CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: August 4, 2016
TIME: 6 p.m.
PLACE: 1777 Broadway, Council Chambers

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**
   The July 14, 2016 and July 21, 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 to consider Site Review application, LUR2015-00012, to develop the Armory site (The Armory Community), an 8.55-acre site located at 4750 Broadway (the southeast corner of Broadway and Lee Hill Dr.), with a mixed-use project with up to 200 dwelling units and 8,400 square feet of storefront retail along Broadway and two new street connections (13th Street and Zamia Avenue). The proposal includes a 23 percent parking reduction request to permit 261 parking spaces where 341 are required, but otherwise contains no other modifications to the Land Use Code.

   Applicant: Bruce D. Dierking
   Property Owner: The State of Colorado

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
July 14, 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:
John Gerstle, Chair
Liz Payton, Vice Chair
Bryan Bowen
John Putnam
Leonard May
Crystal Gray
Harmon Zuckerman

PLANNING BOARD MEMBERS ABSENT:
N/A

STAFF PRESENT:
Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III
Karl Guiler, Senior Planner/Code Amendment Specialist
Kurt Firnhaber, Deputy Director of Housing

1. CALL TO ORDER

Chair, **J. Gerstle**, declared a quorum at 6:05 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **J. Putnam** and seconded by **H. Zuckerman** the Planning Board voted 6-0 (**C. Gray** abstained) to approve the June 2, 2016 minutes as amended,

3. PUBLIC PARTICIPATION

1. **Bridget Gordon (pooling time with Donna George)** spoke in support of more open space available in Gunbarrel and explained how the current metrics are calculated.

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

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5. PUBLIC HEARING ITEMS

A. AGENDA TITLE: Public hearing for consideration of a Concept Plan proposal (LUR2016-00033) to develop an existing parking lot on the corner of Pine Street and 15th Street on the First United Methodist Church site (including the following properties within RH-2 [Residential High – 2] zoning district: 1440 Pine, 1424 Pine, 1414 Pine, 1406 Pine, 2132 14th, 2124 14th, 1421 Spruce, and 1443 Spruce) with a three-story building of roughly 30,000 square feet with 90 underground parking spaces containing 40 affordable rental units and associated office and resident spaces. The units associated uses would be managed by Attention Homes, a non-profit agency, and are intended for homeless young adults between the ages of 18 and 24 years old who are in need for supportive services in order to address underlying issues associated with their homelessness.

Applicant: Jeff Dawson, Studio Architecture
Property Owner: First United Methodist Church

Board members were asked to reveal any ex-parte contacts they may have had on this item.

- **C. Gray** stated that she currently lives in the Whittier neighborhood, however her home is located outside the 600-foot buffer. She declared that **John Spitzer** is currently her partner, but that they are not married and that **J. Spitzer** has his own home in the Whittier neighborhood which is also outside the 600-foot notification buffer. She has not personally participated in any outreach meetings. In addition, she has not received any information that the rest of the Planning Board has not received as well. She stated that she has read the "Letters to the Editor" which have appeared in the *Daily Camera*. Also, the founder of Attention Homes, **Judge Holmes**, was a friend of hers and colleague regarding historic issues, neighborhood issues and had discussions with **J. Holmes** regarding Attention Homes when they are located on 1527 Pine Street. Finally, she disclosed that she had an email conversation and one phone call with **Shannon Cox Baker**, representing Gardner Development, in January 2016, regarding who to contact for the Whittier neighborhood. After a few emails, **C. Gray** informed **S. Baker** that this item may come to Planning Board and asked to be deleted from the email chain, which she did.
- **L. May** sought the City Attorney's advice regarding an outreach presentation by the applicant and a concerned Whittier neighbor which had been given at Historic Boulder Preservation Committee in which **L. May** is a member. He stated that the information which was given at the Historic Boulder meeting had been shared with rest of the Planning Board members.
- **L. Payton** revealed that her daughter participated in a fundraiser and that she, herself, has donated to Attention Homes.
- **H. Zuckerman** mentioned that two members of the public called him personally and left messages which reflected emails letters sent to the entire Planning Board.
- **J. Putnam** stated that he had received on telephone message similar to **H. Zuckerman** and that he had done a site visit, reviewed all emails and links received.
- **B. Bowen** declared that he had not spoken to anyone regarding this item.
- **J. Gerstle** declared that he had had several brief telephone messages and four telephone conversations which he ended quickly. In addition, his parents were familiar with Judge

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Holmes, who was the founder of Attention Homes, and assisted in the establishment of Attention Homes.

Staff Presentation:
C. Ferro introduced the item.
K. Guiler presented the item to the board.

Board Questions:
K. Guiler, H. Pannewig and **K. Firnhaber** answered questions from the board.

Applicant Presentation:
Shannon Cox Baker, with SCB Consulting, and **Claire Clurman** with Attention Homes, representing the applicant, presented the item to the board.

Board Questions:
Shannon Cox Baker with SCB Consulting, **Claire Clurman** with Attention Homes, **Jeff Dawson** with Studio Architecture, **Chris Nelson** with Attention Homes, and **Jamison Brown** with JB FieldWorks answered questions from the board.

Public Hearing:

1. **Bonnie Gossman** spoke in opposition to the project due to size and scope.
2. **Lawrence Gossman** spoke in opposition to the project due to size and scope.
3. **John Driver (pooling time with Mark Ely)** spoke in opposition to the project due to size and scope.
4. **Christine Klein** spoke in opposition to the project due to size and scope.
5. **Carole Driver** spoke in opposition to the project due to size and scope.
6. **Danny San Filippo** spoke in support of the project.
7. **Elizabeth Helgans (pooling time with Kathy Keener)** spoke in opposition to the project due to size and scope.
8. **Vaida Daukantas (pooling time with Raimonda Daukantas)** spoke in opposition to the project due to size and scope.
9. **Jeffrey Joe Hinton** spoke in support of the project.
10. **Jim Downton** spoke in opposition to the project due to size and scope.
11. **Lauren Schevets** spoke in support of the project.
12. **Kit Hollingshead** spoke in support of the project.
13. **Lee Scriggins (pooling time with Deb Roberts)** spoke in support of the project.
14. **Marty Moore (pooling time with James Hoppe)** spoke in support of the project.
15. **Ken R. Fowler** spoke in support of the project.
16. **Jane Theodore (pooling time with Michael Theodore)** spoke in support of the project.
17. **Tug Levy** spoke in support of the project.
18. **Kimberly Rouland (pooling time with Alison Shetter)** spoke in support of the project.
19. **Mary Coonce** spoke in support of the project.
20. **Nia Wassink** spoke in support of the project.
21. **Jan Hittelman (pooling time with Neta Hittelman)** spoke in opposition to the project due to size and scope.

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22. **Dr. G. Thomas Manzione (pooling time with Clair Callahan and Jaqueline Manzione)** spoke in support of the project.
23. **Patricio Illanes** spoke in support of the project.
24. **Megan Bruce (pooling time with Shawna Shirazi & Ashley Fauliu)** spoke in support of the project.
25. **Fern O'Brien** spoke in support of the project.
26. **Jill Grano (pooling time with Regina Cowles)** spoke in support of the project.
27. **Autumn Marler** spoke in support of the project.
28. **Michael McCue** spoke in support of the project.
29. **Herb Kroehl** spoke in support of the project.
30. **Kerri Schorfenberg (pooling time with Jacob Sorum)** spoke in support of the project.
31. **Ellen Bossert** spoke in support of the project but encouraged reaching out to other communities that have done similar projects for more information and benefit from their successes.
32. **Savanna Brown (pooling time with Marley Brown)** spoke in support of the project.
33. **Heather Bowler** spoke in support of the project.
34. **Beth Robbins** spoke in support of the project.
35. **Daphne McCabe** spoke in support of the project.
36. **Molly Malone (pooling time with Nathan Pieplow)** spoke in support of the project.
37. **Elaine Dannemiller** spoke in opposition to the project due to size and scope.
38. **Mike Craychee** spoke in opposition to the project due to size and scope.
39. **Sean Collins** spoke in support of the project.
40. **Jana Milford** spoke in support of the project.
41. **Kim Weins** spoke in opposition to the project due to size and scope.
42. **Hudson Lindenberger** spoke in opposition to the project due to size and scope.
43. **Mimi Ward** spoke in opposition to the project due to size and scope.
44. **Kate Ricklin** spoke in opposition to the project due to size and scope.
45. **Ira Barron** spoke in opposition to the project due to size and scope.
46. **Rebecca Shoag** spoke in opposition to the project due to size and scope.
47. **Melody Lyle** spoke in opposition to the project due to size and scope.
48. **Mike Megrdichian** spoke in opposition to the project due to size and scope.
49. **Michaela Megrdichian** spoke in opposition to the project due to size and scope.
50. **J. C. Alvarez** spoke in support of the project.
51. **Benjamin R. Jaros** spoke concerning the homeless problem in general.
52. **John Spitzer** spoke in opposition to the project due to size and scope.
53. **Ed Byrne** spoke in support of the project.
54. **Michael Fitzgerald** spoke in support of the project.

Board Comments:

- **C. Gray** appreciated all the public comments. Hopefully we can have a project that the entire neighborhood can be supportive of.
- **L. May** observed that the public comments were more directed at the size and scale of the project and the impact which it would have on the neighborhood and surrounding community. The proposed number of units, height, parking reduction, setback reduction and temporary nature of affordable housing are real challenges to aligning with the intent of the RH-2 zoning and the Site Review and Comp Plan criteria.

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- **J. Putnam** rebutted by stating that the current zoning code contains flexibility regarding a number of these issues. While the proposal would be putting a lot of things in a small site, he believes that the number of units and density would not be major issues as they are within the range of permissible units for a block. The use is within what would be allowed by zoning and aligns with the BVCP.
- **H. Zuckerman** agreed with **J. Putnam** and added the RH-2 zoning district includes a large number of non-residential uses and is meant to be a high density downtown zone. In addition, the proposal is not asking for anything that the code does not provide for. The applicant is not asking for any variances. They are asking for modifications and they are allowed to do so under Site Review.
- **L. Payton** agreed with **L. May's** comments. She too would like to see an affordable housing project come before the board and have the community join in support. She brought up an example of a project involving the Trinity Church in which she recalls that there were no variances asked for and no public opposition was received. Because that was also a project to redevelop a church parking lot, perhaps there could be lessons to be learned from that project.
- **C. Gray** added that Trinity Lutheran's project was 100% affordable and located in the Business Transition zone.
- **B. Bowen** stated that he found the emotional side compelling. No issue with the use or location of the project. He stated that two and three story buildings in a high density residential zone bordering a neighborhood seems like a reasonable transition. Scale and mass do not feel like a concern. In addition, the applicant's request for modifications seem true to the nature of project.
- **J. Gerstle** finds that the location, use and intentions are reasonable. He expressed concern regarding the massing and the setback issues.
- **C. Gray** agreed with **L. May's** comments and added that RH-2 is a residential zone, therefore, Attention Homes' residential uses would be appropriate. However, some of the proposed non-residential uses are of concern.
- **L. May** added that Attention Homes would be appropriate in that location. The issue is number and extent of "asks" above by-right zoning entitlements.
- **L. Payton** agreed.

Discussion Topics:

➢ **<u>BVCP Compliance</u>**

- **J. Putnam** agreed with staff's assessment of the applicable provisions and compliance. The proposal successfully addresses housing for sensitive populations and social needs of the city within the Comp Plan and the way in which it was intended.
- **L. May** disagreed and stated that the proposal has issues generally with the Site Review Criteria and any inconsistencies with the Comp Plan as well as with the Downtown Guidelines. Specifically, Site Review Criteria regarding enhancing the community's unique sense of place and consistency with Comp Plan. Regarding the Comp Plan policies (*2.15*) the proposal has visual and disruption conflicts with the adjacent RMX-1 zone, (*2.30*) avoiding or adequately mitigating negative impacts to neighborhoods; *(2.37)* proposed project did not appear to be a clear coherent part of the neighborhood. (*7.01*) Comp Plan Local Solutions to Affordable Housing temporary nature of the proposal seems unclear in meeting the goal of permanently affordable housing; (*7.03*) Populations with Special Needs concentration of units in one area;

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(*8.03*) Equitable Distribution of Resources put unfair burden on Whittier neighborhood by concentration of units.

- **H. Zuckerman** agreed that the project as proposed is compliant with *7.03* Populations with Special Needs, *8.01* Providing for a Broad Spectrum of Human Needs, and *8.04* Addressing Community Deficiencies. In addition, he believes that *2.03* Compact Development Pattern and *2.37* Enhanced Design for Private Sector Projects, it can be argued the project is compliant. In terms of *2.10* Preservation and Support for Residential Neighborhoods, there can be areas of disagreement. One needs to consider what this residential neighborhood is composed of. He stated this project would be in compliance when you look at what is allowable. In the RH-2 zoning district, he listed a number of things that would be allowable including congregate care, studios, fraternities, sororities, etc. Lots of non-residential uses are allowable in the Whittier neighborhood.
- **C. Gray** agreed with **L. May**. She stated that the RH-2 zoning has been used for residential in the downtown area and generally not for office and retail. Transitional housing is allowed in every zone except mobile homes and agricultural zones and not just RH-2. Therefore, it can also be allowed by right in the very lowest density and business zones. She pointed out that the two story, 31-unit Transitional Housing at 1136 Lee Hill did not ask for one modification or variance and was a use by right requiring no review. She agreed that the project meets *7.03, 8.01* and *8.04* of the Comp Plan. She stated that the project needs to work on meeting 2.*10* Preservation and Support for Residential Neighborhoods. Whatever use is implemented; it should be supportive of the neighborhood in the way in which it is designed.
- **B. Bowen** stated that the project does meet the intended spirit of Comp Plan as it fits under affordability. The project gives the city an inclusionary housing contribution and on-site sixty years of affordable housing.
- **L. Payton** suggested that if there were more certainty regarding the long term affordability then it would be more compliant with policies within the Comp Plan. She agreed with **L. May** and **C. Gray's** comments regarding the project's non-compliance with neighborhood policies *2.37, 2.10, 2.15,* and *2.30* that with some modifications the project could become compliant with the Comp Plan.
- **J. Putnam** agreed with **L. Payton** that if there were more certainty regarding the long term nature and explanation of the rolling over of terms, then that would be helpful during Site Review. He disagreed that this project would cause an over concentration in this neighborhood. Compared to other locations in the city, he stated that he does not believe it would be a concentration in the Whittier neighborhood.
- **J. Gerstle** shared concern of the certainty of long term affordability. The concentration would not be out of place. Density and size of the project are reasonable. Shares concerns regarding the proposed uses for the first floor and not convinced that they are fully necessary.
- **L. May** added that perhaps the BCH would be a more appropriate site for a project of this scale.

➢ **<u>Downtown Urban Design Guideline Compliance, Building & Site Design</u>**

- **L. Payton** disagreed that the current proposed design respects the integrity, scale and massing of historic buildings in surrounding areas. Do not see elements of the surrounding historical neighborhood within the design itself. The proposed design does not reflect the Whittier neighborhood. Would like to see a design that is an asset to the

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neighborhood and respects the existing historical buildings and possibly elements of the existing Methodist church. In the area, the existing buildings have a craftsmanship and durable materials which should be reflected in this project as well.

- **B. Bowen** stated that he does not agree with the Trinity church comparison. He likes the proposed simplicity and the reduced number of materials proposed for the building. He suggested the applicants present their proposal to the Design Advisory Board (DAB) to refine the design. He thought the northeast corner could be more welcoming. The east elevation works but could be simpler. The alley elevations, in particular the north elevation, could be more creative and interesting (ex. street art, sculpture, railing design, etc.). Regarding the site design, there could be more opportunity for exterior space on the second floor plaza such as separation of spaces and by creating decks on the west side. Regarding site configuration, he suggested making the setbacks tight to the street and heavily vegetated to soften the connections to the houses in the neighborhood.
- **C. Gray** agreed with **B. Bowen** regarding the heavily landscaped setbacks. She suggested to break up the mass of the building. Look to the neighborhood for ideas in the contrast of small vs. large buildings. Porches would be an added value to the design and give the residents an opportunity to be connected to the neighborhood and vice versa as they were with the original Attention Homes at 1527 Pine. She would not push the units on Pine Street close to the street, but likes the idea of heavy vegetation (does not have to be tall) to create a front yard appearance. Regarding the building, would like to see something that is more reflective of the neighborhood massing and scale and design elements.
- **H. Zuckerman**, in terms of encouraging the sensitive design edge, the Pine Street façade and the gables are positive. Regarding an emphasis between a residential and commercial distinction, he stated he could only see one commercial part of the façade and that is at the northeast corner. If there are others, he suggested making them more distinct. The proposed alley elevations currently are basic and should be fenestrated more as the process moves along. The visual impact of building was well done. In terms of quality of open space, he is not sure what constraints the applicant may be dealing with. He agreed with staff's assessment that the alley should be explored as an area to be designed to create public interest. Regarding the design, the southern half of the western elevation appears monolithic and he would like to see that elevation more thoroughly explored. The alley elevation proposal is currently sterile at grade. Paving treatment is important. The primary corner is an interesting architectural concept. He agreed with **L. Payton** that the 15th Street elevation, should play off of the neighborhood and history for design. Finally, he suggested making the northeast corner more welcoming.
- **L. May** spoke to the massing of the buildings. Regarding Downtown Guidelines, does not respect the scale and quality of adjacent residential uses and thoughtfully transition between the commercial and residential areas and respecting adjoining residential character. He stated that the proposed design seems "lumpy". He defined this by saying it appears busy and suggested the applicant strive for more simplicity. The facades need more articulation. Transitions to the adjacent neighborhoods to the north and east would be better met if the third-floor on east side were removed, so that the apartments lining the street were two stories. This would place the higher mass away from the street and this would address the scale concerns expressed. In addition, the non-residential space on the ground floor, if it were made residential, it would be a

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better integration into the neighborhood.

- **J. Putnam** agreed with most of the previous comments. Given the population, they should have safe spaces and not be too transparent, therefore having residential on the ground floor may not be a good idea as it would in other facilities. In regards to the tower element, the concept is a good one, but perhaps something more could be done with it and some height would be justifiable. Regarding some site plan issues, he agrees with the garden and greenhouse located on the southeast corner. He mentioned that Lot #1 seems to be a missed opportunity with regards to having parking next to the sidewalk along 15th Street. He suggested it could be better served with landscape architecture in which the residents, church and community could come together. In broader terms of landscaping, there needs to be a sense of safety and some degree of transparency. A lighting plan that is not disruptive to the neighborhood but also bright enough to not provoke illicit activities will need to be presented.
- **J. Gerstle** stated that it is not clear to him why there is hesitation of placing residents on the first floor. If the intention is to have the residents to feel integrated into the neighborhood, then he does not see the reason why this proposal should be different. He would like to see more porch space on the first floor designs. He supports **L. May's** suggestion of setting back the third floor along 15th Street to diminish the massing.
- **L. Payton**, in regards to Lot #1, hoped something could be done. She suggested the residences moving to the first floor, then perhaps offices or support staff could move into a building where Lot #1 is located. She does not like the proposed asphalt adjacent to the sidewalk.
- **C. Gray** stated that currently there are three original buildings along Pine Street. Scale and mass continuity needs to remain along Pine Street. She expressed concern regarding the façade on the corner of 15th and Pine Street and the proposed retail building which she felt was inappropriate. She proposed moving the retail, if kept in the project, to the alley elevation and keep residential character along Pine Street.

    - **Shannon Cox Baker** clarified what would be happening inside the proposed buildings and parking spaces to the board and encouraged the public to submit ideas regarding art and materials for the buildings.

➢ **<u>Proposed Uses</u>**

- **J. Putnam** agreed with the concept that clinical uses and site specific uses to support the residents are appropriate. The small amount of commercial space to assist with training residents would be helpful. He is more concerned with the pure administrative offices for Attention Homes as it uses a lot of space. As this seems to be a driver for the size and mass of the project, it should be rethought.
- **L. May** agreed.
- **H. Zuckerman** stated that all the ancillary uses that support the residential use make sense. He approves of mixing in small neighborhood retail uses into existing neighborhoods. Perhaps reinforce the commercial corner on the alley side of the project.
- **L. May** agreed with **H. Zuckerman**, however regarding the issues of scale and transitioning to the adjacent residential area, there would have to be a sacrifice. The applicant informed the board that they would not be willing to give on the mass of the project, the number of units or the non-residential space on the ground floor. In order

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to be compliant with the Comp Plan or Site Review Criteria, there is going to have to be some space that is sacrificed.

- **C. Gray** agreed with the comments of **J. Putnam** and **L. May** regarding the administrative space. The Whittier neighborhood is one block from the Pearl Street Mall where lots of retail opportunities are currently available. She suggested building relationships with the retailers of downtown to develop retail space and training opportunities. She stated that she sees the retail portion of the project as being a driver of the mass and bulk. She added that perhaps neighborhood acceptance would have been more positive if they had incorporated more counseling areas within the design to address concerns about getting treatment and support of Attention Homes resident's needs.
- **B. Bowen** stated that the mix of uses is desirable. He approves of the retail component. With the retail included, the public will be able to visit this site and it could become meaningful. He does not feel strongly that the retail needs to be located on the proposed site of 15th and Pine Street. If it makes sense to relocate the retail to the alley elevation, and then attempt to activate the alley all the way through as a pedestrian walkway, then that could work well. That could perhaps regulate the corner of 15th and Pine Street to be more residential and act as the front porch. The carriage houses on Lot #2 could make sense to move some of the administrative uses to that location. He disagreed that the proposed uses are driving the size.
- **L. Payton** agreed with the comments of **J. Putnam** and **L. May**. In regards to **L. May's** comments regarding making sacrifices, she stated that she does not know where those need to happen to reduce the scale but she supported removing or relocating parts of the project. She approves of moving the retail from the corner of 15th and Pine Street as that leads into the neighborhood homes.
- **J. Gerstle** agreed that it may be necessary to sacrifice some of the non-direct uses on the ground floor. Retail and spaces on ground floor that are not being used for the counselors and staff perhaps should go. It is not obvious that retail is necessary when the project will be located one block from the Pearl Street Mall.

➢ **<u>Height</u>**

- **L. Payton** stated she would not support a height modification. The applicant should respect the nearby existing and potential historic landmarks and make efforts to work within the existing height limits.
- **B. Bowen** added that he is glad to see the incorporation of height elements on this project. He would support the 37 or 38-foot height modification. In addition, if there was a good reason to go taller than a three story gable roof element, then he would support it.
- **C. Gray** agreed with **L. Payton** and would not support a height modification. In regards to the tower element, there are currently "authentic" towers due to the churches in the area. She is not clear what a tower would add. However, if some of the uses that were discussed earlier were removed and the project were scaled down, then the 35-foot height might fit better in the neighborhood.
- **H. Zuckerman** mentioned that this project may have trouble maintaining 35-feet with the existing slope based on the necessary calculations for height. He stated that he does not have an issue with exceeding the 35-feet if it is what is required to obtain the three floors. The necessity of the tower should be assessed. In addition, look at ways to mitigate the appearance of height such as the setback of the third floor as discussed

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earlier.

- **L. May** stated that he is ambivalent regarding the tower. In his opinion, he does not think the tower adds to or detracts from the building. He reiterated that the third floor on 15th Street along the east side should be addressed. Many height issues dissolve if third floor units are removed. In addition, the relationship to the historic structures around the project should be addressed.
- **J. Putnam** stated that the apparent height is critical along the 15th Street elevation of the project by pushing things back to give the appearance of a two story building. The concept of the tower is appropriate, but not sure the proposal does it. If it is compelling then it should be kept, otherwise, it should be removed.
- **J. Gerstle** added that it is the apparent height along 15th Street is of concern. A greater setback than is currently proposed from the third floor would remove that. He added that there is no need for tower, nor does it add any value.
- **L. May** clarified that for the third floor setback would be the removal of the eastern units. Essentially, the building would become two stories on the street side. Regarding the height modification, if it were addressed on the east side, then he may be able to support a height modification.
- **L. Payton** questioned **L. May** if the fact that they are not proposed to be permanently affordable units bothers him in granting a height modification given that the ordinance allows a request for a height modification only if the project has a certain percentage of permanently affordable units.
- **L. May** continued by saying that his understanding of the current discussion regarding the height is that permanent affordability has not yet been determined. His presumption is that if a height modification is being discussed, then permanent affordability is also being discussed.
- **J. Putnam** added that in regards to compliance, the City Manager grants the alternative method for compliance for permanent affordable housing.
- **B. Bowen** added that if the City Manager determines that this project complies with the inclusionary housing by doing cash-in-lieu offsite or the equivalent of having it provided 100% for 60 years, the height is acceptable either way.
- **L. May** clarified that the issue of height and supporting a modification predominantly is linked to what happens on the third floor on the east side along 15th Street. The height ordinance component is somewhat up in the air and out of the board's hands currently.
- **L. Payton** disagreed with J. Putnam and said that the provision that allows the City Manager to grant an alternative method for compliance for permanently affordable housing does not apply to the ordinance that allows a height modification request only if permanently affordable housing is provided. Conflating the tow would allow an applicant to buy out of the height limits by paying cash-in-lieu. However, she agreed with L. May and added that if the project does return meeting the on-site permanently affordable percentage, then it would be eligible to ask for a height modification. Therefore, she would support **L. May's** suggestion to push back the third floor on the east side along 15th Street.
- The board was in agreement.

➢ **<u>Parking</u>**

- **J. Putnam** began by saying he is not sure all the proposed parking would be

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necessary. Surface Lot #1 is not an attractive element of the overall block design. He mentioned that there are methods to trim it down with a good TDM plan. A reduction in parking will provide comfort as a transitional use project. He suggested the applicant look for ways to keep parking modest.

- **L. May** agreed.
- **H. Zuckerman** agreed. Potentially, if the parking area were covered with a one story building to house administrative functions that may not need to be in the main structure, then the height of the main building may be able to be reduced.
- **J. Gerstle** agreed.
- **C. Gray** agreed. She also agreed with staff in their request to see a complete parking analysis. She wanted to make sure that the parking would not be rented to offsite users.
- **B. Bowen** supported any logical parking reductions. He explained that the goal should be to create and focus on an elegant site design. In regards to Lot #2, he suggested rotating it and making it alley loaded which would free-up green space, and then recapture the five units which may be removed from the third floor along 15th Street.
- **L. Payton** agreed. She added that she would like to see some bike storage.

➢ **<u>Historic Preservation</u>**

- **Payton** stated that the board supports the staff recommendation to landmark the five identified properties. It should include *1443 Spruce Street* and *2118 14th Street* to be landmarked as well. In short, all eligible properties should be landmarked. All board members were in support of this recommendation.

Board Summary:

J. Gerstle gave a summary of the board's recommendations. Since this is a Concept Review, no action is required on behalf of the Planning Board. With respect to Comprehensive Plan issues, the board felt the plan was compatible as outlined by staff in the submitted memo and general agreement with staff's assessment. Most board members supported the general program in terms of BVCP compliance, however there was concern whether the proposal sufficiently met BVCPcriteria with regard to issues around height and scale and neighborhood integration. Many of the uses discussed would only be allowable by Use Review, especially with the regard tocertainty with long term affordability. In regards to compliance to the Downtown Urban DesignGuidelines, a number of board members mentioned that the proposed design is not reflective of the existing neighborhood character. The board suggested better integration with the existing church architecture on one side and neighborhood architecture on the other. The board suggested a consultation with the Design Advisory Board (DAB). There were mixed opinions from the board regarding the proposed tower and the board did not unanimously approve of the design. The east side of the site, along 15th Street, in terms of the massing and design characteristics faced the most scrutiny of the board's opinions. There were some height and setback concerns expressed along this elevation. Some board members felt the setbacks should be small and highly vegetated. While other board members preferred larger setbacks andasked the applicant to be sensitive regarding too much vegetation for safety. There was generalagreement that along the alley, Lot 1, and the west side of the site, missed opportunities in thedesign exist. With respect to the proposed uses, the board had mixed opinions, but overall feltthat sacrifice of some of the proposed administrative and office space on the first floor may need to be done to keep the living space that is being requested. It was suggested to relocate the proposed retail space to a point along the alley on the west side. In regards to the height, if sufficient setback from the street exists, perhaps removing the third floor from the 15th Street

side of the double loaded corridor, then the height modification could be acceptable. The board isnot asking the applicant to decrease the proposed unit count to 36 by doing this. With respect tothe proposed parking, the board suggested the applicant investigate a reduction on Lot 1, to look at not leasing to offsite people and to add bike storage. Finally, it was suggested that the applicant consider the landmarking all eligible buildings on the site.

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

A. Barriers to Development

Board Comments:

- **L. Payton** asked the board to send any images of project or ideas relating to projects, residential or commercial, that could not be built in Boulder and would pertain to the upcoming topic of "Barriers to Development" for the next Planning Board meeting scheduled for July 21, 2016.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 1:26 a.m.

APPROVED BY

_____
Board Chair

_____
DATE

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CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
July 21, 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 are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
John Gerstle, Chair
Liz Payton, Vice Chair
Bryan Bowen
John Putnam
Leonard May
Crystal Gray
Harmon Zuckerman

PLANNING BOARD MEMBERS ABSENT:
N/A

STAFF PRESENT:
Charles Ferro, Development Review Manager
Susan Richstone, Deputy Director of Community Planning and Sustainability
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Specialist III

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1. CALL TO ORDER

Chair, **J. Gerstle**, declared a quorum at 5:08 p.m. and the following business was conducted.

2. BOARD DISCUSSION

A. Barriers to Development & Disclosures of Conflict

1. **<u>Disclosures of Conflict:</u>**
   - **H. Pannewig** stated that there may have been some concern that board disclosures may need to extend beyond legal requirements and legislative matters.
   - **L. May** clarified if it would be worth Planning Board members to document their own policy of disclosure which may be more informal than what is required. He stated that this may be more useful in terms of transparency for public.
   - **H. Pannewig** stated that a conflict is related to the benefit a member may receive from a decision or recommendation on a project. She explained the definition of a "benefit" would be anything that is of value gained from a project, benefit to the board member or family member. In addition, she stated that contractual relationships could be considered a conflict. The Code itself lists expectations and conflicts. If a board member feels they may violate one of the listed expectations,

then they must disclose it and recuse themselves. If the conflict is listed, the Code currently states that the board member consider disclosure and consider recusal. **H. Pannewig** encouraged the board to be transparent and to always refer to the Code. She continued by stated that technically, the Code does not state that that a board member must recuse themselves if they live within 600-feet of the property in question. However, the 600-foot rule is still used in the public notification process, therefore she advised that it would still be a good practice to recuse themselves during a project. An exception could be made if the board member is renting and does not have ownership within that 600-feet of the project. Also, if the applicant or other party on the project is a client or they currently have a proposal on the table with the board member, then they should recuse themselves. She advised the board to always error on the side of caution and if they have questions, to consult with the staff attorney.

2. **<u>Barriers to Development:</u>**
   - **L. Payton** explained that the primary reason for this topic was to identify types of projects that might be desirable in the city of Boulder, but due to regulatory or market constraints, they cannot be attained. She suggested that the board begin this discussion tonight, but to carry on this discussion to future meeting as the need arises.
   - **S. Richstone** also suggested that the board members give any suggestions to **L. Ellis** so they may be incorporated into the Boulder Valley Comprehensive Plan.
   - The board then reviewed and discussed the pictures and suggestions submitted by various members.

B. Meeting Management – facilitated by Maro Zagoras

- **Maro Zagoras**, with Desired Outcomes, Inc., facilitated a Meeting Management training with the Planning Board to:

  *Understand the active dimensions of meetings and ways to address them
  *Learn how to keep one another focused during meetings
  *Practice interest based bargaining as method for negotiation
  *Practice new methods of preventing and handling conflict

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

- The board agreed to follow up with a discussion of actionable items regarding Meeting Management on August 18, 2016 prior to the regularly scheduled Planning Board meeting that evening.

4. DEBRIEF MEETING/CALENDAR CHECK

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5. ADJOURNMENT

The Planning Board adjourned the meeting at 9:15 p.m.

APPROVED BY

_____
Board Chair

_____
DATE

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C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: August 4, 2016

AGENDA TITLE: Public hearing to consider **Site Review** application, LUR2015-00012, to develop the Armory site (The Armory Community), an 8.55-acre site located at **4750 Broadway** (the southeast corner of Broadway and Lee Hill Dr.), with a mixed-use project with up to 200 dwelling units and 8,400 square feet of storefront retail along Broadway and two new street connections (13th Street and Zamia Avenue). The proposal includes a 23 percent parking reduction request to permit 261 parking spaces where 341 are required, but otherwise contains no other modifications to the Land Use Code.

Applicant: Bruce D. Dierking
Property Owner: The State of Colorado

REQUESTING DEPARTMENT:
Planning, Housing & Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Karl Guiler, Senior Planner/Code Amendment Specialist

OBJECTIVE:
1. Hear applicant and staff presentations
2. Hold public hearing
3. Planning Board action to approve, approve with conditions, or deny the Site Review application.

PROPOSAL AND SITE SUMMARY:

Proposal: Proposal to build a two phase redevelopment of the 8.55-acre site located at 4750 Broadway with a mixed-use project. Phase I encompasses portions of the site within the MU-1 (Mixed Use – 1) zoning district on the west side of the site along Broadway and includes 182 residential units and storefront commercial uses within 16 new buildings with surface and structured parking and the preservation and adaptive reuse of the existing Armory Mess Hall. Phase II, on the east side of the site, is zoned RMX-2 (Residential Mixed Use – 2) and includes up to 18 mixed density residential units, per the zoning, subject to proposed design guidelines.

Project Name: The Armory Community

Size of Tract: 8.55 acres (gross) and 7.57 acres (net)

Location: 4750 Broadway

Zoning: MU-1 (Mixed Use - 1) [6.41 gross acres] & RMX-2 (Residential – Mixed 2) [2.14 gross acres]

Comprehensive Plan: Mixed Use Residential & Mixed Density Residential

Key Issues for Discussion:

Staff is recommending the three key issues for the Planning Board's discussion and analysis:

1) Is the proposed project consistent with the BVCP?
2) Is the proposed site design, open space, street configuration and pedestrian connections consistent with the Site Review criteria of Section 9-2-14(h)(2), B.R.C. 1981?;
3) Are the proposed building designs consistent with the Site Review criteria of Section 9-2-14(h)(2)(F), B.R.C.

1981?, and

4) Does the 23 percent parking reduction meet the parking reduction criteria of Section 9-2-14(h)(2)(K), B.R.C. 1981?

I. INTRODUCTION AND BACKGROUND

The proposed redevelopment of the Armory site was reviewed by Planning Board as a Concept Plan on August 21, 2014. Some board members will recall that the Concept Plan was designed with a higher amount of floor area than allowed under the MU-1 zoning (over 1.0 FAR [floor area ratio] where 0.6 FAR is the maximum), because the public rights-of-way required to be dedicated were not deducted from the floor area ratio (FAR) site calculations. Further, the proposal included uses that were not permitted in the zoning district (e.g., outdoor entertainment) and also entailed height modifications for the buildings. Understanding that the deviations from the land use code would require consideration of a special ordinance, the applicant worked with the community to accommodate needed art spaces with a new arts pavilion and art studio spaces and a community plaza for performances and gathering space, which gain support from a large contingent of the North Boulder neighborhood despite some others that were concerned about the scale and intensity.

Overall, the board found the proposal consistent with the goals of the North Boulder Subcommunity Plan and was supportive of the concept, based on the site design, layout and architecture. Despite this, board members had concerns and conflicting ideas regarding the necessity for the applicant to get approval of a special ordinance to allow the deviations from the code. The link to the packet can be found here and minutes from that meeting can be found in here. The Design Advisory Board (DAB) has also reviewed the project on two occasions. The DAB minutes can be found in **Attachment E**.

As stated in the 'Introduction' section on Sheet A-1.02 of the project plans found in **Attachment B**, the applicant stated that due to the complications with accommodating the proposed uses procedurally and legally, economic reasons, and considering opposition from some neighbors, the project was redesigned to meet the current MU-1 and RMX-2 zoning regulations. The applicant has attempted to retain many of the design attributes of the prior plan albeit at a lower intensity. The applicant's written statement can be found in **Attachment A** and also includes the applicant's response to the Site Review criteria.

II. PROJECT OVERVIEW

Figure 1- Armory Community rendering looking east.

The applicant proposes redevelopment of the Armory site with a total of 200 dwelling units and ground floor office/retail uses.

MU-1 side: Sixteen new buildings are proposed and existing Armory mess hall building would be preserved. The Applicant has filed an application seeking a landmark designation of the Armory mess hall building. There is a proposed condition for the Applicant to pursue in good faith a landmark designation of said building. The project has largely been designed to fully meet the requirements of the MU-1 zoning district with 182 attached dwelling rental units on the west side of the site within two-story buildings. Ground floor space totaling 8,400 square feet for retail, office or restaurants along Broadway is also proposed. The Armory building is proposed as a common amenity space for the residential uses. Parking is proposed to be

accommodated within a variety of structured, surface and tuck-under locations and has been designed to minimize visibility from the streets. The applicant is requesting a 23 percent parking reduction to allow 261 parking spaces where 341 are required due to the shared parking aspects of the development and considering 84 on-street parking spaces within the public right-of-way that are not included in the parking calculations.

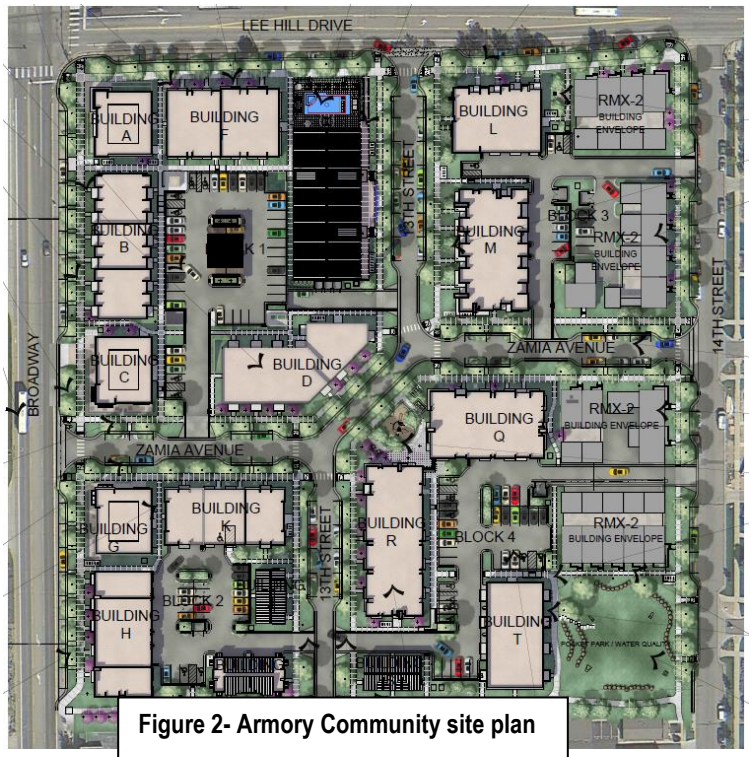


Figure 2- Armory Community site plan

Detailed site plans and elevations of the buildings proposed for the area zoned MU-1 are provided within **Attachment B.** The site plan to the left shows the layout, which is similar to the site plan proposed at time of Concept Plan. Buildings are numbered A through T. Zamia Avenue, which currently exists east of the site within the Holiday neighborhood, would continue westward through the development connecting to the Broadway. A new 13th Street would traverse the site from north to south and connects to Yellow Pine Avenue to the south. Both connections meet the requirements of the North Boulder Subcommunity Plan transportation connections plan.

RMX-2 side: Up to 18 townhouse units are proposed on the projects east side consistent with the zoning. There are no specific building plans for these buildings at this time. Consistent with how the Holiday neighborhood was developed, the buildings would be subject to the detailed design guidelines found within **Attachment C.**

Sample renderings of the project are provided below (see sheets A-4.12-14 for larger versions) and a detailed project description can be found on page 9.

III. SITE & SURROUNDING CONTEXT

The 8.55-acre project site is located in North Boulder at the southeast corner of Broadway and Lee Hill, a prominent corner near the northern gateway to Boulder (please see **Figure 3** above for a vicinity map). Existing uses surrounding the site include:

- The single-family Holiday neighborhood adjacent to the site on the east (Figure 4);
- The mixed-density Dakota Ridge neighborhood a few blocks to the west (Figure 5);
- Main Street North retail and restaurants immediately to the south on Broadway (Figure 6), with mixed use/residential and multi-family at Yellow Pine and 13th Street further to the east (Figure 7)
- Uptown Broadway /Village Center two blocks to the south (Figure 8);

Figure 3- Vicinity Map

- Light industrial and service-oriented businesses along the western side of Broadway (Figure 9);
- The Holiday Inn Express hotel immediately across Broadway to the west (Figure 10);
- Boulder Housing Partners offices at 1325 Lee Hill immediately to the north (Figure 11);

Architecturally, the existing surroundings are diverse in character. Many of the buildings are relatively new and fall within an abstract mix of modern interpretations of classic architectural styles; Victorian, Arts and Crafts, Traditional, and Bungalow styles anchored by low-tech/industrial structures and simple office buildings.

Natural features of the site include:

- Substantial grade change; the site slopes northwest to southeast by 20 to 24 feet;
- The Silver Lake Ditch runs diagonally through the site;
- Sidewalk along Broadway sits up 5 to 6 feet, then grade within property slopes down from there;
- Views to the west to adjacent foothills, north up the valley toward Lyons;
- Undeveloped infrastructure;
- Large concrete masonry painted buildings with two smokestack structures;
- A number of mature trees in various states of quality and health.

Figure 4

Figure 5

Figure 6

Figure 7

Figure 8

Figure 9

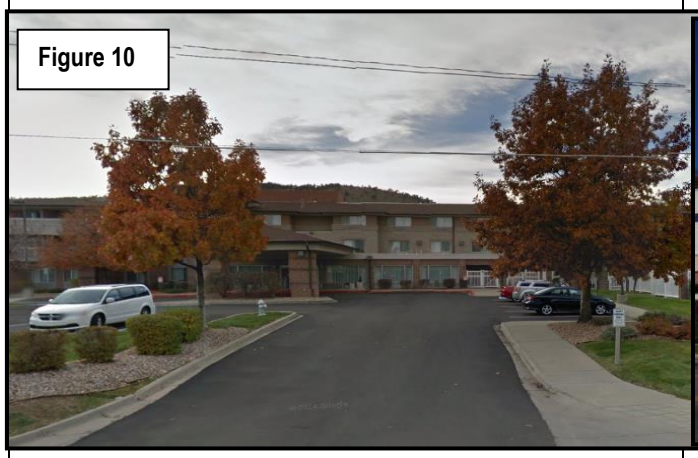


Figure 10

Figure 11

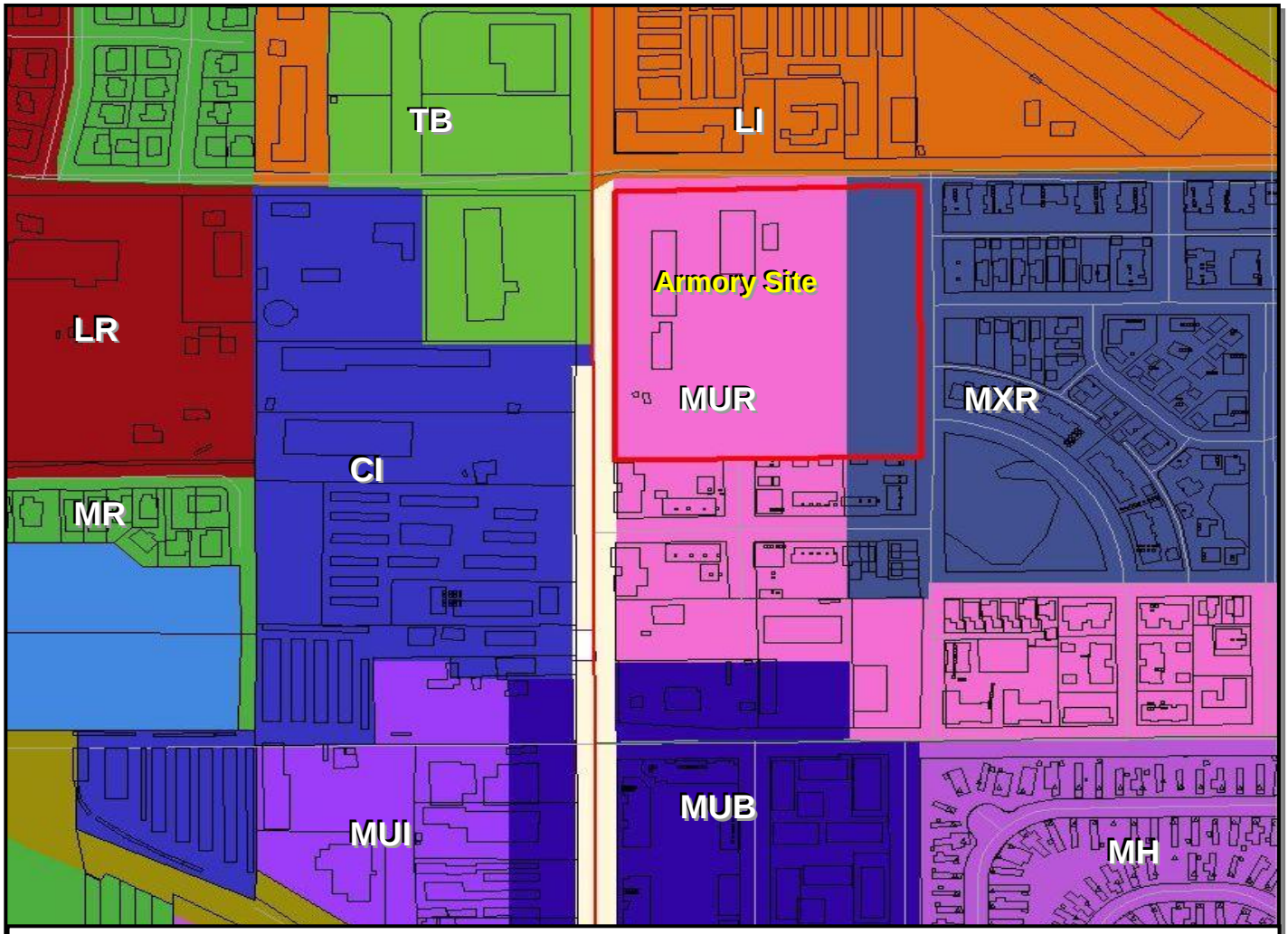


Figure 12: Land Use Map

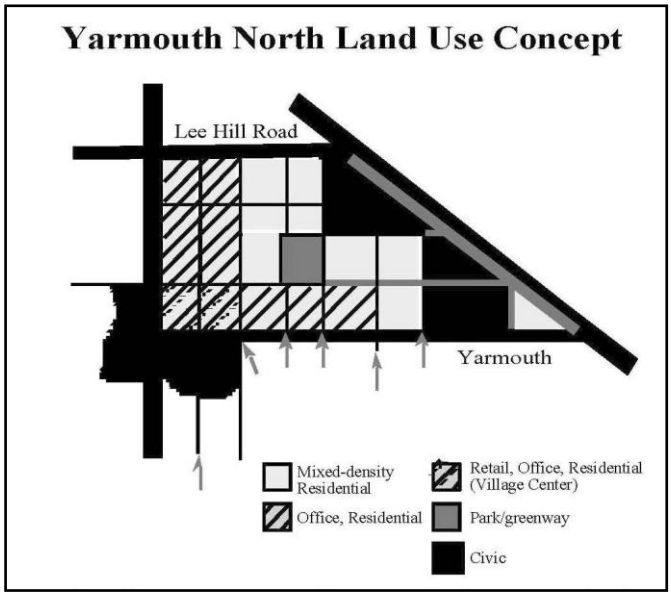
Development of the site and surrounding properties is guided by the Boulder Valley Comprehensive Plan (BVCP) and more specifically, the North Boulder Subcommunity Plan (NoBo Plan). Figure 12 (above) shows the BVCP Land Use Map for the area.

Land Use Designation: The Site Review criteria of the land use code section 9-2-14(h), B.R.C. 1981, apply to this 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 split between Mixed Use Residential on the western 75% of the site and Mixed Density Residential on the eastern portion of the site.

> Per the 2010 BVCP, the purpose of the Mixed Use Residential designation is to encourage development wherein "*residential character will predominate, although neighborhood scale retail and personal service uses will be allowed,*" with zoning and other regulations defining "*the desired intensity, mix, location and design characteristics of these uses.*" The Mixed Density Residential designation is *"applied in some areas planned for new development where the goal is to provide a substantial amount of affordable housing in mixed density neighborhoods that have a variety of housing types and densities. The density in the mixed density designation in newly developing areas is from six to18 units per acre."*

North Boulder Subcommunity Plan. In 1995, the City of Boulder adopted the North Boulder Subcommunity Plan (NoBo Plan) to guide redevelopment, and the plan has since helped shape the mixed-use, retail, and residential development patterns in North Boulder.

The subject site is identified in the NoBo Plan as part of the Yarmouth North neighborhood. As shown in the figure below, the NoBo Plan calls for a mix of office and residential on the western portion of the site and mixed residential on the eastern portion. Relevant goals from the NoBo Plan pertaining to the Yarmouth North neighborhood include:



- *Blocks with a walkable, neighborhood scale and buildings oriented toward the street (use of alleys wherever possible; no garages facing the street).*
- *Live/ work units in a vertically and horizontally mixed configuration of office and residential uses along Broadway, 13th, 14th and Yarmouth.*
- *Live/ work units in residential-scale office buildings, with pedestrian-interest windows, and front doors facing the street.*
- *Mixed density residential units in the remainder of the area with strong connections to the park and the proposed Village Center.*

Zoning: The site is split zoned, with the western 75% of the site (approx. 283,816 sq. ft.) zoned MU-1 (Mixed Use – 1) and the eastern 25% of the site (approx. 88,409 sq. ft.) zoned RMX-2 (Residential- Mixed 2). Please see **Figure 13** on page 8 for the Zoning Map. Pursuant to section 9-5-2, B.R.C. 1981, these zoning districts are defined as follows:

> MU-1: *Mixed use areas which are primarily intended to have a mix of residential and nonresidential land uses within close proximity to each other and where complementary business uses may be permitted.*
>
> RMX-2: *Medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted.*

A summary of the zoning district standards is included below:

<u>MU-1 Zoning - Along west 75% of project site:</u>

- 0.6 FAR
- 15,000 square foot building maximum size
- 15% total open space requirement; 60 sq. ft. of private open space per unit
- Apartments and townhouses allowed
- Restaurants and brew pubs allowed
- Small convenience retail (not over 2,000 SF), office and personal service uses allowed
- Art or craft studio space >2,001 square feet allowed through Use Review only
- Temporary Outdoor Entertainment prohibited
- Two-story maximum

RMX-2 Zoning - Along east 25% of project site:

- Medium-density residential, 10-20 units/acre
- Detached, single-family per special RMX-2 standards (see Section 9-8-4 here)
- Attached single-family, duplex, 4-plex, townhouse per special RMX-2 standards (see Section 9-8-4 here)
- Congregate care allowed
- Three-story maximum

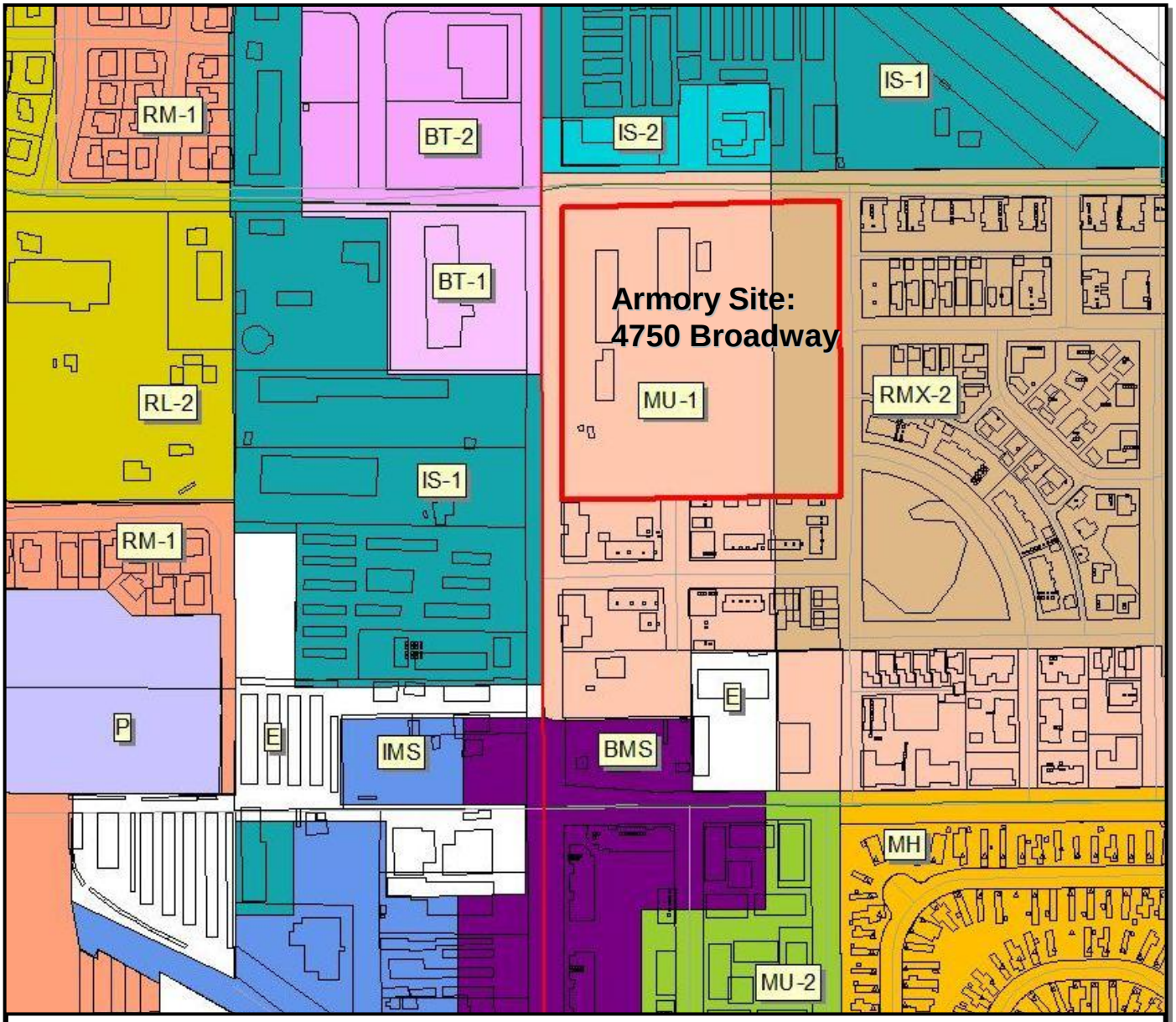


Figure 13: Zoning Map

V. PROPOSED PROJECT

The project is proposed as a mixed use development consistent with the underlying MU-1 (Mixed Use -1) zone and RMX-2 (Residential Mixed – 2) zone in North Boulder. **Attachment A** contains the applicant's written statement and **Attachment B** contains the proposed plans. **Attachment C** contains design guidelines that would apply to the RMX-2 portion on the east side of the development.

- **Residential-** A total of 200 dwelling units are proposed – 182 attached rental units on the MU-1 side of the development and up to 18 townhouse for sale units on the RMX-2 side of the site. Detailed site plans and elevations of the 16 new buildings are provided within the plan set and demonstrate compliance with the zone's height, setback and building size limitations (15,000 square feet maximum per building). All buildings are proposed to face the street and include building entries as required by the zoning. Under a proposed condition of approval, the Applicant would be required to pursue in good faith, landmark designation of the existing Armory mess hall building. The building would be used for a leasing facility and common amenity facilities for the residential uses on the site.

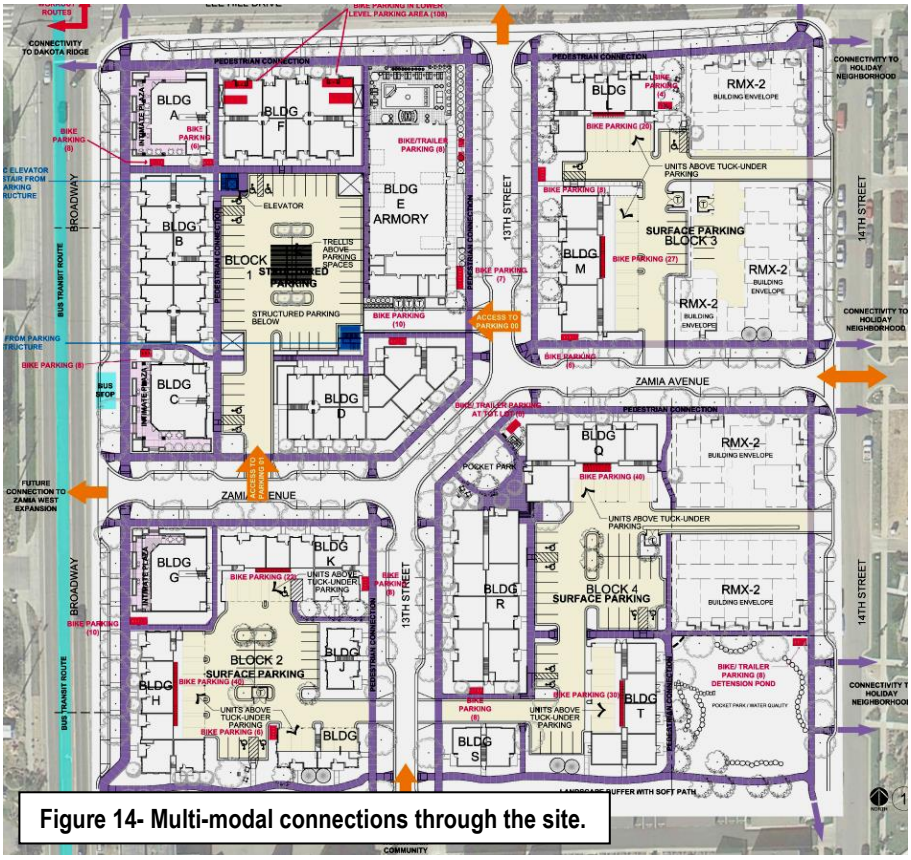


Figure 14- Multi-modal connections through the site.

The townhouse units on the east side of the site by Holiday are illustratively shown, but not detailed within the package and rather, would be subject to the implementation of residential design guidelines and the zoning standards of the RMX-2 zone. This approach is identical to how buildings were reviewed and approved in the adjacent Holiday neighborhood, also under the same zoning.

Based on the lot size of areas within the RMX-2 zone, at least two housing types are required (in this case, attached single-family, duplex, 4-plex, townhouse are proposed in addition to future single family homes). The guidelines specify the basic characteristics of the permissible housing types with more detailed sections on building form, materiality, and façade organization. In general, high quality material are required and a guideline sets a minimum of 60 percent of facades as wood, stone, brick, metal, ground face concrete masonry units (CMU) etc. The guidelines also cover site access, open space, landscaping and building fenestration. The proposed guidelines can be found in **Attachment C**.

- **Non-residential-** 8,400 square feet of retail/office/restaurant space is proposed on the ground floor of buildings fronting on Broadway. The uses in the spaces are proposed to be consistent with the permitted uses (including Use Review uses) of the MU-1 zoning district.

- **Vehicular and pedestrian connections-** As required by the NoBo Subcommunity Plan transportation connections plan, Zamia would be extended east-west through the project site out to Broadway and 13th Street would be extended north-south connecting to Lee Hill Drive. Pedestrian connections are provided throughout the site as shown in the site plan on Figure 14.

- **Open space and landscaping-** The project would exceed landscaping standards per the Site Review criteria and open space amounts would exceed the 15 percent minimum required at over 20 percent. A maximum of 10 percent of the required open space includes landscaping in the right-of-way, which is permitted per section 9-9-11(f)(4), B.R.C. 1981, but is not necessary to meet the minimum required open space. Several pocket parks are proposed, the largest of which is at the intersections of Zamia and 13th in the center part of the site. An outdoor pool is proposed along Lee Hill Drive and pedestrian plazas are proposed along Broadway. The detention area in the southeast corner of the site is designed to appear attractively landscaped, but has not been included in the open space totals.

- **Parking-** All off-street parking has been provided behind buildings and away from streetscape within a variety of structured, surface or tuck under locations. The structured parking is located on Block 1, whereas surface and tuck under parking is available on Blocks 2, 3 and 4.

  The MU-1 district requires non-residential parking at a rate of one space per 400 square feet if more than 50 percent of the project is residential. The standard requirement in the MU-1 zone for residential uses is one parking space per unit; however, because more than 60 percent of the units are considered one-bedroom, the requirement increases to 1.25 parking spaces per unit. Therefore, 228 parking spaces are required for 182 residential units. RMX-2 parking requirements for residential are based on bedrooms and will be required to meet code when detailed plans for those buildings are reviewed. Because the Armory facility is accessory to the residential uses in the development, no parking is required for that building. Based on the non-residential uses and anticipating restaurant uses, 111 parking spaces are required for the non-residential component. Therefore, the total required parking for the development is 339 spaces.

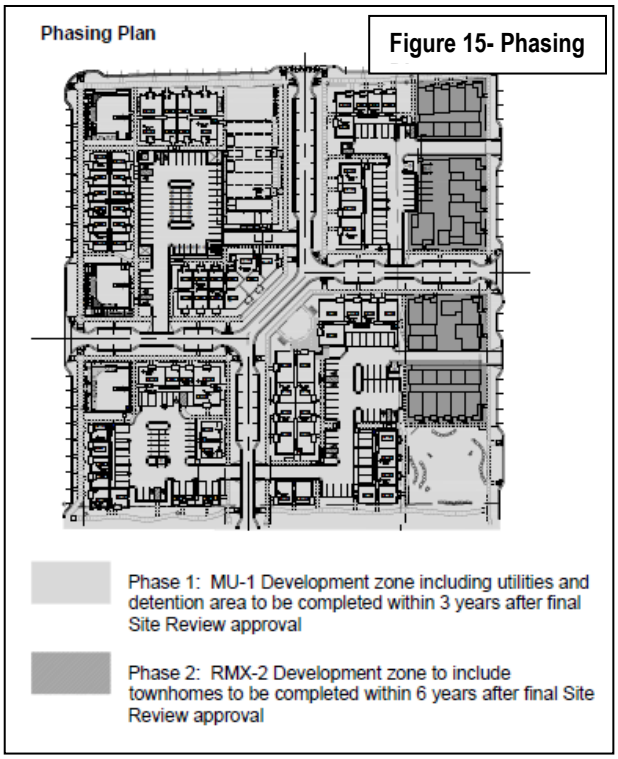


Figure 15- Phasing

  The applicant is requesting approval of a parking reduction to permit 261 off-street parking spaces where 341 is required. This does not include the 84 on-street spaces that would also be provided within the development. This necessitates approval of a 23 percent parking reduction and is the only exception requested as part of this Site Review. A parking study demonstrating that the parking needs will be met on the site is found within **Attachment D**. Lastly, based on the square footages and land uses, 376 bicycle parking spaces are required within the development. The development would exceed this requirement with 406 bicycle parking spaces.

- **Phasing-** The applicant has requested two phases for the development as shown in Figure 15 on page 8:

PROCESS:
Per section 9-2-14(b)(1), B.R.C. 1981, Site Review is required for projects located in the MU-1 zone district that are over one acre in size or include 20 or more residential dwelling units. Therefore, development of the 8.55- acre site requires Site Review and the applicant is required to demonstrate compliance with all Site Review criteria found in Section 9-2-14(h), B.R.C., 1981. The project does not automatically require Planning Board review; however, given the community interest in the project, staff is referring the application to the Planning Board for consideration. An analysis of compliance with the code criteria follows.

Development Review Committee comments on the proposal can be found in **Attachment H.**

VI. ANALYSIS

The following Key Issues are provided by staff to help guide the Site Review review discussion. Planning Board may identify other items for discussion.

Key Issue #1: Is the proposed project consistent with the BVCP?

Staff finds that the proposal would be consistent with the BVCP as provided below:

The proposed project conforms to the BVCP Land Use Map designations on the site, which as described in this memorandum, are Mixed Use Residential and Mixed Density Residential. The project is a compact, mixed-use development that takes its context into great consideration and is appropriately scaled to transition from the higher intensity uses of the Uptown Broadway area (Village Center) along Broadway to the medium and mixed density residential context and scale of the nearby Dakota Ridge and Holiday neighborhoods.

The project will add to the vitality of North Boulder with 200 new residential units ranging from apartments to duplexes to townhomes and new retail and office uses along Broadway increasing the level of walkability and connectedness of the area. There is a high level of permeability incorporated into the project. The project is also an opportunity to preserve the existing Armory mess hall structure through the landmark designation process.

Staff finds that all of these elements would be consistent with the following BVCP Policies:

2.01 Unique Community Identity
2.03 Compact Development Pattern
2.05 Design of Community Edges and Entryways
2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones
2.14 Mix of Complementary Land Uses
2.16 Mixed Use and Higher Density Development
2.17 Variety of Activity Centers
2.24 Preservation of Historic and Cultural Resources
2.30 Sensitive Infill and Redevelopment
2.33 Environmentally Sensitive Urban Design
2.37 Enhanced Design for Private Sector Projects
4.05 Energy-Efficient Building Design
5.03 Diverse Mix of Uses and Business Types
5.09 Role of Arts and Cultural Programs
6.08 Transportation Impact

7.06 Mixture of Housing Types

Key Issue #2: Is the proposed site design, open space, street configuration and pedestrian connections consistent with the Site Review criteria of Section 9-2-14(h)(2), B.R.C. 1981?

The Site Review criteria related to Site Design are found in Section 9-2-14(h)(2), B.R.C. 1981 and address the quality and functionality of open spaces, require landscaping exceeding minimum code standards, logical and safe vehicular and pedestrian connections, and parking that is screened from view and has minimized impacts on the site plan. Staff finds that the proposed site design to be consistent with these criteria, particularly in terms of arranging public and private open space to be accessible and functional and to provide a relief from the proposed density, providing safe and convenient multi-modal transportation connections through the site, minimizing the visual impact of parking areas and creating transparency and activity at the pedestrian level. Staff analysis of the criteria is found in **Attachment F**. A brief summary of each aspect is discussed as follows and the site plan is shown for reference:

- **Open Space** (Section 9-2-14(h)(2)(A), B.R.C. 1981)- Open space on this project exceeds requirements with over 20 percent of the site as open space where 15 percent is the minimum requirement. This amount excludes the southeast open space, despite the space being attractively designed with landscaping and an opportunity for active recreational uses. There is a variety of accessible, functional open spaces provided on the site, including the central pocket park, a pool for residents, urban plazas along Broadway, and a landscaped paseo on the south portion of the property. Private open space is also provided for each residential unit.
- **Landscaping** (Section 9-2-14(h)(2)(C), B.R.C. 1981)- The proposed landscape plans show a variety of plantings that exceed code minimum requirements combine to create an attractive site plan along the streetscapes and along pedestrian ways throughout the site.
- **Circulation (Section 9-2-14(h)(2)(D), B.R.C. 1981)-** The proposed layout is logical and achieves the required transportation connections of 13th Street and Zamia Avenue through the development and lays the streets out in a way that will discourage high speeds, calm traffic and create visual interest. Pedestrian pathways are provided throughout the site and create a high sense of permeability while also minimizing interfaces with vehicles to avoid conflicts as required by the criteria. Alternatives to the automobile would also be achieved through implementation of the Transportation Demand Management (TDM) plan within **Attachment I**.
- **Parking (Section 9-2-14(h)(2)(E), B.R.C. 1981)-** Automobile parking is generally confined to the interior of all blocks away from pedestrian zones at the street edges. Block 1 features an internal parking structure with most parking tucked away from pedestrian zones. In Blocks 2, 3 and 4, tuck under parking has been incorporated to help reduce the scale of surface parking. Entries and exists from parking areas are designed to minimize conflicts with pedestrian and bicycles and are aligned with opposing curb cuts where possible. A review of the site plan above shows that each block includes sidewalks and pathways to cross throughout the site within the minimum about of vehicular interface.

Key Issue #3: Are the proposed building designs consistent with the Site Review criteria of Section 9-2-14(h)(2)(F), B.R.C. 1981?

The Site Review criteria of Section 9-2-14(h)(2)(F), B.R.C. 1981 relate to building design and aim to create buildings that are appropriately scaled, include high quality building materials and combine to create attractive streetscapes that encourage pedestrian activity. Staff finds that the development would be consistent with these goals and the criteria to create attractive, welcoming buildings that are compatible with the scale and design of surroundings neighborhoods as well as the existing Armory building, for which the Applicant will be required to pursue landmark designation.

Full responses to the Site Review criteria are found within **Attachment F** and key building design criteria are included below for Planning Board consideration:

Y (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 project is consistent with the underlying zoning and fulfills required transportation connection per the North Boulder Subcommunity Plan (NoBo Plan). Building would be two and three stories and would be oriented towards each street with parking set behind. The construction of the streets will create four blocks with on-street parking throughout and will be a logical extension of the existing neighborhoods. The proposed heights, mass, scale, orientation and configuration of the buildings would be similar to the forms and scales of buildings on the Main Street North project to the south and the Holiday neighborhood to the east as informed by the guidelines for the Yarmouth North area of the NoBo Plan.

In addition to meeting the Development Guidelines for All Neighborhoods found on page 10 of the Plan, the proposal would be consistent with the guidelines specific to the Yarmouth North area (see page 12 of the NoBo Plan), including but not limited to:

- Provide mixed land use – office and residential as shown on the diagram (see Plan);
- Design the area as a neighborhood with small blocks and buildings oriented toward the street;
- In the mixed-use area, provide a vertical and horizontal mix of uses. Non-residential uses should be contained in buildings with smaller floor plates, not in large office buildings, and
- Provide strong internal and external pedestrian and bike connections with frequent connections to the Village Center and to the neighborhood park.

Staff finds that the proposed plan will strongly meet these intents for an appropriately scaled, mixed-use, neighborhood that extends upon the successes of the Holiday neighborhood and Main Street North (i.e., Yellowpine) in meeting the intent of the Yarmouth North area of the NoBo Plan. For these reasons, it is

concluded that the project will be compatible with the existing character of the area and the character established by the adopted plan for the area.

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

The buildings are designed to conform to the maximum height and story limits of the MU-1 and RMX-2 zones and would not require a height modification. The height of the buildings on both sides of the development would be consistent with existing buildings within the adjacent Holiday and Main Street north (Yellowpine area) neighborhoods.

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

The buildings are generally low profile and consistent with surrounding development orientation and scale. The buildings will not have a significant impact to views from adjacent properties or create any shadows on adjacent properties.

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

The proposed development is consistent with the intended and existing character of the area as established by the NoBo Plan and existing developments built in accordance with the Plan. The project would utilize appropriate use of color, materials, landscaping, signs and lighting and will be an intuitive extensions of existing development in the area.

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

The proposed buildings are not imposing and include attractive well-glazed facades (e.g., ample windows and entries) and attractive landscaping along sidewalks that will make each block of the development highly pedestrian friendly and human-scaled.

Y (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;

Masonry, wood and metal will be utilized throughout the development. As can be seen in the plans and renderings, a high percentage of masonry is proposed– particularly on the mixed use buildings. A variety of brick colors will be utilized. Residential buildings will have more wood composite siding with minimized amounts of stucco and composite panels. Metal roofs and decks are also incorporated into the development. With authentic materials such as brick and wood used throughout the project, buildings will present a sense of permanence.

Key Issue #4: Does the 23 percent parking reduction meet the parking reduction criteria of Section 9-2-14(h)(2)(K), B.R.C. 1981?

As affirmed below, staff finds that the parking reduction criteria can be met, based on the analysis within the parking study in **Attachment D**. The TDM plan can be found in **Attachment I**.

(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;

The proposed parking reduction will allow for parking adequate to meet the needs of occupants and visitors. Additional on-street parking is also provided. Per the TDM plan, parking will be unbundled from leases, thereby encouraging residents to minimize automobile reliance. Eco-passes, car-share vehicle, bicycle amenities and other TDM strategies will also be employed to reduce auto dependence. The site is served by various RTD bus routes, including the high frequency Skip route.

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

The proposed parking reduction will allow for adequate restaurant seating and parking for other allowed non-residential uses. The mixed-use nature of the development facilitates some shared use of the available parking spaces. On-street parking is also provided for visitors and customers.

(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;

A shared parking arrangement is a component of the plan.

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

Varied time periods of use are anticipated to assist in accommodating parking needs. Residential peak demand is evening/night and commercial peak demand is daytime. The submitted parking study indicates that there is a peak parking demand of 288 parking spaces. With 261 off-street spaces and 84 on street spaces totaling 345 parking spaces, the demand can be accommodated.

(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.

VII. 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 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. The applicant has also held several community meetings prior to submitting the Concept Plan review package.

Attachment G contains public comments received during the course of the Site Review application.

VIII. STAFF RECOMMENDATION

Staff concludes that the project, while scaled down from its Concept Plan version and lacking some of the amenities that were partly meant to justify the deviations in the code, still retains many of the attractive and appropriate design elements of the prior plan and is consistent with the underlying zoning and the Site Review criteria of Section 9-2-14(h), B.R.C. 1981. The project fulfills required NoBo Plan transportation connections and includes requirements for landmarking the existing Armory mess hall building. Therefore, staff recommends approval of Site Review application LUR2015-00012, incorporating this staff memorandum and the attached Site Review criteria checklists as findings of fact, and subject to the following recommended conditions of approval.

Recommended Conditions of Site Review Approval for LUR2015-00012

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 6, 2016 ("Plans"), The Armory Community Residential Design Guidelines ("Guidelines") for the RMX-2 Zone District dated May 16, 2016, and the Transportation Demand Management (TDM) Plan dated May 13, 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 a building permit application for any building, 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, elevations, plans and details shown on the Plans and Guidelines is acceptable. The City Manager will review plans to assure that the architectural intent is performed. Buildings on the RMX-2 side are also subject to this condition consistent with the phasing permitted by condition no. 4 below.

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

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

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

   e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards and CDOT State Highway Access Code Standards for all transportation improvements. These plans must include, but are not limited to: plan and profile drawings for all new streets; plan and profile drawings for Broadway, Lee Hill Rd and 14th Street where the cross-section of the road is to be widened; profile drawings for the flow-line of the curb-and-gutter and cross-pan where the curb-and-gutter and cross-pan is to be constructed or re-constructed; typical sections for the streets; signage and striping plans in conformance with Manual on

Uniform Traffic Control Devices (MUTCD) standards, street lighting, driveway ramp, transportation and transit stop detail drawings, geotechnical soils and pavement analysis.

f. 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. Landscape plans shall provide 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. 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.

g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.

h. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C.

3. Prior to a building permit application, the Applicant shall submit an application for and receive approval of a **Preliminary Plat** and submit a Technical Document Review application and receive approval for a **Final Plat**, subject to the review and approval of the City Manager and execute a subdivision agreement meeting the requirements of chapter 9-12, "Subdivision," B.R.C. 1981 and which provides, without limitation and at no cost to the City, for the following, unless otherwise approved by the City Manager:

   a. The dedication, to the City, of all right-of-way and easements necessary to serve the development

   b. The vacation of all easements where vacation is necessary for construction of the development.

   c. The construction of all public improvements necessary to serve the development, including but not limited to: the new 13th Street running north/south and Zamia Avenue running east/west through the development; the widening of Broadway and Lee Hill Road to accommodate a buffered bike lane, on-street parking, landscape strip and detached sidewalk; the widening of 14th Street to accommodate on-street parking, landscape strip and detached sidewalk; installation of street lighting; enhancing the existing two transit stops along Broadway; all sidewalks; stormwater detention facilities; and water and sanitary sewer mains.

   d. A financial guarantee, in a form acceptable to the Director of Public Works, in an amount equal to the cost of constructing all public improvements necessary to serve the development.

4. Pursuant to subsection 9-2-12(a), "Three Year Rule," B.R.C. 1981, the following **development/phasing plan** is approved:

   a. Phase I, to construct the necessary site infrastructure, including but not limited to rights-of-way, alleys, driveways, sidewalks, treelawns, pedestrian pathways, stormwater facilities, utility lines and improvements for the entire site and all buildings located within the portion of the property with Mixed Use 1 (MU-1) zoning designation, shall commence at the date of this approval and shall be substantially completed within three years.
   b. Phase II, to construct the remaining residential buildings located within the portion of the property with Residential - Mixed 2 (RMX-2) zoning designation, shall commence upon the expiration of Phase I and expires three years thereafter.

5. The Applicant has filed an application seeking **Individual Landmark designation** of the property located at 4750 Broadway. The Applicant shall pursue such designation in good faith. Prior to a building permit application, the Applicant **shall obtain a final decision on the application for Individual Landmark designation** of the property.

6. Prior to issuance of a building permit, 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 residents and employees of the development for three years after the issuance of a certificate of occupancy for each dwelling unit and commercial / retail unit as proposed in the Applicant's Transportation Demand Management (TDM) plan.

7. The Applicant shall ensure that **each building shall be pre-wired for future photovoltaic systems,** from the roof-top to the primary electrical panel, and each block shall include at least one **electric vehicle charging stations**.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

A: Written statement
B: Proposed plans dated July 6, 2016
C: Residential Design Guidelines dated May 16, 2016
D: Parking Study dated May 13, 2016
E: Design Advisory Board minutes from May 6, 2015 and March 23, 2016
F: Staff analysis of the Site Review criteria
G: Public comments
H: Development Review Committee comments on the proposal
I: Transportation Management Plan dated May 13, 2016

SITE REVIEW CRITERIA

This Application meets the Site Review Criteria as follows:

(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 westerly 80% +/- of the property is designated mixed use residential, and the easterly 20% +/- is designated mixed density residential. Blocks 1 and 2 are included entirely within the mixed use residential designation area and will include predominantly residential uses, with some neighborhood scale restaurant, retail/office flex, personal service, arts and entertainment uses. The future phase for Blocks 3 and 4 is partially within each designation, but the plan to develop this area for mixed density residential is compatible with the policies for both designations, particularly with the non-residential services already to be included in Blocks 1 and 2 within short walking distance. Effectively, the more intense portion of the project is clustered in Blocks 1 and 2, with future Phase II Blocks 3 and 4 stepping down in intensity to taper into the Holiday neighborhood.

(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:

Per the BVCP designation for mixed use residential, the maximum intensity, mix, location and design characteristics are established in the specific zoning and regulations adopted for the area. For the mixed density residential area in Phase II, the proposed density is consistent with the BVCP designation and is similar to the adjacent Holiday neighborhood. As part of the Voluntary Agreement contemplated by this application, the exact density for the project would be established and restricted to reflect the approved plan.

(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.

N/A

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

The Armory Community is perhaps unique in recent Boulder history in terms of its attempts to meet the broad range of BVCP policies and the other site review criteria while providing significantly enhanced community benefits. The economic feasibility of the project is highly challenged by including so many community benefit components that do not generate adequate revenue to cover their costs; however, by working creatively and cooperatively with the City, local businesses and non-profits and by utilizing creative finance mechanisms, we believe we can achieve these ambitious goals.

(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:

Creating a sense of place is a key focus of the project. The highly creative design included in this application indeed reflects the historic character (preservation of the historic Armory building), relationship to the natural environment (overall site development strategies, Pocket Park, etc.), multi-modal transportation connectivity (highly permeable design, enhanced paths and walks, custom bus shelter, extensive bike parking, etc.).

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

Open space on the site is extensive—from the Community Plaza, to the Community Pocket Park, to the more intimate plazas as Broadway and Lee Hill and Broadway and Zamia, to the resident amenity deck, to the Art Pavilion overlook deck, to the Southern Paseo, the Armory Community provides an extensive amount of high quality open spaces.

(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;

Both the Community Plaza and the Community Pocket Park are open, accessible and functional. There is a mix of hardscape areas and greenscape, shady areas and sunny ones, larger spaces and more intimate spaces.

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

No detached units in Phase I, but all units have private open space either in the form of decks, patios or access to shared, private open spaces reserved for residents. Phase II for Blocks 3 and 4 will include detached units that will all have private open space.

(iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities,

ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludiovicianus), which is a species of local concern, and their habitat;

> *Natural features have been carefully considered throughout the site design, and a strong emphasis on site sustainability is apparent throughout. Site drainage and detention has been approached delicately, and those functions are addressed in a graceful and subtle manner in connection with the Pocket Park. The existing prairie dog colony is of particular importance and will be mitigated (hopefully relocated) in accordance with applicable City of Boulder statutes and regulations. The Silver Lake Ditch that traverses the property will be placed underground in accordance with requirements of the Silver Lake Ditch Company for both safety and functionality. We hope to include some type of educational feature or art installation near one of the diversion structures to pay homage to the ditch and to remind users of the historical irrigation water that still passes under their feet through the property.*

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

> *Block 1 is the most intensely developed portion of the site, and yet, it includes what will be one of the largest density relief areas in all of the North Boulder—the Community Plaza. This is made possible by putting the parking underground and building the Plaza on top—an extremely expensive undertaking. However, the result is the conversion of what would otherwise be a large parking lot into the central place-making opportunity for the entire project. Additionally, the intimate plazas at Broadway and Lee Hill and Broadway and Zamia provide a respite for pedestrians and an opportunity for people to stop and linger. The Community Pocket Park provides both a soft-scape environment for relaxation and play and an affirmative connection to the Holiday Park just to the east. The Southern Paseo creates a buffer from the adjacent Main Street North project and serves an important function in allowing two-block permeability for pedestrians and cyclists.*

(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 Community Pocket Park is actually large enough for active recreation such as children's play, playing catch or Frisbee, volleyball, playing fetch with a dog and similar activities that are typically limited in an urban environment. The Community Plaza is large enough for music, dance and performance, whether by impromptu buskers or scheduled performances.*

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

> *The location of the Pocket Park is important in addressing the drainage and detention for the site, and by locating it on the southeastern edge of the property, there is a strong synergy with Holiday Park.*

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

As noted above, the Pocket Park is linked to the Holiday Park, and the Southern Paseo links to City sidewalks/pathways on each end.

(B) Open Space in Mixed Use Developments (Developments That Contain a Mix of Residential and Nonresidential 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 nonresidential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and

The Community Plaza, the more intimate plazas and the Pocket Park will all serve multiple uses for residents, customers, neighbors and visitors. The resident deck and amenity area, the Arts Pavilion overlook deck and the private decks and patios appurtenant to the residential units will serve the more private needs of the residents. The amount of open space provided is significantly greater than perhaps any other project of its kind in Boulder.

(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.

There are active areas on the Community Plaza, the intimate plazas and in the Pocket Park. The private decks and patios provide opportunity for more passive use.

(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;

The plants are selected to provide year round interest - including color, form and texture. Plants are selected for their hardiness for our climate and are typically low water usage plants.

The hardscape is detailed to provide interest and to highlight special community gathering areas and/ or key building entries.

(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;

There are no plant communities of special concern, threatened or endangered species or significant habitat on the property. The trees to be removed are not appropriate for street scape planting (evergreens) and will be replaced with a large quantity of new trees (in excess of BRC requirements).

(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 provides plants in sizes and quantities that exceed the BRC standards referenced above.

(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.

All setbacks and usable open space are attractively and fully landscaped to enhance the appeal and enjoyment of the overall property.

(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 street plan includes an innovative "jog" along Zamia and 13th that serves multiple functions—it acts to naturally calm traffic and reduce speeds while allowing both streets to align correctly on each outside edge of the property.

(ii) Potential conflicts with vehicles are minimized;

Various aspects of the project help reduce conflicts between vehicles, bicycles and pedestrians, including the Southern Paseo, the enhanced, detached sidewalks, well designed and marked pedestrian crossings, location of the garage entries, design of street parking and overall reduced street width.

(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, pedestrian ways and trails;

The project provides extensive avenues for multi-modal mobility including enhanced pedestrian areas and walks and the Southern Paseo. A custom bus shelter is also proposed.

(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 overall mixed-use design strongly supports a walkable lifestyle. A compact, urban design located along a major transit corridor will actually plausibly allow future residents to forego car ownership altogether, should they choose. Enhanced outdoor spaces and functional connections strongly support making non-auto transportation choices.

(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;

An aggressive TDM is proposed, including unbundled parking, eco-passes, ample secure bike parking, provision of car-share vehicle and other proven strategies.

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

The site is well connected on all sides for all modes, pedestrian, bicycle, transit and car.

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

Per negotiations with City staff, the street sizes have been reduced to reflect "new urban" scale. The minimum amount of street necessary is provided.

(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.

Despite the narrower streets, careful consideration was made for safe and efficient travel by all modes. Areas for deliveries, recycling and trash pick-up and other services are provided thoughtfully to minimize conflicts.

(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;

Auto parking for Blocks 1 and 2 is provided primarily in below grade parking structures, thereby eliminating surface parking lots. Street parking is provided per City code. Entries and exits are designed to minimize conflicts with pedestrians and bicycles, and the large Community Plaza is made possible by hiding the parking underneath it. Ample bike parking is provided, both long-term parking for residents and tenants and visitor/customer bike parking.

(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;

Putting the parking underground, though extremely expensive, frees up a tremendous amount of space on the surface for the enhanced open space provided.

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

Putting the parking underground means that it is largely out of site. Along the southern boundary in Block 2, there is additional screening to hide the parking from the Main Street North development. Also, this parking area includes landscaping in and around its confines as a buffer and to further screen cars from view.

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

N/A – parking provided underground

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

(i) The building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area;

The proposed buildings are both compatible with the existing character and materially improve upon it. The historic Armory Building is preserved and adaptively restored to a

new, relevant use—the Art Pavilion—an iconic new building to be provided at the corner of Broadway and Lee Hill, will serve as a gateway to North Boulder and a clear expression that one has just entered an arts district. The other mixed use buildings reflect timeless, class architectural forms with a modern vocabulary fitting of the North Boulder ethos. Materials are authentic, high-quality and are harmonious with the adjacent context.

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

Building heights are not inconsistent with the height of other North Boulder developments, particularly considering the topography of the site, which includes a significant slope. The tallest building, the Art Pavilion, while only three stories, is intentionally designed to hold the corner and make a statement. The remainder of the buildings are one, two or three stories, always stepping down when moving to a lower adjacent building.

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

Shadows and view impacts on neighboring properties are minimized and building massing is stepped or sloped down in character.

(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;

Because the character of North Boulder as an arts district is still being established, we hope to take a leading role in defining that character going forward. That is not to say that use of color, materials, landscaping, signs and landscaping won't be compatible with the neighborhood; rather, we expect to raise the bar significantly and take a bolder approach toward inspired, timeless design. To make the project feel diverse and developed over time, architectural styles are diverse yet hold together without chaos or competition.

(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 pedestrian is key in every aspect of the project. From the gracious sidewalks, to the Community Plaza, to the stepped back third floors, to the intimate courtyards, every detail of the design seeks to bring the human scale to the street.

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

Amenities and facilities are extensive—the Community Plaza, the Art Pavilion, the Pocket Park, etc.

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

Not only does the project include a variety of housing types—it includes new types of housing that are greatly in demand. Blocks 1 and 2 include walk-up townhomes, lofts, gallery homes and artist lofts. Future Phase II Blocks 3 and 4 are expected to include small lot single family, duplex, townhome and/or rowhomes. Units will range from efficiencies, 1 bedroom and 2 bedrooms in Blocks 1 and 2 to larger, up to 4-bedroom homes in Blocks 3 and 4.

(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;

Sound transfer is mitigated both through design and construction methods and materials.

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

Lighting is designed to be both efficient and safe.

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

The entire site design focuses on sustainability. Impacts to natural systems are minimized, and enhanced water quality and detention is provided.

(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.

In addition to designing the project for sustainability from the outset, we strongly desire to maximize energy efficiency. Initial discussions with Namaste Solar have identified significant rooftop potential for solar PV, and as we move forward with construction documents, we have asked our design team to provide upgraded alternates in glazing, insulation, controls and other features that might improve sustainability. We are pursuing the possibility of PACE – Property Assessed Clean Energy—financing to allow us to implement more sustainability features than would otherwise be economically possible.

(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;

Authentic materials are used without. Design is clean, simple and timeless.

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

The site comes close to balancing. The slope of the site presents some challenges, but we take advantage of that partially through the underground parking structures. We have worked with the land form to develop an innovative and functional way to address water quality and detention.

(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.

N/A

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

(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.

Site layout has been designed to meet this criterion.

(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.

Site layout has been designed to meet this criterion.

(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.

Buildings have been designed to meet this criterion.

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

Landscaping has been designed to meet this criterion.

(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:

(i) The light pole is required for nighttime recreation activities which are compatible with the surrounding neighborhood, light or traffic signal pole is required for safety, or the electrical utility pole is required to serve the needs of the City; and

N/A

(ii) The pole is at the minimum height appropriate to accomplish the purposes for which the pole was erected and is designed and constructed so as to minimize light and electromagnetic pollution.

N/A

(I) Land Use Intensity Modifications:

(i) Potential Land Use Intensity Modifications:

a. The density of a project may be increased in the BR-1 district through a reduction of the lot area requirement or in the Downtown (DT), BR-2, or MU-3 districts through a reduction in the open space requirements.

N/A

b. The open space requirements in all Downtown (DT) districts may be reduced by up to one hundred percent.

N/A

c. The open space per lot requirements for the total amount of open space required on the lot in the BR-2 district may be reduced by up to fifty percent.

N/A

d. Land use intensity may be increased up to twenty-five percent in the BR-1 district through a reduction of the lot area requirement.

N/A

(ii) Additional Criteria for Land Use Intensity Modifications: A land use intensity increase will be permitted up to the maximum amount set forth below if the approving agency finds that the criteria in paragraph (h)(1) through subparagraph (h)(2)(H) of this section and following criteria have been met:

a. Open Space Needs Met: The needs of the project's occupants and visitors for high quality and functional useable open space can be met adequately;

N/A

b. Character of Project and Area: The open space reduction does not adversely affect the character of the development or the character of the surrounding area; and

N/A

c. Open Space and Lot Area Reductions: The specific percentage reduction in open space or lot area requested by the applicant is justified by any one or combination of the following site design features not to exceed the maximum reduction set forth above:

N/A

1. Close proximity to a public mall or park for which the development is specially assessed or to which the project contributes funding of capital improvements beyond that required by the parks and recreation component of the development excise tax set forth in chapter 3-8, "Development Excise Tax," B.R.C. 1981: maximum one hundred percent reduction in all Downtown (DT) districts and ten percent in the BR-1 district;

N/A

2. Architectural treatment that results in reducing the apparent bulk and mass of the structure or structures and site planning which increases the openness of the site: maximum five percent reduction;

N/A

3. A common park, recreation, or playground area functionally useable and accessible by the development's occupants for active recreational purposes and sized for the number of inhabitants of the development, maximum five percent reduction; or developed facilities within the project designed to meet the active recreational needs of the occupants: maximum five percent reduction;

N/A

4. Permanent dedication of the development to use by a unique residential population whose needs for conventional open space are reduced: maximum five percent reduction;

N/A

5. The reduction in open space is part of a development with a mix of residential and nonresidential uses within a BR-2 zoning district that, due to the ratio of residential to nonresidential uses and because of the size, type, and mix of dwelling units, the need for open space is reduced: maximum fifteen percent reduction; and

N/A

6. The reduction in open space is part of a development with a mix of residential and nonresidential uses within a BR-2 zoning district that provides high quality urban design elements that will meet the needs of anticipated residents, occupants, tenants, and visitors of the property or will accommodate public gatherings, important activities, or events in the life of the community and its people, that may include, without limitation, recreational or cultural amenities, intimate spaces that foster social interaction, street furniture, landscaping, and hard surface treatments for the open space: maximum twenty-five percent reduction.

N/A

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

(i) Process: For buildings in the BR-1 district, the floor area ratio ("FAR") permitted under table 8-2, section 9-8-2, "Floor Area Ratio Requirements," B.R.C. 1981, may be increased by the city manager under the criteria set forth in this subparagraph.

N/A

(ii) Maximum FAR Increase: The maximum FAR increase allowed for buildings thirty-five feet and over in height in the BR-1 district shall be from 2:1 to 4:1.

N/A

(iii) Criteria for the BR-1 District: The FAR may be increased in the BR-1 district to the extent allowed in subparagraph (h)(2)(J)(ii) of this section if the approving agency finds that the following criteria are met:

a. Site and building design provide open space exceeding the required useable open space by at least ten percent: an increase in FAR not to exceed 0.25:1.

N/A

b. Site and building design provide private outdoor space for each office unit equal to at least ten percent of the lot area for buildings twenty-five feet and under and at least twenty percent of the lot area for buildings above twenty-five feet: an increase in FAR not to exceed 0.25:1.

N/A

c. Site and building design provide a street front facade and an alley facade at a pedestrian scale, including, without limitation, features such as awnings and windows, well-defined building entrances, and other building details: an increase in FAR not to exceed 0.25:1.

N/A

d. For a building containing residential and nonresidential uses in which neither use comprises less than twenty-five percent of the total square footage: an increase in FAR not to exceed 1:1.

N/A

e. The unused portion of the allowed FAR of historic buildings designated as landmarks under chapter 9-11, "Historic Preservation," B.R.C. 1981, may be transferred to other sites in the same zoning district. However, the increase in FAR of a proposed building to which FAR is transferred under this subparagraph may not exceed an increase of 0.5:1.

N/A

f. For a building which provides one full level of parking below grade, an increase in FAR not to exceed 0.5:1 may be granted.

N/A

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

(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;

The proposed 25% parking reduction will allow for one off-street vehicle parking space per residential unit, which is anticipated to be adequate for the occupants and visitors. Additional on-street parking is also provided. Parking will be unbundled from leases, thereby encouraging residents to minimize automobile reliance. Eco-passes, car-share vehicle, bicycle amenities and other TDM strategies will also be employed to reduce auto dependence. The site is served by various RTD bus routes, most importantly, the Skip.

b. The parking needs of any nonresidential uses will be adequately accommodated through on-street parking or off-street parking;

The proposed 25% parking reduction will allow for adequate restaurant seating and parking for other non-residential uses. The mixed-use nature of the development facilitates shared use of the available parking spaces. Parking will be unbundled from leases, thereby encouraging employees of businesses to utilize alternative modes to get to work. On-street parking is also provided for visitors and customers.

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;

Yes, parking will be shared.

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

Yes, varied time periods of use are anticipated to assist in accommodating parking needs. Resident peak demand is evening/night; commercial peak demand is daytime.

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.

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:

N/A

(i) The lots are held in common ownership;

N/A

(ii) The separate lot is in the same zoning district and located within three hundred feet of the lot that it serves; and

N/A

(iii) The property used for off-site parking under this subparagraph continues under common ownership or control.

N/A

SITE REVIEW

INTRODUCTION

What is a community? At the most general level, a community is any social unit that shares common values. In the context of a city or neighborhood, the concept of community closely relates to how citizens work together to respond to common issues, opportunities or problems, whether they be economic, social, environmental or cultural. The term community development can describe the process whereby people—citizens, neighbors, property owners, businesses and other stakeholders—come together to confront common issues and develop collective action to address them.

Community development can also refer to the process whereby we change our built environment in a manner that is sensitive and responsive to common values and goals, thereby improving the social fabric that ties us together. There is a fundamental distinction between developing a property—merely building structures on it—and developing a *community*.

"IT TAKES A PLACE TO CREATE A COMMUNITY,

AND A COMMUNITY TO CREATE A PLACE"

- *Project for Public Spaces*

In trying to develop community, we are at the core trying to build a more livable and sustainable place—one that is not just functional but that enriches the lives of the people who live, work, learn, create, dine and play there. A place people want to live. A place where people naturally come together and interact with one another. A place where people linger. A place where different kinds of people are drawn together. A place that is economically, socially, culturally and environmentally sustainable. Not a "throwaway" place in 25-30 years, but instead one that will be valued and treasured over time so that it remains for generations to come, evolving with the times but never being discarded.

We see many places like this in great cities throughout the world and in pre-WW II development in the U.S., but far fewer of them over the past 65 years. As we have opportunities to change our built environment, we must focus on creating the next great places that will make our community more livable and sustainable. Therein lies the key to building community.

"PLACEMAKING' IS BOTH AN OVERARCHING IDEA AND

A HANDS-ON TOOL FOR IMPROVING A NEIGHBORHOOD, CITY OR REGION.

IT HAS THE POTENTIAL TO BE ONE OF THE MOST TRANSFORMATIVE IDEAS OF THIS CENTURY."

- *Project for Public Spaces*

We all know a great place when we experience it, but it is much harder to define in the abstract what makes a place "great". When people describe a place they especially enjoy, words like "safe," "fun," "charming" and "welcoming" come up repeatedly (Project for Public Spaces). Natural features such as waterways, mountain vistas or a canopy of mature trees can be a key component. And significantly for North Boulder, there is the important role of the arts. Many of the settings we identify as great places, particularly in urban settings, are significantly impacted by the presence of art, particularly when it is dynamic and invites interaction. Art—whether visual or performance—can provide the creativity, interest and engagement that causes people to come to a place and want to stay there. As North Boulder solidifies its reputation as a hub for artists and the arts, there is a tremendous opportunity to leverage that creativity and energy in place-making at the Armory.

In creating this plan for the Armory Community over the past several years, we have learned a great deal, and our thinking has evolved tremendously. This plan is the product of the input of hundreds of people and, we believe, reflects the collective aspirations the North Boulder sub-community for the future of this property. We are indebted to all those who have collaborated with us to find the common values and goals that serve as the basis for this plan, and for building the Armory Community.

BACKGROUND

North Boulder has experienced significant change over the past 20 years since the adoption of the North Boulder Subcommunity Plan in 1995. Concepts implemented from the NOBO Subcommunity Plan include the development of a wide variety of housing types with a significant percentage of permanently affordable units, supplemented by a few neighborhood-scale retail and restaurant uses along Broadway. Despite many aspects of the original vision having come to fruition, the neighborhood remains one in transition, with many properties still reflecting vestiges of a very different North Boulder and a perception among many residents that the neighborhood is still incomplete and lacking in desired services and amenities. North Boulder is also developing an identity as a key location for artists and other creative industries.

As North Boulder has evolved into a dynamic, new urban neighborhood with a budding arts scene, the Colorado National Guard Armory property at Lee Hill and Broadway has remained largely unchanged. Due to military security regulations, it is necessarily isolated behind its chain link fence and wall of evergreen trees and separated physically and culturally from the

surrounding neighborhood. At 8.55 acres, it comprises one of the largest essentially undeveloped properties remaining in Boulder. Although the site served the needs of the Colorado National Guard for many decades, it no longer meets the requirements of the Guard today, and so the State of Colorado has made the decision to cease operations there and exit the property.

There is an opportunity now to implement a new vision for the Armory to serve the next generation of Boulder's citizens. Both neighbors and City officials have recognized the Armory as an integral piece of the puzzle in furthering the character of this diverse and energetic part of Boulder and continuing to fulfill the vision of the North Boulder Subcommunity Plan.

After years of outreach to and dialogue with the surrounding neighborhood and the larger Boulder Community, we developed a Concept Plan for the Armory. This concept was shaped by several key drivers:

- The North Boulder Subcommunity Plan
- Efforts to Establish North Boulder as an Arts District
- The Desire for a Central Gathering Place
- Additional Dining, Services and Shopping Options within Walking Distance
- Embracing Principles of New Urbanism
- A Focus on Sustainability

We completed the City of Boulder Concept Review process in 2014, culminating with the Planning Board hearing last August. This Site Review Plan closely follows the Concept Plan and incorporates the comments and suggestions we received during that process from the Planning Board, City Staff and the community.

Our goal for the Armory Community is to follow progressive, social development principles with inspired architectural design, going beyond merely the average, to create great places that will elevate the lives of the community's residents, neighbors and visitors for decades to come. We want to create a sustainable, mixed-use, mixed-income, multi-generational neighborhood where residents, neighbors, shopkeepers, restauranteurs, artists and visitors interact with each other on a daily basis and where people can gather for food, entertainment and the arts.

DESIGN INTENT

Well-designed public spaces strengthen communities by drawing users from across social and economic divides to shared experiences in these community spaces. The Armory Community follows principles of community building and sustainable design, striving to make a more walkable neighborhood, with structures more energy-efficient and public spaces more earth-friendly, creating spaces that act as social coaches and health promoters.

Uses are varied on the site: there are spaces for flex retail/office, restaurants, a dedicated, multi-use arts/events space, a large Community Plaza, several smaller plazas and a community Pocket Park. Residential units vary from for-rent studio lofts to artist gallery homes and lofts, to walk-up townhomes in Blocks 1 and 2. The eastern half of the site, designated as Blocks 3 and

4, is reserved for a future phase that would include mixed-density residential homes consistent with the Holiday neighborhood, likely including small-lot single family homes, duplexes, townhomes and/or rowhomes.

Twenty percent of the residences are designated as permanently affordable, and all affordable units are provided on site. We strongly desire to include a preference for artists in the permanently affordable units and continue to work closely with City staff to explore legally acceptable mechanisms to accomplish this goal. At a minimum, the units will be designed to be attractive and conducive to artists and will be actively marketed as artist units. Market rate residences are designed with attainability in mind—units are generally smaller and more compact to allow for organically lower market pricing. The intent is to achieve a mixed-use, mixed-density, mixed-income, multi-generational neighborhood.

Intensity is focused in Blocks 1 and 2 on the western portion of the site along Broadway. It is in these blocks that all non-residential uses are located, along with rental housing units. Blocks 3 and 4 will be purely residential and are expected to be brought forward in a later phase as primarily for-sale, owner-occupied homes very compatible in density and overall design with the Holiday Neighborhood to the east. A separate Site Review Amendment would be required at the time that plan is submitted.

The central focal point of the design is the Community Plaza in Block 1, which will be surrounded by the Art Pavilion, the restored Armory "Mess Hall" Building repurposed as a restaurant or brewpub, other small restaurant and flex retail/office spaces and a number of rental residences. Smaller public plazas are also included at the entry corners of Broadway and Zamia and at the corner of Broadway and Lee Hill. A private plaza/outdoor amenity area for the rental community is provided in Block 2. A community Pocket Park is provided in Block 4, which serves multiple functions, including providing a larger, useable open space area for the residents, providing a connection to and continuation of the Holiday Neighborhood Park and serving as an attractive and functional water quality and detention area for the project. Smaller greenspaces, gardens and art display opportunity areas are interspersed throughout the community.

The Art Pavilion, located on the corner of Broadway and Lee Hill in Block 1, anchors the Community Plaza and acts as the gateway and key architectural element of the project. The ground level of this building includes a coffee shop, gallery homes for artists and a dedicated, multi-use arts/events space. The upper levels include artist lofts and a resident overlook balcony with stunning mountain views.

Extensive connections are provided into, through and around the Armory Community. A creative "jogged" street plan allows 13th Street and Zamia Street to connect at the appropriate places at each edge of the site while allowing the historic Armory Building to be retained and restored. The jogged street plan also serves as a natural traffic calming feature and creates interesting visual angles to highlight the architecture. Gracious, detached sidewalks are provided throughout the interior of the site. There is a mid-block, multi-use path along the entire southern border which we are calling the Southern Paseo, which acts as a textural buffer from adjacent uses and providing a path and connections to parks and public transportation.

The perimeter of the project provides connections to all existing pedestrian sidewalks and bike lanes, and a proposed bus stop and custom shelter along Broadway encourage public transportation to points north and south. Along Broadway, artist display platforms are intended to provide a public arena for artists to show off their craft while creating a sense of rhythm, texture and color along the street. Sidewalks are broken up by strong tree lawns to provide a respite from the hard surfaces found south of the project along the Broadway sidewalk, where landscape is at a premium.

The site presents several special challenges: First, the existing Armory "Mess Hall" Building is potentially of historic interest. Second, the Silver Lake Ditch traverses the property. And finally, there is an existing prairie dog colony located on the property. The project proposes to address these challenges by preserving and repurposing the Armory Building, working in concert with the Silver Lake Ditch Company to install a subsurface pipe and associated diversion structures to convey the irrigation water across the property in a safe and efficient manner, and by mitigating the prairie dog colony in compliance with City Code with the assistance of a certified wildlife ecologist.

OBJECTIVES

- Build Community
- Create Great Places
- Complement the unique character of North Boulder with a variety of interesting shapes, colors and textures.
- Implement the core principles of sustainable, new urban design.
- Create a distinct but compatible neighborhood.
- Create a central community gathering place anchored by arts, entertainment and dining uses.
- Foster "social sustainability" by providing enriched outdoor space in the Community Plaza and Community Pocket Park, and indoor space in the Art Pavilion for creating and display of art, art markets, farmer's markets, concerts, dances, movies, events, meetings and relaxed gathering.
- Provide affordable housing units on site, with a significant portion of those units designed specifically for artists.
- Encourage access by all multiple modes from every direction with permeability in each block.
- Provide a balance of surface/street parking and garage parking, and an abundance of bicycle parking together with adjacency to public transportation and bike routes.

- Learn from the existing streetscape and prior projects by suggesting more variety in plant material, softer edges, better lighting, visual interest with spaces for public art, large plazas for outdoor gathering and dining, and interaction with the street and sidewalk.

SUSTAINABILITY

The Armory Community has embraced the tenets of sustainability and integrative design from the outset of our design process. The project's main areas of emphasis are promoting an arts-based local economy and identity for North Boulder, creating an active Community Plaza that will serve as a central community gathering place, enhancing the North Boulder pedestrian and cycling experience, providing a variety of housing types, and pursuing adaptive reuse of an historic structure. The project will apply green building, energy efficiency, and sustainable site development strategies throughout.

Pedestrian prioritization for the site will be achieved by placing the off-street parking for Blocks 1 and 2 underground, along with parallel and some diagonal parking on the streets, and creating a true mixed-use, human-scale environment, both for internal site circulation and connection to the rest of the North Broadway corridor. The project will demonstrate how a relatively compact, urban site can be designed to create a biophilic experience that emphasizes the health, psychological, and emotional benefits of nature.

Site features will include habitat areas, Low Impact Design strategies to manage stormwater, and cultivation of micro-scale food production to improve the character of a great neighborhood gathering spot. The northwest corner of the site – the Art Pavilion building and associated community kiosk – is meant to engage passing pedestrians and cyclists with the Broadway / Lee Hill Intersection and create an iconic, arts-focused landmark for North Boulder.

The development will greatly reduce the need for automobile traffic through a variety of **Transportation Demand Management (TDM) strategies**. The addition of a new, custom bus shelter along Broadway will make the site easily accessible from other parts of Boulder, especially those along Broadway to the north and south. Subsidized eco-passes, on-site car share, safe and secure bike parking in the garage and prolific bike racks, a collective bike tool/repair space onsite, and bike trailers available to occupants for local shopping trips will further support the potential for auto-free living and working at the site.

Breweries have been at the forefront of deep sustainability efforts in Colorado and across the country, and the project will build on this precedent by exploring opportunities for closed loop energy, water, and food systems within and between the proposed brewpub, the Art Pavilion, and residential units. Potential strategies include waste to energy concepts, waste heat reuse, herbs grown for beer brewing (e.g., hops), and process water reuse. The project includes a community greenhouse in Block 2 for residents.

All buildings are intended to be designed for energy and water efficiency, using high-performance window glazing, low-energy lighting, appropriately sized HVAC systems, locally-

sourced and/or reclaimed materials, and passive design elements such as canopies, recesses, and shading devices to help control solar gain, as well as daylight, natural ventilation, thermal mass, etc., to create a high quality, healthy living environment. Smart home controls such as Nest-style thermostats, master on/off switches to manage plug loads, and in-unit energy dashboards will be considered to help residents manage their energy use. On-site solar will be a main focus, using solar thermal to offset energy use for the outdoor pool, and PV throughout for the electrical load.

Social Sustainability In addition to following traditional forms of sustainable development, seen through energy efficiency, alternative energy production, alternative means of transportation, and aggressive recycling and waste reduction, there is a social sustainability in the design. This can be seen in the provision of shared and common spaces where residents and the general public can co-mingle and enjoy the community plazas and streetscapes. The Community Plaza in Block 1 is a shared space meant to encourage community interaction. It is intended to be generally open to the public but will remain private property and will be actively managed with on-site security personnel to prevent the kind of misbehavior, vandalism, excessive loitering/camping and other anti-social behavior that has been problematic recently in some other public spaces in Boulder. The outdoor amenity space in Block 2 is meant for the sole use of the residents of both blocks, with possibly a pool and jacuzzi heated by on-site solar, outdoor lounging and dining facilities and areas for resident gatherings and barbeques.

Also, the residents will have use of a common greenhouse, seen at the northeast corner of Block 2, for development of a resident community garden where people come together to grow fruits and vegetables for their dinner table or grow flowers to brighten the room on a winter day. It is adjacent to another resident outdoor patio, where plants can be taken to be outdoors during mild weather.

Along with provisions seen in common spaces, the residents will have use of electric car chargers in both structured parking areas and on-site car-share vehicles. There will also be an abundance of bicycle racks for visitors and secure, interior bike parking areas for residents.

On all residential buildings, the massing is stepped to create resident common outdoor spaces and to foster the social sustainability of the community.

PROCESS

During community outreach and the Concept Review process, a number of opportunities for the Armory were identified that could only be achieved either through zoning changes, amendments to the zoning code or through some type of site-specific variance process such as a special ordinance. City Staff and Planning Board Members stressed the importance of ensuring that desired community benefits and amenities would be fully guaranteed in a legally enforceable manner in exchange for variances from zoning standards. Through subsequent discussions with City Staff, it was determined that an application for rezoning or one that was based on zoning code amendments of general applicability would not provide the level of assurance necessary for the City. Additionally, due to the state statute prohibiting rent control in private

properties and the *Telluride* decision, in order for us to provide permanently affordable rental units on site, we must enter into a "Voluntary Agreement" with the City that includes consideration from the City in exchange for providing the permanently affordable rental units in a private project in a manner that will be legally enforceable in perpetuity.

Accordingly, this Site/Use Review Application includes requested modifications from the by-right zoning on a site specific basis to be included in the Voluntary Agreement and that would need to be adopted legislatively by City Council through a special ordinance process. In addition to the on-site permanently affordable rental units, the Voluntary Agreement would include obligations for the Applicant to provide the other proposed community benefits and amenities, including but not limited to, the Community Plaza, the Art Pavilion, preservation of the historic Armory Building and the Community Pocket Park.

MODIFICATIONS PROPOSED

The Site/Use Review Application includes the following modifications that are requested to be permitted through the Site/Use Review Approval, included in the Voluntary Agreement and adopted by City Council by special ordinance:

- Development Intensity- Total square footage of Blocks 1 and 2 (166,343 s.f.) and residential density range for future Phase II in Blocks 3 and 4 (45-65 units total) would be allowed.

- Maximum Height- 55' maximum regulatory height, measured per BRC standards, (maximum actual height from grade would not exceed 49'), would be allowed.

- Maximum Floor Area of Principal Building- Floor area of buildings exceeding 15,000 s.f. would be allowed.

- Maximum Stories- Three stories would be allowed.

- Permitted Uses- The following uses would be allowed:
    - Live-work (artists)
    - Home occupation (artists)
    - Art or craft studio space > 2,001 s.f. (Art Pavilion)
    - Small theater or rehearsal space (Art Pavilion)
    - Nonprofit membership club (Art Pavilion)
    - Adult educational facility (Art Pavilion)
    - Temporary Outdoor Entertainment (Community Plaza)
    - Temporary Sales (Art Pavilion and Community Plaza)
    - Retail Sales
    - Outdoor dining (Restaurant patios and Community Plaza)

- Parking Reduction- A 25% parking reduction would be allowed (226 off-street parking spaces provided where 301 would be required).

- Civil Engineering Variances-

  Per Table 2-9: Maximum Street Grades of Section 2.07.E.2 – Maximum Street Grade street grades at intersection approaches should not exceed 4% for a minimum of 50-feet.

  Variance: *At the intersection of Zamia and 14th Street the slope of the road will be 4% for the first 20-feet and then increase to 4.95% for the remaining 30-feet. There is approximately 17.7-feet of fall across the length of Zamia. This variance is needed in order to meet City slope and vertical curve requirements within the right-of-way through the rest of the site.*

  Per Section 2.07.E.3 – Design Control for Vertical Curves control for sag and crest vertical curves (based on a design speed of 30 mph) shall meet the specifications shown in Table 2-10: Vertical Curve Design Control.

  Variance: *Design control for vertical curves shall be based on American Association of State Highway and Transportation Officials (AASHTO) design standards rather than City of Boulder standards. At this time it is anticipated that design speeds for the site will be 25 miles per hour rather than the 30 miles per hour the City of Boulder code is based on.*

"Great public spaces are where celebrations are held, social and economic exchanges take place, friends run into each other, and cultures mix. They are the "front porches" of our public institutions—libraries, field houses, neighborhood schools—where we interact with each other and government. When the spaces work well, they serve as a stage for our public lives".

- Project for Public Spaces

the ARMORY

ARMORY COMMUNITY
INTENSITY ANALYSIS

Background

The North Boulder Armory property has split zoning—the westerly 80% +/- of the property is zoned MU-1, and the easterly 20% +/- is zoned RMX-2.

The MU-1 zone district (formerly MU-D) is defined in Boulder's modular zone system as Use Module M2, Form Module i, and Intensity Module 18. MU-1 is intended to be "Mixed use areas which are primarily intended to have a mix of residential and nonresidential land uses within close proximity to each other and where complementary business uses may be permitted." The principal intensity limiter is a 0.6:1 floor area ratio (FAR).

The RMX-2 zone district (formerly MXR-D) is defined in Boulder's modular zone system as Use Module R5, Form Module k, and Intensity Module 8. RMX-2 is intended to be "Medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted." The principal density limiter is a density of 10-20 dwelling units per acre.

In Site Review, development intensity is blended across the entire property subject to the Site Review; however, in this instance, the split zoning results in two different intensity limiters that are not easily blended or reconciled, and the four blocks that will be created by subdivision and divided by 13th Street and Zamia Street do not align with the zoning line. Accordingly, there are multiple ways one can analyze the development intensity of the proposal—on a comprehensive basis across the entire site based on FAR, across the entire site based on dwelling units per acre, on a gross basis including the total land area, on a net basis after subtracting out right of way dedications, by the land area of the zoning districts or by the blocks to be created (either gross or net).

