CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: August 20, 2015
TIME: 6 p.m.
PLACE: 1777 Broadway, Council Chambers

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**
   The October 2, 2014 Planning Board meeting minutes are scheduled for approval.

3. **PUBLIC PARTICIPATION**

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

   A. Call Up Item: Minor Amendment to Approved Site Review to convert six one-bedroom units into a new community center at 3502 Nottingham Ct. (Kalmia Apartments), which includes the addition of 588 square feet on two levels. Included in the approval are new porches and decks on all ten buildings, new storage sheds for all units, updated landscaping and a relocated playground. In addition, the drive access between Nottingham Ct. and Arthur Ct. will be converted into a one-way pedestrian-oriented street. Case No. LUR2015-00023.

   B. Call Up Item: Minor Amendment to Approved Site Review for a 4,453 square foot addition to an existing building on the south side of the property at 3267 30th St. (Diagonal Court Townhomes). The addition will be used as a community center. Included in the approval are new front porches, entries, rear decks and individual storage sheds for each unit. The approval also includes updated landscaping, a new playground and community garden beds. Additionally, the existing drive lane will be converted to a one-way drive access with parking in a new configuration. Case No. LUR2015-00031.

5. **PUBLIC HEARING ITEMS**

   A. Public hearing and consideration of Site and Use Review applications for redevelopment of an approximately 1.34-acre site located at 2440 and 2490 Junction Place within Boulder Junction. Referred to as "The Commons," the proposed commercial development would consist of two, 3-4 story, 55' tall buildings totalling roughly 100,000 sq. ft. that would include professional office space, restaurant space and "flex" space intended as community gathering space. The proposal also includes 65 underground parking spaces, a proposed "mobility hub" that includes a car share program and B-Cycle Station, a central public plaza area and multiple multi-modal connections through the site. The project consists of two separate cases: LUR2015-00048 and LUR2015-00065.

   Applicant: Bill Hollicky/Coburn Architecture
   Property Owner: 2440 Junction Pl., LLC & 2490 Junction Pl., LLC

   B. Public hearing and recommendation on the Annexation and Initial Zoning for the following properties:
   1) 1385 Cherryvale Rd. (LUR2015-00061)
      Applicant/Owner: Mark and Tara Burkley
   2) 1548 Old Tale Rd. (LUR2015-00062)
      Applicant/Owner: Porsche Elaine Young Revocable Trust
   3) 5955 Baseline Rd. (LUR2015-00067)
      Applicant/Owner: Patton Lochridge

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

A. BVCP Update (Survey and Other Items)

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.

MEMORANDUM

TO: Planning Board
FROM: Sloane Walbert, Case Manager
DATE: August 17, 2015
SUBJECT: **Call Up Item:** Approval of a Minor Amendment to Approved Site Review to convert six one-bedroom units into a new community center at 3502 Nottingham Ct. (Kalmia Apartments), which includes the addition of 588 square feet on two levels. Included in the approval are new porches and decks on all ten buildings, new storage sheds for all units, updated landscaping and a relocated playground. In addition, the drive access between Nottingham Ct. and Arthur Ct. will be converted into a one-way pedestrian-oriented street. The project site is zoned Residential – High 4 (RH-4). Case No. LUR2015-00023.

Background. The subject development is owned and managed by Boulder Housing Partners. The property is comprised of four lots at the south terminus of Arthur Court and Nottingham Court, west of 28th Street and south of Kalmia Avenue in North Boulder (see vicinity map). The project site is zoned Residential – High 4 (RH-4), which is defined as *"high density residential areas primarily used for a variety of types of attached residential units, including, without limitation, apartment buildings, and where complementary uses may be allowed"* (section 9-5-2(c)(1)(F), B.R.C. 1981). In addition, the property is located in the Winding Trail neighborhood within the North Boulder Subcommunity Plan.

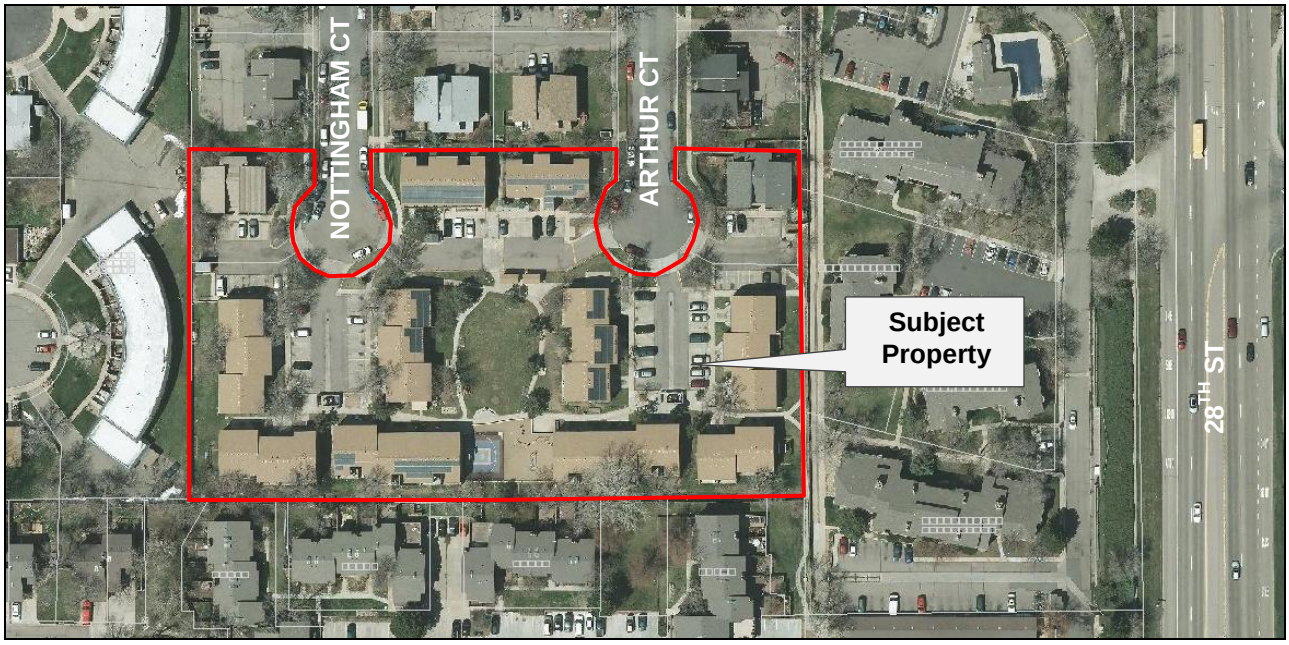

Figure 1: Vicinity Map

City records indicate that the development was approved as a Planned Residential Development (PRD) in 1970 (Sherwood Estates 1st Addition) for 55 dwelling units, which are currently being provided on the site. It does not appear that a parking reduction was considered with the original approval. However, the site is non-conforming due to parking. There is currently a 32 percent parking deficiency because 60 spaces are provided where 88 spaces are required. This level of deficiency will remain following the proposed redevelopment.

Project Proposal. The applicant is requesting the conversion of six one-bedroom units into a community center within Building 3525 of the Kalmia Apartments (refer to Figure 2). The proposal includes the addition of 588 square feet to the first and second floors of the building, which is located on the north end of the site. The 4,008 square foot community center will allow Boulder Housing Partners to provide on-site services for residents and will serve as a gathering place for the community. The proposed addition will be integrated into the existing building design with horizontal lap siding and brick veneer. Refer to architectural plans in **Attachment D**. In addition, existing building facades will be updated with new fiber cement horizontal siding. The proposal includes expanding the existing front porches for each unit to be 8 feet deep and adding wood trellises. Additional brick will be incorporated to create new separating walls for each porch. The existing rear decks will be replaced but will not be expanded. In addition, new storage sheds will be provided for each unit either at rear decks or along the end of the building (1,050 square feet total).

Figure 2: Building 3525

As a part of redevelopment, the existing access between Arthur Court and Nottingham Court will be converted to a one-way woonerf style street. The existing asphalt will be removed and accent pavers or stamped concrete will be used within the woonerf to indicate that the access is a shared space. The drive design will feature narrow access points with additional landscaping and two pedestrian crossings with accent pavers or patterned concrete to slow traffic.

Figure 3: Existing Access Drive

A new covered steel and wood bus shelter will be added adjacent to the woonerf to serve public school buses. The woonerf design and building addition will remove four parking spaces. However, the conversion of six units into a community center will reduce the required parking by six spaces. As noted above, there will be no increase to the existing parking reduction. Short-term bike parking will be provided in the form of one "u" style bike rack at the entry of each unit and four "u" racks adjacent to the community mail kiosk (57 spaces total). For long-term parking, two vertical racks are included in each proposed shed for a total of 96 long-term bike parking spaces.

The proposal includes various site improvements, including updated landscaping. The landscape plan includes removing the existing playground and adding an updated play area in the central park area. Raised garden beds will remain along the perimeter of the site and additional beds will be added south of the play area. The area currently used for a basketball court will be removed in response to neighborhood feedback

(refer to "public comment" section below). The area will be landscaped and include a new tot lot play area for small children. Trees will be planted south of the play area to act as screening to the neighboring community. The proposed redevelopment is expected to exceed twenty-five percent of the value of the existing structures and all existing unshielded exterior light fixtures will be retrofitted with shielding to prevent light trespass, in compliance with section 9-9-16(c)(1), B.R.C. 1981. New and existing trash enclosures will be screened by horizontal wood or composite planks with climbing plantings. Refer to **Attachment D** for approved plans.

Review Process. The property is subject to an approved Planned Unit Development (PUD #P-81-67). A Minor Amendment to an Approved Site Plan is required to modify the intent of the original approval and convert approved dwelling units to a community center. A Minor Site Review Amendment is subject to Planning Board call up per Land Use Code section 9-2-14(l), B.R.C. 1981.

Project Analysis: The criteria for a Minor Amendment requires an evaluation of a project with specific Site Review criteria in subsections 9-2-14(h)(2) (A), (C), and (F), B.R.C. 1981, Open Space, Landscaping, and Building Design respectively. In terms of open space, the building coverage on the property will slightly increase with the proposed additions, which effectively reduces the open space. However, the required open space has been reduced due to the decrease in dwelling units provided on the site. The total open space proposed on the site is 60,974 square feet, which is in excess of the required usable open space of 58,800 square feet (1,200 square feet per dwelling unit). In addition, the quality of the open space will be greatly improved with updated landscaping, new porches and decks, outdoor seating, and play areas. The shared pedestrian space in the woonerf will connect the central park space to the new community center. In addition, landscape improvements will update the existing dated overgrown plantings like juniper shrubs to provide a mix of low water, low maintenance and native vegetation.

Figure 3: Existing Building Entrances

Regarding building design, the area is characterized by predominantly one- and two-story residential buildings most representative of architecture in the late 1960's and 1970's. Most buildings are clad in wood or brick. Site Review criteria (F) looks at the compatibility of the proposed "height, mass and scale in the existing character of the area, or the character established by adopted design guidelines for the area." The proposed design calls for maintaining the existing brick veneer and matching the existing brick at the porches with new separating walls. Fiber cement horizontal siding will be used to update the existing siding. Staff finds that the design and materials are compatible with the surrounding neighborhood.

Refer to **Attachment C** for the site review criteria checklist.

Public Comment: Required public notice was provided in the form of written notifications of the application to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property. All public notice requirements of section 9-4-3, "Public Notice Requirements," B.R.C. 1981 were met. In addition, the notice was forwarded to the Parkside Homeowners Association for comment. In

response to the public notice, several phone calls and emails were received from neighbors regarding the proposal (refer to **Attachment B** for neighborhood correspondence). Neighbors were primarily concerned about disruptive activity along the south fence line, including objects thrown over the fence, and noise disturbances late at night. The initial proposal included an expanded basketball court and new futsol field on the south end of the site. Many neighbors had concerns that this would perpetuate disruptive activity in this area. Boulder Housing Partners and the applicant, Kristen Uitto from Caddis Architecture, hosted a neighborhood meeting on July 21, 2015 at the Boulder Jewish Community Center at 3800 Kalmia Avenue to discuss neighborhood concerns and solicit feedback. Twelve neighbors attended the meeting.

Following feedback from the meeting, Boulder Housing Partners sent a notice to residents in the community describing acceptable resident behavior. In addition, third party security patrols have been increased. Significant revisions were made to the site plan to address neighborhood concerns. The basketball court and futsol field were removed from the site entirely and the play areas were expanded. Raised garden beds were added to this area to provide an additional buffer between the main activities in the central park area and the south fence line.

Conclusion: Staff finds that the application for a Minor Amendment meets the criteria of section 9-2-14(l), B.R.C. 1981. The proposal was approved by staff on August 10, 2015 and the decision may be called up before Planning Board on or before August 24, 2015. There is one Planning Board hearing scheduled during the required 14-day call-up period on August 20, 2015. Questions about the project or decision should be directed to the Case Manager, Sloane Walbert at (303) 441-4231 or walberts@bouldercolorado.gov.

Attachments.

Attachment A: Staff Disposition
Attachment B: Neighborhood Correspondence
Attachment C: Site Review Criteria
Attachment D: Approved Plan Set

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

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

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

DECISION:	**Approved with conditions**
PROJECT NAME:	**KALMIA APARTMENTS**
DESCRIPTION:	**MINOR AMENDMENT TO APPROVED SITE PLAN to convert six one-bedroom units into a new community center within Building 3525 at the Kalmia Apartments, which includes the addition of 588 square feet on two levels. The community center will be for the exclusive use of the apartment complex. Included in the approval are new porches and decks on all ten buildings, new storage sheds for all units, updated landscaping and a relocated playground. In addition, the drive access between Nottingham Ct. and Arthur Ct. will be converted into a one-way pedestrian-oriented street.**
LOCATION:	**3502 NOTTINGHAM CT**
COOR:	**N06W04**
LEGAL DESCRIPTION:	**Lots 6, 7, 15 and 16, Sherwood Estates 1st Addition, County of Boulder, State of Colorado**
APPLICANT:	**KRISTEN UITTO, CADDIS PC**
OWNER:	**Housing Authority of the City of Boulder**
APPLICATION:	**Minor Site Review Amendment, LUR2015-00023**
ZONING:	**Residential – High 4 (RH-4)**
CASE MANAGER:	**Sloane Walbert**
VESTED PROPERTY RIGHT:	**NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

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

Approved On: 8/10/15
Date

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

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

Appeal to Planning Board expires: 8/24/15

Final approval date: _____

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE MUST BE

SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

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

CONDITIONS OF APPROVAL

1. The Applicant shall be responsible for ensuring that the **development shall be in compliance with all plans** prepared by the Applicant on July 29, 2015 and on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, Planned Residential Development (PRD) for Sherwood Estates 1st Addition approved October 5, 1970.

3. Prior to building permit application, the Applicant shall dedicate to the City, at no cost, the following easements as shown on the approved plans, meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:

   a. A 10-foot wide **utility easement** for the irrigation meter located south of the woonerf connection between Nottingham Ct. and Arthur Ct.

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

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

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

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

From: Dan
To: Walbert, Sloane
Subject: 3502 Nottingham Ct. Renovations
Date: Thursday, March 19, 2015 9:21:17 AM

Hello Sloan,

I am a property owner of one of townhouses (2711 Juniper Avenue) backing to the Kalmia Apartments and I have some questions regarding the potential renovations. There have been some slight issues (but some consistent) over the years and if some of these could be alleviated with the renovations that would be great!

Here are some of the problems I have encountered:

1. Rocks and trash have been thrown at my unit and my dog. Both when I was outside and otherwise.

2. Rocks are thrown against the fence when I have occupying my backyard.

3. The upstairs bedroom window (facing the playground) has been shot with a BB or pellet gun (I'm happy to provide you with a photo).

4. Especially during the summer, residents (mostly children, as far as I can tell) are playing basketball or running around making quite a bit of noise late at night. It is not uncommon for this to go on after 10pm and even after 11pm.

There weren't many details in the letter I received, but it appears that the playground will be moved in lieu of a community center. Can you please confirm this? If this is the case, it seems like it may potentially eliminate some of the issues mentioned above, yes?

If this is the case of a community center being built in the space where the playground is, I am curious about new issues that may arise. Will there be south facing deck(s)/window(s) that will potentially affect my privacy (i.e. looking down into my yard or in my bedroom window)? Will there be some type of yard that will back onto my back fence? If yes, will this be fenced off and have limited hours of operation?

Any more available details would be helpful. I will not be able to get downtown to look at the project by tomorrow, is it possible to get the proposal sent via email?

Overall, my initial reaction to the building proposal is excitement. There are definitely improvements that can be made and there is no doubt that these renovations can be helpful to the Kalmia Apartments neighborhood as well as mine. But, I'd hate to have unanticipated problems pop-up when they could easily be avoided.

Please feel free to contact me at this email address or at 303.819.8887 with any questions. I'd be happy to provide more feedback.

Regards,

Dan Watson

From: Brian Zegarski
To: Walbert, Sloane
Subject: Comments on Kalmia Apts Site Plan Amendment
Date: Thursday, March 19, 2015 6:50:49 PM

Mr. Walbert,
I would like to comment on the amendment to the Kalmia Apartments site plan. I reside in Willow Springs building #9, directly behind the fence, south of the current playground. I am also President of the Willow Springs 9 Home Owners' Association and so represent the concerns of other residents of this complex which directly adjoins the Kalmia property.

We request that any relocation of the existing playground—and especially the basketball court—be accomplished with an ultimate objective of minimizing the noise and disruptive activity to the neighbors directly to the south. The current basketball court and playground have presented a serious problem for me and the other residents of my building: since our bedrooms are situated on the second floor directly facing the Kalmia property—and since our units are not air-conditioned so windows must be left open at night—noise has been a problematic issue in the past, with basketball and late-night activity keeping us awake long past midnight.

Also of concern is the damage caused by rocks and other objects that children throw over the fence from the playground; besides the obvious nuisance value, this has resulted in broken windows on several occasions.
And with a playground surface comprised of pea-gravel, there has been an endless source of "ammunition".

It is our hope that the playground and especially the basketball court can be relocated away from the property boundary where in the past, they have instigated intense disputes and police intervention—perhaps to a location more central to the Kalmia complex where parents can keep a watchful eye on their children and where rowdy basketball games will be further distanced from quiet neighbors.

Thank you for the opportunity to contribute to the planning process;
Sincerely,

Brian

• Brian Zegarski
Embedded Systems Engineer
Electronics | Firmware | Software

Intuicom, Inc.
4900 Nautilus Ct. N, Suite 100
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Office: 303-449-4330 x231
FAX: 303-449-4346
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3/17

Voicemail from Mark Wood in Willow Springs Apartments

-concern about location of community center, expansion of decks

4/7

Conversation with Mark Wood

Explained that rear patios will not be expanded, just upgraded.

General noise complaints late at night, units are close together

Would like contact information for BHP manager

303-517-1653

Markwood.me@gmail.com

From: Brian Zegarski
To: Walbert, Sloane
Subject: RE: Comments on Kalmia Apts Site Plan Amendment
Date: Monday, April 06, 2015 3:03:34 PM

Hi Sloane,
Thanks so much for the follow-up and especially for all the detail on the proposed plan! I passed this info along to the other HOA members.

We're glad to hear that the rocks (potential ammunition!) will be removed. But we are disheartened to learn that the basketball court will be expanded in its current location—that was our worst fear. Retaining the playground and moving the court beyond immediate ear-shot would actually be far easier on us than what is being proposed.

The big problem with the court is that activity—often aggressive, teenage testosterone-driven shouting and horsing around, and the incessant pinging of a ball—occurs at all hours. Sandwiched between two brick walls as it is, all sound is echoed, further amplified, and directed to our bedroom windows and backyards. Imagine trying to entertain guests or hot-tubbing in the backyard, or trying to sleep at night when all this commotion is mere feet away. I don't understand the process whereby the current, half-court was granted approval a few years ago but it seems to have been done with no regard for the rest of the neighborhood… or its property value.

Would this compromise work: Could we add a stipulation to the current amendment requiring that the court be closed after a certain hour? Say 9 or 10 PM? Perhaps a locking gate and lights on a timer. At least this would give us some recourse should things get out of hand; currently there is no curfew on playground/court hours and this has left us no leverage in dealing with Kalmia's property managers. More than any other factor, that is what has led to all the late-night police calls.

And the staff-suggested landscaping and fence—if of sufficient height to block errant balls from slamming into our dinner parties—would be a very welcome addition! I hope they follow your recommendation.

Yes, please do forward me a digital copy of the plans once they're resubmitted; thanks. I want to express again my appreciation for the opportunity to voice our concerns regarding the amendment and to thank you for hearing our grievances. Please let me know if I can provide you with any further information that might help you with the review process.

Respectfully,

Brian

• Brian Zegarski
Embedded Systems Engineer
Electronics | Firmware | Software

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4900 Nautilus Ct. N, Suite 100
Boulder, CO 80301 USA

bzegarski@intuicom.com

From: Jay Hebb
To: Walbert, Sloane
Subject: Kalmia Apartments on Nottingham Ct
Date: Friday, May 08, 2015 10:26:33 AM

Hi Sloane,

I hope this note finds you having a good day. I am writing today as a concerned homeowner of a townhome in Willow Springs on Juniper Ave. By in large, this project looks great and I am excited for the people that live there. The only area of concern is related to the expansion of the recreational area on the plan. This area of the site has historically been a problem and I am afraid that an expansion will only further and heighten the ongoing issues.

In concept it looks great however the concept assumes good judgment and respectful behavior. Unfortunately we have not witnessed much of either in this area of the site which has resulted in all sorts of objects (big and small) being thrown over the fence into the unexpecting yards of the neighbors, the harassment of pets and loud late night parties. With all of this in mind I urge you to either reconsider this expansion or relocate it within the site. Thank you in advance for your sensitivity to this matter.

Best,

Jay Hebb | **Partner** | RE/MAX Alliance Downtown

M: 303.859.9485 | **O:** 303.442.3180 | **F:** 303.442.6765

From: Stephen Streicher
To: Walbert, Sloane
Subject: Plans for Kalmia apartments
Date: Friday, May 08, 2015 2:00:06 PM

Dear Sloane,

My name is Stephen Streicher and I own the property right alongside the basketball court and my big concern is that if the court(s) are turned to the south I will end up with even more balls in my backyard, possibly damaging outdoor furniture, plants, lights, etc. on a regular basis. Also with that comes kids hopping fences into not only my own but other residents yards to retrieve lost balls, which could result in more damaged property and an invasion on our privacy. There would be an increase in noise and damage to the fences from accidental and possibly intentional balls hitting the fence, being very costly to fix on a regular basis for the residents. These are a few of my concerns and I do believe I am not alone. Thank you for your time and taking our concerns into consideration.

-Stephen Streicher

stephenstreicher1@gmail.com

From: Brian Zegarski
To: Walbert, Sloane
Subject: RE: Comments on Kalmia Apts Site Plan Amendment
Date: Monday, April 06, 2015 3:03:34 PM

Hi Sloane,
Thanks so much for the follow-up and especially for all the detail on the proposed plan! I passed this info along to the other HOA members.

We're glad to hear that the rocks (potential ammunition!) will be removed. But we are disheartened to learn that the basketball court will be expanded in its current location—that was our worst fear. Retaining the playground and moving the court beyond immediate ear-shot would actually be far easier on us than what is being proposed.

The big problem with the court is that activity—often aggressive, teenage testosterone-driven shouting and horsing around, and the incessant pinging of a ball—occurs at all hours. Sandwiched between two brick walls as it is, all sound is echoed, further amplified, and directed to our bedroom windows and backyards. Imagine trying to entertain guests or hot-tubbing in the backyard, or trying to sleep at night when all this commotion is mere feet away. I don't understand the process whereby the current, half-court was granted approval a few years ago but it seems to have been done with no regard for the rest of the neighborhood… or its property value.

Would this compromise work: Could we add a stipulation to the current amendment requiring that the court be closed after a certain hour? Say 9 or 10 PM? Perhaps a locking gate and lights on a timer. At least this would give us some recourse should things get out of hand; currently there is no curfew on playground/court hours and this has left us no leverage in dealing with Kalmia's property managers. More than any other factor, that is what has led to all the late-night police calls.

And the staff-suggested landscaping and fence—if of sufficient height to block errant balls from slamming into our dinner parties—would be a very welcome addition! I hope they follow your recommendation.

Yes, please do forward me a digital copy of the plans once they're resubmitted; thanks. I want to express again my appreciation for the opportunity to voice our concerns regarding the amendment and to thank you for hearing our grievances. Please let me know if I can provide you with any further information that might help you with the review process.

Respectfully,

Brian

• Brian Zegarski
Embedded Systems Engineer
Electronics | Firmware | Software

Intuicom, Inc.
4900 Nautilus Ct. N, Suite 100
Boulder, CO 80301 USA

bzegarski@intuicom.com

From: David Leland Hyde
To: Brian Zegarski
Cc: Walbert, Sloane; brian@zegarski.net
Subject: Re: Revised Plans for the Kalmia Apartments at 3502 Nottingham Ct.
Date: Friday, May 08, 2015 4:36:33 AM

To Whom It May Concern:

I would like to request that the basketball and other children's play areas be as far as possible away from our back fences. This will cut down on the noise nuisance calls to Boulder Police. Hopefully also it will keep trespassing kids from jumping our fences to retrieve balls and ending up in jail.

David Hyde
2717 Juniper Ave
Boulder, CO 80304

On May 7, 2015, at 5:00 PM, Brian Zegarski <bzegarski@intuicom.com> wrote:

> Hi Sloane,
> Thank you for forwarding the Kalmia site plans; I had the opportunity to thoroughly review the court area in particular, and to discuss it with our residents.
>
> Perhaps it was just an oversight but I see that the basketball hoops have been placed along the southern court boundary, facing north. Unfortunately, this orientation virtually guarantees a continuous volley of basketballs over the fence, crashing into our yards and gardens, and harassing our dogs.
>
> I also see no specifications for the proposed fence separating the courts from the 11-foot wide utility easement corridor directly to the south of the courts. Other than "new painted fencing", I can find no other stipulations as to height or materials. Our concern is that to contain stray soccer and basketballs—and given the regulation hoop height of ten feet—a fence of considerable height would be required but perhaps not installed for financial or aesthetic reasons. Indeed, such a structure would be quite ugly and imposing, especially for those neighbors to the south, and would do little to contain the noise in an area enclosed on the east and west by sound-reflective, brick walls.
> While the proposed location for the expanded courts may occupy a little-used, little-seen area for the Kalmia residents, we feel that this location shows no regard for the Willow Springs neighbors to the south in terms of noise and disruption. Currently, the soccer field occupies the central grassy area where all residences are equidistant and exposed to a minimal amount of nuisance and where activities, if they get out-of-hand, can be supervised by adults, especially after nightfall. Moving this problem space off to their southern boundary may ease those residents' annoyance and sense of responsibility, but at the expense of those off-site property owners who have little recourse other than to phone the police department or tangle with unruly and unsupervised youth.

From:	Brian Zegarski
To:	Walbert, Sloane
Cc:	brian@zegarski.net
Subject:	RE: Revised Plans for the Kalmia Apartments at 3502 Nottingham Ct.
Date:	Thursday, May 07, 2015 6:00:14 PM

Hi Sloane,
Thank you for forwarding the Kalmia site plans; I had the opportunity to thoroughly review the court area in particular, and to discuss it with our residents.

Perhaps it was just an oversight but I see that the basketball hoops have been placed along the southern court boundary, facing north. Unfortunately, this orientation virtually guarantees a continuous volley of basketballs over the fence, crashing into our yards and gardens, and harassing our dogs.

I also see no specifications for the proposed fence separating the courts from the 11-foot wide utility easement corridor directly to the south of the courts. Other than "new painted fencing", I can find no other stipulations as to height or materials. Our concern is that to contain stray soccer and basketballs—and given the regulation hoop height of ten feet—a fence of considerable height would be required but perhaps not installed for financial or aesthetic reasons. Indeed, such a structure would be quite ugly and imposing, especially for those neighbors to the south, and would do little to contain the noise in an area enclosed on the east and west by sound-reflective, brick walls.
While the proposed location for the expanded courts may occupy a little-used, little-seen area for the Kalmia residents, we feel that this location shows no regard for the Willow Springs neighbors to the south in terms of noise and disruption. Currently, the soccer field occupies the central grassy area where all residences are equidistant and exposed to a minimal amount of nuisance and where activities, if they get out-of-hand, can be supervised by adults, especially after nightfall. Moving this problem space off to their southern boundary may ease those residents' annoyance and sense of responsibility, but at the expense of those off-site property owners who have little recourse other than to phone the police department or tangle with unruly and unsupervised youth.

The Willow Springs owners I have spoken with vehemently oppose the expansion and reorientation of Kalmia's single-hoop basketball court—and the construction of a new futsal court—all in an out-of-sight, out-of-mind space, isolated from parental supervision but fully exposed to our private living spaces where conflict will certainly result.

Respectfully,

Brian

• Brian Zegarski
Embedded Systems Engineer
Electronics | Firmware | Software

Intuicom, Inc.
4900 Nautilus Ct. N, Suite 100
Boulder, CO 80301 USA

bzegarski@intuicom.com

From: Annie Woodward
To: Walbert, Sloane
Subject: Revised Plans for the Kalmia Apartments at 3502 Nottingham Ct.
Date: Friday, May 08, 2015 7:00:56 AM

Dear Mr. Walbert,

My name is Annie Boetjer Woodward and I am a resident in the Willow Springs Complex. I live at 2693 Juniper Avenue and am directly behind this complex just a bit north of where the current basketball courts are.

I am writing you a brief email to express my concerns with the new plans at Nottingham Ct. Although, I think the residents are in need of an upgraded community I am greatly concerned as to how this remodel with affect the quality of living also for the Willow Springs residents. My main concern is the increase in people that will be at the new community center and play area. It is extremely loud over there all the time - even late into the night. We have had our bedroom window broken from kids throwing rocks as well as damage done to our cars. We have been "harassed" by the kids throwing food at us when sitting outside on our patio just enjoying dinner. There is constantly trash and litter everywhere. And absolutely NO adult supervision ever. We have contacted the police several times out of desperation to help us with some of these issues but are always met with "There is nothing we can do." It is an extremely frustrating situation and my wish is to find a way in which both communities can benefit.

Thank you for your time and consideration.

--
Warm Regards,

Annie Woodward
www.anniewoodward.com

From: Kent & Cornelia
To: Walbert, Sloane
Subject: proposed expansion
Date: Sunday, May 10, 2015 7:57:00 PM

Hello,
I would like to express my concern about adding additional basketball courts and a soccer field to the Kalmia development play area directly to the north of Willow Springs. I own 2695 Juniper. Our deck overlooks the present play area. We contend with basketballs, soccer balls, and occasional rocks flung from the playground, as well as light and noise pollution when someone choses to use the play area after dark. Please reconsider expanding the play area or, if it must be expanded, a green belt separating the play areas from the Willow Springs properties.
Thank you,
Kent Olson
2695 Juniper

From: Stephen Streicher
To: Walbert, Sloane
Subject: Plans for Kalmia apartments
Date: Friday, May 08, 2015 2:00:06 PM

Dear Sloane,

My name is Stephen Streicher and I own the property right alongside the basketball court and my big concern is that if the court(s) are turned to the south I will end up with even more balls in my backyard, possibly damaging outdoor furniture, plants, lights, etc. on a regular basis. Also with that comes kids hopping fences into not only my own but other residents yards to retrieve lost balls, which could result in more damaged property and an invasion on our privacy. There would be an increase in noise and damage to the fences from accidental and possibly intentional balls hitting the fence, being very costly to fix on a regular basis for the residents. These are a few of my concerns and I do believe I am not alone. Thank you for your time and taking our concerns into consideration.

-Stephen Streicher

stephenstreicher1@gmail.com

From: Stevi Schaning
To: Walbert, Sloane
Subject: Kalmia property expansion
Date: Monday, May 11, 2015 9:13:14 AM

Hi Sloane,

I own the condo at 2689 Juniper Avenue - the area directly behind the proposed Kalmia expansion. During my time living here, there has already been many nights of loud music, other noise, random balls/trash that show up on our property, etc. By allowing the expansion of a community center on this property, it will negatively impact the Willow Springs community, degrading our property values and making it a less enjoyable place to live. Please strongly consider the properties which will be negatively affected by this change before allowing the expansion.

Thanks,
Stevi Schaning (Wood)

From: Brian Zegarski
To: Walbert, Sloane
Subject: RE: Revised Plans for the Kalmia Apartments at 3502 Nottingham Ct.
Date: Monday, July 06, 2015 4:54:59 PM

Hello Sloane,
It's a pleasure to hear from you. I hope you had an enjoyable 4th.

I am glad to see the repositioning of the basketball hoops and the addition of trees and landscaping on the revised plan.

I am also happy to see that BHP is willing to work with neighbors to address further concerns. I think there is considerable interest in a neighborhood meeting with BHP. Would it be possible for you to set a tentative date/time/location so I can get firm commitments from our building's residents and owners?

Again I thank you for your continued efforts to achieve harmony in this project.

Brian

• Brian Zegarski
Embedded Systems Engineer

Intuicom, Inc.
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bzegarski@intuicom.com
Office: 303-449-4330 x231
FAX: 303-449-4346
www.intuicom.com

From: Walbert, Sloane [mailto:WalbertS@bouldercolorado.gov]
Sent: Thursday, July 02, 2015 3:17 PM
To: 'syrup1776@gmail.com'; 'Brian Zegarski'; 'Markwood.me@gmail.com'; 'Stephen Streicher'; 'Jay Hebb'; 'Annie Woodward'; 'David Leland Hyde'; 'Kent & Cornelia'; 'Stevi Schaning'
Cc: 'parksideparkhoa@gmail.com'
Subject: RE: Revised Plans for the Kalmia Apartments at 3502 Nottingham Ct.

Hello all,

I am writing because you provided comments on the proposal for upgrades to the Kalmia Apartments. Thank you for your feedback regarding the proposal. It will be taken into consideration by planning staff and will be forwarded to Planning Board with any recommendation for approval or denial.

I have attached a revised set of plans for your review. The plans have been revised so that the

From: Regan Slater
To: Walbert, Sloane
Subject: Kalmia Apts.
Date: Wednesday, July 22, 2015 8:35:02 AM

Dear Sloane,

This morning a friend of mine showed me a letter regarding input on proposed site improvements at the Kalmia Apartments that she had received in the mail. She lives east of 28th, I live at Nottingham Court and had not heard about or received anything about this upcoming construction. Is there any way you are able to make sure I am on the mailing list for these notices in the future?

Thank you for your help,
Regan Slater

From: Regan Slater
To: Walbert, Sloane
Subject: Kalmia
Date: Wednesday, July 22, 2015 8:55:10 AM

Hi Sloane,

May I ask you what the hours of operation will be for this project? Will it be scheduled Monday through Friday, and how long is the construction expected to last please?

Thank you!
Regan

From:	Laura Sheinbaum
To:	syrup1776@gmail.com; akeiw.12@hotmail.com; aniskar@yahoo.com; Markwood.me@gmail.com; Brenwood96@yahoo.com; Brenwood96@yahoo.com; Brian@zegarski.net; Amber@zegarski.net; Jcourter10@hotmail.com; aflora@msudenver.edu; Stephenstreicher1@gmail.com; Clark.Shelk@gmail.com; pachugabi@hotmail.com
Cc:	Jeremy Ehrhart; Daniel Nunez; Karin Stayton; Adriana Perea; Annie Beall; Walbert, Sloane; Kristen Uitto (kristen@caddispc.com); Terry Johnson
Subject:	New Kalmia Site Plan and Community Notice
Date:	Tuesday, July 28, 2015 11:34:14 AM
Attachments:	Kalmia site notice regarding being good neighbors.pdf Revised KALM_siteplan_7-28-2015.pdf

Hi Everyone,

Thanks again for your time last week. Apologies in delay of getting back to you with design changes and a copy of the notice that was sent to residents. Both are attached. The notice was posted on Friday of last week. We have also increased third party security patrols at the site. Colorado Security is now at the site every night at 9:00 pm to lock the laundry room and again at midnight to walk the perimeter of the site and the playground area. The security personnel will address any late night activity if they come across it and report back to BHP. We understand that there has been continued noise issues. We apologize for this and are working hard from our end to encourage better, lease compliant resident behavior.

We have made significant revisions to the site plan based on our meeting last week. Please note the following:

- We removed the basketball court from the site entirely. We agree that the kids can utilize the local Parkside Park for basketball.
- We removed the futsol field (small soccer court) from the new design. This will eliminate any ball activities in the area where the current basketball court is located.
- As reported last week, we are changing the play surface of the playground from pea gravel to poured in place play surface. This should help with noise reduction as well.
- We increased the amount and changed the type of landscape along the South property line where the current basketball court is located. There will be more evergreens which will assist with access to the fence and promote noise reduction.
- We plan to install garden beds just North of the new landscaping in the area where the current basketball court is located to provide additional buffer between the main activities at the site and the South fence line.
- We plan to amend all lighting at the site to comply with Boulder dark skies ordinances. This will eliminate the well-lit spaces that are attracting current evening hanging out and the associated noise.
- Overall—the other changes to the site—moving of the current location of the Community Center, addition of air conditioning, better windows, fans in bedrooms, open floor plans, covered and screened front and back porches will all make a difference in terms of the activity at the site. The Community Center, in its expanded size, will also offer more room for the kids to hang out and more programming to keep the kids busy in productive ways.

We listened hard to your comments at our meeting last week and really hope that these changes

address your concerns. If you would like to have another meeting to look at the plans in more detail, please let me know. I'm happy to set up another meeting.

Thanks for your engagement and efforts to assist BHP with being a better neighbor.

Best,

Laura

Laura Sheinbaum
Boulder Housing Partners
Senior Project Manager
SheinbaumL@boulderhousing.org
4800 N. Broadway
Boulder, CO 80304
720.564.4646
www.BoulderHousingPartners.org

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From: Laura Sheinbaum
Sent: Wednesday, July 22, 2015 1:45 PM
To: 'syrup1776@gmail.com'; 'akeiw.12@hotmail.com'; 'aniskar@yahoo.com'; 'Markwood.me@gmail.com'; 'Brenwood96@yahoo.com'; 'Brenwood96@yahoo.com'; 'Brian@zegarski.net'; 'Amber@zegarski.net'; 'Jcourter10@hotmail.com'; 'aflora@msudenver.edu'; 'Stephenstreicher1@gmail.com'; 'Clark.Shelk@gmail.com'; 'pachugabi@hotmail.com'
Cc: Jeremy Ehrhart; Daniel Nunez; Rene Brodeur; Karin Stayton; Adriana Perea; Annie Beall; 'Walberts@bouldercolorado.gov'; Kristen Uitto (kristen@caddispc.com)
Subject: Neighborhood Meeting, 7-21-2015

Hi Everyone,

Thanks so much for taking the time to meet with Boulder Housing Partners last evening. We appreciate the input regarding your experiences living next door to the Kalmia site as well as your thoughts on the design plans for the renovation. We are looking at options that take into consideration all that was discussed last night and should have some conclusions on design this week which we will share with you. In the meantime, we are drafting a letter to residents regarding behavior expectations and how this could impact their tenancy. We will send that letter along to this email list once it is ready to go out to the Kalmia residents later this week. In addition, we will start increased patrol immediately by our security service to assist with the late night noise,

fireworks and other disturbances that you experience.

Please stay tuned on design and all the rest. Please do not hesitate to contact me, Daniel Nunez, or Jeremy Ehrhart if you have any questions or comments in the interim.

Daniel Nunez
Kalmia Property Manager
720.564.4654
nunezd@boulderhousing.org

Jeremy Ehrhart
Director of Operations
720.473.4459
ehrhartj@boulderhousing.org

Thanks again,

Laura

Laura Sheinbaum
Boulder Housing Partners
Senior Project Manager
SheinbaumL@boulderhousing.org
4800 N. Broadway
Boulder, CO 80304
720.564.4646
www.BoulderHousingPartners.org

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Boulder Housing Partners
Providing Homes, Creating Community, Changing Lives

4800 N. Broadway, Boulder, CO 80304
Phone: (720) 564-4610
Fax: (303) 939-9569
www.boulderhousing.org
Hearing Assistance: 1-800-659-3656

KALMIA RESIDENT NOTICE
JULY 24, 2015

BHP would like to remind you about your lease obligations and your important contribution to the safety and the peaceful enjoyment of your community and your neighborhood at large. Not adhering to your lease and the below listed expected behaviors put you at risk of eviction.

Please cooperate by:

- Keeping a quiet volume at night. Many families work early in the morning and need to rest at night. The City of Boulder has several ordinances that regulate noise. Violations of any of these ordinances can result in criminal prosecution and a maximum fine of up to $1,000 and 90 days in jail.
  - Disruption of Quiet Enjoyment of the Home, Section 5-3-8, B.R.C. 1981. This focuses on individuals who engage in loud behavior that disrupts a neighbor who is in his or her own home.
  - Unreasonable Noise, Section 5-6-1, B.R.C. 1981. This is a provision that can be used when officers, standing more than 100 feet away from a noise source, hear amplified music in a residential zone after 11:00 p.m.
  - Excessive Sound Levels, Section 5-6-2, B.R.C. 1981. This is based upon measuring sound levels with meters. Noise must not exceed 50 decibels between 11:00 p.m. and 7:00 a.m. in a residential zone. Late at night, the ambient or background noise level in most neighborhoods is approximately 35 decibels. A sound 15 decibels greater than background noise (50dBA), such as a loud stereo, will wake the average person from a deep sleep.
- Respect your neighbor's property, including their patios and cars.
- Do not set off fireworks. We encourage all residents to be proactive in fire prevention and safety efforts. Playing with any source of fire, including matches and lighters and fireworks is not safe and constitutes a fire hazard. Fireworks in particular are loud and disruptive to neighbors and are illegal in the city of Boulder.
- Please be considerate of neighboring communities by not making noise outside after dark, not throwing rocks or other items into neighboring properties, not climbing on their fence, and not teasing animals.

We appreciate your cooperation and we hope you have a great rest of the summer!

Thank you,

Daniel Nuñez
Property Manager
720-564-4654

Boulder Housing Partners
Providing Homes, Creating Community, Changing Lives

4800 N. Broadway, Boulder, CO 80304
Phone: (720) 564-4610
Fax: (303) 939-9569
www.boulderhousing.org
Hearing Assistance: 1-800-659-3656

AVISO PARA LOS RESIDENTES DE KALMIA
JULIO 24, 2015

A BHP le gustaria recordarle acerca de sus obligaciones de contrato y la importante contribución a la seguridad y disfrute de su comunidad y vecindario. No seguir las normas de su contrato y no seguir las normas de comportamiento listadas aqui abajo los pone en riesgo de demanda de desalojo.

Por favor cooperen con:

- Mantener un volume bajo durante la noche. Muchas familias trabajan temprano en la mañana y necesitan descansar en la noche. La ciudad de Boulder tiene distintas ordenanzas que regulan el ruido. La violación de cualquiera de estas ordenanzas pueden resultar en prosecución criminal y una multa máxima de hasta $1000 y 90 días de cárcel.
    - La disrupción del disfrute tranquilo/silencioso del hogar, Sección 5-3-8, B.R.C. 1981. Esta se enfoca en individuos que que se comportan de una forma ruidosa que disturba a algun vecino en su casa.
    - Ruido no razonable, Sección 5-6-1, B.R.C. 1981. Esta es una provisión que puede ser usada cuando un oficia, parado a mas de 100 pies de la Fuente de ruido, escucha música amplificada en una zona residencial después de las 11:00 p.m.
    - Niveles excesivos de sonido, Sección 5-6-2, B.R.C. 1981. Esto está basado en medir los niveles de sonido con un medidor. El ruido no puede exceeder los 50 decibeles entre las 11:00 p.m. y las 7:00 a.m. en una zona residencial. Tarde en la noche, el sonido ambiental y/o ruido en la mayoría de los vecindarios es aproximadamente de 35 decibeles. Un sonido que sea 15 decibeles mayor ruido ambiental (50dBA), como el sonido de un stereo, levanta a una persona average de su sueño.
- Respete la propiedad de sus vecinos, incluyendo sus patios y carros.
- No prenda cohetes/fireworks. Nosotros motivamos a todos los residentes a que sean proactivos en la prevención de incendios y en hacer un esfuerzo en mantenernos seguros. Jugar con cualquier fuente de fuego, incluyendo fósforos, encendedores, y cohetes/fireworks no es seguro y contituye un riesgo de incendio. Los cohetes/fireworks son particularmente peligrosos, y ademas son ruidosos, lo que causa molestía a sus vecinos, y son incluso ilegales en la ciudad de Boulder.
- Por favor sean considerados con las comunidades vecinas no haciendo ruido después de oscurecer, no tirando piedras u otros objetos a las propiedades vecinas, no montándose en las cercas, y no molestando a las mascotas de sus vecinos.

Apreciamos su cooperación y esperamos que tengan un fabuloso resto del verano!
Gracias,
Daniel Nuñez
Gerente de Propiedad
720-564-4654

Section 9-2-14 (I), B.R.C. 1981, "Minor Amendments to Approved Site Plans"

(1) Standards: Changes to approved building location, or additions to existing buildings which exceed the limits of a minor modification, may be considered through the minor amendment process, if the following standards are met:

✓ (A) In a residential zone as set forth in section 9-5-2, "Zoning Districts," B.R.C. 1981, all approved dwelling units within the development phase have been completed;

The project site is zoned Residential – High 4 (RH-4) and all approved dwelling units have been built.

✓ (B) In residential zones, dwelling unit type is not changed;

The dwelling unit type will not change. Six one-bedroom units will be converted into a new community center, which is accessory to the development.

N/A (C) The required open space per dwelling unit requirement of the zone is met on the lot of the detached dwelling unit to be expanded, and

Not applicable. The development is composed of attached dwelling units.

✓ (D) The total open space per dwelling unit in the development is not reduced by more than ten percent of that required for the zone; or

The required open space per dwelling unit in the RH-4 zone district is 1,200 square feet. The development will provide 60,954 square feet, which exceeds the required 58,800 square feet of open space for 49 units.

N/A (E) If the residential open space provided within the development or an approved phase of a development cannot be determined, the detached dwelling unit is not expanded by more than ten percent and there is no variation to the required setbacks for that lot;

Not applicable. The development is composed of attached dwelling units.

N/A (F) For a building in a nonresidential use module, the building coverage is not increased by more than twenty percent, the addition does not cause a reduction in required open space, and any additional required parking that is provided, is substantially accommodated within the existing parking arrangement;

Not applicable.

✓ (G) The portion of any building over the permitted height under section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, is not increased;

No portion of any building is over the permitted height.

✓ (H) The proposed minor amendment does not require public infrastructure improvements or other off-site improvements.

(2) Amendments to the Site Review Approval Process: Applications for minor amendment shall be approved according to the procedures prescribed by this section for site review approval, except:

✓ (A) If an applicant requests approval of a minor amendment to an approved site review, the city manager will determine which properties within the development would be affected by the proposed change. The manager will provide notice pursuant to subsection 9-4-3(b), B.R.C. 1981, of the proposed change to all property owners so determined to be affected, and to all property owners within a radius of six hundred feet of the subject property.

✓ (B) Only the owners of the subject property shall be required to sign the application.

✓ (C) The minor amendment shall be found to comply with the review criteria of subparagraphs (h)(2)(A),

(h)(2)(C), and (h)(2)(F) of this section, and

See checklist below.

✓ (D) The minor amendment is found to be substantially consistent with the intent of the original approval, including conditions of approval, the intended design character and site arrangement of the development, and specific limitations on additions or total size of the building which were required to keep the building in general proportion to others in the surrounding area or minimize visual impacts.

✓ (E) The city manager may amend, waive, or create a development agreement.

Subparagraphs (h)(2)(A), (h)(2)(C), and (h)(2)(F) of section 9-2-14:

(h) Criteria for Review: No site review application shall be approved unless the approving agency finds that:

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

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

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

The quality of the open space will be greatly improved with updated landscaping, porches and decks, outdoor seating, and play areas. The design includes both formal and informal gathering places. The shared pedestrian space in the woonerf will help tie the central park space to the new community center.

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

Not applicable. The development is composed of attached units.

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

Not applicable; there are no notable natural features associated with the project site.

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

✓ (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 proposed playground and small tot lot are located on the south end of the site within the central green and will be protected from vehicular traffic.

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

Not applicable; there are no sensitive environmental features or natural areas on the developed site.

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

The overall site design is existing and no opportunities exist to connect to a larger open space system.

(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 proposed landscaping will update the existing dated overgrown plantings like juniper shrubs to provide a mix of low water, low maintenance and native vegetation. A variety of tree species, native and adaptable shrub, perennial and groundcover plantings will be used throughout the site.

N/A (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;

Not applicable; the site is developed and contains no important native species, plant communities of special concern, threatened and endangered species.

✓ (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

✓ (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.

Additional landscaping will be added at the site entry points. The woonerf access design will also contribute to the streetscape and enhance the overall feeling of the north portion of the site .In addition, screening has been provided to the residential development to the south.

(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 area is characterized by predominantly one- and two-story multi-family residential buildings most representative of architecture in the late 1960's and 1970's. Most buildings are clad in wood or brick. The proposed design calls for maintaining the existing brick veneer and matching the existing brick at the porches with new separating walls. Fiber cement horizontal siding will be used to update the existing siding. Staff finds that the proposed design is compatible with the character of the area.

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

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

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

The proposed design is compatible with the use, scale and materiality of the neighborhood. Improvements are proposed to site landscaping and lighting, which will be an improvement to current conditions.

✓ (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;

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

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

✓ (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;

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

A preliminary lighting plan has been provided. A final lighting plan will be provided at time of building permit.

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

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

The proposed design utilizes the existing east-west orientation of buildings to allow for passive and active solar energy. Insulation will be improved in the walls and roofs. Active solar arrays on the rooftops will be maintained as part of the proposal.

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

The project will utilize brick in addition to fiber cement horizontal siding to match the existing materials. Additional brick will be added to create new separating walls for each porch.

✓ (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;

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

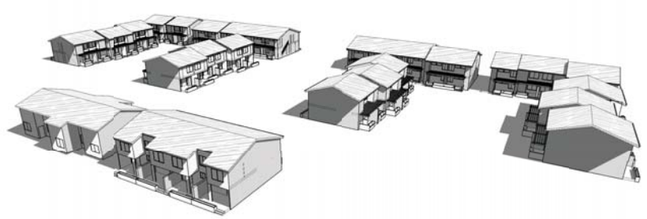
N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A to this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge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

Caddis Architecture, pc.

BHP - Kalmia

EXTERIOR & COMMUNITY CENTER

3502-3522 Nottingham Court;
3500-3525 Arthur Court
Boulder, CO
FINAL ARCHITECTURAL DRAWINGS
7.31.15



SHEET NO.	SHEET NAME	PERMIT DOCUMENTS
GENERAL		
A000X	COVER SHEET	■
A001X	PROJECT INFO, SCOPE OF WORK & OPEN SPACE DIAGRAM	■
CIVIL		
C1.01X	COVER SHEET	■
C2.01X	EXISTING CONDITIONS & DEMO PLAN	■
C2.02X	CIVIL SITE PLAN & HORIZONTAL CONTROL	■
C2.03X	OVERALL DRAINAGE PLAN	■
C2.04X	STORMWATER MANAGEMENT PLAN	■
C2.05X	UTILITY PLAN	■
C3.01X	DETAILED GRADING PLAN	■
C3.02X	DETAILED GRADING PLAN	■
C3.03X	DETAILED GRADING PLAN	■
C4.01X	CIVIL DETAILS	■
C4.02X	CIVIL DETAILS	■
C4.03X	CIVIL DETAILS	■
LANDSCAPE		
L-100X	IRRIGATION PLAN	■
L-101X	IRRIGATION DETAILS	■
L-102X	IRRIGATION DETAILS	■
ARCHITECTURAL - NEW		
A101X	SITE PLAN	■
A111X	BLDG 3500, 3502, 3505 & 3507 FLOOR PLANS	■
A112X	BLDG 3510, 3512, 3515, 3517, 3522 & 3525 FLOOR PLANS	■
A121X	BLDG 3525 LEVEL 1 FLOOR PLAN	■
A122X	BLDG 3525 LEVEL 2 FLOOR PLAN	■
A124X	BLDG 3525 EXISTING/DEMO PLANS	■
A201X	BLDG 3500 & 3502 ELEVATIONS	■
A202X	BLDG 3505 & 3507 ELEVATIONS	■
A203X	BLDG 3510 & 3512 ELEVATIONS	■
A204X	BLDG 3515 & 3517 ELEVATIONS	■
A205X	BLDG 3522 ELEVATION	■
A206X	BLDG 3525 ELEVATIONS	■
A207X	COLOR STUDY	

30

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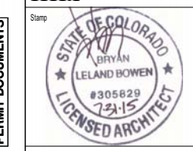

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Full Size: 0" 1" 2"
Date: 7.31.15
Project: 1424
Archive:
Plot Date: 7.31.15
Revisions:

Rev#	Date	Description

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VICINITY MAP - NTS

FINAL ARCHITECTURAL DRAWINGS
LUR2015-00023

BHP - Kalmia
EXTERIOR & COMMUNITY CENTER

Project Address:
3502-3522 Nottingham Court; 3500-3525 Arthur Court
Boulder, CO

COVER SHEET A000X

ENERGY CODE ANALYSIS

A. PROJECT SUMMARY: CONVERSION OF FORMER RESIDENTIAL APARTMENTS TO COMMUNITY CENTER: ADDITION, CHANGE OFOCCUPANCY. CLASSIFIED AS COMMERCIAL ENERGY CODE.

B. APPLICABLE CODES: BOULDER ENERGY CONSERVATION CODE, IECC 2012 WITH LOCAL AMENDMENTS.

COMPLIANCE WITH TABLE 2: CITY OF BOULDER ENERGY CODE EXISTING BUILDINGS TO DEMONSTRATE 30% BETTER THAN 2012 IECC.
CRITERIA 2.1: ENERGY CODE COMPLIANCE. MEET 2012 IECC FOR MEASURES NOT OUTLINED IN AB:NCG.
CRITERIA 2.6: LIGHTING CONTROLS
BI-LEVEL SWITCHING BY 50%
VACANCY CONTROLS FOR MIN 85% OF THE CONNECTED INTERIOR LIGHTING POWER.
CRITERIA 2.16: ACCEPTANCE TESTING. PERFORMED BY THE INSTALLING CONTRACTORS, ENGINEER OF RECORD, OR OWNER'S AGENT IN A CCORDANCE WITH APPENDIX A.

- AND –

ELEMENTS THAT ARE BEING MODIFIED THROUGH THE REMODEL INCLUDE:

ENVELOPE: WALLS
NEW EXTERIOR WALLS AT ENTRY ADDITION & FORMER LANDING ENCLOSURE NEED TO MEET:
CRITERIA 2.18: OPAQUE WALLS
WALLS, ABOVE GRADE: R29.4
WALLS, BELOW GRADE: C-0.074
CRITERIA 2.19: FENESTRATION PERFORMANCE
VERTICAL GLAZINGU- .29 FOR 0-30% WINDOW TO WALL RATIO
VERTICAL SHGC .35
CRITERIA 2.2: AIR BARRIER PERFORMANCE. A WHOLE-BUILDING BLOWER DOOR TEST VERIFYING AN INFILTRATION RATE NO GREATER THAN .4 CFM/SF OF ENVELOPE AREA AT 75 PA, OR EQUIVALENT.

ENVELOPE: ROOF
NEW ROOF OVER ADDITION NEEDS TO MEET:
CRITERIA 2.18 OPAQUE WALLS (ROOF)
ROOFS, SLOPED: R59
ROOFS, FLAT: R50
CRITERIA 2.19 FENESTRATION PERFORMANCE (SKYLIGHTS ONLY) N/A

HVAC: REDESIGN OF THE BUILDING HEATING & COOLING SYSTEMS MUST MEET:
CRITERIA 2.12: FAN POWER REDUCTION. ALL AIR DISTRIBUTION SYSTEMS SHALL BE DESIGNED TO CONFORM TO THIS SECTION.
CRITERIA 2.11: DUCT CONSTRUCTION (WHERE EXPOSED). ALL DUCTWORK FOR HVAC AND VENTILATION SHALL COMPLY WITH THIS SECTION.

INTERIOR LIGHTING: REPLACEMENT OF EXISTING FIXTURES AND ADDITION OF NEW FIXTURES MUST MEET:
CRITERIA 2.20: LIGHTING POWER DENSITY. PER TABLE 2.20.1. ALL LED LIGHTING SHALL BE LISTED ON EITHER ENERGY STAR QUALIFIED BULBS LIST OR THE DESIGN LIGHTS CONSORTIUM QUALIFIED PRODUCTS LIST.
CRITERIA 2.6: LIGHTING CONTROLS.
BI-LEVEL SWITCHING BY 50%
VACANCY CONTROLS FOR MIN 85% OF THE CONNECTED INTERIOR LIGHTING POWER.

EXTERIOR LIGHTING: REPLACEMENT OF EXISTING AND ADDITION OF NEW FIXTURES MUST MEET:
CRITERIA 2.8: EXTERIOR LIGHTING EFFICIENCY
LAMP EFFICACY NO LESS THAN 80 LUMENS/WATT
CRI >22
LED LIGHTING SHALL BE ENERGYSTAR QUALIFIED OR DESIGNLIGHTS CONSORTIUM'S QUALIFIED PRODUCT LIST

-AND –

COLUMN D – A RENEWABLE ENERGY SYSTEM WITH A MINIMUM SYSTEM RATING OF .1W/SF OF CONDITIONED AREA. REQUIRED SYSTEM IS 4436 SF X .1 W = 443.6 W. THE EXISTING PV ARRAY IS 76.84KW TOTAL, 7.56 KW INSTALLED ON BUILDING 3525.

SCOPE OF WORK

-CONVERSION OF (6) APARTMENT FLATS TO COMMUNITY CENTER SPACE.
-RECONFIGURATION OF PARKING & DRIVE LANE TO "WOONERF" TYPE STREET.
-NEW FRONT PORCHES WITH TRELLIS & REAR DECKS AT EACH UNIT.
-NEW STORAGE SHEDS, EITHER AT DECK OR GROUPED AT END OF BUILDING
-SITE UTILITY UPGRADES: STROM SEWER, WATER METER UPSIZE , (N) IRRIGATION METER.
-INCREASED ELECTRIC SERVICE CAPACITY AND IMPROVED DISTRIBUTION.
-SIDING & ROOFING REPLACEMENT AT ALL BUILDINGS
-NEW WINDOWS AND EXTERIOR DOOR REPLACEMENT AT ALL BUILDINGS, INCLUDING (N) COMMUNITY CENTER.
-UPGRADES TO LANDSCAPING THROUGHOUT, PER CITY LANDSCAPING STANDARDS.
-OUTDOOR LIGHTING REPLACEMENT PER CITY CODE:
>25% OF STRUCTURE VALUE
ALL NON COMPLIANT FIXTURES TO BE RETROFIT FOR DARK SKY COMPLIANCE, CUT SHEETS PROVIDED
-AT COMMUNITY CENTER INTERIOR: (N) ADA COMPLIANT ELEVATOR, KITCHEN AND RESTROOMS. (N) INTERIOR PARTITIONS & FINISHES. (N) EGRESS STAIRS. (N) MECHANICAL AND LIGHTING. CONVERSION OF (E) NFPA13R WET PIPE FIRE PROTECTION TO NFPA13 .

