK SUBDIVISION, THENCE N 89°46'30" E ALONG THE NORTH LINE OF SAID OUTLOT 'A', 332.73 FEET;

THENCE N 00°07'00" W, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION;

THENCE S 89°46'30" W ALONG THE SOUTH LINE OF SAID LOT 1, 41.83 FEET;

THENCE DEPARTING SAID SOUTH LINE, 27.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 41°24'34"; AND A CHORD THAT BEARS S 69°04'13" W, 26.87 FEET;

THENCE S 89°46'30" W, 265.90 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;

THENCE S 00°26'30" E ALONG THE WEST LINE OF SAID LOT 2, 20.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 7295 SQUARE FEET (0.168 ACRES), MORE OR LESS.

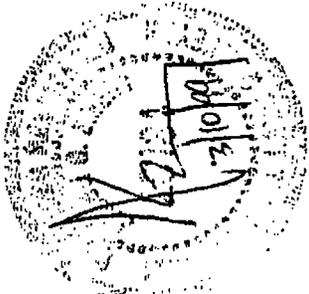


EXHIBIT MAP:
 A PORTION OF LOT 2
 CHANNEL PARK SUBDIVISION
 LOCATED IN THE NE 1/4 NW 1/4
 SECTION 24, T11N, R70W, CITY OF
 BOULDER, COUNTY OF BOULDER,
 STATE OF COLORADO

NOTE:
 THIS MAP DOES NOT REPRESENT
 A BOUNDARY SURVEY OR TITLE
 SEARCH PERFORMED BY BOULDER
 LAND CONSULTANTS, INC. THERE
 MAY EXIST EASEMENTS AND/OR
 OTHER ENCUMBRANCES AFFECTING
 THE SUBJECT PROPERTY THAT ARE
 NOT SHOWN HEREON

BOULDER LAND CONSULTANTS, INC.

5690 141 MOUNT RD. BOULDER, CO 80501
 (303) 443-3616

MARCH 10, 1994
 PLC DRAWING "1617LDA 6GD"

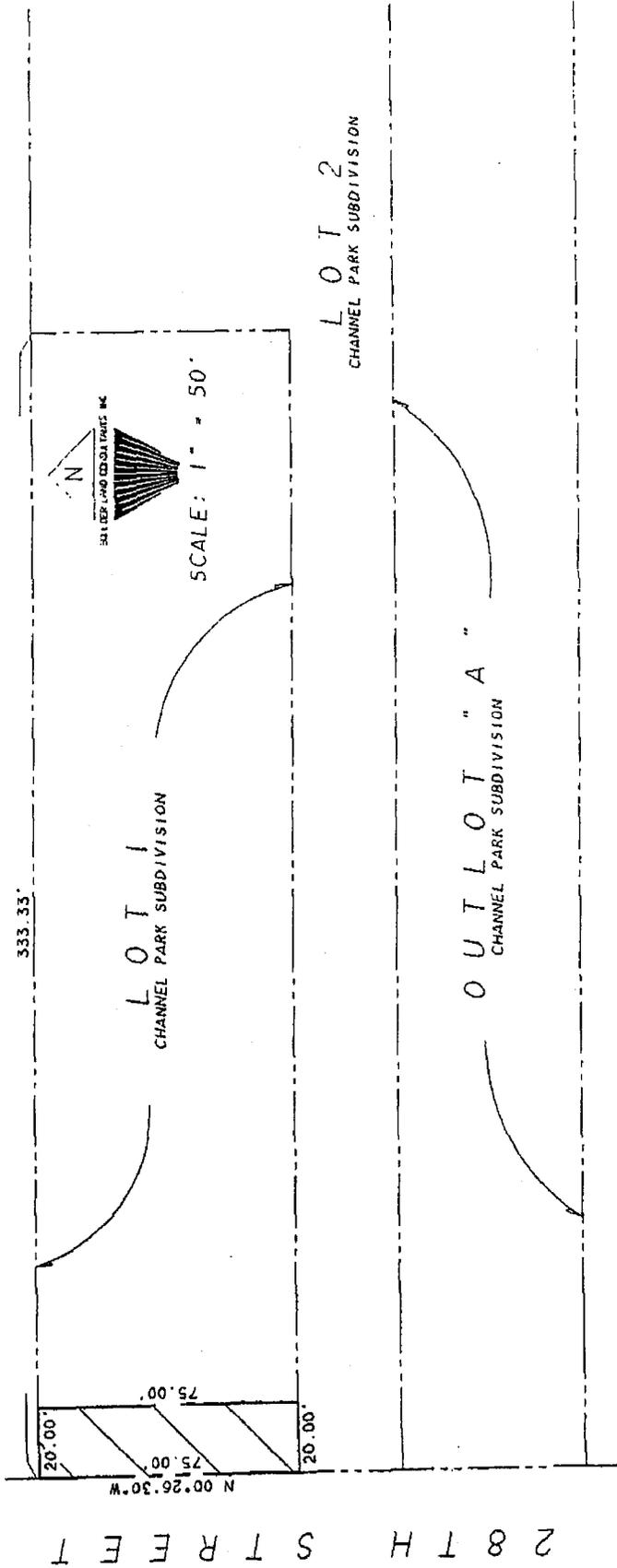


EXHIBIT MAP:
 A PORTION OF LOT 1
 CHANNEL PARK SUBDIVISION
 LOCATED IN THE NE1/4 NW1/4
 SECTION 29, T1N, R70W, CITY OF
 BOULDER, COUNTY OF BOULDER,
 STATE OF COLORADO

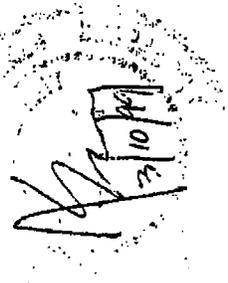
BOULDER LAND CONSULTANTS, INC.
 5690 VALMONT RD. BOULDER, CO 80301
 (303) 443-3616

MARCH 10, 1999
 PLC DRAWING 16197LDC 600

LEGAL DESCRIPTION

THE WEST 20.00 FEET OF LOT 1, CHANNEL PARK SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLANFILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 1500 SQUARE FEET (0.034 ACRES), MORE OR LESS.



NOTE:

THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OR TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. THERE MAY EXIST EASEMENTS AND/OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.



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Page: 1 of 2
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West 20'
of Lot 1

SPECIAL WARRANTY DEED

THIS DEED, Made this 5th day of November, 1999,
between Jack S. Pease as to the easement interest (as to Parcel I) and Jack S. Pease (as to parcel II)

of the County of Boulder and State of Colorado grantor(s), and City of Boulder, Colorado, a Municipal Corporation

whose legal address is 1300 Canyon Boulevard, Boulder, CO 80306

of the County of Boulder and State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of ONE HUNDRED TWENTY NINE THOUSAND AND NO/100-----DOLLARS, (\$129,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Boulder, and State of Colorado, described as follows:

Parcel II:

The West 20.00 feet of Lot 1, Channel Park Subdivision, a subdivision located in the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, the plat of which is recorded in Planfile P-8, F-3, #17 of the Boulder County records, County of Boulder, State of Colorado.

Parcel I:

--Continued--

also known by street and number as 2560 28th Street, Boulder, Colorado 80301

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

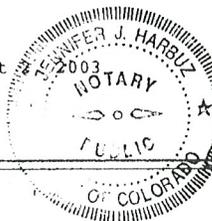
Jack S. Pease

Jack S. Pease

STATE OF COLORADO)
COUNTY OF BOULDER) ss.

The foregoing instrument was acknowledged before me this 5th day of November, 1999, by JACK S. PEASE

My Commission expires: August



Witness my hand and official seal.

Jennifer J. Harbuz
Notary Public

2560 28th Street



2006769
Page: 2 of 2
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CONTINUATION OF LEGAL DESCRIPTION TO DEED DATED
November 5, 1999

an easement interest in the following described property:

A strip of land being a portion of Lot 2, Channel Park Subdivision, a subdivision located in the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, the plat of which is recorded in Planfile P-8, F-3, #17 of the Boulder County records. Said strip of land being more particularly described as follows:

Beginning at the Northwest corner of Outlot "A" of said Channel Park Subdivision; thence North 89 degrees 46'30" East along the North line of said Outlot "A", 332.73 feet; thence North 00 degrees 07'00 West, 30.00 feet to the Southeast corner of Lot 1, of said Channel Park Subdivision; thence South 89 degrees 46'30" West along the South line of said Lot 1, 41.83 feet; thence departing said South line, 27.46 feet along the arc of a curve to the right, said curve having a radius of 38.00 feet, a central angle of 41 degrees 24'34" and a chord that bears South 69 degrees 04'13" West, 26.87 feet; thence South 89 degrees 46'30" West, 265.90 feet to a point on the West line of said Lot 2; thence South 00 degrees 26'30" East along with the West line of said Lot 2, 20.50 feet to the point of beginning,
County of Boulder,
State of Colorado.

(for informational purposes only)
parcel II and parcel I are exhibit A of contract

County of Boulder, State of Colorado

*instead
of
vacating
south 20'
front*



2006770
Page: 1 of 2
12/15/1999 10:01A
D 0.00

Boulder County Clerk, CO QCD R 10.00 D 0.00

Portion of
Lot 2 to
Pease

QUITCLAIM DEED

THIS DEED, made this 8th day of July, 19 99,
between the City of Boulder, a Colorado home rule city,

of the _____
County of Boulder and State of Colorado
grantor(s), and Jack S. Pease

whose legal address is 2807 Jay Road, Boulder, Colorado 80310

of the _____ County of Boulder and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of an exchange for a permanent access easement and a parcel of property with a total value of \$129,000.00

_____ Dollars, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee(s), his heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the _____ County of Boulder and State of Colorado, described as follows: See Exhibit A attached

City now
Lot 2
less
this
prop.

also known by street and number as:
assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) his heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

CITY OF BOULDER, a Colorado home rule city

Ronald A. Secrist, City Manager

ATTEST:

Donna Oster
City Clerk on behalf of the Director of Finance
and Record

STATE OF COLORADO)

) ss.

County of Boulder)

The foregoing instrument was acknowledged before me this 8th day of July, 19 99,
by Ronald A. Secrist, City Manager for the City of Boulder.

Witness my hand and official seal.

My commission expires: 5-23-01

Notary Public

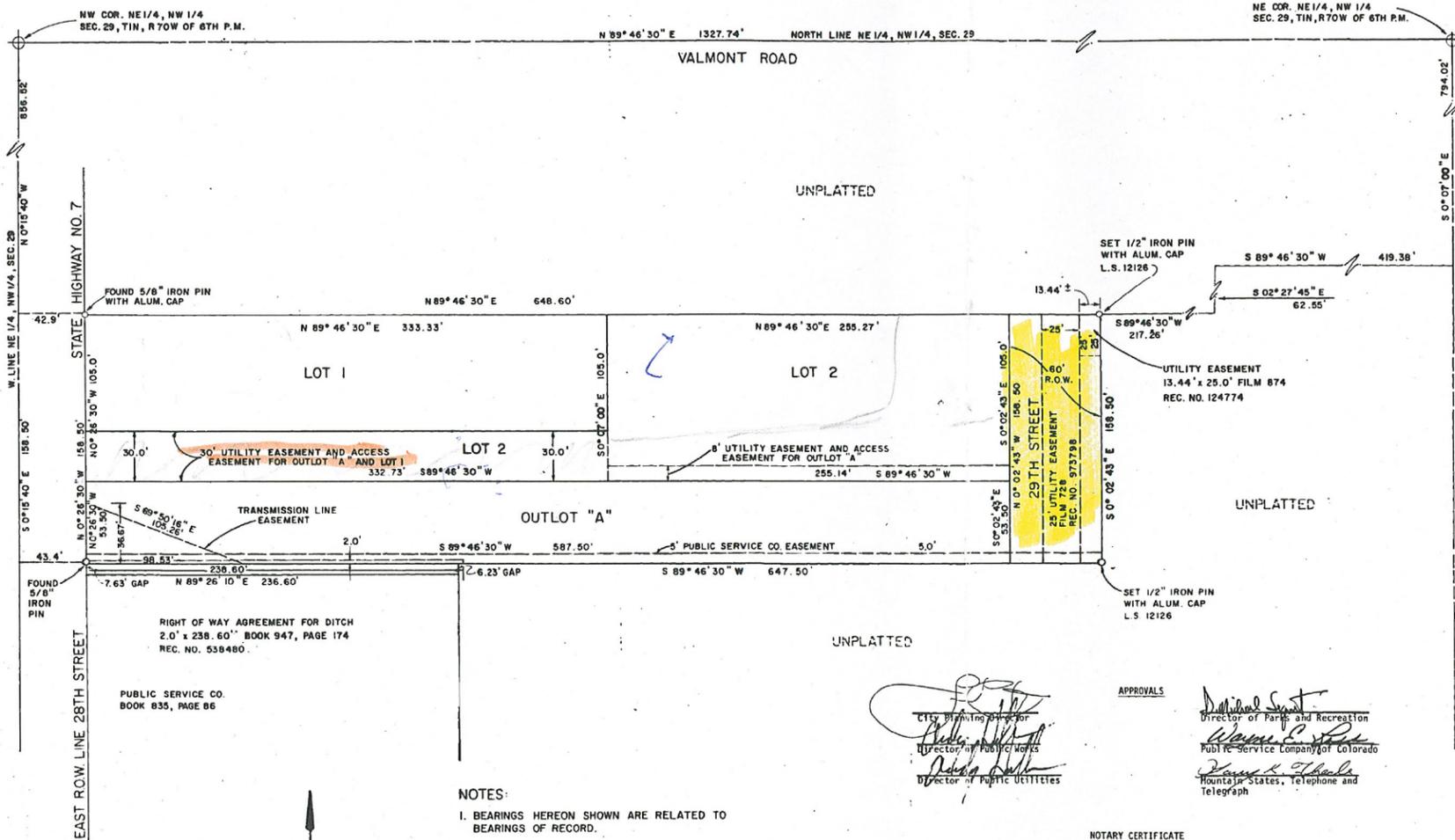


Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

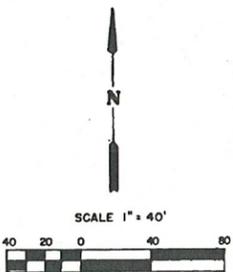
BR15205-99

CHANNEL PARK SUBDIVISION

A SUBDIVISION OF A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M.
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
 AREA = 2.358 ACRES, MORE OR LESS



- NOTES:
1. BEARINGS HEREON SHOWN ARE RELATED TO BEARINGS OF RECORD.
 2. OUTLOT "A" IS RESERVED FOR GOOSE CREEK DRAINAGE CHANNEL.
 3. SET 1/2" IRON PIN WITH ALUMINUM CAP "L.S. 12126" AS SHOWN.



APPROVALS

[Signature]
 City Planning Director

[Signature]
 Director of Parks and Recreation

[Signature]
 Director of Public Works

[Signature]
 Director of Public Utilities

[Signature]
 Director of Finance and Records

[Signature]
 Mayor

NOTARY CERTIFICATE

STATE OF COLORADO) ss.
 COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 13th day of July, 1979, by the City of Boulder, a Colorado Municipal Corporation.

Witness my hand and official seal.
 My commission expires: September 15, 1982.

[Signature]
 Notary Public

SURVEYOR'S CERTIFICATE

I, Albert O. Rose, do hereby certify that this plat as shown on the accompanying map was prepared under my supervision and that the same is correct to the best of my knowledge and belief. I have complied with Colorado Revised Statutes, Chapter 51, Article 2, (1963, as amended in 1967).

[Signature]
 Registered Land Surveyor
 No. 12926

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the City of Boulder, a Colorado Municipal Corporation is the owner of that real property situated in the City of Boulder, County of Boulder, State of Colorado, and lying within the exterior boundary of Channel Park Subdivision, a subdivision of a part of the NE 1/4 of the NW 1/4 of Section 29, T1N, R70W of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, described as follows:

Commencing at the W. corner of said Section 29;

thence S 0°07'00" E, 794.02 feet along the East line of the NE 1/4 of the NW 1/4 of said Section 29;

thence S 89°46'30" W, 419.38 feet parallel with the North line of the NE 1/4 of the NW 1/4 of said Section 29 to a point on the Easterly line of that tract of land described in Book 906 at Page 205 in the Boulder County Records;

thence S 2°27'45" E, 62.55 feet along the Easterly line of said tract of land described in said Book 906 at Page 205 to the Southeast corner thereof;

thence S 89°46'30" W, 217.26 feet along the South line of said tract of land described in said Book 906 at Page 205 to the True Point of Beginning;

thence S 0°02'43" E, 158.50 feet along the West line of that tract of land described on said Film 874 as Reception No. 124774 to the Southwest corner thereof;

thence S 89°46'30" W, 647.50 feet parallel with the North line of the NE 1/4 of the NW 1/4 of said Section 29 and also being along the South line of that tract of land described in Book 809 at Page 350 in the said Boulder County Records to the East R.O.W. line of 28th Street (State Highway No. 7);

thence N 0°26'30" W, 158.50 feet along the East line of said 28th Street to the South line of said tract of land described in said Book 906 at Page 205;

thence N 89°46'30" E, 648.60 feet along the South line of said tract of land described in said Book 906 at Page 205 to the True Point of Beginning.

That the City of Boulder has laid out, subdivided and platted said land as per the drawing hereon contained under the name Channel Park, a subdivision of a part of the City of Boulder, Colorado, and by these presents do dedicate the street as shown on the accompanying plat for the public use thereof forever and does further dedicate those portions of said real property which are so designated as "Utility Easements" on the accompanying plat as easements for all municipally owned or municipally franchised utilities and services.

Executed this 13th day of July, 1979.

[Signature]
 Director of Finance and Records
 Ex-officio City Clerk

PLANNING BOARD CERTIFICATE

This is to certify the within plat has been approved by the Planning Board of the City of Boulder, Colorado.

[Signature]
 Chairman

MAYOR'S CERTIFICATE

This is to certify that the City of Boulder, Colorado, by motion of its City Council did on the 13th day of July, 1979, adopt and approve this plat and accept the dedications hereon made.

[Signature]
 Mayor

ATTEST:

[Signature]
 Director of Finance and Records
 Ex-officio City Clerk

CITY SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss.
 COUNTY OF BOULDER)

I hereby certify that this plat was filed in my office at 9:38 AM o'clock P.M. on the 13th day of July, 1979, and is duly recorded in Plan File P-8 F-3 #17. Fees Paid \$10.00.