In general, this proposal suggests that the more intense, mixed-use development should be clustered along Broadway in Blocks 1 and 2 with higher density, rental housing units, and the eastern blocks (3 and 4) should be developed as lower density, detached and attached for-sale residential units in a manner similar to the Holiday neighborhood. In effect, some of the development intensity from the MU-1 portions of Blocks 3 and 4 would be transferred to Blocks 1 and 2. Although the overall development intensity of the proposal requires a modification from the by-right standards, the following data reflect that the total intensity proposed would be consistent with the BVCP land use designations for the property and, we believe, an appropriate solution to the challenges and opportunities provided by the site.

General Site Data

Total Site Area:	8.55 acres 372,458 s.f.
0.6 FAR of Total Site:	223,474 s.f.
MU-1 Zoned Area: RMX-2 Zoned Area:	283,780 s.f. or 6.52 acres 88,672 s.f. or 2.04 acres
MU-1 Area at 0.6 FAR:	170,268 s.f.
RMX-2 Area at 20 D/U per acre:	40.8 units
ROW Dedications:	42,458 s.f.
ROW from MU-1 Area: ROW from RMX-2 Area:	37,531 s.f. 4,927 s.f.
Blocks 1 and 2 Area Gross:	176,683 s.f. or 4.06 acres
Blocks 3 and 4 Area Gross:	195,775 s.f. or 4.49 acres
Total Gross Area:	**372,458 s.f. or 8.55 acres**
Blocks 1 and 2 Area Net:	154,973 s.f. or 3.56 acres
Blocks 3 and 4 Area Net:	175,025 s.f. 4.02 acres
Total Net Area:	**329,998 s.f. or 7.58 acres**

Proposal

Blocks 1 and 2	:	166,343 total square feet of floor area Comprised of: 146 residential units totaling 136,073 s.f. (including common areas) 24,963 s.f. Restaurant, Retail, Office Flex Space (including the Armory Building) 5,307 s.f. Flex Art Space
Blocks 3 and 4:		45-65 units (in Phase II) Total s.f. TBD

Intensity Analysis

Based on Gross Site:

146 units in Phase I plus 45-65 units in Phase II = 191 – 211 units total

22.34 – 24.68 D/U per acre average over 8.55 acres

Blocks 1 and 2 = 35.96 D/U per acre
Blocks 3 and 4 = 10.02 – 14.48 D/U per acre

FAR depends on s.f. of Phase II, but assuming 2,000 s.f. per D/U average:

45 units = 90,000 s.f.
65 units – 130,000 s.f.

166,343 + 90,000 = 256,343 = 0.688 FAR
166,343 + 130,000 = 296,343 = 0.795 FAR

Blocks 1 and 2 = 0.942 FAR
Blocks 3 and 4 = 0.460 – 0.664 FAR

Based on Site Net of All ROW Dedications

146 units in Phase I plus 45-65 units in Phase II = 191 – 211 units total

25.20 – 27.84 D/U per acre average over 7.58 acres

Blocks 1 and 2 = 41.01 D/U per acre
Blocks 3 and 4 = 11.19 – 16.17 D/U per acre

FAR depends on s.f. of Phase II, but assuming 2,000 s.f. per D/U average:

45 units = 90,000 s.f.
65 units – 130,000 s.f.

166,343 + 90,000 = 256,343 = 0.777 FAR overall
166,343 + 130,000 = 296,343 = 0.898 FAR overall

Blocks 1 and 2 = 1.073 FAR
Blocks 3 and 4 = 0.514 – 0.743 FAR

Mixed Use FAR Based on MU-1 Zoning - Gross

Gross Area of MU-1 = 283,780 s.f.

166,343 total square feet of mixed use floor area Blocks 1 and 2

Mixed Use = 0.586 FAR

Mixed Use FAR Based on MU-1 Zoning - Net of All ROW Dedications

Net Area of MU-1 = 246,249 s.f.

166,343 total square feet of mixed use floor area Blocks 1 and 2

Mixed Use = 0.676 FAR

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: **June 3, 2016**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **THE ARMORY COMMUNITY**
LOCATION: **4750 BROADWAY**
COORDINATES: **N09W06**
REVIEW TYPE: **Site and Use Review**
REVIEW NUMBER: **LUR2015-00012**
APPLICANT: **BRUCE D DIERKING**
DESCRIPTION: **SITE AND USE REVIEW (COMPLEX) - "The Armory Community" - Proposal to subdivide into four blocks, through a two-phased process. Phase I includes blocks 1 & 2, comprising the western portion of the site, to include preservation and adaptive re-use of the existing Armory Mess Hall, together with construction of three new buildings with subgrade parking and surface plazas. Phase II includes blocks 3 & 4, comprising the eastern portion of the site, to include 45-65 residential units.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards,"**
  - **23% parking reduction to allow for 261 parking spaces where 339 are required.**

I. REVIEW FINDINGS

Minor corrections to the plan set are required. Once the corrections noted herein have been made, please re-submit two (2) full-sized plan sets as well as digital copies of the plans in pdf form directly to Karl Guiler, who will be acting as Case Manager for the remainder of the process. Please note that the Planning Board hearing date for this project has been scheduled for Aug. 4, 2016. Please deliver seven (7) half-sized hard copies of the final corrected plan set to the Case Manager no later than Friday, July 29 for distribution to the Planning Board.

The following review comment responses (shown in the blue font) are provided as a part of the Use-by-Right Re-Submittal Number Three dated July 6, 2016.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417
Pursuant to previous comments, please revise the site plans to label / show where the storage will be provided for bike trailers as discussed in the project's TDM Plan.

Bicycle parking for bicycles with pull-behind trailers have been indicated at Block One (east side of the Armory Mess Hall Building on 14th Street) and at Block Four (northeast corner of the detention are open space) and called out on Sheets A-5.02, A-5.05, A-5.18, L-1.1 and L-1.4. Additional detail with dimensions will be provided with the Technical Documents submittal.

Fees
Please note that 2016 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.

Comment acknowledged. The Owner will pay for the review fees required.

Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3020

1. The Applicant will be required to sign a Development Agreement, if approved. When staff requests, the Applicant shall provide the following:
   a) an updated title commitment current within 30 days; and
   b) Proof of authorization to bind on behalf of the owners.

   Comment acknowledged. We will provide the documents when requested.

Plan Documents

1. If the applicant is requesting a Phasing Plan to allow for the construction of the project to occur in phases, then a phasing plan must be provided which clearly specifies the time frame for each phase of the development. Staff recommends incorporating the requested phasing plan into the Project Narrative on Sheet A-1.02.

   A phasing plan has been provided on Sheet A-1.02 indicating that the projects is expected to be constructed in only two phases after final Site Review approval as follows:
   - ***Phase One: All site work and buildings within the MU-1 zone district within three years.***
   - ***Phase Two: All buildings within the RMX-2 zone district within six years.***

III. INFORMATIONAL COMMENTS

Drainage, Scott Kuhna, 303-441-4071

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

   Comment acknowledged. A Final Drainage Report will be provided with the Technical Documents.

2. The Final Drainage Report and plans will need to show how storm water for the minor and major events will be conveyed to the proposed detention/water quality pond if storm sewer inlets are clogged.

   Comment acknowledged. Stormwater conveyance routes for both minor and major events will be provided with the Technical Documents submittal.

3. It is not clear if roof drains for the proposed buildings will be tying into the storm sewer or not. Clarification at time of Technical Document Review.

   Comment acknowledged. We expect to route roof drainage through gutters or scuppers as may be appropriate to the architecture of each building into downspouts that tie to the storm drainage system. Details for each building will be provided during Technical Documents Review.

4. 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.

   Comment acknowledged. We will contact the City of Boulder Storm Water Quality Office at the appropriate time to obtain all necessary permits and address any applicable special design considerations.

5. 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.

   Comment acknowledged. Floor drains within the parking structure shall be connected to a sand/oil interceptor prior to discharge into the sanitary sewer system.

6. All inlet grates in proposed streets, alleys, parking lot travel lanes, bike paths, or sidewalks shall utilize a safety grate approved for bicycle traffic.

   Comment acknowledged. Safety grates approved for bicycles will be used.

7. A construction stormwater discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment. (http://www.cdphe.state.co.us/wq/PermitsUnit/SWConstructionApplication.pdf)

   Comment acknowledged. We will contact the Colorado Department of Public Health and Environment at the appropriate time to obtain a Construction Stormwater Discharge Permit.

8. An Erosion Control Permit is required and must be obtained from the City of Boulder for projects disturbing more than 1 acre of land. Please see the Erosion Control Permit application form.

   Comment acknowledged. We will contact the City of Boulder at the appropriate time to obtain an Erosion Control Permit.

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.

Comment acknowledged. We have advised the Owner/Contractor of such, will obtain the permits necessary and properly treat any groundwater encountered appropriately.

Irrigation and Ditches, Scott Kuhna, 303-441-4071
1. The applicant will be required to provide preliminary approval from the Silver Lake Ditch Company and the Armory Lateral prior to approval of the Site Review. Final written approval will be required prior to Technical Document Review approval. The applicant is advised that revisions to any approved city plans necessary to address ditch company requirements may require reapplication for city review and approval at the applicant's expense.

   A letter of preliminary approval from Scott, Cox & Associates, Inc, (The Silver Lake Ditch Company Civil Engineer) dated April 11, 2016 has already been provided (see copy attached). Our Civil Engineer (JVA) is currently and actively in the process of designing the Silver Lake Ditch Company irrigation ditch relocation with Scott, Cox & Associates, Inc. A final written approval from Scott, Cox & Associates, Inc. will be provided prior to Technical Document Review approval.

2. Building "H" and Building "G" are shown to be encroaching into the proposed 15-foot wide Irrigation Easement along Broadway. Written approval from the Silver Lake Ditch Company allowing the encroachments will be required prior to Technical Document Review approval.

   The exterior vertical walls of Buildings H and G do NOT encroach into the Silver Lake Ditch Company irrigation easement. The on-grade patio and a small portion of the low masonry wall surrounding the patio that creates the "defensible space" encroaches into the easement. Written approval from the Silver Lake Ditch Company allowing these encroachments will be provided prior to Technical Document Review approval.

3. Building "D" is shown to be encroaching into the proposed 15-foot wide Irrigation Easement along Zamia and 13th Street. Written approval from the Silver Lake Ditch Company allowing the encroachments will be required prior to Technical Document Review approval.

   The exterior vertical walls of Building D does NOT encroach into the Silver Lake Ditch Company irrigation easement. The on-grade patio and a small portion of the low masonry wall surrounding the patio that creates the "defensible space" encroaches into the easement. Written approval from the Silver Lake Ditch Company allowing these encroachments will be provided prior to Technical Document Review approval.

Miscellaneous, Scott Kuhna, 303-441-4071
1. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. The steps for obtaining the proper approvals are as follows:

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality

monitoring is required.

Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a copy of the Colorado Department of Public Health and Environment (CDPHE) permit application. The written request should include the location, description of the discharge, and brief discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364

Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.

Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

For further information regarding stormwater quality within the City of Boulder contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.

Comment acknowledged. All applicable permits will be obtained by the Owner or Owner's Agents prior to building permit.

2. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

   Comment acknowledged. We are not aware of any encroachments into the public right-of-way or easement.

Utilities, Scott Kuhna, 303-441-4071

1. Trees proposed to be located within the public right-of-way or easements must be located a minimum of 10 feet away from existing or future utilities in accordance with Section 4.04(A)(5) of the DCS.
   - The existing fiber optic and gas lines in the eastern side of Broadway appear to conflict with the proposed street trees. (The applicant may contact the owners of private utilities to determine if the proposed separation is acceptable.)

     Comment acknowledged. Our Landscape Architect, StudioTerra, is actively pursuing a coordination meeting with any existing/proposed dry utility line owners to determine whether or not appropriate separation exists with our proposed tree locations. A letter of approval from such authorities will be provided (if requested) and any required adjustments necessary will be made prior to Technical Document Review approval.

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

   Comment acknowledged. See also response to Item 1 above.

3. Final utility construction drawings will be required as part of the Technical Document Review process (which must be completed prior to building permit application). All existing and proposed "dry" utilities (Xcel, Comcast, Century Link, etc.) will need to be included on the plans.

   Comment acknowledged. All "dry" utilities will be shown on the plans as a part of the Technical Documents submittal. See also response to Item 1 above.

4. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.

   Comment acknowledged. All sand/oil interceptor and grease traps will be maintained by the Owner.

5. Utility easements will be required to be dedicated for all water meters located outside of the public right-of-way.

6. ***Comment acknowledged. Utility easements will be dedicated for all water meters located outside of the public right-of-way.***

7. All fire hydrants and public water lines will need to be located within public utility easements.

8. Comment acknowledged. All fire hydrants and public water lines will be located within public utility easements.

9. All new and existing electrical utilities shall be located underground in accordance with Section 9.20(A) of the DCS.

   Comment acknowledged. All new and existing electrical utilities will be located underground.

10. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

    Comment acknowledged. A separate water service and meter with tap sizes will be provided. The Plant Investment Fee will be paid at time of building permit.

11. 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.

    Comment acknowledged. See also response to Item 1 under Utilities above.

12. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.

    Comment acknowledged. See also response to Item 4 above.

13. 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.

    Comment acknowledged. See also response to Item 4 above.

14. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

    Comment acknowledged. A separate water service and meter with tap sizes will be provided. The Plant Investment Fee will be paid at time of building permit. See also response to Item 10 above.

15. The applicant is advised that at the time of building permit application the following requirements will apply:
    a. The applicant will be required to provide accurate proposed plumbing fixture count forms to determine if the proposed meters and services are adequate for the proposed use.
    b. Water, wastewater and storm Plant Investment Fees and service line sizing will be evaluated.
    c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.
    d. The approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

    Comment acknowledged. A preliminary plumbing fixture count has been established for determining water demand and service sizes for all buildings and irrigation. This information will be updated and provided as a part of the Technical Documents submittal. Water service construction will be performed per City standards. Fire line plans will be provided as required for a right-of-way construction permit.

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

    Comment acknowledged. Water meters will be placed in the City right-of-way or an easement outside of driveways, sidewalks and in front of fences.

April 11, 2016

Mr. Scott Kuhna, P.E.
City of Boulder Planning and Development Services
1739 Broadway, Third Floor
P.O. Box 791
Boulder, CO 80306-0791

Reference: Armory Community – 4750 Broadway– Boulder, Colorado
Scott, Cox & Associates, Inc. Project No. 16239

Dear Mr. Kuhna:

The following letter has been prepared in response to your request for Scott, Cox & Associates, Inc. (SCA) to provide preliminary approval of the proposed improvements for the Silver Lake Ditch, located at 4750 Broadway, in Boulder, Colorado. This review has been completed on behalf of the Silver Lake Ditch and Reservoir Company and the Armory Lateral. Please refer to the Site Review Submittal for the Armory Community and the civil engineering plans prepared by JVA, Incorporated dated March 21, 2016.

We have reviewed the preliminary engineering design and would be agreeable to the developer's proposal to pipe the Ditch through the proposed site. Final written approval would be required from the Ditch Company prior to Technical Document Review approval per your Site Review comment. This will ensure that the final design improvements meets the design, construction, operation and maintenance requirements that are required by the Ditch Company.

Should you have any questions or comments regarding this letter, kindly give me a call.

Sincerely,

SCOTT, COX & ASSOCIATES, INC.

Donald P. Ash, P.E.
Chief Civil Engineer

cc: Silver Lake Ditch and Reservoir Company – Mr. James Snow
Armory Lateral – Mr. Jan Morzel

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

Comment acknowledged. Dimensioned locations will be provided with the Technical Documents submittal.

IV. NEXT STEPS

Once the corrections noted herein have been made, please re-submit two (2) full-sized plan sets as well as digital copies of the plans in pdf form directly to Karl Guiler, who will be acting as Case Manager for the remainder of the process. Please note that the Planning Board hearing date for this project has been scheduled for Aug. 4, 2016. Please deliver seven (7) half-sized hard copies of the final corrected plan set to the Case Manager no later than Friday, July 29 for distribution to the Planning Board.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided with the Planning Board packet.

VI. Conditions On Case

Draft conditions of approval will be forwarded prior to the Planning Board hearing.

PROJECT DIRECTORY

DEVELOPER / APPLICANT:
ARMORY LAND INVESTORS, LLC

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CHARLIE HAGER
KEN CLIFFORD
DANIELLE BREEDLOVE

LANDSCAPE ARCHITECT

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758 CLUB CIRCLE
LOUISVILLE, COLORADO 80027
P: 303-494-9138
CAROL ADAMS

STUDIOTERRA

SITE REVIEW SUBMITTAL

ARMORY COMMUNITY

SITE VICINITY MAP

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A5.16a BLOCK 3 ELEVATIONS
A5.16b BLOCK 3 ELEVATIONS
A5.18 BLOCK 4 FIRST FLOOR PLAN
A5.18.1 ENLARGED PLAN BLOCK 4
A5.19 BLOCK 4 SECOND FLOOR PLAN
A5.20 BLOCK 4 ROOF PLAN
A5.21a BLOCK 4 ELEVATIONS
A5.21b BLOCK 4 ELEVATIONS
A5.21c BLOCK 4 ELEVATIONS
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A5.23 SHADOW STUDIES
A5.24 SHADOW STUDIES
A5.25 FENESTRATION DETAILS
A5.26 FENESTRATION DETAILS
A5.27 FENESTRATION DETAILS
A5.28 MATERIAL BOARD
A5.29 MATERIAL BOARD

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L1.2 BLOCK 2 LANDSCAPE PLAN
L1.3 BLOCK 3 LANDSCAPE PLAN
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C1.0 PRELIMINARY OVERALL GRADING AND DRAINAGE PLAN
C1.1 PRELIMINARY BLOCK 1 GRADING AND DRAINAGE PLAN
C1.2 PRELIMINARY BLOCK 2 GRADING AND DRAINAGE PLAN
C1.3 PRELIMINARY BLOCK 3 GRADING AND DRAINAGE PLAN
C1.4 PRELIMINARY BLOCK 4 GRADING AND DRAINAGE PLAN
C2.0 PRELIMINARY OVERALL UTILITY PLAN
C2.1 PRELIMINARY BLOCK 1 UTILITY PLAN
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C2.3 PRELIMINARY BLOCK 3 UTILITY PLAN
C2.4 PRELIMINARY BLOCK 4 UTILITY PLAN
C3.0 PRELIMINARY OVERALL HORIZONTAL CONTROL PLAN
C3.1 PRELIMINARY BLOCK 1 HORIZONTAL CONTROL PLAN
C3.2 PRELIMINARY BLOCK 2 HORIZONTAL CONTROL PLAN
C3.3 PRELIMINARY BLOCK 3 HORIZONTAL CONTROL PLAN
C3.4 PRELIMINARY BLOCK 4 HORIZONTAL CONTROL PLAN
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C4.2 PRELIMINARY TURNING MOVEMENTS PLAN
C4.3 PRELIMINARY TURNING MOVEMENTS PLAN
C4.4 PRELIMINARY TURNING MOVEMENTS PLAN
C4.5 PRELIMINARY TURNING MOVEMENTS PLAN
C4.6 PRELIMINARY TURNING MOVEMENTS PLAN
C4.7 PRELIMINARY TURNING MOVEMENTS PLAN

the ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
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07-06-16	RESUBMITTAL #3

SHEET NAME:

COVER SHEET

SHEET NUMBER:

A-1.01

Introduction

Based upon the development review comments received last May, and in light of economic realities as well as the emergence of some vociferous neighborhood opposition to the prior plan from an adjacent property owner, we made the decision to explore our other design options that would be less controversial and would not require a special ordinance or zoning change. The plan revisions being submitted herewith now conform closely to the in-place zoning for the site and are fully in alignment with the North Boulder Subcommunity Plan. We have planned the entire site in a single phase, thereby eliminating any uncertainty about what might be proposed in the future for Blocks 3 and 4. The only variances requested are relatively minor, administrative matters to help us to meet other Site Review criteria, to address existing site conditions, and/or to improve the quality of the design in accordance with City standards and recognized design principles. In order to conform to the existing zoning, the focus of the project has now shifted to providing a variety of housing types in a lower density, smaller scale development pattern, with limited, smaller non-residential uses provided at the corners along Broadway. The housing units are diverse in size and type with a mix of densities and styles, and are intended to address Boulder's urgent need for middle income, workforce housing. No permanently affordable housing will be provided on site; rather, we will fulfill the Inclusionary Housing obligation 100% by payment of cash-in lieu.

Summary of Revisions

We have retained many key design elements of the prior plan that received positive reception from staff and the Planning Board at Concept Review, as well as key architectural features that received positive reception at the Design Advisory Board. In particular, the street layout, block sections and connections plan are largely unchanged. Buildings still address the street, with off-street parking located interior to the site and largely screened from view. Pedestrian access and permeability are emphasized throughout the site, and the Southern Paseo running the length of the site between Broadway and 14th Street has been retained and enhanced. The Armory "Mess Hall" building will still be retained and repurposed as the common facilities/amenity building for the project, housing the leasing office, maintenance storage, storage facilities for residents, bicycle storage, dog washing station, exercise room and common meeting room. An outdoor pool/Jacuzzi area is located to the north of the Mess Hall Building.

In the MU-1 portion of the site, which comprises approximately the western 75% of the property, the buildings have all been reduced to a maximum of two stories and 35 feet in height (measured in accordance with the City's unique measurement formula that results in significantly lower actual heights), and no building is greater than 15,000 square feet total. The total Floor Area Ratio has been reduced to comply with the zoning maximum of 0.6:1. Non-residential spaces are provided at ground level at the corners of Lee Hill and Broadway and Zamia and Broadway, with small outdoor plaza areas adjacent and scaled to correspond to the relatively small size of the non-residential spaces. Per the zoning, these spaces could house restaurants, coffee shops, bakeries, personal service uses and/or office uses. Because there will be limited market demand for non-residential uses without an anchor or critical mass of commercial, and due to fact that the MU-1 zoning requires primarily residential uses and prohibits retail uses, the amount of non-residential space provided is intentionally limited, and is consistent in size and character with the Main Street North development located immediately to the south of the property and sharing the same zoning. The remainder of the MU-1 portion of the site would offer a mix of studio, 1-bedroom and 2-bedroom housing units in a variety of formats. Many units will have outside entries and are designed to address the street in the style of townhouse or rowhouse units. These units would be rental units initially but are also designed to permit conversion to owner-occupied condominiums in the future. Building design is varied to create the look of a neighborhood that developed over time rather than a single project.

In the RMX-2 portion of the site, which comprises approximately the eastern 25% of the property, the zoning permits up to three stories and supports somewhat larger homes. The density has been limited to the by-right 10 dwelling units per acre, and we are not requesting any bonus density. This revision reflects a mix of townhomes, duplexes and rowhomes in the RMX-2 portion of the site that are generally larger and more geared to larger families, with primarily 3 and 4 bedrooms per unit. These would likely be for-sale, owner-occupied homes from the outset. The detention/water quality area is still located in the southeasterly corner of the site and will be landscaped so that it can function as open space and provide a connection to the Holiday Neighborhood Park located on the opposite side of 14th Street. Again, buildings are designed to address the street or the open space areas, with parking and garage entrances located on the interior of the site and largely screened from view. Architecture of the homes is varied and designed to be compatible with the adjacent Holiday neighborhood to the east.

Variances Requested

In order to meet the Site Review criteria and provide the highest quality project possible, there are few, minor variances being requested, identified as follows:

- Parking Reduction: A 23% parking reduction of 78 spaces is requested from the 339 spaces required by code to 261 parking spaces. It should be noted that in addition to the off-street spaces, the project proposed to add 84 on-street parking spaces which are not included in the parking calculation. This parking reduction request is only applicable to the MU-1 zone district portion of the site. See sheet A-4.14

Architecture Talking Points

Overall, The Armory architectural design direction has always been to create a "neighborhood" of building designs which appear as though they were created over time and not built within a single uniform language. The design intent is not to be homogenous throughout the four blocks; instead it is to be a series of architectural statements which echo a pattern seen in small towns along "Main Street" across the country. This theme already exists in North Boulder, as seen in existing developments such as Main Street North, our adjacent project to the south.

With this, the building designs found in this re-submittal stand as a revised response to both city staff comments from February 19, 2016 memo and the comments heard at the BDAB hearing on March 9. We made the following revisions:

- the blocks should have more unification and cohesiveness, using more commonality in materials and forms
- building streetscapes should "talk" to each other across the streets, so as you walk/drive down a block the buildings have a common denominator
- simplify both roof lines and roof forms, and remove any rooftop appurtenances
- group buildings by character and establish a simplified building palette that provides more consistency in facades but still maintains a variety required by NoBo Plan and other city design guidelines already in place.

We have established 8 materials palettes, which group the buildings by character:

Buildings A, C, and G	corner mixed-use buildings
Buildings H and K	Block 2- frames the corner building
Buildings B and F	Block 1- frames the corner building
Buildings D and T	'Warehouse Loft' Building
Building E	Armory Mess Hall
Buildings L and M	Block 3
Buildings Q and R	Block 4
Buildings I, J and S	southern perimeter- "carriage house" character

Block One

In Blocks One and Two, the use of smaller scale of materials, such as brick, accent brick banding, narrower lap siding and windows with divided lites makes new buildings feel stronger in historic reference.

Buildings A, C and G-

- Establish Mixed use buildings that all serve to anchor the corner position
- Create a transparent retail base with a lot of glass
- Use brick to suggest substance; simplified façades with use of brick with accent banding and areas of brick detailing
- Expand glass for residences, with complementary patterns of mullions
- Remove roof appurtenances
- Achieve interesting signage through marquee and blade signs for uniqueness

Buildings B and F

- continue North Boulder architectural character established along Broadway
- strengthen concepts of rhythm and proportion by adjusting widths of bay and recessed deck areas
- use brick as a primary material
- compose windows through use of paired single-hung windows trimmed out and accented by punched windows

Buildings D and T

- sttrengthen warehouse/loft character by unifying building height to one uniform height
- show large expanses of glass with enlarged divide lite pattern
- achieve high ceiling heights at second level by taking advantage of stepping grades

Building E- Armory Mess Hall

- keep building vernacular within post- WWII style
- retain windows, supplement with industrial style rolling doors and simple detailing
- add dormers to enhance roof (bldg.'s main feature)
- use industrial-style hanging balconies to further warehouse character

Block Two

Buildings H and K

- unify materials palette to "frame" Building G at corner
- use bay projections to create rhythm along building face

Block Three

As the project moves to Blocks 3 and 4, the project assumes a more contemporary language, where it responds to adjacent character of the Holiday neighborhood to the east. A larger scale of units of materials suggest a modern vocabulary, like in the width of lap siding, scale of masonry, and the size of architectural shapes. The design uses accent color as a design tool where the gestures are bold in character.

Buildings L and M

- pattern the materials and palette in larger shapes for a more modern approach
- Use of metal as accent- metal canopy in an accent color
- Establish a vertical rhythm through building projections and recessed balconies
- Pair the buildings to work together to contain the block

Block Four

Buildings Q and R

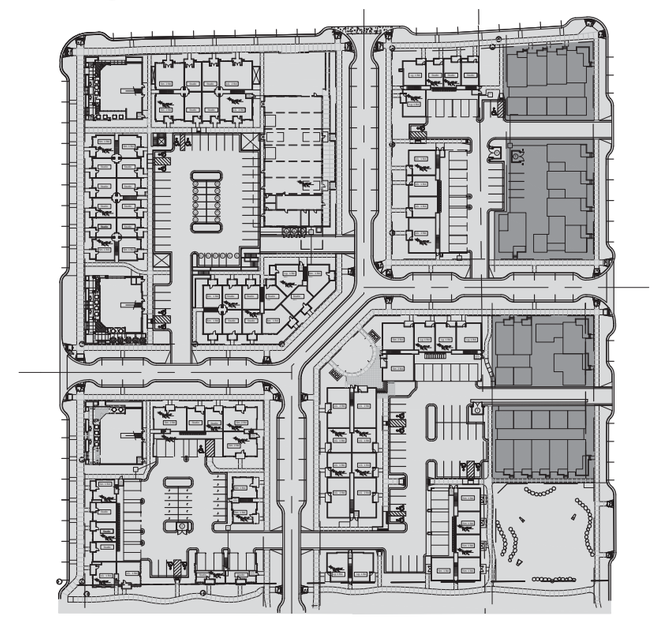
- continue principles established on Block Three
- consistent design resulting in buildings that frame the pocket park

Buildings J, I and S

- use smaller footprints to mimic adjacent buildings and rhythm seen at Main Street North and other adjacent homes of the Holiday neighborhood
- take a nod from Armory Mess Hall bldg. through prominent use of sloped metal roofs
- transition from more traditional architectural style to more modern forms of Blocks 3 and 4 apartment buildings

Buildings in the RMX-2 portion of the site, along 14th Street, have been omitted from the package and going forward are to be matured through the use of Design Guidelines. This part of the development will see a mix of housing types that could be townhouses, rowhouses, duplexes, and lofts, all allowed to be 3-stories in height. The Master Developer of the Armory anticipates selling off this parcel of land to another developer more experienced in building townhouse products & they will follow the standards set forth in the Design Guidelines. This narrative has been submitted under separate cover in this Site Review package submittal for review and comment.

Phasing Plan



Phase 1: MU-1 Development zone including utilities and detention area to be completed within 3 years after final Site Review approval

Phase 2: RMX-2 Development zone to include townhomes to be completed within 6 years after final Site Review approval

1 PROJECT NARRATIVE

the ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

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05-13-16	RESUBMITTAL #2
07-06-16	RESUBMITTAL #3

SHEET NAME:

PROJECT NARRATIVE

SHEET NUMBER:

A-1.02

BOULDER SHELTER FOR THE HOMELESS

"HOUSING FIRST" FOR CHRONICALLY HOMELESS

BUS STATION

BOULDER BINS SELF-STORAGE

OFFICE / WAREHOUSE

BOULDER HOUSING PARTNERS

HOLIDAY INN EXPRESS

TIRE STOP

RETAIL & RESTAURANTS

VICINITY MAP

1325 LEE HILL

SINGLE-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

CRESCENT PARK

1 SURROUNDING CONTEXT

the ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

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BOULDER, COLORADO

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SHEET NAME:

VICINITY MAP AND CONTEXT

SHEET NUMBER:

A-2.01

LOOKING NORTH PARALLEL TO BROADWAY TO THE BOULDER HOUSING PARTNERS BLDG. BEYOND

VIEW EAST FROM CORNER OF LEE HILL DRIVE AND BROADWAY TOWARDS ARMORY MESS HALL

VIEW NORTH OF THE ARMORY MESS HALL BUILDING AND SITE

VIEW SOUTHWEST ACROSS THE SITE

VIEW NORTHWEST OF ARMORY BUILDING FROM 14TH STREET

VIEW WEST FROM 14TH STREET

VIEW EAST FROM BROADWAY ALONG SOUTHERN PROPERTY LINE

ARMORY MESS HALL BUILDING WEST ELEVATION

1 SITE PHOTOS OF EXISTING CONDITIONS

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

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DATE:	REVISION:
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05-13-16	RESUBMITTAL #2

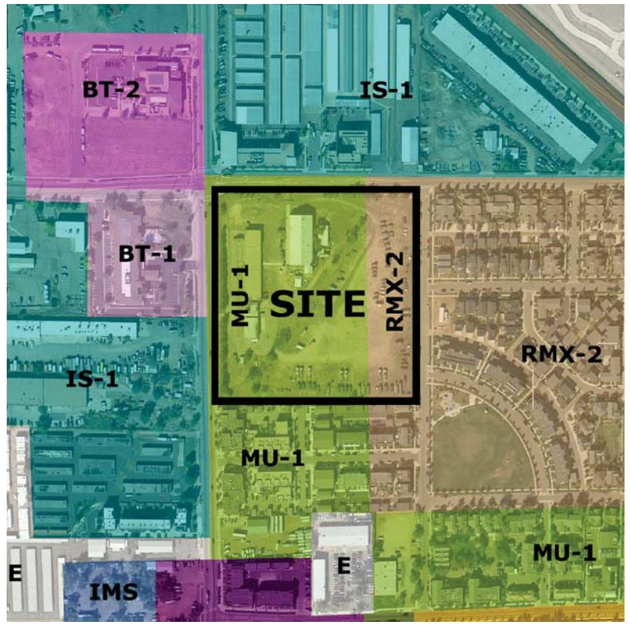
SHEET NAME:

SITE PHOTOS

SHEET NUMBER:

A-2.02

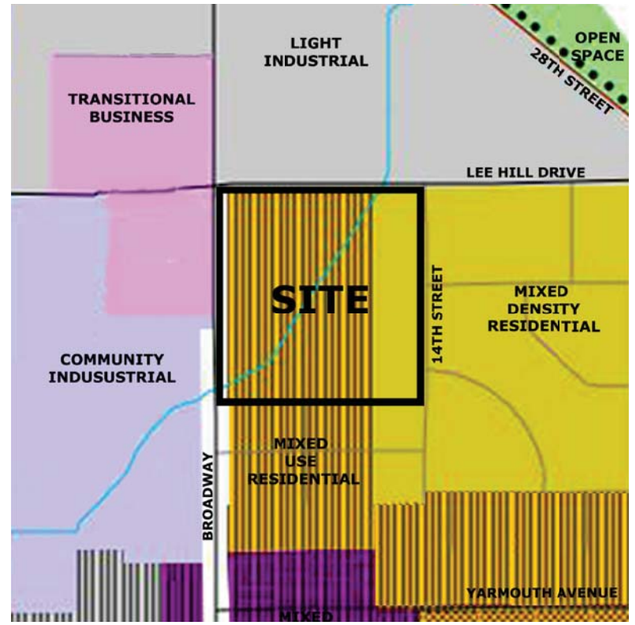
ZONING MAP



0 100 200 400
SCALE: 1"=200'-0"

- MH: MOBILE HOME
- RL-2: RESIDENTIAL LOW-2
- RM-1: RESIDENTIAL - MEDIUM-1
- RMX-2: RESIDENTIAL - MIXED-1
- BMS: BUSINESSS - MAIN STREET
- BT-1: BUSINESS - TRANSITIONAL -1
- BT-2: BUSINESS - TRANSITIONAL-2
- MU-1: MIXED-USE 1
- MU-2: MIXED-USE 2
- IMS: INDUSTRIAL - MIXED SERVICES
- IS-1: INDUSTRIAL - SERVICE 1
- IS-2: INDUSTRIAL - SERVICE 2
- P: PUBLIC
- E: ENCLAVE

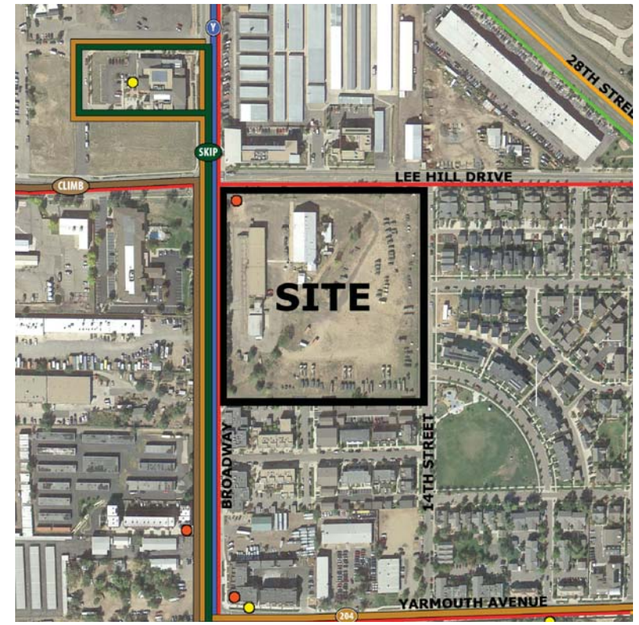
LAND-USE MAP



0 100 200 400
SCALE: 1"=200'-0"

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MANUFACTURED HOUSING
- MEDIUM DENSITY RESIDENTIAL
- MIXED DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY BUSINESS
- GENERAL BUSINESS
- SERVICE COMMERCIAL
- TRANSITIONAL BUSINESS
- REGIONAL BUSINESS
- COMMUNITY INDUSTRIAL
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- PERFORMANCE INDUSTRIAL
- MIXED USE BUSINESS
- MIXED USE INDUSTRIAL
- MIXED USE RESIDENTIAL
- OPEN SPACE, ACQUIRED
- OPEN SPACE, DEVELOPMENT RIGHTS
- OPEN SPACE, OTHER
- AGRICULTURAL
- PARK, URBAN AND OTHER
- PUBLIC
- ENVIRONMENTAL PRESERVATION

CONNECTIONS PLAN



0 100 200 400
SCALE: 1"=200'-0"

BICYCLE/PEDESTRIAN PATHS:

- PAVED SHOULDER
- ON STREET BIKE LANE
- DESIGNATED BIKE ROUTE
- MULTI-USE PATH
- BIKE SHOP

BUS ROUTES:

- SKIP
- CLIMB
- Y
- 204
- BUS STOP
- REGIONAL BUS STOP

1 REFERENCED DOCUMENTS

the ARMORY community

DEVELOPER:
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ARCHITECT:
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ARCHITECTURE•PLANNING•INTERIORS

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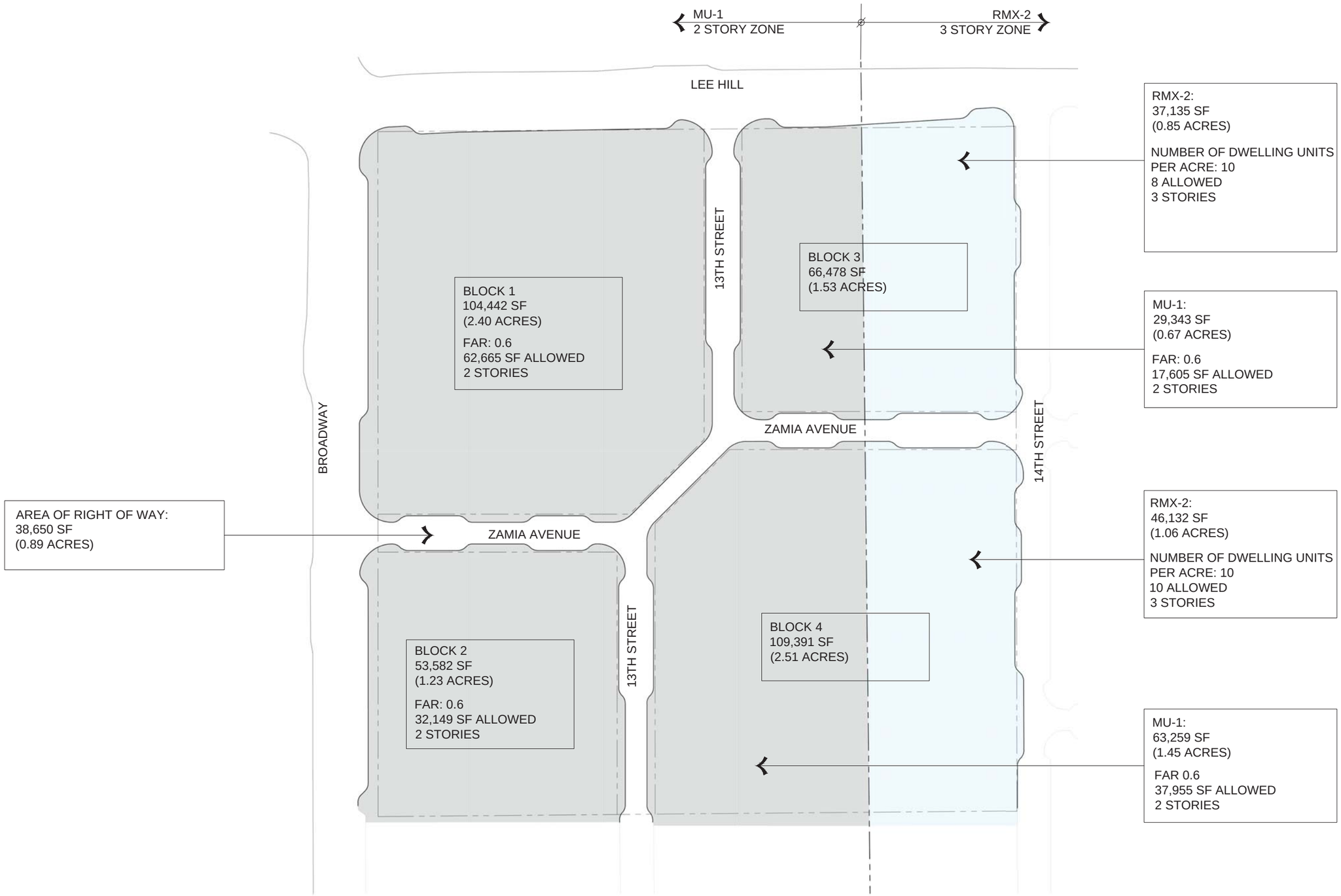
05-13-16	RESUBMITTAL #2

SHEET NAME:
ZONING / LAND-USE / CONNECTIONS PLAN

SHEET NUMBER:
A-2.03



1 ALLOWED ZONING INTENSITY PLAN
1" = 40'-0"

the ARMORY community

DEVELOPER:
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ARCHITECT:
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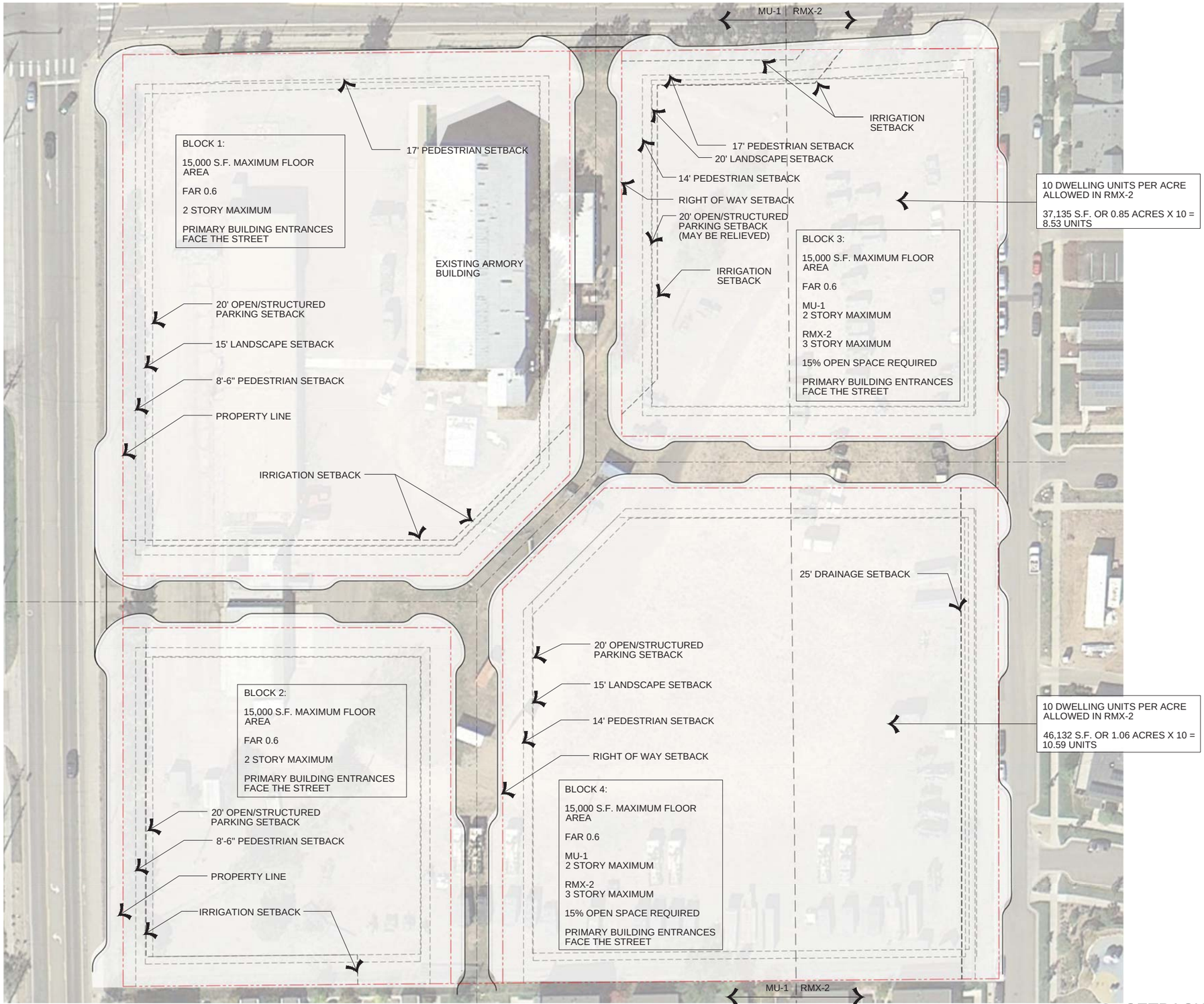
05-13-16	RESUBMITTAL #2

SHEET NAME:
ALLOWED ZONING INTENSITY PLAN

SHEET NUMBER:
A-3.01



NORTH

1 SETBACKS AND RESTRICTIONS

1" = 30'-0"

the ARMORY community

DEVELOPER:

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ARCHITECT:

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ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

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05-13-16	RESUBMITTAL #2

SHEET NAME:

SETBACKS & RESTRICTIONS PLAN

SHEET NUMBER:

A-3.02

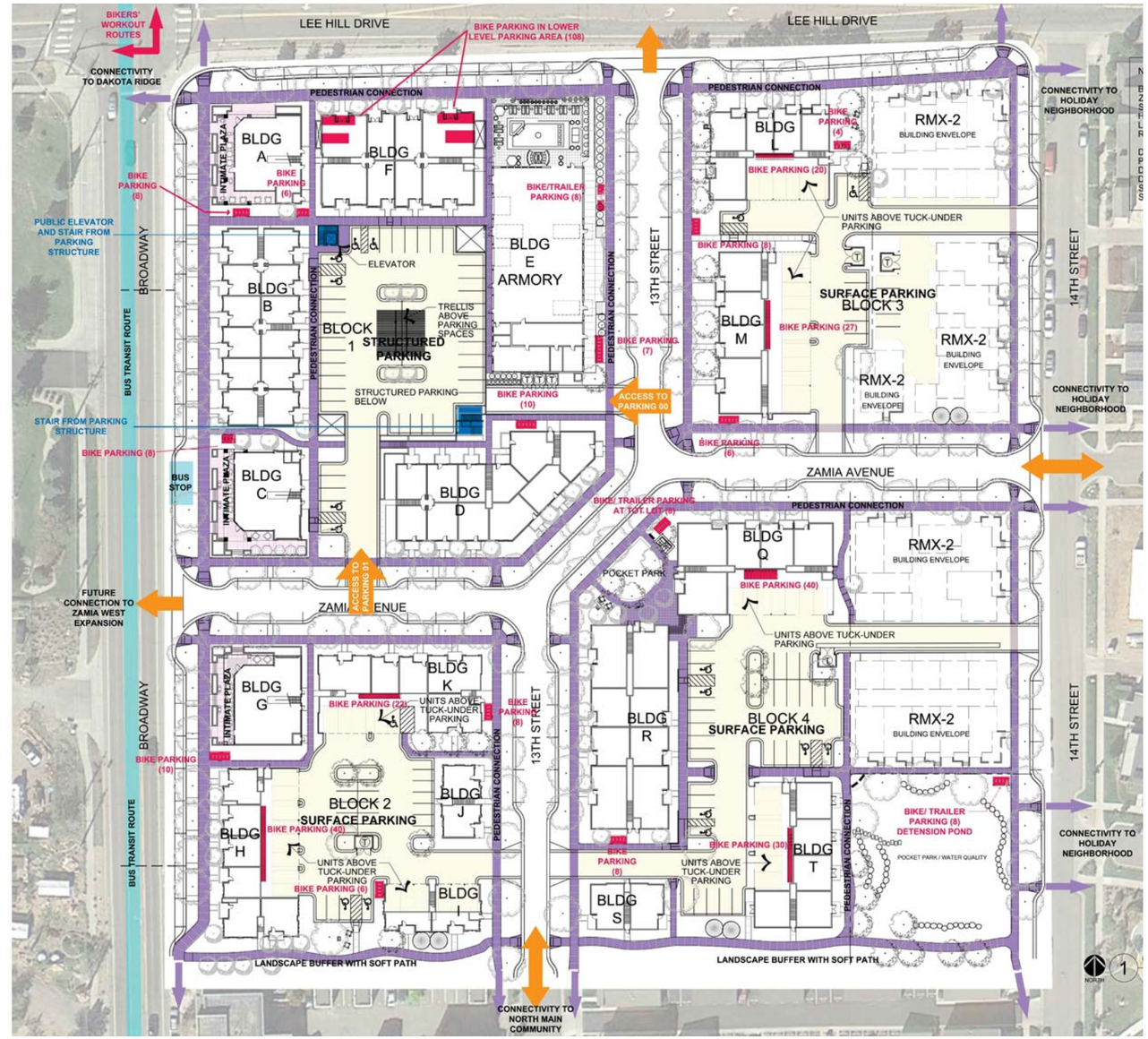
Boulder Armory

Bicycle Parking Analysis
January 13, 2016

Section Reference	Description	Zone District or Use Type	Requirement	Provided by Plan	Compliance	Notes or Variance Requested
Code Requirement						
Table 9-8	Bicycle Parking	All				
	DU's w/o Private Garage	2 per DU	75% Covered 25% Uncovered			
	DU's with Private Garage		No Requirement			
	Restaurants or Retail	1 per 750 SF Min 4	25% Covered 75% Uncovered			
Calculated Requirements per Plan						
	Location/Type	DU's X Req'mt = Total	75% Long-Term (Covered)	25% Short Term (Uncovered)		
	Residential					
	Block 1	70 X 2 = 140	105	35		
	Block 2	41 X 2 = 82	62	20		
	Block 3	25 X 2 = 50	38	12		MU-1 District Only (RMX-2 Zone District has Private Garages)
	Block 4	46 X 2 = 92	69	23		MU-1 District Only (RMX-2 Zone District has Private Garages)
	Residential Sub-Total	364	274	90		
	Non-Residential (Retail or Restaurant)					
	Block 1 Retail/Restaurant					
	Building A	2,800 SF ÷ 750 SF = 4	1	3		
	Building C	2,800 SF ÷ 750 SF = 4	1	3		
	Block 2 Retail/Restaurant					
	Building G	2,800 SF ÷ 750 SF = 4	1	3		
	Non-Residential Sub-Total	12	3	9		
	Total	376	277	99		
Bicycle Parking Provided						
	Location		75% Long-Term (Covered)	25% Short Term (Uncovered)		
	Block 1		108	60	Yes	
	Block 2		62	24	Yes	
	Block 3		40	16	Yes	
	Block 4		72	24	Yes	
	Total	406	282	124	Yes	

BIKE RACK TYPE A

BIKE RACK TYPE B



NORTH 1 MULTI MODAL SITE PLAN
1" = 50'

the ARMORY community

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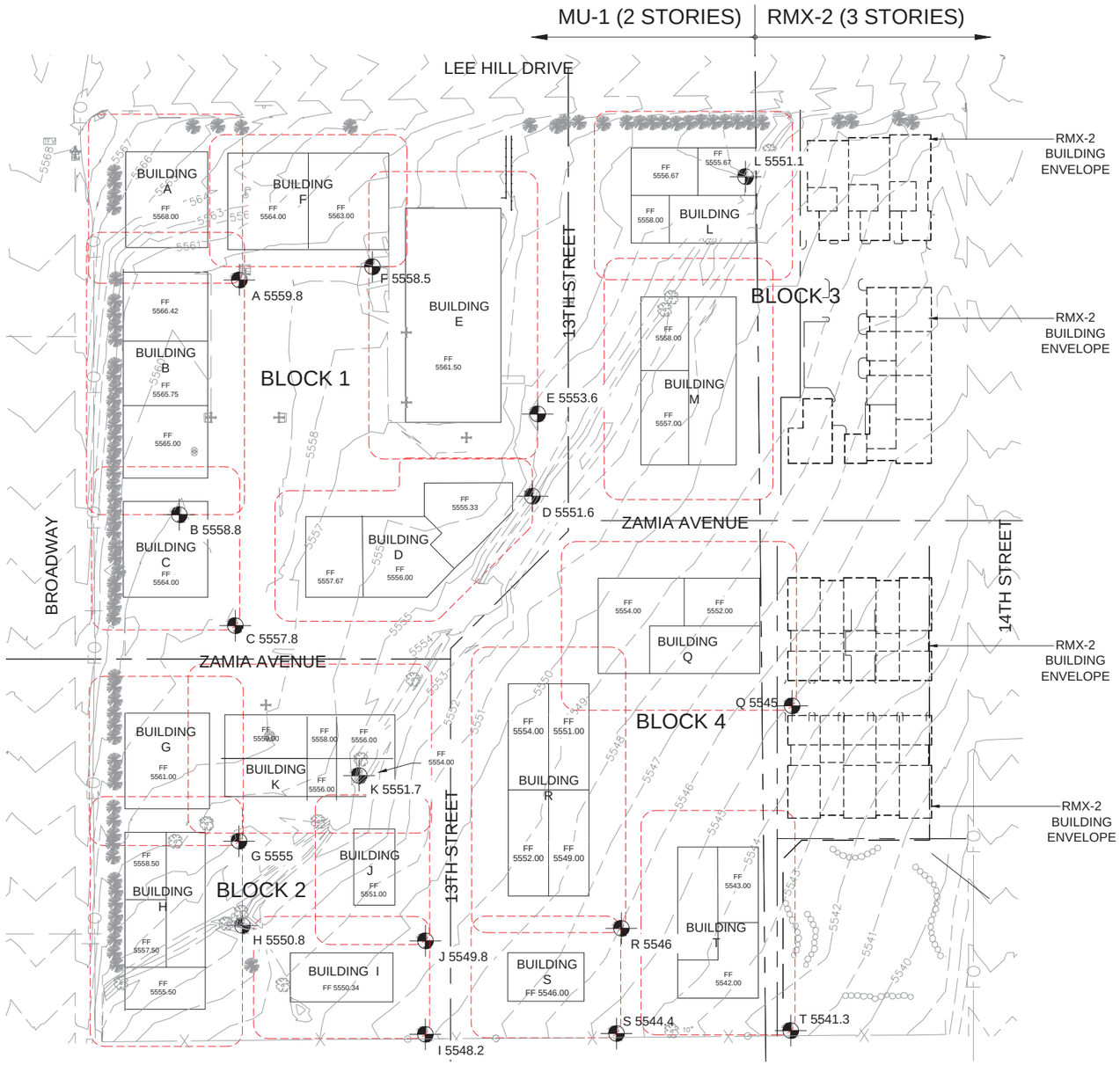
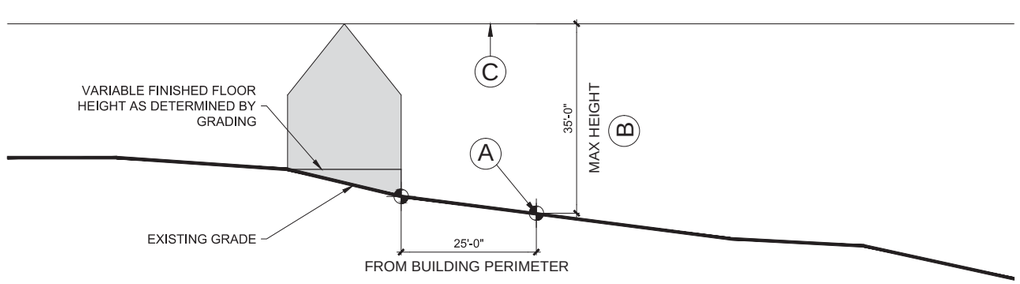
05-13-16	RESUBMITTAL #2

SHEET NAME:
MULTI-MODAL PLAN

SHEET NUMBER:
A-3.03





BUILDING HEIGHT CALCULATION DIAGRAM: APPLIES TO BOTH MU-1

NOTES:

1. BENCHMARK INFORMATION: A CITY OF BOULDER BENCHMARK 'V-1-1' HAVING A CITY OF BOULDER DATUM ELEVATION OF 5588.47 ON CHISELED BOX ON TOP OF CURB @ SE CORNER OF INTERSECTION OF NORTH BROADWAY & LEE HILL ROAD.
2. DATUM CONVERSION FACTOR FROM CITY OF BOULDER DATUM TO NGVD 88 IS +3.59'

BLOCK 1: MU-1 (2 STORIES)

BUILDING	A	B	C	FF (SEE PLAN)
A	5559.8	35.0	5594.8	5568.0
B	5558.8	35.0	5593.8	5565 - 5566.42
C	5557.8	35.0	5592.8	5564.0
D	5554.5	35.0	5589.5	5555.33 - 5557.67
E	5553.6	35.0	5588.6	5561.5
F	5558.5	35.0	5593.5	5563.0 - 5564.0

BLOCK 2: MU-1 (2 STORIES)

BUILDING	A	B	C	FF (SEE PLAN)
G	5555.0	35.0	5590.0	5561.00
H	55503.0	35.0	5588.0	5555.50 - 5558.50
I	5548.2	35.0	5583.2	5550.34
J	5549.8	35.0	5584.8	5551.00
K	5554.5	35.0	5589.5	5554.00 - 5559.00

BLOCK 3: MU-1 (2 STORIES)

BUILDING	A	B	C	FF (SEE PLAN)
L	5552.5	35.0	5587.5	5555.67 - 5558.00
M	5548.6	35.0	5583.6	5557.00 - 5558.00

BLOCK 4: MU-1 (2 STORIES)

BUILDING	A	B	C	FF (SEE PLAN)
Q	5545.0	35.0	5580.0	5552.00 - 5554.00
R	5546.0	35.0	5581.0	5549.00 - 5554.00
S	5544.4	35.0	5579.4	5546.00
T	5541.3	35.0	5576.3	5542.00 - 5543.00

KEY

HEIGHT LIMIT DETERMINATION LINE IS 25' BEYOND BUILDING FOOTPRINT

BUILDING FOOTPRINT

LOWEST POINT ON OR WITHIN THE HEIGHT LIMIT DETERMINATION LINE

GRADING HEIGHT CALCULATIONS
HEIGHT FORMULA: A + B = C

A = EXISTING HISTORIC (PRE-DEVELOPMENT) GRADE
B = ALLOWED HEIGHTS
C = MAXIMUM BUILDING HEIGHT CEILING PLANE
FF = HEIGHT OF FINISHED FLOOR

NORTH

1 BUILDING HEIGHT ANALYSIS PLAN
1" = 50'-0"

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
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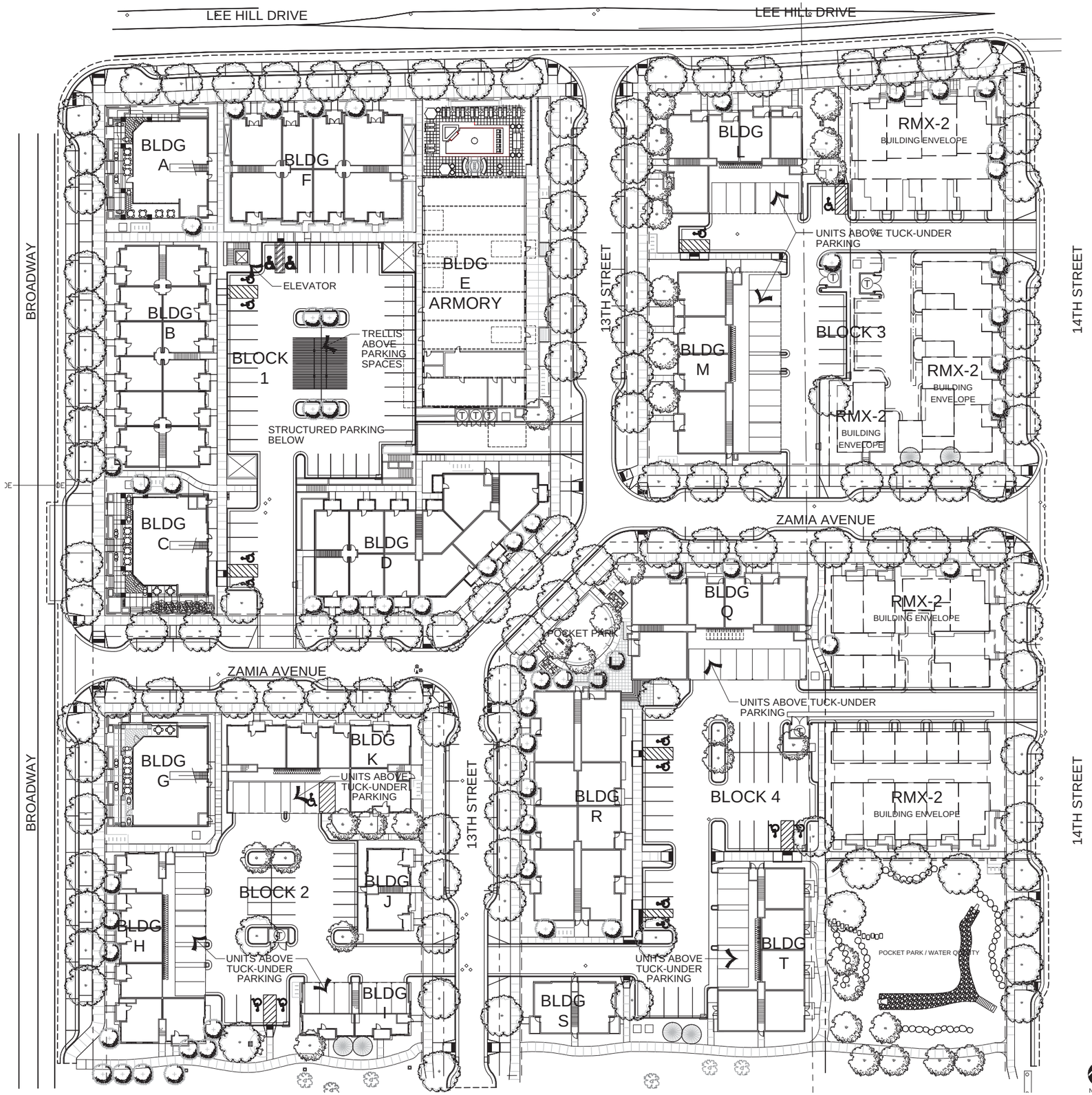
05-13-16	RESUBMITTAL #2

SHEET NAME:
BUILDING HEIGHT CALCULATIONS

SHEET NUMBER:
A-3.04



NOTE:

BUILDINGS WITHIN THE RMX-2 ZONE WILL BE A MIXTURE OF FOR SALE TOWN HOMES, ROW HOUSES, FLATS, DUPLEXES, LOFTS AND SINGLE FAMILY RESIDENCES.

DESIGN OF THESE BUILDINGS IS PRELIMINARY AND WILL BE DETERMINED BASED UPON DESIGN GUIDELINES PROVIDED SEPARATELY AS PART OF THIS SUBMITTAL

NORTH

1 OVERALL SITE PLAN

1" = 30'-0"

the ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

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ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

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05-13-16	RESUBMITTAL #2

SHEET NAME:

OVERALL SITE PLAN

SHEET NUMBER:

A-4.01

INDIVIDUAL SIDEWALK CONNECTIONS TO RESIDENTIAL ENTRANCES PROVIDES PEDESTRIAN SCALE AND CHARACTER TO THE STREET EDGE

A SEMI-OPEN FENCE ALLOWS VIEWS TO THE OUTDOOR POOL AND COURTYARD AMENITY SPACE TO ACTIVATE THE STREET

EXISTING BUILDING E TO RECEIVE NEW PLATFORM/PLINTH TO INTEGRATE WITH NEW STREETSCAPE

EXISTING DITCH ENCLOSED FOR CONTINUITY OF STREETSCAPE AND LANDSCAPING

A 7'-6" MINIMUM LANDSCAPED AMENITY ZONE IS GENERALLY PROVIDED ACROSS ALL BLOCKS FROM BACK OF WALK TO FACE OF BUILDING AS A TRANSITION ZONE FROM PUBLIC TO PRIVATE SPACES

PARKING IS INTERNALIZED AND SCREENED BY BUILDINGS OR LANDSCAPING

BUILDING D PROVIDES A UNIQUE ARCHITECTURAL CHARACTER WHERE 13TH AND ZAMIA COMBINE

NEW 8' WIDE DETACHED SIDEWALKS ON BROADWAY AND LEE HILL PROVIDE GREAT NEIGHBORHOOD CONNECTIVITY

A TRANSIT STOP ON THE EAST SIDE OF THE BROADWAY WILL HAVE A CONCRETE PAD ONLY

A TRANSIT STOP ON THE WEST SIDE OF BROADWAY WILL HAVE A CONCRETE PAD, A STD. RTD TRANSIT SHELTER, A BENCH, A TRASH RECEPTACLE AND TWO BIKE PARKING SPACE. (1 U-RACK)

NEW 6' WIDE DETACHED SIDEWALKS LINE ALL INTERNAL STREETS ON BOTH SIDES TO PROVIDE EXCELLENT PEDESTRIAN ACCESS TO ALL BUILDINGS AND CONNECT TO ADJACENT PROPERTIES

CONVENIENT ON-STREET PARKING IS PROVIDED THROUGHOUT THE INTERNAL STREET SYSTEM

NEW 4' WIDE SIDEWALKS PROVIDE CONTINUOUS AT-GRADE CONNECTIONS THROUGHOUT THE SITE INTERNAL TO EACH BLOCK

STREET TREES IN AN 8' WIDE LANDSCAPE SURROUNDS EACH BLOCK WITH TREE LINE STREET EDGES

ACTIVITY POCKET

INCREASED LANDSCAPE SPACE ADDS VARIETY

FUTURE RMX-2 DEVELOPMENT AREA

CONVENIENT ON-STREET PARKING IS PROVIDED THROUGHOUT THE INTERNAL STREET SYSTEM

FUTURE RMX-2 DEVELOPMENT AREA

A POCKET PARK PROVIDES A VISUAL FOCAL POINT FOR TRAFFIC ENTERING THE SITE

AN INTERNAL SIDEWALK PROVIDES A CONVENIENT CONNECTION BETWEEN STREET/RESIDENTIAL UNITS TO THE POCKET PARK

POCKET PARK ACTIVATED BY RESIDENTIAL ENTRANCES FACING THE PARK

POCKET PARK PROVIDES OPEN SPACE CONNECTIONS TO ADJACENT NEIGHBORHOODS AND PARKS AND STORM WATER DETENTION/WATER QUALITY CONTROL

ACTIVITY POCKET

A 20' OPEN SPACE ZONE IS PROVIDED FOR AN INTERNAL BIKE PATH CONNECTION FROM BROADWAY THROUGH THE SITE TO THE HOLIDAY NEIGHBORHOOD

PARKING IS SCREENED FROM STREET

A VARIETY OF LARGER AND SMALLER BUILDING CREATES ARCHITECTURAL INTEREST

ACCESS POINTS ARE LIMITED TO TWO PER BLOCK AND ARE ALIGNED FOR A CLEAN AND GENERALLY CONTINUOUS STREET DESIGN

NORTH

1 OVERALL STREETSCAPE, PEDESTRIAN AND OPEN SPACE EXPERIENCE PLAN

1" = 50'-0"

the ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

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BOULDER, COLORADO

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03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2
07-06-16	RESUBMITTAL #3

SHEET NAME:

OVERALL STREETSCAPE, PEDESTRIAN AND OPEN SPACE EXPERIENCE PLAN

SHEET NUMBER:

A- 4.02

1 WEST ELEVATION - BUILDINGS A & B

3/32" = 1'-0" BLOCK 1 - BROADWAY STREETSCAPE

2 WEST ELEVATION - BUILDINGS C & G

3/32" = 1'-0" BLOCK 1 & BLOCK 2 - BROADWAY STREETSCAPE

3 WEST ELEVATION - BUILDING H

3/32" = 1'-0" BLOCK 2 - BROADWAY STREETSCAPE

MASTER MATERIAL LIST

1 - NEW VINYL DOOR/WINDOW ASSEMBLY
2 - NEW VINYL WINDOW ASSEMBLY
3 - STANDING SEAM METAL ROOF
4 - COMPOSITE SIDING
5 - COMPOSITE PANEL SYSTEM
6 - DECK WITH METAL RAILING
7 - DECK WITH METAL PANEL PUNCHED
8 - ALUMINUM STOREFRONT
9 - METAL FASCIA PANEL
10 - STOREFRONT SYSTEM
11 - PREFINISHED METAL COPING
12 - PAINTED STEEL CHANNEL
13 - STUCCO
14 - MASONRY
15 - METAL SCREEN WALL BEYOND (SIZE AND LOCATION T.B.D.)

the ARMORY Community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

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CONSULTANT:

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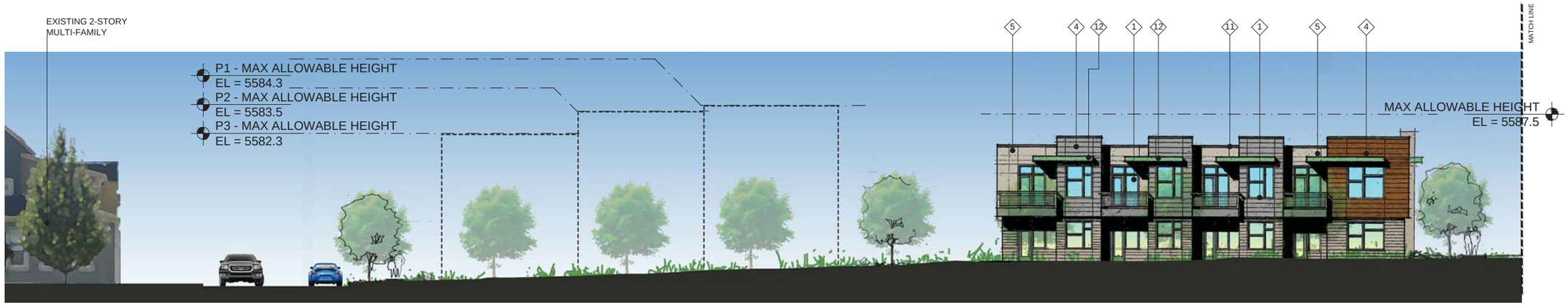
05-13-16	RESUBMITTAL #2

SHEET NAME:

OVERALL STREET ELEVATIONS

SHEET NUMBER:

A-4.03



SUGGESTED RMX-2 BUILDING ENVELOPE
(SEE DESIGN GUIDELINES)

BUILDING L

4 NORTH ELEVATION - TOWNHOUSE P & BUILDING L

3/32" = 1'-0"

BLOCK 3 - LEE HILL STREETSCAPE

ARMORY

BUILDING F

BUILDING A

5 NORTH ELEVATION - BUILDINGS A, F, & ARMORY

3/32" = 1'-0"

BLOCK 1 - LEE HILL STREETSCAPE

MASTER MATERIAL LIST

1 - NEW VINYL DOOR/WINDOW ASSEMBLY
2 - NEW VINYL WINDOW ASSEMBLY
3 - STANDING SEAM METAL ROOF
4 - COMPOSITE SIDING
5 - COMPOSITE PANEL SYSTEM
6 - DECK WITH METAL RAILING
7 - DECK WITH METAL PANEL PUNCHED
8 - ALUMINUM STOREFRONT
9 - METAL FASCIA PANEL
10 - STOREFRONT SYSTEM
11 - PREFINISHED METAL COPING
12 - PAINTED STEEL CHANNEL
13 - STUCCO
14 - MASONRY
15 - METAL SCREEN WALL BEYOND (SIZE AND LOCATION T.B.D.)

the ARMORY

DEVELOPER:

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INVESTORS, LLC

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05-13-16	RESUBMITTAL #2

SHEET NAME:

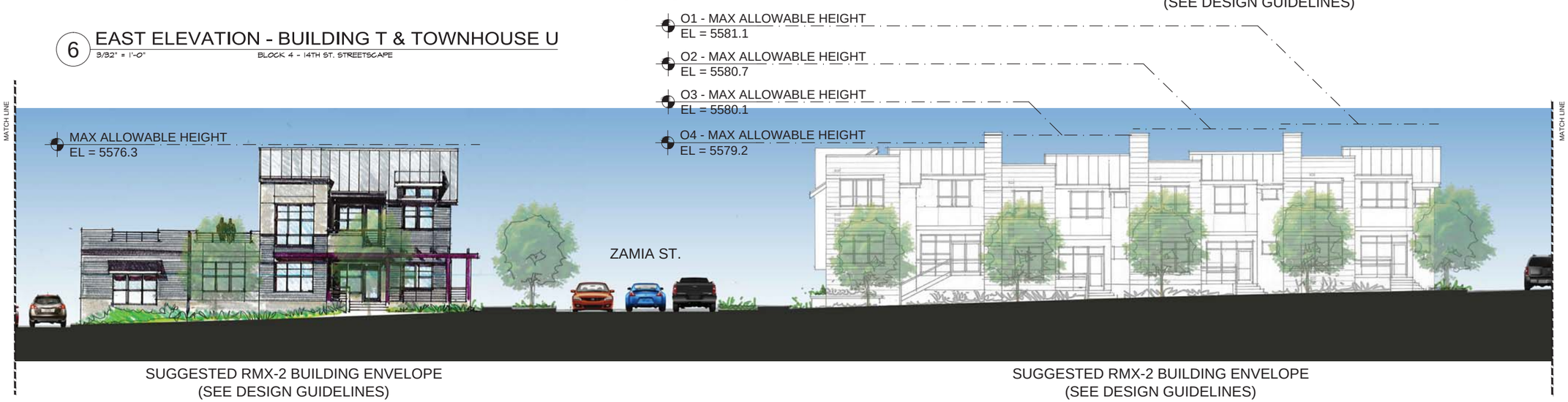
OVERALL STREET ELEVATIONS

SHEET NUMBER:

A-4.04

6 EAST ELEVATION - BUILDING T & TOWNHOUSE U

3/32" = 1'-0" BLOCK 4 - 14TH ST. STREETSCAPE



7 EAST ELEVATION - TOWNHOUSES V & O

3/32" = 1'-0" BLOCKS 3 & 4 - 14TH ST. STREETSCAPE

8 EAST ELEVATION - TOWNHOUSE P

3/32" = 1'-0" BLOCK 3 - 14TH ST. STREETSCAPE

MASTER MATERIAL LIST

1 - NEW VINYL DOOR/WINDOW ASSEMBLY
2 - NEW VINYL WINDOW ASSEMBLY
3 - STANDING SEAM METAL ROOF
4 - COMPOSITE SIDING
5 - COMPOSITE PANEL SYSTEM
6 - DECK WITH METAL RAILING
7 - DECK WITH METAL PANEL PUNCHED
8 - ALUMINUM STOREFRONT
9 - METAL FASCIA PANEL
10 - STOREFRONT SYSTEM
11 - PREFINISHED METAL COPING
12 - PAINTED STEEL CHANNEL
13 - STUCCO
14 - MASONRY
15 - NOT USED

the ARMORY Community

DEVELOPER:

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ARCHITECT:

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CONSULTANT:

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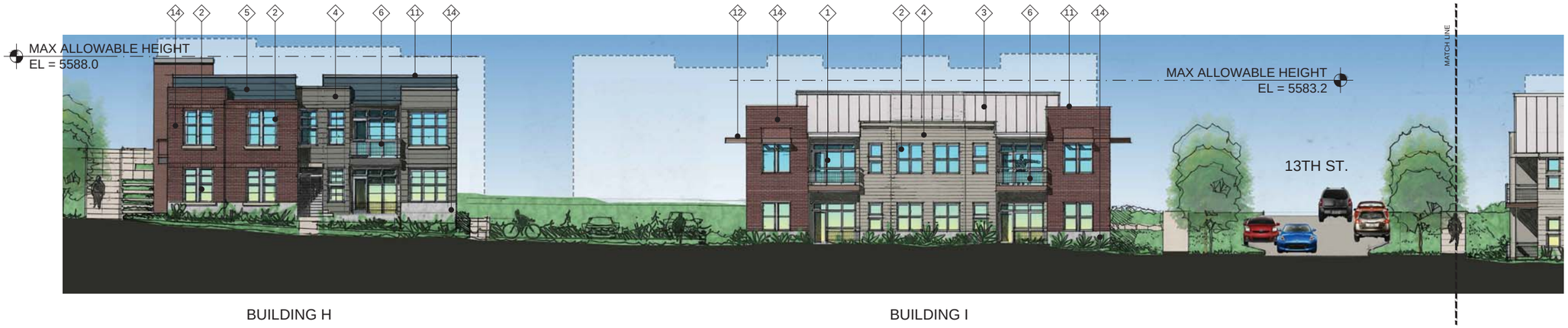
05-13-16	RESUBMITTAL #2

SHEET NAME:

OVERALL STREET ELEVATIONS

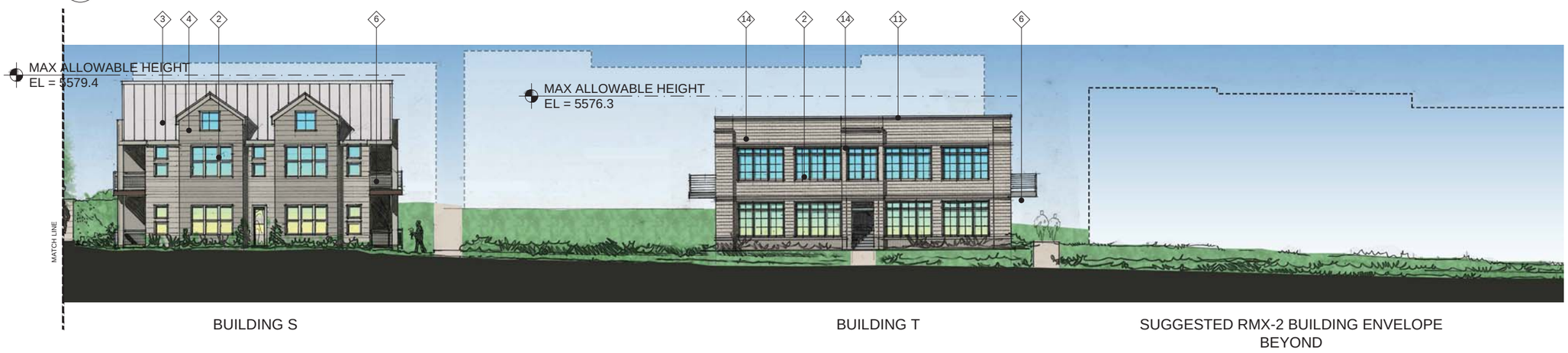
SHEET NUMBER:

A-4.05



9 SOUTH ELEVATION - BUILDINGS H & I

3/32" = 1'-0" BLOCK 2



10 SOUTH ELEVATION - BUILDINGS S & T (SUGGESTED RMX-2 BUILDING ENVELOPE BEYOND)

3/32" = 1'-0" BLOCK 4

MASTER MATERIAL LIST

1 - NEW VINYL DOOR/WINDOW ASSEMBLY
2 - NEW VINYL WINDOW ASSEMBLY
3 - STANDING SEAM METAL ROOF
4 - COMPOSITE SIDING
5 - COMPOSITE PANEL SYSTEM
6 - DECK WITH METAL RAILING
7 - DECK WITH METAL PANEL PUNCHED
8 - ALUMINUM STOREFRONT
9 - METAL FASCIA PANEL
10 - STOREFRONT SYSTEM
11 - PREFINISHED METAL COPING
12 - PAINTED STEEL CHANNEL
13 - STUCCO
14 - MASONRY
15 - NOT USED

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

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ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

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05-13-16	RESUBMITTAL #2

SHEET NAME:

OVERALL STREET ELEVATIONS

SHEET NUMBER:

A-4.06

11 EAST ELEVATION - BUILDINGS I, J & K
3/32" = 1'-0"
BLOCK 2

12 EAST ELEVATION - BUILDINGS D & E
3/32" = 1'-0"
BLOCK 1

MASTER MATERIAL LIST

1 - NEW VINYL DOOR/WINDOW ASSEMBLY
2 - NEW VINYL WINDOW ASSEMBLY
3 - STANDING SEAM METAL ROOF
4 - COMPOSITE SIDING
5 - COMPOSITE PANEL SYSTEM
6 - DECK WITH METAL RAILING
7 - DECK WITH METAL PANEL PUNCHED
8 - ALUMINUM STOREFRONT
9 - METAL FASCIA PANEL
10 - STOREFRONT SYSTEM
11 - PREFINISHED METAL COPING
12 - PAINTED STEEL CHANNEL
13 - STUCCO
14 - MASONRY
15 - NOT USED

the ARMORY community

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05-13-16	RESUBMITTAL #2

SHEET NAME:
OVERALL STREET ELEVATIONS

SHEET NUMBER:
A-4.07

13 NORTH ELEVATION - TOWNHOUSE V & BUILDING Q

3/32" = 1'-0"

BLOCK 4

14 NORTH ELEVATION - BUILDINGS K & G

3/32" = 1'-0"

BLOCK 2

MASTER MATERIAL LIST

1 - NEW VINYL DOOR/WINDOW ASSEMBLY
2 - NEW VINYL WINDOW ASSEMBLY
3 - STANDING SEAM METAL ROOF
4 - COMPOSITE SIDING
5 - COMPOSITE PANEL SYSTEM
6 - DECK WITH METAL RAILING
7 - DECK WITH METAL PANEL PUNCHED
8 - ALUMINUM STOREFRONT
9 - METAL FASCIA PANEL
10 - STOREFRONT SYSTEM
11 - PREFINISHED METAL COPING
12 - PAINTED STEEL CHANNEL
13 - STUCCO
14 - MASONRY
15 - METAL SCREEN WALL BEYOND (SIZE AND LOCATION T.B.D.)

the ARMORY community

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SHEET NAME:

OVERALL STREET ELEVATIONS

SHEET NUMBER:

A-4.08

15 SOUTH ELEVATION - BUILDINGS C & D

3/32" = 1'-0"

BLOCK 1 - ZAMIA STREETSCAPE

16 SOUTH ELEVATION - BUILDINGS M, N, & O

3/32" = 1'-0"

BLOCK 3 - ZAMIA STREETSCAPE

MASTER MATERIAL LIST

1 - NEW VINYL DOOR/WINDOW ASSEMBLY
2 - NEW VINYL WINDOW ASSEMBLY
3 - STANDING SEAM METAL ROOF
4 - COMPOSITE SIDING
5 - COMPOSITE PANEL SYSTEM
6 - DECK WITH METAL RAILING
7 - DECK WITH METAL PANEL PUNCHED
8 - ALUMINUM STOREFRONT
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12 - PAINTED STEEL CHANNEL
13 - STUCCO
14 - MASONRY
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the ARMORY

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05-13-16	RESUBMITTAL #2

SHEET NAME:

OVERALL STREET ELEVATIONS

SHEET NUMBER:

A-4.09

15 WEST ELEVATION - BUILDINGS L & M

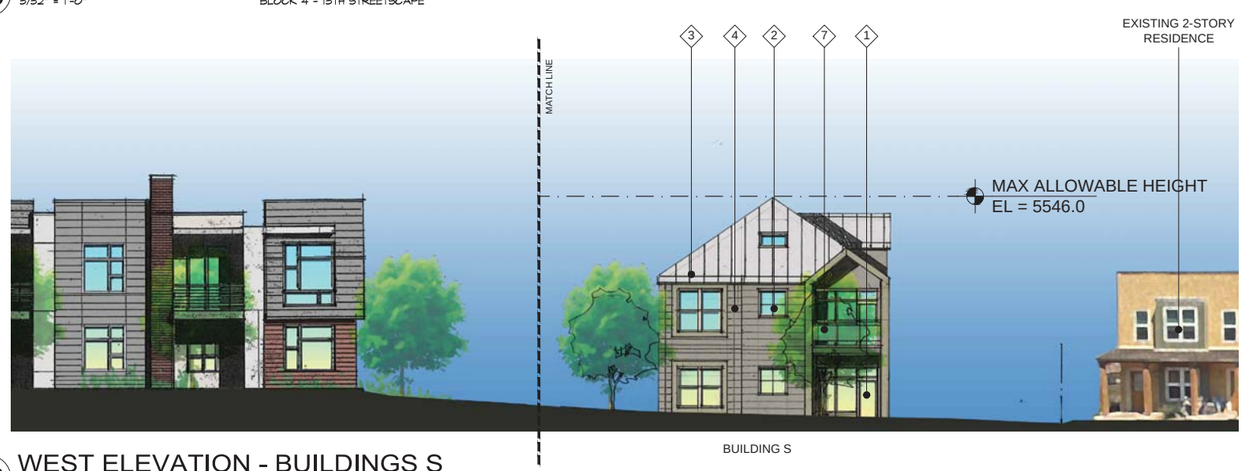
3/32" = 1'-0"

BLOCK 3 - 13TH STREETSCAPE

16 WEST ELEVATION - BUILDINGS Q & R

3/32" = 1'-0"

BLOCK 4 - 13TH STREETSCAPE



16 WEST ELEVATION - BUILDINGS S

3/32" = 1'-0"

BLOCK 4 - 13TH STREETSCAPE

MASTER MATERIAL LIST

1 - NEW VINYL DOOR/WINDOW ASSEMBLY
2 - NEW VINYL WINDOW ASSEMBLY
3 - STANDING SEAM METAL ROOF
4 - COMPOSITE SIDING
5 - COMPOSITE PANEL SYSTEM
6 - DECK WITH METAL RAILING
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10 - STOREFRONT SYSTEM
11 - PREFINISHED METAL COPING
12 - PAINTED STEEL CHANNEL
13 - STUCCO
14 - MASONRY
15 - NOT USED

the ARMORY Community

DEVELOPER:

ARMORY LAND
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CONSULTANT:

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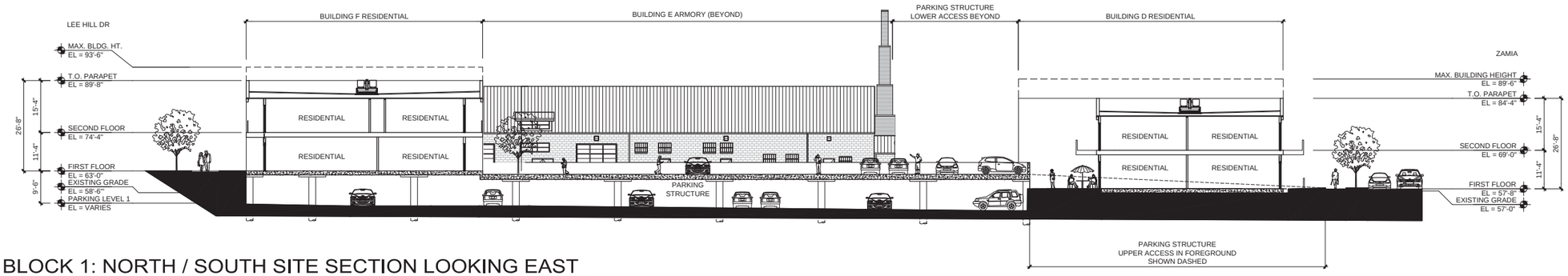
05-13-16	RESUBMITTAL #2

SHEET NAME:

OVERALL STREET ELEVATIONS

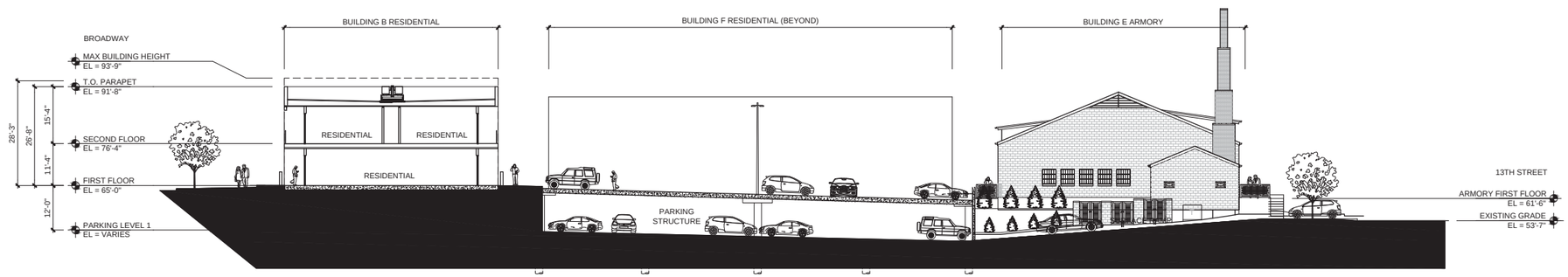
SHEET NUMBER:

A-4.10



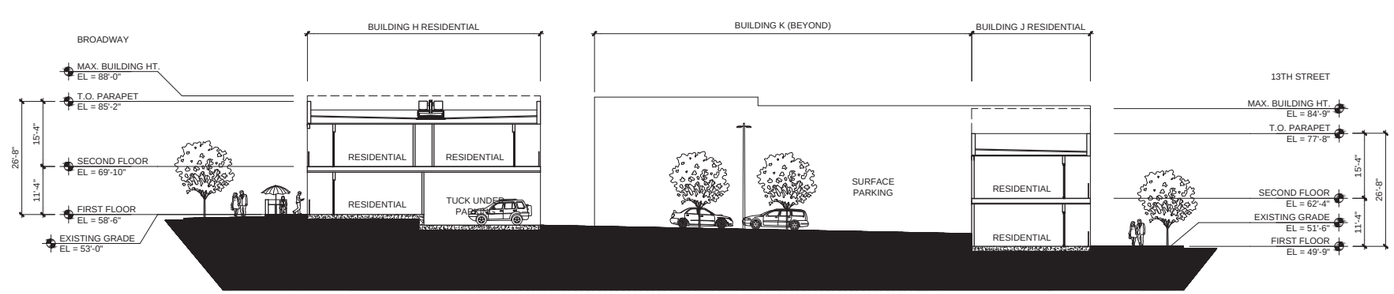
1 BLOCK 1: NORTH / SOUTH SITE SECTION LOOKING EAST

1/16" = 1'-0"



2 BLOCK 1: EAST / WEST SITE SECTION LOOKING NORTH

1/16" = 1'-0"



3 BLOCK 2: EAST / WEST SITE SECTION LOOKING NORTH

1/16" = 1'-0"

DEVELOPER:

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SHEET NAME:

SITE SECTIONS

SHEET NUMBER:

A-4.11

2 VIEW FROM CORNER OF BROADWAY AND ZAMIA LOOKING NORTHEAST TOWARD BLOCK 1 MIXED-USE
3/32" = 1'-0"

1 VIEW FROM BROADWAY AND LEE HILL LOOKING SOUTHEAST
3/32" = 1'-0"

the ARMORY community

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05-13-16	RESUBMITTAL #2

SHEET NAME:

SITE RENDERINGS

SHEET NUMBER:

A-4.12a

2 VIEW FROM 13TH AVENUE LOOKING SOUTH TOWARD BLOCK 4 PUBLIC SPACE

1 VIEW FROM 14th STREET LOOKING SOUTHWEST TOWARD BLOCK 4 DETENTION AREA AND BUILDING T

the ARMORY Community

DEVELOPER:

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SHEET NAME:

SITE RENDERINGS

SHEET NUMBER:

A-4.12b

2 VIEW FROM 13TH AVENUE LOOKING SOUTH TOWARD BLOCK 4 PUBLIC SPACE

1 VIEW FROM ZAMIA AVENUE LOOKING NORTHEAST TOWARD BLOCK 4 PUBLIC SPACE WITH BLOCK 3 IN THE BACKGROUND

the ARMORY community

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05-13-16	RESUBMITTAL #2

SHEET NAME:

SITE RENDERINGS

SHEET NUMBER:

A-4.13

Boulder Armory

General Project Data Summary

	Area (SF)	Area (Acres)	Intensity Allowed (0.6 FAR in SF)	Intensity Allowed (10 DU/Acre)
Total Site Area	372,454	8.55		
MU-1 Site Area:	283,816	6.52		
RMX-2 Site Area:	88,409	2.03		
Less ROW Dedication				
From MU-1 Zone	33,697	0.77		
From RMX-2 Zone	4,907	0.11		
Total	38,604	0.89		
Net Site Area	333,850	7.66		
Block 1	104,442	2.40	62,665	
Block 2	53,582	1.23	32,149	
Block 3	66,478	1.53		
MU-1 Portion	29,343	0.67	17,605	
RMX-2 Portion	37,135	0.85		8
Block 4	109,391	2.51		
MU-1 Portion	63,259	1.45	37,955	
RMX-2 Portion	46,132	1.06		10
Total			150,374	18
Project as Proposed				
MU-1 Zone District				
Block 1				
Retail			5,600	
Residential Apartments			47,497	
Armory			9,496	
Block 2				
Retail			2,800	
Residential Apartments			28,953	
Block 3				
Residential Apartments			18,463	
Block 4				
Residential Apartments			37,565	
Total			150,374	
RMX-2 Zone District				
Block 3				
Residential Townhomes (For Sale)				9
Block 4				
Residential Townhomes (For Sale)				9
Total				18
Combined Zone Districts				
Retail			8,400	
Armory			9,496	
Residential Apartments			132,478	
Townhome (For Sale)				18
Total			150,374	

Automobile Parking Analysis

Parking Required

Section Reference	Description	Zone District or Use Type	Requirement	Dwelling Units	Spaces Required	Notes or Variance Requested
MU-1 Zone District						
Table 9-2	Residential Development with 60% > of 1 BR DU	MU-1	1.25 per DU	182	228	
Table 9-4	Parking by Use					
	Restaurant	All	1 per 3 Indoor Seats		106	Allows 330 Seats
		All	1 per 3 Outdoor Seats over 20% of Indoor		5	Allows 81 Seats
	Sub-Total				111	
	Total Parking Required in MU-1 Zone				339	Note: No parking is provided at the Armory as it is a support amenity for the residential community;

Parking Provided in MU-1 Zone

Location	Full	HC	Compact	Total	Notes or Variance Requested
Block 1	76	8	65	149	
Block 2	20	3	17	40	
Block 3	18	2	6	26	
Block 4	40	6	0	46	
On-Street Parking Provided					Note: 84 full sized on-street parking spaces are provided. These parking spaces are excluded from the parking counts identified and from the parking reduction variance request.
Total Parking Provided in MU-1 Zone	154	19	88	261	
	59%	7%	34%		
					A parking reduction of 78 parking spaces or 23% of the 339 required is requested; (If the 84 on-street parking spaces were considered, there would be 345 total spaces provided)

Supplemental Information

Parking Requirement by Block	Rtl/Rest Pkg Req'd	Res Unit Count	Res Unit Pkg Req'd	Total Pkg/Req'd	Total Pkg Provided	Parking Reduction Request Distribution by Block
Block One	74	(70 x 1.25)	88	162	149	13 Spaces or 17% of the Parking Reduction Request
Block Two	37	(41 x 1.25)	51	88	40	48 Spaces or 62% of the Parking Reduction Request
Block Three		(25 x 1.25)	31	31	26	5 Spaces or 6% of the Parking Reduction Request
Block Four		(46 x 1.25)	58	58	46	12 Spaces or 15% of the Parking Reduction Request
Total	111	182	228	339	261	Note: These counts are for the MU-1 zone only and exclude all RMX-2 zone parking;

Parking Distribution by Unit Count per Block	Units	% of Total	Parking	% of Total	Note: These counts are for the MU-1 zone only and exclude all RMX-2 zone parking;
Block One	70	38%	149	57%	Note: Block One has the greater parking ratio to provide adequate parking for the retail/restuarants;
Block Two	41	23%	40	15%	8% Delta of parking provided % from unit count %
Block Three	25	14%	26	10%	4% Delta of parking provided % from unit count %
Block Four	46	25%	46	18%	7% Delta of parking provided % from unit count %
Total	182	100%	261	100%	Note: All parking spaces are publically accessible and are un-assigned/reserved parking spaces; Note: The 84 on-street parking spaces are excluded from the parking counts shown;

RMX-2 Zone District

Table 9-1	Residential Parking				
	Minimum for an Attached DU	RMX-2	1 per 1 or 2 BR/DU	0	0
			1.5 per 3 BR/DU	0	0
			2 per 4 or more BR/DU	18	36
	Total Parking Required in RMX-2 Zone				36
	Parking Provided in RMX-2 Zone				36

Note: Parking required in the RMX-2 zone district will be determined at the time the RMX-2 zone is developed. These parking spaces are excluded from the MU-1 zone district and are not included in the parking reduction recquest above. There is no parking reduction request for parking in the

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ARMORY LAND INVESTORS, LLC

ARCHITECT:
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CONSULTANT:

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ARMORY COMMUNITY
BOULDER, COLORADO

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SHEET NAME:
DATA SUMMARY

SHEET NUMBER:
A-4.14

MU-1 Zone District Development Data

Intensity Allowed

Block	Area (SF)	Density Allowed	SF Allowed
Block One	104,442	0.6	62,665
Block Two	53,582	0.6	32,149
Block Three	29,343	0.6	17,605
Block Four	63,259	0.6	37,955
Total	250,626		150,374

Block One By Building

Building Designation	First Floor	Second Floor	Total
Building A			
Restaurant/Retail/Office	2,800		
Residential		3,258	3,258
Total Building Area	2,800	3,258	6,058
Building B			
Residential	6,932	6,790	13,722
Residential Common Area	60		60
Total Building Area	6,992	6,790	13,782
Building C			
Restaurant/Retail/Office	2,800		
Residential		3,225	3,225
Total Building Area	2,800	3,225	6,025
Building D			
Residential	7,178	6,992	14,170
Residential Common Area	60		60
Total Building Area	7,238	6,992	14,230
Building E			
Amory Building (Existing Building to Remain)	9,496		9,496
Total Building Area	9,496		9,496
Building F			
Residential	6,530	6,412	12,942
Residential Common Area	60		60
Total Building Area	6,590	6,412	13,002

Block One Summary by Use

Use	First Floor	Second Floor	Total
Clubhouse	9,496		9,496
Restaurant/Retail/Office	5,600		5,600
Residential	20,640	26,677	47,317
Residential Common Area	180	0	180
Total Building Area	35,916	26,677	62,593

Note: The parking structure is not counted against the FAR and is not included in the above data

Block One Residential Unit Type By Building

Building Designation/Unit Type	First Floor	Second Floor	Total
Building A			
Studio		2	2
2 Bedroom		2	2
Total		4	4
Building B	First Floor	Second Floor	Total
Studio	8	8	16
1 Bedroom	4	4	8
Total	12	12	24
Building C			
Studio		2	2
2 Bedroom		2	2
Total		4	4
Building D			
Studio	6	6	12
1 Bedroom	5	5	10
Total	11	11	22
Building F			
Studio	4	4	8
2 Bedroom	4	4	8
Total	8	8	16

Block One Summary By Unit Type

Unit Designation	
Studio	40
1 Bedroom	18
2 Bedroom	12
Total	70

Block Two By Building

Building Designation	First Floor	Second Floor	Total
Building G			
Restaurant/Retail/Office	2,800		
Residential		3,315	3,315
Total Building Area	2,800	3,315	6,115
Building H			
Residential	3,802	5,936	9,738
Residential Common Area	60		60
Total Building Area	3,862	5,936	9,798
Building I			
Residential	934	2,084	3,018
Residential Common Area	60		60
Total Building Area	994	2,084	3,078
Building J			
Residential	1,198	1,196	2,394
Residential Common Area	60		60
Total Building Area	1,258	1,196	2,454
Building K			
Residential	4,262	5,986	10,248
Residential Common Area	60		60
Total Building Area	4,322	5,986	10,308

Block Two Summary by Use

Use	First Floor	Second Floor	Total
Restaurant/Retail/Office	2,800		2,800
Residential	10,196	18,517	28,713
Residential Common Area	240	0	240
Total Building Area	13,236	18,517	31,753

Note: The "tuck-under" parking is not counted against the FAR and is not included in the above data

Block Two Residential Unit Type By Building

Building Designation/Unit Type	First Floor	Second Floor	Total
Building G			
Studio		2	2
2 Bedroom		2	2
Total	0	4	4
Building H			
Studio	3	6	9
1 Bedroom	3	4	7
Total	6	10	16
Building I			
Studio	2		2
2 Bedroom		2	2
Total	2	2	4
Building J			
1 Bedroom	2	2	4
2 Bedroom			0
Total	2	2	4
Building K			
Studio	2	4	6
1 Bedroom	1	2	3
2 Bedroom	2	2	4
Total	5	8	13

Block Two Summary By Unit Type

Unit Designation	
Studio	19
1 Bedroom	14
2 Bedroom	8
Total	41

Block Three By Building

Building Designation	First Floor	Second Floor	Total
Building L			
Residential	3,308	4,864	8,172
Residential Common Area	60		60
Total Building Area	3,368	4,864	8,232
Building M			
Residential	3,310	6,861	10,171
Residential Common Area	60		60
Total Building Area	3,370	6,861	10,231

Block Three Summary by Use

Use	First Floor	Second Floor	Total
Residential	6,618	11,725	18,343
Residential Common Area	120	0	120
Total Building Area	6,738	11,725	18,463

Block Three Residential Unit Type By Building

Building Designation/Unit Type	First Floor	Second Floor	Total
Building L			
Studio	3	6	9
1 Bedroom	2	2	4
Total	5	8	13
Building M			
1 Bedroom	3	6	9
2 Bedroom	1	2	3
Total	4	8	12

Block Three Summary By Unit Type

Building Designation/Unit Type	First Floor	Second Floor	Total
Studio			9
1 Bedroom			13
2 Bedroom			3
Total			25

Block Four by Building

Building Designation	First Floor	Second Floor	Total
Building Q			
Residential	4,540	6,580	11,120
Residential Common Area	60		60
Total Building Area	4,600	6,580	11,180
Building R			
Residential	7,376	7,276	14,652
Residential Common Area	60		60
Total Building Area	7,436	7,276	14,712
Building S			
Residential	1,570	1,550	3,120
Residential Common Area	60		60
Total Building Area	1,630	1,550	3,180
Building T			
Residential	3,350	5,084	8,434
Residential Common Area	60		60
Total Building Area	3,410	5,084	8,494

Block Four Summary by Use

Use	First Floor	Second Floor	Total
Residential	16,836	20,490	37,326
Residential Common Area	240	0	240
Total Building Area	17,076	20,490	37,566

Block Four Residential Unit Type By Building

Building Designation/Unit Type	First Floor	Second Floor	Total
Building Q			
1 Bedroom	3	6	9
2 Bedroom	2	2	4
Total	5	8	13
Building R			
1 Bedroom	4	4	8
2 Bedroom	4	4	8
Total	8	8	16
Building S			
1 Bedroom	2	2	4
Total	2	2	4
Building T			
1 Bedroom	5	8	13
Total	5	8	13

Block Four Summary By Unit Type

Building Designation/Unit Type	First Floor	Second Floor	Total
1 Bedroom			34
2 Bedroom			12
Total			46

NOTE: MU-1 Zone District Development Data Continues and is Summarized on the Next Sheet

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SHEET NAME:

MU-1 DATA TABLES

SHEET NUMBER:

A-4.15

MU-1 Zone District Development Data (Continued)

MU-1 Summary By Block

Block	First Floor	Second Floor	Total
Block One			
Armory	9,496		9,496
Restaurant/Retail/Office	5,600		5,600
Residential	20,640	26,677	47,317
Residential Common Area	180		180
Total Building Area	35,916	26,677	62,593
Block Two			
Restaurant/Retail/Office	2,800		2,800
Residential	10,196	18,517	28,713
Residential Common Area	240		240
Total Building Area	13,236	18,517	31,753
Block Three			
Residential	6,618	11,725	18,343
Residential Common Area	120		120
Total Building Area	6,738	11,725	18,463
Block Four			
Residential	16,836	20,490	37,326
Residential Common Area	240		240
Total Building Area	17,076	20,490	37,566

MU-1 Summary by Use

Use	First Floor	Second Floor	Total
Armory Clubhouse	9,496		9,496
Restaurant/Retail/Office	8,400		8,400
Residential	54,290	77,409	131,699
Residential Common Area	780	0	780
Total Building Area	72,966	77,409	150,374

MU-1 Residential Unit Type By Block

Building Designation/Unit Type	First Floor	Second Floor	Total
Block One			
Studio	18	22	40
1 Bedroom	9	9	18
2 Bedroom	4	8	12
Total	31	39	70
Block Two			
Studio	7	12	19
1 Bedroom	6	8	14
2 Bedroom	2	6	8
Total	15	26	41
Block Three			
Studio	3	6	9
1 Bedroom	5	8	13
2 Bedroom	1	2	3
Total	9	16	25
Block Four			
Studio	0	0	0
1 Bedroom	14	20	34
2 Bedroom	6	6	12
Total	20	26	46

MU-1 Summary By Unit Type

Building Designation/Unit Type	First Floor	Second Floor	Total
Studio	28	40	68
1 Bedroom	34	45	79
2 Bedroom	13	22	35
Total	75	107	182

RMX-2 Zone District Development Data

Intensity Allowed

Block	Area (Acres)	DU/Acre Allowed	DU's Allowed	DU's Proposed
Block Three	0.85	10	8.5	8
Block Four	1.06	10	10.6	10
Total	1.91	10	19.1	18

Note that the RMX-2 areas of Blocks Three and Four are being considere holistically.

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SHEET NAME:

RMX-1 DATA TABLE

SHEET NUMBER:

A-4.16

Zoning Compliance Analysis

Section Reference	Description	Zone District or Use Type	Requirement	Provided by Plan	Compliance	Notes or Variance Requested
This table is intended to illustrate the general compliance with applicable zoning regulations and should not be construed as a complete list.						
Chapter 7 Form & Bulk Standards						
Table 7-1	Front L/S Setback	MU-1	15'	15' >	Yes	
		RMX-2	15'	15' >	Yes	
Table 7-1	Front Parking Setback	MU-1	20'	20' >	Yes	
		RMX-2	20'	20' >	Yes	
Table 7-1	Side Yard L/S Ssetback	MU-1	0' or 5'	5' >	Yes	
		RMX-2	0' or 5'	5' >	Yes	
Table 7-1	Side Yard Setback (Internal Property Line)	MU-1	0' or 5'	5' >	Yes	
		RMX-2	0' or 5'	5' >	Yes	
Table 7-1	Rear Yard Setback	MU-1	10'	10' >	Yes	
		RMX-2	20'	20' >	Yes	
Table 7-1	Maximum Floor Area	MU-1	15,000 SF	15,000 SF <	Yes	
		RMX-2	N/A	N/A	Yes	
Table 7-1	Maximum Height	MU-1	35'	35' <	Yes	
		RMX-2	35'	35' <	Yes	
Table 7-1	Maximum Stories	MU-1	2	2	Yes	
		RMX-2	3	3	Yes	
Table 7-1	Primary Entrance Facing	MU-1	Yes	Yes	Yes	
		RMX-2	Yes	Yes	Yes	
7-3	Setback Encroachments	Balconies, Patios or Upper Story Balconies	30" Max	30" <	Yes	
			4'-0" Max	4'-0" <	Yes	
7-4	Setback Encroachments	Porches	8'-0" or 50% of Setback	7'-6" <	Yes	
Chapter 8 Intensity Standards						
Table 8-1	Allowable Density	MU-1	0.60 FAR	0.60 FAR or less	Yes	
		RMX-2	10 D/U per Acre	10 D/U per Acre or less	Yes	
Table 8-1	Open Space	MU-1	15%	See Sheet L4.0	Yes	
		RMX-2	15%	N/A	Yes	
Table 8-1	Private Open Space	MU-1	60 SF/Unit	60 SF/Unit	Yes	
		RMX-2	60 SF/Unit	N/A	Yes	
Table 8-2	FAR Calculation	Block 1 Park'g Structure	N/A		Yes	Park'g structure in Block 1 is assumed to not count against the FAR per Table 8-2
8-2 (5)	FAR Transfers					Allowed per Section (5) to be transferred from parcel to parcel
9-8-4	Housing Types	RMX-2 < Acre	1 Type	N/A	Yes	
		RMX-2 > Acre	2 Types	N/A	Yes	
Chapter 9 Development Standards						
	Note that the RMX-2 zone portion of the site is not reflected in the following data and is shown asn ot applicable (N/A) under the "Provided by Plan" column.					
Table 9-1	Residential Parking					
	Minimum/Unit	MU-1	1	See Data Table		
		RMX-2	1	N/A		
	Minimum for an Attached DU	MU-1	1	See Data Table		
		RMX-2	1 per 1 or 2 BR/DU	N/A		
			1.5 per 3 BR/DU	N/A		
			2 per 4 or more BR/DU	N/A		
Table 9-2	Residential Development with 60% > of 1 BR DU	MU-1	1.25 per DU	See Data Table		
		RMX-2	1.25 per DU	N/A		
	Efficiency Units	MU-1	1 per DU	See Data Table		
		RMX-2	1 per DU	N/A		
Table 9-3	Non-Residential Parking					
	Minimum	MU-1	1:400 SF	See Data Table		
		RMX-2	1:500 SF	N/A		
Table 9-4	Parking by Use					
	Restaurant	All	1 per 3 Indoor Seats	See Data Table		
		All	1 per 3 Outdoor Seats over 20% of Indoor Req'mt	See Data Table		
Table 9-7	Small Cars Stalls	All	60% for 101 or Greater	See Data Table		
(F) (3)	Parking Reduction	All	25% Allowed by City Manager	See Data Table		Note: This application requests a parking reduction of 78 stall of the 339 spaces required for a total parking reduction of 23%.
(F) (4)	Mixed-Use Alternative Parking Reduction Standard	All	10% Reduction Allowed	See Data Table		Note: This application requests a parking reduction of 78 stall of the 339 spaces required for a total parking reduction of 23%.
Table 9-8	Bicycle Parking					
	DU's w/o Private Garage	2 per DU	75% Covered	See Data Table	Yes	
			25% Uncovered	See Data Table	Yes	
	Restaurants or Retail	1 per 750 SF Min 4	25% Covered	See Data Table	Yes	
			75% Uncovered	See Data Table	Yes	
	Open Space			See Data Table	Yes	
9-11	Useable Open Space	Non-Residential Buildings 35' in Ht < Residential Open Space	10% of Land Area	See Sheet L4.0	Yes	
			25% Max of Useable Open Space	See Sheet L4.0	Yes	
9-14	Parking Lot Landscaping	All		See Sheet L4.0	Yes	

1 ZONING COMPLIANCE ANALYSIS

the ARMORY community

DEVELOPER:

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ARCHITECT:

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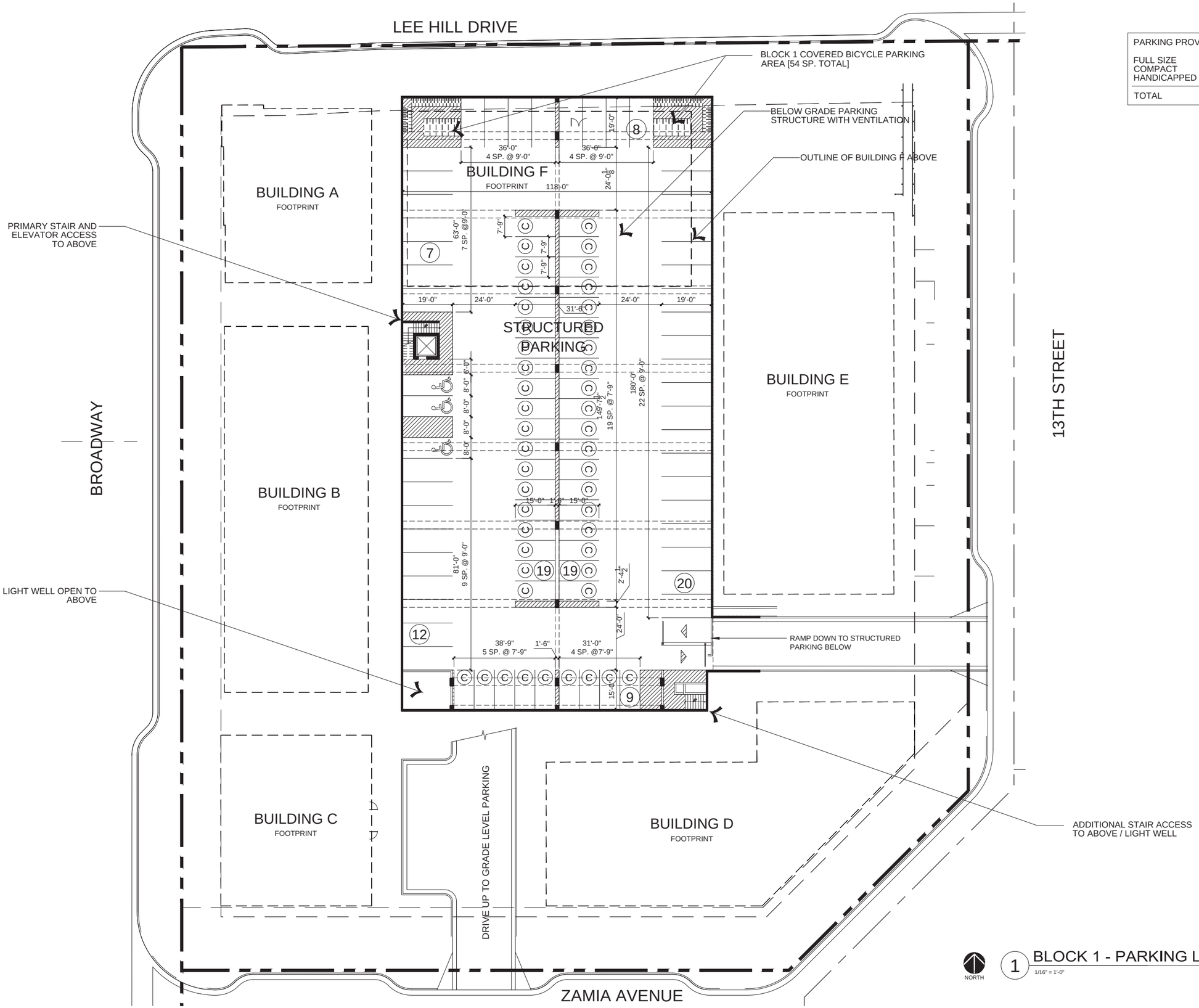
ZONING COMPLIANCE ANALYSIS

SHEET NUMBER:

A-4.17



1 BLOCK 1 - PARKING LEVEL PLAN
1/16" = 1'-0"

PARKING PROVIDED FOR THIS LEVEL		
FULL SIZE	44	48.0%
COMPACT	47	49.0%
HANDICAPPED	03	03.0%
TOTAL	94	100%

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SHEET NAME:
PARKING LEVEL PLAN
BLOCK 1

SHEET NUMBER:
A-5.01

PARKING STRUCTURE AIR INTAKE WELL

BUILDINGS A AND C ARE MIXED-USE BUILDINGS WITH RETAIL/RESTAURANT AT THE LOWER LEVEL AND RESIDENTIAL UNITS ABOVE

BUILDING A STOREFRONT IS RECESSED FROM BUILDING FRONT TO PRODE SIDEWALK OUTDOOR PATIOS TO ACTIVATE THE STREET

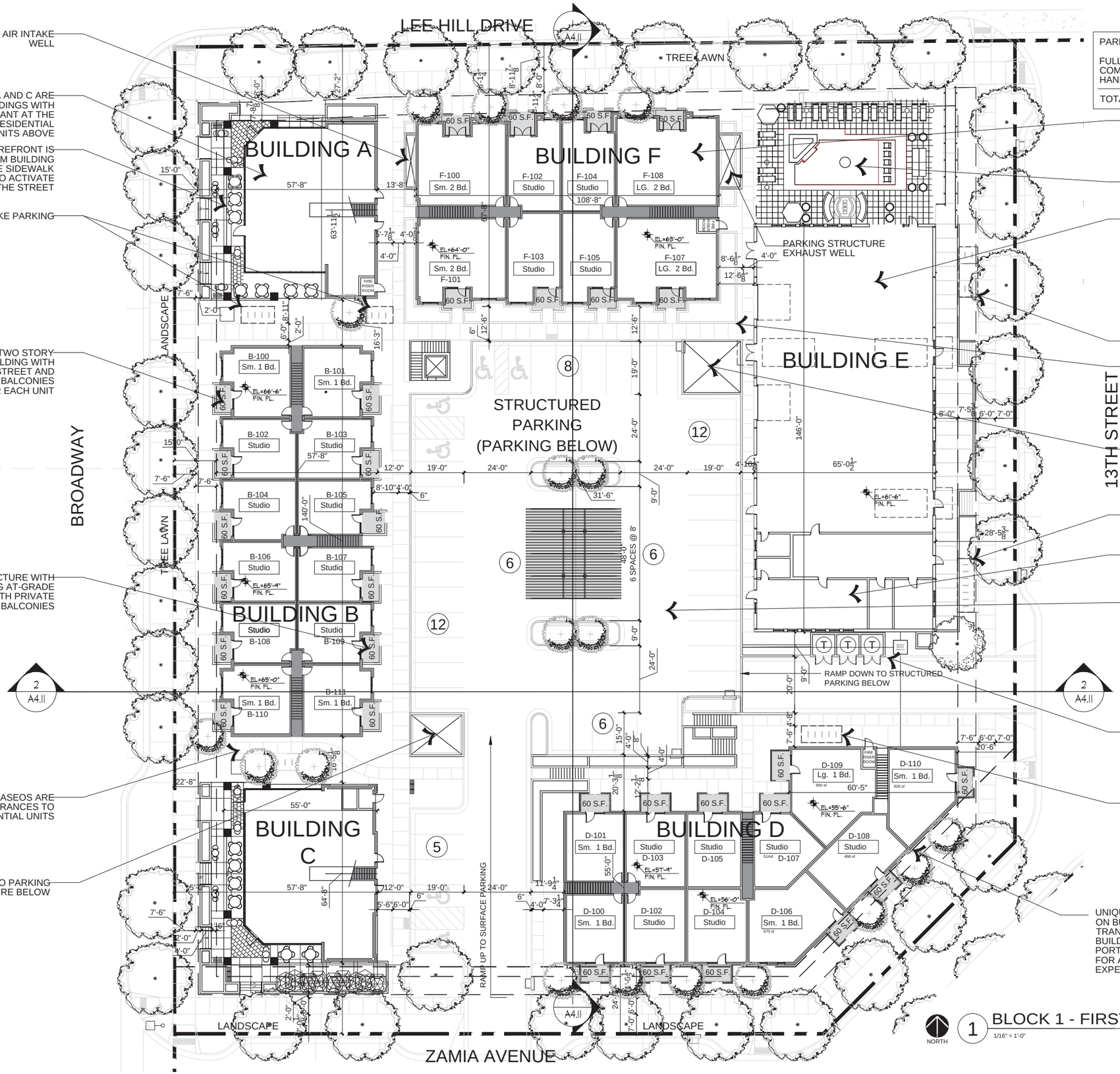
PUBLIC BIKE PARKING

BUILDING B IS A TWO STORY RESIDENTIAL BUILDING WITH ENTRANCES ON THE STREET AND PRIVATE PATIOS AND BALCONIES FOR EACH UNIT

FOUR-SIDED ARCHITECTURE WITH INTERIOR FACING AT-GRADE ENTRANCES WITH PRIVATE PATIOS AND BALCONIES

PEDESTRIAN PASEOS ARE ACTIVATED WITH ENTRANCES TO UPPER LEVEL RESIDENTIAL UNITS

LIGHT WELL OPEN TO PARKING STRUCTURE BELOW



PARKING PROVIDED FOR THIS LEVEL		
FULL SIZE	31	56.0%
COMPACT	18	33.0%
HANDICAPPED	06	11.0%
TOTAL	55	100%

UPPER LEVEL UNITS IN BUILDING F HAVE VIEWS TO BOULDER AND FLAT IRONS

LOCATION OF OUTDOOR POOL AND PATIO AMENITY AREA

THE ARMORY (BUILDING E) IS RE-PURPOSED AS AN AMENITY FOR THE RESIDENTIAL COMMUNITY INCLUDING LEASING AND MANAGEMENT OFFICES, CLUB ROOM, RESTROOMS WITH SHOWERS AND LOCKER, WORKOUT ROOM AND OTHER MISCELLANEOUS AMENITIES

PUBLIC BIKE PARKING (WITH TRAILER ACCESS)

LINE OF STRUCTURED PARKING BELOW

LIGHT WELL OPEN TO STRUCTURED PARKING BELOW

PUBLIC BIKE PARKING

A BYCICLE REPAIR ROOM WILL BE PROVIDED IN THE MESS HALL BUILDING, LOCATION T.B.D.