ACCESSIBILITY NARRATIVE

APPLICABLE ACCESSIBILITY CODES
2012 IBC
ANSI A117.1
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

IMPROVED ACCESSIBILITY MEASURES TO BE INCLUDED UP TO 20% OF CONSTRUCTION CAP INCLUDING:
-ACCESSIBLE ROUTE PROVIDED THROUGHOUT SITE, AND FROM ACCESSIBLE PARKING TO COMMUNITY CENTER ENTRANCE.
-ADDITIONAL VAN ACCESSIBLE PARKING PER ADA CODE – (3) ADA STALLS TOTAL PROVIDED
-UPGRADED ACCESSIBLE PLAYGROUND
-ADA COMPLIANT LEVER HARDWARE THROUGHOUT COMMUNITY CENTER
-ADA COMPLIANT LEVER HARDWARE AT EACH UNIT ENTRY DOOR
-NEW ADA COMPLIANT SINGLE USER BATHROOM WITHIN COMMUNITY CENTER
-ADA COMPLIANT PASSENGER ELEVATOR
-NEW ADA COMPLIANT DUAL HEIGHT WATER FOUNTAIN
-ADA COMPLIANT COMMUNITY MAILBOXES
-NEW ADA COMPLIANT KITCHEN WITHIN COMMUNITY CENTER
-NEW HORN/STROBE FIRE ALARM SYSTEMS
-NEW ADA PUSH BUTTON ACCESS TO COMMUNITY CENTER ENTRY

PROJECT INFORMATION

LEGAL DESCRIPTION - 6-7-15-16 SHERWOOD EST 1 20-IN-70 HOUSING AUTHORITY

SITE AREA - 2.68 ACRES (116,768sf)

OF BUILDINGS - 10 BUILDINGS, 2-STORY

OF UNITS - 49 UNITS
2 BED - 32
3 BED - 17
NEW TOTAL GROSS BUILDING AREA - 55,305 sf (addition is less than 10% of existing area)
BUILDING 3500 - existing 3,780 sf; proposed addition 261 sf
BUILDING 3502 - existing 6,689 sf
BUILDING 3505 - existing 6,840 sf
BUILDING 3507 - existing 4,952 sf; proposed addition 261 sf
BUILDING 3510 - existing 5,761 sf; proposed addition 132 sf
BUILDING 3512 - existing 5,761 sf; proposed addition 132 sf
BUILDING 3515 - existing 5,761 sf; proposed addition 132 sf
BUILDING 3517 - existing 5,761 sf; proposed addition 132 sf
BUILDING 3522 - existing 4,514 sf
BUILDING 3525 - existing 3,848 sf; proposed addition 588 sf
EXISTING TOTAL 53,667 sf; TOTAL ADDITIONAL AREA: 1,638 sf (roughly 1% increase)

FOODPLAIN - NO

ZONING - RH-4
PRIOR APPROVAL: LURA2015-00023

LAND USE - HR

SETBACKS
FRONT - 20'
SIDE - 1' PER 2' OF BUILDING, 5' MIN
REAR - 20'

BUILDING HEIGHT - 35', N/A STORIES MAX

MAX FLOOR AREA RATIO - 0

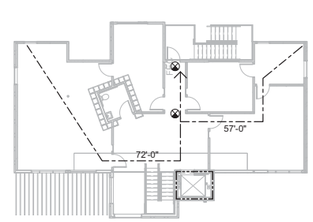
BUILDING FOOTPRINT TOTAL (LEVEL 1 INCL'DS OVERHANG OR COVERED AREA) - 29,886sf
Bldg3500 = 2,112sf;
Bldg3505 = 3,860sf;
Bldg3502 = 3860sf;
Bldg3507 = 2,719sf;
Bldg3510 = 3,302sf;
Bldg3512 = 3,302sf;
Bldg3515 = 3,302sf;
Bldg3517 = 3,302sf;
Bldg3522 = 2,345sf;
Bldg3525 = 1,782sf EXISTING + 415 sf ADDITION = 2,197 sf

CAR PARKING:
PARKING: CURRENTLY THERE ARE 60 STALLS ON SITE (ONE DESIGNATED ADA STALL) OUT OF 88 PARKING STALL REQUIREMENT (EXISTING 32% PARKING REDUCTION IN PLACE). WITH THE CONVERSION OF THE COMMUNITY CENTER, WE ARE PROPOSING TWO ADA STALLS DIRECTLY ADJACENT TO THE COMMUNITY CENTER ENTRY. THE NEW WOONERF PEDESTRIAN STREET REMOVES 4 PARKING STALLS. HOWEVER, WITH THE CONVERSION OF THE SIX 1-BED TOWNHOUSES, OUR PARKING REQUIREMENT REDUCES BY 6 SPACES. SO THE LOSS OF FOUR SPACES IS OFFSET BY THE REDUCTION OF SIX UNITS, RESULTING IN NO INCREASE TO THE EXISTING PARKING REDUCTION.

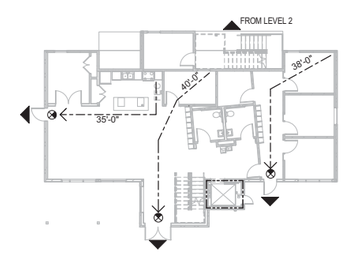
PROPOSED - 56
REQUIRED - 82 PER ZONING
EXISTING - 60 STALLS (01 ADA STALL INCLUDED)
*NOTE: THE SITE CURRENTLY HAS A 32% PARKING REDUCTION IN PLACE

BIKE PARKING:
PROPOSED LONG TERM - 96 (2 BIKE HOOKS PER STORAGE SHED)
PROPOSED SHORT TERM - 8 (4 BIKE LOOPS), + 1 LOOP @ EA. ENTRY

PRIOR APPROVALS - LUR2015-00023 MINOR AMENDMENT TO SITE PLAN



2 LIFE SAFETY PLAN - LEVEL 2
1/16" = 1'-0"



1 LIFE SAFETY PLAN - LEVEL 1
1/16" = 1'-0"

LIFE SAFETY LEGEND

14' - 0"	EGRESS PATH & SEGMENT DISTANCE
	EGRESS DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET - RECESSED
FEC	FIRE EXTINGUISHER CABINET - SEMI-RECESSED
	EXIT SIGN
	1/2 HOUR RATED ASSEMBLY
	1 HOUR RATED ASSEMBLY
	2 HOUR RATED ASSEMBLY

NOTE: FIRE RATINGS INDICATED AT EXISTING PARTITIONS ARE FOR COORDINATION OF NEW PENETRATIONS ONLY AND ARE NOT CONFIRMATION OF EXISTING CONDITIONS.

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STATE OF COLORADO
BRYAN LELAND BOWEN
#305829
7-31-15
LICENSED ARCHITECT

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Full Size: 0" 1" 2"
Date: 07.31.2015
Project: 1424
Archive:
Plot Date: 07.31.2015
Revisions:
Rev# Date Description

PERMIT DOCUMENTS

BHP - Kalmia Exterior & Community Ctr

Project Address:
3525 Arthur Court
Boulder, CO

PROJECT INFO, SCOPE OF WORK & ENERGY CODE DIAGRAMS

A001X

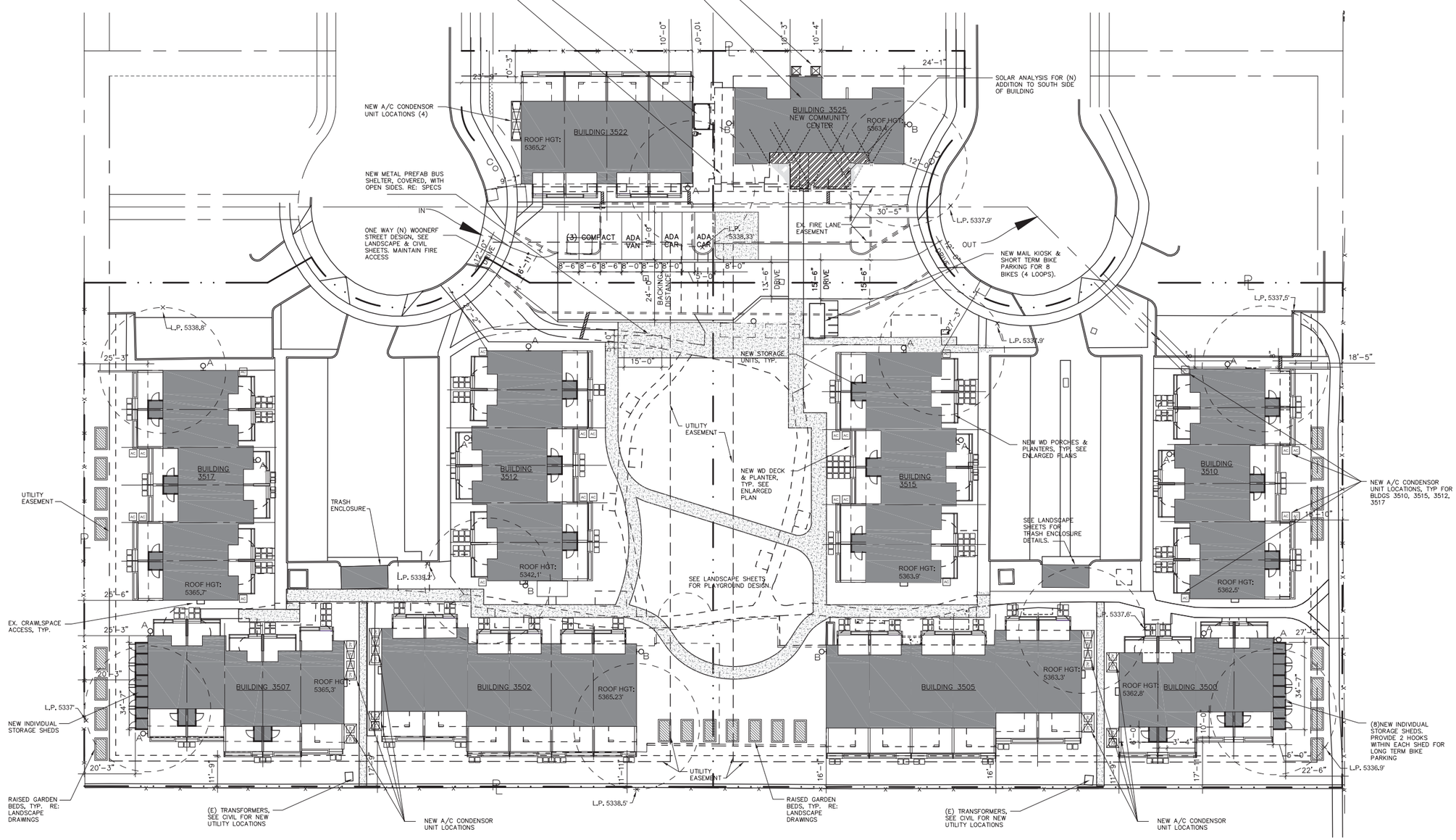
LIGHTING LEGEND

- A — EX. WALL MOUNTED FIXTURE, UN-SHIELDED. MATCH EX. COMPLIANT FIXTURE SPEC.
- B — EX. WALL MOUNTED FIXTURE, FULLY SHIELDED
- C — EX. WALL LIGHT POLE FIXTURE, NON-COMPLIANT

SOLAR ANALYSIS WORKSHEET **PROPERTY ZONE DISTRICT:**

STEP 1		STEP 2			STEP 3			STEP 4		
ROOF ELEMENT	ELEVATION OF BUILDING ELEMENT (X) (RELATIVE TO USGS OR DATUM)	ELEVATION OF GRADE AT PROPERTY LINE (Y)*			RELATIVE HEIGHT OF BUILDING ELEMENT (H)**			LENGTH OF SHADOW (L)***		
		10:00 AM	12:00 PM	2:00 PM	10:00 AM	12:00 PM	2:00 PM	10:00 AM	12:00 PM	2:00 PM
A	5357.42'	5340'	5340'	5340'	17' 5"	17' 5"	17' 5"	15.9'	12.0'	15.9'
B	5357.42'	5340'	5340'	5340'	17' 5"	17' 5"	17' 5"	15.9'	12.0'	15.9'
C	5354.08'	5340'	5340'	5340'	14' 1"	14' 1"	14' 1"	5.3'	4.0'	5.3'
D	5354.08	5340'	5340'	5340'	14' 1"	14' 1"	14' 1"	5.3'	4.0'	5.3'
E	5362.92'	5340'	5340'	5340'	22' 11"	22' 11"	22' 11"	29.1'	22.0'	29.1'
F	5362.92'	5340'	5340'	5340'	22' 11"	22' 11"	22' 11"	29.1'	22.0'	29.1'
G	5357.42'	5340'	5340'	5340'	17' 5"	17' 5"	17' 5"	15.9'	12.0'	15.9'
H	5357.42'	5340'	5340'	5340'	17' 5"	17' 5"	17' 5"	15.9'	12.0'	15.9'

* ELEVATION IN USGS OR RELATIVE TO SURVEY DATUM WHERE THE BUILDING ELEMENT'S SHADOW WOULD CROSS THE PROPERTY LINE.
** THE RELATIVE HEIGHT OF THE BUILDING ELEMENT IS THE ELEVATION OF THE BUILDING ELEMENT (STEP 1), MINUS THE ELEVATION OF GRADE AT THE PROPERTY LINE (STEP 2).
*** THE LENGTH OF THE SHADOW IS DETERMINED BY USING THE "ADJUSTED SOLAR SHADOW LENGTHS" OF TABLE 1, FOR SOLAR ACCESS AREA 1, OF THE SOLAR ACCESS GUIDE.



1 SITE PLAN
1" = 20'- 0"

NOTE: EXISTING SITE HARDSCAPE SHOWN. VERIFY WITH CIVIL & LANDSCAPE SHEETS FOR NEW WORK.

NOTE: EXISTING & NEW TREES NOT SHOWN FOR CLARITY. SEE LANDSCAPE SHEETS FOR LANDSCAPE IMPROVEMENTS.

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Project: 1424

Archive:

Plot Date: 07.24.2015

Revisions:

Rev#	Date	Description

MINOR AMENDMENT

BHP - Kalmia Community Center

Project Address:
3525 Arthur Court
Boulder, CO

SITE PLAN A-101

NOTE: REFER TO L-101 FOR GROUNDCOVER PLANTING INFORMATION AND DIMENSIONS.

UTILITY EASEMENT
SIDEWALK EASEMENT
4'
3'-6"
10'
UTILITY EASEMENT
10'
UTILITY EASEMENT
SIDEWALK EASEMENT
DITCH EASEMENT
5'
4'
3'-6"
(EX) *Juniperus scopulorum*
(EX) *Malus SP.*
(3) Ex. *Gleditsia* TO REMAIN
4 STANDARD AND 2 ADA PARKING SPACES
SEWER EASEMENT
SIGHT TRIANGLES
(EX) *Juniperus scopulorum*
(6) GL SK
BLDG 3522
BLDG 3525
23'-7"
17'-3"
(1) QU BU
(1) QU BU
10'
(1) QU BU
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) QU BU
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) QU BU
SIGHT TRIANGLES
43'-5"
24'-6"
(1) GU BU
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) GU BU
37'-5"
SIGHT TRIANGLES
26'-2"
28'-10"
SIGHT TRIANGLES
13'-10"
(1) GL SH
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) GU BU
(EX) *Juniperus scopulorum*
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) CA NO
(EX) *Pinus edulis* TO REMAIN
(EX) *Gleditsia triacanthos* TO REMAIN
(EX) *Fraxinus TREE* TO REMAIN
(1) CA NO
(1) CA NO
UTILITY EASEMENT
BLDG 3517
BLDG 3512
BLDG 3515
BLDG 3510
25'
8'
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) CA NO
(EX) *Fraxinus* TREE TO REMAIN
(EX) *Pinus edulis* TO REMAIN
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) GL SK
(EX) *Gleditsia triacanthos* TO REMAIN
(EX) *Apple* TO BE REMOVED
GL SK
(1) GL SK
(1) CA NO
(1) CA NO
(3) PY CH
(EX) *Juniperus scopulorum* TO REMAIN
PLAYGROUND/ SURFACE TO BE POURED IN PLACE RUBBER
BLDG 3502
BLDG 3507
BLDG 3505
BLDG 3500
(4) AM AU
(2) AM AU
(EX) *Juniperus scopulorum* TO REMAIN
(EX) *Pinus mugo* TO REMAIN
UTILITY EASEMENT
25'
8'
(6) PY CH
SEE ENLARGEMENT PLAN. SHEET L 102
SEE ENLARGEMENT PLAN. SHEET L 103
SEE ENLARGEMENT PLAN. SHEET L 104
(EX) *Malus sp.* TREE TO REMAIN
(3EX) *Gleditsia triacanthos* TO REMAIN
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) PY CH
(EX) *Acer negundo* TO REMAIN
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH(1) PY CH
(EX)*Ulmus* TO REMAIN
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) PY CH
(EX) *Populous deltoides* TO REMAIN
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) PY CH
(EX) *Fraxinus* TO BE REMOVED AND REPLACED WITH (1) PY CH

LANDSCAPE TREE PLAN

1" = 20' - 0"

0 20 40

NORTH

DRAWING LEGEND

NOTE: REFER TO CIVIL DRAWINGS FOR DETAILED UTILITY INFORMATION

- PROPERTY LINE
- UTILITY EASEMENT
- SEWER EASEMENT
- SETBACKS
- STORM WATER LINE
- SANITARY LINE
- EXISTING FENCE
- SIGHT TRIANGLES

MATERIALS LEGEND

NOTE: REFER TO NOTES ON SHEET L-102 FOR SPECIFICATIONS

- 2'x2' PRECAST CONCRETE PAVERS
- RAISED COMMUNITY GARDEN BEDS
- CAST IN PLACE CONCRETE SIDEWALK
- PLAYGROUND SURFACE WITH POURED IN PLACE BONDED RUBBER
- 3" LAYER OF COMPRESSED CRUSHED STONE
- KENTUCKY BLUEGRASS SOD W/ 100% SPRAY IRRIGATION
- EXISTING LANDSCAPE TO REMAIN, FIELD VERIFY FOR EXTENTS
- PLANT BED W/ WOOD MULCH AND DRIP IRRIGATION

PLANT LEGEND

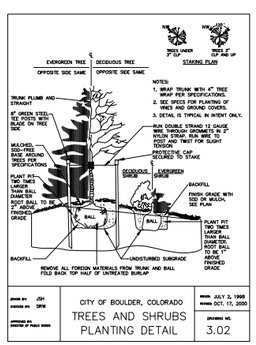
DECIDUOUS TREES

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	AM AU	6	AUTUMN BRILLIANCE SERVICEBERRY	*Amelanchier grandiflora 'Autumn Brilliance'*	10'-12' TALL CLUMP	REFER TO PLAN	MODERATE
	CA NO	4	NORTHERN CATALPA	*Catalpa speciosa*	3.5" CAL.	REFER TO PLAN	MODERATE
	GL SH	1	SHADEMASTER HONEYLOCUST	*Gleditsia triacanthos 'Inermis' Shademaster*	3.5" CAL.	REFER TO PLAN	MODERATE
	GL SK	9	SKYLINE HONEYLOCUST	*Gleditsia triacanthos 'Inermis' Skyline*	3" CAL.	REFER TO PLAN	MODERATE
	PY CH	9	CHANTICLEER PEAR	*Pyrus calleryana 'Chanticleer'*	2" CAL.	REFER TO PLAN	MODERATE
	QU BU	4	BUR OAK	*Quercus macrocarpa*	3.5" CAL.	REFER TO PLAN	MODERATE

NUMBER OF EXISTING TREES : 53 (17 Fraxinus)
NUMBER OF TREES REMOVED : 17 (INCLUDES 5 *Fraxinus*)
NUMBER OF TREES IN GOOD CONDITION TO REMAIN : 24 (DOES NOT INCLUDE *Fraxinus*)
NUMBER OF PROPOSED SITE TREES : 30

NOTES:
- SINGLE "U" SHAPED BICYCLE PARKING TO BE PROVIDED FOR EACH UNIT.
- REFER TO SHEETS L 100 AND L 101 FOR PLANTING INFORMATION.
- ALL TREES TO BE PLACED AWAY FROM UTILITY LINES PER CITY OF BOULDER GUIDELINES.
- FIELD VERIFY INSTALLATION OF ALL 2'X2' PAVERS. ALL PAVERS SHALL BE PLACED IN LOCATIONS WHICH WILL NOT OBSTRUCT ROOT SYSTEMS OF EXISTING TREES.
- ALL LANDSCAPE BEDS THAT MEET WITH GRASS AND/OR CRUSHED GRAVEL WILL BE EDGED WITH ROLL TOP GALVANIZED EDGING, TYP. M

- EXISTING TREE IN GOOD CONDITION TO REMAIN
- EXISTING TREE IN POOR CONDITION TO BE REMOVED
- EXISTING *Fraxinus pennsylvanica* Green Ash NOTE: GREEN ASH TO BE REPLACED AS NEEDED TO MEET REQUIRED TREE COUNTS



TOTAL LOT AREA	116,768 SF
BUILDING FOOTPRINT	29,888 SF
TOTAL LANDSCAPE AREA	74,893 SF
TOTAL PARKING LOT SIZE	11,987 SF
TOTAL NUMBER OF PARKING STALLS REQUIRED	56
TOTAL NUMBER OF PARKING STALLS PROVIDED	56
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA REQUIRED	599 SF
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED	1339 SF
TOTAL NUMBER OF STREET TREES REQUIRED	9
TOTAL NUMBER OF STREET TREES PROVIDED	10 LARGE
TOTAL NUMBER OF PLANT MATERIAL REQUIRED	50 TREES, 250 SHRUBS
TOTAL QUANTITY OF PLANT MATERIAL PROVIDED	54 TREES, 201 SHRUBS, 730 ORNAMENTAL GRASSES, 1026 GROUNDCOVER, 24 VINES.

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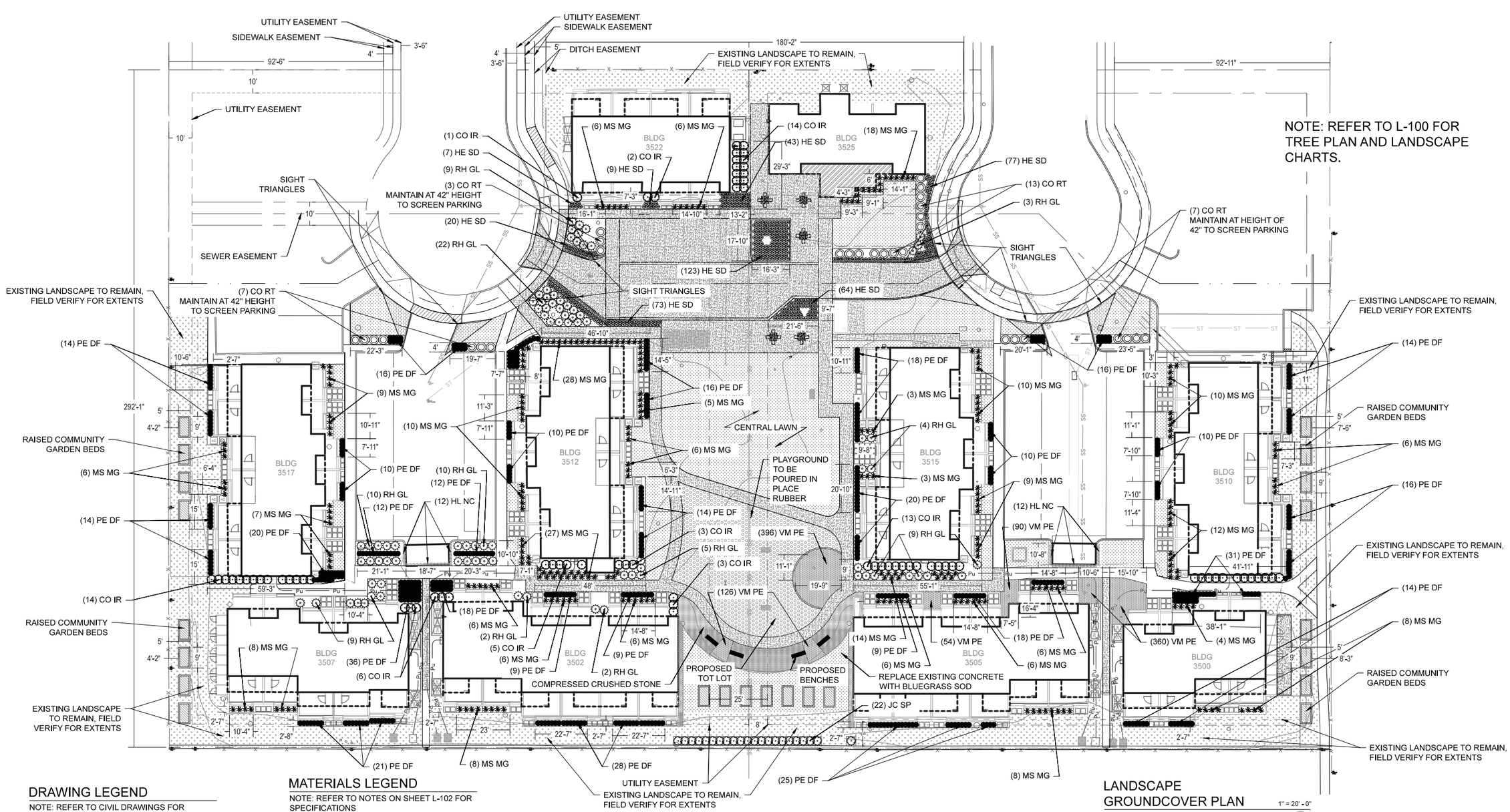
Full Size: 0" 1" 2"
Date: 07.27.2015
Project: BHP - KALMIA
Archive:
Plot Date: 07.27.2015
Revisions:
Rev# Date Description

PROJECT DESCRIPTION
BHP - Kalmia
Project Address:
3502-3522 Nottingham Court; 3500-3525 Arthur Court
Boulder, CO

SHEET DESCRIPTION
LANDSCAPE TREE PLAN

SHEET NAME
L-100



NOTE: REFER TO L-100 FOR TREE PLAN AND LANDSCAPE CHARTS.

DRAWING LEGEND

NOTE: REFER TO CIVIL DRAWINGS FOR DETAILED UTILITY INFORMATION

- PROPERTY LINE
- UTILITY EASEMENT
- SEWER EASEMENT
- SETBACKS
- STORM WATER LINE
- SANITARY LINE
- EXISTING FENCE
- SIGHT TRIANGLES

MATERIALS LEGEND

NOTE: REFER TO NOTES ON SHEET L-102 FOR SPECIFICATIONS

- 2'x2' PRECAST CONCRETE PAVERS
- RAISED COMMUNITY GARDEN BEDS
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- EXISTING LANDSCAPE TO REMAIN, FIELD VERIFY FOR EXTENTS
- PLANT BED W/ WOOD MULCH AND DRIP IRRIGATION

PLANT LEGEND

DECIDUOUS SHRUBS

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	CO RT	(33)	RED TWIG DOGWOOD	*Cornus alba* 'Sibirica'	5 GAL.	48" O.C.	MODERATE
	RH GL	(85)	GRO-LOW FRAGRANT SUMAC	*Rhus aromatica* 'Gro-Low'	5 GAL.	36" O.C.	LOW
	CO IR	(61)	'ISANTI' RED-OSIER DOGWOOD	*Cornus sericea* 'Isanti'	5 GAL.	30" O.C.	MODERATE

EVERGREEN SHRUBS

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	JC SP	(22)	'SPARTAN' JUNIPER	*Juniperus chinensis* 'Spartan'	5 GAL.	36" O.C.	LOW

ORNAMENTAL GRASS

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	MS MG	(267)	MAIDEN GRASS 'MORNING LIGHT'	*Miscanthus sinensis* 'Morning Light'	5 GAL.	30" O.C.	LOW
	PE DF	(463)	DWARF FOUNTAIN GRASS 'HAMELN'	*Pennisetum alopecuroides* 'Hamelin'	1 GAL.	18" O.C.	LOW

PERENNIALS

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	HE SD	(409)	DAYLILY 'STELLA DE ORO'	Hemerocallis x 'Stella de Oro'	1 GAL.	18" O.C.	LOW

GROUNDCOVER

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	VM PE	(1026)~ 57 Flats	COMMON PERIWINKLE	*Vinca minor*	18 PLANTS/ 1 FLAT	12" TRIANGLE O.C.	MODERATE

VINE

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	HL NC	(24)	NEWPORT COMMON HOPS	*Humulus lupulus* 'Newport'	1 GAL.	36" O.C.	MODERATE

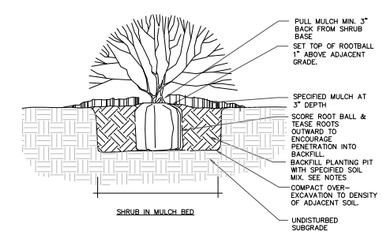
NOTES:
- SINGLE "U" SHAPED BICYCLE PARKING TO BE PROVIDED FOR EACH UNIT.
- REFER TO SHEETS L 100 AND L 101 FOR PLANTING INFORMATION.
- ALL TREES TO BE PLACED AWAY FROM UTILITY LINES PER CITY OF BOULDER GUIDELINES.
- FIELD VERIFY INSTALLATION OF ALL 2'X2' PAVERS. ALL PAVERS SHALL BE PLACED IN LOCATIONS WHICH WILL NOT OBSTRUCT ROOT SYSTEMS OF EXISTING TREES.
- ALL LANDSCAPE BEDS THAT MEET WITH GRASS AND/OR CRUSHED GRAVEL WILL BE EDGED WITH ROLL TOP GALVANIZED EDGING, TYP.
- ALL EXPANSION JOINTS AND CONTROL JOINTS WILL BE BASED OFF OF DRAWING LOCATIONS, BUT WILL BE FIELD VERIFIED FOR SPACING DIMENSIONS

LANDSCAPE GROUNDCOVER PLAN

1" = 20' - 0"

0 20 40

NORTH



2 SHRUB PLANTING
LPP-1 SECTION

N.T.S.

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Revisions:
Rev# Date Description

PROJECT DESCRIPTION
BHP - Kalmia

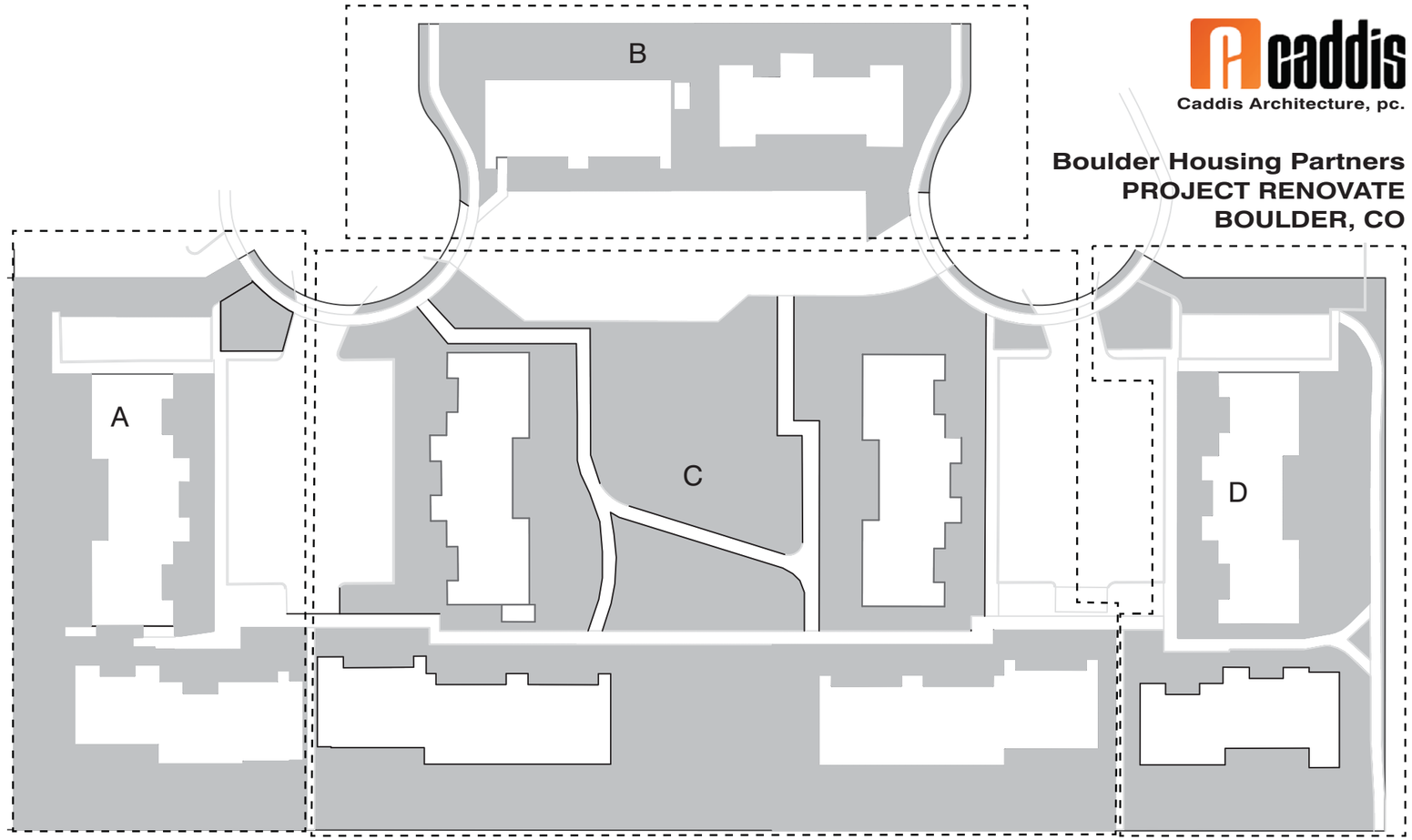
Project Address:
3502-3522 Nottingham Court; 3500-3525 Arthur Court
Boulder, CO

SHEET DESCRIPTION
LANDSCAPE GROUNDCOVER PLAN

SHEET NAME
L-101

Caddis Architecture, pc.

Boulder Housing Partners
PROJECT RENOVATE
BOULDER, CO



OPEN SPACE CHART

REQURIED PER DWELLING UNIT:	1,200 SF/ D.U.
EXISTING OPEN SPACE:	1,200 SF x 55 units = 66,000 SF
PROVIDED PER DWELLING UNIT:	60,974 SF / 49 units = 1244 SF

A - 11,038 SQ. FT OF OPEN SPACE
B - 7,266 SQ. FT OF OPEN SPACE
C - 32,595 SQ. FT OF OPEN SPACE
D - 10,075 SQ. FT OF OPEN SPACE

* INCLUDES DWELLING UNIT REAR AND FRONT PORCHES

north

KALMIA OPEN SPACE DIAGRAM

0' 600' 1200'

1" = 600'-0"

04.17.2015, 6.15.15 rev.

PROJECT # 1424

CADDIS PC

KALMIA

Proposed Color Scheme

Not to Scale

3517 East Elevation

3507 North Elevation

3512 West Elevation

3512 East Elevation

3517 West Elevation

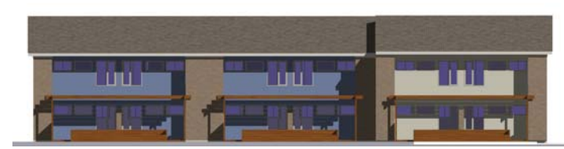
3517 East Elevation

3515 West Elevation

3515 East Elevation

3510 North Elevation

3505 North Elevation



3502 North Elevation

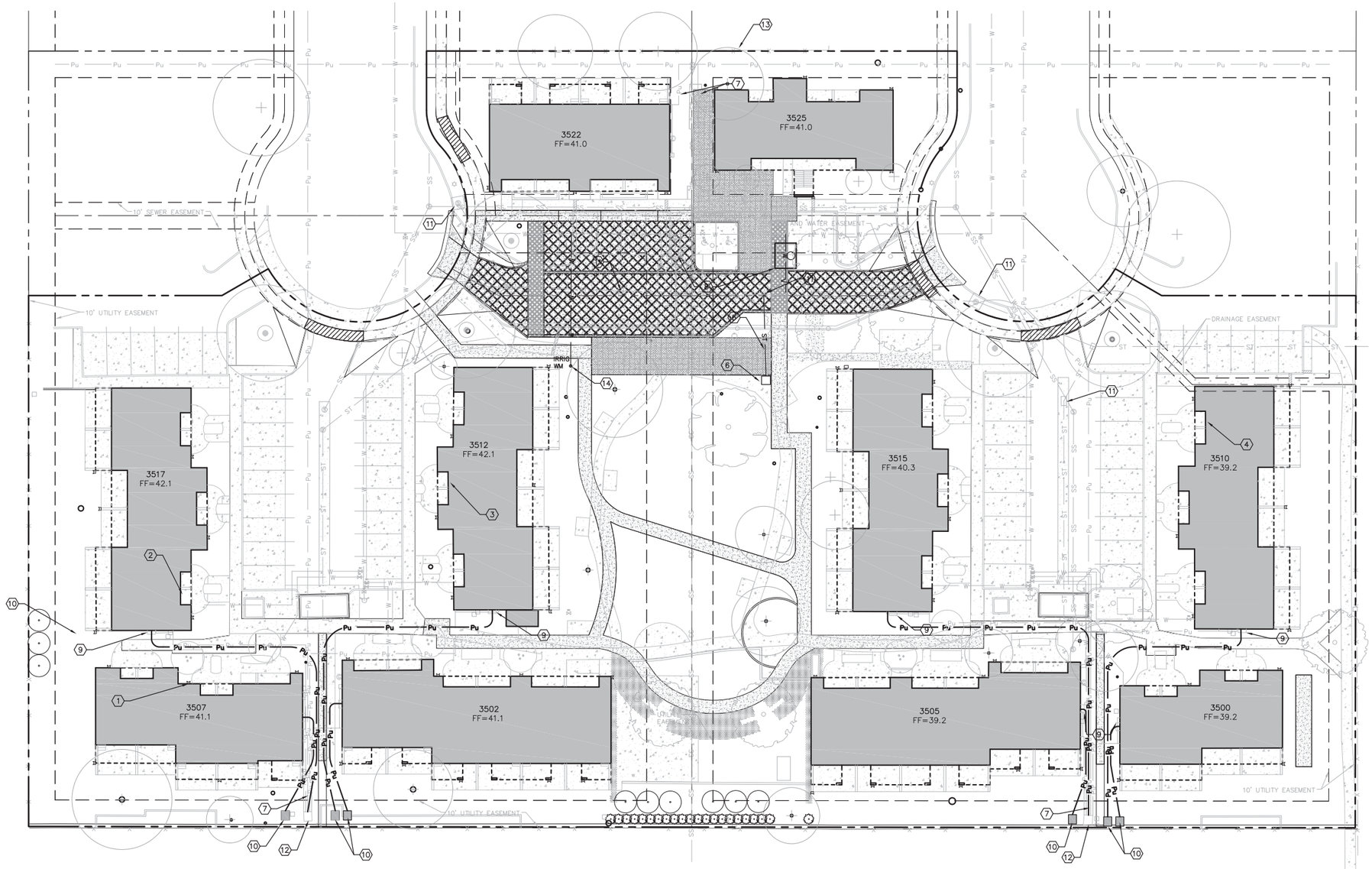
3507 North Elevation

3510 South Elevation *(reflected)*

3505 South Elevation *(reflected)*

3502 South Elevation *(reflected)*

3507 South Elevation *(reflected)*



LEGEND

	EXISTING DECIDUOUS TREE
	EXISTING PINE TREE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE T.V. PEDESTAL
	EXISTING SPRINKLER VALVE BOX
CATV CATV	EXISTING UNDERGROUND CABLE T.V.
Tu Tu	EXISTING UNDERGROUND TELEPHONE
To To	EXISTING OVERHEAD TELEPHONE
Pu Pu	EXISTING UNDERGROUND POWER LINE
SS SS	EXISTING SANITARY SEWER W/MANHOLE
W W W	EXISTING WATER W/FIRE HYDRANT
ST ST	EXISTING STORM SEWER W/MANHOLE
	EXISTING WATER VALVE
WM	EXISTING WATER METER
GM	EXISTING GAS METER
	EXISTING POWER POLE
Pu Pu	PROPOSED UNDERGROUND POWER
ST ST	PROPOSED STORM SEWER W/MANHOLE
W W W	PROPOSED WATERLINE
	PROPOSED WATER VALVE
WM	PROPOSED WATER METER
C.O.	PROPOSED CLEAN-OUT

KEYED NOTES

1. REMOVE AND REPLACE EXISTING SANITARY SEWER SERVICE LINE TO BUILDING 3507 #3. MAJOR OFFSETS AND ROOT INTRUSION.
2. REMOVE AND REPLACE EXISTING SANITARY SEWER SERVICE LINE TO BUILDING 3517 #6. ROOT INTRUSION AND 15' "BELLY" SLOPE IN LINE.
3. RECOMMENDED CABLE CLEANING SERVICE OF EXISTING SANITARY SEWER SERVICE LINE TO BUILDING 3512 #3. LINE COMPLETELY CLOGGED.
4. RECOMMENDED CABLE CLEANING SERVICE OF EXISTING SANITARY SEWER SERVICE LINE TO BUILDING 3510 #1. 40' OF LINE PLUGGED.
5. PROPOSED STORM SEWER
6. PROPOSED INLET
7. REPLACE EXISTING ELECTRICAL SERVICE LINES. SEE ELECTRICAL PLANS.
8. REMOVE AND REPLACE EXISTING WATER METER WITH PROPOSED 3" WATER METER. REPLACE DISTRIBUTION PIPING AS REQUIRED. SEE PLUMBING PLANS.
9. PROPOSED CONDENSER UNITS. PROPOSED CONDUITS TO BE INSTALLED IN CRAWL SPACE. SEE MECHANICAL PLANS.
10. PROPOSED TRANSFORMER.
11. EXISTING STORM SEWER INLETS TO REMAIN.
12. EXISTING TRANSFORMER TO REMAIN.
13. EXISTING TRANSFORMER OFFSITE TO REMAIN.
14. PROPOSED IRRIGATION METER

UTILITY NOTES

1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOULDER STANDARD SPECIFICATIONS.
2. WATER, FIRELINE, SEWER TAPS, AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK ELEVATION TAKEN FROM A CHISELED CROSS AT THE TOP OF A STORM INLET LOCATED AT THE NW CORNER OF THE INTERSECTION OF 28TH STREET AND KALMIA AVENUE. CITY OF BOULDER BENCHMARK T-440-4. ELEVATION= 5338.41 (NAVD88)

PRELIMINARY UTILITY PLAN

2

SCALE: 1" = 20'

SCALE: 1" = 20'

0 10 20 40

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consulting engineers • surveyors
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SCA DRAWING NO. 14547C-4

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Full Size: 0" 1"

Date: 5.4.15

Project: 1424

Archive:

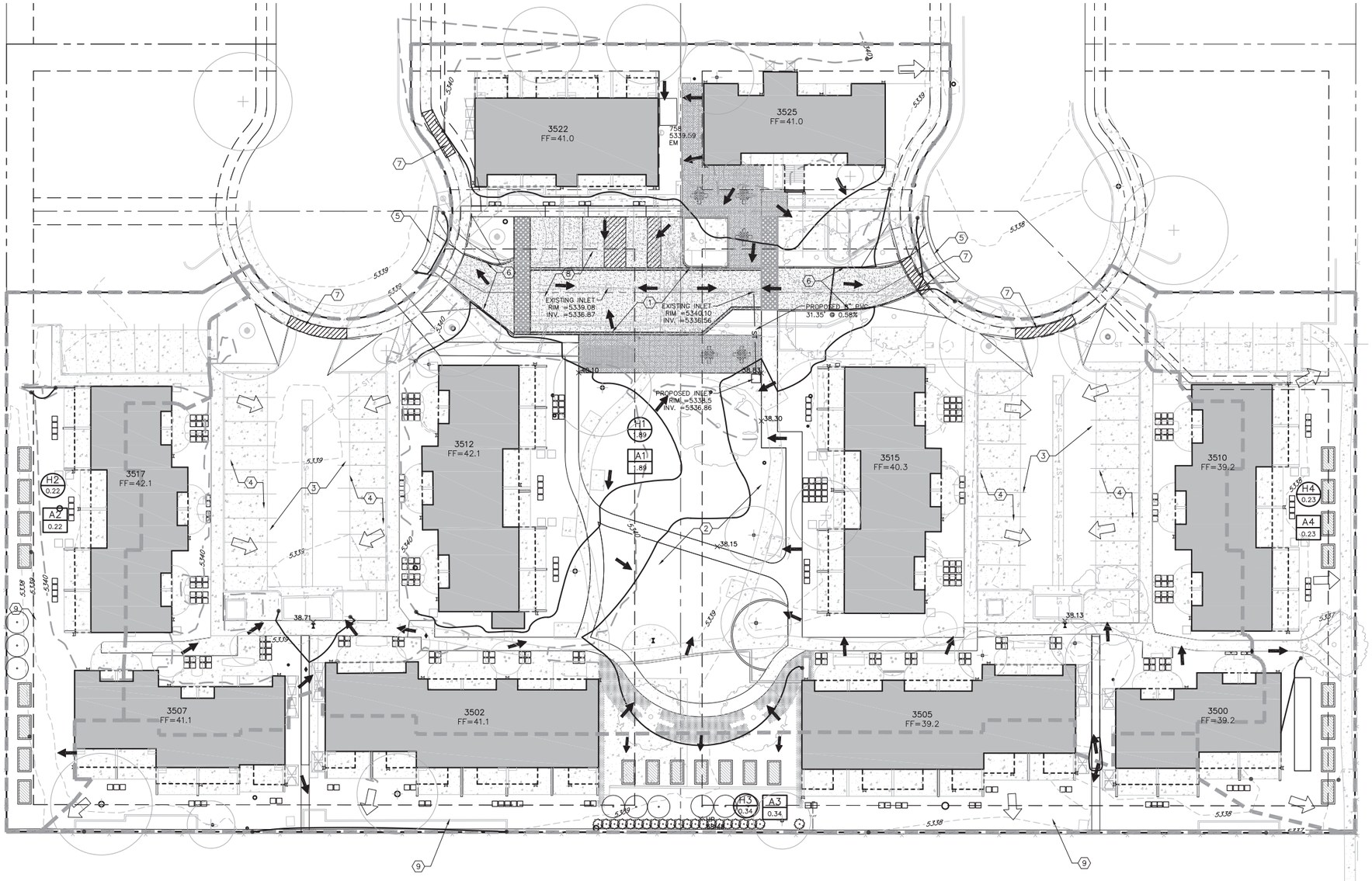
Plot Date: 5.4.15

Revisions:

Rev#	Date	Description
1	04-17-15	Submittal revisions
1	06-15-15	Submittal revisions
1	07-29-15	Submittal revisions

Project Address:
3502-3522 Nottingham Court; 3500-3525 Arthur Court
Boulder, CO

C-102



LEGEND

5225	EXISTING CONTOUR
25	PROPOSED CONTOUR ADD 5300 TO ALL CONTOURS
25.8	EXISTING SPOT ELEVATION
X 25.8	PROPOSED SPOT ELEVATION ADD 5300 TO ALL SPOT ELEVATIONS
	HISTORIC SHEET FLOW
	PROPOSED FLOW DIRECTION
	POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE
	PROPOSED HIGHPOINT
	PROPOSED LOWPOINT
	DRAINAGE BASIN BOUNDARY (HISTORIC)
	PROPOSED BASIN BOUNDARY
H / 1	SUB-BASIN DESIGNATION (HISTORIC)
	AREA IN ACRES
A / 1	PROPOSED SUB-BASIN DESIGNATION
	AREA IN ACRES
ST	EXISTING STORM SEWER
ST ST	PROPOSED STORM SEWER W/ INLET
	PROPOSED SWALE
FF	FINISHED FLOOR ELEVATION

KEYED NOTES

1. REMOVE EXISTING ASPHALT, CURB AND GUTTER. CONSTRUCT NEW WOONERF STYLE STREETSCAPE WITH SHARED SPACE AND TRAFFIC CALMING DEVICES.
2. REGRADE CENTER WALKWAY FOR DRAINAGE IMPROVEMENTS. SEE LANDSCAPE PLANS. DRAIN TO STORM INLETS.
3. EXISTING ASPHALT PAVEMENT TO BE REMOVED AND REPLACED.
4. EXISTING CONCRETE PARKING TO REMAIN.
5. CONCRETE DRIVE RAMP PER CITY OF BOULDER STANDARDS DRAWING 2.21.
6. INSTALL 6" VERTICAL CURB AND GUTTER.
7. REMOVE AND REPLACE CONCRETE SIDEWALK.
8. PROPOSED PAVERS. SEE LANDSCAPING PLAN.
9. PROPOSED GRASS DRAINAGE SWALE.

GRADING NOTES

1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. THE FEMA FLOOD INSURANCE RATE MAP, PANEL 08013C0392J, DATED DECEMBER 18, 2012, INDICATES THAT THE ENTIRE SITE IS OUTSIDE OF ANY MAPPED 500 YEAR FLOODPLAIN.
4. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOULDER STANDARD SPECIFICATIONS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES ON 9/3/14. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK ELEVATION TAKEN FROM A CHISELED CROSS AT THE TOP OF A STORM INLET LOCATED AT THE NW CORNER OF THE INTERSECTION OF 28TH STREET AND KALMIA AVENUE. CITY OF BOULDER BENCHMARK T-440-4. ELEVATION= 5338.41 (NAVD88)
7. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL SITE FEATURES.

1 PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

N

SCALE: 1" = 20'

0 10 20 40

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Project: 1424

Archive:

Plot Date: 5.4.15

Revisions:

Rev#	Date	Description
1	04-17-15	Submittal revisions
1	06-15-15	Submittal revisions
1	07-29-15	Submittal revisions

Project Address:
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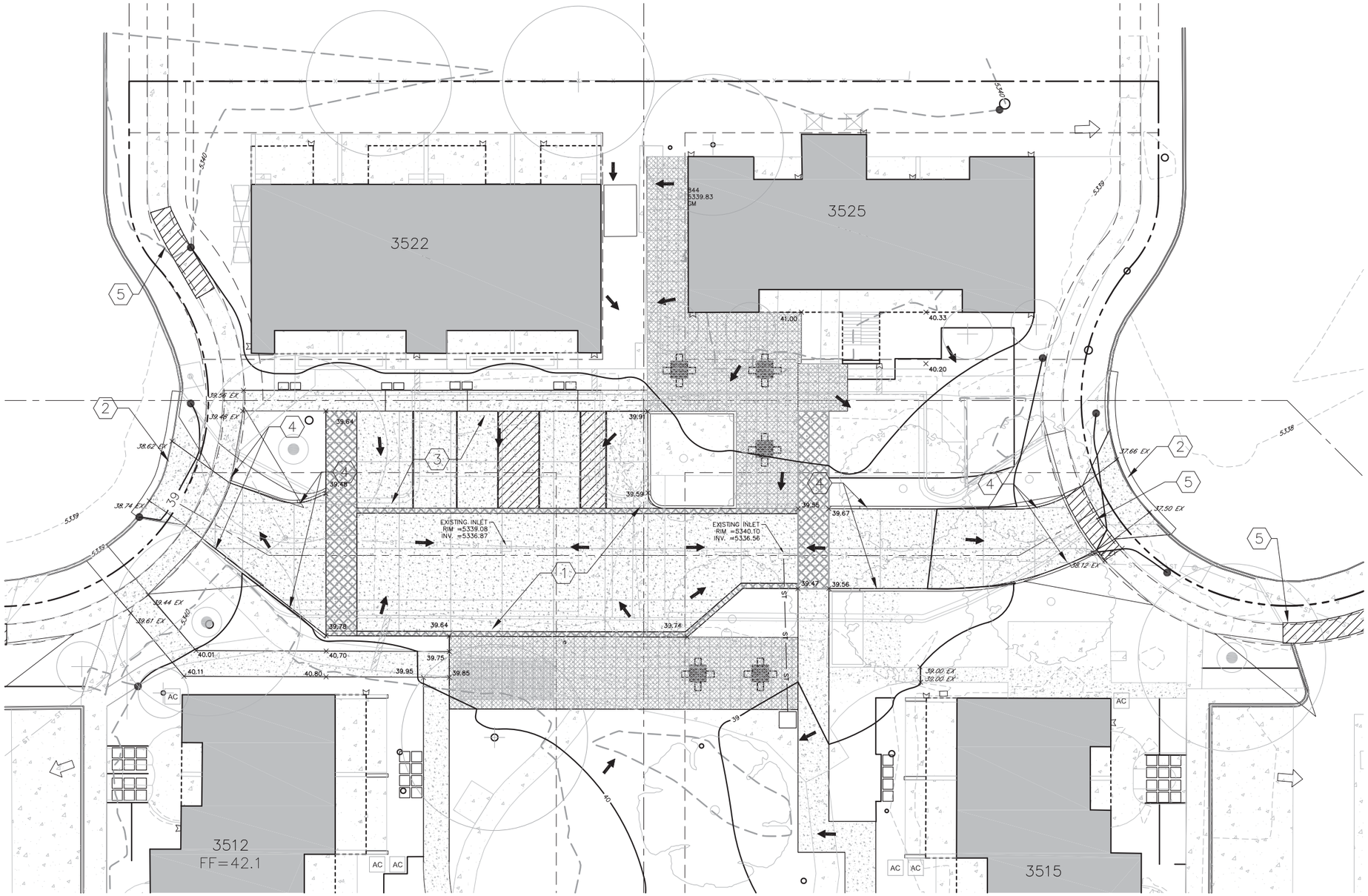
C-101



KEYED NOTES

1. REMOVE EXISTING ASPHALT, CURB AND GUTTER. CONSTRUCT NEW WOONERF STYLE STREETSCAPE WITH SHARED SPACE AND TRAFFIC CALMING DEVICES.
2. CONCRETE DRIVE RAMP PER CITY OF BOULDER STANDARDS DRAWING 2.21.
3. PROPOSED PAVERS. SEE LANDSCAPE PLANS.
4. TRANSITION 6" CURB TO FLUSH CURB.
5. REMOVE AND REPLACE CONCRETE SIDEWALK.

1 DETAILED GRADING PLAN

SCALE: 1" = 10'

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1	07-29-15	Submittal revisions

N

SCALE: 1" = 10'

0 5 10 20

Project Address:
3502-3522 Nottingham Court; 3500-3525 Arthur Court
Boulder, CO

C-201

caddis

Memorandum

Date:	2/27/2015
To:	City of Boulder
From:	Kristen Uitto
Regarding:	Minor Amendment to site plan – 3502-3522 Nottingham Ct & 3500-3525 Arthur Ct, Boulder, CO 80304

The following is the required written statement demonstrating compliance with review criteria for the proposed renovations to Boulder Housing Partners' Kalmia property, located at 3502-3522 Nottingham Court & 3500-3525 Arthur Ct.

The scope of work is generally as follows, and is described further in the attached drawings:

- Site wide, the quality of open space will be drastically improved, providing community amenities, such as play grounds, outdoor seating and community garden beds.
- New proposed one-way "Woonerf" pedestrian street replaces the existing drive & parking access lane.
- New front porches & rear decks at each townhouse unit
- Individual storage sheds – either at individual decks or along solid end of building.
- Conversion of six 1-bed apartments into new community center at Building 3525. Includes proposed total addition of 588 SF to the first and second floors. Total community center square footage is approx. 4008 SF. The existing building is fire sprinklered and fire protection will be maintained and modified for new layout.
- PARKING: Currently there are 60 stalls on site (one designated ADA stall) out of 88 parking stall requirement (existing 32% parking reduction in place). With the conversion of the community center, we are proposing two ADA stalls directly adjacent to the community center entry. The new Woonerf pedestrian street removes 4 parking stalls. However, with the conversion of the six 1-bed townhouses, our parking requirement reduces by 6 spaces. So the loss of four spaces is offset by the reduction of six units, resulting in no increase to the existing parking reduction.
  Below is the parking analysis:
  - EXISTING PARKING – 60 stalls (including one ADA stall)
  - PROPOSED PARKING - 56 stalls (including one additional new ADA stall)
  - REQUIRED PER ZONING – 82 (1 for 1-bedroom DU,1.5 for 2-bedroom DU, 2 for 3-bedroom DU)

All criteria have been met as outlined below:

(A) In a residential zone as set forth in Section 9-5-2, "Zoning Districts," B.R.C. 1981, all approved dwelling units within the development phase have been completed;

Response: All dwelling units have been completed, as this site was developed in the 1970's.

(B) In residential zones, dwelling unit type is not changed;

Response: Existing dwelling unit types are not proposed to change. The new community center will be an accessory use to the existing dwelling units on the site.

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(C) The required open space per dwelling unit requirement of the zone is met on the lot of the detached dwelling unit to be expanded; and

Response: Per City of Boulder Pre-application response prepared by Sloane Walbert, the existing site open space meets the historic open space requirements (given the age of the development). However, since the approved discretionary plan was not located, criteria (E) appears most applicable.

(D) The total open space per dwelling unit in the development is not reduced by more than ten percent of that required for the zone; or

Response: Basing our analysis on existing conditions, we feel the open space is not decreased by 10%, however original approved discretionary plans were not located, so criteria (E) appears to be the most applicable.

(E) If the residential open space provided within the development or an approved phase of a development cannot be determined, the detached dwelling unit is not expanded by more than ten percent and there is no variation to the required setbacks for that lot;

Response: The proposed addition to Building 3525 does not expand the square footage by more than 10% and there is no variation of the required setbacks requested.

(F) For a building in a nonresidential use module, the building coverage is not increased by more than twenty percent, the addition does not cause a reduction in required open space, and any additional required parking that is provided is substantially accommodated within the existing parking arrangement;

Response: Not applicable as this is a residential development.

(G) The portion of any building over the permitted height under Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, is not increased;

Response: No increase to approved building height is requested.

(H) The proposed minor amendment does not require public infrastructure improvements or other off-site improvements.

Response: The proposed changes do not require public infrastructure improvements or other off-site improvements.

The design has been presented to and approved of by Boulder Housing Partners as the client & property owner. They have expressed support for the design work shown in the attached drawings. There are no changes proposed to setbacks, building height, or design intent of the original approved plan.

Signed,

Bryan Bowen

Attachments: Administrative Review Application
G-000 – Coversheet/Scope of work/sheet index
G-002 – Code Analysis
C-101 – Preliminary Grading & Drainage plan
C-102 – Preliminary Utility Plan
L-100 – Overall landscape plan
A-101 – Site plan showing redlined modifications
A-102 – Floor plans
A-301 – Building elevations
A-903 – Community Center Plans & Building elevations

Memorandum

Date:	4/20/2015
To:	City of Boulder
From:	Kristen Uitto
Regarding:	RESUBMITTAL LUR2015-00023 Minor Amendment to site plan – 3502-3522 Nottingham Ct & 3500-3525 Arthur Ct, Boulder, CO 80304

The following is the required written statement in response to the City of Boulder comments, dated 3/20/2015. LUR2015-00023 Boulder Housing Partners' Kalmia property, located at 3502-3522 Nottingham Court & 3500-3525 Arthur Ct.

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

1. *Please revise the plans to describe and show how long-term bicycle parking and short-term bicycle parking will be met on the site. Per table 9-8 of the land use code, two bicycle parking spaces are required per unit (98 spaces total). Twenty five percent (24 spaces) must be short-term parking and seventy five percent must be long-term parking (74 spaces). Refer to section 9-9-6(g), B.R.C. 1981 for bicycle parking standards for long-term and short-term bicycle parking. Staff recommends providing some long-term bike storage in the form of vertical racks on rear decks (see attached). In addition, please include a table on the site plans showing the number of short-term and long-term bicycle parking spaces that are required and the number of spaces provided.*
   Response: Long term bicycle parking will be provided at each unit private shed with two provided hooks. There will be 96 long term spaces & 8 short term spaces provided. Short term bicycle parking will be provided by bike loops or similar method near the community mail kiosk.

2. *Please revise the site plans to show the design details of the proposed "collective covered bike shelter" and the number of bikes that can be accommodated by the shelter.*
   Response: In light of the requirements in comment 1, we have eliminated the collective bike shelter in lieu of providing long term parking at each individual unit shed.

3. *Please revise the site plans to show the specific design elements of the proposed woonerf. Sheet 1.01 states "construct new woonerf-style streetscape with shared space and traffic calming devices." Please elaborate with detailed plans. Staff recommends using colored pavers to delineate the bus pull out and parking stalls. In addition, the applicant should consider constructing a raised crosswalk with distinct pavers and/or reducing the width of the curb cut (driveway) in order to reduce vehicle speeds at the access points.*
   Response: See provided enlarged landscape plan for Woonerf style street layout & details. Sheet L102.

4. *Please revise the site plans to show the replacement of sidewalk along Nottingham Ct. and Arthur Ct. meeting the criteria for sidewalk replacement as described in section 8-2-17(b) of the B.R.C. Please contact staff to obtain the limits of the sidewalk replacement along Nottingham Ct. and Arthur Ct.*
   Response: See updated civil plan for sidewalk replacement notes, Sheet C101.

5. *Revise the site plans to show the design details of the proposed bus shelter. Please describe the nature of the bus service to this development, i.e., school bus, etc.* **Response:** The bus shelter serves the public school buses. The design of new shelter is an open sided covered shelter, with a central structural column. Approx.8'x20' steel & wood cantilevered roof. See design intent imagery on sheet A101.

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6. *Pursuant to table 9-1 of the B.R.C., please revise the site plans to provide three (3) accessible parking spaces, of which one of them must be van accessible. Please see technical drawing 2.54 from the City of Boulder Design and Construction Standards (DCS) for the design standards of the accessible parking stall.*
   Response: The parking layout has been adjusted to accommodate (2) standard car ADA stalls and (1) van ADA stall. See updated arch and civil plans.

7. *Please revise the site plans to demonstrate that the head-in parking and backing area in the woonerf meets the parking stall design criteria from section 9-9-6(g), B.R.C. 1981.*
   Response: The proposed parking layout conforms to the BRC code. See arch site plan for dimensions of parking stall & backing area.

8. *Please revise the landscape plan to:*
   - Remove the installation of pavers within the City's public right-of-way; and
   - Show the site's proposed sidewalk connecting to the back of the existing street sidewalk, rather than to the back
   of the street curb.
   Response: The landscape plan has been updated to reflect the corrections above.