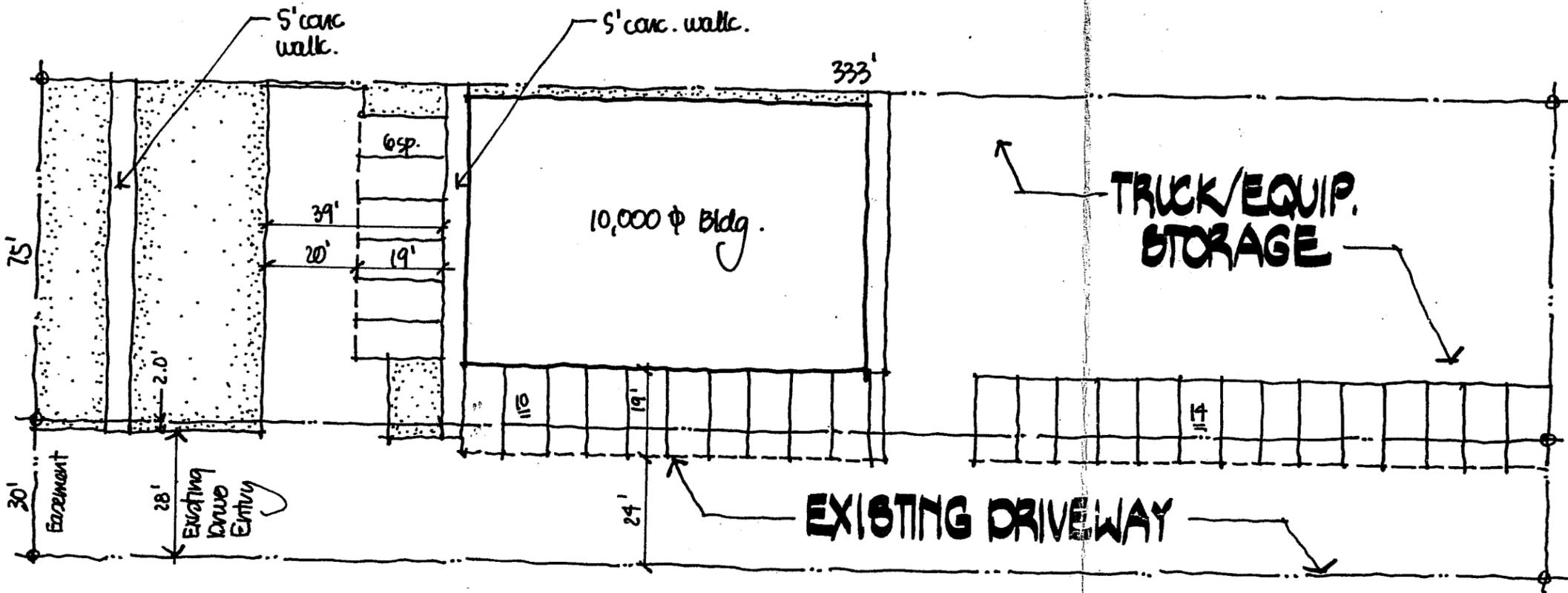
Film 1073
 Recp 349135

[Signature]
 Recorder

By: *[Signature]*
 Deputy

P-8 F-3 #17
 PLANFILE P-8 F-3 #17

July 19
 1979
 Film
 00349135



ZONING: CB-E

- min lot area: 6,000 sq ft
- Parking: 1 sp./300 sq ft
- min front yd. sb (landscaped): 20' *
- min side yd: 12' (if any provided)
- min rear yd: 20'
- Max Ht: 35'
- * 90' sb from c of major arterial (av)
- 25' from ROW, whichever is greater.

TOTAL PARKING: 29 spaces + storage

TOTAL POTENTIAL PARKING (if incl. storage): 45 spaces.

TOTAL CITY ELECTRIC SITE: 75' x 333.33' = 25,000 sq ft

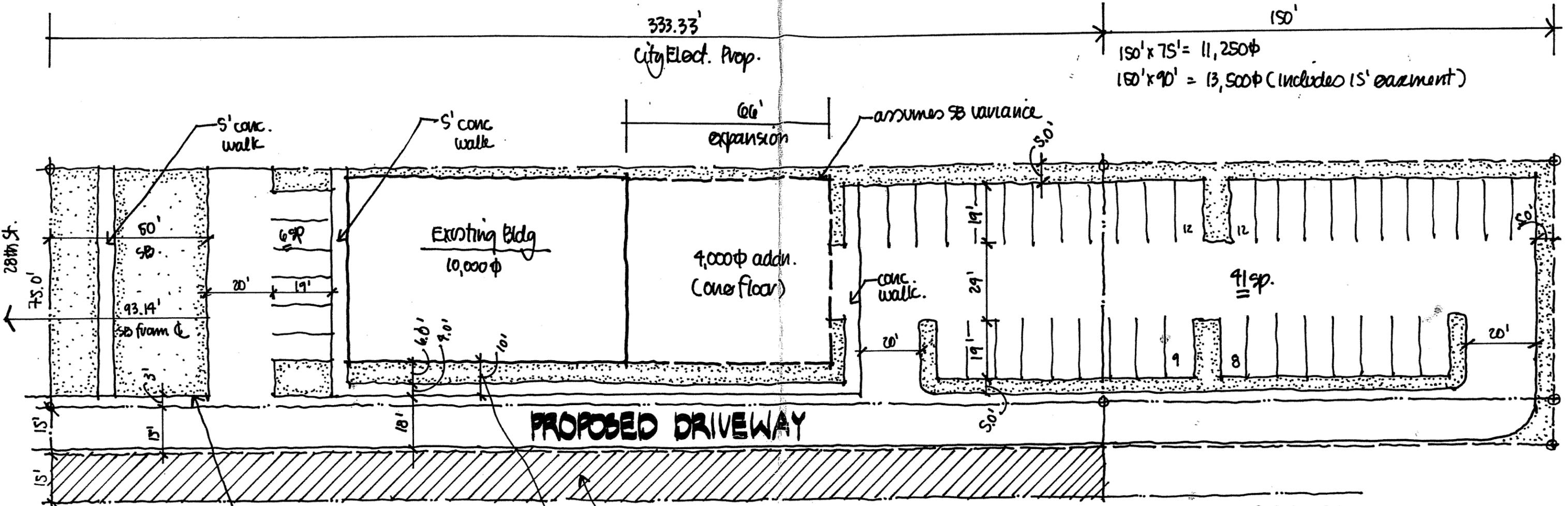
+ EASEMENT: 30' x 333.33' = 10,000 sq ft

TOTAL: 35,000 sq ft

EXISTING CONDITION

CITY ELECTRIC SITE STUDIES

BOULDER, COLORADO



move curb north ± 3.0' to provide 18.0' wide drive.

COB to reclaim 15.0' of 30.0' easement (5,000 sq ft)

maintain 10.0' min. separation bet. bldg & driveway.

TOTAL FLOOR AREA: 14,000 SF
PARKING SP. REQD: 47 SPACES
 (14,000 sq ft @ 1 sp/300 sq ft = 47)
PARKING PROVIDED: 47 SPACES

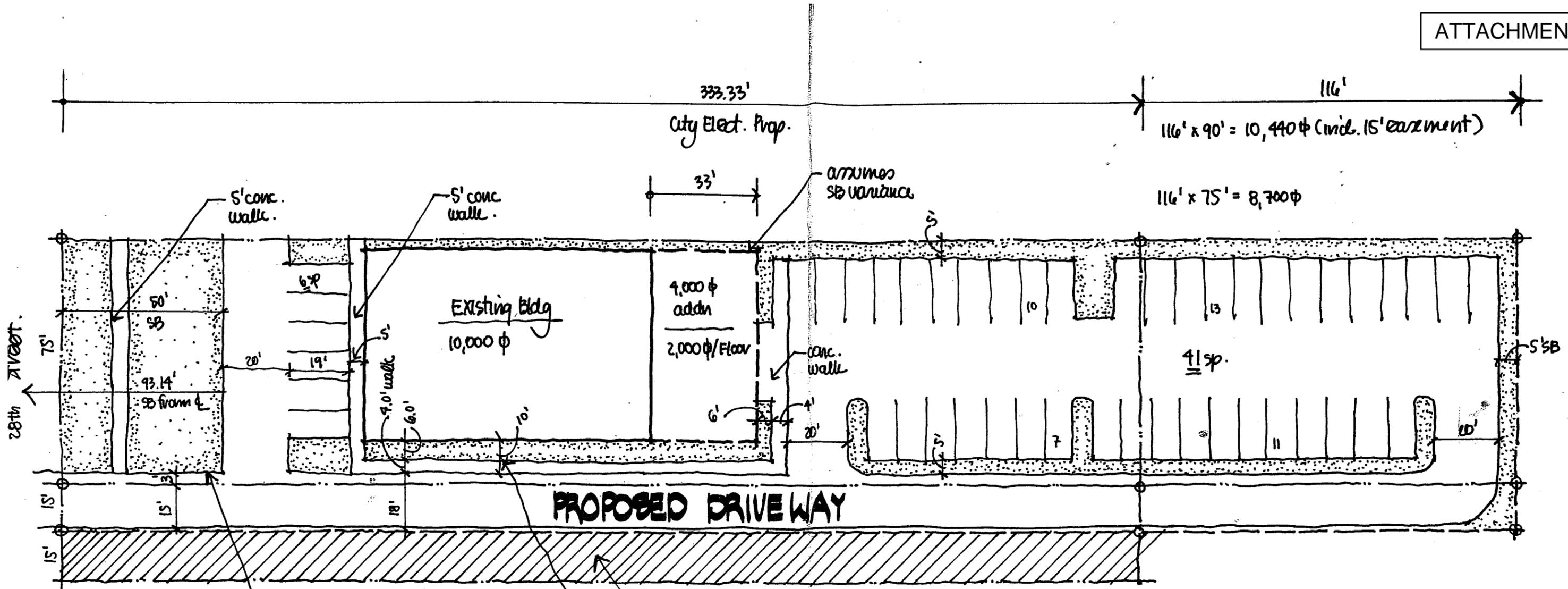
DEVELOPMENT SCENARIO 1 4,000 sq ft single story addn.

CITY ELECTRIC SITE STUDIES
BOULDER, COLORADO



1" = 30.0'

30 JUNE 1995



move curb north 3.0' to provide 18.0' drive

curb to reclaim 15.0' of 30.0' easement (5,000 sq ft)

maintain 10.0' min separation bet. bldg. & driveway

TOTAL FLOOR AREA: 14,000 SF

PARKING SP. REQD: 47 SPACES
 (14,000 sq ft @ 1 sq ft / 300 sq ft = 47)

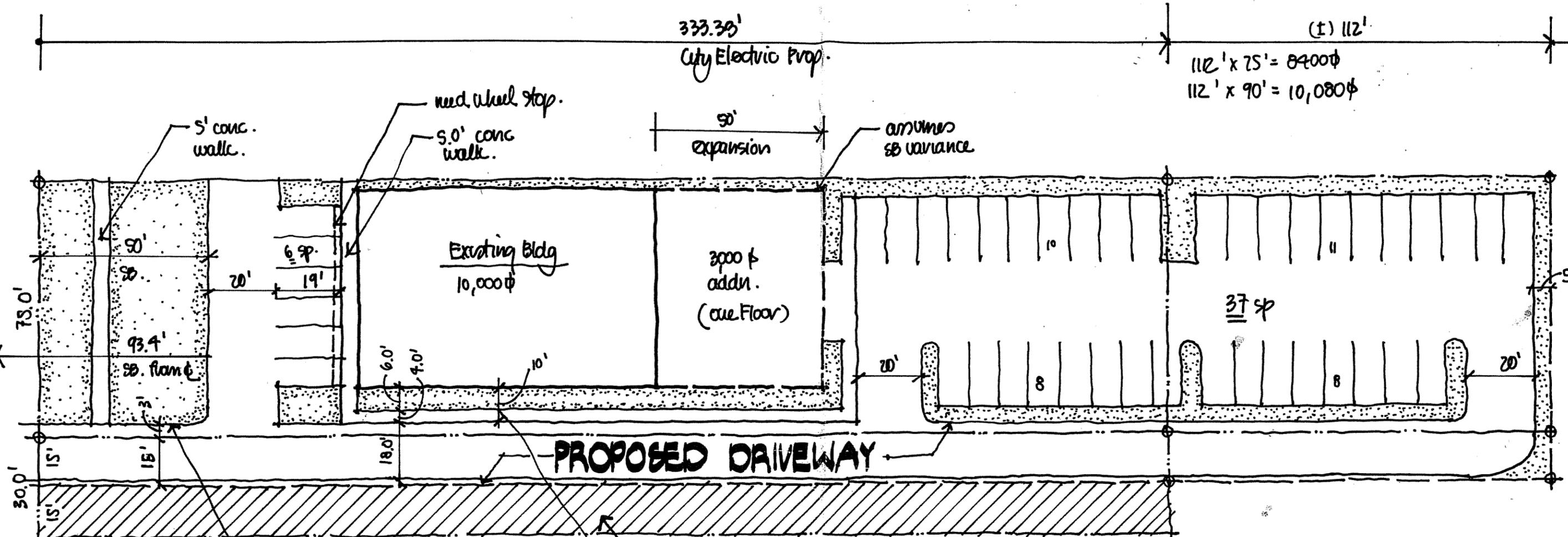
PARKING PROVIDED: 47 SPACES

DEVELOPMENT SCENARIO 2 4,000 sq ft two-story addn.

CITY ELECTRIC SITE STUDIES
BOULDER, COLORADO



30 JUNE 1995



(±) 112'
 112' x 75' = 8400 sq ft
 112' x 90' = 10,080 sq ft

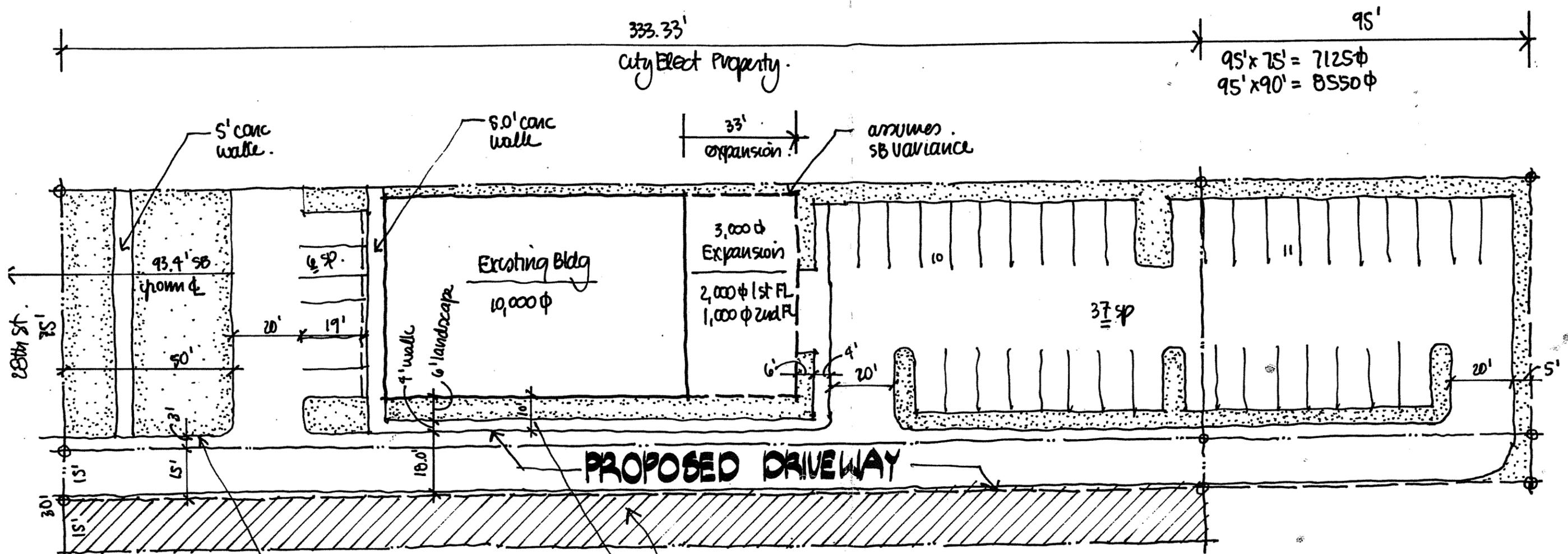
TOTAL FLOOR AREA : 13,000 SF
PARKING REQUIRED: 43 SPACES
 (13,000 sq ft @ 300 sq ft = 43)
PARKING PROVIDED: 43 SPACES

DEVELOPMENT SCENARIO 3 3,000 sq ft - one-story addition
CITY ELECTRIC SITE STUDIES
BOULDER, COLORADO



1" = 30.0'

30 JUNE 1995
 Agenda Item 5A Page 67 of 74



move curbs north 3.0' to provide 18.0' drives

cos to reclaim 15.0' of 30.0' easement

maintain 10' min separation between building & drives.

