



# City of Boulder Planning & Development Services

## City of Boulder Development Review Committee

### MEETING AGENDA

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

8/29/2019

#### PRE-APPLICATION MEETINGS

Applicant Name	Case Number	Meeting Date	Case Manager
<b>Review Type</b> <b>Address</b>			
SOPHER SPARN ARCHITECTS Pre-Application Review 4830 NAUTILUS CT N	PAR2019-00019	09/12/19 11:00 a.m.	Elaine McLaughlin
STUDIO ARCHITECTURE Pre-Application Review 1750 14TH ST	PAR2019-00024	09/19/19 11:00 a.m.	Elaine McLaughlin
HANSON BUSINESS STRATEGIES Pre-Application Review 6032 BUTTE MILL RD	PAR2019-00025	09/26/19 11:00 a.m.	Sloane Walbert

#### NEW ADR SUBMITTALS

Applicant Name	Case Number	Case Status	Case Manager
<b>Review Type</b> <b>Address</b>			
Design Edge Other Conditional Uses 2008 PEARL ST	ADR2019-00113	Revisions - Resubmit	Charles Ferro
ZONING INFO Zoning Verification Letter 2355 CANYON BLVD	ADR2019-00168	In Review	Brian Holmes
SCOTT HAVLICK Variance 1432 NORTH ST	ADR2019-00217	In Review	Brian Holmes
Coma LLC Zoning Verification Letter 4800 BASELINE RD E-105	ADR2019-00218	In Review	Shabnam Bista
WYCO Wireless Communications Facility 4747 ARAPAHOE AVE	ADR2019-00219	In Review	Shabnam Bista

MONA CHUGHTAI Substitution of Restaurant Use 1121 BROADWAY	ADR2019-00220	In Review	Sarah Shaffer
URBAN WEST STUDIO Minor Modification to Approved Plan 2500 ARAPAHOE AVE	ADR2019-00222	In Review	Sloane Walbert
BG3 Investments, LLC Minor Modification to Approved Plan 5190 S BOULDER RD	ADR2019-00223	In Review	Elaine McLaughlin
KAREN SIEFERT Minor Modification to Approved Plan 4852 5TH ST	ADR2019-00224	In Review	Gabby Hart
ARMADA ANALYTICS Zoning Verification Letter 1511 BROADWAY	ADR2019-00225	In Review	Brian Holmes
ARMADA ANALYTICS Zoning Verification Letter 1101 UNIVERSITY AVE	ADR2019-00226	In Review	Brian Holmes

## NEW AUR SUBMITTALS

<b>Applicant Name</b>	<b>Case Number</b>	<b>Case Status</b>	<b>Case Manager</b>
<b>Review Type</b>			
<b>Address</b>			
FANAS ARCHITECTURE Attached Accessory Dwelling Unit 3150 4TH ST	AUR2019-00090	In Review	Sarah Shaffer
Ryan Gruver Detached Accessory Dwelling Unit 2266 EDGEWOOD DR	AUR2019-00091	In Review	Shabnam Bista
HEESOOK PAK Attached Accessory Dwelling Unit 1830 BALSAM AVE	AUR2019-00092	In Review	Sarah Shaffer
JAZZ ARCHITECTURE Attached Accessory Dwelling Unit 1430 BROWN CIR	AUR2019-00093	In Review	Shabnam Bista
RUSS CURTIS Detached Accessory Dwelling Unit 2812 11TH ST	AUR2019-00094	In Review	Sarah Shaffer

## NEW PAR SUBMITTALS

<b>Applicant Name</b>	<b>Case Number</b>	<b>Case Status</b>	<b>Case Manager</b>
<b>Review Type</b> <b>Address</b> 4950 Baseline Rd LLC Use Review 4950 BASELINE RD	PAR2019-00022	In Review	Gabby Hart
Hower Architects Concept Plan Review & Comment 1400 FOLSOM ST	PAR2019-00023	In Review	Gabby Hart
STUDIO ARCHITECTURE Site Review 1750 14TH ST	PAR2019-00024	In Review	Elaine McLaughlin
HANSON BUSINESS STRATEGIES Use Review 6032 BUTTE MILL RD	PAR2019-00025	In Review	Sloane Walbert