Building Design, Sloane Walbert, Case Manager, 303-441-4231

1. *Please provide existing and proposed elevations for Building 3525 (new community center) and call out specific changes. Color elevations would be helpful for review by staff and Planning Board.*
   Response: Provided. See attached elevation sheet, A903A.

2. *Provide additional information regarding the proposed building materials, including new horizontal fiber cement siding and brick. Criterion (F)(xii) of the site review criteria states that "exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing."*
   Response: The existing buildings exterior is comprised of horizontal lap siding & brick veneer. The proposed design calls for maintaining the existing brick veneer and matching the existing brick at the porches with new separating walls. Fiber cement horizontal siding is proposed to replace the existing siding, as it is low maintenance and very durable.

3. *Provide additional information on the design of the proposed collective covered bike parking.*
   Response: In light of the bicycle parking requirements in transportation comment 1 above, we have eliminated the covered collective bike shelter in lieu of providing long term parking at each individual unit shed and short parking closer to the unit entries.

4. *Provide a description of the character of the neighborhood area and state how the proposed modifications are compatible with this character. Refer to site review criteria (2)(F)(i) and (2)(F)(iv) that address building design and relationship to the surrounding area.*
   Response: The existing character of the neighborhood is one or two story residential buildings, mostly multifamily buildings clad in common materials (wood and brick typically). The proposed design is compatible with the use, scale, and materiality of the neighborhood.

5. *Clarify that additionally storage sheds to be located on the end of the building are only proposed for Building 3500. Please provide an additional typical elevation for another building that does not include sheds on the end but includes them on the rear decks.*
   Response: No, there are additional storage units also proposed at the end of Building 3507. See included building elevations, sheets A302 & A303.

6. *Please provide additional information regarding how the project meets criterion (2)(F)(xi), which states "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."*

Response: The proposed design minimizes energy use due to the orientation of most of the buildings east-west allowing for passive and active solar energy. Improved insulation in the walls & roofs is also proposed. Active solar arrays on the rooftops will be maintained as part of the proposed work.

Landscaping, Elizabeth Lokocz, 303-441-3138

Section 9-2-14(l)(2)(C): *The minor amendment shall be found to comply with the review criteria of Subparagraphs (h)(2)(A), (h)(2)(C), and (h)(2)(F) of this section.*

(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;

Response: Yes, the proposed landscaping will update the existing dated overgrown plantings (i.e. juniper shrubs) to provide a mix of low water, low maintenance, and native vegetation.

(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;

Response: Not applicable; the site is developed and contains no important native species, plant communities of special concern, threatened and endangered species.

(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

Response: Yes, the proposed landscaping was designed in accordance with City landscaping standards.

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

Response: Yes, the proposed design addresses the site entry points with updated landscaping & signage, in addition to re-imagining the parking configuration to enhance the overall feeling of the north portion of the site.

Include a landscape requirements table as described in section 9-9-12(d)(1)(J), B.R.C. 1981.

Response: A landscape requirements table has been included, see sheet L101.

Neighborhood Comments, Sloane Walbert, Case Manager, 303-441-4231

Response: Noise concerns along south property line were taken into consideration with regards to landscaping design and layout. Adequate separation between the play area and the property line exist. See updated landscape plans.

Open Space, Sloane Walbert, Case Manager, 303-441-4231

Provide an analysis of the total amount of open space currently provided and proposed. Per current standards, the property is required to provide 1,200 square feet of open space per dwelling unit (refer to the intensity standards in table 8-1 in the land use code).
Response: An analysis of the open space has been provided. See included Exhibit A.

Clarify whether the existing garden beds on the south property line will be removed. They are not shown on the site plan.
Response: Existing garden beds (provided by residents) will be maintained.

Clarify whether the concrete pads for the front porches and rear decks are expanding. If so, by how much?
Response: Yes, the front porches will be expanded from 4' to 8' deep. Rear decks will not be expanded.

Outdoor Lighting, Sloane Walbert, Case Manager, 303-441-4231
Please indicate whether outdoor lighting will be addressed as part of the site improvements. Note the redevelopment thresholds described in section 9-9-16(b), B.R.C. 1981 for compliance with the outdoor lighting standards. The level of required compliance is based on the cost of redevelopment against the actual value of the existing structure. Regardless of the thresholds, all exterior lighting fixtures that do not conform to the outdoor lighting standards must be brought into conformance by July 15, 2018.
Response: Yes, outdoor lighting will be addressed as part of the site improvements as the project cost exceeds 25% of the appraised value.

Plan Documents, Sloane Walbert, Case Manager, 303-441-4231

1. *Please add the floor area analysis sent in an email on 3/18 to the plans in a table format.*
   Response: See the included coversheet with floor area analysis included.

2. *Show the locations of new A/C units for Buildings 3522 and 3525 on the site and landscape plans.*
   Response: See site plan A101 for A/C locations

3. *Please correct the survey to reflect six existing parking spaces south of building 3525 (not four).*
   Response: Corrected. See C101.

4. *Many details on the elevations refer to architectural building plans. Please provide more detail on the elevations or provide these plans.*
   Response: More elevation sheets have been included. See A302 & A303.

5. *The site plan refers to a solar analysis. Please submit with plan revisions.*
   Response: Solar analysis table has been included. See A101.

6. *Provide the height of each building on the site plan and the low point within 25 feet.*
   Response: Provided. See updated A101.

Site Design, Sloane Walbert, Case Manager, 303-441-4231

1. *It appears that the trash enclosure currently located south of Building 3522 is proposed to be removed. Please clarify if this will be replaced by a new enclosure and where it will be located.*
   Response: The trash enclosure will be replaced by a new enclosure and located

between buildings 3522 and 3525. The enclosure shall be uncovered, but screened. See updated site plan A101.

2. *Clarify whether the screening of existing trash enclosures will be improved. The site plan refers to landscape sheets that were not included. Refer to sections 9-9-18, "Trash Storage and Recycling Areas" and 9-9-12(d)(5), "General Landscaping and Screening Requirements," B.R.C. 1981.*
   Response: Yes, it is the intention of the proposed design to improve the trash enclosure screening, both architecturally and by landscaping. See landscape sheet L101 for images of design intent & landscape design.

Signage, Sloane Walbert, Case Manager, 303-441-4231
Large building numbers are depicted on the plans. Note that per section 9-9-20 of the land use code, building numbers more than twenty-four inches high are subject to all of the provisions of section 9-9-21, "Signs," B.R.C. 1981, to the extent of such excess.
Response: The building numbers have been reduced to 24" high each, in order to meet the code for building numbers.

Utilities, Scott Kuhna, 303-441-4071

1. *All of the existing easements need to be shown and labeled on the Preliminary Utility Plan.*
   Response: All easements have been shown on the preliminary utility plan.

2. *The proposed private storm sewer inlets need to be located outside of the existing 25-foot wide utility easement for the existing wastewater main running north/south through the middle of the site.*
   Response: The proposed storm water has been relocated outside of the utility easement.

3. *The landscape irrigation system requires a separate water service and meter. Revise the Preliminary Utility Plan as necessary. 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.*
   Response: A separate irrigation water meter has been added to the plans.

4. *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. The relocated 3-inch water meter lid needs to be located outside of the drive aisle and parking area.*
   Response: The water meter has been added to a landscaped area.

Zoning, Sloane Walbert, Case Manager, 303-441-4231

1. *Please identify the existing and proposed setbacks from the street for Building 3522 and 3525, include setback of proposed trellis features.*
   Response: Please see updated site plan with setbacks shown.

2. *Please identify the rear yard setback for Buildings 3507, 3502, 3505, 3500, including the trellis structures.*
   Response: Please see updated site plan with setbacks shown.

In addition to the written response demonstrating full compliance with criteria, updated drawings are included with the resubmittal, itemized below.

Signed,

Bryan Bowen

Attachments:
G-000 – Coversheet/Scope of work/sheet index
C1.01 – Preliminary Grading & Drainage plan
C1.02 – Preliminary utility plan
C2.01 – Detailed grading plan
L-100 – Landscape material plan
L-101 – Overall landscape planting plan
L-102 – Enlarged "Woonerf" Street plan
A-101 – Site plan showing redlined modifications
A-103 – Typical building plans Bldg 3507
A-104 – Typical building plans – Bldg 3510
A-301 – Building elevations
A-302 – Building Elevations – Bldg 3507
A-303 – Building Elevations – Bldg 3510
A-903 – Community Center Plans & Building elevations
A-903a –Existing Building elevations – Bldg 3525
Updated survey
Exhibit A - Open space table & diagrams

Memorandum

Date:	6/16/2015
To:	City of Boulder
From:	Kristen Uitto
Regarding:	RESUBMITTAL LUR2015-00023 Minor Amendment to site plan – 3502-3522 Nottingham Ct & 3500-3525 Arthur Ct, Boulder, CO 80304

The following is the required written statement in response to the City of Boulder comments, dated 5/8/2015. LUR2015-00023 Boulder Housing Partners' Kalmia property, located at 3502-3522 Nottingham Court & 3500-3525 Arthur Ct.

II. CITY REQUIREMENTS

***Access/Circulation**, David Thompson, 303-441-4417*
1. Please correct the discrepancy between the landscape plans and the other site plan sheets, which show two separate locations for short-term bike parking. Staff supports providing additional short-term bike parking at different locations.

Response: The plans have been coordinated to show the short term parking locations dispersed at each unit, as well as public short term parking near the community mailboxes.

2. Please revise the 1st note of the landscape plans to indicate two (2) hooks are being provided in each unit shed for long-term bike parking rather than the single "u" described in the 1st note.

Response: The landscape strategy is both the short term with the single "u" loop by each unit deck and the (2) hooks located in the shed for the long term storage. The landscape plan only notes the "U" shape loop since it is part of the landscape design, while the architectural site plan notes both long term and short term parking.

***Building Design**, Sloane Walbert, Case Manager, 303-441-4231*
Please provide color elevations.

Response: Color building elevations have been included.

***Fees**, Sloane Walbert, Case Manager, 303-441-4231*
Please note that 2014 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Response: Noted.

Landscaping, Elizabeth Lokocz, 303-441-3138
1. The following standards are of concern and are not clearly met, or called out as a requested modification:

a. Street trees appear to be a mix of private and public, existing and proposed. Additional detail on the mix and the length being used to calculate the requirement would be helpful for documentation purposes.

Response: Within the property lines, we have calculated 500 LF of streetscape frontage including the Woonerf. We are using a combination of existing and proposed trees to allow for the trees to have an average spacing of 35 feet O.C. new trees are positioned where possible based upon existing conditions.

b. It does not appear that parking is screened from adjacent properties and rights-of-way by required planting strips AND minimum screen height. Please clarify. What are conditions that prevent meeting screening requirements?

Response: The parking will be screened using RedTwig Dogwood Hedge plantings at a height of 42" spaced densely to provide full screening from adjacent properties and Right

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of Ways. These have been specified on the landscape planting plan. Some trees sizes have been reduced per the recommendations.

2. Consider 2 or 2.5-inch caliper trees instead of 3 or 3.5-inch, which take much longer to get established and have a much higher mortality rate.

Response: Some trees sizes have been reduced per the recommendations.

Legal Documents, Julia Chase, City Attorney's Office, 303-441-3020

1. If the project is approved, the following will be required, upon request of the Case Manager:

a. An updated title commitment current within 30 days; and

b. Proof of authorization to bind on behalf of the owner.

2. The Applicant will be required to sign a Development Agreement.

Response: Noted.

Neighborhood Comments, Sloane Walbert, Case Manager, 303-441-4231

Staff has received additional input from several neighbors (see attached). Concerns remain regarding the proposed location of the futsal/basketball court and disruptive activity along the south fence line, including objects thrown over the fence. Staff recommends creating a management plan and/or holding a neighborhood meeting to address these concerns.

Response: The orientation of the basketball hoops has been reversed to direct the activity away from the south property line. Additional landscaping, including trees, have been proposed between the court and the south property line in an effort to mitigate sound and visual connections between the properties. BHP will be happy to work with the neighborhood to address any remaining concerns.

Open Space, Sloane Walbert, Case Manager, 303-441-4231

Thank you for providing an open space analysis. Please revise the analysis of the current conditions to include the open space provided for 55 units, which were approved per the original PRD. Provide an additional analysis showing the amount of open space proposed following the community center addition for 49 units.

Response: The open space analysis has been updated to include the existing/originally approved open space for 55 units, as well as the proposed design for 49 units & a community center.

Outdoor Lighting, Sloane Walbert, Case Manager, 303-441-4231

Please clarify how outdoor lighting will be addressed as part of the site improvements. When development or redevelopment exceeds twenty-five percent of the value of the existing structure, then all existing unshielded exterior light fixtures must be retrofitted with shielding to prevent light trespass (section 9-9-16(b), B.R.C. 1981). Are any additional upgrades proposed? Staff encourages the applicant to bring all exterior lighting fixtures that do not conform to the outdoor lighting standards into conformance with this project. If this is the case, please submit a preliminary lighting plan.

Response: Current DD level pricing reflects that the construction cost will likely exceed 25% the value of the building. Therefore all existing unshielded exterior light fixtures shall be retrofitted with shielding to prevent light trespass, per BRC. A preliminary lighting layout has been included on the site plan.

Plan Documents, Sloane Walbert, Case Manager, 303-441-4231

Please submit a preliminary lighting plan, if necessary.

Response: A preliminary site lighting layout has been included on the site plan to indicate the locations of non-compliant lighting that will be upgraded to full-cutoff lighting to match existing compliant fixtures.

Site Design, Sloane Walbert, Case Manager, 303-441-4231
The response to comments states that the existing trash enclosures will be improved. Please provide additional information regarding the materials of the new screening. Refer to sections 9-9-18, "Trash Storage and Recycling Areas" and 9-9-12(d)(5), "General Landscaping and Screening Requirements," B.R.C. 1981.

Response: The existing trash enclosure structure (concrete walls) & pad will remain, but will be painted and updated with new horizontal slats (wood or composite) every 6" & new climbing plantings at the perimeter. Additional landscaping is proposed around the 3 sides of the enclosures.

Utilities, Scott Kuhna, 303-441-4071
1. The Preliminary Utility Plan (Sheet C-102) shows the proposed irrigation service line running parallel to the wastewater main directly on the edge of the easement (½ of the water meter would be in the easement and ½ would be outside the easement) and under a proposed new bus shelter. Service lines in easements may not run parallel to main lines in easements or right-of-way. Relocation of the irrigation line and meter is required.

Response: The location of the irrigation line and meter has been revised.

2. The plans show a portion of a proposed new bus shelter encroaching into the existing 25-foot wide utility easement. Relocation of the shelter is required.

Response: The bus shelter has been placed outside of the utility easement.

3. All proposed trees need to be included on the Preliminary Utility Plan. There may be additional comments on utility vs. tree conflicts at resubmittal.

Response: All trees have been included on the Utility Plan.

III. INFORMATIONAL COMMENTS
Access/Circulation, David Thompson, 303-441-4417
Consideration should be given to locating the short-term bicycle parking closer to the Community Center Building.

Response: We will consider it in the overall design.

In addition to the written response demonstrating full compliance with criteria, updated drawings are included with the resubmittal, itemized below.

Signed,

Bryan Bowen

Attachments: C1.01 – Preliminary Grading & Drainage plan
C1.02 – Preliminary utility plan
C2.01 – Detailed grading plan
L-100 – Landscape material plan

L-101 – Overall landscape planting plan
L-102 – Enlarged “Woonerf” Street plan
A-101 – Architectural Site plan
Exhibit A - Open space table & diagrams
Exhibit B – Color elevations

MEMORANDUM

TO: Planning Board
FROM: Sloane Walbert, Case Manager
DATE: August 17, 2015
SUBJECT: **Call Up Item:** Approval of a Minor Amendment to Approved Site Review for a 4,453 square foot addition to an existing building on the south side of the property at 3267 30th St. (Diagonal Court Townhomes). The addition will be used as a community center. Included in the approval are new entries, covered front porches, rear decks and individual storage sheds for each unit. The approval also includes updated landscaping, a new playground and community garden beds. Additionally, the existing drive lane will be converted to a one-way drive access with parking in a new configuration. The project site is zoned Business – Community 1 (BC-1). Case No. LUR2015-00031.

Background. The subject development is owned and managed by Boulder Housing Partners. The property is located between 28th and 30th Streets, north of Glenwood Drive. The site does not have frontage on a public street and is accessed through the Diagonal Plaza development directly to the north (see vicinity map). The property is located in the Business – Community 1 (BC-1) zone district, which is defined as *"business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate"* (section 9-5-2(c), B.R.C. 1981). Attached dwellings are an allowed use by-right in the BC-1 zone district.

The development is surrounded by commercial development to the north and west, including the Diagonal Plaza Shopping Center directly to the north, a shopping center to the west and a car dealership to the southwest. The Paramita Campus of Naropa University is located directly to the east. A large multi-family apartment complex, the Glenlake Apartments, is located to the south.

Figure 1: Vicinity Map

The development was approved as an amendment to an approved Planned Unit Development (PUD) for 30 housing units in five buildings (PUD #P-81-67) in January of 1982. The development was completed in 1983 as the Solar Housing Development for the City of Boulder Housing Authority. The PUD Amendment realized development potential that was previously conceptualized as a housing development in the original Diagonal Plaza PUD, which was first developed in 1965.

Project Proposal. The applicant is requesting a 4,453 square foot addition to Building A of the Diagonal Court Townhomes for a new community center to serve the development. The one-story addition will be located on the southern end of the site in an area currently used for a basketball court. The addition will feature vertical siding and panel siding. The same vertical siding will be used to accent the gable ends of the existing stucco buildings. Refer to architectural plans in **Attachment C**. The community center will allow Boulder Housing Partners to provide on-site services for residents and will serve as a gathering place for the community. The proposal includes new covered front porches and entry configurations, which will enclose 17 square feet at the existing entry landing for each townhouse unit (510 square feet total) (refer to Figure 2 below). Additionally, new rear decks and storage sheds will be provided for each unit (480 square feet total). Wood trellises will be added to each rear deck with wood horizontal screening between the decks to provide additional privacy.

Figure 2: Existing Entrances and Back Patios

As a part of this proposal, the existing drive lane will be converted to a one-way drive access with parking in a new configuration. The same number of parking spaces (49) will continue to be provided. However, the configuration will be changed to provide a one-way access with parallel and diagonal parking. The design includes the addition of landscape islands, new entry points with landscaping and two crossings with patterned concrete to slow traffic. An existing concrete fence that mimics the look of a wood fence along the north property line will remain. The fence serves as screening to the service side of the Diagonal Plaza Shopping Center. Short-term bike parking will be provided in the form of one “u” style bike rack at the deck of each unit and two “u” racks near the community center entrance (32 spaces total). For long-term parking, two vertical racks are included in each proposed shed for a total of 60 long-term bike parking spaces.

Figure 3: Existing Access and Parking

The proposal includes various site improvements, including updated landscaping. The landscape plan includes replacing the existing playground on south end of the site and adding a new smaller tot lot play area adjacent to the community center. Trees are proposed on the property line south of the community center to help screen the addition from the neighboring community. The plan also includes new community garden beds. New trash enclosures will be screened with horizontal wood or composite materials that allow plantings to grow vertically along the walls. The proposed redevelopment is expected to exceed twenty-five percent of the value of the existing structures and all existing unshielded exterior light fixtures will be retrofitted with shielding to prevent light trespass, in compliance with section 9-9-16(c)(1), B.R.C. 1981. Refer to **Attachment C** for approved plans.

Review Process. The property is subject to an approved Planned Unit Development (PUD #P-81-67). A Minor Amendment to an Approved Site Plan is required to modify the intent of the original approval. In addition to modifying the intent of the approval, any additions exceeding 10 percent of the overall floor area in an approved PUD are subject to the Minor Amendment process. A Minor Site Review Amendment is subject to Planning Board call up per Land Use Code section 9-2-14(l), B.R.C. 1981.

Project Analysis: The criteria for a Minor Amendment requires an evaluation of a project with specific Site Review criteria in subsections 9-2-14(h)(2) (A), (C), and (F), B.R.C. 1981, Open Space, Landscaping, and Building Design respectively. In terms of open space, the building coverage on the property will increase with the proposed additions; however, the proposal will result in an increase to the existing open space by reducing the width and quantity of sidewalks and adding landscape islands to the parking area. The total open space proposed on the site is 47,775 square feet, which is greatly in excess of the required usable open space of 36,000 square feet (1,200 square feet per dwelling unit). In addition, the quality of the open space will be greatly improved with updated landscaping, new porches and decks, outdoor seating, and play areas. Several mature trees will be maintained on the property.

Regarding building design, Site Review criteria (F) looks at the compatibility of the proposed "height, mass and scale in the existing character of the area, or the character established by adopted design guidelines for the area." The property is surrounded on three sides by commercial buildings. However, the neighboring residential development to the south is comprised of two-story buildings constructed of similar materials (wood siding, brick and asphalt roofing with wood decks). Both properties are of similar size, height and exterior materials. Staff finds that the proposed materials are compatible with the surrounding neighborhood.

Refer to **Attachment B** for the site review criteria checklist.

Public Comment: Required public notice was provided in the form of written notifications of the application to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of section 9-4-3, "Public Notice Requirements," B.R.C. 1981 were met. Staff has not received any inquiries or public comments regarding the proposal.

Conclusion: Staff finds that the application for a Minor Amendment meets the criteria of section 9-2-14(l), B.R.C. 1981. The proposal was approved by staff on August 10, 2015 and the decision may be called up before Planning Board on or before August 24, 2015. There is one Planning Board hearing scheduled during the required 14-day call-up period on August 20, 2015. Questions about the project or decision should be directed to the Case Manager, Sloane Walbert at (303) 441-4231 or walberts@bouldercolorado.gov.

Attachments

Attachment A: Staff Disposition
Attachment B: Site Review Criteria Checklist
Attachment C: Approved Plan Set

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

CITY OF BOULDER PLANNING DEPARTMENT NOTICE OF DISPOSITION

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

DECISION:	**Approved with conditions**
PROJECT NAME:	**DIAGONAL COURT TOWNHOMES**
DESCRIPTION:	**MINOR AMENDMENT TO APPROVED SITE PLAN for a 4,453 square foot addition to an existing building on the south side of the property at the Diagonal Court housing development. The addition will be used as a community center for the exclusive use of the apartment complex. The existing basketball court will be removed in this location. Included in the approval are new front porches, entries, rear decks and individual storage sheds for each unit. The approval also includes updated landscaping, a new playground and community garden beds. Additionally, the existing drive lane will be converted to a one-way drive access with parking in a new configuration.**
LOCATION:	**3267 30TH ST**
COOR:	**N05W04**
LEGAL DESCRIPTION:	**Lot 2, Diagonal Plaza Replat, City of Boulder, County of Boulder, State of Colorado**
APPLICANT:	**KRISTEN UITTO, CADDIS PC**
OWNER:	**Housing Authority of the City of Boulder**
APPLICATION:	**Minor Site Review Amendment, LUR2015-00031**
ZONING:	**Business – Community 1 (BC-1)**
CASE MANAGER:	**Sloane Walbert**
VESTED PROPERTY RIGHT:	**NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

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

Approved On: 8/10/15
Date

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

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

Appeal to Planning Board expires: 8/24/15

Final approval date: _____

Address: 3267 30TH ST

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

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

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans** prepared by the Applicant on July 28, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to Planned Unit Development #P-81-67, approved January 14, 1982.

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

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

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

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

Section 9-2-14 (I), B.R.C. 1981, "Minor Amendments to Approved Site Plans"

(1) Standards: Changes to approved building location, or additions to existing buildings which exceed the limits of a minor modification, may be considered through the minor amendment process, if the following standards are met:

The proposal exceeds the limits of a minor modification because it slightly alters the intent of the original approval for the addition of a community center and adds more than 10% of additional floor area.

N/A (A) In a residential zone as set forth in section 9-5-2, "Zoning Districts," B.R.C. 1981, all approved dwelling units within the development phase have been completed;

Not applicable. The project site is zoned BC-1.

N/A (B) In residential zones, dwelling unit type is not changed;

Not applicable. The project site is zoned BC-1. The dwelling unit type will not change.

N/A (C) The required open space per dwelling unit requirement of the zone is met on the lot of the detached dwelling unit to be expanded, and

Not applicable. The development is composed of attached dwelling units.

✓ (D) The total per dwelling unit in the development is not reduced by more than ten percent of that required for the zone; or

The required usable open space for the development is 36,000 square feet. The proposed open space is 47,775 square feet. This an increase to the existing open space despite the building addition by reducing the width and quantity of sidewalks and adding landscape islands to the parking area.

N/A (E) If the residential open space provided within the development or an approved phase of a development cannot be determined, the detached dwelling unit is not expanded by more than ten percent and there is no variation to the required setbacks for that lot;

Not applicable. The development is composed of attached dwelling units.

✓ (F) For a building in a nonresidential use module, the building coverage is not increased by more than twenty percent, the addition does not cause a reduction in required open space, and any additional required parking that is provided, is substantially accommodated within the existing parking arrangement;

The building coverage will be increased by 5,930.5 square feet, which is an increase of 34%. However, the allowable intensity in the BC-1 zone district is determined by open space. Despite an increase in building coverage, the amount of open space will increase (see criterion (D) above). The site will greatly exceed the required open space per dwelling unit. The parking area will be re-configured but no additional parking will be provided.

✓ (G) The portion of any building over the permitted height under section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, is not increased;

No portion of any building is over the permitted height.

✓ (H) The proposed minor amendment does not require public infrastructure improvements or other off-site improvements.

(2) Amendments to the Site Review Approval Process: Applications for minor amendment shall be approved according to the procedures prescribed by this section for site review approval, except:

✓ (A) If an applicant requests approval of a minor amendment to an approved site review, the city manager

will determine which properties within the development would be affected by the proposed change. The manager will provide notice pursuant to subsection 9-4-3(b), B.R.C. 1981, of the proposed change to all property owners so determined to be affected, and to all property owners within a radius of six hundred feet of the subject property.

✓ (B) Only the owners of the subject property shall be required to sign the application.

✓ (C) The minor amendment shall be found to comply with the review criteria of subparagraphs (h)(2)(A), (h)(2)(C), and (h)(2)(F) of this section, and

See checklist below.

✓ (D) The minor amendment is found to be substantially consistent with the intent of the original approval, including conditions of approval, the intended design character and site arrangement of the development, and specific limitations on additions or total size of the building which were required to keep the building in general proportion to others in the surrounding area or minimize visual impacts.

✓ (E) The city manager may amend, waive, or create a development agreement.

Subparagraphs (h)(2)(A), (h)(2)(C), and (h)(2)(F) of section 9-2-14:

(h) Criteria for Review: No site review application shall be approved unless the approving agency finds that:

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

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

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

The quality of the open space will be greatly improved with updated landscaping, porches and decks, outdoor seating, and play areas. Several mature trees will be maintained on the property. The design includes both formal and informal gathering places.

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

Not applicable. The development is composed of attached units.

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

Not applicable; there are no notable natural features associated with the project site.

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

Open space is distributed throughout the development and provides a relief to the density. Informal landscaped areas are located on the west and east sides of the development and serve as a buffer to the adjacent commercial development. In addition, landscaping has been proposed to serve as a buffer to the residential development to the south.

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

The proposed play areas are centrally located next to the community center. An existing basketball court will be removed with the proposal.

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

Not applicable; there are no sensitive environmental features or natural areas on the developed site.

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

The development is existing and no opportunities exist to connect to a larger open space system.

(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;

A variety of tree species, native and adaptable shrub, perennial and groundcover plantings will be used throughout the site.

N/A (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;

Not applicable; the site is developed and contains no important native species, plant communities of special concern, threatened and endangered species.

✓ (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

✓ (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.

Where possible, side yards and public ways have been enhanced. Additional plantings have been provided in the parking area and screening has been provided to the residential development to the south.

(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 property is primarily adjacent to commercial development. The neighboring residential development to the south is comprised of two story buildings built of similar materials (wood siding, brick and asphalt roofing with wood decks). Both properties are of similar size, height and exterior materials.

✓ (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;

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

✓ (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;

✓ (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;

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

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

✓ (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;

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

A preliminary lighting plan has been provided. A final lighting plan will be submitted with building permit application.

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

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

Several upgrades are proposed for the existing buildings that minimize energy usage, including new energy efficient windows, new solar shading elements and new wall and roof insulation. The existing buildings currently have active solar PV arrays on the roofs, which will be maintained throughout the upgrades. In addition, the new community center addition will be designed as a high performance net-zero energy building.

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

The stucco exteriors will be maintained for the existing buildings and refreshed with new paint. New wood trellises are proposed at each unit entry and rear deck with wood horizontal screening between the unit decks. The exterior materials of the new addition will be vertical siding and panel siding. The same vertical siding will be used to accent the gable ends of the existing buildings to create a comprehensive design.

✓ (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;

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

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

ATTACHMENT C

PROJECT INFORMATION

LEGAL DESCRIPTION - LOT 2 DIAGONAL PLAZA REPLAT 28th 30th & IRIS A V 5 IMPS

SITE AREA - 2.39 ACRES (104,302sf)

OF BULDINGS - 5 BUILDINGS

OF UNITS - 30 UNITS
2-BED - 25
3-BED - 5

Includes sheds and entries.

TOTAL GROSS BUILDING AREA - ~~33,714 sf~~ 34,221 sf
BUILDING 3265/ A - EXISTING 5,696 sf ; PROPOSED ~~10,251~~ 10,347 sf (INCLUDES 4,453 sf NEW COMMUNITY CENTER)
BUILDING 3257/ B - EXISTING 5,696 sf; PROPOSED ~~5,798~~ 5,894 sf
BUILDING 3269/ C - EXISTING 5,994 sf; PROPOSED ~~6,069~~ 6,192 sf
BUILDING 3271/ D - EXISTING 5,696 sf; PROPOSED ~~5,798~~ 5,894 sf
BUILDING 3273/ E - EXISTING 5, 696 sf; PROPOSED ~~5,798~~ 5,894 sf

FLOODPLAIN - NO

ZONING - BC-1

LAND USE - CB

SETBACKS
FRONT - 20' MIN. LANDSCAPE SETBACK
SIDE - 15' MIN. FROM STREET, 0' or 12' MIN. FROM INTERIOR LOT LINE
REAR - 20'

BUILDING HEIGHT - 35', 3 STORIES MAX

BUILDING FOOTPRINT TOTAL (LEVEL 1 INCL'DS OVERHANG OR COVERED AREA) - ~~27,544~~ 23,394 sf
BUILDING 3265/ A - EXISTING 3445sf; PROPOSED ~~8116~~ sf 8,194 sf
BUILDING 3257/ B - EXISTING 3445sf; PROPOSED ~~4,773~~ sf 3,741 sf
BUILDING 3269/ C - EXISTING 3681sf; PROPOSED ~~5,109~~ sf 3,977 sf
BUILDING 3271/ D - EXISTING 3445sf; PROPOSED ~~4,773~~ sf 3,741 sf
BUILDING 3273/ E - EXISTING 3445sf; PROPOSED ~~4,773~~ sf 3,741 sf

The corrected numbers include the covered front porches and shed additions. The rear decks are excluded because they are open to the sky and are not considered coverage.

PARKING ANALYSIS:
EXISTING - 49 STALLS (2 ADA; 47 STANDARD)
PROPOSED - 47 STALLS

TYPES OF PROPOSED PARKING:
(16) COMPACT PARALLEL STALLS (8'X20')
(30) 45 DEGREE STANDARD STALLS (9'X19')
(1) 90 DEGREE COMPACT STALLS (8'X19')

TOTAL INCLUDES (3) ADA STALLS

*NOTE NEW COMMUNITY CENTER DOES NOT TRIGGER ADDITIONAL PARKING. SEE PRE-APP RESPONSE, CASE PAR2014-00044

OPEN SPACE:
EXISTING: 43,115.7 sf
PROPOSED: 47,775 sf

TRUE NORTH
PROJECT NORTH

Caddis Architecture, etc.
1510 Zamia Ave. #103
tel: 303.443.3929
info@caddisarc.com
www.caddisarc.com

Stamp

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Full Size: 0" 1" 2"
Date: 07.25.2015
Project: 1424
Archive:
Plot Date: 07.25.2015
Revisions:
Rev# Date Description

MINOR AMENDMENT

BHP - Diagonal Court

Project Address:
3267-3273 30th St.
Boulder, CO 80301

PROJECT INFO A003

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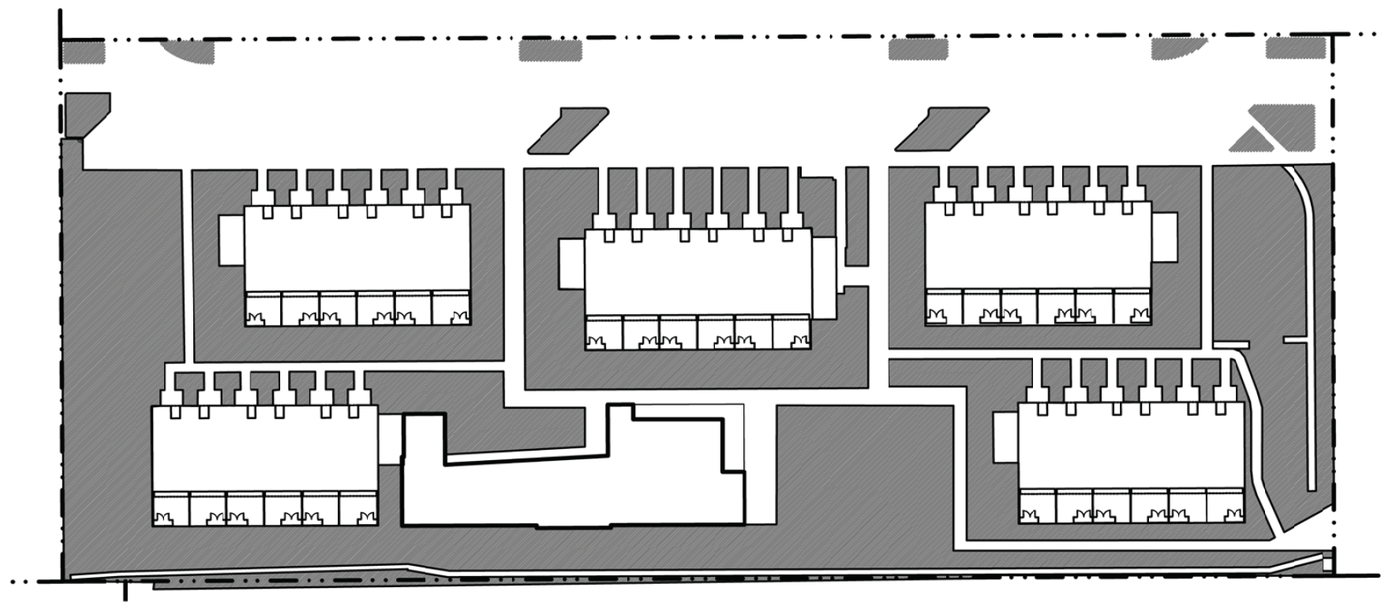
Caddis Architecture, pc.

Boulder Housing Partners
PROJECT RENOVATE
BOULDER, CO



OPEN SPACE CHART

REQURIED PER DWELLING UNIT: 1200 SF / D.U.

PROVIDED PER DWELLING UNIT: 1592.5 SF / D.U.

TOTAL OPEN SPACE: 47,775 SF

* DOES NOT INCLUDE DWELLING UNIT REAR AND FRONT PORCHES

north

DIAGONAL COURT OPEN SPACE DIAGRAM

0' 50' 100'

1" = 50'-0"

07.26.2015

PROJECT # 1424

CADDIS PC

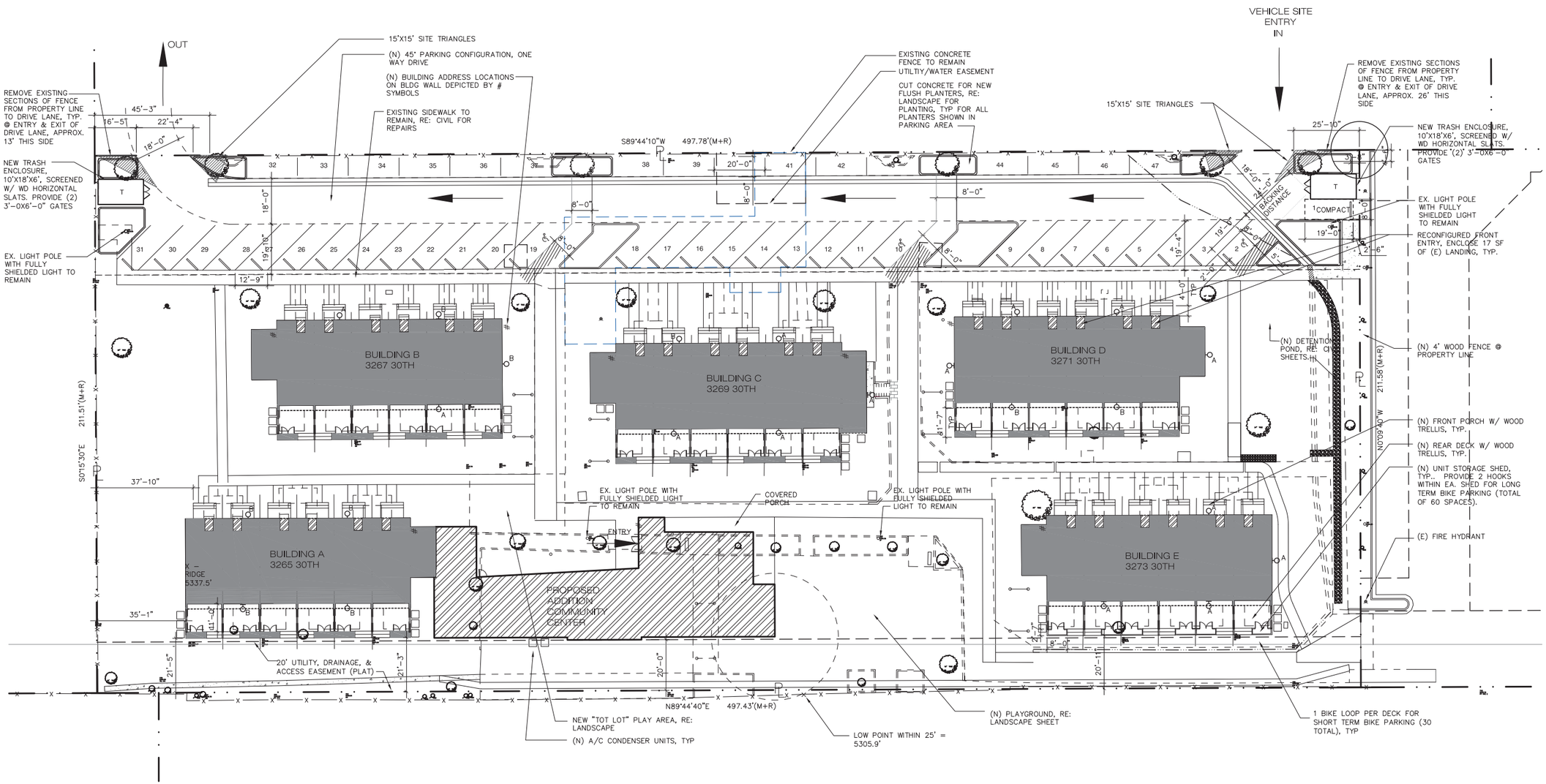
PARKING ANALYSIS:

EXISTING: 49 TOTAL (47 STANDARD + 2 ADA STALLS)
PROPOSED: 47 TOTAL (INCLUDING 3 ADA STALLS)
27 45° STANDARD STALLS (19'X9')
1 90° COMPACT STALLS (8'X19')
16 COMPACT PARALLEL STALLS (8'X20')
3 45° STANDARD ADA STALLS
2 CAR STALLS
1 VAN STALL

LIGHTING LEGEND

A — EX. WALL MOUNTED FIXTURE, UN-SHIELDED. MATCH EX. COMPLIANT FIXTURE SPEC.

B — EX. WALL MOUNTED FIXTURE, FULLY SHIELDED



1 SITE PLAN
1" = 20'- 0"

NOTE: PROPOSED CHANGES SHOWN CLOUDED.

Caddis Architecture, etc.
1510 Zamia Ave, #103
tel: 303.443.3929
info@caddisp.com
www.caddisp.com

Stamp

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Consultant

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Full Size: 0" 1" 2"

Date: 07.25.2015

Project: 1424

Archive:

Plot Date: 07.25.2015

Revisions:

Rev#	Date	Description

MINOR AMENDMENT

BHP - Diagonal Court

Project Address:
3265-3273 30th St.
Boulder, CO 80301

SITE PLAN A 101

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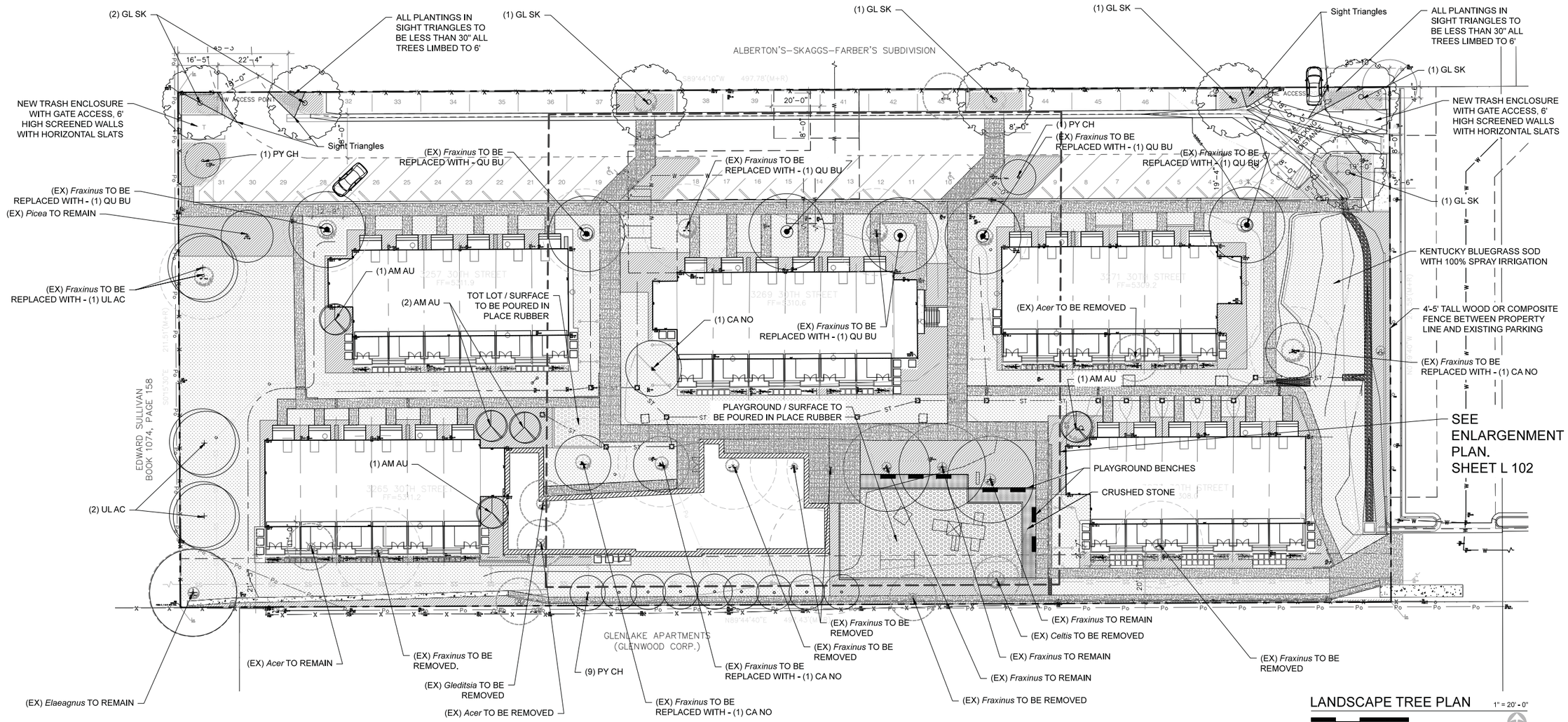


LANDSCAPE TREE PLAN

1" = 20' - 0"

0 20 40

NORTH

NOTE: REFER TO L-101 FOR GROUNDCOVER PLANTING INFORMATION AND DIMENSIONS.

UTILITY LEGEND

NOTE: REFER TO CIVIL DRAWINGS FOR DETAILED UTILITY INFORMATION

- PROPERTY LINE
- EASEMENT LINE
- FIRE ACCESS
- SANITARY SEWER
- WATER LINE
- POWER LINE
- EXISTING FENCE
- SIGHT TRIANGLES

MATERIALS LEGEND

NOTE: REFER TO NOTES ON SHEET L-102 FOR SPECIFICATIONS

- 2'x2' PRECAST CONCRETE PAVERS
- PLANT BED W/ WOOD MULCH AND DRIP IRRIGATION
- CAST IN PLACE CONCRETE
- PLAYGROUND SURFACE WITH POURED IN PLACE RUBBER
- 3" LAYER OF COMPRESSED CRUSHED STONE
- KENTUCKY BLUEGRASS SOD W/ 100% SPRAY IRRIGATION
- EXISTING LANDSCAPE TO REMAIN, FIELD VERIFY FOR EXTENTS

PLANT LEGEND

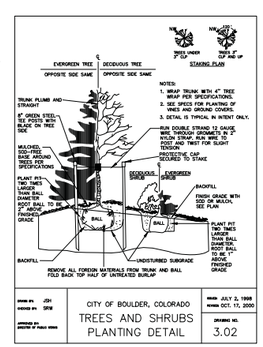
DECIDUOUS TREES

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	AM AU	(5)	AUTUMN BRILLIANCE SERVICEBERRY	*Amelanchier grandiflora 'Autumn Brilliance'*	10'-12' TALL CLUMP	REFER TO PLAN	MODERATE
	CA NO	(4)	NORTHERN CATALPA	*Catalpa speciosa*	2.75" CAL.	REFER TO PLAN	MODERATE
	GL SK	(7)	SKYLINE HONEYLOCUST	*Gleditsia triacanthos 'inermis' Skyline*	3" CAL.	REFER TO PLAN	MODERATE
	PY CH	(11)	CHANTICLEER PEAR	*Pyrus calleryana 'Chanticleer'*	2" CAL.	REFER TO PLAN	MODERATE
	QU BU	(6)	BUR OAK	*Quercus macrocarpa*	3.5" CAL.	REFER TO PLAN	MODERATE
	UL AC	(3)	ACCOLADE ELM	*Ulmus x 'Accolade'*	2.75" CAL.	REFER TO PLAN	MODERATE

NUMBER OF EXISTING TREES : 30 (17 Fraxinus)
NUMBER OF TREES REMOVED : 16 (INCLUDES 4 *Fraxinus*)
NUMBER OF TREES IN GOOD CONDITION TO REMAIN : 1 (DOES NOT INCLUDE *Fraxinus*)
NUMBER OF PROPOSED SITE TREES : 39

NOTES:
- SINGLE "U" SHAPED BICYCLE PARKING TO BE PROVIDED FOR EACH UNIT.
- REFER TO SHEETS L 100 AND L 101 FOR PLANTING INFORMATION.
- ALL TREES TO BE PLACED AWAY FROM UTILITY LINES PER CITY OF BOULDER GUIDELINES.
- FIELD VERIFY INSTALLATION OF ALL 2'X2' PAVERS. ALL PAVERS SHALL BE PLACED IN LOCATIONS WHICH WILL NOT OBSTRUCT ROOT SYSTEMS OF EXISTING TREES.
- ALL LANDSCAPE BEDS THAT MEET WITH GRASS AND/OR CRUSHED GRAVEL WILL BE EDGED WITH ROLL TOP GALVANIZED EDGING, TYP. M

- EXISTING TREE IN GOOD CONDITION TO REMAIN
- EXISTING TREE IN POOR CONDITION TO BE REMOVED
- EXISTING *Fraxinus pennsylvanica* Green Ash NOTE: GREEN ASH TO BE REPLACED AS NEEDED TO MEET REQUIRED TREE COUNTS



TOTAL LOT AREA	104,302 SF
BUILDING FOOTPRINT	27,544 SF
TOTAL LANDSCAPE AREA	74,893 SF
TOTAL PARKING LOT SIZE	22,132 SF
USABLE OPEN SPACE	54,626 SF
TOTAL NUMBER OF PARKING STALLS REQUIRED	49
TOTAL NUMBER OF PARKING STALLS PROVIDED	49
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA REQUIRED	1107 SF
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED (FULLY COMPLIANT INTERIOR LANDSCAPE)	1248 SF
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED (NON COMPLIANT INTERIOR LANDSCAPE)	737 SF
TOTAL NUMBER OF STREET TREES REQUIRED	11
TOTAL NUMBER OF STREET TREES PROVIDED	15
TOTAL QUANTITY OF PLANT MATERIAL REQUIRED	36 TREES, 182 SHRUBS
TOTAL QUANTITY OF PLANT MATERIAL PROVIDED	39 TREES, 226 SHRUBS, 889 ORNAMENTAL PERENNIALS, 2195 GROUNDCOVER.

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Date: 07.27.2015

Project: BHP - DIAGONAL COURT

Archive:

Plot Date: 07.27.2015

Revisions:

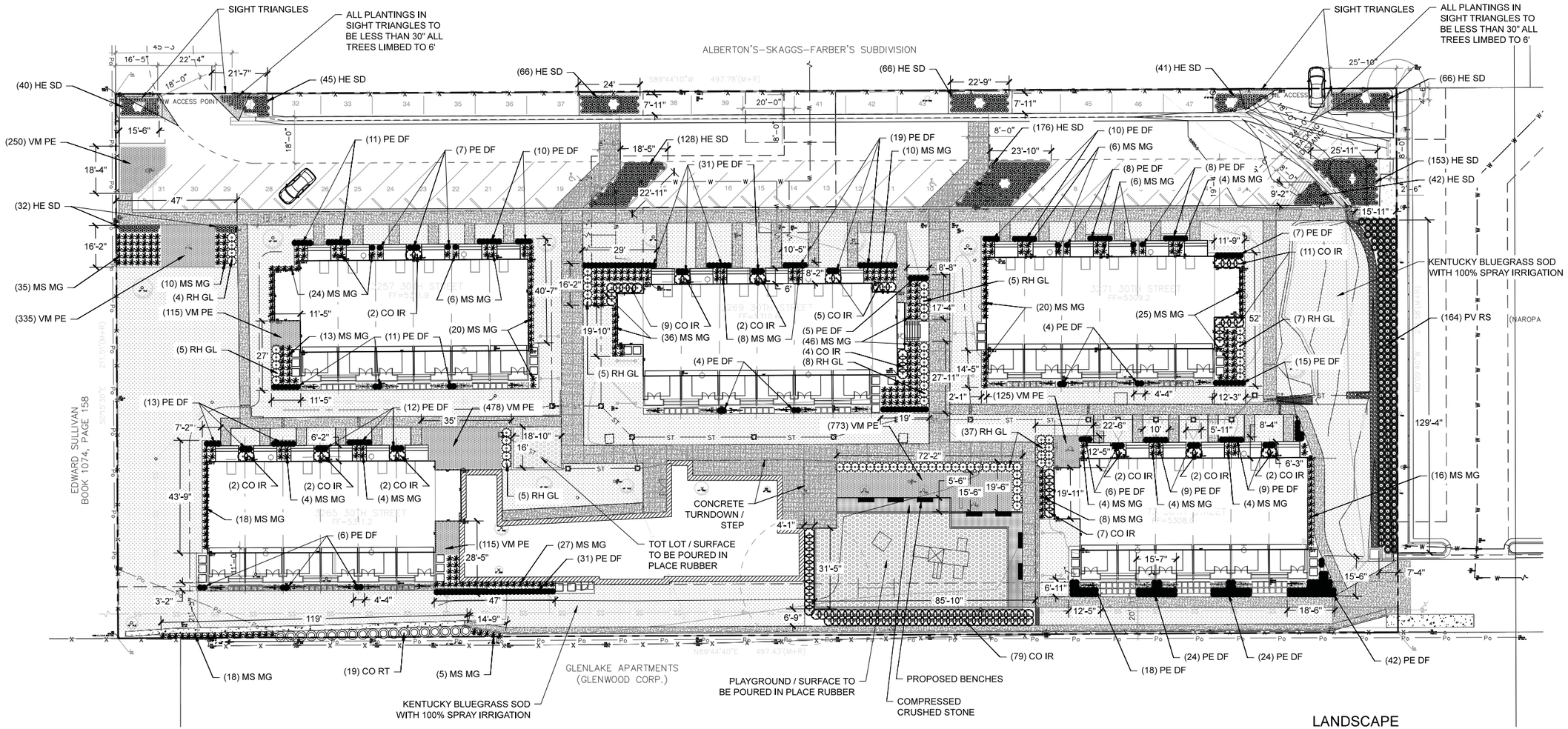
Rev# Date Description

PROJECT DESCRIPTION
BHP - Diagonal Court

Project Address:
3265-3273 30th St.
Boulder, CO 80301

SHEET DESCRIPTION
LANDSCAPE TREE PLAN

SHEET NAME
L-100



LANDSCAPE GROUNDCOVER PLAN

1" = 20' - 0"

0 20 40 NORTH

NOTE: REFER TO L-100 FOR TREE PLAN AND LANDSCAPE CHARTS.

UTILITY LEGEND

NOTE: REFER TO CIVIL DRAWINGS FOR DETAILED UTILITY INFORMATION

- PROPERTY LINE
- EASEMENT LINE
- FIRE ACCESS
- SANITARY SEWER
- WATER LINE
- POWER LINE
- EXISTING FENCE
- SIGHT TRIANGLES

MATERIALS LEGEND

NOTE: REFER TO NOTES ON SHEET L-102 FOR SPECIFICATIONS

- 2'x2' PRECAST CONCRETE PAVERS
- PLANT BED W/ WOOD MULCH AND DRIP IRRIGATION
- CAST IN PLACE CONCRETE
- PLAYGROUND SURFACE WITH POURED IN PLACE RUBBER
- 3" LAYER OF COMPRESSED CRUSHED STONE
- KENTUCKY BLUEGRASS SOD W/ 100% SPRAY IRRIGATION
- EXISTING LANDSCAPE TO REMAIN, FIELD VERIFY FOR EXTENTS

PLANT LEGEND

DECIDUOUS SHRUBS

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	CO RT	(19)	RED TWIG DOGWOOD	*Cornus alba 'Sibirica'*	5 GAL.	48" O.C.	MODERATE
	RH GL	(76)	GRO-LOW FRAGRANT SUMAC	*Rhus aromatica 'Gro-Low'*	5 GAL.	36" O.C.	LOW
	CO IR	(131)	'ISANTI' RED-OSIER DOGWOOD	*Cornus sericea 'Isanti'*	5 GAL.	30" O.C.	MODERATE

ORNAMENTAL GRASS

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	MS MG	(381)	MAIDEN GRASS 'MORNING LIGHT'	*Miscanthus sinensis 'Morning Light'*	5 GAL.	30" O.C.	LOW
	PE DF	(344)	DWARF FOUNTAIN GRASS 'HAMELN'	*Pennisetum alopecuroides 'Hameln'*	1 GAL.	18" O.C.	LOW
	PV RS	(164)	RED SWITCH GRASS	*Panicum virgatum 'Rotstrahlbusch'*	5 GAL.	30" O.C.	LOW

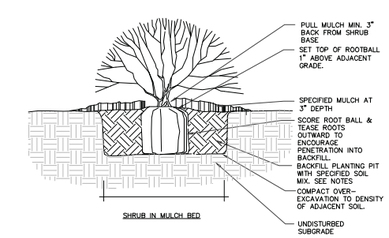
PERENNIALS

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	HE SD	(855)	DAYLILY 'STELLA DE ORO'	Hemerocallis x 'Stella de Oro'	1 GAL.	18" O.C.	LOW

GROUNDCOVER

SYMBOL	ABBREV.	#	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	HYDROZONE
	VM PE	(2196) -122 Flats	COMMON PERIWINKLE	*Vinca minor*	18 PLANTS/ 1 FLAT	12" TRIANGLE O.C.	MODERATE

NOTES:
- SINGLE "U" SHAPED BICYCLE PARKING TO BE PROVIDED FOR EACH UNIT.
- REFER TO SHEETS L 100 AND L 101 FOR PLANTING INFORMATION.
- ALL TREES TO BE PLACED AWAY FROM UTILITY LINES PER CITY OF BOULDER GUIDELINES.
- FIELD VERIFY INSTALLATION OF ALL 2'X2' PAVERS. ALL PAVERS SHALL BE PLACED IN LOCATIONS WHICH WILL NOT OBSTRUCT ROOT SYSTEMS OF EXISTING TREES.
- ALL LANDSCAPE BEDS THAT MEET WITH GRASS AND/OR CRUSHED GRAVEL WILL BE EDGED WITH ROLL TOP GALVANIZED EDGING, TYP.
- ALL EXPANSION JOINTS AND CONTROL JOINTS WILL BE BASED OFF OF DRAWING LOCATIONS, BUT WILL BE FIELD VERIFIED FOR SPACING DIMENSIONS



2 SHRUB PLANTING
L-PP-1 SECTION

N.T.S.

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Revisions:

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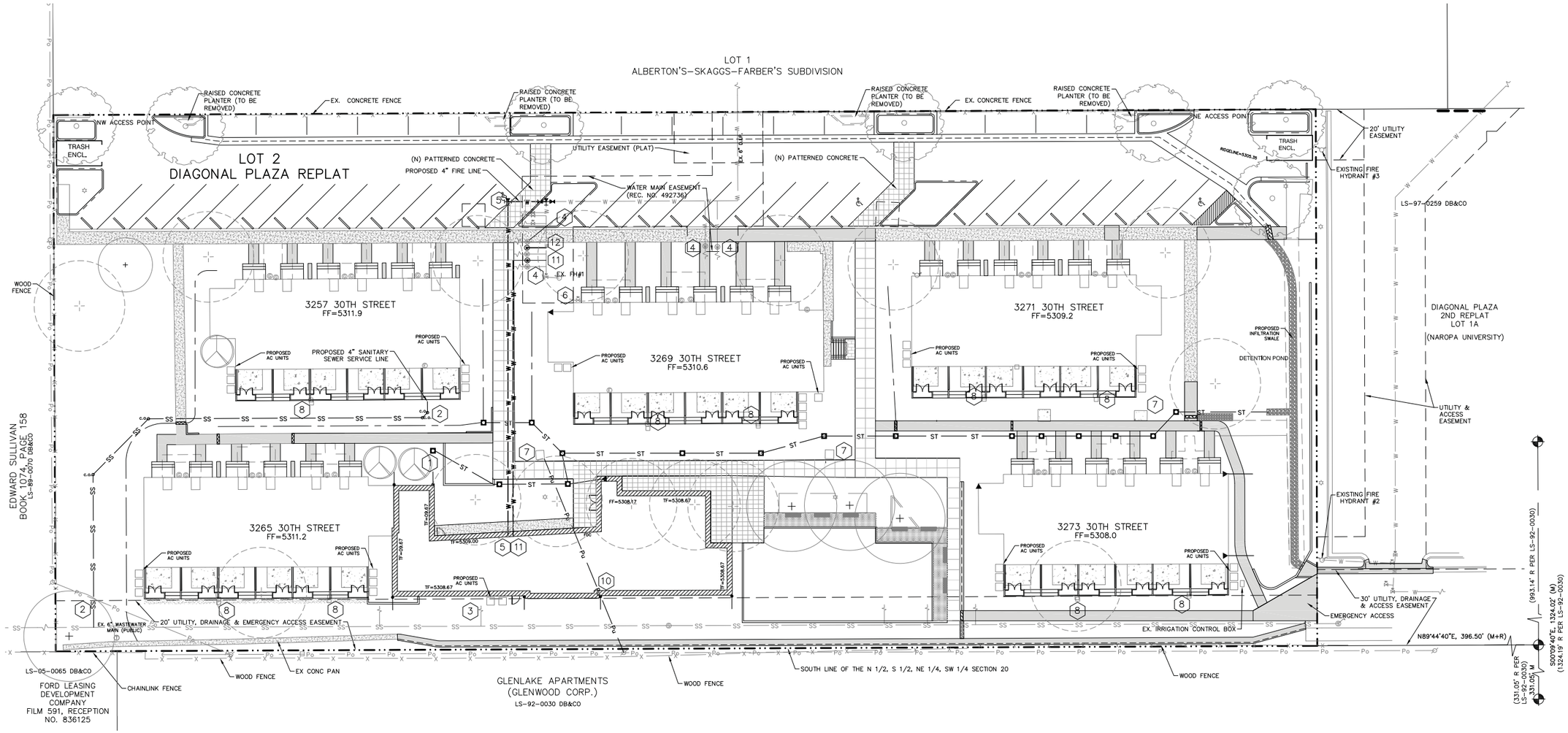
PROJECT DESCRIPTION
BHP - Diagonal Court

Project Address:
3265-3273 30th St.
Boulder, CO 80301

SHEET DESCRIPTION
LANDSCAPE GROUNDCOVER PLAN

SHEET NAME
L-101



PRELIMINARY UTILITY PLAN

(2) SCALE: 1" = 20'

UTILITY NOTES

1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOULDER STANDARD SPECIFICATIONS.
2. WATER, FIRELINE, AND SEWER TAPS AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON A FIELD SURVEY CONDUCTED BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS.. AS SUCH LOCATIONS ARE CONSIDERED GRAPHICAL IN NATURE. CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS PRIOR TO CONSTRUCTION.
6. BENCHMARK: CITY OF BOULDER BENCHMARK H-2-2, FOUND CHISELED ON THE TOP OF THE NW CORNER OF AN INLET LOCATED AT THE NW CORNER OF 28TH STREET AND GLEENWOOD DRIVE ELEVATION=5298.90 (NAVD88). SITE BENCHMARK: FLANGE BOLT OF FIRE HYDRANT LOCATED EAST OF THE SOUTHEAST CORNER OF THE LOT. ELEVATION=5305.18(NAVD88).