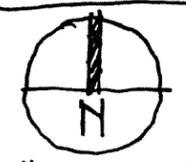
TOTAL FLOOR AREA: 13,000 sq ft
PARKING REQUIRED: 43 SPACES
 (13,000 SF @ 1 SP./300 SF = 43)
PARKING PROVIDED: 43 SPACES

DEVELOPMENT SCENARIO 4

CITY ELECTRIC SITE STUDIES

BOULDER, COLORADO

3,000 SF addn : First Floor = 2,000 sq ft / 2nd Floor = 1,000 sq ft



1" = 30.0'

30 JUNE 1995

CBE parking requirement = 1/300 ft → 1.2001. now

No parking along 28th St. - 90' SB from & major arterial or to mos. site review (maybe w/ expansion)

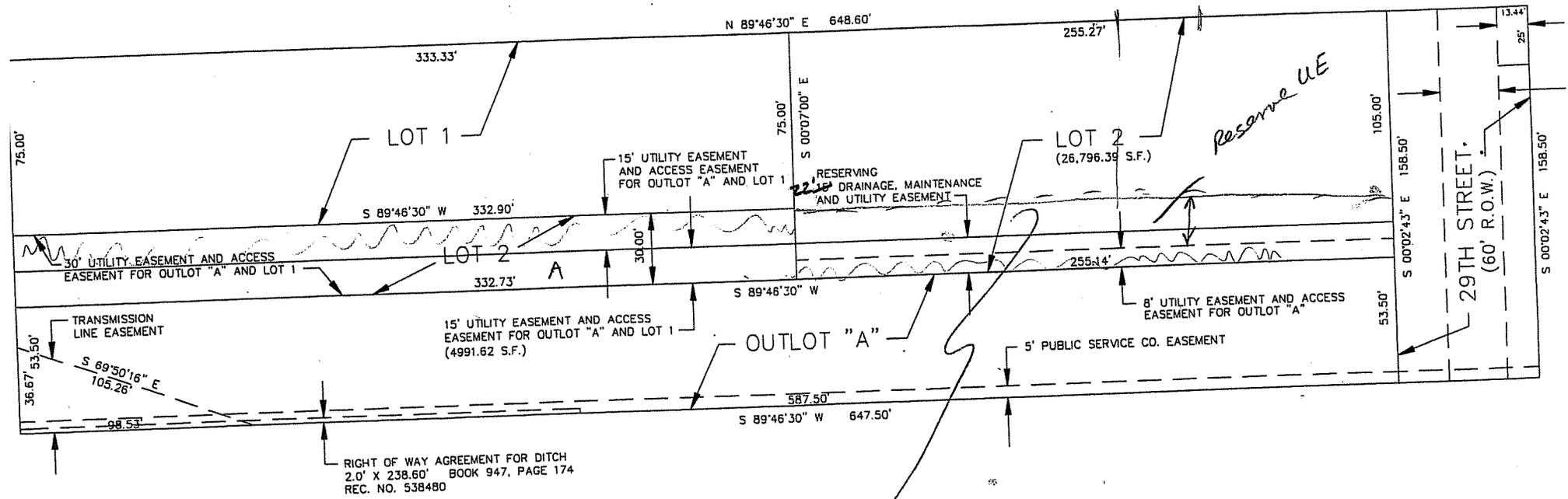
Rezoned?

Vacate the access but not the UE

Reserve 22' U& Access Easement

Russ - ^{future} pay code changes

75' x 150'
105'

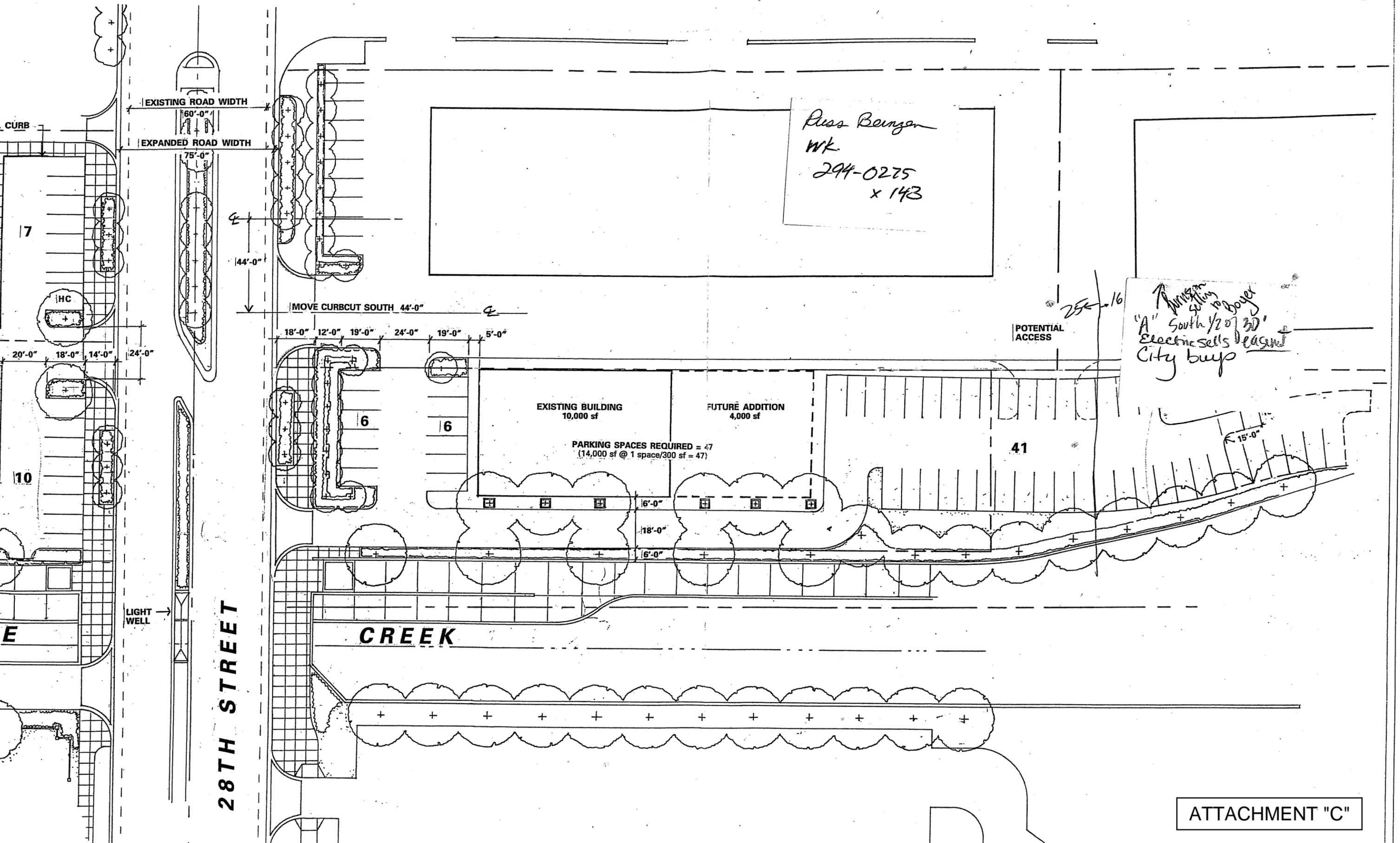


Settlement Plan

1:1 on access ease to road
 City does sidewalk & parking & drive way
 City owes for x parking spaces & replaces in ^{front} place for free
 & is remaining access ease from Russ vs land area sold to Russ which is 75' x 105'

city keeps & gives C-E an access ease

ATTACHMENT "B"



Russ Bengon
 WK
 294-0275
 x 143

↑ Armon
 selling to Boyer
 "A" South 1/2 of 30'
 Electric sells easement
 City buys

ATTACHMENT "C"

Van Schaack, Chandler

From: Kynan Waggoner [kynanwaggoner@gmail.com]
Sent: Tuesday, November 03, 2015 7:46 PM
To: Van Schaack, Chandler
Subject: LUR2015-00104

Mr Van Schaack,

Please do not grant the parking reduction for this project, as it will unduly impact the availability of street parking on both 29th and Bluff Streets. In the last two years, there have been two housing developments built on this block and these have already made the public parking an issue for the residents and businesses on both 29th and Bluff streets.

This development is already going to affect the views of the foothills for many of the existing residents of the area, please don't add insult to injury by exacerbating the lack of available street parking in this area.

Kynan Waggoner
2910 Bluff Street #111
Boulder, CO 80301

Van Schaack, Chandler

From: Angela Bevacqua [beep0000@yahoo.com]
Sent: Tuesday, November 03, 2015 1:55 PM
To: Van Schaack, Chandler
Subject: Proposed development at 2560 28th St.

I have received a notice about a proposed development in my neighborhood at 2560 28th St. After looking at the architectural drawings, this building looks yet again like another modern/urban density style that does not fit the character of Boulder. An example of another new building in the area is Lumine on 28th St., which has been derided by many as looking like a prison, blocks the view, and has no trees or greenery. Depressing.

I'm sure you're highly aware of the controversy about the style, type and amount of development happening in Boulder. I live at 28th & Mapleton and am increasingly distressed by seeing my neighborhood become a modern and urban and dense style as is typical in larger cities (a "concrete jungle" we used to say.). Unfortunately I can't afford to live in the beautiful west side of town, even though I make a very good income. I have purchased a condo that is merely 400 sf. and is valued already at nearly \$200K!

It seems as though the 28th St. area has been targeted for growth, and in the last few years I have seen a large increase in congestion. I no longer like living here, especially seeing how even more buildings are going up--both residential and the huge Google campus.

Those of us who are less affluent want to live in a beautiful, walkable city, too, with trees and grass that we moved here for. Who can I contact to express my concerns?

Angela Bevacqua

Van Schaack, Chandler

From: Richard Flower [RichFlower@aol.com]
Sent: Monday, November 02, 2015 11:33 PM
To: Van Schaack, Chandler
Subject: 2560 28th St Residences

I just wanted to pass my input along on the proposed development. It sucks. Boulder is becoming overbuilt and exceptions to the existing rules, which were put there for good reason, are responsible. Parking is bad enough without a developer bending the rules to have a 25% reduction in parking spaces. As a landlord I have to deal with others parking in my complex all the time because they don't have enough parking spaces in their own development. With this, the overflow would either be clogging commercial streets, robbing shoppers of convenient parking, or blocks away in front of stranger's houses, negatively affecting them.

Commercially zoned property should not be used for residential development. It might be handy for the very few that live there, but for the rest of us it just spread the commercial area out and necessitates further and longer driving. The more compact and less spread out the commercial zone is, the better, for the town and for the environment. Otherwise it's urban sprawl.

Exemptions for the Boulder Junction monstrosity have destroyed that part of town. It's a huge eyesore. If approved, the proposed development on 30th near there, with it's height exemption request, will further mar the landscape. Please don't add to the list of ill advised projects and further the destruction of what was once a compact and livable town. The recent developments here have changing the town into a city, lessening its appeal and uniqueness. Developers make a fortune with their exemptions and us, the people who live here, suffer.

I strongly oppose this development and it's proposed exemptions

Richard Flower

Van Schaack, Chandler

From: Louis Orenstein [titaniumlou@gmail.com]
Sent: Friday, October 30, 2015 3:41 PM
To: Van Schaack, Chandler
Subject: LUR2015-00104

Hi Chandler,

I live in the Goose Creek development just to the East of this proposed development and wanted to get some more information about how the parking reduction request will be evaluated.

I know that the street parking along Bluff and 29th St both tend to get filled during peak business hours for Rally Sport and when people living in Goose Creek or the new apartment complex along 29th.

Additionally since the existing commercial complex will be left in place on the Western part of the lot I'm curious where the employees and patrons of the commercial complex will be able to park.

I imagine that overflow parking from both the new complex and the commercial building will end up along Bluff Street.

Thanks for any info you can provide!
Louis Orenstein

CITY OF BOULDER
PLANNING BOARD AGENDA ITEM
MEETING DATE: April 7, 2016

AGENDA TITLE: Concept Plan (case no. LUR2015-00106) proposal for expansion of the Frasier Meadows congregate care facility at 350 Ponca Pl. and 4950 Thunderbird Dr. within the RH-5 zone district. The proposal includes renovations to existing buildings; expansion of existing assisted living and skilled nursing facilities, wellness center and arts and education facilities; and a new 5-story, 55' building containing 98 independent living units.

Applicant: Timothy Johnson for Frasier Meadows Retirement Community
Property Owner: Frasier Meadows Manor, Inc.

REQUESTING DEPARTMENT:

Planning, Housing and Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Development Review Manager

Chandler Van Schaack, Planner II

OBJECTIVE:

1. Planning Board hears applicant and staff presentations.
2. Hold Public Hearing.
3. Planning Board to ask questions of applicant, the public, and staff.
4. Planning Board discussion and comment on Concept Plan. No action is required by Planning Board.

SUMMARY:

Proposal: Expansion of the Frasier Meadows congregate care facility at 350 Ponca Pl. within the RH-5 zone district. The proposal includes renovations to existing buildings; expansion of existing assisted living and skilled nursing facilities, wellness center and arts and education facilities; and a new 5-story, 55' building containing 98 independent living units.

Project Name: Frasier Meadows Expansion
Location: 350 Ponca Pl. & 4950 Thunderbird Dr.
Size of Tract: 15.33 acres (667,784 sq. ft.)
Zoning: Residential – High 5 (RH-5)
Comprehensive Plan: High Density Residential

Key Issues:

Staff has identified the following key issues:

1. Is the Concept Plan proposal compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?
2. Is the requested 55-foot building height compatible with the existing context and character of the surrounding area?

I. INTRODUCTION AND BACKGROUND

PROCESS

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the RH-5 zone district that are over 2 acres in size or include 20 or more new dwelling units. Therefore, development of the 15.3 – acre site with 33 new dwelling unit equivalents requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the Concept Plan Review process prior to submitting an application for Site Review.

The purpose of the Concept Plan review is to determine the general development plan for a particular site and to help identify key issues in advance of a Site Review submittal. This step in the development process is intended to give the applicant an opportunity to solicit comments from the Planning Board as well as the public early in the development process as to whether a development concept is consistent with the requirements of the city as set forth in its adopted plans, ordinances and policies (section 9-2-13, B.R.C. 1981). Concept Plan review requires staff review and a public hearing before the Planning Board.

It should be noted that on March 31, 2015, City Council approved a height ordinance that establishes a two-year period during which modifications to the by-right height for new buildings will only be considered through the Site Review process in specific parts of the city or in particular circumstances. Pursuant to Ordinance 8028, the subject site is eligible to request a modification to the maximum principal building height through the Site Review process. Because the Site Review will include a request for a height modification, a public hearing with a final decision by the Planning Board will be required.

BACKGROUND

As shown below in **Figure 1**, the project site is located in East Boulder, just south of Baseline Ave. and west of Foothills Parkway, within the Residential – High 5 (RH-5) zoning district. The area immediately north of the site is zoned Business-Community 1 (BC-1), and contains a mix of high-density residential development and commercial uses, including the Colorado Athletic Club and the Meadows shopping center. The project site is bordered on the west by the Mountain View United Methodist Church and the Admiral Arleigh A. Burke Park, with the Horizons K-8 School property located just west of the church and abutting the park on the south. Both the park and the school properties are primarily open space, which creates a significant view to the Flatirons from the subject property and also creates a buffer between the subject property and the Frasier Meadows neighborhood further to the west. Foothills Parkway runs along the eastern boundary of the site separating the facility from the predominantly single-family Keewaydin Meadows neighborhood to the east.

Frasier Meadows Retirement Community has been operational since 1961. The original construction of the Frasier Meadows Manor included a nursing care facility and approximately 207 independent living units split between efficiency, one- and two-bedroom units. Planning Board has approved several significant renovations and expansions to the facility over the years, including a new health care center in 1975, expansion of the Manor building in 1984, and two 5-story, 55' additions to the facility in 1994 and 1999, respectively. By 2013, prior to the flood, the Frasier Meadows congregate care facility consisted of 32 assisted living units, 108 skilled nursing units and roughly 208 independent living units, for a total of 96.5 dwelling unit equivalents per current code standards.¹

¹ Pursuant to Section 9-8-6(f), "Congregate Care Facility," B.R.C. 1981, "*In 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.*"

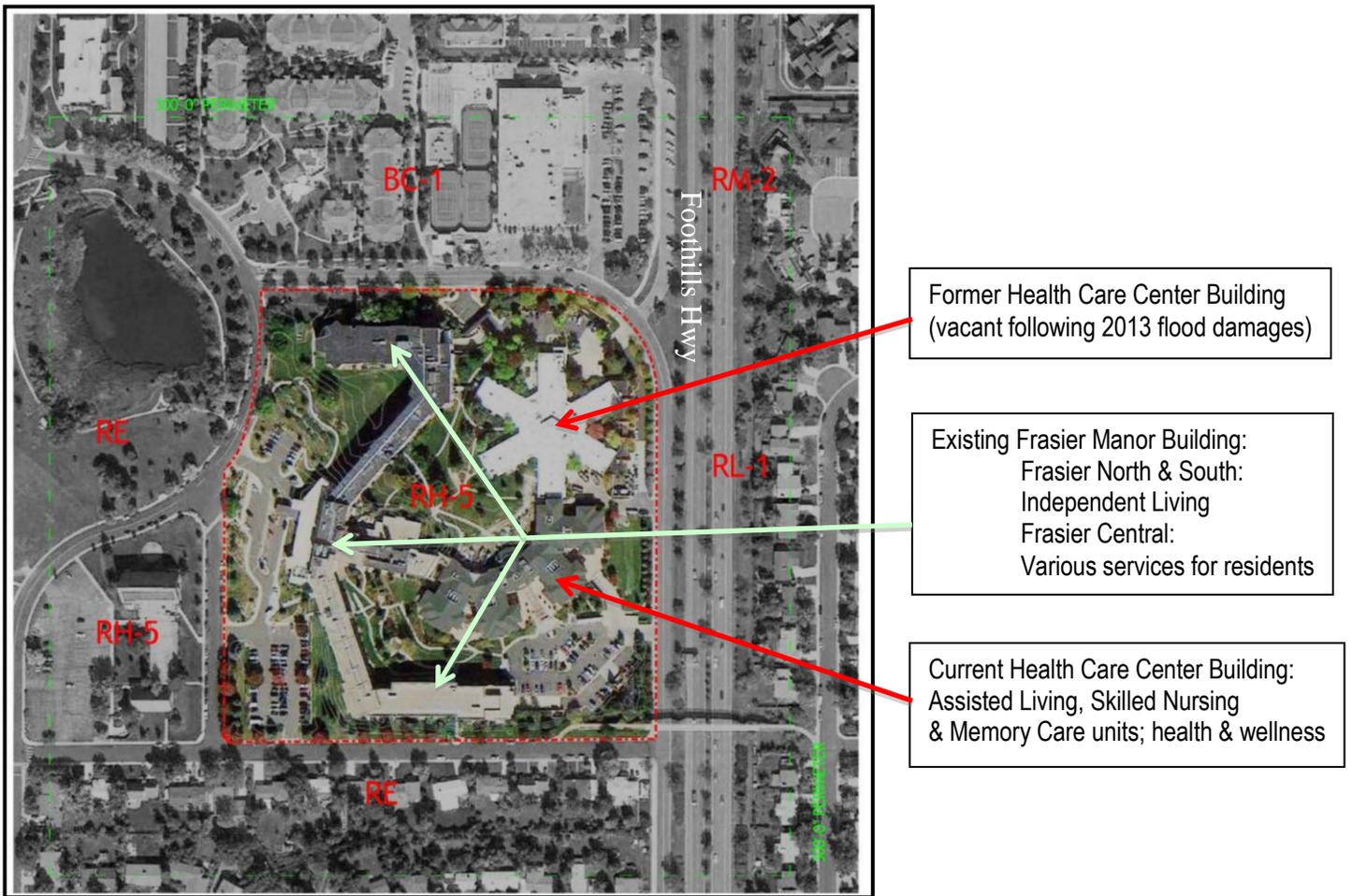


Figure 1: Vicinity Map depicting existing site conditions

The flood of September 2013 destroyed an entire building and damaged several portions of the main residential building. This has resulted in the net loss of 48 assisted living, memory care and skilled nursing residential units. In terms of current operations, there are 208 independent living units, 19 assisted living units, 19 memory care units and 54 skilled nursing units, for a total of 88 dwelling unit equivalents. The primary building is a series of 2,4 and 5-story wings of residences, with community services located in the central area. The most recent addition was a 2-story expansion on the west side of the campus in 2002. There are currently 385 parking spaces serving Frasier Meadows, split between 196 surface parking spaces and 189 parking spaces in underground garages. Figures 2-4 below depict the existing facility.