PARKING IS MINIMIZED VISUALLY WITH A SMALL "AT GRADE" PARKING LOT THAT PROVIDES DIRECT ACCESS TO RETAIL, ARMORY AND RESIDENTIAL UNITS. A LARGER BELOW-GRADE PARKING STRUCTURE PROVIDES ADDITIONAL PARKING PRIMARILY FOR USE BY RESIDENTS

TRASH SERVICES, TRANSFORMERS AND UTILITY CONNECTIONS HAVE BEEN PULLED OFF OF THE STREET SCAPE WHENEVER POSSIBLE

BICYCLE PARKING

UNIQUE ARCHITECTURE ON BUILDING D TRANSITIONS TO ARMORY BUILDING ALONG ANGLED PORTION OF 13TH STREET FOR A UNIQUE EXPERIENCE

1 BLOCK 1 - FIRST FLOOR PLAN
1/16" = 1'-0"

the ARMORY community

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07-06-16	RESUBMITTAL #3

SHEET NAME:
FIRST FLOOR PLAN
BLOCK 1

SHEET NUMBER:
A-5.02

1 BLOCK 1 - SECOND FLOOR PLAN

1/16" = 1'-0"

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SHEET NAME:

SECOND FLOOR PLAN
BLOCK 1

SHEET NUMBER:

A-5.03

NORTH

1 BLOCK 1 - ROOF PLAN
1/16" = 1'-0"

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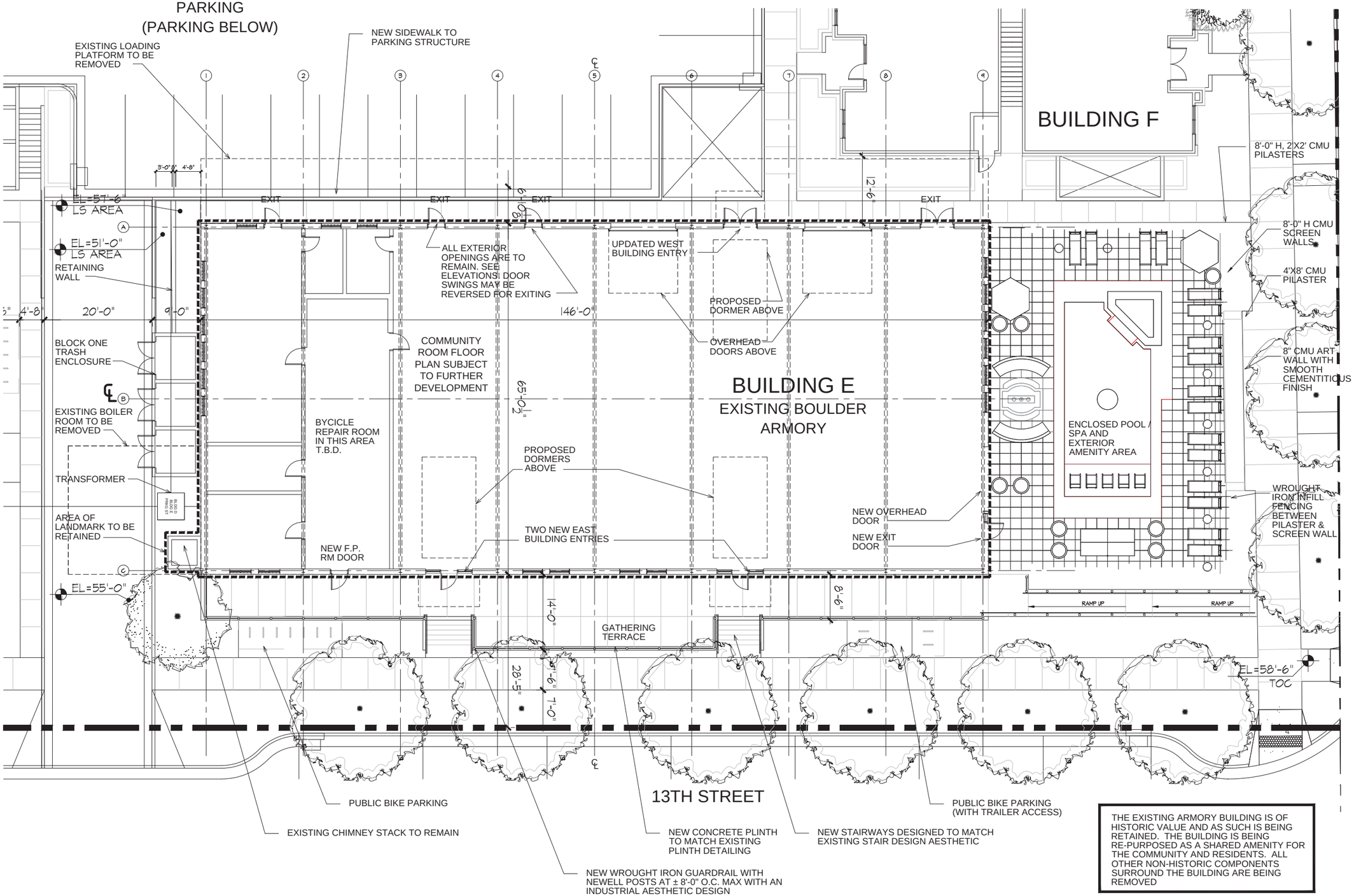
SHEET NAME:
ROOF PLAN
BLOCK 1

SHEET NUMBER:
A-5.04



THE EXISTING ARMORY BUILDING IS OF HISTORIC VALUE AND AS SUCH IS BEING RETAINED. THE BUILDING IS BEING RE-PURPOSED AS A SHARED AMENITY FOR THE COMMUNITY AND RESIDENTS. ALL OTHER NON-HISTORIC COMPONENTS SURROUND THE BUILDING ARE BEING REMOVED

1 BLOCK 1 - ARMORY BUILDING E FIRST FLOOR PLAN

1/8" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2
07-06-16	RESUBMITTAL #3

SHEET NAME:

ARMORY BUILDING E
FIRST FLOOR PLAN
BLOCK 1

SHEET NUMBER:

A-5.05

1 6 OVER 3 WINDOWS

2 6 OVER 2 WINDOWS

3 SECTIONAL OVERHEAD DOOR

4 WINDOW SECURITY SCREEN

5 HOLLOW METAL DOORS

6 EXTERIOR PLUMBING/ELECTRICAL

8 BRICK 9 ROOF DRAIN PIPE

7 CONCRETE MASONRY UNITS

10 CHIMNEY

12 BOILER ROOM

11 LOADING PLATFORM

13 BUILDING LIGHTS

15 ROOF

14 ROOF DRAIN GUTTER

16 ROOF FASCIA 17 ROOF VENT

EXISTING BUILDING ELEMENTS

EXISTING CONDITIONS

LABEL	FEATURE	DESCRIPTION	COMMENTS
1	6 OVER 3 WINDOW	WINDOW DIVIDED HORIZONTALLY INTO THIRDS WITH EACH THIRD COVERED BY A METAL GRATE DIVIDED INTO 6 EQUAL PARTS	ALL 6 OVER 3 WINDOW GRATES AND SILLS ARE TO BE RETAINED AND REFINISHED DARK BRONZE. WINDOW FRAMES ARE TO BE PAINTED WHITE.
2	6 OVER 2 WINDOW	WINDOW DIVIDED HORIZONTALLY IN HALF WITH EACH HALF COVERED BY A METAL GRATE DIVIDED INTO 6 EQUAL PARTS	ALL 6 OVER 2 WINDOW GRATES AND SILLS ARE TO BE RETAINED AND REFINISHED DARK BRONZE. WINDOW FRAMES ARE TO BE PAINTED WHITE.
3	SECTIONAL OVERHEAD DOOR	DOOR DIVIDED IN A 6 X 6 MATRIX OF SOLID PANELS	DOORS SHALL BE UPDATED WITH SECTIONAL GLASS OVERHEAD DOORS TO INTRODUCE ADDITIONAL NATURAL LIGHT INTO THE BUILDING.
4	WINDOW SECURITY SCREENS	METAL SCREENS ON THE NORTH FACADE	THE SCREENS SHALL BE REMOVED.
5	HOLLOW METAL DOORS	SINGLE AND DOUBLE DOORS	EXISTING DOORS SHALL BE REPLACED WITH NARROW STILE ALUMINUM DOORS WITH CLEAR / FROSTED GLAZING AND NATURAL ANODIZED ALUMINUM FINISH.
6	EXTERIOR PLUMBING & ELECTRICAL EQUIPMENT	PIPES, CONDUIT, WIRES, DUCTING, CABLES	PIPES, CONDUIT, WIRES, DUCTING AND CABLES SHALL BE REMOVED.
7	CONCRETE MASONRY UNITS	8 X 8 X 16 NOMINAL	CONCRETE MASONRY SHALL BE RETAINED. MORTAR WILL BE REPAIRED IF NEEDED AND THE MASONRY SHALL BE REPAINTED WHITE.
8	BRICK	MODULAR	BRICK MASONRY SHALL BE RETAINED. MORTAR WILL BE REPAIRED IF NEEDED AND THE MASONRY SHALL BE REPAINTED.
9	ROOF DRAIN PIPES	ROUND METAL DOWN PIPES	DRAIN PIPES SHALL BE REPLACED WITH SIMILAR UNITS.
10	CHIMNEY	BRICK FURNACE CHIMNEY FOR THE BOILER ROOM	THE CHIMNEY SHALL BE RETAINED AS A PROMINENT FEATURE OF THE ARMORY. MORTAR WILL BE REPAIRED IF NEEDED AND THE MASONRY SHALL BE REPAINTED WHITE.
11	LOADING PLATFORM	EAST SIDE CONCRETE PLATFORM, STAIRS AND RAILING	THE PLATFORM, STAIRS AND RAILING SHALL BE REPLACED BY A SIDEWALK TO ACCESS THE PARKING STRUCTURE. A NEW PLATFORM SHALL BE ADDED TO THE EAST SIDE OF THE BUILDING.
12	BOILER ROOM	MASONRY STRUCTURE ON THE SOUTH FACADE OF THE MAIN BUILDING	THE STRUCTURE SHALL BE REMOVED, BUT THE FURNACE CHIMNEY SHALL BE RETAINED.
13	EXTERIOR BUILDING LIGHTS	SQUARE BUILDING LIGHTS	ALL LIGHTS SHALL BE UPGRADED WITH LIGHTING TO MEET CURRENT STANDARDS.
14	ROOF DRAIN GUTTER	GUTTERS ON THE EAST AND WEST FACADES	THE GUTTERS SHALL BE REPLACED WITH SIMILAR UNITS.
15	ROOF	CORRUGATED METAL	THE ROOF SHALL BE REPLACED WITH A SIMILAR ROOF SO THAT ADDITIONAL INSULATION CAN BE ADDED TO MEET CURRENT ENERGY CODES.
16	ROOF FASCIA	ANGLED METAL FASCIA ON NORTH AND SOUTH ENDS OF THE ROOF	FASCIAS SHALL BE REPLACED WITH SIMILAR UNITS.
17	ROOF VENTS	LOUVERED VENTS LOCATED AT THE NORTH AND SOUTH ROOF PEAKS	THE VENTS SHALL BE RETAINED AND REFINISHED WHITE.

the ARMORY community

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CONSULTANT:

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ARMORY COMMUNITY
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05-13-16	RESUBMITTAL #2

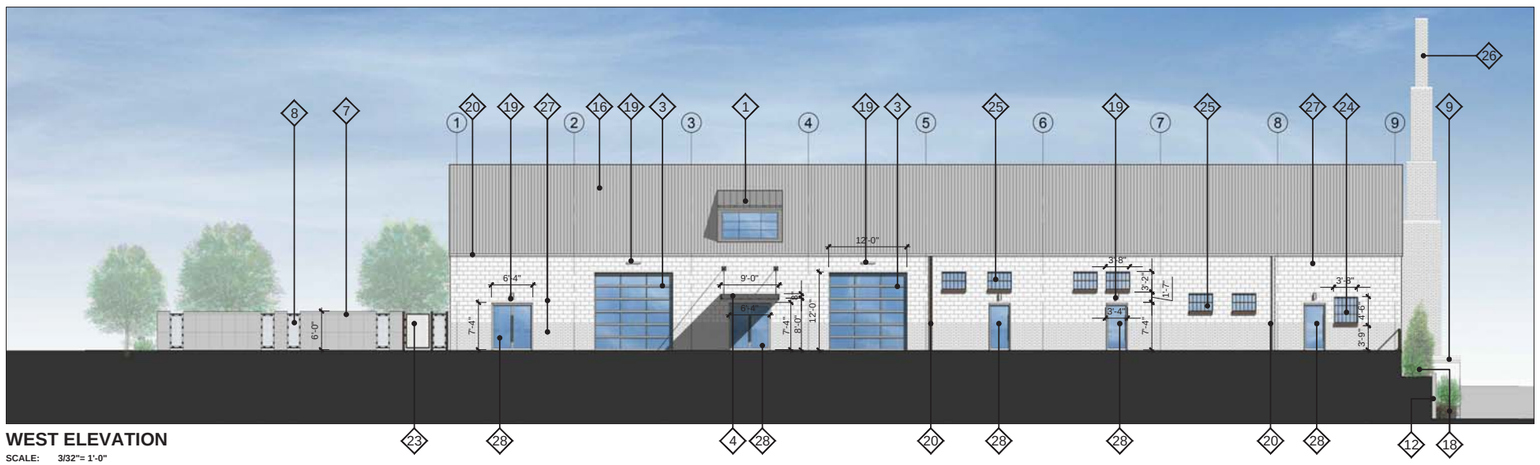
SHEET NAME:

EXISTING BUILDING ELEMENTS

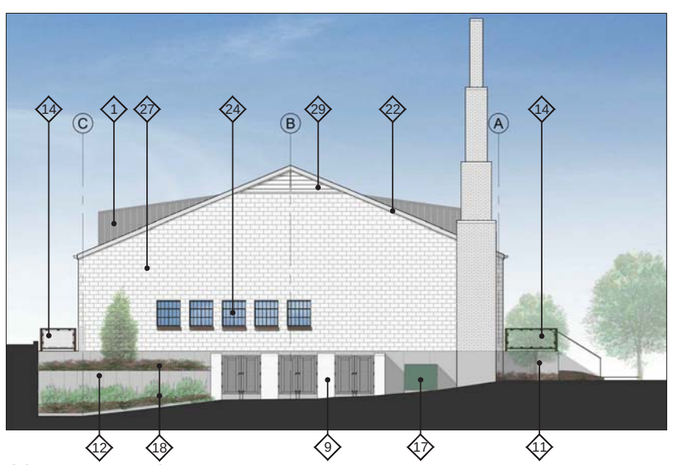
SHEET NUMBER:

A-5.05a

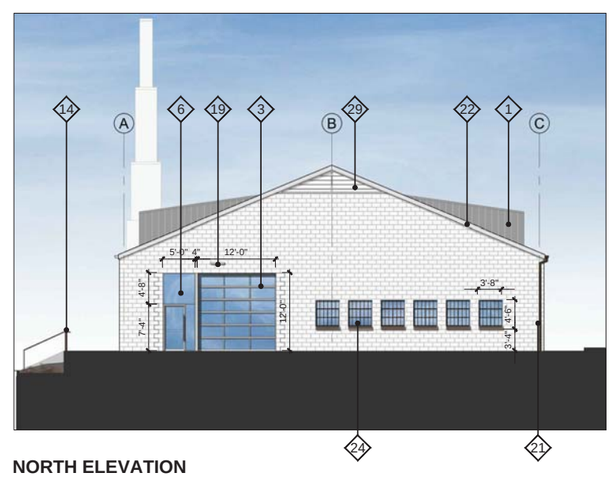
EAST ELEVATION
SCALE: 3/32"= 1'-0"



WEST ELEVATION
SCALE: 3/32"= 1'-0"



SOUTH ELEVATION
SCALE: 3/32"= 1'-0"



NORTH ELEVATION
SCALE: 3/32"= 1'-0"

TABLE OF BUILDING COMPONENTS

ITEM	DESCRIPTION	CONDITION	COMMENTS
1	METAL ROOFED DORMER	NEW	THE DORMER INTRODUCES MORE NATURAL LIGHT INTO THE BUILDING. THE ROOF AND SIDE WALLS ARE MADE OF FLAT METAL PANELS IN A ZINC COLOR. THE WINDOW GLASS ALIGNS WITH THE DOOR ASSEMBLY BELOW AND THE FINISH IS CLEAR ANODIZED ALUMINUM.
2	ENTRY DOOR WITH TWO SIDE LITES	NEW	THE WIDTH OF THE DOOR ASSEMBLY IS ALIGNED WITH THE EXISTING WINDOWS ABOVE. THE DOOR FINISH IS CLEAR ANODIZED ALUMINUM.
3	GLASS SECTIONAL OVERHEAD DOOR	NEW	THE GLASS PANELS IN THE DOOR ARE DIVIDED INTO 3 COLUMNS AND 6 ROWS. THE DOOR FINISH IS CLEAR ANODIZED ALUMINUM.
4	CANOPY	NEW	METAL CANOPIES LOCATED AT MAIN ENTRIES (3). 9" 'C' CHANNEL OUTER FRAME WITH TUBULAR SUPPORT FRAMING. GUNMETAL COLOR.
5	FROSTED GLASS DOOR	NEW	THE FIRE PROTECTION ROOM WILL HAVE A NARROW STILE ALUMINUM DOOR WITH FROSTED GLAZING AND CLEAR ANODIZED ALUMINUM FINISH.
6	ENTRY DOOR WITH SIDE LITE AND TRANSOM	NEW	THE DOOR ASSEMBLY HEIGHT AND PROPORTIONS ALIGN TO THE SECTIONAL OVERHEAD DOOR (3). THE DOOR FRAME WILL HAVE NARROW STILES AND A CLEAR ANODIZED ALUMINUM FINISH.
7	CONCRETE SCREEN WALL	NEW	POURED-IN-PLACE CONCRETE WALL USING STANDARD GRAY CONCRETE WITH AN INTEGRAL CAP. THE WALL SCORING IS PROPORTIONED TO RECALL THE PATTERN OF THE EXISTING WINDOW GRATES.
8	METAL SCREEN INFILL PANELS	NEW	THE PANELS INTRODUCE INTERVALS OF TRANSPARENCY AND OPENNESS TO THE SOLID SCREEN WALL. (SEE ITEM 14 FOR DETAILS)
9	CONCRETE MASONRY UNIT TRASH ENCLOSURE	NEW	THE MASONRY BLOCKS ARE SIMILAR TO THE BLOCKS USED IN THE BUILDING AND ARE PAINTED THE SAME COLOR. THE DOORS ARE STEEL TUBE FRAMES WITH HORIZONALLY RIBBED METAL INFILL PANELS.
10	ENTRY STAIRS	NEW	THE STAIRS ARE GRAY CONCRETE AND THE WIDTH WILL ALIGN WITH THE EXISTING WINDOWS ABOVE THE ENTRY DOORS.
11	PLINTH	NEW	THE GRAY CONCRETE PLINTH USES A STEEL 'C' CHANNEL TO PROTECT THE EDGE OF THE CONCRETE IN A SIMILAR MANNER TO STEEL ANGLE USED ON THE WEST SIDE LOADING PLATFORM. THE RETAINING WALLS HAVE VERTICAL SCORING THAT CORRESPOND WITH THE GUARDRAIL POSTS.
12	RETAINING WALL	NEW	THE GRAY CONCRETE WALL PROVIDES PLANTING BEDS ON THE UPPER AND LOWER SIDES OF THE WALL. THE CONCRETE SHALL HAVE A SCORING PATTERN THAT IS PROPORTIONED TO RECALL THE PATTERN OF THE EXISTING WINDOW GRATES.
13	ADA ACCESSIBLE CONCRETE RAMP	NEW	THE GRAY CONCRETE RAMP IS OFFSET 8" FROM THE PLINTH TO PROVIDE A RETURN FOR THE 'C' CHANNEL EDGE.
14	GUARDRAIL WITH METAL SCREEN INFILL PANEL	NEW	THE SPACING OF THE GUARDRAIL POSTS CORRESPOND TO THE DISTANCE BETWEEN THE BUILDING'S STRUCTURAL COLUMNS AND ARE DIVIDED INTO THREE EQUAL SPACES. POSTS ARE PAINTED TO MATCH THE FINISH OF EXISTING HOLLOW METAL DOORS (DARK BRONZE). THE INFILL PANELS ARE 1" X 1" WOVEN WIRE MESH PAINTED DARK BRONZE.
15	HANDRAIL	NEW	THE STEEL HANDRAIL IS PAINTED DARK BRONZE.
16	CORRUGATED METAL ROOF	NEW	TO MEET CURRENT ENERGY CODE REQUIREMENTS, THE EXISTING ROOF SHALL BE REMOVED IN ORDER TO ADD INSULATION. A NEW ROOF MADE OF SIMILAR MATERIAL AND COLOR SHALL REPLACE THE EXISTING ONE.
17	TRANSFORMER	NEW	THE TRANSFORMER SHALL BE LOCATED NEXT TO THE TRASH ENCLOSURES ON THE SOUTH SIDE OF THE BUILDING.
18	LANDSCAPING	NEW	LANDSCAPING SHALL BE ADDED TO THE NORTH, EAST AND WEST SIDES OF THE BUILDING.
19	BUILDING ENTRY LIGHTS	NEW	ALL EXISTING LIGHTS SHALL BE UPGRADED WITH CONTEMPORARY LIGHTING WITH A CLEAR ANODIZED ALUMINUM FINISH. ADDITIONAL LIGHTS SHALL BE ADDED ABOVE NEW DOOR OPENINGS.
20	ROOF DRAIN GUTTER	NEW	EXISTING GUTTERS SHALL BE REPLACED WITH SIMILAR COMPONENTS IN A DARK BRONZE COLOR.
21	ROOF DRAIN PIPES	NEW	EXISTING DRAIN PIPE LEADERS SHALL BE REPLACED WITH SIMILAR COMPONENTS IN A DARK BRONZE COLOR.
22	ROOF FASICA	NEW	EXISTING FASCIAS SHALL BE REPLACED WITH SIMILAR UNITS IN A DARK BRONZE COLOR.
23	METAL SCREEN GATE	NEW	GATE ADDED TO EAST AND WEST SIDES OF POOL / AMENITIES WALL. (SEE ITEM 14 FOR DETAILS)
24	6 OVER 3 WINDOWS	EXISTING	ALL 6 OVER 3 WINDOW GRATES AND SILLS ARE TO BE RETAINED AND REFINISHED IN A DARK BRONZE COLOR. THE WINDOW FRAMES ARE TO BE PAINTED WHITE.
25	6 OVER 2 WINDOWS	EXISTING	ALL 6 OVER 2 GRATES AND SILLS ARE TO BE RETAINED AND REFINISHED IN A DARK BRONZE COLOR. THE WINDOW FRAMES ARE TO BE PAINTED WHITE.
26	BRICK FURNACE CHIMNEY	EXISTING	THE CHIMNEY SHALL BE RETAINED AND THE MASONRY SHALL BE CLEANED, REPAIRED AS NEEDED AND REPAINTED.
27	BRICK AND CONCRETE MASONRY UNITS	EXISTING	MASONRY SHALL BE CLEANED, REPAIRED IF NEEDED AND REPAINTED WHITE.
28	SINGLE AND DOUBLE DOORS	EXISTING	EXISTING DOORS SHALL BE REPLACED WITH NARROW STILE ALUMINUM DOORS WITH CLEAR / FROSTED GLAZING AND CLEAR ANODIZED ALUMINUM FINISH.
29	ROOF VENTS	EXISTING	THE VENTS SHALL BE RETAINED AND REPAINTED WHITE OR REPLACED WITH MATCHING VENTS.

NORTH ELEVATION SCREEN WALL
SCALE: 3/32"= 1'-0"

PROPOSED ELEVATIONS ILLUSTRATING BOTH EXISTING AND NEW FEATURES

the ARMORY community

DEVELOPER:
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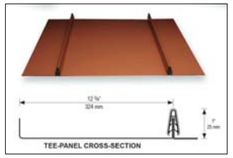
05-13-16	RESUBMITTAL #2

SHEET NAME:
PROPOSED ELEVATIONS

SHEET NUMBER:
A-5.05b

ARCHITECTURAL DETAILING

METAL CLADDING



ZINC COLORED LOW STANDING SEAM PANELS WILL BE USED FOR THE DORMER ROOF.

ZINC COLORED FLAT LOCK "Z" PANELS WILL BE USED FOR THE DORMER SIDE WALLS.

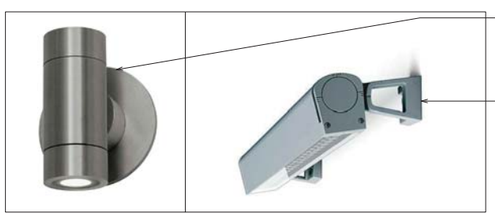
GLAZING

KAWNEER "CLEARWALL" STRUCTURAL SILICONE GLAZING SYSTEM IN CLEAR ANODIZED ALUMINUM FINISH (SHOWN)

OR

KAWNEER TRI-FAB VERSAGLAZE THERMALLY-BROKEN FLUSH GLAZED STOREFRONT SYSTEM IN A CLEAR ANODIZED ALUMINUM FINISH OR EQUIVALENT.

LIGHTING



EXTERIOR WALL SCONCE IN A BRUSHED STAINLESS STEEL FINISH WILL BE USED OVER SINGLE AND DOUBLE DOORS.

SELUX "INITIO " EXTERIOR LED LIGHTING WITH A WHITE ALUMINUM BODY OR EQUIVALENT WILL BE USED OVER OVERHEAD DOORS AND DOORS WITH SIDE LITES.

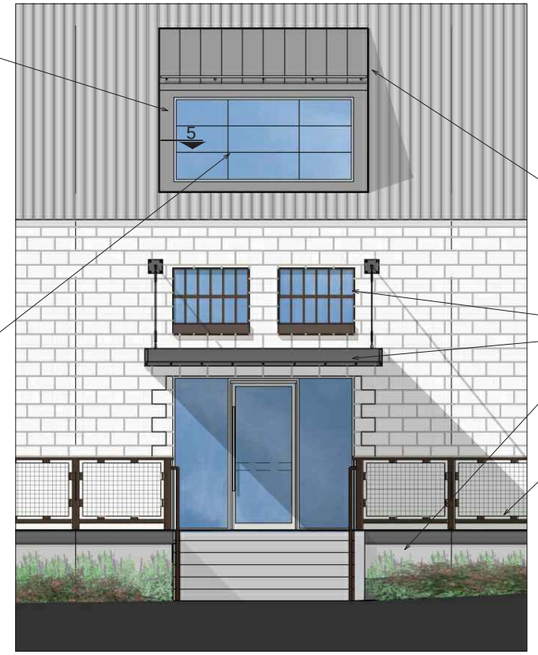
DOORS & HARDWARE

8'-0" H X 3'-0" W KAWNEER SERIES 190 OR EQUIVALENT NARROW STILE DOOR IN NATURAL ANODIZED ALUMINUM FINISH OR EQUIVALENT.

48" H DOOR PULL WITH A BRUSHED STAINLESS STEEL FINISH.

LINE DENOTES INFILL MASONRY AT NEW OPENINGS

PARTIAL WEST ELEVATION



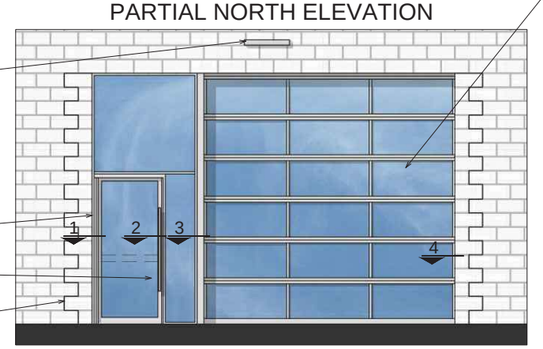
EXISTING "6 OVER 2" WINDOWS

ENTRY CANOPY

CONCRETE ENTRY PLINTH

1" X 1" STEEL WIRE MESH FINISHED IN DARK BRONZE WILL BE USED AS INFILL PANELS IN THE GUARD RAILS AND IN THE CONCRETE SCREEN WALL FOR THE POOL/ AMENITIES AREA.

PARTIAL NORTH ELEVATION



RAYNOR ALUMAVIEW AV175 SECTIONAL RAIL & STILE OVERHEAD DOORS IN A CLEAR ANODIZED ALUMINUM FINISH WITH CLEAR / FROSTED GLASS OR EQUIVALENT.

SNOW FENCE

SINGLE RAIL SNOW FENCE USED ON DORMER ROOF

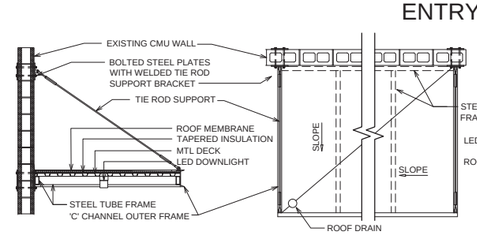
CONTEMPORARY DORMER

A NEW DORMER DESIGNED WITH NO ROOF OVERHANG, FLUSH MOUNTED WINDOWS AND SLEEK CLADDING.

INFILL MESH

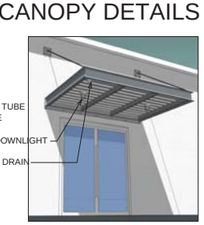
SECTIONAL DOORS

ENTRY CANOPY DETAILS



SECTION
SCALE: 3/8"=1'-0"

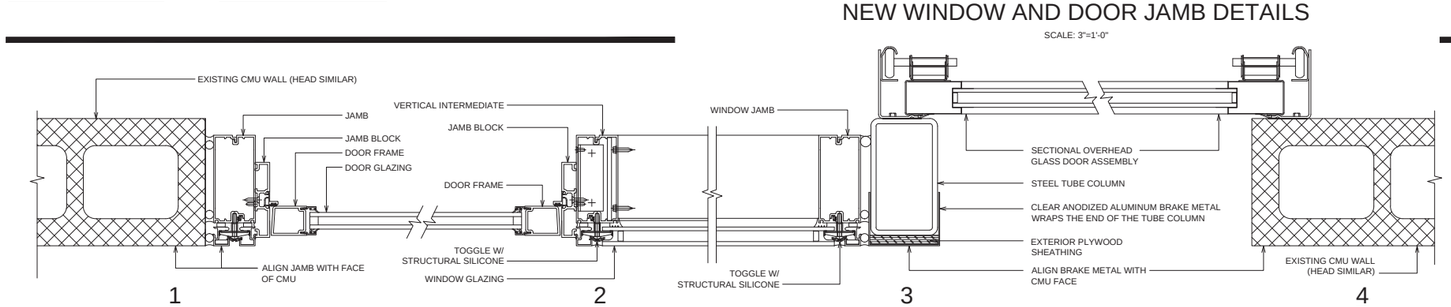
PLAN
SCALE: 3/8" = 1'-0"

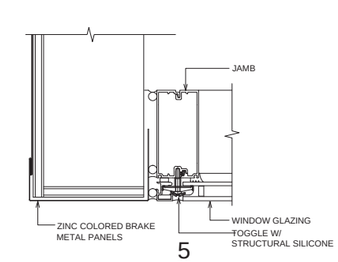


MODEL
NTS

NEW WINDOW AND DOOR JAMB DETAILS

SCALE: 3"=1'-0"





DESIGN CONCEPTS

1) EXISTING WINDOW FRAMES TO BE REFINISHED IN WHITE AND WINDOW GRATES TO BE REFINISHED IN DARK BRONZE.

2) NEW DOORS & WINDOWS WILL BE IN A CLEAR ANODIZED ALUMINUM FINISH.

3) NEW FEATURES WILL BE DIFFERENTIATED FROM EXISTING BY THE USE OF METALLIC FINISHES.

the ARMORY community

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ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

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SITE REVIEW SUBMITTAL
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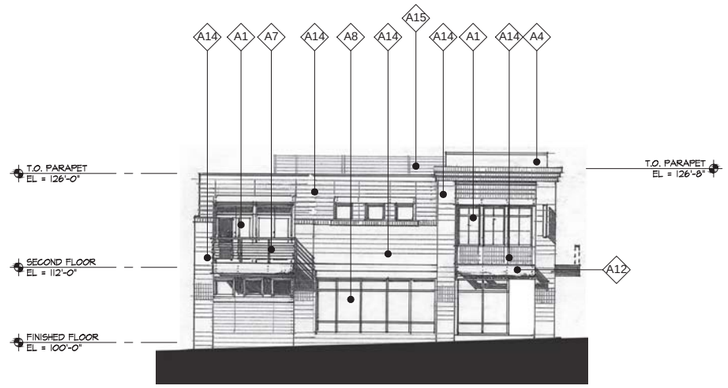
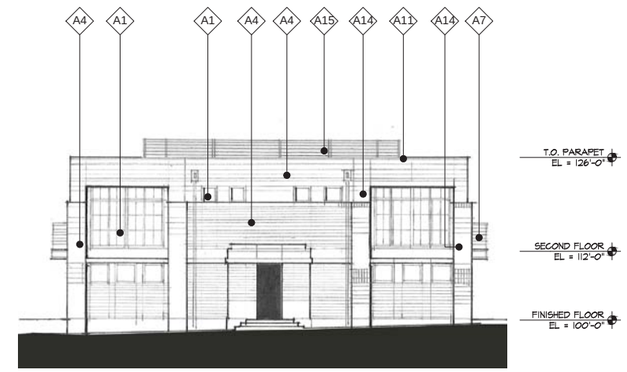
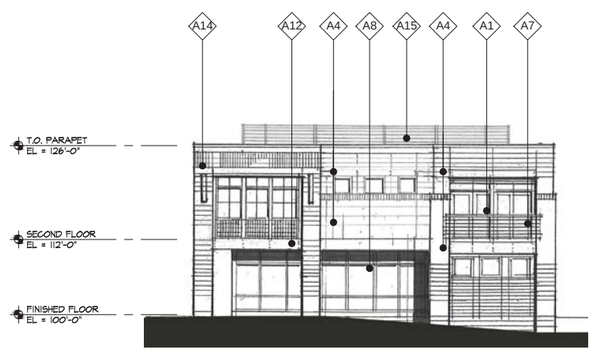
A-5.05c



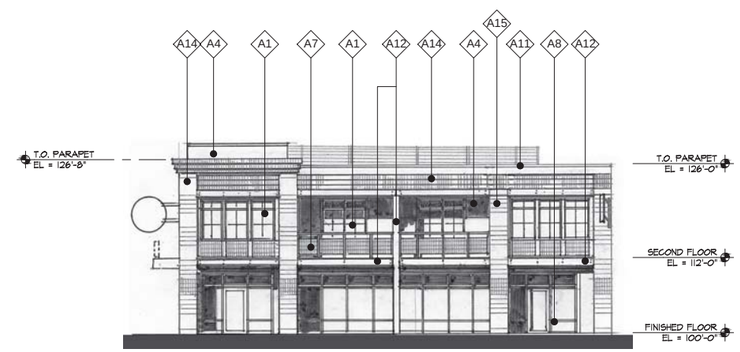
4 NORTH ELEVATION LEE HILL DRIVE
3/32" = 1'-0"



2 EAST ELEVATION INTERIOR
3/32" = 1'-0"



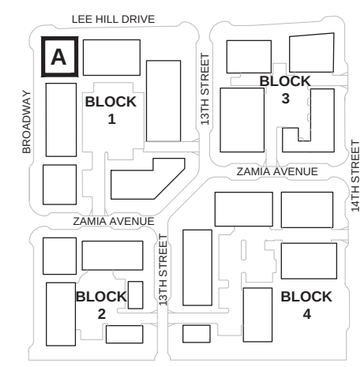
3 SOUTH ELEVATION INTERIOR
3/32" = 1'-0"



1 WEST ELEVATION BROADWAY
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'A'

A1 - VINYL DOOR - BRONZE COLOR (DARK GRAY)
A2 - VINYL WINDOW - BRONZE COLOR (DARK GRAY)
A4 - COMPOSITE SIDING - FIELD: BM #HC-107 "GETTYSBURG GRAY"
ACCENT: BM #HC-22 "BLAIR GOLD"
A7 - DECK WITH PUNCHED METAL PANEL - PAINT BM #HC-166 "KENDALL GRAY"
A8 - ALUMINUM STOREFRONT - GUNBARREL (DARK GRAY)
A11 - PREFINISHED METAL COPING - LT GRAY
A12 - PAINTED METAL CHANNEL - BM #HC-166 "KENDALL GRAY"
A14 - BRICK - NOMINAL - FIELD: AUTUMN LEAF SMOOTH
ACCENT: AUTUMN LEAF GRAIN (WARM RED)
A15 - METAL SCREEN WALL BEYOND (SIZE AND LOCATION T.B.D.)



NORTH
KEY PLAN

BLOCK 1 - BUILDING A ELEVATIONS

the ARMORY community

DEVELOPER:
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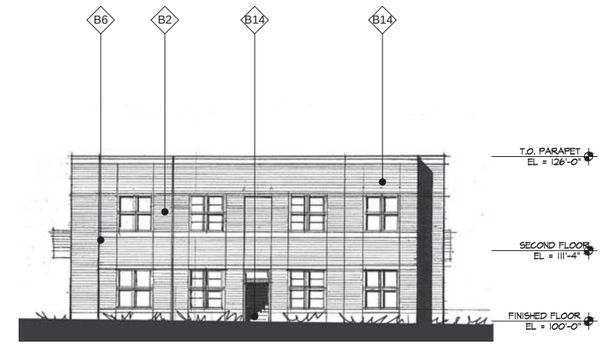
SHEET NAME:
ELEVATIONS
BLOCK 1

SHEET NUMBER:
A-5.06a

4 EAST ELEVATION INTERIOR

3/32" = 1'-0"



2 NORTH ELEVATION INTERIOR

3/32" = 1'-0"

3 SOUTH ELEVATION INTERIOR

3/32" = 1'-0"

1 WEST ELEVATION BROADWAY

3/32" = 1'-0"

MATERIAL LIST - BUILDING 'B'

B1 - VINYL DOOR - SAND

B2 - VINYL WINDOW - SAND

B4 - COMPOSITE SIDING /PANEL - BM #HC-23 "YORKSHIRE TAN"

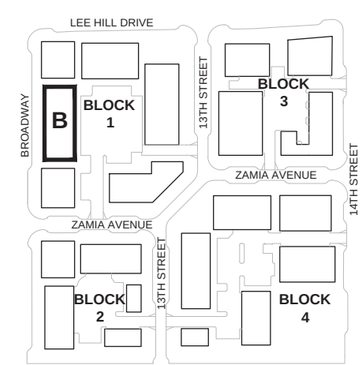
B5 - COMPOSITE TRIM - BM #HC--107 "GETTYSBURG GRAY"

B6 - DECK WITH METAL RAILING - BM "BLACK"

B9 - COMPOSITE PANEL ACCENT - BM #CC-713 "POLISHED SLATE"

B11 - PREFINISHED METAL COPING - WARM GRAY

B14 - BRICK - NOMINAL - FIELD: :BALLPARK" (DEEP RED / BURGUNDY)
ACCENT: COLISEUM (WARM TAN)



NORTH

KEY PLAN

BLOCK 1 - BUILDING B ELEVATIONS

the ARMORY

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

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RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

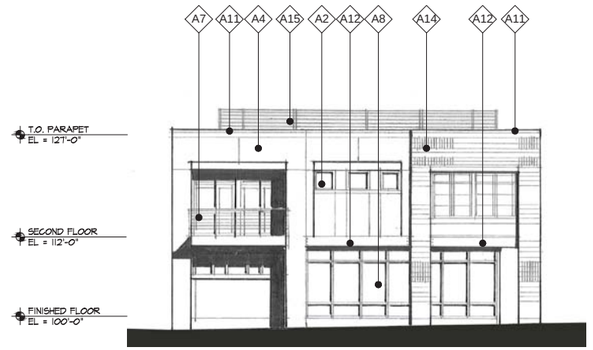
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:

ELEVATIONS
BLOCK 1

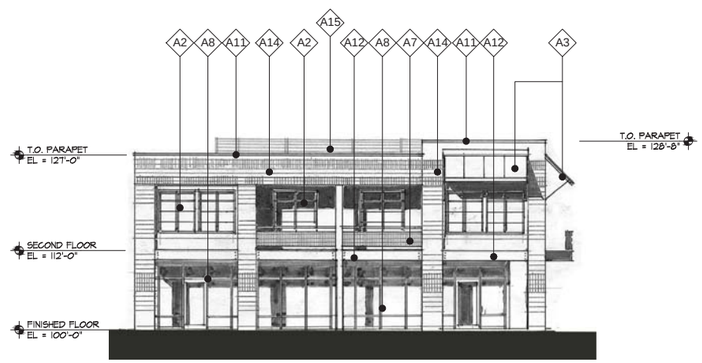
SHEET NUMBER:

A-5.06b

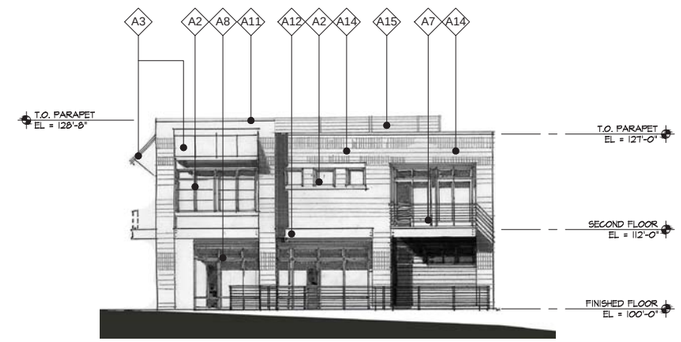


4 NORTH ELEVATION INTERIOR
3/32" = 1'-0"

2 EAST ELEVATION INTERIOR
3/32" = 1'-0"



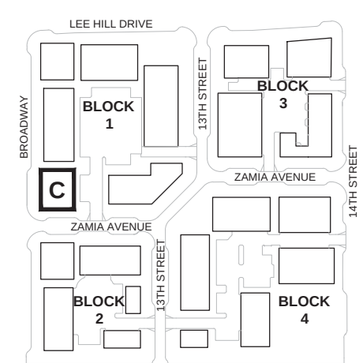
3 WEST ELEVATION BROADWAY
3/32" = 1'-0"



1 SOUTH ELEVATION ZAMIA AVENUE
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'C'

A1 - VINYL DOOR - BRONZE COLOR (DARK GRAY)
A2 - VINYL WINDOW - BRONZE COLOR (DARK GRAY)
A3 - STANDING SEAM METAL ROOF - "GALVALUME" / LEAD COTE" (DULL SILVER)
A4 - COMPOSITE SIDING - FIELD: BM #HC-107 "GETTYSBURG GRAY"
ACCENT: BM #HC-22 "BLAIR GOLD"
A7 - DECK WITH PUNCHED METAL PANEL - PAINT BM #HC-166 "KENDALL GRAY"
A8 - ALUMINUM STOREFRONT - GUNBARREL (DARK GRAY)
A11 - PREFINISHED METAL COPING - LT GRAY
A12 - PAINTED METAL CHANNEL - BM #HC-166 "KENDALL GRAY"
A14 - BRICK - NOMINAL - FIELD: AUTUMN LEAF SMOOTH
ACCENT: AUTUMN LEAF GRAIN (WARM RED)
A15 - METAL SCREEN WALL BEYOND (SIZE AND LOCATION T.B.D.)



NORTH
KEY PLAN

BLOCK 1 - BUILDING C ELEVATIONS

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

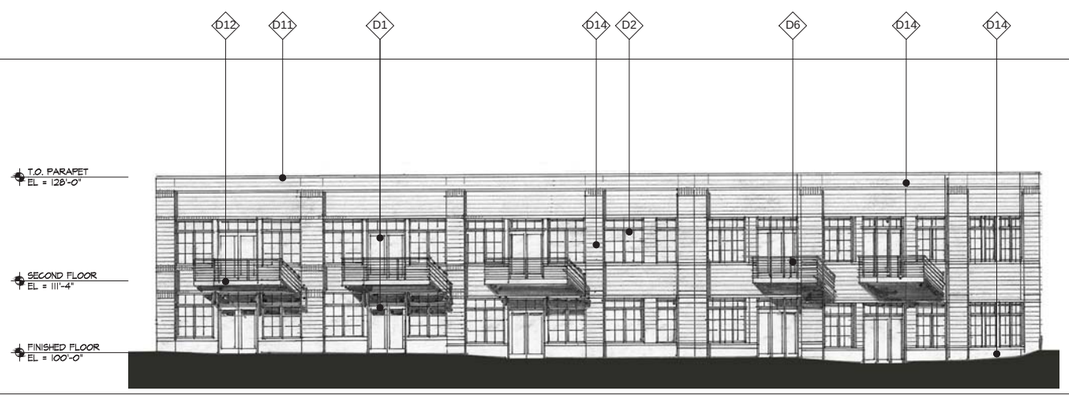
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:
ELEVATIONS
BLOCK 1

SHEET NUMBER:
A-5.06c

4 NORTH ELEVATION INTERIOR
3/32" = 1'-0"

2 EAST ELEVATION 13TH STREET
3/32" = 1'-0"



3 SOUTH ELEVATION ZAMIA AVENUE
3/32" = 1'-0"

1 WEST ELEVATION INTERIOR
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'D'

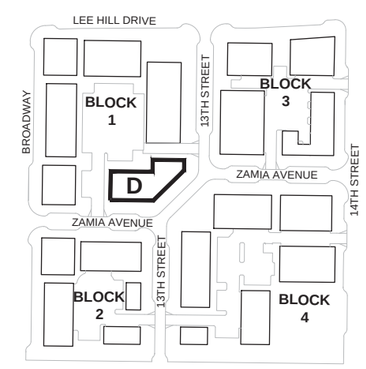
D1 - VINYL DOOR - BLACK

D2 - VINYL WINDOW - BLACK

D6 - DECK WITH METAL RAILING - BLACK

D11 - PREFINISHED METAL COPING - TAN

D14 - BRICK - NOMINAL - FIELD: COLISEUM (WARM TAN)
ACCENT: IRONSPOT (BLACK)
BASE: EMERALD (WARM TAN/GRAY)



KEY PLAN

BLOCK 1 - BUILDING D ELEVATIONS

the ARMORY

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

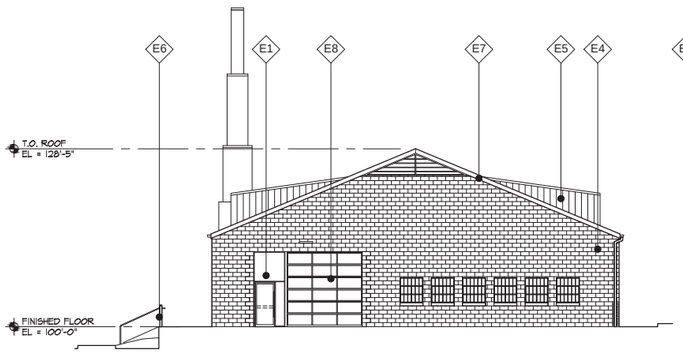
CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

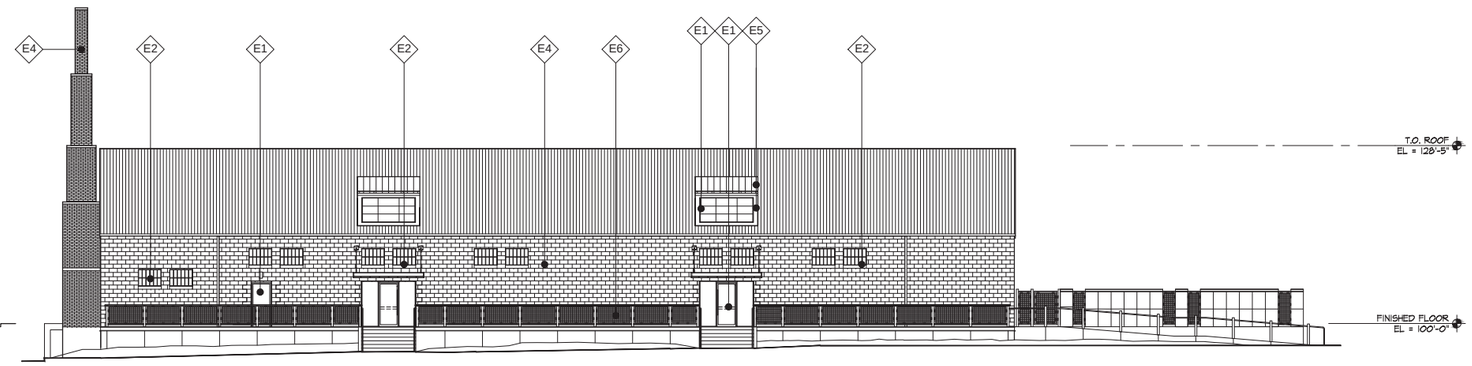
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:
ELEVATIONS
BLOCK 1

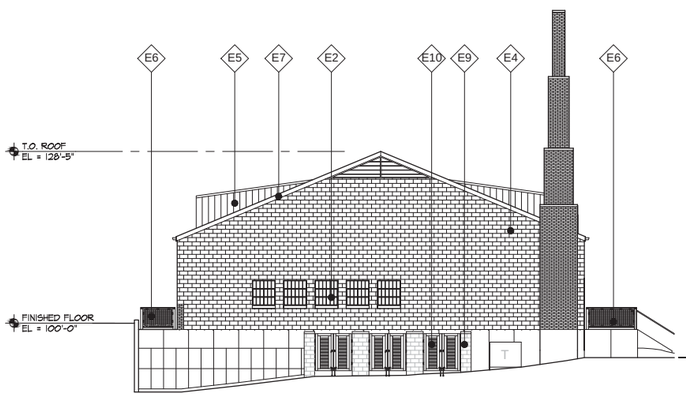
SHEET NUMBER:
A-5.06d



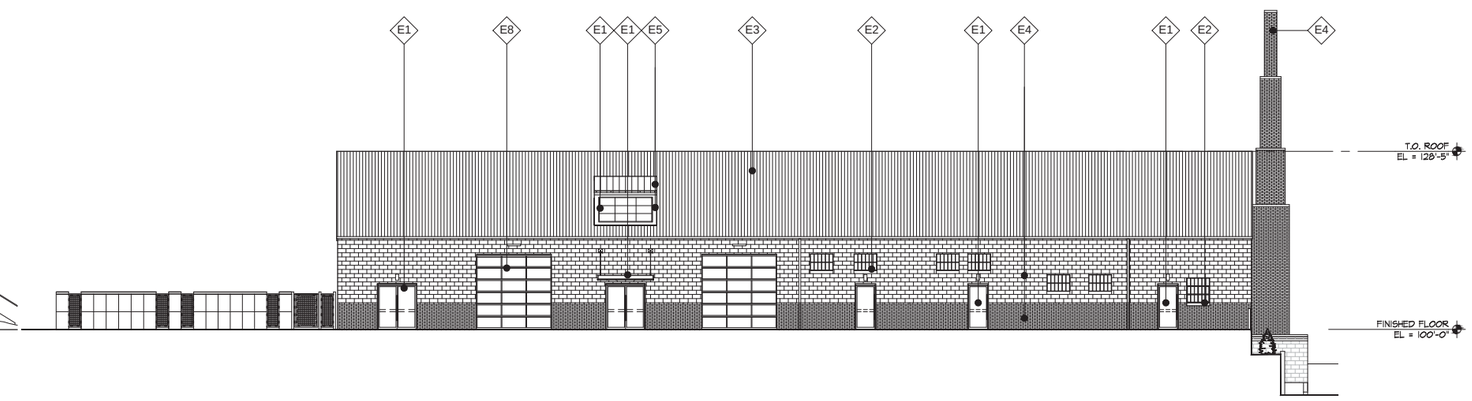
4 NORTH ELEVATION LEE HILL DRIVE
3/32" = 1'-0"



2 EAST ELEVATION 13TH STREET
3/32" = 1'-0"



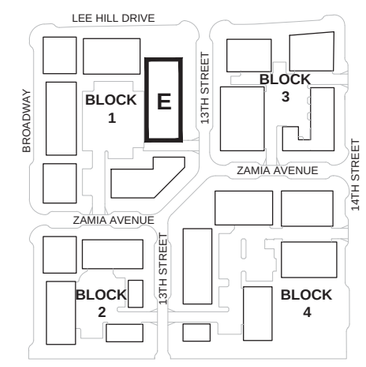
3 SOUTH ELEVATION INTERIOR
3/32" = 1'-0"



1 WEST ELEVATION INTERIOR
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'E'

E1 - GLASS DOOR / WINDOW ASSEMBLY - ANODIZED ALUMINUM
E2 - EXISTING WINDOW ASSEMBLY - DARK BRONZE
E3 - CORRUGATED METAL ROOF - "GALVALUME" / "ZINC COTE" (DULL SILVER)
E4 - EXISTING MASONRY - TO MATCH EXISTING
E5 - FLAT METAL PANEL - ZINC GRAY
E6 - RAILING WITH METAL FABRIC PANEL - DARK BRONZE
E7 - METAL FASCIA PANEL - "GALVALUME" / "ZINC COTE" (DULL SILVER)
E8 - NEW GLASS SECTIONAL OVERHEAD DOOR - CLEAR ANODIZED ALUMINUM
E9 - CMU - TO MATCH EXISTING BUILDING
E10 - STEEL TUBE DOORS WITH RIBBED METAL INFILL PANELS - ZINC GRAY



NORTH

KEY PLAN

BLOCK 1 - BUILDING E ELEVATIONS

the ARMORY

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:
ELEVATIONS
BLOCK 1

SHEET NUMBER:
A-5.07a

4 NORTH ELEVATION LEE HILL DRIVE

3/32" = 1'-0"

2 WEST ELEVATION INTERIOR

3/32" = 1'-0"

3 SOUTH ELEVATION INTERIOR

3/32" = 1'-0"

1 EAST ELEVATION INTERIOR

3/32" = 1'-0"

MATERIAL LIST - BUILDING 'F'

B1 - VINYL DOOR - SAND

B2 - VINYL WINDOW - SAND

B4 - COMPOSITE SIDING /PANEL - BM #HC-23 "YORKSHIRE TAN"

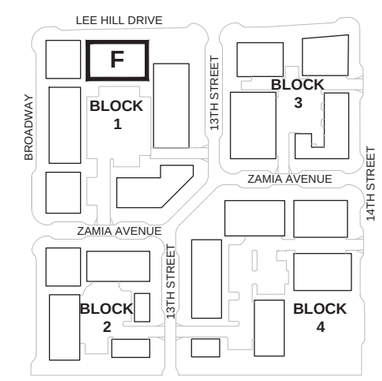
B5 - COMPOSITE TRIM - BM #HC--107 "GETTYSBURG GRAY"

B6 - DECK WITH METAL RAILING - BM "BLACK"

B9 - COMPOSITE PANEL ACCENT - BM #CC-713 "POLISHED SLATE"

B11 - PREFINISHED METAL COPING - WARM GRAY

B14 - BRICK - NOMINAL - FIELD: :BALLPARK" (DEEP RED / BURGUNDY)
ACCENT: COLISEUM (WARM TAN)



NORTH

KEY PLAN

BLOCK 1 - BUILDING F ELEVATIONS

the ARMORY community

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

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03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:

ELEVATIONS
BLOCK 1

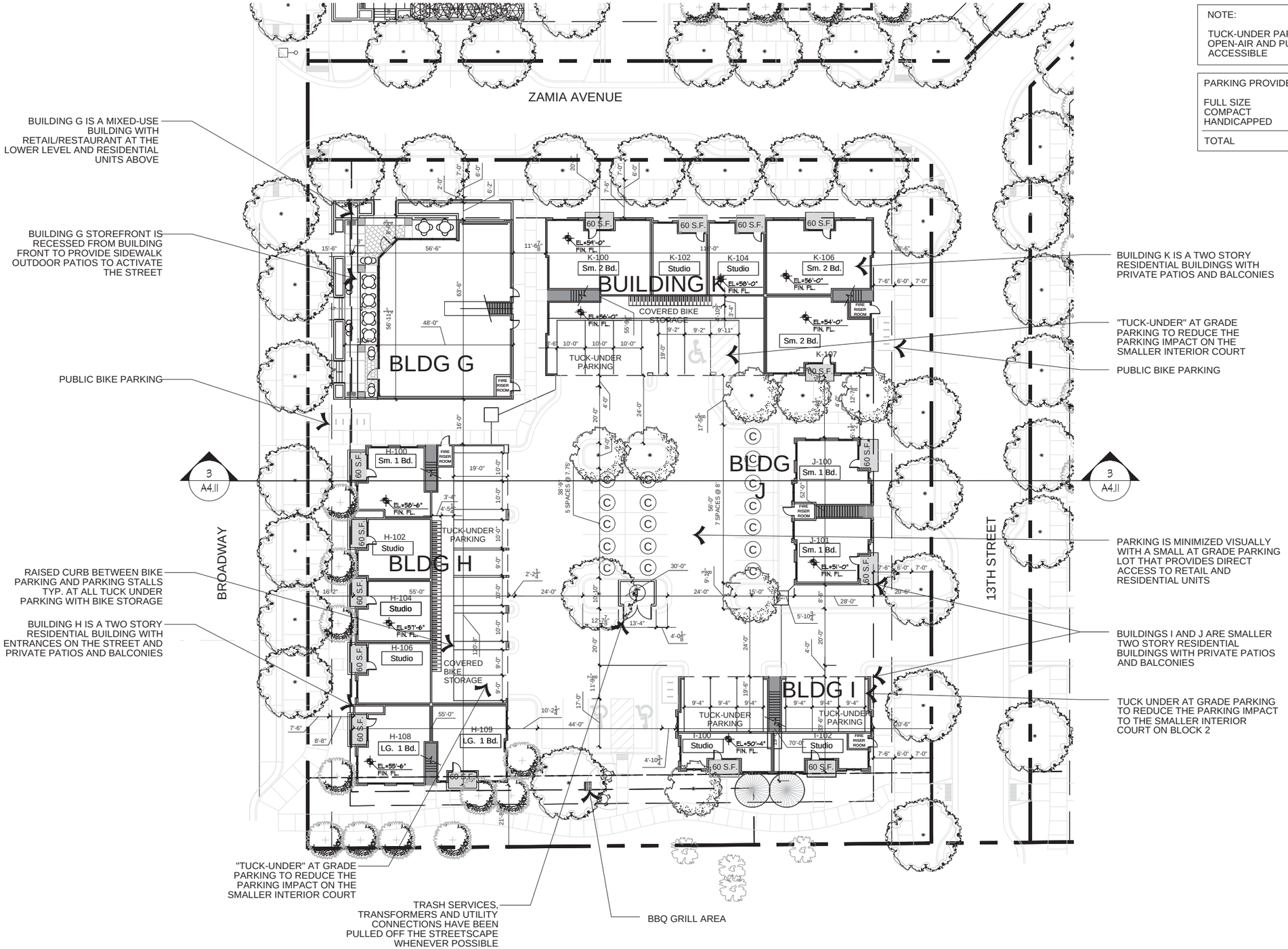
SHEET NUMBER:

A-5.07b

NOTE:

TUCK-UNDER PARKING IS OPEN-AIR AND PUBLICALLY ACCESSIBLE

PARKING PROVIDED FOR THIS LEVEL		
FULL SIZE	21	51.0%
COMPACT	17	42.0%
HANDICAPPED	03	07.0%
TOTAL	41	100%



NORTH

1 BLOCK 2 - FIRST FLOOR PLAN
1/16" = 1'-0"

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
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BOULDER, COLORADO

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03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2
07-06-16	RESUBMITTAL #3

SHEET NAME:
FIRST FLOOR PLAN
BLOCK 2

SHEET NUMBER:
A-5.08

NORTH

1 BLOCK 2 - SECOND FLOOR PLAN

1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

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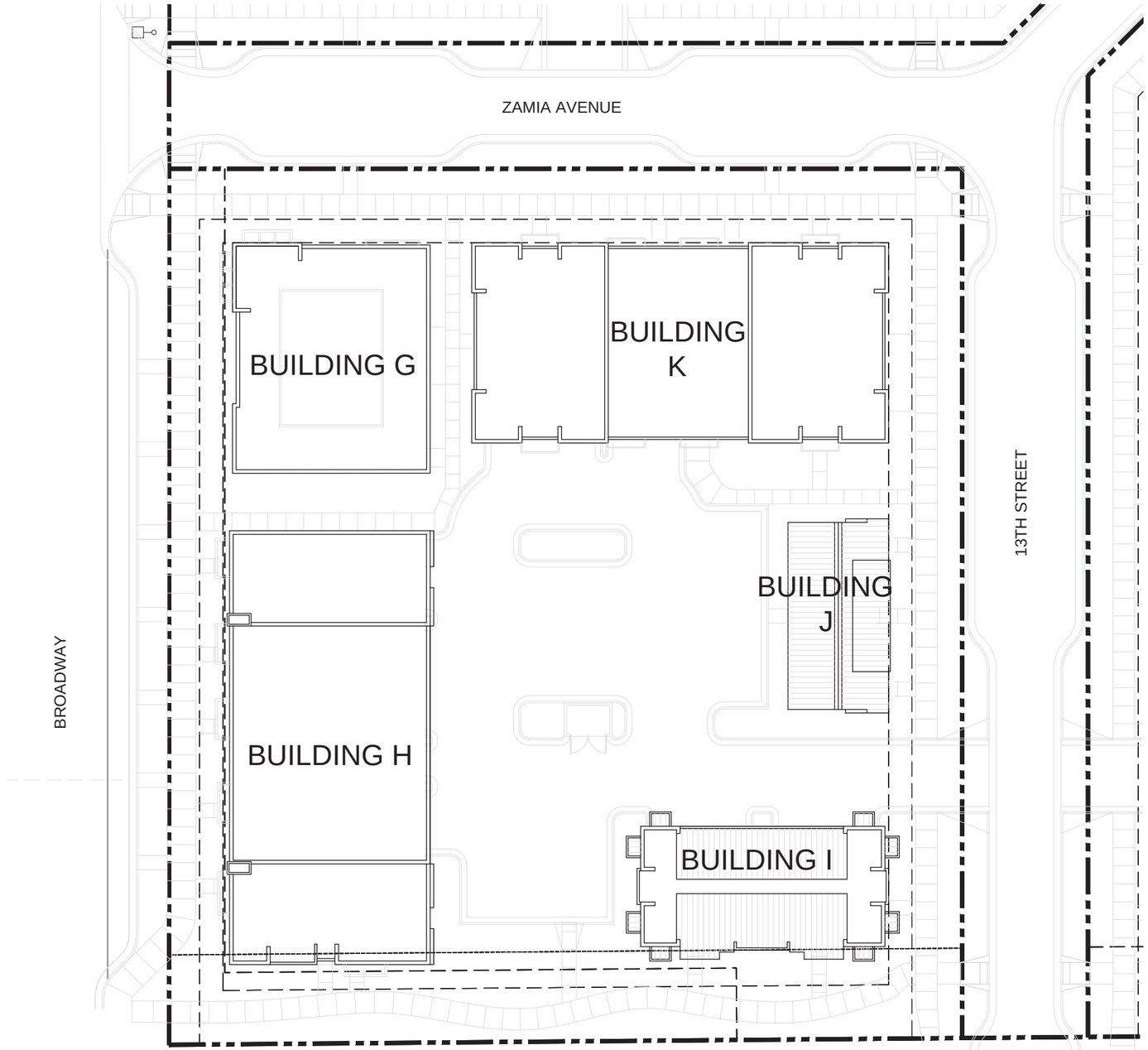
05-13-16	RESUBMITTAL #2

SHEET NAME:

SECOND FLOOR PLAN
BLOCK 2

SHEET NUMBER:

A-5.09



NORTH

1 BLOCK 2 - ROOF PLAN
1/16" = 1'-0"

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

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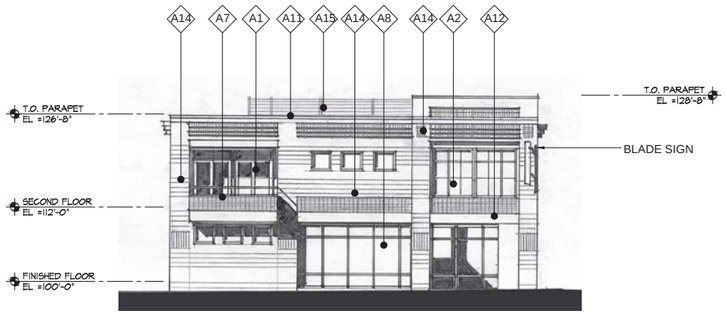
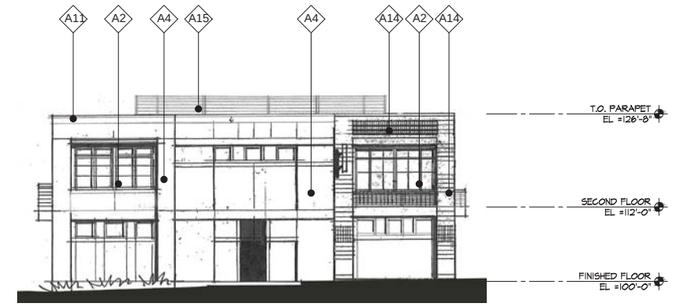
05-13-16	RESUBMITTAL #2

SHEET NAME:
ROOF PLAN
BLOCK 2

SHEET NUMBER:
A-5.10

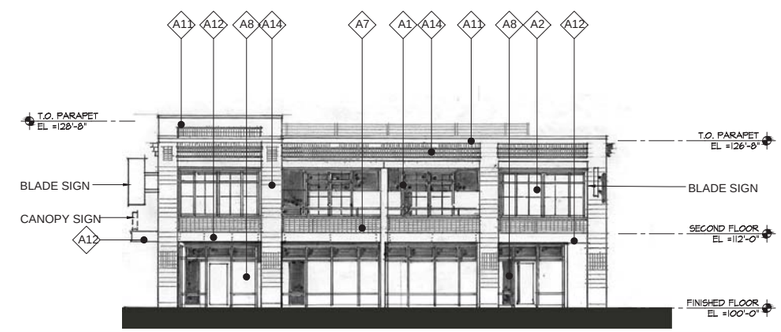


4 NORTH ELEVATION ZAMIA
3/32" = 1'-0"



2 EAST ELEVATION INTERIOR
3/32" = 1'-0"

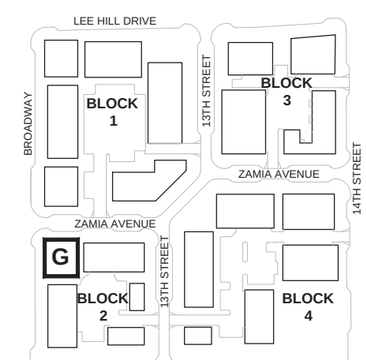
3 SOUTH ELEVATION INTERIOR
3/32" = 1'-0"



1 WEST ELEVATION BROADWAY
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'G'

A1 - VINYL DOOR - BRONZE COLOR (DARK GRAY)
A2 - VINYL WINDOW - BRONZE COLOR (DARK GRAY)
A4 - COMPOSITE SIDING - FIELD: BM #HC-107 "GETTYSBURG GRAY"
ACCENT: BM #HC-22 "BLAIR GOLD"
A7 - DECK WITH PUNCHED METAL PANEL - PAINT BM #HC-166 "KENDALL GRAY"
A8 - ALUMINUM STOREFRONT - GUNBARREL (DARK GRAY)
A11 - PREFINISHED METAL COPING - LT GRAY
A12 - PAINTED METAL CHANNEL - BM #HC-166 "KENDALL GRAY"
A14 - BRICK - NOMINAL - FIELD: AUTUMN LEAF SMOOTH
ACCENT: AUTUMN LEAF GRAIN (WARM RED)
A15 - METAL SCREEN WALL BEYOND (SIZE AND LOCATION T.B.D.)



KEY PLAN

BLOCK 2 - BUILDING G ELEVATIONS

the ARMORY

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:
ELEVATIONS
BLOCK 2

SHEET NUMBER:
A-5.11a

4 NORTH ELEVATION INTERIOR
3/32" = 1'-0"

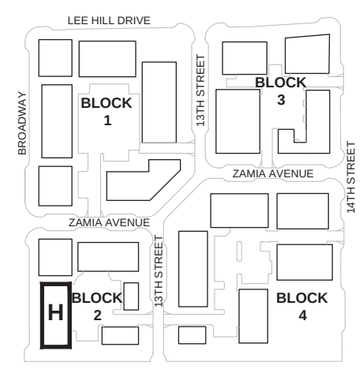
2 EAST ELEVATION INTERIOR
3/32" = 1'-0"

3 SOUTH ELEVATION PROPERTY LINE
3/32" = 1'-0"

1 WEST ELEVATION BROADWAY
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'H'

H1 - VINYL DOOR - FOG (WARM GRAY)
H2 - VINYL WINDOW - FOG (WARM GRAY)
H3 - COMPOSITE TRIM - BM #1548 "CLASSIC GRAY"
H4 - COMPOSITE SIDING - BM #1543 "PLYMOUTH ROCK"
H5 - COMPOSITE PANEL - BM #1659 "SPELLBOUND"
H6 - DECK WITH METAL RAILING - ANODIZED (GRAY)
H11 - PREFINISHED METAL COPING - TO MATCH ADJACENT MATERIAL
H14 - BRICK - NOMINAL - COLONIAL SATIN (RED SMOOTH)
- BRICK - NOMINAL - COLOSSEUM (TAN GRAIN)



NORTH

KEY PLAN

BLOCK 2 - BUILDING H ELEVATIONS

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

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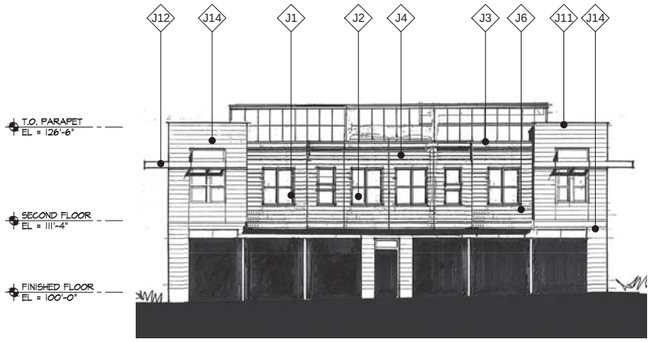
05-13-16	RESUBMITTAL #2

SHEET NAME:
ELEVATIONS
BLOCK 2

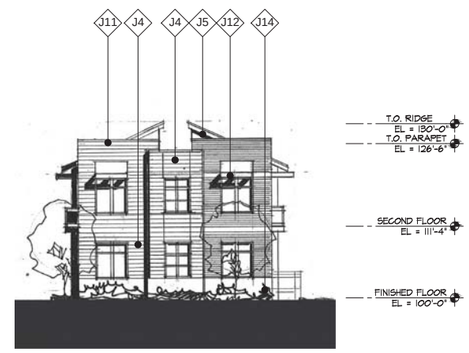
SHEET NUMBER:
A-5.11b



4 NORTH ELEVATION INTERNAL
3/32" = 1'-0"

2 EAST ELEVATION 13TH STREET
3/32" = 1'-0"

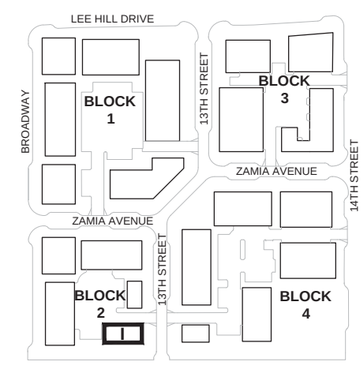
3 SOUTH ELEVATION PROPERTY LINE
3/32" = 1'-0"



1 WEST ELEVATION INTERNAL
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'I'

J1 - VINYL DOOR - BRONZE (DARK BROWN / GRAY)
J2 - VINYL WINDOW - BRONZE (DARK BROWN / GRAY)
J3 - STANDING SEAM METAL ROOF - "GALVALUME" / "LEAD COTE" (WARM SILVER)
J4 - COMPOSITE SIDING #1 - BM #HC-629 "WEEPING WILLOW"
COMPOSITE SIDING #2 - BM #1551 "LAPALOMA GRAY"
J5 - COMPOSITE TRIM - BM #HC-1230 "OREGON TRAIL"
J6 - DECK WITH METAL RAILING - BLACK
J11 - PREFINISHED METAL COPING - TO MATCH ADJACENT COLOR
J12 - PAINTED STEEL CHANNEL - BLACK
J14 - CONCRETE MASONRY UNIT - 8 X 16 "EMERALD" (WARM TAN / GRAY)



NORTH
KEY PLAN

BLOCK 2 - BUILDING I ELEVATIONS

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
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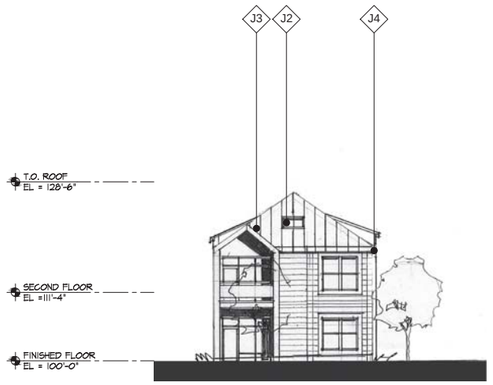
05-13-16	RESUBMITTAL #2

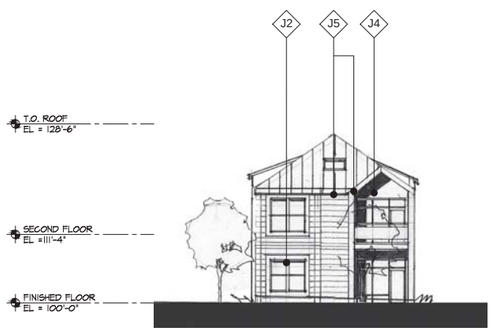
SHEET NAME:
ELEVATIONS
BLOCK 2

SHEET NUMBER:
A-5.11c

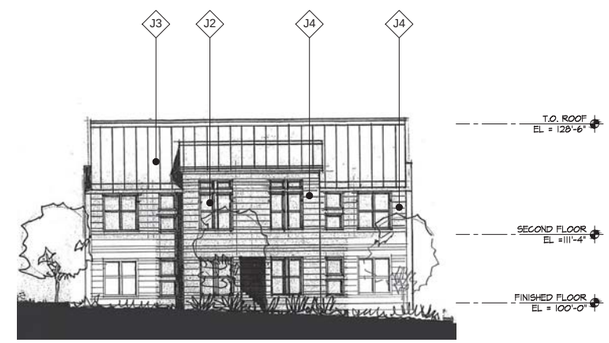


4 NORTH ELEVATION INTERNAL
3/32" = 1'-0"

2 EAST ELEVATION 13TH STREET
3/32" = 1'-0"



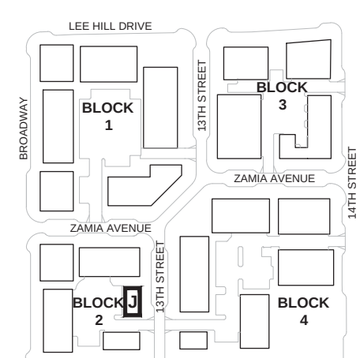
3 SOUTH ELEVATION INTERNAL
3/32" = 1'-0"



1 WEST ELEVATION INTERNAL
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'J'

J1 - VINYL DOOR - BRONZE (DARK BROWN / GRAY)
J2 - VINYL WINDOW - BRONZE (DARK BROWN / GRAY)
J3 - STANDING SEAM METAL ROOF - "GALVALUME" / "LEAD COTE" (WARM SILVER)
J4 - COMPOSITE SIDING #1 - BM #HC-629 "WEEPING WILLOW"
COMPOSITE SIDING #2 - BM #1551 "LAPALOMA GRAY"
J5 - COMPOSITE TRIM - BM #HC-1230 "OREGON TRAIL"
J6 - DECK WITH METAL RAILING - BLACK
J11 - PREFINISHED METAL COPING - TO MATCH ADJACENT COLOR
J12 - PAINTED STEEL CHANNEL - BLACK
J14 - CONCRETE MASONRY UNIT - 8 X 16 "EMERALD" (WARM TAN / GRAY)



NORTH

KEY PLAN

BLOCK 2 - BUILDING J ELEVATIONS

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

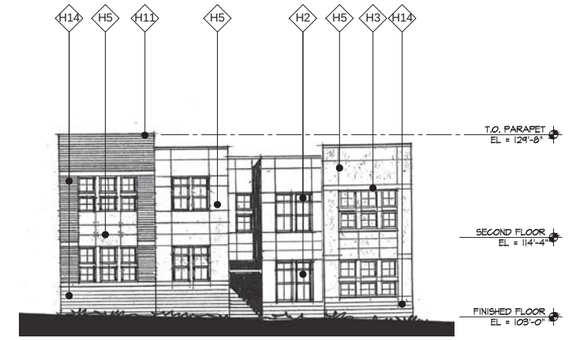
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:
ELEVATIONS
BLOCK 2

SHEET NUMBER:
A-5.11d

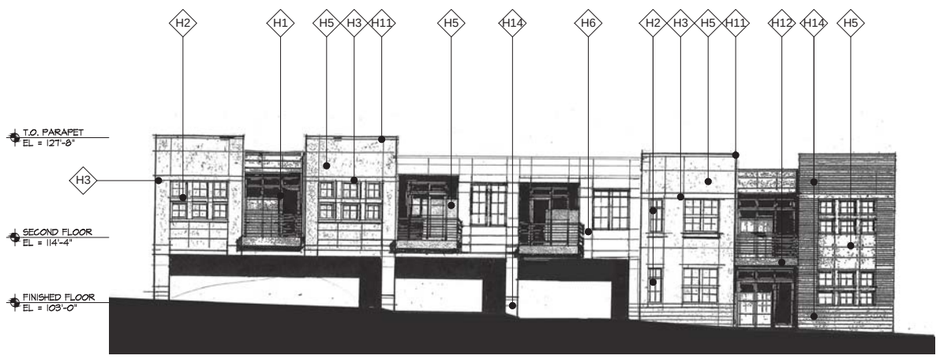
4 NORTH ELEVATION ZAMIA AVENUE

3/32" = 1'-0"



2 WEST ELEVATION INTERIOR

3/32" = 1'-0"



3 SOUTH ELEVATION INTERIOR

3/32" = 1'-0"

1 EAST ELEVATION 13TH STREET

3/32" = 1'-0"

MATERIAL LIST - BUILDING 'K'

H1 - VINYL DOOR - FOG (WARM GRAY)

H2 - VINYL WINDOW - FOG (WARM GRAY)

H3 - COMPOSITE TRIM - BM #1548 "CLASSIC GRAY"

H4 - COMPOSITE SIDING - BM #1543 "PLYMOUTH ROCK"

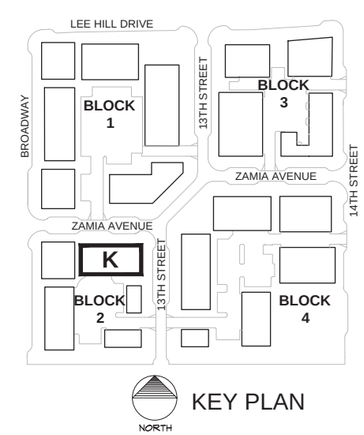
H5 - COMPOSITE PANEL - BM #1659 "SPELLBOUND"

H6 - DECK WITH METAL RAILING - ANODIZED (GRAY)

H11 - PREFINISHED METAL COPING - TO MATCH ADJACENT MATERIAL

H14 - BRICK - NOMINAL - COLONIAL SATIN (RED SMOOTH)

- BRICK - NOMINAL - COLOSSEUM (TAN GRAIN)



KEY PLAN

BLOCK 2 - BUILDING K ELEVATIONS

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

BDAB SUBMISSION

ARMORY COMMUNITY

BOULDER, COLORADO

DATE:	REVISION:
02-24-16	BDAB SUBMISSION

SHEET NAME:

ELEVATIONS
BLOCK 2

SHEET NUMBER:

A-5.12

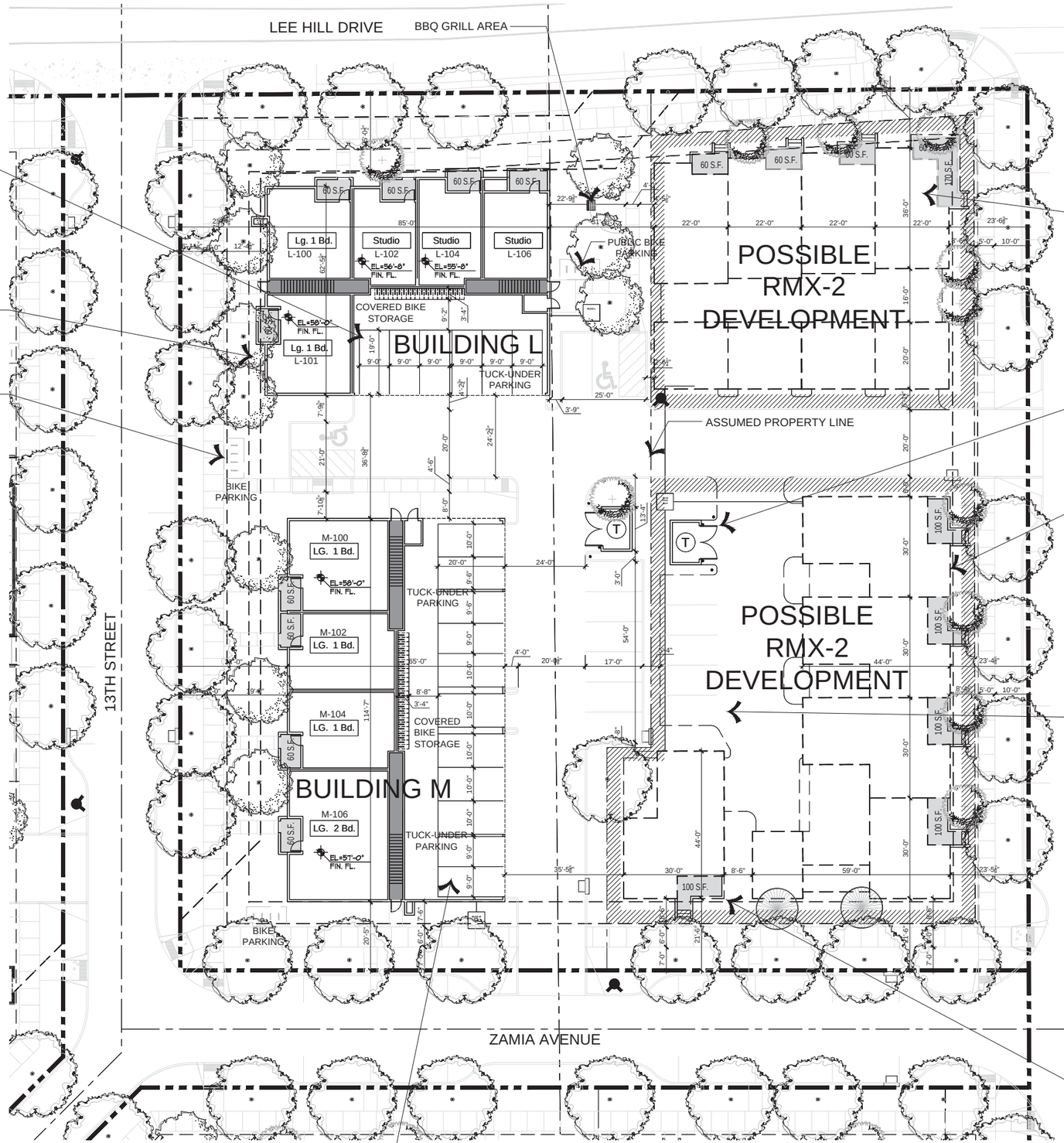
NOTE:

TUCK-UNDER PARKING IS OPEN-AIR AND PUBLICALLY ACCESSIBLE

"TUCK-UNDER" AT GRADE PARKING TO REDUCE THE PARKING IMPACT ON THE SMALLER INTERIOR COURT

BUILDING L IS A TWO STORY RESIDENTIAL BUILDING WITH ENTRANCES ON THE STREET AND PRIVATE PATIOS AND BALCONIES

PUBLIC BIKE PAKING



RMX-2 BUILDING ENVELOPE CONSISTS OF TWO STORY RESIDENTIAL UNITS WITH ATTACHED GARAGES, ENTRANCES ON THE STREET AND PRIVATE PATIOS IN THE FRONT AND BACK

TRASH SERVICES, TRANSFORMERS AND UTILITY CONNECTIONS HAVE BEEN PULLED OFF THE STREETSCAPE WHENEVER POSSIBLE

RMX-2 BUILDING ENVELOPE CONSISTS OF THREE STORY RESIDENTIAL UNITS WITH ATTACHED GARAGES, ENTRANCES ON THE STREET AND PRIVATE PATIOS IN THE FRONT AND BACK

PARKING IS MINIMIZED VISUALLY WITH A SMALL AT GRADE PARKING LOT THAT PROVIDES DIRECT ACCESS TO RESIDENTIAL UNITS

TOWN HOUSE BUILDING N IS A THREE STORY RESIDENTIAL UNIT WITH ATTACHED GARAGE, ENTRANCE ON THE STREET AND PRIVATE PATIOS IN THE FRONT AND BACK

"TUCK-UNDER" AT GRADE PARKING TO REDUCE THE PARKING IMPACT ON THE SMALLER INTERIOR COURT

PARKING PROVIDED MU-1		
FULL SIZE	24	92.0%
COMPACT	00	00.0%
HANDICAPPED	02	08.0%
TOTAL	26	100%

PARKING PROVIDED RMX-2		
FULL SIZE	20	100.0%
COMPACT	00	00.0%
HANDICAPPED	00	00.0%
TOTAL	20	100%

NORTH

1 BLOCK 3 - FIRST FLOOR PLAN

1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

RESUBMITTAL

ARMORY COMMUNITY

BOULDER, COLORADO

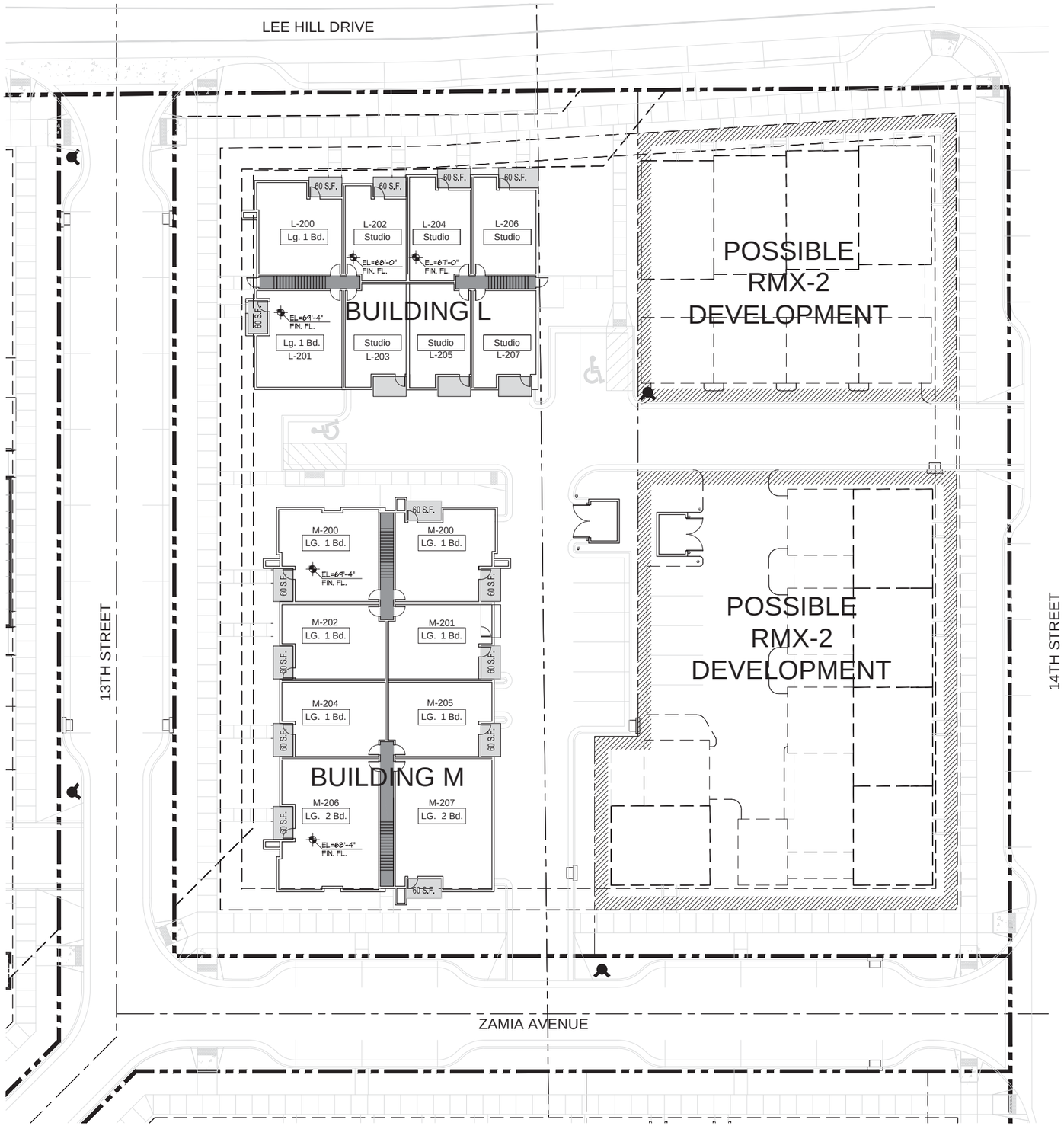
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2
07-06-16	RESUBMITTAL #3

SHEET NAME:

FIRST FLOOR PLAN
BLOCK 3

SHEET NUMBER:

A-5.13



NORTH

1 BLOCK 3 - SECOND FLOOR PLAN

1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

RESUBMITTAL

ARMORY COMMUNITY

BOULDER, COLORADO

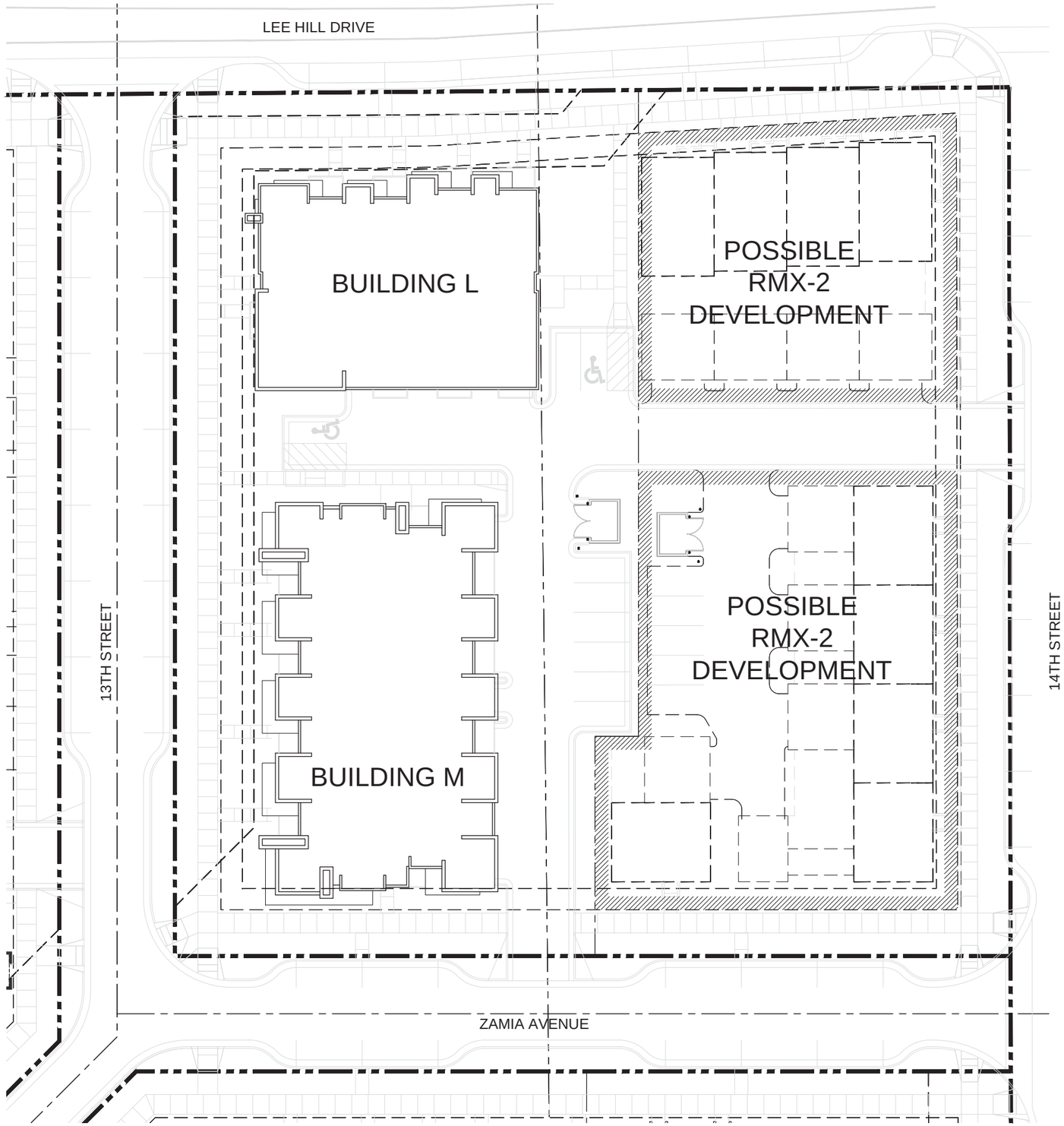
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:

SECOND FLOOR PLAN
BLOCK 3

SHEET NUMBER:

A-5.14



NORTH

1 BLOCK 3 - ROOF PLAN
1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:

ROOF PLAN
BLOCK 3

SHEET NUMBER:

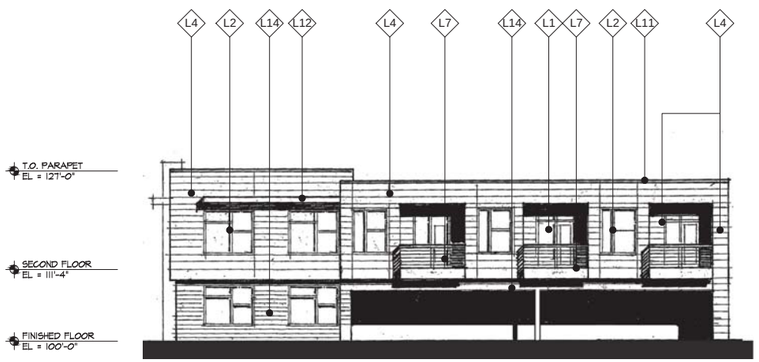
A-5.15

4 NORTH ELEVATION LEE HILL DRIVE

3/32" = 1'-0"

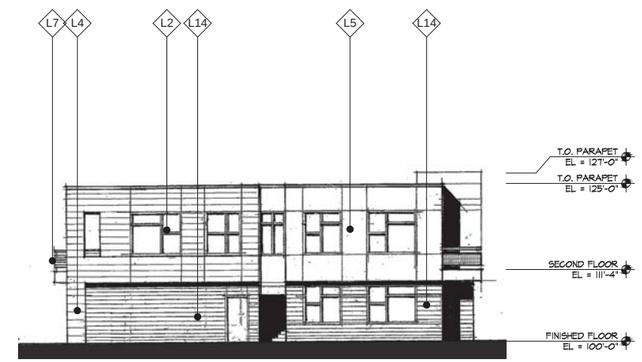
2 WEST ELEVATION 13TH STREET

3/32" = 1'-0"



3 SOUTH ELEVATION INTERIOR

3/32" = 1'-0"



1 EAST ELEVATION INTERIOR

3/32" = 1'-0"

MATERIAL LIST - BUILDING 'L'

L1 - VINYL DOOR - BRONZE

L2 - VINYL WINDOW - BRONZE

L4 - COMPOSITE SIDING #1 - BM #HC-166 "KENDALL GRAY"

(ACCENT) #2 - "WOODSTAINED" - "MAHOGANY"

L5 - COMPOSITE PANEL - BM #HC-87 "ASHLEY GRAY"

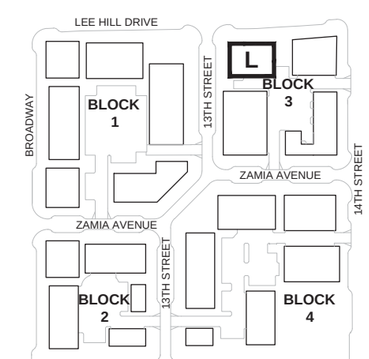
L7 - DECK WITH METAL FABRIC PANEL - BRONZE

L11 - PREFINISHED METAL COPING - TO MATCH ADJACENT COLOR

L12 - PAINTED STEEL CHANNEL AND METAL CANOPY - BM #HC-629 "WEEPING WILLOW"

L14 - CONCRETE MASONRY - FIELD: "EMERALD"

BRICK - NOMINAL - ACCENT BAND: RED BRICK SMOOTH



NORTH

KEY PLAN

BLOCK 3 - BUILDING L ELEVATIONS

the ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

RESUBMITTAL

ARMORY COMMUNITY

BOULDER, COLORADO

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02-24-16	BDAB SUBMISSION
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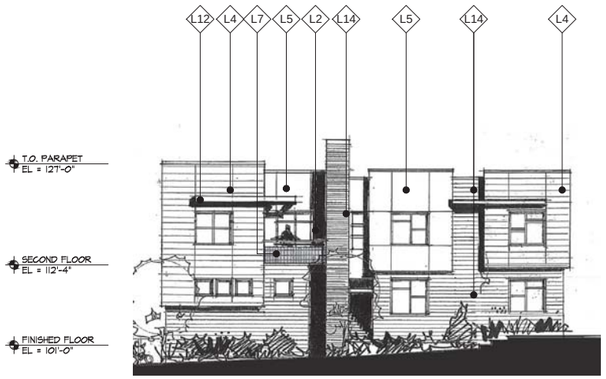
05-13-16	RESUBMITTAL #2
07-06-16	RESUBMITTAL #3

SHEET NAME:

ELEVATIONS
BLOCK 3

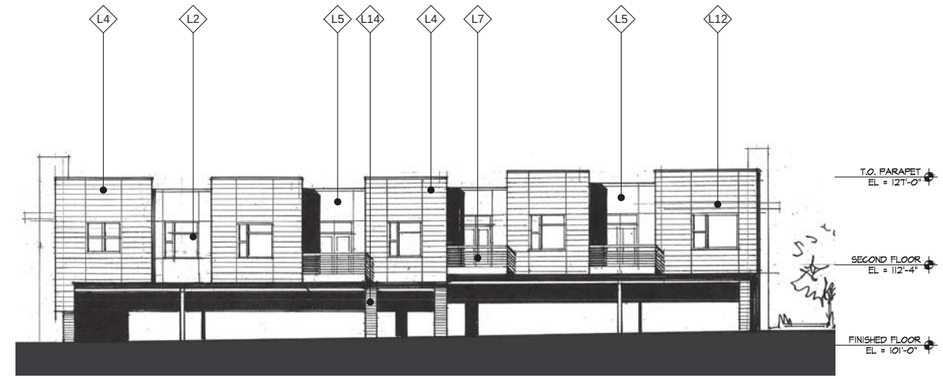
SHEET NUMBER:

A-5.16a



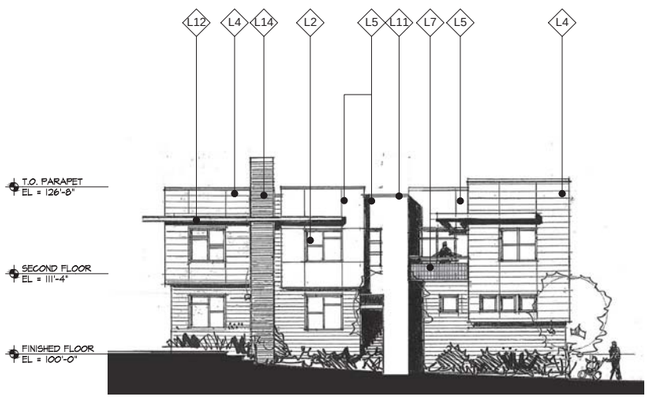
4 NORTH ELEVATION INTERIOR

3/32" = 1'-0"



2 EAST ELEVATION INTERIOR

3/32" = 1'-0"



3 SOUTH ELEVATION ZAMIA AVENUE

3/32" = 1'-0"

1 WEST ELEVATION 13TH STREET

3/32" = 1'-0"

MATERIAL LIST - BUILDING 'M'

L1 - VINYL DOOR - BRONZE

L2 - VINYL WINDOW - BRONZE

L4 - COMPOSITE SIDING #1 - BM #HC-166 "KENDALL GRAY"

(ACCENT) #2 - "WOODSTAINED" - "MAHOGANY"

L5 - COMPOSITE PANEL - BM #HC-87 "ASHLEY GRAY"

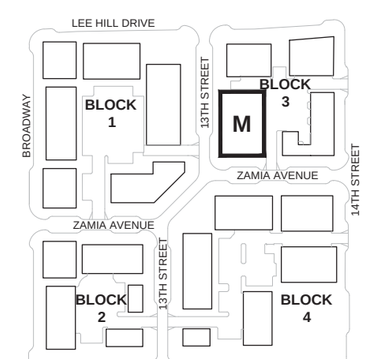
L7 - DECK WITH METAL FABRIC PANEL - BRONZE

L11 - PREFINISHED METAL COPING - TO MATCH ADJACENT COLOR

L12 - PAINTED STEEL CHANNEL AND METAL CANOPY - BM #HC-629 "WEEPING WILLOW"

L14 - CONCRETE MASONRY - FIELD: "EMERALD"

BRICK - NOMINAL - ACCENT BAND: RED BRICK SMOOTH



NORTH

KEY PLAN

BLOCK 3 - BUILDING M ELEVATIONS

the ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

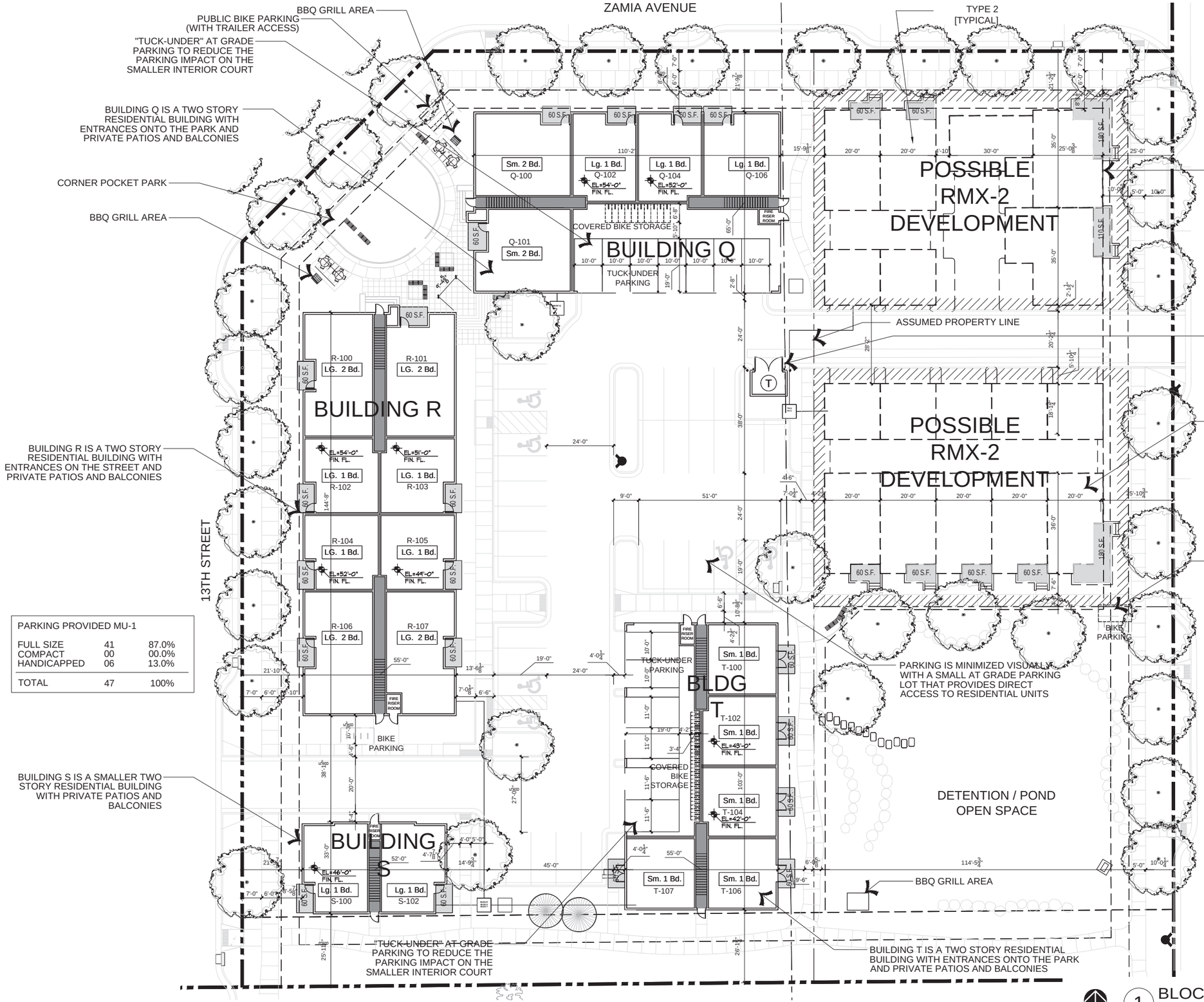
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:

ELEVATIONS
BLOCK 3

SHEET NUMBER:

A-5.16b



NOTE:

TUCK-UNDER PARKING IS OPEN-AIR AND PUBLICALLY ACCESSIBLE

RMX-2 BUILDING ENVELOPE CONSISTS OF THREE STORY UNITS WITH ENTRANCES ONTO THE STREET, PRIVATE PATIOS AND ATTACHED / DETACHED GARAGES. UNITS ALTERNATE BETWEEN WIDE AND NARROW

NARROW UNITS ARE CONSIDERED TYPE 1

WIDE UNITS ARE CONSIDERED TYPE 2

TRASH SERVICES, TRANSFORMERS AND UTILITY CONNECTIONS HAVE BEEN PULLED OFF THE STREETSCAPE WHENEVER POSSIBLE

RMX-2 BUILDING ENVELOPE CONSISTS OF THREE STORY UNITS WITH ENTRANCES ONTO THE PARK, PRIVATE PATIOS AND ATTACHED / DETACHED GARAGES. UNITS ALTERNATE BETWEEN WIDE AND NARROW

NARROW UNITS ARE CONSIDERED TYPE 1

WIDE UNITS ARE CONSIDERED TYPE 2

PUBLIC BIKE PARKING (WITH BIKE TRAILER ACCESS)