N

20' 0 20'

SCALE: 1" = 20'

KEYED NOTES

1. PROPOSED LANDSCAPE DRAIN SYSTEM
2. CONSTRUCT NEW 4" SANITARY SEWER SERVICE TO 3257 30TH STREET.
3. REMOVE EXISTING SANITARY SEWER SERVICE TO 3257 30TH STREET.
4. FIELD VERIFY THE SIZE OF THE EXISTING WATER SERVICE LINES. LINES NOT 1"-DIA. SHALL BE UPGRADED TO SUCH. NEW TAP FEES FOR THE EXISTING LINES ARE NOT REQUIRED.
5. CONSTRUCT NEW 4" FIRELINE
6. INSTALL NEW 3" DOUBLE CHECK BACKFLOW
7. EXISTING PAD MOUNTED TRANSFORMER
8. EXISTING UTILITY PEDESTAL
9. NEW ELECTRICAL SERVICE TO ADDITION - SEE ELECTRICAL PLAN.
10. FIELD VERIFY EXACT LOCATION OF UNDERGROUND PRIMARY. REMOVE AND RELOCATE AS REQUIRED TO COORDINATE NEW ADDITION.
11. CONSTRUCT NEW 1" WATER SERVICE/METER FOR ADDITION
12. CONSTRUCT NEW 3/4" IRRIGATION SERVICE/METER

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- CONTROL POINT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING SPRINKLER VALVE BOX
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER W/MANHOLE

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Date: 07.28.2015

Project: 1424

Archive:

Plot Date: 07.28.2015

Revisions:

Rev#	Date	Description

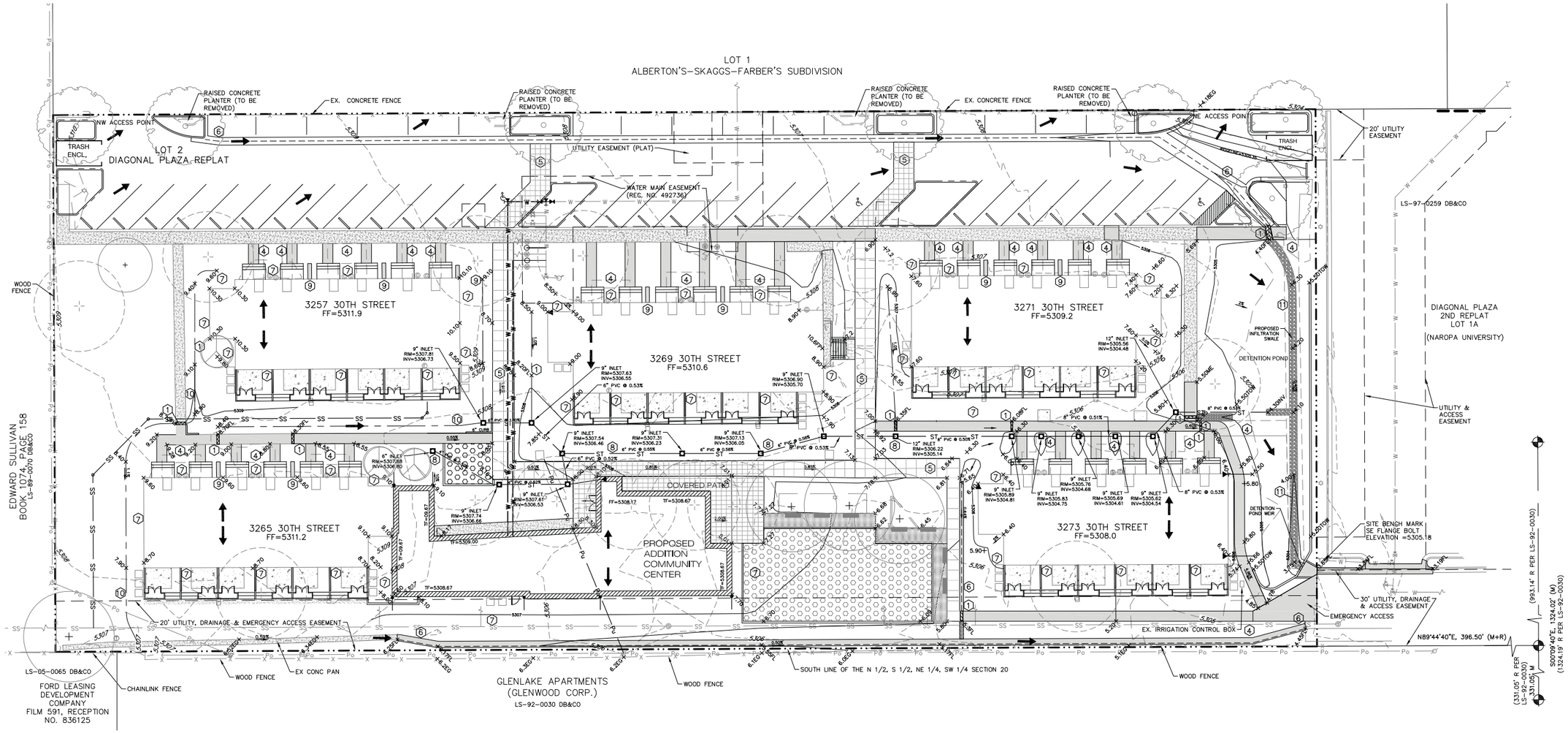
MINOR AMENDMENT

BHP - Diagonal Court

Project Address:
3265-3273 30th St.
Boulder, CO 80301

PRELIMINARY UTILITY PLAN

C.102

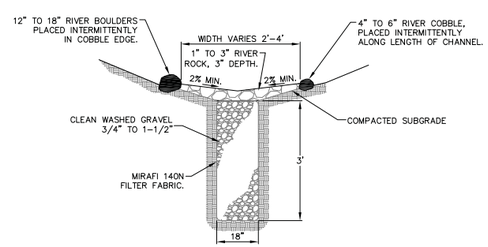


PRELIMINARY GRADING PLAN

(1) SCALE: 1" = 20'

GRADING NOTES

1. GRADING SHALL COMPLY WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION AND THE RECOMMENDATIONS SET FORTH IN THE PROJECT GEOTECHNICAL REPORT.
2. EXISTING TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PREPARED BY SCOTT COX & ASSOCIATES, INC., DATED JANUARY 6, 2015.
3. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
4. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW THE EXTERIOR SIDING.
5. GRADE AWAY FROM BUILDINGS AT A MINIMUM SLOPE OF 10% IN THE FIRST 10 FEET WITHIN LANDSCAPE AREAS AND A MINIMUM SLOPE OF 2% THEREAFTER. WHERE IMPERVIOUS SURFACE IS PLACED ADJACENT TO THE BUILDING, GRADE AWAY FROM THE BUILDING SHALL BE AT A SLOPE OF 2% IN THE FIRST 10 FEET.
6. THE FEMA FLOOD INSURANCE RATE MAP, PANEL 08013C0392J, DATED DECEMBER 18, 2012, INDICATES THAT THE ENTIRE SITE IS OUTSIDE OF ANY MAPPED 500-YEAR FLOODPLAIN.
7. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOULDER STANDARD SPECIFICATIONS.
8. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON, ARE BASED ON A SURVEY PERFORMED BY SCOTT, COX & ASSOCIATES AND ARE CONSIDERED APPROXIMATE. DT ENGINEERING IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND PROTECT THEM DURING CONSTRUCTION.
9. BENCHMARK: CITY OF BOULDER BENCHMARK H-2-2, FOUND CHISELED ON THE TOP OF THE NW CORNER OF AN INLET LOCATED AT THE NW CORNER OF 30TH STREET AND GLEENWOOD DRIVE ELEVATION=5298.90 (NAVD88). SITE BENCHMARK: FLANGE BOLT OF FIRE HYDRANT LOCATED EAST OF THE SOUTHEAST CORNER OF THE LOT. ELEVATION=5305.18(NAVD88).
10. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL SITE FEATURES.



INFILTRATION SWALE

KEYED NOTES

1. SIDEWALK CHASE (4'X12' TYPICAL)
2. R&R CONCRETE SIDEWALK (4-INCH)
3. R&R CONCRETE (6-INCH)
4. REMOVE CONCRETE AND RE-GRADE/RE-LANDSCAPE
5. REMOVE CONCRETE/INSTALL PAVERS
6. NEW CONCRETE PAN
7. RE-GRADE/RE-LANDSCAPE
8. NEW LANDSCAPE DRAIN SYSTEM
9. SPLASH BLOCK (POURED CONCRETE)
10. PROPOSED GRASS SWALE
11. PROPOSED INFILTRATION SWALE

LEGEND

– – – 5305 – – –	EXISTING CONTOUR
—— 5305 ——	PROPOSED CONTOUR
➡	FLOW DIRECTION
1.9%	SLOPE
+8.00	SPOT ELEVATION – PROPOSED
◘	PROPOSED INLET (12"–DIA.)
FF	FINISHED FLOOR ELEVATION
TOF	TOP OF FOUNDATION

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Project: 1424

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Plot Date: 07.28.2015

Revisions:

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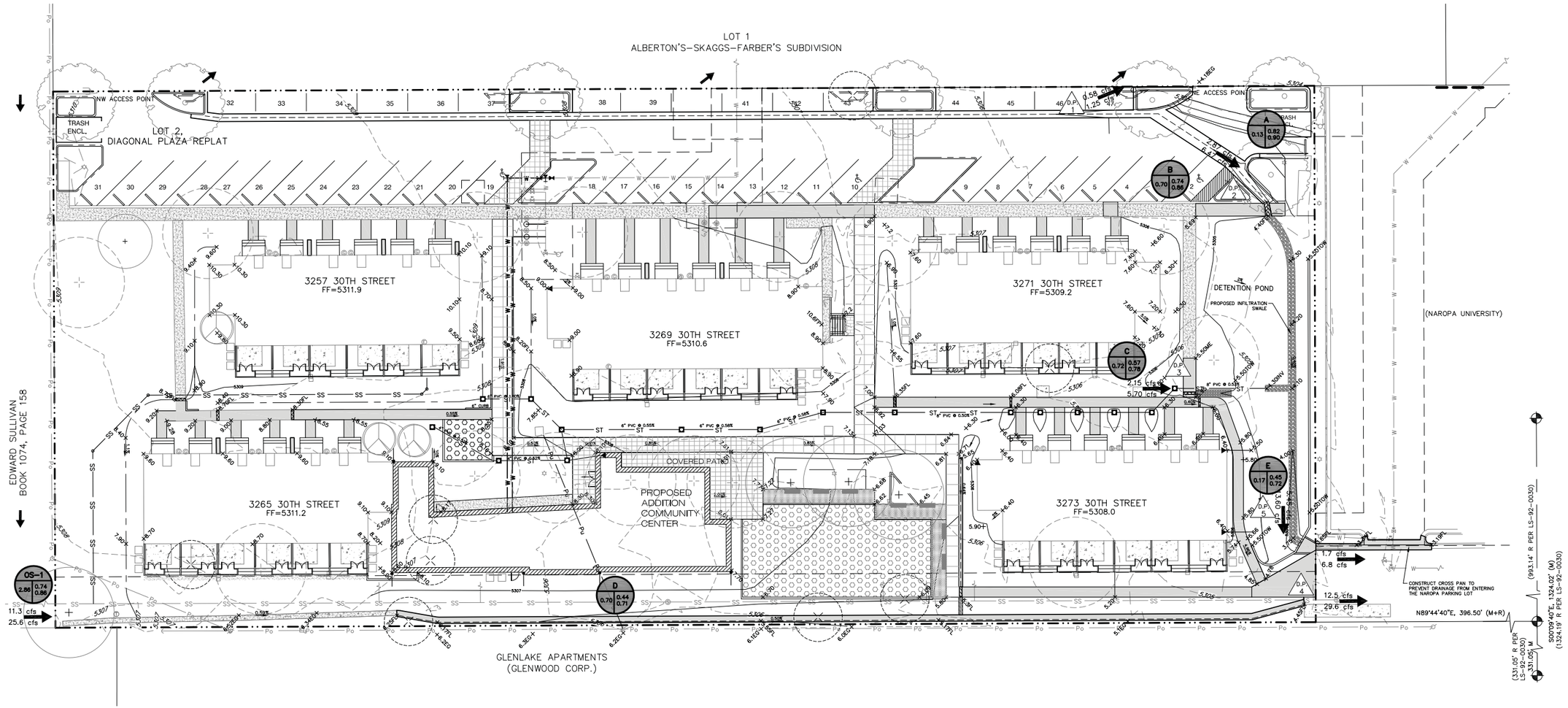
MINOR AMENDMENT

BHP - Diagonal Court

Project Address:
3265-3273 30th St.
Boulder, CO 80301

PRELIMINARY GRADING PLAN

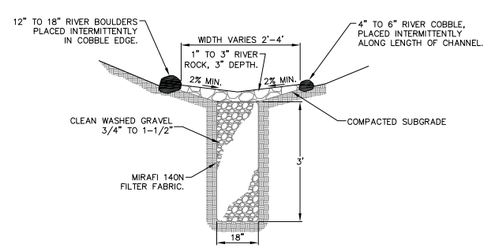
C-101



PROPOSED CONDITIONS DRAINAGE MAP

(1) SCALE: 1" = 20'

SUMMARY OF PROPOSED RUNOFF							
DESIGN POINT	DRAINAGE AREA	CONTRIBUTING AREA (ACRES)	COEFFICIENT (5-YEAR)	COEFFICIENT (100-YEAR)	TIME OF CONCENTRATION (MINUTES)	RUNOFF 5-year, cfs	RUNOFF 100-year, cfs
1	A	0.13	0.82	0.90	5.00	0.59	1.26
2	B	0.70	0.74	0.86	5.47	2.90	6.53
3	C	0.72	0.57	0.78	6.32	2.16	5.72
4	D	0.70	0.44	0.71	10.73	1.23	4.04
5	E	0.17	0.45	0.72	5.00	0.44	1.35
	OS-1	2.86	0.74	0.86	5.97	11.30	25.60



INFILTRATION SWALE

LEGEND

- SUB-BASIN BOUNDARY
- 5732 — EXISTING CONTOUR
- 5732 — PROPOSED CONTOUR
- FLOW DIRECTION
- 1.9% — SLOPE
- +62.3 — SPOT ELEVATION – PROPOSED
- PROPOSED INLET
- FF — FINISHED FLOOR ELEVATION
- TOF — TOP OF FOUNDATION
- OS-1 — BASIN DESIGNATION
- 0.41 0.65 0.86 — RUNOFF COEFFICIENTS
- AREA IN ACRES
- DESIGN POINT

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Project: 1424

Archive:

Plot Date: 07.28.2015

Revisions:

Rev#	Date	Description
1	7.22.2015	REMOVE PAN FROM POND
2	7.28.2015	RESUBMITTAL

MINOR AMENDMENT

BHP - Diagonal Court

Project Address:
3265-3273 30th St.
Boulder, CO 80301

EXHIBIT 2
PROPOSED CONDITIONS
DRAINAGE MAP

caddis

Memorandum

Date: 4/2/2015
To: City of Boulder
From: Kristen Uitto
Regarding: Minor Amendment to site plan – 3267-3273 30TH Street, Diagonal Court

The following is the required written statement demonstrating compliance with review criteria for the proposed renovations to Boulder Housing Partners' Diagonal Court property, located at 3267-3273 30th Street, Boulder.

The scope of work is generally as follows, and is described further in the attached drawings:

- Site wide, the quality of open space will be drastically improved, providing community amenities, such as play grounds, outdoor seating and community garden beds.
- New proposed one-way parking drive with parallel spaces & 60 degree angled parking, replaces the existing drive & parking access lane.
- New front porches & entry configuration which encloses 17 SF @ each existing entry landing, for each townhouse unit.
- New rear decks & individual storage sheds for each townhouse unit.
- Addition to Building 3265 for new community center to serve the Diagonal Court community. Proposed addition of 4453 SF to the first floor. The existing building is fire sprinklered and fire protection will be maintained and modified for new addition.
- PARKING: Currently there are 47 stalls on site (including 2 designated ADA stalls). Our proposal to re-stripe the parking area provides 51 stalls total, resulting in 3 additional stalls. Per the Pre-application response, the community center addition does not trigger additional parking requirements.
    - EXISTING PARKING – 47 stalls (including two ADA stalls)
    - PROPOSED PARKING - 51 stalls (including two ADA stalls)
    - REQUIRED PER ZONING – 47.5 (1.5 for 2-bedroom DU, 2 for 3-bedroom DU)

All criteria have been met as outlined below:

(A) In a residential zone as set forth in Section 9-5-2, "Zoning Districts," B.R.C. 1981, all approved dwelling units within the development phase have been completed;

Response: All dwelling units have been completed, as this site was developed in the 1970's.

(B) In residential zones, dwelling unit type is not changed;

Response: Existing dwelling unit types are not proposed to change. The new proposed community center addition will be an accessory use to the existing dwelling units on the site.

(C) The required open space per dwelling unit requirement of the zone is met on the lot of the detached dwelling unit to be expanded; and

Response: The open space requirement per City of Boulder is 1200 SF/dwelling unit. 1500 SF per dwelling unit is proposed, therefore the criteria is satisfied.

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(D) The total open space per dwelling unit in the development is not reduced by more than ten percent of that required for the zone; or

Response: The open space is not decreased by 10%, in fact we have increased the amount of open space per dwelling unit by 18%.

(E) If the residential open space provided within the development or an approved phase of a development cannot be determined, the detached dwelling unit is not expanded by more than ten percent and there is no variation to the required setbacks for that lot;

Response: Criteria D applies – see above.

(F) For a building in a nonresidential use module, the building coverage is not increased by more than twenty percent, the addition does not cause a reduction in required open space, and any additional required parking that is provided is substantially accommodated within the existing parking arrangement;

Response: Not applicable as this is a residential development.

(G) The portion of any building over the permitted height under Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, is not increased;

Response: No increase to approved building height is requested.

(H) The proposed minor amendment does not require public infrastructure improvements or other off-site improvements.

Response: The proposed changes do not require public infrastructure improvements or other off-site improvements.

Additional criteria pertaining to Site Review, subparagraphs 9-2-14(h)(2) (A), (C), and (F) have been met as outlined below:

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

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

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

Response: The existing open space configuration will be maintained and enhanced by providing new porches & decks for individual use, as well as a variation of open space (play areas, grassy areas, futsal field). The current large trees on-site will be maintained as much as possible.

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

Response: Yes, private decks & porches will be provided for each unit.

(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;

Response: The healthy large trees on-site will be maintained.

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

Response: Yes, this property currently has an abundance of open space around the 5 buildings on site, which will be maintained & enhanced through the current site revision.

(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;

Response: Yes, the current design includes opportunities for safe & functional play areas for all ages.

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

Response: N/A, there are no sensitive environmental features or natural areas on the developed site.

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

Response: Given the urban location & context of the existing site, it's not feasible to connect the open space to a city-wide system.

(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;

Response: Yes, the proposed landscaping will update the existing dated overgrown plantings (i.e. juniper shrubs) to provide a mix of low water, low maintenance, and native vegetation.

(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;

Response: Not applicable; the site is developed and contains no important native species, plant communities of special concern, threatened and endangered species.

(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

Response: Yes, the proposed landscaping was designed in accordance with City landscaping standards.

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

Response: Yes, the proposed design addresses the site entry points with updated landscaping & signage, in addition to re-imagining the parking configuration to enhance the overall feeling of the north portion of the site.

(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;

Response: Yes, the proposed designs of the porches & decks, as well as the proposed addition are in keeping with the current height, mass of the existing buildings. We feel the design uplifts the current feeling of the property & surrounding neighborhood.

(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;

Response: The height of the proposed community center addition is lower than the existing surrounding building heights. No height variance is requested.

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

Response: The proposed addition is designed as a one story building oriented east-west, so should not have an impact to the adjacent properties.

(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;

Response: The proposed design is in keeping with the existing residential neighborhood character to the south.

(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;

Response: Yes, the proposed revisions to the site will improve the site entries, create plazas at main sidewalk nodes clearly identifying circulation, and create individual porches to define the unit entries.

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

Response: Not applicable.

(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;

Response: Not applicable, as this is an existing development and no additional units of housing are proposed.

(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;

Response: Yes, noise will be mitigated by use of landscaping & fence to buffer between the proposed community building addition and the neighboring residential property to the south.

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

Response: The existing lighting configuration will be maintained to provide safety & way finding. Some upgrade/replacement of existing fixtures is anticipated as part of the site improvements.

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

Response: As a previously developed site, the proposed addition design attempts to minimize further impact to natural systems by way of a compact footprint, configured to reduce the amount of tree removal and maximize open space.

(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;

Response: Yes, the proposed building addition is designed to provide good solar access, good passive solar orientation, minimize impacts to existing on-site solar generation, and will include a highly insulated thermal envelope.

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

Response: Yes, the exterior materials proposed are highly durable materials – stucco & fiber cement boards, with proper building envelope waterproofing detailing.

(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;

Response: Yes, as the site is a relatively flat site, the proposed addition minimizes the amount of cut & re-grading necessary to achieve proper drainage.

(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

Response: Not applicable as this property is within the City of Boulder limits.

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

Response: Not applicable.

The design has been presented to and approved of by Boulder Housing Partners as the client & property owner. They have expressed support for the design work shown in the attached drawings. There are no changes proposed to setbacks, building height, or design intent of the original approved plan.

Signed,

Bryan Bowen

Attachments: Administrative Review Application
G-000 – Coversheet/Sheet index
G-002 – Scope of work / Project information
G-003 –Code Analysis
C-101 – Preliminary Grading & Drainage plan
C-102 – Preliminary Utility Plan
L-100 – Overall landscape plan
A-101 – Site plan showing redlined modifications
A-101a – Solar analysis
A-102 – Floor plans
A-301 – Building elevations
A-903 – Community Center Plans & Building elevations

Memorandum

Date:	6/15/2015
To:	City of Boulder
From:	Kristen Uitto
Regarding:	RESUBMITTAL **LUR2015-00031** Minor Amendment to site plan – 3267 30TH ST Boulder, CO 80304

The following is the required written statement in response to the City of Boulder comments, dated 5/8/2015. LUR2015-00031 Boulder Housing Partners' Diagonal property, located at 3267 30th Street, Boulder CO 80304.

II. CITY REQUIREMENTS

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

1. Please revise the plans to describe and show how long-term bicycle parking and short-term bicycle parking will be met on the site. Per table 9-8 of the land use code, two bicycle parking spaces are required per unit (60 spaces total). Twenty five percent (15 spaces) must be short-term parking and seventy five percent must be long-term parking (45 spaces). Refer to section 9-9-6(g), B.R.C. 1981 for bicycle parking standards for long-term and short-term bicycle parking. Staff recommends providing some long-term bike storage in the form of vertical racks on rear decks. In addition, please include a table on the site plans showing the number of short-term and long-term bicycle parking spaces that are required and the number of spaces provided.

Response: The plans have been updated to reflect the strategy for long term and short term bike parking. One bike loop per unit will be provided for short term parking (30 total), as well as 2 loops near the community center entrance. For long term parking, 2 hooks within each shed will be provided for a total of 60 long term bike parking spaces.

2. Please revise the site plans to show the dimensions of the parking stalls and the width of the proposed drive aisle in order to verify compliance with the City's Design and Construction Standards (DCS) and the Boulder Revised Code,1981.

Response: Parking configuration has been updated to accommodate code compliant parking stalls and feedback from staff. Parking analysis has been included on the site plan sheet and below:

Existing: 49 total (45 standard + 2 ADA stalls)
Proposed: 49 total (including 3 ADA stalls)
(31) 45° standard stalls (19'x9')
(2) 90º compact stalls (8'x19')
(14) compact parallel stalls (8'x20') – 32% compact stalls

3. Pursuant to the Americans with Disabilities Act Accessibility Guidelines (ADAAG) Manual, a total of three (3) accessible parking spaces are required for parking lots containing between 51 and 75 spaces.

Response: An additional ADA parking stall has been added to the parking configuration to accommodate van accessible stall. Analysis:

3 ADA stalls proposed - 2 car stalls
1 van stall

Building Design, Sloane Walbert, Case Manager, 303-441-4231

1. Criterion (F)(xii) of the site review criteria states that "exteriors of buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing." The project description states that building exteriors will be upgraded with new siding and fiber cement screens will be installed between rear decks. Provide additional information regarding the proposed building materials for building upgrades and for the addition. Also, please include information regarding the screening of the new trash enclosures.

Response: The existing stucco exteriors will be maintained for all the existing buildings on site and refreshed with new color. We're proposing new wood trellises at each unit entry & rear deck & wood horizontal screening between the unit decks. The exterior materials of the addition will be warm residential scale vertical siding and panel siding. The same vertical siding will be used to accent the gable ends of the existing buildings. The trash enclosures will be screened by horizontal wood or composite members that allow plantings to grow vertically along the side walls.

2. Provide a description of the character of the neighborhood area and state how the proposed modifications are compatible with this character. Refer to site review criteria (2)(F)(i) and (2)(F)(iv) that address building design and relationship to the surrounding area.

Response: Being that the property is surrounded on three sides by commercial buildings, we'll focus our response to the residential neighbor to the south. The adjacent neighbor is a multi-family apartment complex, two story with garden level buildings built of similar materials; wood siding, brick, and asphalt roofing with wood decks. Both properties are of similar size and height (two stories), residential exterior materials, and the mature trees along the property lines provide a nice buffer between the two properties.

3. The civil sheets refer to a concrete fence or wall along the north property line. Please provide more information. Are any upgrades proposed to this fence/wall?

Response: Currently there is a concrete fence that mimics the look of a wood fence. The fence is in very good condition and will be maintained. However, with the parking reconfiguration, the new parallel parking spaces will buffer the view of the fence from the unit entries of the north buildings. Also, new landscape islands are proposed that break up the length of the fence.

4. Please provide additional information regarding how the project meets criterion (2)(F)(xi), which states "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."

Response: Several upgrades are proposed for the existing buildings that minimize energy usage, including new energy efficient windows, new solar shading elements, new wall & roof insulation. The existing building currently all have active solar PV arrays on the roofs, which will be maintained throughout the upgrades. The new community center addition will be designed as a high performance net-zero energy building.

Drainage, Scott Kuhna, 303-441-4071

1. The original drainage plan for the PUD for this property shows four (4) detention ponds. Three (3) small ponds are shown in the parking area along the north side of the site, and a fourth (the largest) is shown in the playground area in the middle of the site. The Preliminary Storm Water Report BHP-Diagonal Minor Amendment (Report) states "Providing retention/detention as may have been originally proposed is not feasible for this site. It is not clear why detention is not "feasible" for the site, specifically in the playground area where Pond #4 is shown on the plans and currently detains runoff. The Report

includes a list of limitations and challenges to providing detention, but this is not enough to warrant eliminating it. Revisions are required.

Response: The drainage design and report have been revised in accordance with the original comment. A new drainage detention pond located east of building 3271 has been designed to replace the detention pond at the old playground.

2. Page 12 of the Report states "It is my opinion that the proposed site modifications will have a slight impact to Boulder Creek…" Changes to the storm water runoff from this site are not allowed to impact Boulder Creek. Revise accordingly.

Response: The drainage report has been updated to state that the site modifications will not impact Boulder Creek.

3. Page 13 of the Report states "An undetermined amount of off-site runoff is conveyed through project…" Section 7.03(B)(3) of the DCS requires an analysis of offsite drainage patterns and their effect on site development. Revisions are required.

Response: An analysis of the off-site drainage patterns has been conducted and findings are included in the attached revised drainage report.

4. No permanent water quality treatment improvements are proposed in the Report or on the plans. Per Section 7.13(C) of the DCS, projects that disturb more than 1 acre of land must provide Water Quality Capture Volume (WQCV) and a water quality outlet in accordance with the UDFCD Drainage Criteria Manual – Volume 3. Projects that disturb less than 1 acre of land must provide storm water quality facilities to the extent practicable. Multiple concrete pans, inlets and storm sewer lines are shown on the plans, all of which decrease water quality treatment on the site.

Response: The proposed improvements disturb less than 1 acre of land. Water quality treatment has been included as part of the proposed detention pond landscaping.

Engineering, Scott Kuhna, 303-441-4071

No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.Portions of several of the buildings appear to be encroaching into the "20' Utility, Drainage, and Access Easement," which runs along the southern property line.

Response: The existing buildings and proposed additions are all located outside of the setback. We modified the design to be sure that the roof eave does not encroach.

Fees, Sloane Walbert, Case Manager, 303-441-4231

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

Response: *Noted.*

Landscaping, Elizabeth Lokocz, 303-441-3138

The site plan indicates a number of landscape related improvements but lacks sufficient detail to determine if the Site Review criteria are met. The plan needs to be refined from conceptual to a design development level of progress. The proposal must clearly demonstrate the overall level of quality and call out all requested modifications for specific landscapes standards. The next submittal needs to include a plan meeting the requirements of section 9-9-12(d), B.R.C.1981, including a landscape requirements table. Staff cannot determine if the project meets criteria without this information.
Section 9-2-14(l)(2)(C): The minor amendment shall be found to comply with the review criteria of Subparagraphs(h)(2)(A), (h)(2)(C), and (h)(2)(F) of this section. (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;" Insufficient information provided to determine.

Response: We have provided a list of plantings with specific tree species and a variety of native and adaptable shrub, perennial and groundcover plantings which will be used throughout the site.

(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;" N/A agreed.

Response: We have chosen a variety of plantings that have proven durable in urban conditions including shade trees which will be placed in locations to promote longevity and healthy growth.

(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 does not appear to meet many if not most of the landscape requirements. Interior parking lot landscaping and screening need to be analyzed. Given that the majority of trees are ash, removal and replacement needs to be incorporated. Infestation are likely already present. Smaller diameter trees sustain injury during the injection process and are not good candidates for preservation. Please address in the next submittal.

Response: The planting plan identifies all of the existing Ash trees and recommendations for replacement species from the approved Boulder Tree list have been specified.

(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." Insufficient information provided to determine.

Response: Where possible side yards and public ways have been enhanced, additional plantings have been provided in the parking area and screening has been provided for the neighboring community to the south. Existing fences will remain.

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

Prior to signing a Development Agreement, if approved, the Applicant shall provide the following upon request of the case manager:

1. *An updated title commitment current within 30 days of when the Agreement will be signed; and*
2. *Proof of authorization confirming who has authority to sign on behalf of BHP.*

Response: Noted.

Neighborhood Comments, *Sloane Walbert, Case Manager, 303-441-4231*

Staff has not received any public comment regarding the proposal.

Open Space, Sloane Walbert, Case Manager, 303-441-4231

Similar to the BHP project on Nottingham Ct., it is clear that the quality of open space on the site will be improved. However, more information is necessary to document that the development meets the standards for usable open space in section 9-9-11, B.R.C. 1981. Please provide an analysis of the total amount of open space currently provided and proposed, including patios and decks that meet the criteria. Per current standards, the property is required to provide 1,200 square feet of open space per dwelling unit (refer to the intensity standards in table 8-1 in the land use code). Clarify how open space is increasing by 18% with the building addition over the existing basketball court.

Response: We made a calculation error in the open space calculation by excluding the existing basketball court as part of the open space. The required open space is 1200/du, or 36,000 SF. The proposed open space is 43,186 SF. The existing open space is 43,116 SF. We were able to increase the open space despite adding a building, by reducing the width and quantity of sidewalks, and adding landscape islands to the parking area.

Outdoor Lighting, Sloane Walbert, Case Manager, 303-441-4231
Please clarify how outdoor lighting will be addressed as part of the site improvements. When development or redevelopment exceeds twenty-five percent of the value of the existing structure, then all existing unshielded exterior light fixtures must be retrofitted with shielding to prevent light trespass (section 9-9-16(b), B.R.C. 1981). Are any additional upgrades proposed? Staff recommends bring the entire site into compliance since all exterior lighting fixtures that do not conform to the outdoor lighting standards must be brought into conformance by July 15, 2018.

Response: Current DD level pricing reflects that the construction cost exceeds 25% the value of the building. Therefore all existing unshielded exterior light fixtures shall be retrofitted with shielding to prevent light trespass, per BRC. A preliminary lighting layout has been included on the site plan.

Parking, Sloane Walbert, Case Manager, 303-441-4231
Please clarify what is driving the proposed changes to the drive lane and parking area. The parking is not screened from adjacent properties by required landscaping and it appears that the stalls and drive aisle do not meet the standards in the DCS. It may be better to keep the parking in the current configuration and install landscaping along the north property line, if possible. If the applicant is aiming to slow traffic other methods, like raised pedestrian crossings, may be effective. If the applicant is aiming to increase provided parking they may want to explore better connections to the parking to north, assuming a shared parking arrangement is in place.

Response: The parking lot and drive aisle configuration have been revised per conversations and comments by Staff, as well as to fully comply with the BRC. The plans have been updated to reflect the following changes:

- drive lane direction reversed – now travel east to west
- compact parallel stalls along the wall
- quantity of spaces matches existing quantity (49)
- expanded landscape islands where feasible
- trees flanking entrances demark entry
- we have provided (3) ADA stalls equally distributed (located adjacent to access walks)

Plan Documents, Sloane Walbert, Case Manager, 303-441-4231

1. The landscape plan refers to a roof structure for new mailbox structure. Please include this structure on the site plan and civil sheets.

Response: The mailboxes have been relocated to within the new community building vestibule, so no new roof structure is needed.

2. *Please provide color elevations with details regarding proposed building materials*
   Response: Color elevations have been included as part of the resubmittal.

3. *Provide identify the overall height of Building 3265 on the site plan and the low point within 25 feet.*
   Response: Existing ridge of Building 3265 is 5337.5'. The overall building height of the addition at Building 3265 is 25.5' above finished grade. The low point within 25' is 5305.9'. We've added a note on the site plans.

4. *Please submit a preliminary lighting plan, if necessary.*
   Response: A preliminary lighting plan has been included to indicate the locations of non-conforming site lighting.

Review Process, Sloane Walbert, Case Manager, 303-441-4231

The property is subject to an approved Planned Unit Development (PUD #P-81-67). A Minor Amendment to an Approved Site Plan is required to modify the approval. Staff will submit a recommendation to the Planning Board. Decisions on site reviews are final after a 14-day "call-up" period. These decisions may be called-up by the Planning Board for a public hearing and decision or appealed to the Planning Board by the applicant or any interested person.
Response: Noted.

Utilities, Scott Kuhna, 303-441-4071
1. 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.
Response: Noted.

2. Per Section 5.10 of the City of Boulder Design and Construction Standards (DCS), no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements. Please contact Dave Lowrey at 303-441-4356.
Response: The site plan has been updated to show the locations of the existing fire hydrants. The design team met with Dave Lowrey to review the fire access and he was satisfied with the fire hydrant locations and the overall fire access.

3. The plans show what appears to be a structure on top of the proposed wastewater service line west of Building 3265 30th Street. Clarification is necessary.
Response: The structure that's shown is the existing concrete pad beneath the clothes lines. We will locate the waste water service line to accommodate the clothes line.

Zoning, Sloane Walbert, Case Manager, 303-441-4231

The required rear yard setback is 20 feet. It appears a portion of the proposed addition and the corner of the building at 3265 30th Street may not meet this setback. Refer to "engineering" comments above.
Response: All existing buildings and proposed additions & decks are located outside of the setback requirement.

Signed,

Bryan Bowen

Attachments: G-002 – Scope of work/Project Information
C1.01 – Preliminary Grading & Drainage plan
C1.02 – Preliminary utility plan
L-100 – Landscape plan
L-101 – Landscape planting plan
A-101 – Architectural Site plan
Exhibit A – Color elevations

Memorandum

Date:	7/28/2015
To:	City of Boulder
From:	Kristen Uitto
Regarding:	RESUBMITTAL 2 **LUR2015-00031** Minor Amendment to site plan – 3267 30TH ST Boulder, CO 80304

We have addressed the additional comments on 3267 30Th street and attached the request digital drawings.

Access/Circulation, David Thompson, 303-441-4417
1. Please revise the Parking Analysis Table shown on the site plan and title sheet to reflect 16 compact parallel parking spaces and 28 standards stalls. The parking analysis has been updated *to reflect the spaces proposed (47).*

2. Pursuant to Table 9-5, B.R.C. 1981, please revise the site plan to show the dimensions of the 45-degree standard spaces to be 12.7' x 19.8'. The site plan has been updated to reflect the dimensions of the parking stalls.

3. Pursuant to Table 9-6, B.R.C. 1981, please revise the site plan to show the dimensions of the 90-degree compact spaces. Parking space #33 should not encroach within the parking space #32. The dimensions of the 90 degree stall has been included. No conflict exists between any stalls.

Drainage, Scott Kuhna, 303-441-4071
Page 4 of the Preliminary Storm Water Report BHP-Diagonal Minor Amendment (Report) states "in order to address storm water quality, a detention pond is proposed near the southeast corner of the site". Per Section 7.13(C) of the DCS, projects that disturb more than 1 acre of land must provide Water Quality Capture Volume (WQCV) and a water quality outlet in accordance with the UDFCD Drainage Criteria Manual – Volume 3. Projects that disturb less than 1 acre of land must provide storm water quality facilities to the extent practicable. Multiple concrete pans (including pond bottom), inlets, and storm sewer lines are shown on the plans, all of which decrease water quality treatment on the site. No calculations regarding the detention (water quality?) pond are included in the Report.
The disturbed area is less than one acre. Updated civil drawings for water quality have been included. Calculations will be included in the final report.

Landscaping, Elizabeth Lokocz, 303-441-3135
Thank you for the additional detail and efforts to improve the site and landscape. A few minor corrections are needed for the final plan set.
1. It is not clear if the trash enclosures are fully screened from adjacent properties (i.e. if there is a gate or door). Note the height of the trash enclosure and if it is an existing or proposed, fence or wall. The trash enclosures will be 6' high, new horizontal screen walls, with gates to fully conceal the bins.

2. In the southwest corner of the parking lot, it appears to make more sense to locate the proposed tree in the larger planting island and potentially substitute a large maturing tree. If there is a conflict, please call it out on the plans. See updated landscape plan. No existing trees are located in these new landscape islands.

3. The landscape requirements table indicates a total of 1,502 square feet of parking lot landscaping, but it does not appear that any of the islands actually meet the minimum dimensional standards (eight feet in any direction). The proposed changes are a significant improvement and consistent with the site review criteria; however, the table should specifically call out the modification.

caddis architecture, planning, etc.
1510 Zamia #103 • Boulder, CO 80304 • tel 303.443.3629 • info@caddispc.com • www.caddispc.com

4. Please refer to the comments regarding required and provided parking numbers. Remove spaces # 10 and #32 and enlarge the adjacent planters to provide better soil volume and minimize interior landscape square footage. 2 Spaces were removed allowing for larger landscape islands - former #10 and former #33.

Open Space, Sloane Walbert, Case Manager, 303-441-4231
Provide an open space diagram and open space chart, similar to what was submitted for the Kalmia Development. It is important to document which areas meet the standards for usable open space in case modifications are necessary in the future. An open space diagram has been included.

Parking, Sloane Walbert, Case Manager, 303-441-4231
Only 47 parking spaces are required to serve the development (37 for the two-bedroom units and 10 for the three-bedroom units). As such, staff would prefer that you remove additional parking and increase parking lot landscaping. Refer to "Landscaping" comments above. 2 parking spaces have been removed to allow for increased interior landscaping. A total of 47 spaces has been proposed.

Plan Documents, Sloane Walbert, Case Manager, 303-441-4231
1. Revise the Parking Analysis Table per "Access" comments above. Parking analysis table has been updated.
2. Remove floating Handicapped Parking Symbol from parking area. Removed.

Signed,

Bryan Bowen

Attachments: A003 - Coversheet
C1.01 – Preliminary Grading & Drainage plan
C1.02 – Preliminary utility plan
L-100 – Landscape plan
L-101 – Landscape planting plan
A-101 – Architectural Site plan
Appendix – Open Space Diagram

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: August 20, 2015

AGENDA TITLE: Public hearing and consideration of Site and Use Review applications for redevelopment of an approximately 1.34-acre site located at 2440 and 2490 Junction Place within Boulder Junction. Referred to as "The Commons," the proposed commercial development would consist of two, 3-4 story, 55' tall buildings totalling roughly 100,000 sq. ft. that would include professional office space, restaurant space and "flex" space intended as community gathering space. The proposal also includes 56 underground parking spaces, a proposed "mobility hub" that includes a car share program and B-Cycle Station, a central public plaza area and multiple multi-modal connections through the site. The project is reviewed under two separate case no. LUR2015-00048 (Site Review) and LUR2015-00065 (Use Review, required for proposed restaurant over 1,500 sq. ft. in size).

Applicant: Bill Hollicky/Coburn Architecture
Property Owner: 2440 Junction Pl., LLC & 2490 Junction Pl., LLC

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

OBJECTIVE:
Define the steps for Planning Board consideration of this request:
1. Hear Applicant and Staff presentations
2. Hold Public Hearing
3. Planning Board discussion
4. Planning Board action to approve, approve with conditions, or deny the Site and Use Review applications.

SUMMARY:

Proposal:	The proposed commercial development would consist of two 3-4 story, 55' tall buildings totalling roughly 100,000 sq. ft. that would include professional office space, restaurant space and "flex" space intended as community gathering space. The proposal also includes 56 underground parking spaces, a proposed "mobility hub" that includes a car share program and B-Cycle Station, a central public plaza area and multiple multi-modal connections through the site.
Project Name:	The Commons
Location:	2440 & 2490 Junction Pl.
Size of Tract:	1.34 acres (58,272 sq. ft.)
Zoning:	Mixed Use – 4
Comprehensive Plan:	Mixed Use Business

KEY ISSUES:
Staff has identified the following key issues regarding the proposed project:

1. Is the proposed project consistent with the Transit Village Area Plan?
2. Does the proposal meet Site Review Criteria, including Boulder Valley Comprehensive Plan (BVCP) policies?
3. Is the proposed restaurant use consistent with the Use Review Criteria?

I. INTRODUCTION AND BACKGROUND

A Concept Plan for the proposal was heard by the Planning Board on April 2, 2015. Overall, the board found the proposal to be consistent with the vision and goals of the Transit Village Area Plan (TVAP), and also expressed support for the project's proposed sustainability and building efficiency features. The board made some recommendations for site and building improvements and parking management strategies and also suggested potentially adding residential units to the project based on an analysis of the overall balance of residential and commercial space within the Transit Village as a whole. Additional considerations discussed by the board included increasing the amount of landscaping within the project, enlivening the eastern façade along the multi-use path, and creating more of an open space amenity on the north side of the northern building. The staff memorandum to Planning Board, minutes, meeting audio, and other related background materials are on the city website for Planning Board, available here (Follow the links: *2015➔04 APR ➔04.02.2015 PB Packet).*

Project Proposal. In keeping with the Concept Plan, the current proposal consists of two commercial buildings on the remaining two vacant lots in the Steel Yards development to the east of Junction Place. This application is seeking an amendment to Site Review approval #SI-98-5. The northern building is 59,998 sq. ft. in size and consists of a roughly "H" shaped design that steps down the massing from four stories along the rail road (east) side of the site to three stories along the Junction Pl. frontage to the west. The southern building totals 40,230 sq. ft. in size, and incorporates a similar stepped design that places a four-story building element along the railroad tracks which steps down to three stories along Junction Pl. Both buildings incorporate a 10-foot setback along Junction Pl., with the ground level frontages consisting primarily of brick storefronts with metal and wood elements. The north and south elevations of each building consist primarily of metal paneling with high -pressure laminate and wood siding. As will be discussed in further detail below, the eastern facades along the railroad tracks will consist almost entirely of integrated solar panels. Please refer to **Attachment A** for Applicant's Proposed Plans.

The project provides a total of nearly 20,000 sq. ft. of open space (nearly 33% of the site area where 20% is the minimum required per the MU-4 zone standards) through a variety of site design features. The main open space feature is a large public plaza in the center of the site, which provides access to the main building entries for the office tenants and community room/ flex space, and includes a multi-use path connection between Junction Pl. and multi-use path along the railroad to the east. The scale of the plaza is broken down through the incorporation of sculptural artwork, landscape elements, patterned paving, trellised seating areas and architectural lighting, and recessed building corners on either side of the plaza entry help to create more intimate pocket plazas around the coffee shop patio and pedestrian garage entry. **Figure 1** illustrates the proposed site plan, and **Figures 2a – 2c** below show architectural renderings of the proposed buildings.

In terms of land uses, the majority of the floor area is to be programmed as office space; however, the applicant also intends to incorporate a variety of community based elements including a "mobility hub," a gallery that can also function as a community room, a planned coffee shop on the south side of the central plaza and a restaurant with an outdoor patio area facing the Goose Creek path to the south of the site.

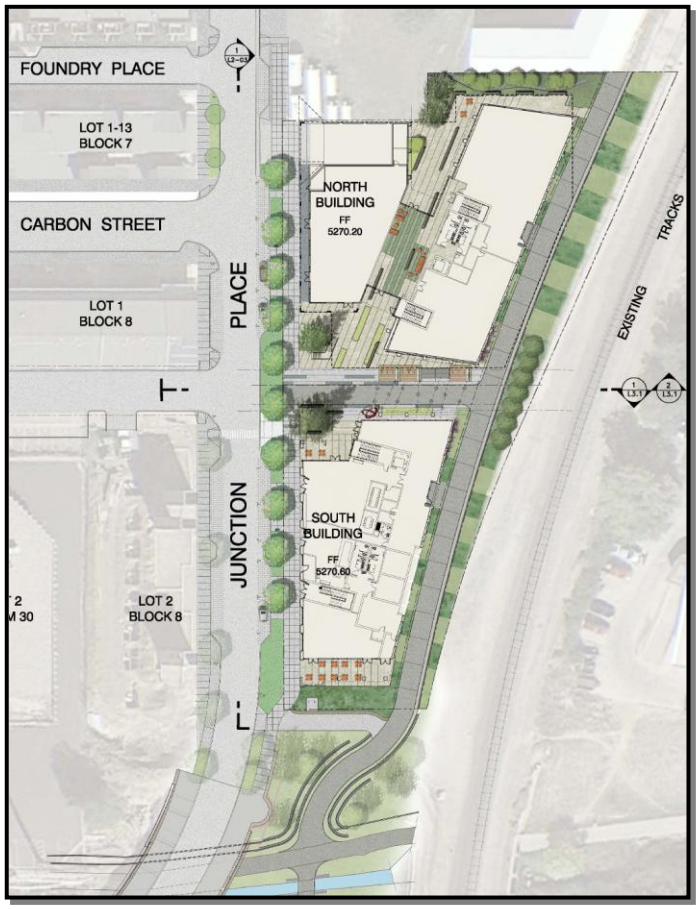


Figure 1: Proposed Site Plan

Figure 2a (right): Rendering of the proposed project looking northeast across the central plaza from Junction Pl. toward the north building.

Figure 2b (left): Rendering of the proposed project looking southeast across the central plaza from Junction Pl. toward the south building.

Figure 2c (right): Rendering of the proposed project looking north from Goose Creek toward the south building and proposed restaurant seating area.

The intent of the proposed project is to include a variety of sustainability features intended to achieve a LEED platinum standard at a minimum. The design and orientation of the buildings allows for optimal daylighting and uninterrupted solar access on the roof and east facade of the buildings and the project integrates solar panels into the architectural design of these elements. The fenestration patterning and materiality are intended to create a building envelope consisting of thermally broken windows (A thermal break is an element of low thermal conductivity placed in an assembly to reduce or prevent the flow of thermal energy between conductive materials), tuned window-to-glass ratios per facade, and architectural designed shades to reduce heat gain in summer and heat loss in winter. Per the applicant's written statement, the project will also seek to reduce its demand loads on an annualized basis. The project design also includes venting to provide air-flow through the building for natural cooling at night, and thermal mass in the floors to help carry that cooling throughout the day. The applicant is also exploring responsive HVAC strategies such as a variable refrigerant system to allow the building to respond to the actual unit needs rather than conditioning on a full-building scale, and a variety of tenant-based ideas are being considered to reduce plug loads.

Existing Site. As shown in **Figure 3,** the 1.33-acre project site is located on the east side of the Steel Yards development, abutting the Burlington Northern and Santa Fe Rail Line just south of the intersection of Junction Pl. and Bluff St. The project site lies within Boulder Junction, and is overseen by the vision, goals and guidelines of the Transit Village Area Plan (TVAP).

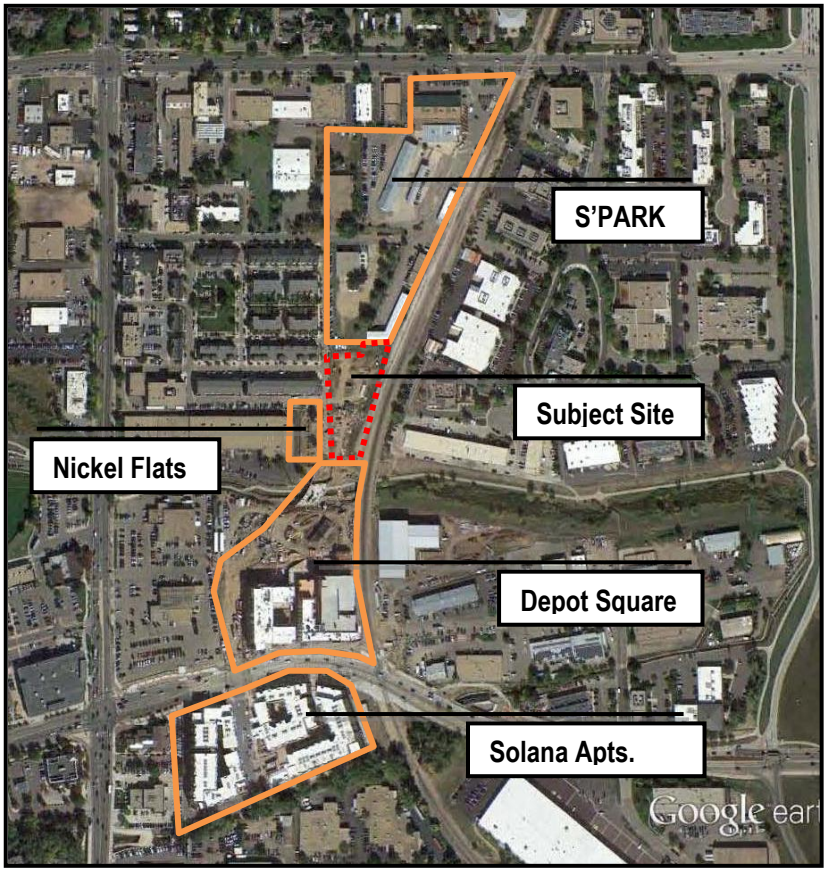


Figure 3: Subject Property in relation to nearby projects under construction

The site is comprised of of the two remaining undeveloped lots in the Steel Yards Subdivision. Surrounding uses include the new Nickel Flats residential building immediately across Junction Pl. and the mixed residential and live-work Steelyards development further to the west; the former Sutherlands site (currently under review for the S'Park development) immediately to the north, and mixed office and light industrial uses to the east across the railroad tracks. The Goose Creek Greenway runs just south of the site, with the mixed use Depot Square development and residential Solana development abutting the west side of the railroad tracks further to the south. **Figure 4** includes images of the site surroundings. The site is located in the northern portion of Boulder Junction. The Boulder Junction area is guided by the Transit Village Area Plan and is anticipated to redevelop as several new urban, mixed-use, transit-oriented neighborhoods. Consistency of the project with TVAP is discussed in Key Issue #1 below. Redevelopment within Boulder Junction began in 2012 with the Solana Apartments, which include 319 units nearing completion. Currently under construction across Pearl Parkway from 3100 Pearl is Depot Square, a mixed use development that includes a below grade bus transit facility, a 150-room Hyatt Hotel, an above grade, wrapped parking structure and 71 permanently affordable, attached residential units. Also nearing completion is the restoration of the historic depot building on the site that will include a public plaza space along with roadway improvements such as the construction of Junction Place, a new north-south roadway along with a new bridge over Goose Creek and implementation of a multi-way boulevard on Pearl Parkway.

Also under construction within Boulder Junction is a 17-unit attached apartment building known as Nickel Flats, just north of Goose Creek on Junction Place. To the west of the site is the Steelyards, a mixed use development, with residential and live-work units along with retail and offices. Directly north of the project site is the former Sutherland Lumber Supply Co. site, which includes large vacant warehouse buildings and a branch of Air Gas Co., a supplier of industrial, medical and specialty gas and accessories, safety products and welding supplies. The former Sutherland site is currently under Site and Use Review for a mixed use development known as "S'PARK," which is proposed as a mixed use and mixed-income neighborhood comprised of seven individual areas: Markt: an approximately 52,000 square foot, four story retail and office building featuring a brew pub and micro restaurants; Ciclo: a four story mixed use building with the ground floor housing Community Cycles and with 32 permanently affordable apartments above; Railyards: an approximately 69,000 square foot, four story building with ground floor retail and upper story office; Timber: an approximately 115,000 square, foot four-story apartment building with 121 apartments along with 8 townhomes and ground floor office and retail; Meredith House: a four story apartment building of 20,690 square feet; and S'PARK_west with 45 units of permanently affordable attached residential and 24 market rate townhomes. The proposed project includes a new pocket park, a woonerf shared street, and a public plaza in anticipation of the future rail stop. **Figure 4** below illustrates the existing and proposed context surrounding the project site.

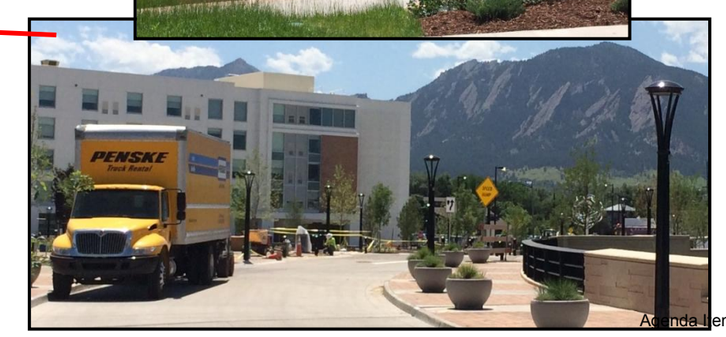


Figure 4:
Photos of
Surrounding Context

Site Zoning. The project site is zoned MU-4 (Mixed Use – 4) as shown in **Figure 5.** The following is an excerpt from the Land Use Code Section 9-5-2, B.R.C. 1981 for the zoning district definition:

> ***MU-4: Mixed use – 4,*** *residential areas generally intended for residential uses with neighborhood-serving retail and office uses; and where complementary uses may be allowed. It is anticipated that development will occur in a pedestrian-oriented pattern, with buildings built up to the street.*

The MU-4 zone is a relatively new district established to help implement the vision of TVAP. The zoning district permits up to a 2.0 FAR by-right. Portions of the zoning district were amended in 2013 to allow additional uses to allow greater variety in the zoning district. Added were Commercial Kitchen and Catering; Small Manufacturing uses less than 15,000 square feet; and Wholesale businesses. Also added were Live-Work units as an allowed use. Reference the staff memo from the second reading of the ordinance to amend the code here. A zero lot line front yard setback is permitted by-right in MU-4 with a maximum by-right height of three stories or 38 feet, which can only be modified through Site Review.

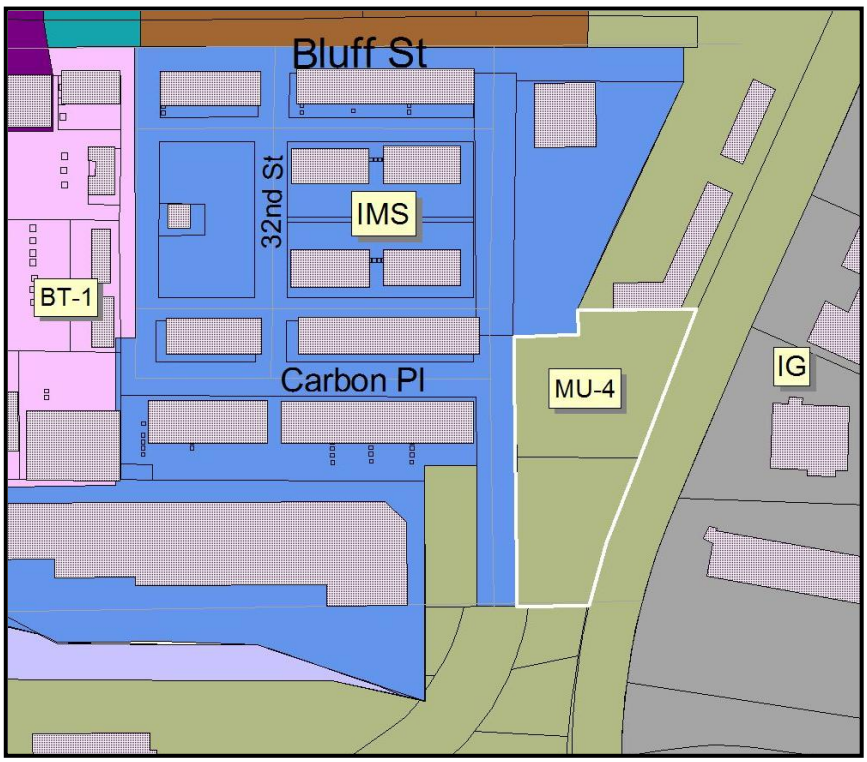


Figure 5: Zoning Map

It should also be noted that on March 31, 2015, City Council approved a height ordinance that establishes a two-year period during which modifications to the by-right height for new buildings will only be considered through the Site Review process in specific parts of the city or in particular circumstances. The areas where height modifications may be considered are specific parts of the city where adopted area plans provide guidance for the consideration of proposed modifications, including Boulder Junction, so the subject property is still be able to request a height modification through the Site Review process.

The proposed project includes several modifications to the form and bulk standards for the MU-4 zone district. These modifications would be considered through the Site Review process, and are listed below:

- <u>Minimum front yard setback from a street for 3rd story & above:</u>

  Request to allow for a 10-foot setback for the first three stories of both buildings where 20 feet is the minimum required setback.

- <u>Maximum number of stories:</u>

  Request to allow for buildings up to four stories in height where three stories is the maximum number of stories permitted. Site Review is required in MU-4 for projects over 3 stories in height.

- Maximum principal building height:

  Request to allow the two buildings to reach a height of 55 feet where 38 feet is the maximum permitted height. As mentioned above, the adopted height ordinance includes an exemption provision for properties within Boulder Junction, so the subject property is able to request a height modification through the Site Review process.

- Maximum floor area of any principal building:

  Request to allow for two buildings with a total combined floor area of approximately 100,000 square feet (The northern building would be approximately 60,000 square feet and the southern building would be approximately 40,000 square feet) where 15,000 square feet is the maximum floor area for a principal building.