## KEY ISSUES for TRACK 3419

<b>Applicant Name</b>	<b>Case Number</b>	<b>Case Status</b>	<b>Case Manager</b>
<b>Review Type</b> <b>Address</b> SCOTT, COX & ASSOCIATES, INC. Preliminary Plat for Subdivision 2131 UPLAND AVE	LUR2018-00071	In Review	Sloane Walbert
Corum Real Estate Group Site Review with Height Mod [over 35 feet] 1900 28TH ST	LUR2018-00075	Revisions - Resubmit	Shannon Moeller
COBURN DEVELOPMENT Form-Based Code Review 3001 PEARL ST	LUR2019-00028	In Review	Elaine McLaughlin
STUDIO Development Services Site Review 2900 E AURORA AVE	LUR2019-00034	In Review	Sloane Walbert
STUDIO Development Services Use Review 2900 E AURORA AVE	LUR2019-00035	In Review	Sloane Walbert
Mike Verhoogen Minor Subdivision Review 2140 TAMARACK AVE	LUR2019-00041	In Review	Sloane Walbert
Anthony Kimbiris Preliminary Plat for Subdivision 2800 5TH ST	LUR2019-00045	In Review	Gabby Hart

BLDG COLLECTIVE Site Review 1836 19TH ST	LUR2019-00046	In Review	Gabby Hart
SOPHER SPARN ARCHITECTS Preliminary Plat for Subdivision 1101 UNION AVE	LUR2019-00047	In Review	Elaine McLaughlin
CITY OF BOULDER FAM Use Review 4540 BROADWAY	LUR2019-00048	In Review	Sloane Walbert
JAMES TYRRELL Vacation Right of Way & Access Easement 2150 FOLSOM ST	LUR2019-00049	In Review	Sarah Shaffer
Gatos Negros, LLC Use Review 5360 ARAPAHOE AVE	LUR2019-00050	In Review	Gabby Hart
LEFT HAND DESIGN GROUP Right-of-Way/Easement Dedication 1855 FOLSOM ST	TEC2018-00028	In Review	Shabnam Bista
MICHAEL BOSMA Plan Combinations 311 MAPLETON AVE	TEC2018-00078	Revisions - Resubmit	Elaine McLaughlin
SCOTT, COX & ASSOCIATES, INC. Plan Combinations 2131 UPLAND AVE	TEC2018-00082	In Review	Sloane Walbert
SCOTT, COX & ASSOCIATES, INC. Subdivision/Final Plat 2131 UPLAND AVE	TEC2018-00083	In Review	Sloane Walbert
BRAY ARCHITECTURE Plan Combinations 1102 PEARL ST	TEC2019-00030	In Review	Elaine McLaughlin
MICHAEL BOSMA Plan Combinations 311 MAPLETON AV	TEC2019-00031	In Review	Elaine McLaughlin
JVA Inc Boulder Right-of-Way/Easement Dedication 6949 WINCHESTER CIR	TEC2019-00034	In Review	Shabnam Bista
SCOTT, COX & ASSOCIATES Plan Combinations 6710 ARAPAHOE RD	TEC2019-00036	In Review	Scott Kuhna

## CORRECTIONS

<b>Applicant Name</b>	<b>Case Number</b>	<b>Case Status</b>	<b>Case Manager</b>
<b>Lease Type</b>	<b>Date Received</b>		<b>Description</b>
<b>Address</b>			
NICK WILLIAMSON Minor Modification to Approved Plan 6055 RESERVOIR RD	ADR2019-00163	In Review	Elaine McLaughlin
STEVEN MCHUGH Plan Combinations 1831 22ND ST	TEC2018-00012	In Review	Elaine McLaughlin
THE SANITAS GROUP Plan Combinations 3289 AIRPORT RD	TEC2018-00081	In Review	Elaine McLaughlin

## COMMENTS for TRACK 3519

<b>Applicant Name</b>	<b>Case Number</b>	<b>Case Status</b>	<b>Case Manager</b>
<b>Review Type</b>			
<b>Address</b>			
City of Boulder Site Review 4540 BROADWAY	LUR2019-00043	In Review	Sloane Walbert



# City of Boulder Planning & Development Services

## CITY OF BOULDER

### LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **August 28, 2019**  
CASE MANAGER: **Sloane Walbert**  
PROJECT NAME: **NORTH BOULDER BRANCH LIBRARY**  
LOCATION: **4540 BROADWAY**  
REVIEW TYPE: **Site Review**  
REVIEW NUMBER: **LUR2019-00043**  
APPLICANT: **SAM VEUCASOVIC, CITY OF BOULDER  
JEFF DAWSON, STUDIO DEVELOPMENT SERVICES**  
DESCRIPTION: **Site Review for the construction of a new North Boulder Branch Library. Project includes the construction of a 13,500 square foot public library, site improvements, an east-west street connection between 13th and 14th Streets, and a surface parking lot with 33 spaces.**

#### I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Revised plans must be submitted by 10/27/2019 for this application to remain active. Please contact staff with any questions or concerns.