PARKING PROVIDED MU-1		
FULL SIZE	41	87.0%
COMPACT	00	00.0%
HANDICAPPED	06	13.0%
TOTAL	47	100%

PARKING PROVIDED RMX-2		
FULL SIZE	16	100.0%
COMPACT	00	00.0%
HANDICAPPED	00	02.0%
TOTAL	16	100%

1 BLOCK 4 - FIRST FLOOR PLAN

1/16" = 1'-0"

the ARMORY Community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012

RESUBMITTAL

ARMORY COMMUNITY

BOULDER, COLORADO

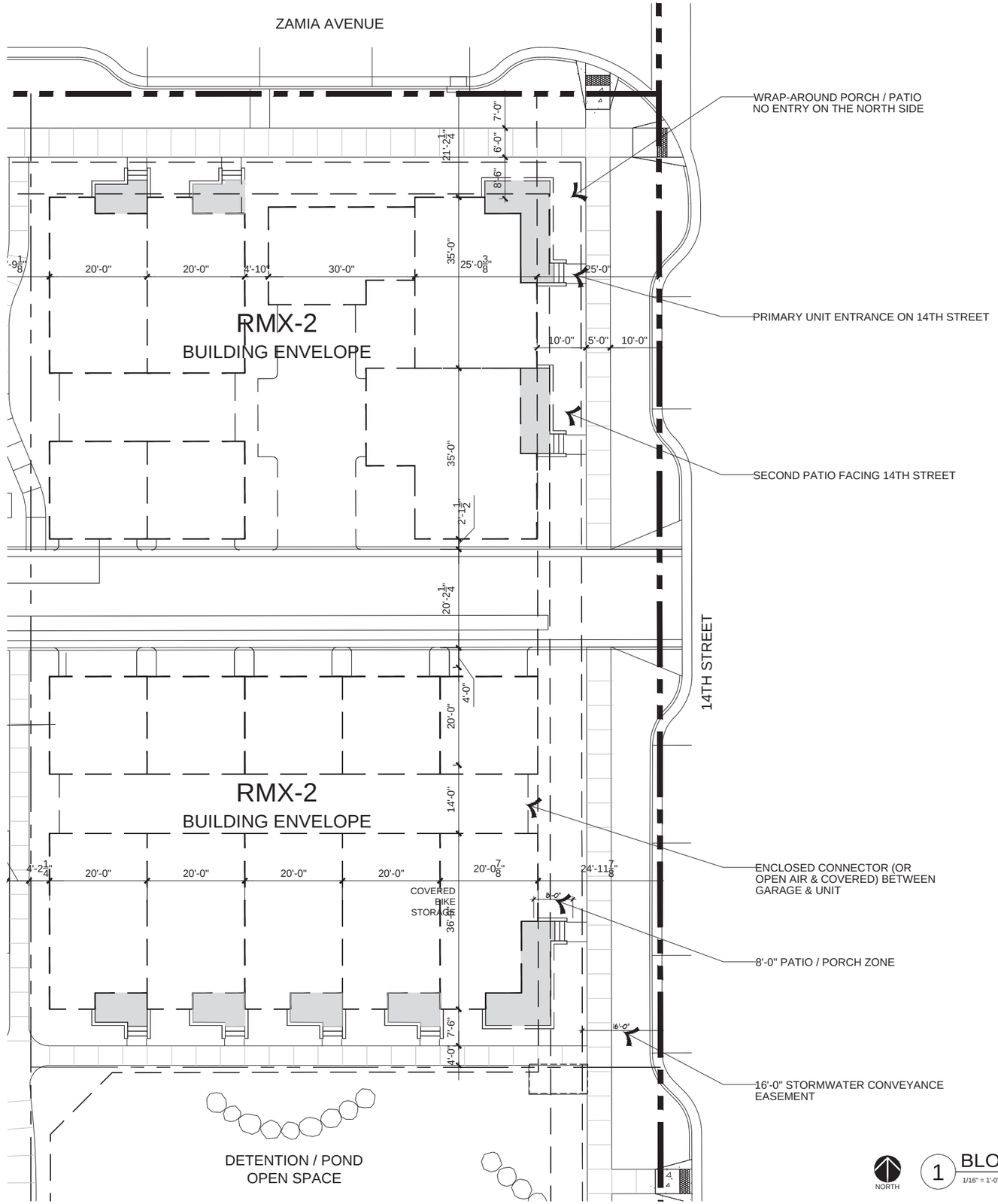
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2
07-06-16	RESUBMITTAL #3

SHEET NAME:

FIRST FLOOR PLAN
BLOCK 4

SHEET NUMBER:

A-5.18



NORTH

1 BLOCK 4 - RMX-2 ENLARGED PLAN

1/16" = 1'-0"

the ARMORY

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012

RESUBMITTAL

ARMORY COMMUNITY

BOULDER, COLORADO

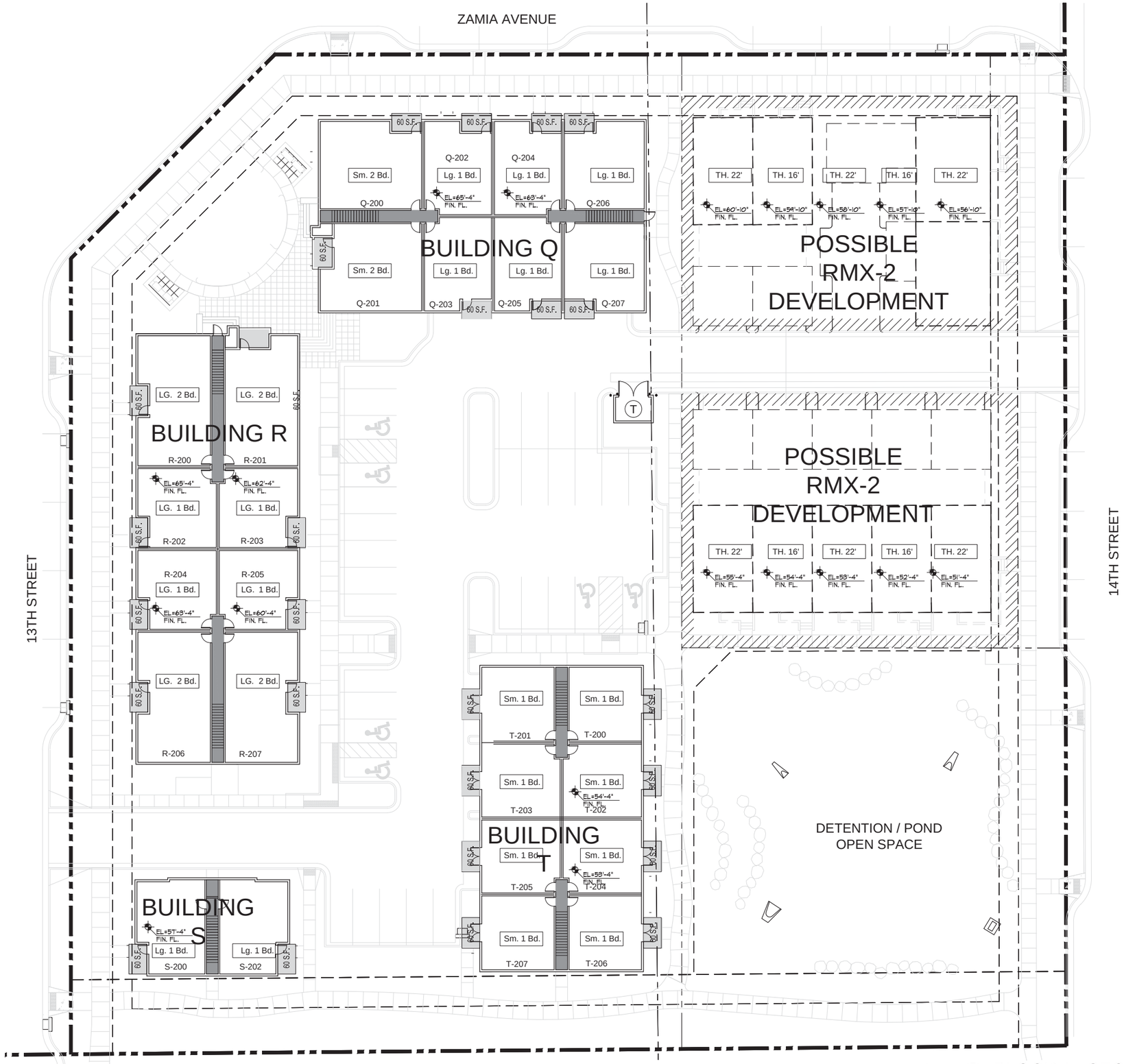
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:

ENLARGED PLAN
BLOCK 4

SHEET NUMBER:

A-5.18.1



1 BLOCK 4 - SECOND FLOOR PLAN

1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015-00012
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ARMORY COMMUNITY
BOULDER, COLORADO

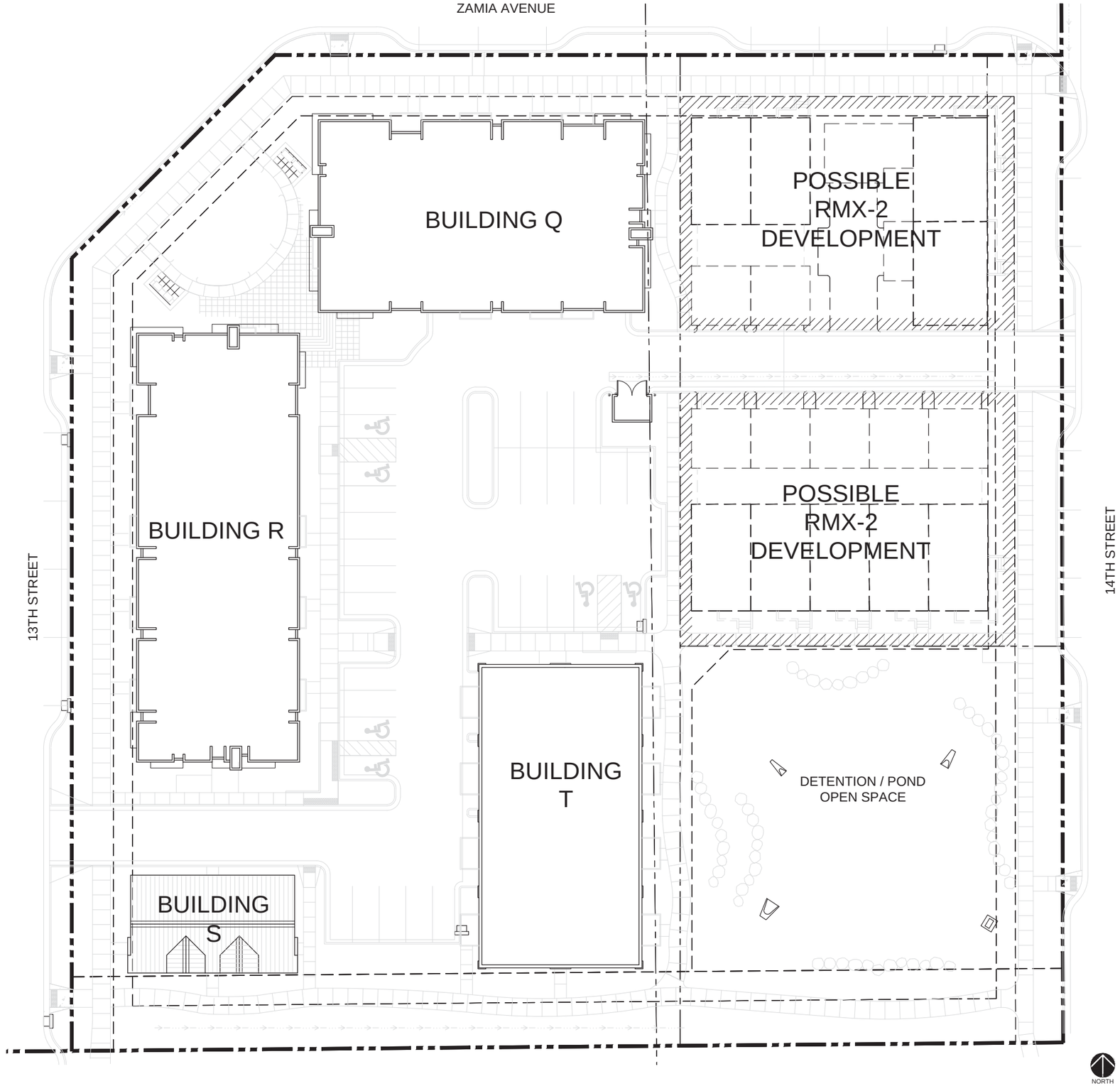
DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:

SECOND FLOOR PLAN
BLOCK 4

SHEET NUMBER:

A-5.19



1 BLOCK 4 - ROOF PLAN
1/16" = 1'-0"

the ARMORY

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
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BOULDER, COLORADO

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03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:

ROOF PLAN
BLOCK 4

SHEET NUMBER:

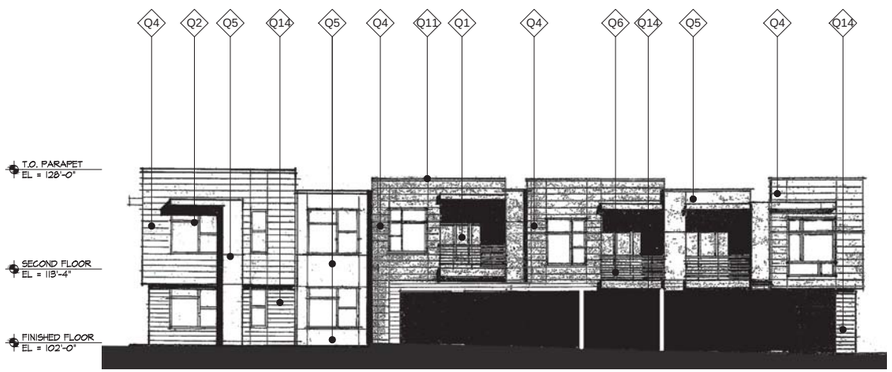
A-5.20

4 NORTH ELEVATION ZAMIA

3/32" = 1'-0"

2 EAST ELEVATION INTERIOR

3/32" = 1'-0"



3 SOUTH ELEVATION INTERIOR

3/32" = 1'-0"

1 WEST ELEVATION 13TH STREET

3/32" = 1'-0"

MATERIAL LIST - BUILDING 'Q'

Q1 - VINYL DOOR - LIGHT GRAY

Q2 - VINYL WINDOW - LIGHT GRAY

Q4 - COMPOSITE SIDING #1: BM #HC-166 "KENDALL GRAY"
COMPOSITE SIDING #2: BM #1280 "OREGON TRAIL"

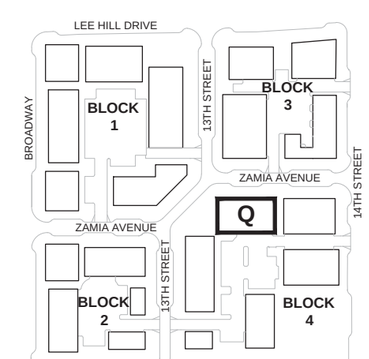
Q5 - COMPOSITE PANEL - BM #1551 "LAPALOMA GRAY"

Q6 - DECK WITH METAL RAILING - LIGHT GRAY

Q11 - PREFINISHED METAL COPING - TO MATCH ADJACENT COLOR

Q12 - PAINTED STEEL CHANNEL - BM #1551 "LAPALOMA GRAY"

Q14 - CONCRETE MASONRY BASE - 4 X 4 X 16, "EMERALD"
BRICK FIELD - BALLPARK (DEEP RED)



NORTH

KEY PLAN

BLOCK 4 - BUILDING Q ELEVATIONS

the ARMORY community

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
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BOULDER, COLORADO

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02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2
07-06-16	RESUBMITTAL #3

SHEET NAME:

ELEVATIONS
BLOCK 4

SHEET NUMBER:

A-5.21a

4 NORTH ELEVATION ZAMIA
3/32" = 1'-0"

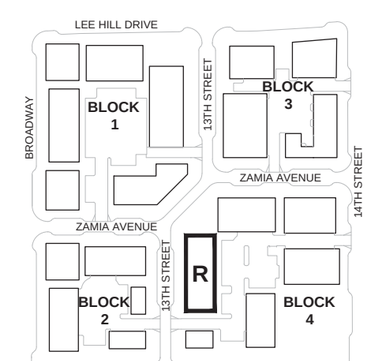
2 EAST ELEVATION INTERIOR
3/32" = 1'-0"

3 SOUTH ELEVATION INTERIOR
3/32" = 1'-0"

1 WEST ELEVATION 13TH STREET
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'R'

Q1 - VINYL DOOR - LIGHT GRAY
Q2 - VINYL WINDOW - LIGHT GRAY
Q4 - COMPOSITE SIDING #1: BM #HC-166 "KENDALL GRAY"
COMPOSITE SIDING #2: BM #1280 "OREGON TRAIL"
Q5 - COMPOSITE PANEL - BM #1551 "LAPALOMA GRAY"
Q6 - DECK WITH METAL RAILING - LIGHT GRAY
Q11 - PREFINISHED METAL COPING - TO MATCH ADJACENT COLOR
Q12 - PAINTED STEEL CHANNEL - BM #1551 "LAPALOMA GRAY"
Q14 - CONCRETE MASONRY BASE - 4 X 4 X 16, "EMERALD"
BRICK FIELD - BALLPARK (DEEP RED)



NORTH
KEY PLAN

BLOCK 4 - BUILDING R ELEVATIONS

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE•PLANNING•INTERIORS

CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

SHEET NAME:
ELEVATIONS
BLOCK 4

SHEET NUMBER:
A-5.21b

4 NORTH ELEVATION INTERIOR
3/32" = 1'-0"

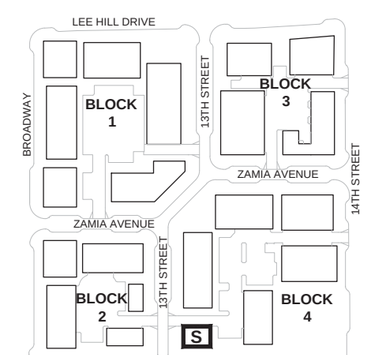
2 EAST ELEVATION INTERIOR
3/32" = 1'-0"

3 SOUTH ELEVATION PROPERTY LINE
3/32" = 1'-0"

1 WEST ELEVATION 13TH STREET
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'S'

J1 - VINYL DOOR - BRONZE (DARK BROWN / GRAY)
J2 - VINYL WINDOW - BRONZE (DARK BROWN / GRAY)
J3 - STANDING SEAM METAL ROOF - "GALVALUME" / "LEAD COTE" (WARM SILVER)
J4 - COMPOSITE SIDING #1 - BM #HC-629 "WEEPING WILLOW"
COMPOSITE SIDING #2 - BM #1551 "LAPALOMA GRAY"
J5 - COMPOSITE TRIM - BM #HC-1230 "OREGON TRAIL"
J6 - DECK WITH METAL RAILING - BLACK
J11 - PREFINISHED METAL COPING - TO MATCH ADJACENT COLOR
J12 - PAINTED STEEL CHANNEL - BLACK
J14 - CONCRETE MASONRY UNIT - 8 X 16 "EMERALD" (WARM TAN / GRAY)



NORTH
KEY PLAN

BLOCK 4 - BUILDING S ELEVATIONS

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

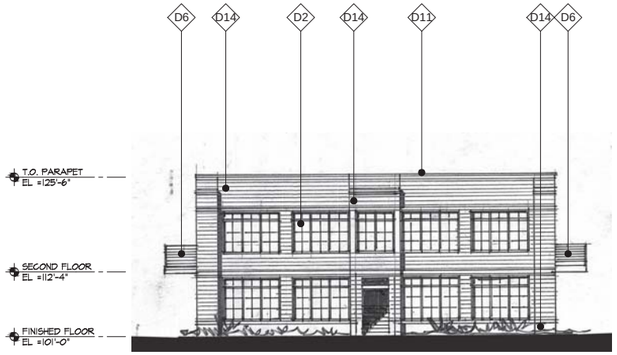
CONSULTANT:

LUR2015-00012
RESUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
02-24-16	BDAB SUBMISSION
03-21-16	RESUBMITTAL
05-13-16	RESUBMITTAL #2

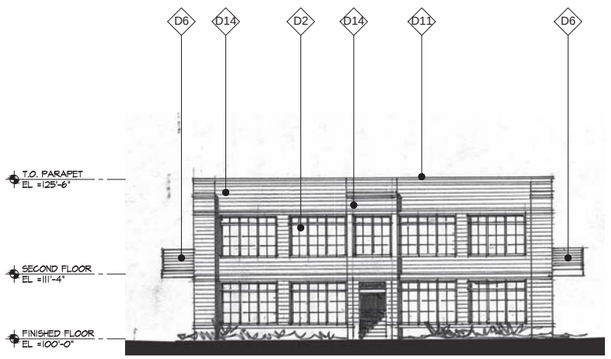
SHEET NAME:
ELEVATIONS
BLOCK 4

SHEET NUMBER:
A-5.21c

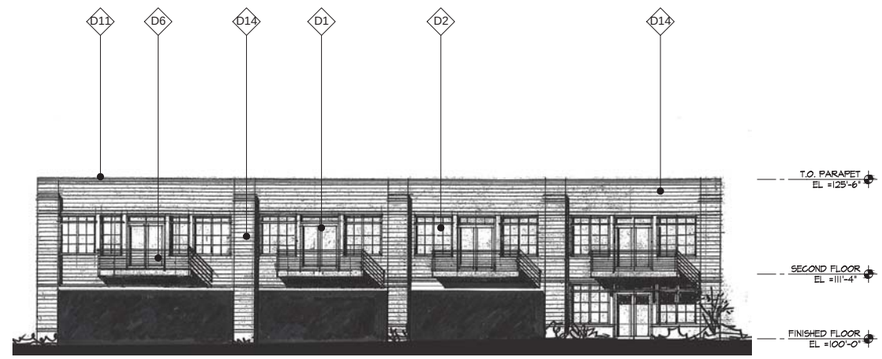


4 NORTH ELEVATION INTERIOR
3/32" = 1'-0"

2 EAST ELEVATION 14TH STREET
3/32" = 1'-0"



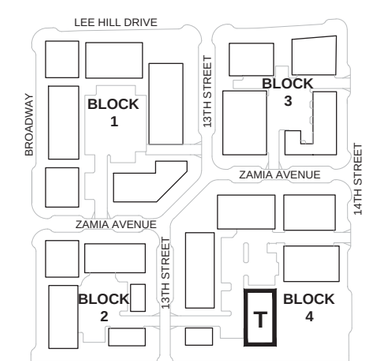
3 SOUTH ELEVATION PROPERTY LINE
3/32" = 1'-0"



1 WEST ELEVATION INTERIOR
3/32" = 1'-0"

MATERIAL LIST - BUILDING 'T'

D1 - VINYL DOOR - BLACK
D2 - VINYL WINDOW - BLACK
D6 - DECK WITH METAL RAILING - BLACK
D11 - PREFINISHED METAL COPING - TAN
D14 - BRICK - NOMINAL - FIELD: COLISEUM (WARM TAN)
ACCENT: IRONSPOT (BLACK)
BASE: EMERALD (WARM TAN/GRAY)



NORTH
KEY PLAN

BLOCK 4 - BUILDING T ELEVATIONS

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

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CONSULTANT:

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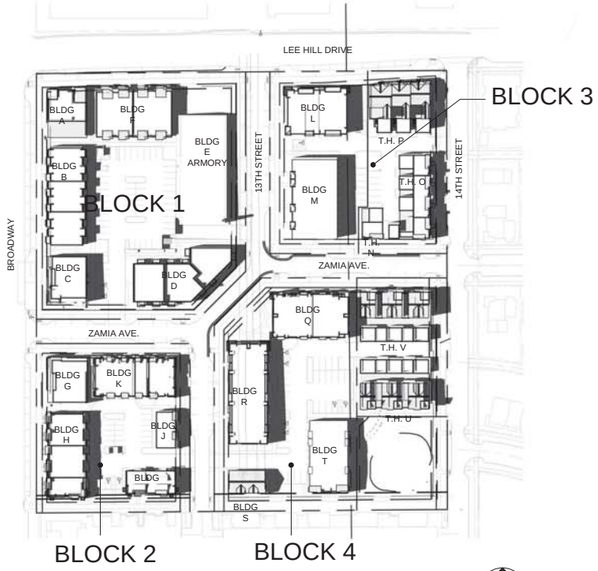
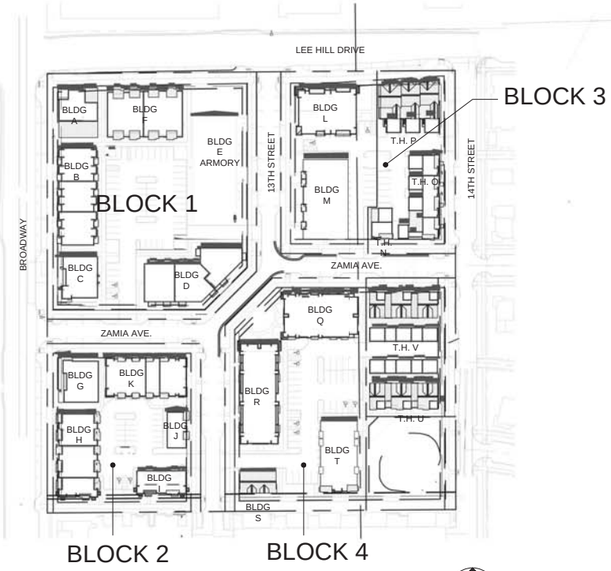
05-13-16	RESUBMITTAL #2

SHEET NAME:
ELEVATIONS
BLOCK 4

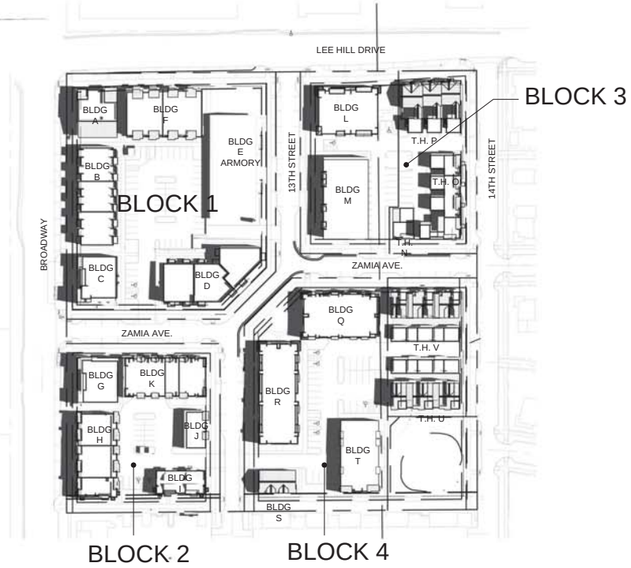
SHEET NUMBER:
A-5.21d



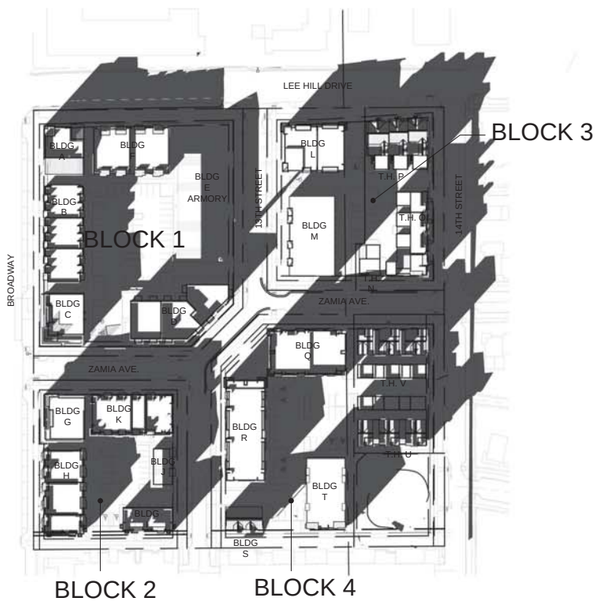
6 JUNE 21, 3:00 PM
1" = 100'-0"
NORTH



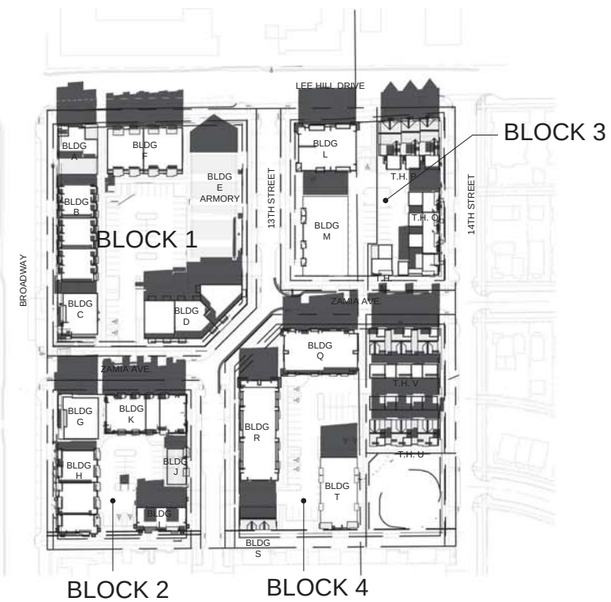
5 JUNE 21, NOON
1" = 100'-0"
NORTH



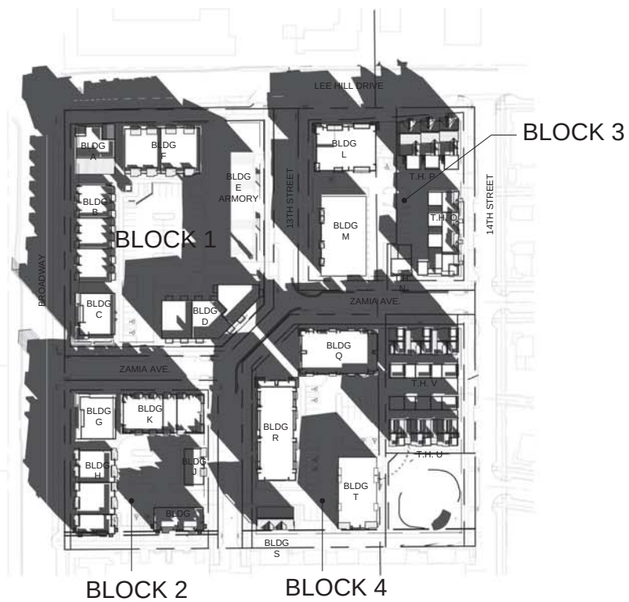
4 JUNE 21, 9:00 AM
1" = 100'-0"
NORTH



3 DECEMBER 21, 3:00 PM
1" = 100'-0"
NORTH



2 DECEMBER 21, NOON
1" = 100'-0"
NORTH



1 DECEMBER 21, 9:00 AM
1" = 100'-0"
NORTH

the ARMORY community

DEVELOPER:

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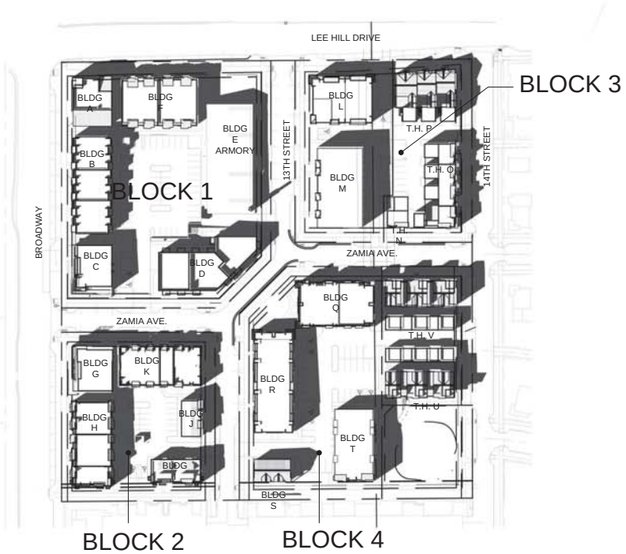
05-13-16	RESUBMITTAL #2

SHEET NAME:

SHADOW STUDIES

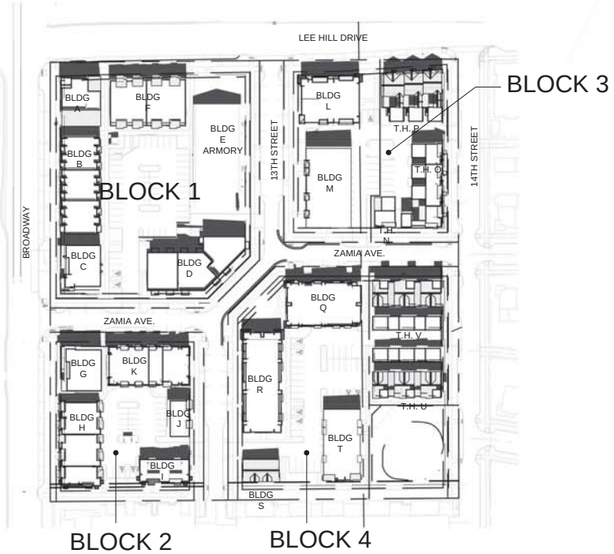
SHEET NUMBER:

A-5.23



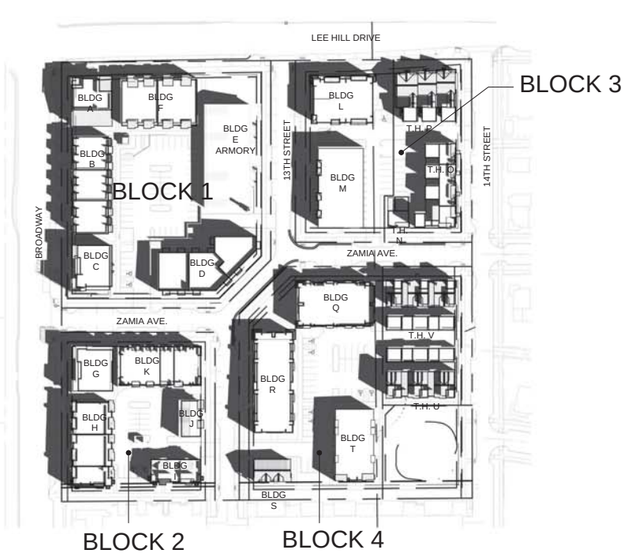
3 MARCH 21, 3:00 PM
1" = 100'-0"

NORTH



2 MARCH 21, NOON
1" = 100'-0"

NORTH



1 MARCH 21, 9:00 AM
1" = 100'-0"

NORTH

the ARMORY community

DEVELOPER:

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DATE:	REVISION:
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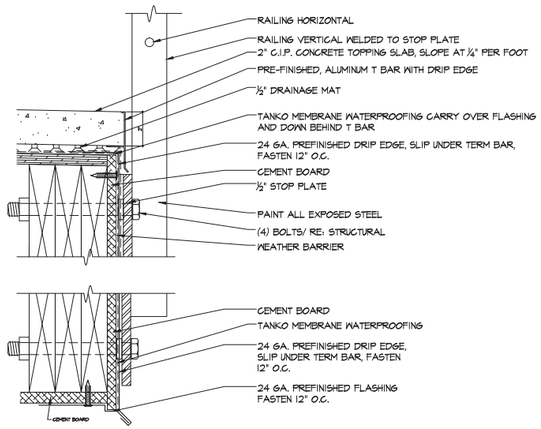
05-13-16	RESUBMITTAL #2

SHEET NAME:

SHADOW STUDIES

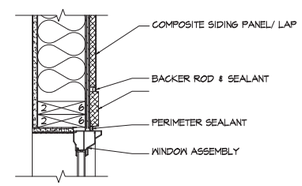
SHEET NUMBER:

A-5.24



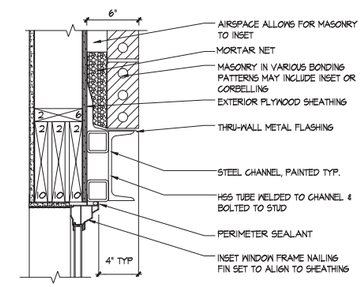
5 INTERIOR BALCONY EDGE SECTION

SCALE: 3"=1'-0"



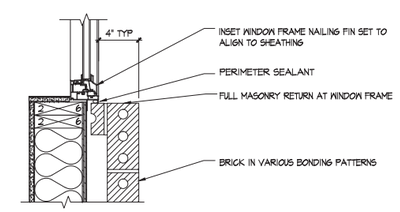
4 HEAD/JAMB/SILL - COMPOSITE TRIM

SCALE: 1-1/2"=1'-0"



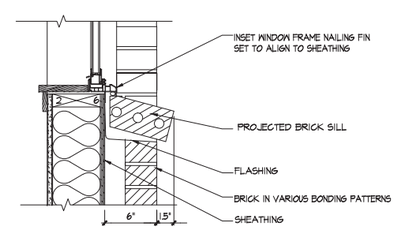
3 HEAD DETAIL - BRICK

SCALE: 1-1/2"=1'-0"



2 JAMB DETAIL - BRICK

SCALE: 1-1/2"=1'-0"



1 SILL DETAIL- BRICK

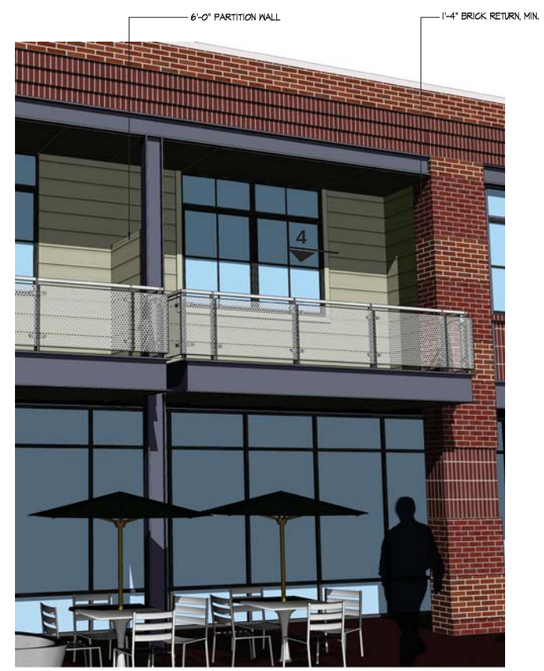
SCALE: 1-1/2"=1'-0"

8 RAILING / DECK - INTERIOR BALCONY

AS SHOWN ON BUILDING 'B'

7 HEAD / JAMB - BRICK & STEEL CHANNEL

AS SHOWN ON BUILDING 'A'



6 JAMB DETAIL - COMPOSITE SIDING

AS SHOWN ON BUILDING 'A'

the ARMORY community

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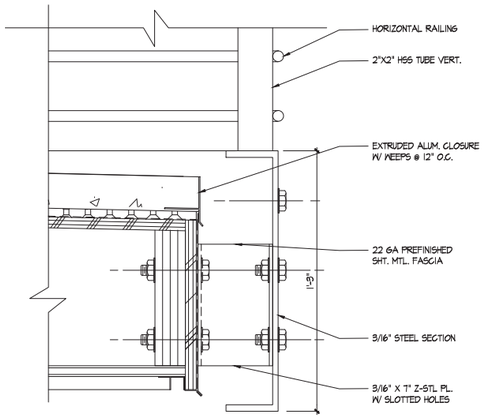
SHEET NAME:

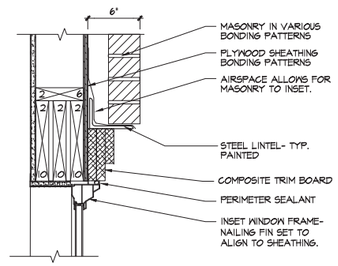
FENESTRATION DETAILS

SHEET NUMBER:

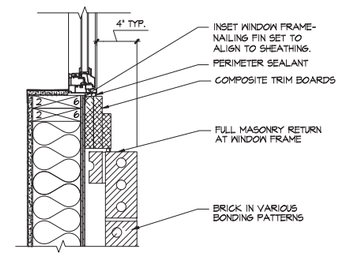
A-5.25



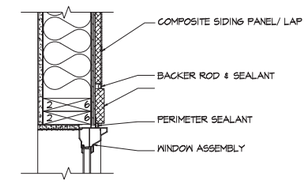
7 BALCONY EDGE SECTION
SCALE: 3"=1'-0"



6 HEAD -BRICK/ COMPOSITE TRIM
SCALE: 1-1/2"=1'-0"



5 JAMB - BRICK/ COMPOSITE TRIM
SCALE: 1-1/2"=1'-0"

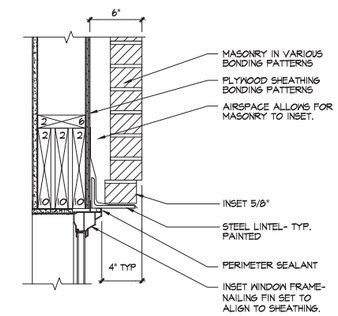


4 HEAD/JAMB - COMPOSITE TRIM
SCALE: 1-1/2"=1'-0"

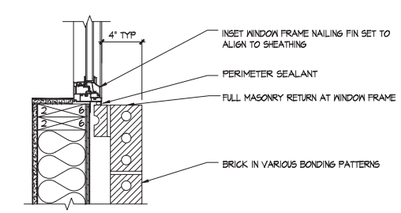
LOW WALLS / RAILINGS DEFINE "DEFENSIBLE" SPACE

9 HEAD/ JAMB DETAIL - BRICK & COMPOSITE SIDING
AS SHOWN ON BUILDING 'B'

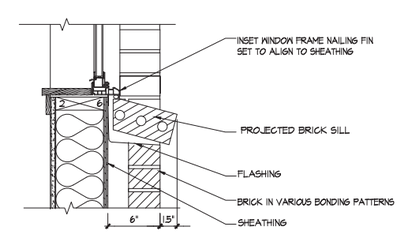
8 VINYL WINDOW DETAIL - BRICK
AS SHOWN ON BUILDING 'D'



3 HEAD DETAIL - BRICK
SCALE: 1-1/2"=1'-0"



2 JAMB DETAIL - BRICK
SCALE: 1-1/2"=1'-0"



1 SILL DETAIL- BRICK
SCALE: 1-1/2"=1'-0"

the ARMORY community

DEVELOPER:
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ARCHITECT:
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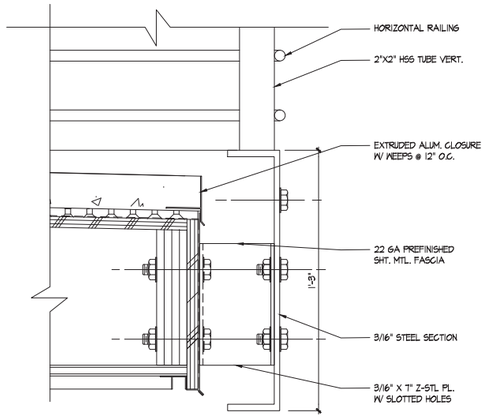
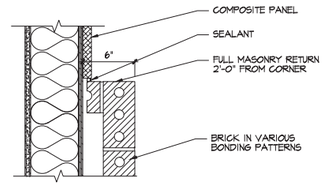
05-13-16	RESUBMITTAL #2

SHEET NAME:
FENESTRATION DETAILS

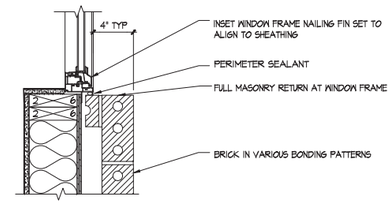
SHEET NUMBER:
A-5.26



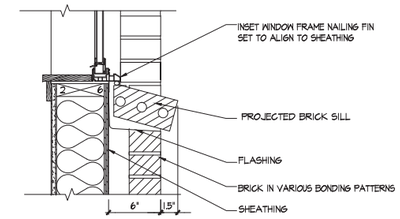
6 INTERIOR BALCONY EDGE SECTION
SCALE: 3"=1'-0"



5 BRICK RETURN DETAIL
SCALE: 1-1/2"=1'-0"



4 JAMB DETAIL - BRICK
SCALE: 1-1/2"=1'-0"

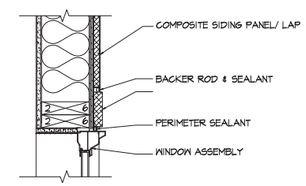


3 SILL DETAIL- BRICK
SCALE: 1-1/2"=1'-0"

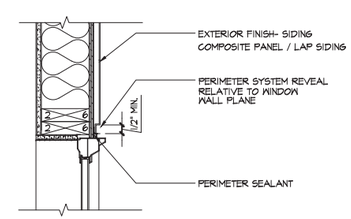
LOW WALLS / RAILINGS DEFINE "DEFENSIBLE" SPACE

8 HEAD/ JAMB DETAIL - BRICK & COMPOSITE SIDING
AS SHOWN ON BUILDING 'M'

7 RECESSED DECK DETAIL - BRICK & COMPOSITE SIDING
AS SHOWN ON BUILDING 'F'



2 HEAD/JAMB - COMPOSITE TRIM
SCALE: 1-1/2"=1'-0"



1 HEAD/JAMB - COMP. PANEL / LAP
SCALE: 1-1/2"=1'-0"

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SHEET NAME:
FENESTRATION DETAILS

SHEET NUMBER:
A-5.27

BLOCK 1 BUILDINGS 'A' & 'C'
BLOCK 2 BUILDING 'G'

BLOCK 1 BUILDINGS 'B' & 'F'

BLOCK 1 BUILDING 'D' & 'T'

BLOCK 1 BUILDING 'E'

BUILDINGS 'A', 'C' & 'G'

BRICK: GENERAL SHALE

FIELD: AUTUMN LEAF SMOOTH

BANDS: AUTUMN LEAF GRAIN

METAL CHANNEL: BENJAMIN MOORE: KENDALL CHARCOAL HC-166

STOREFRONT: EFCO GUNBARREL

VINYL WINDOW: MILGARD BRONZE

STUCCO: FIELD HC-107 GETTYSBURG GREY

ACCENT: BLAIR GOLD HC-22

BUILDINGS 'B' & 'F'

BRICK: GENERAL SHALE BALLPARK

FIELD: GENERAL SHALE COLISEUM

COMPOSITE PANEL: YORKSHIRE TAN HC-23

COMPOSITE TRIM: GETTYSBURG GRAY HC-107

VINYL WINDOW: MILGARD SAND

ACCENT: POLISHED SLATE #713

BUILDINGS 'D' & 'T'

MASONRY: BASALITE: "EMERALD"

ACCENT: "IRONSPOT"

RAIL: METAL BLACK

VINYL WINDOW: MILGARD BLACK

ACCENT: POLISHED SLATE #713

BUILDING 'E'

FIELD PAINT: HC NORTHAMPTON PUTTY

ACCENT PAINT: HC-86 KINGSPORT GRAY

TRIM PAINT: HC-80 BLEEKER BEIGE

MAN DOORS: HC-86 KINGSPORT GRAY

WINDOWS AND GARAGE DOORS: METAL BLACK

METAL ROOF: BERRIDGE WEATHERED GALVALUME/LEAD COTE

METAL RAIL: HC-70 VAN BUREN BROWN

NOTE: BUILDINGS 'N', 'O', 'P', 'U', & 'V' ARE IN THE RMX-2 ZONE AND ARE EXCLUDED.

the ARMORY community

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05-13-16	RESUBMITTAL #2

SHEET NAME:

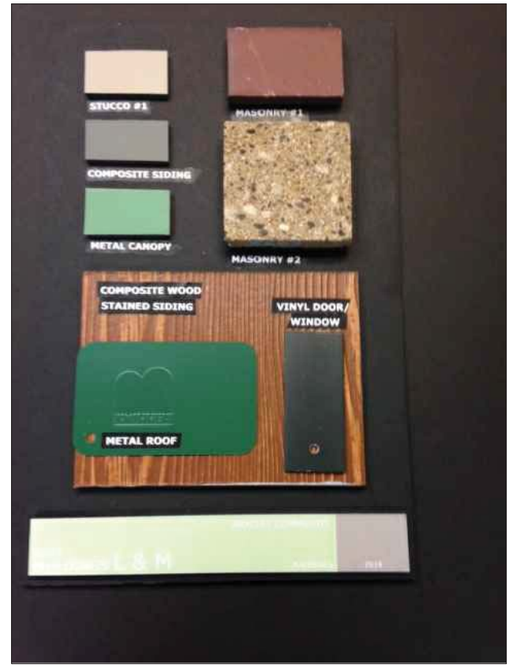
MATERIAL BOARDS

SHEET NUMBER:

A-5.28

BLOCK 2 BUILDINGS 'H' & 'K'

BLOCK 2 BUILDINGS 'J' & 'I'
BLOCK 3 BUILDING 'S'



BLOCK 3 BUILDINGS 'L' & 'M'

BLOCK 4 BUILDINGS 'Q' & 'R'

BUILDINGS 'H' & 'K'

ACCENT COMPOSITE PANEL: BM #1659-SPELLBOUND

RAIL: ANODIZED ALUMINUM

VINYL WINDOW: MILGARD FOG

COMPOSITE PANEL: BM #1543 PLYMOUTH ROCK

COMPOSITE TRIM: BM #1548 CLASSIC GRAY

VINYL WINDOW: MILGARD BRONZE

BRICK: GENERAL SHALE COLONIAL SATIN

BUILDINGS 'I', 'J', & 'S'

COMPOSITE SIDING #1: HC-629 WEEPING WILLOW

COMPOSITE SIDING #2: HC-87 ASHLEY GRAY

COMPOSITE SIDING #3: #1551 LAPALOMA GRAY

COMPOSITE TRIM: #1230 OREGON TRAIL

VINYL WINDOW: MILGARD BRONZE

METAL ROOF: GALVALUME OR LEAD COTE

BUILDINGS 'L' & 'M'

CONCRETE MASONRY: BASALITE: "EMERALD"

STUCCO: HC-87 ASHLEY GRAY

COMPOSITE PANEL SIDING: HC-166 KENDALL CHARCOAL

METAL ROOF: BERRIDGE FOREST GREEN

METAL CANOPY: HC-629 WEEPING WILLOW

COMPOSITE WOOD STAINED SIDING: ALLURA MAHOGONY

VINYL WINDOW: MILGARD BRONZE

BUILDINGS 'Q' & 'R'

BRICK: GENERAL SHALE - BALLPARK

COMPOSITE SIDING #1: HC-166 KENDALL CHARCOAL

COMPOSITE SIDING #2: #1551 LAPALOMA GRAY

COMPOSITE SIDING #3: #1230 OREGON TRAIL

METAL ROOF: BERRIDGE WEATHERED GALVALUME/LEAD COTE

METAL CANOPY: #1550 CUMULUS CLOUD

CONCRETE MASONRY: BASALITE: "EMERALD"

VINYL WINDOW: MILGARD LIGHT GRAY

NOTE: BUILDINGS 'N', 'O', 'P', 'U', & 'V' ARE IN THE RMX-2 ZONE AND ARE EXCLUDED.

the ARMORY community

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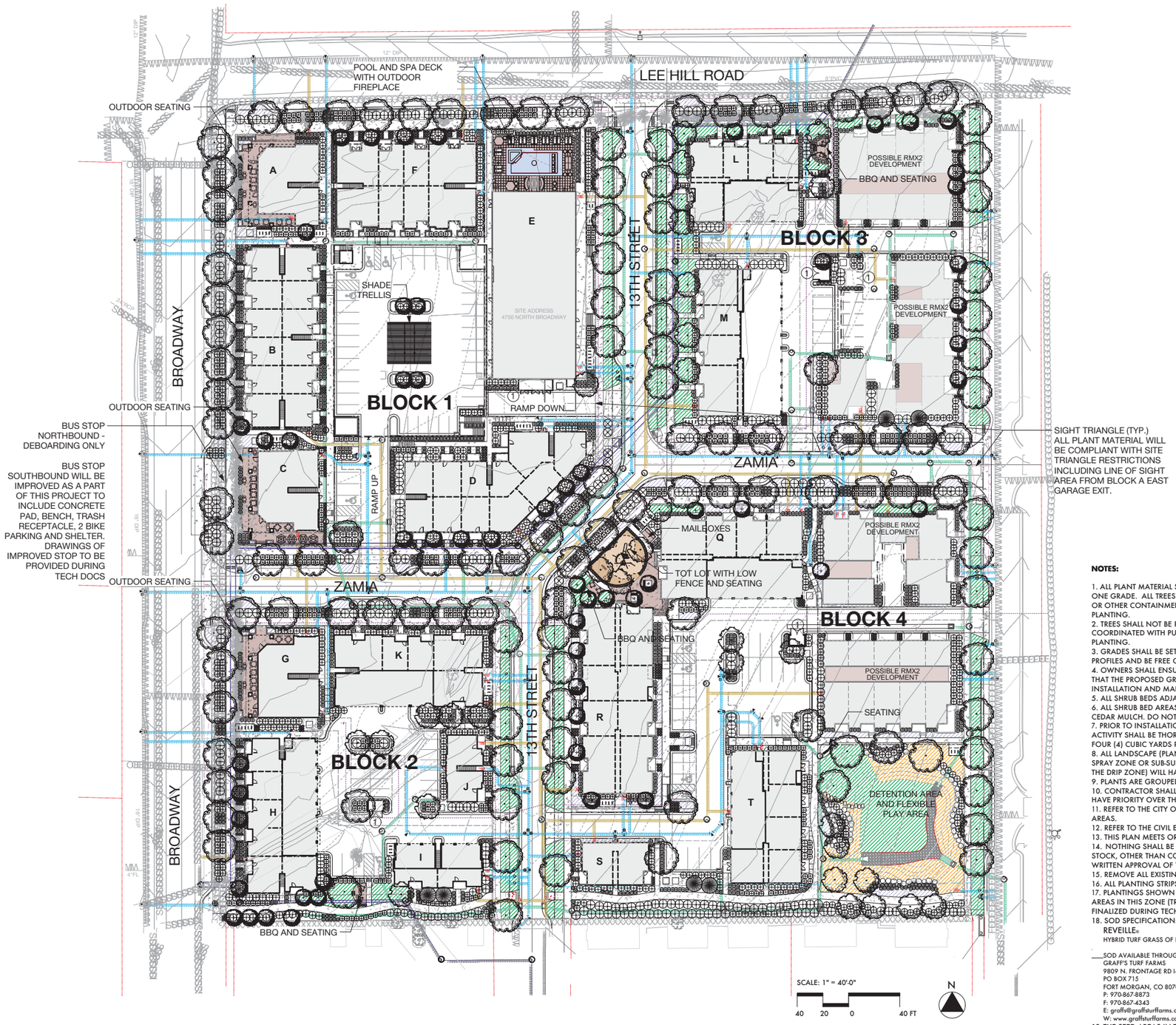
05-13-16	RESUBMITTAL #2

SHEET NAME:

MATERIAL BOARDS

SHEET NUMBER:

A-5.29



LANDSCAPE DRAWINGS

L1.0	OVERALL LANDSCAPE PLAN
L1.1	BLOCK 1 LANDSCAPE PLAN
L1.2	BLOCK 2 LANDSCAPE PLAN
L1.3	BLOCK 3 LANDSCAPE PLAN
L1.4	BLOCK 4 LANDSCAPE PLAN
L2.0	PLANT SCHEDULE
L3.0	DETAILS
L4.0	OPEN SPACE PLAN AND COMPLIANCE

LEGEND

- LARGE MATURING SHADE TREE - 3" CAL
- MEDIUM ORNAMENTAL TREE - 2.5" CAL
- SMALL ORNAMENTAL TREE - 2.5" CAL
- SMALL EVERGREEN TREE 8 FEET
- SHRUBS AND ORNAMENTAL GRASSES
- LOW WATER DEMAND SOD
- NATIVE GRASSES AND WILDFLOWERS
- PERENNIALS
- U RACK BIKE RACKS
- BENCH
- PLANTER POT

NOTES:

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
2. TREES SHALL NOT BE PLANTED CLOSER 10 FEET TO ANY PUBLIC SEWER OR WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
4. OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH ROLLED TOP STEEL EDGER.
6. ALL SHRUB BED AREAS, PERENNIALS AND GROUNDCOVER SHALL BE MULCHED WITH A 4" LAYER OF GORILLA HAIR SHREDDED CEDAR MULCH. DO NOT USE WEED BARRIER FABRIC IN ANY OF THE LANDSCAPE BEDS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
8. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP, SHRUBS AND TREES WILL HAVE A DRIP ZONE AND PERENNIALS/GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS OR DRIP.
9. PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.
10. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
11. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
12. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.
13. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
14. NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 AND MARCH 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER-GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 AND SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
15. REMOVE ALL EXISTING TREES - REFER TO THE TREE INVENTORY FOR SPECIES, SIZE AND CONDITION
16. ALL PLANTING STRIPS ALONG STREETS ARE 8 FEET WIDE, MEASURED FROM BACK OF CURB.
17. PLANTINGS SHOWN IN THE RMX2 ZONE (BACK OF SIDEWALK) ARE SHOWN FOR DESIGN INTENT ONLY. OTHER LANDSCAPE AREAS IN THIS ZONE (TREE LAWNS AND DETENTION POND) WILL BE CONSTRUCTED GENERALLY AS SHOWN (AND WILL BE FINALIZED DURING TECHNICAL DOCUMENTS PHASE).
18. SOD SPECIFICATION:
    REVEILLE®
    HYBRID TURF GRASS OF KENTUCKY BLUEGRASS AND TEXAS BLUEGRASS.

    SOD AVAILABLE THROUGH:
    GRAFF'S TURF FARMS
    9809 N. FRONTAGE RD I-76
    PO BOX 715
    FORT MORGAN, CO 80701-0715
    P: 970-867-8873
    F: 970-867-4343
    E: graffs@graffsturffarms.com
    W: www.graffsturffarms.com
19. THE SEED AREAS IN THE DETENTION POND MUST BE HAND - WEEDED UNTIL ESTABLISHMENT - TYPICALLY 2-3 GROWING SEASONS.

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:
STUDIOTERRA
758 CLUB CIRCLE
LOUISVILLE, CO 80027
303.494.9138
CAROL@STUDIOTERRA.NET
LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN

LUR2015-00012
SITE REVIEW SUBMITTAL
ARMORY COMMUNITY
BOULDER, COLORADO

DATE:	REVISION:
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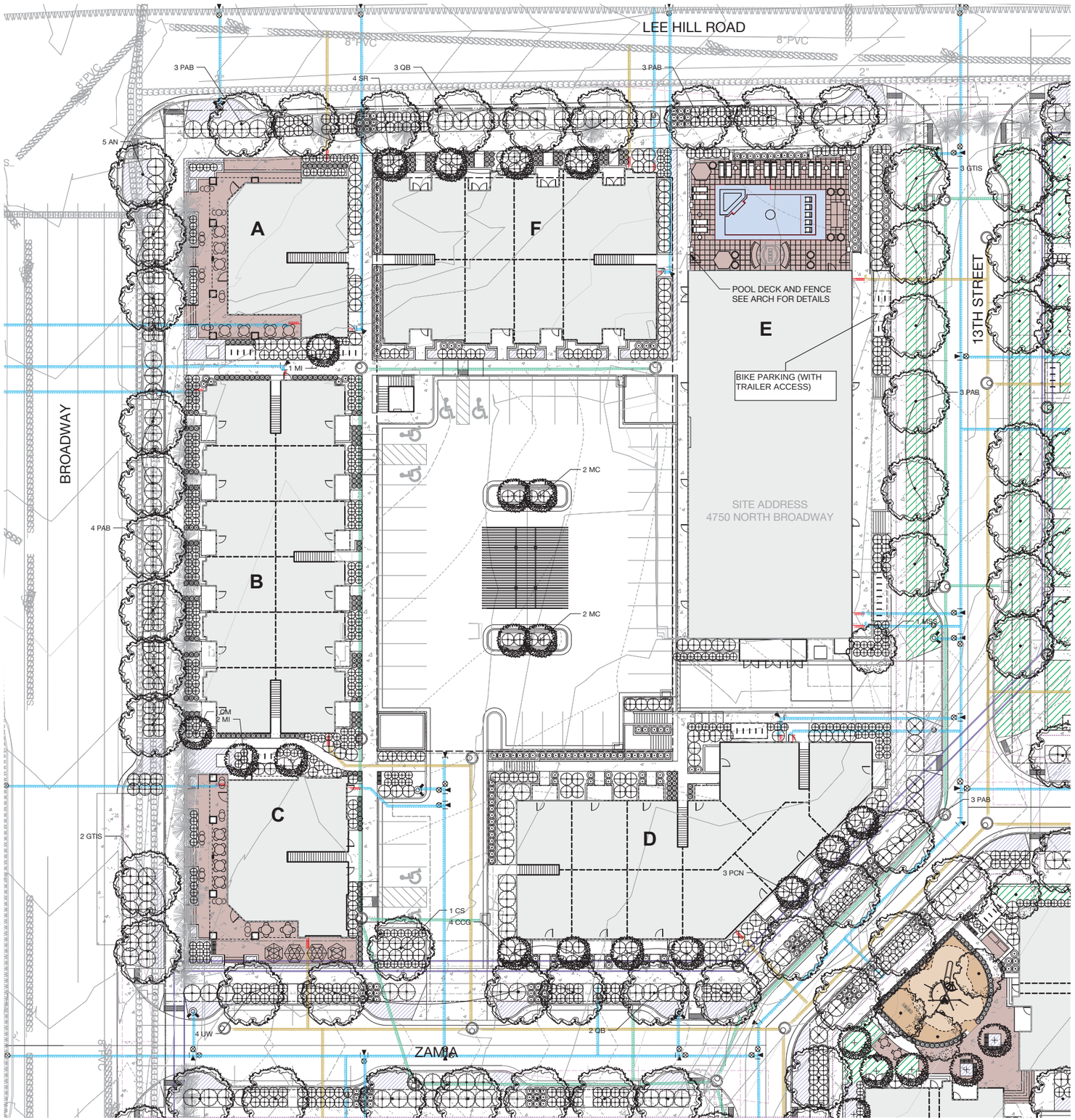
04-20-2015	SITE REVIEW SUBMITTAL 2
02-01-2016	SITE REVIEW SUBMITTAL 3
03-21-2016	SITE REVIEW SUBMITTAL 4
05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L 1.0



LEGEND

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- SMALL ORNAMENTAL TREE - 2.5" CAL
- SMALL EVERGREEN TREE 8 FEET
- SHRUBS AND ORNAMENTAL GRASSES
- LOW WATER DEMAND SOD
- NATIVE GRASSES AND WILDFLOWERS
- PERENNIALS
- U RACK BIKE RACKS
- BENCH
- PLANTER POT

SCALE: 1" = 20'-0"

20 10 0 20 FT

N

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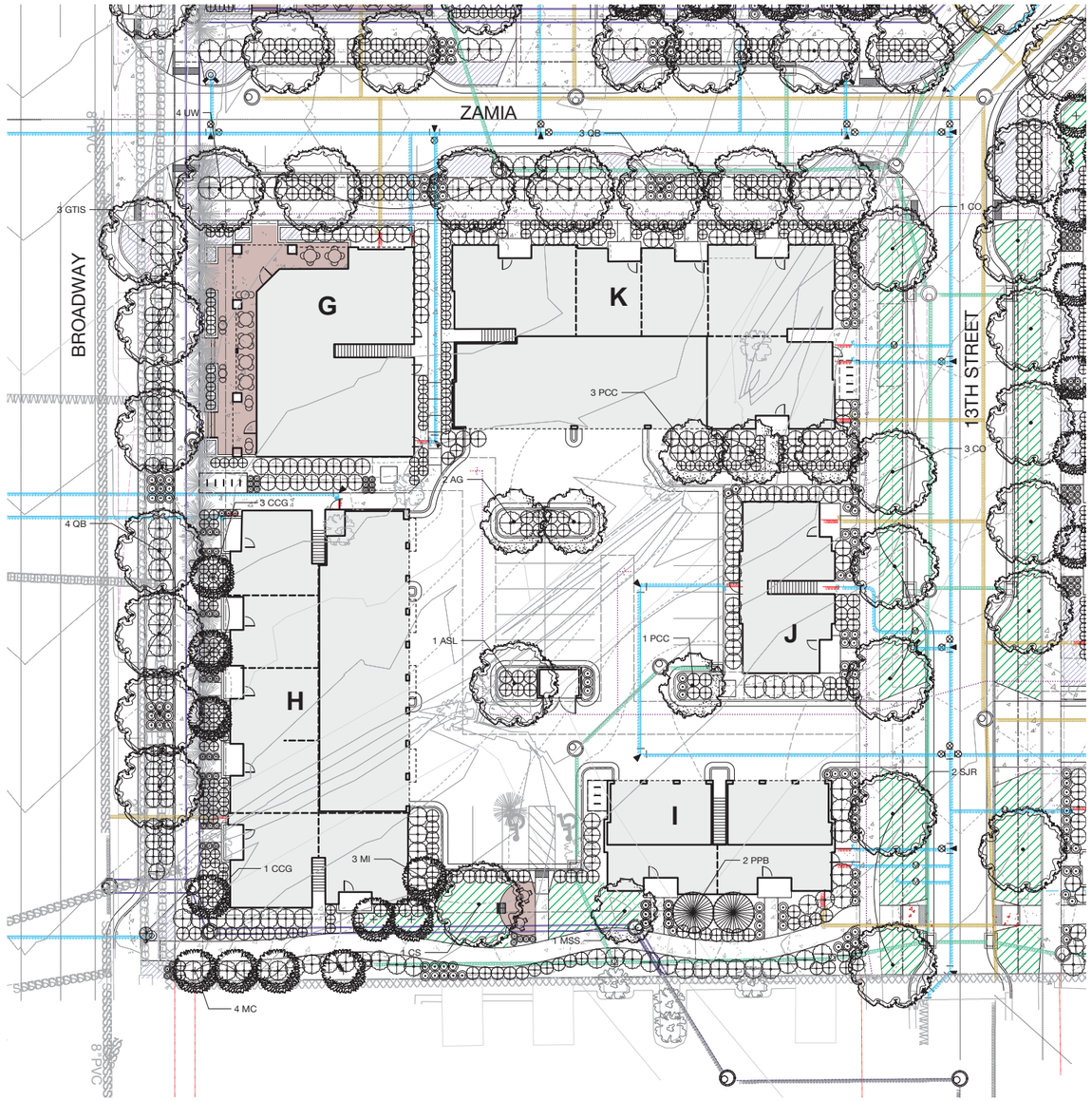
05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:

BLOCK 1
LANDSCAPE PLAN

SHEET NUMBER:

L 1.1



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SCALE: 1" = 20'-0"

20 10 0 20 FT

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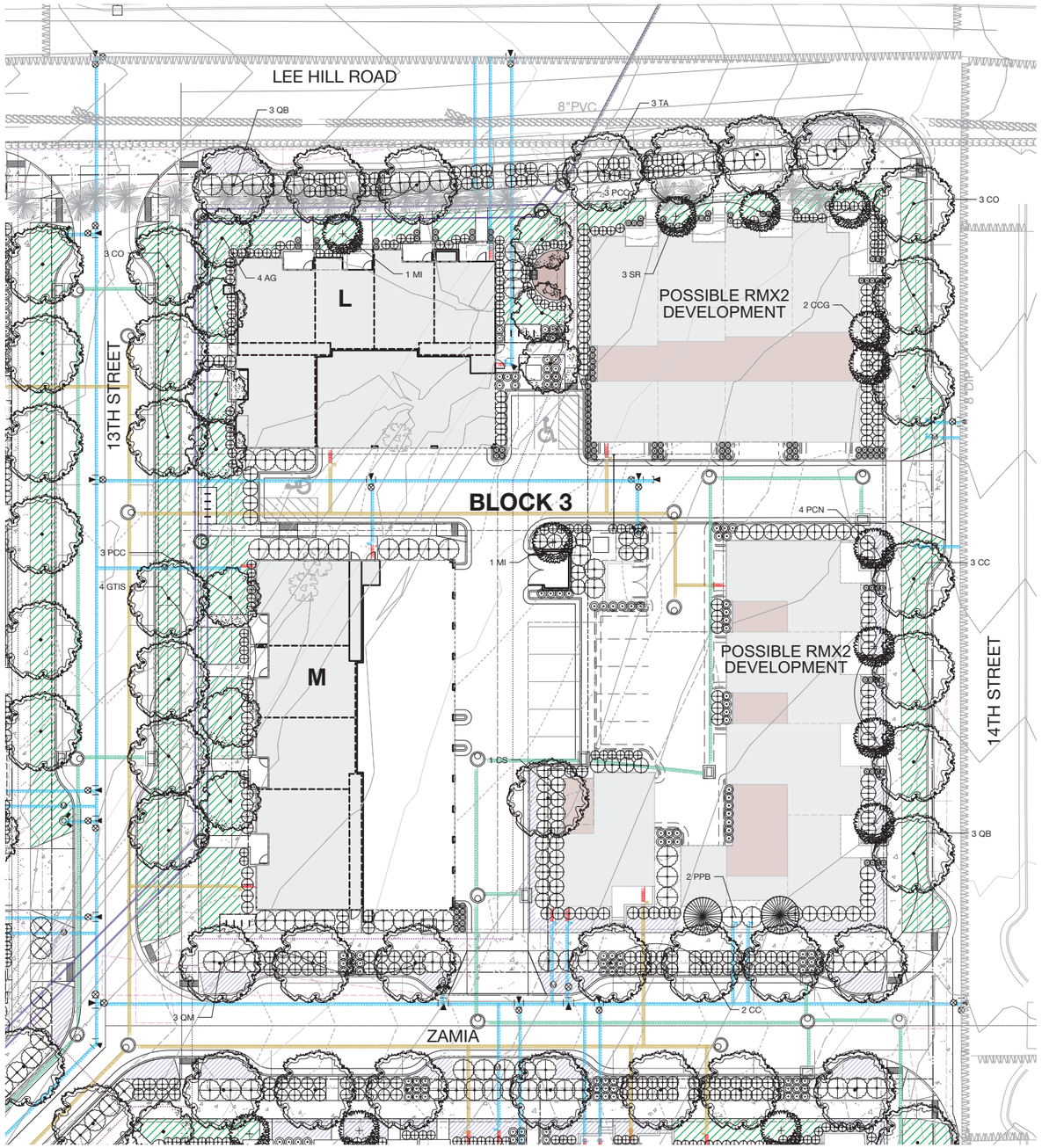
05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:

BLOCK 2
LANDSCAPE PLAN

SHEET NUMBER:

L 1.2



LEGEND

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- PLANTER POT

SCALE: 1" = 20'-0"

20 10 0 20 FT

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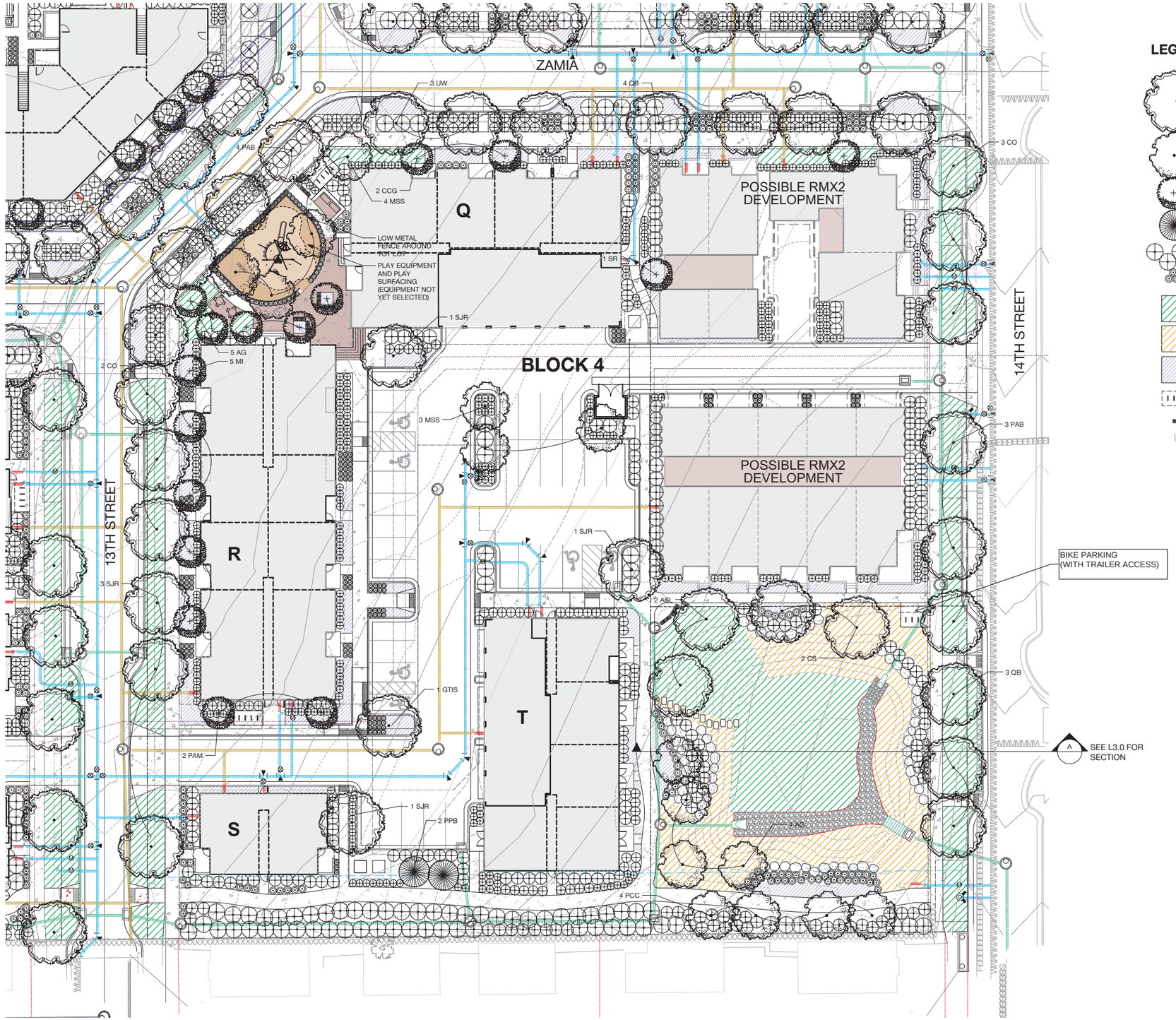
05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:

BLOCK 3 STREETSCAPE PLAN

SHEET NUMBER:

L 1.3



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SCALE: 1" = 20'-0"

20 10 0 20 FT

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05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:

BLOCK 4
LANDSCAPE PLAN

SHEET NUMBER:

L 1.4

PLANT SCHEDULE

	PERENNIALS								QUANTITY				TOTAL
SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
1 GAL	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	VARIEGATED BISHOP'S WEED	8-12"	1-2'	MEDIUM	FS TO SHADE	WHITE	SUMMER					
1 GAL	AJUGA REPTANS 'ATROPURPUREA'	BRONZE CARPET BUGLE	4-6"	12-15"	MEDIUM	ADAPTABLE	BLUE	LATE SPRING					
1 GAL	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	NEW ENGLAND PURPLE ASTER	18-24"	18-24"	MEDIUM	SUN	PURPLE	LATE SUMMER TO FALL					
1 GAL	CAMPSIS RADICANS	TRUMPET VINE	VINE	VINE	LOW	SUN	ORANGE	MID TO LATE SUMMER					
1 GAL	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER					
1 GAL	COREOPSIS GRANDIFLORA 'SUNRAY'	DWARF DOUBLE COREOPSIS	12-18"	12-18"	LOW	SUN	YELLOW	MID-SUMMER					
1 GAL	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	12-18"	3-6'	LOW	ADAPTABLE	INSIGNIFICANT	EARLY SUMMER					
1 GAL	GERANIUM 'JOHNSON'S BLUE'	BLUE CRANESBILL	18-24"	2-3'	MEDIUM	ADAPTABLE	VIOLET-BLUE	EARLY SUMMER					
1 GAL	HEDERA HELIX	ENGLISH IVY	VINE	VINE	MEDIUM	SHADE	N/A	N/A					
1 GAL	HEMEROCALLIS 'LITTLE BUSINESS'	RASPBERRY DAYLILY	12-18"	12-18"	LOW	SUN	RASPBERRY	LATE SPRING TO EARLY SUMMER					
1 GAL	HEMEROCALLIS 'PRAIRIE BLUE EYES'	LAVENDER DAYLILY	24-30"	18-24"	LOW	SUN	LAVENDER-PURPLE	SUMMER					
1 GAL	HEMEROCALLIS 'ROCKET CITY'	ORANGE DAYLILY	3-4'	2-3'	LOW	SUN	ORANGE	EARLY TO MID-SUMMER					
1 GAL	HEMEROCALLIS 'STELLA DE ORO'	DWARF GOLD DAYLILY	1-2'	12-18"	LOW	SUN	GOLDEN YELLOW	LATE SPRING TO LATE SUMMER					
1 GAL	IRIS x PUMILA 'LITTLE SAPPHIRE'	DWARF BLUE IRIS	8-12"	8-12"	LOW	SUN	BLUE	LATE SPRING					
1 GAL	IRIS x PUMILA 'MR. ROBERTS'	DWARF YELLOW IRIS	8-12"	8-12"	LOW	SUN	YELLOW	LATE SPRING					
1 GAL	LAVANDULA ANGUSTIFOLIA 'GROSSO'	GROSSO LAVENDER	2-3'	2-3'	LOW	SUN	LAVENDER-BLUE	EARLY TO LATE SPRING					
1 GAL	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	DEEP BLUE LAVENDER	8-12"	8-12"	LOW	SUN	LAVENDER-BLUE	EARLY SPRING TO MID-SUMMER					
1 GAL	LEUCANTHEMUM X SUPERBUM 'LITTLE MISS MUFFET'	DWARF SHASTA DAISY	12-15"	12-15"	MEDIUM	SUN	WHITE	EARLY TO LATE SUMMER					
1 GAL	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	VINE	VINE	LOW	SUN	CREAMY WHITE	EARLY TO LATE SUMMER					
1 GAL	NEPETA X LITTLE TRUDY	LITTLE TRUDY CATMINT	8-12"	18-24"	LOW	SUN	LAVENDER	EARLY TO LATE SUMMER					
1 GAL	PARATHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	VINE	VINE	MEDIUM	SUN TO FS	N/A	N/A					
1 GAL	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	6-8"	12-18"	LOW	SUN	PINK	LATE SUMMER					
1 GAL	SALVIA RACHYPHYLLA	MOJAVE SAGE	2-3'	2-3'	LOW	SUN	BLUE	SUMMER TO FALL					
1 GAL	VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	4-6"	12-18"	LOW	ADAPTABLE	BLUE	EARLY SPRING TO MID-SUMMER					
1 GAL	ZAUSCHNERIA GARRETTII ORANGE CARPET	ORANGE CARPET CALIFORNIA FUCHSIA	4-6"	15-20"	LOW	SUN	ORANGE	LATE SUMMER TO FALL					

	ORNAMENTAL GRASSES								QUANTITY				TOTAL
QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
5 GAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	4-5'	18-24"	LOW	SUN TO FS	GOLDEN TAN	EARLY SUMMER TO FALL					
5 GAL	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	2-3'	2-3'	MEDIUM	SUN	PINK	LATE SUMMER					
5 GAL	MISCANTHUS SINENSIS LITTLE NICKY™	LITTLE NICKY DWARF ZEBRA GRASS	3-4'	2-3'	MEDIUM	SUN	BEIGE	SUMMER					
5 GAL	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN	BRONZE	LATE SUMMER					
5 GAL	MISCANTHUS SINENSIS PURPURASCENS	FLAME (PURPLE MAIDEN) GRASS	3-4'	2-3'	MEDIUM	SUN	BRONZE TO SILVERY V	LATE SUMMER					
5 GAL	MISCANTHUS SINENSIS 'SILVER FEATHER'	SILVER FEATHER MAIDEN GRASS	4-6'	3-4'	MEDIUM	SUN	SILVER WHITE	LATE SUMMER					
5 GAL	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN TO SHADE	SILVERY TO BUFF	LATE SUMMER TO EARLY FALL					
5 GAL	MOLINIA CAERULEA 'VARIEGATA'	VARIEGATED MOOR GRASS	1-2'	12-15"	MEDIUM	FILTERED SHADE	TAN SEED HEADS	MID-SUMMER					
5 GAL	MUHLENBERGIA CAPILLARIS REGAL MIST	REGAL MIST MUHLY GRASS	3-4'	3-4'	LOW	SUN	PINK	LATE SUMMER					
5 GAL	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3-4'	24-30"	LOW	SUN	TAN	LATE SUMMER					
5 GAL	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1-2'	12-18"	LOW	SUN	WHITE WITH COPPER	LATE SUMMER					

	CONTAINER SHRUBS								QUANTITY				TOTAL
QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
5 GAL	ACER GINNALA 'COMPACTA'	DWARF AMUR MAPLE	6-8'	6-8'	LOW	SUN	N/A	N/A					
5 GAL	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	3-4'	2-3'	LOW	SUN	BLUE	MID TO LATE SUMMER					
5 GAL	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	MANHATTAN EUONYMUS	4-6'	6-8'	MEDIUM	SHADE	GREENISH-WHITE, INS	LATE SUMMER					
5 GAL	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	6-8'	4-6'	LOW	SUN TO FS	WHITE	EARLY SUMMER					
5 GAL	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	2-3'	3-4'	LOW	SUN TO FS	WHITE	EARLY SUMMER					
5 GAL	PHILADELPLUS LEWISII BLIZZARD	MOCKORANGE, BLIZZARD	6-8'	6-8'	LOW	SUN	WHITE	SPRING					
5 GAL	PHILADELPLUS X VIRGINALIS DWFMINN. SNOWFLAKE	MOCKORANGE, DWARF MINN SNOWBELLE	3-4"	3-4'	MEDIUM	SUN	WHITE	EARLY SUMMER					
5 GAL	PHYSOCARPUS OPULIFOLIUS NANUS	NINEBARK, DWARF	4-5'	4-5'	LOW	SUN TO FS	WHITE	LATE SPRING					
5 GAL	PHYSOCARPUS X SUMMER WINE	NINEBARK, SUMMER WINE	4-6'	4-6'	MEDIUM	SUN	WHITE	SUMMER					
5 GAL	PRUNUS BESSEYI PAWNEE BUTTES	CHERRY, CREEPING WESTERN SAND	15-18'	4-6'	LOW	SUN	WHITE	SPRING					
5 GAL	PRUNUS X CISTENA	PLUM, PURPLE LEAF	6-8'	4-6'	MEDIUM	SUN	PALE PINK	MID-SPRING					
5 GAL	RHAMNUS FRANGULA COLUMNARIS	BUCKTHORN, TALL HEDGE	8-12'	3-4'	LOW	SUN	GREENISH-WHITE	LATE SPRING					
5 GAL	RHAMNUS FRANGULA FINE LINE	BUCKTHORN, FINE LINE	5-7'	3-5'	LOW	SUN	PALE GREEN	SPRING					
5 GAL	RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	2-3'	6-8'	LOW	SUN	YELLOW	EARLY SPRING					
5 GAL	RIBES ALPINUM	CURRANT, ALPINE	3-6'	3-6'	LOW	SUN TO FS	YELLOWISH-GREEN	MID-SPRING					
5 GAL	RIBES ALPINUM GREEN MOUND	CURRANT, GREEN MOUND	3-4'	2-3'	LOW	SUN TO FS	YELLOWISH-GREEN	MID-SPRING					
5 GAL	ROSA FOETIDA BICOLOR	ROSE, AUSTRIAN COPPER	6-10'	6-8'	LOW	SUN	YELLOW/ORANGE W/ S	LATE SPRING					
5 GAL	ROSA WOODSII	ROSE, NATIVE PINK	3-6'	3-6'	LOW	SUN	PINK	EARLY SUMMER					
5 GAL	ROSA X GOLDEN WINGS	ROSE, SINGLE YELLOW SHRUB	3-5'	4-6'	LOW	SUN	YELLOW	EARLY SUMMER					
5 GAL	ROSA X NEARLY WILD	ROSE, SINGLE PINK SHRUB	2-3'	2-3'	LOW	SUN	PINK	EARLY TO LATE SUMMER					
5 GAL	SPIREA JAPONICA ANTHONY WATERER	SPIREA, ANTHONY WATERER	2-3'	2-4'	MEDIUM	SUN TO FS	ROSE RED	EARLY SUMMER					
5 GAL	SPIREA JAPONICA FOREBELII	SPIREA, FROEBEL	3-4'	2-4'	MEDIUM	SUN TO FS	REDDISH-PINK	LATE SPRING TO EARLY SUMMER					
5 GAL	SYRINGA MEYERI PALIBIN	LILAC, DWARF KOREAN	4-6'	4-6'	LOW	SUN	LAVENDER PINK	LATE SPRING					
5 GAL	SYRINGA PATULA MISS KIM	LILAC, MISS KIM DWARF	3-5'	3-5'	LOW	SUN	PALE LAVENDER	LATE SPRING					
5 GAL	SYRINGA VULGARIS LUDWIG SPAETH	LILAC, DARK PURPLE	8-12'	6-8'	LOW	SUN	DARK PURPLE	MID TO LATE SPRING					
5 GAL	SYRINGA VULGARIS PRIMROSE	LILAC, CREAMY YELLOW FRENCH	8-10'	10-12'	LOW	SUN	CREAMY YELLOW	SPRING					
5 GAL	VIBURNUM CARLESII	VIBURNUM, KOREANSPICE	4-5'	4-6'	MEDIUM	ADAPTABLE	WHITE WITH PINK TINT	MID SPRING					
5 GAL	VIBURNUM DENTATUM BLUE MUFFIN	VIBURNUM, BLUE MUFFIN ARROWHEAD	3-5'	3-4'	MEDIUM	ADAPTABLE	WHITE	SPRING					
5 GAL	VIBURNUM PLICATUM TOMENTOSUM WATANABEI	VIBURNUM, DWARF DOUBLEFILE	4-6'	6-8'	MEDIUM	SUN TO FS	WHITE	SPRING TO FALL					
5 GAL	VIBURNUM X BURKWOODII	VIBURNUM, BURKWOOD	6-8'	6-8'	MEDIUM	FS TO SHADE	WHITE	EARLY SUMMER					
5 GAL	VIBURNUM X JUDDII	VIBURNUM, JUDD	4-6'	4-6'	MEDIUM	ADAPTABLE	WHITE	MID SPRING					
5 GAL	WEIGELA FLORIDA RUMBA	WEIGELA, RUMBA	2-3'	3-4'	MEDIUM	SUN TO FS	DARK RED	SUMMER					
5 GAL	WEIGELA FLORIDA VARIEGATA	WEIGELA, VARIEGATED	4-6'	4-6'	MEDIUM	SUN TO FS	PINK	EARLY SUMMER					
5 GAL	WEIGELA FLORIDA WINE AND ROSES	WEIGELA, WINE AND ROSES	4-5'	4-5'	MEDIUM	SUN TO FS	ROSE PINK	SUMMER					

	DECIDUOUS TREES								QUANTITY				TOTAL
	QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
AN	3" CAL	ACER NEGUNDO SENSATION	BOXELDER, SENSATION	25-30'	20-25'	LOW	SUN	YELLOWISH-GREEN	EARLY SPRING	5				5
ASL	3" CAL	ACER SACCHARUM LEGACY	MAPLE, LEGACY SUGAR	40-50'	30-40'	MEDIUM	SUN	GREEN YELLOW	SPRING		1		2	3
CS	3" CAL	CATALPA SPECIOSA	CATALPA WESTERN	40-60'	30-50'	LOW	FULL SUN	WHITE	LATE SPRING-EARLY SUMMER	1	1	1	2	5
CC	3" CAL	CORYLUS COLURNA	TURKISH FILBERT	40-50'	20-30'	LOW	SUN	N/A	N/A			5		5
CO	3" CAL	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	50-60'	40-50'	LOW	SUN	N/A	N/A		4	7	6	17
GTIS	3" CAL	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	40-50'	30-40'	LOW	SUN	N/A	N/A	5	3	3	1	12
PAB	3" CAL	PLATANUS X ACERIFOLIA BLOODGOOD	PLANETREE, BLOODGOOD	70-100'	65-80'	MEDIUM	SUN	N/A	N/A	16			7	23
QB	3" CAL	QUERCUS BICOLOR	OAK, SWAMP WHITE	40-60'	40-60'	LOW	SUN TO FS	N/A	N/A	5	7	6	7	25
QM	3" CAL	QUERCUS MACROCARPA	OAK, BUR	50-80'	50-80'	LOW	SUN	N/A	N/A			3		3
QR	3" CAL	QUERCUS ROBUR	OAK, ENGLISH	40-60'	30-40'	MEDIUM	SUN	N/A	N/A					0
SJR	3" CAL	SOPHORA JAPONICA 'REGENT'	REGENT JAPANESE PAGODA TREE	40-50'	30-40'	MEDIUM	SUN TO FS	CREAMY WHITE	SUMMER		2		6	8
TA	3" CAL	TILIA AMERICANA WANDELL	LINDEN, LEGEND AMERICAN	40-60'	30-40'	MEDIUM	SUN	PALE YELLOW	SUMMER			3		3
UW	3" CAL	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	35-40'	25'30'	MEDIUM	SUN	N/A	N/A	4	4		3	
										36	**22**	**28**	**34**	**101**

	ORNAMENTAL TREES								QUANTITY				TOTAL
	QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
AG	2.5" CAL	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	SERVICEBERRY, AUTUMN BRILLIANCE	15-20'	15-25'	LOW	SUN	WHITE	SPRING		2	4	9	15
CCG	2.5" CAL	CRATAEGUS CRUS-GALLI INERMIS CRUSADER	HAWTHORN, THORNLESS COCKSPUR	12-15'	12-15'	LOW	SUN	WHITE	SPRING	4	4	2	2	12
CM	2.5" CAL	CRATAEGUS X MORDENENSIS SNOWBIRD	HAWTHORN, SNOWBIRD	15-20'	15-20'	LOW	SUN	WHITE	SPRING	1				1
MC	2.5" CAL	MALUS CORALBURST	CRABAPPLE, CORALBURST	12-15'	12-15'	MEDIUM	SUN	PINK-WHITE	SPRING	4	4			8
MI	2.5" CAL	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC	15-20'	15-20'	MEDIUM	SUN	DEEP PINK	SPRING	3	3	2	5	13
MSS	2.5" CAL	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	20-25'	20-25'	MEDIUM	SUN	WHITE	SPRING	1	1		7	9
PAM	2.5" CAL	PRUNUS ARMENIACA MOONGOLD	APRICOT, MOONGOLD	15-25'	15-25'	MEDIUM	SUN	PALE PINK	EARLY SPRING				2	2
PCN	2.5" CAL	PRUNUS CERASIFERA NEWPORT	PLUM, NEWPORT	15-20'	15-20'	MEDIUM	SUN	PINK	SPRING	3		4		7
PCC	2.5" CAL	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	20-30'	15-20'	MEDIUM	SUN	WHITE	SPRING		4	6	4	14
SR	2.5" CAL	SYRINGA RETICULATA	LILAC, JAPANESE TREE	15-20'	15-20'	LOW	SUN TO FS	WHITE	LATE SPRING	4		3	1	8
										20	**18**	**21**	**30**	**74**

	EVERGREEN TREES								QUANTITY				TOTAL
	QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
PPB	8 FT	PICEA PUNGENS BABY BLUE EYES	SPRUCE, BABY BLUE EYES	20-30'	10-15'	MEDIUM	SUN	N/A	N/A		2	2	2	**6**

	EVERGREEN SHRUBS									TOTAL
QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON		
5 GAL	JUNIPERUS COMMUNIS GREEN CARPET	JUNIPER, GREEN CARPET	8-10"	4-6'	LOW	SUN	N/A	N/A		
5 GAL	JUNPERUS HORIZONTALIS BLUE CHIP	JUNIPER, BLUE CHIP	8-12"	6-8'	LOW	SUN	N/A	N/A		
5 GAL	JUNIPERUS HORIZONTALIS HUGHES	JUNIPER, HUGHES	1-2'	5-8'	LOW	SUN	N/A	N/A		
5 GAL	JUNIPERUS SABINA ARCADIA	JUNIPER, ARCADIA	18-24"	4-6'	LOW	SUN TO FS	N/A	N/A		
5 GAL	JUNIPERUS SABINA CALGARY CARPET	JUNIPER, CALGARY CARPET	12-18"	6-8'	LOW	SUN TO FS	N/A	N/A		
5 GAL	JUNIPERUS SABINA SCANDIA	JUNIPER, SCANDIA	18-24"	4-6'	LOW	SUN TO FS	N/A	N/A		

the ARMORY community

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LUR2015-00012

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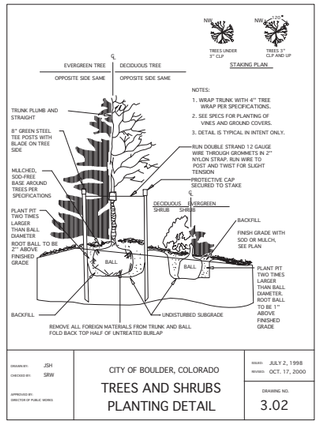
05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:

PLANT SCHEDULE

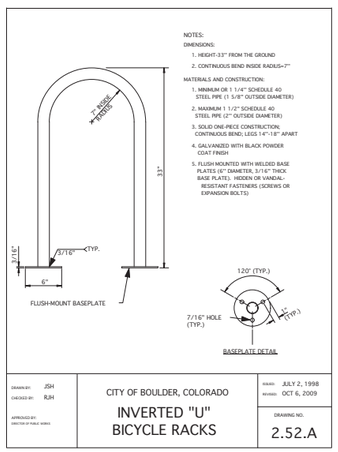
SHEET NUMBER:

L 2.0



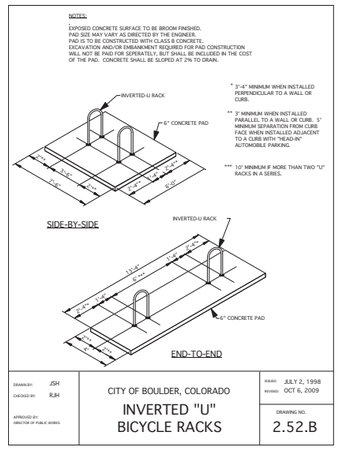
1 TREE AND SHRUB PLANTING DETAIL

SCALE: not to scale



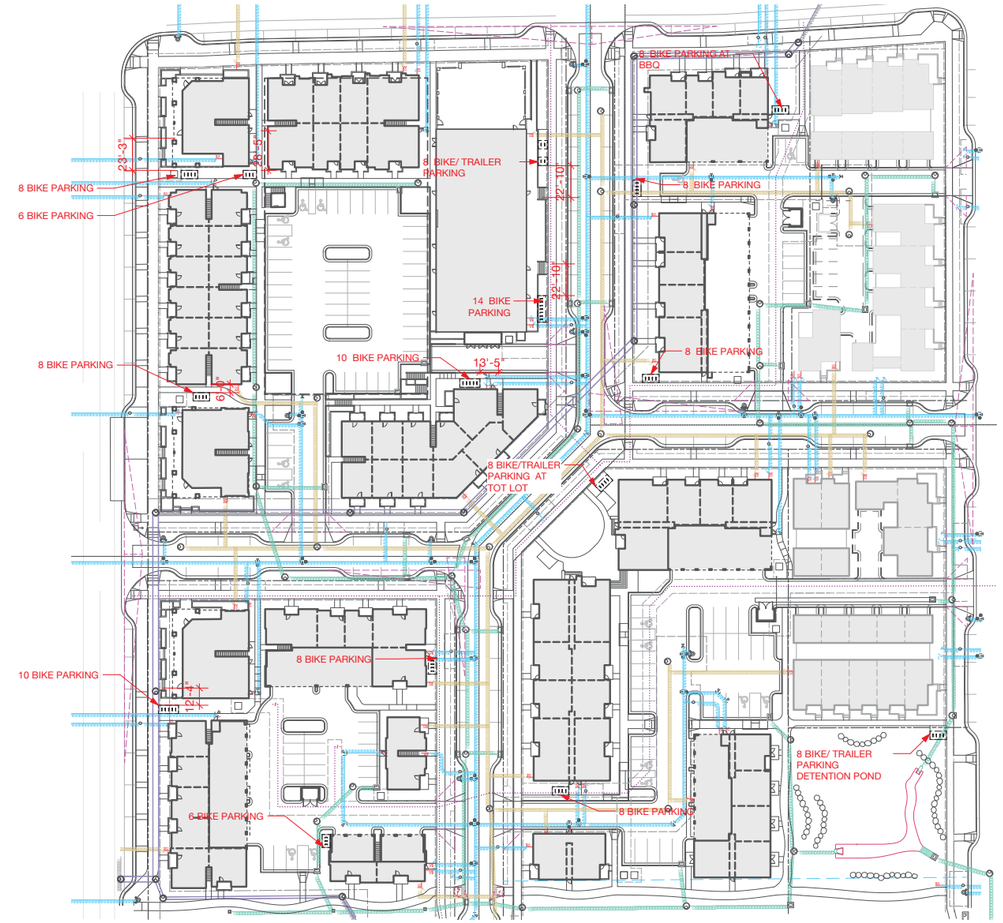
2 INVERTED - U BIKE RACKS

SCALE: not to scale



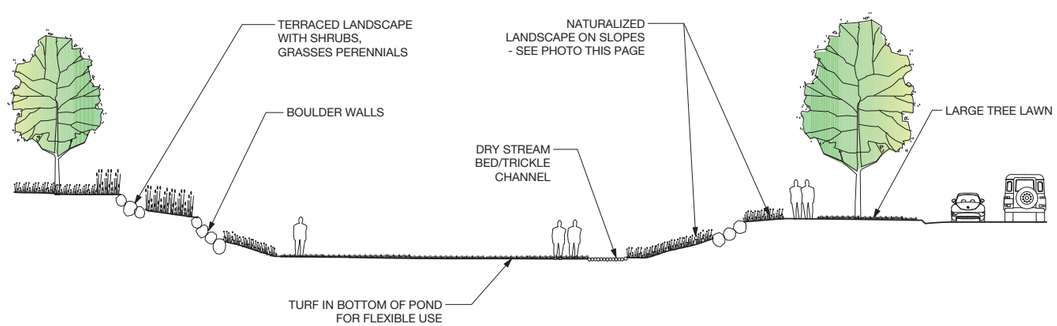
3 INVERTED - U BIKE RACKS - LAYOUT

SCALE: not to scale



4 SHORT TERM BIKE PARKING

Scale: 1" = 50 ft



1 CROSS SECTION THROUGH DETENTION POND

Scale: 3/32" = 1'-0"

EXAMPLE IMAGERY

NATURALIZED SLOPES

BOULDER WALLS, PLANTINGS, TURF IN BOTTOM

the ARMORY

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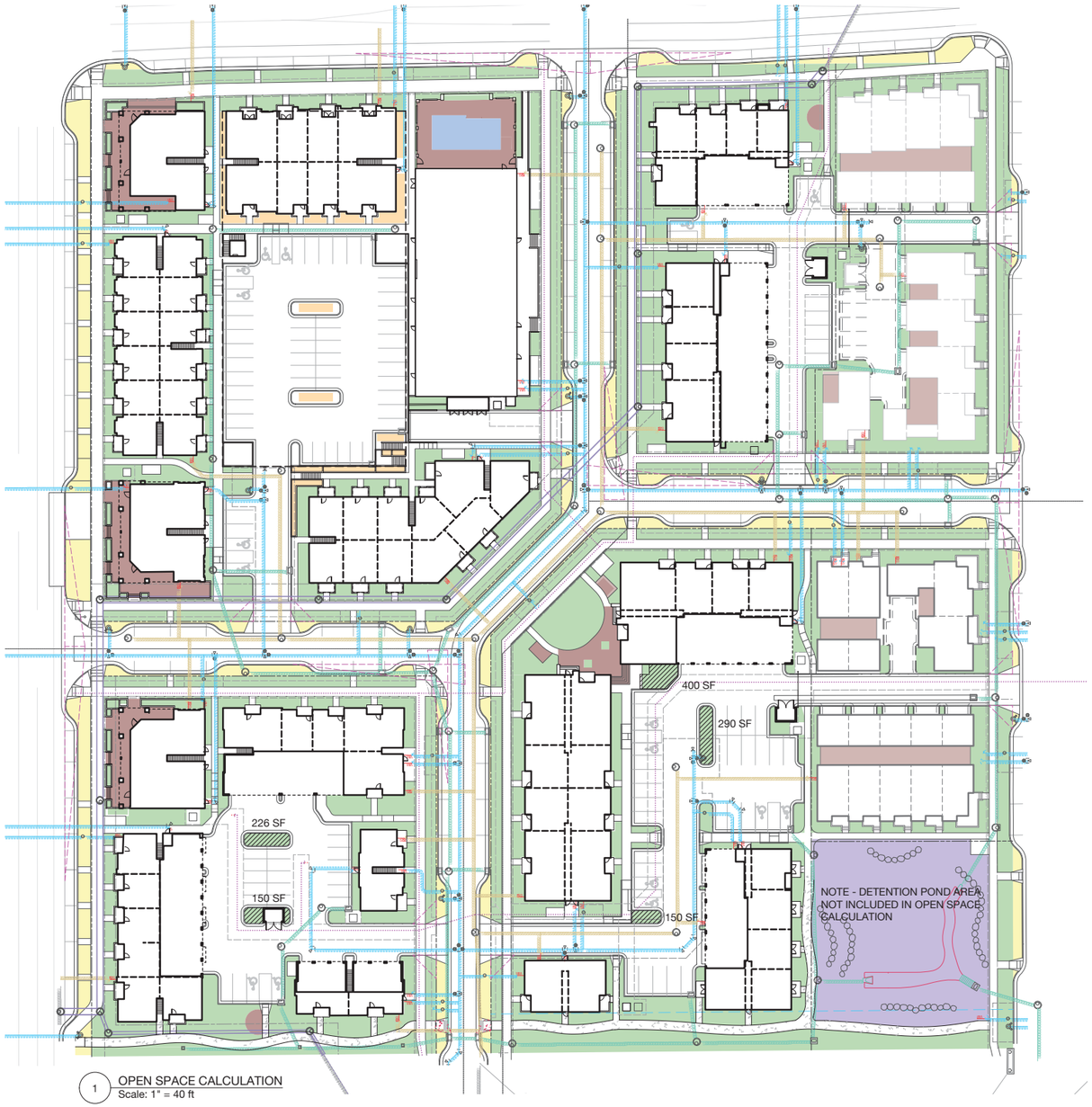
05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:

DETAILS

SHEET NUMBER:

L 3.0



1 OPEN SPACE CALCULATION
Scale: 1" = 40 ft

OPEN SPACE CATEGORIES

- **TYPE 1** — LANDSCAPED AREAS
- **TYPE 2** — LANDSCAPE ON TOP OF PARKING STRUCTURE
- **TYPE 3** — LANDSCAPED ROW (10% OF REQUIRED MAX)
- **TYPE 4** — COMMERCIAL PATIO SPACE, POOL AND POOL DECK
- **TYPE 4** — INDIVIDUAL PATIOS AND DECKS, ROOF DECKS - SEE ARCH FOR DETAILS - NOT SHOWN ON OPEN SPACE DIAGRAM

LANDSCAPED AREA NOT COUNTED AS OPEN SPACE

ONLY AREAS COUNTED TOWARD PARKING LOT LANDSCAPE

The Armory
Landscape Compliance Charts

	Site Landscape Requirements					
	Gross Site Area	Net Site	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
Block 1	104,341.3	18,794	13	17	63	200 +
Block 2	53,575.6	12,031	8	18	40	200 +
Block 3	66,492.5	18,216	12	24	61	200 +
Block 4	109,399.7	38,381	26	35	128	200 +
Total	333,809.1	87,422	**58**	**94**	**291**	**800 +**

Note: Street trees and parking lot trees not included in total.

	Street Tree Requirements			
Block 1	Lineal Footage	Required Trees	Provided Trees	Notes
Broadway	353	9	11	
Lee Hill	300	8	9	
Zamia	287	7	6	Can not add more trees due to garage access drive
13th	232	6	9	
Total		**30**	**35**	
Block 2				
Broadway	244	7	7	
Zamia	221	6	7	
13th	241	6	6	
Total		**19**	**20**	
Block 3				
Lee Hill	253	7	7	
13th	261	7	7	
14th	263	7	7	
Zamia	253	7	7	
Total		**28**	**28**	
Block 4				
13th	330	10	10	
Zamia	227	7	7	
14th	294	9	9	
Total		**26**	**26**	
	Grand Total	**103**	**109**	

	Open Space Requirements						
	Total SF Open Space Req'd	Provided Landscape	Provided Hardscape	ROW Landscape	% Open Space Required	Total OS Provided	% Open Space Provided
Block 1	20,868	18,090	6,040	2,086	20%	26,216	25%
Block 2	10,715	12,135	1,610	1,071	20%	14,816	28%
Block 3	13,299	18,560	200	1,329	20%	20,089	30%
Block 4	21,880	24,650	150	2,188	20%	26,988	25%
Total	**66,762**	**73,435**	**8,000**	**6,674**	**20%**	**88,109**	**27%**

Detention pond are not included in open space calculations
Roof Decks not included in this total
ROW landscape does not exceed 10% of required open space per code.

	Parking Landscape Requirements						
	Number of Spaces	Parking Area	Landscape Required	Landscape Provided	Trees Required	Trees Provided	Screening Provided
Block 1	not applicable - garage only	none	none			4	N/A
Block 2	21 spaces	8,693	435	376	3	4	yes
Block 3	not applicable - fewer than 15 spaces	none	none				N/A
Block 4	33 spaces	13,821	691	1065	4	6	yes
Total			**1,126**	**1,441**	**7**	**14**	

2 COMPLIANCE CHARTS

the ARMORY community

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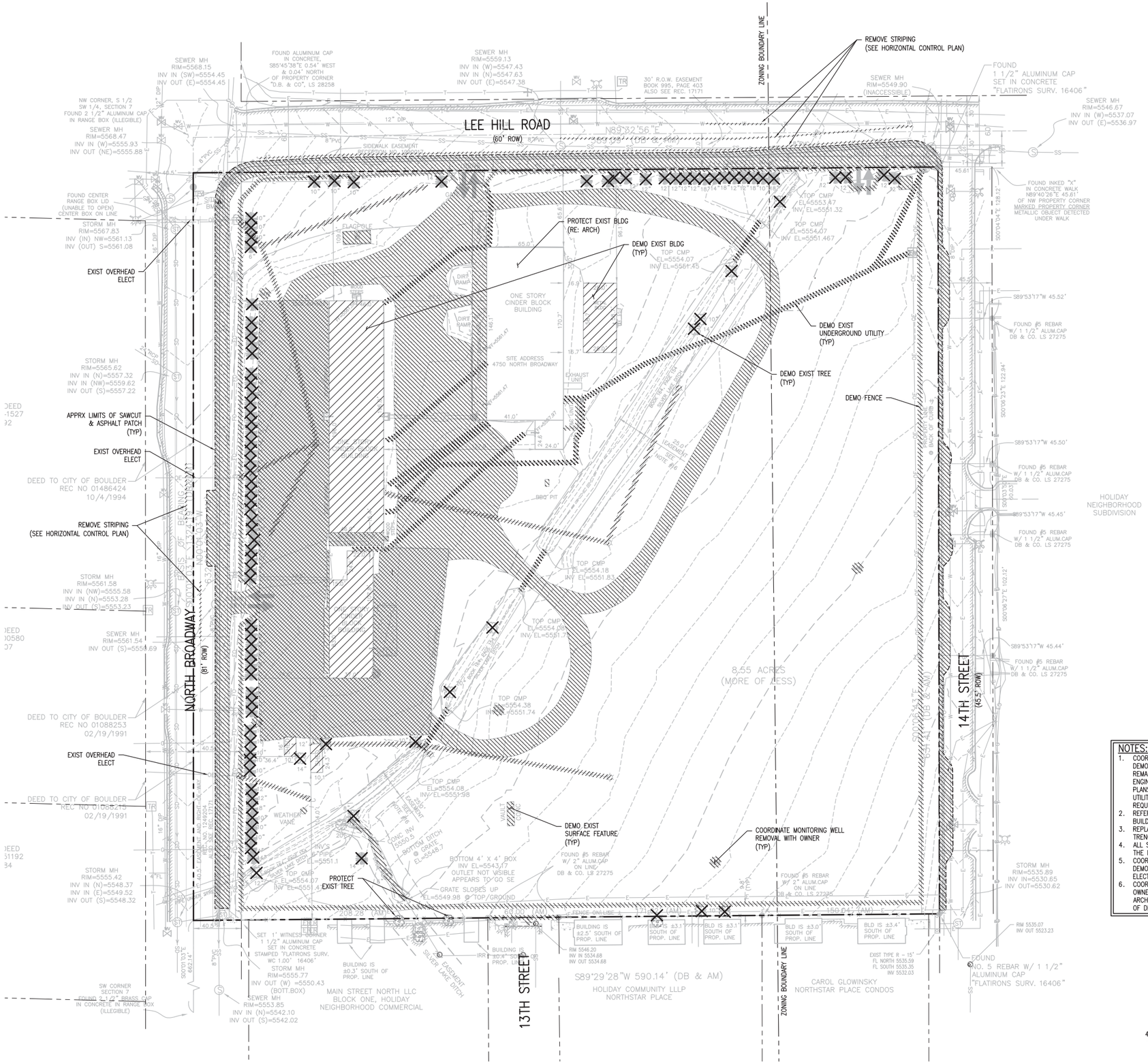
SHEET NAME:
OPEN SPACE AND COMPLIANCE

SHEET NUMBER:
L 4.0



NOTES:

1. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS. ADDITIONAL DEMOLITION OF PAVING, TREES, UTILITIES, STRUCTURES, ETC. TO BE PERFORMED AS REQUIRED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING DEMOLITION.
3. REPLACE EXIST SIDEWALKS AND PAVEMENTS AT UTILITY TRENCHES AS REQUIRED.
4. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
5. COORDINATE SITE LIGHTING AND ELECTRIC SERVICE ROUTING, DEMOLITION, RELOCATIONS, AND MODIFICATIONS WITH THE ELECTRICAL ENGINEER, ARCHITECT, AND OWNER.
6. COORDINATE DRY UTILITY DEMOLITION AND RELOCATION WITH OWNER, UTILITY COMPANIES, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER OF DEMOLITION ALIGNMENT REQUIREMENTS.