Boulder Valley Comprehensive Plan (BVCP): Pages **67 to 69** of the BVCP describe the purpose of Area Plans as a means to provide direction for specific geographic areas, and bridge the gap between the broad policies of the Comprehensive Plan and site specific project review. The Comprehensive Plan notes that issues that Area Plans address include appropriate character, scale and mix of uses and if regulatory changes are needed to ensure or encourage appropriate development. The Transit Village Area Plan (TVAP) is one among four adopted area plans within the Comprehensive Plan, and includes the following stated purpose:

> "*To describe the city's vision for the future of the 160-acre Transit Village area and guide the long term development of the area. The area is defined as within walking distance to the future FasTracks transit services – commuter rail, bus rapid transit, and regional bus services."*

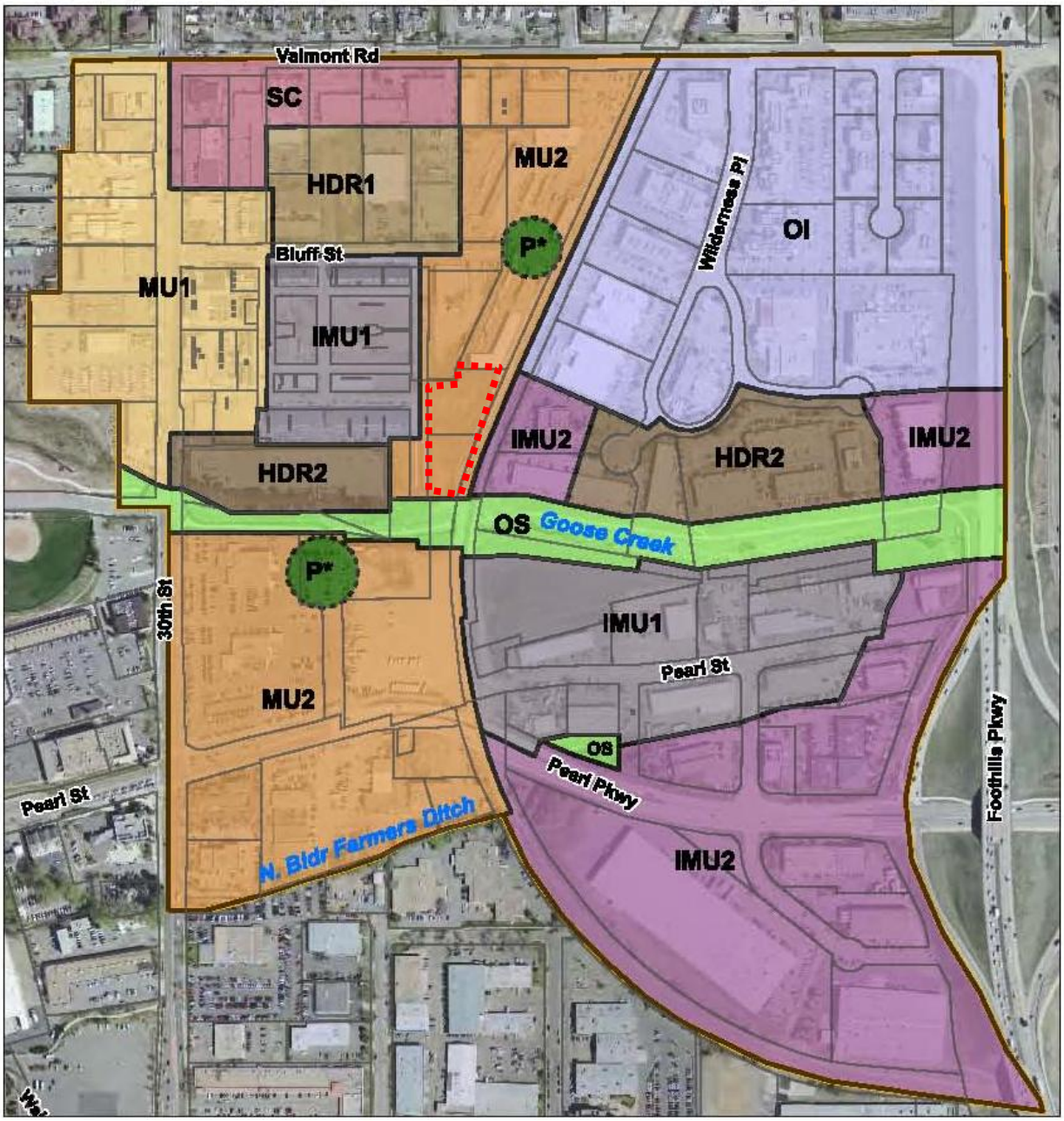
Transit Village Area Plan (TVAP): The area overseen by the TVAP was renamed Boulder Junction, in reference to the area from decades ago as the junction of two major rail lines. The overall TVAP land use Plan is presented on the following page as **Figure 7.** Within TVAP, the land use designation for the site is MU-2 or Mixed Use -2, which anticipates three- to four-story mixed use buildings at a FAR of 1.5 to 2.0. See **Figure 7** below for the TVAP Land Use Map, and **Figure 6** for a description of the MU-2 Land Use designation with precedent development images.

Mixed Use -2- 1.5 - 2.0 Floor Area*

Three- to four-story mixed-use buildings. Predominant use may be business or residential. Mostly structured or first-floor parking; may have some surface parking.

Figure 6: Excerpt from TVAP: Intent of MU2 land use

Figure 7: TVAP Land Use Map



Legend

Plan Land Use

- High Density Residential 1
- High Density Residential 2
- Office Industrial
- Industrial Mixed Use 1
- Industrial Mixed Use 2
- Mixed Use 1
- Mixed Use 2
- Service Commercial
- Park / Public Plaza
- Greenway / Open Space

Character Districts in TVAP. Within TVAP, the Boulder Junction area was divided into eight character districts shown in **Figure 8**, primarily based on future land use and to promote a particular urban design character for each area. The project site is located in the area identified by TVAP as the "Rail Plaza District." As noted on page 23 of TVAP, this is the area that

ultimately, "*will host the Boulder stop on the new commuter rail service to Denver and Longmont."* The intent of the district is further defined, "*The district will evolve into a high-density, commercial and residential mixed use area, with three- to five-story buildings."*

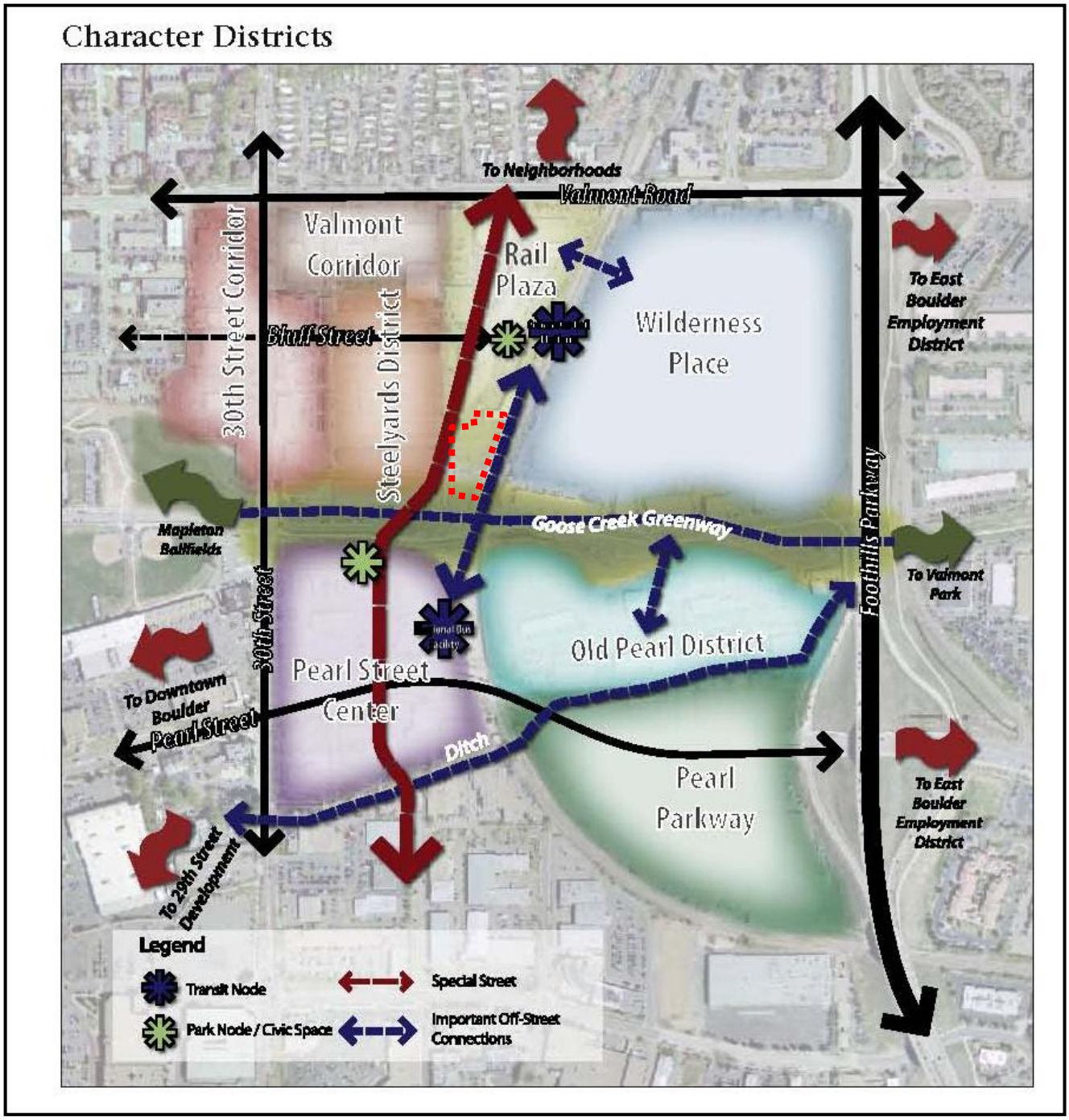


Figure 8: TVAP Character Districts Map

A connections plan was also adopted for TVAP that includes a number of connections through the site, as delineated in **Figure 9** (project site shown in red)**.** Equally as important as Land Use, the connections plan is intended to:

"Create walkable streets in a fine grain grid pattern, providing for walking, biking and possible car free zones. Provide multimodal connections within the area to adjacent neighborhoods and to key nearby destinations and activity areas."

The full text of the connections plan is found beginning on page 56 of TVAP, provided here. As shown on the connections plan, Junction Place runs along the west side of the site and is anticipated to have on-street bike lanes (shown in red dashes). There are also multi-use path connections shown along the west side of the tracks to access the future rail plaza as well as running east-west through the center of the site to connect to Junction Place (shown in green dashes).

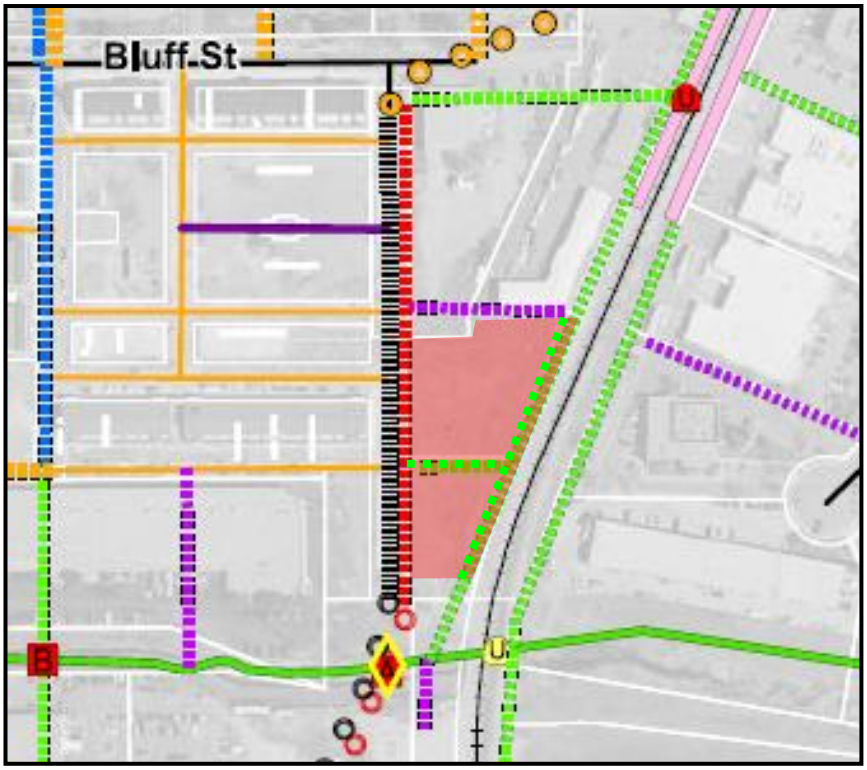


Figure 9: Excerpt from TVAP Connections Plan showing connections through the site

As mentioned above, the TVAP Connections Plan includes a number of connections through the site. Equally as important as Land Use, the connections plan is intended to "*create walkable streets in a fine grain grid pattern, providing for walking, biking and possible car free zones…(and to) Provide multimodal connections within the area to adjacent neighborhoods and to key nearby destinations and activity areas.*"

ANALYSIS OF KEY ISSUES

Key Issue 1: Is the proposed project consistent with the Transit Village Area Plan (TVAP)?

In keeping with the Concept Plan Review, overall the project has remained consistent with TVAP, especially in terms of building mass and scale, provision of required multi-use path connections, high quality open space features and activation of the Junction Place streetscape at the pedestrian level.

Mass and Scale. As noted on Pages 8 & 9 above, within TVAP, the land use designation for the site is MU-2 or Mixed Use - 2, which anticipates three- to four-story mixed use buildings at a FAR of 1.5 to 2.0. In addition, the intent described in TVAP for the "Rail Plaza District" in which the project site is located is for the district to "*evolve into a high-density, commercial and residential mixed use area, with three- to five-story buildings."* Because of the level of intensity anticipated to help support and enliven the rail plaza, overall the planned mass and scale appears to be consistent with TVAP.

TVAP Connections Plan. As shown on the TVAP connections plan and in **Figure 9** above, a 12' wide multi-use path is anticipated along the west side of the tracks to access the rail platform, as well as a connecting E-W multi-use path generally along the lot line between the two parcels. The current proposal includes construction of both of the required multi-use paths. The proposal is also consistent with the Streetscape Guidelines in TVAP, which illustrate the anticipated layout of Junction Place from the Bus Facility in Depot Square to Bluff Street. This streetscape is described as "Segment 2" within the streetscape guidelines on Pg. 37 of TVAP as follows:

Segment 2 is the middle section from the northern extent of the bus facility, near Goose Creek, to Bluff Street from the northern extent of the bus facility, near Goose Creek, to Bluff Street. A majority of this section follows the existing 33rd Street, which will be widened to accommodate a shared-space street (where vehicles and bikes share the roadway) and wide pedestrian areas. On-street parking will be parallel or in pockets of diagonal parking, alternating with wider sidewalk space for outdoor seating, larger planting areas, or other amenities.

As part of this proposal, the applicant will be required to dedicate the following easements/right –of-way and to construct the following public improvements:

- ½ of the Junction Place (Segment 2) street cross-section
- The east – west multi-use path between lots 1 and 2
- The north – south multi-use path paralleling the BNSF railway right-of-way

As shown in **Figure 10**, the proposed Junction Place street section includes the following cross-sectional design elements, consistent with the street section requirements included in TVAP:

- 10' 6" Travel Lane (reduction from 11' as shown in TVAP approved by staff)
- 15' 6" combined on-street parking and landscape width (city staff has determined that parallel parking is preferred over the diagonal configuration shown in TVAP).
- 10' sidewalk

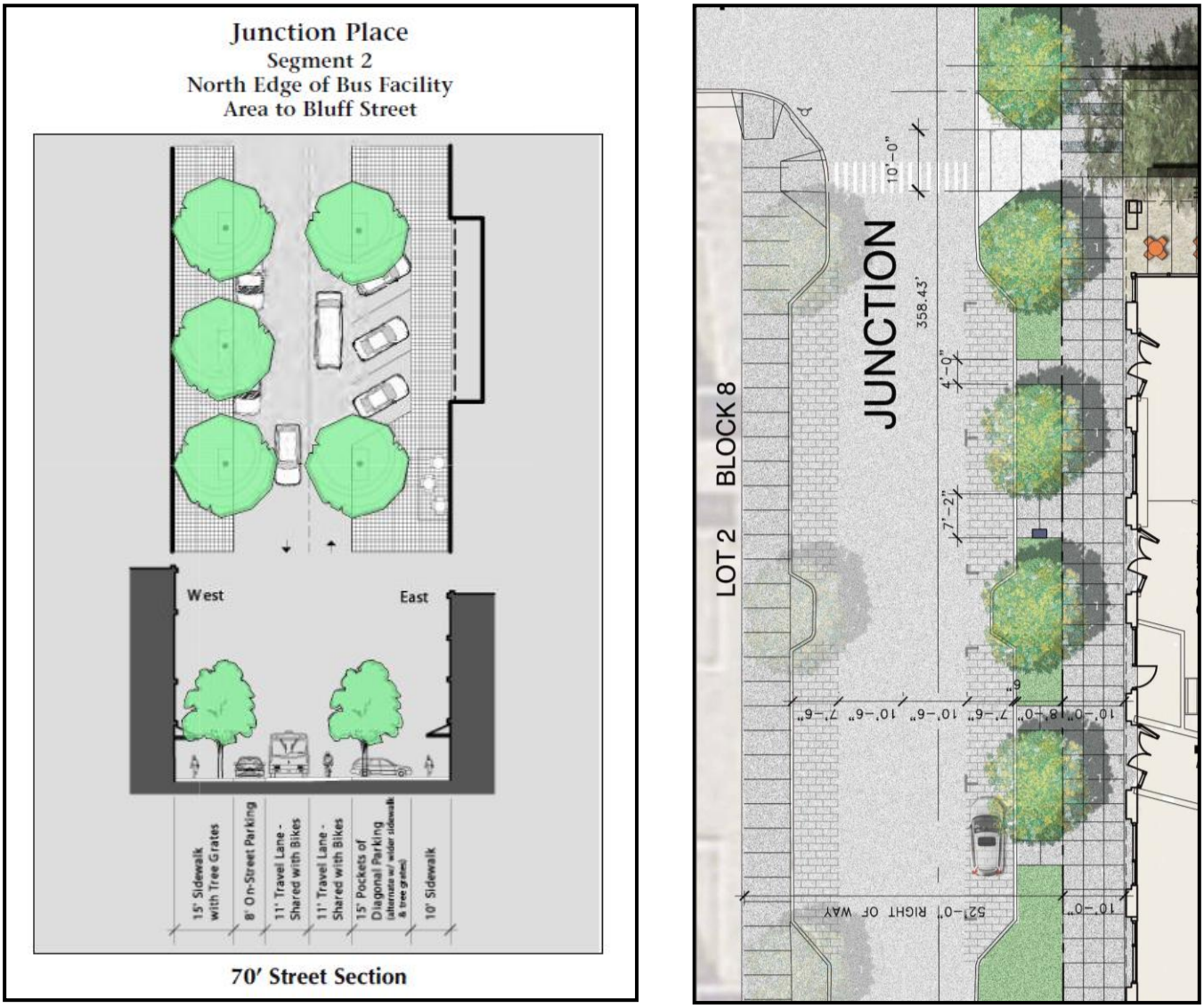


Figure 10: Illustrations comparing TVAP street section (left) with proposed project street section (right)

TVAP Design Guidelines. Overall, the project has improved its consistency with the TVAP Guidelines from the Concept Plan proposal. The following is a consistency analysis of the proposed project with the relevant TVAP Urban Design Guidelines.

General Urban Design Guidelines.

- ***"Orient the main facade to the street and provide an entrance on the street side of the building."***

  Currently the proposed site plan meets this guideline, with the majority of the main entrances to the building located along Junction Pl. or from within the proposed central plaza.

- ***"Design buildings with pedestrian-scale materials and architectural articulation, particularly on the first floor. Avoid large blank walls. Along streets and sidewalks provide pedestrian interest including transparent windows and well-defined building entrances."***

  The proposed project meets the intent of this guideline by incorporating storefront windows and building entrances along Junction Pl, with brick as the primary building material accented by wood and metal elements. The north building also includes a small steel overhang that creates a pedestrian promenade.

- ***"Incorporate well-designed, functional open spaces with tree, quality landscaping and art, access to sunlight and places to sit comfortably. Where public parks or open spaces are not within close proximity, provide shared open spaces for a variety of activities. Where close to parks, open spaces provided by development may be smaller."***

  The project provides a total of nearly 20,000 sq. ft. of open space (nearly 33% of the site area where 20% is the minimum required per the MU-4 zone standards) through a variety of site design features. The main open space feature is a large public plaza in the center of the site, which provides access to the main building entries for the office tenants and community room/ flex space, and includes a multi-use path connection between Junction Pl. and multi-use path along the railroad to the east. The scale of the plaza is broken down through the incorporation of sculptural artwork, seating, landscape elements, patterned paving, trellised bike parking areas and architectural lighting, and recessed building corners on either side of the plaza entry help to create more intimate pocket plazas around the coffee shop patio and pedestrian garage entry. Additional open space amenities include a "pocket plaza" on the north side of the north building, and the restaurant patio area on the south end of the southern building.

  In response to staff comments made during Concept Plan review, the applicant has modified the central plaza to be more proportional and welcoming; however, staff has concerns regarding the placement of the transformer boxes on the north edge of the plaza adjacent to the southern building. These concerns were echoed by BDAB at their July 15, 2015 discussion of the project. As a result, staff has included a recommended condition of approval requiring the applicant to relocate the transformers and to reduce their overall visibility.

Junction Place Guidelines.

- ***"In addition to the street trees, sidewalks and bike facilities specified by the Junction Place streetscape section, provide seating, planters, art, special pavement and lighting along Junction Place. "***

  See open space comments directly above. The project plans include all of the required street trees, an 8 foot planting strip and a 10 foot sidewalk, and special goose neck light fixtures along the building facades along Junction Pl. The main plaza includes a proposed sculptural art element as well as string lights, seating and bike

parking.

- ***"Where feasible, place active uses, such as retail or commercial services on the first floor of buildings along Junction Place."***

  The applicant has indicated that the intent of the first floor spaces is to be as flexible as possible in terms of uses. In addition to the proposed restaurant, coffee shop and flex space/ community room, the applicant has indicated that the intent for the ground floor spaces is to allow the flexibility to have personal service and/or retail uses as the market allows. The first floors of the building have been designed with adaptability in mind such that overtime they could be used as ground floor retail rather than office. In addition, the sidewalk is wide enough to accommodate café seating areas adjacent to active uses as appropriate.

Rail Plaza District Guidelines:

- ***"Locate buildings along the street with parking behind."***

  The current proposal represents an improvement from the Concept Plan submittal in terms of creating more of a consistent visual pattern along Junction Place. Staff noted that the plaza in the previous submittal was too large and therefore disrupted the building façade. In the current submittal, the gap has been reduced, and the west facades of the two buildings brought closer together to create more of a defined urban streetscape. The parking is located in an underground structure and is therefore not visible from the right-of-way. Overall, the streetscape is consistent with the adopted TVAP vision for that segment of Junction Place (shown on page 11 above).

- ***"Orient buildings to Junction Place (see Junction Place guidelines), as well as to the tracks. If feasible, place active uses on the first floor. Consider making the track-side frontage a car-free zone with pedestrian amenities."***

  The project fully meets this intent by placing the majority of entrances along Junction Place and orienting additional entrances toward the central plaza, which will be a focal point for pedestrians on Junction Place. The building addresses the track side of the site, although in a different manner. The proposal for the east frontages of both buildings is to create a solar façade consisting almost entirely of architecturally integrated solar panels. The panels are designed such that there will still be ample fenestration and pedestrian interest along the tracks, and two building entrances will also be provided. The southern restaurant patio area will also serve to create visual interest for people passing by the site on the multi-use path. The eastern portion of the site along the tracks is designated for the required multi-use path connection, and as a result will be a completely car-free zone.

Key Issue 2: Does the proposal meet Site Review Criteria, including BVCP policies?

Overall, staff finds the proposed project to be an innovative project that sensitively utilizes an existing infill site to provide a high quality urban space which furthers the design and land use goals of TVAP while potentially serving as a flagship project in terms of environmentally sustainable building design. As a whole, the current proposal meets the Site Review criteria as set forth in section 9-2-14, B.R.C. 1981, including, on balance, the policies of the Boulder Valley Comprehensive Plan (BVCP). Specifically, the project has been found to meet the following BVCP policies:

- *2.01 Unique Community Identity*
- *2.03 Compact Development Pattern*
- *2.09 Neighborhoods as Building Blocks*
- *2.14 Mix of Complementary Land Uses*
- *2.17 Variety of Activity Centers*
- *2.22 Improve Mobility Grid*
- *2.30 Sensitive Infill and Redevelopment*
- *2.32 Physical Design for People*
- *2.37 Enhanced Design for Private Sector Projects*
- *4.05 Energy-Efficient Building Design*

Overall, the project has been found to meet all applicable Site Review criteria pertaining to Site Design, including those related to open space, landscaping, circulation, parking and building design. Please refer to **Attachment B** for staff's complete analysis of the review criteria.

Key Issue 2: Does the proposed restaurant meet Use Review Criteria found in section 9-2-15(e), B.R.C. 1981?

The proposed restaurant use has been found to meet the Use Review criteria found in section 9-2-15(e), B.R.C. 1981. Specifically, the proposed restaurant would provide a direct service to the surrounding uses by offering an eating establishment within walking distance of the proposed office uses as well as the existing Steel Yards residential uses. The location, design and operating characteristics of the proposed use are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties, and the use is in keeping with the predominant character of the surrounding area as established by TVAP. Staff's analysis of the Use Review criteria is also included as **Attachment B**.

PUBLIC COMMENT AND PROCESS:
Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site and a sign posted on the property for at least 10 days. All notice requirements of section 9-4-3, B.R.C. 1981 have been met. Staff has received comments from one neighbor in the Steel Yards development expressing concern over the proposed restaurant use. Please refer to **Attachment C** for all correspondence received.

STAFF FINDINGS AND RECOMMENDATION:
Staff recommends that the Planning Board approve the Site Review application LUR2015-00048 and Use Review application LUR2014-00065, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval.

RECOMMENDED CONDITIONS OF SITE REVIEW APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 16, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Development Agreement recorded at Reception No. 1960064 on July 14, 1999 and Subdivision Agreement recorded at Reception No. 2064118 on July 26, 2000 in the records of the

Boulder County Clerk and Recorder.

3. Prior to submittal of a Technical Document Review application for the easement dedications referenced in Condition No. 4 below and prior to a building permit application, the Applicant shall provide to the City written documentation, in a form acceptable to the City, from the Burlington Northern Santa Fe (BNSF) Railway **demonstrating the extinguishment of the 16-foot wide portion of the 25-foot wide Railroad Easement** recorded in the Records of the Boulder County Clerk and Recorder on Film 1598 at Reception No. 1007999 to allow for dedication of a 16-foot wide multi-use path easement. The document extinguishing the 16-foot wide easement area shall be recorded with the Boulder County Clerk and Recorder's Office prior to submittal of a Technical Document Review application.

4. Prior to building permit application, as part of Technical Document Review applications, the Applicant shall **dedicate to the City**, at no cost, the following easements, as shown on the approved plans, meeting the City of Boulder Design and Construction Standards, , the form and final location of which shall be subject to the approval of the City Manager:

a. **A ten-foot wide utility and public access easement** for the Junction Place utilities and sidewalk along the west property lines of both Lot 1 and Lot 2, Block 9, Steel Yards Subdivision.

b. A **sixteen-foot wide public access easement** for the east/west 12-foot wide multi-use path through the Plaza Area along the property line between Lot 1 and Lot 2, Block 9, Steel Yards Subdivision.

c. A **sixteen-foot wide drainage and public access easement** for the north/south multi-use path along the east property lines of both Lot 1 and Lot 2, Block 9, Steel Yards Subdivision.

d. A **thirteen-foot wide drainage easement** along the north property line of Lot 1, Block 9, Steel Yards Subdivision.

5. Prior to a building permit application, the Applicant shall provide to the City written documentation, in a form acceptable to the City, from the PUBLIC SERVICE CO. OF COLORADO ("PSCO") demonstrating **extinguishment of an easement identified as No. 14 on the PUBLIC SERVICE COMPANY OF COLORADO EASEMENT** recorded at Reception No. 2484658 on August 7, 2003 in the records of the Boulder County Clerk and Recorder which runs north/south through the center of both Lot 1 and Lot 2, Block 9, Steel Yards Subdivision. The extinguishment of the PSCO easement shall be recorded in the Records of the Boulder County Clerk and Recorder prior to a building permit application.

6. Prior to a building permit application, the Applicant shall submit an Administrative Review application, subject to the approval of the City Manager, to vacate the **drainage easement** dedicated to the City on the Steel Yards Subdivision plat along the south property line of Lot 2, Block 9, Steel Yards Subdivision and the west side of the 25-foot Railroad Easement located along the east property lines of both Lot 2 and Lot 1, Block 9, Steel Yards Subdivision.

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

a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated July 16, 2015 is acceptable. The final architectural plans shall show the transformer boxes currently shown at the south end of the northern building relocated to a less visible location or

architecturally integrated into a building or other site feature. The final architectural plans shall also show the TDM elements described in Condition No. 9 below. Planning staff will review plans to assure that the architectural intent is performed.

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

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

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

e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards and the Boulder Greenways Design Guidelines for all transportation improvements. The Final transportation plans must include, but are not limited to: multi-use path plan and profile drawings, Junction Place plan drawings, street cross-sectional drawings, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation detail drawings, geotechnical soils report, 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. 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. 1981.

8. Prior to a building permit application, the Applicant shall construct, remove, or reconstruct the public improvements as described below, subject to acceptance by the City, in conformance with the approved plans and with the City of Boulder Design and Construction Standards and provide a financial guarantee, as required under section 9-2-20, B.R.C. 1981 and in a form acceptable to the Director of Public Works, for the public improvements described below:

a. Construct a north/south **12-foot wide multi-use path along the east property line**.

b. Construct an east/west **12-foot wide multi-use path through the plaza area using stone accent paving bands or other similar material as approved by staff**.

c. Remove and reconstruct an east/west **12-foot multi-use path south of the Property** to provide a pavement section that can support a 14-ton truck and include a two-foot wide colored concrete shoulder.

d. Remove the existing diagonal parking and curb-and-gutter north of the Property in the Junction Place right-of-way and replace it with **new curb-and-gutter and parallel parking**.

e. Construct **parallel parking, a landscape strip, and a 10-foot wide sidewalk along Junction Place** adjacent to the Property.

9. The **Applicant shall provide the TDM elements described in Table 2 of the TDM Plan** (except for the EcoPasses and subsidized Bike Share and carshare membership which will be provided by the Boulder Junction General Improvement District), including but not limited to the following: 20 short-term bicycle parking spaces; 40 long-term bicycle parking spaces along with a security camera monitoring in the parking garage; a B-Cycle station; a minimum of three carpool spaces and three car-share spaces; and changing facilities on first level of both buildings.

RECOMMENDED CONDITIONS OF USE REVIEW APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 16, 2015 and the Applicant's written statement dated July 24, 2015 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. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:

a. The Applicant shall operate the business in accordance with the management plan dated June 15, 2015 which is attached to this Notice of Disposition.

b. The approved use shall be closed from 2:00 a.m. to 11:00 a.m. seven days per week.

c. Size of the approved use shall be limited to 1,759 square feet. The total number of indoor seats for the approved use shall not exceed the lesser of 85 seats or the maximum occupant load per IBC section 1004. The patio area will not exceed 900 square feet. All trash located within the outdoor dining area, on the restaurant property, and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.

2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

A: Applicant's Proposed Plans and Written Statement
B: Staff's Analysis of Review Criteria
C: Public Comments Received

ATTACHMENT A

Boulder Commons

2440 - 2490 JUNCTION PL. BOULDER, CO

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

Project Information

OWNER
MCV CAPITAL
1215 SPRUCE ST, STE 300
BOULDER, CO 80302
P: 303.444.9200
F: 303.633.2740

MEP ENGINEER
INTEGRAL GROUP
580 CALIFORNIA ST, 12TH FL
SAN FRANCISCO, CA 94104
P: 510.663.2070

ARCHITECT OF RECORD
COBURN DEVELOPMENT INC.
3020 CARBON PLACE #203
BOULDER, CO
P: 303.442.3351
F: 303.447.3933

LANDSCAPE ARCHITECT
GLS ARCH
2677 MISSION ST #200
SAN FRANCISCO, CA 94110
P: 415.285.3614

CIVIL ENGINEER
JVA ENGINEERS
1319 SPRUCE ST
BOULDER, CO 80302
P: 303.444.1951
F: 303.444.1957

CONSULTING ARCHITECT
EHDD.
500 TREAT AVE #201
SAN FRANCISCO, CA 94110
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STRUCTURAL ENGINEER
STUDIO NYL STRUCTURAL ENGINEERS
2995 BASELINE RD, STE 314
BOULDER, CO 80303
P: 303.558.3145
F: 303.440.8536

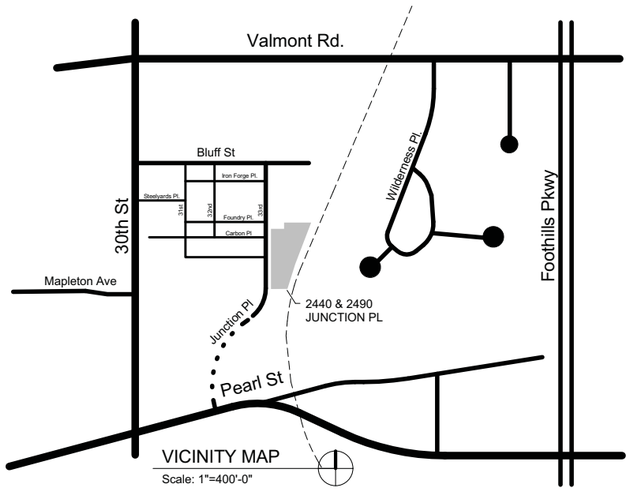
PARCEL AREA (GROSS)	1.34 ACRES
CURRENT ZONING	MU-4
PROPOSED USE	RETAIL, BUSINESS, RESTAURANT
ZONING	MU-4
PROPOSED NET LOT AREA	1.34 ACRES
PROPOSED F.A.R.	1.74
PROPOSED BUILDING AREA	101,570 SF
PROPOSED BUILDING HT.	55'-0"

Drawing Index - Site Review

Sheet No.	Sheet Name
T0.0	SR - TITLE SHEET
SD1.0	SITE DEVELOPMENT PLAN
C1.0	PRELIMINARY STORMWATER PLAN
C1.0A	PRELIMINARY STORMWATER PLAN - ALT.
C2.0	PRELIMINARY UTILITY PLAN
C3.0	HORIZONTAL CONTROL PLAN
L1.0	LANDSCAPE - KEY PLAN
L2.0	LAYOUT AND GRADING PLAN
L3.0	SECTIONS AND ELEVATIONS
L3.1	SECTIONS AND ELEVATIONS
L4.0	DETAILS
L5.0	PLANTING PLAN AND SCHEDULE
E-100	SITE LIGHTING ANALYSIS
A1.1	GARAGE PLAN
A1.2	NORTH BUILDING LEVEL 1
A1.3	NORTH BUILDING LEVEL 2
A1.4	NORTH BUILDING LEVEL 3
A1.5	NORTH BUILDING LEVEL 4
A1.6	SOUTH BUILDING LEVEL 1
A1.7	SOUTH BUILDING LEVEL 2
A1.8	SOUTH BUILDING LEVEL 3
A1.9	SOUTH BUILDING LEVEL 4

Drawing Index - Site Review

Sheet No.	Sheet Name
A1.10	ROOF PLAN
A1.11	AREA PLANS
A1.12	AREA PLANS
A2.1	ARCHITECTURAL PERSPECTIVE
A2.2	ARCHITECTURAL PERSPECTIVE
A2.3	ARCHITECTURAL PERSPECTIVE
A2.4	ARCHITECTURAL PERSPECTIVE
A2.5	EXTERIOR ELEVATIONS
A2.6	EXTERIOR ELEVATIONS
A2.7	EXTERIOR ELEVATIONS
A2.8	EXTERIOR ELEVATIONS
A3.1	SHADOW STUDIES
A3.2	SHADOW STUDIES
A3.3	PRINCIPAL BUILDING HEIGHT



SITE REVIEW CORRECTIONS 07/16/2015

SHEET No.
T0.0
SR - TITLE SHEET

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

ALTA/ACSM LAND TITLE SURVEY

LOT 2 OF BLOCK 8, AND LOTS 1 & 2 OF BLOCK 9, STEEL YARDS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

Vicinity Map
NOT TO SCALE

Legend

- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF STEEL YARDS
- (L) AS PER IMPROVEMENT SURVEY PLAT BY DREXEL BARRELL & CO., LS-98-0210, DATED 12/17/98
- CONCRETE
- EDGE OF ASPHALT
- FENCE
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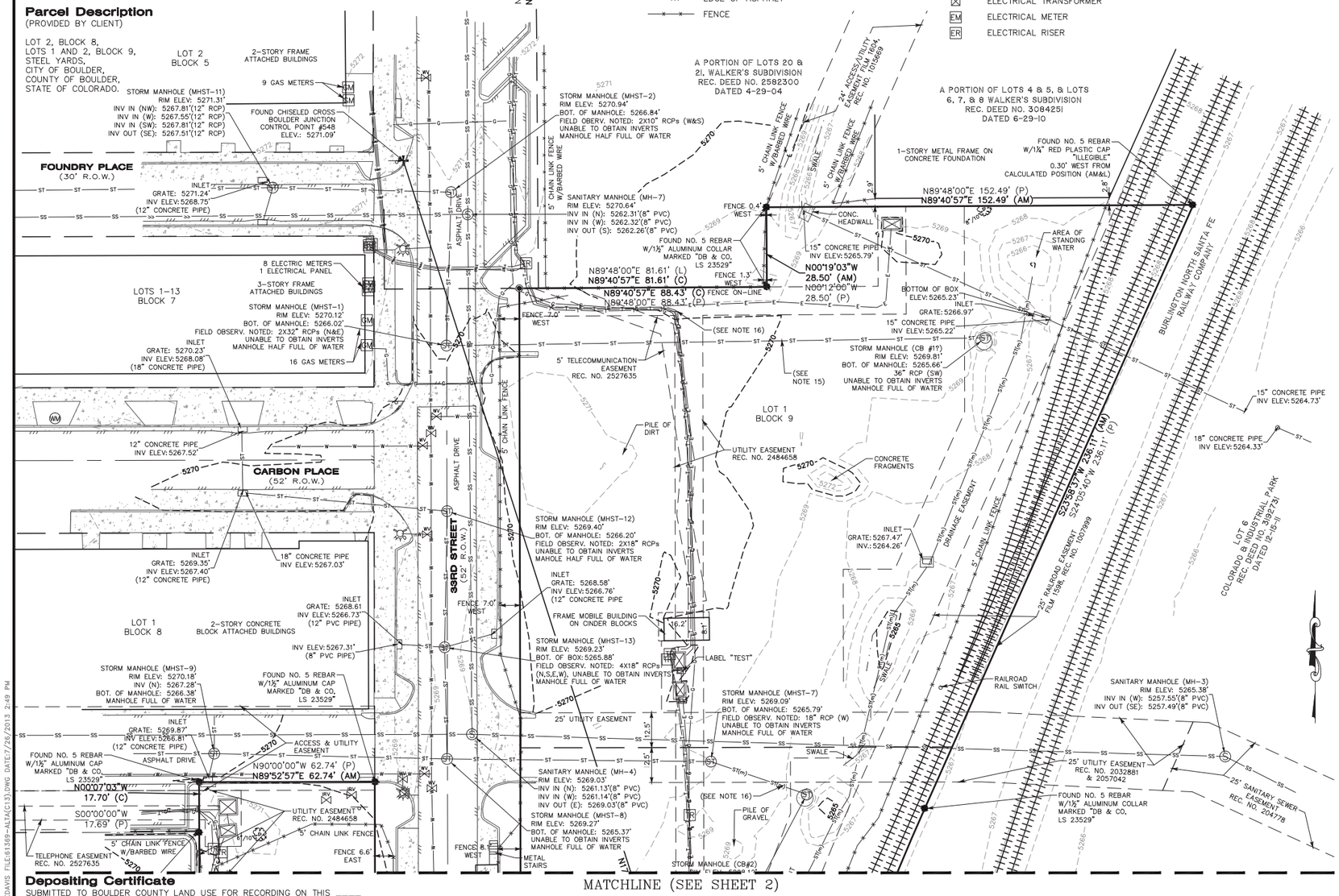
- FIRE HYDRANT
- IRRIGATION VALVE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ST STORM DRAINAGE LINE
- ST STORM DRAINAGE MANHOLE
- E ELECTRICAL LINE
- ELECTRICAL TRANSFORMER
- EM ELECTRICAL METER
- ER ELECTRICAL RISER
- EP ELECTRICAL PANEL
- EV ELECTRIC VAULT
- OVU OVERHEAD UTILITY LINE
- UTILITY POLE
- T TELEPHONE LINE
- TR TELEPHONE RISER
- G GAS LINE
- GM GAS METER
- SIGN
- GUARDRAIL
- ST(m) STORM DRAINAGE LINE SCALED FROM MAPS

Parcel Description

(PROVIDED BY CLIENT)

LOT 2, BLOCK 8,
LOTS 1 AND 2, BLOCK 9,
STEEL YARDS,
CITY OF BOULDER,
COUNTY OF BOULDER,
STATE OF COLORADO.



Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS ____ DAY OF _____, 20__.

Notes

1. FIDELITY NATIONAL TITLE COMPANY COMMITMENT NUMBER 515-F0436078-170-RR0, DATED JANUARY 4, 2013 AT 7:00 A.M. (LOT 1, BLOCK 9), AND COMMITMENT NUMBER 515-F0448297-170-RR0, AMENDMENT NO. 1, DATED MAY 9, 2013 AT 7:00 A.M. (LOT 2, BLOCK 8), WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS MORE THAN THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

   LOT 2 OF BLOCK 9, ON THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF COBURN DEVELOPMENT AND JVA INC., NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: A LINE BETWEEN BOULDER JUNCTION LAND SURVEY CONTROL DIAGRAM CONTROL POINT 1050 (NOT ACCEPTED AS PROPERTY CORNER) BEING A NO. 4 REBAR WITH ALLOY COLLAR, AND CONTROL POINT 548, BEING A CHISELED CROSS WITH A CALCULATED BEARING OF N15°09'16"W AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. THE LOCATIONS FOR UNDERGROUND UTILITIES ARE BASED UPON VISIBLE SURFACE EVIDENCE, MAPS PROVIDED BY UTILITY LOCATES AND CLIENT. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS, DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
10. ELEVATIONS BASED ON BOULDER JUNCTION LAND SURVEY CONTROL DIAGRAM POINT C-1050 (NOT ACCEPTED AS PROPERTY CORNER), WITH A PUBLISHED ELEVATION OF 5266.48 FEET (NAVD88), BEING A NO. 4 REBAR WITH ALLOY COLLAR LOCATED NEAR THE SOUTHEAST CORNER OF LOT 2, BLOCK 9.
11. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
12. DATES OF FIELD WORK: APRIL 10, 2013
13. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

COMMITMENT # 515-F0436078-170-RR0

#9	APR. 15, 1916	BK.395, PG.124	TELEPHONE EASEMENT (EXACT LOCATION IS NOT SET FORTH)
	APR. 15, 1916	BK. 395, PG.125	TELEPHONE EASEMENT (EXACT LOCATION IS NOT SET FORTH)
#13	JUL. 26, 2000	REC. NO.2064118	SUBDIVISION AGREEMENT
#14	APR. 23, 2001	REC. NO.2140577	COVENANTS & DISCLOSURE
#15	DEC. 20, 2001	REC. NO.2234145	CONDOMINIUM DECLARATION
	JAN. 29, 2002	REC. NO.2248063	AMENDMENTS
	MAR. 01, 2002	REC. NO.2260157	AMENDMENTS
	AUG. 20 2002	REC. NO.2321011	AMENDMENTS
	DEC. 02, 2002	REC. NO.2364645	AMENDMENTS
	APR. 07, 2003	REC. NO.2421544	AMENDMENTS
	APR. 02, 2004	REC. NO.2572256	RESOLUTION FOR HAZARD INSURANCE
	JUL. 19, 2004	REC. NO.2608639	RESOLUTION FOR HAZARD INSURANCE

COMMITMENT #515-F0448297-170-RR0, AMENDMENT NO. 1

#9	APR. 15, 1916	BK. 395, PG. 124	TELEPHONE EASEMENT (EXACT LOCATION IS NOT SET FORTH)
	APR. 15, 1916	BK. 395, PG. 125	TELEPHONE EASEMENT (EXACT LOCATION IS NOT SET FORTH)
#11	JUL. 26, 2000	REC. NO.2064118	SUBDIVISION AGREEMENT
#12	APR. 23, 2001	REC. NO.2140577	COVENANTS & DISCLOSURE
#13	DEC. 20, 2001	REC. NO.2234145	CONDOMINIUM DECLARATION
	JAN. 29, 2002	REC. NO.2248063	AMENDMENTS
	MAR. 1, 2002	REC. NO.2260157	AMENDMENTS
	AUG. 20, 2002	REC. NO.2321011	AMENDMENTS
	DEC. 2, 2002	REC. NO.2364645	AMENDMENTS
	APR. 7, 2003	REC. NO.2421544	AMENDMENTS
	ARR. 2, 2004	REC. NO.2572256	RESOLUTION & POLICY FOR HAZARD INSURANCE
	JUL. 19, 2004	REC. NO.2608639	RESOLUTION FOR HAZARD INSURANCE
#16	APR. 12, 2013	REC. NO.3304418	PILOT AGREEMENT FOR BOULDER JUNCTION ACCESS

14. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
15. STORM SEWER, ELECTRIC, GAS, AND TELEPHONE LINES CROSSES THE SUBJECT WITHOUT THE APPARENT BENEFIT OF AN EASEMENT.
16. STORM SEWER, ELECTRIC, GAS, AND TELEPHONE LINES EXTENDS OUTSIDE THE APPARENT EASEMENT.
17. MANHOLE LABELS PER MASTER UTILITY PLAN BY DOWNING THORPE JAMES, JOB NO. 98025.52 DATED MARCH 31, 2000 AND WAS PROVIDED BY CLIENT.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

Surveyor's Certificate

TO COBURN DEVELOPMENT, AND JVA INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 AND 5 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2013.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

REVISION	DATE
1 - REVISIONS PER JVA COMMENTS	04-25-13
2 - REVISIONS PER ADD. TITLE COMMITMENT	06-24-13
3 - REVISIONS PER CITY COMMENTS	07-26-13
4	
5	
6	
7	
8	
9	

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
COBURN DEVELOPMENT
&
Others (See Note 3)

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Flatirons, Inc.
Surveying, Engineering & Geomatics
www.Flatironsinc.com
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FAX: (303) 776-4325
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936-6997

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JOHN B. GUYTON 16406 SEAL

JOB NUMBER:	13-61,369
DATE:	04-18-2013
DRAWN BY:	E. DAVIS
CHECKED BY:	WW/NV/ETB

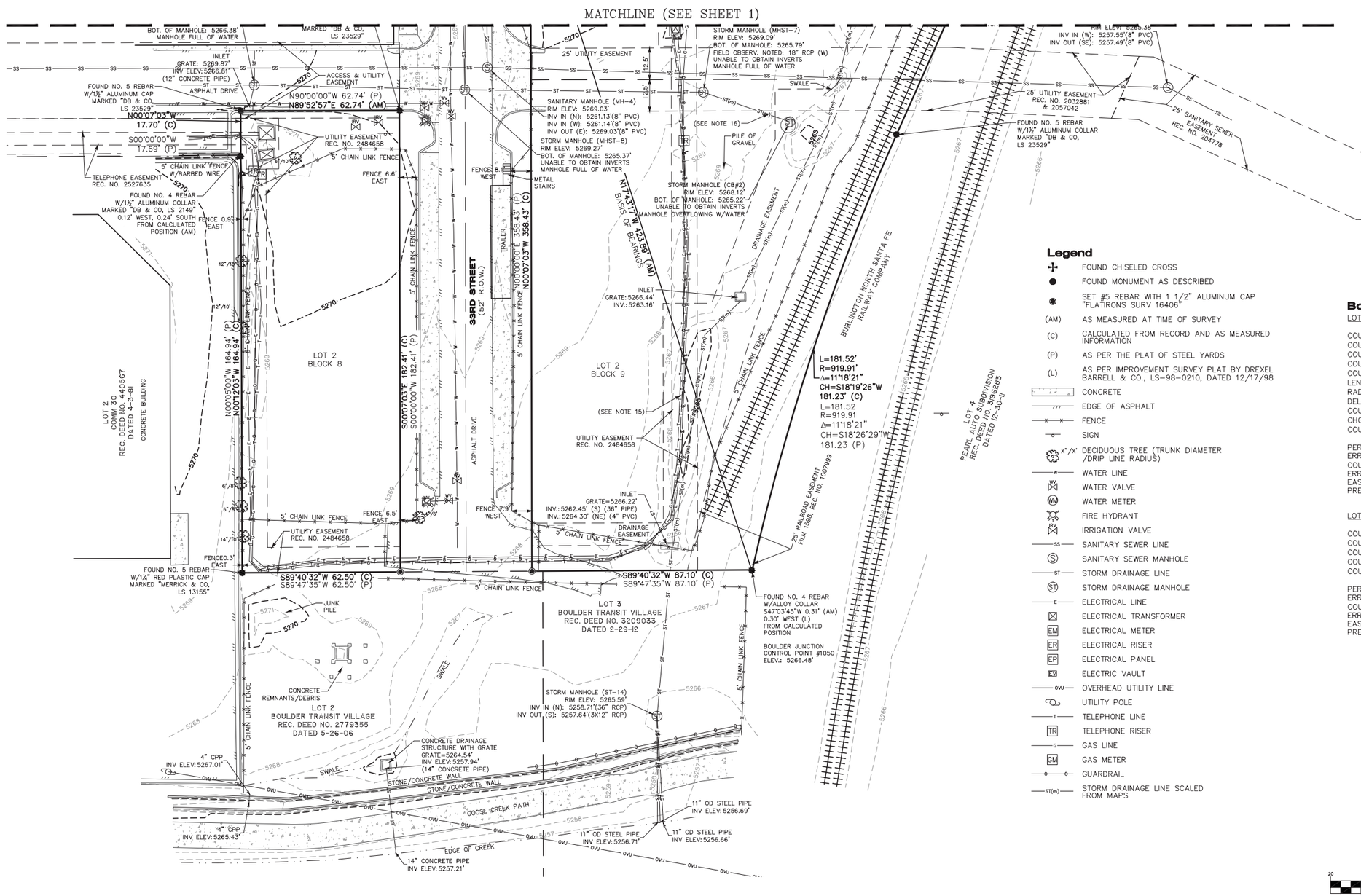
SHEET 1 OF 2

BY:EDAVIS FILE:61369-ALTA(C13).DWG DATE:7/26/2013 2:49 PM

ALTA/ACSM LAND TITLE SURVEY

LOT 2 OF BLOCK 8, AND LOTS 1 & 2 OF BLOCK 9, STEEL YARDS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



Legend

- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF STEEL YARDS
- (L) AS PER IMPROVEMENT SURVEY PLAT BY DREXEL BARRELL & CO., LS-98-0210, DATED 12/17/98
- CONCRETE
- EDGE OF ASPHALT
- FENCE
- SIGN
- x"/x' DECIDUOUS TREE (TRUNK DIAMETER /DRIP LINE RADIUS)
- WATER LINE
- WATER VALVE
- WATER METER
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- IRRIGATION VALVE
- SANITARY SEWER LINE
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- STORM DRAINAGE LINE
- STORM DRAINAGE MANHOLE
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- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- ELECTRICAL RISER
- ELECTRICAL PANEL
- ELECTRIC VAULT
- OVERHEAD UTILITY LINE
- UTILITY POLE
- TELEPHONE LINE
- TELEPHONE RISER
- GAS LINE
- GAS METER
- GUARDRAIL
- ST(m) STORM DRAINAGE LINE SCALED FROM MAPS

Boundary Closure Report

LOTS 1 & 2, BLOCK 9

COURSE:	N00°07'03"W	LENGTH:	358.43'
COURSE:	N89°40'57"E	LENGTH:	88.43'
COURSE:	N00°19'03"W	LENGTH:	28.50'
COURSE:	N89°40'57"E	LENGTH:	152.49'
COURSE:	S23°58'37"W	LENGTH:	236.11'
LENGTH:			181.52'
RADIUS:			919.91'
DELTA:			011°18'21"
COURSE:			S18°19'26"W
CHORD:			181.23'
COURSE:	S89°40'32"W	LENGTH:	87.10'
PERIMETER:			1132.57'
ERROR CLOSURE:			0.00
COURSE:			S31°51'31"E
ERROR NORTH:			−0.002
EAST:			0.001
PRECISION 1:			1132580000.00

LOT 2, BLOCK 8

COURSE:	N00°07'03"W	LENGTH:	17.70'
COURSE:	N89°52'57"E	LENGTH:	62.74'
COURSE:	S00°07'03"E	LENGTH:	182.41'
COURSE:	S89°40'32"W	LENGTH:	62.50'
COURSE:	N00°12'03"W	LENGTH:	164.94'
PERIMETER:			490.30'
ERROR CLOSURE:			0.00
COURSE:			N07°01'50"E
ERROR NORTH:			0.004
EAST:			0.001
PRECISION 1:			490290000.00

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

REVISION	DATE
1 – REVISIONS PER CITY COMMENTS	04–26–13
2 – REVISIONS PER ADD. TITLE COMMITMENT	06–24–13
3 – REVISIONS PER CITY COMMENTS	07–26–13
4	
5	
6	
7	
8	
9	

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
JVA
&
Others (See Note 3)

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655 FOURTH AVE
LONGMONT, CO 80501
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FAX: (303) 776–4355
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443–7001
FAX: (303) 443–8830
3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936–6997

COLORADO LICENSED
BRUCE W. VOGEL
16406
PROFESSIONAL LAND SURVEYOR

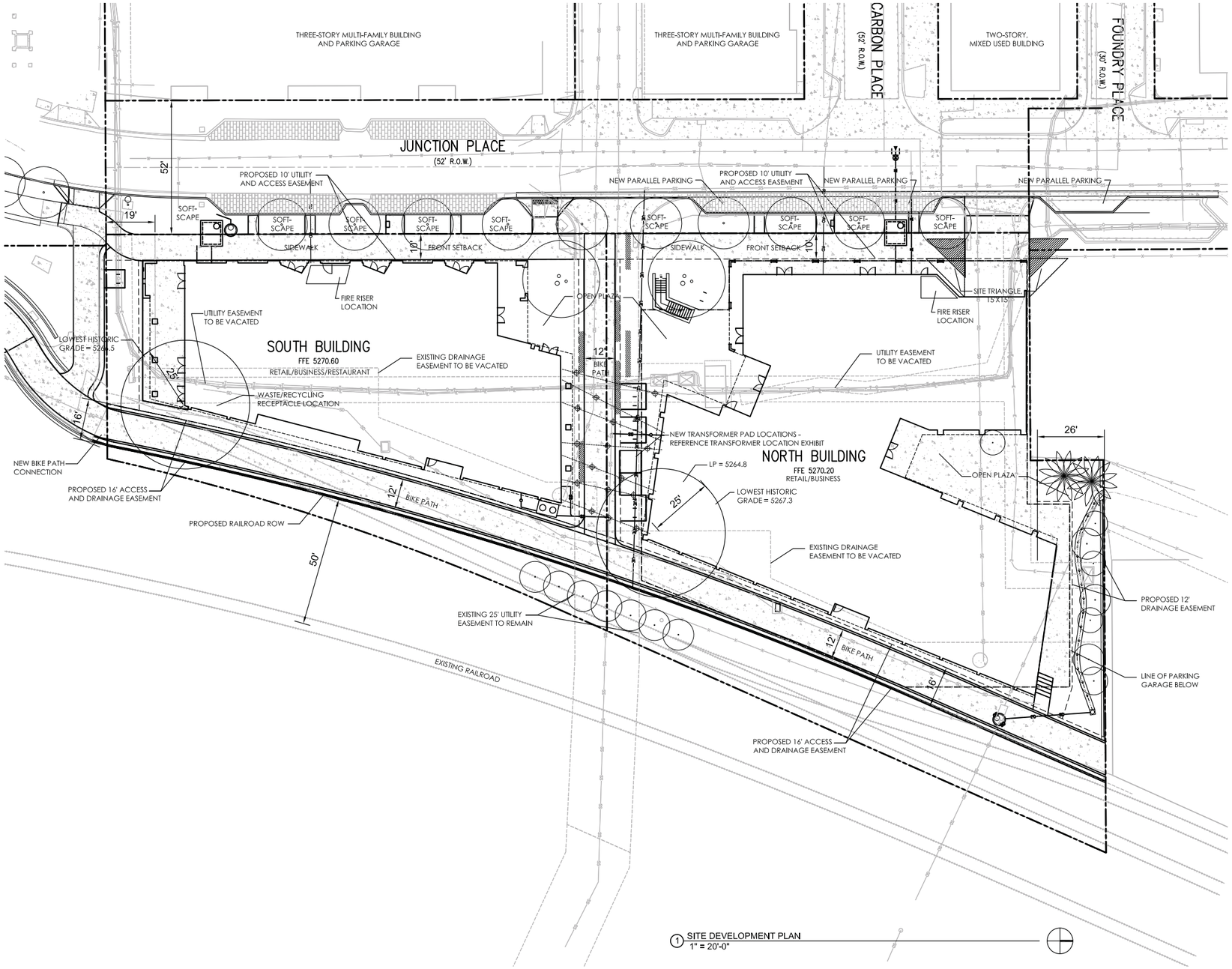
JOB NUMBER:	13–61,369
DATE:	04–17–2013
DRAWN BY:	E. DAVIS
CHECKED BY:	WW/NV/ETB

SHEET 2 OF 2

BY:EDAVIS FILE:61369–ALTA(C13).DWG DATE:7/26/2013 2:49 PM

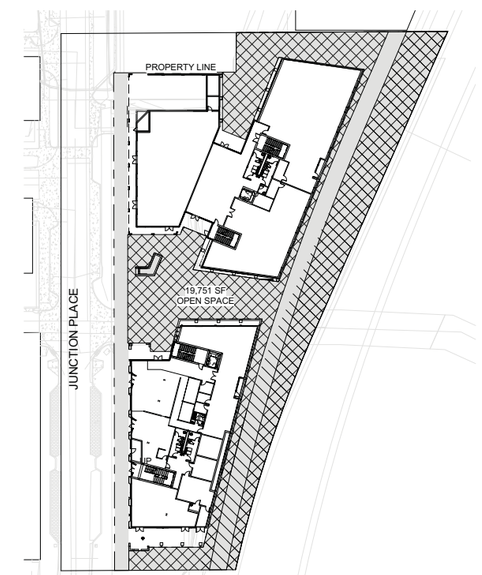
COBURN
ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

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



1 SITE DEVELOPMENT PLAN
1" = 20'-0"

OPEN SPACE CALCULATIONS	
LOT SIZE	58,273 SF
REQUIRED OPEN SPACE PER BRC 9-9-11(C)(3)	20%
OPEN SPACE PROVIDED	19,751 SF (33%)



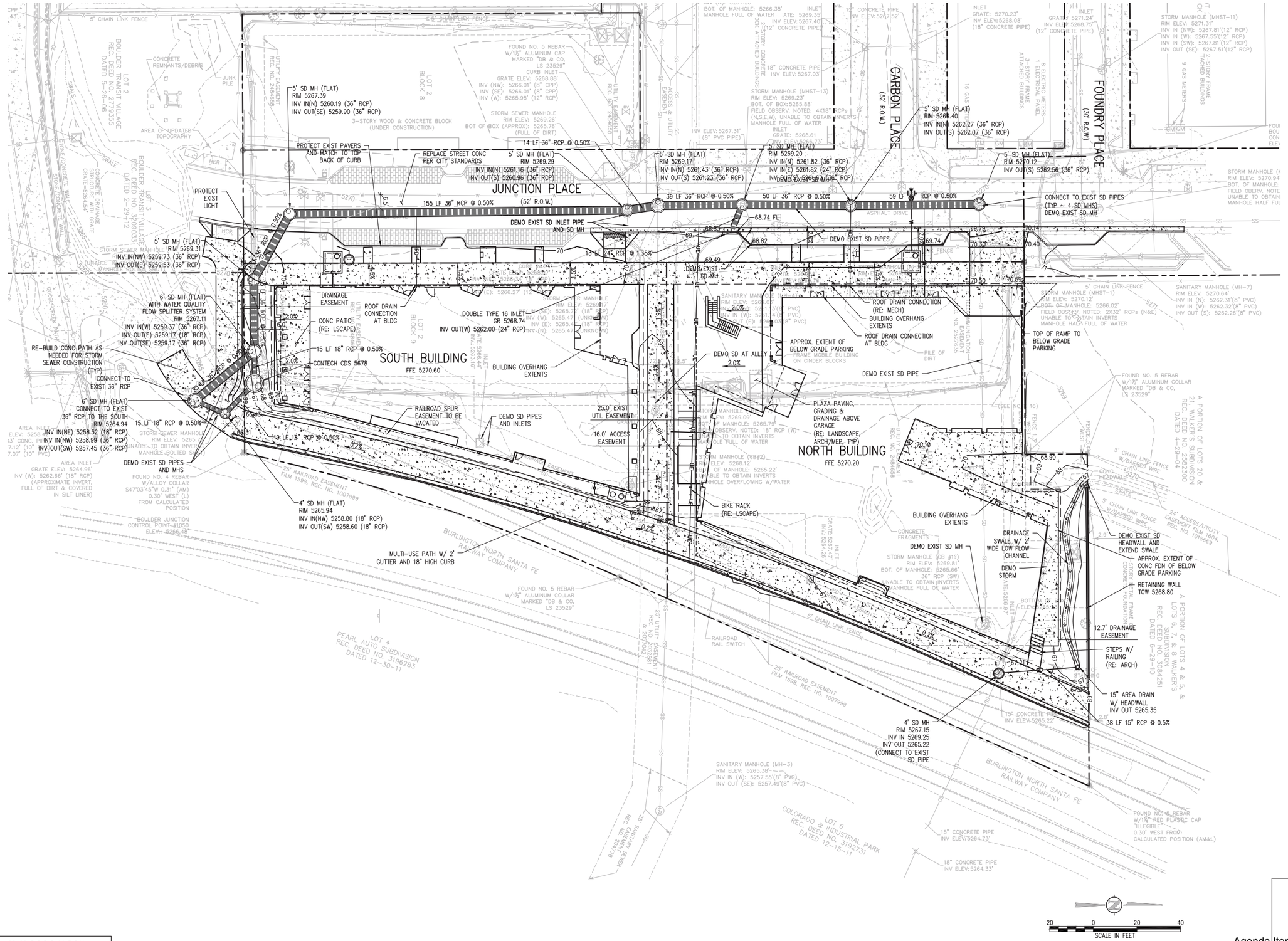
2 OPEN SPACE DIAGRAM
1" = 50'-0"