BVCP Land Use Designation

As shown in **Figure 2**, the BVCP land use designation for the site is High Density Residential. Per the [2010 BVCP](#), High Density Residential land use designations are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment, and are intended to support residential densities of more than 14 units per acre.



Figure 2: BVCP Land Use Map

Zoning

The project site is zoned RH-5 (Residential – High 5). The RH-5 zone district is defined as “High density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed” (section 9-5-2(c), B.R.C. 1981). Per [section 9-8-1](#), B.R.C. 1981, intensity on the RH-5 zone district is determined by lot area and open space, with a minimum required lot area per dwelling unit of 1,600 sq. ft. and a minimum required open space per dwelling unit of 600 sq. ft. per unit. City records indicate that the size of the project site is roughly 667,784 sq. ft. (15.33 acres), which would allow for a maximum of 417 dwelling units with 250,419 sq. ft. (5.75 acres) of total required open space. It should also be noted that for the purposes of calculating the minimum required open space, the requirement is based on dwelling unit equivalents (i.e., 33 unit equivalents = 19,800 sq. ft. minimum required open space). Usable open space must meet the standards found in [section 9-9-11](#), B.R.C. 1981. Per section 9-6-1, “Use Standards,” B.R.C. 1981, congregate care facilities are allowed by-right in the RH-5 zoning district. Please see **Figure 3** below for a zoning map of the site and surrounding area.

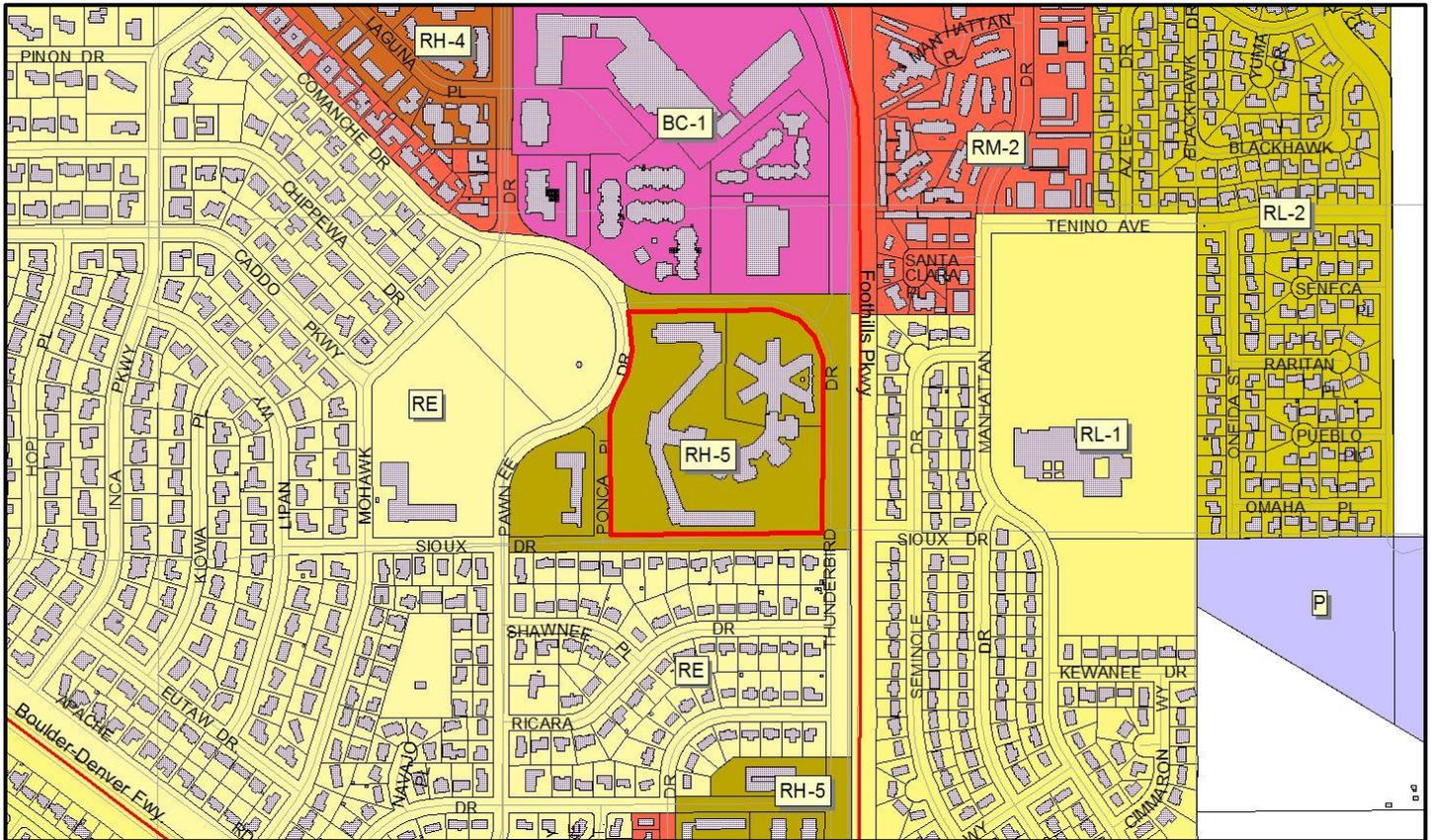


Figure 3: Zoning Map

Flood Impacts

The project site has a number of unique characteristics that will need to be taken into consideration during the Site Review process. As shown below in **Figure 4**, the site is impacted by both the 100-year and High Hazard floodplains and as such any new development will require a floodplain development permit. In addition, because the proposed facility is considered a critical facility per section 9-16, B.R.C. 1981, an Emergency Management Plan would be required.

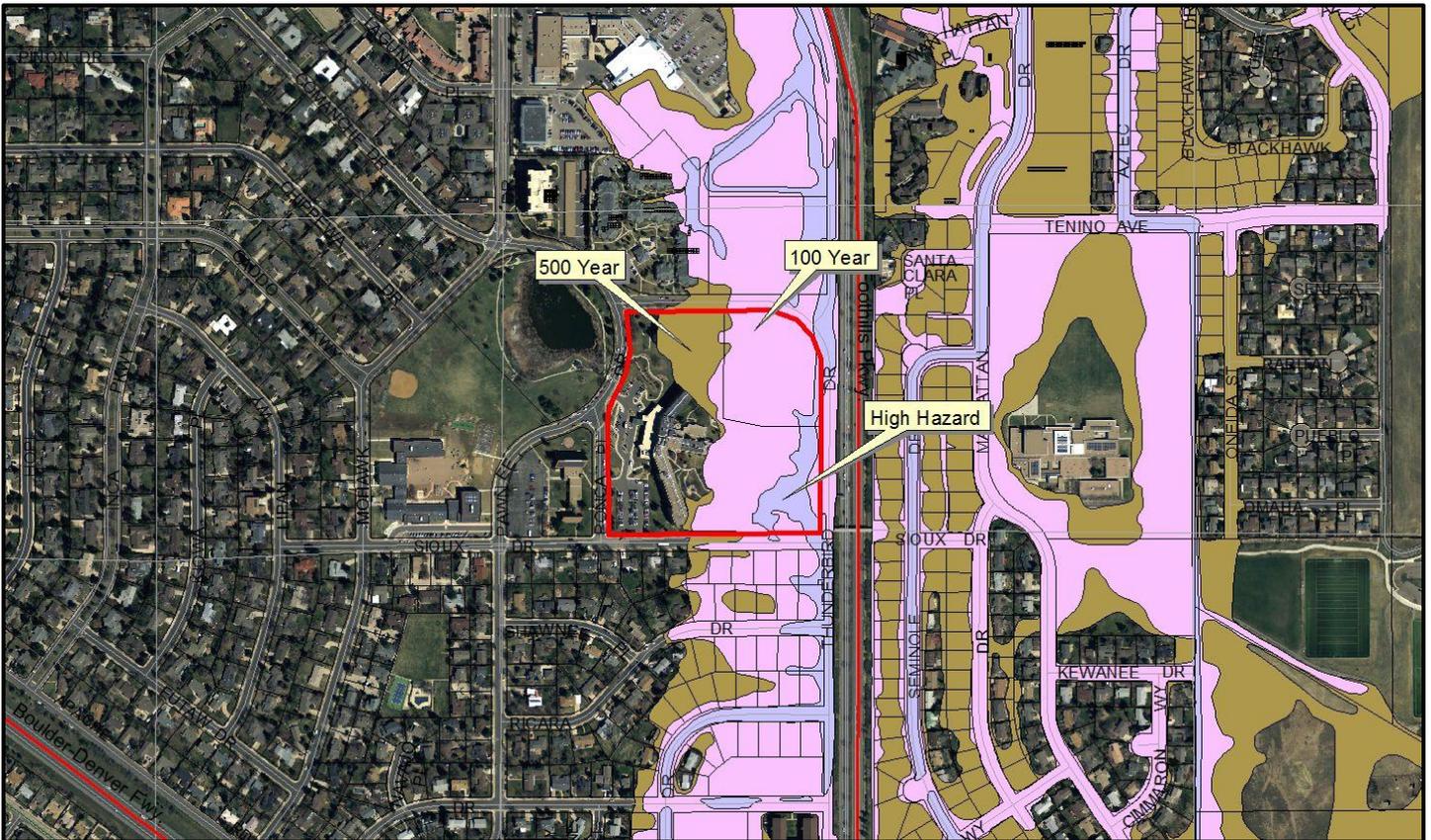


Figure 4: Floodplain Map

II. PROJECT DESCRIPTION SUMMARY

As noted above, the current Concept Plan proposal is for the expansion of the Frasier Meadows congregate care facility at 350 Ponca Pl. within the RH-5 zone district. The proposal includes renovations to existing buildings; expansion of existing assisted living and skilled nursing facilities, wellness center and arts and education facilities; and a new 5-story, 55' building containing 98 independent living units. In terms of the overall number of units, the proposed expansion would add 14 assisted living units and 14 skilled nursing units while removing 10 existing independent living units from the existing Frasier Central building and adding 98 new independent living units in a new building, for a total of 52 assisted living units, 68 skilled nursing/ memory care units and 296 independent living units. In terms of calculating density on the site, the proposed project would result in a net gain of 28 "sleeping rooms or accommodations without kitchen facilities" and 88 "attached dwelling units" for a total increase of 34 dwelling unit equivalents on site (122 dwelling unit equivalents total). See **Figure 5** below for a chart detailing the historic and proposed dwelling unit equivalency on-site, and **Attachment A** for the complete Concept Plan package.

As shown in **Figure 6**, the proposed project would include replacing the damaged former health center building at the northeast corner of the site with a new 5-story, 55' independent living building and several additions to the existing Frasier Manor and Health Center buildings. The new independent living building would be constructed over a 220-space parking area. Following the proposed expansion, there would be a total of 449 parking spaces serving Frasier Meadows, which represents an increase of 64 spaces over existing conditions. For reference, the overall ratio of parking spaces per dwelling unit equivalent would decrease slightly from an average of 4.3 parking spaces per dwelling unit equivalent currently to 3.6 parking spaces per dwelling unit equivalent following the proposed expansion. Per section 9-9-6(b)(2), B.R.C. 1981, parking for congregate care uses is required to be "appropriate to use and needs of the facility and the number of vehicles used by its occupants, as determined through review." The applicant has provided a preliminary traffic study as part of the Concept Plan review in support of the proposed parking changes. Additional information will be required at time of Site Review to

determine whether the proposed parking is appropriate to serve the needs of the use.

Frasier Meadows Retirement Community						
Dwelling Unit Count History						
1-Jan-16		Measured	Classification			Dwelling Units
		Quantity	per BRC 9.8.6 (f)			or Equivalent
Pre Flood (2013)						With Congregate
						Care Reduction
Assisted Living in 4900 Thunderbird Dr		32	Congregate Care attached no kitchen			32/5 = 6.4 DU
Health Care Center in 4950 Thunderbird Dr		108	Congregate Care attached no kitchen			108/5 = 21.6 DU
Congregate care Independent living						
	Frasier North (1995)	68	Congregate Care Attached			68/3 = 22.7 DU
	Frasier Central (1960 & 1963)	100	Congregate Care Attached			100/3 = 33.3 DU
	(consolidated from originally built 201)					
	Guest Rooms	6	Congregate Care attached no kitchen			6/5 = 1.2 DU
	Frasier South (2001)	34	Congregate Care Attached			34/3 = 11.3 DU
				site total		96.5 DU
Post Flood 2015						
Assisted Living in 4950 Thunderbird Dr		38	Congregate Care attached no kitchen			38/5 = 7.6 DU
Health Care Center in 4950 Thunderbird Dr		54	Congregate Care attached no kitchen			54/5 = 10.8 DU
Congregate care Independent living						
	Frasier North (1995)	68	Congregate Care Attached			68/3 = 22.7 DU
	Frasier Central (1960 & 1963)	104	Congregate Care Attached			104/3 = 34.7 DU
	(consolidated from originally built 201)					
	Guest Rooms	6	Congregate Care attached no kitchen			6/5 = 1.2 DU
	Frasier South (2001)	34	Congregate Care Attached			34/3 = 11.3 DU
				site total		88.3 DU
2016 Renovation						
After Phase 1						
Assisted Living in 4900 Thunderbird Dr		38	Congregate Care attached no kitchen			38/5 = 7.6 DU
Health Care Center in 4950 Thunderbird Dr		54	Congregate Care attached no kitchen			54/5 = 10.8 DU
Congregate care Independent living						
	Frasier North (1995)	68	Congregate Care Attached			68/3 = 22.7 DU
	Frasier Central (1960 & 1963)	100 -1= 99	Congregate Care Attached			99/3 = 33.0 DU
	(consolidated from originally built 201)					
	Guest Rooms	6	Congregate Care attached no kitchen			6/5 = 1.2 DU
	Frasier South (2001)	34	Congregate Care Attached			34/3 = 11.3 DU
	New Frasier NE	98	Congregate Care Attached			98/3 = 32.7 DU
				site total		119.3 DU
After Phase 2						
Assisted Living in 4900 Thunderbird Dr		38 + 14 =52	Congregate Care attached no kitchen			52/5 = 10.4 DU
Health Care Center in 4950 Thunderbird Dr		54 +14=68	Congregate Care attached no kitchen			68/5 = 13.6 DU
Congregate care Independent living						
	Frasier North (1995)	68	Congregate Care Attached			68/3 = 22.7 DU
	Frasier Central (1960 & 1963)	100 - 9 -1= 90	Congregate Care Attached			90/3 = 30.0 DU
	(consolidated from originally built 201)					
	Guest rooms	6	Congregate Care attached no kitchen			6/5 = 1.2 DU
	Frasier South (2001)	34	Congregate Care Attached			34/3 = 11.3 DU
	New Frasier NE	98	Congregate Care Attached			98/3 = 32.7 DU
				site total		121.9 DU

Figure 5: Existing and Proposed Dwelling Unit Equivalency Chart

In terms of the conceptual building design, the intent is for the new proposed building and building additions to respond to the existing Frasier Meadows architecture (see **Figures 7 & 8** for perspective drawings). Per the applicant’s written statement,

“The concept design for the additions and new building are in a very early phase but will respect and take clues from the existing architecture. The Frasier Meadows group of buildings has a cohesive appearance. The materials are combinations of brick, linear window glazing, sandstone and light-colored stucco. The building forms are linear, with an emphasis on horizontal patterns. Roofs are mostly flat. These design features are guiding the architecture of the new construction” (Pg. 2 of Concept Plan Written Statement, included as **Attachment A**).

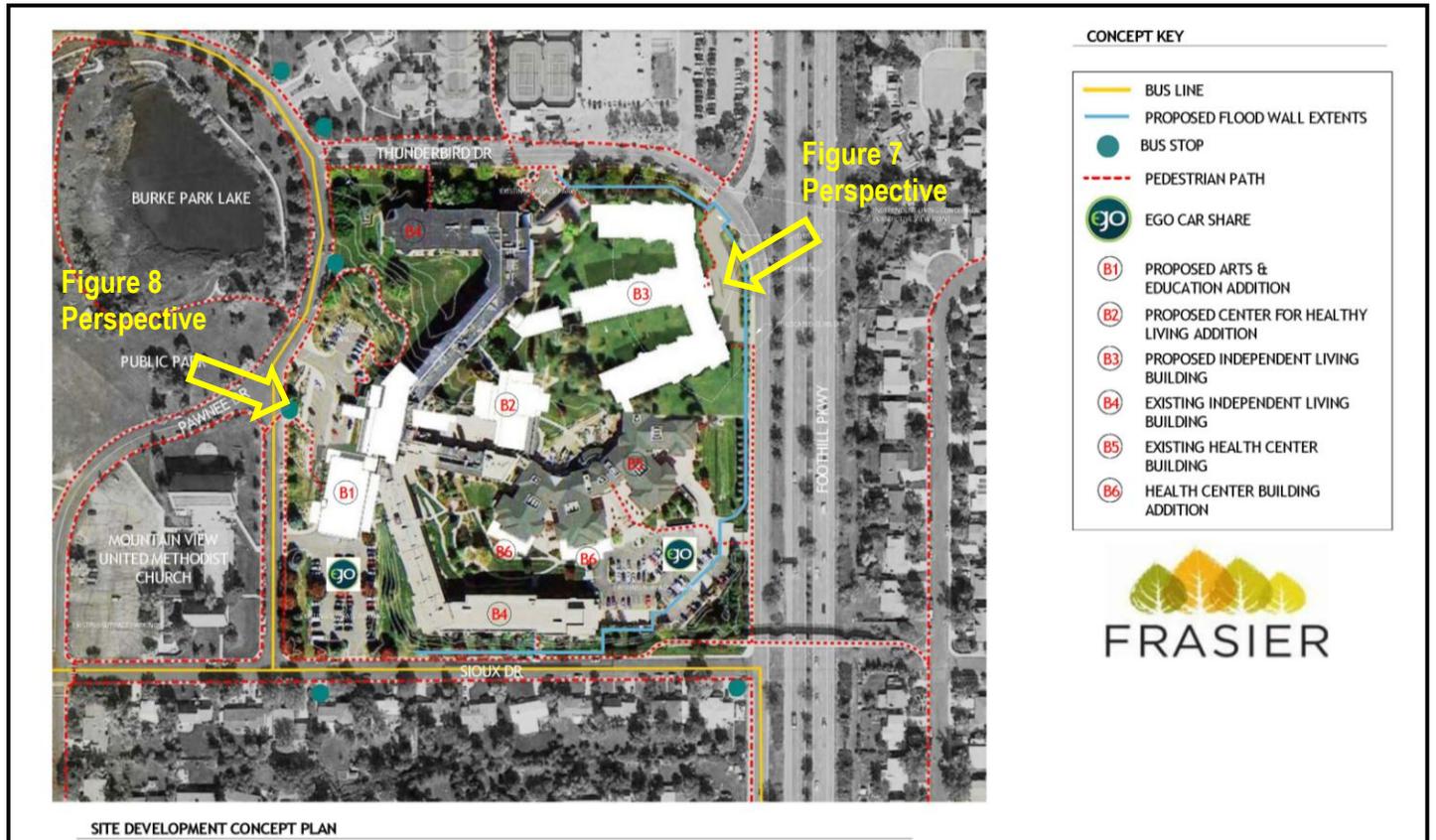


Figure 6: Proposed Site Plan



Figure 7: Perspective Drawing of Proposed Independent Living Building from the East



Figure 8: Perspective Drawings of Entrance/ Arts & Education Center

An analysis of the Concept Plan Review criteria as found in section 9-2-13, B.R.C. 1981 is included below, followed by a discussion of the key issues identified by staff. The analysis is intended to help guide the board’s discussion of the project; however, the board may choose to identify additional key issues for discussion if desired.