40 0 40 80
SCALE IN FEET

the ARMORY

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SHEET NAME:

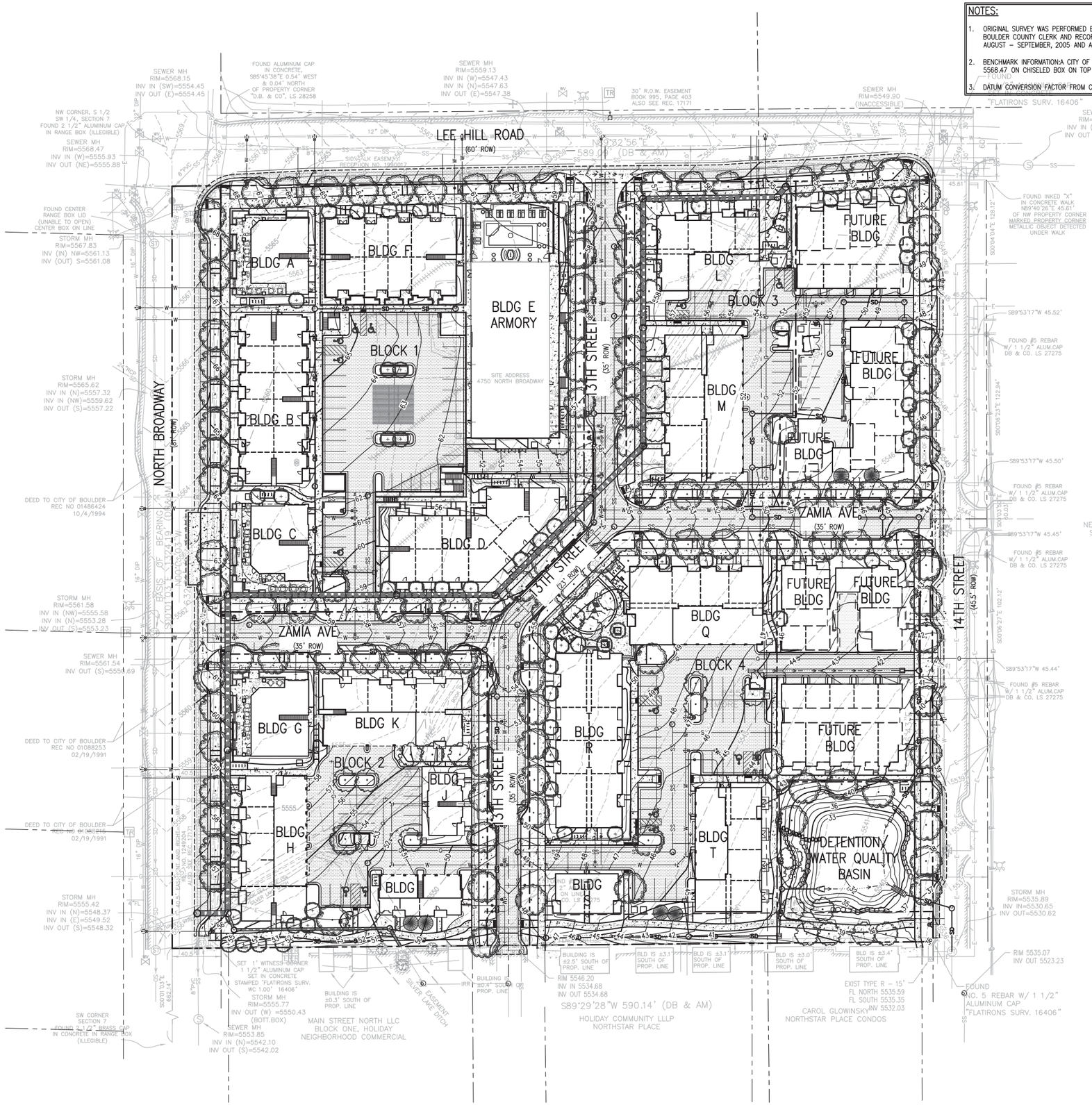
PRELIMINARY DEMOLITION PLAN

SHEET NUMBER:

C0.2

NOTES:

1. ORIGINAL SURVEY WAS PERFORMED BY FLATIRONS, INC AS AN IMPROVEMENT SURVEY PLAT RECORDED AS LS 06-0058 IN BOULDER COUNTY CLERK AND RECORDERS OFFICE FEBRUARY 2, 2006. ORIGINAL FIELD WORK WAS PERFORMED ON AUGUST – SEPTEMBER, 2005 AND ADDITIONAL FIELD WORK PERFORMED OCTOBER 15-24, 2008.
2. BENCHMARK INFORMATION:A CITY OF BOULDER BENCHMARK "V-1-1" HAVING A CITY OF BOULDER DATUM ELEVATION OF 5568.47 ON CHISELED BOX ON TOP OF CURB @ SE CORNER OF INTERSECTION OF NORTH BROADWAY & LEE HILL ROAD.
3. DATUM CONVERSION FACTOR FROM CITY OF BOULDER DATUM TO NGVD 88 IS +3.58'



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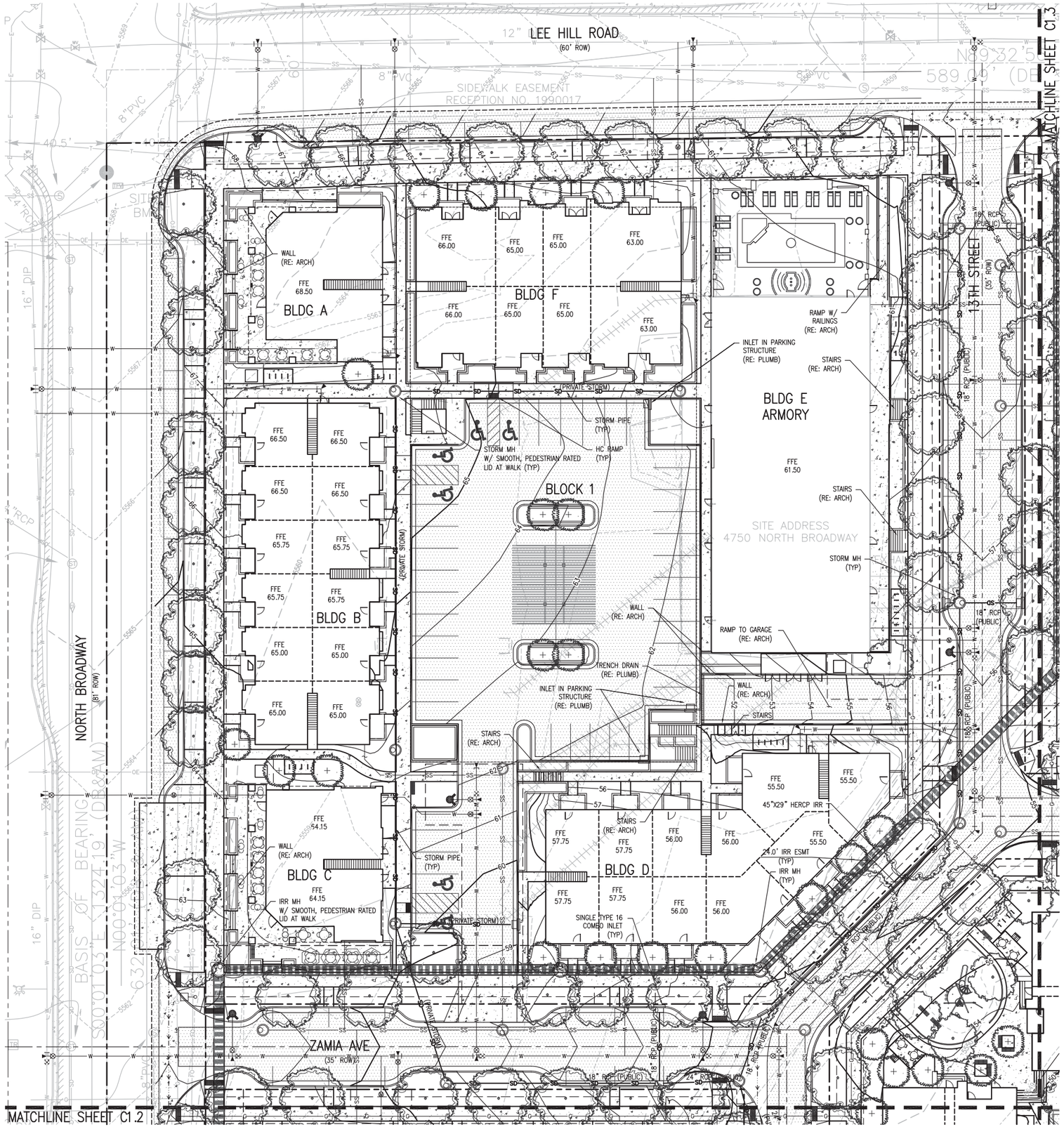
SHEET NAME:

PRELIMINARY OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER:

C1.0



DATUM NOTE:
SITE BENCHMARK INFORMATION: A CITY OF BOULDER BENCHMARK V-1-1' HAVING A CITY OF BOULDER DATUM ELEVATION OF 5568.47 ON CHISELED BOX ON TOP CURB AT SE CORNER OF INTERSECTION OF NORTH BROADWAY & LEE HILL ROAD. THIS CORRESPONDS TO A NAVD 88 ELEVATION OF 5572.05. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.

the ARMORY

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SHEET NAME:
PRELIMINARY BLOCK 1
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C1.1

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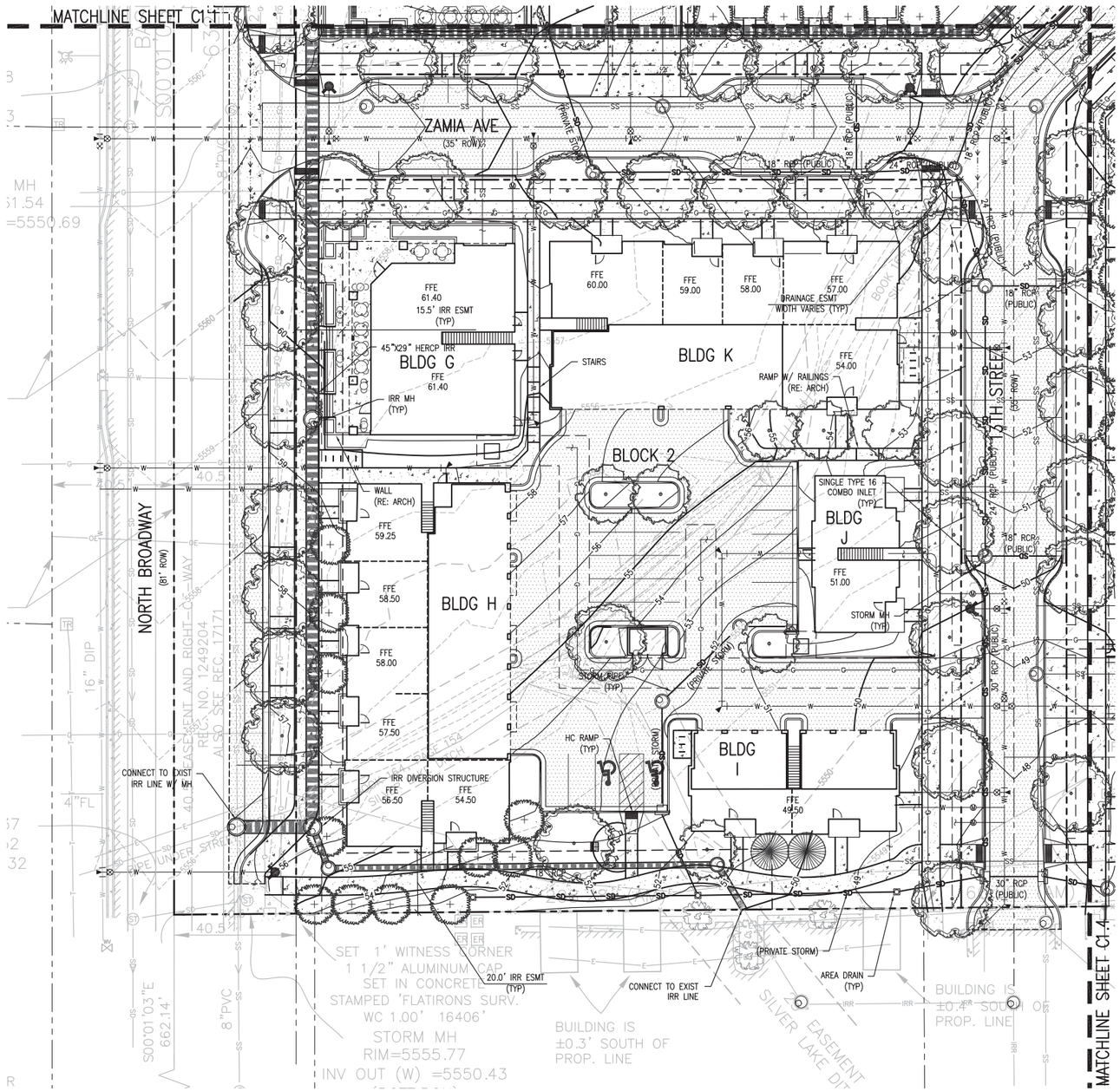
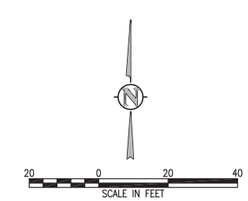
SCALE IN FEET





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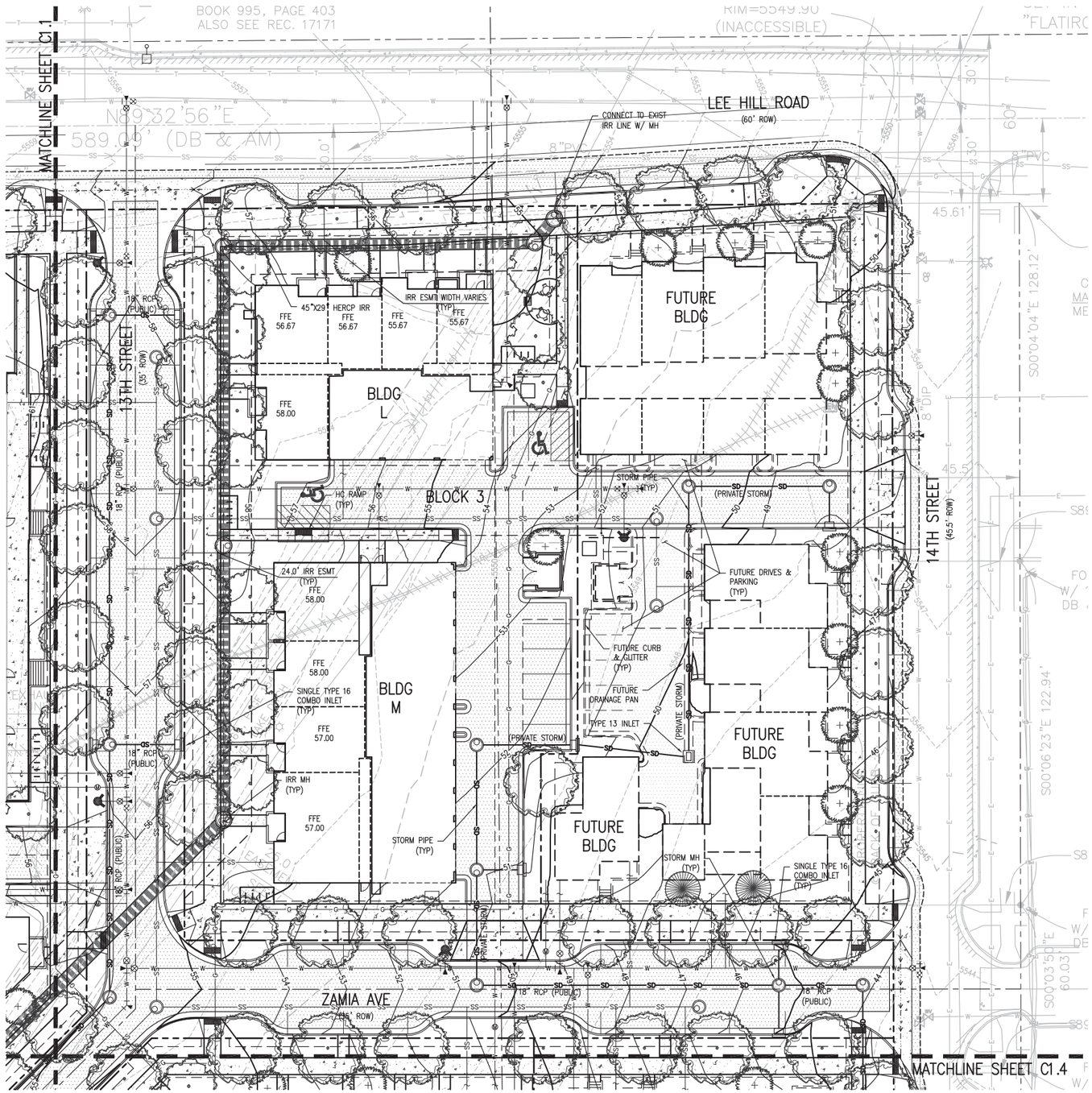
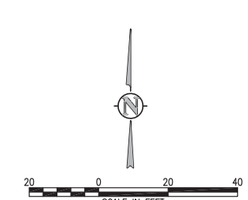
SHEET NAME:

PRELIMINARY BLOCK 2 GRADING & DRAINAGE PLAN

SHEET NUMBER:

C1.2





the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
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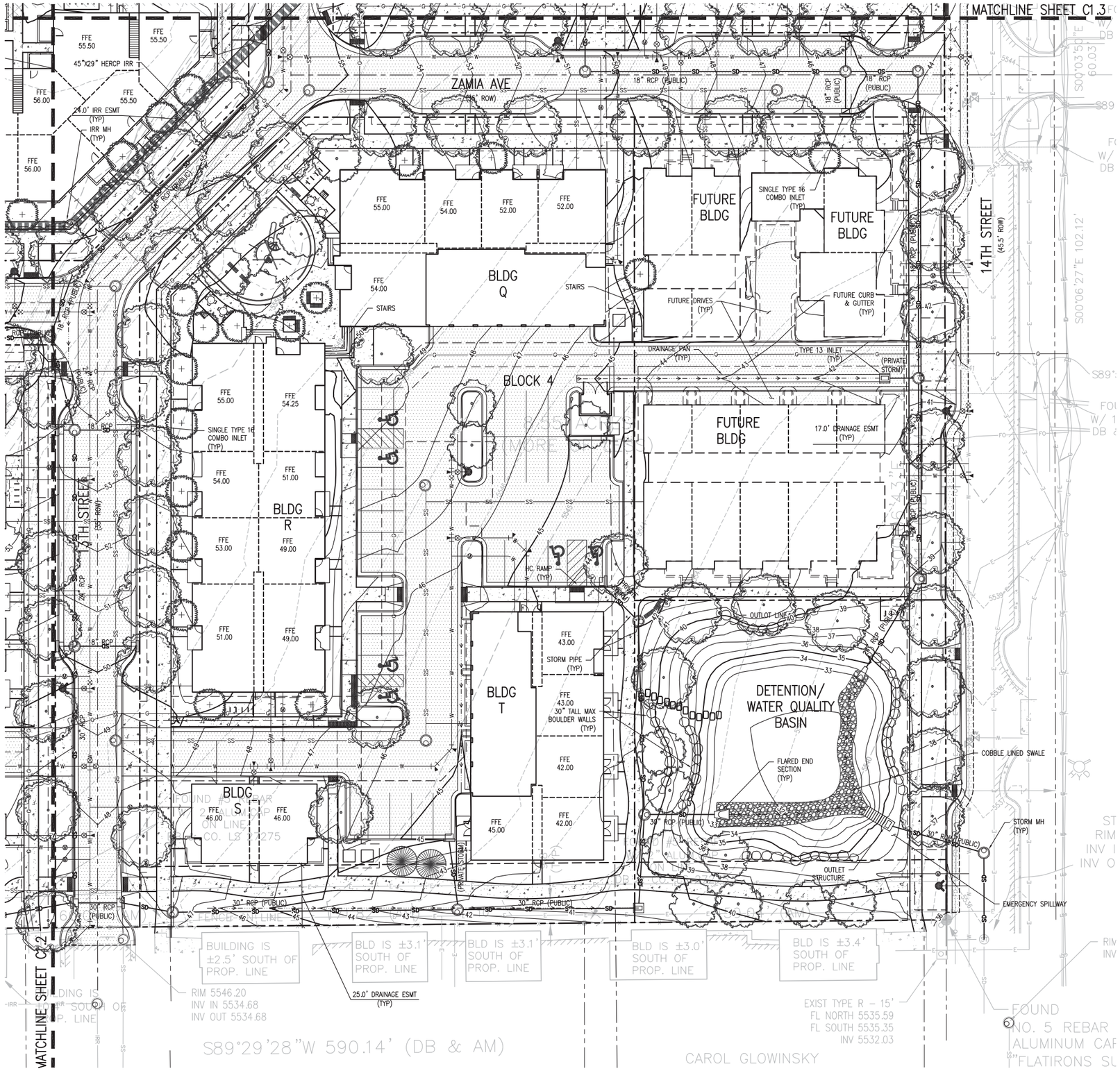
02-01-2016	SITE REVIEW SUBMITTAL 3
03-21-2016	SITE REVIEW SUBMITTAL 4
05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:

PRELIMINARY BLOCK 3
GRADING & DRAINAGE PLAN

SHEET NUMBER:

C1.3



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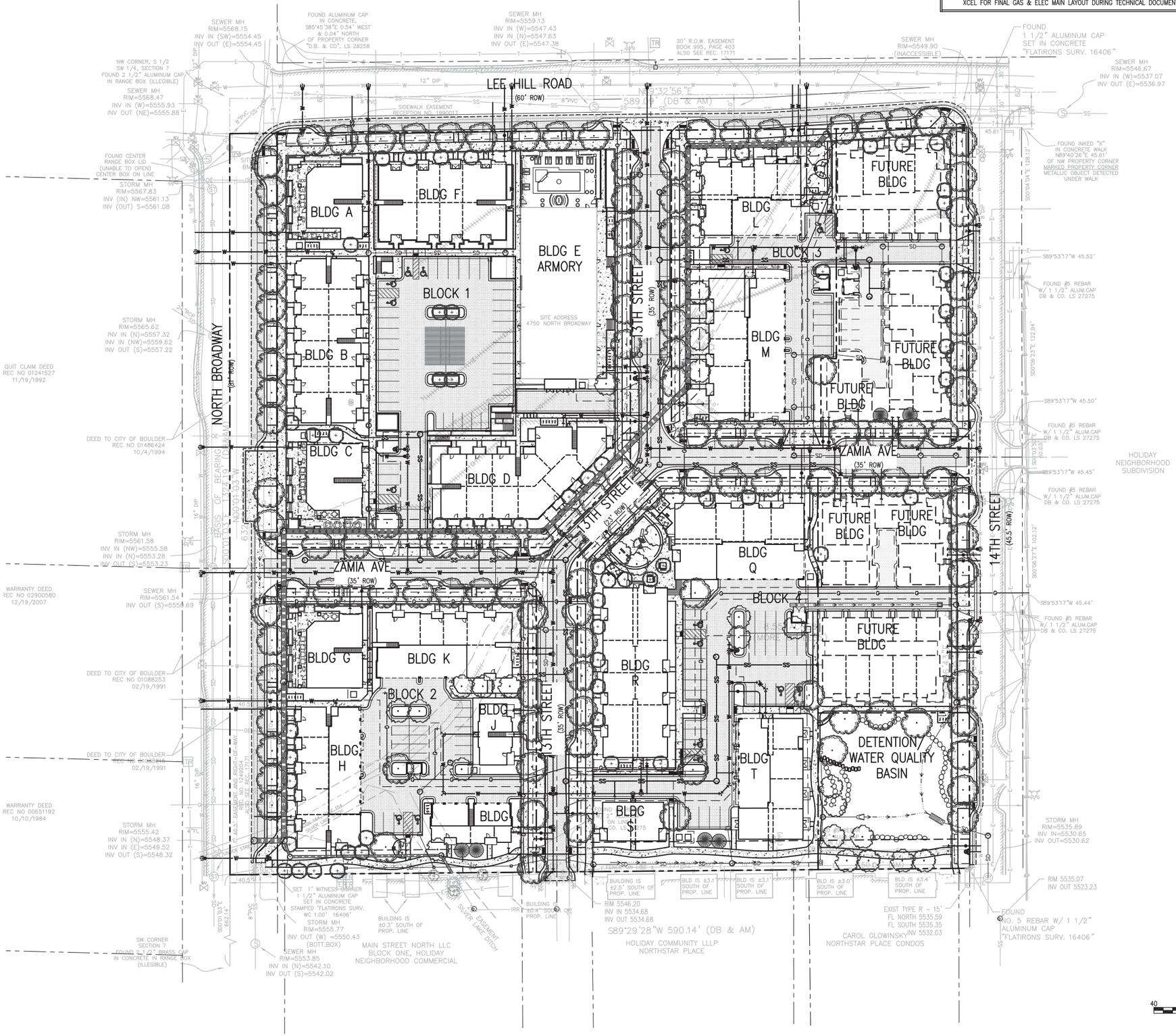
SHEET NAME:
PRELIMINARY BLOCK 4 GRADING & DRAINAGE PLAN

SHEET NUMBER:
C1.4

NOTE:

1. TRANSFORMER LOCATIONS ARE SHOWN BASED ON COORDINATION WITH XCEL. ADDITIONAL COORDINATION IS REQUIRED WITH XCEL FOR FINAL GAS & ELEC MAIN LAYOUT DURING TECHNICAL DOCUMENT REVIEW.



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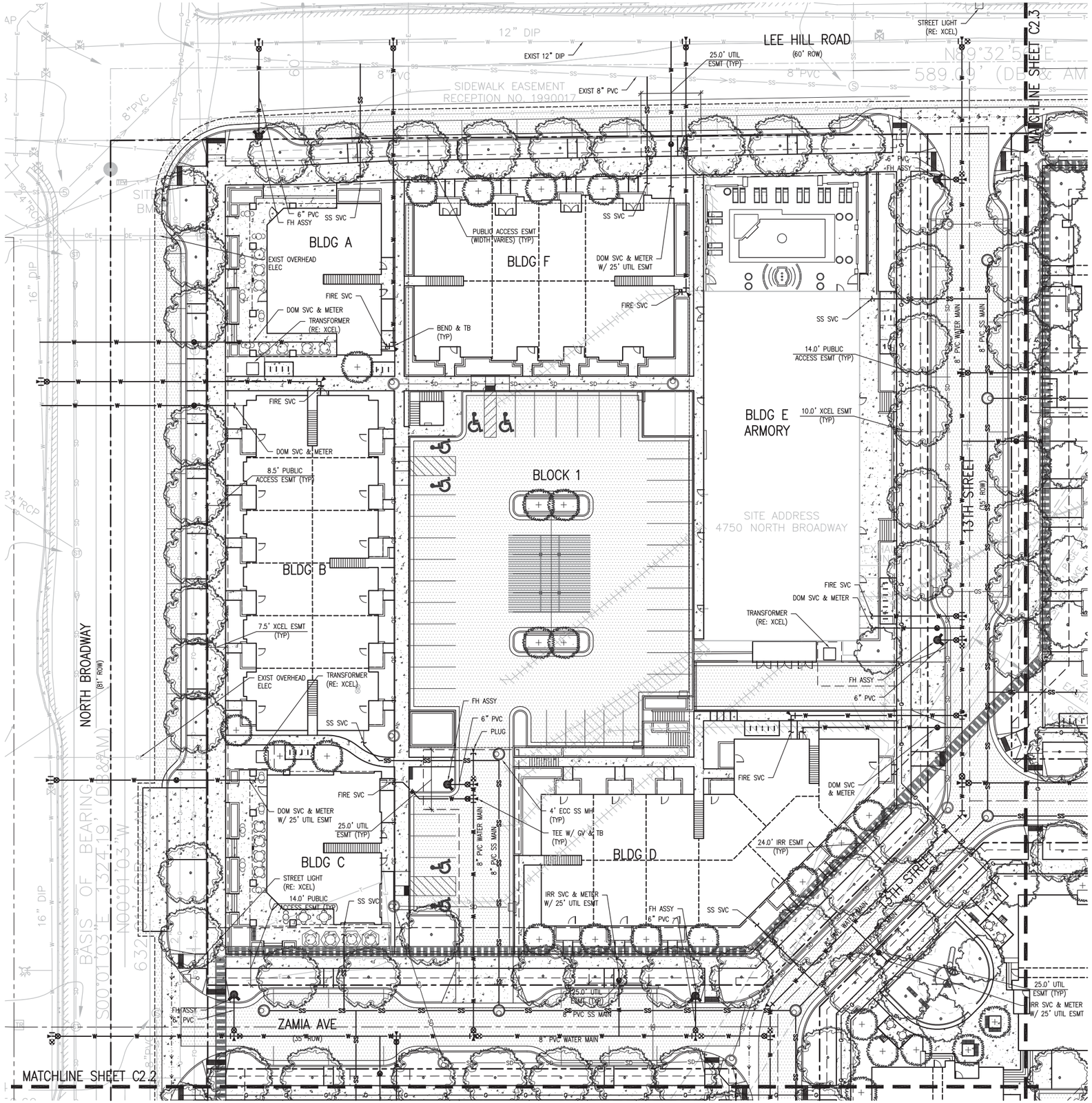
05-16-2016	SITE REVIEW SUBMITTAL 5

SHEET NAME:

PRELIMINARY OVERALL UTILITY PLAN

SHEET NUMBER:

C2.0



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SHEET NAME:

PRELIMINARY BLOCK 1 UTILITY PLAN

SHEET NUMBER:

C2.1

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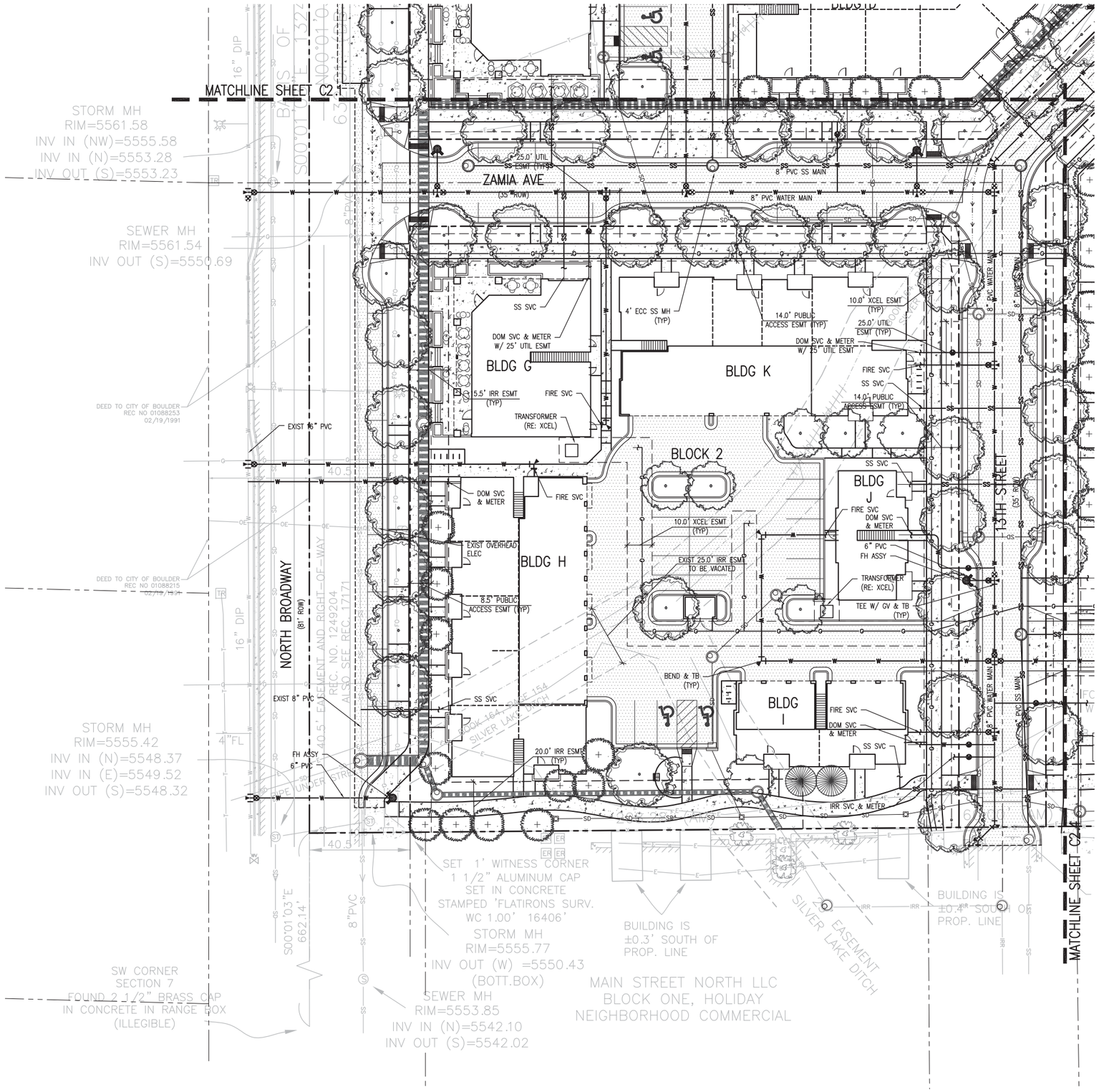

20 0 20 40
SCALE IN FEET

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SHEET NAME:

PRELIMINARY BLOCK 2 UTILITY PLAN

SHEET NUMBER:

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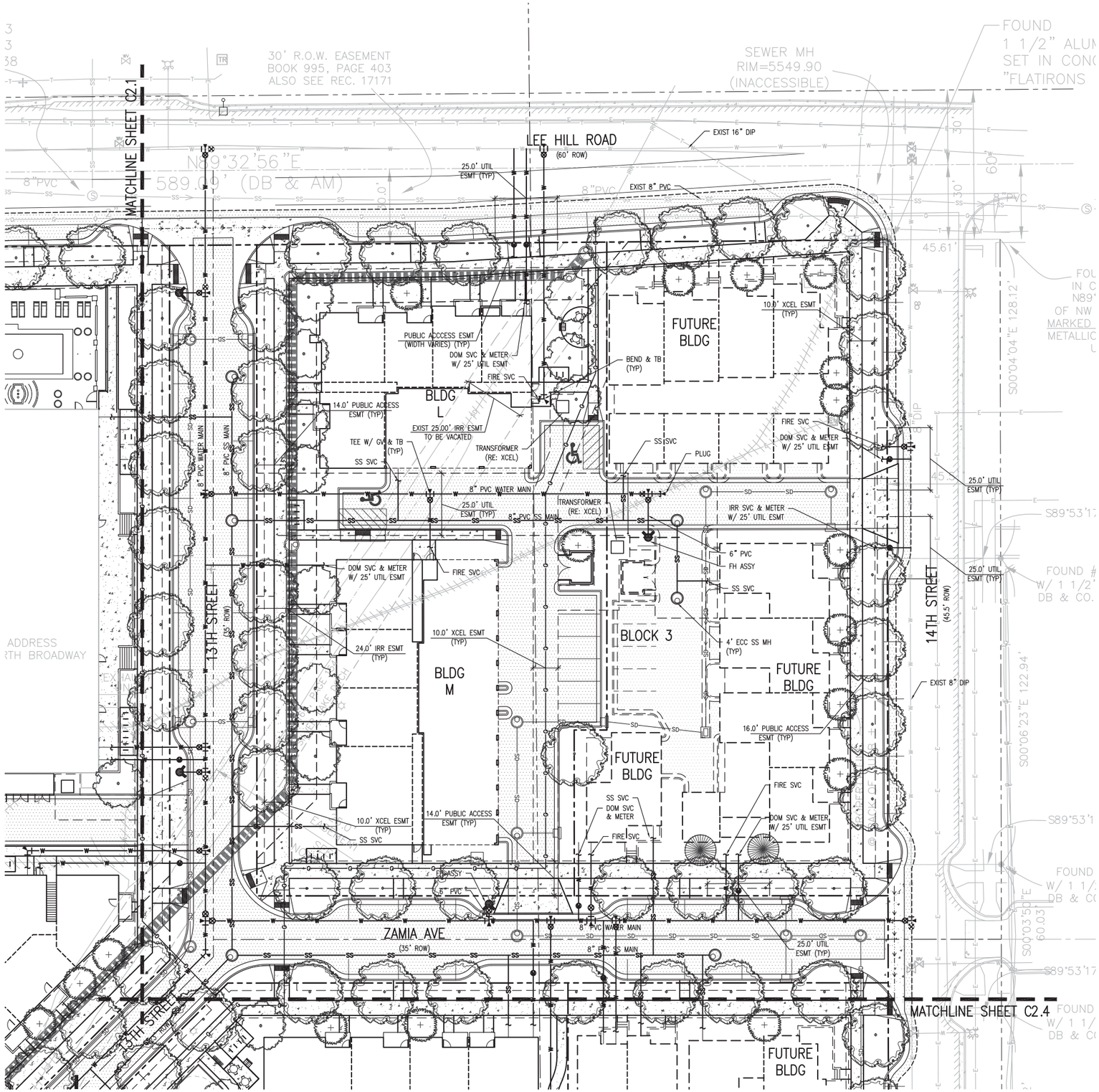

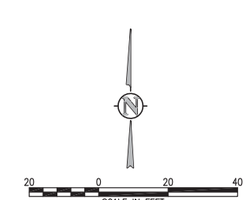

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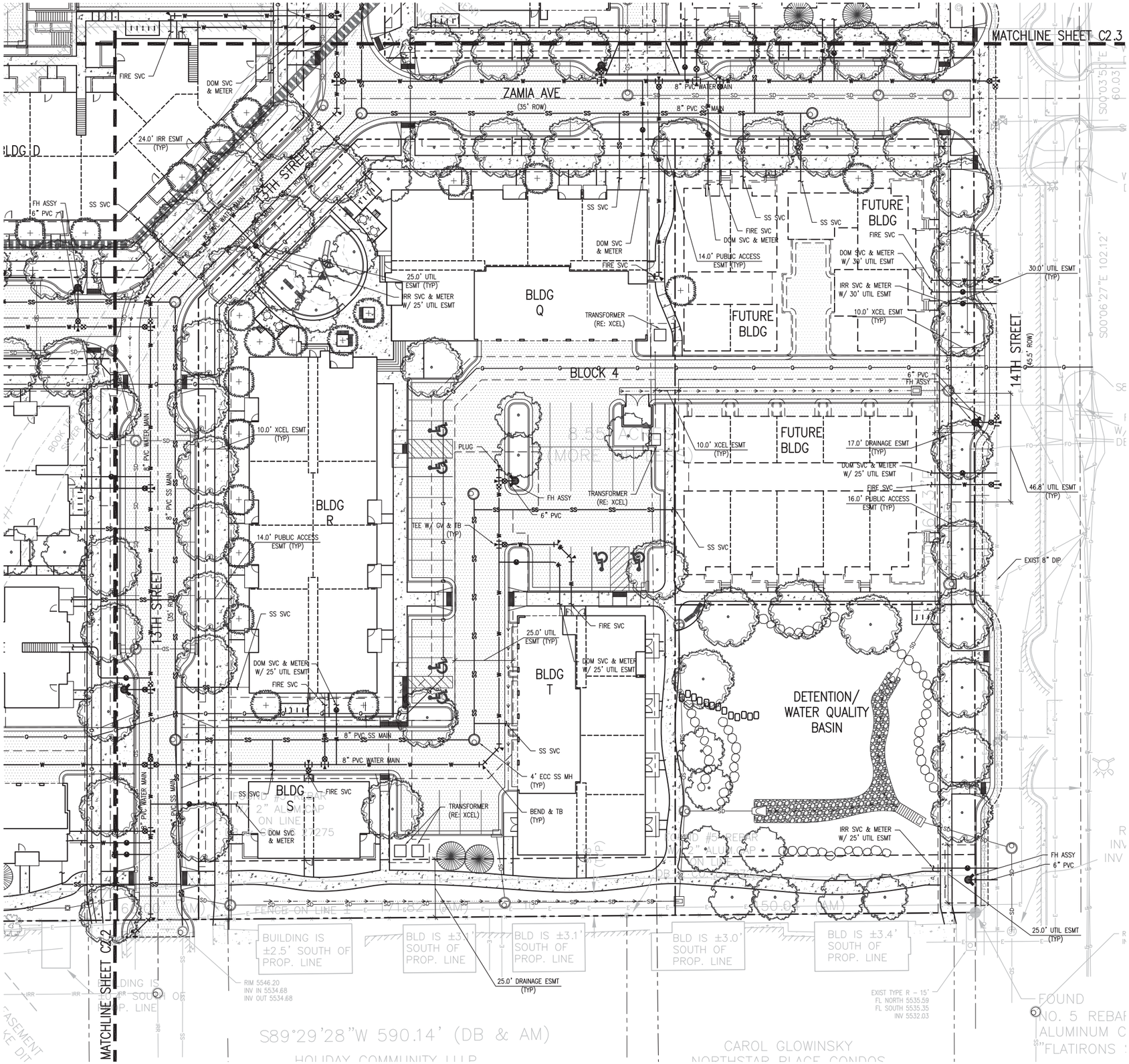
SHEET NAME:

PRELIMINARY BLOCK 3
UTILITY PLAN

SHEET NUMBER:

C2.3



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PRELIMINARY BLOCK 4 UTILITY PLAN

SHEET NUMBER:

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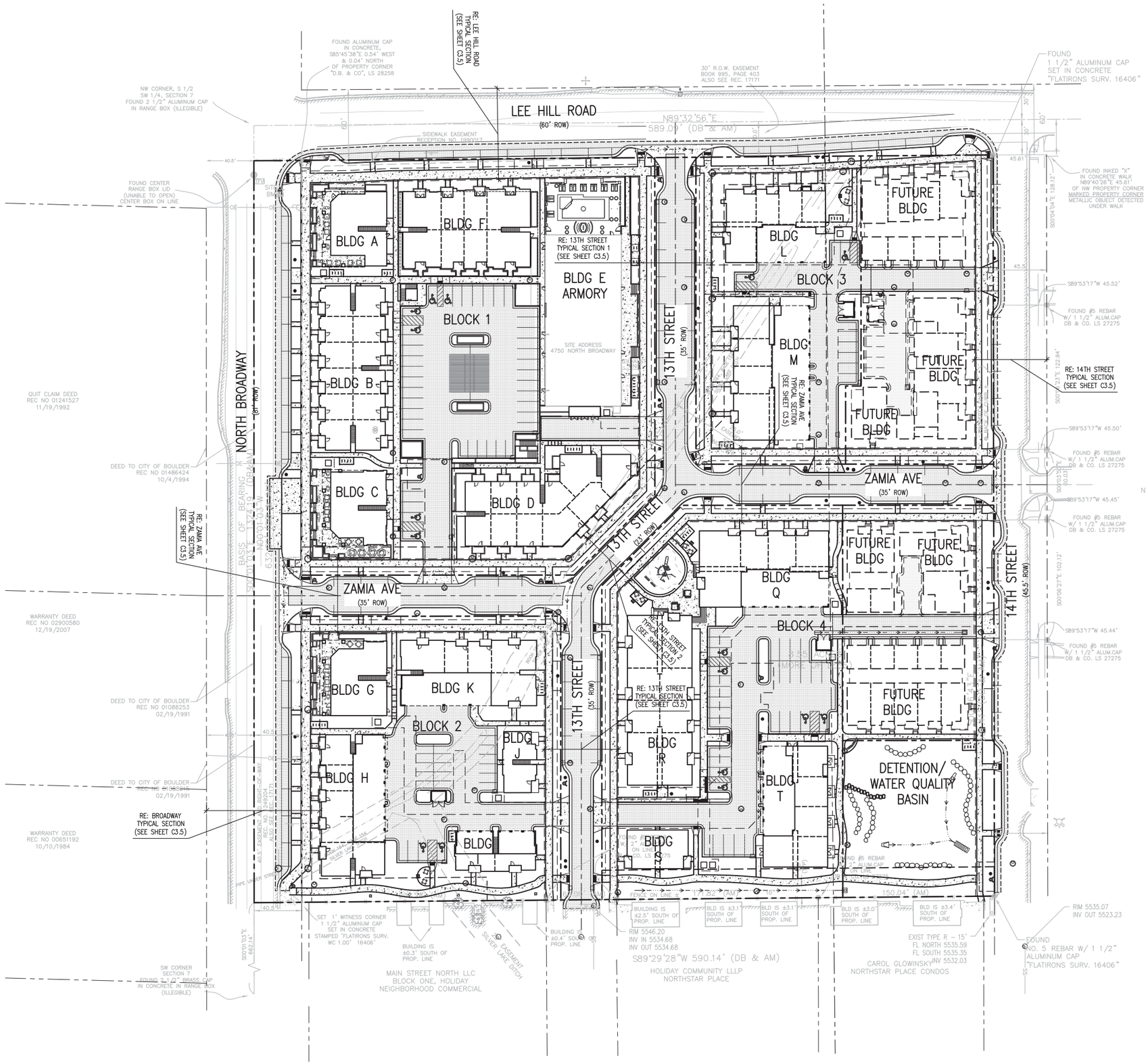

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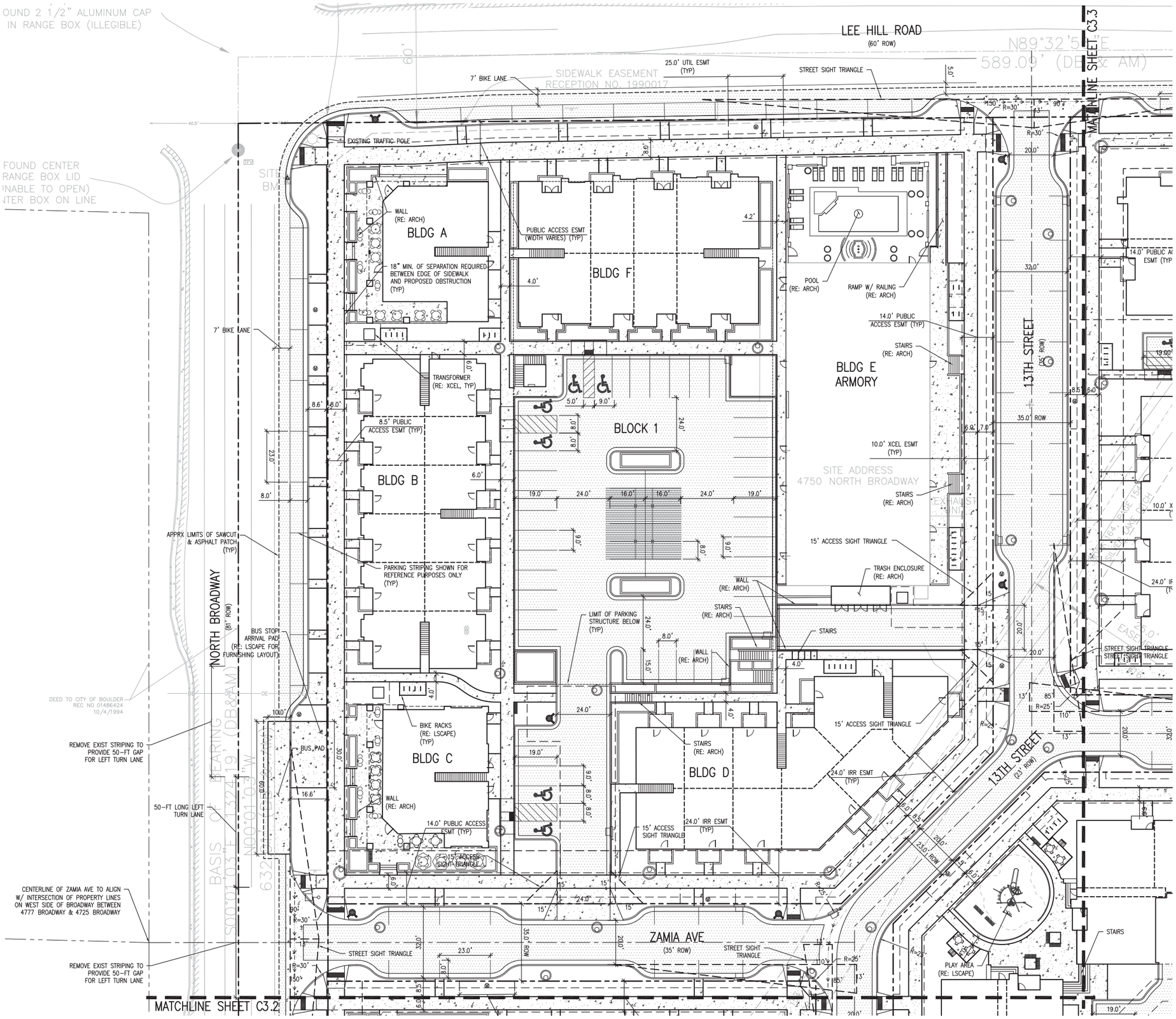
SHEET NAME:
PRELIMINARY OVERALL HORIZONTAL CONTROL PLAN

SHEET NUMBER:
C3.0



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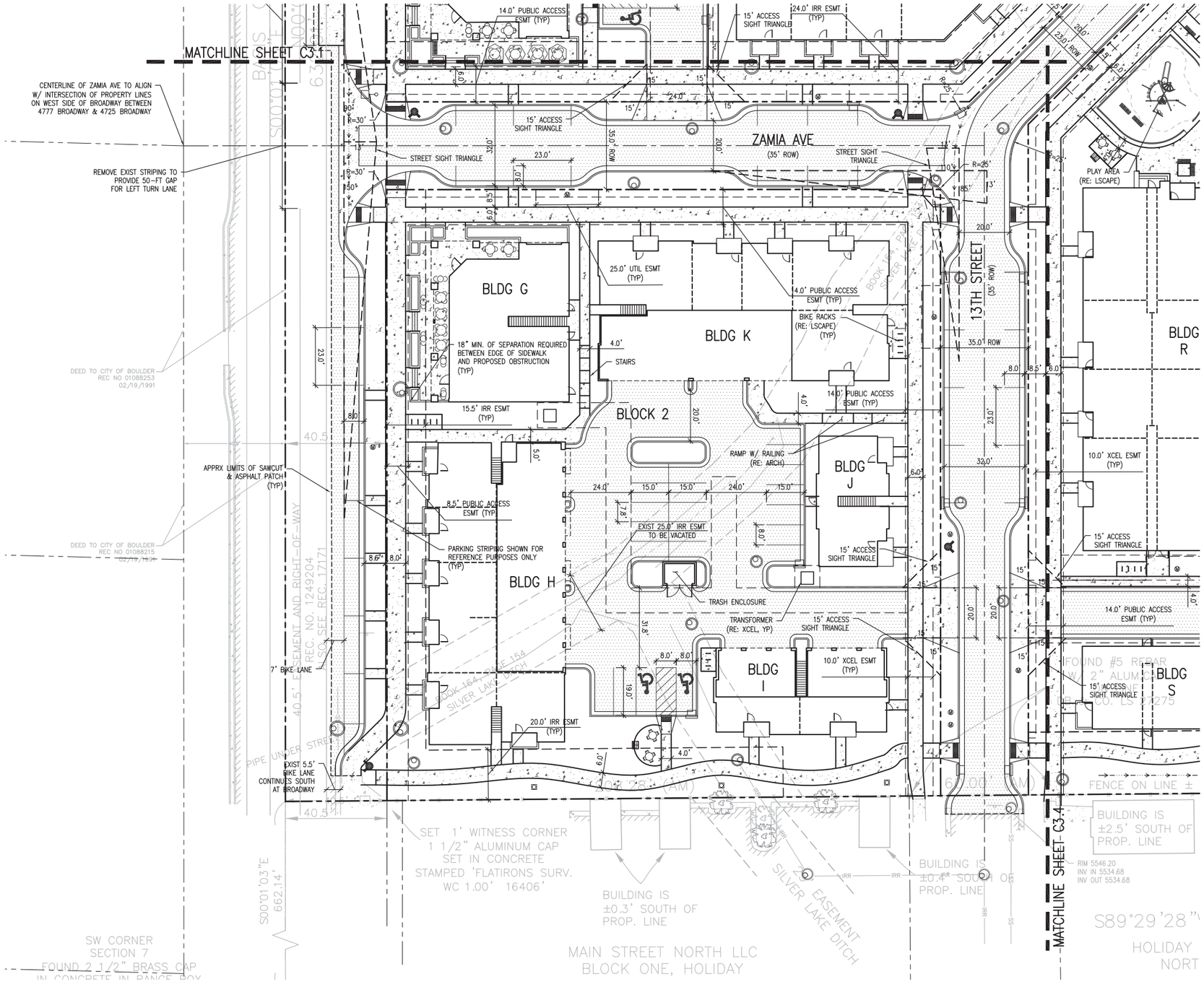
SHEET NAME:

PRELIMINARY BLOCK 1
HORIZONTAL CONTROL PLAN

SHEET NUMBER:

C3.1



NOTES:

1. EXISTING BUS STOP ON THE WEST SIDE OF BROADWAY TO BE UPGRADED. PROVIDE BENCH, TRASH RECEPTACLES, U-RACKS, AND SHELTER. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

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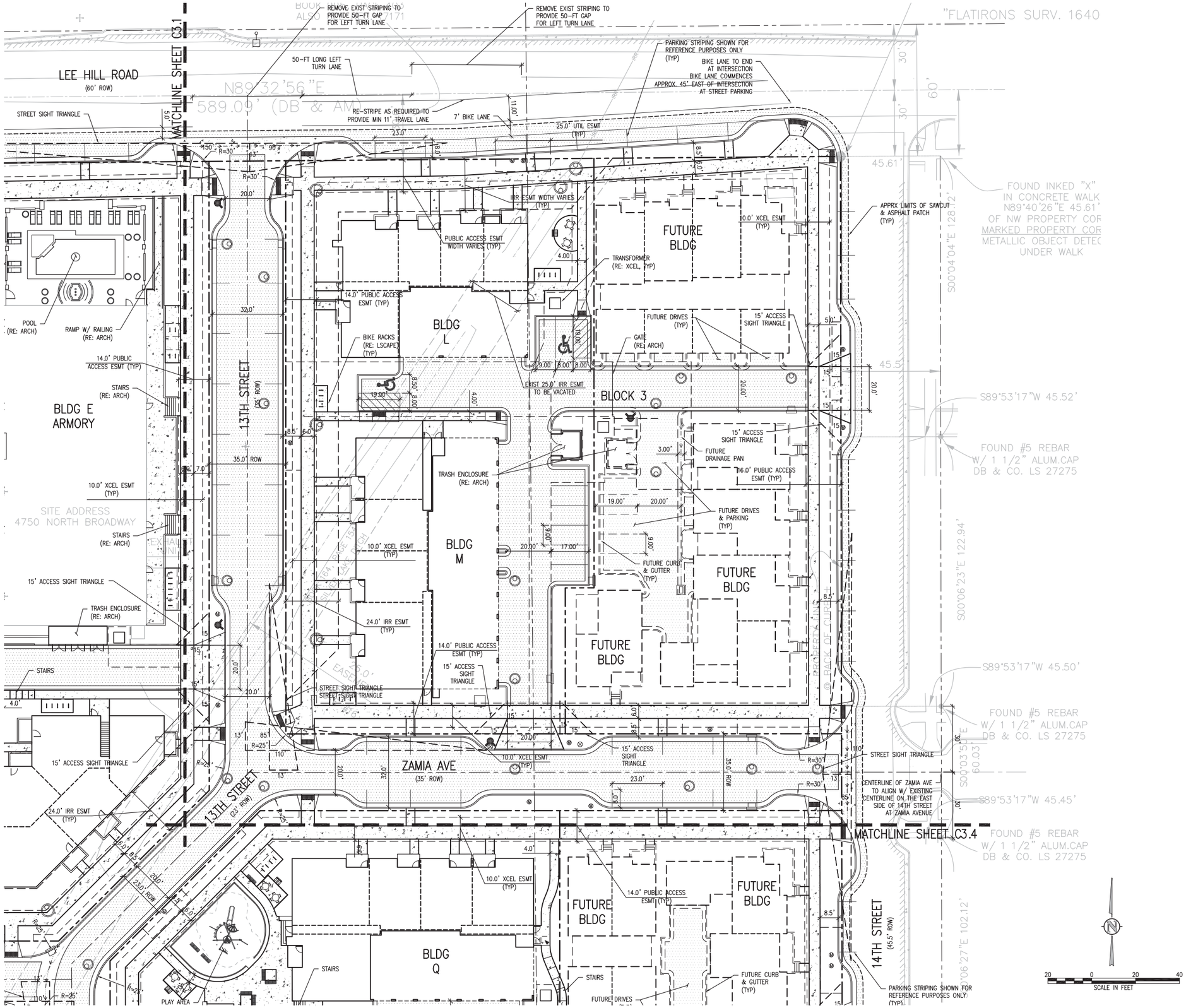
SHEET NAME:

PRELIMINARY BLOCK 2 HORIZONTAL CONTROL PLAN

SHEET NUMBER:

C3.2



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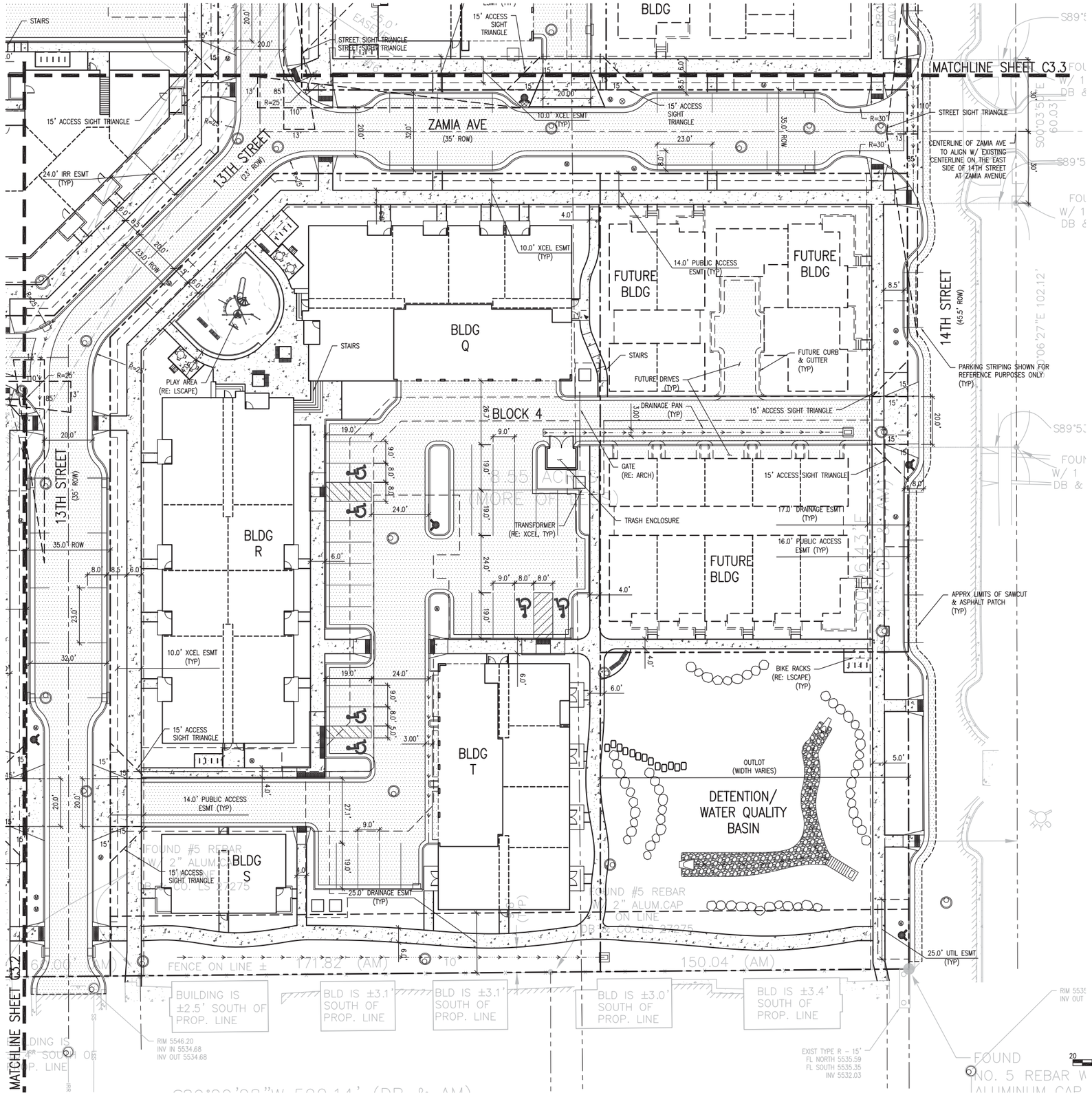
SHEET NAME:

PRELIMINARY BLOCK 3
HORIZONTAL CONTROL PLAN

SHEET NUMBER:

C3.3



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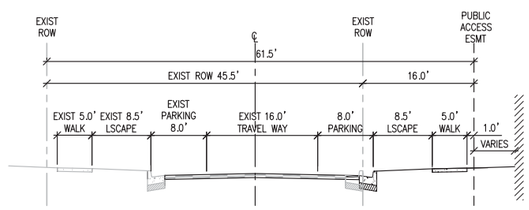
SHEET NAME:

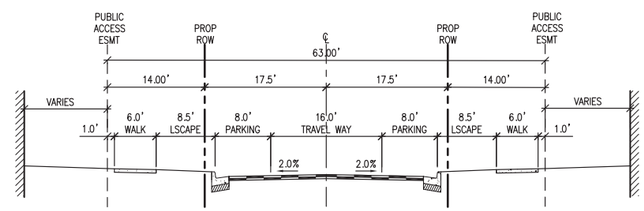
PRELIMINARY BLOCK 4 HORIZONTAL CONTROL PLAN

SHEET NUMBER:

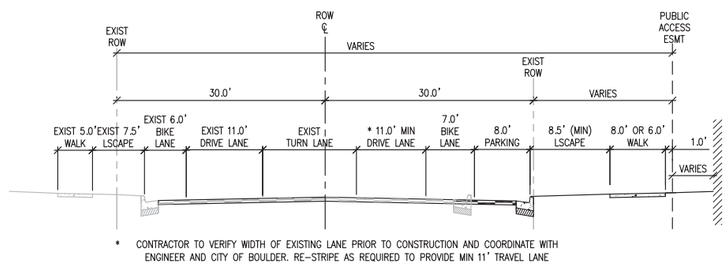
C3.4



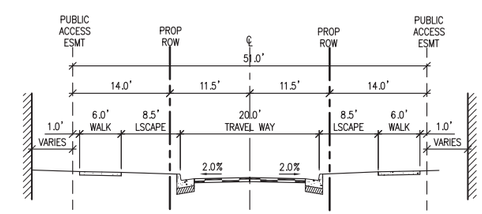
14TH STREET TYPICAL SECTION



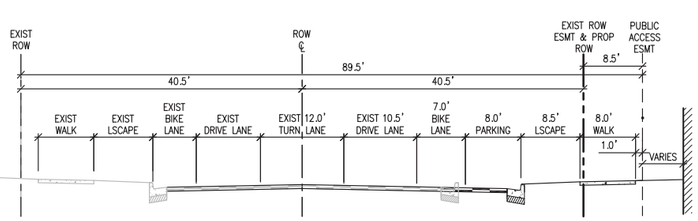
ZAMIA AVENUE TYPICAL SECTION



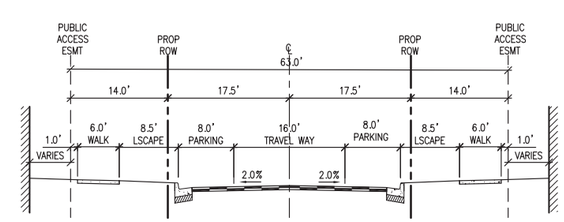
LEE HILL TYPICAL SECTION



13TH STREET TYPICAL SECTION 2



BROADWAY TYPICAL SECTION



13TH STREET TYPICAL SECTION 1

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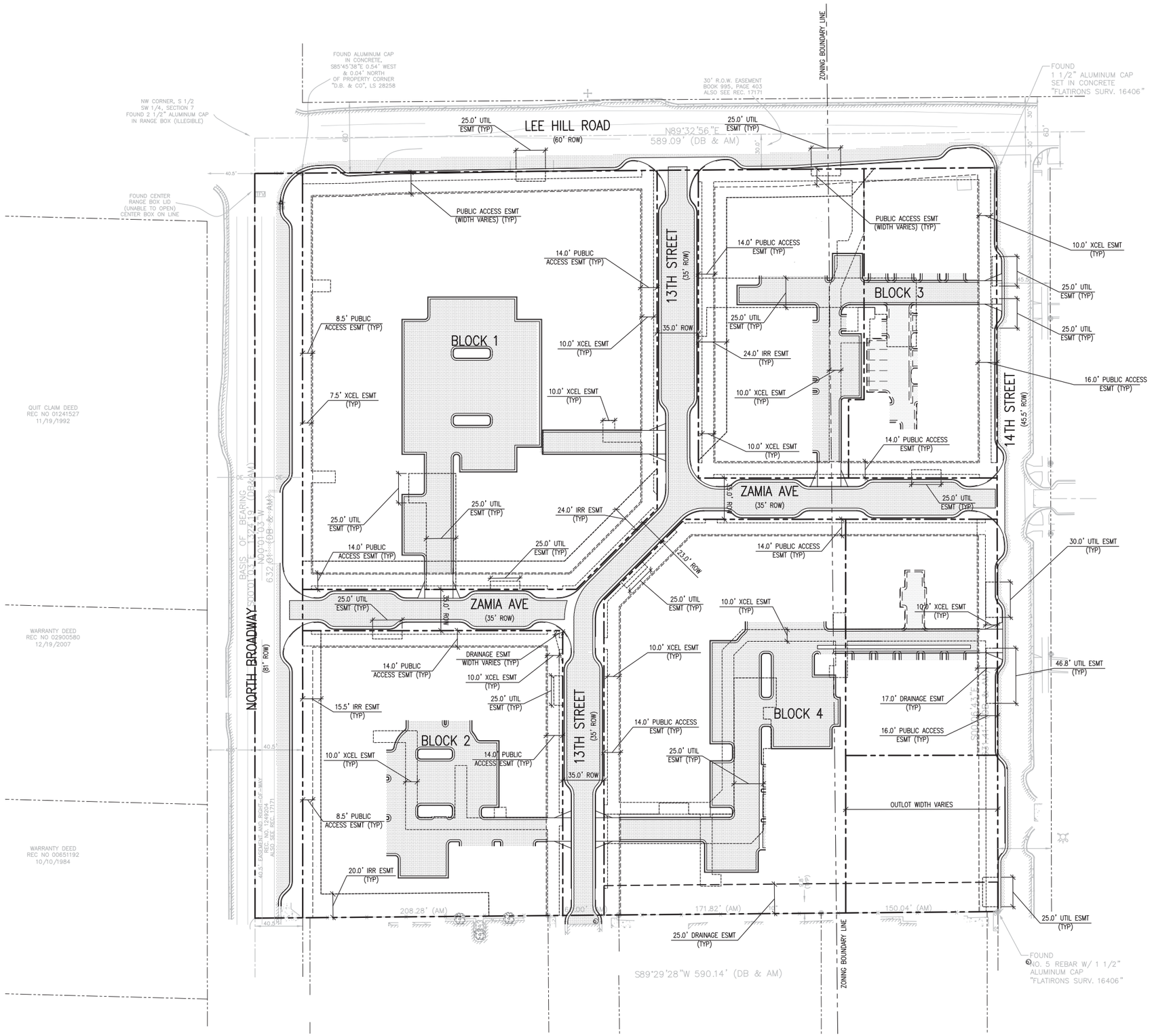
SHEET NAME:

PRELIMINARY
TYPICAL ROADWAY SECTIONS

SHEET NUMBER:

C3.5



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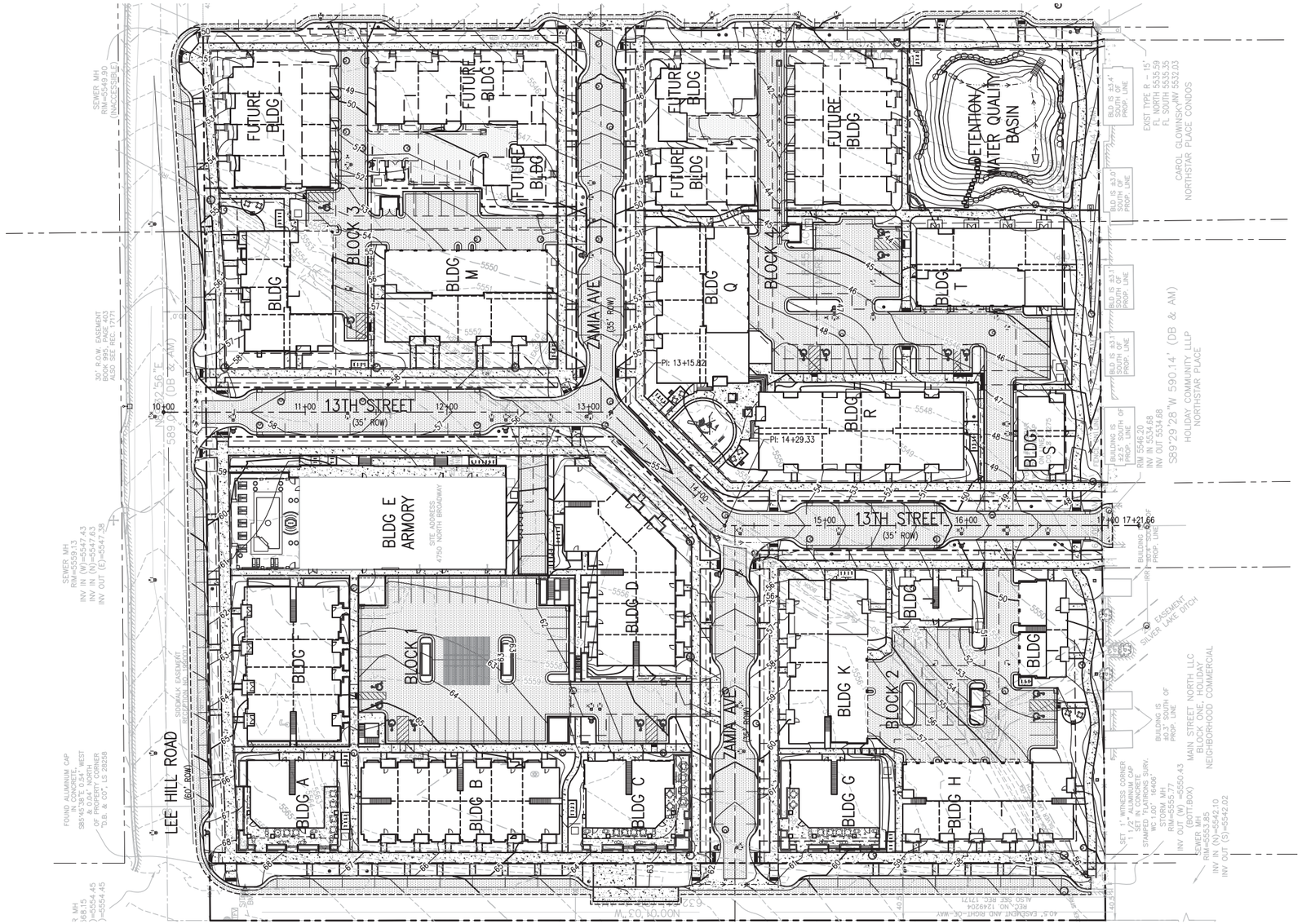
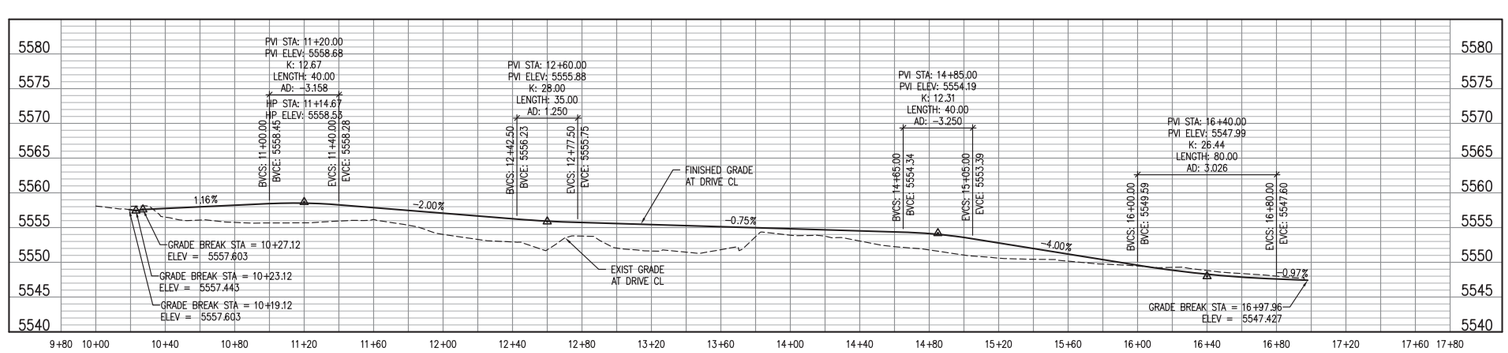
SHEET NAME:

PRELIMINARY LOT & EASEMENT PLAN

SHEET NUMBER:

C3.6





13TH STREET PROFILE

SCALE: 1"=40' HORIZ
1"=10' VERT

40 0 40 80
SCALE IN FEET

the ARMORY

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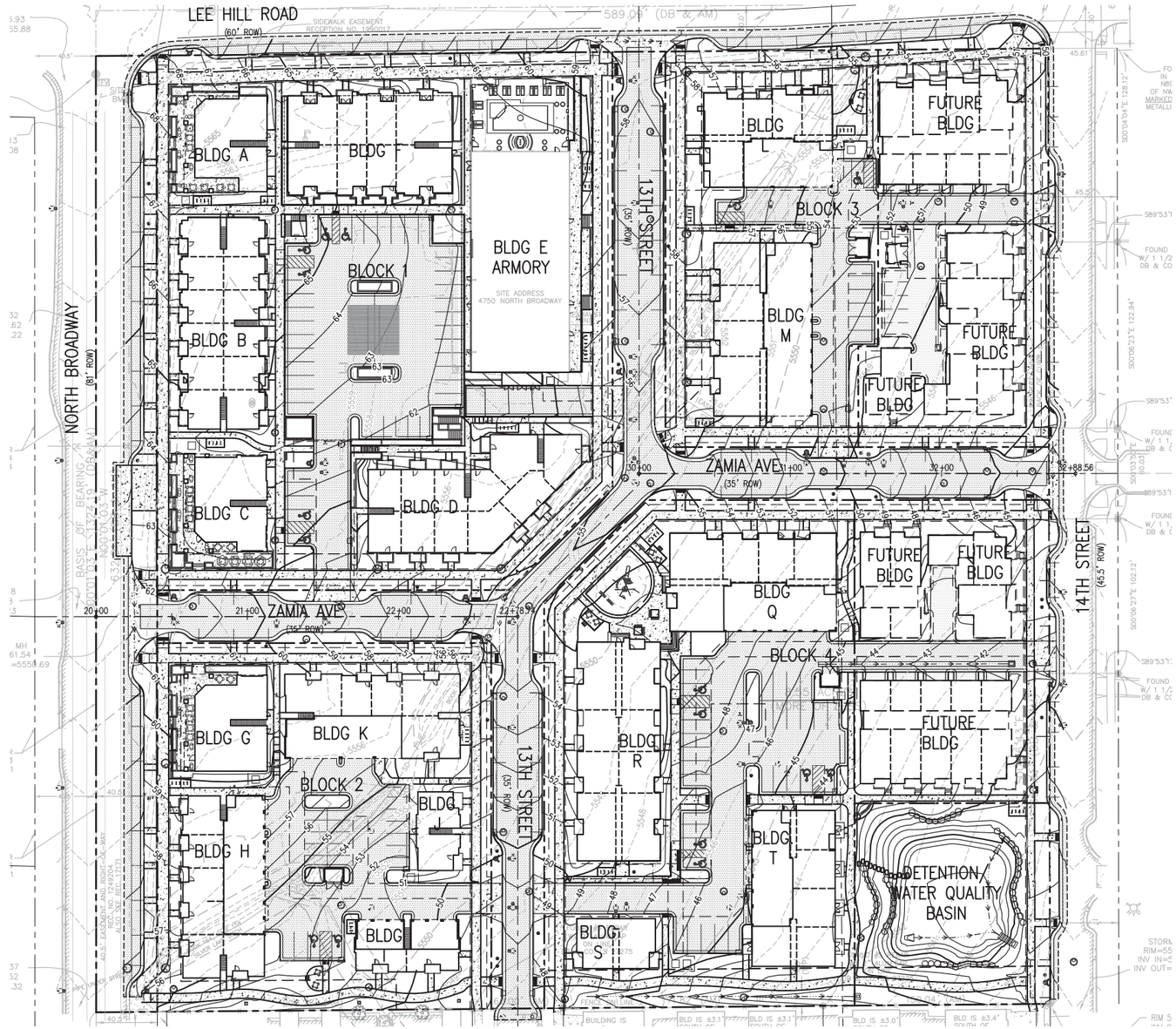
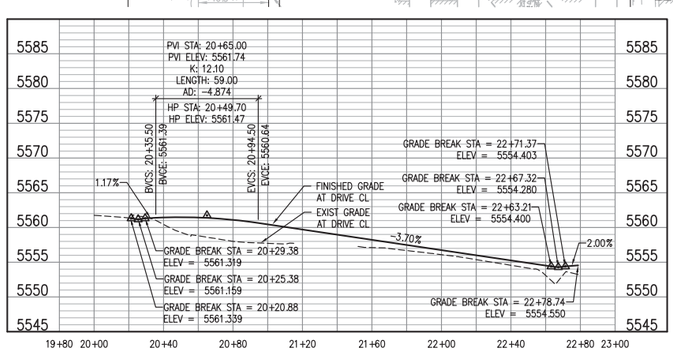
SHEET NAME:

PRELIMINARY STREET PROFILE

SHEET NUMBER:

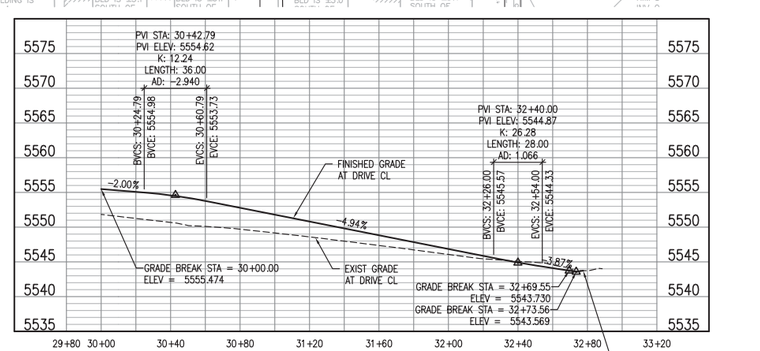
C4.0





ZAMIA WEST PROFILE

SCALE: 1"=40' HORIZ
1"=10' VERT



ZAMIA EAST PROFILE

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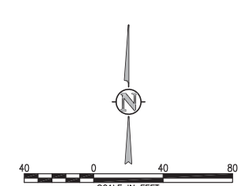
1"=10' VERT



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SHEET NAME:

PRELIMINARY STREET PROFILE

SHEET NUMBER:

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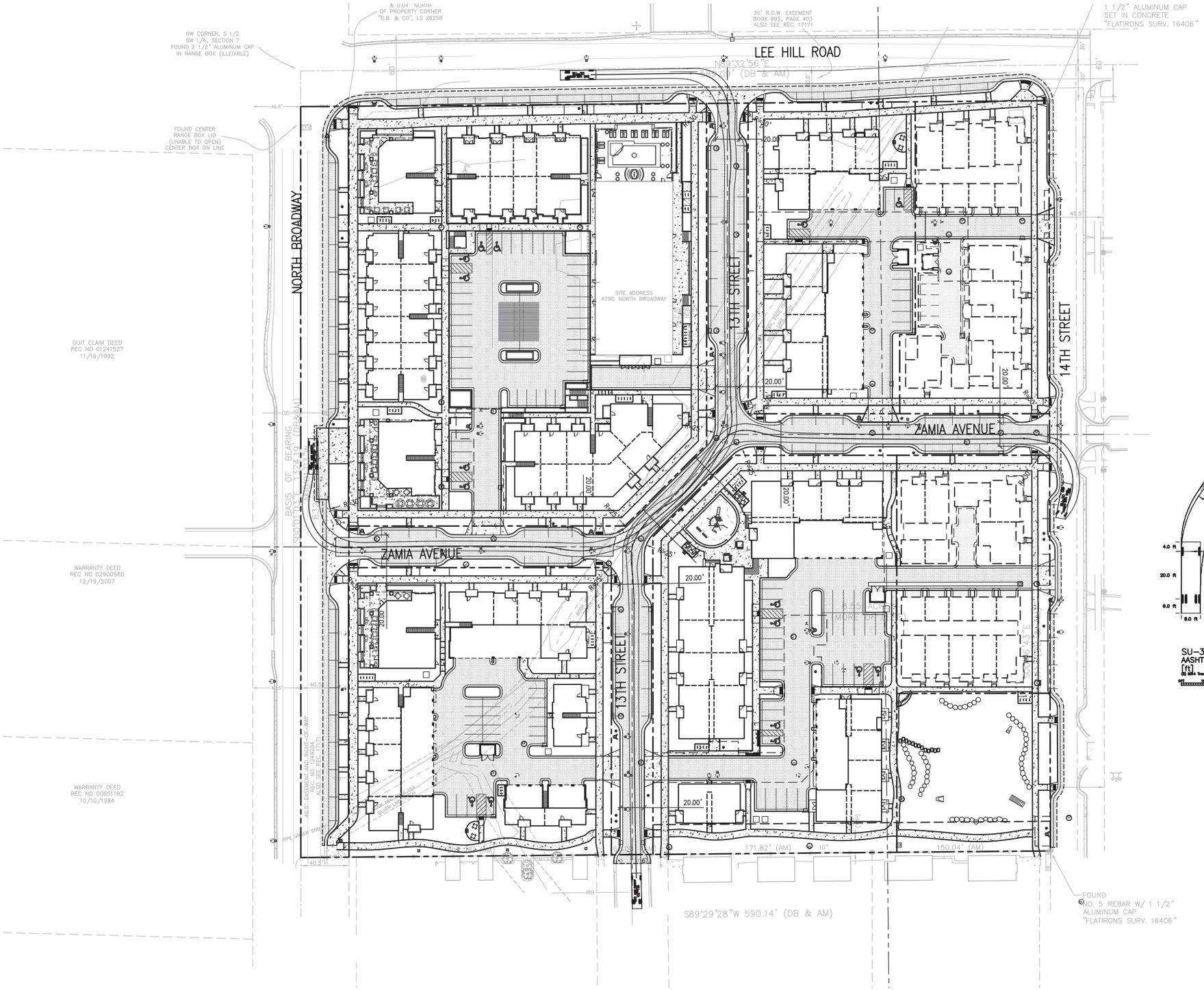

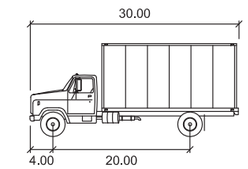

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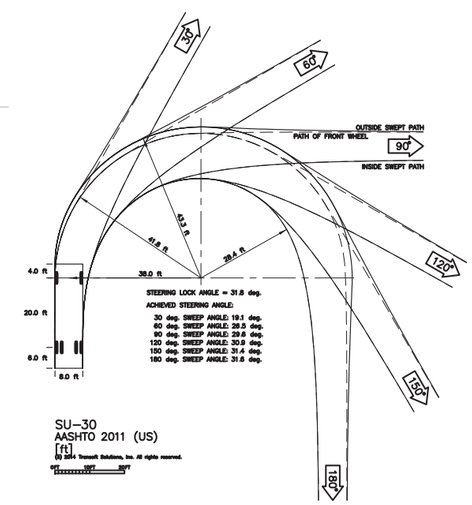

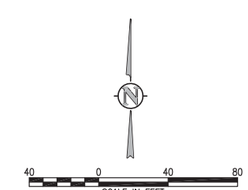

the ARMORY

DEVELOPER:

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ARMORY COMMUNITY

BOULDER, COLORADO

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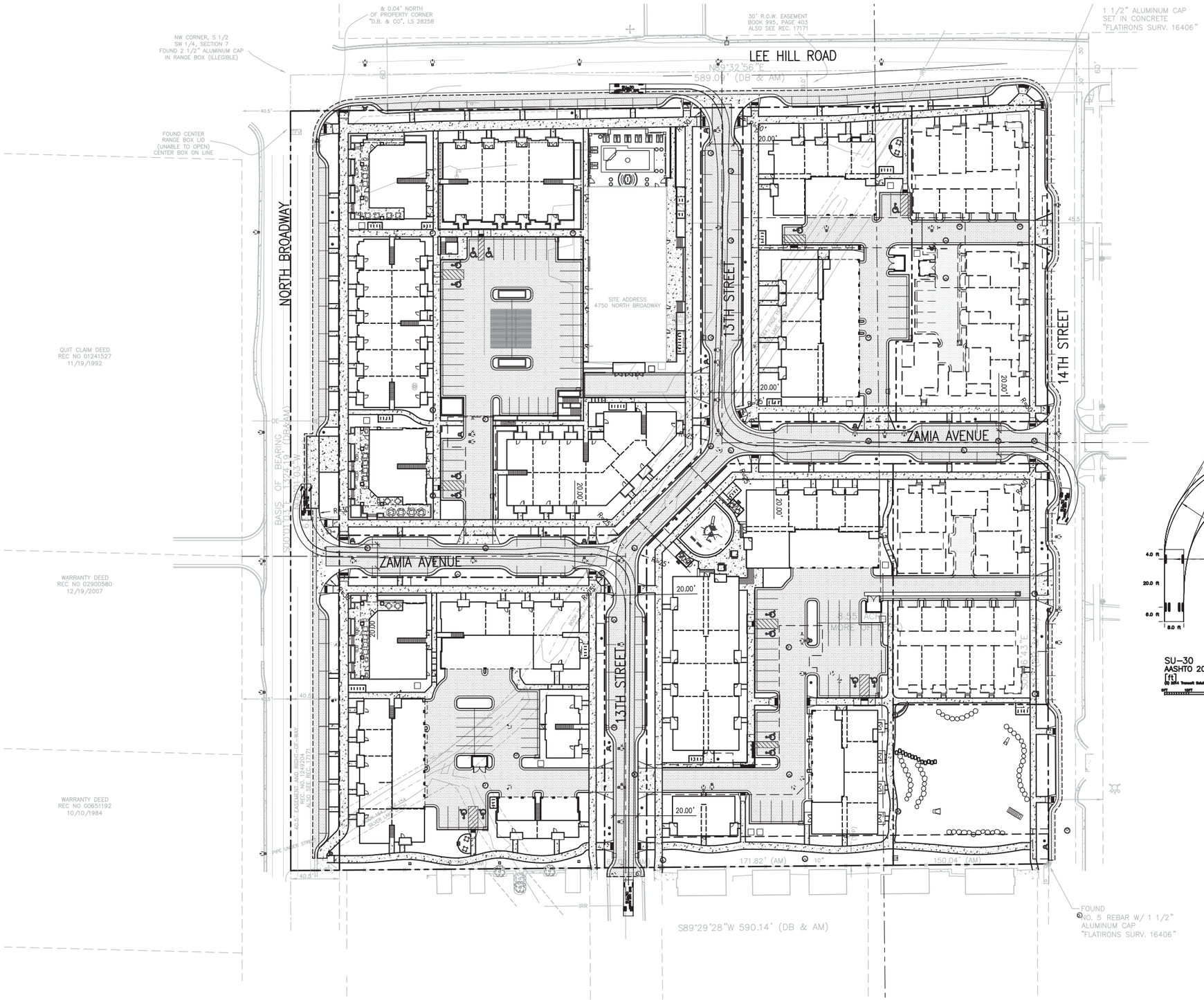

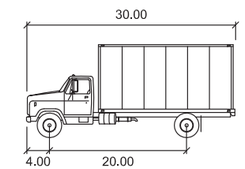

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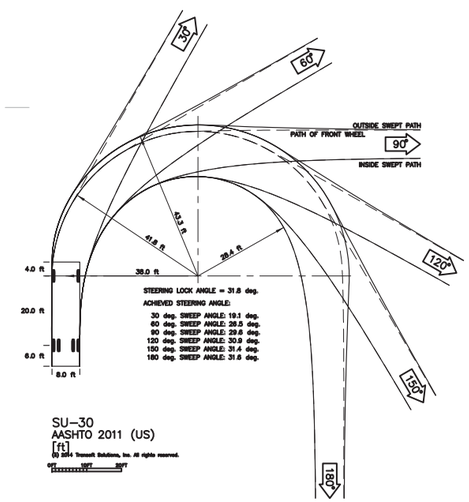

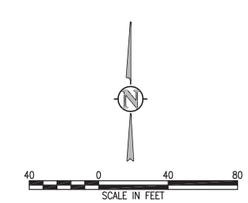

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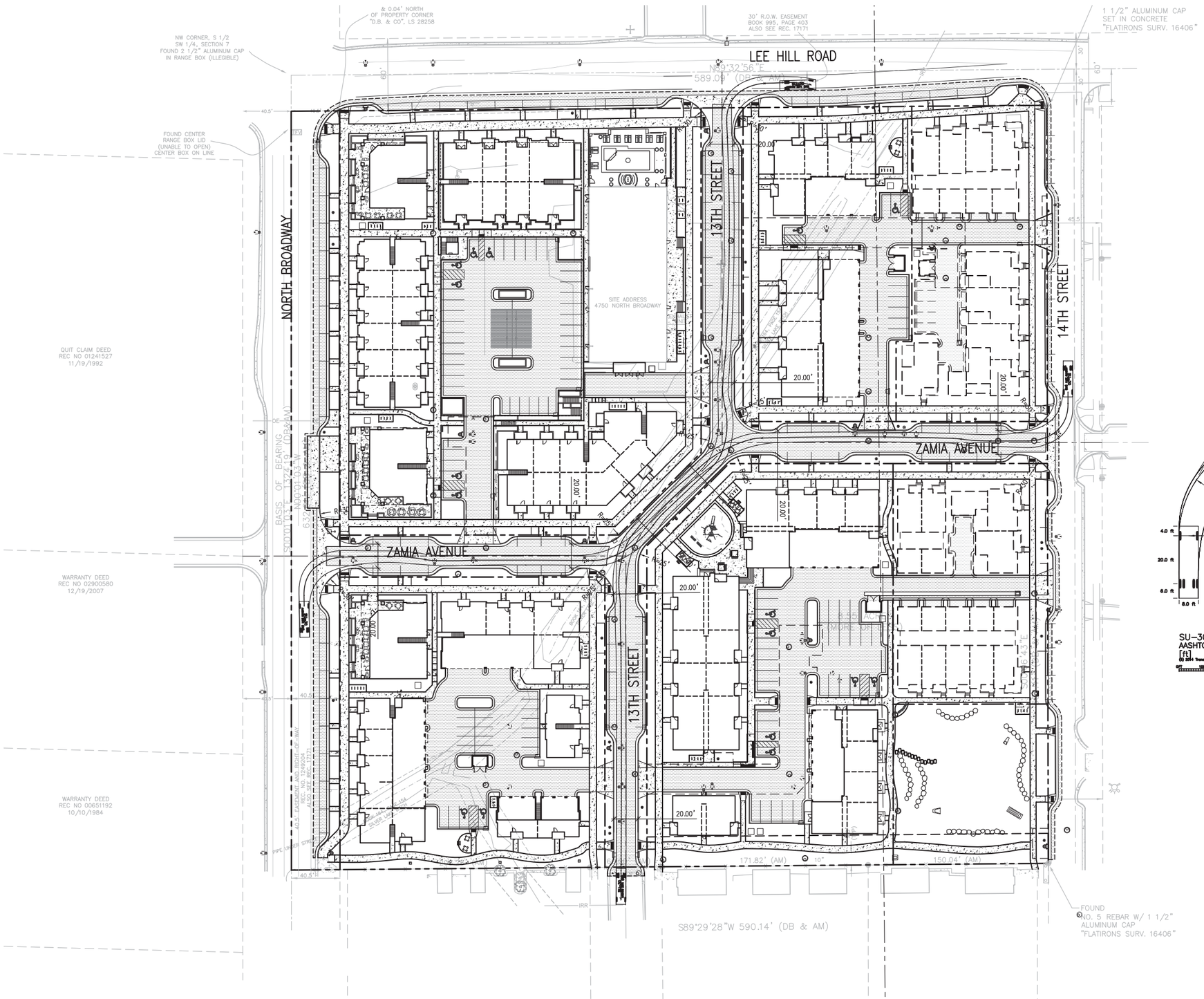

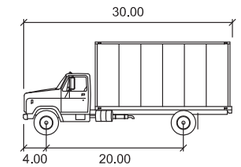

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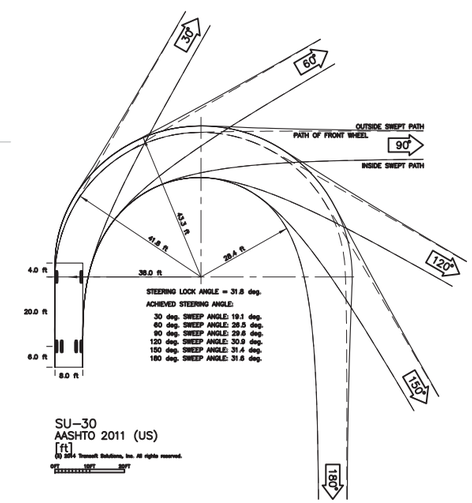

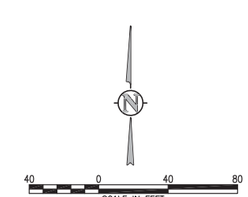

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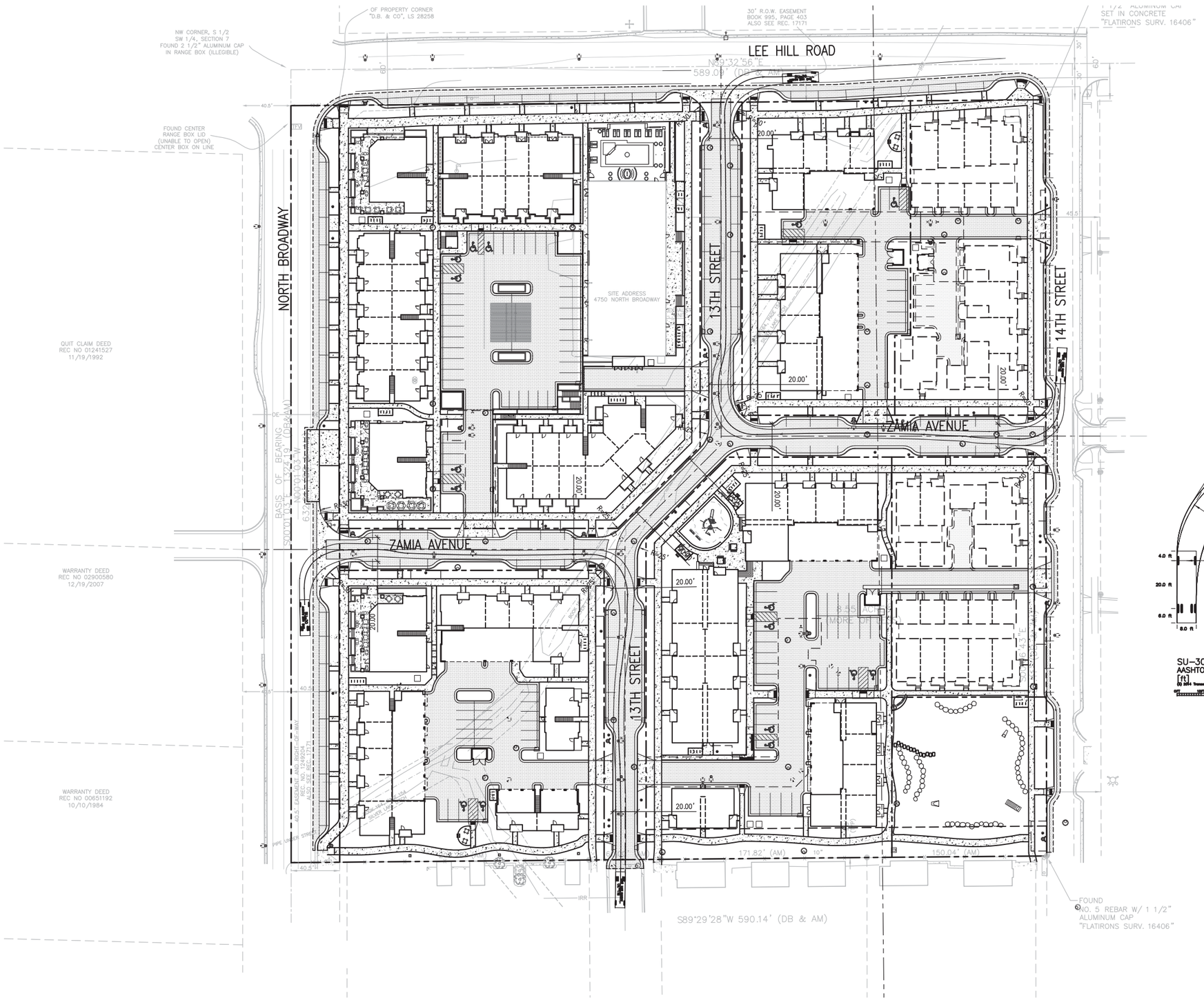

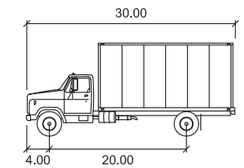

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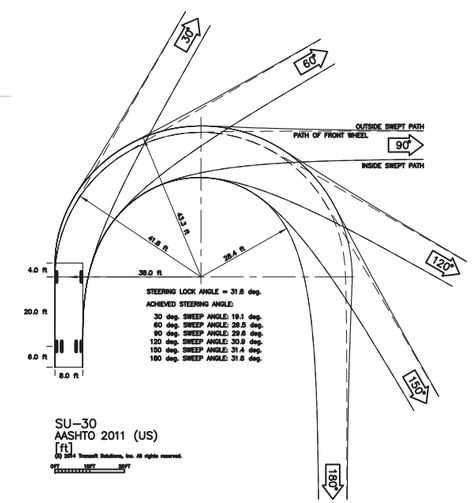

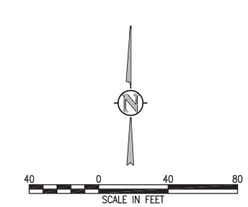

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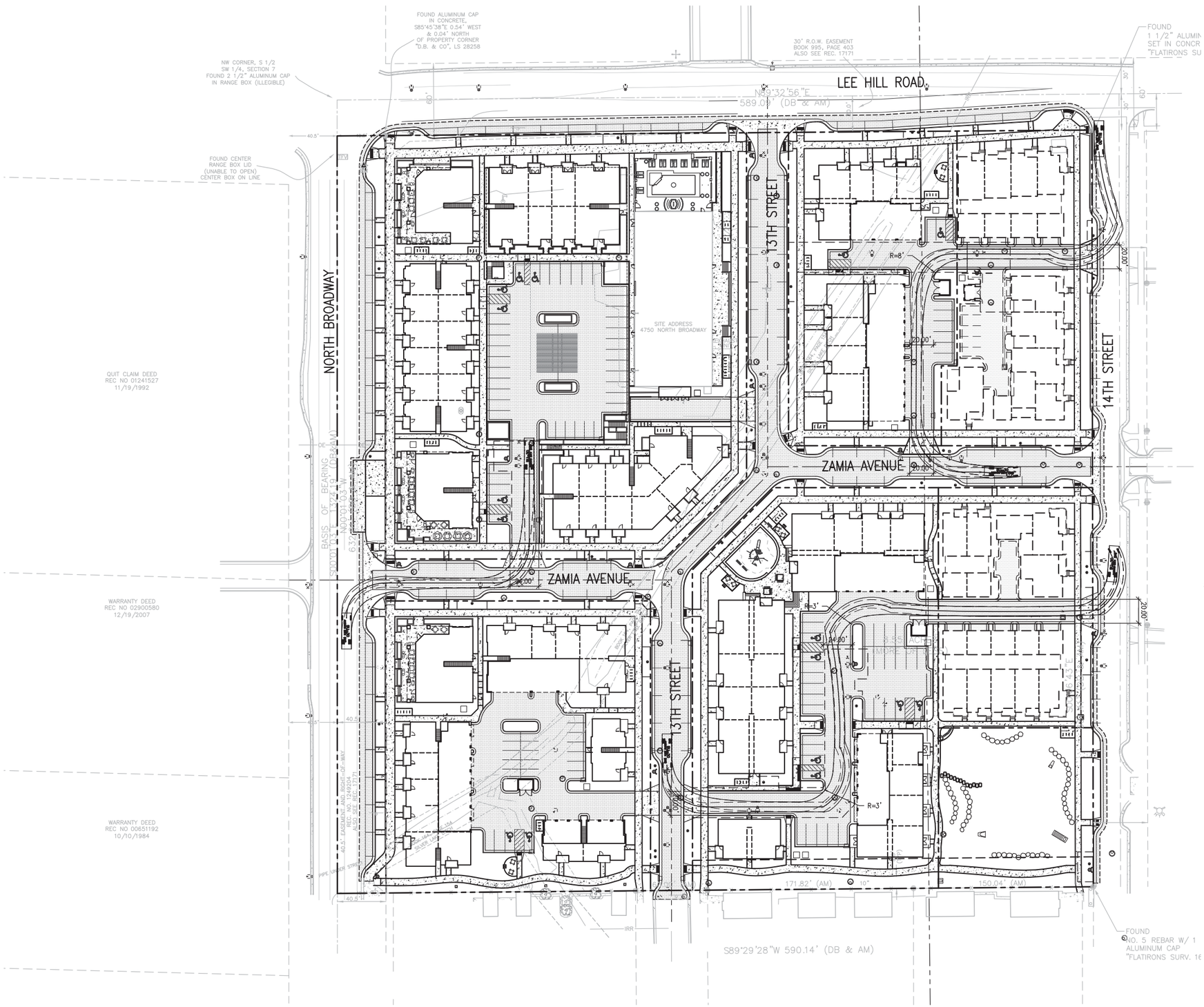

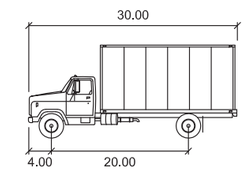

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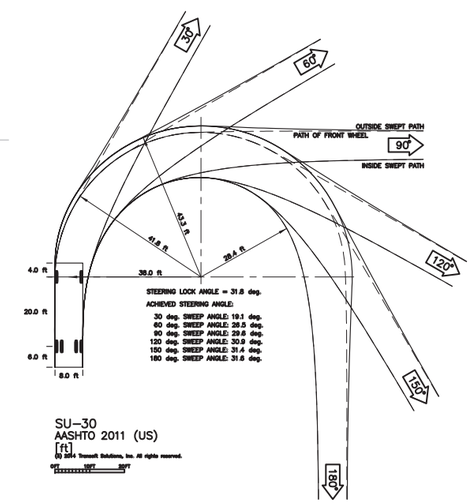

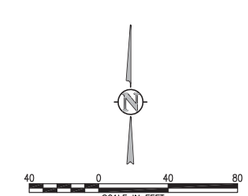

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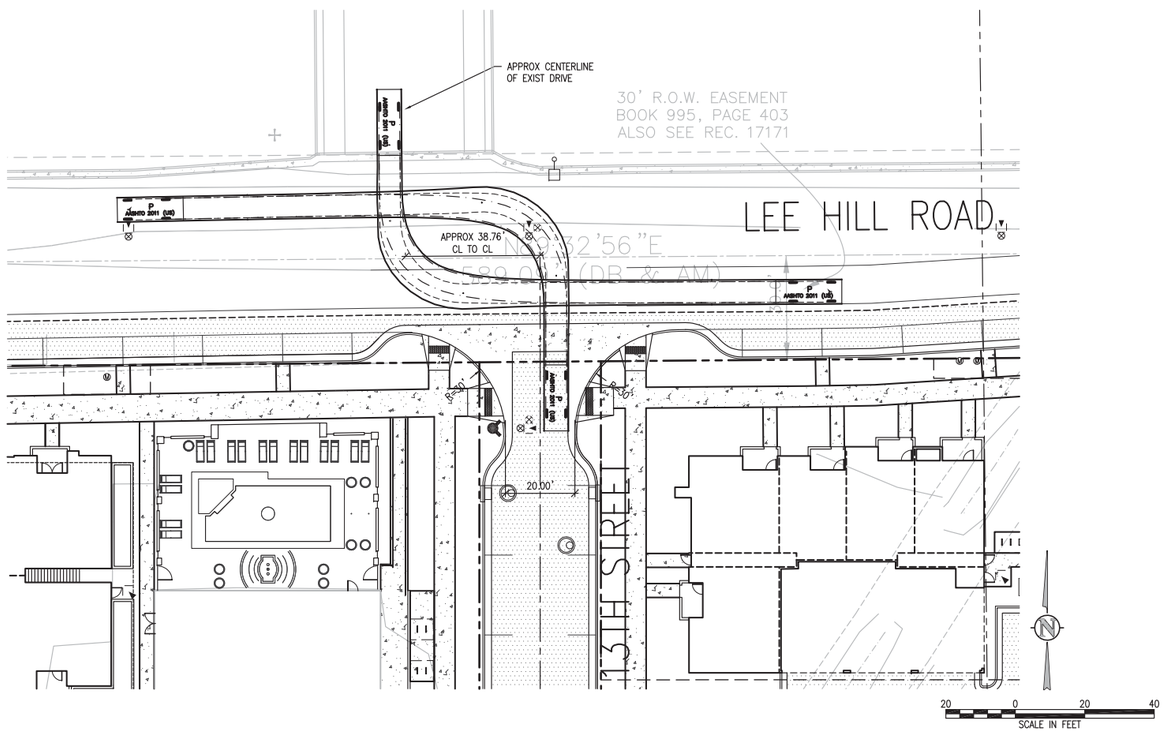

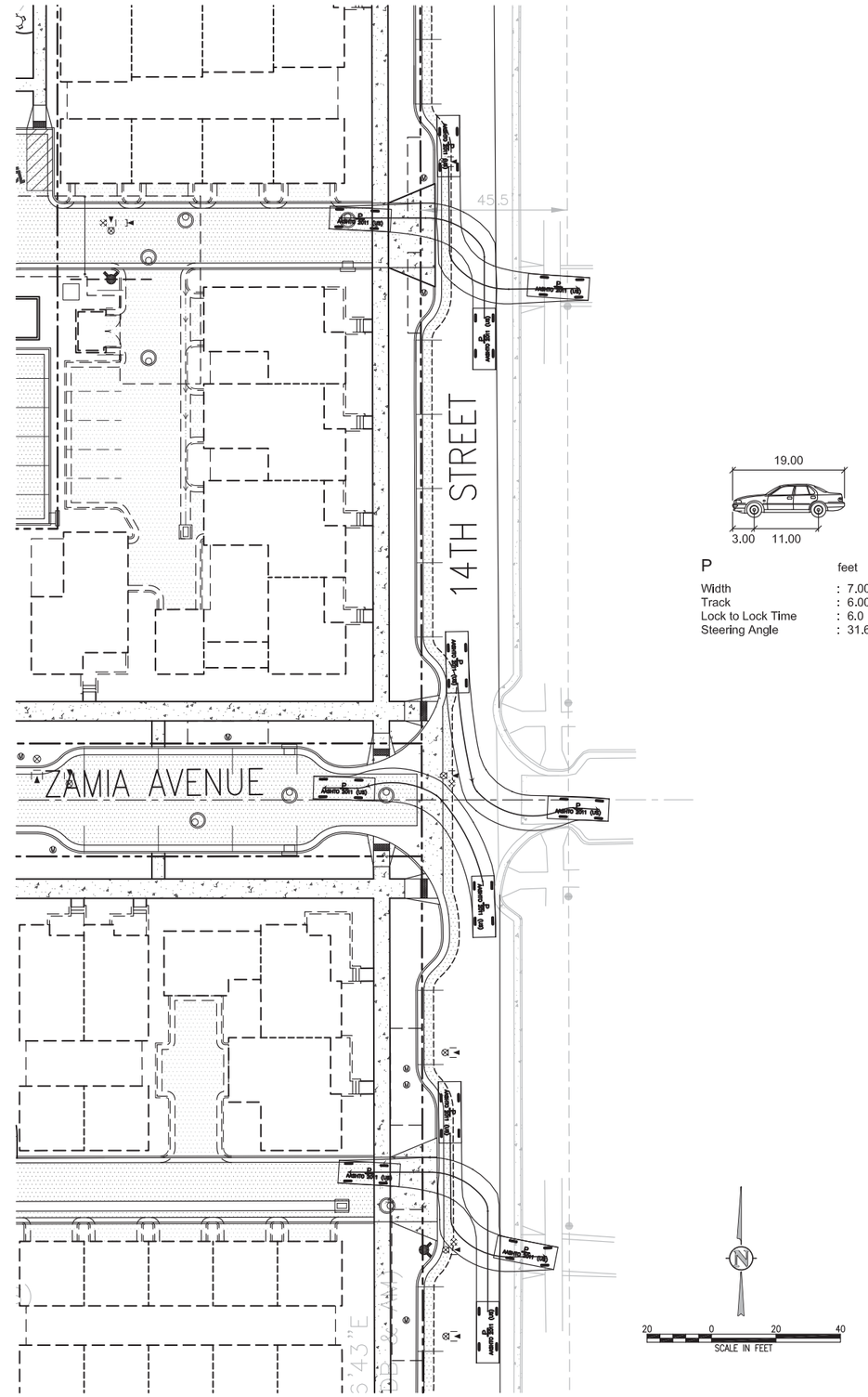

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ATTACHMENT C

The Armory Community

Boulder, Colorado

Residential Design Guidelines

For the RMX-2 Zone District Parcel

Prepared by The Mulhern Group LTD.

May, 16, 2016

THE ARMORY COMMUNITY DEVELOPMENT TEAM

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View from Armory site to the south with the Mess Hall to the left

Aerial with the site and surrounding context

Chapter 1: INTRODUCTION

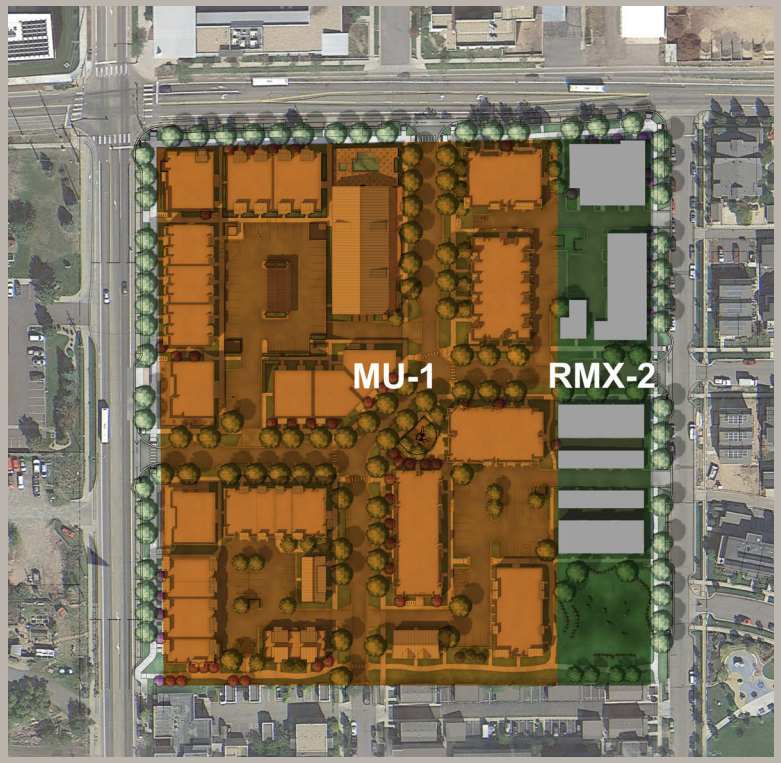
1.1 Armory Community

The Armory Community is a mixed-use development project located in the North Boulder (NoBo) district of Boulder, Colorado. The project is the redevelopment of the former Colorado Air National Guard Armory site located at southeast corner of the intersection of North Broadway and Lee Hill Drive. Broadway is the major north-south transportation corridor of NoBo and connects to regional highways nearby. The site is being redeveloped primarily with residential uses and limited commercial space for retail and restaurants. The Armory Mess Hall itself is being preserved as a Landmark building.

The Armory Community site is surrounded by the existing Holiday Neighborhood on the east, the Main Street North mixed-use development on the south and a variety of commercial uses on the north and west. The site's adjacency to the neighborhoods requires a high level of design to properly integrate with the existing residential streets and complete the sense of place and connections to Broadway.

The site's location within the NoBo District makes it subject to the NoBo Subcommunity Plan, the Boulder Revised Code, and these design guidelines. The Subcommunity Plan attributes include:

- Compatibility with surrounding context
- Integrated network of streets
- Buildings that face streets
- Neighborhoods distinguished by streets or natural features
- Small, walkable blocks with developed streetscapes
- Mix of uses
- Diversity of housing types
- Use of alleys



Site plan with existing Zone District Overlay

1.2 Existing Zone Districts

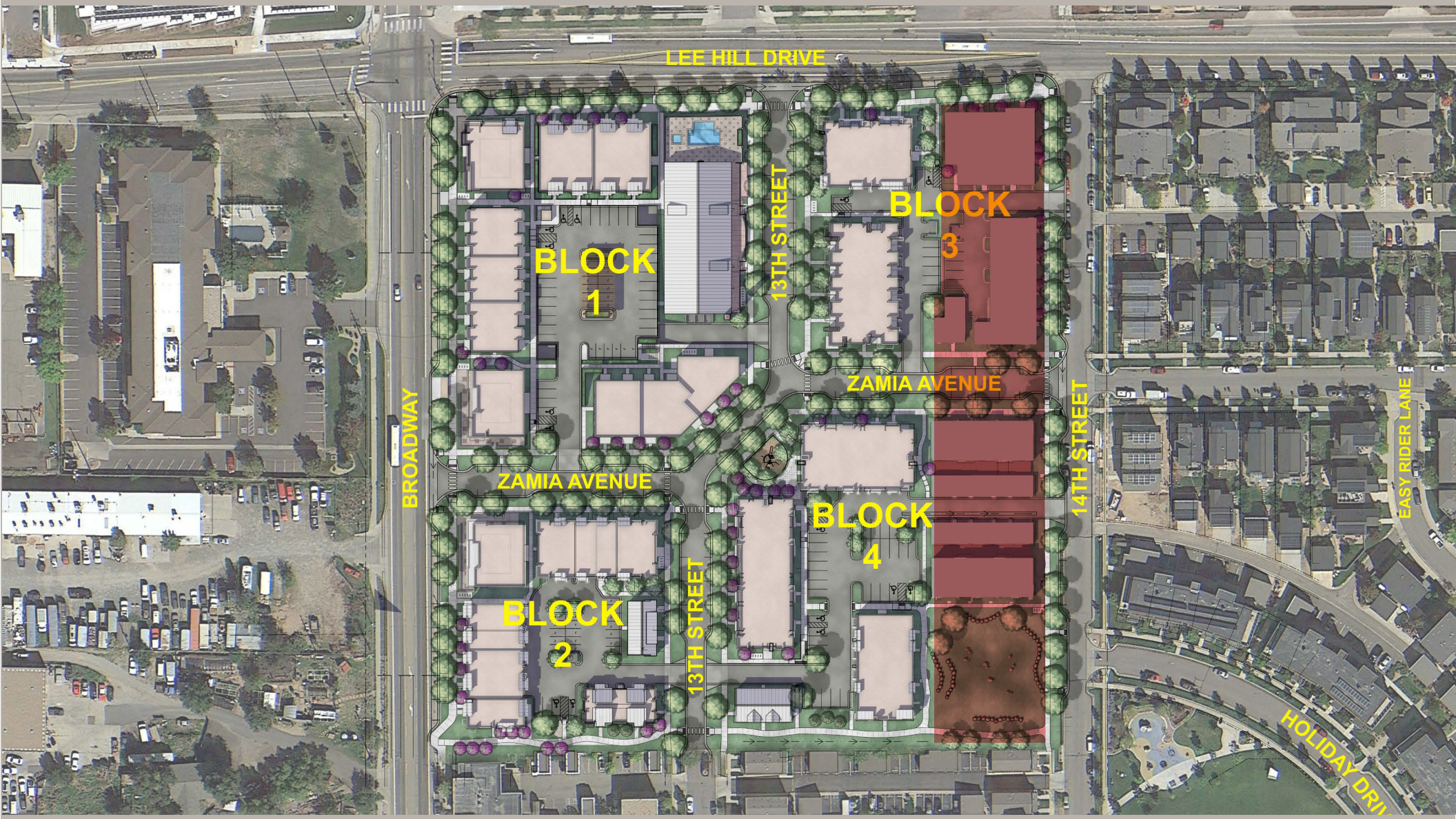
The Armory Community development includes two separate zone districts, each with differing development criteria. The western three-fourths of the site is governed by the MU-1 zone district and the eastern fourth by the RMX-2 zone district. Development of The Armory Community site (including both zone districts) is entitled through, and governed by, the City of Boulder's Site Review process. The Site Review process incorporates these Design Guidelines into the approved entitlements for use in reviewing future development within the RMX-2 zone district.

The Site Review process for the approval of buildings within the MU-1 zone district illustrates buildings shown within both the MU-1 and RMX-2 zone districts, although no buildings in the RMX-2 zone district are approved. Buildings within the RMX-2 zone district are shown only for illustrative purposes to demonstrate one possible example of how the project could be developed under these Design Guidelines.

1.3 Development Standards

Development standards for residential development within the RMX-2 zone district at The Armory Community shall comply with these Design Guidelines, as well as all applicable RMX-2 Development Standards contained in the Boulder Revised Code. Projects proposed within the RMX-2 zone district that are in compliance enjoy the administrative approval of the project as outlined under the Site Plan Approval Process of these Design Guidelines.