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
SD1.0
SITE DEVELOPMENT PLAN

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO



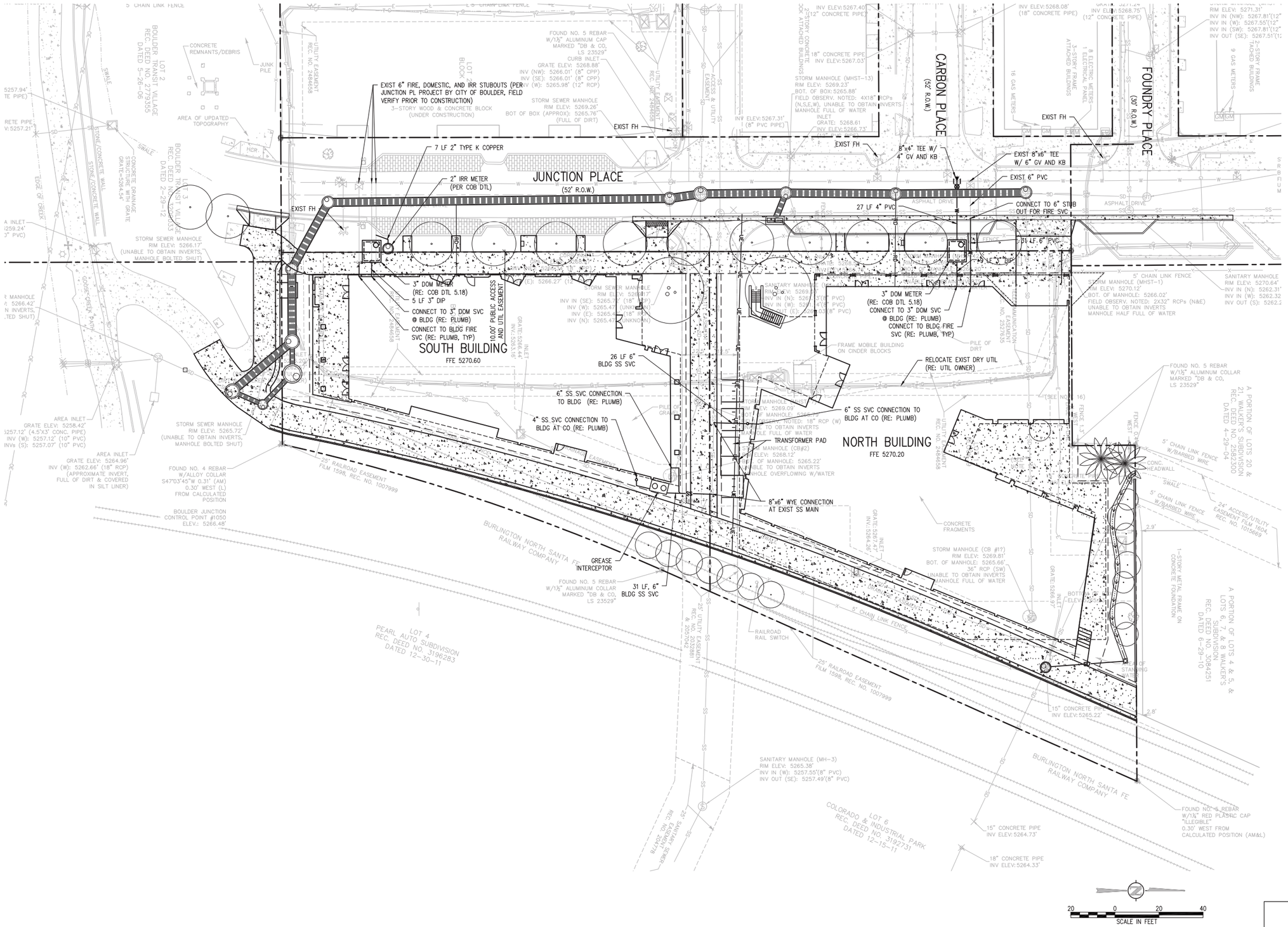
COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

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

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
C1.0
PRELIMINARY
STORMWATER PLAN

BOULDER COMMONS
2440 - 2490 Junction Pl. Boulder, CO



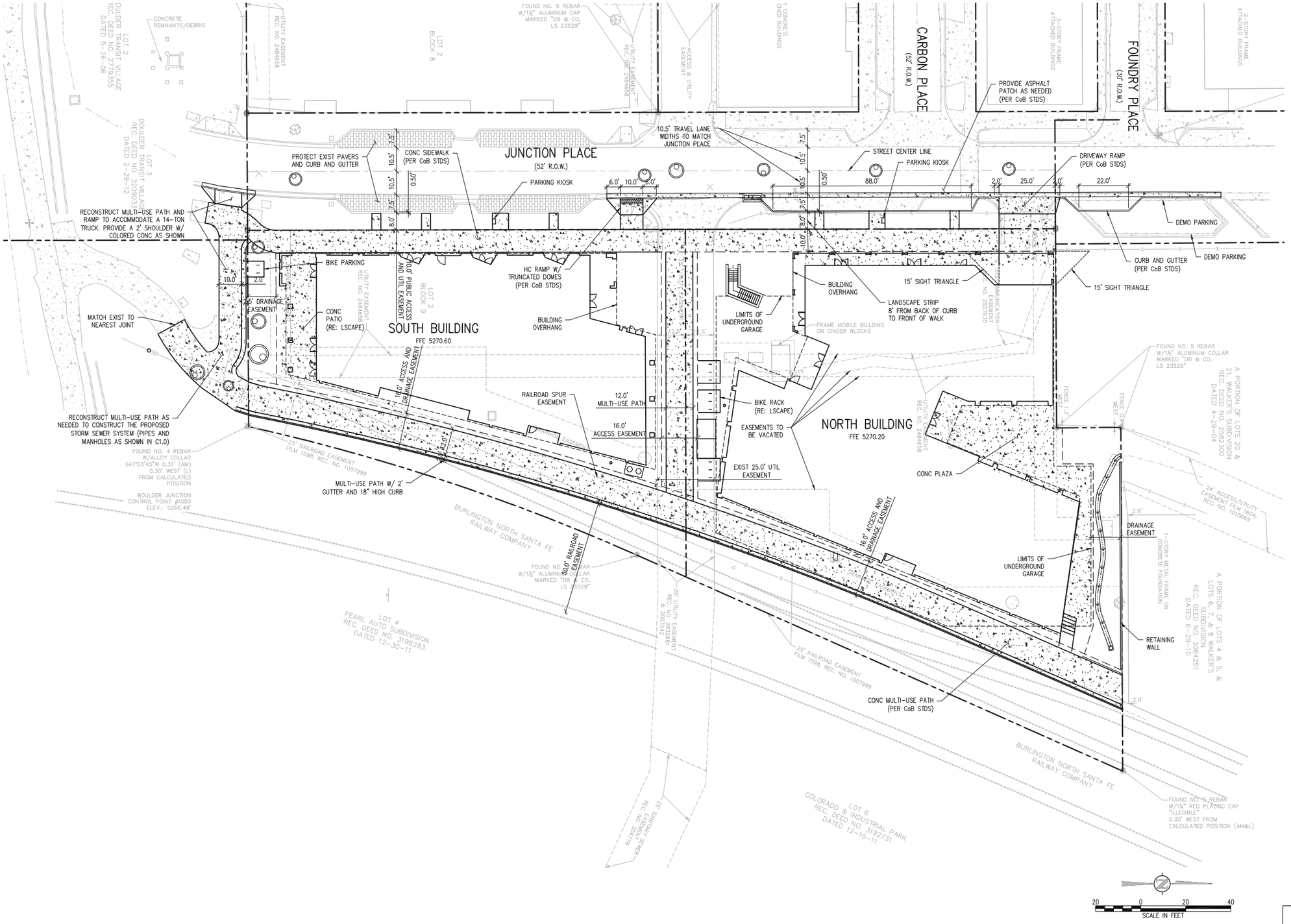
COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

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

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
C2.0
PRELIMINARY UTILITY PLAN

BOULDER COMMONS
2440 - 2490 Junction Pl. Boulder, CO



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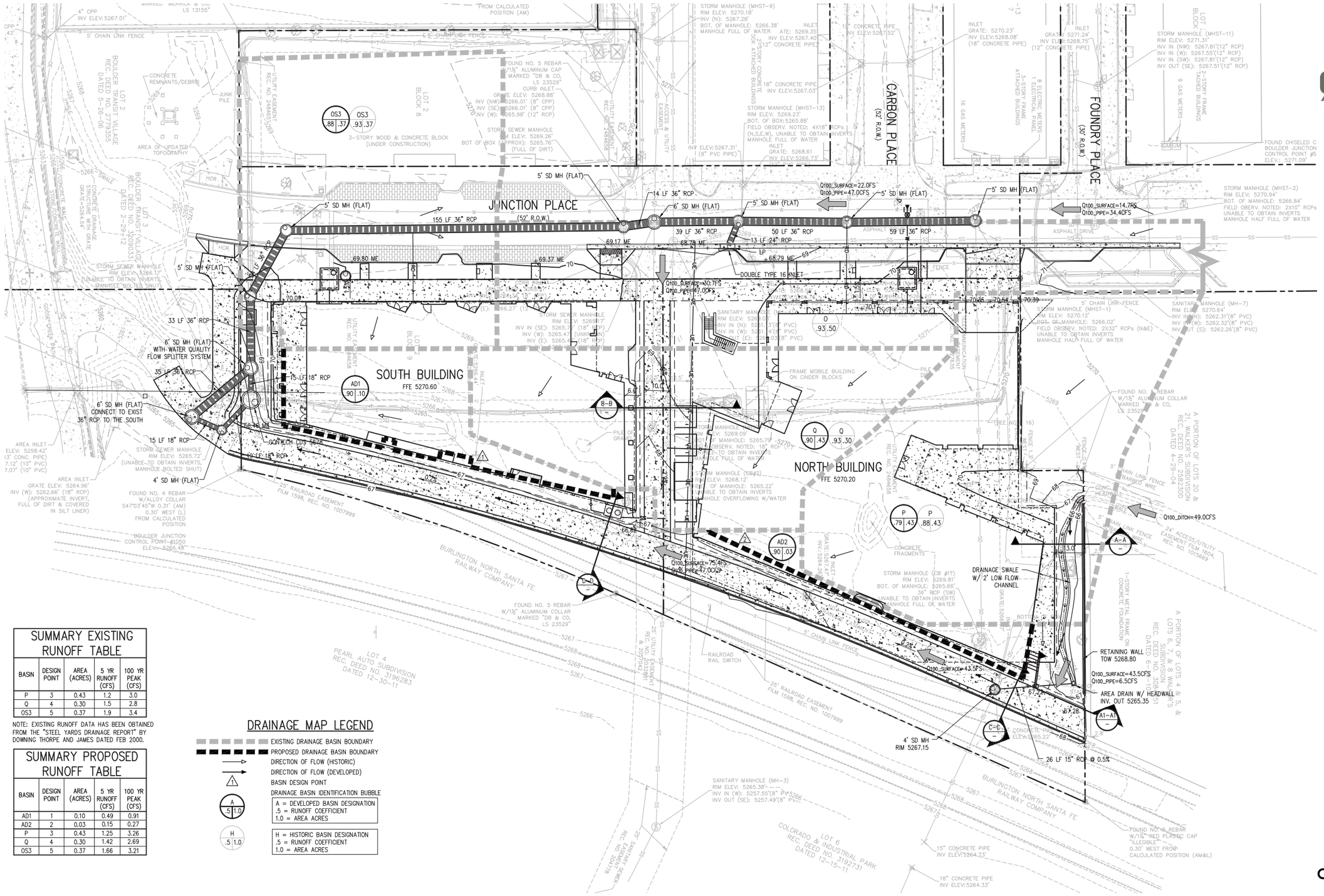
SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
C3.0
PRELIMINARY
HORIZONTAL CONTROL PLAN

BOULDER COMMONS
2440 - 2490 Junction Pl. Boulder, CO



SUMMARY EXISTING RUNOFF TABLE				
BASIN	DESIGN POINT	AREA (ACRES)	5 YR RUNOFF (CFS)	100 YR PEAK (CFS)
P	3	0.43	1.2	3.0
Q	4	0.30	1.5	2.8
OS3	5	0.37	1.9	3.4

NOTE: EXISTING RUNOFF DATA HAS BEEN OBTAINED FROM THE "STEEL YARDS DRAINAGE REPORT" BY DOWNING THORPE AND JAMES DATED FEB 2000.

SUMMARY PROPOSED RUNOFF TABLE				
BASIN	DESIGN POINT	AREA (ACRES)	5 YR RUNOFF (CFS)	100 YR PEAK (CFS)
AD1	1	0.10	0.49	0.91
AD2	2	0.03	0.15	0.27
P	3	0.43	1.25	3.26
Q	4	0.30	1.42	2.69
OS3	5	0.37	1.66	3.21

DRAINAGE MAP LEGEND

- EXISTING DRAINAGE BASIN BOUNDARY
- PROPOSED DRAINAGE BASIN BOUNDARY
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.5 = RUNOFF COEFFICIENT
1.0 = AREA ACRES

H = HISTORIC BASIN DESIGNATION
.5 = RUNOFF COEFFICIENT
1.0 = AREA ACRES

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SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
FIG-1
PRELIMINARY DEVELOPED DRAINAGE MAP

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STONE ACCENT PAVING BANDS

BIKE RACKS

STONE SLAB BENCHES

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gls@glsarch.com

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SHEET No.
L1.0

KEY PLAN

BOULDER COMMONS

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SITE CALCULATIONS

STREET TREE CALCULATION:
JUNCTION PLACE FRONTAGE 358 L.F. 9 STREET TREES REQUIRED 10 STREET TREES PROVIDED

SITE LANDSCAPE CALCULATION:
GROSS SITE AREA 58,273 S.F.
BUILDINGS 26,448 S.F.
DRIVES AND SURFACE PARKING 350 S.F.

SITE LANDSCAPE:
NET SITE AREA PROVIDED 28,555 S.F. 19 TREES REQUIRED 19 TREES PROVIDED 95 SHRUBS REQUIRED 127 SHRUBS PROVIDED
(NOT COVERED BY BUILDINGS OR PARKING)

OPEN SPACE CALCULATION:
SITE AREA 58,273 S.F.
OPEN SPACE REQUIRED (20%) 11,655 S.F.
OPEN SPACE PROVIDED (33%) 19,751 S.F.

LANDSCAPE AREAS 11,477 S.F.
PAVING AREAS 8,274 S.F.

RIGHT OF WAY LANDSCAPE 3,700 S.F.

REQUIRED MULTI-USE BIKE PATHS ARE NOT INCLUDED IN CALCULATIONS.

LEGEND

CONCRETE SIDEWALK PAVING
BIKE PATH CONCRETE PAVING (STANDARD)
STONE PAVING
STONE ACCENT PAVING BANDS
GRAVEL DRAINAGE SWALE
RETAINING WALL
TURF BLOCK
LARGE SCALE ART OR STONE MONOLITH
STONE SLAB BENCHES
(28) BIKE PARKING
BUILDING TRANSFORMER
VINE PLANTINGS
PROPOSED TREES
GROUND COVER PLANTING TYPE 1
GROUND COVER PLANTING TYPE 2
FLUSH PLANTER ON STRUCTURE
RAILING
SUSPENDED CYLINDER LIGHTS
EXISTING TREE TO REMAIN
EXISTING FIRE HYDRANT
EXISTING STREET SIGNAGE
PARKING KIOSK
LOBBY CARPET
TRELLIS

SITE REVIEW CORRECTION
07/16/2015

SHEET No.
L2.0
LAYOUT PLAN

BOULDER COMMONS
2440 - 2490 Junction Pl. Boulder, CO

JUNCTION PLACE STREET FRONTAGE SECTION LOOKING EAST

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

2

JUNCTION PLACE STREET FRONTAGE SECTION LOOKING EAST

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

1

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SITE REVIEW CORRECTION
07/16/2015

SHEET No.
L3.0
SECTIONS AND ELEVATIONS

BOULDER COMMONS

2440 - 2490 Junction Pl. Boulder, CO

SECTION THROUGH MID-BLOCK PASEO LOOKING NORTH

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

2

SECTION THROUGH MID-BLOCK PASEO LOOKING SOUTH

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

1

BOULDER COMMONS

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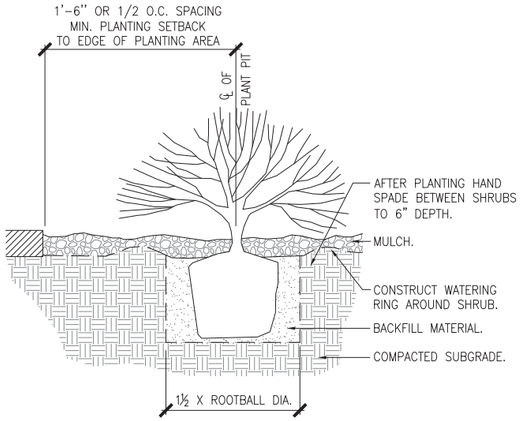
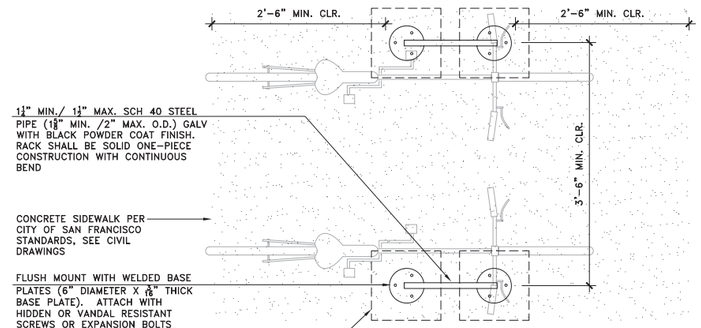
SITE REVIEW CORRECTION
07/16/2015

SHEET No.
L3.1
SECTIONS AND ELEVATIONS

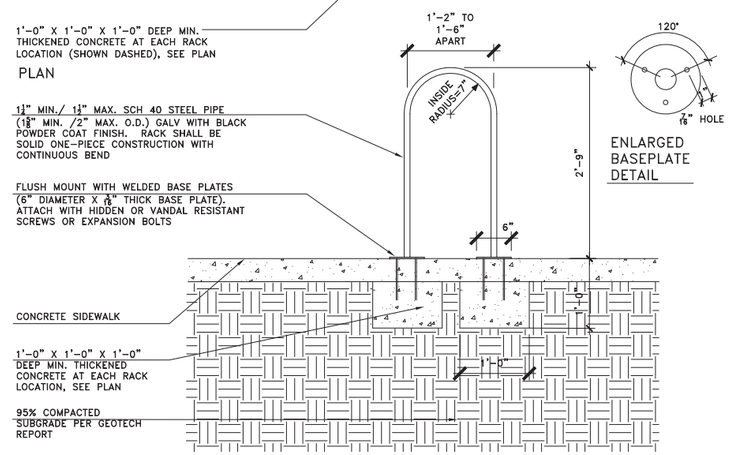


SHRUB PLANTING DETAIL (7)

SCALE: N.T.S.



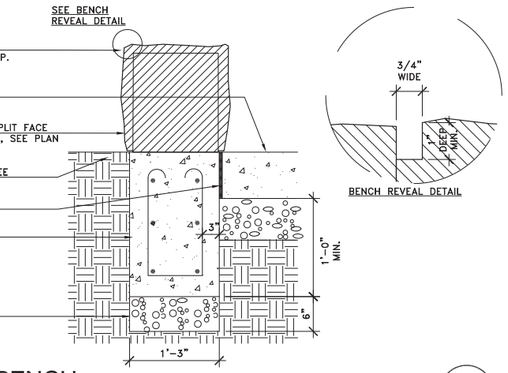
PLAN



SECTION

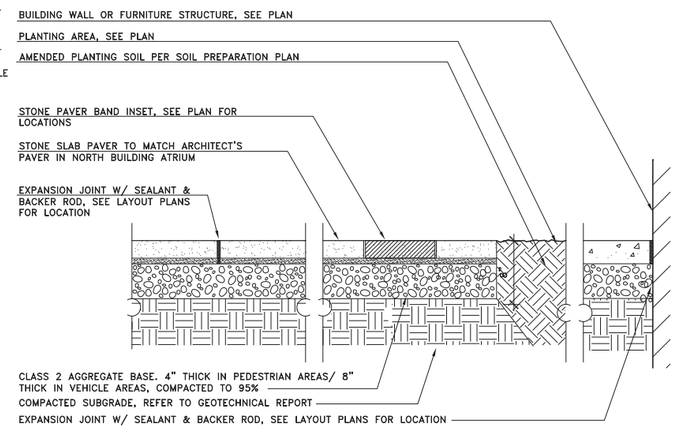
BIKE RACK (5)

SCALE: 1" = 1'-0"



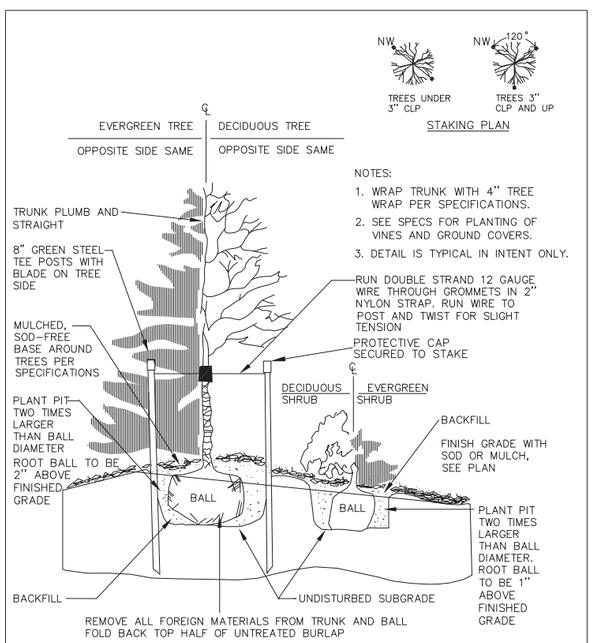
STONE SLAB BENCH (3)

SCALE: 1" = 1'-0"



STONE PAVING WITH STONE ACCENT BANDS (2)

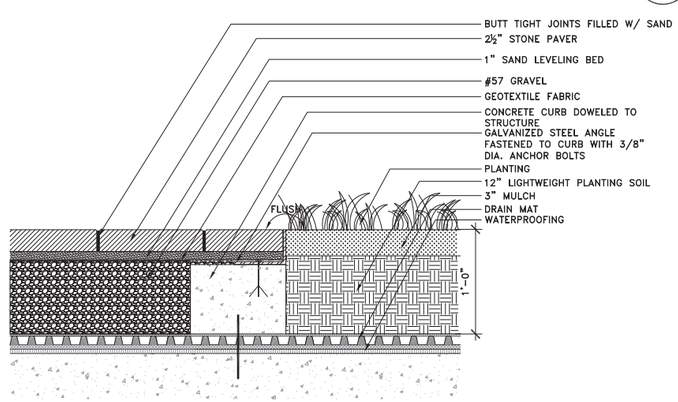
SCALE: 1" = 1'-0"



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

TREE PLANTING DETAIL (6)

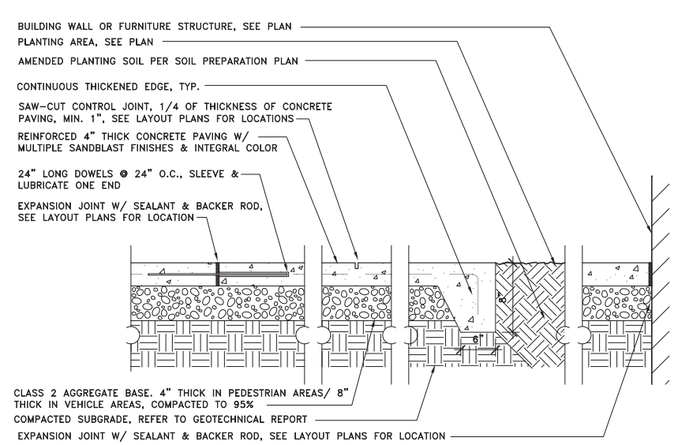
SCALE: N.T.S



NOTES:
1. THE LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS DO NOT DETAIL OR MAKE ANY WATERPROOFING RECOMMENDATIONS. SEE ARCHITECTURE PLANS AND SPECIFICATIONS FOR ALL WATERPROOFING, SUGGESTED TERMINATIONS & FLASHING.
2. SEE ARCHITECTURE DETAILS FOR EDGE CONDITION AT STRUCTURE.

FLUSH PLANTING ON STRUCTURE (4)

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



CONCRETE PAVING/ BIKE PATH PAVING (1)

SCALE: 1" = 1'-0"

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SITE REVIEW CORRECTION
07/16/2015

SHEET No. L4.0
DETAILS

BOULDER COMMONS
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San Francisco, CA
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gls@glsarch.com

LANDSCAPE PLANTING NOTES

1. STAKE ALL TREES AND SHRUBS BASED ON THESE DRAWINGS. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TO EXACT LOCATIONS IN THE FIELD.
2. ALL TREES TO MEET THE CITY OF BOULDER LAND USE CODE STANDARDS FOR SIZE AND SPECIES.
3. PROVIDE MATCHING FORM AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE AS DESIGNATED ON THE DRAWINGS.
4. ALL LANDSCAPE MATERIAL TO BE DISEASE AND INSECT FREE. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
5. ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH 4" MINIMUM LAYER OF WASHINGTON SHREDDED CEDAR MULCH OVER PLANTING SOIL (NO FABRIC REQUIRED) UNLESS OTHERWISE INDICATED IN THESE DRAWINGS.
6. ALL LANDSCAPE BEDS AND TURF AREAS ARE TO RECEIVE ORGANIC SOIL AMENDMENTS AT A RATE OF 5 CY/1000 S.F. OF LANDSCAPE AREA. AMENDMENTS ARE TO BE TILLED TO A DEPTH OF 8" AND FINE GRADED TO A SMOOTH SURFACE WITH POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION WITH PRIOR APPROVAL FROM THE CITY OF BOULDER, AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
8. STREET TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 40' CLEARANCE TO STREET LIGHTS (15' MINIMUM IF THE TREE IS ORNAMENTAL).
9. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING.
10. STREET TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN WATER AND SEWER UTILITY LINES.
11. ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

PLANTING LEGEND

CELTIS OCCIDENTALIS
HACKBERRY
WATER USE – LOW
ALTERNATE:
QUERCUS BICOLOR
SWAMP WHITE OAK
WATER USE – MEDIUM
4" CALIPER B&B
HEIGHT – 18'
QUANTITY – 10

PICEA ABIES 'CUPRESSINS'
NORWAY SPRUCE
WATER USE – MEDIUM
8" CALIPER B&B SPECIMEN
HEIGHT – 20'
QUANTITY – 1

BETULA PLAYTPHYLLA 'WHITESPIRE'
MOUNTAIN BIRCH
WATER USE – LOW
2 ½"CALIPER B&B
HEIGHT – 15'
QUANTITY – 8

ABIES CONCOLOR
WHITE FIR
WATER USE – HIGH
2 ½"CALIPER B&B
HEIGHT – 15'
QUANTITY – 3

CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'
JAPANESE PLUM YEW
WATER USE – MEDIUM
HEIGHT – 2.5' B&B
QUANTITY – 104

CORNUS STOLONIFERA 'ISANTI'
REDTWIG DOGWOOD
WATER USE – HIGH
HEIGHT – 3'-4' B&B
QUANTITY – 23

MAHONIA REPENDS/ CREEPING HOLLY
PERSICARIA AFFINS / HIMALAYAN BORDER JEWELL
AJUGA REPTANS /CARPET BUGLE
ANEMONE SYLVESTRIS / SNOW DROP ANEMONE

1 GALLON @ 12" ON CENTER
HEIGHT – 1.5'
WATER USE – LOW

JUNIPERUS SCOPULORUM 'WHICHITA BLUE'
JUNIPER
WATER USE – LOW
10 GALLON
HEIGHT – 10'
QUANTITY – 7

MISCANTHUS SINENSIS 'MORNING LIGHT'
JAPANESE SILVER GRASS
ALTERNATIVE:
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER;
FEATHER REED GRASS

1 GALLON @ 3'-0" ON CENTER
HEIGHT – 3'-4'
WATER USE – MEDIUM

STREET TREE UNDERSTORY:
RIBES ALPINUM 'GREEN MOUND'
GREEN MOUND CURRANT

1 GALLON @ 2'-0" ON CENTER
HEIGHT – 2'
WATER USE – MEDIUM

FESTUCA IDAHOENSIS 'SISKYOU BLUE'
BLUE FESCUE

ALTERNATIVE:
HELICTOTRCHON SPMPEVIRENS
BLUE AVENA

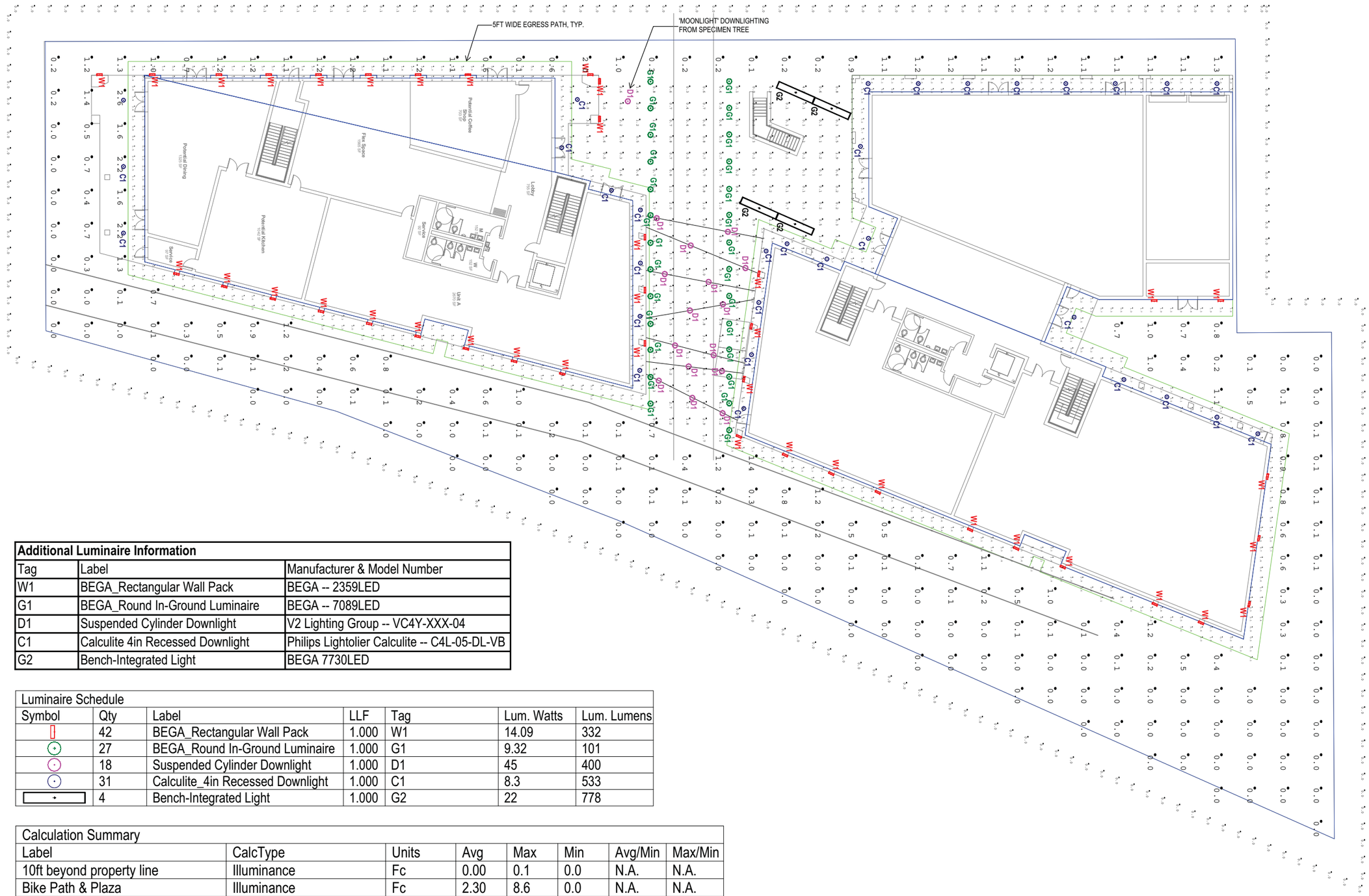
1 GALLON @ 12" ON CENTER
HEIGHT – 1.5–2"
WATER USE – LOW

SITE REVIEW CORRECTION
07/16/2015

SHEET No.
L5.0
PLANTING PLAN & SCHEDULE

BOULDER COMMONS

2440 - 2490 Junction Pl. Boulder, CO



Additional Luminaire Information		
Tag	Label	Manufacturer & Model Number
W1	BEGA_Rectangular Wall Pack	BEGA -- 2359LED
G1	BEGA_Round In-Ground Luminaire	BEGA -- 7089LED
D1	Suspended Cylinder Downlight	V2 Lighting Group -- VC4Y-XXX-04
C1	Calculite 4in Recessed Downlight	Philips Lightolier Calculite -- C4L-05-DL-VB
G2	Bench-Integrated Light	BEGA 7730LED

Luminaire Schedule						
Symbol	Qty	Label	LLF	Tag	Lum. Watts	Lum. Lumens
	42	BEGA_Rectangular Wall Pack	1.000	W1	14.09	332
	27	BEGA_Round In-Ground Luminaire	1.000	G1	9.32	101
	18	Suspended Cylinder Downlight	1.000	D1	45	400
	31	Calculite_4in Recessed Downlight	1.000	C1	8.3	533
	4	Bench-Integrated Light	1.000	G2	22	778

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10ft beyond property line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Bike Path & Plaza	Illuminance	Fc	2.30	8.6	0.0	N.A.	N.A.
Egress Path & Entries_North Bldg	Illuminance	Fc	2.66	8.2	0.1	26.60	82.00
Egress Path & Entries_South Bldg	Illuminance	Fc	2.23	6.9	0.1	22.30	69.00
Site_Other Common Areas	Illuminance	Fc	0.39	2.6	0.0	N.A.	N.A.

COBURN ARCHITECTURE
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INTEGRAL GROUP

SITE REVIEW CORRECTIONS
07/16/2015

SCALE = NTS

SHEET No.
E1.0
SITE LIGHTING PHOTOMETRIC ANALYSIS

BOULDER COMMONS

2440 - 2490 Junction Pl. Boulder, CO

52 Total Spaces

Standard Spaces: 5

Compact Space: 44 (Up to 10% car-share and up to 10% carpool)

Accessible Parking: 3

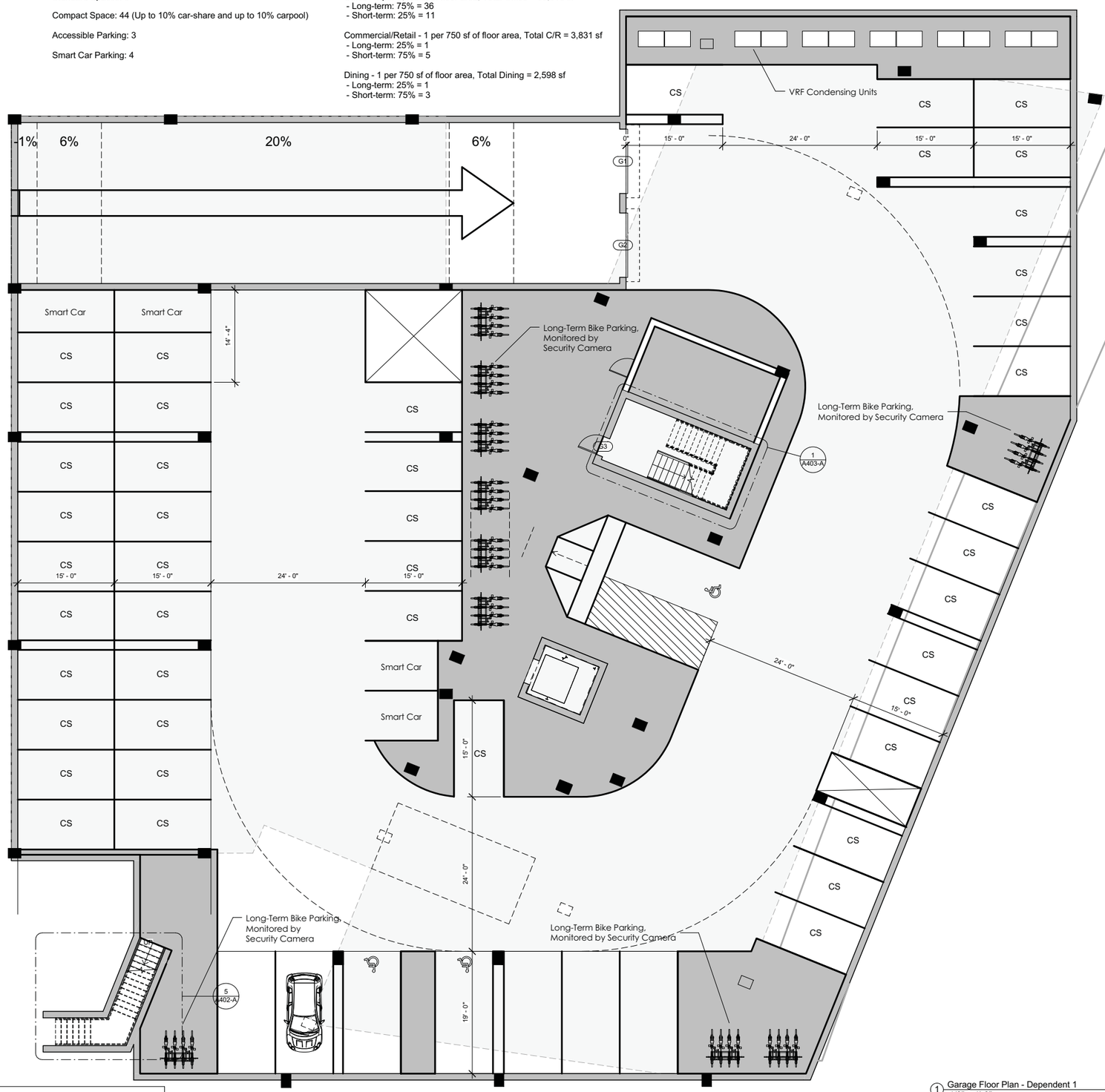
Smart Car Parking: 4

Bike Parking Requirements

Office - 1 per 1,500 sf of floor area, Total Office = 69,516 sf
- Long-term: 75% = 36
- Short-term: 25% = 11

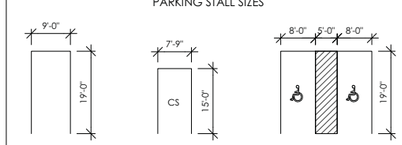
Commercial/Retail - 1 per 750 sf of floor area, Total C/R = 3,831 sf
- Long-term: 25% = 1
- Short-term: 75% = 5

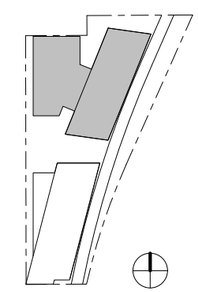
Dining - 1 per 750 sf of floor area, Total Dining = 2,598 sf
- Long-term: 25% = 1
- Short-term: 75% = 3



PARKING INFORMATION	
TOTAL SPACES REQUIRED PER 9-3	0
STANDARD SPACES	5
COMPACT SPACES	44
ACCESSIBLE SPACES	3
SMART CAR SPACES	4
TOTAL SPACES PROVIDED	56
TOTAL LT BICYCLE SPACES REQUIRED	38
TOTAL ST BICYCLE SPACES REQUIRED	19
LT BICYCLE PARKING PROVIDED	40
ST BICYCLE PARKING PROVIDED	20
CARPOOL SPACES	3, UP TO 10%
CAR-SHARE SPACES	3, UP TO 10%

PARKING STALL SIZES





1 Garage Floor Plan - Dependent 1
1/8" = 1'-0"

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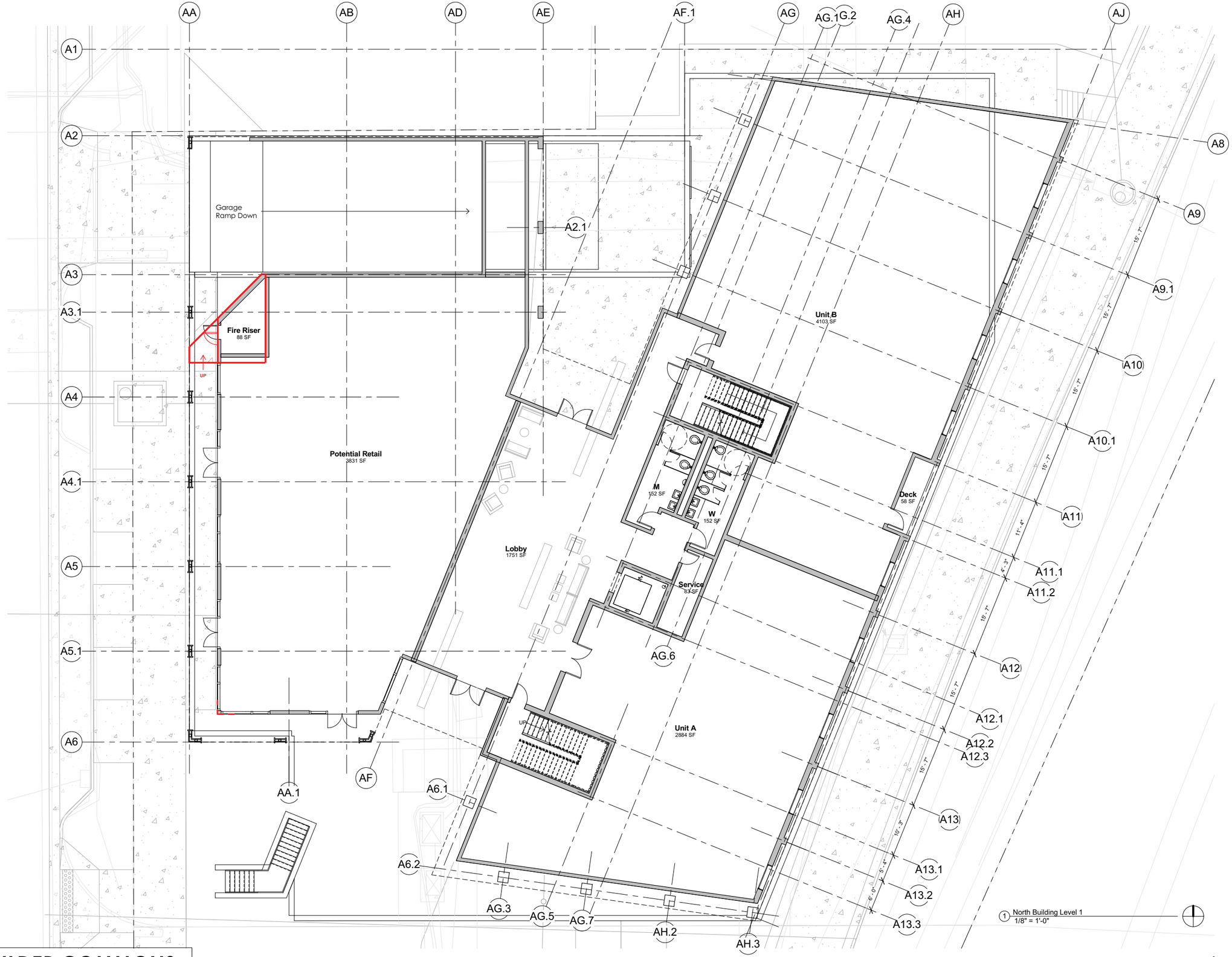
SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A1.1
GARAGE PLAN

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO



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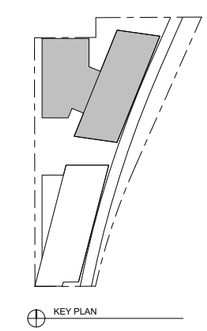

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A1.2
NORTH BUILDING LEVEL 1

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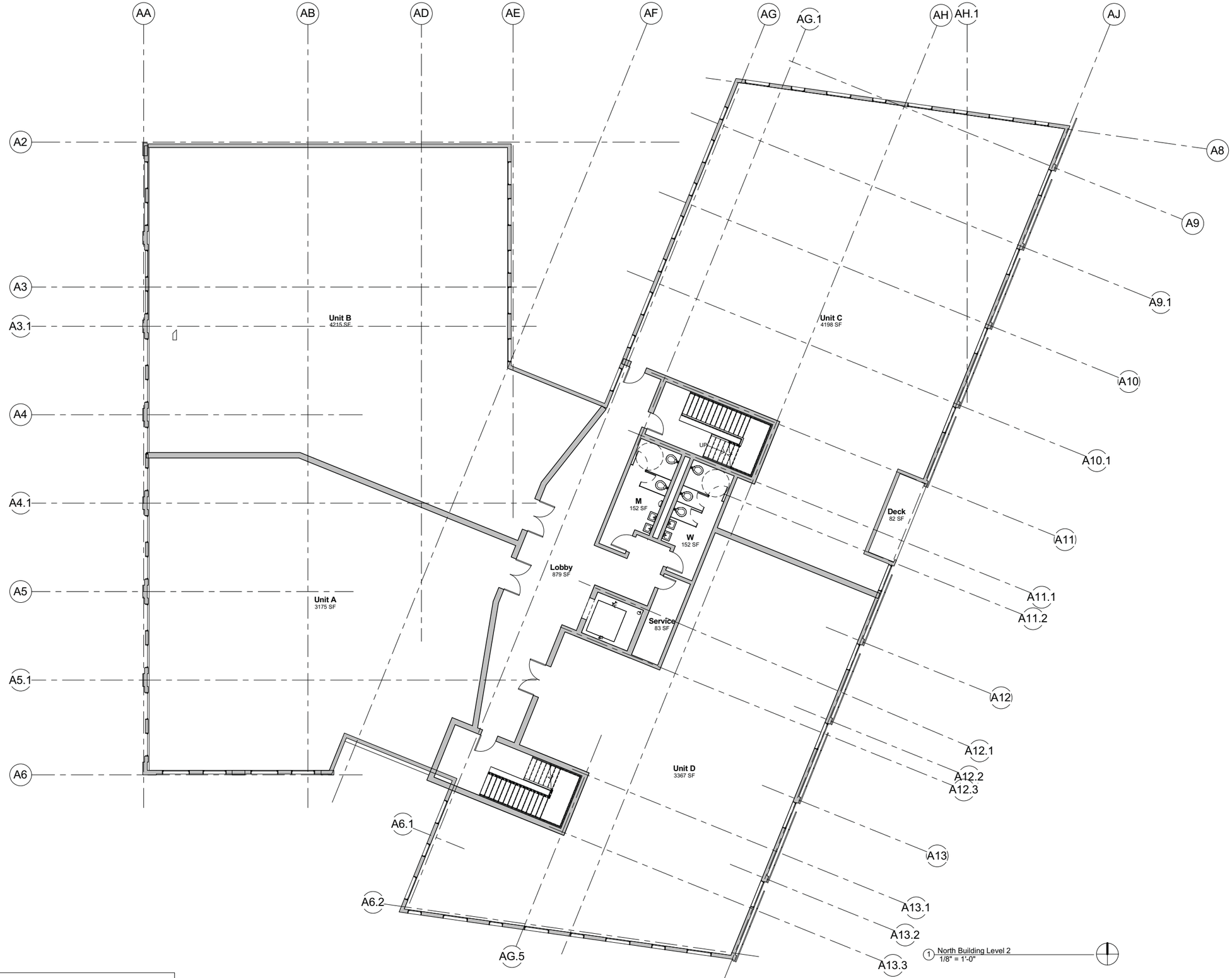
2440 + 2490 Junction Pl. Boulder, CO



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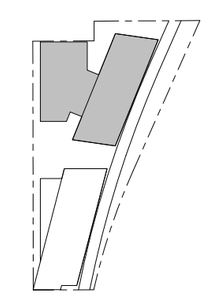
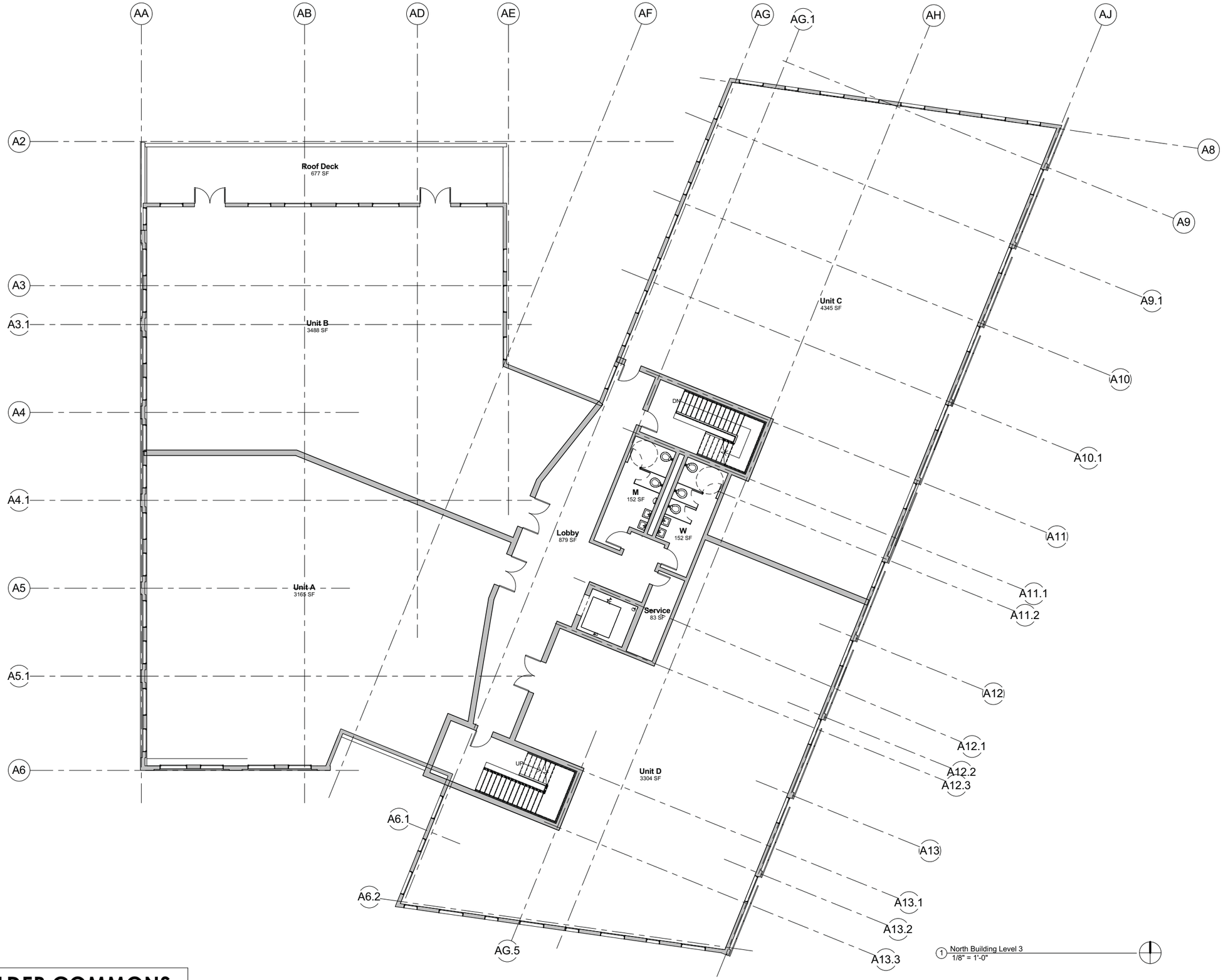


KEY PLAN

SITE REVIEW CORRECTIONS
07/16/2015

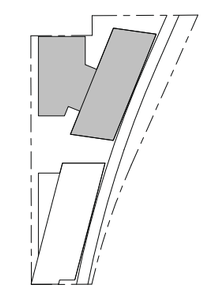
SHEET No.
A1.3
NORTH BUILDING LEVEL 2

BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO



1 North Building Level 3
1/8" = 1'-0"

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

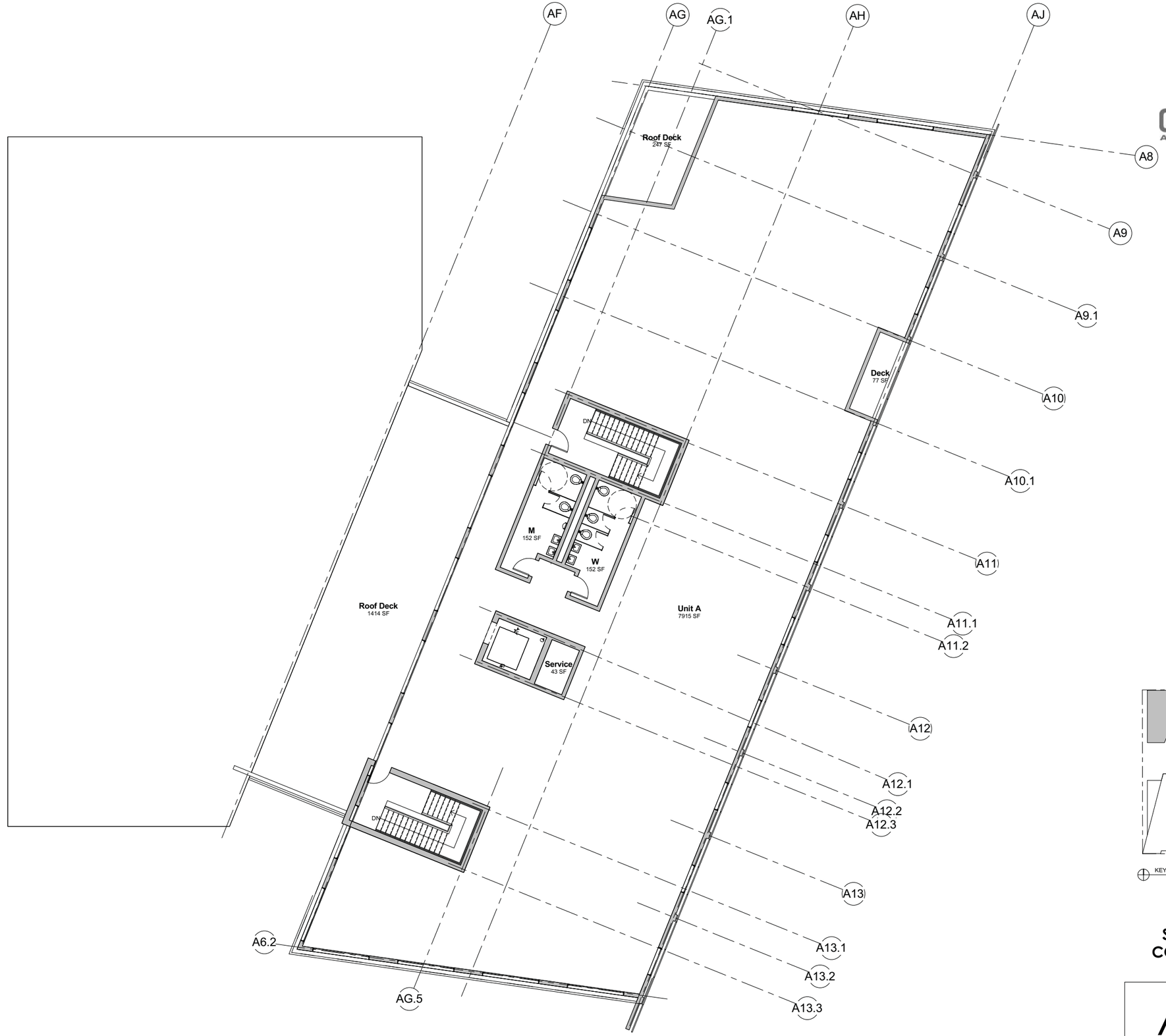


KEY PLAN

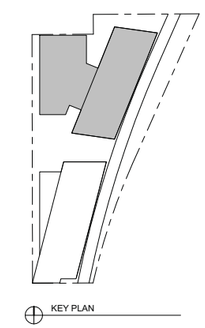
SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A1.4
NORTH BUILDING LEVEL 3

BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO



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



SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A1.5
NORTH BUILDING LEVEL 4

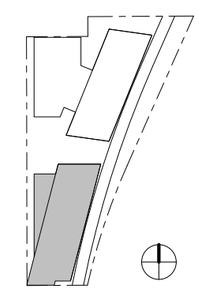
BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

North Building Level 4

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

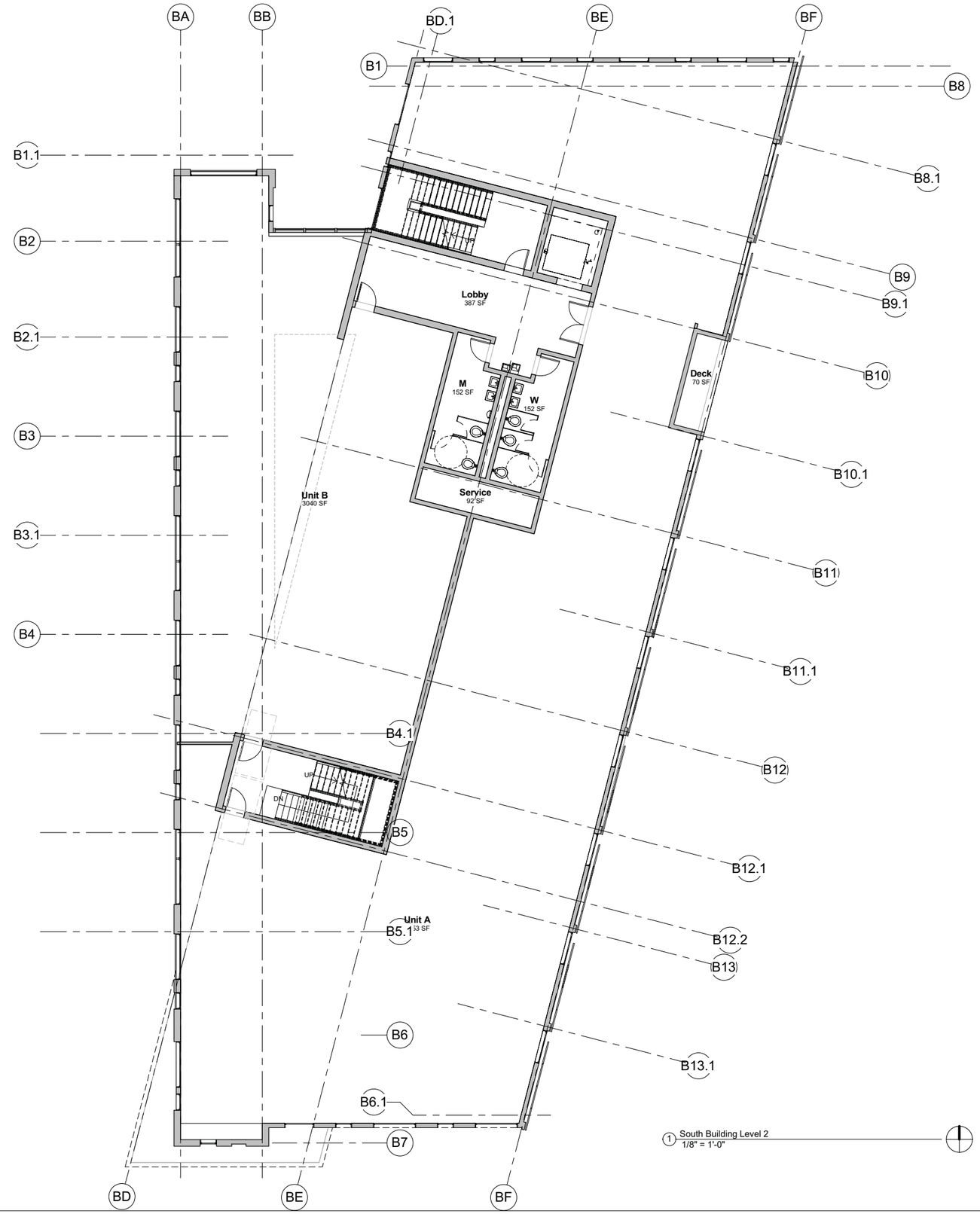
1 South Building Level 1
1/8" = 1'-0"