III. Concept Plan Review Criteria for Planning Section 9-2-13(e), B.R.C. 1981

**CONCEPT PLAN REVIEW AND COMMENT
Section 9-2-13**

(g) Guidelines for Review and Comment: The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

- (1) Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

The project site is located in East Boulder, just south of Baseline Ave. and west of Foothills Parkway, within the Residential – High 5 (RH-5) zoning district. The area immediately north of the site is zoned Business-

Community 1 (BC-1), and contains a mix of high-density residential development and commercial uses, including the Colorado Athletic Club and the Meadows shopping center.

The project site is bordered on the west by the Mountain View United Methodist Church and the Admiral Arleigh A. Burke Park, with the Horizons K-8 School property located just west of the church and abutting the park on the south. Both the park and the school properties are primarily open space, which creates a significant view to the Flatirons from the subject property and also creates a buffer between the subject property and the Frasier Meadows neighborhood further to the west. Foothills Parkway runs along the eastern boundary of the site separating the facility from the Keewaydin Meadows neighborhood to the east.

- (2) **Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, sub-community and sub-area plans;**

Land Use Designation: The Site Review criteria of the land use code section 9-2-14(h), B.R.C. 1981, will be used to evaluate a project and to make findings for any future Site Review approval. Among the findings that must be made is a project's consistency with the Boulder Valley Comprehensive Plan (BVCP) policies and Land Use designation. The BVCP land use designation for the site is High Density Residential.

Per the 2010 BVCP, High Density Residential land use designations are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment, and are intended to support residential densities of more than 14 units per acre. With the density of the project following the proposed expansion being roughly 8 dwelling units per acre, the project is well within the maximum allowable density anticipated by the HR Land Use Designation.

Staff finds the proposed project to be consistent with a number of additional BVCP policies, in particular those policies pertaining to providing services for populations with special needs. A complete analysis of the project's consistency with BVCP Policies can be found in the staff response to **Key Issue #1** below.

- (3) **Applicable criteria, review procedures, and submission requirements for a Site Review;**

As stated above, a Site Review application would be required and would be subject to all the criteria in Section 9-2-14(h) of the Land Use Regulations. Submission requirements would be the same as any other Site Review and would have to satisfy the requirements of sections 9-2-6 and 9-2-14(d). Development of the site would also have to be found consistent with the Design and Construction Standards (DCS).

The Site Review process would follow a standard three-week review track where comments or a decision would be rendered at the end of that time. If revisions were required, additional review tracks could be scheduled. Ultimately, if the project is designed to include a height modification request, a public hearing and final decision by the Planning Board would be required. Any decision made by the Planning Board is subject to a 30-day city council call-up period. Staff notes that a Concept Plan and Site Review for Frasier Meadows were specifically included in the exemptions to the height ordinance passed by council in March, 2015.

- (4) **Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

Following Site Review approval, if approved, the applicant is required to submit an application for Technical Document (TEC doc) Review prior to application for building permit. The intent in the TEC doc review is to

ensure that technical details are resolved such as drainage and transportation issues that may require supplemental analyses.

(5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;

As noted in the development review comments included as [Attachment B](#), staff does not support the proposal to add an additional curb-cut to the site when there are already multiple existing curb-cuts. Staff understands that given the size of the site multiple curb cuts may be beneficial; however, there appear to be opportunities to eliminate curb-cuts along Thunderbird Drive which will provide safety benefits to the multi-use path along Thunderbird Drive. The applicant should continue to work with staff prior to Site Review to explore potential improvements to the site access and circulation. City Parks staff has also indicated a desire to work with the applicant and Transportation staff to look at the possibility of providing an improved pedestrian crossing on Pawnee Dr. north of the entrance to the parking lot serving proposed building B1.

Pursuant to section 9-9-8(g) of the BRC, at time of Site Review the following public improvements will be required:

- An 8-foot wide landscape strip and 10-foot wide detached multi-use path along Thunderbird Drive consistent with Table 2-13 and section 2.11 of the City's DSC*
- An 8-foot wide landscape strip and five foot wide detached sidewalk along Sioux Drive, Ponca Place, Pawnee Drive and Thunderbird Drive*

Staff has also identified additional documentation that will be required in order to evaluate the proposed project's transportation impacts. Additional information on the proposed parking plan for the facility will be required. In addition, pursuant to section 2.02 of the DCS, a Traffic Impact Study (TIS) is required at time of site review submittal since the development's trip generation is shown to exceed the residential development threshold of 20 vehicle trips or greater during any single hour in the peak period.

A Transportation Demand Management (TDM) Plan consistent with section 2.03(l) of the City's Design and Construction Standards (DCS) and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code (BRC) is also required to be submitted at time of site review submittal which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

(6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;

The site is impacted by both the 100-year and High Hazard floodplains and as such any new development will require a floodplain development permit. In addition, because the proposed facility is considered a critical facility per section 9-16, B.R.C. 1981, an Emergency Management Plan would be required.

The Frasier Meadows community is immediately adjacent to Burke Park and Thunderbird Lake. Over the last couple of years, City Parks Department staff have been working with a consultant to monitor the condition of the lake with respect to the ecological conditions and the water table of the lake. Development in the Frasier Meadows complex to the east of the Admiral Arleigh Burke Park has the potential to influence

hydrology of Thunderbird Lake. Specifically, activities that result in changes in surface water runoff or groundwater flow patterns could change the groundwater gradient and lower (drawdown) the lake level. Conversely, should proposed construction offer the opportunity to redirect drainage flows to the lake, the addition of water could help supplement its water supply and support the long-term viability of the lake. While Parks Department staff has not indicated any significant concerns with the proposal at this time, the applicant should continue to communicate with Parks staff and their consultant as project plans move forward.

(7) Appropriate ranges of land uses; and

The proposed expansion of the existing congregate care use appears to be consistent with the intent of the High Density Residential Land Use Designation and RH-5 zoning district. Congregate care uses are defined in section 9-16 of the land use code as:

Congregate care facility means a facility for long-term residence:

- (1) where at least eighty percent of the occupied units are occupied by at least one person who is sixty-five years of age or older;*
- (2) the facility is in compliance with the requirements of the federal Fair Housing Act, 42 U.S.C. § 3601, et seq., and the Colorado Housing Practices Act, § 24-34-501, et seq., C.R.S., with respect to housing for older persons; and*
- (3) which shall include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars, and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least three of the following: meal services, transportation, housekeeping, linen, and organized social activities.*

Additional information on the Wellness Center and Arts and Education Center will be required to determine whether the proposed uses will meet the definition of accessory uses found in the land use code. Pursuant to section 9-16 of the land use code, Accessory use means a use located on the same lot as the principal building, structure, or use to which it is related and that:

- (1) Is subordinate to and customarily found with the principal use of the land; and*
- (2) Is operated and maintained for the benefit or convenience of the occupants, employees, and customers of or visitors to the premises with the principal use.*

In order to meet the above definition, the applicant will need to demonstrate that the proposed nonresidential uses will not be open to the general public and that all services and/or events offered in those facilities will be “operated and maintained for the benefit or convenience of the occupants, employees, and customers of or visitors to the premises.” It should be noted that principal uses meeting the definition of “small theater or rehearsal Space” or “hospital” are prohibited in the RH-5 zone, while “medical/ dental clinic or office,” “convenience retail sales,” “personal service uses,” and “indoor recreational or athletic facilities” require a Use Review to operate in the RH-5 zone.

(8) The appropriateness of or necessity for housing.

The growth in the senior population is recognized as an emerging trend in the 2010 BVCP. In addition, the

draft trends report for the 2015 BVCP Update indicates that the current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829). The BVCP includes several policies pertaining to provision of housing and services for the elderly, including **Policy 7.03, Populations with Special Needs; Policy 7.06, Mixture of Housing Types; Policy 7.09, Housing for a Full Range of Households. Section 8 of the BVCP states** “The city and county proactively anticipate and plan for emerging demographic trends and social issues, including needs of a growing older adult population and their family caregivers.” **Policies 8.04, Addressing Community Deficiencies, and 8.10, Support for Community Facilities** both speak further to these goals as well.

Key Issue #1: Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?

Overall, staff finds the proposed Concept Plan to be largely consistent with the goals, policies and objectives of the [2010 Boulder Valley Comprehensive Plan](#) (BVCP). Specifically, staff finds that the proposed congregate care use would be largely consistent with the HR Land Use Designation for the site, as well as with many of the general goals found in Chapter 5, “Economy” and Chapter 8, “Community Well-Being,” particularly those related to quality of life and provision of services to populations with special needs. The proposal is also consistent with other citywide objectives relating to Housing Boulder and the 2013 flood recovery objectives. The tables below offer an initial analysis of the project’s consistency with BVCP policies, and are intended to provide potential discussion points for the Planning Board during their review of the project.

BVCP or Other City Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
7.03 Populations with Special Needs	<p>“...encourage development of housing for populations with special needs including residences for people with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations where appropriate...”</p> <p>“...the location of such housing should be in proximity to shopping, medical services, schools, entertainment and public transportation...”</p>	<p>This is an expansion of a facility that serves a population with special needs with specialized health services and living units. The location is adjacent to a private health club, about 0.15 miles to a shopping center with a grocery store and pharmacy (from the northern edge of the Frasier Meadows property). These areas are well connected to Frasier Meadows with separated pedestrian paths.</p> <p>The location is also on the 209 bus route that runs between the property and CU, with connections to other shopping and service areas, but note that the 209 is not considered a high frequency bus nor does it connect Frasier Meadows directly with downtown Boulder.</p>
7.06 Mixture of Housing Types 7.09 Housing for a Full Range of Households	<p>7.06 “...to meet the needs of the full range of the Boulder Valley population.”</p> <p>7.09 “...encourage preservation and development of housing attractive to current and future households, persons at all stages of life...”</p>	<p>Frasier Meadows is one of Boulder’s largest retirement communities. Boulder is also mostly built out, with limited future development potential for any retirement communities on a similar scale. With the increasing demand for senior housing with an aging population (nationally and locally), this proposal represents an opportunity to further meet that increased demand for a specialized housing type.</p>

BVCP or Other City Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
City Council Flood Recovery Objectives	Relevant objectives include: “restore and enhance our infrastructure, assist business recovery, and pursue and focus resources to support recovery efforts”	Frasier Meadows was heavily impacted by the 2013 floods. While the proposal adds density to the pre-flood conditions, the overarching purpose is to rebuild and enhance the facilities following the flood impacts that severely damaged several buildings.
Housing Boulder Goals	City Council supported goal of “Reach or exceed Boulder’s goals to serve very low-, low-, and moderate-income households, including people with disabilities, special needs, and the homeless.”	This Housing Boulder objective specifically mentions senior housing and housing for individuals with disabilities as special needs housing.
8.01 Providing for a Broad Spectrum of Human Needs	“develop and maintain human service programs that provide for the broad spectrum of human needs”	Frasier Meadows is a long-standing and vital community institution with a need to repair facilities that were lost in the 2013 flood and expand its operations to continue to meet the growing demand for congregate care housing.
8.07 Physical Health	“strive to ensure that this community continues to be a leader in promoting physical health and welfare of community members”	
8.10 Support for Community Facilities	“recognize the importance of educational, health and non-profit community agencies that provide vital services to the residents of the Boulder Valley and will work collaboratively with these agencies to reasonably accommodate their facility needs and consider location based on transportation accessibility	

There are also several BVCP Policies that apply to the project which will require additional information at the time of Site Review in order for staff to determine consistency. Policies which should be given special consideration as the project moves forward include:

- BVCP Policy 2.01, Unique Community Identity
- BVCP Policy 2.05, Design of Community Edges and Entryways;
- BVCP Policy 2.10, Preservation and Support for Residential Neighborhoods;
- BVCP Policy 2.13, Protection of Residential Neighborhoods Adjacent to Non-residential Zones
- BVCP Policy 2.30, Sensitive Infill and Redevelopment;
- BVCP Policy 2.34, Importance of Street Trees and Streetscapes;
- BVCP Policy 2.35 Outdoor Lighting/Light Pollution
- BVCP Policy 6.08 Transportation Impacts

Key Issue #2: Is the requested 55-foot building height compatible with the existing context and character of the surrounding area?

The comments below represent staff's initial findings regarding various aspects of the project's compatibility with the surrounding area, including mass and scale, site design, building materials and other design considerations. These comments are intended to provide the planning Board with a starting point for further discussions regarding project compatibility.

Building Design

Overall, staff finds that the conceptual building design appears largely consistent with the existing architectural character of the development. In particular, the proposed 1-2 story arts and education center and wellness center addition on the western side of the Frasier Manor building will complement the existing building while not increasing the apparent mass in any significant way. Staff finds that the applicant's stated intent to "*respect and take clues from the existing architecture*" is an appropriate approach to project design which will need to be refined as the project plans move forward.

Regarding the proposed new independent living building, staff finds the conceptual design to be a good first step in terms of continuing the architectural vocabulary of the existing buildings, and is largely supportive of the proposed materials palette of brick, linear window glazing, sandstone and light-colored stucco as indicated in the concept plan package. It should be noted that details on windows and material type and installation methodology will be required at time of Site Review.

While additional details will be required at time of Site Review, as shown the proposed building design appears to be consistent with a number of Site Review criteria pertaining to Building Design, in particular those criteria addressing compatibility with the existing character of the area and use of high quality, authentic materials.

Mass and Scale

Site Review requires that "*the height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans or design guidelines for the immediate area.*"

Staff finds that this criterion could be satisfied given the height of the existing Frasier Meadows buildings as well as the surrounding context. As mentioned above, several sections of the Frasier Manor building reach 55 feet in height, including the Frasier North and Frasier South independent living wings. The proposed new independent living building at the northeast corner of the site would match the existing 55' building features on the site. Given the large area of existing open space to the west of the site, the proposed 55' building would have no visual impact on the low-density residential neighborhoods to the west. In addition, there is a significant grade change between the Foothills Highway and the site entrance, which will reduce the perceived height of the structure to travelers entering and leaving the city. The Foothills Highway also serves as a visual separation between the existing residential neighborhood to the east and the proposed building, and will help to reduce the visual impacts of the new building on nearby residents. Given that the new 55' building is proposed to replace an existing 1-story building that was damaged in the flood, staff finds that it will be important to show how the new building may impact views and shadowing on adjacent properties, particularly to the north of the site.

PUBLIC COMMENT AND PROCESS:

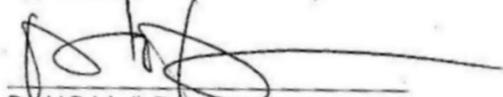
Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site and a sign posted on the property for at least 10 days. All notice requirements of

section 9-4-3, B.R.C. 1981 have been met. Staff has received comments from several neighbors expressing concerns over the proposal. These concerns include visual impacts, parking, traffic and stormwater issues. The applicant also held a neighborhood meeting on March 8, 2016, which had roughly 8 attendees who asked questions about the development. Overall, the attendees were largely in support of the proposal and had their questions satisfactorily answered by the applicant. All public comments received so far are included as [Attachment C](#).

STAFF FINDINGS AND RECOMMENDATION:

No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant's use. Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the Site Review plans.

Approved By:



David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

- A: [Concept Plan Submittal](#)**
- B: [Initial Staff Review Comments to Applicant](#)**
- C: [Public Comment Received](#)**

Concept Plan Review Application: Frasier Narrative

DATE: 4 January 2016
 PROJECT: 2015 Frasier Renovations and Additions
 JOB NO.: 215097

SUBJECT: Concept Plan review Submittal - Narrative

Introduction: Overall Project Goals:

Frasier Meadows Retirement Community has been serving the needs of Boulder seniors at a very high level since its founding in the early 1960's. The devastating flood of September 2013 destroyed an entire building and damaged several portions of the main residential building. This has resulted in a reduced number of Assisted Living, Memory Care and Skilled Nursing residential units. Frasier is proposing ~~some~~ additions to the campus which is located in south east Boulder on Ponca Place. These improvements are planned to be carefully integrated into the existing facilities, within the existing property boundaries. All of these enhancements to Frasier are important to meet the needs of its current senior population and future residents too.

Frasier Existing Conditions:

Frasier has grown in several phases over the 50-year history of this retirement community. The primary building is a zig-zagging series of 2, 4 and 5-story wings of residences, with community services located in the central area. The most recent addition was a 2-story expansion on the west side of the campus. Currently there are 204 apartments (consolidated from an original 300 units) for Independent Living seniors, 19 units for Assisted Living residents, 19 units for residents needing memory care and 54 units for residents needing skilled nursing. This Concept Plan outlines the steps Frasier needs to take to restore full capabilities to its community and to better serve Boulder.