Armory Community Site Plan
(Submitted with the 03-21-16 site review package)



Main Street North

Main Street North

Chapter 2: PURPOSE & APPROVAL PROCESS

2.1 Design Guidelines

These Design Guidelines provide a framework of design principles for developers, architects and homeowners that will guide future residential development in the RMX-2 zone district at The Armory Community.

2.2 Process

Developer Design Team should follow the entitlements process as outlined in the Boulder Revised Code for Site Review

Any submittal for Technical Document Review and/or building pemit by Master Developer Design team shall include written indication by the Master Developer that the proposed design of the RMX-2 potion has been reviewed and found to be consistent with the intent of the RMX-2 Design Guidelines. However, a site review is not required for RMX-2.

Chapter 3:SURROUNDING NEIGHBORHOOD CHARACTERISTICS

3.1 Main Street North

- Materials are a mix of masonry at mixed-use buildings, siding and stucco at residential buildings
- Roof slopes use a variety of flat, gabled and shed roof styles
- One and two-story buildings
- Corner architectural elements at mixed-use buildings
- Larger lower level openings
- Repetitious facades create a rhythm
- Balconies, fabric awnings and canopies add variety and change in building plane

Holiday Neighborhood

Broadway west of the site

- Variety of facades, undulation creates small plazas for seating
- Repetitious facades create a rhythm
- Balconies, fabric awnings and canopies add variety and change in building plane

3.2 Holiday Neighborhood

- Design gestures are bolder in scale
- Details are simple, modern interpretations of traditional architecture
- Roof slopes use a variety of flat, gabled and shed roof styles
- Interesting streetscapes
- Buildings brought out to the street
- Parking and garages concealed when possible
- Sidewalks connecting block to block
- Narrow streets
- *Planned around park and open space amenities*
  Residential buildings are two-story with porches as a prominent feature

3.3 Broadway west of site

- A mixture of light industrial, hospitality, multi-family and office space
- Eclectic architecture style ranging from corporate prototype to recently-constructed modern
- Predominately flat roofs
- Surface parking, a lot of paved surfaces
- Materials are mainly stucco

Design Inspiration

3.4 Design Character of RMX-2 portion of the site

As the NoBo Subcommunity Plan states, the development of a building envelope for a site can preserve neighborhood character and assure that any new development is appropriate in scale.

Key design components of the NoBo plan to be used in the RMX-2 portion of the Armory Community - see complete plan document of **North Boulder Subcommunity Plan** for further design standards to be applied to Armory RMX-2 parcel:

- Continuation of the street grids, pedestrian paths, bus and bike routes
- Compatible buildings to face each other
- Front yards and front doors should face the street
- Front yards should be kept open when possible
- Detached garages are preferred. Garages should be located / oriented in a manner where they open to an alley or the rear of a lot. If a garage door faces a street, it should be a minimum of 20' behind the primary streetfront facade.
- Instead of a setback, create a build-to line so buildings come up to the street
- Use features with strong human scale; porches, indented decks and bays, varied sizes and styles from building to building
- Parking lots are small and clustered, and are located in back of buildings instead of in front of them
- Use alleys where possible (to connect garages)
- Create small blocks and strong connections

Design Inspiration

Design Inspiration

Chapter 4: ARCHITECTURAL INTENT

The architectural design of The Armory Community is to act as a transition from the more eclectic architecture of Blocks One and Two to the existing architecture of the Holiday neighborhood. Materials and colors used in the western blocks are brought to the eastern blocks in a simpler, elegant manner, stressing the vertical quality of townhouses in a timeless manner.

Entry levels with welcoming stoops and porches and large areas of glass are to be set in masonry and shall provide a distinguishable base to each building. Upper levels shall be skinned in masonry, well detailed composite materials / siding or hard coat stucco and offer gracious amounts of glazing, defining the middle and top stories of each building.

The grades across the Armory Community site are gently sloped which will further the pleasant nature of the streetscapes. The floor levels of most units will step down from west to east and from north to south, bringing additional interest to architectural composition and massing.

These sloping grades of the site and stepped massing will provide many units with dramatic views to the foothills to the west, the Flatirons to the south and open space to the east.
The design concept for the RMX-2 parcel is to further the great streetscapes being created in MU-1 portion of the site. The siting of the units is intended to reinforce the streets by orienting the front facades of all residences to the streets. The introduction of front stoops, porches, patios and gracious amounts of windows will enliven the streets with activity.

Row House Inspiration

Example of Row House Design

4.1 HOUSING TYPES

Both the Holiday Neighborhood and Main Street North, in conjunction with the residential mix of MU-1 apartments, lofts and duplexes, already offer a diverse housing type fabric in this area of North Boulder. By virtue of the fact that the MU-1 portion is predominately apartments to the west, and the Holiday neighborhood is predominantly single-family and duplex units to the east, the housing types suggested below can satisfy the code requirements.

A variety of housing types is a requirement of the zoning standards for RMX-2; for information see **Section 9-8-4 of the Boulder Revised Code**. For new residential areas, in the Neighborhoods chapter, The NoBo Sub-community Plan calls for *"a diversity of housing types, sizes, and price ranges".*

Suggested housing types defined as follows:

Row House
One of a series of houses, often of similar or identical design, situated side by side and joined by common walls

Attributes:

- Similar major architectural elements- entry, roof slope, materials
- Window pattern can vary from unit it unit but be of the same t type- casement, single-hung, etc
- Width of individual unit is typically narrow
- Design of façade is simple, using one roof form per unit
- Façade is relatively flat, uniform
- Materials palette is uniform

Example of flat design

Example of Town House design

Flat

A self-contained housing unit that occupies only part of a building, correctly, on a single level without a stair. Such a building may be called an apartment building

Attributes:

- Façade composition becomes a major design element; hier archy of window forms for public and private space
- Decks and patios help define unit by creating recessed space and bringing light into the unit
- Building design is usually horizontal in orientation
- Architectural style can be diverse
- Roof is commonly flat

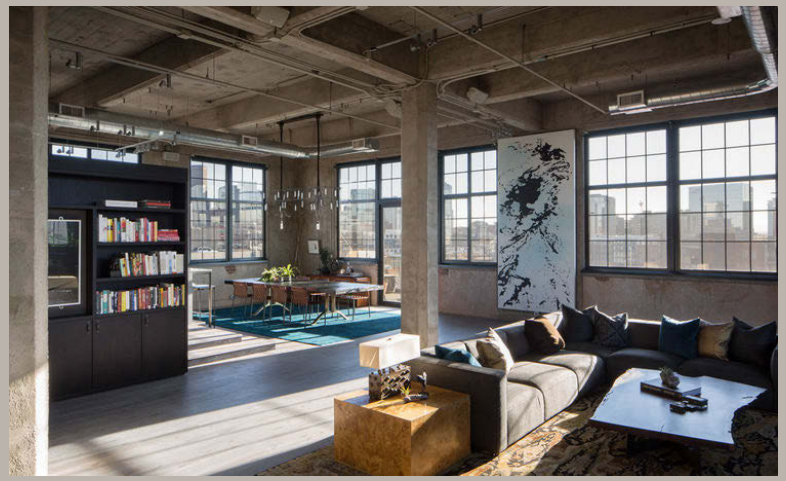
Town House

A house on a small footprint in a city with multiple floors with a large living space

Attributes:

- Architecture can vary from townhouse to townhouse
- Entry design can vary
- Window composition can vary, but style is consistent
- Materials palette is uniform but can vary in pattern from unit to unit
- Intent is to create a rhythm as building moves down the block
- Often entered from a raised stoop that anchors a set of stairs and baluster

Example of Duplex design



Duplex

A dwelling having apartments with separate entrances for two households. This includes two-story houses having a complete apartment on each floor and also side-by-side apartments on a single lot that share a common wall.

Attributes:

- Often mirror images of each other, “bookends”
- Outdoor porch becomes entry point, graced with substantial columns
- Materials palette matching, window pattern and type matching, entry design matching

Loft

a large adaptable open space, often converted for residential use (a converted loft) from some other use, often light industrial.

Attributes:

- Large expanses of glass
- Open divided lites, large area between mullions
- Flat façade, usually masonry
- Simple rhythm
- Entry is non-assuming, quiet in style
- Outdoor decks, patios are simple and often fully-separated from architecture (i.e. hanging balconies)

Example of Single-Family Residence design

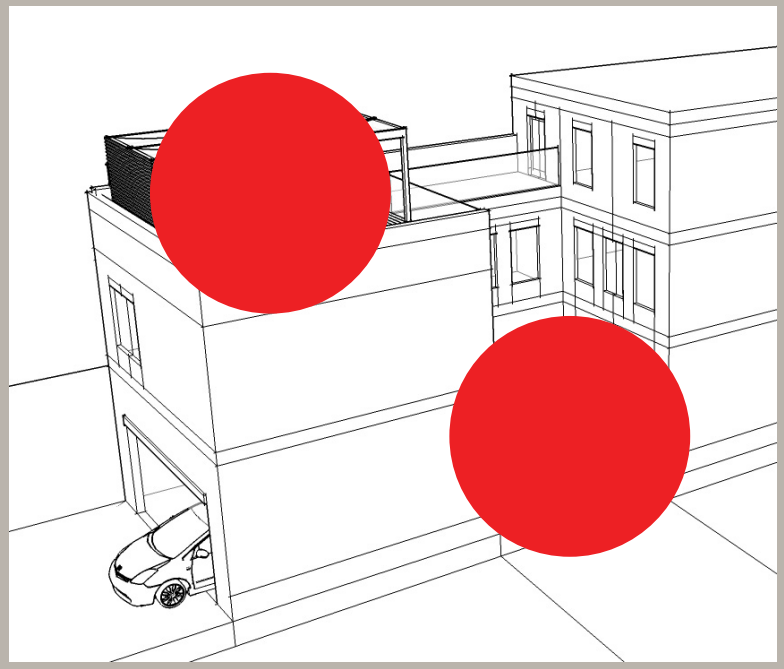
Single Family Residence
A free-standing residential building.

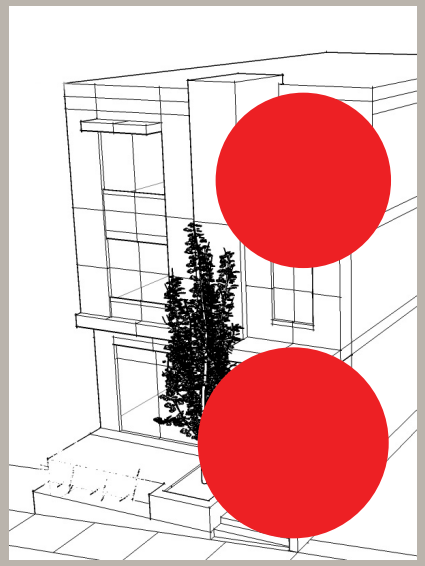
Attributes:

- The design is most flexible of all types, but is still to be harmonious in style to overall project and North Boulder de sign fabric.

Entry area is to be strong architectural element following the Boulder land use code and NoBo Subcommunity Plan principles.

Loft design inspiration





Chapter 5: SITE LAYOUT

5.1 Minimum Open Space Requirements

There shall be a minimum open space requirement of 15% in each Block/Lot exclusive of the detention pond tract. This open space includes all landscaped and hardscaped areas within the parcels excluding driveways. All open space is required to meet the open space standards found in the **Boulder Revised Code**.

Within each lot there shall be useable **private open space** with a minimum size of 60 SF, adhering to private open space requirements of the **Boulder Revised Code**.

5.2 Variety of Private Open Space Types

There shall be at least one type of private open space provided, including, but not limited to:

- Internal Courtyard (with/without connection to the street/drive)
- Rooftop balcony / deck
- Balcony of at least 60 SF with a minimum dimension of at least 4'-6" (required per Boulder Revised Code)
- Front porch, patio or stoop

Example of definsible entrance

Example of creative metal rail and landscaping

5.3 Street Front Open Space

Defensible space

Each ground floor/at-grade unit shall have their private open space defined by one of the following enclosures to assure that their private space is sectioned off and can be delineated from the public sidewalks and landscaped areas. This creates a zone of defensible space for the resident living at-grade.

Required private open spaces fronting streets shall have at least one type of at-grade open space, including, but not limited to:

- Enlarged entry stoop
- At-grade landscaped hedge with rail and gate behind with entry sidewalk to entry door- **component of defensible space**
- Patio with rail and gate to enclose-**component of defensible space**
- Raised planter or low wall when change in grade along side walk necessitates a low retaining wall to aid in transition- **component of defensible space**

Examples of entrance drive design

5.4 Setbacks

Setbacks shall be required as found in **Chapter 7, Boulder Revised Code**.

5.5 Off Street Parking Requirements

Off street parking shall be provided in accord with **Chapter 9, Boulder Revised Code for parking standards** for each residential unit in the RMX-2 Zone District. The parking requirement is based on number of bedrooms/unit, no matter what type of units and unit mix is used.

Required off-street parking shall be located within enclosed garages, under covered carports, or parking courts interior to the block.

5.6 Allowable Unit Density

The allowed density of residential units shall conform with the requirements of the RMX-2 zone district per **Chapter 8, Boulder Revised Code**. All aspects of the RMX-2 Zone District shall be deemed a single parcel for the application of these Design Guidelines. The area of the RMX-2 portion provides a total of 18 units is considered holistically.

5.7 Entrance Drives

Entrance drives are necessary for proper access to the site and should be sensitively designed. Entrance drives should consider buildings as architectural “bookends” along the streetscape so that visual interest is taken towards the buildings, therefore diminishing the visual impact of the access drive.

Entrance drives shall be a minimum of 20’-0” wide with 90 degree parking stalls for two way circulation and have a minimum back-up area at garages of 24’-0” wide as required by the City of Boulder Zoning Code. For one way circulation aisle width shall be as required by Boulder zoning code.

Design inspiration

The incorporation of landscaped peninsulas and alternative paving materials at pedestrian crossings is encouraged at said drives.

Thoughtful location of transformers and utility banks to allow for landscaped screening is highly desirable.

5.8 Screening of Utilities

Transformers and utility banks should be located so as to minumize visual impact. Screening and / or architectural integration is required, such as painting to match the material color on which it is mounted or appropriately screened.

5.9 Technical Documents Review

Utilities, public improvements, and proposed buildings within the RMX-2 Zone must be reviewed and approved by the City of Boulder thorugh the Technical Documents Review Process.

Chapter 6: BUILDING FORM

These Design Guidelines specify standards to be followed for developing the design characteristics of the residential buildings; the areas beyond the building envelope have been determined by the overall approval of the MU-1/Master Site Review package.

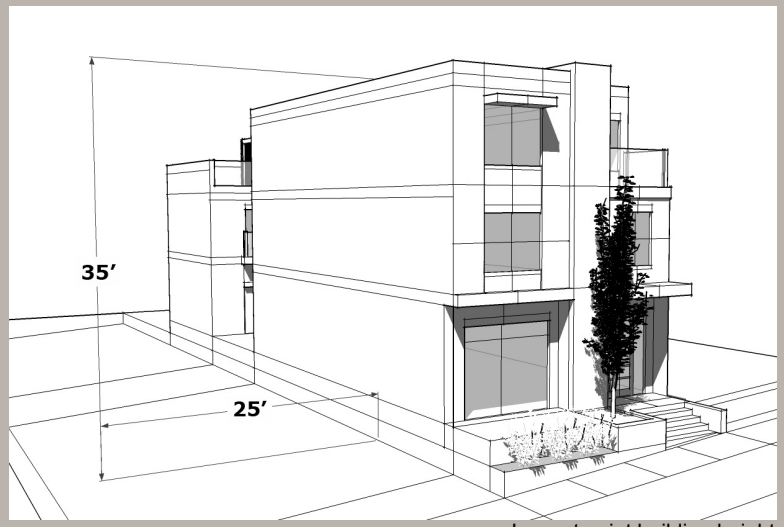
This included:

- Streets and curb/gutter
- Detached sidewalks
- Water and sanitary sewer lines stubbed into the development areas
- Overlot grading
- Drainage infrastructure

The Development Areas include all remaining work, including, but not limited to:

- Fine grading and pad preparation
- Public energy utilities (electrical and gas)
- Public communication Utilities (phone and cable)
- All construction

The final definition of these improvements will be provided by the Master Developer in the form of a survey or other plan document.



Lowest point building height

Finish Floor / Ceiling Height

6.1 Building Widths

The lot width may vary as allowed by code and the desires of the RMX-2 Design Team.

6.2 Building Heights

Heights will be limited by the Boulder Zoning Code and these Design Guidelines to 35' in height as measured from the lowest spot on grade at a distance 25'-0" away from the building. See **chapter 7 of the Boulder Revised Code** for allowed penetrations of the 35' maximum height, as well as further information on measuring heights.

6.3 Maximum Building Massing

Buildings will be limited to three stories in height in accordance with the RMX-2 Zone District , **Chapter 7, Boulder Revised Code**.

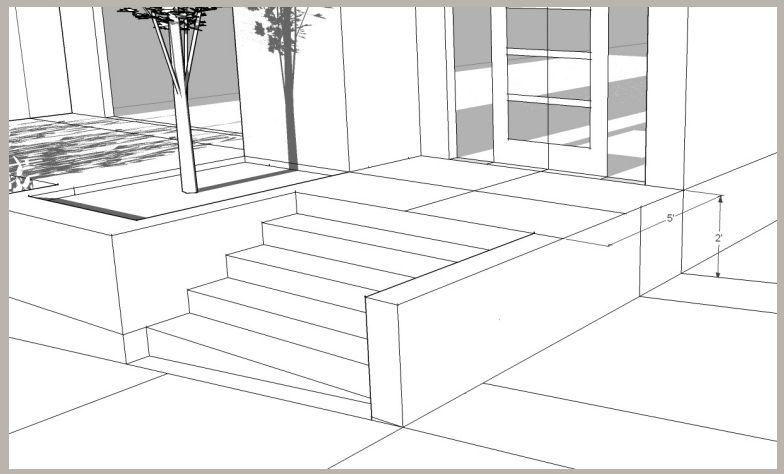
Roof top patios may be located over said garage and connector **as long as they do not exceed height limitations.**

6.4 Overhangs and Projections

Overhangs, shade shelves, canopies and awnings are encouraged and may project out from the primary face of the building but shall not project beyond that allowed by code as taken from **Chapter 7 of the Boulder Revised Code**.

6.5 Entry Floor Elevation

Entry floor elevations are suggested to be located approximately 2'-0" above the adjacent sidewalk to create a sense of separation from the street and to be able to look over cars traveling the adjacent roads. This may vary due to the sloping nature of the site, the design proposed and the need for an accessible route.



Examples of entry sequencing

6.6 Front Entrance Stoops

Entrance stoops are important to the sense of entry and used as a greeting point by the resident of a home. The accompanying stairs, stringer sides/walls and railings should be cleanly detailed and appropriate to the sense of entry desired and architectural approach. The stoop should be of a width and depth to accommodate visitors and to have an effect of significance upon the streetscape. Therefore, it is suggested that they be of a minimum depth of 5'-0" and a minimum width of 6'-0". More gracious dimensions are certainly encouraged.

All stairs should be perpendicular to the sidewalk unless the associated grades do not allow a straight run of stairs.
Materials for the stoops and railings should be appropriate to the architecture proposed.

6.7 Façade Massing & Plane Breaks

Each façade shall have a minimum of two planes in the façade composition with each plane break being at least 24" in depth. Projecting overhangs, shade shelves and other architectural elements are not considered façade plane breaks, but all components must be within the setback parameters as outlined in the Boulder Revised code.

6.8 Base, Middle and Top

Successful residences will establish a strong base at the entry level and a sense of middle and top at the upper floors through the artful composition of a façade.

Examples of roof form inspiration

6.9 Variation of Finish Floor Heights

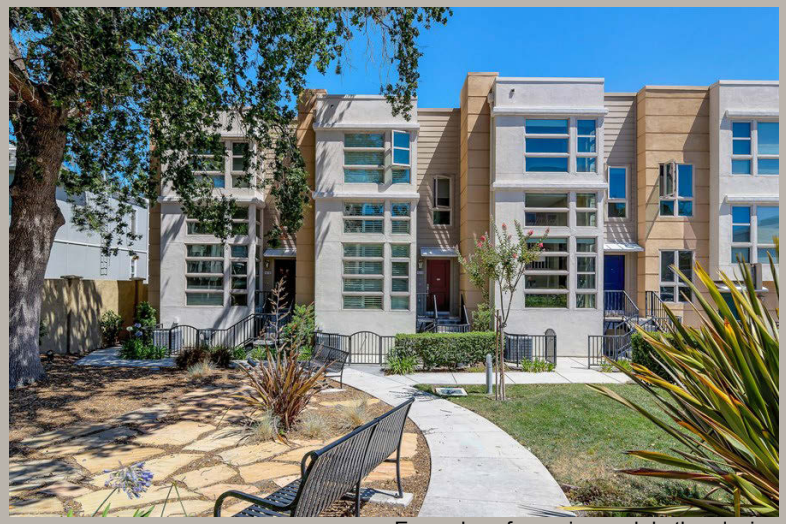
Entry level floors and associated windows are encouraged to be taller at the ground plane (as public spaces are typically) transitioning to shorter floor-to-floor heights and smaller windows above at bedroom levels. This additional floor-to-floor and glazing height at the entry level is key to establishing a sense of base for the units.

6.10 Roof Forms

Roof forms are typically flat roofs as necessary to work within the height limitations of the City of Boulder Zoning Code. Sloped or canted roofs are not required but may be incorporated if they are deemed to be compatible with the overall project design vocabulary. These roofs may be of particular interest at key corners throughout the zone district. Roof materials and colors should be compatible to the architectural vocabulary of The Armory Community as determined by the Master Architect.

Roofing Materials Allowed:

- Membrane Roofing
- Metal Roofing
- Metal Shingles
- Galvalume
- Asphalt Shingles (may be acceptable if deemed appropriate to architectural design)



Examples of massing and rhythm design

- A-A-A
- A-B-A
- A-B-C-B-A
- AA-BB-AA

6.11 Upper Story and Roof Top Decks

Upper story and roof top decks will be desirable components in many of the townhomes given the dramatic views to the adjacent foothills, the Flatirons and the plains.

Projected decks, low walls, railings and overhangs associated with said decks shall be in keeping with the proposed architecture of each townhome cluster.

Rooftop decks with structures shall be allowed within the 35'-0" height limit as interpreted by **Chapter 7 of the Boulder Revised Code** and in keeping with the design of the housing type.

6.12 Massing Steps & Rhythm

Each building may have its own building height limit of 35'-0" determined based upon its individual lot and the lowest point of grade within a line extending 25'-0" beyond its perimeter per Boulder Revised Code. This allows each building to step as the site naturally falls keeping the building massing appropriate to the street.

Building fronts may, but are not required, to step back from front façade to front façade to help add variety and character to the street front. Internal lot widths are considered massing widths and the rhythm of the buildings should be considered along the street front. See also Building Widths and Maximum Building Massing.

Successful townhomes generally have a consistent massing and stepping or a consistent pattern of alternating fronts expressed in a variety of rhythms, see adjacent text:

Inspiration for corner unit design

6.13 Corner Units

Corner buildings shall have architectural and street front amenities that wrap on both streets or onto adjacent open space as may be applicable. Corner buildings shall have their primary entrance facing the primary street (not a secondary street, drive aisle or open space). The RMX-2 Design Team shall assume that residences paralleling 14th street shall be activated by front porches, wrap around porches and/or individual porches.

Corner buildings shall have the same setback requirements on the secondary street as on the primary street (open space and drive aisles excepted). Corner buildings on open space shall maintain the minimum setback from back of sidewalk for the required amenity zone.

Corner buildings shall have façade plane breaks as required for street frontages and shall have the same architectural quality as the primary street front façade. Corner buildings shall have transparency on the secondary street side in an architectural manner similar to the

Example of a well detailed design

Chapter 7: BUILDING DETAILS

Building details are essential to properly express a building's design character. Accordingly, buildings at The Armory Community are to have special details that express uniqueness, quality and visual interest.

Building details are born from a building's base design concept and character and therefore are not prescribed and specific details are not mandated. Nevertheless, details should include consideration at all building elements, such as:

- Foundation transitions such as steps, brick ledges, wainscoting and belt courses
- Surface articulation with reveals, recesses, material differences and differing orientations
- Door and window fenestration jamb edge details, headers and sills
- Multiple stepped roof edges
- Gutter and downspout incorporation and detailing an as artistic expression
- Fencing with pilasters and unique applications of solid materials commensurate with the architectural design
- Building address number incorporations
- Lighting

The photos to the left on this and the following page are intended to communicate the desired architecture and detailing that reflects the quality detailing required of the project.

Examples of creative window palettes

7.1 Windows

Windows are an important element in townhome design. As noted previously, they typically are larger at the base and reduce in size on upper floors. However, with the dramatic views afforded the site, large windows may be desired on upper floors. They may also work to reinforce key architectural expressions in the overall design of the units especially at corners or above entries.

Window patterning may be repetitive or may vary slightly in an A-B-A rhythm to add to the vocabulary of The Armory Community. Their colors shall be compatible to the architecture.

Window Types Allowed:

- Metal clad wood windows
- Vinyl clad wood windows
- Fiberglass composite windows
- Vinyl windows
- Thermally broken metal window systems

Window Systems or Windows Not Allowed:

- Vinyl sliding windows

Examples of connector character

7.2Garages

Garages shall be of the same style and materials of each townhome cluster. Special attention shall be paid to design of garages adjacent to a street or entrance drive. An enhanced design should be brought to these units including the introduction of windows.

7.3 Connectors

Garages may be attached or detached. Attached garages may be connected with any of the following:

- Opaque privacy wall
- Open air trellis roof connector
- Covered open air breezeway
- Enclosed space

Connectors shall be consistent with the architecture of their townhouse cluster. Those connectors facing a street or pedestrian connection shall be stepped back a minimum of 8” from the townhouse and garage. They shall also be of an enhanced architecture and use of windows where allowed by the building code is encouraged.

Examples of using fences and railing to creat a snese of entry

7.4 Fences

Fences shall be allowed in accordance with Boulder Revised Code standards. Fences at each cluster of townhomes shall be consistent in material and color. Use of fences requiring minimum maintenance is suggested.

When paralleling and exposed to a street, fences between the residence and garage shall also be of an enhanced design yet be compatible to the fences particular to that resident cluster.

Fencing Not Allowed:

- Chain link fencing

7.5 Guardrails

Guardrails shall be designed using materials compatible with the architecture of the project and may be of glazing, open metal railing, masonry used in the unit composition, wood railings appropriate to the architectural composition or solid materials.

Examples of well design doors

7.6 Enhanced Doorways and Stoops

Enhanced doorways with well-designed front stoops are an important element in townhome design giving a strong sense of welcome/arrival to the guest, while also adding visual interest to the street front.

7.7 Entry Doors

Entrance doors shall be a minimum of 8'-0" in height. They are to be of a high quality given their importance to the sense of arrival and visibility from the street. A door or sidelight shall be provided that provides ¾ or a full height of glass. Said glass may be transparent, translucent or stained glass panels.

Use of special detail around the door is encouraged to increase the importance of the door and sidelight in the entry façade. This may be accomplished by the use of wood trim, brick details, integrally colored cast stone, pre-cast concrete or compatible metal surrounds.

Ornamental lighting is also part of the entry statement. Light fixtures should be consistent for each cluster of townhomes and enhance the door composition.

Entry Doors Allowed:

- Wood doors stained or painted
- Metal or vinyl clad doors
- Glass doors
- Screen doors of a similar make-up shall also be allowed

Doors Not Allowed:

- Hollow metal doors facing a street
- Entry doors that are insulated metal production doors with full or partial lights
- Masonite
- Fiberglass

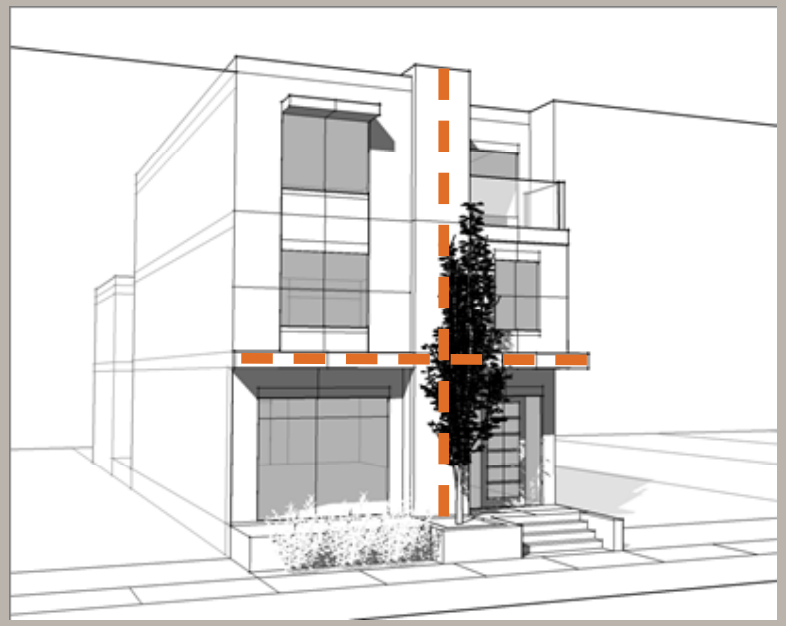
Front porch inspiration

7.8 Front Porches

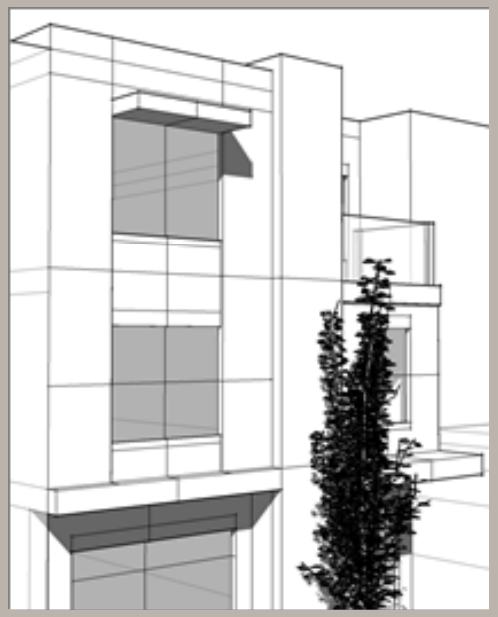
Front porches further the welcoming experience and sense of community promoting interaction with those passing by. They also add security to a neighborhood by providing for “eyes on the street”. It is encouraged that they be a part of each design, especially as a required sequence along 14th Street. They may be provided as a projected element at the front elevation or may be recessed to some extent, or completely below the major structure.

Porches shall be a minimum of 4’-6”” in depth to provide a greater opportunity for seating. A separating landscape bed with a minimum width of 2’-0” is required adjacent to sidewalks.

Front porches may be open air or completely covered. The structure may be cantilevered or supported by columns as appropriate. If covered, the supporting porch columns/structure may not encroach into the required setbacks. The materials of the porch structure should be appropriate to the architecture.



Ways to articulate a facade



7.9 Organizing Elements and Focal Points

Facades should be carefully organized in their composition and utilize either a vertical or a horizontal organizing architectural element, color, material or form. The organizing elements can span the entire width or height of a building or partially span the width and height of the building so long as it is the predominant form within the façade composition.

In the example, the windows of the upper levels are organized with the windows of the lower level through a vertical centerline composition. An alternate composition would be to align them on one or both sides only.

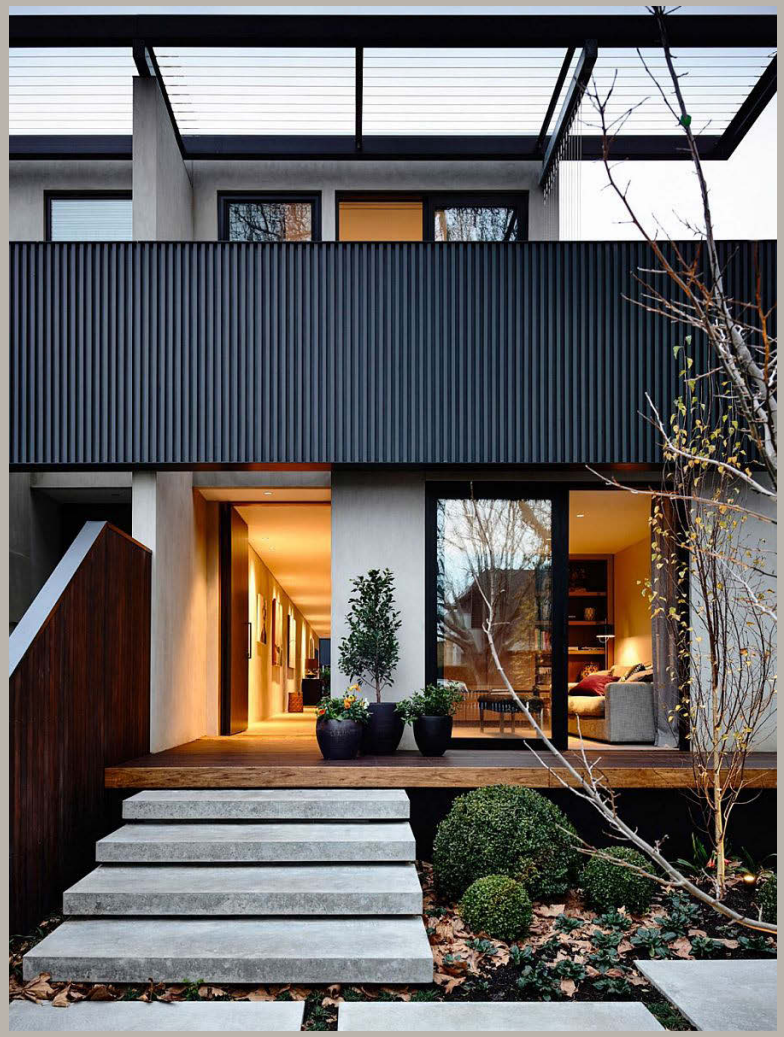
The three story vertical brick “chimney” element provides a unifying and prominent focal point for the façade and identifies the “public entry” side from the “private outdoor living” side of the exterior street frontage.

The aligned horizontal projecting elements provide a unifying element across the width of the façade.

7.10 Façade Articulation

Each façade should be articulated by use of materials with natural visual breaks (brick mortar joints and horizontal siding reveals, for example) or through the use of reveals as in the case of stucco which is a monolithically applied surface. Identification of floor lines, window heads or other clues taken from the architectural expression are preferred.

Architectural elements, such as overhangs, shade shelves, canopies, awnings and plane breaks add shade and shadow to a façade increasing its visual depth and quality. Such elements are highly encouraged and each street elevation shall contain at least one such dominant element.



Design Inspiration

Chapter 8: BUILDING MATERIALS

8.1 Materials and Colors

Materials and colors may further the successful creation of base, middle and top by having heavier, larger materials (masonry for example) at the base and smaller lighter materials above. Additional detailing at the ground plane closest to the pedestrian is also encouraged.

Materials and colors shall be in keeping with those proposed for the MU-1 parcel to further the sense of community. Use of the materials and colors in varying patterns and details is encouraged to add interest to the vocabulary of The Armory Community.

Materials not a part of the initial proposal may be considered if they are deemed to be compatible with the quality of the architectural vocabulary of The Armory Community and will add interest as determined by the Master Architect.

Materials Allowed:

- Brick Masonry
- Ground-faced CMU
- Face Brick:
- Brick Accents
- Store Front Glazing and Door Systems
- Composite Siding
- Composite Panels
- Composite Trim
- Plaster
- 3 Coat Stucco System with Reveals
- Metal Canopies
- Canvas Awnings

Materials Not Allowed:

- Standard grey unpainted or painted smooth/ground faced/fractured face CMU

Design Inspiration

All facades facing a street shall be composed of a minimum of 60% "primary materials."

Primary materials shall include the following:

- Brick Masonry
- Cast Stone
- Stone
- Architectural Pre-Cast Concrete
- Ground Face CMU
- Metal Panel
- Glass
- Metal Shingles
- Stained Real Wood Siding

Secondary materials may make up the remainder of the primary facades or side and rear elevations.

Secondary materials may include the following:

- Three Coat Stucco
- Composite Lap Siding
- Composite Panels

Note: When using stucco windows shall be framed by stucco reveal joints, wood trim or raised or recessed stucco trim bands.

Chapter 9: LANDSCAPING/OPEN SPACE

9.1 Landscape Design

Landscaping is perhaps the most critical element to creating a walking environment along street edges and building approaches. All landscaping shall comply with the Boulder Revised Code requirements and shall build upon the streetscape landscaping provided by the Master Developer. Special attention should be applied to the design of landscaping, including considerations for the following:

- Plant material selection
- Scale appropriate to the building
- Seasonal Color
- Incorporation of annuals and perennials
- Integrations of evergreens for winter massing
- Soft/organic mulch materials (gravel mulch is not allowed)
- Stepped scale from taller/larger to lower/smaller plant materials
- Incorporation of low raised planters or retaining walls to separate spaces or transition grades
- Limited use of sod
- Decorative paving materials and potted plants are encouraged to enhance building entrances

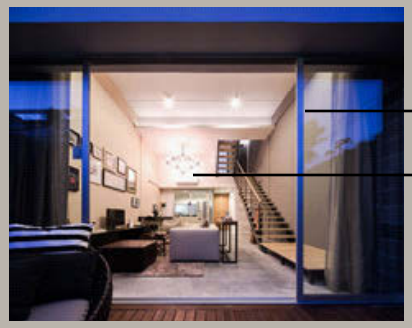
All landscaping plans require review and approval of the Master Developer and Design Team. Submittals shall include the following:

- Landscape plans
- Plant material selections and sizes
- Hardscape/softscape materials
- Elevations showing landscaping

Other materials may be required by the Master Developer.

Supplemental Information

- Offset windows are organized and gathered within a façade material
- Simple façade composition using fewer materials and clean lines
- Windows organized vertically
- Sense of entry is clearly identified with projecting canopy
- Large scale contemporary door and sidelights
- Open wrought iron fencing

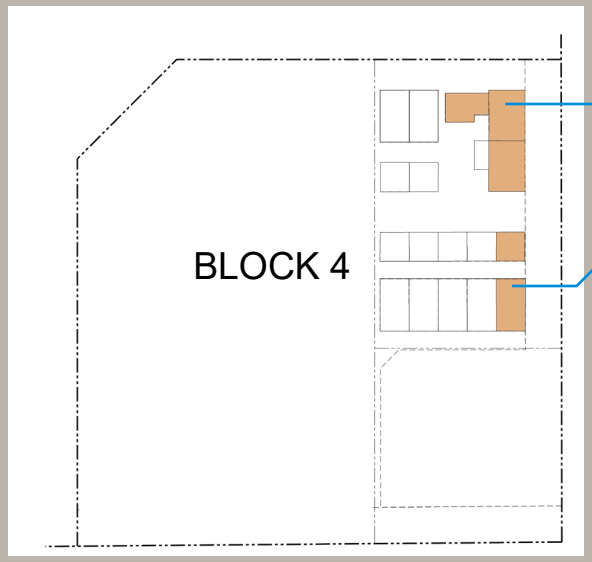


- Simple detailing
- Opening indoors to outdoors

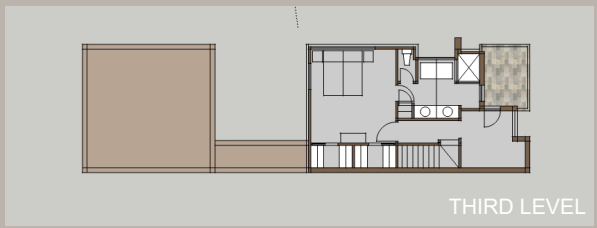
- Private courtyards

SUPPLEMENTAL INFORMATION

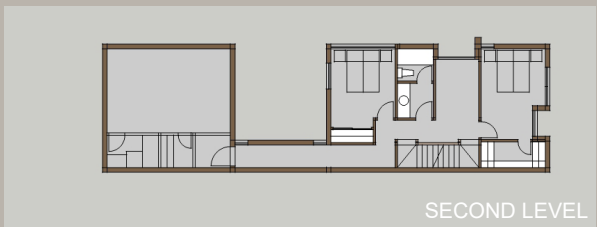
As an illustrative example of how these design guidlines might influence the design of residential units in the RMX-2 zone at the Armory community, 2 possible designs have been created on the following pages. Both are taken from the block 4, one at the northeast corner (example one) and one at the south east corner (example two). Each example identifies how key design concepts from these design guidelines have been applied.



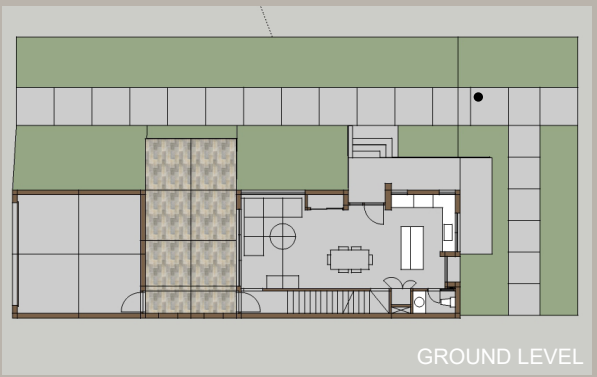
KEY MAP



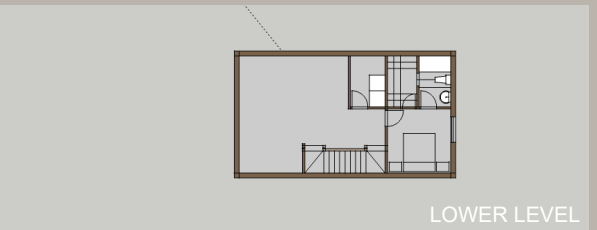
THIRD LEVEL



SECOND LEVEL



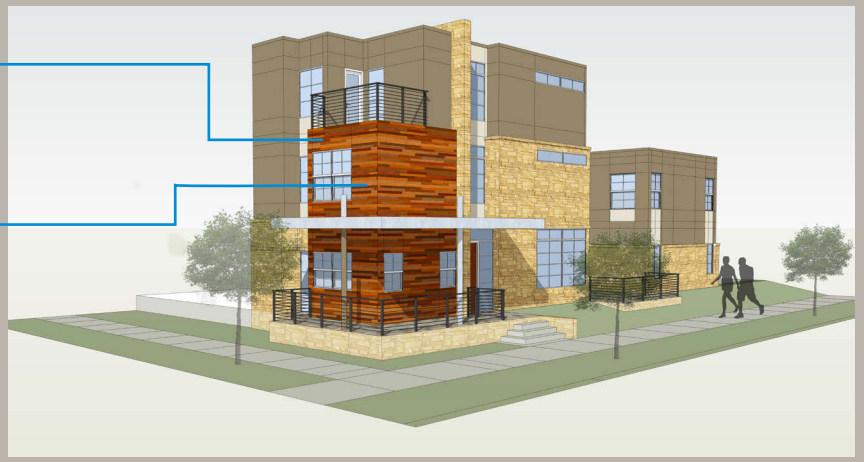
GROUND LEVEL



LOWER LEVEL

Change of material at corner

Use of high quality materials on primary facades



Windows are organized vertically and horizontally through us of reveals

Higher ceiling and larger expanses of glazing on the first floor

Primary entrance facing 14th Street

Defensible space (courtyard and porch)

Garage doors orient to alley

The Armory Community Design Guidelines

For Properties in the RMX-2 Zone District

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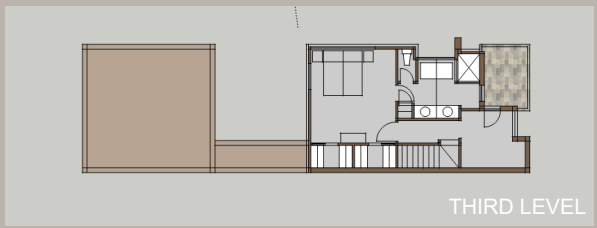
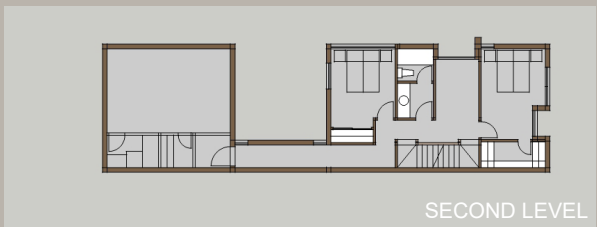
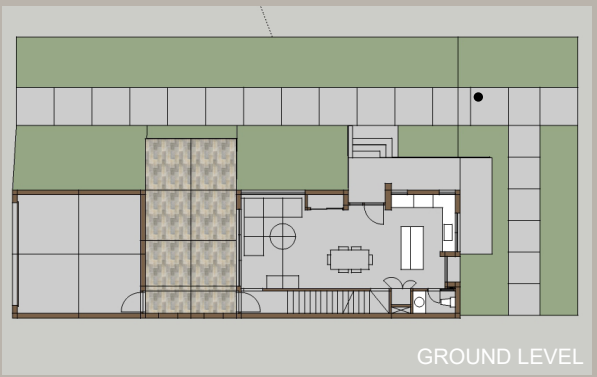


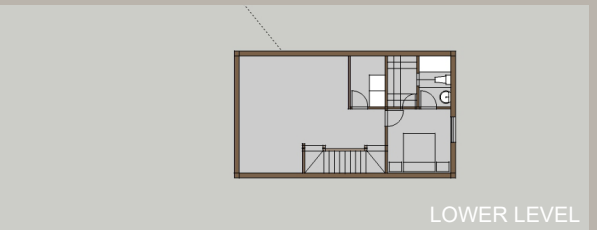
THIRD LEVEL



SECOND LEVEL



GROUND LEVEL



LOWER LEVEL

2' plane break on each principle facade

Front porch faces street and wraps around corner

3 stories within height limit per Section 7 of the Boulder Revised Code

Vertical organizing elements

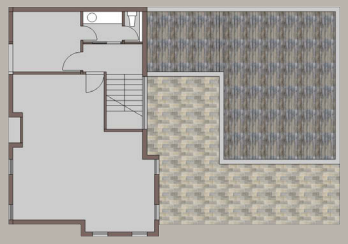
Use of high quality materials on prmary facades

First floor raised above sidewalk

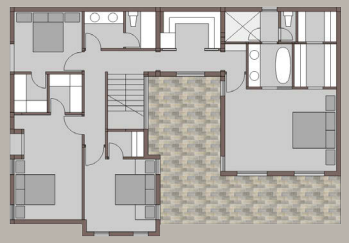
The Armory Community Design Guidelines

For Properties in the RMX-2 Zone District

C

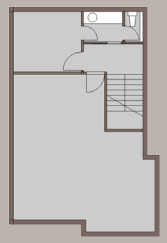


THIRD LEVEL



SECOND LEVEL

GROUND LEVEL



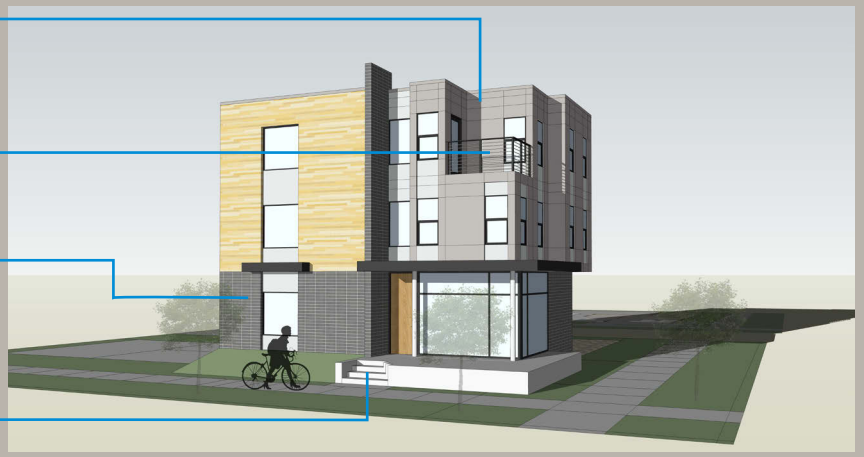
LOWER LEVEL

2' plane break on each principle facade

Change of material at corner

Use of high quality materials on primary facades

Primary entrance facing Zamia Street



Windows are organized vertically and horizontally through us of reveals

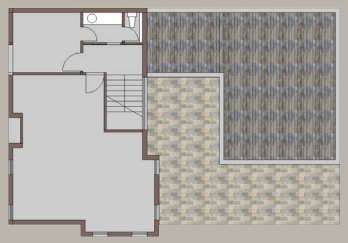
Higher ceiling and larger expanses of glazing on the first floor

Defensible space (courtyard and porch)

The Armory Community Design Guidelines

For Properties in the RMX-2 Zone District

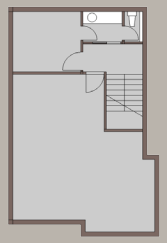
D



THIRD LEVEL

SECOND LEVEL

GROUND LEVEL



LOWER LEVEL

Garage is attached to the house with a rooftop deck within the 35' height limit

3 stories within height limit per Section 7 of the Boulder Revised Code

Front porch faces street and wraps around corner

Vertical organizing elements

Use of high quality materials on primary facades

First floor raised above sidewalk

The Armory Community Design Guidelines

For Properties in the RMX-2 Zone District

E

FOX TUTTLE HERNANDEZ
TRANSPORTATION GROUP

MEMORANDUM

To: City of Boulder Planning & Development Services

From: Steve Tuttle, PE, PTOE; Cassie Slade, PE

Date: May 13, 2016

Project: Armory Community Redevelopment Project

Subject: Parking Study

The Armory Community redevelopment project is proposing to develop mixed-use residential and commercial uses on the site of the former Colorado National Guard Armory located at the southeast corner of Broadway & Lee Hill Drive. The site is bounded by Lee Hill Drive on the north, Broadway on the west, 14th Street on the east and existing residential use to the south.

The project site is subdivided into four "blocks", with Block #1 and Block #2 proposed for initial development and Blocks #3 and #4 for future development. Based on the site plan, this portion of the project plans to construct:

- 182 multi-family dwelling units (rental)
- 18 townhomes (for-sale)
- 8,400 SF retail/restaurants

The existing Amory building will be repurposed as an amenity for the residential community, including a leasing and management office (assumed to be 900 sq. ft.), club room, restrooms, a workout room, and other amenities. This memorandum summarizes the analysis of parking requirements and potential reduction.

Parking Requirements

The City of Boulder provides parking standard requirements in the Boulder Revised Code (BRC) to determine the number of parking spaces needed based on zoning district and proposed land uses. The intent of the standards is to provide adequate parking for all uses to prevent impacts on the adjacent

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PHONE: 303.652.3571 | WWW.FTHTRANSGROUP.COM

streets and minimize parking lot paving. **Table 1** provides the BRC parking rate per land use type and applies that to the size of the residential or commercial space to calculate the number of required parking spaces based on the Code.

Table 1. Parking Requirement

Land Use	Size	Parking Rate (per BRC)	Parking Requirement
MU-1 Zone			
1 Bedroom	182 DU	1.25 per DU	228 spaces
Restaurant	8,400 SF	1 per 3 seat	111 spaces
Leasing Office	900 SF	1 per 400 SF	2 spaces
RMX-2			
4 Bedroom	18 DU	2.00 per DU	36 spaces
Total	**200 DU / 8,900 SF**		**377 spaces**

As seen in **Table 1**, the number of parking spaces required by BRC is 377. This assumes that all land uses are utilizing their parking space allocation at the exact same time. It does not take into consideration that the mix of land uses provides the opportunity to share parking spaces. For example, during the weekday some residents will drive to work, leaving an empty parking space that can be used by daytime retail employees and/or customers.

Shared Parking

The complementary land uses found in mixed-use developments allow for the required number of parking spaces to be reduced. This is because mixed-use development encourages visits to multiple land uses during the same visit, allowing a visitor, employee, or resident to "park once." The mix of uses also allows shared parking to occur on the site. Shared parking is the use of the same parking space by more than one user. This is possible because most parking spaces are only used part time by an individual user, and the highest parking demand for some land uses occurs at different times of the day or different days of the week. Most land uses have parking demand that accumulates at specific, predictable times of the day and week. Armory Community proposes to have a variety of land uses that fit the description of a site that can benefit from shared parking.

The Urban Land Institute (ULI) is a nonprofit education and research company that provides resources to estimate the shared parking of these developments. To determine the most appropriate adjustment to the parking requirement, the data provided in the ULI Shared Parking Manual (2nd Edition) was utilized. First, the parking requirements were adjusted to account for the non-auto trips. These trips include

employees or customers that arrive by walking, biking, or transit. They also include trips that are taken within the site by a non-auto mode, such as an employee walking to a restaurant for lunch. To be consistent with the traffic impact study, a conservative non-auto trip percentage of 20% was applied to the rates to account for those that walk, bike, or ride transit based on the location of the site relative to existing transit, the project Transportation Demand Management (TDM) Plan, and bicycle and pedestrian facilities in the area. The non-auto reduction was not applied to the residential units since a non-auto trip to work or shopping (both on- and off-site) requires the resident to leave their vehicle parked in a space at the Armory site. Second, the ratio of customers to employees for each commercial land use was estimated using ULI data to account for the different parking behaviors of these users (e.g., employees arrive earlier and stay longer than customers).

As shown in **Table 2**, when the non-auto adjustment is applied to the commercial parking requirement to account for the trips that will not require a parking space on-site. The 36 parking spaces for the for-sale townhomes (RMX-2) were not included in the calculations since these spaces will not be shared. The parking requirement for Armory Community can be reduced to 319 spaces. The table also details the percentage of customers and employees for each land use.

Table 2. Shared Parking

Land Use	Size	Parking Rate	Parking Requirement (per BRC)	Non-Auto %	Parking Requirement: After Non-Auto Reduction	Customer	Employee
1 Bedroom	182 DU	1.25 per DU	228	0%	228	--	--
Office	900 SF	1 per 400 SF	2	20%	2	8%	92%
Restaurant	8,400 SF	1 per 3 seats	111	20%	89	85%	15%
Total Residential	**182 DU**		**228**		**228**		
Total Commercial/Office	**9,300 SF**		**113**		**91**		
North Armory Total Estimated Parking Requirement			**341**		**319**		

As mentioned earlier, parking demand peaks at different times of the day for some land uses, and accumulates before and after the peak demand in predictable patterns. By calculating the parking demand for each land use throughout the hour and day, it is possible to determine if parking spaces can be shared at any time during the day and determine the hour of highest parking demand for the site as a whole. **Figures 1 and 2** illustrate the hourly accumulation of parking spaces with and without non-auto mode share for the proposed Armory site. The graphs show the parking pattern of the mix of residential, retail, and restaurant uses. The number of parking spaces reduces in the morning as residents leave for

work and then spaces begin to fill as commercial uses open their doors for customers. The evening has the highest parking demand since that is when residents will return home and restaurants will be the busiest. Once the commercial uses are closed for the day, the parking demand reduces to just the parking demand for the residents.

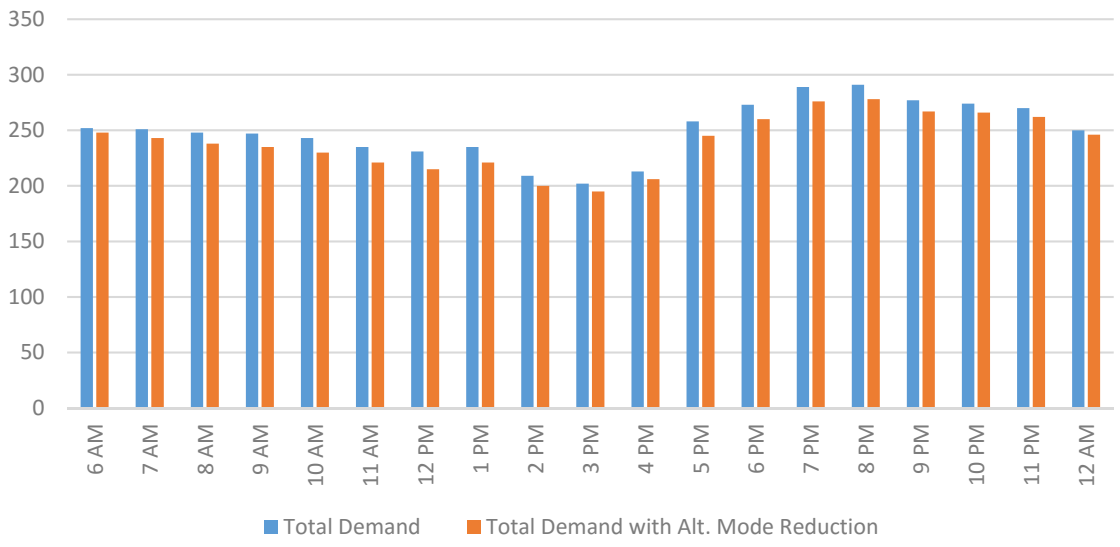

Figure 1. Estimated Weekday Parking Demand

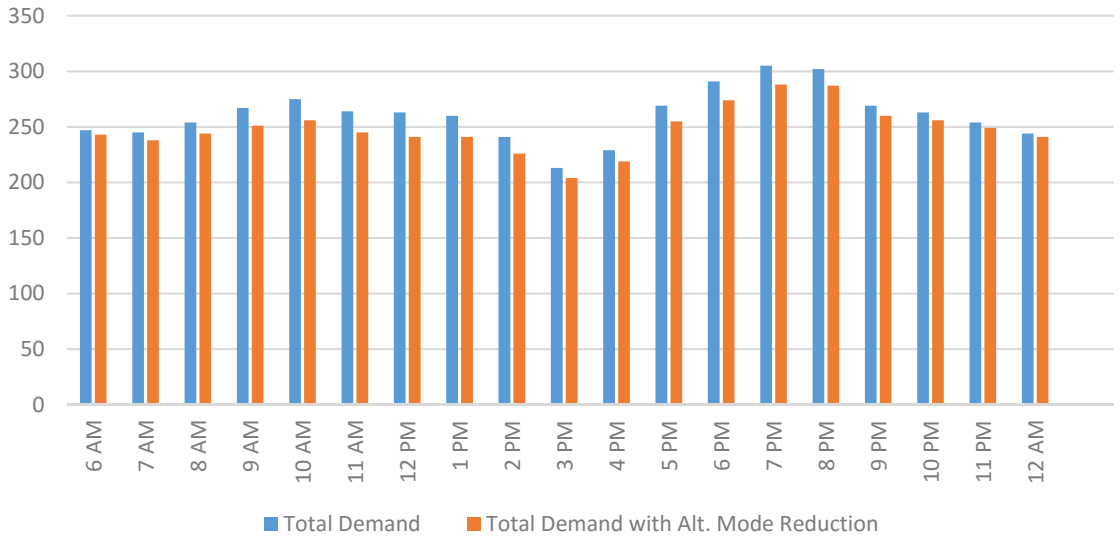

Figure 2. Estimated Weekend Parking Demand

The figures indicate that the accumulation of parking demand for the Armory Community land uses provides some opportunity for shared parking during the day and that the peak demand for the site is lower than the total number of spaces required by BRC. The ULI data estimates that the peak demand will be slightly greater on weekend. The peak parking demand for the site occurs at 7 p.m. on the weekend and is 305 spaces with 0% non-auto. The peak demand is 288 spaces when taking into account the 20% non-auto trips. **Table 3** summarizes the potential parking reduction based on shared parking and non-auto trips.

Table 3. Potential Parking Reduction

North Armory – Weekend	0% Non-Auto Reduction	20% Non-Auto Reduction
Total Parking Requirement	341 Spaces	319 Spaces
Estimated Peak Demand	305 Spaces	288 Spaces
Recommended Minimum Reduction	**11%**	**16%**

Parking Accommodation

Section 9-9-6 (f) (1) of the Development Standards in the Boulder Revised Code states that a parking reduction for mixed use developments may be granted by the city manager "with the total reduction not to exceed twenty-five percent of the required parking." Section 9-9-6 (f) (3) provides the parking reduction criteria with four requirements listed:

(A) The parking needs of the use will be adequately served through on-street parking or off-street parking;

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

(C) If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; or

(D) The applicant provides an acceptable proposal for an alternate modes of transportation program, including a description of existing and proposed facilities, proximity to existing transit lines, and assurances that the use of alternate modes of transportation will continue to reduce the need for on-site parking on an ongoing basis.

The Armory Community project meets the above listed criteria for a parking reduction. Based on the Boulder Parking Rates and without a reduction, the site requires 341 spaces (not including the 36 spaces for the townhomes). There is a mix of residential, retail, and office land uses that will be able to share the parking and it is assumed at least 20% non-auto use reduction for the site. Per the ULI Shared Parking data, the mix of uses can be reduced to 288 parking spaces (16%), which satisfies (f) (3) (B) and (f) (3) (C). The project proposes to provide a total of 348 parking spaces (264 in the parking garages and 84 on-

street). This satisfies the criteria (f) (3) (A) which states the parking needs can be adequately served through on-street or off-street parking. The proposed off-street parking of 261 spaces is a 23% parking reduction and does not exceed the maximum of a 25% reduction. The Armory site is located along the highly utilized and well-connected SKIP route and the bus stop on Broadway adjacent to the site is proposed to be improved by the redevelopment. With the redevelopment the bus stops on Broadway adjacent to the site will be improved. The TDM plan proposes Eco-Passes for all residents and employees, which satisfies (f) (3) (D). In addition to the transit improvements, the site will provide the required number of bike parking spaces throughout the site (both short term and secured long term), storage of bike trailers, and a work station.

Conclusion

The development proposed at the Armory site will have a variety of land uses with complementary parking patterns allowing parking spaces to be shared throughout the day. Many of the visitors, employees, and residents are expected to travel to, from and within the site by walking, biking, or transit. Based on a ULI shared parking evaluation, the total parking requirement for the site can be reduced to 288 parking spaces (16% reduction). The Armory Community will provide 261 parking spaces (off-street) which is a 23% reduction from the BRC parking requirement. The current site plan proposes an additional 84 on-street parking spaces for a total of 348 parking spaces. The site will accommodate the peak demand and provide 60 additional parking spaces.

The parking plan, with proposed reductions, is anticipated to adequately serve site parking demands without impacting the adjacent neighborhoods and meets the parking reduction requirements set forth by the BRC.

/CRS

BDAB COMMENTS – The Armory Community

MEETING DATE:	May 6, 2015
ADDRESS:	4750 Broadway
DESCRIPTION:	Request for the phased redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. with a mixed-use project including the Phase 1 development of the western half of the site with 146 residential units, 24,047 sq. ft. of restaurant, retail and office flex space and 5,320 sq. ft. of "flex art space"; and the Phase 2 development of the eastern half of the site with 45-65 mixed density residential units. A Special Ordinance has been requested to allow for retail, live-work and temporary outdoor entertainment uses as well as an increase in the maximum floor area on Blocks 1 & 2.
APPLICANT:	Mulhern Group c/o Bruce Dierking
CASE MANAGER:	Chandler Van Schaack

RELEVANT GUIDELINES:

North Boulder Subcommunity Plan:

In 1995, the City of Boulder adopted the North Boulder Subcommunity Plan (NoBo Plan) to guide redevelopment, and the plan has since helped shape the mixed-use, retail, and residential development patterns in North Boulder.

The primary goals and policies found in the NoBo Plan include strengthening established areas; redevelopment with a focus on walkable, connected, and mixed use places; a diversity of housing choices; new community and civic attractions; improved design quality and an integrated network of parks and open space.

The North Boulder Armory site is an approximately 8.45 acre property located in North Boulder at the southeast corner of Lee Hill Road and Broadway, and is subject to the NoBo Plan. The subject site is identified in the NoBo Plan as part of the Yarmouth North neighborhood. Relevant goals from the NoBo Plan pertaining to the project site include:

Development Guidelines for All Neighborhoods:

- *Locate compatible building types to face one another across streets. Change design rules at rear or side property lines rather than down the middle of the street.*

- *Design houses so that garage doors do not dominate the front facade.*

- *Position buildings close to the street to create a more pedestrian friendly atmosphere.*

- *Provide high quality building design with attention to detail. Avoid monotonous building designs: include human scale features such as porches, varied building elevations, and varied sizes and styles.*

- *In higher density areas where parking lots are needed, design the lots so that they are small and clustered. Locate parking in the back of buildings, not in the front.*

Yarmouth North Development Guidelines:

- *Design the area as a neighborhood, with small blocks and buildings oriented toward the street.*

- *Non-residential uses should be contained in buildings with smaller floor plates, not in large office buildings*

- *Design with noise protection from US 36 and Broadway, employing noise-sensitive building placement, height, orientation, and special construction materials.*

- *Live/ work units in residential-scale office buildings, with pedestrian-interest windows, and front doors facing the street.*

Site Review Criteria:

Because the 8.5-acre site exceeds the one acre minimum threshold for mandatory Concept Plan and Site Review, the applicant is required to complete a Site Review application process for the proposed project and must demonstrate compliance with all Site Review criteria found in Section 9-2-14(h), B.R.C., 1981. Of particular importance for BDAB's review of the project are the criteria related to building design, livability, and relationship to the existing or proposed surrounding area, including the following:

- *How does the proposal accommodate pedestrians, including, without limitation, uses proposed for the ground level, percent of transparent material at the ground level, and signage and graphics?*

- *How does the project 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?*

- *Are the building height, mass, scale, orientation, architecture and configuration compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area?*

- *Is the height of buildings 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?*

- *If the character of the area is identifiable, is the project made compatible by the appropriate use of color, materials, landscaping, signs and lighting?*

- *Is the project designed to a human scale and does it 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?*

- *Do the exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing?*

BDAB COMMENTS – The Armory Community

MEETING DATE: March 23, 2016
ADDRESS: 4750 Broadway
DESCRIPTION: Revised Plans for the redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. The applicant is requesting a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations.
APPLICANT: Mulhern Group c/o Bruce Dierking
CASE MANAGER: Chandler Van Schaack

RELEVANT GUIDELINES:

North Boulder Subcommunity Plan:

In 1995, the City of Boulder adopted the North Boulder Subcommunity Plan (NoBo Plan) to guide redevelopment, and the plan has since helped shape the mixed-use, retail, and residential development patterns in North Boulder.

The primary goals and policies found in the NoBo Plan include strengthening established areas; redevelopment with a focus on walkable, connected, and mixed use places; a diversity of housing choices; new community and civic attractions; improved design quality and an integrated network of parks and open space.

The North Boulder Armory site is an approximately 8.45 acre property located in North Boulder at the southeast corner of Lee Hill Road and Broadway, and is subject to the NoBo Plan. The subject site is identified in the NoBo Plan as part of the Yarmouth North neighborhood. Relevant goals from the NoBo Plan pertaining to the project site include:

Development Guidelines for All Neighborhoods:

- *Locate compatible building types to face one another across streets. Change design rules at rear or side property lines rather than down the middle of the street.*

- *Design houses so that garage doors do not dominate the front facade.*

- *Position buildings close to the street to create a more pedestrian friendly atmosphere.*

- *Provide high quality building design with attention to detail. Avoid monotonous building designs: include human scale features such as porches, varied building elevations, and varied sizes and styles.*

- *In higher density areas where parking lots are needed, design the lots so that they are small and clustered. Locate parking in the back of buildings, not in the front.*

Yarmouth North Development Guidelines:

- *Design the area as a neighborhood, with small blocks and buildings oriented toward the street.*

- *Non-residential uses should be contained in buildings with smaller floor plates, not in large office buildings*

- *Design with noise protection from US 36 and Broadway, employing noise-sensitive building placement, height, orientation, and special construction materials.*

- *Live/ work units in residential-scale office buildings, with pedestrian-interest windows, and front doors facing the street.*

Site Review Criteria:

Because the 8.5-acre site exceeds the one acre minimum threshold for mandatory Concept Plan and Site Review, the applicant is required to complete a Site Review application process for the proposed project and must demonstrate compliance with all Site Review criteria found in Section 9-2-14(h), B.R.C., 1981. Of particular importance for BDAB's review of the project are the criteria related to building design, livability, and relationship to the existing or proposed surrounding area, including the following:

- *How does the proposal accommodate pedestrians, including, without limitation, uses proposed for the ground level, percent of transparent material at the ground level, and signage and graphics?*

- *How does the project 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?*

- *Are the building height, mass, scale, orientation, architecture and configuration compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area?*

- *Is the height of buildings 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?*

- *If the character of the area is identifiable, is the project made compatible by the appropriate use of color, materials, landscaping, signs and lighting?*

- *Is the project designed to a human scale and does it 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?*

- *Do the exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing?*

Case #: LUR2015-00012

Project Name: Armory Community

Date : July 11, 2016

CRITERIA FOR REVIEW

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

(1) Boulder Valley Comprehensive Plan:

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

The proposed project conforms to the BVCP Land Use Map designations on the site, which as described in this memorandum, are Mixed Use Residential and Mixed Density Residential. The project is a compact, mixed-use development that takes its context into great consideration and is appropriately scaled to transition from the higher intensity uses of the Uptown Broadway area (Village Center) along Broadway to the medium and mixed density residential context and scale of the nearby Dakota Ridge and Holiday neighborhoods.

The project will add to the vitality of North Boulder with 200 new residential units ranging from apartments to duplexes to townhomes and new retail and office uses along Broadway increasing the level of walkability and connectedness of the area. There is a high level of permeability incorporated into the project. The project is also an opportunity to preserve the existing Armory mess hall structure through the Landmark process.

These elements would be consistent with the following BVCP Policies:

2.01 Unique Community Identity
2.03 Compact Development Pattern
2.05 Design of Community Edges and Entryways
2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones
2.14 Mix of Complementary Land Uses
2.16 Mixed Use and Higher Density Development
2.17 Variety of Activity Centers
2.24 Preservation of Historic and Cultural Resources
2.30 Sensitive Infill and Redevelopment
2.33 Environmentally Sensitive Urban Design
2.37 Enhanced Design for Private Sector Projects
4.05 Energy-Efficient Building Design
5.03 Diverse Mix of Uses and Business Types
5.09 Role of Arts and Cultural Programs
6.08 Transportation Impact
7.06 Mixture of Housing Types

The proposal is also consistent with many of the primary goals and policies found in the NoBo Plan including strengthening established areas; redevelopment with a focus on walkable, connected, and mixed use places; a diversity of housing choices; new community and civic attractions; improved design quality and an integrated network of parks and open space. Other concepts from the NoBo Plan that the project will help to implement include the development of a wide variety of housing types, supplemented by some neighborhood-scale retail and restaurant uses. The addition

of residential would likely help to bolster retail demand and support further commercial development in the Village Center area.

In addition to meeting the Development Guidelines for All Neighborhoods found on page 10 of the Plan, the proposal would be consistent with the guidelines specific to the Yarmouth North area (see page 12 of the NoBo Plan), including but not limited to:

- Provide mixed land use – office and residential as shown on the diagram (see Plan);
- Design the area as a neighborhood with small blocks and buildings oriented toward the street;
- In the mixed-use area, provide a vertical and horizontal mix of uses. Non-residential uses should be contained in buildings with smaller floor plates, not in large office buildings, and
- Provide strong internal and external pedestrian and bike connections with frequent connections to the Village Center and to the neighborhood park.

The proposed plan will strongly meet these intents for an appropriately scaled, mixed-use, neighborhood that extends upon the successes of the Holiday neighborhood and Main Street North (i.e., Yellowpine) in meeting the intent of the Yarmouth North area of the NoBo Plan.

Y (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:

> **Y (i)** The density permitted in the Boulder Valley Comprehensive Plan, or,
>
> The proposed project would conform to the BVCP and not exceed the density permissible under the applicable land use designations and underlying zoning.
>
> **Y (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.
>
> No waivers or modifications to the city intensity standards apply.

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

The proposed development addresses Boulder community needs such as middle income and workforce housing, while also being consistent with the North Boulder Subcommunity Plan and the underlying zoning.

(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:

The proposed design, while closely following the guidance of the existing zoning and North Boulder Subcommunity Plan, respects the historic character of the site (preservation of the historic Armory building), relationship to the natural environment (overall site development strategies, pocket park, etc.), and multi-modal transportation connectivity (permeable design, new street connections, enhanced paths and walks, new bus shelter, extensive bike parking, etc.).

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

Open space on this project exceeds requirements with over 20 percent of the site where 15 percent is the minimum requirement as open space, excluding the landscape detention area. There is extensive landscaping, wide tree lawns, an open air patio area for residents with a pool, a spa and outdoor fireplace, BBQ grills and tables at each Block, a tot lot with play equipment and a pocket park/water quality area specifically design to be useable. A centrally located pocket and outdoor patios/seating at the mixed use buildings at Broadway and Lee Hill and at Broadway and Zamia are also included. Along the southern edge of the property is an open space corridor with a regional sidewalk connection to neighboring open space areas.

> **Y (i)** Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;
>
> There is a variety of accessible, functional open spaces provided on the site. The central pocket park and southern paseo are open, accessible and functional. There is a mix of hardscape areas and greenscape, shady areas and sunny ones, larger spaces and more intimate spaces distributed throughout the site. There are usable open space areas with amenities in each block that are easily accessed via a variety of interconnected walkways.
>
> **Y (ii)** Private open space is provided for each detached residential unit;
>
> Yards, patios, decks or courtyards are provided for each residential unit meeting the minimum of 60 square feet of private open space per unit.
>
> **Y (iii)** The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludiovicianus), which is a species of local concern, and their habitat;
>
> The site is mostly an open developed site with limited natural features, although the site is traversed by the Silver Lake Ditch (man-made). This ditch will be placed underground in accordance with requirements of the Silver Lake Ditch

Company for both safety and functionality. Prairie dogs exist on the site. The proposed development would require relocation or lethal control of the prairie dogs. Relocation and lethal control measures are subject to permit requirements under either local, state, or federal law. In order to obtain a lethal control permit, the landowner must demonstrate the following to the city's Urban Wildlife Management Coordinator under Section 6-1-36, B.R.C. 1981:

- a reasonable effort has been made to relocate the prairie dogs to another site;
- the most humane method of lethal control possible will be used;
- the land on which the prairie dogs are located will be developed within 15 months of the date of the application, a principal use of the land will be adversely impacted in a significant manner by the presence of prairie dogs on the site, or an established landscaping or open space feature will be adversely impacted by the prairie dogs; and
- the landowner has an adequate plan designed to prevent the reentry of prairie dogs onto the land after the prairie dogs are lawfully removed.

Only if the city manager determines that no relocation alternative exists, will a lethal control permit be issued under the Boulder Revised Code.

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

The pocket park provides both a soft-scape environment for relaxation and play and a contrast to other developed portions of the site. The Southern paseo creates a buffer from the adjacent Main Street North project and serves an important function in allowing two-block permeability for pedestrians and cyclists. Open spaces and enhanced landscaping occur throughout each of the four blocks, exceeding city requirements.

Y (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 pocket park is designed to be large enough for active recreation such as children's play, playing catch or Frisbee, volleyball, and similar activities that are typically limited in an urban environment. The detention area is designed specifically for active use with sloping grass for easy access, attractive boulder walls and planting and dog waste station amenities. The tot lot is central to all 4 blocks and provides an alternative to the large Holiday Park playground adjacent to the site. A pool for residents is also provided.

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

There are no sensitive environmental features on the site, however, the location of the Southeast pocket park would address the drainage and detention for the site.

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

The southeast detention area/pocket park is geographically linked to the Holiday Park, and the southern paseo links to City sidewalks/pathways on each end consistent with the intent of this criterion.

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

Y (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

The open space has been designed for both residential and non-residential uses and provides for communal areas, semiprivate areas, and private areas.
The intimate plazas and the pocket park will all serve multiple uses for residents, customers, neighbors and visitors. The private decks and patios appurtenant to the residential units will serve the more private needs of the residents. The multitude of walkways will be enjoyed by residents and visitors. The amount of open space provided is significantly greater than required.

Y (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.

Active and passive spaces will be included as discussed above and will meet the needs of residents, occupants, tenants and visitors to the property. A variety of open spaces are provided throughout the site and are compatible with the surrounding area.

Y (C) ***Landscaping***

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

The plants are selected to provide year round interest including color, form and texture. Plants are selected for their hardiness for our climate and are typically low water usage plants. The hardscape is detailed to provide interest and to highlight special community gathering areas and/or key building entries.

Y (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 plant communities of special concern, threatened or endangered plant species or significant habitat on the property. The trees to be removed are not appropriate for streetscape planting (evergreens) and will be replaced with a large quantity of new trees (in excess of BRC requirements).

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

The project provides plants in sizes and quantities that exceed the BRC standards referenced above.

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

All setbacks and usable open space are attractively and fully landscaped to enhance the appeal and experience within the project site.

Y (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:

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

Rather than a typical east-west, north-south plus configuration, the proposed streets that intersect within the development will include a “jog” which enables the streets to appropriately align with existing streets enabling connection but also serving to reduce traffic speeds and increase visual interest within in the development.

Y (ii) Potential conflicts with vehicles are minimized;

Various aspects of the project help reduce conflicts between vehicles, bicycles and pedestrians, including the southern paseo, detached sidewalks, well designed and marked pedestrian crossings, location of the garage entries, design of street parking and overall reduced street width.

Y (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 project provides extensive connections for multi-modal mobility including enhanced pedestrian areas and walks throughout the development and along streetscapes as well as the southern paseo.

Y (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 overall mixed-use design supports a walkable lifestyle. A compact, urban design located along a major transit corridor enables residents to a choice as whether automobile transport is necessary. The project also includes bicycle parking in excess of that required by the land use regulations.

Y (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;

A TDM is included with the application, including unbundled parking, eco-passes, ample secure bike parking, provision of a car-share vehicle and other strategies.

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

The site is well connected on all sides for all modes from pedestrian to bicycle, and transit and automobile.

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

The minimum amount of street necessary to meet the required NoBo Plan transportation connections would be accommodated at the minimum appropriate width for the urban, walkable context expected with the development.

Y (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.

Despite the narrower streets, consideration was made for safe and efficient travel by all modes. Areas for deliveries, recycling and trash pick-up and other services are provided to minimize conflicts.

Y (E) ***Parking***

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

Automobile parking is generally confined to the interior of all blocks away from pedestrian zones at the street edges. Block 1 features an internal parking structure with most parking tucked away from high pedestrian activity zones. In Blocks 2, 3 and 4, tuck-under parking has been incorporated to help reduce the scale of surface parking and provide a variety of open-air and covered parking. Entries and exits from parking areas are designed to minimize conflicts with pedestrians and bicycles and are aligned with opposing curb cuts where applicable. A review of Sheet A-3.03 of the plans shows that each block includes

sidewalks and pathways to cross throughout the site with the minimum amount of vehicular interface.

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

Parking is largely confined to the interior of blocks serving the uses. Structured and tuck under parking have been used to reduce the land necessary to meet the parking needs. Further, a parking reduction is a component of the application to enable shared parking and use of the on-street parking for the project.

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

The parking is largely internal and out of sight from surrounding streets. Parking areas include landscaping in and around each to buffer and further screen cars from view.

Y (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.

With the exception of the structured parking on Block 1, parking areas on the interiors of the other blocks will be landscaped and include shade trees in excess of requirements to soften the impact of the parking areas.

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

Y (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 project is built consistent with the underlying zoning and fulfills required transportation connection per the NoBo plan. Building would be two and three stories and would be oriented towards each street with parking set behind. The construction of the streets will create four blocks with on-street parking throughout and will be a logical extension of the existing neighborhoods. The proposed heights, mass, scale, orientation and configuration of the buildings would be similar to the forms and scales of buildings on the Main Street North project to the south and the Holiday neighborhood to the east as informed by the guidelines for the Yarmouth North area of the NoBo Plan.

In addition to meeting the Development Guidelines for All Neighborhoods found on page 10 of the Plan, the proposal would be consistent with the guidelines specific to the Yarmouth North area (see page 12 of the NoBo Plan), including but not limited to:

- Provide mixed land use – office and residential as shown on the diagram

(see Plan);

- Design the area as a neighborhood with small blocks and buildings oriented toward the street;
- In the mixed-use area, provide a vertical and horizontal mix of uses. Non-residential uses should be contained in buildings with smaller floor plates, not in large office buildings, and
- Provide strong internal and external pedestrian and bike connections with frequent connections to the Village Center and to the neighborhood park.

Staff finds that the proposed plan will strongly meet these intents for an appropriately scaled, mixed-use, neighborhood that extends upon the successes of the Holiday neighborhood and Main Street North (i.e., Yellowpine) in meeting the intent of the Yarmouth North area of the NoBo Plan. For these reasons, it is concluded that the project will be compatible with the existing character of the area and the character established by the adopted plan for the area.

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

The buildings are designed to conform to the maximum height and story limits of the MU-1 and RMX-2 zones and would not require a height modification. The height of the buildings on both sides of the development would be consistent with existing buildings within the adjacent Holiday and Main Street north (Yellowpine area) neighborhoods.

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

The buildings are generally low profile and consistent with surrounding development orientation and scale. The buildings will not have a significant impact to views from adjacent properties or create any shadows on adjacent properties.

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

The proposed development is consistent with the intended and existing character of the area as established by the NoBo Plan and existing developments built in accordance with the Plan. The project would utilize appropriate use of color, materials, landscaping, signs and lighting and will be an intuitive extensions of existing development in the area.

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

The proposed buildings are not imposing and include attractive well-glazed facades (e.g., ample windows and entries) and attractive landscaping along sidewalks that will make each block of the development highly pedestrian friendly and human-scaled.

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

Aside from required street and pedestrian connections and a new bus shelter along Broadway, no public amenities are required in the development. There will be open spaces, such as the plazas and pocket parks that will be available to visitors to the development.

Y (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;

Units will range from efficiencies, to one- and two-bedroom apartments in Blocks 1 and 2 to larger, up to 4-bedroom townhomes in Blocks 3 and 4. A variety of housing types will be provided in the development including walk-ups and stacked flats to single family, duplex, townhome and/or rowhomes.

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

Sound transfer is mitigated both through design and construction methods and materials.

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

Lighting is designed to be both efficient and safe. A detailed outdoor lighting plan will be required at the Technical Document stage for review for consistency with section 9-9-16, “Outdoor Lighting,” B.R.C. 1981.

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

The site is largely an open, but developed formal U.S. Army National Guard site. A portion of the existing ditch will be placed in a pipe across the property.

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

At the time of building permit, the applicant will be required to demonstrate compliance with the city’s stringent building energy code (IECC + 30%). In addition, a condition of approval is applied to the project which would require pre-

wiring for solar installation systems as well as installation of electric vehicle charging stations.

Y (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;

Masonry, wood and metal will be utilized throughout the development. As can be seen in the plans and renderings, a high percentage of masonry is proposed– particularly on the mixed use buildings. A variety of brick colors will be utilized. Residential buildings will have more wood composite siding with minimized amounts of stucco and composite panels. Metal roofs and decks are also incorporated into the development. With authentic materials such as brick and wood used throughout the project, buildings will present a sense of permanence.

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

Cut and fill is the minimum necessary to appropriately construct the required streets and infrastructure and to appropriately accommodate storm water drainage on the site.

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

Not applicable to this project.

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

Not applicable to this project.

Y (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:***

Y (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.

Open spaces have been located, as practicable, to not shade other structures for the purposes of solar access.

Y (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 lot layout is predominantly informed by the required street connections, but given the spacing between buildings and their orientation, no impediments to solar access would occur as a result of the layout.

Y (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 proposed flat roofs and gable roofs will be conducive to solar system installations.

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

Landscaping is located appropriately to minimize any impact to shading that could occur.

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

Not applicable to this project.

NA (i) The light pole is required for nighttime recreation activities, which are compatible with the surrounding neighborhood, or the light or traffic signal pole is required for safety, or the electrical utility pole is required to serve the needs of the City; and

NA (ii) The pole is at the minimum height appropriate to accomplish the purposes for which the pole was erected and is designed and constructed so as to minimize light and electromagnetic pollution.

NA (I) ***Land Use Intensity Modifications:***

NA (i) *Potential Land Use Intensity Modifications:*

Not applicable to this project.

(a) The density of a project may be increased in the BR-1 district through a reduction of the lot area requirement or in the Downtown (DT), BR-2, or MU-3 districts through a reduction in the open space requirements.

(b) The open space requirements in all Downtown (DT) districts may be reduced by up to one hundred percent.

(c) The open space per lot requirements for the total amount of open space required on the lot in the BR-2 district may be reduced by up to fifty percent.

(d) Land use intensity may be increased up to 25 percent in the BR-1 district through a reduction of the lot area requirement.

NA (ii) *Additional Criteria for Land Use Intensity Modifications:* A land use intensity increase will be permitted up to the maximum amount set forth below if the approving agency finds that the criteria in paragraph (h)(1) through subparagraph (h)(2)(H) of this section and following criteria have been met:

(a) *Open Space Needs Met:* The needs of the project's occupants and visitors for high quality and functional useable open space can be met adequately;

(b) *Character of Project and Area:* The open space reduction does not adversely affect the character of the development or the character of the surrounding area; and

(c) *Open Space and Lot Area Reductions:* The specific percentage reduction in open space or lot area requested by the applicant is justified by any one or combination of the following site design features not to exceed the maximum reduction set forth above:

(i) Close proximity to a public mall or park for which the development is specially assessed or to which the project contributes funding of capital improvements beyond that required by the parks and recreation component of the development excise tax set forth in chapter 3-8, "Development Excise Tax," B.R.C. 1981: maximum one hundred percent reduction in all Downtown (DT) districts and ten percent in the BR-1 district;

(ii) Architectural treatment that results in reducing the apparent bulk and mass of the structure or structures and site planning which increases the openness of the site: maximum five percent reduction;

(iii) A common park, recreation, or playground area functionally useable and accessible by the development's occupants for active recreational purposes and sized for the number of inhabitants of the development, maximum five percent reduction; or developed facilities within the project designed to meet the active recreational needs of the occupants: maximum five percent reduction;

(iv) Permanent dedication of the development to use by a unique residential population whose needs for conventional open space are reduced: maximum five percent reduction;

(v) The reduction in open space is part of a development with a mix of residential and non-residential uses within an BR-2 zoning district that, due to the ratio of residential to non-residential uses and because of the size, type, and mix of dwelling units, the need for open space is reduced: maximum reduction fifteen percent; and

(vi) The reduction in open space is part of a development with a mix of residential and non-residential uses within an BR-2 zoning district that provides high quality urban design elements that will meet the needs of anticipated residents, occupants, tenants, and visitors of the property or will accommodate public gatherings, important activities, or events in the life of the community and its people, that may include, without limitation, recreational or cultural amenities, intimate spaces that foster social interaction, street furniture, landscaping, and hard surface treatments for the open space: maximum reduction 25 percent.

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

Not applicable to this project.

NA (i) *Process:* For buildings in the BR-1 district, the floor area ratio ("FAR") permitted under table 8-2, section 9-8-2, "Floor Area Ratio Requirements," B.R.C. 1981, may be increased by the city manager under the criteria set forth in this subparagraph.

NA (ii) *Maximum FAR Increase:* The maximum FAR increase allowed for buildings thirty-five feet and over in height in the BR-1 district shall be from 2:1 to 4:1.

NA (iii) *Criteria for the BR-1 District:* The FAR may be increased in the BR-1 district to the extent allowed in subparagraph (h)(2)(J)(ii) of this section if the approving agency finds that the following criteria are met:

(a) Site and building design provide open space exceeding the required useable open space by at least ten percent: an increase in FAR not to exceed 0.25:1.

(b) Site and building design provide private outdoor space for each office unit equal to at least ten percent of the lot area for buildings 25 feet and under and at least 20 percent of the lot area for buildings above 25 feet: an increase in FAR not to exceed 0.25:1.

(c) Site and building design provide a street front facade and an alley facade at a pedestrian scale, including, without limitation, features such as awnings and windows, well-defined building entrances, and other building details: an increase in FAR not to exceed 0.25:1.

(d) For a building containing residential and non-residential uses in which neither use comprises less than 25 percent of the total square footage: an increase in FAR not to exceed 1:1.

(e) The unused portion of the allowed FAR of historic buildings designated as landmarks under chapter 9-11, "Historic Preservation," B.R.C. 1981, may be transferred to other sites in the same zoning district. However, the increase in FAR of a proposed building to which FAR is transferred under this paragraph may not exceed an increase of 0.5:1.

(f) For a building which provides one full level of parking below grade, an increase in FAR not to exceed 0.5:1 may be granted.

___**(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:*

___**(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.

The proposal is for a 23 percent parking reduction or more specifically, approval of 261 parking spaces where 341 are required. The reduction is requested on the MU-1 side and not the RMX-2 side.

___**(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;

The proposed parking reduction will allow for parking adequate to meet the needs of occupants and visitors. Additional on-street parking is also provided. Per the TDM plan, parking will be unbundled from leases, thereby encouraging residents to minimize automobile reliance. Eco-passes, car-share vehicle, bicycle amenities and other TDM strategies will also be employed to reduce auto dependence. The site is served by various RTD bus routes, including the high frequency Skip route.

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

The proposed parking reduction will allow for adequate restaurant seating and parking for other allowed non-residential uses. The mixed-use nature of the development facilitates some shared use of the available parking spaces. On-street parking is also provided for visitors and customers.

(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;

A shared parking arrangement is a component of the plan.

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

Varied time periods of use are anticipated to assist in accommodating parking needs. Residential peak demand is evening/night and commercial peak demand is daytime. The submitted parking study indicates that there is a peak parking demand of 288 parking spaces. With 261 off-street spaces and 84 on street spaces totaling 345 parking spaces, the demand can be accommodated.

(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.

NA (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:

NA (i) The lots are held in common ownership;

NA (ii) The separate lot is in the same zoning district and located within three hundred feet of the lot that it serves; and

NA (iii) The property used for off-site parking under this Subsection continues under common ownership or control.

Spence, Cindy

From: elizabeth luey <elizabethluey@yahoo.com>
Sent: Friday, July 22, 2016 2:47 PM
To: boulderplanningboard; Jones, Suzanne; Onetravel. Com; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: such wonderful creatures...

I believe this is wrong as they contribute something miraculous to our environment. Please leave them alone... You wouldn't want this done to your children's. don't abuse them…

Spence, Cindy

From: Jenn <jennbrown014@hotmail.com>
Sent: Friday, July 22, 2016 1:11 PM
To: boulderplanningboard; Jones, Suzanne; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Please spare the Prairie Dogs

Please preserve the Colorado National Guard Armoury site. The prairie dogs that live there have colonies that are essential to the ecosystem. In fact, this keystone species creates a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox. In 2016 our environment needs all the help it can get. We do not need to destroy more of it to put up more buildings that will just stress the environment. Please help.
Respectfully,
Jennifer Brown

Spence, Cindy

From: Megan Eding <MeganE@petaf.org>
Sent: Friday, July 22, 2016 9:17 AM
To: boulderplanningboard; Jones, Suzanne; Morzel, Lisa; Weaver, Sam; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Please preserve the Colorado National Guard Armory site

Please protect prairie dogs who reside in the Colorado National Guard Armory site in Boulder. Do not let developers build 200 housing units that would destroy their habitat. Prairie dogs are an essential part of the ecosystem and are a keystone species in the area. Prairie dogs create a distinctive environment that allows at least 158 other species to thrive, including the endangered black-footed ferret and the swift fox. Please do the right thing and protect this land and ecosystem.

Sincerely,
Megan Eding

Spence, Cindy

From: Amy Curtis <lookyoungertoday@gmail.com>
Sent: Friday, July 22, 2016 7:41 AM
To: boulderplanningboard; Jones, Suzanne; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Prairie dogs

Please protect these little guys. They play a significant role in our ecosystem.

And, they are just so cute.

Thanks for your consideration.

Sincerley,

Amy

--
Amy Curtis
240-426-2723

"Nothing will benefit human health and increase chances for survival of life on earth as much as the evolution to a vegetarian diet." (Albert Einstein)

Spence, Cindy

From: shimon1254 . <shimonshuchat@gmail.com>
Sent: Thursday, July 21, 2016 7:15 PM
To: boulderplanningboard; Jones, Suzanne; Weaver, Sam; Morzel, Lisa; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Preservation Of The National Guard Armory
Attachments: prarie dog.jpg

I am writing to ask you to preserve the National Guard Armory site and to not allow developers to build houses there. Aside from its historical significance, the site is also home to many prairie dog families who will loose their homes and will likely be killed if development is allowed. Prairie dogs are gentle, intelligent creatures who live in complex family groups. These innocent animals don't deserve pain, suffering, and death. They should be left alone to live their natural lives in peace. I hope you will do the right thing. Thank You. -Shimon Shuchat

Spence, Cindy

From: me . <nola6666@live.com>
Sent: Thursday, July 21, 2016 6:54 PM
To: boulderplanningboard; Jones, Suzanne; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: stop

Numerous prairie dog families who have made their homes in the Colorado National Guard Armory site in Boulder are in danger because developers apparently plan to apply for a permit to build 200 housing units there. Prairie dogs are inquisitive and social animals who live in close-knit family groups, and their burrow network colonies—also called "towns"—are essential to the ecosystem. In fact, this keystone species creates a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox. Furthermore, the National Guard Armory site is over 50 years old and holds important historic significance to the area. **The development permit application process may be initiated at the upcoming August 4 Planning Board meeting, so please take a moment to e-mail the city officials listed below and urge them to preserve the Colorado National Guard Armory site!**

Spence, Cindy

From: Rich Hamedl <rickhammer44@yahoo.com>
Sent: Thursday, July 21, 2016 6:16 PM
To: boulderplanningboard
Subject: Hello

Dear Board Members : I was informed of the intentions for the application to allow for a permit, to build 200 housing units on the **Colorado National Guard Armory site. Please give strong consideration, in not allowing this to happen. Thank you for your consideration.**

Sincerely,

Richard Hamedl

631 848-1059

Spence, Cindy

From: Laurent DUBET <aid@lodweb.com>
Sent: Wednesday, July 20, 2016 6:18 AM
To: boulderplanningboard; Jones, Suzanne; "\"morzell@bouldercolorado.govweavers \"@bouldercolorado.gov youngm"@bouldercolorado.gov; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Prairie Dog

hello :)
Please, do not destroy Prairie Dog environment, You need to find another way !

http://www.peta.org/action/action-alerts/boulders-prairie-dogs-desperately-need-voice/

Thank You,
Laurent

Spence, Cindy

From: Daniel Hirsh <info@westendphotography.com>
Sent: Wednesday, July 20, 2016 3:28 PM
To: boulderplanningboard
Cc: Guiler, Karl
Subject: 4750 Broadway

As a business owner in the Holiday neighborhood on Lee Hill at 1420 Lee Hill Dr. my concern is in the reduction in parking. Clients already have a hard time parking on Lee Hill and if 182 units with reduced parking are added on the corner it is going to negatively impact the businesses along Lee Hill Dr.

Daniel Hirsh
West End Photography, Inc.
1420 Lee Hill Dr. #7
Boulder, CO 80304
303-635-6522 studio
303-415-0545 cell
(303) 569-8399 fax
www.westendphotography.com
Connect on Facebook

Spence, Cindy

From: Jacqueline Schmidt <pacjacgohome@yahoo.com>
Sent: Wednesday, July 20, 2016 2:13 PM
To: boulderplanningboard; Jones, Suzanne; Morzel, Lisa; Weaver, Sam; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: The Colorado National Guard Armory Site

Numerous prairie dog families who have made their homes in the Colorado National Guard Armory site in Boulder are in danger because developers apparently plan to apply for a permit to build 200 housing units there. Prairie dogs are inquisitive and social animals who live in close-knit family groups, and their burrow network colonies—also called “towns”—are essential to the ecosystem. In fact, this keystone species creates a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox. Furthermore, the National Guard Armory site is over 50 years old and holds important historic significance to the area. Please, I urge you to preserve the Colorado National Guard Armory site. Thank you, kindly.

Spence, Cindy

From: jh <contactjh2000@yahoo.com>
Sent: Wednesday, July 20, 2016 1:40 PM
To: boulderplanningboard; Jones, Suzanne; Morzel, Lisa; Weaver, Sam; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob

Numerous prairie dog families - who have made their homes in the Colorado National Guard Armory site in Boulder - are in danger because developers apparently plan to apply for a permit to build 200 housing units there.

Prairie dogs are inquisitive and social animals who live in close-knit family groups, and their burrow network colonies—also called “towns”—are essential to the ecosystem.
In fact, this keystone species creates a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox.

Furthermore, the National Guard Armory site is over 50 years old and holds important historic significance to the area.

Please - city officials - preserve the Colorado National Guard Armory site !

Sincerely,
Jana Harker
PO BOX 660793
Arcadia CA
91066-0793
contactjh2000@yahoo.com

Spence, Cindy

From: PW <nativeofny1@yahoo.com>
Sent: Wednesday, July 20, 2016 11:03 AM
To: boulderplanningboard; Jones, Suzanne; Morzel, Lisa; Weaver, Sam; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: I LOVE Boulder!

Back in the 1970s, my aunt was a school teacher in Boulder. While I was from NYC, I spent my summer's in Boulder. I have fond memories of Old Chicago, the Dark Horse Tavern, the New York Delicatessen, etc. My cousin went to the University of Colorado on lived on "the hill." As a teen, I worked for a man named Steve White who built apartments on Pearl Street. I spent a summer laboring on those apartments. I also worked in a bagel shop he must have owned. I love Boulder!

Please preserve the Colorado National Guard Armory site! I know that "progress" is important, but so too is saving animals from death and destruction!

Thank you!

Sincerely,

Peter Wood
NYC

Spence, Cindy

From: Lindsay Rajt <lindsay_rajt@yahoo.com>
Sent: Tuesday, July 19, 2016 4:47 PM
To: boulderplanningboard
Cc: Jones, Suzanne; Weaver, Sam; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Please do not permit new developments on CO National Guard Armory Site...

Hello,

Numerous prairie dog families who have made their homes in the Colorado National Guard Armory site in Boulder are in danger because developers apparently plan to apply for a permit to build 200 housing units there.

Prairie dogs are inquisitive and social animals who live in close-knit family groups, and their burrow network colonies—also called “towns”—are essential to the ecosystem. In fact, this keystone species creates a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox.

Please do not allow another development to trump the wishes of local residents--in this case some of the original inhabitants.

Sincerely,
Lindsay Rajt

Spence, Cindy

From: Beth McHenry <bethannez2002@yahoo.com>
Sent: Tuesday, July 19, 2016 5:49 PM
To: boulderplanningboard; Jones, Suzanne; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob; Morzel, Lisa; weavers@bouldercolorade.gov
Subject: Please Preserve the Colorado National Guard Armory Site for Wildlife

Please preserve the Colorado National Guard Armory site in Boulder which includes the endangered black-footed ferret and the swift fox.

Thank you.

Beth McHenry

Spence, Cindy

From: Stacie Stark <mstaciestark21@live.com>
Sent: Tuesday, July 19, 2016 6:29 PM
To: boulderplanningboard; Jones, Suzanne; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Prairie Dogs

To All Concerned,

I urge you to preserve the Colorado National Guard Armory site both for history and for the prairie dogs and other animals living there.

For the animals,

Stacie M Stark, Activist

Spence, Cindy

From: Lacey Levitt <laceylevitt@gmail.com>
Sent: Tuesday, July 19, 2016 10:01 PM
To: boulderplanningboard; Jones, Suzanne; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob; Morzel, Lisa; Weaver, Sam
Subject: Please save wildlife habitat by preserving the Colorado National Guard Armory site.

Please save prairie dogs and other animals by preserving the Colorado National Guard Armory site. Numerous species rely on the site's vegetation and grounds. Please protect their home by denying any construction permits.

Thank you for considering my comments.

Lacey Levitt, Ph.D.

Spence, Cindy

From: Alyssa Miller <alyssa.miller12340@gmail.com>
Sent: Tuesday, July 19, 2016 10:08 PM
To: boulderplanningboard; Jones, Suzanne; Weaver, Sam; Morzel, Lisa; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Boulder's Prairie Dogs

Dear Colorado Officials,

Love can be given to various forms of life, some including entertainment and knowledge. Yet, the impact it has on you could be different from the individual next to you. I am a current resident of Pittsburgh, Pennsylvania and how this occurrence regarding how you are treating the Prairie Dogs affects me deeply. How you treat your people is one thing, but knowingly having the power over a creature, who is inferior to you, and taking advantage of it, shows a lot of your character. Be the difference the world needs to witness. Please help the Prairie Dogs to the best of your ability. I know you can do it.

Thank You,
Alyssa Miller

Spence, Cindy

From: Sue <sioux0.1@bigpond.com>
Sent: Tuesday, July 19, 2016 11:03 PM
To: boulderplanningboard; Jones, Suzanne
Subject: Boulder's Prairie Dogs

Numerous prairie dog families who have made their homes in the Colorado National Guard Armory site in Boulder are in danger because developers apparently plan to apply for a permit to build 200 housing units there. Prairie dogs are inquisitive and social animals who live in close-knit family groups, and their burrow network colonies—also called "towns"—are essential to the ecosystem. In fact, this keystone species creates a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox. Furthermore, the National Guard Armory site is over 50 years old and holds important historic significance to the area. **The development permit application process may be initiated at the upcoming August 4 Planning Board meeting, so please take a moment to e-mail the city officials listed below and urge them to preserve the Colorado National Guard Armory site!**

Thank You
Animae Chi

Spence, Cindy

From: Marie <wakefieldm_2000@yahoo.com>
Sent: Tuesday, July 19, 2016 11:34 PM
To: boulderplanningboard; Jones, Suzanne; Morzel, Lisa; Weaver, Sam; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Boulder Colorado National Guard Armory

Numerous prairie dog families who have made their homes in the Colorado National Guard Armory site in Boulder are in danger because developers apparently plan to apply for a permit to build 200 housing units there. Prairie dogs are inquisitive and social animals who live in close-knit family groups, and their burrow network colonies—also called "towns"—are essential to the ecosystem. In fact, this keystone species creates a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox. Furthermore, the National Guard Armory site is over 50 years old and holds important historic significance to the area. I urge you to preserve the Colorado National Guard Armory site!

Thank you,

Marie Wakefield
3054 Hwy 20
Newport , OR 97365
wakefieldm_2000@yahoo.com

Spence, Cindy

From: Charlene Andrzeicik <tomsgirl1951@hotmail.com>
Sent: Wednesday, July 20, 2016 4:33 AM
To: boulderplanningboard; Jones, Suzanne; Morzel, Lisa; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Request:

Please preserve the Colorado National Guard Armory site!

The best things in life are rescued!

Spence, Cindy

From: Marc Hoffman <marchoffman313@gmail.com>
Sent: Wednesday, July 20, 2016 5:33 AM
To: boulderplanningboard; Jones, Suzanne; Weaver, Sam; Morzel, Lisa; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: humane treatment of animals

I write to you concerning a number of prairie dog families who have made their homes in the Colorado National Guard Armory site in Boulder. They will be displaced or even killed if developers are granted a permit to build 200 housing units there.

Prairie dogs are social animals who live in family groups. Their underground colonies are essential to the ecosystem. Prairie dogs create a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox.

The National Guard Armory site is over 50 years old and holds important historic significance to the area. I respectfully urge you to preserve the Colorado National Guard Armory site.

Thank you for your consideration.

Marc I. Hoffman
313 Lower State Road
North Wales, PA 19454-1307

Spence, Cindy

From: Susan Holmes <susan.ybwthyn@googlemail.com>
Sent: Wednesday, July 20, 2016 5:49 AM
To: boulderplanningboard; Jones, Suzanne; Weaver, Sam; Morzel, Lisa; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Colorado National Guard Armory

Numerous prairie dog families who have made their homes in the Colorado National Guard Armory site in Boulder are in danger because developers apparently plan to apply for a permit to build 200 housing units there. Prairie dogs are inquisitive and social animals who live in close-knit family groups, and their burrow network colonies—also called "towns"—are essential to the ecosystem. In fact, this keystone species creates a distinctive environment that provides sustenance and shelter to at least 158 other species, including the endangered black-footed ferret and the swift fox. Furthermore, the National Guard Armory site is over 50 years old and holds important historic significance to the area. **The development permit application process may be initiated at the upcoming August 4 Planning Board meeting, so please take a moment to e-mail the city officials listed below and urge them to preserve the Colorado National Guard Armory site!**

http://www.peta.org/action/action-alerts/boulders-prairie-dogs-desperately-need-voice/

Spence, Cindy

From: Leslene Dunn <Leslene@lagroup.co.za>
Sent: Wednesday, July 20, 2016 7:05 AM
To: boulderplanningboard; Jones, Suzanne; Morzel, Lisa; Weaver, Sam; Young, Mary; Burton, Jan; Shoemaker, Andrew; Appelbaum, Matt; Brockett, Aaron; Yates, Bob
Subject: Prairie dogs

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to beg you to please reconsider your development – these precious prairie dogs have as much right to be where they are as some of us humans do and it is not our given right to drive them off land, away from their habitat, water and food, which is what we disgusting humans are so good at doing, pushing everything off land so that we can rake in the profits, never giving a thought to the plight of animals.

Well, I want to tell you this, as we were created, so were animals, and we as humans were meant to be their caretakers and guardians, not their abusers, slaughterers or torturers. If you are hell bent on doing your development then you need to take into account that these beautiful animals also live there, and you and your greedy developers need to keep that in mind. The earth does not belong to humans alone, but to other species as well. I wonder, when we have pushed everything over the brink of extinction, what are you going to be eating – money!!! I think not!

Kind regards

Leslene Dunn

Disclaimer: This message is confidential. It may also be privileged or otherwise protected by law. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone. The integrity and security of this message cannot be guaranteed nor that it is free of errors, virus, interception or interference.

Spence, Cindy

From: Anthony Montapert <amontapert@roadrunner.com>
Sent: Tuesday, July 19, 2016 3:18 PM
To: boulderplanningboard; Jones, Suzanne
Subject: Colorado National Guard Armory site

I urge you to preserve the Colorado National Guard Armory site and not let it be turned into a housing development.

Sincerely,
Anthony Montapert

Spence, Cindy

From: connie carpenter phinney <connie.carpenter@me.com>
Sent: Monday, July 18, 2016 11:18 AM
To: boulderplanningboard
Subject: 4750 Broadway Hearing

As a property owner and resident at 4710 Holiday, I do not approve of the proposal to build at 4750 Broadway with the proposed 23% reduction in parking spaces. The Holiday neighborhood is already tight as regards on-street parking.

Please carefully consider this request in terms of how it will negatively impact the already existing residential neighborhoods.

Thank you.

connie carpenter phinney
connie.carpenter@me.com

Spence, Cindy

From: pizzamail@comcast.net
Sent: Sunday, July 17, 2016 3:18 PM
To: boulderplanningboard
Subject: ARMORY

Planning Board,

We will not be able to attend the Armory Development meeting in August, but our major concerns are:

1. A large brew pub or restaurant will be built or take over a large portion of the current mess hall within the property. To allow this will forever change our quality of life in north Boulder, as it alone will bring significant traffic, late night noise,& potential drunk driving.

We ask you to only approve of smaller square footage restaurants and shops up to 2000 sq feet each.

2. Parking. The reduction in parking spaces we believe will cause undue stress on residents of Holiday and areas around the park.

We have one opportunity to get this right, it's not about making everyone happy but it is about smart growth and quality of life for us who live and also work in north Boulder.

Thank you,
Pam Proto
Donna Williams
Eve Berman
Jen Colangeli
Carlos Salinas
Angel Sanchez

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 3:01 PM
To: Spence, Cindy
Subject: FW: Armory

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:25 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Armory

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Alley's Dog Bowl [mailto:alleysdogbowl@comcast.net]
Sent: Wednesday, February 03, 2016 4:54 PM
To: Van Schaack, Chandler
Subject: Armory

Hi Chandler,

I just saw your notice about the Armory.

I am a resident and small business owner in N. Boulder.

While I haven't read the proposal, and based on your synopsis, I have a big concern about the reduced parking. Over 20% reduction is a huge reduction. Parking is already at a premium in N. Bldr and this will only make it worse, especially for the adjacent neighborhood.

I strongly object to allowing that reduction, or any reduction less than what the city normally requires.

Thank you for you consideration,
Andy Malkiel
Lead Dog

4593 N. Broadway St #A100
Boulder, CO 80304
ph: 720-502-4869
fx: 800-929-2546
www.alleysdogbowl.com
www.facebook.com/alleysdogbowl
M-F 11-7, Sat 11-6, Sun 12-5

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:59 PM
To: Spence, Cindy
Subject: FW: Boulder Armory Site Review Parking

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:24 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Boulder Armory Site Review Parking

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Christopher Aamot [mailto:chrisaamot@yahoo.com]
Sent: Tuesday, February 09, 2016 9:31 AM
To: Van Schaack, Chandler
Subject: Boulder Armory Site Review Parking

Dear Planning Board - I am writing to express my concerns about the revision to the Armory parking decrease. I have lived in the Holiday Neighborhood for the last twelve years and I have seen it grow and grow and grow. I like the higher density and I like the mixed use because it adds to the charm of the neighborhood. I also get to see the parking issues it brings. With the higher density and the tighter streets their is fighting for parking between residents and businesses. Every morning our streets fill up with employees from EFAA and the community they support effectively taking the parking for the people that live here every day. I have seen neighbors shovel the space they park in front of their homes, take there kids to school and then come home to work to find that space and all the others around their house full.

Ultimately what I am trying to get to is, just because the community is designed for less cars, does not mean that that is what will happen and it rarely does wherever I see it. Yes I want to see more public transportation used, but trying to force it does not always work out. I would ask that you please look closely at the neighborhood and the reality of parking needs of residents and business.

Thank you!

Chris Aamot
303-931-0993

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 3:00 PM
To: Spence, Cindy
Subject: FW: NoBo Armory - Revised Plans Submitted to City

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:25 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: NoBo Armory - Revised Plans Submitted to City

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Chelsea Pohl [mailto:chelseapohl@hotmail.com]
Sent: Thursday, February 04, 2016 8:18 AM
To: Van Schaack, Chandler
Subject: RE: NoBo Armory - Revised Plans Submitted to City

Good morning Chandler,
I'm writing to express my disappointment with how the Armory site is turning out. Without fully understanding the ins and outs of the planning process, or the specific codes that govern this area, I can't really speak to that process from an internal perspective. But from an outside perspective I can say that this was a HUGE missed opportunity. I am so devastated by the outcome. Not only did Boulder miss out on the chance of finally having an anchor for the swiftly diminishing arts community, but now as the plan moves forward none of the units are even designated as permanently affordable. I understand that the developer has the option of buying out of the affordable housing option, but I think this is another HUGE missed opportunity for Boulder and I think the planning department needs to change these buy-out rules. I believe that every new development MUST designate a percentage of units as permanently affordable without this

buy-out option. I live in a permanently affordable home, which has enabled me to stay in Boulder and own, otherwise we would have been pushed out long ago. I am incredibly lucky to have what I have and more people need this opportunity. I understand that we need more middle income housing, but what about the low income/poverty level members of our community? We are losing opportunities for culture to thrive in this city. We are losing people who deserve to live here just as much as anyone else. There is only so much geographical space that people can occupy in Boulder city, and as a planner I would think that a part of your responsibility is to ensure that all demographics have the opportunity to occupy that space. Codes need to change as the needs of the city change.
I hope there is some silver lining that I am missing, but I certainly don't see it now.
Please share my thoughts.
Sadly,

Chelsea Pohl
Founder/Director
Locheart Arts
www.locheartarts.com

From: VanSchaackC@bouldercolorado.gov
To: VanSchaackC@bouldercolorado.gov; mfstrife@gmail.com; mary@gmknow.org; mpowers@atlastowers.com; margaret.porter@mindspring.com; misskafka@gmail.com; ericsgordon@gmail.com; cloudlandpro@gmail.com; m_fedrizzi@yahoo.com; msilkes@gmail.com; mjmcguirk@gmail.com; christy@boulderhie.com; brugomail@yahoo.com; dopod@indra.com; cat.web@hotmail.com; nc2347@gmail.com; reigrl@aol.com; pizzamail@comcast.net; ddulchinos@eidr.org; sallyaeckert@gmail.com; louise.a.grauer@gmail.com; info@leahnickie.com; joannarosenblum@yahoo.com; mannpetersco@gmail.com; dnnw160@aol.com; chelseapohl@hotmail.com; boulderanna@yahoo.com; dhirsh1@mac.com; rmlewis57@comcast.net; kmvarga@yahoo.com; 3dboulder@comcast.net; jenjrossny@yahoo.com; karl.karen.kriegh@gmail.com; burnboin@msn.com; sehulstera@gmail.com; Greg@bouldershelter.org; carolyeg@gmail.com; mirahatland@gmail.com; thatkidfrommadrid@yahoo.com; gabyshannon@gmail.com; morrow@umn.edu; frances.charteris@gmail.com; 40inseam@gmail.com
CC: NaglA@bouldercolorado.gov
Subject: RE: NoBo Armory - Revised Plans Submitted to City
Date: Thu, 4 Feb 2016 00:02:22 +0000

Hi All,

I am writing to correct a mistake I made in my previous email correspondence. The mistake was regarding the approval process – I incorrectly stated that the site review would be a staff level decision subject to call-up. Please note that because the revised proposal includes a request for a parking reduction for a residential use that **a public hearing with a final decision by the Planning Board will be required.**

The public hearing has not yet been scheduled for this application. I will re-send notice once a date has been scheduled. Apologies for the confusion – thanks and please do not hesitate to contact me with any questions or comments.