SITE REVIEW CORRECTIONS
07/16/2015

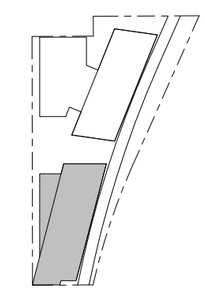
SHEET No.
A1.6
SOUTH BUILDING LEVEL 1

BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO



1 South Building Level 2
1/8" = 1'-0"

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



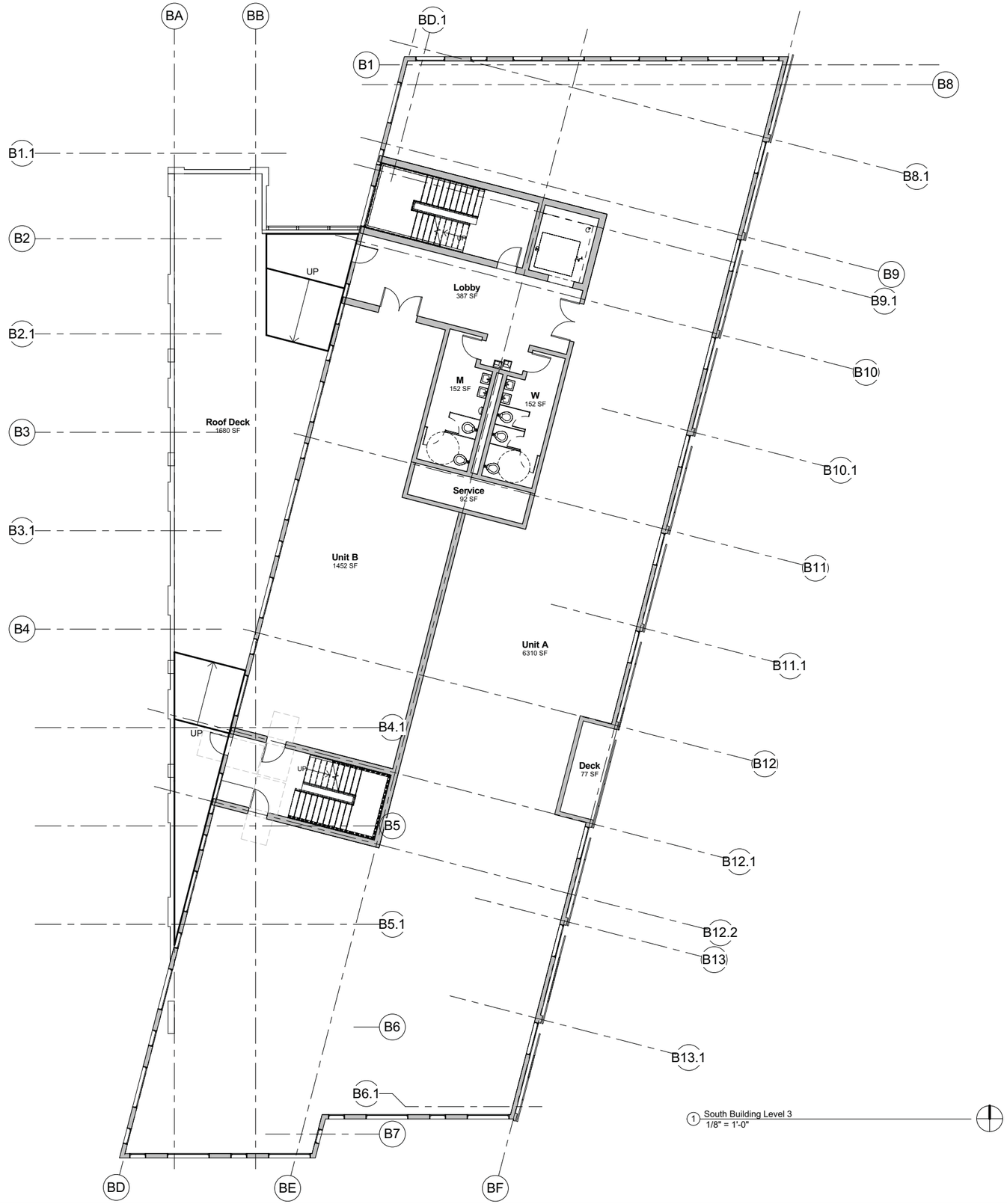
KEY PLAN

SITE REVIEW CORRECTIONS
07/16/2015

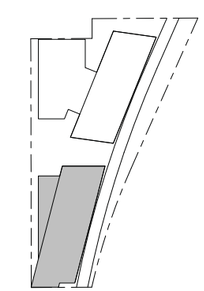
SHEET No.
A1.7
SOUTH BUILDING LEVEL 2

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO



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



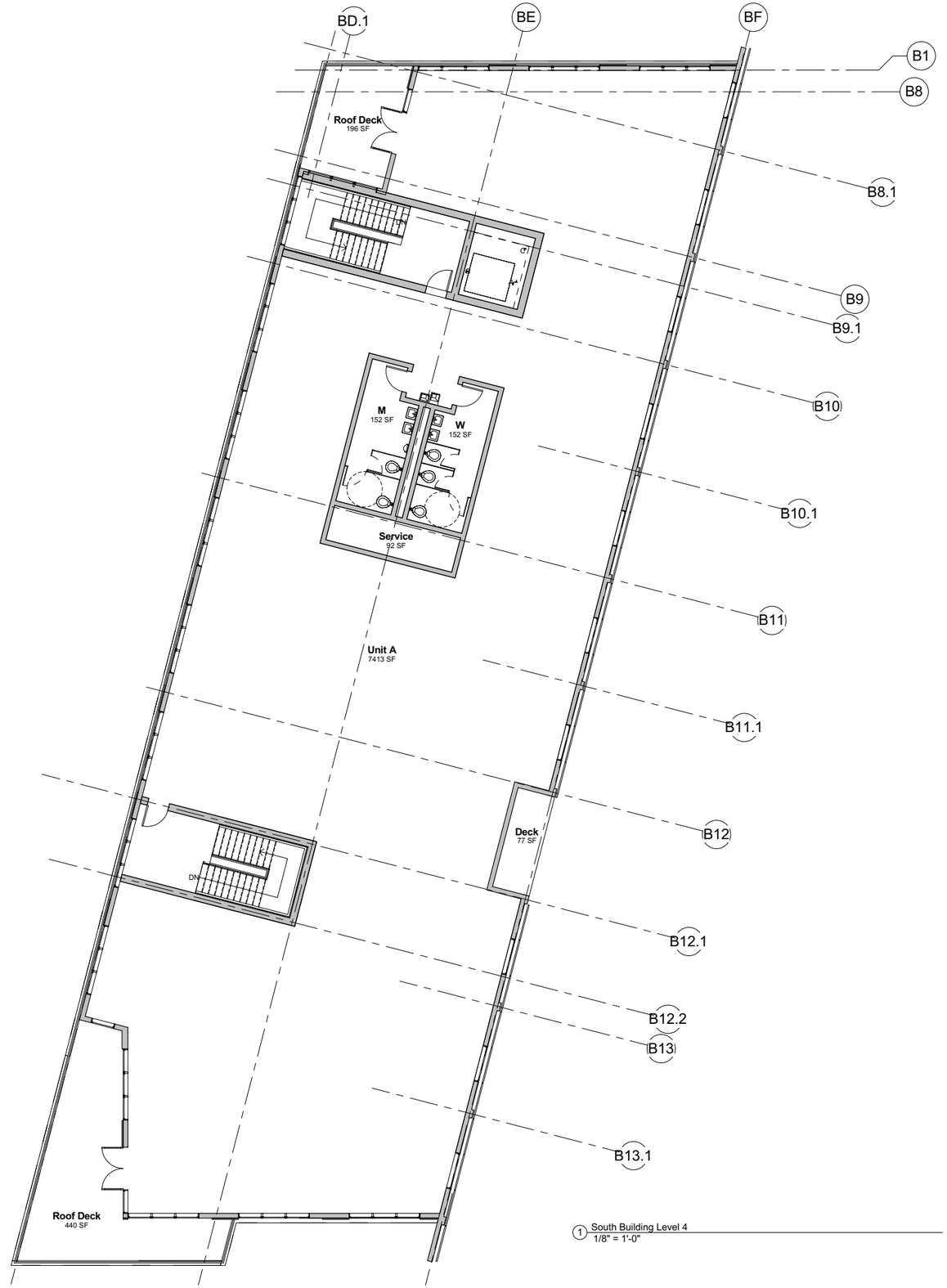
KEY PLAN

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A1.8
SOUTH BUILDING LEVEL 3

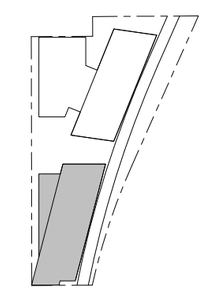
BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO



1 South Building Level 4
1/8" = 1'-0"

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



KEY PLAN

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A1.9
SOUTH BUILDING LEVEL 4

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

1 ROOF PLAN
1" = 20'-0"

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

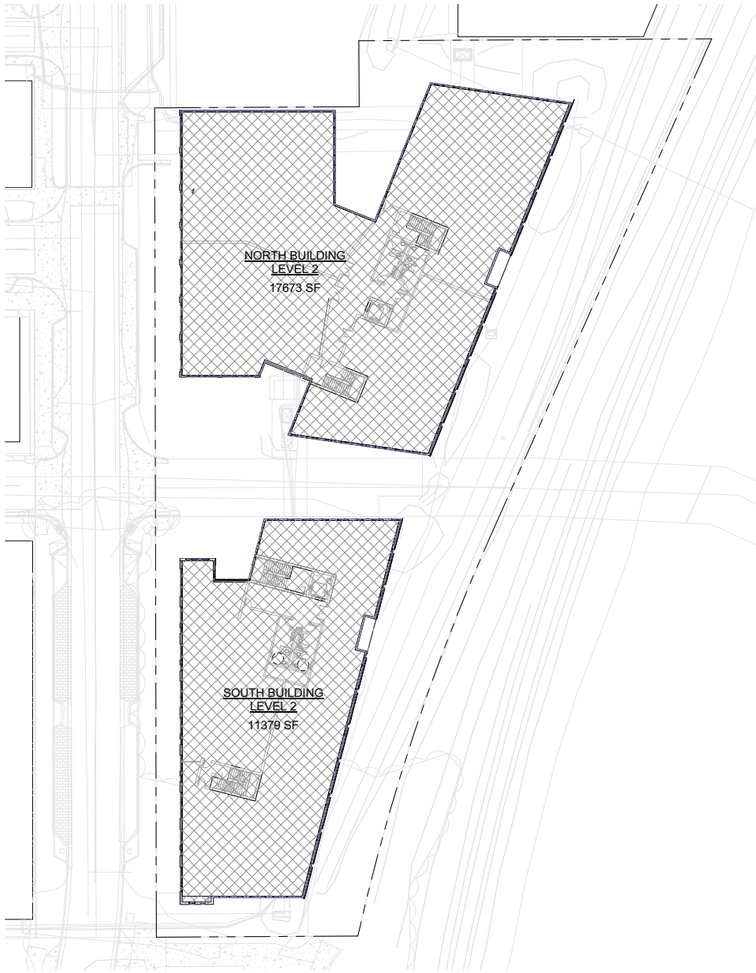
SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A1.10
ROOF PLAN

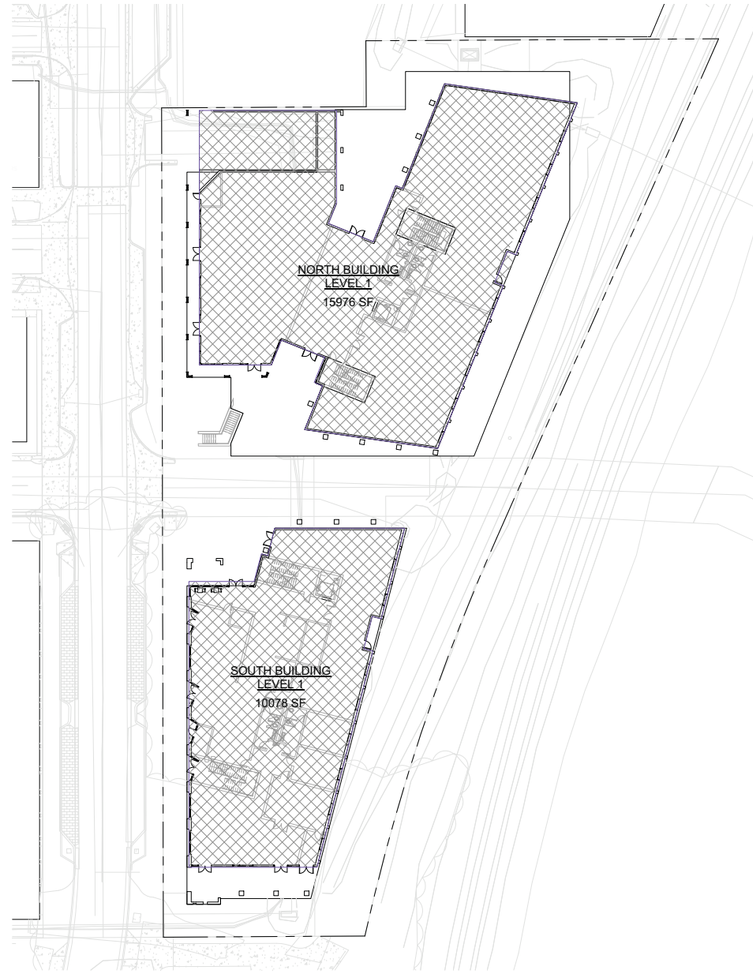
BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

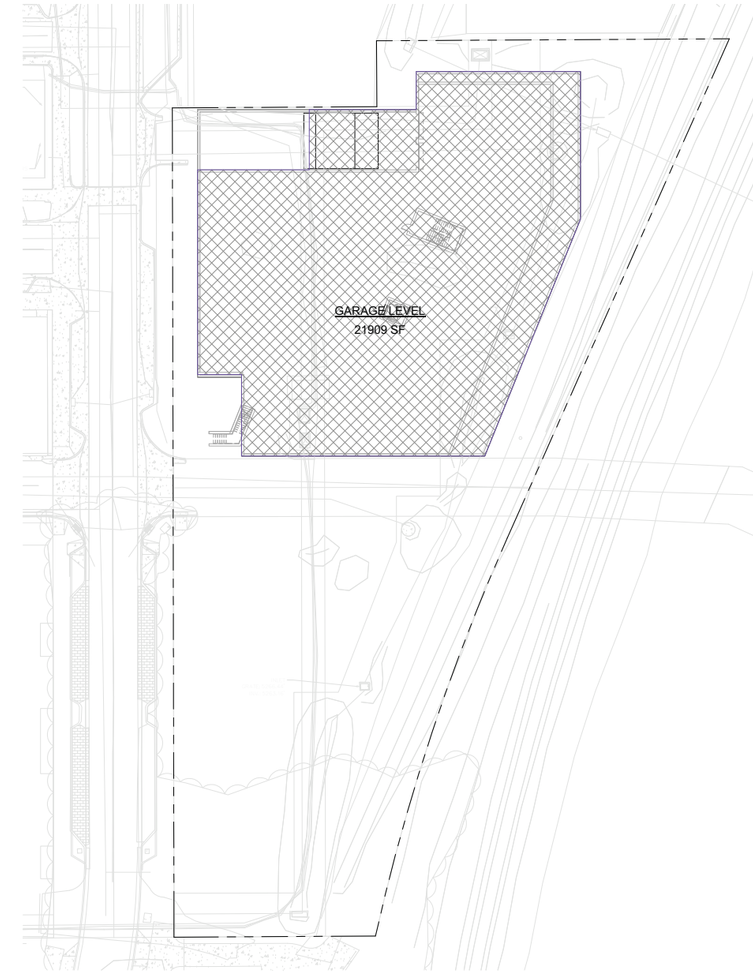
COBURN
ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"



3 GARAGE LEVEL
1" = 30'-0"

GROSS BUILDING AREA SCHEDULE

LEVEL	AREA
GARAGE LEVEL	21909 SF
NORTH BUILDING LEVEL 1	15976 SF
NORTH BUILDING LEVEL 2	17673 SF
NORTH BUILDING LEVEL 3	17032 SF
NORTH BUILDING LEVEL 4	9317 SF
SOUTH BUILDING LEVEL 1	10078 SF
SOUTH BUILDING LEVEL 2	11379 SF
SOUTH BUILDING LEVEL 3	9805 SF
SOUTH BUILDING LEVEL 4	8968 SF

SITE REVIEW CORRECTIONS
07/16/2015

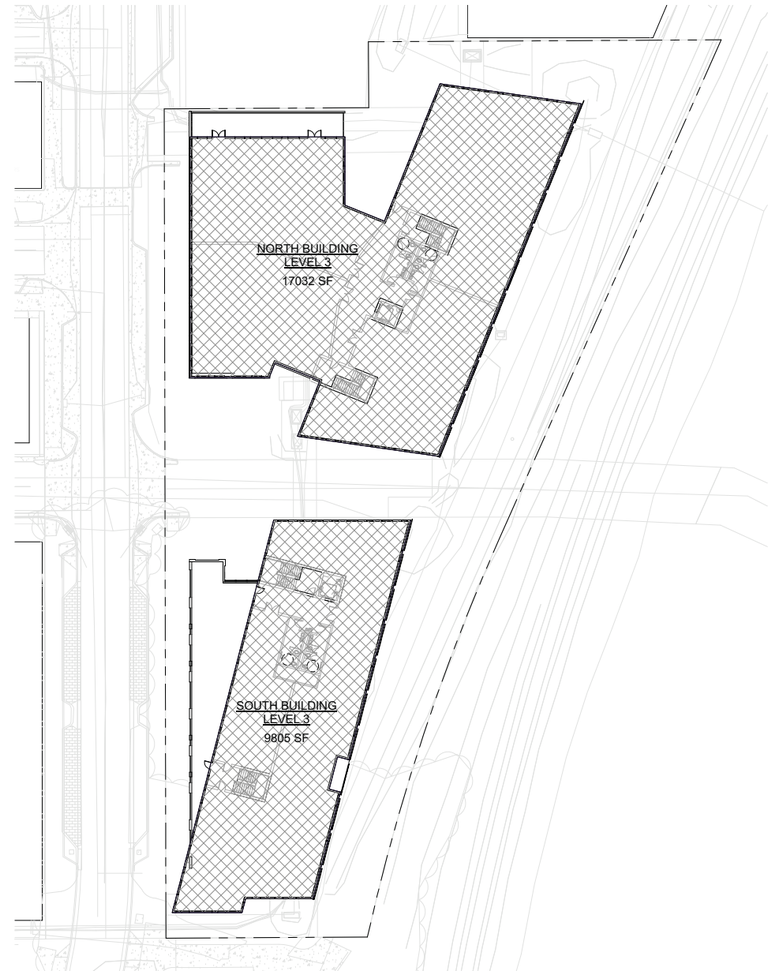
SHEET No.
A1.11
AREA PLANS

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

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

2 LEVEL 4
1" = 30'-0"



1 LEVEL 3
1" = 30'-0"

GROSS BUILDING AREA SCHEDULE

LEVEL	AREA
GARAGE LEVEL	21909 SF
NORTH BUILDING LEVEL 1	15976 SF
NORTH BUILDING LEVEL 2	17673 SF
NORTH BUILDING LEVEL 3	17032 SF
NORTH BUILDING LEVEL 4	9317 SF
SOUTH BUILDING LEVEL 1	10078 SF
SOUTH BUILDING LEVEL 2	11379 SF
SOUTH BUILDING LEVEL 3	9805 SF
SOUTH BUILDING LEVEL 4	8968 SF

SITE REVIEW CORRECTIONS
07/16/2015

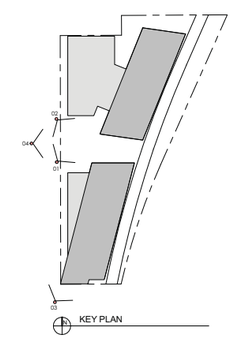
SHEET No.
A1.12
AREA PLANS

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

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

01/ North Building Entrance



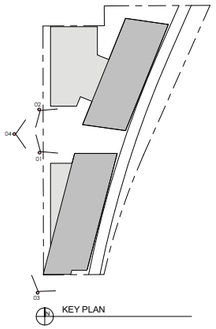
SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A2.1
ARCHITECTURAL PERSPECTIVE

BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO

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

02/ South Building Entrance



SITE REVIEW CORRECTIONS
07/16/2015

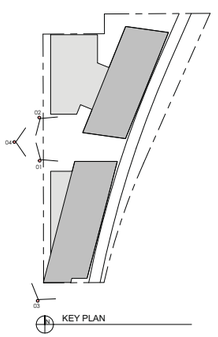
SHEET No.
A2.2
ARCHITECTURAL PERSPECTIVE

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

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

03/ View from Goose Creek Bridge



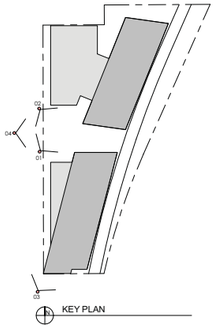
SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A2.3
ARCHITECTURAL PERSPECTIVE

BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO

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

04/ View From Steel Yards



SITE REVIEW CORRECTIONS
07/16/2015

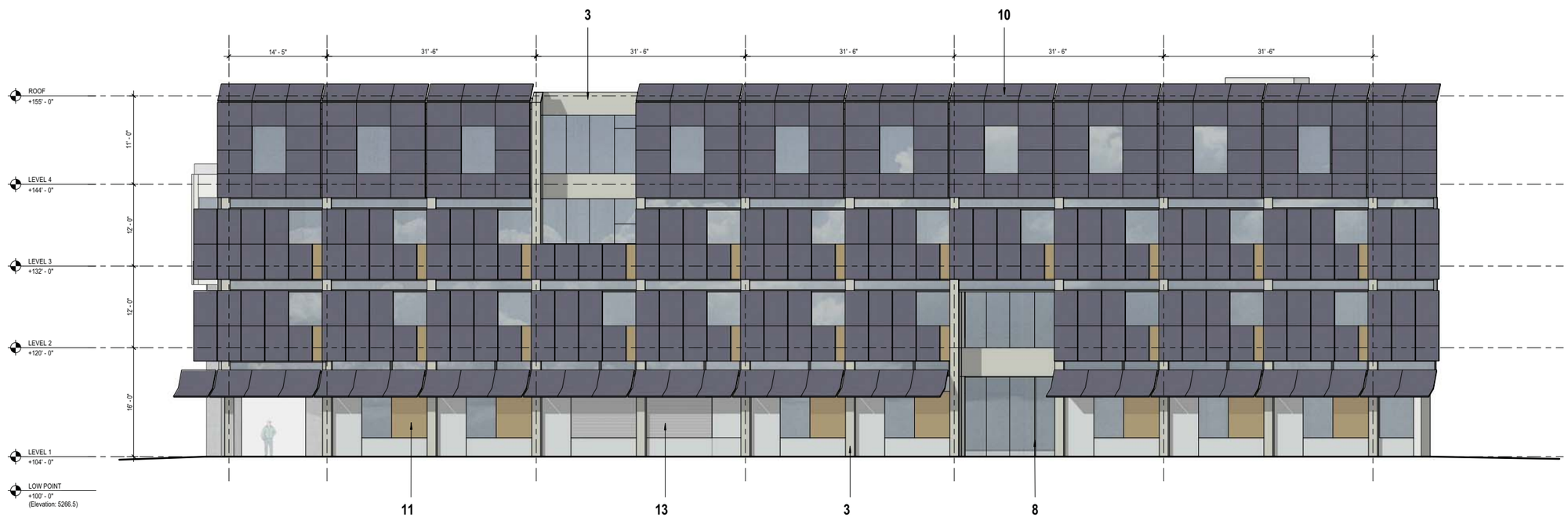
SHEET No.
A2.4
ARCHITECTURAL PERSPECTIVE

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

1 A2.7 East Elevation North Building

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



2 A2.7 East Elevation South Building

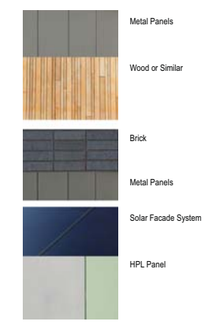
SCALE: 1/8" = 1'-0"

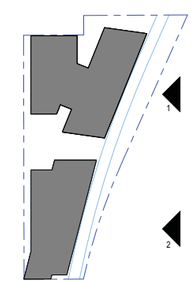
COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

ehdd.
ARCHITECTURE
500 Treat Ave. #201
San Francisco, CA
p: 415-285-9193
f : 415-285-3866

KEY

1. Standing Seam Metal System
2. Wood or Similar
3. Flat Lock Metal Panel
4. Glazed Entry Doors
5. Brick Rain Screen System (Color A)
6. Brick Rain Screen System (Color B)
7. Fixed Metal Sunshade
8. Painted Window Mullion
9. Structural Glass Guardrail
10. Solar Panel Rain Screen - Black
11. HPL - High Pressure Laminate - Integral Color
12. Painted Steel Structure
13. Laser Cut Metal Louvers



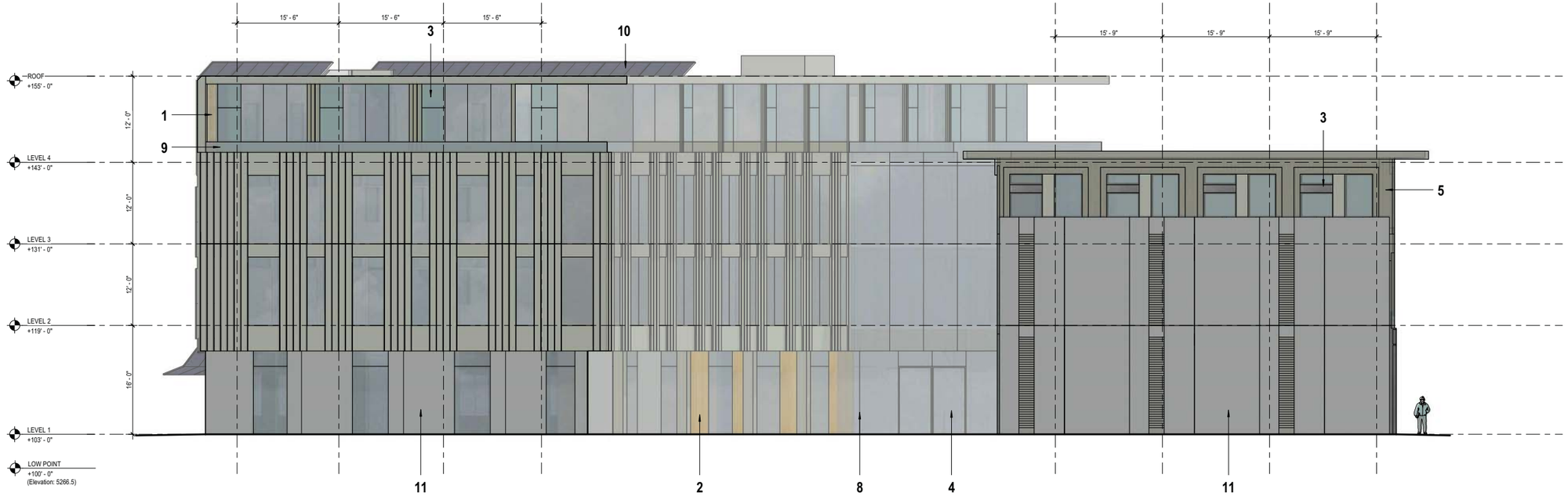


KEY PLAN

SITE REVIEW CORRECTIONS
07/16/2015

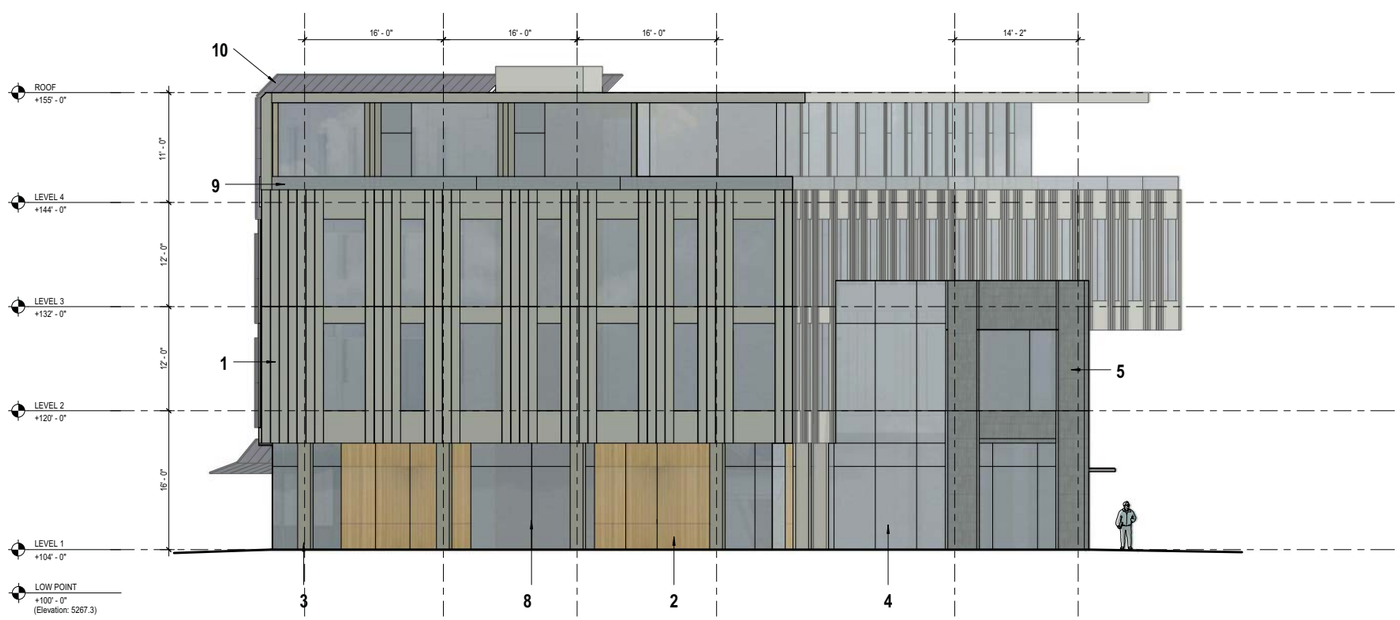
SHEET No.
A2.7
EAST ELEVATIONS

BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO



1 A2.8 North Elevation North Building

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



2 A2.8 North Elevation South Building

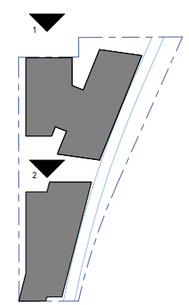
SCALE: 1/8" = 1'-0"

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

ehdd.
ARCHITECTURE
500 Treat Ave. #201
San Francisco, CA
p: 415-285-9193
f : 415-285-3866

KEY

1. Standing Seam Metal System
2. Wood or Similar
3. Flat Lock Metal Panel
4. Glazed Entry Doors
5. Brick Rain Screen System (Color A)
6. Brick Rain Screen System (Color B)
7. Fixed Metal Sunshade
8. Painted Window Mullion
9. Structural Glass Guardrail
10. Solar Panel Rain Screen - Black
11. HPL - High Pressure Laminate - Integral Color
12. Painted Steel Structure



KEY PLAN

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A2.8
NORTH ELEVATIONS

BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO

1 A2.6 South Elevation North Building

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

2 A2.6 South Elevation South Building

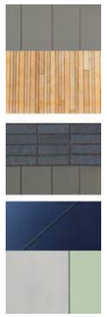
SCALE: 1/8" = 1'-0"

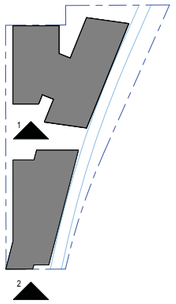
COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

ehdd.
ARCHITECTURE
500 Treat Ave. #201
San Francisco, CA
p: 415-285-9193
f : 415-285-3866

KEY

1. Standing Seam Metal System
2. Wood or Similar
3. Flat Lock Metal Panel
4. Glazed Entry Doors
5. Brick Rain Screen System (Color A)
6. Brick Rain Screen System (Color B)
7. Fixed Metal Sunshade
8. Painted Window Mullion
9. Structural Glass Guardrail
10. Solar Panel Rain Screen - Black
11. HPL - High Pressure Laminate - Integral Color
12. Painted Steel Structure





KEY PLAN

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A2.6
SOUTH ELEVATIONS

BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO

1 A2.5 West Elevation North Building

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

2 A2.5 West Elevation South Building

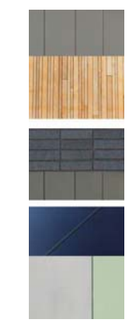
SCALE: 1/8" = 1'-0"

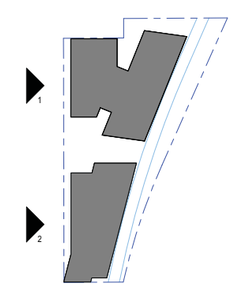
COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

ehdd.
ARCHITECTURE
500 Treat Ave. #201
San Francisco, CA
p: 415-285-9193
f : 415-285-3866

KEY

1. Standing Seam Metal System
2. Wood or Similar
3. Flat Lock Metal Panel
4. Glazed Entry Doors
5. Brick Rain Screen System (Color A)
6. Brick Rain Screen System (Color B)
7. Fixed Metal Sunshade
8. Painted Window Mullion
9. Structural Glass Guardrail
10. Solar Panel Rain Screen - Black
11. HPL - High Pressure Laminate - Integral Color
12. Painted Steel Structure



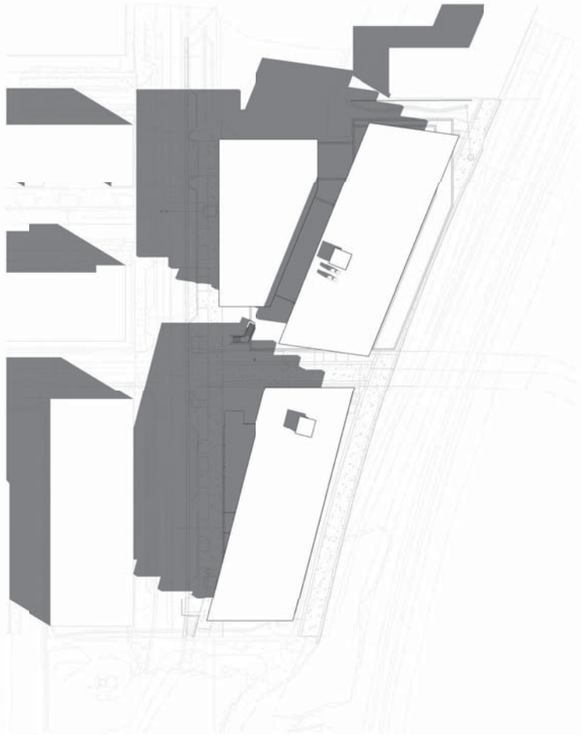


KEY PLAN

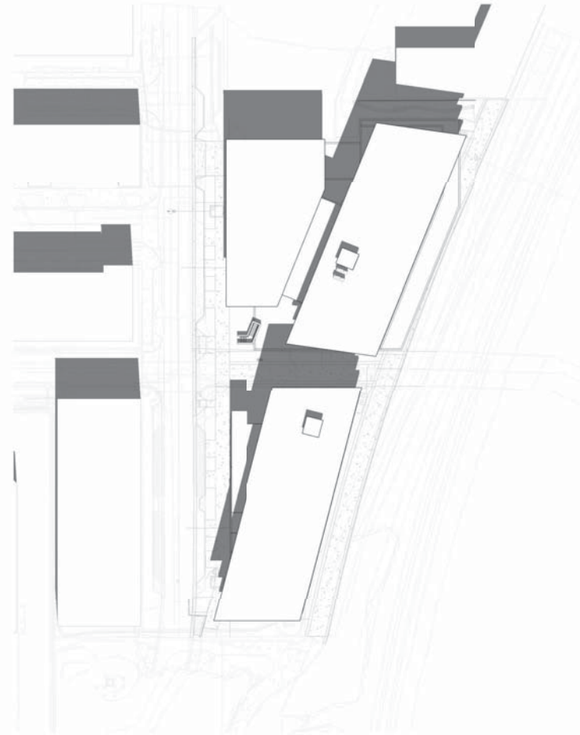
SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A2.5
WEST ELEVATIONS

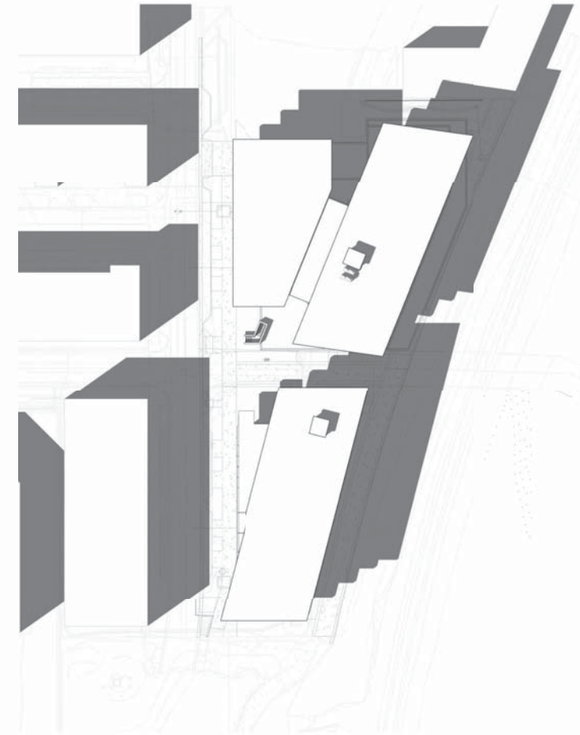
BOULDER COMMONS
2440 + 2490 Junction Pl. Boulder, CO



1 Shadow Study - March 20th @ 9am
1" = 50'-0"

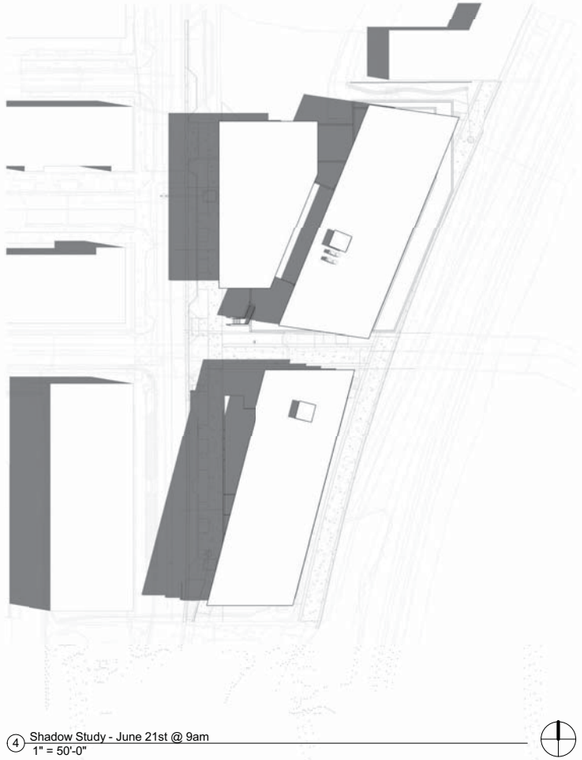


2 Shadow Study - March 20th @ 12pm
1" = 50'-0"

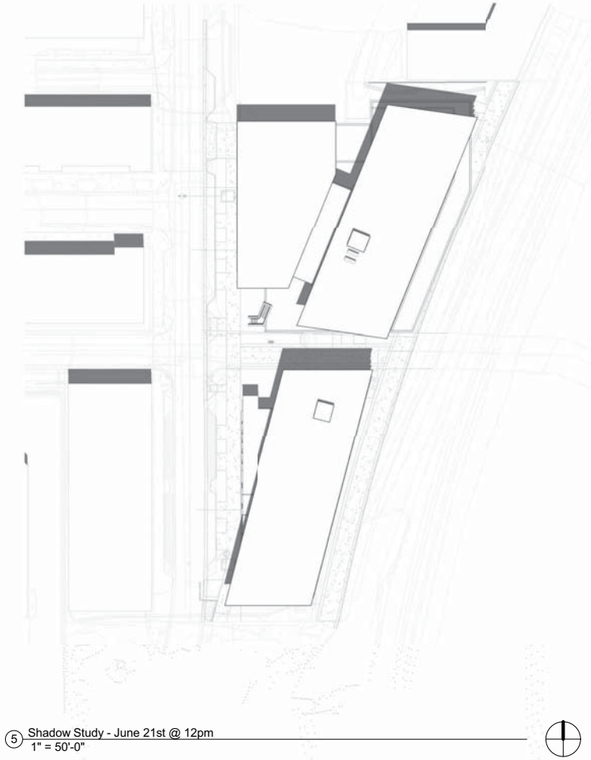


3 Shadow Study - March 20th @ 3pm
1" = 50'-0"

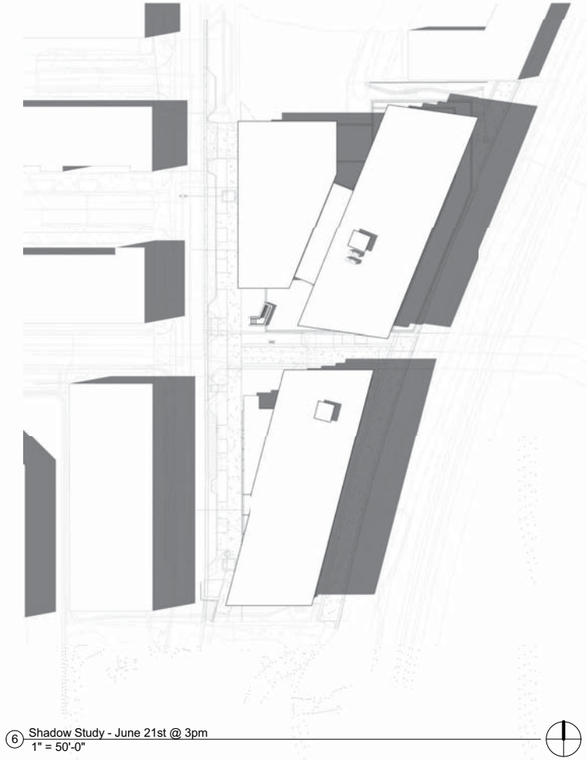
COBURN
ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933



4 Shadow Study - June 21st @ 9am
1" = 50'-0"



5 Shadow Study - June 21st @ 12pm
1" = 50'-0"



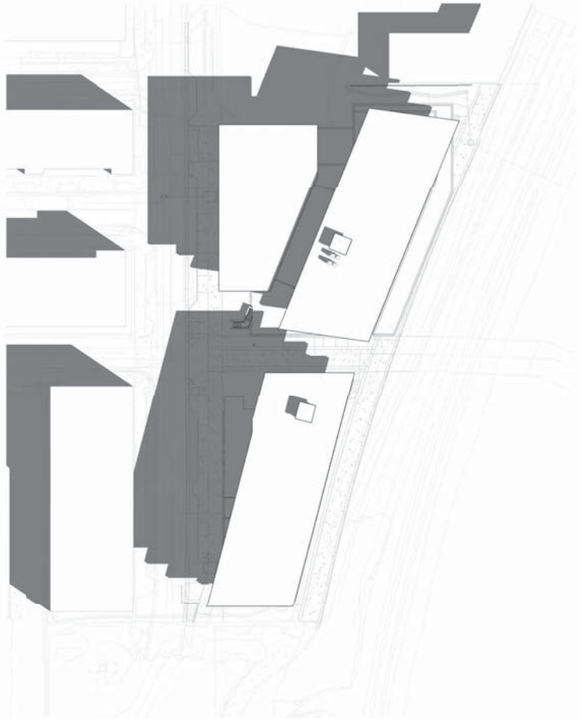
6 Shadow Study - June 21st @ 3pm
1" = 50'-0"

SITE REVIEW CORRECTIONS
07/16/2015

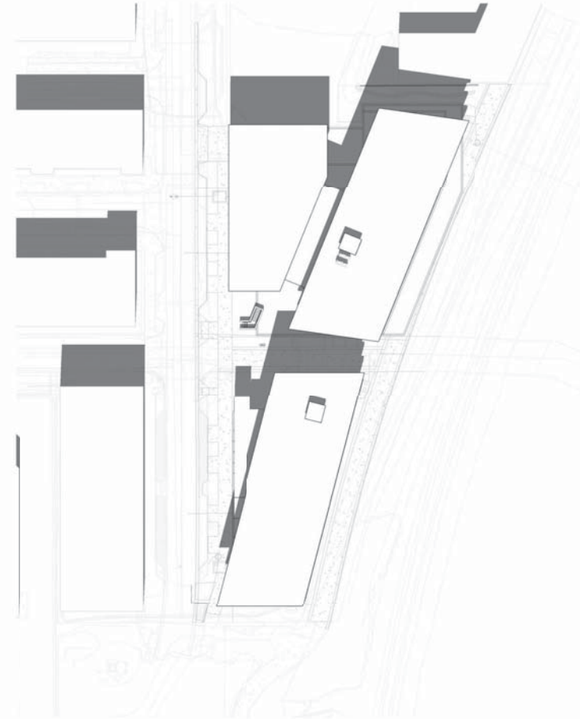
SHEET No.
A3.1
SHADOW STUDIES

BOULDER COMMONS

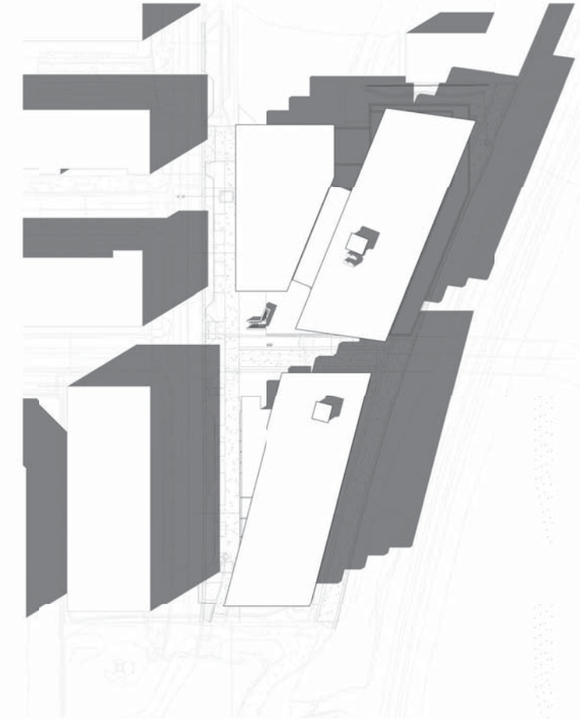
2440 + 2490 Junction Pl. Boulder, CO



1 Shadow Study - September 22nd @ 9am
1" = 50'-0"



2 Shadow Study - September 22nd @ 12pm
1" = 50'-0"



3 Shadow Study - September 22nd @ 3pm
1" = 50'-0"

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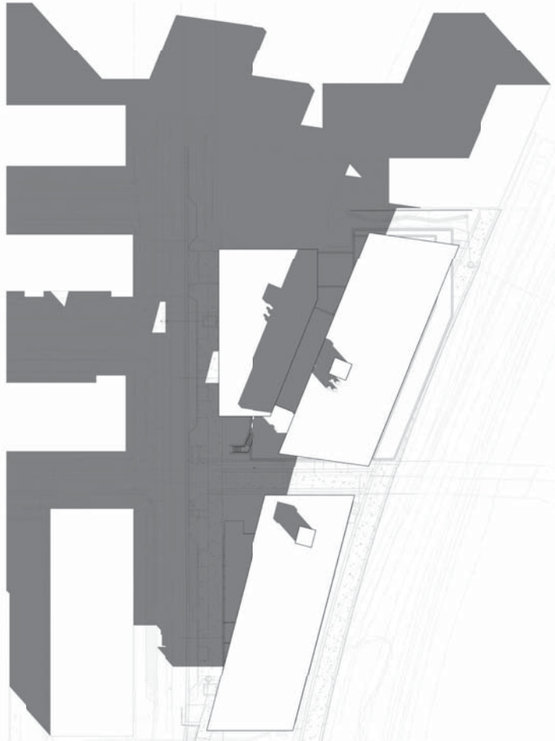
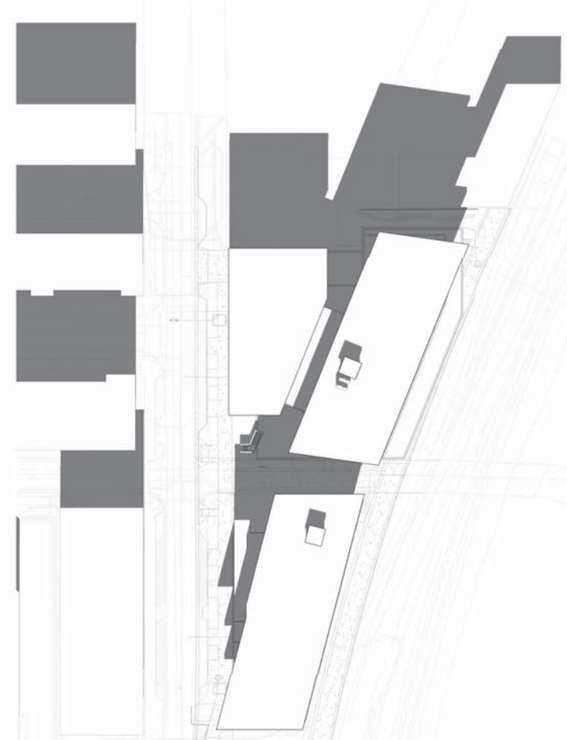
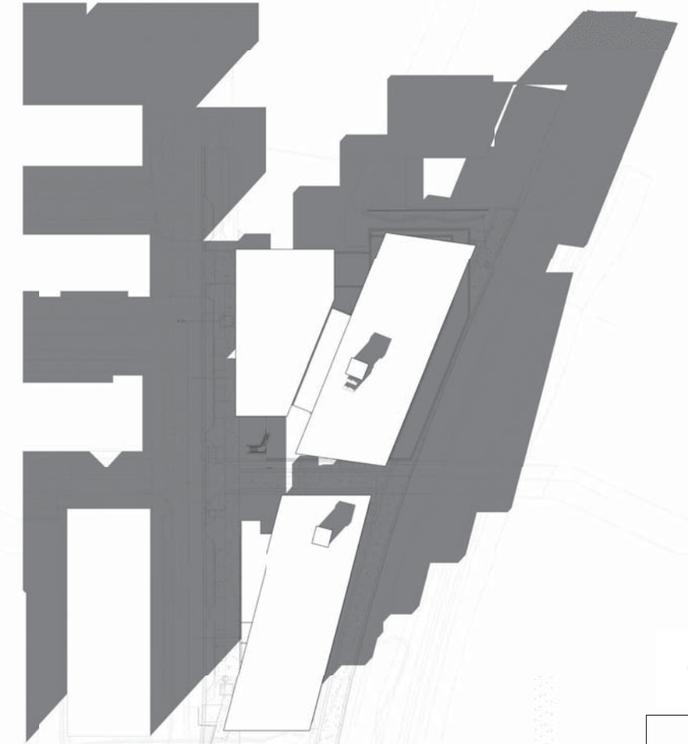
f : 303-447-3933



6 Shadow Study - December 21st @ 9am
1" = 50'-0"



4 Shadow Study - December 21st @ 12pm
1" = 50'-0"



5 Shadow Study - December 21st @ 3pm
1" = 50'-0"

SITE REVIEW CORRECTIONS
07/16/2015

SHEET No.
A3.2
SHADOW STUDIES

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

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SITE REVIEW CORRECTIONS
07/16/2015

1 Principal Building Heights
1" = 30'-0"

SHEET No.
A3.3
PRINCIPAL BUILDING HEIGHT

BOULDER COMMONS

2440 + 2490 Junction Pl. Boulder, CO

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July 24, 2015

The Commons
Lots 1 & 2, Block 9, Steel Yards Replat
Concept Review and Comment - Written Statement

Introduction:
The proposed project, The Commons, consists of two commercial buildings on the remaining two vacant lots in the Steel Yards to the east of Junction Place. This project will create a commercial development that is highly sustainable, provides engaging active uses along the ground level, and incorporates mobility connections appropriate to the transit-rich Boulder Junction. The form of the building creates a buffer for the rail lines to the east, a transition to the residential and mixed-use buildings to the west, and is optimized for solar and daylighting opportunities. The northern building will be approximately 60,000 sf with up to 56 underground parking spaces, including designated car share spaces; and the southern building will be approximately 40,000 sf. The project is intended to be designed to a LEED platinum standard as a minimum, but will likely exceed that metric.

The basic form and mass of the building has arisen simply from the program, context, and sustainability goals. The main volumes of the structures are kept to the east side of each site, creating a buffer between the railway tracks and the residential units in the Steel Yards, as well as protecting the Junction Place pedestrian space from noise and train activity. This also allows for uninterrupted solar access on the roof and east facade of the buildings. The buildings step down toward the street on the west side, creating an appropriate streetscape whose human scale helps to create a transition between the larger format projects to the south of Goose Creek and the finer scale of the Steel Yards to the west and north. A variety of public spaces, ranging from full plazas to simple extended thresholds and widened sidewalks, help to create the complexity and interest that form a quality pedestrian experience. A public plaza in the center of the project creates an entry location for both buildings; an outdoor gathering space with a variety of seating; car and bike share access; shade structures and landscaping; trees; and a location for outdoor events, both during the day and in the evening.

The buildings will be highly sustainable. To achieve this, there are a number of strategies that are designed into the project from the outset. In addition to the solar array tuned to the building's aspect on the site, the project will seek to reduce its demand loads on an annualized basis. The buildings provide optimum widths for daylighting, and to this end, incorporate a light well on the northern building which doubles as an internal public plaza, reducing the need for artificial light. There will be venting, allowing air flow through the building to provide natural cooling at night, and thermal mass in the floors to help carry that cooling throughout the day. A responsive HVAC strategy, such as a variable refrigerant system, will allow the building to respond to the actual unit needs rather than conditioning on a full-building scale, and a variety of tenant-based ideas are being considered to reduce plug loads. A highly advanced building envelope, consisting of thermally broken windows, tuned window-to-glass ratios per facade, and architectural designed shades will complete the package, reducing heat gain in summer and heat loss in winter.

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The project will incorporate a variety of community based elements including a mobility hub, a shared flex meeting space, a planned coffee shop with corresponding coffee club, and a restaurant focused to the south. In order to extend the transit connections to the next level in Boulder Junction, the project incorporates its own "mobility hub" (including a car share program and B-Cycle station), routes the eastern bike path through the center of the project to join with the multi-modal Junction Place, and is compatible with future bus and rail stop connections. The lobby will double as a community gathering space which can be reserved and utilized by community groups, and is also available for large scale meetings for the tenants of the buildings. The vision for the planned coffee shop has been adapted from a San Fransisco-based precedent. The coffee shop component would be available to the general public, while the catered coffee club space would be available only to members. Both spaces would be controlled by the coffee shop manager. The club would be equipped with a variety of furniture configurations to serve the needs of professional groups of all sizes, as well as a AV capabilities and a robust wifi network. Members would be able to reserve a single workstation on a daily, weekly, or monthly basis. The south end of the building, abutting the Goose Creek Greenway, creates a prime location for public interaction and gathering, and is planned to be a restaurant space. This will capitalize on the axis created by the diagonal bridge over Goose Creek, creating a visual termination with public interest as Junction Place turns north.

Transportation Demand Management Toolkit:

Core Elements:

1. The on-street parking at Boulder Commons will be managed by the TDM parking district.
2. Per MU-4, Boulder Commons is not required to provide off-street parking, however, the applicant intends to provide a parking garage with up to 56 total parking spaces.
3. According to Boulder Revised Code, Boulder Commons generates the need for 39 long-term bicycle parking spaces. These spaces will be provided in the secured parking garage and will be monitored via security camera.
4. According to Boulder Revised Code, Boulder Commons generates the need for 19 short-term bicycle parking spaces. The majority of these will be adjacent to the plaza. Dedicated racks will be provided adjacent to the restaurant and retail spaces.
5. Travel choices will be increase by including a mobility hub. Up to 10% of off-street parking will be dedicated to carpool and carshare.
6. Bike and pedestrian enhancements include connectivity to the the city-planned Goose Creek trail via multi-use path that runs north-south along the east side of the Boulder Commons parcels. A pedestrian plaza will route the multi-use path through the center of project to join with multi-modal Junction Place corridor. This will be compatible with future bus and rail stop connections.
7. Changing facilities will be accommodated via ADA-compliant public restrooms on level 01 of both buildings.
8. Mandatory employee orientation will be facilitied by the applicant/building management to encourage alternative means of transporation.

Package Elements:

1. Boulder Commons will implement car-sharing, carpooling and a B-cycle.

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2. A business eco-pass program will be implemented.

Changes from Concept Plan:

Planning Board and Staff comment: Shrink the plaza area in the center of the site. This has been incorporated into the plan.

Planning Board comment: Add northern plaza area, and connect that to the bike path to the east. This has been incorporated into the plan.

Planning Board comment: expression of architecture should use lasting materials and be non-traditional in nature, but still preserve human scale. This has been incorporated into the plan.

Staff comment: provide more green landscaping in the plaza. This has been incorporated into the plan.

Staff comment: remove 45 degree angled parking north of the garage entry to avoid vehicular conflicts. This has been incorporated into the plan.

Staff comment: remove patterning in bike path concrete. This has been removed.

Staff comment: southwest corner of south building projects into the right of way. This has been reduced both to the south and the west and no longer projects beyond property line.

Statement of Ownership:

This site is currently owned and operated by Morgan Creek Ventures.

Changes to standards that are requested:

This project is requesting some minor variances to the code standards. They include variances to minimum front yard landscaped setback requirements, minimum front yard setback from a street 3rd story and above, maximum stories, maximum building height, maximum floor area of any principal building, and restaurant use over 1500 sf.

FILE : ...\TheCommons_15027\S00_General\Spaceplans\15-0707_South Ground Level_SP-1.dwg CREATED : 06.24.15 PLOTTED : 07.08.15 | 11:00 AM BY : anl

COFFEE CLUB
PROGRAM SUMMARY:
(24) 48"w x24"d Workstations*
(6) Booth Workstations
(7) Work Harbors/Phone Pods
(1) Large Conference - 12
(1) Medium Conference - 8
Business Center
Open Lounge
Outdoor Seating

*Option to increase headcount
to 34 with 42" wide worksurfaces

HUNTSMAN

Drawing No.: SP-1

Drawing Title: GROUND FLOOR SOUTH BUILDING SPACEPLAN

Project Name: THE COMMONS BOULDER, CO

North

Date: 07.08.15

Scale: N.T.S.

Proj. No.: 15027.00

Huntsman Architectural Group 50 California Street, Seventh Floor San Francisco, CA 94111 T 415.394.1212 F 415.394.1222 E www.huntsmanag.com

Boulder Commons
Management Plan

2440+2490 Junction Place

Background: 2440 and 2490 Junction Place are vacant parcels of land located directly east of the Steelyards Development. We would like to create a highly-sustainable commercial development that encourages active uses along the ground level, and incorporates mobility connections appropriate to the transit-rich Boulder Junction. We plan to construct two buildings that total around 100,000 sf. The 40,000 sf south building will include a restaurant/kitchen, coffee shop, retail frontage, and a flex space on the ground level. The restaurant will serve the Indoor/Outdoor Dining Spaces and will offer catering services to the adjacent flex space. The flex space will be available for tenant and reserved public use.

Hours of Operation: 11am to 2am

Parking: See site plan and parking information on Sheets C2.0 and A1.1 of submittal drawings.

Deliveries: Daily deliveries – food and beverage distribution companies

Trash and Recycling: Daily scheduled pick-ups by Western Disposal Company. We will have one small dumpster for waste and another for recyclables.

Security: We will have interior and exterior surveillance cameras running at all times to prevent loitering and ensure safety.

Drug and Alcohol Policy: Boulder Commons will be a drug and tobacco-free facility.

Neighborhood Outreach and Methods of Future Communication: We will keep all neighbors informed of our construction process and operation schedules once these buildings open.