Proposed Additions:

The design includes renovations within the existing buildings, additions, and a new building. Some of the changes are for new residential units and others are for the support and amenities to serve the residents. The proposed improvements are as follows:

- 14 new Assisted Living units within the existing Frasier building.
- Also there will be renovations within the central area to increase the size and quality of the food service, the health care, the administration offices and the wellness facilities.
- There is an addition planned to the existing skilled nursing wing to add 14 more skilled beds.
- There is an addition planned to the Wellness Center to improve the facilities and expand on them.
- Another addition will bring the arts and education rooms, which are scattered throughout the existing building, to one central area on the ground level. This "Wing" will have rooms to serve the Frasier residents including a sub dividable, 300-seat, flat floor auditorium; two arts / crafts classrooms and a 28-seat, movie screening room.
- Finally there is a small addition proposed to increase the size of the main lobby and the existing bistro too.

Proposed New Building:

The most significant addition, in terms of capacity for Frasier, is a new independent living (I.L.) apartment building. It will be located in place of the Assisted Living building, which was destroyed in the 2013 flood and which we be torn down. This new building will provide a net gain of 89 apartments for independent seniors. Based on an actual wait list, and population studies, there is a significant need in Boulder for senior housing like this. The I.L. building will have approximately 182,800 gross square feet of occupied space on four floors, with enclosed bridge connections to the north residential wing of Frasier and to the existing Health Care building. The concept plan illustrates a 220-space parking lot that is on grade, below the new I.L. building. The building form is designed to fit into the campus by closely matching, but not exceeding the 55-foot height of the existing main building, even though it is raised above the flood plain. In recent meetings with the City Council, Frasier was exempted from the automatic restrictions of the 35-foot height limit which has been imposed on new construction. The building shape is staggered along the side facing Foothills drive to modulate the scale in an engaging manner.

Exterior Building Materials:

The concept design for the additions and new building are in a very early phase but will respect and take clues from the existing architecture. The Frasier Meadows group of buildings has a cohesive appearance. The materials are combinations of brick, linear window glazing, sandstone and light-colored stucco. The building forms are linear, with an emphasis on horizontal patterns. Roofs are mostly flat. These design features are guiding the architecture of the new construction.

Community Benefits:

Frasier has been an anchor to the City of Boulder since it was founded. It continues to be the preferred retirement home to many leaders of the community and from CU, The Federal Labs, private businesses and the city government. In many ways it acts as a hub to the greater elder community in Boulder. Continuing education and cultural activities are hosted here which benefit the older population. Frasier needs to grow and progress in order to continue to serve at this high level.

The grounds of Frasier are beautifully landscaped and act almost as an extension to the nearby Burke Park. The new design will continue to emphasize the importance of open spaces. It should be noted that the campus is mostly open with no fences except at the critical care areas.

The concept plan envisions the Independent Living building to be an attractive landmark structure along Foothills Parkway as people enter into Boulder from the south. It should be noted that the building design has been studied to maximize the views of the Flatirons from the residential neighborhood to the east.

In terms of the affordable housing requirement in the City code, Frasier leaders have met with both Jeff Yegian and Michelle Allen regarding this. Frasier is committed to maintaining its history of providing residences for elders of all economic levels. The 20% ratio of affordable to new units would translate to 18 apartments. Frasier is exploring its options to meet this requirement and at the very least, will provide payment in lieu of actual construction to the City Affordable Housing program.

Environmental Considerations:

The design team for the new improvements includes, Noresco, a specialist in sustainable design that has consulted with the City of Boulder. The super-efficient energy code of Boulder will guide the design as it becomes more developed and refined. The Frasier leaders are committed to certify the project according to the LEED principles.

The scope of the proposed improvements includes flood remediation. Martin and Martin civil engineers have been commissioned to design a reinforced wall along Sioux and Thunderbird streets which will divert future flood waters out of the Frasier property. This is a significant engineering and cost effort. At the same time, Frasier has been acting as a key advocate for the extended residential neighborhood to get the flood problem solved at the source, south of Highway 36.

Compliance with Title 9, Land Use Regulations:

- ***Techniques and Strategies for environmental impact avoidance, minimization or mitigation:***
All of the new construction will be done within the existing property. There will be no expansion beyond that. The west and central additions are low scale (1 to 1.5 stories in height). The new apartment building will be built within the bounds of the flood-damaged building. This abandoned building will be demolished because it was so heavily damaged in the 2013 flood. The first floor of the new Independent Living apartment building will be located at a minimum elevation 2' above flood Base Flood elevation.
- ***Techniques and Strategies for practical and economically feasible travel demand management techniques:***
Frasier manages its transportation needs very well. Many of the elderly residents don't drive. The already existing parking garages have much greater capacity than actually needed. As a service to the residents, Frasier has an "Ego" car-share vehicle that can be signed out. Also there are shuttle vans to take residents on excursions in town. Employees are encouraged to take public transportation to the nearby park and ride and bus stop. Overall, the impacts on Boulder's road ways are very low for a community of this size. The Frasier leadership is evaluating other programs to minimize the car traffic to and from the community.

The existing Frasier property is well connected to the Boulder network of pedestrian and vehicular circulation paths and roads. There is a bus stop right across from the main entrance on the west side of the campus. The Foothills Pedestrian overpass links Frasier to the neighborhood to the east, to the Manhattan school and to the East Boulder Rec center beyond.

- ***Proposed Land use:***
The proposed design improvements all comply with the permitted land and building uses as defined in the existing PUD serving Frasier. The uses include residences for a continuum of care for seniors and the amenities needed to serve this demographic. More detail about the uses can be found in the earlier sections of this narrative.

No Variances from Zoning Standards are Requested:

Frasier does not anticipate requesting any variances from the City zoning standards. The project is being designed to comply with "by-right" requirements. (This assumes the moratorium on the 55-foot height regulation will be eliminated.)

Conclusion:

Frasier appreciates the City Planning office taking the time to evaluate this Concept Plan Review application. We look forward to working with City staff and the Planning Board to make these improvements a reality for the senior population served by Frasier.

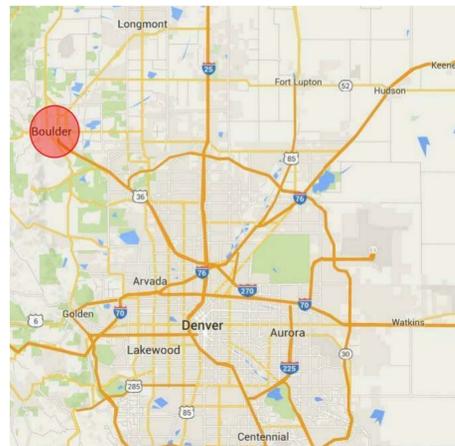


FRASIER MEADOWS

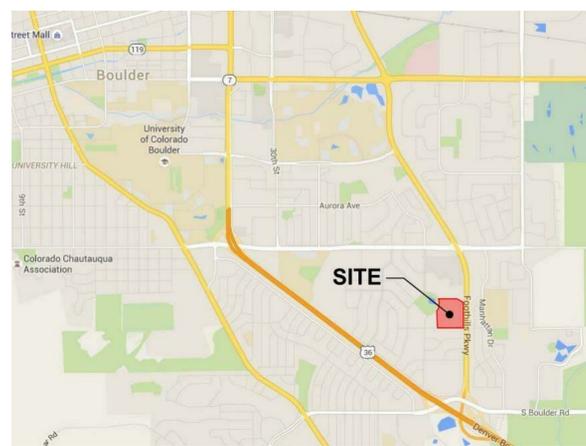
RETIREMENT COMMUNITY

CONCEPT PLAN REVIEW SUBMISSION

JANUARY 4, 2016



CONTEXT



AREA

PROJECT TEAM:

OWNER:
FRASIER MEADOWS RETIREMENT
COMMUNITY
350 PONCA PLACE
BOULDER, CO 80303

ARCHITECT:
HORD COPLAN MACHT
1331 NINETEENTH STREET
DENVER, CO 80202

CIVIL:
MARTIN / MARTIN, INC.
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215

TRAFFIC ENGINEER:
FOX TUTTLE HERNANDEZ
BOULDER, CO 80308

**LAND USE AND ENTITLEMENT
CONSULTANT**
PORRECA & ASSOCIATES INC.
PO BOX 22 BOULDER, CO 80306-0022

SHEET INDEX:

- CONTEXT MAP
- SCHEMATIC SITE DEVELOPMENT PLAN
- TRIP GENERATION ANALYSIS (TWO COPIES ATTACHED TO ORIGINALS)
- ARCHITECTURAL CHARACTER SKETCHES
 - INDEPENDENT LIVING PERSPECTIVE & MATERIAL DESIGNATIONS
 - INDEPENDENT LIVING EAST AND WEST ELEVATIONS
 - INDEPENDENT LIVING NORTH AND SOUTH ELEVATIONS
 - ARTS & EDUCATION / WELLNESS CENTER PLAN DIAGRAM
 - ARTS & EDUCATION / WELLNESS CENTER PERSPECTIVE & MATERIAL DESIGNATIONS
 - PERFORMING ARTS CENTER ELEVATIONS
 - WELLNESS ELEVATIONS
- LAND USE STATEMENT (ATTACHED TO COVER)

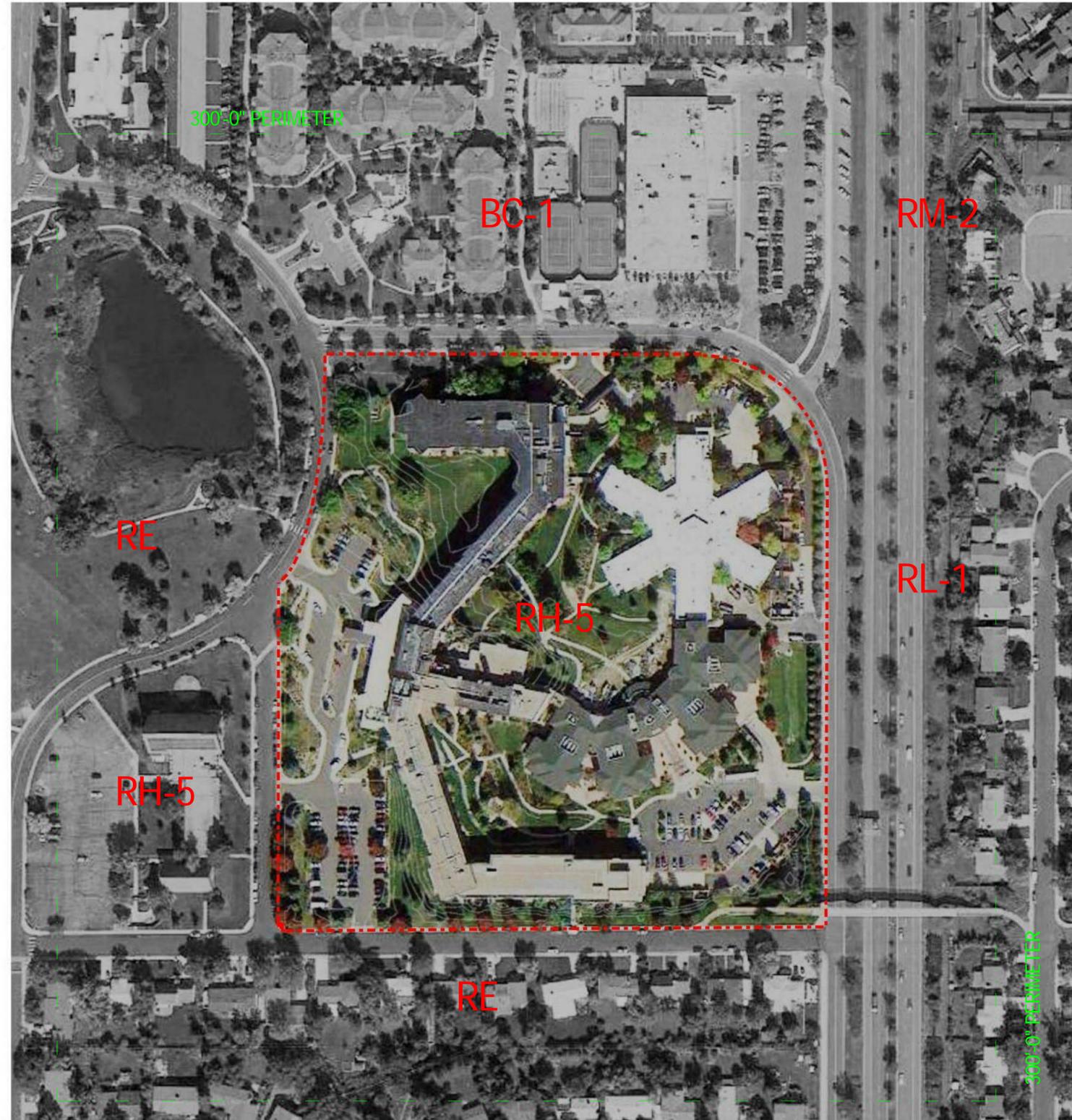
FRASIER MEADOWS RETIREMENT COMMUNITY

350 Ponca Pl, Boulder, CO 80303

Cover Sheet

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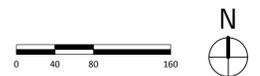
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SITE CONTEXT SITE PLAN

CONTEXT ZONING KEY

- RE RESIDENTIAL ESTATE
- RH-5 RESIDENTIAL - HIGH 5
- BC-1 BUSINESS - COMMUNITY 1
- RM-2 RESIDENTIAL - MEDIUM 2
- RL-1 RESIDENTIAL - LOW 1



FRASIER MEADOWS RETIREMENT COMMUNITY

350 Ponca Pl, Boulder, CO 80303

CONTEXT SITE MAP

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CONCEPT KEY

-  BUS LINE
-  PROPOSED FLOOD WALL EXTENTS
-  BUS STOP
-  PEDESTRIAN PATH
-  EGO CAR SHARE
-  PROPOSED ARTS & EDUCATION ADDITION
-  PROPOSED CENTER FOR HEALTHY LIVING ADDITION
-  PROPOSED INDEPENDENT LIVING BUILDING
-  EXISTING INDEPENDENT LIVING BUILDING
-  EXISTING HEALTH CENTER BUILDING
-  HEALTH CENTER BUILDING ADDITION



SITE DEVELOPMENT CONCEPT PLAN

FRASIER MEADOWS RETIREMENT COMMUNITY

350 Ponca Pl, Boulder, CO 80303

SITE DEVELOPMENT CONCEPT
REVIEW PLAN

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As indicated

1.4.2016



FRASIER MEADOWS RETIREMENT COMMUNITY

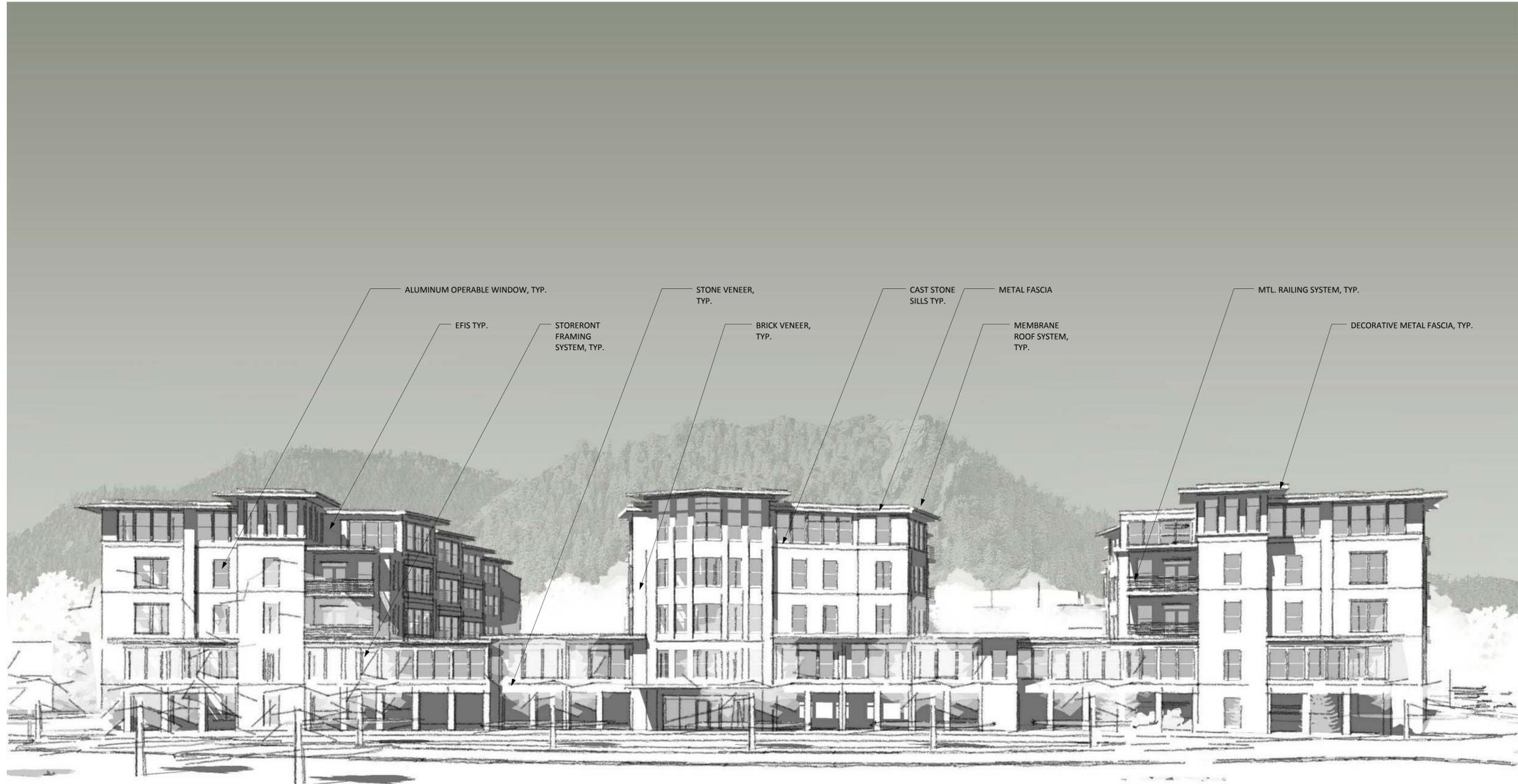
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FRASIER INDEPENDENT LIVING TYP.
FLOOR PLAN

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1" = 40'-0"