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

#### II. CITY REQUIREMENTS

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

##### Addressing

Sarah Shaffer, 303-413-7128

Each new building is required to be assigned a street address following the city's addressing policy. The proposed address on the library building will be required to follow the address grid based on the building entrance. Staff suggests the address 4500 13th St. Please include a proposed address plat when resubmitting this application.

##### Landscape

Elizabeth Judd, 303-441-3138

**Landscape**

Elizabeth Judd, 303-441-3138

## 1. Landscape Standards:

a) Parking lot screening: Staff does not agree with the limitations of the parking lot in the requirements chart. As proposed, the entirety of the parking and drive aisles are part of the parking lot. There are no street sections being applied to the proposal. Include the northern edge/property line and the eastern edge/property line. Add screening where possible and move the proposed tree in the northeast corner (off property) onto the city's property. Update the requirements chart and any requested modifications.

b) The requirements chart lists 32 parking spaces, the Project Data table (A000) lists 33 and staff counts 35. Clarify if the two spaces on the eastern property line are included. If they contribute to the project parking requirements, staff suggests evaluating reducing the parking on the north property line and adding screening trees. If the project is specifically not proposing additional trees in this area due to neighborhood input, please include as much information as possible in the written resubmittal response and the requirements chart modification explanation.

c) Specify that weed barrier shall not be used anywhere in the project given the native plant palette and very limited shrub planting.

## 2. Species selections:

Trees:

a) Propose an alternative to Norway maple which do not thrive in Boulder conditions.

b) Propose an alternative to honeylocust which are very overplanted in north Boulder.

c) Propose a large maturing tree in place of the golden raintree which may someday function as street trees and to provide greater shade benefits.

d) Additional oaks, Kentucky coffetree, hackberry, 'Sensation' boxelder, common horsechestnut, or wasatch maple are good choices for this location. Contact staff if other options are preferred.

General:

e) What is the proposed meadow seed mix? Will it be seeded or a combination of seed, plugs, small pots, etc.?

## 3. Layout/Site Design

a) Enlarge/redesign the concrete seat wall/planter to provide adequate soil volume to support long lived trees.

b) Enlarge/redesign the flush curb planters to provide adequate soil volume to support long lived trees.

c) A final tray selection for the green roof is not necessary, but additional detail on the intent would be helpful.

Systems that do not have exposed sides tend to be more successful due to the ability for plants to cross into adjacent trays and more aesthetically pleasing.

**III. INFORMATIONAL COMMENTS**

1. In future submittals and applications, please show the wetlands, including inner and outer buffer on site development plans.

2. Portions of the site work include new sidewalk and some grading that appear to fall within the outer wetland buffer and may require a Conditional Wetland Permit at the time of Building Permit Application.

3. Sarah Shaffer, Address Administrator, 303-413-7128 - shaffers@bouldercolorado.gov

Address Plat Requirements:

1. Please include the words "ADDRESS PLAT" in the title block

2. Any existing buildings should be shown as a footprint in a grey-tone, with the address in a grey-tone.

3. All new addresses should be shown as indicated, in a bold black tone.

4. Please include the lot and block information in a grey-tone fashion for information

5. All Street names should be shown in the Right-of-Way, with any corrections as noted.

4. Sarah Shaffer, Sign Review, 303-41307128 - shaffers@bouldercolorado.gov

Please ensure that all proposed signs are located within the designated property boundaries, and outside of any dedicated easements.

5. Sarah Shaffer, Sign Review, 303-41307128 - shaffers@bouldercolorado.gov

Section 9-9-21 (the "sign code") applies only to signs erected on private property by the owner or lessee in possession of that property, or by persons acting with the permission or at the request of the owner or lessee. It

applies only to signs which are visible beyond the boundaries of the property upon which they are located. The proposed Library is classified as public land, and as such, you will not have to apply for a sign permit in order to erect a sign on your property.

It is important to keep in mind that while a sign permit is not required, staff encourages the applicant to adhere to the regulations outlined in the sign code to the best of their ability. Maintaining consistency with the code across our city buildings helps maintain transparency and the perception of fair governance to Boulder's residents.

#### **IV. FEES**

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

#### **V. APPROVAL CONDITIONS ON CASE**

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

1.