Best,

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Wednesday, February 03, 2016 10:27 AM
To: 'Mike Strife'; 'Mary Smith'; 'Mike Powers'; 'Margaret Porter'; 'Lillian Kafka'; 'Eric Gordon'; 'S. A. Sullivan'; 'Mariangel Fedrizzi'; 'Maxie Silkes'; 'Michael McGuirk'; 'Christy Pettit'; 'Bruce Goldstein'; 'Donald Dulchinos'; 'Katherine Webster'; 'Nola Chow'; 'reigrl@aol.com'; 'pizzamail@comcast.net'; 'Don Dulchinos'; 'Sally Eckert'; 'Louise Grauer'; 'Leah Nickie Advanced Aesthetics, LLC'; 'Joanna Rosenblum'; 'mann gmail'; 'dnnw160@aol.com'; 'Chelsea Pohl'; 'Ashley Matthews'; 'DANIEL HIRSH'; 'rmlewis57@comcast.net'; 'Kathryn Varga'; '3dboulder@comcast.net'; 'Jen Ross'; 'Karl and Karen'; 'Gail Promboin and Bob Burnham'; 'Ardith Sehulster'; 'Greg Harms'; 'Carolye Johnson'; 'Mira Hatland'; 'Anael'; 'gabyshannon@gmail.com'; 'Patrice Morrow'; 'frances charteris'; 'Amy Tremper'
Cc: Nagl, Amanda
Subject: NoBo Armory - Revised Plans Submitted to City

Greetings,

I am writing to notify you that the revised plans for the North Boulder Armory site have been submitted to the Planning Department for review (case number LUR2015-00012). The plans have been changed significantly from the original proposal. The revised plans can be viewed online at: http://boulderarmory.com/site-review-plan/. The complete revised application package can also be viewed online at: https://bouldercolorado.gov/plan-develop (*go to Map of Development Review Projects ➔ enter '4750 Broadway' in search box and choose address from drop down menu ➔ Application documents appear as links on the left)*

The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. While staff has not completed the review of the revised plans yet, the applicant has indicated that the only modification to the land use regulations being requested is a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations. As shown, the proposed parking would be a mix of structured and surface parking.

The review of the revised plans will occur over the next 3 weeks, after which time staff will issue another round of review comments or else move forward with a decision on the application. If you would like to comment on the revised proposal, please feel free to email me at this address. All comments received will be forwarded to the Planning Board for review. Given the revised scope of the project, at this point the site review is a staff-level decision subject to a 14-day call-up period during which time any member of the public or a member of the planning board may elect to appeal staff's decision and call the item up for a public hearing. A decision on this application will not be made before February 19, 2016 at the earliest – more likely it will be sometime in March or April. Please let me know if you would like more information on the call-up process.

Thanks and please do not hesitate to contact me with any questions or comments. Please feel free to forward this email to any other parties I may have missed.

Respectfully,

Chandler Van Schaack, AICP
Planner II • City of Boulder
Department of Planning, Housing & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 3:01 PM
To: Spence, Cindy
Subject: FW: NoBo Armory - Revised Plans Submitted to City

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:27 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: NoBo Armory - Revised Plans Submitted to City

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Tuesday, February 09, 2016 12:18 PM
To: 'Donald Dulchinos'
Cc: Don Dulchinos
Subject: RE: NoBo Armory - Revised Plans Submitted to City

Hi Don,

Thanks for your comments. I will forward your concerns related to the ditch to the applicant and the Planning Board. Regarding the streetscape improvements you mention, we cannot require that the developer pay for off-site improvements unless it can be clearly demonstrated that the development itself is generating the need for such improvements (this is called a rational nexus). Our traffic engineer is still in the process of reviewing the applicant's traffic study, and will determine whether additional off-site improvements may be warranted. Regarding the existing bus stop, this is not affiliated with the Armory project. If you have questions or comments on the bus stop, I would recommend contacting the city's RTD liaison, Natalie Stiffler at stifflern@bouldercolorado.gov or 303-441-3217.

Thanks and please do not hesitate to contact me with any additional questions or concerns.

Best,

== == == == == == ==
Chandler Van Schaack
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Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Donald Dulchinos [mailto:dopod@indra.com]
Sent: Sunday, February 07, 2016 3:56 PM
To: Van Schaack, Chandler
Cc: Don Dulchinos
Subject: Re: NoBo Armory - Revised Plans Submitted to City
Importance: High

Hi Chandler, thanks for the notification. A couple of questions:

I see that the plan is still to bury the Silver Lake Ditch. I and some neighbors (see attached statement) would still find daylighting a positive community benefit, in keeping with neighborhood character, and consistent with the North Boulder Subcommunity Plan.

Speaking of the North Boulder Plan, the Dakota Ridge development is sort of sealed off from this "Main Street North" development - is there any opportunity to speak to better sidewalk quality (north side of Lee Hill between Dakota Blvd and Broadway) or more clearly marked crosswalks and bike lanes in the Lee Hill / Broadway intersection?

Also speaking of North Boulder, the new brightly lit electronic Bus Stop sign clearly detracts from the neighborhood character; also not sure this is connected to Armory, except that this is indeed the northern Gateway to Boulder of which the Armory property is one element, and a last chance to address the overall character of this Gateway.

Appreciate your weighing these comments, and any quick responses.
Thanks.
Don Dulchinos
4865 Dakota Blvd.

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:58 PM
To: Spence, Cindy
Subject: FW: Armory community, 4750 Broadway

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791 Bouldercolorado.gov

-----Original Message-----
From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:24 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Armory community, 4750 Broadway

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241 vanschaackc@bouldercolorado.gov www.bouldercolorado.gov

-----Original Message-----
From: Donna Singer [mailto:donnamaysinger@gmail.com]
Sent: Thursday, February 11, 2016 11:02 AM
To: Van Schaack, Chandler
Subject: Armory community, 4750 Broadway

Reducing parking space requirements by 21% in this proposed development will worsen an existing problem for the Holiday neighborhood, where I live (4730 Holiday-101, at the corner of Holiday Drive and Fourteenth). Cars parked on both sides turn neighborhood streets into one way streets. We regularly have to duck behind a parked car to let an oncoming car get through. This is the case all seasons but is way worse in the winter because the streets aren't plowed. People park farther from the curb. The "after you Alphonse" game gets downright dangerous as ice builds up on the streets.

Please, please don't allow a development where even more people will be parking on the streets.

Donna Singer, Crescent Condominiums, Holiday Neighborhood Association
4730 Holiday Drive, 101
Boulder 80304

928-779-5332

Sent from my iPad

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:58 PM
To: Spence, Cindy
Subject: FW: Armory

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791 Bouldercolorado.gov

-----Original Message-----
From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:24 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Armory

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241 vanschaackc@bouldercolorado.gov www.bouldercolorado.gov

-----Original Message-----
From: ?Pam Proto [mailto:pizzamail@comcast.net]
Sent: Sunday, February 14, 2016 2:12 PM
To: Van Schaack, Chandler
Subject: Armory

Chandler,
We applaud the work of your department on approving the scaled down version of the plans.
Best,
Dakota Ridge Residents

Sent from my iPhone

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:58 PM
To: Spence, Cindy
Subject: FW: NoBo Armory - Revised Plans Submitted to City

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:24 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: NoBo Armory - Revised Plans Submitted to City

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Eric Gordon [mailto:ericsgordon@gmail.com]
Sent: Sunday, February 14, 2016 1:33 PM
To: Amy Tremper
Cc: Van Schaack, Chandler; Mike Strife; Mary Smith; Mike Powers; Margaret Porter; Lillian Kafka; S. A. Sullivan; Mariangel Fedrizzi; Maxie Silkes; Michael McGuirk; Christy Pettit; Bruce Goldstein; Donald Dulchinos; Katherine Webster; Nola Chow; reigrl@aol.com; pizzamail@comcast.net; Don Dulchinos; Sally Eckert; Louise Grauer; Leah Nickie Advanced Aesthetics, LLC; Joanna Rosenblum; mann gmail; dnnw160@aol.com; Chelsea Pohl; Ashley Matthews; DANIEL HIRSH; rmlewis57@comcast.net; Kathryn Varga; 3dboulder@comcast.net; Jen Ross; Karl and Karen; Gail Promboin and Bob Burnham; Ardith Sehulster; Greg Harms; Carolye Johnson; Mira Hatland; Anael; gabyshannon@gmail.com; Patrice Morrow; frances charteris; Nagl, Amanda; Bruce Dierking
Subject: Re: NoBo Armory - Revised Plans Submitted to City

Hi Chandler,

Thank you for providing us with this information.

I would like to express my strong disappointment with this situation for multiple reasons.

First, I have tried, well prior to this, to contact you for an update on the project. I did not even receive an acknowledgement of my communications. I was thus left with only rumor and hearsay to try to understand what was happening.

According to these rumors, the biggest reason the developer changed his mind regarding the project was overly burdensome requirements from city staff. If that is the case, I am extremely disappointed. This project was set to provide significant benefit to the neighborhood, and it would be incredibly frustrating if non-political objections led to the loss of a project that would have meant a lot to the community.

In addition, I see in the developer's most recent proposal that "vociferous neighborhood objection...from an adjacent property owner" was one of the factors in their decision to avoid the land use change request. If that is the case, I am aghast. The results of last November's election clearly show that the people of Boulder do not want the future of their city to be held hostage by one or a few loud voices. One person should not be able to decide the future of an entire neighborhood.

I would like to know how you and the city will work to see if it is possible to revive the previous proposal or otherwise find a means for creating a development that has plenty of public benefit and the support of the community around it.

I look forward to your timely reply to my comments.

Thank you for your hard work on this matter.

Sincerely,
Eric Gordon

On Fri, Feb 5, 2016 at 5:08 PM, Amy Tremper <40inseam@gmail.com> wrote:
Dear Chandler,

We have always been told that a project of this size required a public meeting. Please advise.

Thanks,

Amy

On Fri, Feb 5, 2016 at 2:40 PM, Van Schaack, Chandler <VanSchaackC@bouldercolorado.gov> wrote:

Greetings Again,

This is embarrassing, but I have to make another correction to my previous email. As it turns out, the description of the approval process included in my original email was correct.

The site review request for the NoBo Armory is in fact a staff level decision subject to call-up, and does not automatically require a planning board hearing because the requested parking reduction is below 50%. This means that staff will issue an initial decision which will be followed by a 14-day period during which time the

planning board or any member of the public may appeal staff's decision and request a public hearing by sending written notice of the appeal request to me.

Again, my sincere apologies for the confusion. Given the significant change in scope of the project it has been a challenge to determine the associated process changes. Please do not hesitate to contact me with any questions or comments.

Best,

== == == == == ==

Chandler Van Schaack

Planner II • City of Boulder

Community Planning & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Wednesday, February 03, 2016 5:02 PM
To: Van Schaack, Chandler; 'Mike Strife'; 'Mary Smith'; 'Mike Powers'; 'Margaret Porter'; 'Lillian Kafka'; 'Eric Gordon'; 'S. A. Sullivan'; 'Mariangel Fedrizzi'; 'Maxie Silkes'; 'Michael McGuirk'; 'Christy Pettit'; 'Bruce Goldstein'; 'Donald Dulchinos'; 'Katherine Webster'; 'Nola Chow'; 'reigrl@aol.com'; 'pizzamail@comcast.net'; 'Don Dulchinos'; 'Sally Eckert'; 'Louise Grauer'; 'Leah Nickie Advanced Aesthetics, LLC'; 'Joanna Rosenblum'; 'mann gmail'; 'dnnw160@aol.com'; 'Chelsea Pohl'; 'Ashley Matthews'; 'DANIEL HIRSH'; 'rmlewis57@comcast.net'; 'Kathryn Varga'; '3dboulder@comcast.net'; 'Jen Ross'; 'Karl and Karen'; 'Gail Promboin and Bob Burnham'; 'Ardith Sehulster'; 'Greg Harms'; 'Carolye Johnson'; 'Mira Hatland'; 'Anael'; 'gabyshannon@gmail.com'; 'Patrice Morrow'; 'frances charteris'; 'Amy Tremper'
Cc: Nagl, Amanda
Subject: RE: NoBo Armory - Revised Plans Submitted to City
Importance: High

Hi All,

I am writing to correct a mistake I made in my previous email correspondence. The mistake was regarding the approval process – I incorrectly stated that the site review would be a staff level decision subject to call-up.

Please note that because the revised proposal includes a request for a parking reduction for a residential use that **a public hearing with a final decision by the Planning Board will be required.**

The public hearing has not yet been scheduled for this application. I will re-send notice once a date has been scheduled. Apologies for the confusion – thanks and please do not hesitate to contact me with any questions or comments.

Best,

== == == == == == ==

Chandler Van Schaack

Planner II • City of Boulder

Community Planning & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Wednesday, February 03, 2016 10:27 AM
To: 'Mike Strife'; 'Mary Smith'; 'Mike Powers'; 'Margaret Porter'; 'Lillian Kafka'; 'Eric Gordon'; 'S. A. Sullivan'; 'Mariangel Fedrizzi'; 'Maxie Silkes'; 'Michael McGuirk'; 'Christy Pettit'; 'Bruce Goldstein'; 'Donald Dulchinos'; 'Katherine Webster'; 'Nola Chow'; 'reigrl@aol.com'; 'pizzamail@comcast.net'; 'Don Dulchinos'; 'Sally Eckert'; 'Louise Grauer'; 'Leah Nickie Advanced Aesthetics, LLC'; 'Joanna Rosenblum'; 'mann gmail'; 'dnnw160@aol.com'; 'Chelsea Pohl'; 'Ashley Matthews'; 'DANIEL HIRSH'; 'rmlewis57@comcast.net'; 'Kathryn Varga'; '3dboulder@comcast.net'; 'Jen Ross'; 'Karl and Karen'; 'Gail Promboin and Bob Burnham'; 'Ardith Sehulster'; 'Greg Harms'; 'Carolye Johnson'; 'Mira Hatland'; 'Anael'; 'gabyshannon@gmail.com'; 'Patrice Morrow'; 'frances charteris'; 'Amy Tremper'
Cc: Nagl, Amanda
Subject: NoBo Armory - Revised Plans Submitted to City

Greetings,

I am writing to notify you that the revised plans for the North Boulder Armory site have been submitted to the Planning Department for review (case number LUR2015-00012). The plans have been changed significantly from the original proposal. The revised plans can be viewed online at: http://boulderarmory.com/site-review-plan/. The complete revised application package can also be viewed online at: https://bouldercolorado.gov/plan-

develop (*go to Map of Development Review Projects ➔ enter '4750 Broadway' in search box and choose address from drop down menu ➔ Application documents appear as links on the left)*

The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. While staff has not completed the review of the revised plans yet, the applicant has indicated that the only modification to the land use regulations being requested is a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations. As shown, the proposed parking would be a mix of structured and surface parking.

The review of the revised plans will occur over the next 3 weeks, after which time staff will issue another round of review comments or else move forward with a decision on the application. If you would like to comment on the revised proposal, please feel free to email me at this address. All comments received will be forwarded to the Planning Board for review. Given the revised scope of the project, at this point the site review is a staff-level decision subject to a 14-day call-up period during which time any member of the public or a member of the planning board may elect to appeal staff's decision and call the item up for a public hearing. A decision on this application will not be made before February 19, 2016 at the earliest – more likely it will be sometime in March or April. Please let me know if you would like more information on the call-up process.

Thanks and please do not hesitate to contact me with any questions or comments. Please feel free to forward this email to any other parties I may have missed.

Respectfully,

Chandler Van Schaack, AICP

Planner II • City of Boulder

Department of Planning, Housing & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:59 PM
To: Spence, Cindy
Subject: FW: Public comment on Armory parking

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:25 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Public comment on Armory parking

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
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office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Guy Kenny [mailto:guyrkenny@gmail.com]
Sent: Monday, February 08, 2016 1:39 PM
To: Van Schaack, Chandler
Subject: Public comment on Armory parking

Chandler Van Schaack, AICP
Planner II • City of Boulder
Department of Planning, Housing & Sustainability

case number LUR2015-00012

HI Chandler,

I am a general Contractor that works and entertains frequently in North Boulder. I live in Boulder County about 5 miles from the Armory. I use the north Boulder area frequently and am always frustrated with the current

parking, to the point that we have gone elsewhere for dinner on more than 1 occassion. Based on my experiences I am vehemently against a reduced parking approval for the newly proposed use of the Armory building.

Thanks,

Guy Kenny
G Kenny Builders
303 551 5742.

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:57 PM
To: Spence, Cindy
Subject: FW: Review of Revised Armory Development Submittal to City

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:23 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Review of Revised Armory Development Submittal to City

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Gail Promboin and Bob Burnham [mailto:burnboin@msn.com]
Sent: Wednesday, February 24, 2016 4:13 PM
To: John Wolff
Cc: Van Schaack, Chandler
Subject: Re: Review of Revised Armory Development Submittal to City

I wholeheartedly agree with your cogent assessment and recommendations of the Armory Development submittal, John. Thank you for your time and expertise.

Note to Chandler Van Shaack: Do the right thing here and incorporate
John's modifications and recommendations into the overall site plan.

Robert Burnham
944 Yellow Pine Avenue
Boulder 80304
Sent from my iPhone

On Feb 24, 2016, at 11:32 AM, John Wolff <johnw@wlarch.com> wrote:

Hi Chandler,
I left you a message last week with the hope of having a chance to discuss some of my concerns in regard to the revised Armory Development submittal. I am hoping that we will still have a chance to do this by phone.

I have gone ahead and written down my thoughts about the revised plan (Please see Attached word document). Please let me know if you will be distributing these comments to Planning Board members. If not, I am happy to do so.

I also thought that other Boulder citizens who have concerns or interest in how the Armory is developed would find my comments of interest. I look forward to your comments in regard to my concerns. I am happy that the new proposal addresses the character and scale of development that North Boulder Sub-community Plan and the Land Use Regulations require. I am still concerned, however, with the parking reduction and resulting density increase as well as the lack of community benefits in exchange. It is excellent of course to see things moving in the right direction after so many years.

I look forward to speaking with you soon.
All the best.

John Wolff

<Letter to PB re Armory Revised Plan 2-18-2016.docx>

<Unknown.png>

<IMG_4818.jpeg>

Landscape with Magueys, January, 2016

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 3:00 PM
To: Spence, Cindy
Subject: FW: Comment re: Boulder Armory Update

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:25 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Comment re: Boulder Armory Update

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Jennifer Peers [mailto:hazenjenco@gmail.com]
Sent: Thursday, February 04, 2016 10:58 AM
To: Van Schaack, Chandler
Subject: Comment re: Boulder Armory Update

Dear Mr. Van Schaack - Thank you for sharing the revised Armory proposal with the public. I read it on our Nextdoor website. I appreciate that the developers have revised the plan to a) conform to the height limits, b) retain the historic Mess Hall building, and c) to propose a single comprehensive plan and reduce uncertainty about the site. It is clear that they have put a lot of effort into the proposal.

I do wish to comment on the proposed parking variance requested. The proposal is for 200 units plus some commercial space - the code requires 375 spaces, and requests a reduction to 299 spaces, plus 83 on-street parking spaces. If you drive by the current property, you will see that there are already cars parked along the street to the north and east of the property. I am not an expert on parking, but am concerned that the calculations accurately reflect reality - will there be a loss of current parking spaces along 14th street to the east of the site? Spaces on 14th street should not be counted as additional on-street parking, nor should spaces on Broadway or

Lee Hill. Instead, the net change in those spaces should be used. Further, I am concerned that this number is insufficient. Most units will have 2 vehicles. Is it possible to develop an additional sub-grade parking area in Block 2 to increase the amount of parking to code?

Additionally, it is difficult to tell from the drawings what the size of the parking spaces is. Although it is ideal to have small, efficient cars, the reality is that many people have larger vehicles - if the spaces are too small, people end up taking up two spots. I encourage a review of the size of each space in conjunction with your review of the number of spaces. If the spaces are small, more are needed than if they are larger.

Thank you!
- Jennifer Peers
4883 Dakota Blvd.
hazenjenco@gmail.com

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:58 PM
To: Spence, Cindy
Subject: FW: Armory Parking Variance Request: Opposed
Attachments: Letter to Planner Armory Project.pdf

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:24 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Armory Parking Variance Request: Opposed

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Kimberly [mailto:kimpossible700@aol.com]
Sent: Thursday, February 18, 2016 11:06 AM
To: Van Schaack, Chandler
Subject: Armory Parking Variance Request: Opposed

Dear Mr. Van Schaak,

Attached, please find my letter in opposition to granting the Armory Project a parking space variance.

If possible, can you please confirm receipt? I've never actually written such a letter, but as a Holiday neighbor resident, I feel very strongly about this.

Sincerely,

Kimberly Cox
Kimberly Cox

February 18, 2016

Kimberly Cox
1460 Zamia Ave
Boulder, CO 80304

Chandler Van Schaak
Case Manager, Boulder Armory Project
vanschaakc@bouldercolorado.gov

Re: Boulder Armory, 4750 Broadway Project

Dear Mr. VanSchaak,

I am a resident of the Holiday neighborhood. I live one block, within eyesight of the Boulder Armory. I purchased my home in 2007 and have lived there since.

I am opposed to the petitioner being granted an exception to the parking space regulation. As you likely know, the streets in the surrounding neighborhoods are extremely narrow and already limit 2 way traffic significantly. As the density of population has grown over the past 8 years this has become an increasing problem. It is seldom that you can drive through the surrounding area without having to yield to an oncoming car because the parking on both sides of the streets limits passing. In the winter it is impossible to pass without having to yield to an oncoming car.

Allowing a variance to the parking regulation would not only create a greater nuisance, but a danger to the community which is highly populated with families and children. The surrounding neighborhoods, including Holiday were conceptualized and approved based on a 'walking' and 'pedestrian' neighborhood. Overflow, due to limited parking in the Armory project would create greater congestion, danger, noise and contradict the concept of the neighborhood.

There is no permitted parking in the surrounding area so current residents would experience hardship if a parking variance were granted to the Armory project.

Additionally, there is already a parking issue in North Boulder. The North Boulder shops and restaurants (4580 Restaurant, Boulder Cyclery, Bacco) frequently max out their surrounding parking spaces and lots forcing parking into neighboring private lots and streets.

North Boulder has a culture and feel that is different than downtown (Pearl St) Boulder. The neighborhoods are not yet swarmed with traffic, and the neighborhoods are quiet. The commercial businesses approved will create more congested traffic patterns later into the evenings and the design

of the development, especially available parking, should ensure the additional traffic does not infringe on the residential neighborhoods.

While I am not opposed to the project overall, I ask that the committee consider the danger and hardship to current residents if the Armory were granted a parking space variance.

Thank you for your attention and consideration.

Sincerely,

Kimberly A. Cox
603.969.9522
Kimpossible700@aol.com

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 3:01 PM
To: Spence, Cindy
Subject: FW: NoBo Armory - Revised Plans Submitted to City

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791 Bouldercolorado.gov

-----Original Message-----
From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:25 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: NoBo Armory - Revised Plans Submitted to City

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241 vanschaackc@bouldercolorado.gov www.bouldercolorado.gov

-----Original Message-----
From: Kathryn Varga [mailto:kmvarga@yahoo.com]
Sent: Wednesday, February 03, 2016 12:42 PM
To: Van Schaack, Chandler
Subject: Re: NoBo Armory - Revised Plans Submitted to City

Hi there:
I am concerned that such a large residential development will only further over crowd our already crowded north Boulder neighborhood and create much more traffic and congestion. Please reconsider a smaller size of the residential portion of the development and for whatever residential development is finalized to have the development include enough parking on their site for all residents and businesses so that street parking is not more congested and difficult to find. It is already extremely hard to find street parking in the area.
Thanks.
Kathryn

On Wed, 2/3/16, Van Schaack, Chandler <VanSchaackC@bouldercolorado.gov> wrote:

Subject: NoBo Armory - Revised Plans Submitted to City

To: "Mike Strife" <mfstrife@gmail.com>, "Mary Smith" <mary@gmknow.org>, "Mike Powers" <mpowers@atlastowers.com>, "Margaret Porter" <margaret.porter@mindspring.com>, "Lillian Kafka" <misskafka@gmail.com>, "Eric Gordon" <ericsgordon@gmail.com>, "S. A. Sullivan" <cloudlandpro@gmail.com>, "Mariangel Fedrizzi" <m_fedrizzi@yahoo.com>, "Maxie Silkes" <msilkes@gmail.com>, "Michael McGuirk" <mjmcguirk@gmail.com>, "Christy Pettit" <christy@boulderhie.com>, "Bruce Goldstein" <brugomail@yahoo.com>, "Donald Dulchinos" <dopod@indra.com>, "Katherine Webster" <cat.web@hotmail.com>, "Nola Chow" <nc2347@gmail.com>, "reigrl@aol.com" <reigrl@aol.com>, "pizzamail@comcast.net" <pizzamail@comcast.net>, "Don Dulchinos" <ddulchinos@eidr.org>, "Sally Eckert" <sallyaeckert@gmail.com>, "Louise Grauer" <louise.a.grauer@gmail.com>, "Leah Nickie Advanced Aesthetics, LLC" <info@leahnickie.com>, "Joanna Rosenblum" <joannarosenblum@yahoo.com>, "mann gmail" <mannpetersco@gmail.com>, "dnnw160@aol.com" <dnnw160@aol.com>, "Chelsea Pohl" <chelseapohl@hotmail.com>, "Ashley Matthews" <boulderanna@yahoo.com>, "DANIEL HIRSH" <dhirsh1@mac.com>, "rmlewis57@comcast.net" <rmlewis57@comcast.net>, "Kathryn Varga" <kmvarga@yahoo.com>, "3dboulder@comcast.net" <3dboulder@comcast.net>, "Jen Ross" <jenjrossny@yahoo.com>, "Karl and Karen" <karl.karen.kriegh@gmail.com>, "Gail Promboin and Bob Burnham" <burnboin@msn.com>, "Ardith Sehulster" <sehulstera@gmail.com>, "Greg Harms" <Greg@bouldershelter.org>, "Carolye Johnson" <carolyeg@gmail.com>, "Mira Hatland" <mirahatland@gmail.com>, "Anael" <thatkidfrommadrid@yahoo.com>, "gabyshannon@gmail.com" <gabyshannon@gmail.com>, "Patrice Morrow" <morrow@umn.edu>, "frances charteris" <frances.charteris@gmail.com>, "Amy Tremper" <40inseam@gmail.com>
Cc: "Nagl, Amanda" <NaglA@bouldercolorado.gov>
Date: Wednesday, February 3, 2016, 10:27 AM

Greetings,

I am writing to notify you
that the revised plans for the North Boulder Armory site have been submitted to the Planning Department for review (case number LUR2015-00012). The plans have been changed significantly from the original proposal.
The revised plans can be viewed online at:
http://cp.mcafee.com/d/FZsSd38wrhovovjuvKMrKruKMUCMCruKMUC-CrjKOMOMqekQkjqdPhOyejd7ardPpDokIjTr5r0ExlIZ3USGvmeElUzkOr8lrfg-dGDRzG5u8RcCNPEVZcwU_R-ps7cL8zKLsKCOYDMVBVZdx7BHFShhlKUDOEuvkzaT0QSyrpdTVdx54QsTKOyYrKr01AaJDEv7oGRymVvaiDVufCpuobH7X33plkPIiewEJFeJundLcLLCMnWhEw1BhCFEw48GRymd41sQg0LPcGuwq80IvIa6y0or8aODfQ3h1eFEw4Fjb6S3hOrOKDv. The complete revised application package can also be viewed online at:
https://bouldercolorado.gov/plan-develop
(go to Map of Development Review Projects è enter '4750 Broadway' in search box and choose address from drop down menu è Application documents appear as links on the left)

The scope of the proposed
project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18

townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. While staff has not completed the review of the revised plans yet, the applicant has indicated that the only modification to the land use regulations being requested is a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations. As shown, the proposed parking would be a mix of structured and surface parking.

The review of the revised plans will occur over the next 3 weeks, after which time staff will issue another round of review comments or else move forward with a decision on the application. If you would like to comment on the revised proposal, please feel free to email me at this address. All comments received will be forwarded to the Planning Board for review. Given the revised scope of the project, at this point the site review is a staff-level decision subject to a 14-day call-up period during which time any member of the public or a member of the planning board may elect to appeal staff's decision and call the item up for a public hearing. A decision on this application will not be made before February 19, 2016 at the earliest – more likely it will be sometime in March or April. Please let me know if you would like more information on the call-up process.

Thanks and please do not hesitate to contact me with any questions or comments.
Please feel free to forward this email to any other parties I may have missed.

Respectfully,

Chandler Van Schaack,
AICP
Planner II • City of Boulder
Department of Planning, Housing & Sustainability
office: 303.441.3137 •
fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 3:00 PM
To: Spence, Cindy
Subject: FW: Armory Redevelopment Update Reaction

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:25 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Armory Redevelopment Update Reaction

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Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Laurel [mailto:blckbird64@yahoo.com]
Sent: Friday, February 05, 2016 9:20 PM
To: PW PHS Communications; Van Schaack, Chandler; Aaron Brockett; 40inseam@gmail.com; Erica Meltzer; Council
Subject: Armory Redevelopment Update Reaction

As a 25 year Boulder resident and 11 year homeowner in the Holiday Neighborhood, I must express my concern and not just disappointment, but outrage at the handling of (and what appears to be the final outcome of) 3-4 years of planning for the Armory site just 3 blocks from my home.

Although I have tried my best to follow the proceedings of all things related to the block of land on which the current Armory stands, I will not pretend to know or understand all that has unfolded. What I do know however is that many people saw a vision for that land and our neighborhood that generated excitement and hope for something creative, vibrant and a benefit to our community, not just the North Boulder area residents, but also for those of the City and County of Boulder as well. Instead, we are now left with our hopes dashed and a developer now with a revised plan asking for a "mere one exception" that will most definitely adversely affect our neighborhood- more units allowed to be built (so the developer who is now not going to build any affordable housing units under his new plan can make even more money off of this project) without a reasonable amount of space to accommodate the cars of the new residents. I fear he will be granted this exception because it's so much simpler than what he was originally asking for, despite the fact that what he was originally requesting after spending a lot of money to get to that point was denied because it was viewed as not providing enough benefit to the community. I'm hoping the city will not honor his most recent request out of feelings of guilt (if a "city" can feel guilt) because perhaps they recognize they were too heavy-handed in dealing with

the developer, which sent him running in a completely different direction, and now in retrospect are cognizant of the fact that they may have mishandled this project.

This is truly tragic in my mind. Yes, obviously not as tragic as the many atrocities that are taking place around the world as I write this email, but on a local level...and in terms of the number of people who normally would not have been active in voicing their opinions, actually attending meetings and actively advocating for this original vision to come to fruition...I do believe it is tragic. Many have thrown their hands up in the air and gone home feeling defeated and deflated, losing faith in a process and a place that is supposed to thoughtful, intelligent, open-minded and forward thinking. Please don't make another mistake in your decision-making process.

Thank you for your time and consideration.

Respectfully,
Laurel Amsel
1673 Zamia Ave.

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 3:01 PM
To: Spence, Cindy
Subject: FW: NoBo Armory - Revised Plans Submitted to City

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:25 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: NoBo Armory - Revised Plans Submitted to City

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Michael McGuirk [mailto:mjmcguirk@gmail.com]
Sent: Wednesday, February 03, 2016 10:58 AM
To: Van Schaack, Chandler
Subject: Re: NoBo Armory - Revised Plans Submitted to City

Hi Chandler-

All I can say is that this is incredibly disappointing compared to the original plans. Everyone I spoke to in the local neighborhood was very much excited by the original plans because of the commercial space, the brewery, the focus on the arts, etc. All of these are things that have been removed. How is this in the vision of the North Boulder Subcommunity plan when it is providing only housing? How can we have walkable neighborhoods as the city often talks about when we deny fantastic plans because of a few minor variances. It's quite upsetting that this is what the plan has resulted in, I'd prefer it be left undeveloped then this incredibly boring addition of stock housing.

-Michael

On Wed, Feb 3, 2016 at 10:27 AM, Van Schaack, Chandler <VanSchaackC@bouldercolorado.gov> wrote:

Greetings,

I am writing to notify you that the revised plans for the North Boulder Armory site have been submitted to the Planning Department for review (case number LUR2015-00012). The plans have been changed significantly from the original proposal. The revised plans can be viewed online at: http://boulderarmory.com/site-review-plan/. The complete revised application package can also be viewed online at: https://bouldercolorado.gov/plan-develop (*go to Map of Development Review Projects ➔ enter '4750 Broadway' in search box and choose address from drop down menu ➔ Application documents appear as links on the left)*

The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. While staff has not completed the review of the revised plans yet, the applicant has indicated that the only modification to the land use regulations being requested is a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations. As shown, the proposed parking would be a mix of structured and surface parking.

The review of the revised plans will occur over the next 3 weeks, after which time staff will issue another round of review comments or else move forward with a decision on the application. If you would like to comment on the revised proposal, please feel free to email me at this address. All comments received will be forwarded to the Planning Board for review. Given the revised scope of the project, at this point the site review is a staff-level decision subject to a 14-day call-up period during which time any member of the public or a member of the planning board may elect to appeal staff's decision and call the item up for a public hearing. A decision on this application will not be made before February 19, 2016 at the earliest – more likely it will be sometime in March or April. Please let me know if you would like more information on the call-up process.

Thanks and please do not hesitate to contact me with any questions or comments. Please feel free to forward this email to any other parties I may have missed.

Respectfully,

Chandler Van Schaack, AICP

Planner II • City of Boulder

Department of Planning, Housing & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:59 PM
To: Spence, Cindy
Subject: FW: Armory Development

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:24 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Armory Development

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Michael Stelmach [mailto:jmstelmach@gmail.com]
Sent: Tuesday, February 09, 2016 11:20 AM
To: Van Schaack, Chandler
Subject: Armory Development

Hello - I have a condo on 15th St in North Boulder and have a strong interest in the plans for the Armory development. If I understand correctly, the letter I received is from the City of Boulder is limited to a site review on the parking space reduction?

Is the parking reduction in the MU-1 area, RMX-2 area or as a whole? My feeling is that anything that can increase mixed use is an asset to the area of North Boulder as well as tax revenue for the City, and something I highly endorse.

At one point I heard that the Armory development would mainly be mixed use with artist studies and galleries. Having lived in Washington DC, I saw a similar development called "The Torpedo Factory" (what the building

has been in the past). This saw a large number of shoppers from the area as well as tourists. This would be a fantastic way to bring a new element to North Boulder and to the city.

In any case, I would appreciate any updates on the project and opportunities for comment.

Thank you,
Michael Stelmach

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:57 PM
To: Spence, Cindy
Subject: FW: Regarding Boulder Armory Redevelopment

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:23 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Regarding Boulder Armory Redevelopment

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Sandra Sincek [mailto:sandra_sincek@me.com]
Sent: Saturday, February 27, 2016 9:54 AM
To: Van Schaack, Chandler
Cc: Geoffrey O'Keeffe
Subject: Regarding Boulder Armory Redevelopment

Dear Chandler Van Schaack, AICP,

I am a homeowner resident in North Boulder. I've been following the plans to redevelop the boulder Armory. I see the developer has requested a full 21% reduction in required parking, dramatically below what the city requires!

Having lived in the area for 15+ years I have seen the redevelopment of North Broadway unfold.

Time and again, there is inadequate parking provided for the new businesses and housing. We frequent the businesses and nearly from day one when the development is complete and the leases are filled, we find ourselves driving around the block in circles seeking a parking space just to go to dinner or get a haircut.

Please consider this a strong plea - do not allow the developer to provide inadequate parking. These new developments are much needed to remove blight and provide services and housing to the community, but they are antiquated and inadequate from day 1 when the developer is allowed to provide inadequate parking.

I also understand that the city of Boulder has worked hard to provide bike paths and encourage the community to use the bus and ride bicycles to help keep our air clean, and I applaud that! But these forms of transportation are not available to all. When it's 15 degrees and snowing, it isn't safe for an elderly or disabled person to wait in the cold waiting for a bus, nor is it viable to ride a bike.

Additionally, the mountain communities of Pine Brook Hills and Boulder heights frequent these businesses. We spend a lot of money in the city, and pay city sales tax on those purchases. Riding one's bike down Lee Hill and back to buy groceries isn't feasible for most. Please consider the larger community that North Boulder redevelopment is serving as part of your consideration for adequate parking.

The developer is simply trying to save money at the expense of the end users of it's product. The city has parking requirements for new development. Please do not negotiate these requirements away.

Thank you for your consideration,

Sandra Sincek

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:59 PM
To: Spence, Cindy
Subject: FW: Comment on Armory Community Revision

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:25 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW: Comment on Armory Community Revision

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Susanne Weaver Stewart [mailto:sweaverstewart@gmail.com]
Sent: Tuesday, February 09, 2016 7:21 AM
To: Van Schaack, Chandler
Subject: Comment on Armory Community Revision

After reading the Planning Board's Site Revision notice, I want to comment on the request for parking reduction. I object to allowing for less parking. I am a resident of Yarmouth Park, and there is often not enough parking for the mixed use of our parking lot and adjacent streets. Cars are parked too close to our "hidden driveway" now, and with more density and fewer spaces, the City has to see a problem.

I am all for the thoughtfully planned development of the Armory, but logically speaking, no one considers the fact that despite this being on the bus line and we are in Boulder, most people have guests, own more than one car, and seldom take a bus or ride a bike.

Please consider my input.

Thank you.

Susanne Weaver Stewart

Spence, Cindy

From: Guiler, Karl
Sent: Friday, July 15, 2016 2:57 PM
To: Spence, Cindy
Subject: FW:

Karl Guiler, AICP
Senior Planner/Code Amendment Specialist

City of Boulder
Planning, Housing and Sustainability

O: #303-441-4236
guilerk@bouldercolorado.gov

Department of Planning, Housing and Sustainability
1739 Broadway, 3rd Floor, Boulder CO 80306-0791
Bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Friday, June 03, 2016 10:24 AM
To: Guiler, Karl <GuilerK@bouldercolorado.gov>
Subject: FW:

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: steve tremper [mailto:s.harttremper@gmail.com]
Sent: Thursday, February 18, 2016 5:08 PM
To: Van Schaack, Chandler
Subject:

Dear Mr. Vanschaack,

Let me begin by saying how frustrated and disappointed so many of us who live in the Holiday neighborhood were when the City made it so difficult for Mr. Dierking to go forward with his original concept. This was a unique opportunity for north Boulder to have an important "cultural anchor" benefitting the neighborhood, community and the entire city.

The City should have done everything it could to embrace the original project instead of throwing up road blocks along Dierking's path. It also appeared that several council members had, and continue to have, a personal dislike and mistrust of Dierking. Those feelings should not have been allowed to prevent the project from going forward. It is also clear that contractual agreements between the City and developer once a project

has been approved can insure the developer delivers the project that was promised. These same council members seemed unaware of the precedent and enforceability of this kind of agreement.

With that said, I am strongly opposed to Mr. Dierkings revised proposal. I do not feel the number of units is appropriate as relates to the west side of Holiday along 14th street. I do not see any "community benefit", a sticking point with the original proposal, and feel another mediocre project will be placed on an important site that has such great potential.

Hopefully, the Armory site which also qualifies for historic designation will not become yet another squandered opportunity in north Boulder.

Sincerely,

Steve Tremper

Van Schaack, Chandler

From: Sonja [sonja@60south.com]
Sent: Friday, February 19, 2016 8:15 PM
To: Van Schaack, Chandler
Subject: North Boulder Armory development

Hello Chandler -

I recently read up on the North Boulder Armory site redevelopment plan currently under review. My understanding of the plan is that the developers are proposing to build approximately 200 new housing units and are requesting an exemption for the parking. As a city, Boulder should not be granting exemptions for development projects that are not attractive to the community. As a resident of the Holiday Neighborhood, I think that simply adding housing to the area is not attractive to the community. Certainly residents need additional housing, but this proposal lacks sufficient community benefit for a number of reasons.

1) Parking is already becoming more difficult in the neighborhood and this is before the new EFAA housing has even been built. A parking exemption for a housing development as large as that proposed for the Armory site would create even greater issues in the neighborhood.

2) More importantly, what would truly benefit our neighborhood is some additional retail to make this a more walkable neighborhood, which is a goal for the city of Boulder in general. In particular, this area of relatively high-density housing lacks easy access to a grocery store.
Given that we have a large percentage of residents living in permanently affordable housing, a store along the lines of a small Safeway or a Sprouts would really meet the needs of the residents. A mix of new housing and retail is certainly a workable compromise to adding only new housing, but again, the first retail need in this neighborhood is an affordable grocery store.

In short, this current proposal for the Armory site does not adequately meet the "community benefit" standard that should be met by new development. We have limited available space in Boulder for additional development, so let's make it something great for the city and the neighborhoods when we approve new plans! I strongly urge the Planning Board to reject this proposal.

Sincerely,
Sonja Wolter
4661 17th Street
Boulder CO 80305
720-879-3472

Van Schaack, Chandler

From: Stephen Conley [sconley@scientificaviation.com]
Sent: Friday, February 19, 2016 8:02 PM
To: Van Schaack, Chandler
Subject: Armory Development

Dear Mr. Vanschaack

I am writing regarding the re-development of the armory property in north Boulder. Like many residents I was disappointed when the proposed plan changed from one that would support the local community to one that would burden it. I understand that we can't require developers to submit proposals that are consistent with the goals set by the city, but we certainly don't need to approve any exemptions for those that don't. I suggest that the builder either submit a proposal in line with the city's goals, or modify the existing proposal to fully comply with all city and county ordinances (i.e. sufficient on-site parking).

Boulder's climate commitment promises to reduce our greenhouse gas emissions by 80% from the 2005 levels by 2050. That is an AGGRESSIVE and admirable goal. Boulder recognizes that the biggest driver of greenhouse gas emissions is energy - and transportation is a large component of energy. Reducing the need to drive is a powerful tool toward that goal. North Boulder residents have no grocery store and very limited retail options. We need to drive for our daily groceries. Rather than using the armory to bring those services to the residents, this project will simply add more residents that depend on fossil fuel burning vehicles for their daily needs.

I strongly recommend that the city use any means legally within your power to ensure this large property is developed in a manner consistent with the city's goals. At the very least, use exemption to zoning and building codes like tax credits - if a developer wants to build something in-line with the city's grand vision, the city should be flexible and grant reasonable exemption requests. Otherwise, any development plan must adhere strictly to existing regulations.

Sincerely,

Stephen A. Conley
4661 17th Street
Boulder, CO 80304
916-217-1107

Dr. Stephen A. Conley
Scientific Aviation, Inc.
sconley@scientificaviation.com
http://cp.mcafee.com/d/FZsS73gsd3hJ5xZYQsIzCkrCXCTHIe9I9CTHIe9LFCQXIIcI6zBd54SzsQsEzAPhOCPsSpS5b4ZSNmMa8lrfg-dGDRzG5u8RcCO5mPQfzqFZoWxnydj9LQhO0WPz_nVZxV5xNXHTbFEzzhPOdTChP2pEVWyaqRQRrEFYG7DR8OJMddECQjt-jLuZXTLuVKVIFMNqnMD9Slx0PbpOH3BPtblwvVo5kJbUjAXaSCprelosKrs7ccCN2aJoBzh07upY-GOLMCrhudyYhv
3335 Airport Road
Boulder, CO 80301

Van Schaack, Chandler

From: Mary Freund [mary.freund@icloud.com]
Sent: Friday, February 19, 2016 8:25 AM
To: Van Schaack, Chandler
Subject: The Armory Community - Site and Use Review Revision #2

To Whom It May Concern:

After reading the mailing of February 5, 2016, explaining the latest Armory Community development revisions, I wish to express my deep concern about the developer's request for a 21% reduction in parking spaces.

I own a home on Easy Rider Lane and have resided in this neighborhood since 2006. Over the past 10 years, this neighborhood has been built up, and the density is clearly felt. Streets are narrow (should be one way), and parking is always a challenge. While the intent of North Boulder was to encourage fewer cars and more foot and bicycle traffic, this hasn't played out in my opinion.

Reading that there will be 22 buildings on the Armory property, which includes 200 dwelling units PLUS restaurant/convenience retail spaces, a request for a 21% reduction in parking spaces is ludicrous. Where is the spillover going to land? Most likely on the side streets, where existing homeowners currently have difficulty parking their cars near their own homes.

I strongly encourage the City of Boulder to make a determination that the developer must provide the necessary 375 parking spaces.

Respectfully,
Mary Freund
North Boulder Homeowner

Sent from my iPad

Van Schaack, Chandler

From: steve tremper [s.harttremper@gmail.com]
Sent: Thursday, February 18, 2016 5:08 PM
To: Van Schaack, Chandler

Dear Mr. Vanschaack,

Let me begin by saying how frustrated and disappointed so many of us who live in the Holiday neighborhood were when the City made it so difficult for Mr. Dierking to go forward with his original concept. This was a unique opportunity for north Boulder to have an important "cultural anchor" benefitting the neighborhood, community and the entire city.

The City should have done everything it could to embrace the original project instead of throwing up road blocks along Dierking's path. It also appeared that several council members had, and continue to have, a personal dislike and mistrust of Dierking. Those feelings should not have been allowed to prevent the project from going forward. It is also clear that contractual agreements between the City and developer once a project has been approved can insure the developer delivers the project that was promised. These same council members seemed unaware of the precedent and enforceability of this kind of agreement.

With that said, I am strongly opposed to Mr. Dierkings revised proposal. I do not feel the number of units is appropriate as relates to the west side of Holiday along 14th street. I do not see any "community benefit", a sticking point with the original proposal, and feel another mediocre project will be placed on an important site that has such great potential.

Hopefully, the Armory site which also qualifies for historic designation will not become yet another squandered opportunity in north Boulder.

Sincerely,

Steve Tremper

February 18, 2016

Kimberly Cox
1460 Zamia Ave
Boulder, CO 80304

Chandler Van Schaak
Case Manager, Boulder Armory Project
vanschaakc@bouldercolorado.gov

Re: Boulder Armory, 4750 Broadway Project

Dear Mr. VanSchaak,

I am a resident of the Holiday neighborhood. I live one block, within eyesight of the Boulder Armory. I purchased my home in 2007 and have lived there since.

I am opposed to the petitioner being granted an exception to the parking space regulation. As you likely know, the streets in the surrounding neighborhoods are extremely narrow and already limit 2 way traffic significantly. As the density of population has grown over the past 8 years this has become an increasing problem. It is seldom that you can drive through the surrounding area without having to yield to an oncoming car because the parking on both sides of the streets limits passing. In the winter it is impossible to pass without having to yield to an oncoming car.

Allowing a variance to the parking regulation would not only create a greater nuisance, but a danger to the community which is highly populated with families and children. The surrounding neighborhoods, including Holiday were conceptualized and approved based on a 'walking' and 'pedestrian' neighborhood. Overflow, due to limited parking in the Armory project would create greater congestion, danger, noise and contradict the concept of the neighborhood.

There is no permitted parking in the surrounding area so current residents would experience hardship if a parking variance were granted to the Armory project.

Additionally, there is already a parking issue in North Boulder. The North Boulder shops and restaurants (4580 Restaurant, Boulder Cyclery, Bacco) frequently max out their surrounding parking spaces and lots forcing parking into neighboring private lots and streets.

North Boulder has a culture and feel that is different than downtown (Pearl St) Boulder. The neighborhoods are not yet swarmed with traffic, and the neighborhoods are quiet. The commercial businesses approved will create more congested traffic patterns later into the evenings and the design

of the development, especially available parking, should ensure the additional traffic does not infringe on the residential neighborhoods.

While I am not opposed to the project overall, I ask that the committee consider the danger and hardship to current residents if the Armory were granted a parking space variance.

Thank you for your attention and consideration.

Sincerely,

Kimberly A. Cox
603.969.9522
Kimpossible700@aol.com

Van Schaack, Chandler

From: ?Pam Proto [pizzamail@comcast.net]
Sent: Sunday, February 14, 2016 2:12 PM
To: Van Schaack, Chandler
Subject: Armory

Chandler,
We applaud the work of your department on approving the scaled down version of the plans.
Best,
Dakota Ridge Residents

Sent from my iPhone

Van Schaack, Chandler

From: Eric Gordon [ericsgordon@gmail.com]
Sent: Sunday, February 14, 2016 1:33 PM
To: Amy Tremper
Cc: Van Schaack, Chandler; Mike Strife; Mary Smith; Mike Powers; Margaret Porter; Lillian Kafka; S. A. Sullivan; Mariangel Fedrizzi; Maxie Silkes; Michael McGuirk; Christy Pettit; Bruce Goldstein; Donald Dulchinos; Katherine Webster; Nola Chow; reigrl@aol.com; pizzamail@comcast.net; Don Dulchinos; Sally Eckert; Louise Grauer; Leah Nickie Advanced Aesthetics, LLC; Joanna Rosenblum; mann gmail; dnnw160@aol.com; Chelsea Pohl; Ashley Matthews; DANIEL HIRSH; rmlewis57@comcast.net; Kathryn Varga; 3dboulder@comcast.net; Jen Ross; Karl and Karen; Gail Promboin and Bob Burnham; Ardith Sehulster; Greg Harms; Carolye Johnson; Mira Hatland; Anael; gabyshannon@gmail.com; Patrice Morrow; frances charteris; Nagl, Amanda; Bruce Dierking
Subject: Re: NoBo Armory - Revised Plans Submitted to City

Hi Chandler,

Thank you for providing us with this information.

I would like to express my strong disappointment with this situation for multiple reasons.

First, I have tried, well prior to this, to contact you for an update on the project. I did not even receive an acknowledgement of my communications. I was thus left with only rumor and hearsay to try to understand what was happening.

According to these rumors, the biggest reason the developer changed his mind regarding the project was overly burdensome requirements from city staff. If that is the case, I am extremely disappointed. This project was set to provide significant benefit to the neighborhood, and it would be incredibly frustrating if non-political objections led to the loss of a project that would have meant a lot to the community.

In addition, I see in the developer's most recent proposal that "vociferous neighborhood objection...from an adjacent property owner" was one of the factors in their decision to avoid the land use change request. If that is the case, I am aghast. The results of last November's election clearly show that the people of Boulder do not want the future of their city to be held hostage by one or a few loud voices. One person should not be able to decide the future of an entire neighborhood.

I would like to know how you and the city will work to see if it is possible to revive the previous proposal or otherwise find a means for creating a development that has plenty of public benefit and the support of the community around it.

I look forward to your timely reply to my comments.

Thank you for your hard work on this matter.

Sincerely,
Eric Gordon

On Fri, Feb 5, 2016 at 5:08 PM, Amy Tremper <40inseam@gmail.com> wrote:
Dear Chandler,

We have always been told that a project of this size required a public meeting. Please advise.

Thanks,

Amy

On Fri, Feb 5, 2016 at 2:40 PM, Van Schaack, Chandler <VanSchaackC@bouldercolorado.gov> wrote:

Greetings Again,

This is embarrassing, but I have to make another correction to my previous email. As it turns out, the description of the approval process included in my original email was correct.

The site review request for the NoBo Armory is in fact a staff level decision subject to call-up, and does not automatically require a planning board hearing because the requested parking reduction is below 50%. This means that staff will issue an initial decision which will be followed by a 14-day period during which time the planning board or any member of the public may appeal staff's decision and request a public hearing by sending written notice of the appeal request to me.

Again, my sincere apologies for the confusion. Given the significant change in scope of the project it has been a challenge to determine the associated process changes. Please do not hesitate to contact me with any questions or comments.

Best,

== == == == == ==

Chandler Van Schaack

Planner II • City of Boulder

Community Planning & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Wednesday, February 03, 2016 5:02 PM

To: Van Schaack, Chandler; 'Mike Strife'; 'Mary Smith'; 'Mike Powers'; 'Margaret Porter'; 'Lillian Kafka'; 'Eric Gordon'; 'S. A. Sullivan'; 'Mariangel Fedrizzi'; 'Maxie Silkes'; 'Michael McGuirk'; 'Christy Pettit'; 'Bruce Goldstein'; 'Donald Dulchinos'; 'Katherine Webster'; 'Nola Chow'; 'reigrl@aol.com'; 'pizzamail@comcast.net'; 'Don Dulchinos'; 'Sally Eckert'; 'Louise Grauer'; 'Leah Nickie Advanced Aesthetics, LLC'; 'Joanna Rosenblum'; 'mann gmail'; 'dnnw160@aol.com'; 'Chelsea Pohl'; 'Ashley Matthews'; 'DANIEL HIRSH'; 'rmlewis57@comcast.net'; 'Kathryn Varga'; '3dboulder@comcast.net'; 'Jen Ross'; 'Karl and Karen'; 'Gail Promboin and Bob Burnham'; 'Ardith Sehulster'; 'Greg Harms'; 'Carolye Johnson'; 'Mira Hatland'; 'Anael'; 'gabyshannon@gmail.com'; 'Patrice Morrow'; 'frances charteris'; 'Amy Tremper'
Cc: Nagl, Amanda
Subject: RE: NoBo Armory - Revised Plans Submitted to City
Importance: High

Hi All,

I am writing to correct a mistake I made in my previous email correspondence. The mistake was regarding the approval process – I incorrectly stated that the site review would be a staff level decision subject to call-up. Please note that because the revised proposal includes a request for a parking reduction for a residential use that **a public hearing with a final decision by the Planning Board will be required.**

The public hearing has not yet been scheduled for this application. I will re-send notice once a date has been scheduled. Apologies for the confusion – thanks and please do not hesitate to contact me with any questions or comments.

Best,

== == == == == == ==

Chandler Van Schaack

Planner II • City of Boulder

Community Planning & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Wednesday, February 03, 2016 10:27 AM
To: 'Mike Strife'; 'Mary Smith'; 'Mike Powers'; 'Margaret Porter'; 'Lillian Kafka'; 'Eric Gordon'; 'S. A. Sullivan'; 'Mariangel

Fedrizzi'; 'Maxie Silkes'; 'Michael McGuirk'; 'Christy Pettit'; 'Bruce Goldstein'; 'Donald Dulchinos'; 'Katherine Webster'; 'Nola Chow'; 'reigrl@aol.com'; 'pizzamail@comcast.net'; 'Don Dulchinos'; 'Sally Eckert'; 'Louise Grauer'; 'Leah Nickie Advanced Aesthetics, LLC'; 'Joanna Rosenblum'; 'mann gmail'; 'dnnw160@aol.com'; 'Chelsea Pohl'; 'Ashley Matthews'; 'DANIEL HIRSH'; 'rmlewis57@comcast.net'; 'Kathryn Varga'; '3dboulder@comcast.net'; 'Jen Ross'; 'Karl and Karen'; 'Gail Promboin and Bob Burnham'; 'Ardith Sehulster'; 'Greg Harms'; 'Carolye Johnson'; 'Mira Hatland'; 'Anael'; 'gabyshannon@gmail.com'; 'Patrice Morrow'; 'frances charteris'; 'Amy Tremper'
Cc: Nagl, Amanda
Subject: NoBo Armory - Revised Plans Submitted to City

Greetings,

I am writing to notify you that the revised plans for the North Boulder Armory site have been submitted to the Planning Department for review (case number LUR2015-00012). The plans have been changed significantly from the original proposal. The revised plans can be viewed online at: http://boulderarmory.com/site-review-plan/. The complete revised application package can also be viewed online at: https://bouldercolorado.gov/plan-develop (*go to Map of Development Review Projects ➔ enter '4750 Broadway' in search box and choose address from drop down menu ➔ Application documents appear as links on the left)*

The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. While staff has not completed the review of the revised plans yet, the applicant has indicated that the only modification to the land use regulations being requested is a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations. As shown, the proposed parking would be a mix of structured and surface parking.

The review of the revised plans will occur over the next 3 weeks, after which time staff will issue another round of review comments or else move forward with a decision on the application. If you would like to comment on the revised proposal, please feel free to email me at this address. All comments received will be forwarded to the Planning Board for review. Given the revised scope of the project, at this point the site review is a staff-level decision subject to a 14-day call-up period during which time any member of the public or a member of the planning board may elect to appeal staff's decision and call the item up for a public hearing. A decision on this application will not be made before February 19, 2016 at the earliest – more likely it will be sometime in March or April. Please let me know if you would like more information on the call-up process.

Thanks and please do not hesitate to contact me with any questions or comments. Please feel free to forward this email to any other parties I may have missed.

Respectfully,

Chandler Van Schaack, AICP

Planner II • City of Boulder

Department of Planning, Housing & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

Van Schaack, Chandler

From: Donna Singer [donnamaysinger@gmail.com]
Sent: Thursday, February 11, 2016 11:02 AM
To: Van Schaack, Chandler
Subject: Armory community, 4750 Broadway

Reducing parking space requirements by 21% in this proposed development will worsen an existing problem for the Holiday neighborhood, where I live (4730 Holiday-101, at the corner of Holiday Drive and Fourteenth). Cars parked on both sides turn neighborhood streets into one way streets. We regularly have to duck behind a parked car to let an oncoming car get through. This is the case all seasons but is way worse in the winter because the streets aren't plowed. People park farther from the curb. The "after you Alphonse" game gets downright dangerous as ice builds up on the streets.

Please, please don't allow a development where even more people will be parking on the streets.

Donna Singer, Crescent Condominiums, Holiday Neighborhood Association
4730 Holiday Drive, 101
Boulder 80304
928-779-5332

Sent from my iPad

Van Schaack, Chandler

From: Michael Stelmach [jmstelmach@gmail.com]
Sent: Tuesday, February 09, 2016 11:20 AM
To: Van Schaack, Chandler
Subject: Armory Development

Hello - I have a condo on 15th St in North Boulder and have a strong interest in the plans for the Armory development. If I understand correctly, the letter I received is from the City of Boulder is limited to a site review on the parking space reduction?

Is the parking reduction in the MU-1 area, RMX-2 area or as a whole? My feeling is that anything that can increase mixed use is an asset to the area of North Boulder as well as tax revenue for the City, and something I highly endorse.

At one point I heard that the Armory development would mainly be mixed use with artist studies and galleries. Having lived in Washington DC, I saw a similar development called "The Torpedo Factory" (what the building has been in the past). This saw a large number of shoppers from the area as well as tourists. This would be a fantastic way to bring a new element to North Boulder and to the city.

In any case, I would appreciate any updates on the project and opportunities for comment.

Thank you,
Michael Stelmach

Van Schaack, Chandler

From: Christopher Aamot [chrisaamot@yahoo.com]
Sent: Tuesday, February 09, 2016 9:31 AM
To: Van Schaack, Chandler
Subject: Boulder Armory Site Review Parking

Dear Planning Board - I am writing to express my concerns about the revision to the Armory parking decrease. I have lived in the Holiday Neighborhood for the last twelve years and I have seen it grow and grow and grow. I like the higher density and I like the mixed use because it adds to the charm of the neighborhood. I also get to see the parking issues it brings. With the higher density and the tighter streets their is fighting for parking between residents and businesses. Every morning our streets fill up with employees from EFAA and the community they support effectively taking the parking for the people that live here every day. I have seen neighbors shovel the space they park in front of their homes, take there kids to school and then come home to work to find that space and all the others around their house full.

Ultimately what I am trying to get to is, just because the community is designed for less cars, does not mean that that is what will happen and it rarely does wherever I see it. Yes I want to see more public transportation used, but trying to force it does not always work out. I would ask that you please look closely at the neighborhood and the reality of parking needs of residents and business.

Thank you!

Chris Aamot
303-931-0993

Van Schaack, Chandler

From: Susanne Weaver Stewart [sweaverstewart@gmail.com]
Sent: Tuesday, February 09, 2016 7:21 AM
To: Van Schaack, Chandler
Subject: Comment on Armory Community Revision

After reading the Planning Board's Site Revision notice, I want to comment on the request for parking reduction. I object to allowing for less parking. I am a resident of Yarmouth Park, and there is often not enough parking for the mixed use of our parking lot and adjacent streets. Cars are parked too close to our "hidden driveway" now, and with more density and fewer spaces, the City has to see a problem.

I am all for the thoughtfully planned development of the Armory, but logically speaking, no one considers the fact that despite this being on the bus line and we are in Boulder, most people have guests, own more than one car, and seldom take a bus or ride a bike.

Please consider my input.

Thank you.

Susanne Weaver Stewart

Van Schaack, Chandler

From: Guy Kenny [guyrkenny@gmail.com]
Sent: Monday, February 08, 2016 1:39 PM
To: Van Schaack, Chandler
Subject: Public comment on Armory parking

Chandler Van Schaack, AICP
Planner II • City of Boulder
Department of Planning, Housing & Sustainability

case number LUR2015-00012

HI Chandler,

I am a general Contractor that works and entertains frequently in North Boulder. I live in Boulder County about 5 miles from the Armory. I use the north Boulder area frequently and am always frustrated with the current parking, to the point that we have gone elsewhere for dinner on more than 1 occassion. Based on my experiences I am vehemently against a reduced parking approval for the newly proposed use of the Armory building.

Thanks,

Guy Kenny
G Kenny Builders
303 551 5742.

Van Schaack, Chandler

From: Donald Dulchinos [dopod@indra.com]
Sent: Sunday, February 07, 2016 3:56 PM
To: Van Schaack, Chandler
Cc: Don Dulchinos
Subject: Re: NoBo Armory - Revised Plans Submitted to City
Attachments: Friends of Silver Lake Ditch Handout.docx; ATT00001.htm

Importance: High

Hi Chandler, thanks for the notification. A couple of questions:

I see that the plan is still to bury the Silver Lake Ditch. I and some neighbors (see attached statement) would still find daylighting a positive community benefit, in keeping with neighborhood character, and consistent with the North Boulder Subcommunity Plan.

Speaking of the North Boulder Plan, the Dakota Ridge development is sort of sealed off from this "Main Street North" development - is there any opportunity to speak to better sidewalk quality (north side of Lee Hill between Dakota Blvd and Broadway) or more clearly marked crosswalks and bike lanes in the Lee Hill / Broadway intersection?

Also speaking of North Boulder, the new brightly lit electronic Bus Stop sign clearly detracts from the neighborhood character; also not sure this is connected to Armory, except that this is indeed the northern Gateway to Boulder of which the Armory property is one element, and a last chance to address the overall character of this Gateway.

Appreciate your weighing these comments, and any quick responses.
Thanks.
Don Dulchinos
4865 Dakota Blvd.

Van Schaack, Chandler

From: Laurel [blckbird64@yahoo.com]
Sent: Friday, February 05, 2016 9:20 PM
To: PW PHS Communications; Van Schaack, Chandler; Aaron Brockett; 40inseam@gmail.com; Erica Meltzer; Council
Subject: Armory Redevelopment Update Reaction

As a 25 year Boulder resident and 11 year homeowner in the Holiday Neighborhood, I must express my concern and not just disappointment, but outrage at the handling of (and what appears to be the final outcome of) 3-4 years of planning for the Armory site just 3 blocks from my home.

Although I have tried my best to follow the proceedings of all things related to the block of land on which the current Armory stands, I will not pretend to know or understand all that has unfolded. What I do know however is that many people saw a vision for that land and our neighborhood that generated excitement and hope for something creative, vibrant and a benefit to our community, not just the North Boulder area residents, but also for those of the City and County of Boulder as well. Instead, we are now left with our hopes dashed and a developer now with a revised plan asking for a "mere one exception" that will most definitely adversely affect our neighborhood- more units allowed to be built (so the developer who is now not going to build any affordable housing units under his new plan can make even more money off of this project) without a reasonable amount of space to accommodate the cars of the new residents. I fear he will be granted this exception because it's so much simpler than what he was originally asking for, despite the fact that what he was originally requesting after spending a lot of money to get to that point was denied because it was viewed as not providing enough benefit to the community. I'm hoping the city will not honor his most recent request out of feelings of guilt (if a "city" can feel guilt) because perhaps they recognize they were too heavy-handed in dealing with the developer, which sent him running in a completely different direction, and now in retrospect are cognizant of the fact that they may have mishandled this project.

This is truly tragic in my mind. Yes, obviously not as tragic as the many atrocities that are taking place around the world as I write this email, but on a local level...and in terms of the number of people who normally would not have been active in voicing their opinions, actually attending meetings and actively advocating for this original vision to come to fruition...I do believe it is tragic. Many have thrown their hands up in the air and gone home feeling defeated and deflated, losing faith in a process and a place that is supposed to thoughtful, intelligent, open-minded and forward thinking. Please don't make another mistake in your decision-making process.

Thank you for your time and consideration.

Respectfully,
Laurel Amsel
1673 Zamia Ave.

Van Schaack, Chandler

From: Jennifer Peers [hazenjenco@gmail.com]
Sent: Thursday, February 04, 2016 10:58 AM
To: Van Schaack, Chandler
Subject: Comment re: Boulder Armory Update

Dear Mr. Van Schaack - Thank you for sharing the revised Armory proposal with the public. I read it on our Nextdoor website. I appreciate that the developers have revised the plan to a) conform to the height limits, b) retain the historic Mess Hall building, and c) to propose a single comprehensive plan and reduce uncertainty about the site. It is clear that they have put a lot of effort into the proposal.

I do wish to comment on the proposed parking variance requested. The proposal is for 200 units plus some commercial space - the code requires 375 spaces, and requests a reduction to 299 spaces, plus 83 on-street parking spaces. If you drive by the current property, you will see that there are already cars parked along the street to the north and east of the property. I am not an expert on parking, but am concerned that the calculations accurately reflect reality - will there be a loss of current parking spaces along 14th street to the east of the site? Spaces on 14th street should not be counted as additional on-street parking, nor should spaces on Broadway or Lee Hill. Instead, the net change in those spaces should be used. Further, I am concerned that this number is insufficient. Most units will have 2 vehicles. Is it possible to develop an additional sub-grade parking area in Block 2 to increase the amount of parking to code?

Additionally, it is difficult to tell from the drawings what the size of the parking spaces is. Although it is ideal to have small, efficient cars, the reality is that many people have larger vehicles - if the spaces are too small, people end up taking up two spots. I encourage a review of the size of each space in conjunction with your review of the number of spaces. If the spaces are small, more are needed than if they are larger.

Thank you!
- Jennifer Peers
4883 Dakota Blvd.
hazenjenco@gmail.com

Van Schaack, Chandler

From: Chelsea Pohl [chelseapohl@hotmail.com]
Sent: Thursday, February 04, 2016 8:18 AM
To: Van Schaack, Chandler
Subject: RE: NoBo Armory - Revised Plans Submitted to City

Good morning Chandler,
I'm writing to express my disappointment with how the Armory site is turning out. Without fully understanding the ins and outs of the planning process, or the specific codes that govern this area, I can't really speak to that process from an internal perspective. But from an outside perspective I can say that this was a HUGE missed opportunity. I am so devastated by the outcome. Not only did Boulder miss out on the chance of finally having an anchor for the swiftly diminishing arts community, but now as the plan moves forward none of the units are even designated as permanently affordable. I understand that the developer has the option of buying out of the affordable housing option, but I think this is another HUGE missed opportunity for Boulder and I think the planning department needs to change these buy-out rules. I believe that every new development MUST designate a percentage of units as permanently affordable without this buy-out option. I live in a permanently affordable home, which has enabled me to stay in Boulder and own, otherwise we would have been pushed out long ago. I am incredibly lucky to have what I have and more people need this opportunity. I understand that we need more middle income housing, but what about the low income/poverty level members of our community? We are losing opportunities for culture to thrive in this city. We are losing people who deserve to live here just as much as anyone else. There is only so much geographical space that people can occupy in Boulder city, and as a planner I would think that a part of your responsibility is to ensure that all demographics have the opportunity to occupy that space. Codes need to change as the needs of the city change.
I hope there is some silver lining that I am missing, but I certainly don't see it now.
Please share my thoughts.
Sadly,

Chelsea Pohl
Founder/Director
Locheart Arts
www.locheartarts.com

From: VanSchaackC@bouldercolorado.gov
To: VanSchaackC@bouldercolorado.gov; mfstrife@gmail.com; mary@gmknow.org; mpowers@atlastowers.com; margaret.porter@mindspring.com; misskafka@gmail.com; ericsgordon@gmail.com; cloudlandpro@gmail.com; m_fedrizzi@yahoo.com; msilkes@gmail.com; mjmcguirk@gmail.com; christy@boulderhie.com; brugomail@yahoo.com; dopod@indra.com; cat.web@hotmail.com; nc2347@gmail.com; reigrl@aol.com; pizzamail@comcast.net; ddulchinos@eidr.org; sallyaeckert@gmail.com; louise.a.grauer@gmail.com; info@leahnickie.com; joannarosenblum@yahoo.com; mannpetersco@gmail.com; dnnw160@aol.com; chelseapohl@hotmail.com; boulderanna@yahoo.com; dhirsh1@mac.com; rmlewis57@comcast.net; kmvarga@yahoo.com; 3dboulder@comcast.net; jenjrossny@yahoo.com; karl.karen.kriegh@gmail.com; burnboin@msn.com; sehulstera@gmail.com;

Greg@bouldershelter.org; carolyeg@gmail.com; mirahatland@gmail.com; thatkidfrommadrid@yahoo.com; gabyshannon@gmail.com; morrow@umn.edu; frances.charteris@gmail.com; 40inseam@gmail.com
CC: NaglA@bouldercolorado.gov
Subject: RE: NoBo Armory - Revised Plans Submitted to City
Date: Thu, 4 Feb 2016 00:02:22 +0000

Hi All,

I am writing to correct a mistake I made in my previous email correspondence. The mistake was regarding the approval process – I incorrectly stated that the site review would be a staff level decision subject to call-up. Please note that because the revised proposal includes a request for a parking reduction for a residential use that **a public hearing with a final decision by the Planning Board will be required.**

The public hearing has not yet been scheduled for this application. I will re-send notice once a date has been scheduled. Apologies for the confusion – thanks and please do not hesitate to contact me with any questions or comments.

Best,

== == == == == == ==
Chandler Van Schaack
Planner II • City of Boulder
Community Planning & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

From: Van Schaack, Chandler
Sent: Wednesday, February 03, 2016 10:27 AM
To: 'Mike Strife'; 'Mary Smith'; 'Mike Powers'; 'Margaret Porter'; 'Lillian Kafka'; 'Eric Gordon'; 'S. A. Sullivan'; 'Mariangel Fedrizzi'; 'Maxie Silkes'; 'Michael McGuirk'; 'Christy Pettit'; 'Bruce Goldstein'; 'Donald Dulchinos'; 'Katherine Webster'; 'Nola Chow'; 'reigrl@aol.com'; 'pizzamail@comcast.net'; 'Don Dulchinos'; 'Sally Eckert'; 'Louise Grauer'; 'Leah Nickie Advanced Aesthetics, LLC'; 'Joanna Rosenblum'; 'mann gmail'; 'dnnw160@aol.com'; 'Chelsea Pohl'; 'Ashley Matthews'; 'DANIEL HIRSH'; 'rmlewis57@comcast.net'; 'Kathryn Varga'; '3dboulder@comcast.net'; 'Jen Ross'; 'Karl and Karen'; 'Gail Promboin and Bob Burnham'; 'Ardith Sehulster'; 'Greg Harms'; 'Carolye Johnson'; 'Mira Hatland'; 'Anael'; 'gabyshannon@gmail.com'; 'Patrice Morrow'; 'frances charteris'; 'Amy Tremper'
Cc: Nagl, Amanda
Subject: NoBo Armory - Revised Plans Submitted to City

Greetings,

I am writing to notify you that the revised plans for the North Boulder Armory site have been submitted to the Planning Department for review (case number LUR2015-00012). The plans have been changed significantly from the original proposal. The revised plans can be viewed online at: http://boulderarmory.com/site-review-plan/. The complete revised application package can also be viewed online at: https://bouldercolorado.gov/plan-develop (*go to Map of Development Review Projects ➔ enter '4750 Broadway' in search box and choose address from drop down menu ➔ Application documents appear as links on the left)*

The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. While staff has not completed the review of the revised plans yet, the applicant has indicated that the only modification to the land use regulations being requested is a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations. As shown, the proposed parking would be a mix of structured and surface parking.

The review of the revised plans will occur over the next 3 weeks, after which time staff will issue another round of review comments or else move forward with a decision on the application. If you would like to comment on the revised proposal, please feel free to email me at this address. All comments received will be forwarded to the Planning Board for review. Given the revised scope of the project, at this point the site review is a staff-level decision subject to a 14-day call-up period during which time any member of the public or a member of the planning board may elect to appeal staff's decision and call the item up for a public hearing. A decision on this application will not be made before February 19, 2016 at the earliest – more likely it will be sometime in March or April. Please let me know if you would like more information on the call-up process.

Thanks and please do not hesitate to contact me with any questions or comments. Please feel free to forward this email to any other parties I may have missed.

Respectfully,

Chandler Van Schaack, AICP
Planner II • City of Boulder
Department of Planning, Housing & Sustainability
office: 303.441.3137 • fax: 303.441.3241
vanschaackc@bouldercolorado.gov
www.bouldercolorado.gov

Van Schaack, Chandler

From: Alley's Dog Bowl [alleysdogbowl@comcast.net]
Sent: Wednesday, February 03, 2016 4:54 PM
To: Van Schaack, Chandler
Subject: Armory

Hi Chandler,

I just saw your notice about the Armory.

I am a resident and small business owner in N. Boulder.

While I haven't read the proposal, and based on your synopsis, I have a big concern about the reduced parking. Over 20% reduction is a huge reduction. Parking is already at a premium in N. Bldr and this will only make it worse, especially for the adjacent neighborhood.

I strongly object to allowing that reduction, or any reduction less than what the city normally requires.

Thank you for you consideration,

Andy Malkiel
Lead Dog

4593 N. Broadway St #A100
Boulder, CO 80304
ph: 720-502-4869
fx: 800-929-2546
www.alleysdogbowl.com
www.facebook.com/alleysdogbowl
M-F 11-7, Sat 11-6, Sun 12-5

Van Schaack, Chandler

From: Karen George [karengeorge@me.com]
Sent: Wednesday, February 03, 2016 3:35 PM
To: Van Schaack, Chandler
Subject: lIghting at the Armory site

Hi Chandler thanks for sending out the update on the Emory.

I would like to know if there are any requirements on outdoor lighting at this site. For energy efficiency and to limit light pollution I would like to see LED outdoor/street lighting or a lighting design equivalently sensitive to the environment used. Since an LED light is direct beam, it lights only the area it is intended to light rather than shining into neighborhood windows and the dark sky.

I am concerned that as North Boulder develops the issue of light pollution will be ignored. For example, when I first saw the apartments at Violet and Broadway thought they looked good ; but when I drove by at night was put off by the glare from the complex. I understand that for safety and security reasons apartment developments need outdoor lighting; however, it does not need to be an eyesore at night

Thank you!
Karen

Karen George
1120 Union Ave
Boulder CO
720-839-5128

Van Schaack, Chandler

From: Kathryn Varga [kmvarga@yahoo.com]
Sent: Wednesday, February 03, 2016 12:42 PM
To: Van Schaack, Chandler
Subject: Re: NoBo Armory - Revised Plans Submitted to City

Hi there:
I am concerned that such a large residential development will only further over crowd our already crowded north Boulder neighborhood and create much more traffic and congestion. Please reconsider a smaller size of the residential portion of the development and for whatever residential development is finalized to have the development include enough parking on their site for all residents and businesses so that street parking is not more congested and difficult to find. It is already extremely hard to find street parking in the area.
Thanks.
Kathryn

On Wed, 2/3/16, Van Schaack, Chandler <VanSchaackC@bouldercolorado.gov> wrote:

Subject: NoBo Armory - Revised Plans Submitted to City
To: "Mike Strife" <mfstrife@gmail.com>, "Mary Smith" <mary@gmknow.org>, "Mike Powers" <mpowers@atlastowers.com>, "Margaret Porter" <margaret.porter@mindspring.com>, "Lillian Kafka" <misskafka@gmail.com>, "Eric Gordon" <ericsgordon@gmail.com>, "S. A. Sullivan" <cloudlandpro@gmail.com>, "Mariangel Fedrizzi" <m_fedrizzi@yahoo.com>, "Maxie Silkes" <msilkes@gmail.com>, "Michael McGuirk" <mjmcguirk@gmail.com>, "Christy Pettit" <christy@boulderhie.com>, "Bruce Goldstein" <brugomail@yahoo.com>, "Donald Dulchinos" <dopod@indra.com>, "Katherine Webster" <cat.web@hotmail.com>, "Nola Chow" <nc2347@gmail.com>, "reigrl@aol.com" <reigrl@aol.com>, "pizzamail@comcast.net" <pizzamail@comcast.net>, "Don Dulchinos" <ddulchinos@eidr.org>, "Sally Eckert" <sallyaeckert@gmail.com>, "Louise Grauer" <louise.a.grauer@gmail.com>, "Leah Nickie Advanced Aesthetics, LLC" <info@leahnickie.com>, "Joanna Rosenblum" <joannarosenblum@yahoo.com>, "mann gmail" <mannpetersco@gmail.com>, "dnnw160@aol.com" <dnnw160@aol.com>, "Chelsea Pohl" <chelseapohl@hotmail.com>, "Ashley Matthews" <boulderanna@yahoo.com>, "DANIEL HIRSH" <dhirsh1@mac.com>, "rmlewis57@comcast.net" <rmlewis57@comcast.net>, "Kathryn Varga" <kmvarga@yahoo.com>, "3dboulder@comcast.net" <3dboulder@comcast.net>, "Jen Ross" <jenjrossny@yahoo.com>, "Karl and Karen" <karl.karen.kriegh@gmail.com>, "Gail Promboin and Bob Burnham" <burnboin@msn.com>, "Ardith Sehulster" <sehulstera@gmail.com>, "Greg Harms" <Greg@bouldershelter.org>, "Carolye Johnson" <carolyeg@gmail.com>, "Mira Hatland" <mirahatland@gmail.com>, "Anael" <thatkidfrommadrid@yahoo.com>, "gabyshannon@gmail.com" <gabyshannon@gmail.com>, "Patrice Morrow" <morrow@umn.edu>, "frances charteris" <frances.charteris@gmail.com>, "Amy Tremper" <40inseam@gmail.com>
Cc: "Nagl, Amanda" <NaglA@bouldercolorado.gov>
Date: Wednesday, February 3, 2016, 10:27 AM

Greetings,

I am writing to notify you

that the revised plans for the North Boulder Armory site have been submitted to the Planning Department for review (case number LUR2015-00012). The plans have been changed significantly from the original proposal.

The revised plans can be viewed online at:

http://cp.mcafee.com/d/FZsSd38wrhovovjuvKMrKruKMUCMCruKMUC-CrjKOMOMqekQkjqdPhOyejd7ardPpDokIjTr5r0ExlIZ3USGvmeElUzkOr8lrfg-dGDRzG5u8RcCNPEVZcwU_R-ps7cL8zKLsKCOYDMVBVZdx7BHFShhlKUDOEuvkzaT0QSyrpdTVdx54QsTKOyYrKr01AaJDEv7oGRymVvaiDVufCpuobH7X33plkPIiewEJFeJundLcLLCMnWhEw1BhCFEw48GRymd41sQg0LPcGuwq80IvIa6y0or8aODfQ3h1eFEw4Fjb6S3hOrOKDv. The complete revised application package can also be viewed online at:

https://bouldercolorado.gov/plan-develop

(go to Map of Development Review Projects è enter ‘4750 Broadway’ in search box and choose address from drop down menu è Application documents appear as links on the left)

The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. While staff has not completed the review of the revised plans yet, the applicant has indicated that the only modification to the land use regulations being requested is a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations. As shown, the proposed parking would be a mix of structured and surface parking.

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Thanks and please do not hesitate to contact me with any questions or comments.

Please feel free to forward this email to any other parties I may have missed.

Respectfully,

Chandler Van Schaack,
AICP
Planner II • City of Boulder
Department of Planning, Housing &

Sustainability
office: 303.441.3137 •
fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

Van Schaack, Chandler

From: Michael McGuirk [mjmcguirk@gmail.com]
Sent: Wednesday, February 03, 2016 10:58 AM
To: Van Schaack, Chandler
Subject: Re: NoBo Armory - Revised Plans Submitted to City

Hi Chandler-

All I can say is that this is incredibly disappointing compared to the original plans. Everyone I spoke to in the local neighborhood was very much excited by the original plans because of the commercial space, the brewery, the focus on the arts, etc. All of these are things that have been removed. How is this in the vision of the North Boulder Subcommunity plan when it is providing only housing? How can we have walkable neighborhoods as the city often talks about when we deny fantastic plans because of a few minor variances. It's quite upsetting that this is what the plan has resulted in, I'd prefer it be left undeveloped then this incredibly boring addition of stock housing.

-Michael

On Wed, Feb 3, 2016 at 10:27 AM, Van Schaack, Chandler <VanSchaackC@bouldercolorado.gov> wrote:

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Respectfully,

Chandler Van Schaack, AICP

Planner II • City of Boulder

Department of Planning, Housing & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

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CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**February 27, 2015**
CASE MANAGER:	**Chandler Van Schaack**
PROJECT NAME:	**The Commons**
LOCATION:	**4750 BROADWAY**
COORDINATES:	**N09W06**
REVIEW TYPE:	**Site and Use Review**
REVIEW NUMBER:	**LUR2015-00012**
APPLICANT:	**BRUCE D DIERKING**
DESCRIPTION:	**SITE AND USE REVIEW (COMPLEX) - "The Armory Community" - Proposal to subdivide into four blocks, through a two-phased process. Phase I includes blocks 1 & 2, comprising the western portion of the site, to include preservation and adaptive re-use of the existing Armory Mess Hall, together with construction of three new buildings with subgrade parking and surface plazas. Phase II includes blocks 3 & 4, comprising the eastern portion of the site, to include 45-65 residential units.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-7-1, "Form and Bulk Standards,"**
  - **Maximum principal building height - to allow for buildings up to 55' in height where 35' is the by-right height limitation;**
  - **Maximum number of stories - to allow for up to 4 stories where 2 stories is the maximum number of stories permitted by the MU-1 zone district standards;**
  - **Maximum building size - to allow for buildings to exceed the 15,000 s.f. maximum permitted building size permitted by the MU-1 zone district standards.**
- **Section 9-6-1, "Use Standards" – To allow for the following uses which are currently prohibited in the MU-1 zone district:**
  - **Small theater or rehearsal space;**
  - **Temporary sales/ outdoor entertainment;**
  - **Retail sales;**
  - **Live-work.**
- **Section 9-8-1, "Intensity Standards"**
  - **Maximum Floor Area Ratio – to allow for Blocks 1 & 2 to be developed at an FAR of 1.07 where 0.6 is the maximum FAR allowed by the MU-1 zone district.**

I. REVIEW FINDINGS

Overall, staff finds the current redevelopment proposal for the North Boulder Armory site to be in keeping with the previous Concept Plan review in terms of the overall design and proposed land uses. The current proposal remains largely consistent with many of the community priorities identified in the 2013-2014 NoBo Plan Update, including fostering the arts community through land use and placemaking strategies, providing additional multi-modal connections and supporting live-work opportunities, and also continues to address many of the primary goals and policies found in the adopted NoBo Plan including strengthening established areas, redevelopment with a focus on walkable, connected, and mixed use places, a diversity of housing choices, and new community and civic attractions. While the project continues to represent an exciting opportunity for redevelopment of this prominent and under-utilized site, aspects of the site and building design still present some issues in terms of consistency with the overall vision for the Yarmouth North neighborhood as set forth in the adopted NoBo Plan.The project also raises some questions regarding the proportionality of the community benefits which would be created compared to the significant modifications to the land use regulations being requested. These issues are discussed in detail in the reviewer comments below, and will require a revision-level

resubmittal. Staff is happy to meet at your convenience to discuss the comments found herein.

Once the comments below have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Staff does not support a design variance for the roadway's vertical profile without first understanding the impacts of designing a vertical profile to the design standards found in the City's Design and Construction Standards (DCS) and without reviewing and approving the vertical profile being proposed for the site. If a design variance is being requested, please forward the horizontal and vertical design information as soon as possible for staff's review and consideration.

2. Staff does not support the location of the alley curb cut from 13th Street because the curb cut does not meet the minimum spacing from the corner of the intersection as shown in Table 2-1 of the DCS. Please relocate the curb cut to meet the DCS standards for access spacing and adjust the curb ramps accordingly.

3. Pursuant to review comments at Concept Plan Review, the site plans must demonstrate and label accordingly that the centerline of Zamia Avenue where the proposed road intersects with Broadway is aligned with the property line for 4777 Broadway and 4725 Broadway on the west side of Broadway in order to accommodate the future extension of Zamia west of Broadway when the those properties redevelop.

4. Please revise the site plans to demonstrate and label accordingly that the centerline of Zamia Avenue west of 14th Street aligns with the existing centerline of Zamia Avenue east of 14th Street.

5. Please revise the site plans to show 13th Street north of Lee Hill Road and demonstrate and label according the opposing left-turn out of 13th Street and onto Lee Hill Road from the north and south segments of 13th Street are not in conflict with each other.

6. Please revise the site plans to include a turning radius sheet which demonstrates the proposed curb cut widths and revised curb radii can accommodate the turning movements of the appropriate design vehicles. The radius of curb radii should only be as large as necessary in order to accommodate the turning movements of the appropriate design vehicle and not designed with compound curves. Staff will review and provide additional comments on the width of the curb cuts and curb radii once the turning movements have been evaluated.

7. Please revise the Horizontal Control Plan for Preliminary Block 3 to show the 7' wide bike lane to be constructed on Lee Hill Rd and include the pavement striping and lane widths necessary in order to evaluate how the new section of Lee Hill Road will tie into the existing section of Lee Hill Rd in order to ensure additional public improvements or right-of-way will not be required.

8. Please revise the Horizontal Control Plan for Preliminary Blocks 1 and 2 to show (1) the 7' wide bike lane to be constructed on Broadway and how they tie into the existing bike lane south of the project; (2) the bus stop pad to be constructed on Broadway; and (3) the existing traffic signal poles on Broadway at Lee Hill Rd in order to ensure additional public improvements or right-of-way will not be required.

9. Please revise the Zamia Avenue typical street cross-section for sections 1 and 2 to reflect the cross-section previously reviewed and approved by staff that showed an 8.5' landscape width and an 8' wide sidewalk within a 67' wide right-of-way dedication. Staff would support a combined right-of-way dedication and public assessment easement dedication for the street cross-section provided the easement dedication did not result in an easement overlap with the ditch company.

10. Please revise the 13th Street typical street cross-section for section 3 to reflect the cross-section previously reviewed and approved by staff that showed an 8.5' landscape width along with an 8' wide sidewalk within 68.60' of dedicated right-of-way. Staff would support a combined right-of-way dedication and public assessment easement dedication for

the street cross-section provided the easement dedication did not result in an easement overlap with the ditch company.

11. Please revise the 13th Street typical street cross-section for section 2 to reflect the cross-section previously reviewed and approved by staff that showed a 10.5' landscape width along with an 8' wide sidewalk within a 60' right-of-way dedicated. Staff would support a combined right-of-way dedication and public assessment easement dedication for the street cross-section provided the easement dedication did not result in an easement overlap with the ditch company.
12. Please revise the 13th Street typical street cross-section for section 1 to reflect the cross-section previously reviewed and approved by staff that showed an 8.5' landscape width along with an 8' wide sidewalk within a 67' right-of-way dedicated. Staff would support a combined right-of-way dedication and public assessment easement dedication for the street cross-section provided the easement dedication did not result in an easement overlap with the ditch company.

13. Per previous comment and pursuant to section 9-9-15 of the Boulder Revised Code, 1981 please revise the site plans to show 18-inches of separation between the edge of sidewalks and any proposed obstructions.

14. Please revise the site plans to show all the above ground transformers, pedestals, and cabinets to be installed by the utility companies in order to effectively evaluate the sight triangles or confirm above ground utility obstructions will not be installed within the intersection's corner site triangles.

15. Please revise the site plans to show the transit stop consistent with a RTD bus stop as shown in Standard Drawing SD-C120 and include a detail sheet to include the transit shelter, bench, trash receptacle and short-term bicycle parking.

16. Pursuant to RTD Standard Drawing SD-C123, please revise the site plans to show a bus pad adjacent to the relocated bus stop on northbound Broadway.

17. Staff is concerned with the impacts on the proposed parking reduction on the adjacent Holiday neighborhood. As such, please provide a justification along with the additional mitigation measures to be implemented to support the requested 25% parking reduction. Please ensure the justification includes a discussion on how guest parking will be accommodated for in the residential units.

18. Please revise the parking level sheets for blocks 1 and 2 to show the 14 accessible parking stalls shown on the data tables and label the van accessible parking stall for both blocks 1 and 2.

19. Pursuant to Section 9-9-6(g)(3) of the Boulder Revised Code, the short term bike parking must be located within 50' of the entrance for the land use its' supporting. Please revise the short-term bike parking accordingly.

20. Pursuant to Section 2.12 of the DCS, please revise the site plans to show the installation of street lighting at the corner of Zamia and Broadway and on the north side of Lee Hill Road at the 13th Street intersection.

21. Please correct the discrepancy on Sheet A-0.51 which show the southwest bike room for block 2 as being in block 1 and located in the southeast corner.

22. Please revise the site plans to show where the following TDM measures will be located, specifically:

    - On-site car share
    - Collective bike tool/repair space
    - Bike trailers

23. Per the Boulder Revised Code, please revise the on-street parking to ensure the vehicle parking is located 20' from any existing or proposed cross-walk / curb ramp.

24. Consistent with City design practice involving on-street parking, please revise the site plans to remove the individual on-street parking pavement markings and use two reverse curves with a twenty foot radius for the curb extensions.

25. Per previous comment, staff does not support the easement overlap between the pedestrian access easement and the irrigation easement because staff is concerned about the impacts of ditch maintenance and ditch maintenance activities on the accessibility of the sidewalk. Please revise the site plan to eliminate the easement overlap.

26. Please add an additional sheet to the plans showing turning radius to demonstrate emergency vehicles and appropriate services trucks can make the required turning movements and that the off-sets of the curb ramps on Lee Hill Road do not present a conflict.

27. Please revise the Preliminary Typical Roadway Sections sheet to show a centerline crown and a 2% cross-slope between the lip of the gutter and the crown for all the typical sections and revise the grading sheets as necessary.

28. Pursuant to Section 2.04(I) of the DCS, the service access for Building "A" must be a driveway ramp and the width of the driveway shall be the minimum necessary to accommodate the service vehicle.

29. Please have the traffic engineer contact David Thompson for comments on the Traffic Study and TDM Plan.

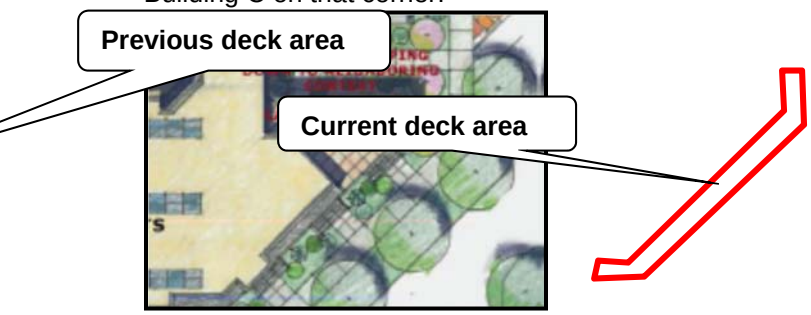
Building Design Chandler Van Schaack, Case Manager

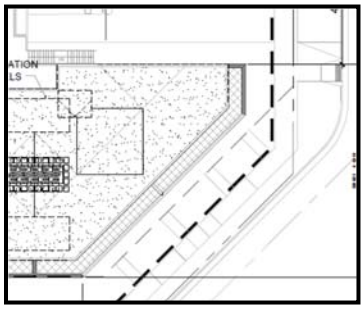
1. Overall, staff acknowledges the applicant for the project's high quality architecture and building design; however, there are several aspects of the project which require additional details in order to demonstrate conformance with the Site Review criteria. It appears that many of the renderings and color elevations included in the Concept Plan have either been removed from the current submittal or not updated to reflect changes in the plan set. The Site Review submittal should include more rather than less detail when it comes to building design and architecture. At a minimum, the applicant should provide a revised axiometric massing drawing (Sheet A-0.01), revised renderings from the same vantage points that were included in the Concept Plan, and full color elevations of each of the buildings in addition to the black and white elevations. Additional renderings from the Broadway side, from the southeast corner of Block 2 and from the northeast corner of Block 1 would also be helpful. It should be noted that renderings will ultimately become a part of the approved plan set, if approved, and should thus reflect as accurately as possible the proposed massing, streetscapes, building colors and materials, and window treatments including reveals, sills, mullions, etc. The axiometric massing image should be given similar attention and should include important features such as rooftop decks (I.e., on Building C and D).

2. As mentioned in the "Parking" comments below, the proposed surface parking lot and podium parking on Block 2 create significant issues in terms of creating an attractive streetscape with transparency and activity at the pedestrian level, and ultimately detract from an otherwise strong building design by making the parking area the visual focal point for travelers along the southern multi-use path and13th Street. Considering the NoBo Plan goals of locating *"compatible building types to face one another across streets…and positioning buildings close to the street to create a more pedestrian friendly atmosphere" (pg. 10, Development Guidelines for All Neighborhoods),* the current Block 2 layout also poses issues in terms of the future streetscape once the east side of 13th Street on Block 4 is developed. It is strongly recommended that the applicant remove the proposed surface parking lot and explore ways of addressing the south and east elevations of Block 2 so as to strengthen the 13th Street streetscape and also act as a compatible transition to the future development on Block 4.

3. Also pertaining to the 13th Street streetscape, and the compatibility of the proposed buildings to the future residential development on Blocks 3 and 4, it appears as though the distance that the fourth story of Building C on the northwest corner of Zamia and 13th St. is proposed to be stepped back has been reduced significantly since the Concept Plan Review, and the large deck previously proposed for that corner removed (staff notes that the axiometric massing image and architectural rendering have not been updated to reflect this change – please refer to comment #1 above).

Given the Planning Board's unanimous support for the previous iteration of the corner as well as the compatibility criteria mentioned above, staff finds that the fourth story should be stepped back further to reduce the mass of Building C on that corner.





4. Staff has some concerns regarding the northern elevation of the southern section of Building C as it interfaces with the community plaza area. Specifically, the easternmost section of the building frontage adjacent to the garage entry, where the interior and exterior stairways are located, presents a large blank wall that is incongruous with the rest of the northern elevation. Staff recommends adding fenestration to that area of the wall, which would help complete the visual patterning along that side of the building as well as daylight the interior stairwell. See comments under "Landscaping" for additional considerations.

5. Additional detail is needed on the retaining wall surrounding the proposed patio space at the southwest corner of Block 1. Please label the wall with the proposed material. Details should also be provided for any additional exposed walls along public rights-of-way, including planter boxes.

6. Please provide material samples with the next submittal. Please include all of the different materials proposed for each building, ideally grouped together by building. Please include a sample showing how the groundface CMU w/ brick banding proposed for Building C will be treated, and clearly delineate the different composite siding and stucco varieties proposed for each building. In addition, please include material samples for the proposed window muntins, along with details on proposed window treatments for all elevations including those that do not include a complimentary rendering. More information related to fenestration details will be required. Please note that use of vinyl windows without reveals is discouraged.

Drainage, Jessica Stevens, 303-441-3121

1. Section 7.05(B) of the *DCS* requires that detention ponding is designed for the 10 and 100-year storm frequencies. The applicant must demonstrate how flows in excess of the 5 year storm frequency will be routed to the detention area.

2. Please include additional information on the Grading & Drainage Plans regarding the drainage of the sunken plaza area in Block 1 and the runoff which is collected internal to the buildings and piped into the public storm sewer system as referenced in the Stormwater report upon resubmittal. Back of manhole

3. The applicant is advised that the proposed slide location within the detention pond area may promote dangerous behavior during times of flooding.

<u>Stormwater Report</u>

1. Site Review requires the submittal of Conceptual and Preliminary Stormwater Reports. Please review the Preliminary Stormwater Report submittal requirements and revise as necessary. The title of the report should also be updated.

2. Section 7.05(B) of the City of Boulder Design and Construction Standards (*DCS)* requires the use of the 10 year storm frequency when designing for detention facilities. Please revise page 2, 4 and 5 and all other supporting calculations within the Stormwater Report upon resubmittal.

3. The Proposed Site Basin boundaries and design points should be reviewed and revised based on the proposed location of the stormsewer system prior to resubmittal.

4. It appears that significant portions of Basin A3 and portions of Basin A4 as shown do not drain to the detention/water quality pond. The design must be revised to accommodate these flows.

5. The runoff coefficients used in the runoff calculations appear to be lower than the values provided in Table 7-2 of the *DCS*. Please review and revise the coefficients accordingly

6. Basin H2 only appears to include overland flow and does not include any channelized flow areas. Please review and revise the time of concentration calculations accordingly. It may be helpful to show the flow path that has been used in the calculations on the Historic Drainage, Sheet FIG 1.

7. The urbanized check is intended to check the initial overland flow to the first design point, not the total time of concentration. Please revise the report accordingly.

8. The lengths used in the Proposed Conditions time of concentration calculations appear to be very low. Please review and revise accordingly.

9. The overall impervious value used in calculating the water quality capture volume appears to be low as compared to the impervious values for the individual basins found on the Composite Runoff Coefficient Calculations sheet. Please review and revise accordingly.

Engineering, Jessica Stevens, 303-441-3121

1. Please provide a stamped copy of the Improvement Survey Plat upon resubmittal.

2. Please provide a copy of the topographic mapping which was used in the preparation of the submittal materials upon resubmittal.

3. Please provide a copy of the Geotechnical Engineering Report referenced in the Groundwater System section of the report upon resubmittal.

4. Please include the location of all existing and proposed easements on the Grading & Drainage and Utility Plans.

5. The applicant will be required to provide preliminary approval from the Silver Lake Ditch Company and the Armory Lateral prior to approval of the Site Review. Final written approval will be required prior to Technical Document Review approval.

6. Please include the existing location of the Silver Lake Irrigation Ditch as it crosses Lee Hill Road on the Grading& Drainage and Utility Plans.

7. The irrigation ditch manholes will not be permitted to be located within a public sidewalk. As indicated in Access/Circulation comment #13, please revise the design of the irrigation ditch along Broadway.

8. No portion of a structure including footings and eaves may be located within the right-of-way or an easement. The extents of the parking structures and any overhangs must be clearly identified on the Grading & Drainage and Utility Plans.

9. It appears that the patios, balconies, planter box and elevated paseo level along the southern side of Building C are proposed to be located within the irrigation ditch easement. Structures may not be located within the easement. Please revise the design accordingly.

10. It appears that planters along Broadway, in Block 2 have been proposed to be located within the irrigation ditch easement. Structures may not be located within the easement. Please revise the design accordingly.

11. The Final Plat document must be recorded prior to recordation of any overlapping easements for the benefit of private utility companies, including Xcel.

Fees

Please note that 2015 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.

Fire Protection David Lowrey, 303-441-4356

Per the City Design and Construction Manual the minimum width of the streets, in order to provide adequate emergency access is 20 feet. Due to only receiving an electronic version of this review I am unable to adequately asses the street

width and turning radius.

Per earlier discussion concerning this project, the street width did not meet the minimum required emergency access width due to parking on both sides of the streets.

Inclusionary Housing Michelle Allen 303-441-4076

1. Each new residential unit 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 developments this requirement may be met through the provision of on-site affordable rental units or comparable existing or newly built off-site permanently affordable rental units or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution.

2. Unit Mix - Applicant is proposing 144 rental units in blocks 1 & 2 resulting in 28.8 required IH affordable units. Applicant proposes to meet this requirement on-site entirely in building B block 1. The proposed mix of affordable units includes 5 additional studio units, 1.8 fewer 1 bedroom units, 2 fewer 2 bedroom units and 3,242 additional square feet than required. Staff finds this mix is equivalent to the IH requirement and acceptable.

3. 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 proposes to serve the housing needs of low income residents of Boulder by exceeding the inclusionary requirement in return for city compensation.

4. Please note the proposed affordable units do not meet the IH requirement for blocks 3 & 4. If these blocks are included in the site review additional information in the form of the "Unit Data Spread Sheet" and unit floor plans must be provided.

5. Per 9-13 B.R.C., 1981, and associated regulations, permanently affordable dwelling units must meet the "Livability Standards for Permanently Affordable Housing." The submittal does not include sufficient information to fully assess if the proposed affordable units meet the Livability Standards:

    a. Please provide scalable floor plans with walls delineating rooms and closets, specific unit identification (number or letter/bldg), show linear feet of proposed cabinetry, storage, and bathroom and kitchen appliances. The floor plans may be submitted as one layout for each unit "type" in an 8x11 scalable format.

6. Applicant proposes that the affordable units be made available to low income artists. Further discussions are needed to determine if this is a desirable outcome for the Inclusionary Housing program and if so, what that would entail to meet and legal and fair housing requirements.

7. 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 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.

8. Additional information about the Inclusionary Housing program including the "Livability Standards for Permanently Affordable Housing" may be found on-line at www.boulderaffordablehomes.com.

Land Uses Chandler Van Schaack, Case Manager

1. Currently, it is unclear based on the floor plans (Sheets A-1.11 & A-2.11) and Data Table on Sheet A1.01 what exactly is being requested in terms of non-residential uses. For uses that require a Use Review (art or craft studio space, adult educational facility, over 7,000 s.f. of office uses per building) and particularly for uses that are currently prohibited and which must be approved through special ordinance (i.e., small theater or rehearsal space, temporary sales/ outdoor entertainment, retail sales), the applicant must provide some details on the size, location and operating characteristics of the proposed uses. This information is required both to ensure a certain degree of predictability with regards to the operating characteristics and impacts of the development as well as to determine what the exact parking requirement is and hence how significant a reduction is being requested.

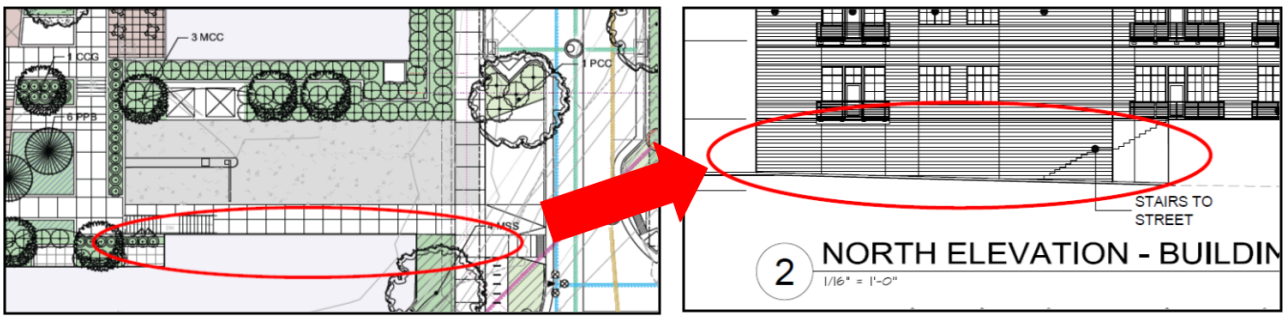
2. For proposed uses which require a Use Review, the applicant should provide an analysis of the Use Review standards found in section 9-2-15(e), B.R.C. 1981. While it is understood that the exact operating characteristics have

not been determined at this point, at a minimum the applicant should describe the anticipated operating characteristics and how the proposed uses will comply with the use review standards. If more than 7,000 sq. ft. of office uses are anticipated in Building C, the applicant should include a maximum requested floor area, hours of operation and the location of the proposed office uses.

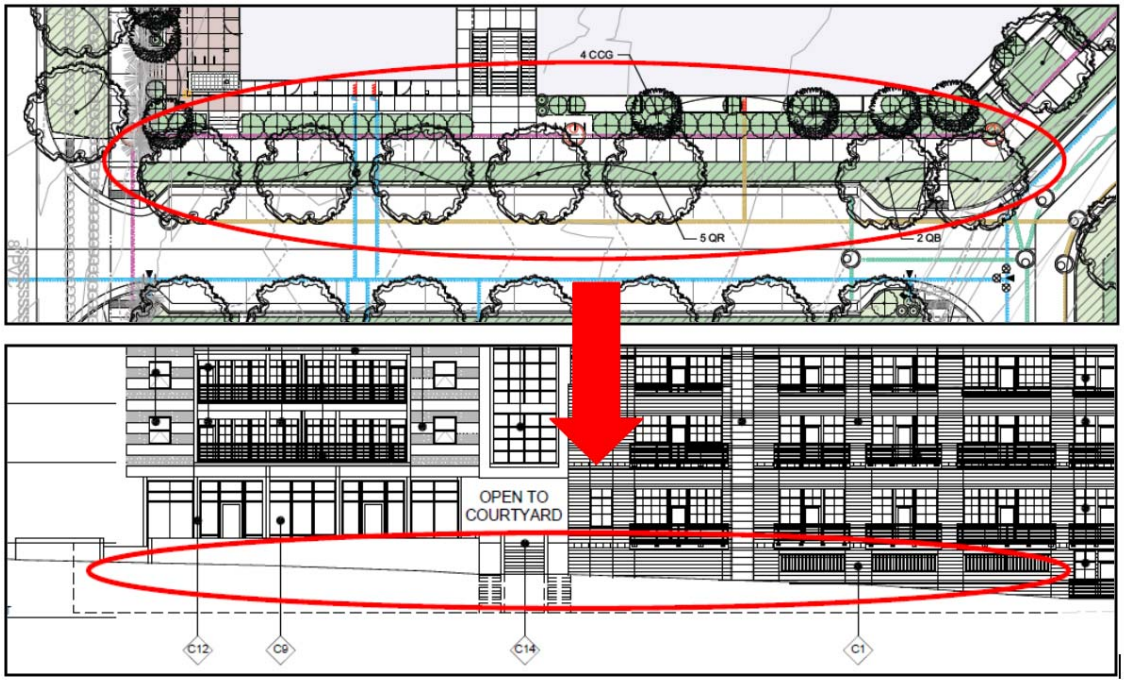
Landscaping Elizabeth Lokocz, 303-441-3138

Staff appreciates the efforts to address some of the challenges of the site prior to submittal. Please address the following comments at the next submittal. Contact staff with any questions or concerns.

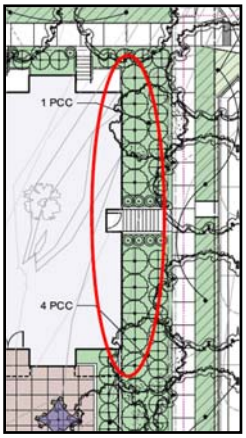
1. Given the many challenges the urban canopy will experience due to Emerald Ash Borer and site review criteria pertaining to the streetscape, the proposed six foot landscape strips is not supportable. In addition, eight feet is the Design and Construction Standard (DCS) requirement and may only be modified for certain road types. Revise the proposed layout to meet the eight foot minimum. Provide dimensions for all proposed planting strips. Ensure that they are clearly to back of curb or face of curb to avoid any future coordination issues.
2. Staff understands many of the plaza details (Block 1) are yet to be determined; however, provide additional information to help staff understand the quality and likely successful use of the space. Provide cross sections or another illustrative technique to demonstrate the (raised) planters and stage area. Begin to call out materials to understand the intent. This information will be necessary to verify that all areas meet open space standards as illustrated on sheet L4.0.
3. There are several qualitative details that are well presented, but could become problematic in the future if field changes or construction document changes affect them. For example, the transformer locations are shown in locations that have a relatively low visual impact which is excellent. Please complete as much up front analysis on the requirements that could affect the locations as feasible.
4. The grade change on Broadway and finished floor elevation of building C present a coordination challenge. The planters and stairs need some elevation information to help communicate the height at the street/sidewalk and private patio of the various elements. The civil plans call out a finished floor elevation with a single six inch change between the northern and southern portions of the building. Is likely to be accurate? Could the FFE have more change corresponding the sidewalk grade change?
5. The proposed play structure on block 4 is oriented such that it will have little shade at any time of the day. The general concept of the pond being useable open space and having a small pocket park incorporated needs additional design development. The play structure may be better pulled away from the pond and walls and should have trees located on the southern and western sides. Gentle slopes into the pond are essential to making it successful. It is not merely enough to consider maintainable slopes, but to have slopes that do not appear to be part of a pond. The pond in the Holiday neighborhood to the east is an excellent example.
6. The southern edge of Block 2 is adjacent to an existing small parking lot and garages for the adjacent condo project. Please locate the existing trees in the parking lot and verify that they are coordinated with the proposed trees. The mix of small flowering trees are a nice amenity for the sidewalk users, but more shade might also be in order. If pockets exist to add or substitute some large canopy shade trees, please consider that alternative.
7. Stairs on Zamia? Parking garage at street?
8. The north side of building C adjacent to the garage entry and pedestrian walk is a blank wall and will be quite visible from the adjacent street moving south. Evaluate additional fenestration, or planting opportunities to make this a more inviting entry and add to the visual quality from the street.

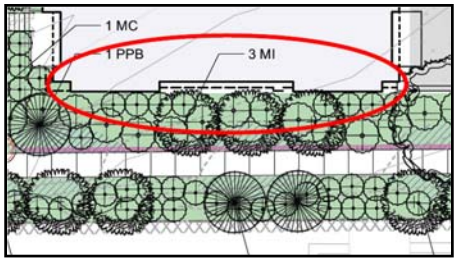


9. Please specify all the proposed planting in the area on the south side of building C that includes retaining walls to the private patios and some exposed garage wall. Again, consider the visual impact to the street.



10. The same concerns exist for building D (east and south elevations). Evaluate alternative building design and fully detail the adjacent landscape.





11. Regarding the proposed trees, staff has the following recommendations:

    a. Reduce the overall number of Honeylocust; consider using them only in the most challenging growing conditions such as the small planters on 13th St. at the angled parking in place of the chanticleer pear.

    b. Reduce the number of overall hackberry (but do not eliminate) and substitute with one of the suggestions below.

c. Remove the elm from the list due to scale and pesticide use limitations.

d. Specify some Japanese pagoda tree, Kentuckycoffee tree and Planetree for increased diversity.

e. Reduce the number of thornless cockspur hawthorne (note that the total in the plant schedule is not correct) and instead add some Japanese tree lilac (clump form).

f. Remember that spring snow crabapple is a medium sized tree with a relatively broad canopy. It is probably too large for the location next to building C. This would be a good location to experiment a bit and try Turkish filbert, bigtooth maple or sweetgum.

g. Indian magic crabapple is probably also too large for the plaza planters. Consider eastern redbud (not currently on the list), snowbird hawthorne, or another alternative.

12. Begin to reduce the number of plants in the plant schedule to the more likely selections. Please note that the final Site Review approval plans are required to provide relatively detailed planting information including shrub selections and numbers.

13. The hatches for sod and perennials are not consistent between the legend and plan and are illegible. Consider an alternative to mown sod in all locations that are not intended for active play.

14. The Broadway parallel parking pedestrian connections seem to lack some connections to the north.

15. Utility conflicts should be avoided to the greatest extent possible. Revise the following locations if possible to maintain a consistent street tree planting pattern:

    a. Gas to building C

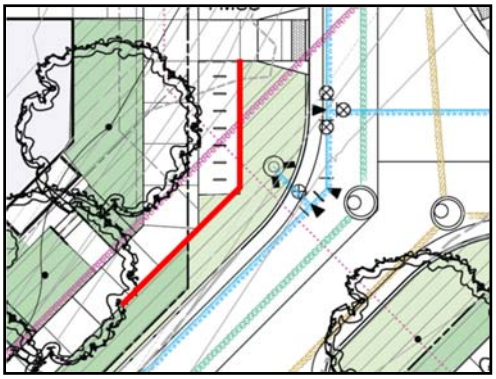
    b. Water to building A

    c. Storm to Pool area

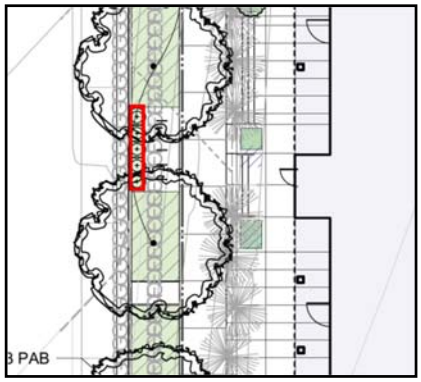
16. Please label streets for easy reference.

17. A few minor pavement changes will avoid future maintenance issues:

    a. Remove notch for bike racks at 13th and Zamia



    b. Pave to curb at Broadway



Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3052
Upon request of the Project Manager, the Applicant will be required to provide an updated title commitment current within 30 days.

Neighborhood Comments
Staff has received numerous comments related to the proposed development. The majority of comments received are in favor of the proposed development, with a particularly strong desire expressed for the proposed Arts Pavilion and related artist housing and art-related uses. Generally speaking, people who have expressed support for the project have expressed support for the project as a whole; however, some people who generally support the arts-related goals of the Armory project still expressed concerns regarding 1) the proposed density, 2) potential parking and traffic impacts, 3) potential impacts associated with the proposed restaurant/ brewpub uses and 4) the proposed building heights (issues are listed by rate of recurrence in comments). Several comments also expressed "conditional" support for the project but expressed the strong desire for some kind of assurance that the arts-related uses will be implemented. The public comments are included as **Attachment B.**

Open Space Chandler Van Schaack, Case Manager

1. Additional information is required to determine how the proposed project would meet the 20% usable open space requirement generated by the requested height modification (9-9-11(c)(3), B.R.C. 1981), and to what extent any additional open space provided beyond this requirement will create community benefit. Currently, the open space diagram and table shown on Sheet L4.0 are insufficient, as the categories included in the table do not correspond with the usable open space types listed in section 9-9-11, and the diagram does not correspond with the table. Please make the following changes to the open space diagram and table:

   Blocks 1 & 2 should have a dedicated open space plan which clearly labels each of the different open space types being included in the calculations. In order to help show how the proposed open spaces will be used (i.e., the *type* of community benefit they are providing), staff recommends delineating open space areas by usage and general characteristics rather than breaking the entire site down into the four metrics currently provided (landscape, hardscape, decks/terraces, ROW). The open space types should be based on the types listed in section 9-9-11(e), B.R.C. 1981, which are included below along with examples of what could be included as corresponding open spaces areas.

   - Landscaped areas meeting the requirements of sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981 (individual landscaped areas not included in areas listed below)
   - Outdoor activity or recreational elements (For Block 1: Community Plaza; For Block 2: Residential Courtyard)
   - Outdoor garden/ landscaped courtyard
   - Landscaped areas, plazas, patios adjacent to street (plazas, patios along Broadway, Mess Hall landscaping)
   - Exterior paved surfaces w/ passive recreation amenities (Mess Hall patio, Broadway promenade)
   - Individual balconies, decks, patios – 25% max (Building C 3rd floor deck, unit decks)
   - Landscaped ROW – 10% max

2. Please note that not all hardscape areas can be counted toward the required usable open space (i.e., corridors between buildings, trash enclosure area, parking garage entries, etc.). Any hardscaped areas included in the open space calculations must meet the standards found in section 9-9-11(e)(5), B.R.C. 1981.