1.4.2016



PROPOSED INDEPENDENT LIVING WEST PERSPECTIVE

FRASIER MEADOWS RETIREMENT COMMUNITY

350 Ponca Pl, Boulder, CO 80303

FRASIER INDEPENDENT LIVING
 CONCEPTUAL PERSPECTIVES /
 MATERIAL DESIGNATIONS
 3/64" = 1'-0"

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IL EAST ELEVATION

SCALE: 1/16"=1'-0"



IL WEST ELEVATION

SCALE: 1/16"=1'-0"

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IL EAST AND WEST ELEVATIONS

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IL SOUTH ELEVATION

SCALE: 1/16"=1'-0"



IL NORTH ELEVATION

SCALE: 1/16"=1'-0"

FRASIER CCRC IL

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IL NORTH AND SOUTH ELEVATIONS

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FRASIER MEADOWS RETIREMENT COMMUNITY

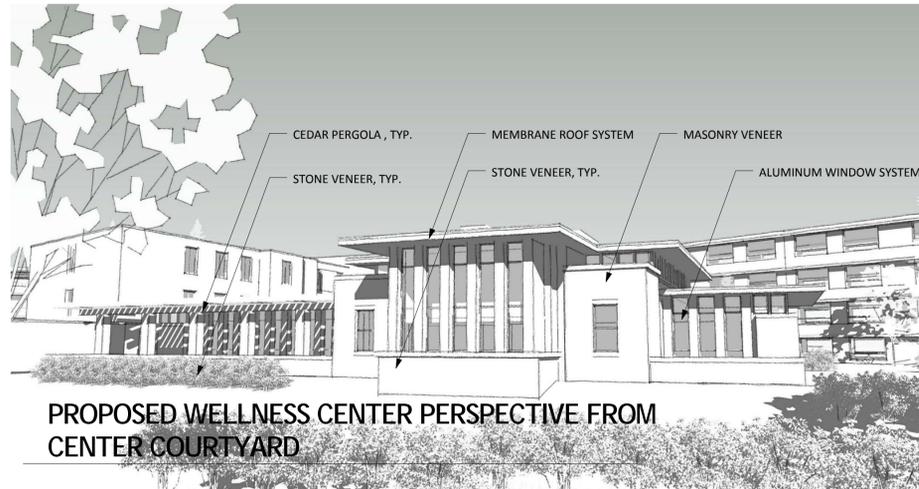
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FRASIER ARTS & EDUCATION /
 WELLNESS CENTER CONCEPTUAL
 FLOOR PLAN
 1" = 40'-0"

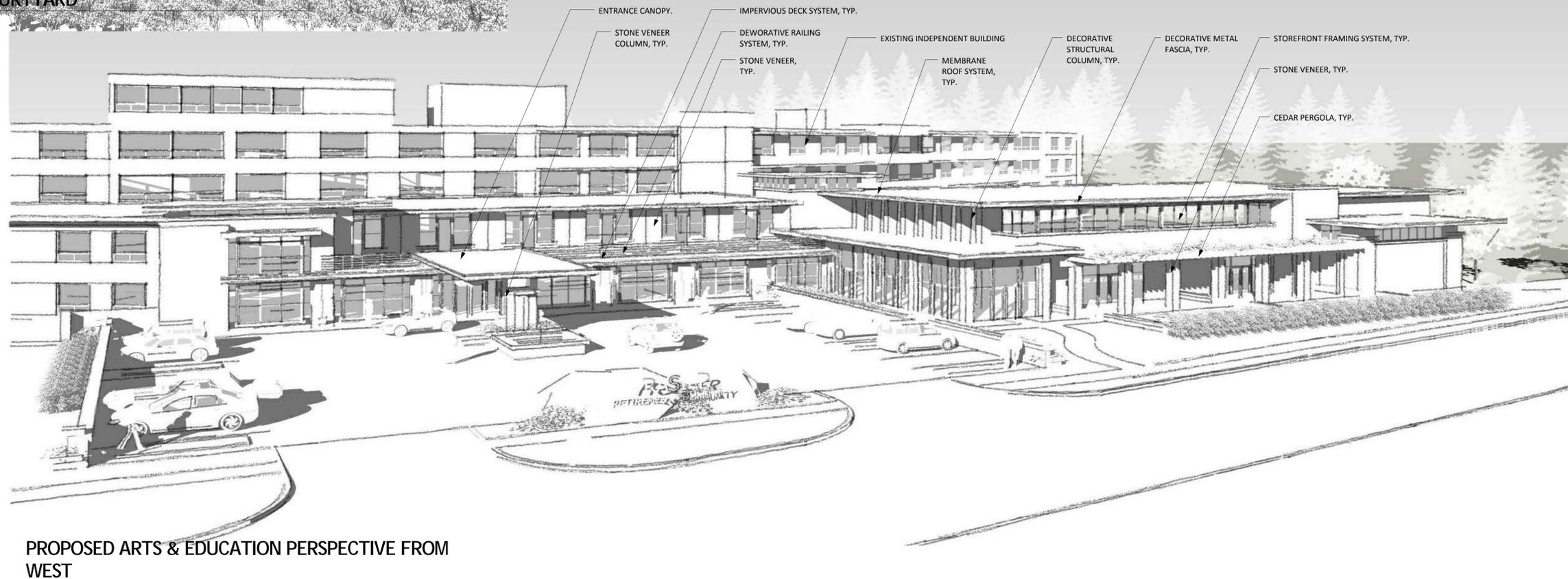
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PROPOSED ARTS & EDUCATION ENLARGED ENTRY
PERSPECTIVE FROM WEST



PROPOSED WELLNESS CENTER PERSPECTIVE FROM
CENTER COURTYARD



PROPOSED ARTS & EDUCATION PERSPECTIVE FROM
WEST

FRASIER MEADOWS RETIREMENT COMMUNITY

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FRASIER ARTS & EDUCATION /
WELLNESS CENTER CONCEPTUAL
PERSPECTIVE / MATERIAL
DESIGNATIONS

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PERFORMING ARTS MAIN ENTRY SOUTH ELEVATION

SCALE: 1/16"=1'-0"



PERFORMING ARTS MAIN ENTRY WEST ELEVATION

SCALE: 1/16"=1'-0"

FRASIER CCRC IL

350 Ponca Pl, Boulder, CO 80303

PERFORMING ARTS CENTER MAIN
ENTRY ELEVATIONS

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WELLNESS EAST ELEVATION

SCALE: 1/16"=1'-0"

FRASIER CCRC IL

350 Ponca Pl, Boulder, CO 80303

WELLNESS EAST ELEVATION

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Frasier Meadows



PONCA PLACE ENTRANCE



BIRDS EYE PERSPECTIVE AT ENTRANCE



350 Ponca Place Boulder, Co 80303

March 8th, 2016

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CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **January 29, 2016**
 CASE MANAGER: **Chandler Van Schaack**
 PROJECT NAME: **Frasier Meadows Expansion**
 LOCATION: **350 PONCA PL**
 COORDINATES: **S01W02**
 REVIEW TYPE: **Concept Plan Review & Comment**
 REVIEW NUMBER: **LUR2015-00108**
 APPLICANT: **Vince Porreca for Frasier Meadows**
 DESCRIPTION: **Concept Plan Review for the addition of 98 unit Independent Living Units, addition of Education and Arts facility, and expansion of Wellness Center.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- Section 9-7-1, "Form and Bulk Standards" – Building Height – Request for a height modification to allow buildings to reach a height of 55 feet where 35 feet is the maximum permitted by the RH-2 zone district standards.

I. REVIEW FINDINGS

Overall, the Concept Plan proposal appears to be a logical and well planned project that would serve the needs of existing and future residents of the facility while remaining sensitive to the context of the surrounding area. The current proposal also appears to be consistent with many of the BVCP Policies pertaining to Housing (Section 7) and Community Well-Being (Section 8). As the project moves forward, staff encourages the applicant to proactively engage in community outreach in order to ensure that any potential impacts to the surrounding area are appropriately anticipated and mitigated. Given the scope and complexity of the proposed project, special consideration should be given to ensuring that the Site Review materials are well-organized and easy to understand, and that site and building design details are provided which show how the project will fit into the surrounding context.

The comments below are intended to provide initial feedback on the current iteration of the project and to help prepare the applicant for an eventual development review application. While Concept Plan review does not require a response to these comments prior the Planning Board hearing, these comments should be considered, in combination with the discussion at Planning Board, to refine the project plans as the project moves into the Site Review phase. A public hearing for this application has been scheduled for **April 7, 2016**.

As project plans progress, the applicant should continue to work with the Case Manager, Chandler Van Schaack (303-441-3137 or vanschaack@bouldercolorado.gov). Staff is happy to meet to go over the comments in further detail if the applicant prefers.

II. CITY REQUIREMENTS

Access/Circulation, David Thompson, 303-441-4417

1. Pursuant to section 2.02 of the DCS, a Traffic Impact Study (TIS) is required at time of site review submittal since the development's trip generation is shown to exceed the residential development threshold of 20 vehicle trips or greater during any single hour in the peak period. The transportation consultant preparing the TIS should contact staff after the project is heard by Planning Board and possibly City Council to discuss staff's review comments on the traffic assessment letter and the parameters of the TIS prior to initiating the study.
2. A Transportation Demand Management (TDM) Plan consistent with section 2.03(l) of the City's Design and Construction Standards (DCS) and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code (BRC) is required to be submitted at time of site review submittal which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

3. Staff does not concur with the proposal to add an additional curb-cut for a site which already has multiple curb-cuts. Staff understands that given the size of the site multiple curb cuts are beneficial; however, there appears to be opportunities to eliminate curb-cuts along Thunderbird Drive which will provide safety benefits to the multi-use path.
4. Pursuant to section 9-2-14(h)(2)(D) of the Boulder Revised Code, 1981 (BRC) please have the site plans show the following improvements to the site's existing curb-cuts:
 - Reconstruction of the existing curb cuts to reduce the widths of the curb cuts to the minimum width that is necessary to serve the site
 - Reconstruction of the existing curb cut radii to reduce the radii in order to reduce the speeds of the turning vehicles.
 - Reconstruction of the existing curb cuts to replace radii curb returns with driveway ramp / curb cuts
5. At time of site review submittal, please have the site plans show the location of both short-term and long-term bicycle parking to be provided on the site following the criteria found in section 9-9-6(g) of the BRC
6. Pursuant to section 9-9-8(g) of the BRC, please have the site plans show the following public improvements:
 - An 8-foot wide landscape strip and 10-foot wide detached multi-use path along Thunderbird Drive consistent with Table 2-13 and section 2.11 of the City's DSC
 - An 8-foot wide landscape strip and five foot wide detached sidewalk along Sioux Drive, Ponca Place, Pawnee Drive and Thunderbird Drive

Building Design Chandler Van Schaack, Case Manager

Overall, staff finds the conceptual building design to be a strong first iteration. Staff is supportive of the applicant's stated intent to design the buildings to fit in with the existing Frasier Meadows buildings. While additional details will be required at time of Site Review, as shown the proposed building design appears to be consistent with a number of Site Review criteria pertaining to Building Design, in particular those criteria addressing compatibility with the existing character of the area and use of high quality, authentic materials. At time of Site Review, details of important building elements, including windows and reveals; exposed eaves, awnings and soffit; and material joints will be necessary to help articulate how they would be accomplished on the Architectural Elevation plans. In addition, color details and physical material samples will be required.

Drainage, Scott Kuhna, 303-441-4071

1. Storm water runoff and water quality treatment are issues that must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* is required at time of Site Review application. The required report and plan must also address the following issues:
 - Storm water detention
 - Water quality for surface runoff using "Best Management Practices"
 - Minimize Directly Connected Impervious Areas (MDCIA)
 - Water Quality Capture Volume (WQCV)
 - Storm sewer construction
 - Groundwater discharge
 - Erosion control during construction activities
2. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.
3. 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.
4. A construction storm water 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.

Flood Control Scott Kuhna, 303-441-4071

1. In accordance with Section 9-3-5, B.R.C., the applicant will need to demonstrate that no new parking for motor vehicles or structures intended for human occupancy will be constructed in the portions of the property located within the High Hazard Zone of the city.
2. A floodplain development permit will be required for all development within the 100-year floodplain. The floodplain development permit shall contain certified drawings demonstrating (in accordance with Section 9-3-3, B.R.C) that:
 - a. Any new residential structure will elevate the lowest floor, including the basement, to or above the flood protection elevation.
 - b. Any new nonresidential structure will have all lodging units within the structure elevated to or above the flood protection elevation and be floodproofed in a manner requiring no human intervention or have the lowest floor elevated, including the basement, to or above the flood protection elevation.
 - c. Any new mixed-use structure will be floodproofed or the lowest floor elevated, including the basement, of the entire structure and all residential and lodging units within the structure will be elevated to or above the flood protection elevation (two feet above the 100-year flood).
 - 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.
3. Substantial modifications or substational improvements to any existing residential, nonresidential, or mixed-use structures will be required to meet the conditions of Section 9-3-3(a)(16), B.R.C.
4. An Emergency Management Plan is required in accordance with Section 9-3-2(i), B.R.C. in order to protect the health, safety, and welfare of the public and of employees, visitors, residents, guests, contractors, and others at risk from flooding hazards at the critical facility. A Floodplain Development Permit application is required for this review.

Fees

Because revisions or corrections are not required for this application, based on 2016 development review fees, hourly billing will not be applicable unless another application is required or the applicant revises the current proposal.

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.

Inclusionary Housing Michelle Allen 303-441-4076

1. Each new residential unit (independent living units) developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing." The general Inclusionary Housing (IH) requirement is that all residential developments must dedicate 20 percent of the total dwelling units as permanently affordable housing. For rental projects this requirement may be met through the provision of on-site affordable rental units or comparable existing or newly built off-site permanently affordable for-sale or rental units or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu (CIL) contribution.
2. Affordable rental units must be owned all or in part by a Housing Authority or similar agency or may be owned and operated by a private entity if the owner voluntarily enters into an Agreement with the city to meet city goals by providing additional community benefit.
3. Any required documents including the Determination of Inclusionary Housing Compliance form, Covenants 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. On or off-site permanently affordable units must be marketed and

constructed concurrently with the market-rate units.

4. Any applicable cash-in-lieu contribution must be made prior to receipt of a residential building permit. The cash-in-lieu due is based on the amounts in place when paid.
5. Conversion of rental units to for-sale when IH met with a CIL contribution. The Inclusionary Housing ordinance requires that for-sale developments pay an additional 50 percent CIL premium in the event that they do not provide affordable units on-site. Accordingly, if you choose to convert the rental units to for-sale units within five years you will be required to pay the difference between the rental and for-sale CIL amounts. Rental developments that meet the inclusionary requirement with a cash contribution are required to execute an "Agreement for Costs Due on Sale: Affordable Housing Restrictive Covenant and Deed Restriction" (aka Conversion Agreement) that will then be recorded with the county assessor. These documents will be sent to you for signature prior to permit issuance.
6. Additional information about the Inclusionary Housing program including the 2015-2016 cash-in-lieu amounts for attached units may be found on-line at www.boulderaffordablehomes.com.
7. Please contact a housing planner as soon as possible in the development process to determine how best to meet the IH requirement.

Land Uses Chandler Van Schaack, Case Manager

1. Per section 9-6-1, "Use Standards," B.R.C. 1981, congregate care facilities are allowed by-right in the RH-5 zoning district. At time of Site Review, additional information on the operating characteristics of the facility will be required to demonstrate that the proposed development meets the definition of "congregate care facility" as found in section 9-16, B.R.C. 1981 (included below).

Congregate care facility means a facility for long-term residence:

- 1) *where at least eighty percent of the occupied units are occupied by at least one person who is sixty-five years of age or older;*
 - 2) *the facility is in compliance with the requirements of the federal Fair Housing Act, 42 U.S.C. § 3601, et seq., and the Colorado Housing Practices Act, § 24-34-501, et seq., C.R.S., with respect to housing for older persons; and*
 - 3) *which shall include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars, and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least three of the following: meal services, transportation, housekeeping, linen, and organized social activities.*
2. Per [section 9-8-1](#), B.R.C. 1981, intensity on the RH-5 zone district is determined by lot area and open space, with a minimum required lot area per dwelling unit of 1,600 sq. ft. and a minimum required open space per dwelling unit of 600 sq. ft. per unit. City records indicate that the size of the project site is roughly 667,784 sq. ft. (15.33 acres), which would allow for a maximum of 417 dwelling units with 250,419 sq. ft. (5.75 acres) of total required open space.

Per section 9-8-6(f), "Occupancy Equivalencies for Group Residences," B.R.C. 1981, "*Congregate Care Facility: In 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.*" Per the documentation provided by the applicant, there are currently 88.3 dwelling unit equivalents on the project site, and the proposed project would add an additional 33 dwelling unit equivalents (or 98 attached independent living units) for a total of 119.3 dwelling unit equivalents. As shown, this is well within the maximum allowable density for the site. The applicant should note the additional standards that apply to units using the 3 to 1 dwelling unit equivalency:

(1) A congregate care facility that is built or the use is established after October 31, 2013, and uses the dwelling unit equivalency of three attached dwelling units to constitute one dwelling unit shall meet the following additional standards:

(A) The facility shall include a minimum of ten attached congregate care dwelling units.

(B) The average dwelling unit floor area for attached congregate care facilities shall not exceed one thousand square feet per unit, and no single dwelling unit shall exceed one thousand two hundred square feet. The average dwelling unit floor area shall include the floor area within the attached dwelling unit and associated storage areas and shall exclude common areas and garages.

(2) A congregate care facility built or the use is established prior to October 31, 2013, may use the definition of congregate care to define the use classification and the average floor area per dwelling units for attached and detached dwelling units in effect when the congregate care facility was built or the use was established.

It should also be noted that for the purposes of calculating the minimum required open space, the requirement is based on dwelling unit equivalents (i.e., 33 unit equivalents = 19,800 sq. ft. minimum required open space). Usable open space must meet the standards found in [section 9-9-11](#), B.R.C. 1981. The applicant should note the “Special Open Space Requirements Applicable to Residential Uses” set forth in subsection 9-9-11(f).

3. At time of Site Review, additional information regarding the operational characteristics will be required on the proposed multi-purpose room/ auditorium to ensure that it meets the definition of “accessory use” as defined in section 9-16 of the Boulder Revised Code, as “indoor amusement establishments” and “small theaters or rehearsal spaces” are both prohibited as principal uses within the RH-5 zone district. As part of the Site Review package, the applicant should provide a detailed management plan for the facility that includes operation and management of all proposed non-residential accessory uses.