3. It appears that several of the proposed individual unit decks do not meet the minimum 60 square foot requirement set forth in section 9-8-1, B.R.C. 1981. Please revise the plans so that each unit has at least 60 square feet of private open space.

Parking Chandler Van Schaack, Case Manager

1. Additional information is needed in order to evaluate proposed parking reduction. As mentioned in the “Land Uses” comments above, currently the floor plans do not correspond with the parking information within the Data Tables shown on Sheet A-1.01. If the applicant is proposing to limit the number of indoor and outdoor restaurant seats as part of the parking calculations, then the proposed seating or at least a range of proposed seating will need to be shown on the floor plans as well, and included in the written statement.

2. While staff was largely in support of the parking layout proposed through the Concept Plan review process, the current mix of at-grade, podium and underground parking is a significant change from the Concept Plan, and presents several site planning and building design issues which must be resolved in order for the project to move forward. Specifically, the removal of the proposed “clubhouse” building from the southeast corner of Block 2 and its replacement by a surface parking lot has significantly increased the visual prominence of the parking area and created large gaps in the visual continuity of both the southern and eastern Block 2 frontages. Considering the goals related to de-emphasizing parking lots and improving the quality of street design contained in the NoBo Plan as well as the intent of the Site Review criteria to minimize the amount of land dedicated to parking and to reduce the visual impacts of parking on adjacent streets, the Block 2 parking should be redesigned to remove the surface parking lot and hide/ de-emphasize the podium parking to the greatest extent possible.

Plan Documents Chandler Van Schaack, Case Manager

1. It is unclear why Blocks 3 & 4 were not included in the current development proposal; however, the request for

approval of the Phase 2 development of these lots at a higher density than would be allowed by the code is not supportable without significantly more information. As the applicant is aware, Blocks 3 & 4 would be split zoned, with approximately 48 percent of the net area (83,751 sq. ft.) zoned RMX-2 and 52 percent (91,274 sq. ft.) zoned MU-1. Assuming that the applicant intends to develop the MU-1 portion of Blocks 3 & 4 (rather than "transferring" all of the allowable FAR to Blocks 1 & 2, which would preclude future development on that portion of Blocks 3 & 4), development within the MU-1- and RMX-2- zoned portions of Blocks 3 & 4 will have to meet the applicable zoning standards for those respective portions unless modifications to those standards are specifically approved as part of this process or a later Site Review Amendment. Based on staff's calculations, the maximum "by-right" density that would be possible on Blocks 3 & 4, assuming that the proposed FAR on Blocks 1 & 2 is viewed as a completely separate modification rather than a transfer of FAR, is 46 units total (19 units on the RMX-2 portion of the site plus 27 units on the MU-1 portion at 2,000 sq. ft. each to equal a 0.6 FAR). A density bonus is also available for the RMX-2 portion of the site which would allow for a total of up to 65 units (20 DU/ acre for the RMX-2 portion) if 40% of the units were made permanently affordable.

Considering the intent of the RMX-2 zone district standards is to ensure the provision of a number of different housing types as well as proportionality between increased density and affordable housing, any request to exceed the zoning requirements should include, at a minimum, an indication of the types of housing proposed (preferably with detailed design guidelines) as well as a proposal for how the intent of the affordable housing requirements will be met at the time of development. If the applicant does not intend to provide the required 40% affordable units for the RMX-2 portion of the site *and* intends to exceed the maximum allowable density and/or FAR, they will need to clearly show how the project will provide community benefits that are at least proportional to the requested modifications. Therefore, staff finds that Blocks 3 & 4 should either be included in the current proposal (i.e., full site, architectural and engineering plans) so that the proportionality between what is being requested in terms of modifications to the land use code and what is being provided in terms of community benefit can be determined for the project as a whole, or else Blocks 3 & 4 should be removed entirely from the plans such that any modifications requested at a later date will require a separate process. It should also be noted that the city will require the full 13th Street and Zamia connections be constructed as part of Phase 1, regardless of whether Blocks 3 & 4 are included in the proposal or not.

2. Staff finds the written statement and Intensity Analysis unclear regarding to the zone-specific modifications being requested and the regulatory processes involved. Specifically, all references to a floor area transfer between Blocks 3 & 4 and Blocks 1 & 2 should be removed, as a floor area transfer is not being proposed. Staff recommends revising the intensity analysis to address Blocks 1 & 2 and Blocks 3 & 4 separately, including the zoning requirements and requested modifications for each. Please see **Attachment A** for a recommended Intensity Analysis Table format. Please note that an **(X)** denotes a field where further information is required. Also note that the table format is not final and can be modified if desired; the intent is mainly to show the how the information should be laid out so that the requested development modifications for Blocks 1 & 2 and Blocks 3 & 4 are clearly shown.

3. For the requested Height Modification, please provide the following application materials, as required by section 9-2-14(e), B.R.C. 1981,
    - A list of the height of each principal building located or known to be proposed or approved within one hundred feet of the proposed project;
    - A written statement and drawings which describe the way in which the proposal accommodates pedestrians, including, without limitation, uses proposed for the ground level, percent of transparent material at the ground level, and signage and graphics; and
    - A detailed plan showing the useable open space and a written statement of how it serves the public interest.
    - It is also recommended that the applicant provide a digital model of the proposed development that includes all buildings and properties within one hundred feet of the proposed project.

Review Process Chandler Van Schaack, Case Manager

1. As discussed during the previous Concept Plan Review, a special ordinance is required for the proposed development. Specifically, the applicant's request for an increase in the maximum allowable FAR on Blocks 1 & 2 from 0.6 to 1.07 as well as the requested modifications to the Use Standards to allow for several uses which are currently prohibited in the MU-1 zone district are not possible through the discretionary review process and thus require a special legislative action. A draft special ordinance will be provided by staff following review of the revised plan materials. A special ordinance requires a recommendation of approval by the Planning Board at a public hearing as well as two readings and final approval by City Council. At this point, none of the three hearings have been scheduled.

2. Please note that following approval of the current Site and Use Review application, if approved, a Preliminary and

Final Plat will be required in order to subdivide the existing property into four new lots, in accordance with Chapter 9-12, "Subdivision," B.R.C. 1981. Preliminary and Final Plat applications may be submitted concurrently, and are subject to the Land Use Review and Technical Document Review process, respectively. Approval of a Final Plat is a staff-level decision that is subject to a 14-day Planning Board call-up period.

3. A Request for a height modification requires approval by the Planning Boar d at a public hearing, and includes a 30-day City Council call-up period. The proposed Use Review application is a staff-level decision that includes a 14-day Planning Board call-up period. Because there are effectively three separate review processes required for the special ordinance, site review and use review, with the latter two being contingent upon approval of the ordinance, staff will refer both the site and use review applications to the Planning Board for a final decision, at which time the draft special ordinance will also be presented to the board for a recommendation to council. If approved, the site and use review applications will include a condition requiring approval of the special ordinance by City Council.

Jessica Stevens, 303-441-3121

4. The site is currently inhabited by a prairie dog colony. Please contact Val Matheson at 303-441-3004 regarding prairie dog management for the property prior to resubmittal of the Site Review.

Site Design Chandler Van Schaack, Case Manager

1. The NoBo Plan recommends daylighting and enhancing existing ditches to be used as natural amenities. This was further discussed at the Concept Plan hearing, with a recommendation from the Planning Board to consider ways of incorporating the ditch into the project, either wholly or partially daylighted, as an amenity. If the applicant does not intend to address this recommendation, there should be a response provided which explains why it is either impossible of infeasible to make improvements to the ditch.

2. The applicant should consider options for increasing the visibility of the community plaza from Broadway and Zamia. As discussed in the Concept Plan hearing, the sight lines into and through the community plaza are currently limited, with only one sight line from Broadway through the small plaza at the northwest corner of the site. While staff understands that moving or enlarging the plaza area currently providing the sight line from Broadway may have significant design implications, staff finds that a larger and more centrally located plaza would make the Community Plaza more inviting, provide better views of the mountains to the west and provide better visibility for the Armory building to the east without sacrificing the protected feeling of the community plaza. A better sight line into the community plaza would also help to meet the intent of the usable open space criteria found in section 9-9-11, B.R.C. 1981 to "provide visual connections between small open areas on a site and larger open spaces beyond" as well as the intent of the Site Review criteria to create transparency and activity at the pedestrian level.

Utilities, Jessica Stevens, 303-441-3121

1. Horizontal separations between utility mains and services must be provided in accordance with the requirements of Section 4.06(A) of the *DCS*. The separation requirements are to be measured from outside of pipe to outside of pipe. Please revise the design to provide the required separations. The following is a list of locations which do not appear to meet the required separations, additional conflicts may exist;

   - The fire hydrant and irrigation ditch at the southeast corner of Broadway and Zamia
   - The thrust block for the fire hydrant and the storm drain at the western intersection of 13th and Zamia
   - The storm manhole, valve and thrust block for the water main at the western intersection of 13th and Zamia
   - The sewer main, the thrust block for the water main and the storm inlet at the western intersection of 13th and Zamia
   - The storm and sanitary manholes at the western intersection of 13th and Zamia
   - The fire hydrant and the underground electrical at the eastern intersection of 13th and Zamia
   - The storm manhole and the thrust block for the water main at the eastern intersection of 13th and Zamia
   - The water valve and the storm sewer at the eastern intersection of 13th and Zamia
   - The storm manhole and the water line at the southern end of 13th
   - The thrust block for the fire hydrant and the storm drain at the southern end of 13th
   - The storm inlet and manhole and the water main at the southern end of 13th
   - The storm inlet and the sanitary manhole at the southern end of 13th
   - The fire hydrant valve and the storm main at the eastern end of Zamia
   - The storm manholes and the water main at the eastern end of Zamia
   - The sanitary manhole and the irrigation line in 13th north of Zamia
   - The storm manholes and the water line in 13th north of Zamia

2. Trees proposed to be located within the public right-of-way or easements must be located a minimum of 10 feet away from existing or future utilities in accordance with Section 4.04(A)(5) of the *DCS.* Please revise the design to provide the required separations. Please include the tree trunk locations on the Utility Plans upon resubmittal. The following is a list of locations which do not appear to meet the required separations, additional conflicts may exist;
   - The storm inlet and fire hydrant on at the western intersection of 13th and Zamia
   - The storm inlets along the eastern side of 13th
   - The irrigation pipe at the southeastern corner of Building C
   - The underground electrical crossing 13th
   - The underground electrical and gas within the southern end of 13th
   - The gas service to Building A
   - The existing fiber optic and gas lines in the eastern side of Broadway appear to conflict with the proposed street trees.
   - The applicant may contact the owners of private utilities to determine if the proposed separation is acceptable.

3. The applicant may want to consider a revised utility design which relocates the water main between the storm and sanitary mains. The required horizontal separations between utilities should be maintained wherever possible. However, staff would consider a minimal variance to the required separation between trees and the stormsewer if the 10 foot requirement cannot be achieved.

4. Water valves may not be located within the gutter. The gutter will have the potential to hold water and freeze throughout the year. The design should be revised to avoid this conflict.

5. Section 5.08(C)(1)(c) of the *DCS* requires the installation of two valves at all tee type connections. Please revise the Utility Plans accordingly.

6. A minimum of 10 feet of additional utility easement is required beyond the fire hydrant assemblies in accordance with Section 5.10(A)(2) of the *DCS.* Please revise the Preliminary Lot & Easement Plan, Sheet C3.6 accordingly.

7. All water mains and services shall be PVC Class 200 AWWA C900 DR14, unless analysis is provided to demonstrate that Class 52 Ductile Iron will not be affected by corrosive soils. Please revise the plans to remove the references to DIP for fire hydrant lines.

8. Sanitary sewer manhole lids may not be located within the wheel path. Please revise the utility design accordingly.

9. Sanitary sewer service connections to manholes should be avoid except where the criteria found in Section 6.08(B)(4) of the *DCS* are met. Please review the service tap location for Building A and revise accordingly.

10. Additional utility easement will be required behind all storm inlets to allow for continued maintenance. Please label the sidewalk easements along Zamia and 13th Streets as Public Access and Utility Easements to accommodate this requirement.

11. Please include the location of the existing overhead electrical lines along Broadway on the Utility Plans.

12. Section 9-12-12(a)(3)(D) of the *BRC* requires that existing electrical utilities must be placed underground as a requirement of subdivision. Please show the new underground electrical lines located along Broadway on the Utility Plans.

13. The applicant has proposed that underground electrical and gas lines will be located underneath the sidewalk. Handholds will be prohibited from being located within the sidewalk in accordance with Section 9.20(B)(8) of the *DCS*.

<u>Utility Report</u>

1. The applicant will be required to provide a stamped and signed copy of the Utility Report prior to Site Review approval.

2. The *DCS* does not include Preliminary and Final Utility Report requirements. There is only one report required at the time of Site Review. Please revise pages 2 and 3 accordingly.

3. Calculations of the required domestic water and sanitary demands for the proposed uses must be provided within the report.

4. Upon resubmittal the applicant must include a copy of the EPANet model results and associated system map.

5. City records indicate that the 8 inch water mains that run along 14th Street to the east of the site and along 13th to the south of the site are PVC. Please revise the plans and report accordingly, or provide supporting documentation that the pipes are DIP.

6. Buildings C & D are located in two separate blocks and cannot be one combined entity which shares a water service. It appears that the applicant may have been referring to Buildings B & C. Please revise the report accordingly.

III. INFORMATIONAL COMMENTS

Building, Kirk Moors 303-441-3172

1. The Community and Resident's plazas must have 60 percent of the Public entrances meet accessibility requirements (IBC sec. 1105.1 and 1004.5)
2. Since the finished floor elevation is lower than the street at the Northwest corners of the proposed structures, it must be demonstrated how drainage away the buildings will be accomplished as per IBC section 1808.7.4.

Drainage, Jessica Stevens, 303-441-3121

1. The Conceptual Stormwater Report has anticipated impervious values for Blocks 3 and 4. The applicant will be required to submit for a simple stormwater report review for the blocks to verify that the proposed values have not been exceeded. The applicant is advised that if the anticipated impervious values are exceeded a standard stormwater report review will be required to review the required modifications to the detention and water quality pond.

2. The storm drainage pipes and the detention and water quality pond located within Block 4 shall be labeled as private maintenance responsibility at the time of Technical Document Review.

3. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the *DCS.*

4. A construction stormwater discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment. (http://www.cdphe.state.co.us/wq/PermitsUnit/SWConstructionApplication.pdf)

5. An Erosion Control Permit is required must be obtained from the City of Boulder for projects disturbing greater than 1 acres. Please see the Erosion Control Permit application form.

Engineering, Jessica Stevens, 303-441-3121

1. The applicant will be required to obtain approval for modifications to irrigation ditches or laterals from the impacted ditch company. This includes the crossing of any irrigation ditch or lateral for vehicular or utility purposes and the release of stormwater runoff into any ditch or lateral. Please contact Silver Lake Ditch Company president, Jim Snow at 303-845-0900.

2. Easement will be required to be provided for continued maintenance access to the Silver Lake ditch and Armory Lateral.

3. The applicant is advised that the proposed improvements are located within existing Silver Lake Ditch easements. No portion of a structure may be located within an easement. The easements must be vacated prior to Technical Document Review approval.

4. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. The steps for obtaining the proper approvals are as follows:

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality monitoring is required.
   Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a copy of the Colorado Department of Public Health and Environment (CDPHE)

permit application. The written request should include the location, description of the discharge, and brief discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364

Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.

Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

For further information regarding stormwater quality within the City of Boulder contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.

5. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

Residential Growth Management System, Sloane Walbert, 303-441-4231
Please be advised that you must apply for and obtain growth management allocations before you may submit for a building permit for any residential unit. An agreement for meeting city affordable housing requirements must be in place before an allocation may be issued.

Utilities, Jessica Stevens, 303-441-3121

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

2. Utility easements will be required to be dedicated for all water meters located outside of the public right-of-way.

3. All fire hydrants and public water lines will need to be located within public utility easements.

4. All new electrical utilities shall be located underground in accordance with Section 9.20(A) of the *DCS.*

5. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.

6. 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.

7. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

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

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

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

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

    d. The approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

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

IV. NEXT STEPS

Once the comments above have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided following review of the revised plan set.

Attachment A: Suggested Intensity Analysis Table Format

	Blocks 1 & 2		**Blocks 3 & 4**					
Zoning	MU-1		MU-1 portion		RMX-2 portion		Total Site (MU-1, RMX-2)	
Area	Gross (176,683 SF)	Net (154,973 SF)	Gross (101,803 SF)	Net (91,274 SF)	Gross (93,972 SF)	Net (83,751 SF)	Gross (199,775 SF)	Net (175,025 SF)
Max. Floor Area (per BRC)	106,010 SF	92,983 SF	61,081 SF	54,764 SF Max	N/A (Based on open space, percentage of AH)			
Proposed Floor Area	N/A	166,343 SF (57% over Gross; 78% over Net)	N/A	**(X) (include % above gross & net)**	N/A	**(X)**	N/A	**(X)**
Max FAR (BRC)	0.6		0.6		N/A (Based on open space, percentage of AH)		N/A	N/A
Proposed FAR	0.94	1.07	**(X)**	**(X)**	N/A	N/A	N/A	**(X)**
Max # of units (BRC)	N/A (Based on FAR)		30 (@ 2,000 SF/ Unit)	27 (@ 2,000 SF/ Unit)	21 – 43*	19 – 38*	51-73*	46 – 65*
Proposed # of units	146 Units		45-65 units total					
Max DU/ acre (BRC)	N/A (Based on FAR)		13.9	14	20 DU/acre if 40% AH		11.13 – 15.9	11.4 – 16.16
Proposed DU/ acre	36	41	**(X)**	**(X)**	**(X)**	**(X)**	9.8 – 14.19	11.19 – 16.16
IH Requirement (BRC)	20% (29 units)		6 units	5.4 units	20% = 4.2 units 40% = 17.2 units	20% = 3.8 units 40% = 15.2 units	10.2 – 23.2 units	9.2 – 20.6 units
IH Proposed	N/A	**(X)**	N/A	**(X)**	N/A	**(X)**	N/A	**(X)**

Required Open Space (BRC)	20% (35,336 SF)	20% (30,994 SF)	15- 20% (based on Building height) 13,691 SF Min.		15% (14,095 SF)	15% (12,562 SF)	15 – 20% (29,966 SF Min.)	15 – 20% (26,253 SF Min.)
Proposed Open Space	N/A	**(X%; X SF)**	N/A	**(X)**	N/A	**(X)**	N/A	**(X)**
Required OS/ DU (BRC)	60 SF		60 SF		60 SF		60 SF	
Proposed OS/DU	60 SF		**(X)**		**(X)**		**(X)**	
Max. Building Height (BRC)	35’		35’		35’		35’	
Proposed Building Height	**(X)**		**(X)**		**(X)**		**(X)**	

CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **May 8, 2015**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **THE ARMORY COMMUNITY**
LOCATION: **4750 BROADWAY**
COORDINATES: **N09W06**
REVIEW TYPE: **Site and Use Review**
REVIEW NUMBER: **LUR2015-00012**
APPLICANT: **BRUCE D DIERKING**
DESCRIPTION: **SITE AND USE REVIEW (COMPLEX) - "The Armory Community" - Proposal to subdivide into four blocks, through a two-phased process. Phase I includes blocks 1 & 2, comprising the western portion of the site, to include preservation and adaptive re-use of the existing Armory Mess Hall, together with construction of three new buildings with subgrade parking and surface plazas. Phase II includes blocks 3 & 4, comprising the eastern portion of the site, to include 45-65 residential units.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-7-1, "Form and Bulk Standards,"**
  - **Maximum principal building height - to allow for buildings up to 55' in height where 35' is the by-right height limitation;**
  - **Maximum number of stories - to allow for up to 4 stories where 2 stories is the maximum number of stories permitted by the MU-1 zone district standards;**
  - **Maximum building size - to allow for buildings to exceed the 15,000 s.f. maximum permitted building size permitted by the MU-1 zone district standards.**
- **Section 9-6-1, "Use Standards" – To allow for the following uses which are currently prohibited in the MU-1 zone district:**
  - **Small theater or rehearsal space;**
  - **Temporary sales/ outdoor entertainment;**
  - **Retail sales;**
  - **Live-work.**
- **Section 9-8-1, "Intensity Standards"**
  - **Maximum Floor Area Ratio – to allow for Blocks 1 & 2 to be developed at an FAR of 1.07 where 0.6 is the maximum FAR allowed by the MU-1 zone district.**

I. REVIEW FINDINGS

Staff acknowledges the applicant's efforts to address the previous review comments. While many of the issues previously identified by staff have been addressed, there are still several remaining issues which must be resolved before staff can find consistency with the Site Review critera. The applicant should note that due to the prominence of the site as well as the significant modifications to the land use regulations being requested for this project, a particularly high level of detail is required, especially in terms of building architecture and materials and characteristics of the proposed uses. Following approval of the Site and Use Review application, if approved, any changes to the plan documents will require, at a minimum, approval of an administrative Minor Modification. Any of the requested modifications which are only approvable through a special ordinance (i.e., the requested FAR for Blocks 1 & 2 and the currently prohibited land uses) would require a completely new special ordinance to amend. Therefore, it is critical that the next submittal contain the necessary level of detail as described in the comments below, and that all plans including renderings, elevations and site plans, be consistent.

Once the comments below have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or

to set up a meeting prior to resubmittal. Please note that the Planning Board hearing for this project has been tentatively scheduled for **July 30, 2015**. In order to ensure that staff is able to meet all of the required deadlines, this means that the next revisions must be submitted no later than **June 1, 2015**.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Per previous comment and per the applicant's response, please revise the Landscape Plans to show the installation of a standard RTD transit shelter, bench and trash receptacle at the Broadway transit stop.

2. Per previous comment, please revise the Utility Plans to label the two street lights to be installed for the project. The two required streetlights shall be furnished and installed by Xcel Energy at the cost of the applicant and shall include the costs of providing / getting power to the street lights. The streetlights shall be 150 watt HPS full cutoff cobrahead luminaires on 28'6" black tapered steel poles with 10' curved arms.

3. Per Section 2.11(B) of the DCS, please revise the seven foot bike lane on Lee Hill Road as shown on the Horizontal Control Plans so that the bike lane does not include the curb pan and show the bike lane terminating at the tangent point of the flow-line on the west side of 14th Street.

4. On the Typical Roadway Sections Sheet, please revise the typical section for Lee Hill Rd to show an 11' eastbound lane in accordance with Table 2-5 of the City's Design and Construction Standards (DCS).

5. Please revise the site plans to extend the Zamia Avenue on-street parking (the section of Zamia Avenue between Broadway and 13th Street on the south side) to within twenty-feet of the curb ramp.

6. Staff does not support the vertical profile being proposed for Zamia Avenue because the profile includes grade breaks and needs to include the vertical profile section of 13th Street in order to fully evaluate the vertical grades. Please revise the vertical profile to replace the grade breaks with vertical curves and include the vertical profile section of 13th between the two sections of Zamia Avenue.

7. Staff does not concur with the twenty-five foot curb radii being proposed at the intersections of the local streets. Per previous comment staff wishes to evaluate the impacts of reducing the curb radii to R-20' at these intersections consistent with other projects constructed in the City where the curb cut is twenty-feet wide. Please contact staff to address this comment.

8. Per previous comment, please revise the site plans to show the required short-term bike parking being provided within fifty-feet of Building "A" and in support of the project's TDM Plan and parking reduction show some of the bike parking spaces being able to accommodate bikes with trailers.

9. In support of the project's TDM Plan and parking reduction, please revise the site plan to show short-term bike parking at the pocket park being able to accommodate bikes with trailers.

10. Per previous comment, short-term bike parking is not being placed following the criteria found in Section 9-9-6(g)(3) of the Boulder Revised Code. Please revise the plans to disperse the short-term bike parking consistent with the Boulder Revised Code.

11. Please revise the site plans to relocate the short-term bike parking being shown in the City right-of-way to the site.

12. Please revise the bike parking table shown on sheet A-1.03 to show the number of bike parking spaces being provided by the project.

13. Please have the traffic engineer contact David Thompson for comments on the Parking Study and Traffic Study/TDM Plan.

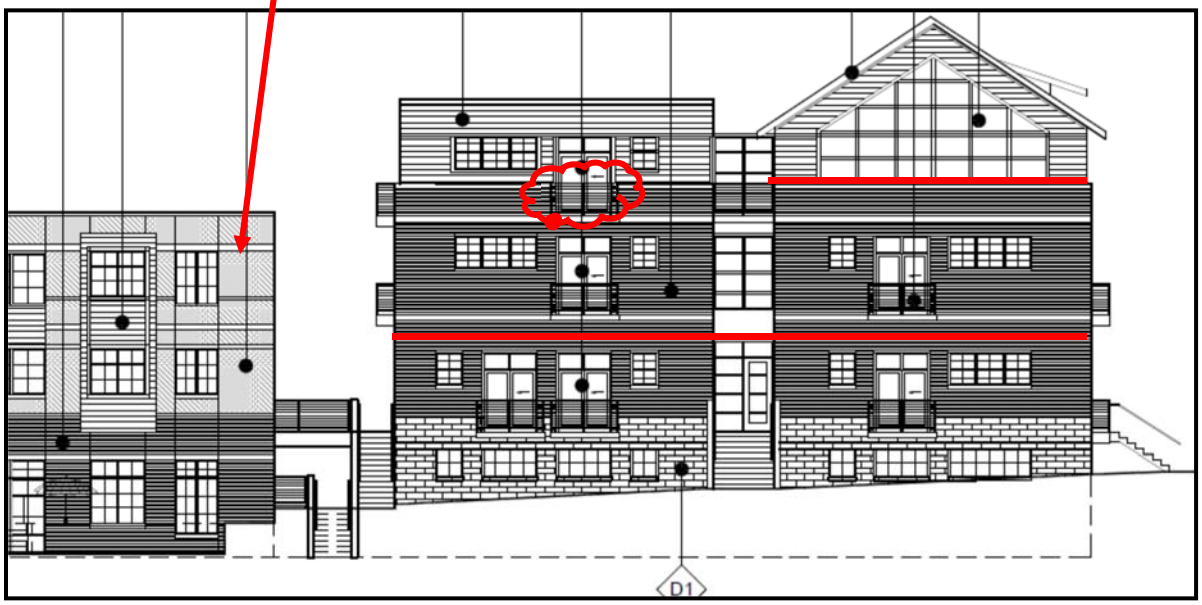
Building Design Chandler Van Schaack, Case Manager

Staff has identified several discrepancies between the architectural renderings (Sheets A-0.41 – A-0.43) and the building elevations which must be rectified before the plans can be approved. Several of these discrepancies are listed below. It should be noted that in almost all cases, the rendering shows the preferable design option compared to the associated elevation. Note that many of staff's comments below related to building materials and detailing are in alignment with the comments made by the Design Advisory Board on May 6, 2015. Staff supports all of the proposed refinements that were raised by DAB. Please note that minutes from the meeting are forthcoming and will be emailed to the applicant as soon as

they're available.

1. The rendering for Building E (Sheet A-2.21) as well as the streetscape elevations on Sheet A-0.46 show the east elevation of Building E as continuing the brick with accent banding from Building D, while the elevation on Sheet A-0.42 shows the upper two stories of Building E as Stucco. In order to comply with the intent of section 9-2-14(h)(2)(F)(vii) pertaining to the use of high quality materials and to continue the strong design elements of Building D, the applicant should revise the Building E elevation to match the rendering (i.e., replace the stucco with brick).

2. The images below illustrate additional discrepancies that must be resolved, including window dimensions and location (i.e., the windows on the rendering are taller and are "hung" from the banding while the windows on the elevations sit well below the banding), banding, and treatment of the greenhouse and parapet. Again, in this case staff finds the rendering shows the preferred design, and the elevations and materials should be revised accordingly.



3. There are also discrepancies between the renderings of Building B shown on Sheets A-0.43 and the elevations shown

on Sheets A-0.46 and A-1.22. Specifically, the rendering of the south elevation of Building B as seen from the community plaza shows the composite siding being continued into the recessed deck areas, where the elevation on Sheet A-1.22, while not labeled as such, appears to show all of the deck areas being treated with stucco. Staff finds that continuing the composite siding into the recessed deck areas is far preferable to treating those areas with stucco, both from a material quality standpoint as well as a visual interest standpoint. This was echoed at the May 6, 2015 BDAB meeting.

Similarly, the rendering of the north elevation of Building B implies, based on the recessed area visible on the west side of the building, that composite siding will continue into those recessed areas; however, the elevation, also not labeled as such, appears to show stucco. The elevations should be revised to show composite siding in the recessed areas as shown on the renderings, and color elevations should be provided. Per BDAB's comments, the applicant should also explore simplifying the northern and western elevations by reducing the overall number of materials and increasing the area of the composite wood siding. In addition, staff shares some of the concerns raised by DAB about how the proposed design and lighting of the "lantern" feature. The renderings propose a "sculptural" staircase as the main element with warm nighttime illumination. Without specific details on the staircase and the type of lighting proposed, it is unknown whether the lantern feature will be executed as proposed. (For example, a more basic staircase with fluorescent or certain LED lighting will not create the same effect in the evening as what is being proposed). Therefore, staff will need more detailed information on the staircase and the proposed interior lighting.

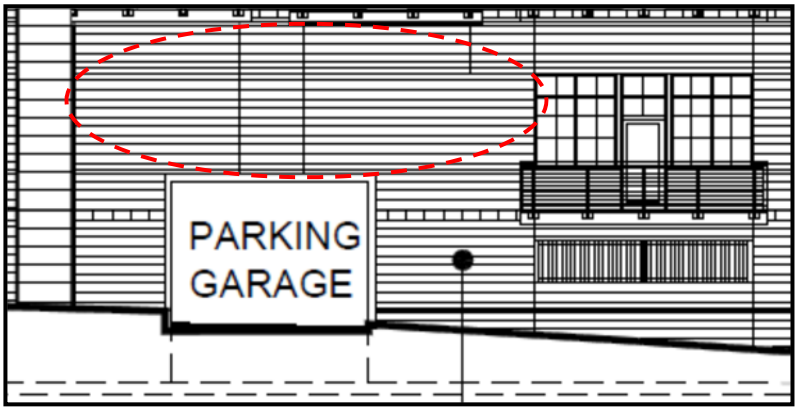
As mentioned in the initial reviewer comments, renderings will ultimately become a part of the approved plan set, if approved, and should thus be as accurate as possible. In addition, detail drawings should be provided for fenestration illustrating window materials, reveal depths, etc. Basic detail drawings are acceptable for Site Review with the understanding that more detailed construction drawings consistent with the Site Review materials will be required during Tech Doc.

4. Staff notes that the building materials for the Zamia Ave. entry elements (the southwest corner of Building C and the northwest corner of Building D) have been changed from composite siding to stucco. Staff does not support this change based on the same material quality criterion listed above. If anything, a change to a higher quality material may be supportable; however, as discussed previously, stucco should be used as an accent material rather than a primary building material, especially on more prominent building facades. Per BDAB's comments, the applicant should consider going back to a metal panel siding or some other high quality material other than stucco. In addition, as noted at the BDAB meeting, the color elevations of the "ice cube" corner element have been changed and are currently different from the rendering. As noted by BDAB, the "ice cube" feature should be revised to include more of a symmetrical, cruciform fenestration pattern.

5. Staff agrees with BDAB's comments regarding the Broadway frontage of Building C north of the glass lobby feature – for the purposes of creating pedestrian interest and creating a sense of permanence, it would be preferable to continue the brick down the pillars to ground level. Similarly, the Building D row houses along Broadway would benefit from a simplification of the overall materials palette and replacement of much of the lap siding, especially at ground level and within deck areas, with brick.

6. As noted by BDAB, the alleys/ corridors leading into the Community Plaza will be critical components in the overall attractiveness of the public space to pedestrians. As such, staff encourages the applicant to incorporate creative measures to draw pedestrians into the space and make the spaces themselves pleasing and visually interesting. Details and/or renderings should be provided of the building facades facing the interior of the corridors, and additional details provided on the bridges spanning the corridors, in order to ensure that these spaces are incorporated into the overall aesthetic of the project.

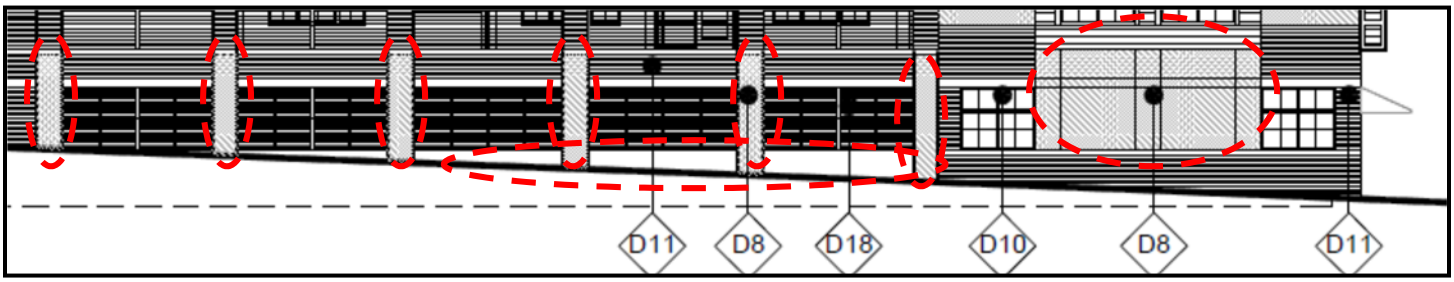
7. Staff has some concerns regarding the southern elevation of Building C, specifically the portion of wall above the parking garage exit on Zamia Ave., as illustrated in the figure to the right. While staff understands that there are no units on the first floor above the exit, currently that wall presents a somewhat expansive blank area which may detract from the overall quality of that façade as viewed by the pedestrian. The applicant should explore daylighting the drive aisle with fenestration or some other treatment to continue the excellent patterning on the eastern portion of the



Building façade.

8. As discussed by BDAB at the May 6, 2015 meeting, staff has significant concerns with utilizing stucco as a primary building material in any instance, as there have been numerous instances within the city of projects where poor installation/ application has led to undesirable outcomes. That being said, any proposal to utilize stucco in this project should include extra details on the type of stucco being used, the application method, and treatment of windows and reveals. It should also be noted that, if accepted, any changes to the type of stucco or application processes approved through this process will not be supported by staff either in Tech Doc or building permit.

9. Regarding the southern elevation of Block 2 as viewed from the proposed multi-use path, staff finds that the site review criteria pertaining to pedestrian interest and material quality would be better met by treating the parking garage pillars and exposed lower wall with brick rather than stucco as currently shown, and by continuing the brick banding on the first floor of Building E across the entire southern elevation rather than having the blank stucco expanse under the central 2nd story windows as currently shown. To the extent that it would be possible to add fenestration to this area, that would be preferable as well. Please see the image below for highlighted areas of concern. It would also be helpful if the applicant could provide a rendering or elevation of the southern elevation of Block 2 that includes the proposed landscaping in order to demonstrate the extent to which that will help provide screening of the parking area.



Community Benefit / Affordable Housing Michelle Allen, Housing 303-441-4076 & Chandler Van Schaack
A significant number of variations from the land use regulations are requested, including a significant increase in density. As discussed previously, what is being proposed is not possible to accomplish under the existing regulations. A legislative action by the City Council will be required to modify the land use regulations. That said,, the community benefit proposed as compared to the significant modifications to the land use regulations being requested are not proportional and therefore not supportable as proposed. Acknowledged community benefits include 16 percent of additional open space / plaza beyond what is required by code, preservation of the historic Armory mess hall and creation of public art space and affordable studio space, the details of which, including who will manage the space and specifics on how the space will be used are yet to be determined. It is assumed the arts space will be provided at no cost to the North Boulder arts community.

The affordable housing proposed meets but does not exceed the standard Inclusionary requirement and as such does not offer additional community benefit. Several avenues are available to increase the affordable housing community benefit including providing additional affordable units, lowering some of the rents to be affordable to 50 percent area median income rather than the Inclusionary standard of 60 percent area median income and paying an affordable housing linkage fee for any new non-residential floor area. The linkage fee would be similar to what is proposed city wide and would be based on 2009 TischlerBise Study and as outlined in item 5C of the May 5, 2015 City Council memo.

Staff is available to meet with the applicant to assist in determining an acceptable community benefit package.

Drainage, Scott Kuhna, 303-441-4071
The plans show a “Drainage Easement” for the detention/water quality pond in Block 4. Detention and water quality ponds intended to detain and treat stormwater runoff for multiple lots and blocks shall be located in “Outlots”, with maintenance responsibilities detailed in the subdivision agreement.

Engineering, Scott Kuhna, 303-441-4071
The applicant will be required to provide preliminary approval from the Silver Lake Ditch Company and the Armory Lateral prior to approval of the Site Review. Final written approval will be required prior to Technical Document Review approval.

Fees
Please note that 2015 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.

Inclusionary Housing Michelle Allen, Housing 303-441-4076
Staff has completed the Livability Standard review of the floor plans dated 4/20/15 and finds the proposed floor plans to be acceptable with the following comments.

- Please revise any bedrooms shown with a 9 foot dimensions to account for trim. The required room dimensions are based on finish trim dimension.
- The floor plans for building B dated 4/20/15 indicate 32 affordable units, please verify.
- Please revise the individual unit floor plans to include unit floor area calculated as per B.R.C. 9-16 Definitions, Floor Area for Attached Dwelling Units.
- Please revise as appropriate the Livability Standard checklist, floor plans and unit data spread sheet so the data on each is consistent for each unit.
- Please revise the unit data spread sheet to include a column for the floor plan designation for each unit.

Land Uses Chandler Van Schaack, Case Manager
As indicated in the "Community Benefit" comments above, additional information on the proposed operating characteristics of the Arts Space and Community Plaza will need to be determined prior to drafting of the special ordinance. While staff understands that exact scheduling and uses cannot be determined at this point, the Applicant should work with staff to determine a general framework for use of the proposed facilities, including potential "accessory" uses and functions, overall hours of operation, definition of "arts-related uses," allotment of space for art exhibits and/or markets, etc.

Landscaping Elizabeth Lokocz, 303-441-3138
The majority of the previous comments were well addressed. The following concerns remain and need to be addressed for staff to respond to Site Review criteria. This information will provide for a better Planning Board discussion.

1. Some level of materiality and detail is needed for (Block 1). Site Review sets the quality of the project. As previously requested, provide cross sections or another illustrative technique to demonstrate the (raised) planters and stage area. Begin to call out materials to understand the intent. This information will be necessary to verify that all areas meet open space standards as illustrated on sheet L4.0.

2. Per DAB's discussion related to the private courtyard, the proposed planters / seat walls may not be the best the best design solution based on the residential use. Per DAB's comments, please study the proposed courtyards (and visit the Solana and 29 North to determine what has been successful and where there is room to improve the design).

Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3052
Prior to signing the Development Agreement (if approved) and upon request of the Project Manager, the Applicant will be required to provide the following:

1) an updated title commitment current within 30 days of signing the agreement; and
2) proof of authorization to sign on behalf of the owner.

Neighborhood Comments
Staff has continued to receive comments from the public following resubmittal of the revised plans. In general, comments have continued to express support for the proposed project; however, staff has received some comments from nearby residents in opposition to the requested height modification. People have also expressed concerns regarding the proposed density as well as the request to allow for live-work units. New comments received since the resubmittal are included as Attachment A.

Plan Documents Chandler Van Schaack, Case Manager

1. As previously requested, please provide full color elevations of each of the buildings in addition to the black and white elevations. On several of the black and white elevations it is difficult to differentiate between material types.

2. While the Site Data and Intensity Analysis on Sheet A-0.06 are more accurate and comprehensible in this submittal, there are still some formatting changes which should be made to further improve its usability.
    a. Please be sure to clearly indicate when you are referring to Gross versus Net site data. Staff recommends listing all the gross site data first, then listing the ROW dedications, then listing the net site data. Please be sure to include not only the net areas of Blocks 2 and 2 & 3 and 4 but also the net area of the different zone districts as well.

b. In the Intensity Analysis table, please add a label so that it is clear that all of the data pertains to Blocks 1 & 2 only. Please add "Site" in front of "Area" on line 2. Please relocate the FAR row to below the "Site Area" row and above the "Max Floor Area" row.
c. Please be sure that the "IH Proposed" row is accurate. It currently says that the project exceeds IH when in fact it meets but does not exceed at this point (please see comments under "Community Benefit/ Affordable housing" below for additional information).
d. Please add references to relevant Sheet numbers next to the open space calculations. Also, because the Gross open space requirement is not relevant, please relocate the required and proposed open space numbers to the NET column.

3. It is unclear from the materials boards provided by the applicant which materials correspond to those listed on the plan set. Please be sure that all materials listed in the plan set are clearly called out on the materials boards (i.e., include corresponding C1, C2, etc. labels on the materials boards, add sheet numbers as necessary). Staff has returned the original materials boards to the applicant so that new labels may be added which more clearly specify which materials correspond to those listed on the plan set.

4. The revised renderings are significantly darker in color than the previous submittal. Please ensure that the renderings are printed as accurately as possible with regards to color.

5. There is currently a discrepancy between the elevation drawings on Sheet A-0.46, which show an approximately 6' tall screen wall, and the trash enclosure label on Sheet A-1.01, which indicates "an 8' planter bed and a 13' high serpentine arts wall." Please note that per section 9-9-15, "Fences and Walls," B.R.C. 1981, the maximum fence height is 7 feet. Please revise accordingly.

6. In preparing the final packet for staff approval, the applicant should separate those Sheets which do not include either images (renderings, elevations, plans drawings) or information (requested modifications, project data, operating characteristics of proposed uses) on the final project from the final approval set. These include all sheets that would generally be considered background and/or general application information (i.e., Sheets A0.02, A0.11, A0.12 – A0.16). These Sheets should be collated separate from the main approval set, preferably with the main application packet. Regarding the narrative sheets (A.03 – A.05), please change the format to standard use of capital lettering rather than all capitals, and be sure that all of the information contained in the narrative has been updated to reflect the most up to date plan submittal.

Review Process Chandler Van Schaack, Case Manager
Please see the initial reviewer comments dated February 27, 2015 for detailed information on the review process for the proposed project.

Utilities, Scott Kuhna, 303-441-4071

1. The applicant should be aware that there is no wastewater main in 14th Street for the entire frontage of this property. It may be difficult to serve future buildings in Block 3 and Block 4 without pumping sewage to the west to the proposed wastewater main in 13th Street, based on the grade of the site.

2. The plans show three (3) water valves at most of the tee connections. Only two (2) valves shall be installed at tee-type connections per Section 5.08(C)(1) of the City of Boulder *Design and Construction Standards (DCS)*.

3. The plans show two (2) fire hydrants within 80 feet of the each other to the east of Building E, and two (2) fire hydrants within 60 feet of each other at the intersection of 14th Street and Zamia Ave. The applicant should coordinate with Dave Lowrey at 303-441-4356.

4. The plans show a proposed irrigation service line north of Building B connecting to the existing water main on the north side of Lee Hill Road. It's not clear why the irrigation tap is not being made to the proposed water main in 13th Street which would save disruption to Lee Hill and eliminate the need for an easement dedication. Clarification is necessary.

5. Per Section 5.09(A)(4) of the *DCS*, services shall be installed perpendicular to the distrubution main, up to and including the meter and pit. Re-alignment of the domestic and fire service lines to Building D is required.

6. Per previous comments from city staff, trees proposed to be located within the public right-of-way or easements must be located a minimum of 10 feet away from existing or future utilities in accordance with Section 4.04(A)(5) of the *DCS.* Please revise the design to provide the required separations. Please include the tree trunk locations on the Utility Plans upon resubmittal. The following is a list of locations which do not appear to meet the required

separations, additional conflicts may exist;

- The existing fiber optic and gas lines in the eastern side of Broadway appear to conflict with the proposed street trees.
- The applicant may contact the owners of private utilities to determine if the proposed separation is acceptable.

III. INFORMATIONAL COMMENTS

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

1. At time of technical documents submittal, please provide additional design information at the intersections of Zamia and 13th Street in order to evaluate how the intersections will convey run-off.

2. Staff has concerns that the curb-and-gutter adjacent to the diagonal parking on 13th Street will not drain and result in ponding issues. The engineer might consider constructing a cross-pan between the diagonal parking and the travel way to facilitate drainage through this area.

Drainage, Scott Kuhna, 303-441-4071

1. The Conceptual Stormwater Report has anticipated impervious values for Blocks 3 and 4. The applicant will be required to submit for a simple stormwater report review for the blocks to verify that the proposed values have not been exceeded. The applicant is advised that if the anticipated impervious values are exceeded a standard stormwater report review will be required to review the required modifications to the detention and water quality pond.

2. The storm drainage pipes and the detention and water quality pond located within Block 4 shall be labeled as private maintenance responsibility at the time of Technical Document Review.

3. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the *DCS.*

4. A construction stormwater discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment. (http://www.cdphe.state.co.us/wq/PermitsUnit/SWConstructionApplication.pdf)

5. An Erosion Control Permit is required and must be obtained from the City of Boulder for projects disturbing greater than 1 acres. Please see the Erosion Control Permit application form.

6. The applicant is advised that the proposed slide location within the detention pond area may promote dangerous behavior during times of flooding.

Engineering, Scott Kuhna, 303-441-4071

1. The applicant will be required to obtain approval for modifications to irrigation ditches or laterals from the impacted ditch company. This includes the crossing of any irrigation ditch or lateral for vehicular or utility purposes and the release of stormwater runoff into any ditch or lateral. Please contact Silver Lake Ditch Company president, Jim Snow at 303-845-0900.

2. An easement will be required to be provided for continued maintenance access to the Silver Lake ditch and Armory Lateral.

3. The applicant is advised that the proposed improvements are located within existing Silver Lake Ditch easements. No portion of a structure may be located within an easement. The easements must be vacated prior to Technical Document Review approval.

4. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. The steps for obtaining the proper approvals are as follows:

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality monitoring is required.
   Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a copy of the Colorado Department of Public Health and Environment (CDPHE) permit application. The written request should include the location, description of the discharge, and brief

discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364

Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.

Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

For further information regarding stormwater quality within the City of Boulder contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.

5. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

Utilities, Scott Kuhna, 303-441-4071

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

2. Utility easements will be required to be dedicated for all water meters located outside of the public right-of-way.

3. All fire hydrants and public water lines will need to be located within public utility easements.

4. All new electrical utilities shall be located underground in accordance with Section 9.20(A) of the *DCS.*

5. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.

6. 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.

7. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

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

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

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

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

   d. The approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

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

IV. NEXT STEPS

Once the comments above have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

Please note that the Planning Board hearing for this project has been tentatively scheduled for **July 30, 2015**. In order to ensure that staff is able to meet all of the required deadlines, this means that the next revisions must be submitted no later than **June 1, 2015**.

V. CITY CODE CRITERIA CHECKLIST

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

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.bouldermandevelop.net

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **February 19, 2016**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **THE ARMORY COMMUNITY**
LOCATION: **4750 BROADWAY**
COORDINATES: **N09W06**
REVIEW TYPE: **Site and Use Review**
REVIEW NUMBER: **LUR2015-00012**
APPLICANT: **BRUCE D DIERKING**

DESCRIPTION: **SITE AND USE REVIEW (COMPLEX) - "The Armory Community" - Revised Plans for the redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. The applicant is requesting a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards,"**
  - **21% parking reduction to allow for 299 parking spaces where 375 are required.**

I. REVIEW FINDINGS

Staff has reviewed the revised proposal, and while overall the project still maintains much of the high level of design quality present in the previous iterations, there are still some significant issues with the proposal as shown that will require another revision-level resubmittal. There remain significant access and circulation issues within the site, as well as issues pertaining to drainage, utilities and landscaping. In addition, staff has identified several issues with the proposed building designs as well as discrepancies within and between plan documents that will need to be addressed in order to fully meet the intent of the Site Review criteria.

Once the comments below have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Please revise the project's Traffic Impact Study and Transportation Demand Management (TDM) Plan to reflect the revised land uses being proposed on the site. The traffic consultant preparing the studies should submit a revised traffic assessment letter to staff for review in order to identify any changes to the parameters of the traffic impact study. Additionally, the TDM Plan should be revised to support the requested parking reduction.

2. In support of any peak-hour trip reductions and given that potential transit users will most likely be taking the bus to the Boulder Transit Center, the applicant should consider providing enhancements to the existing southbound transit stop on Broadway north of Yarmouth Avenue, within the existing right-of-way, which would include providing a

concrete pad, bench and inverted bicycle racks.

3. Please revise the preliminary turning movements plan sheet to include the turning movements for opposing left-turning vehicles on 14th Street accessing Zamia Avenue. Staff is concerned the off-set shown for Zamia Avenue where the street intersects with 14th Street will create an un-safe condition for simultaneously left-turning vehicles. Similar turning movement diagrams should be included for the proposed block 3 and block 4 curb-cuts off 14th Street.

4. Please confirm the proposed curb-cut from 13th Street serving the block 1 structured parking will be one-way in as previously discussed.

5. Staff recognizes the benefits in providing multiple curb-cuts for blocks 3 and 4 of the site with respect to emergency access. Given that and in support of the requested parking reduction, please revise the plans to provide additional on-street parking along Zamia Avenue and 13th Street exclusive of the off-set section.

6. Pursuant to section 1.02(E) of the City's Design and Construction standards, please prepare and submit a variance request for the vertical profile for the proposed public streets. The shorter vertical curve lengths appear supportable but staff has concerns regarding the proposed grade break and proposed vertical street grades at the intersection approaches on Zamia Avenue.

7. Pursuant to previous comment, please revise the typical roadway section for Lee Hill Road to show an 11-foot travel lane for eastbound Lee Hill Road adjacent to the site.

Addressing, Caeli Hill, 303.441.4161
The City is required to notify utility companies, the County Assessor's office, emergency services and the US Post Office of proposed addressing for development projects. Please submit a Final Address Plat and list of all proposed addresses as part of the Technical Document Review (Final Plat) process.

Building Design – Chandler Van Schaack & Kalani Pahoa, Urban Designer (303) 441-4248

1. In general, staff has concerns regarding the project's architectural cohesiveness. While many of the buildings embody the high-quality, timeless design principals present in the previous submittal (i.e., Buildings B and D, Townhouse P, Building S), overall there is such a variety of building shapes, styles and materials as to make the project as a whole seem somewhat disjointed and chaotic. This is particularly apparent when one looks at the number of roof forms, rooflines, façade projections and building materials present on each block (for example, on the south elevations of Buildings H & I and S & T, respectively, staff counts six different materials and six different rooflines with as many changes in façade plane). While staff recognizes the importance of the NoBo Plan goal of providing "*varied building elevations, and varied sizes and styles*" (pg. 10, Development Guidelines for All Neighborhoods), especially for a project of this size, it is also important for the project to establish an overall character and feeling within and amongst blocks. In order to achieve this, staff recommends establishing general design characteristics for each block so that there is some consistency between buildings within each block while still providing overall variety within the development. These characteristics should be included in the written narrative, and each block should incorporate a select variety of materials (provided on a material board for that block) and styles to ensure a certain degree of consistency within that block. In addition, staff finds that the most successful buildings in the project as shown are those that limit the number of materials to no more than 3, and which minimize the number of roof changes and façade projections.

2. Staff has concerns regarding the eastern elevation of Block 4. Specifically, staff finds that the orientation of Buildings U and V is not consistent with the Site Review criteria or the NoBo Plan goal of "*positioning houses so that their front doors and front yards face the street.*" Under the current configuration, the buildings create a large "missing tooth" in the middle of the block, and make the access drive and parking structures the prominent features rather than unit entrances. The applicant should revise the site plan so that parking is further de-emphasized and units front onto the street.

3. Staff has concerns regarding the building architecture along Broadway, most notably Buildings A, C and G. Currently, there are certain aspects of the building frontages along Broadway that serve to disrupt the visual patterning. Specifically, the composite panel projections and fenestration patterning on Building A preclude the creation of any sort of visual datum and make it difficult to discern between stories and/or uses within the building. This is in stark contrast to the elegance exemplified by building B, which provides a clear hierarchy of materials and both horizontal and vertical visual patterning to delineate units and stories. Staff also has concerns regarding the tower element shown on the west face of Building A. Given that the feature appears to be largely transparent on the west elevation above the roof line, it is unclear how this would serve as a mechanical screen. Please see the comments below for

information that should be provided with the next submittal in order to determine consistency with the criteria for roof appurtenances. Given the prominence of Building A, staff finds that particular attention should be paid to how the flagship building relates to the adjacent buildings to the south and east while still remaining simple, elegant and authentic in terms of form and materials.

Regarding Buildings C and G, staff finds that the buildings as shown are somewhat incongruous with the rest of the buildings facing Broadway on Blocks 1 and 2 in terms of materials and form. In terms of materials, staff finds that masonry, wood or metal paneling would be preferable to composite siding and stucco in terms of quality, and would be more compatible with the material palette proposed for the neighboring buildings. In addition, staff does not support the proposed "mechanical screen walls" as shown, as they appear out of proportion with the buildings on which they are shown as well as the other buildings along Broadway (this is especially true for Building C). The applicant should note that per section 9-7-7(a)(2), B.R.C. 1981, no appurtenance may exceed the maximum allowable building height unless the applicant can demonstrate that:

(A) There is a functional need for the appurtenance;

(B) The functional need cannot be met with an appurtenance at a lesser height; and

(C) Visible materials and colors are compatible with the building to which the appurtenance is attached.

In addition, the applicant should note the criteria found in section 9-7-7(a)(4) that will be used by staff for determining if the screening of mechanical equipment is adequate in form, materials and color:

(A) Screening is consistent with the building design, colors and materials;

(B) Appurtenances are placed on the portion of the roof which is least visible from adjacent streets and properties;

(C) The height of the screen is the minimum appropriate to adequately screen the mechanical equipment; and

(D) Screening does not increase the apparent height of the walls of the building. The use of parapet walls to screen mechanical equipment is discouraged. The height of parapet walls should be the minimum necessary to screen mechanical equipment.

Currently, the application does not include any of the information which will be required to address the above criteria. The roof plan for Buildings C and G should be revised to show the proposed size and location of mechanical equipment, and a written statement addressing the above criteria should be provided. Staff notes that it would be strongly preferable to reduce the height of the proposed screen wall.

4. Regarding Building H, staff finds that the proposed quasi-Victorian stick work is out of place with the otherwise contemporary design, and is inconsistent with the intent of section 9-2-14(h)(2)(F)(xii), which requires buildings to "*present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing."* If composite siding is proposed for that elevation, it would appear more authentic by having the siding continue across the entire face rather than being separated into panels by the stick work.

5. Staff finds that the proposed building elevations along 14th Street could be improved in order to better meet site review criterion 9-2-14(h)(2)(F)(iv), which requires that "*if the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs and lighting."* Specifically, staff finds that the proposed elevations could be made more compatible with the adjacent development across 14th Street by replacing much of the stucco with lap siding. Staff generally supports masonry but finds that CMU would not be an appropriate scale for pedestrians and should therefore be avoided in favor more traditional brick sizes and patterning. Similarly, the variety of roof forms should be limited, with preference given to sloped roofs rather than flat roofs or a combination of the two.

Drainage, Scott Kuhna, 303-441-4071

1. All of the proposed storm drainage lines shown on the plans need to be labeled "Public" or "Private" to establish maintenance responsiblities for the future.

2. The plans show a proposed 25-foot wide drainage easement south of Building "H" and Building "I". Clarification regarding the need for this easement is necessary. Also, Building "H" and Building "I" are both shown encroaching into the easement.

3. Sheet C1.1 shows two storm drainage inlets in the upper parking area of Block 1 with the note "Inlet in Parking Structure (RE: Plumb)". Since there are no plumbing plans it is unclear how and where the inlets will be connected to the storm drainage system. Revised accordingly.

4. Table 4 on page 8 of the *Preliminary Stormwater Report for the Armory Community (Drainage Report)* references "V 100yr WQCV" (100 year pond volume + Water Quality Capture Volume) where "V 100yr + 1/2WQCV" applies. Revise accordingly.

5. Detention and water quality ponds intended to detain and treat stormwater runoff for multiple lots and blocks shall be located in "Outlots", with maintenance responsibilities detailed in the subdivision agreement.

Fees
Please note that 2016 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.

Groundwater, Scott Kuhna, 303-441-4071
There is no mention of groundwater in the *Drainage Report*. Per Section 7.03(B)(3) of the *DCS*, existing drainage problems and groundwater conditions contributing to site runoff are required to be included in the preliminary storm water report. Information pertaining to the quality of the groundwater encountered on the site is also needed at this time to determine if treatment is required prior to discharge to the storm sewer system.

Fire Protection David Lowrey, 303.441.4356
Access throughout the site does not meet the City of Boulder Design and Construction Standard for adequate emergency access. Most of the streets will only have a width of 16'. The City of Boulder Design and Construction Standard requires a minimum of 20'.

Historic Preservation, James Hewat, 303.441.3207
The Armory was completed in 1949 and has been operated by the Colorado Air National Guard and the Colorado Army National Guard.[1] In 1950, the *Daily Camera* reported that the facility cost $4 million to construct and that it housed the third largest National Guard unit of its type in the United States and the largest Guard unit, including both ground and air squadrons, in Colorado.[2] The facility was originally built to serve as the headquarters for the 139th Aircraft Control and Warning Squadron of the Colorado Air National Guard. The unit was formed in Boulder in 1947 and maintained 4750 Broadway as their headquarters until 1956, when the unit relocated to Buckley Air Force Field near Denver. In 1956, the property served as the headquarters for Battery A of the 137th Artillery of the Colorado Army National Guard. Currently four buildings remain on site. The largest the long, gable roofed Mess Hall which the current proposal proposes to integrate into the redevelopment of the property. Staff does consider this building to be potentially eligible for Landmark designation and appreciates plans to preserve it.

Site Review approval of this project would require the applicant's submittal of a completed application to landmark the property as per policy 2.24 *Preservation of Historic and Cultural Resources* of the Boulder Valley Comprehensive Plan. Staff strongly recommends that an application be submitted with a proposed Landmark boundary, as soon as possible so that we can schedule a designation hearing. This will allow the Landmarks Board to review the proposed rehabilitation of the building in the context of the larger re-development of the property so that the subsequent Planning Board review will include the Landmark Board's comments and recommendations. In particular, changes occurring within a proposed landmark boundary will require review. This will include appropriateness of proposed dormers, exterior finish, changes in fenestration, roofing, etc. based upon consistency with the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* available online at https://www-static.bouldercolorado.gov/docs/section-t-general-design-guidelines-for-historic-districts-and-individual-landmarks-1-201305201317.pdf .

Please note that the historic preservation ordinance (9-11-5(a)) states that once a completed application for landmark designation made by the property owner is received, a public hearing must be heard by the Landmarks Board between 60 & 120 days of the application date. Once an application has been submitted, the proposal can be reviewed by the landmark alteration certificate (LAC) review process. An LAC and building permit issued prior to completion of the landmarking process. Landmarked buildings on the property would potentially be eligible for the Colorado State Historic Preservation Tax Credit and the City's permit fee waiver.

[1] "Air Guard Training Station Opened In 1950." *Daily Camera.* 9 January, 1966.
[2] Ibid.

Inclusionary Housing Michelle Allen 303-441-4076

1. Applicant has modified the submittal from the previous proposal of 144 rental units to a mix of 182 rental units and 18 for-sale units. Further, the applicant is now proposing to meet the entire inclusionary requirement with cash-in-lieu (CIL) of affordable units. Any applicable cash-in-lieu contribution must be made prior to receipt of a residential building permit. The cash-in-lieu amounts below are estimates based on the 2015-16 CIL amounts. The CIL amounts are updated annually on July first and the amount due is based on the amounts in place when paid.

2. Rental units do not have an on-site requirement therefore the 2015-16 CIL estimate is as follows:

CASH-IN-LIEU (CIL) CALCULATION - RENTAL		
	182	Number of market-rate units
x	20%	Percent of total units required as permanently affordable
	36.4	Required affordable units
x	$ 81,900	CIL per required affordable unit
	$ 2,981,160	**Rental CIL**

3. For-sale units are required to provide half of the required for-sale affordable units on-site. If fewer than half are provided on-site the presumption is that fifty (50) percent additional CIL would provide adequate community benefit for approval. The 2015-16 CIL estimate for the for sale units is as follows:

	18	Number of market-rate units
x	20%	Percent of total units required as permanently affordable
	3.6	Required affordable units
x	50%	On-site requirement
	2	Affordable units required on-site
	0	Affordable units provided on-site
x	150%	Premium (if required on-site units not provided)
x	$ 179,970	CIL per required affordable unit
	$ 539,910	**CIL for affordable units required on-site**
x	1.6	Affordable units NOT required on-site
	$ 179,970	CIL per required affordable unit
	$ 287,952	**CIL for affordable units NOT required on-site**
	$ 827,862	**For-sale CIL**

The total estimated Cash-in-lieu for this development is: **$3,809,022**
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. Cash-in-lieu is adjusted annually on July first.

4. 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.

5. 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.

Irrigation Dtiches, Scott Kuhna, 303-441-4071

1. The applicant will be required to provide preliminary approval from the Silver Lake Ditch Company and the Armory Lateral prior to approval of the Site Review. Final written approval will be required prior to Technical Document Review approval. The applicant is advised that revisions to any approved city plans necessary to address ditch company requirements may require reapplication for city review and approval at the applicant's expense.

2. Building "H" and Building "G" are shown to be encroaching into the proposed 15-foot wide Irrigation Easement along Broadway. Written approval from the Silver Lake Ditch Company allowing the encroachments will be required prior to Technical Document Review approval.

3. Building "D" is shown to be encroaching into the proposed 15-foot wide Irrigation Easement along Zamia and 13th Street. Written approval from the Silver Lake Ditch Company allowing the encroachments will be required prior to Technical Document Review approval.

4. The size and type of proposed irrigation pipe needs to be shown on the drawings to determine if separation requirements are being met.

Landscaping Elizabeth Lokocz, 303-441-3138

1. Per section 9-9-11(i)(7) *Land area with a slope in excess of fifteen percent unless approved as part of a site review*. Quantify areas in excess of fifteen percent in the open space diagram on sheet L4.0 with particular attention to the detention pond in the southeast corner of the project. It's not clear how this space is accessed or if the 4:1 slope with a low point more than ten feet below the adjacent high point of the sidewalk meets the intent of the open space section. Please address in the written response to comments how the pond in its entirety meets the stated purpose of open space per section 9-9-11(a) B.R.C. 1981:

   Purpose of Open Space: The purpose of useable open space is to provide indoor and outdoor areas for passive and active uses to meet the needs of the anticipated residents, tenants, employees, customers and visitors of a property, and to enhance the environment of a development or building. Open space can be used to:

   (1)Create spaces that encourage social interaction;

   (2)Provide useful, attractive outdoor spaces that include both sun and shade;

   (3)Provide interesting and usable places, both public and private, active and passive, inside or outside of a building, where people can be aware of the environment in and around a building or group of buildings;

   (4)Provide visual connections between small open areas on a site, and larger open spaces beyond;

   (5)Provide connections between the inside and the outside of a building; and

   (6)Provide separation between buildings and uses.

2. The pond also poses a challenge to meeting Site Review criterion (C) Landscaping (iv) *The setbacks, yards and useable open space along public rights of way are landscaped to provide attractive streetscapes, to enhance architectural features and to contribute to the development of an attractive site plan.* As discussed in the comments under "Building Design" above, the applicant should consider reorienting the site elements of block four such that buildings T and U face the streets and the pond is internal to the site.

3. Please increase the diversity of the proposed street trees. The three oak species make up 40 percent of the total. Ideally no genera would make up more than ten percent. While that goal can be challenging in our region, increasing the number of catalpa and introducing other species such as Kentucky coffeetree, perhaps a few sugar maples in larger more protected planting areas, chestnut, sensation boxelder. Other more experimental choices can be discussed as well.

4. Adjust all proposed street trees to exceed the minimum three feet separation from pavement per the Design and Construction Standards. Staff identified two near pedestrian connections: a) The honeylocust west of building C near the bus stop and b) The planetree north of building A which appears to be in the pedestrian connection (slide the trees west).

   Note that the plan appears to limit all tree planting in sight triangles. High canopy large maturing shade trees are rarely a conflict for sight triangles and may be placed within the triangles.

5. Review the street lengths listed in table on sheet L4.0. The format is extremely helpful. Staff scales different frontages for many of the streets/blocks. Please verify the actual property lines are being used. This may not change the number of required trees due to rounding, but the frontages should match the actual property frontages regardless. While the overall site plan meets minimum requirements, there are numerous gaps in the canopy. Staff would prefer

filling some of these gaps. Using a 2.5 inch caliper tree rather than the three inch caliper trees would be a supportable alternative. Consider adding trees to:

- The south side of Zamia adjacent to building V; minor utility adjustments may be needed.
- The east side of 13th St. adjacent to building R; the largest planting pocket is not currently used.
- The north side of Zamia adjacent to building N; no adjust to utilities is needed to meet the ten foot separation requirements.
- The west side of 13th St. adjacent to building K; utility adjustments are needed.

6. Recalculate the parking lots for block 2 and 4 taking into account the minimum parking lot landscape island minimum of 150 Sq. ft. provide a graphic if necessary to describe which islands are contributing. Staff calculates approximately 232 sq. ft. of contributing landscape for block 2 and approximately 600 square feet for block 4.

7. If possible, begin to narrow the plant schedule to only those plants specifically intended for the project. Staff may have significant additional comment when all proposed vegetation is identified.

Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3052

1. Upon resubmittal, the Applicant must provide a new vested rights form. Per 9-2-19(b)(2), "Establishing a Vested Property Rights," the Applicant shall state clearly those specific elements of the plan in which the applicant seeks to create vested rights, including, without limitation, type of use, density, building height, building footprint location and architecture.

2. Prior to signing the Development Agreement (if approved) and upon request of the Project Manager, the Applicant will be required to provide the following:
   a) an updated title commitment current within 30 days of signing the agreement; and
   b) proof of authorization to sign on behalf of the owner.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has received numerous comments on the revised proposal representing a wide variety of opinions. Many of the comments express disappointment and frustration at the change in project scope and a desire to see the previous project brought back. Many of these comments seem to represent a belief that city staff is to blame for the change in project scope and that staff should work with the applicant to try and bring the project closer to its former iteration. The applicant may wish to be clearer on their website and in their communications with neighbors regarding the reasoning behind the change in project scope, and may also wish to make it clear whether there is in fact any chance that the previous proposal or something more like it could be resubmitted. In addition, many of the comments are from nearby residents opposed to the parking reduction request based on traffic, parking, safety and climate concerns, among others. Additional comments express a variety of desires for the project, including providing on-site affordable housing; more retail space; and a grocery store. Staff has received a few comments from neighbors in support of the proposal. All of the comments received up to this point are included as **Attachment A**.

Plan Documents Chandler Van Schaack, Case Manager

1. Please add the data source for the building height analysis plan on Sheet A-3.04

2. The material labels on the elevation sheets require additional details. Please specify the type of materials proposed for each respective building façade (i.e., brands where possible, size and color of brick or other masonry, size and color of composite panels, etc.) and clearly delineate the different varieties proposed for each building. In addition, as previously indicated, any proposal to utilize stucco in this project should include extra details on the type of stucco being used, the application method, and treatment of windows and reveals. Please provide material boards with the next submittal (please see comment #1 under "Building Design" above for additi0onal recommendations as to how materials should be organized).

3. Color elevations should be provided for all sides of the development visible from a public right-of-way.

4. Detail section drawings should be provided for fenestration illustrating window materials, reveal depths, etc. Basic detail drawings are acceptable for Site Review with the understanding that more detailed construction drawings consistent with the Site Review materials will be required during Tech Doc. Please note that use of vinyl window/ door assemblies is strongly discouraged, and that specific make and model will need to be approved through Site Review.

5. As mentioned in the initial reviewer comments, renderings will ultimately become a part of the approved plan set, if approved, and should thus be as accurate as possible. There are several renderings that are either inconsistent with the elevation drawings or else lacking appropriate detail.

6. Please provide a detail for the proposed "semi-open" fence surrounding the open space to the north of the mess hall

building.

7. There are discrepancies between the rendering of Building A shown on Sheet A-4.12 and the elevations shown on Sheets A-4.03 and A-4.04. Specifically, the rendering of the west elevation of Building A shows composite siding in the recessed deck areas, where the elevation appears to show all of the deck areas being treated with stucco. Similarly, the rendering depicts a wood shade screen wrapping around the northwest corner of the building, which is not shown on the elevations. Finally, the elevations show composite siding on the eastern two thirds of the north elevation, while the rendering appears to show a change to masonry at the on the east side of the north elevation. Please clarify the proposed material treatment and revise the plans accordingly. Staff finds that in terms of architectural quality, it would be preferable to reduce the overall number of materials shown on Building A, and recommends removing the stucco and continuing the masonry into the recessed areas on the west elevation.

8. Referencing the same sheets as Comment #6 above, there are also discrepancies between the renderings and elevation drawings for Building F. Please revise accordingly. In addition, as discussed in Comment #2 above, please be sure to delineate the different varieties of masonry proposed.

9. Per the elevations shown on Sheet A-4.04 and A-4.05, Townhouses U and P appear to be exceeding the maximum allowable height. Please clarify whether or not a height modification is in fact being requested.

10. Sheet A-4.05 incorrectly shows Zamia St. to the north of Townhouse U. Please revise.

11. The elevations shown on Sheet A-4.06 contain several mistakes and/or inconsistencies that require clarification. Specifically, certain materials appear to be labeled incorrectly (i.e., Building H) while other materials are not labeled at all.

12. Please correct the spelling of “Zamia” on Sheet A-4.07.

13. Sheet A-4.08 includes numerous labeling errors. Please be sure that labels are in the correct location and reference the correct material.

14. Please correct the description of the first rendering on Sheet A-4.13 to read “view from 13th Street looking southwest…”

Utilities, Scott Kuhna, 303-441-4071

1. The plans show individual wastewater service lines for the proposed townhomes, but only show one domestic water service line for each cluster of townhomes. If these are true townhomes (each unit having its own subdivided lot) then each unit must have one domestic water service, one fire service, and one wastewater service. Revisions are required. Lot lines for each individual unit’s property must also be shown on the plans.

2. The propose wastewater main south of Building “S”, Building “T”, and Townhome “U” does not meet city requirements for maintenance access. The wastewater main in 14th Street should be extended to the north and then west into Block 4 to serve Townhome “U” and Building “T”. Building “S” can be served by the wastewater main in 13th Street. Townhome “V” and Building “Q” could then be served by this revised wastewater main location.

3. The wastewater service for Townhome “N” can tie into the wastewater main directly to the north in Block 3. Then, based on changes to the wastwater main alignment in note #2 above, the proposed wastewater main in Zamia Av east of 13th would not be necessary. This would free up room for the required domestic water services noted in comment #1 above.

4. Per Section 6.08(4) of the City of Boulder *Design and Construction Standards (DCS)* wastewater services shall be installed perpendicular to the collection main for that portion of the service line that is located in the public right-of-way or public easement. Revisions to several of the wastewater services to Townhome “O” and Townhome “V” are required.

5. The proposed wastewater service line alignment for Building “B” is shown crisscrossing the domestic water service and fire service lines for Building “C” (and a private storm sewer) which does not meet separation requirements of Table 4-1 of the *DCS*. Building “C” can be served by the water main in Zamia Av to eliminate the water service conflicts.

6. Per Section 4.03(B)(7) of the *DCS* the Utility Plan is required to show the location, <u>type and size</u> of all existing and <u>proposed</u> utility mains and services. Revise accordingly.

7. The plans show three (3) water valves at most of the tee connections. Only two (2) valves shall be installed at tee-type connections per Section 5.08(C)(1) of the *DCS*.

8. The plans show a tee to the west adjacent to a tee to the east on the water main in 13th Street northwest of Building "S". These two tees need to be replaced with a cross (with 3 valves).

9. The proposed in-line valve for the fire hydrant tee east of Building "E" should be moved to the south side of the valve.

10. The proposed in-line valve for the fire hydrant tee south of Building "D" should be moved to the east side of the valve.

11. The plans show two (2) fire hydrants within 80 feet of the each other to the east of Building "E", and two (2) fire hydrants within 60 feet of each other at the intersection of 14th Street and Zamia Ave. The applicant should coordinate with Dave Lowrey at 303-441-4356.

12. It is not clear on the plans how the proposed wastewater main in 13th Street will connect to the existing wastewater main in 13th Street to the south. Revise as necessary.

13. It is not clear why the proposed fire service line for Building "J" (which fronts on 13th Street) is shown running west of 13th, north in a drive aisle, and east approximately 170 feet into the back of the building.

14. Per previous comments from city staff, trees proposed to be located within the public right-of-way or easements must be located a minimum of 10 feet away from existing or future utilities in accordance with Section 4.04(A)(5) of the *DCS.*
    - The existing fiber optic and gas lines in the eastern side of Broadway appear to conflict with the proposed street trees. (The applicant may contact the owners of private utilities to determine if the proposed separation is acceptable.)
    - Proposed street trees (3) southeast of Building "D" – Proposed storm drainage main in 13th Street
    - Proposed street trees (3) west of Building "Q" – Proposed wastewater main in 13th Street
    - Proposed tree southwest of Building "I" – Proposed private storm drainage line
    - Proposed street tree southeast of Building "I" - Proposed private storm drainage line

15. The Forecast Wastewater Discharge sheet in the appendix of the *Utility Report for Armory Community (Utility Report)* shows a total discharge from all Boulder Armory buildings to surrounding systems to be 241,400 gallons per day (gpd). The Worksheet for Circular Channel for 6-inch and 8-inch wastewater main sheets in the appendix use a discharge of 200,000 gpd. Clarifications or revisions are required. It should be noted that based on a discharge of 200,000 gpd both the 6-inch and 8-inch mains are 50% full which is the maximum

III. INFORMATIONAL COMMENTS

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

1. At time of technical documents review, staff will review the curb radii at the intersection of Broadway and Zamia Avenue to look at the feasibility of reducing the curb radii.

Drainage, Scott Kuhna, 303-441-4071

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

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. All inlet grates in proposed streets, alleys, parking lot travel lanes, bike paths, or sidewalks shall utilize a safety grate approved for bicycle traffic.

5. A construction stormwater discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment. (http://www.cdphe.state.co.us/wq/PermitsUnit/SWConstructionApplication.pdf)

6. An Erosion Control Permit is required and must be obtained from the City of Boulder for projects disturbing more than 1 acre of land. Please see the Erosion Control Permit application form.

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.

Miscellaneous, Scott Kuhna, 303-441-4071
1. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. The steps for obtaining the proper approvals are as follows:

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality monitoring is required.
   Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a copy of the Colorado Department of Public Health and Environment (CDPHE) permit application. The written request should include the location, description of the discharge, and brief discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364
   Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.
   Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

   For further information regarding stormwater quality within the City of Boulder contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.

2. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

Utilities, Scott Kuhna, 303-441-4071
1. The applicant is advised that any proposed street trees along the property frontage may conflict with existing utilities, including without limitation: gas, electric, and telecommunications, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.

2. Final utility construction drawings will be required as part of the Technical Document Review process (which must be completed prior to building permit application). All existing and proposed "dry" utilities (Xcel, Comcast, Century Link, etc.) will need to be included on the plans.

3. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.

4. Utility easements will be required to be dedicated for all water meters located outside of the public right-of-way.

5. All fire hydrants and public water lines will need to be located within public utility easements.

6. All new and existing electrical utilities shall be located underground in accordance with Section 9.20(A) of the *DCS.*

7. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

8. 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.

9. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.

10. 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.

11. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

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

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

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

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

    d. The approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

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

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

IV. NEXT STEPS

Once the comments below have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided following review of the revised plan set.

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.bouldermandevelop.net

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**April 22, 2016**
CASE MANAGER:	**Chandler Van Schaack**
PROJECT NAME:	**THE ARMORY COMMUNITY**
LOCATION:	**4750 BROADWAY**
COORDINATES:	**N09W06**
REVIEW TYPE:	**Site and Use Review**
REVIEW NUMBER:	**LUR2015-00012**
APPLICANT:	**BRUCE D DIERKING**
DESCRIPTION:	**SITE AND USE REVIEW (COMPLEX) - "The Armory Community" - Revised Plans for the redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. The applicant is requesting a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards,"**
  - **21% parking reduction to allow for 299 parking spaces where 375 are required.**

I. REVIEW FINDINGS

Staff acknowledges the applicant's efforts to address many of the previous review comments. In particular, the building architecture along Broadway and generally within Blocks 1 and 2 has improved significantly. While staff understands that the intent of the proposed design guidelines is to allow for some flexibility in the design of the units on the RMX-2 portion of the site while ensuring a consistent level of quality, there are significant issues with the current design guidelines as proposed in terms of usability, code compliance and future process implications. Please see the staff comments below for additional information.

Once the comments noted herein have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

II. CITY REQUIREMENTS

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

1. On Sheet A-1.02, please revise the plan sheet to remove the engineering variances because engineering variances are not part of the site review approval process.
2. On Sheet A-3.03, the site plan needs to be revised for Block 2 to show six additional short-term bicycle parking spaces consistent with the data provided on Sheet A-3.03.

3. Per previous comment and pursuant to section 9-9-6(g)(3)(B), B.R.C. 1981, please revise the site plans to provide short-term bike parking in the area on the south side of Building "M".

4. On Sheet A-5.01, the underground (structured) parking needs to show the structural columns because the columns will impact the parking layout and number of parking spaces as currently shown on the site plan sheet.

5. On Sheet A-5.08, please revise the sheet to show or correct the following: (1) revise the sheet to show the dimensions of the tuck-under parking in order to verify the dimensions and backing distances are in compliance with the Boulder Revised Code and to ensure structural columns are not encroaching within the parking spaces; (2) revise the sheet to move the curb-and-gutter in order to provide an eight-foot width for the accessible parking space at building "k"; (3) show the separation being provided between the long-term bike parking and the parking stalls in order to determine if the separation width is adequate or if bumper guards are needed in order to maintain access to the long-term term bike parking and (4) correct the discrepancy between the 24' label being shown for the backing distances and actual distance being scaled which is less than 24-feet.

6. On Sheet A-5.13, please revise the sheet to show or correct the following: (1) the dimensions of the tuck-under parking in order to verify the dimensions are in compliance with the Boulder Revised Code and to ensure structural columns are not encroaching within the parking spaces; (2) to provide 24-feet of backing distance or each parking space; (3) to show the separation being provided between the long-term bike parking and the parking spaces in order to determine if the separation width is adequate or if bumper guards are needed to maintain access to the long-term term bike parking and (4) to demonstrate the western most parking space is accessible (entry and exit) given the adjacent uses and obstructions.

7. On Sheet A-5.18, please revise the sheet to show or correct the following: (1) the dimensions of the tuck-under parking in order to verify the dimensions are in compliance with the Boulder Revised Code and to ensure structural columns are not encroaching within the parking spaces; (2) provide 24-feet of backing distance or each parking space and (3) show the separation being provided between the long-term bike parking and the parking stalls in order to determine if the width is adequate or if bumper guards are needed to maintain access to the long-term term bike parking.

8. On Sheet A-5.18, staff does not concur with using the Type "B" long-term bike racks at building "T" because there is not enough separation between the bicycle racks and the parking spaces to provide access to the bike racks as well as maneuverability. Please revise the sheet to use another type of bike rack for the long-term bike parking.

9. Pursuant to previous comments, please revise the typical roadway section for Lee Hill Road and the layout sheet to provide an 11-foot travel lane for eastbound Lee Hill Road along with an eight-foot wide detached sidewalk and revise the width of the public access easement to be dedicated along Lee Hill Road.

10. In support of the parking reduction and the project's TDM Plan, please revise the site review package to include the installation of a standard RTD transit shelter for the transit stop on southbound Broadway. Staff supports the other transit stop amenities being proposed for the transit stop.

11. Pursuant to the project's TDM Plan, please revise the architectural plans to show the location of the collective bike tool/repair spaces and storage for bike trailers near the long-term bike parking.

12. Staff can support a parking reduction for this site; however, there is not enough information, shown either on the site plans or in the TDM Plan, to understand the impacts of the requested parking reduction on each block or how the parking will be managed on the site. Please revise the site plans to show the vehicle parking reductions being requested for each block and revise the project's TDM Plan provide additional discussion on how the parking will be managed between the site blocks and between the different land uses on the site.

13. In support of the site review criteria for circulation as outlined in section 9-2-14(h)(2)(D), B.R.C. 1981, please revise the area of the concrete pads and increase the spacing of the bicycle "u" racks to accommodate bikes with trailers where bike parking is provided at the parks and the Armory.

14. Staff will provide review comments on the Traffic Impact Study to the traffic consultant by Tuesday, April 26th.

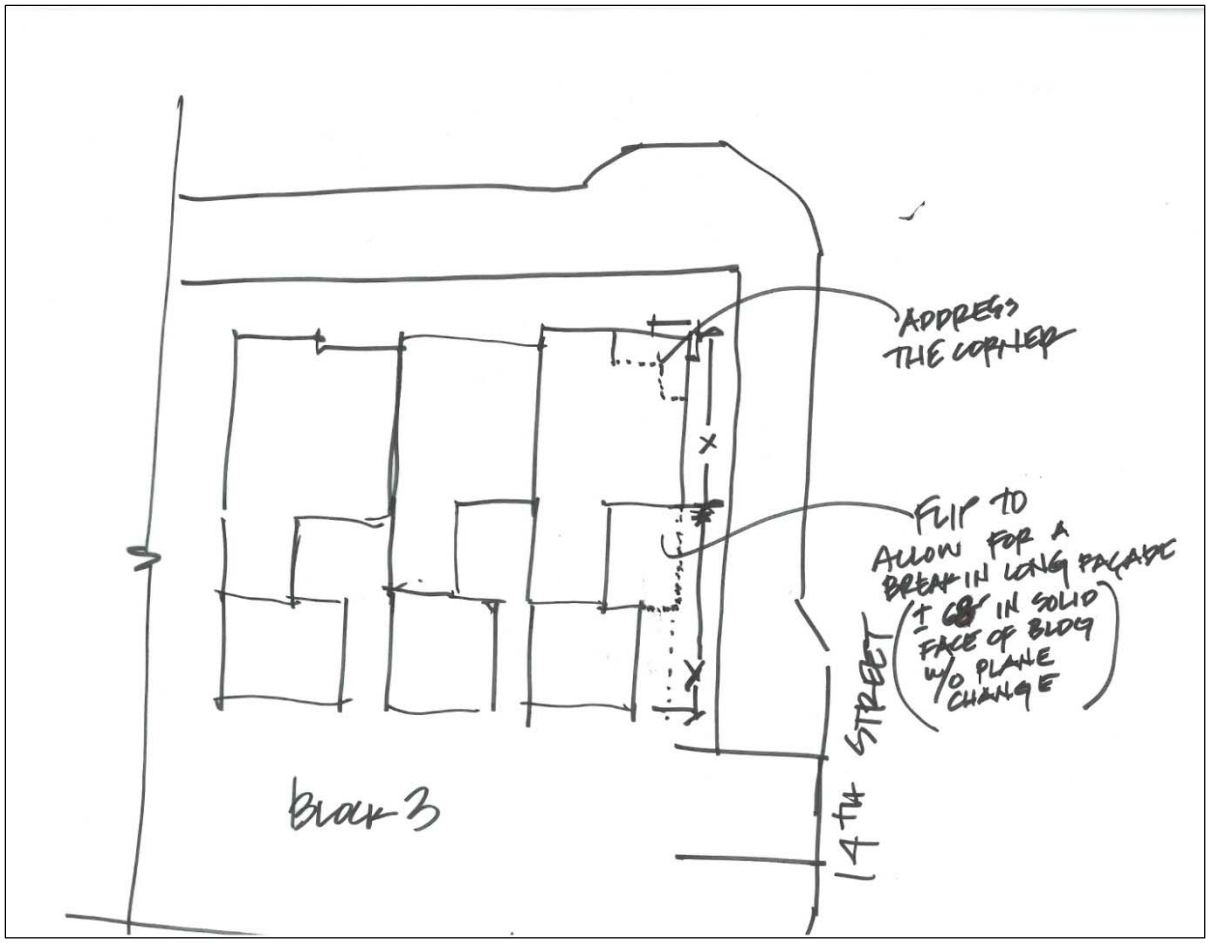
Building Design, Kalani Pahoa, Urban Designer, 303-441-4248

1. Delineate the general materials to correspond with the individual buildings, e.g. Master Materials List indicates masonry in general whereas detail is needed to confirm brick sizing, finish, etc. This applies to other materials on the list including composite siding, type of stucco and finish, paint finish, stone, window material and finish, etc. Provide a material sample board.

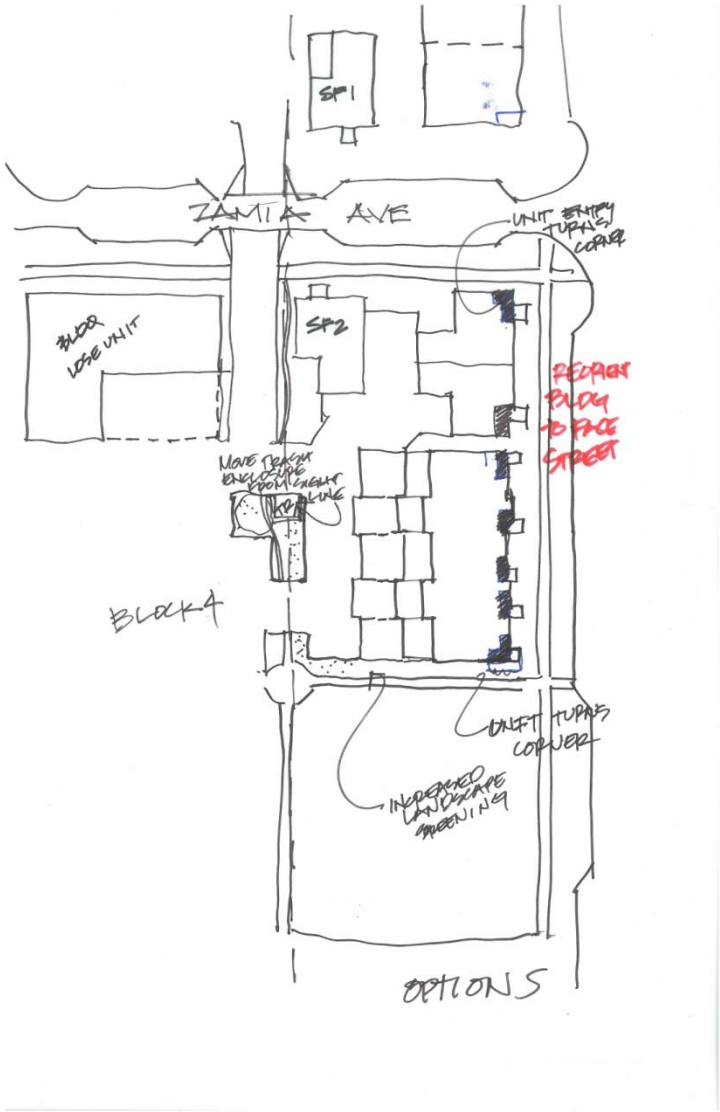
2. Provide corrections to the Materials List on assorted sheets, e.g. A-4.10: items A9, A15, A17, A18 indicate decision for "???". Please confirm material selection or if keynote is not used, please indicate as such. In addition, please make

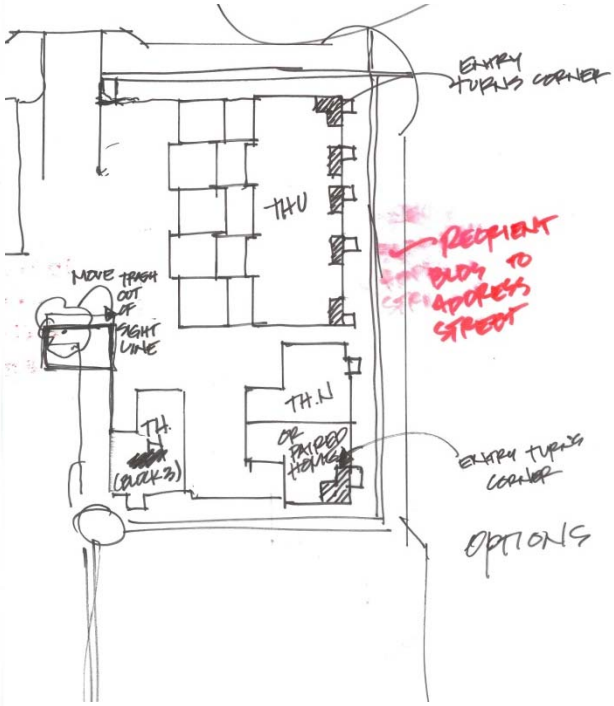
a correction to the A-4.08: items A3-A5. Note A3 is indicated as a standing seam metal roof but placed on an apparent wall finish of stucco on the elevations. Please clarify and correction keynotes in regards to composite panels, siding, and other materials on the elevations.

3. As mentioned during the DAB meeting, Building B at grade residential entries.
4. Staff is supportive of the dark finish vinyl windows as indicated on the drawings. For informational purposes, please be aware of the elevation constraints obtaining dark finish vinyl windows and the environment performance impacts and cost associated.
5. Please provide window/wall sections indicating the typical set of the windows with dimensions from the finish face of the façade material to the exterior window frame. This is of particular importance in relation to windows set in the stucco facades.
6. Please address the discrepancy between the site plan/first floor plan A-4.01 Building T and the elevation on A-4.05. Entries are not illustrated as proposed in the plan.
7. Provide additional building elevations for Block 3, Buildings O & N, or provide conceptual elevations in the design guidelines as to address items addressed in the "Plan Documents" section below.
8. As mentioned during the DAB meeting, creating defensible space with the entries to residential units along the street frontage is desirable. Please address the defensible space of residential entries on Building B, Building F, etc. In addition, the perspective of the Building B does not correspond with the elevation on Sheet. A-4.03. Ideally, residential entries, not correlated with a commercial or live/work use, will be elevated.
9. Provide additional details on the building balconies including indicating the material enclosing the floor joists on balconies. Particular attention will be paid to the recessed/half recessed balconies not of the fully metal variety.
10. Please address building configurations for Block 3 and Block 4 in regards to the buildings and addressing the 14th Street. The following are meant as examples:
    A. Block 3 Northwest Corner: address the building façade length along 14th Street. Possible option to mirror the floor plan exposing the courtyard space on the end unit.



B. Block 4 Townhome units do not address 14th Street. The images below indicate options, but impact the alley and Building Q. Staff suggests the design team confer and present alternate options consider these factors to address the 14th St. edge and transition to Holiday.





Fees
Please note that 2016 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.

Irrigation and Ditches, Scott Kuhna, 303-441-4071

1. The applicant will be required to provide preliminary approval from the Silver Lake Ditch Company and the Armory Lateral prior to approval of the Site Review. Final written approval will be required prior to Technical Document Review approval. The applicant is advised that revisions to any approved city plans necessary to address ditch company requirements may require reapplication for city review and approval at the applicant's expense.
2. Building “H” and Building “G” are shown to be encroaching into the proposed 15-foot wide Irrigation Easement along Broadway. Written approval from the Silver Lake Ditch Company allowing the encroachments will be required prior to Technical Document Review approval.
3. Building “D” is shown to be encroaching into the proposed 15-foot wide Irrigation Easement along Zamia and 13th Street. Written approval from the Silver Lake Ditch Company allowing the encroachments will be required prior to Technical Document Review approval.

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

1. Prior to signing the Development Agreement (if approved) and upon request of the Project Manager, the Applicant will be required to provide the following:

   a) An updated title commitment current within 30 days of signing the agreement; and

   b) Proof of authorization to sign on behalf of the owner.

2. Vested Rights

   Please note that pursuant to section 9-2-19(b), "*Establishing a Vested Property Right,*" In order to establish a vested property right as defined in § 24-68-102(5), C.R.S., for a site specific development plan, the applicant shall meet all of the following requirements (underline added for emphasis on publication requirements):

   (1) *Public Hearing Required: For those site specific development plan approvals not requiring a public hearing before the planning board, the applicant shall request, in writing, that its application be referred to the planning board for hearing under the city manager's discretionary power pursuant to paragraph 9-2-7(b)(1), B.R.C. 1981. The city manager will refer any such requested application to the planning board for public hearing pursuant to Subsection 9-4-4(d), B.R.C. 1981.*

   (2) Elements of Plans to Be Vested: The applicant shall state clearly in its application those specific elements of the plan in which the applicant seeks to create vested rights, including, without limitation, type of use, density, building height, building footprint location and architecture.

   (3) Notice of Approval: If a site specific development plan is approved by the planning board, the applicant shall cause a notice advising the general public of the site specific development plan approval and the creation of a vested property right to be published in a newspaper of general circulation no later than fourteen days following final approval. Further, the applicant shall provide the city manager with the newspaper's official notice of said publication no later than ten days following the date of publication.

   (4) Compliance With Conditions of Approval: The applicant shall meet and maintain all conditions of final approval for the site specific development plan.

Plan Documents, Chandler Van Schaack, 303-441-3137 and Kalani Pahoa, Urban Designer, 303-441-4248

The design guidelines, while improved over the initial submittal, still present significant issues in terms of their usability as a regulatory document and consistency with the primary site review plans and land use code. Please see comments below for staff's recommended changes to the guidelines.

1. The design guidelines are largely inconsistent with the primary plan set as shown. Staff finds that it is not appropriate to show the previous iteration of the townhome units on Blocks 3 and 4 within the guidelines or on the main plan set, especially since many aspects of the previous iteration are not supportable under the proposed design guidelines (for example, the guidelines require main unit entrances to face the street while the southern units shown on Block 4 face the open space, the guidelines indicate that RMX-2 development should consist of single-unit lots but several of the proposed townhomes are shown without frontage, etc.). If the applicant intends to subdivide the RMX-2 portion of the lot, that subdivision should take place as part of the greater subdivision of the Armory property rather than in a piecemeal fashion after the fact. This will allow access and circulation to be finalized through this process, which is highly preferable to leaving it up to the future developer of the site. This will also allow for basic building envelopes to be created now, which will allow the applicant to accurately calculate open space and generate accurate massing models for review by the Planning Board. The proposed lot configuration should be shown on the site review plans and should clearly show the building envelope and any additional relevant site requirements. The design guidelines should then simply contain one image of the proposed subdivision/ site plan, and refer to the primary plan set for details.

2. Please remove any process steps that do not pertain directly to a city review process. Sections 2.1 through 2.9 can be summarized as "Any submittal for Technical Document Review and/or building permit by the Master Developer Design Team shall include written indication by the Master Developer that the proposed design has been reviewed and found to be consistent with the intent of the Design Guidelines."

3. Section 3.1: Please remove any language that is not descriptive of existing neighborhood characteristics surrounding the site. Do not include any language pertaining to the intended design character of the Armory development, as that is to be covered in the following section (the next section should be titled "Architectural Intent Statement" and should include much of the language currently found in section 7.1). Please label photos with the corresponding neighborhood. Please add photos and a description of the Holiday Neighborhood to the east as it interacts with the east side of the Armory site. The applicant may wish to add quotes from the North Boulder Subcommunity Plan to help describe the intended character of the surrounding area.

4. Move the general architectural intent statement to the section following the description of the surrounding area.
5. Remove section 5.1, “Development Areas,” as it does not pertain to the design of the units and is confusing/ inaccurate in its descriptions of improvements.
6. Remove section 5.2, “Neighborhood Connections,” as it does not contain any specific requirements or design considerations. Further, as discussed above, ideally the subdivision of the RMX-2 zone will occur concurrent with the remainder of the development, in which case any required connections will likely be constructed prior to construction of the RMX-2 units.
7. Section 6.1 should be simplified so that it only shows a site plan and refers to the appropriate plan sheet(s) for details. As discussed above, staff finds that the overall lot layouts, including orientation, building envelopes, access and circulation, etc., should be determined through this review and then shown consistently across all plan documents. Staff does not concur that subdivision of the RMX-2 portion of the lots should be completed at a later time, or that the design guidelines should be the primary regulatory document with regards to issues of site design. Overall, the guidelines should be revised to remove the sections pertaining to allowable unit density, lot sizes and layouts, and any other site planning factors not directly related to building design.
8. Currently, while the guidelines discuss providing multiple dwelling unit types, the types of units listed do not necessarily meet the intent of the RMX-2 zone district to “have a mix of densities…(and) housing types,” and the only unit type discussed in detail is townhouses. For the purposes of determining compliance with section 9-8-4, B.R.C. 1981, the applicant should consider the following as acceptable housing types: townhouses, detached dwelling units, duplexes, flats and apartments. In addition, specific design guidelines should be provided for each anticipated or planned unit type.
9. There are several sections of the guidelines that appear to conflict with the land use code. Specifically, section 7.5 allows for garages to be 2 stories, whether attached or detached, with rooftop patios, where section 9-7 of the land use code limits detached accessory structures to 20 feet in height and includes specific height calculations for different types of attached buildings (section 9-7-5(d), B.R.C. 1981). In addition, section 7.7, “Setbacks,” includes the setbacks for attached dwellings in the RMX-2 zone but would be considered a modification to the setback standards for detached residential units. It is also unclear whether the setbacks included in the guidelines take into account the 25’ drainage easement encumbering the east side of Block 4. Section 7.8 also allows for a variety of setback encroachments that are not allowed by the land use code (overhangs, shade shelves, canopies and awnings). Overall, if the intent of the guidelines is to follow city regulations without requesting modifications, then the guidelines should just refer to the applicable city code sections as needed or else describe the requirements using the same language found in the land use code (i.e., describe setbacks from property line rather than back of curb). Any requests for modifications to the land use code must be clearly called out in both the guidelines and the primary plan set.
10. Following the “Surrounding Neighborhood Characteristics” and “Architectural Intent Statement” sections, please group relevant sections of the guidelines into the following categories:
    a. Site Layout (should include site plan corresponding to main plan set depicting setbacks, building envelopes, lot configurations, parking stalls/garages, general access and circulation, etc., and should include specific layouts for at least two anticipated unit types)
    b. Building Form
    c. Building Details (e.g. windows, shadow lines, material transitions)
    d. Building Materials
    e. Landscaping/ Open Space
11. On Sheet L4.0 it states that the detention pond at the southeast corner of the site is not included in the open space calculation; however, the guidelines indicate that the open space requirement is inclusive of the detention pond tract. Please revise the guidelines to clearly state that each lot must provide the minimum 15% required open space. Also, this section should clearly state that all open space is required to meet the open space standards found in the land use code.
12. Please remove the RMX-2 building low point information from Sheet A-3.04.
13. If the intent is to allow for any number of bedrooms per unit in the RMX-2 zone, then the parking information and parking reduction request included in the application materials should reflect the maximum possible parking requirement. Please revise the RMX-2 data table on Sheet A-4.16 to reflect the maximum number of bedrooms and adjust the parking information accordingly.
14. Illustrate the north elevation of the proposed pool enclosure and check for consistency in the call outs and

elevations. Sheet A-5.07 shows the CMU block; the notes on sheet A-5.05 call out a smooth cementitious finish; the colored elevation on sheet A4.04 does not include it at all. The east elevation on sheet A4.07 does include it, but it is neither CMU nor smooth. The area between the wall and adjacent sidewalk appears to have the required 18-inch separation, but does not call out any material for the space. Clarify the intent.

Utilities, Scott Kuhna, 303-441-4071

1. The plans show a proposed wastewater manhole approximately 5 feet from an existing wastewater manhole on the south end of 13th Street. The proposed manhole should be eliminated and the wastewater main should connect to the existing manhole.
2. It is not clear why there is an extra wastewater manhole southwest of Building "D" and a bend in the wastewater main connecting to the line in Zamia Ave. Additionally, the extra manhole appears to conflict with the proposed irrigation line. Revisions are required.
3. The domestic water service tap for Building "D" is shown directly under the proposed irrigation line crossing 13th Street. Relocation of the service tap is required.
4. Per previous comments from city staff, trees proposed to be located within the public right-of-way or easements must be located a minimum of 10 feet away from existing or future utilities in accordance with Section 4.04(A)(5) of the DCS.
   - The existing fiber optic and gas lines in the eastern side of Broadway appear to conflict with the proposed street trees. (The applicant may contact the owners of private utilities to determine if the proposed separation is acceptable.)
   - Proposed trees (4) east of Building "T" – Proposed storm drainage lines
   - Proposed tree south of Building "O" – Proposed fire service line
   - Proposed tree southeast of Building "B" – Proposed private storm drainage line and manhole

III. INFORMATIONAL COMMENTS

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

1. At time of technical document submittal, please revise the two curb ramps on 13th Street north of the off-set so that the curb ramps are aligned with each other. This will involve shifting the curb-ramps to the north and possibly reduce the width of the drive aisle and the tightening the corner radii.
2. Additional design revisions will be required for the Zamia east vertical profile if the grade break at Station 30+00 where Zamia intersects with 13th Street exceeds 1%.
3. At time of technical document review staff will evaluate the requirement to provide drainage inlets at the intersections rather than cross-pans as proposed should the slope or the depth of the flow line of the cross-pan exceed what is shown in Technical Drawing 2.03 of the City's Design and Construction Standards.

Drainage, Scott Kuhna, 303-441-4071

1. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the *DCS.*
2. The Final Drainage Report and plans will need to show how storm water for the minor and major events will be conveyed to the proposed detention/water quality pond if storm sewer inlets are clogged.
3. It is not clear if roof drains for the proposed buildings will be tying into the storm sewer or not. Clarification at time of Technical Document Review.
4. 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.
5. 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.
6. All inlet grates in proposed streets, alleys, parking lot travel lanes, bike paths, or sidewalks shall utilize a safety grate approved for bicycle traffic.

7. A construction stormwater discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment. (http://www.cdphe.state.co.us/wq/PermitsUnit/SWConstructionApplication.pdf)

8. An Erosion Control Permit is required and must be obtained from the City of Boulder for projects disturbing more than 1 acre of land. Please see the Erosion Control Permit application form.

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.

Miscellaneous, Scott Kuhna, 303-441-4071
1. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. The steps for obtaining the proper approvals are as follows:

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality monitoring is required.
   Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a copy of the Colorado Department of Public Health and Environment (CDPHE) permit application. The written request should include the location, description of the discharge, and brief discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364
   Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.
   Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

   For further information regarding stormwater quality within the City of Boulder contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.

2. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

Utilities, Scott Kuhna, 303-441-4071
1. The applicant is advised that any proposed street trees along the property frontage may conflict with existing utilities, including without limitation: gas, electric, and telecommunications, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.

2. Final utility construction drawings will be required as part of the Technical Document Review process (which must be completed prior to building permit application). All existing and proposed "dry" utilities (Xcel, Comcast, Century Link, etc.) will need to be included on the plans.

3. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.

4. Utility easements will be required to be dedicated for all water meters located outside of the public right-of-way.

5. All fire hydrants and public water lines will need to be located within public utility easements.

6. All new and existing electrical utilities shall be located underground in accordance with Section 9.20(A) of the DCS.

7. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

8. 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.

9. Maintenance of sand/oil interceptors and all private wastewater and storm sewer lines and structures shall remain the responsibility of the owner.
10. 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.
11. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.
12. The applicant is advised that at the time of building permit application the following requirements will apply:
    a. The applicant will be required to provide accurate proposed plumbing fixture count forms to determine if the proposed meters and services are adequate for the proposed use.
    b. Water, wastewater and storm Plant Investment Fees and service line sizing will be evaluated.
    c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.
    d. The approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.
13. All water meters are to be placed in city right-of-way or a public utility easement, but meters are not to be placed in driveways, sidewalks or behind fences.
14. Trees proposed to be planted shall be located at least 10 feet away from existing or future utility mains and services.

IV. NEXT STEPS

Once the comments noted herein have been addressed, please re-submit **seven (7) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and traffic study), **two (2) half-sized, bounded hard copies and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month. Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov with any questions or to set up a meeting prior to resubmittal.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided following review of the revised plan set.

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.bouldermandevelop.net

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**June 3, 2016**
CASE MANAGER:	**Chandler Van Schaack**
PROJECT NAME:	**THE ARMORY COMMUNITY**
LOCATION:	**4750 BROADWAY**
COORDINATES:	**N09W06**
REVIEW TYPE:	**Site and Use Review**
REVIEW NUMBER:	**LUR2015-00012**
APPLICANT:	**BRUCE D DIERKING**
DESCRIPTION:	**SITE AND USE REVIEW (COMPLEX) - "The Armory Community" - Proposal to subdivide into four blocks, through a two-phased process. Phase I includes blocks 1 & 2, comprising the western portion of the site, to include preservation and adaptive re-use of the existing Armory Mess Hall, together with construction of three new buildings with subgrade parking and surface plazas. Phase II includes blocks 3 & 4, comprising the eastern portion of the site, to include 45-65 residential units.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards,"**
  - **23% parking reduction to allow for 261 parking spaces where 339 are required.**

I. REVIEW FINDINGS

Minor corrections to the plan set are required. Once the corrections noted herein have been made, please re-submit two (2) full-sized plan sets as well as digital copies of the plans in pdf form directly to Karl Guiler, who will be acting as Case Manager for the remainder of the process. Please note that the Planning Board hearing date for this project has been scheduled for Aug. 4, 2016. Please deliver seven (7) half-sized hard copies of the final corrected plan set to the Case Manager no later than Friday, July 29 for distribution to the Planning Board.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417
Pursuant to previous comments, please revise the site plans to label / show where the storage will be provided for bike trailers as discussed in the project's TDM Plan.

Fees
Please note that 2016 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3020
1. The Applicant will be required to sign a Development Agreement, if approved. When staff requests, the Applicant shall provide the following:
   a) an updated title commitment current within 30 days; and
   b) Proof of authorization to bind on behalf of the owners.

Plan Documents
1. If the applicant is requesting a Phasing Plan to allow for the construction of the project to occur in phases, then a phasing plan must be provided which clearly specifies the time frame for each phase of the development. Staff recommends incorporating the requested phasing plan into the Project Narrative on Sheet A-1.02.

III. INFORMATIONAL COMMENTS

Drainage, Scott Kuhna, 303-441-4071

1. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the *DCS.*
2. The Final Drainage Report and plans will need to show how storm water for the minor and major events will be conveyed to the proposed detention/water quality pond if storm sewer inlets are clogged.
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5. 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.
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2. Building “H” and Building “G” are shown to be encroaching into the proposed 15-foot wide Irrigation Easement along Broadway. Written approval from the Silver Lake Ditch Company allowing the encroachments will be required prior to Technical Document Review approval.
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   - The existing fiber optic and gas lines in the eastern side of Broadway appear to conflict with the proposed street trees. (The applicant may contact the owners of private utilities to determine if the proposed separation is acceptable.)
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    c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.

d. The approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

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

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

IV. NEXT STEPS

Once the corrections noted herein have been made, please re-submit two (2) full-sized plan sets as well as digital copies of the plans in pdf form directly to Karl Guiler, who will be acting as Case Manager for the remainder of the process. Please note that the Planning Board hearing date for this project has been scheduled for Aug. 4, 2016. Please deliver seven (7) half-sized hard copies of the final corrected plan set to the Case Manager no later than Friday, July 29 for distribution to the Planning Board.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided with the Planning Board packet.

VI. Conditions On Case

Draft conditions of approval will be forwarded prior to the Planning Board hearing.

FOX TUTTLE HERNANDEZ
TRANSPORTATION GROUP

MEMORANDUM

To: Armory Land Investors, LLC

From: Steve Tuttle, PE, PTOE and Cassie Slade, PE

Date: May 13, 2016

Project: North Boulder Armory Redevelopment

Subject: Transportation Demand Management Plan - Updated

The North Boulder Armory Redevelopment proposed to develop 200 residential units (182 rentals and 18 for sale) and 8,400 square feet (SF) of retail/restaurant use located at the southeast corner of the Broadway and Lee Hill Drive intersection. In accordance with the City of Boulder site review process, a Transportation Demand Management (TDM) Plan is required which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

The 8.5 ± acre project is located in an urban, mixed-use environment and will take advantage of nearby pedestrian, bicycle, and transit connections. Currently, there are on-street bike lanes on both sides of Broadway, Lee Hill Drive, and Yarmouth Avenue. These lead to other city and regional bike facilities. The site is surrounded by residential neighborhoods that will have the opportunity to walk or bike to the retail/restaurants and the residents of the Boulder Armory Redevelopment site will be able to utilize the area multi-modal transportation network for off-site trips.

Regional and local bus routes can be accessed on Broadway and Yarmouth Avenue within close proximity to the project site. Broadway serves as major transit corridor with the Y, 204 and SKIP routes served directly adjacent to the site. Routes Y and SKIP travel along Broadway with bus stops adjacent to the project site. Route SKIP (Broadway) travels the length of Boulder along Broadway connecting to downtown, University of Colorado, Boulder Transit Center, two park-n-rides, and various community destinations. Route Y is a regional route between Boulder and Lyons. It travels along US 36 from the Lyons park-n-ride and enters Boulder on Broadway, ending at the Boulder Transit Center in downtown. The bus

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stops for southbound routes on Broadway are at Front Range Drive and just south of Yellow Pine Avenue. The bus stop for northbound routes on Broadway is just north of Yarmouth Avenue. The bus stops for Route 204 on Yarmouth for each direction are located just east of Broadway.

The following text discusses specific TDM measures proposed within the context of site planning and programming:

Management and Parking Strategies:

- 154 standard, 88 compact, and 19 accessible parking spaces (261 total) are proposed on-site with the Block 1 parking garage and Block 1, 2, 3, and 4 off-street surface parking areas. There will also be 84 on-street parking spaces on-site for overflow and guests. The 261 on-site parking spaces represents a reduction of 78 spaces or 23% from the required 339 spaces per City of Boulder code. It should be noted that the 18 for-sale units will also be provided 2 spaces per unit in individual garages (36 spaces). See the separate plan set and parking memo for more detail.
    - It is proposed that the parking will be unbundled and will allow the tenants to choose whether or not to include parking in their lease/purchase agreement.
    - All parking will be managed under the same HOA. The parking management will maximize use and efficiency by adapting over time. Those that choose to include parking in their lease will be allowed to park throughout the site and not restricted to their Block. They will not be guaranteed a space within the same Block as their home; however, the longest they would walk is about 600 feet (less than 1/8th of a mile).
    - The parking is all publically accessible with no assigned/reserved spaces.

Facilities and Design:

- *Bicycle Parking:* Pursuant to section 9-9-6 (8)(g)(1), B.R.C. 1981, the project is required to provide 277 long-term, covered bike parking spaces and 99 short-term parking spaces (376 total). The site plan provides for 282 long-term, covered and 124 short-term bike parking spaces (406 total). Thus, the project exceeds the long-term, short-term, and total parking spaces required.

  The bicycle parking spaces are distributed throughout the site to service residents and visitors. See Site Review Submittal Sheet A-3.03 for additional information.

- *Bicycle Access:* Bicycle access to the site is provided for by on-street bicycle lanes along the Broadway, Lee Hill Drive, and Yarmouth Avenue. The design of the site will facilitate connections to these facilities.

- *Bicycle Amenities*: There will be bike racks on the North Armory site that will be located appropriately as shown on the site plan. A collective bike tool/repair center will be located in Building E (in the Armory building). Storage for bike trailers will be provided in Block 1 at the Armory (Building E), Block 4 at the pocket park, and in the open space (detention area). These three locations will provide a total of 13 bike racks and 26 bike parking spaces)

- *Bus Shelter*: The transit stop on the west side of Broadway (southbound) will have a concrete pad, transit shelter, bench, trash receptacle, and two bike parking spaces (1 u-rack). This stop will be designed during technical documents. The transit stop on the east side of Broadway northbound) is an off boarding stop only and will have a concrete pad only.

- *On-Site Amenities*: The site has restaurant and retail space available, which will reduce off-site travel demands from the residents as well as encouraging non-auto trips from nearby, existing residential uses.

Incentives Strategies:

The applicant will implement an Employee Commute Trip Reduction Program to mitigate the impacts of the development on local traffic. This plan will include the following elements:

- *Employee Eco-Passes*: RTD Eco-Passes will be provided for the employees of the retail/restaurant uses.

- *Residential Eco-Passes*: RTD Eco-Passes will be provided for each apartment for a period of three years. The financial guarantee provided by the developer is as follows:

Year	Units	Pricing Zone A Cost/Unit*	Total
1	182	$98	$17,836
2	182	$108	$19,656
3	182	$119	$21,658
		Grand Total:	***$59,150***

** 10% of the cost is added in Year 2 and 3 to account for possible increases to Eco Pass prices*

For the 18 townhome units, Neighborhood Eco Pass (NECO) program participation is proposed; the developer will create a NECO Pass participation program sufficient for a period of three years for each of the 18 proposed units. Homeowners will reimburse the developer of the costs at the time of sale.

- *Transportation Information Center*: The applicant will maintain a Transportation Information Center at the worksite. This center can take a variety of forms, but must serve as means to providing employees with important travel information including transit maps and schedules, bicycle maps, local and regional marketing campaigns, and information on the commute benefits provided to employees.

- *B-Cycle Bike Share Program*: At this time the B-Cycle network does not extend to north Boulder. If the program is to expand to north Boulder in the future, this site may be a good candidate for a bike share station.

Marketing Strategies:

- *Walk and Bike Month* takes place in June and is organized by GO Boulder and Community Cycles, a local non-profit that promotes a culture of cycling in Boulder. For at least the first 2 years following its opening for business, the applicant will host a Bike to Work Day Breakfast Station and will actively encourage employees to register and participate in Bike to Work Day (June) or Winter Bike to Work Day (January).

- *Orientation packets*: Applicant will provide Go Boulder Orientation Packets to residents and employers that will include bus/bike maps and other information on transportation projects.

- *TDM Plan evaluation*: Applicant will facilitate the distribution of GO Boulder-provided periodic surveys of resident and employee travel behavior to evaluate the TDM Plan. The survey is designed to collect anonymous travel information and takes less than 10 minutes to complete.

/CRS