Landscaping Elizabeth Lokocz, 303-441-3138

1. As the project plans become more refined, a landscape plan is required that is consistent with, and exceeds, city code requirements. See Sections 9-9-11, 12, 13 and 14, B.R.C. 1981 for all applicable requirements.
2. The majority of the existing sidewalks are attached. Current Design and Construction Standards (DCS) require detached sidewalks and an eight foot streetscape planting strip with large maturing street trees. Analyze the impact of detached sidewalks given the existing utility locations, street trees (species, condition and location), adjacent private trees, and existing right of way width. Detached sidewalks are a significant public benefit and should be a long term goal of the project.
3. Parking areas containing more than 5 cars are required to be screened from the street and adjacent lots per 9-9-14(b) and (c) BRC 1981. The proposed parking lot does not seem consistent with current design practices and a building forward solution. Also note that the minimum screen from the street is the same as the landscape setback, 25 feet, in this zone. Any requested modifications shall be called out at the time of application. Evaluate if the Site Review Criteria of section 9-2-14(h)(2)(E) can be better addressed especially relevant to efficiency of the parking layout, separation of pedestrian movements and impacts on adjacent properties.

Consider the following specific Site Review criteria as design development progresses:

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

Perennials, low shrubs, and grasses should provide the majority of vegetative cover. The current landscape design has considerable high water high maintenance turf that does not appear to be used for active recreation. It is strongly encouraged to reduce the overall amount of turf as part of the project.

5. *(C)(ii)Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;*

The plans submitted did not include any information on existing trees. A detailed tree inventory prepared by a licensed arborist is a Site Review submittal requirement. Consider including any large healthy trees into the open space design. With the identification of emerald ash borer (EAB) in 2013, the preservation of existing healthy trees has become increasingly important to support the city’s environmental goals (urban heat island reduction, stormwater management, air quality, etc.) and their many aesthetic benefits.

Please note that removal of any public street tree will require permission of the City Forester and may include mitigation. A detailed tree inventory including the species, size and condition of all existing trees on the site will be a requirement at Site Review (see 9-2-14(h)(2)(iii), B.R.C. 1981) and should be submitted with the initial application. The project should consider the current condition of the trees and the probability of being able to protect them during construction.

Public street trees shall be included as part of the overall project analysis. The city’s street tree inventory was updated

in 2015 and is available online: <http://boulder.mytreekeeper.com/>. Please note some of the public trees are ash and may be appropriate for removal. The final proposed landscape plan shall include planning for long term preservation and treatment as needed, or removal and replacement for all public and private ash.

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

At the time of Site Review submittal, include a landscape requirements table as described in section 9-9-12(d)(1)(J). This table will clearly demonstrate the projects minimum requirements and the proposed material. Please consider the previous comments.

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

Consider adjusting the building and parking lot locations moving parking behind or to the side of buildings. Addressing the neighborhood with the smaller scale building facades could work well as a transition from the larger building mass. Review existing landscape patterns and proposed solutions for consistency with this criterion.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has received comments from several neighbors interested in the proposal. Some neighbors have expressed concern over increased traffic and parking impacts. Some neighbors have also expressed concerns regarding loss of views from properties along Seminole Drive and points east. Suggestions have also been made for improving pedestrian safety and access to the site. All of the written comments received up to this point are attached to these comments for the applicant's reference.

Parking Chandler Van Schaack, Case Manager

Pursuant to Table 9-2, section 9-9-6(b), B.R.C. 1981, group homes; residential, custodial or congregate care facilities are required to provide "Off-street parking appropriate to use and needs of the facility and the number of vehicles used by its occupants, as determined through review." At time of Site Review additional information will be required in order to determine whether the proposed vehicular and bicycle parking will be appropriate to the use and needs of the facility. Specifically, detailed operating characteristics for the proposed wellness and entertainment facilities, additional details on the needs of residents and visitors and a detailed analysis of existing and proposed vehicular and bicycle parking patterns will be required. In addition, as indicated in the access/ circulation comments above, a Traffic Study will be required.

Plan Documents Chandler Van Schaack, Case Manager

At time of Site Review, the applicant should provide perspective drawings of the proposed development as seen from the northbound (East) side of Foothills Parkway to demonstrate how the project will affect existing views of the mountains for motorists as well as nearby residents along Seminole Drive to the east. While the proposed additions to the main Frasier building (the arts & education, healthy living and health center additions) do not appear to be likely to create any new visual impacts to the nearby residential areas given their modest scale, the proposed 4-story independent living building at the northeast corner of the site will represent a significant increase in mass and scale from the existing 1-story building. While Foothills acts as a buffer between the development and the residential neighborhood to the east, it will still be important to understand how the increased building height may affect existing viewsheds, especially in the context of section 9-2-14(h)(2)(F)(iii) of the Site Review criteria, which requires that "the orientation of buildings minimizes shadows on and blocking of views from adjacent properties."

Review Process Chandler Van Schaack, Case Manager

On March 31, 2015, City Council approved a height ordinance that establishes a two-year period during which modifications to the by-right height for new buildings will only be considered through the Site Review process in specific parts of the city or in particular circumstances. Pursuant to ordinance 8028, the subject site is eligible to request a modification to the maximum principal building height through the Site Review process. At time of Site Review the Applicant will be required to demonstrate consistency with the Site Review criteria found in section 9-2-14, B.R.C. 1981. Note that a request for a height modification requires a public hearing and final decision by the Planning Board.

Utilities, Scott Kuhna, 303-441-4071

1. On-site and off-site water main and wastewater main construction per the City of Boulder *Design and Construction Standards (DCS)* as necessary to serve the development may be required. All proposed public utilities for this project shall be designed in accordance with the *DCS*.

2. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's *Treated Water Master Plan, October 2011* is necessary.
3. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's *Wastewater Collection System Master Plan, March 2009*.
4. Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the *DCS*. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.
5. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.
6. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, 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.

III. INFORMATIONAL COMMENTS

Area Characteristics and Zoning History

Below is a summary timeline for the Frasier Meadows development based on information compiled by staff:

1950s and 1960 – annexations and platting occurred

1964 and 65 – CO's were issued (later materials indicate the original construction included 207 independent living units (efficiency, one-bedroom, and two-bedrooms)

1973 – Development Agreement

1975 – Site Plan (P-75-16)

1984 – Approval of P-84-64, SR-84-34 and H-84-17 (superseded by 1993 approval)

1988 – PUD Mod – Alzheimer's unit

1993 – Development Agreement approving P-93-19, SR-93-13 (voids P-84-64, SR-84-34 and H-84-17)

1999 – Agenda 8B – Planning Board Item on 03/4/99 – Major Site Review Concept Plan - (MSR-98-4) – for new multi-story addition to the existing facility and the conversion of existing living units into personal service-type accessory uses. It refers to expanding the facility to include many levels of care from independent living to full-time medical care. It also included a large day care center. It also included a Town Square with the complex with indoor entertainment and personal services uses. This memo refers to this facility having provided congregate care housing for over 39 years.

1999 – Call-up memo has more background referencing congregate care

1999 – Development Agreement approving new multi-story additions to provide more varied levels of care (SI-1999-11) and conversion of existing living units into personal services uses (UR-1999-11)

There have been many minor modifications and wireless antenna applications since this time

Review Process Chandler Van Schaack, Case Manager

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the RH-5 zone district that are over 2 acres in size or include 20 or more new dwelling units. Therefore, development of the 15.3 – acre site with 33 new dwelling unit equivalents requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the concept review process prior to submitting an application for site review.

Once the Planning Board has reviewed a Concept Plan application and provided comments at a public hearing as required by section 9-2-13(f), B.R.C. 1981, a Site Review will be required. The Site Review application form can be found online at: <http://www.bouldercolorado.gov/www/publications/forms/208.pdf>. Please note that a request for a Height Modification to allow for the proposed buildings to exceed the 35' height limitation will require Planning Board approval at a public hearing.

Applications for Site Review are submitted to the Planning and Development Services Center and are reviewed through the Land Use Review process. This review process takes approximately three to four months to complete. Site Review approvals are valid for three years, after which they expire if they have not been implemented.

Address: 350 PONCA PL

IV. NEXT STEPS

A Planning Board hearing has been scheduled for April 7, 2016. Concept Plan Review is not an iterative process; therefore, no response to these comments or changes to the plan set are required. If the applicant wishes to provide additional supporting documentation for the Planning Board hearing, it should be provided to the case manager no later than March 15, 2016.

V. CITY CODE CRITERIA CHECKLIST

**CONCEPT PLAN REVIEW AND COMMENT
Section 9-2-13**

(g) Guidelines for Review and Comment: The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

- (1) **Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

The project site is located in East Boulder, just south of Baseline Ave. and west of Foothills Parkway, within the Residential – High 5 (RH-5) zoning district. The area immediately north of the site is zoned Business- Community 1 (BC-1), and contains a mix of high density residential development and commercial uses, including the Colorado Athletic Club and the Meadows shopping center. The project site is bordered on the west by the Mountain View United Methodist Church and the Admiral Arleigh A. Burke Park, with the Horizons K-8 School property located just west of the church and abutting the park on the south. Both the park and the school properties are primarily open space, which creates a significant view to the Flatirons from the subject property and also creates a buffer between the subject property and the Frasier Meadows neighborhood further to the west. Foothills Parkway runs along the eastern boundary of the site separating the facility from the Keewaydin Meadows neighborhood to the east.

- (2) **Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, sub-community and sub-area plans;**

Land Use Designation: The Site Review criteria of the land use code section 9-2-14(h), B.R.C. 1981, will be used to evaluate a project and to make findings for any future Site Review approval. Among the findings that must be made is a project's consistency with the Boulder Valley Comprehensive Plan policies and Land Use designation. The BVCP land use designation for the site is High Density Residential.

Per the 2010 BVCP, High Density Residential land use designations are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment, and are intended to support residential densities of more than 14 units per acre.

Regarding consistency with BVCP policies, staff finds that the current proposal for redevelopment and expansion of the Frasier Meadows Retirement Community is consistent with BVCP policies primarily because it supports populations with special needs with an appropriately located facility. The proposal is also consistent with other citywide objectives relating to Housing Boulder and the 2013 flood recovery objectives. The tables below summarize some of the most relevant BVCP policies.

BVCP or Other City Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
7.03 Populations with Special Needs	"...encourage development of housing for populations with special needs including residences for people	This is an expansion of a facility that serves a population with special needs with specialized health services and

BVCP or Other City Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
	with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations where appropriate..." "...the location of such housing should be in proximity to shopping, medical services, schools, entertainment and public transportation..."	living units. The location is adjacent to a private health club, about 0.15 miles to a shopping center with a grocery store and pharmacy (from the northern edge of the Frasier Meadows property). These areas are well connected to Frasier Meadows with separated pedestrian paths. The location is also on the 209 bus route that runs between the property and CU, with connections to other shopping and service areas, but note that the 209 is not considered a high frequency bus nor does it connect Frasier Meadows directly with downtown Boulder.
7.06 Mixture of Housing Types 7.09 Housing for a Full Range of Households	7.06 "...to meet the needs of the full range of the Boulder Valley population." 7.09 "...encourage preservation and development of housing attractive to current and future households, persons at all stages of life..."	Frasier Meadows is one of Boulder's largest retirement communities. Boulder is also mostly built out, with limited future development potential for any retirement communities on a similar scale. With the increasing demand for senior housing with an aging population (nationally and locally), this proposal represents an opportunity to further meet that increased demand for a specialized housing type.
City Council Flood Recovery Objectives	Relevant objectives include: "restore and enhance our infrastructure, assist business recovery, and pursue and focus resources to support recovery efforts"	Frasier Meadows was heavily impacted by the 2013 floods. While the proposal adds density to the pre-flood conditions, the overarching purpose is to rebuild and enhance the facilities following the flood impacts that severely damaged several buildings.
Housing Boulder Goals	City Council supported goal of "Reach or exceed Boulder's goals to serve very low-, low-, and moderate-income households, including people with disabilities, special needs, and the homeless."	This Housing Boulder objective specifically mentions senior housing and housing for individuals with disabilities as special needs housing.

There are also several BVCP Policies that apply to the project which will require additional information at the time of Site Review in order for staff to determine consistency. Policies which should be given special consideration as the project moves forward include:

- BVCP Policy 2.01, Unique Community Identity
- BVCP Policy 2.05, Design of Community Edges and Entryways;
- BVCP Policy 2.10, Preservation and Support for Residential Neighborhoods;
- BVCP Policy 2.13, Protection of Residential Neighborhoods Adjacent to Non-residential Zones
- BVCP Policy 2.30, Sensitive Infill and Redevelopment;
- BVCP Policy 2.34, Importance of Street Trees and Streetscapes;
- BVCP Policy 2.35 Outdoor Lighting/Light Pollution
- BVCP Policy 6.08 Transportation Impact

(3) Applicable criteria, review procedures, and submission requirements for a site review;

As stated above, a Site Review application would be required and would be subject to all the criteria in Section 9-2-14(h) of the Land Use Regulations. Submission requirements would be the same as any other Site Review and would have to satisfy the requirements of sections 9-2-6 and 9-2-14(d). Development of the site would also have to be found consistent with the Design and Construction Standards (DCS).

The Site Review process would follow a standard three-week review track where comments or a decision would be rendered at the end of that time. If revisions were required, additional review tracks could be scheduled. Ultimately, if the project is designed to include a height modification request, a public hearing and final decision by the Planning Board would be required. Any decision made by the Planning Board is subject to a 30-day city council call-up period. Staff notes that a Concept Plan and Site Review for Frasier Meadows were specifically included in the exemptions to

- (4) **Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

Following Site and Use Review approval, if approved, the applicant is required to submit an application for Technical Document (TEC doc) Review prior to application for building permit. The intent in the TEC doc review is to ensure that technical details are resolved such as drainage and transportation issues that may require supplemental analyses.

- (5) **Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;**

Please see comments under "Access/ Circulation" above. Staff has identified several issues with the project's access and circulation as proposed. Staff has also identified additional documentation that will be required in order to evaluate the proposed project's transportation impacts. Additional information on the proposed parking plan for the facility will be required.

- (6) **Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;**

The site is impacted by the High Hazard and 100-year floodplains, and as such a floodplain development permit will be required for all development within the 100-year floodplain. Please see staff comments under "Flood" above for additional information.

- (7) **Appropriate ranges of land uses; and**

The proposed range of land uses appears to be consistent with the intent of the High Density Residential Land Use Designation and RH-5 zoning district. Additional information will be required to determine whether the proposed operating characteristics are in keeping with the BVCP Policies pertaining to Sensitive Infill and Redevelopment and Protection of Residential Neighborhoods Adjacent to Non-residential Zones.

- (8) **The appropriateness of or necessity for housing.**

The growth in the senior population is recognized as an emerging trend in the 2010 BVCP. In addition, the draft trends report for the 2015 BVCP Update indicates that the current population of people in Boulder County that are 65 or older (40,168) is expected to more than double by year 2040 (88,829). The BVCP includes several policies pertaining to provision of housing and services for the elderly, including **Policy 7.03, Populations with Special Needs; Policy 7.06, Mixture of Housing Types; Policy 7.09, Housing for a Full Range of Households. Section 8 of the BVCP states** "The city and county proactively anticipate and plan for emerging demographic trends and social issues, including needs of a growing older adult population and their family caregivers." **Policies 8.04, Addressing Community Deficiencies, and 8.10, Support for Community Facilities** both speak further to these goals as well.

Van Schaack, Chandler

From: Gene Arnn [Arnn89@comcast.net]
Sent: Saturday, January 16, 2016 1:20 PM
To: Van Schaack, Chandler
Cc: Linda Arnn
Subject: Frasier expansion plan

Dear Mr. Van Schaack,

I am responding to your January 5 mailing inviting comment from the neighborhood.

I live near the intersection of Mohawk and Pawnee/Comanche. My wife and I visit the neighborhood park frequently and have many opportunities to observe activities in the neighborhood.

We are very concerned about Frasier's expansion plans and the additional traffic and street parking that will be generated if this project is approved. Of course, construction traffic will be a problem. More importantly, after the expansion, routine traffic generated by additional residents and additional staff will have increased substantially as a result of adding 98 new residences and the new arts/entertainment facilities, which will attract attendance by non-residents. The traffic coming from Frasier along Pawnee to Mohawk, or north on Mohawk from the direction of the school, or south on Mohawk from Baseline, is already heavy for neighborhood streets. This problem is especially apparent at staff shift changes, but it is a serious problem at other times during the day as vendors, visitors and Frasier residents come and go. Further, there is already an increased build up of parking on the streets.

An additional concern is the impact of increased traffic in the area of the school. The traffic is heavy in these areas at times when school children are in transition.

Gene Arnn
500 Mohawk, #207

720-524-6263

Van Schaack, Chandler

From: Cutter Rolles [cutter.rolles@gmail.com]
Sent: Tuesday, January 19, 2016 10:53 AM
To: Van Schaack, Chandler
Subject: Frasier Meadows Concept Plan

To Chandler Van Schaack,

Hello, I received a letter in the mail soliciting comments for a concept plan review for the Frasier Meadows lot (review # LUR2015-00108). I hope you can help me with a couple issues.

My neighbors and I welcome improvements in the neighborhood, but there is concern about potential changes to the skyline. My house is located due east of the lot, and so I'm particularly concerned about any loss of the Flatirons view.

I'm hoping you can help me in 2 ways: For one, in determining whether the skyline would change after new construction (If not, great). And secondly, I hope that you could offer a suggestion on the best way to intervene if the plans are to heighten the skyline as visible from east of Foothills Parkway.

Currently the tallest structures in that lot are in the western portion. The letter mentions new construction up to 55 feet tall, however I don't know where that might be placed, or even how tall the existing structures are, and so it's difficult to determine what changes would occur.

Thank you for your help.

Sincerely,

Cutter Rolles
335 Manhattan Drive
Boulder
(720) 270-1946

Van Schaack, Chandler

From: Jenn Berg [jberg@theacademyboulder.com]
Sent: Thursday, January 21, 2016 11:30 AM
To: Van Schaack, Chandler
Subject: LUR2015-00108

Mr. Van Schaack,

I was looking at the 98-unit expansion at Frasier Meadows on the city's development review map. I saw that the Public Notice document is available on the website, but I was wondering whether any additional documents — from the developers or the city — are available to the public at this stage in the process.

Thanks,

Jenn

Jenn Berg
303-345-7250
jenn@theacademyboulder.com