Methods of dispute resolution with the surrounding neighborhood: Boulder Commons will maintain a friendly relationship with all neighbors. Should a dispute arise, the owner/manager will discuss the issue and promptly find a resolution. Any decisions made that will affect future operations will be portrayed to all facility staff.

Outdoor Lighting: All pedestrian walks will be illuminated via street lights and building emergency lighting. Reference Sheet E1.0.

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

(1) Boulder Valley Comprehensive Plan:

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

*Pages **67 to 69** of the BVCP describe the purpose of Area Plans as a means to provide direction for specific geographic areas, and bridge the gap between the broad policies of the Comprehensive Plan and site specific project review. The Comprehensive Plan notes that issues that Area Plans address include appropriate character, scale and mix of uses and if regulatory changes are needed to ensure or encourage appropriate development. The Transit Village Area Plan (TVAP) is one among four adopted area plans within the Comprehensive Plan with the stated purpose of the being:*

> "*To describe the city's vision for the future of the 160-acre Transit Village area and guide the long term development of the area. The area is defined as within walking distance to the future FasTracks transit services – commuter rail, bus rapid transit, and regional bus services."*

Transit Village Area Plan (TVAP): *The area overseen by the TVAP was renamed Boulder Junction, in reference to the area from decades ago as the junction of two major rail lines. Within TVAP, the land use designation for the site is MU-2 or Mixed Use -2, which anticipates three- to four-story mixed use buildings at a FAR of 1.5 to 2.0. As discussed in the attached staff memorandum, the proposed 3-4 story buildings with a total FAR of 1.71 are consistent with the intent of the MU-2 land use designation set forth in TVAP.*

In addition, the proposed project is consistent with a number of BVXCP Policies, including:

- **2.01 Unique Community Identity**
  - *By meeting the goals of TVAP, the project will further the unique community identity and sense of place anticipated therein.*
- **2.03 Compact Development Pattern**
  - *The proposed project utilizes an infill site that is part of a planned redevelopment area regulated through TVAP.*
- **2.09 Neighborhoods as Building Blocks**
  - *As a mixed use commercial area, the proposed project offers unique physical elements of neighborhood character and identity, and compliments the existing Steel Yards neighborhood to the west as well as the new Boulder Junction area developing to the south.*
- **2.14 Mix of Complementary Land Uses**
  - *The proposed development adds significant commercial square footage to a mixed-use area that is anticipated to develop further with additional residential and non-residential uses.*
- **2.17 Variety of Activity Centers**
  - *The proposed development helps to achieve the desired land use pattern set forth in TVAP, and as such helps move the TVAP area closer to becoming the transit-oriented urban city center it is intended to become.*
- **2.22 Improve Mobility Grid**

- *The project incorporates required multi-use path connections to improve accessibility within and around the site, and also includes completion of the east side of Junction Pl. in accordance with TVAP.*

- **2.30 Sensitive Infill and Redevelopment**
  - *The project sensitively utilizes an urban infill site to create a project that fully meets the intent of TVAP in terms of both land use and design quality.*
- **2.32 Physical Design for People**
  - *The project provides coordinated facilities for pedestrians and bicyclists, provides functional landscaping and open space, and is designed at an appropriate scale for nearby buildings.*
- **2.37 Enhanced Design for Private Sector Projects**
  - *The project is compatible with the existing context of the area as well as the context set forth in TVAP. The project provides a number of features which will enhance the public realm, including open space and transportation connections, and is designed at a human scale with both permeability and visual interest in mind.*
- **4.05 Energy-Efficient Building Design**
  - *The proposed project is striving to meet or exceed a LEED Platinum rating, and incorporate numerous state-of-the-art design features intended to improve the building's efficiency and generate as close to a net zero development as possible. These features are discussed further in the staff memorandum.*

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

The proposed project is for a mixed-use commercial development that does not include any residential units; therefore, the proposed development does not exceed the maximum density associated with the BVCP land use designation.

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

Not applicable.

(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.

Not applicable.

(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 proposed project is subject to the adopted Transit Village Area Plan (TVAP) and as such is required to provide public improvements in accordance with the adopted plan. Required public improvements to be provided by the applicant as part of this project include a new 12' multi-use path along the west side of the

railroad tracks as well as a multi-use path running east-west across the project site connecting the path to Junction Place. The project also includes completion of the east side of Junction Place. Overall, this project includes a number of improvements that will provide economic benefit to the community as a whole. Further, the project includes numerous sustainability and building efficiency features which are design to save money in the long-term, meaning that the project has been designed with long-term economic feasibility in mind.

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

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

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

The project incorporates a variety of usable open spaces, including a large central plaza, a pocket plaza on the north side of the north building, and a restaurant patio area on the south side of the southern building. The central plaza is easily accessed from either Junction Place or the multi-use path along the east side of the site via a multi-use path connection running east-west through the plaza, and includes seating, public art, and bike parking. The central plaza also provides the primary building entrances for the first floor tenant spaces, as well as pedestrian access to the underground parking. The restaurant patio is situated just off Goose Creek, and will be visible to passers-by. The northern pocket plaza is more private, and is intended primarily for building tenants. Overall, the open space fully meets the intent of this criterion.

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

Not applicable, as there are no residential units proposed.

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

Not applicable, as the site is currently a graded dirt lot with no significant natural features.

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

The open space features will provide a relief from the intensity of the project, and will also help to provide relief from the density of the existing Steel Yards development to the west. The central plaza creates an open sight line through the middle of the site and aligns with the existing street connection the east, which will provide a relief from the building massing for both users of the plaza as well as

people approaching the site from the west. The central plaza also includes amenities meant to make it feel more comfortable, including seating, string lights, trees and transparent building materials along the ground floors. The pocket plaza on the north side of the site will also help provide a relief to tenants by providing them with a somewhat secluded, quieter open space area.

(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 open spaces are intended primarily for passive recreational usage, and are sized appropriately. The central plaza will include a multi-use path connection, which will be appropriately signed and decorated with colored pavers in order to ensure that bicyclists and pedestrians are safely separated.

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

Not applicable, as there are no existing sensitive environmental features or natural areas on or near the site.

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

The proposal includes construction of a new multi-use path along the west side of the railroad tracks, which will connect the Goose Creek trail to the future Rail Plaza to the north. The project also includes a new east-west connection through the site which will connect the multi-use path along the tracks to Junction Pl. to the west.

(B) Open Space in Mixed Use Developments (Developments That Contain a Mix of Residential and Nonresidential Uses):

Not applicable, as the proposed project does not include any residential uses.

(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 landscaping within the project primarily supports the Junction Place streetscape, and as such the majority of the landscaping is either street trees or hardy ground cover, both of which help to soften an otherwise urban development. Additional trees are provided in the central plaza, and planters are provided in the northern pocket plaza.

(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;

Not applicable, as there are no existing sensitive environmental features or natural areas on or near the site.

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

The landscape plan includes two large mature trees within the central plaza, and provides turf areas both within the plaza and along the multi-use path that are larger than required by the code.

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

The streetscape along Junction Pl. is designed in accordance with the TVAP street design guidelines, and is landscaped with planting strips containing street trees.

(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;

A physical separation between streets and the project is provided in the form of a landscaped planting strip and 10' sidewalk. The project includes completion of the eastern side of Junction Pl. in accordance with the adopted TVAP guidelines, which are intended to discourage high speeds.

(ii) Potential conflicts with vehicles are minimized;

The project minimizes the potential for conflicts between vehicles and bikers/ pedestrians by utilizing a single garage access at the northern end of the site, and by providing bollards at the bicycle entrance to the central plaza.

(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 numerous connections supporting multi-modal mobility, including a multi-use path running along the east side of the site along the railroad tracks which will eventually connect the rail plaza to the Goose Creek path, an east-west connection providing a connection between that path and Junction Place to the west, and a 10' sidewalk running along Junction Place and providing direct access to the Goose Creek bridge.

(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 proposed project includes several design and programmatic features intended to promote alternative transportation, including the aforementioned multi-use path connections, short- and long-

term bike parking spaces and changing facilities for tenants. In addition, the proposed "mobility hub" concept includes providing 10% of the off-street parking for carpool and carshare vehicles.

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

The applicant has provided a travel demand management plan and is also part of the TDM parking district.

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

The project includes short- and long-term bike parking and also provides spaces for carpool and carshare vehicles.

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

The street system has been designed and implemented through the transit Village Area Plan.

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

The site is designed to accommodate bicycle and pedestrian traffic as well as automobiles. The automobile parking is located in an underground parking area to control noise and exhaust. In addition, street traffic will be separated from the development by a landscaped strip and 10' sidewalk.

(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;

T*he parking garage under the north building will remove automobiles from plain view and create a level of separation between cars and pedestrians. Having only one access point that is not central to the project will also help to reduce interactions between vehicles and pedestrians.*

(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;

By placing the parking underground, the amount of land required for parking is minimized.

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

By placing the parking garage underground, the visual impact of the parking area and associated lighting on adjacent streets and properties are minimized.

(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.

Not applicable, as the parking is located 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 site is comprised of of the two remaining undeveloped lots in the Steel Yards Subdivision. Surrounding uses include the new Nickel Flats residential building immediately across Junction Pl. and the mixed residential and live-work Steelyards development further to the west; the former Sutherlands site (currently under review for the S'Park development) immediately to the north, and mixed office and light industrial uses to the east across the railroad tracks. The Goose Creek Greenway runs just south of the site, with the mixed use Depot Square development and residential Solana development abutting the west side of the railroad tracks further to the south.

The site is located in the northern portion of Boulder Junction. The Boulder Junction area is guided by the Transit Village Area Plan and is anticipated to redevelop as several new urban, mixed-use, transit-oriented neighborhoods. Consistency of the project with TVAP is discussed in Key Issue #1 below.

The proposed northern building is 59,998 sq. ft. in size and consists of a roughly "H" shaped design that steps down the massing from four stories (55') along the rail road (east) side of the site to three stories along the Junction Pl. frontage to the west. The southern building totals 40,230 sq. ft. in size, and incorporates a similar stepped design that places a 55', four-story building element along the railroad tracks which steps down to three stories along Junction Pl. to transition to the smaller scale of the existing Steel Yards buildings to the west. Overall, the height, mass and scale of the buildings is in keeping with the adopted TVAP vision for the Mixed-Use 2 area and also fits in with the existing and planned larger building to the north and south while providing a buffer and a transition in scale to the smaller residential and mixed use buildings to the west.

(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;

As noted on Pages 8 & 9 of the staff memorandum, within TVAP, the land use designation for the site is MU-2 or Mixed Use -2, which anticipates three- to four-story mixed use buildings at a FAR of 1.5 to 2.0. In addition, the intent described in TVAP for the "Rail Plaza District" in which the project site is located is for the district to "evolve into a high-density, commercial and residential mixed use area, with three- to five-story buildings." Because of the level of intensity anticipated to help support and enliven the rail plaza, overall the planned mass and scale appears to be consistent with TVAP.

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

The orientation of the buildings is dictated by the urban lot and the Junction Place street orientation. The street preserves views as you move south over Goose Creek bridge, and the train tracks to the east mean there are no immediate neighbors whose views could be affected. In addition, because of the unique shape of the property, the proposed buildings are narrow from east to west and long from north to south, meaning that the overall width of shadows crossing onto the S'Park property to the north are minimized. Overall, given the planned intensity to the north of the project site to be realized via the S'Park development as well as the fact that there are essentially open space buffers to the east and south of the site (the rail road tracks and Goose Creek, respectively), the buildings will minimize shadows and will not significantly affect existing viewsheds from other properties.

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

The character of the area is determined both by the existing Steel Yards development to the west as well as the intent of the adopted TVAP Character Districts. As discussed in Key Issue #1 in the staff memorandum, the project is in keeping with the Rail Plaza District design guidelines. While the signage and lighting has not yet been finalized for the project, the applicant will be required to provide final architectural plans for Technical Document Review, which will ensure consistency with the architectural intent of the project as memorialized in the approved plan set.

(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;

Both buildings incorporate a 10-foot setback along Junction Pl., with the ground level frontages containing primary entrances to several tenant spaces and consisting primarily of brick storefronts with metal and wood accents and a mix of overhangs and recessed windows and doorways to maintain visual interest. The north and south elevations of each building consist primarily of metal paneling with high -pressure laminate and wood siding. As will be discussed in further detail below, the eastern facades along the railroad tracks will consist almost entirely of integrated solar panels. Overall, the frontages along Junction Pl., combined with the central open space plaza and the associated amenities therein, will create a genuinely welcoming and visually interesting pedestrian realm that will help to enliven Junction Pl. in accordance with the intent of the Junction Place design guidelines found in TVAP.

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

As discussed in the Open Space criteria analysis above, the project provides two required multi-use path connections in accordance with the TVAP Connections Plan, one running north-south along the railroad tracks and one running east west across the site. The project also includes the completion of the east side of Junction Place.

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

Not applicable, as the project is commercial only and does not include any residential units.

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

Not applicable, as the project is commercial only and does not include any residential units.

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

A preliminary lighting plan has been provided. A final lighting plan will be required during Technical Document Review in order to ensure compliance with the city's lighting standards.

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

The project primarily supports the urban street, and as such the majority of the landscaping is either street trees or hardy ground cover, both focused on providing a sense of green and organic material in an urban space. The project also provides immediate adjacency to the Goose Creek greenway. As previously discussed, there are no existing sensitive natural systems on-site, so overall the project will enhance the urban open space network in the area.

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

The proposed project will be required to meet the city's recently adopted energy code (International Energy Efficiency Code (IECC) plus 30 percent additional efficiency). These standards are considered to be very aggressive with regard to energy efficiency in building design. In addition, the proposed project includes a variety of sustainability features intended to achieve a LEED platinum standard at a minimum. The design and orientation of the buildings allows for optimal daylighting and uninterrupted solar access on the roof and east facade of the buildings and the project integrates solar panels into the architectural design of these elements. The fenestration patterning and materiality are intended to create a building envelope consisting of thermally broken windows, tuned window-to-glass ratios per facade, and architectural designed shades to reduce heat gain in summer and heat loss in winter. Per the applicant's written statement, the project will also seek to reduce its demand loads on an annualized basis. The project design also includes venting to provide air-flow through the building for natural cooling at night, and thermal mass in the floors to help carry that cooling throughout the day. The applicant is also exploring responsive HVAC strategies such as a variable refrigerant system to allow the building to respond to the actual unit needs rather than conditioning on a full-building scale, and a variety of tenant-based ideas are being considered to reduce plug loads.

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

The exterior palette is comprised of dark, stackbond brick and warm grey zinc panels, run vertically. Occasionally, painted steel columns and beams will be exposed. Also, a vertically-oriented wood or composite wood product is planned for a few walls on level 1 and most of the exposed soffits on level 1. This palette fits the aesthetic of the Boulder Junction, and the high quality materials will ensure that the building presents a sense of permanence throughout its life.

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

As an existing, graded urban lot, the lot needs little cut or fill except for the underground parking structure.

(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, as the lot is not located within one of the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III.

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

Not applicable, as the lot is not located within one of the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III.

USE REVIEW CRITERIA

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

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

The project site is zoned MU-4 (Mixed Use – 4) , defined in the land use code as: "Mixed use residential areas generally intended for residential uses with neighborhood-serving retail and office uses; and where complementary uses may be allowed. It is anticipated that development will occur in a pedestrian-oriented pattern, with buildings built up to the street." (section 9-5-2(c)(2)(D)). For the purposes of applying zoning, the proposed use is considered a restaurant outside of the University Hill general improvement district that is over 1,500 square feet in floor area and which closes after 11 p.m., which requires a Use Review to operate in the MU-4 zone.

_____ (2) Rationale: The use either:

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

*The proposed restaurant and tavern will provide a direct service the surrounding uses and neighborhood by adding to the mix of uses along Junction Place in accordance with the adopted vision of TVAP. With 90 residential units in the Steel Yards, the new affordable units and hotel to the south, and the new residential units proposed at S*Park, the coffee shop and restaurant will serve a much needed function for the area. The restaurant will provide both indoor and outdoor dining spaces which will serve both adjacent tenants as well as the broader public. The location of the restaurant on the southern side of the south building places it away from the existing residential uses to the west in Steel Yards and also takes advantage of the Goose Creek Greenway to act as a buffer between the outdoor seating and the nearby Boulder Junction development across the creek to the south..*

_____ (B) Provides a compatible transition between higher intensity and lower intensity uses;

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

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

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

The proposed restaurant is part of a larger, 2-building, 11,000 sq. ft. development known as "the Commons," and as such will contribute to the overall planned mix of uses in that area. The proposed hours of operation are from 11:00 am to 2:00 am, which will allow the restaurant to provide a broad range of food services. The proposed project is currently in the Site Review process, and is evaluated for consistency with the adopted goals and vision of TVAP in the staff memorandum. Overall, given TVAP's stated intent to place "active uses, such as retail or commercial services on the first floor of buildings along Junction Place," and to have the Rail Plaza District become a "high-density, commercial and residential mixed-use area," that also serves as "a lively gathering place inviting to a broad spectrum of the community," the proposed restaurant will help further these goals and to make Junction Place a more active urban area. In addition, as discussed above, the location of the restaurant on the southern side of the south building places it away from the existing residential uses to the west in Steel Yards and also takes advantage of the Goose Creek Greenway to act as a buffer between the outdoor seating and the nearby Boulder Junction development across the creek to the south..

__✓__ (4) Infrastructure: As compared to development permitted under Section 9-6-1, "Schedule of Permitted Uses of Land," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a non-conforming use,

the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater, and storm drainage utilities and streets;

The proposed restaurant is included as part of a larger redevelopment proposal for the site, and has been taken into consideration in the utility and right-of-way requirements for the development. The proposed project is of a size and intensity anticipated by TVAP, and as such is in keeping with the planned infrastructure improvements for the area.

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

Within TVAP, the land use designation for the site is MU-2 or Mixed Use -2, which anticipates three- to four-story mixed use buildings at a FAR of 1.5 to 2.0. The project site is located in the area identified by TVAP as the "Rail Plaza District." As noted on page 23 of TVAP, this is the area that ultimately, "will host the Boulder stop on the new commuter rail service to Denver and Longmont." The intent of the district is further defined, "The district will evolve into a high-density, commercial and residential mixed use area, with three- to five-story buildings." As discussed in the staff memorandum, overall the project has remained consistent with the Concept Plan Review and with TVAP, especially in terms of building mass and scale, provision of required multi-use path connections, high quality open space features and activation of the Junction Place streetscape at the pedestrian level. As part of the larger proposed project, the proposed restaurant is in keeping with the character established for the area by TVAP.

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

Not applicable, as the subject proposal does not include any conversion of existing dwelling units to non-residential uses.

Van Schaack, Chandler

From: Sally Laventure [sallylaventure@gmail.com]
Sent: Monday, June 22, 2015 11:35 AM
To: Van Schaack, Chandler
Subject: The Commons

As a resident of The Steelyards, with a bedroom and a garden area that will face The Commons, I am very concerned about the restaurant concept, open from 11-2AM, with outdoor seating. Possible music, outdoor talking and noise until 2 am is unacceptable to this quiet residential area. The train is enough. Please reconsider the impact this will have on The Steelyard residents. I am in favor of a restaurant, but one that is open until 2 am is not a concept I am willing to live with quietly!

Thanks for your consideration.
Sally LaVenture
3260 Iron Forge Pl. #105
Boulder 80301
971-409-0083

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: August 20, 2015

AGENDA TITLE:
Public hearing and recommendation on the Annexation and Initial Zoning for the following properties:

a. **1385 Cherryvale Rd. (LUR2015-00061) with an initial zoning classification of Residential-Rural 1**
   Applicant/Owner: Mark and Tara Burkley
b. **1548 Old Tale Rd. (LUR2015-00062) with an initial zoning classification of Residential-Rural 2**
   Applicant/Owner: Porsche Elaine Young Revocable Trust
c. **5955 Baseline Rd. (LUR2015-00067) with an initial zoning classification of Residential-Rural 1**
   Applicant/Owner: Patton Lochridge

REQUESTING DEPARTMENT:
Community Planning and Sustainability:
David Driskell, Executive Director
Susan Richstone, Deputy Director
Chris Meschuk, Flood Recovery Coordinator – Community Services
Bev Johnson, Annexation Project Manager

OBJECTIVE:
1. Hear staff presentations
2. Hold public hearing
3. Planning Board discussion and recommendations to City Council on the Annexation and Initial Zoning of 3 properties

SUMMARY:
The owners of the following properties are requesting Annexation and Initial Zoning consistent with the Boulder Valley Comprehensive Plan (BVCP) and are part of the city and county's flood recovery efforts. The city has annexed 27 properties to date through a special flood recovery annexation package. (See **Attachment A** for a vicinity map of the properties):

Location: **1385 Cherryvale Rd. (LUR2015-00061)**
Size of Tract: 46,778 sq. ft. (1.07 ac)
Zoning: Boulder County Rural Residential and proposed city designation of Residential-Rural 1 (RR-1)
BVCP: Very Low Density Residential/Open Space - Other

Location: **1548 Old Tale Rd. (LUR2015-00062)**
Size of Tract: 30,647 sq. ft. (0.70 ac)
Zoning: Boulder County Rural Residential and proposed city designation of Residential-Rural 2 (RR-2)
BVCP: Very Low Density Residential/Open Space - Other

Location: **5955 Baseline Rd. (LUR2015-00067)**
Size of Tract: 27,994 sq. ft. (1.34 ac)
Zoning: Boulder County Rural Residential and proposed city designation of Residential–Rural 1 (RR-1)
BVCP: Very Low Density Residential

The three properties in this group are impacted by the conveyance or high hazard flood zones and were impacted to varying degrees by the September 2013 floods. The purpose of the annexations is to allow the property owners to connect their homes to city water and/or wastewater services.

The property at 1385 Cherryvale Rd. was able to obtain contiguity to the city limits as a result of the Old Tale Rd annexation. The property at 1548 Old Tale Rd. did not participate in the neighborhood annexation earlier this year, and has now chosen to annex. The property at 5955 Baseline Rd. is annexing due to the extension of utility mains by the city through flood recovery grant funds from the Colorado Department of Health & Environment (CDPHE).

The properties range from approximately 0.7 to 1.34 acres in size and are each developed with a single family detached home. Upon annexation, none of those properties will have the potential to subdivide or add additional units based on the existing Boulder Valley Comprehensive Plan (BVCP) land use designation and proposed zoning designation.

KEY ISSUES:
1. Are the proposed annexations consistent with State of Colorado statutes pertaining to the annexation of a property into the City of Boulder?
2. Are the proposed annexations consistent with the BVCP?

BACKGROUND:
After the September 2013 floods, several homeowners in Boulder County contacted city staff about the possibility of annexing to the city in order to hook up to city water and wastewater services. Many homeowners outside the city, especially in enclave areas, experienced damage to their wells or septic systems. As part of the Dec. 3, 2013 City Council briefing on the flood, staff presented options for helping impacted residents by facilitating annexation and connection to city utilities. Council members expressed support for helping flood-impacted landowners by creating incentives for annexation and also indicated that landowners should pay their share of costs. The detailed package of incentives was presented to Council through an information packet in March 2014 and offered it to approximately 160 property owners in enclave areas and in the Old Tale Road and Cherryvale Road neighborhoods.

Annexation offers benefits to many homeowners, particularly the opportunity to connect to city water and/or wastewater services. Annexation, however, can be costly to property owners, therefore, the city offered to waive some costs of annexation including the annexation administration fee ($6,580 per household) and any applicable excise taxes. In addition to fee and tax waivers, the city offered to finance most of the costs related to water and wastewater utility connection. Residents choosing to annex under this offer have three options:

A. Connect to city utilities shortly upon annexation and pay the city back in full;
B. Connect to city utilities shortly upon annexation and finance all or part of the connection costs through the city; or
C. Annex now and defer connection and payment to some future time (redevelopment or sale of home).

Twenty-seven properties have been annexed under the package offered by the city. Two properties were annexed by emergency ordinance in August 2014 because of the condition of their well and septic systems. Five properties were annexed by City Council on Jan. 20, 2015.

In August 2014, the city received a grant from the Colorado Department of Public Health and Environment (CDPHE) for $1,000,000 to construct water and sewer infrastructure in one of three neighborhoods (Githens Acres, Old Tale Road or Cherryvale Road) which currently lack complete utility infrastructure. The grant funds were authorized by the state legislature (House Bill 1002) to assist communities in recovering from the September 2013 flood.

Property owners in three neighborhoods (Githens Acres, Old Tale Road, Cherryvale/Baseline) lacking adequate infrastructure were sent letters informing them of the grant award and the potential cost savings for annexation. The letter to homeowners included a survey to determine how many property owners would be interested in annexing if the cost was reduced due to the new grant funding. Based on the survey results, the Old Tale Road neighborhood was selected for the annexation project and 20 out of 28 properties along that road were annexed on April 21, 2015.

When property owners were initially surveyed in 2014, those along Baseline Road also expressed strong interest in annexing and connecting to city services. Consequently, with the remaining grant funds, city staff is planning to complete the construction of water and sewer mains along Baseline Road using the grant funds remaining after the construction of the Old Tale Road water main.

Staff is bringing the three residential properties forward at this time for annexation so that the properties may be connected to city utility services. All of the residential properties were impacted by the September 2013 floods to varying degrees and wish to connect to available city utilities.

The attachments to this memorandum contain the annexation documents for the three properties proposed for annexation. A vicinity map showing the location of the properties in the city context is in **Attachment A.** The annexation maps for the individual properties are in **Attachment B**. The applicant's annexation petitions are in **Attachment D** and the draft annexation agreements are in **Attachment E**.

EXISTING CONTEXT:

1. **1385 Cherryvale Rd.**
   This 1.07 ac property is located along the east edge of the city adjacent to the Old Tale Road neighborhood (which was annexed in April 2015). The property owner wishes to annex in order to connect to city water and sewer services, which are currently available along this portion of Cherryvale Road.

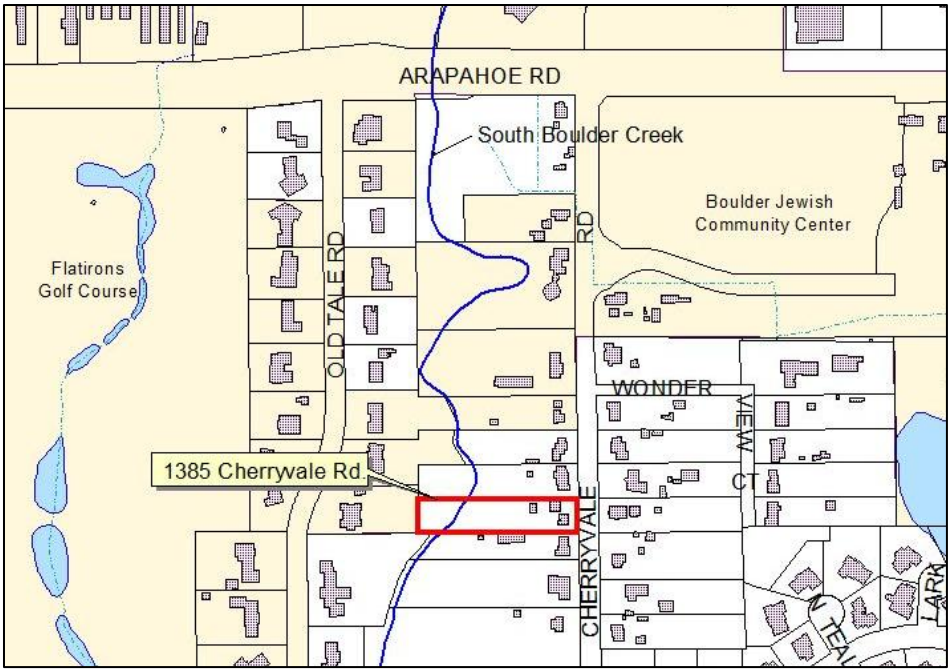


Figure 1: Location of 1385 Cherryvale Rd. (property boundary in red)

The city's flood high hazard and conveyance zones cover nearly 2/3 of the property and limit the buildable area to the eastern portion of the site. The property owner has agreed to dedicate a flood maintenance easement over the conveyance zone.

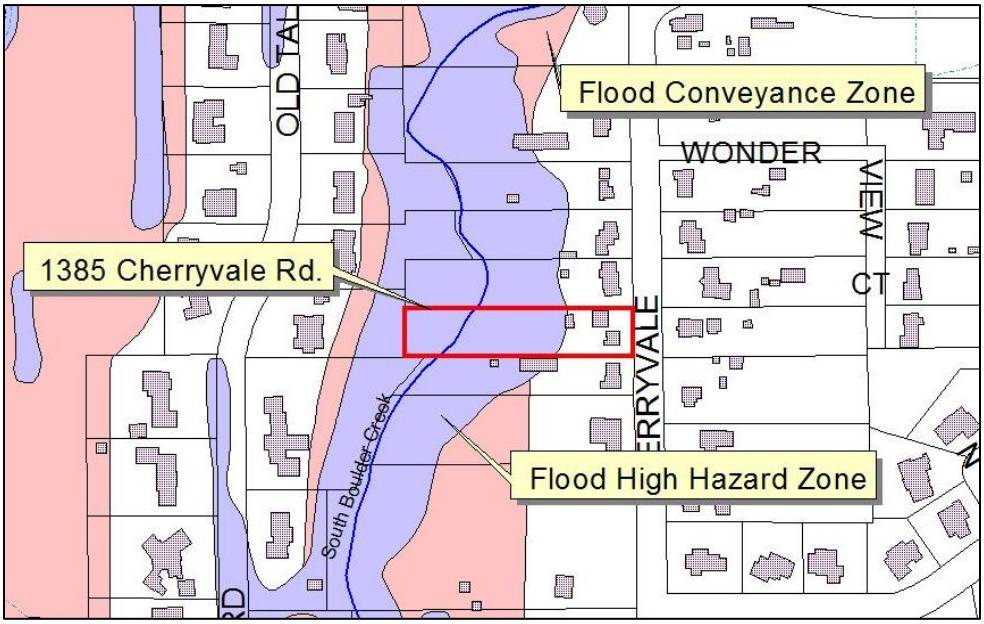


Figure 2: 1385 Cherryvale Rd. – Flood Zone Designations

The proposed zoning for the property is Residential – Rural 1, which is consistent with the BVCP land use designation of Very Low Residential. The zoning and the flood zone designations prevent subdivision of the property, therefore the property has no further development potential.

2. 1548 Old Tale Rd.

This 0.70 ac property is located in the Old Tale Road neighborhood. The property owner declined annexation when the neighborhood was annexed earlier this year but has decided to move forward with annexation at this time in order to connect to city utilities.

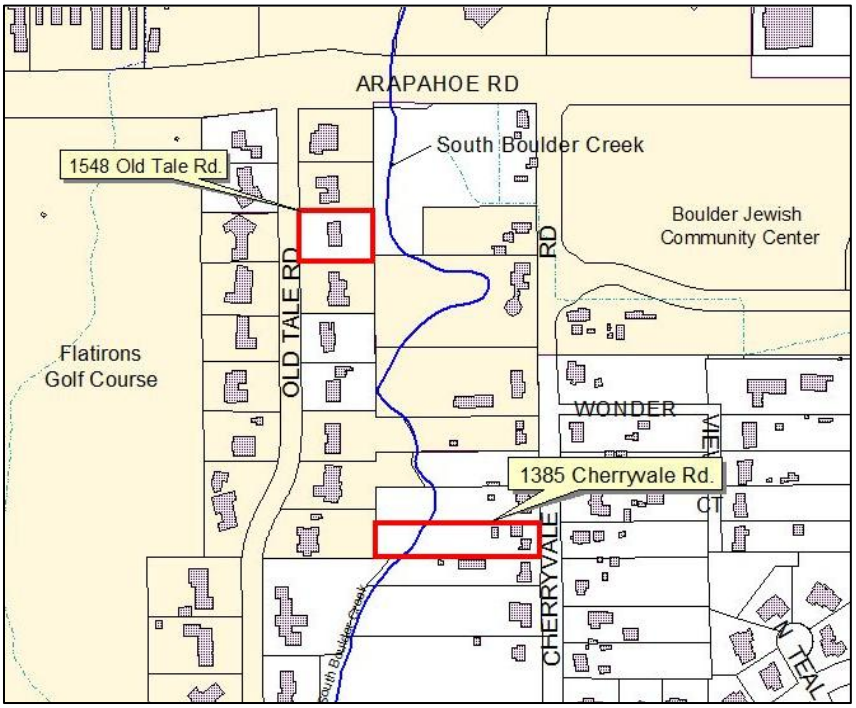


Figure 3: Location of 1548 Old Tale Rd.

The city's conveyance zone covers approximately 1/3 of the property and limits the buildable area to the western portion of the site. The property owner has agreed to dedicate a flood maintenance easement over the portion of the property that is within 60 ft. of the centerline of South Boulder Creek (consistent with the flood easement dedications on previously annexed Old Tale Road properties). This annexation is consistent with the conditions that the rest of the neighborhood annexed with, except that water and sewer connection costs and plant investment fees will be assessed at the rates at the time of connection, rather than locking ionto 2014 rates as we did with the rest of the neighborhood which was a one-time offer by the city.

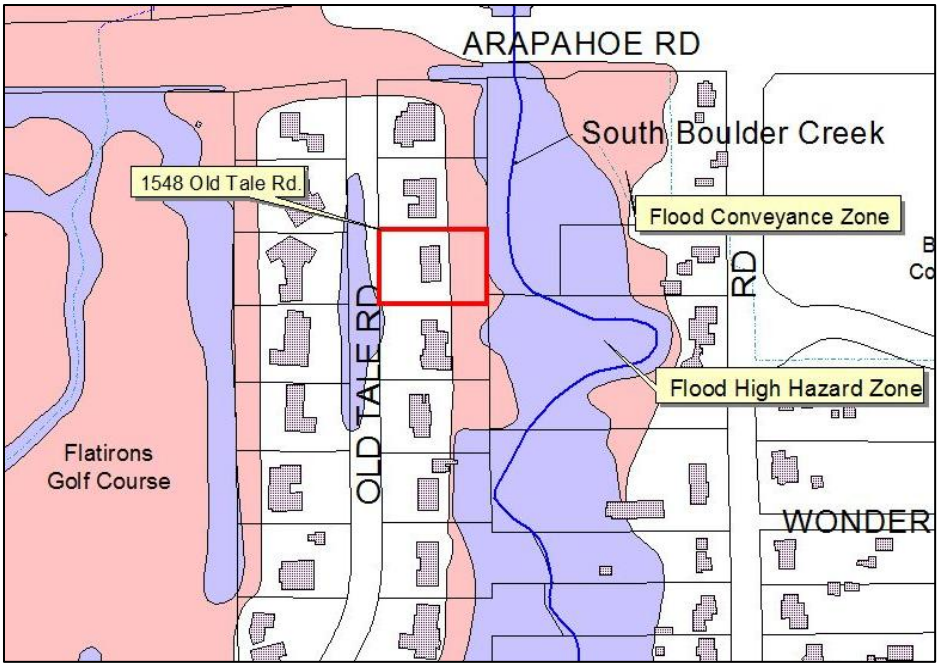


Figure 4: 1548 Old Tale Rd. – Flood Zone Designation

The proposed zoning for the property is Residential – Rural 2, which is consistent with the BVCP land use designation of Very Low Residential and with the adopted zoning for other properties along Old Tale Road. The zoning and the flood zone designations prevent subdivision of the property, therefore the property has no further development potential.

3. 5955 Baseline Rd.

This is a 1.34 ac property located near the corner of Cherryvale and Baseline roads on the eastern edge of the city.

In August 2014, the city received $1,000,000 in state grant funds for the installation of utility infrastructure in Area II flood-impacted neighborhoods. When surveyed, landowners along Old Tale Road expressed the most interest in annexing, and recioved the majority of the grant funds for installation of a water line., Properties along Baseline Rd had the second highest level of interest, and based on the construction contract awarded, , the remaining grant funds will be used to construct water and sewer mains along Baseline Road to facilitate utility access to this property.

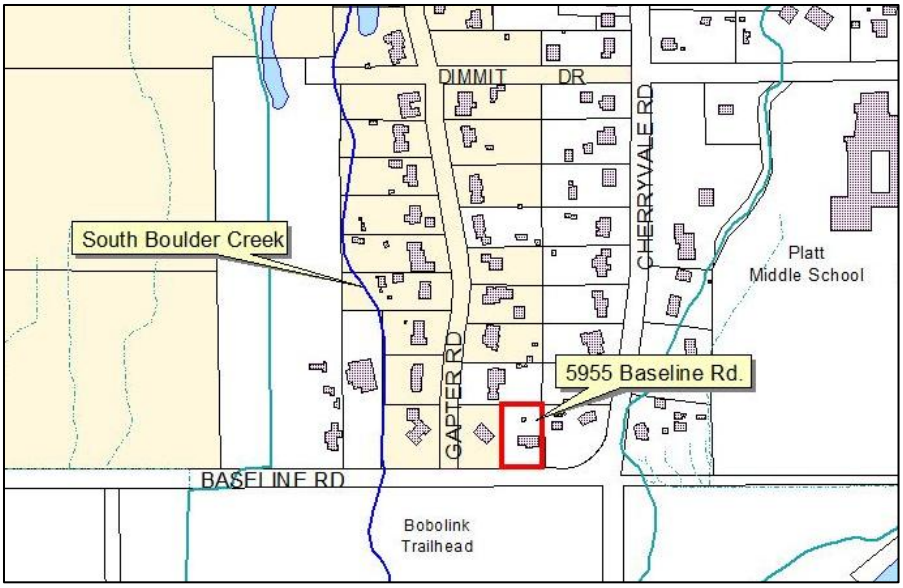


Figure 5: Location of 5955 Baseline Rd.

The city's flood conveyance zone covers a small portion of the southwest corner of the property. A flood maintenance easement is not necessary on this site.

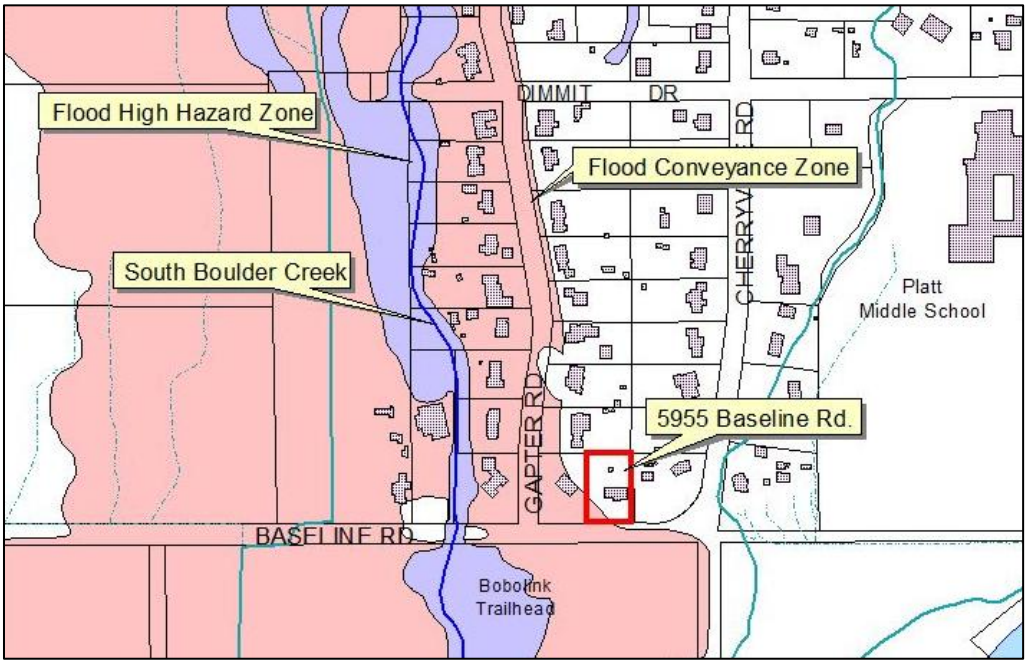


Figure 6: 5955 Baseline Rd. – Location of Flood Zones

The proposed zoning for the property is Residential – Rural 1, which is consistent with the BVCP land use designation of Very Low Residential. The zoning limits use of the property to one dwelling unit, therefore the property has no further development potential.

ANALYSIS:

1. Is the proposed annexation consistent with state statutes pertaining to the annexation of a property into the City of Boulder?

Annexations must comply with the Municipal Annexation Act of 1965, section 31-12-101, *et. seq.,* C.R.S. Staff has reviewed the annexation petitions for compliance with section 31-12-104, section 31-12-105, 31-12-106, and 31-12-107 C.R.S., as applicable, and finds the applications are each consistent with the statutory requirements.

All three properties are developed with a single residential dwelling unit.

1548 Old Tale Rd. is part of an enclave since it is completely surrounded by the city.

Two properties (1385 Cherryvale Rd. and 5955 Baseline Rd.) are developed with a single family residential dwelling unit but are not part of an enclave. The proposed annexations meet the eligibility requirement of having at least 1/6 contiguity with the city limits.

The property at 1385 Cherryvale Rd. has some contiguity to city limits. The property owners are seeking a series annexation of their property by approval of two separate ordinances. The first ordinance would first annex a portion of the property that can currently meet the 1/6 continuity to city limits requirement. Approval of the first ordinance would establish the new municipal limits and create at least 1/6 contiguity to city limits for the remainder of the property. Annexation of the remainder of the property would then be approved in a second ordinance. It is common practice to break an annexation into separate areas in order to meet the requirements for 1/6 continuity.

All the property owners filed an annexation petition and each such petition was filed with the City Clerk. There is a community interest in annexation of each property proposed for annexation and the City of Boulder. None of the properties proposed to be annexed are included in another annexation proceeding involving a municipality other than the City of Boulder.

Water and sewer services are available to serve one property at this time (1385 Cherryvale Rd.). Sewer service is available to serve 1548 Old Tale Rd. and water service will be made available later this year after the construction of a water main in Old Tale Road. 5955 Baseline Rd. is annexing to obtain both utility services upon completion of utility mains in Baseline Road with the use of state grant money.

Two of the subject properties are in the Northern Colorado Water Conservancy District (NCWCD). However, only one property is in the municipal subdistrict. Petitions for inclusion in the district and subdistrict will be filed with the NCWCD office prior to the City Council first reading of the annexation ordinances.

The subject properties would continue to be served by the Boulder Valley School District.

Finally, these annexations do not have the effect of extending the municipal boundary more than three miles in any direction from any point of the City of Boulder's boundary in any one year.

2. Is the proposed annexation consistent with the Boulder Valley Comprehensive Plan?

Land Use Designation. The proposed zoning on all the properties is consistent with the BVCP land use designations (see page 2 for proposed zoning and current land use designations).

BVCP Policies

Annexation of land must be consistent with the following policies shown in ***bold italic***, with consistency of the proposed annexation following:

1.18 Growth Requirements. The overall effect of urban growth must add significant value to the community, improving quality of life. The city will require development and redevelopment as a whole to provide significant community benefits and to maintain or improve environmental quality as a precondition for further housing and community growth.

The community, environmental, and public health quality will be enhanced with the annexation of these properties, with the requirement for use of city water and sewer services and to eliminate the potential for failing septic systems on residential properties. Annexation of these properties will not result in additional development as all properties are substantially developed.

1.24 Annexation. The applicable policies (a, b, c and e) in regard to annexation to be pursued by the city are:

a) Annexation will be required before adequate facilities and services are furnished.

Annexation will be required before any additional city services will be furnished to these properties. City services will be available to all three subject properties immediately or shortly upon annexation.

b) The city will actively pursue annexation of county enclaves, Area II properties along the western boundary, and other fully developed Area II properties. County enclave means an unincorporated area of land entirely contained within the outer boundary of the city. Terms of annexation will be based on the amount of development potential as described in (c), (d), and (e) of this policy.

These properties are either part of an existing county enclave or in fully developed Area II neighborhoods, thus annexation of the properties would further this policy.

c) Annexation of existing substantially developed areas will be offered in a manner and on terms and conditions that respect existing lifestyles and densities. The city will expect these areas to be brought to city standards only where necessary to protect the health and safety of the residents of the subject area or of the city. The city, in developing annexation plans of reasonable cost, may phase new facilities and services. The county, which now has jurisdiction over these areas, will be a supportive partner with the city in annexation efforts to the extent the county supports the terms and conditions being proposed.

The proposed zoning of all the properties will reflect the existing development pattern most appropriate for their respective neighborhoods. All three properties are substantially developed and the annexation will result in the properties being brought to city standards consistent with this policy.

Boulder County has been supportive and has encouraged these annexations as an effort to address public health and safety issues associated with well and septic systems.

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

STAFF FINDINGS AND RECOMMENDATION:

1. Staff finds the proposed annexations to be consistent with State statutes.

2. Staff finds the proposed annexations to be consistent with the BVCP.

3. Staff finds the application for initial zoning for each property to be consistent with the respective BVCP land use designation and that the easement dedications and the city's flood plain regulations meet the intent of the OS-O land use designation.

Therefore, staff recommends that Planning Board adopt the following motion:

Motion that Planning Board recommend to City Council approval of the three proposed annexations subject to the annexation conditions in the respective annexation agreements attached to the staff memorandum with initial zoning of RR-1 and RR-2 as specifically proposed for each property in the staff memo.

Approved By:

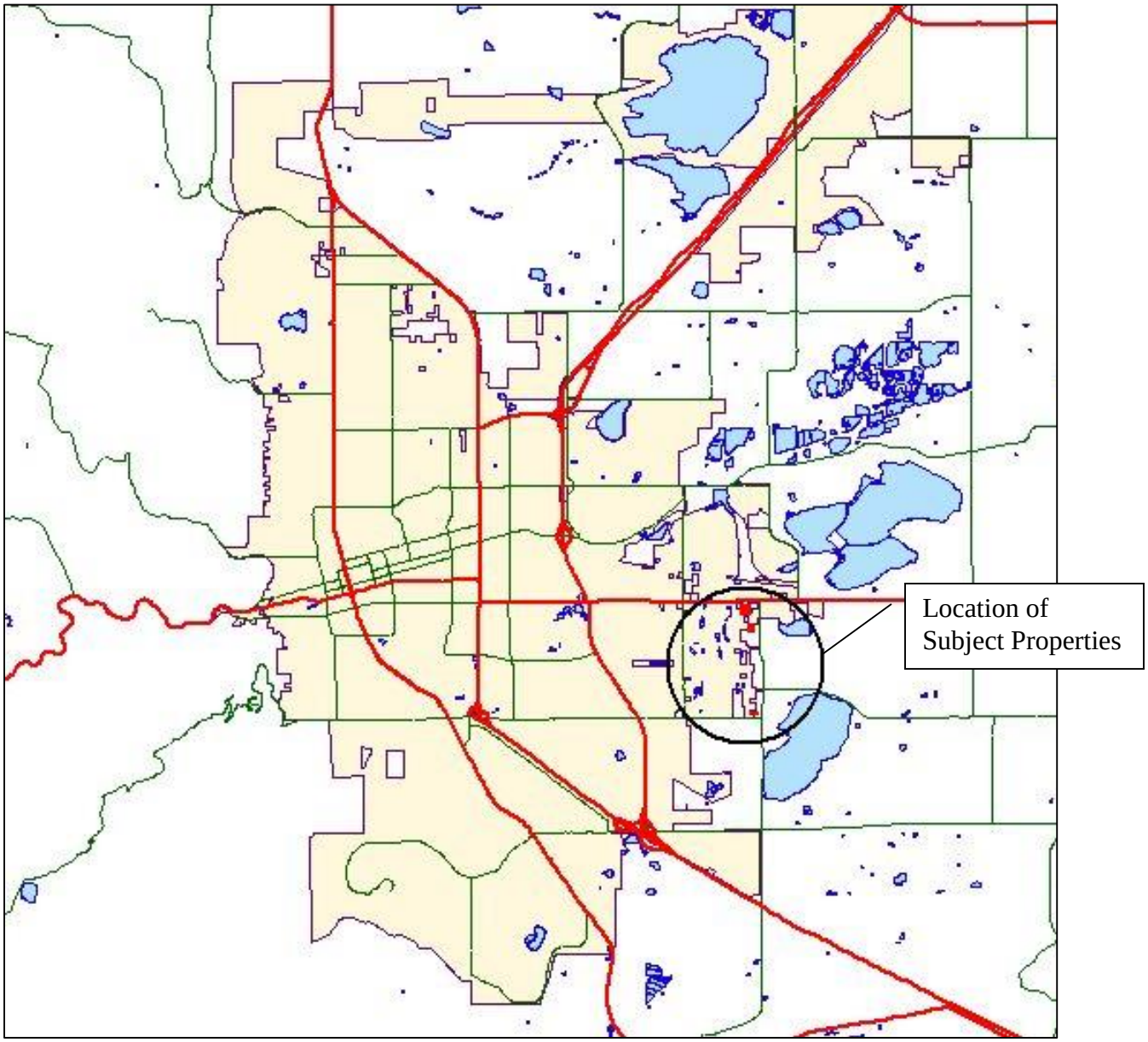
David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

Attachment A: Location of Subject Properties
Attachment B: Annexation Maps
Attachment C: City of Boulder Guidelines for Annexation Agreements
Attachment D: Applicants' Annexation Petitions
Attachment E: Annexation Agreements

Attachment A

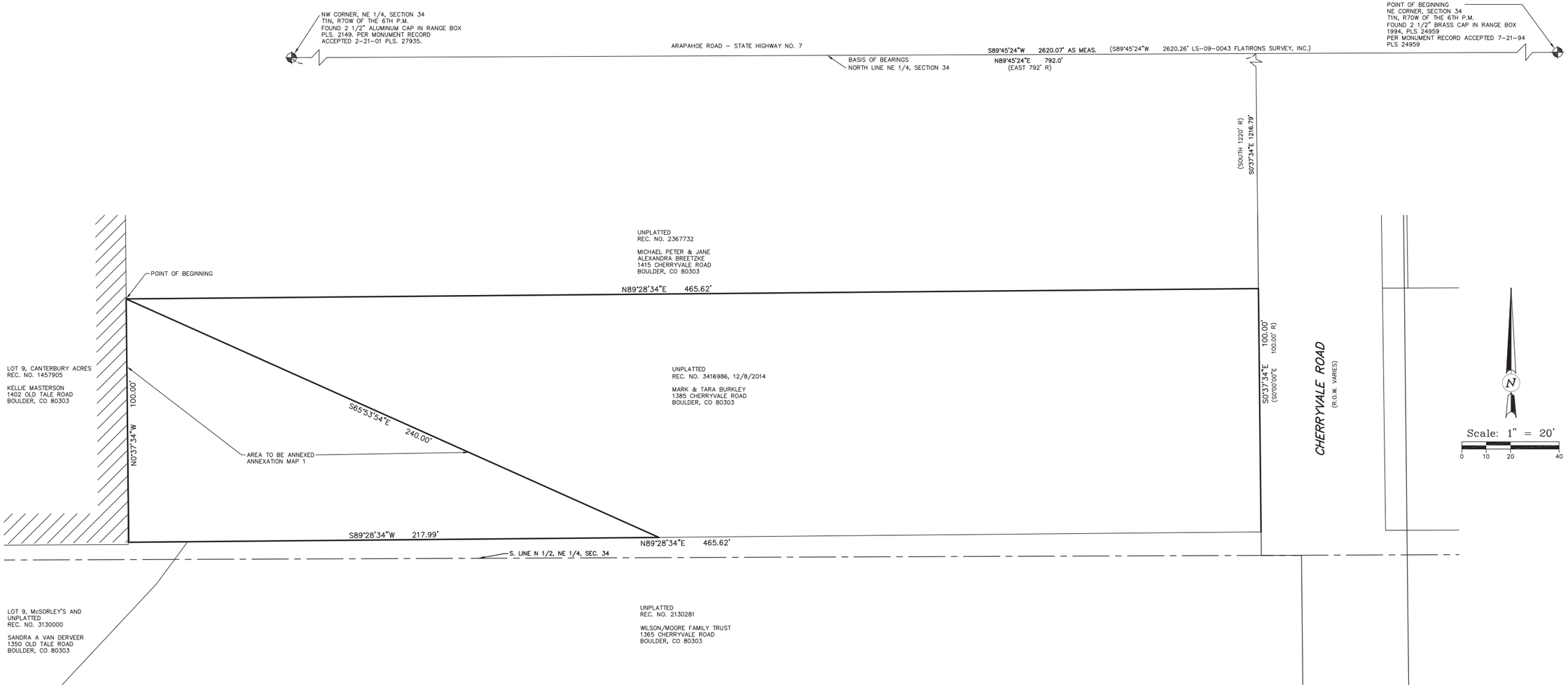
Location of Subject Properties



ANNEXATION MAP 1

ATTACHMENT B

1385 CHERRYVALE ROAD
LOCATED IN NE 1/4 SECTION 34, T1N, R70W OF THE 6TH P.M.
COUNTY OF BOULDER
STATE OF COLORADO



SURVEY NOTES

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED TO THE CITY OF BOULDER, COLORADO.
2. THIS ANNEXATION IS BASED ON AN IMPROVEMENT LOCATION CERTIFICATE PREPARED BY SCOTT, COX & ASSOCIATES, PROJECT NO. 14379A, DATED 7/31/14.
3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a).

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, T1N, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF THE NORTHEAST 1/4, OF SAID SECTION 34, WHENCE THE NORTH LINE OF SAID NORTHEAST 1/4 BEARS N89°45'24"E, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N89°45'24"E ALONG SAID NORTH LINE A DISTANCE OF 729 FEET; THENCE S0°37'34"E A DISTANCE OF 1216.79 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3416986, RECORDED 12/8/2014. THENCE S89°28'34"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 465.62 FEET TO THE POINT OF BEGINNING.

THENCE S65°53'54"E A DISTANCE OF 240.00 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE S89°28'34"W ALONG SAID SOUTH LINE A DISTANCE OF 217.99 FEET;
THENCE N00°37'34"W ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,900 SQUARE FEET OR 0.250 ACRES.

LEGEND

⊕	PUBLIC LAND CORNER FOUND
(R)	RECORD COURSE PER LEGAL DESCRIPTION
(M)	MEASURED COURSE
▨	PROPERTY CONTIGUOUS TO EXISTING CITY OF BOULDER LIMITS

TOTAL PERIMETER OF AREA TO BE ANNEXED	=557.99 FEET
ONE SIXTH OF TOTAL PERIMETER	=93.00 FEET
PERIMETER CONTIGUOUS TO EXISTING CITY LIMITS	=100.00 FEET

OWNER: MARK AND TARA BURKLEY
1385 CHERRYVALE ROAD
BOULDER, COLORADO 80303

SURVEYOR: SCOTT, COX & ASSOCIATES, INC.
1530 55TH STREET
BOULDER, COLORADO 80303

DRAFT
05/20/15

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF BOULDER, COLORADO, AND THAT AT LEAST ON SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT CITY OF BOULDER, COLORADO.

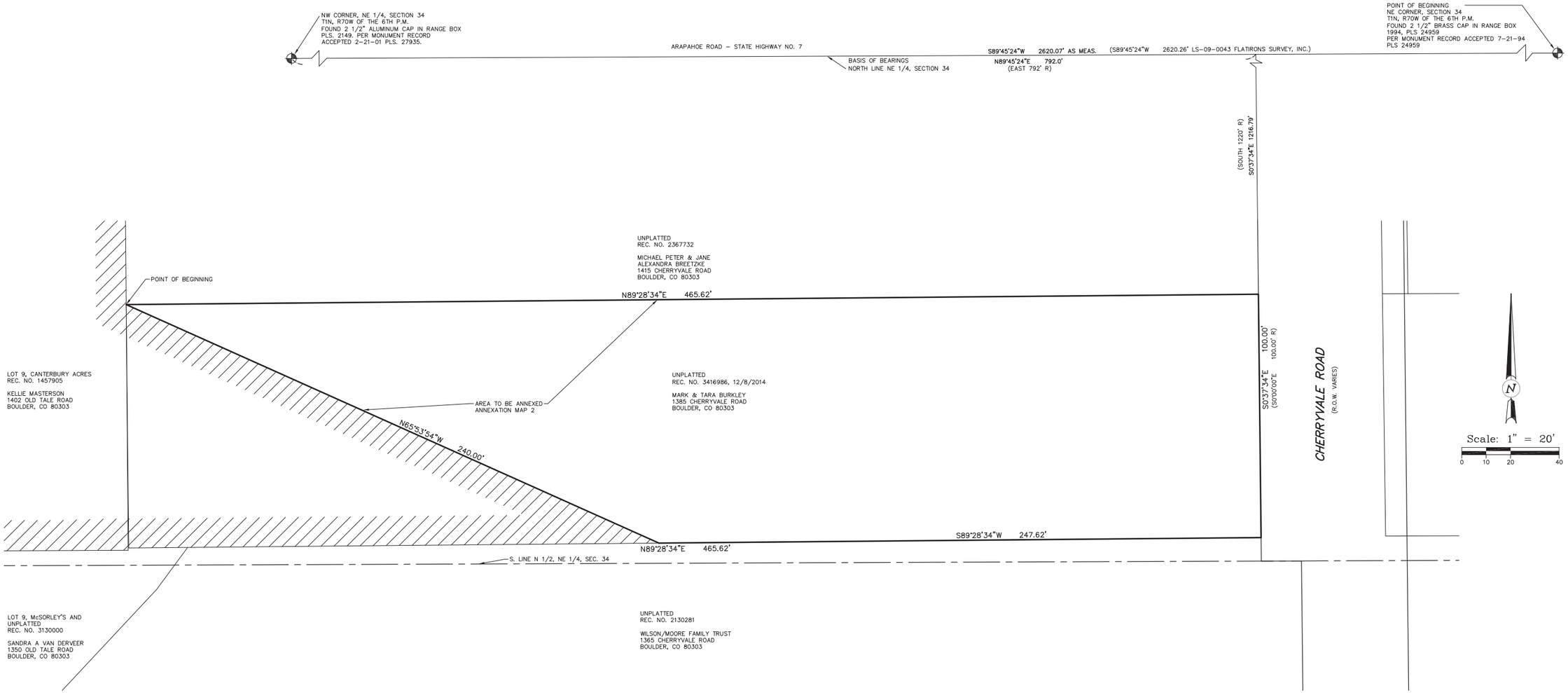
A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.

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

Designed by AJB	Date	Scale	Drawing no.		Sheet
Drawn by JAS	05/20/15	1"=20'	14379A		1
Checked by AJB	Revision	Description		Date	Project no. 14379A

ANNEXATION MAP 2

1385 CHERRYVALE ROAD
LOCATED IN NE 1/4 SECTION 34, T1N, R70W OF THE 6TH P.M.
COUNTY OF BOULDER
STATE OF COLORADO



SURVEY NOTES

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2. THIS ANNEXATION IS BASED ON AN IMPROVEMENT LOCATION CERTIFICATE PREPARED BY SCOTT, COX & ASSOCIATES, PROJECT NO. 14379A, DATED 7/31/14.
3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a).

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, T1N, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF THE NORTHEAST 1/4, OF SAID SECTION 34, WHENCE THE NORTH LINE OF SAID NORTHEAST 1/4 BEARS N89°45'24"E, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N89°45'24"E ALONG SAID NORTH LINE A DISTANCE OF 729 FEET; THENCE S0°37'34"E A DISTANCE OF 1216.79 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3416986, RECORDED 12/8/2014. THENCE S89°28'34"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 465.62 FEET TO THE POINT OF BEGINNING.

THENCE N89°28'34"E ALONG SAID NORTH LINE A DISTANCE OF 465.62 FEET TO THE EAST LINE OF SAID PARCEL;
THENCE S00°37'34"E ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE S89°28'34"W ALONG SAID SOUTH LINE A DISTANCE OF 247.62 FEET;
THENCE N65°53'54"W A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35,663 SQUARE FEET OR 0.819 ACRES.

LEGEND

⊕	PUBLIC LAND CORNER FOUND
(R)	RECORD COURSE PER LEGAL DESCRIPTION
(M)	MEASURED COURSE
▨	PROPERTY CONTIGUOUS TO EXISTING CITY OF BOULDER LIMITS

TOTAL PERIMETER OF AREA TO BE ANNEXED	=1,053.24 FEET
ONE SIXTH OF TOTAL PERIMETER	= 175.53 FEET
PERIMETER CONTIGUOUS TO EXISTING CITY LIMITS	= 240.00 FEET

OWNER: MARK AND TARA BURKLEY
1385 CHERRYVALE ROAD
BOULDER, COLORADO 80303

SURVEYOR: SCOTT, COX & ASSOCIATES, INC.
1530 55TH STREET
BOULDER, COLORADO 80303

DRAFT
05/20/15

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF BOULDER, COLORADO, AND THAT AT LEAST ON SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT CITY OF BOULDER, COLORADO.

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

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

Designed by AJB	Date 05/20/15	Scale 1"=20'	Drawing no. 14379A		Sheet 2
Drawn by JAS	Revision	Description		Date	Project no. 14379A
Checked by AJB					

ANNEXATION MAP

LOT 15, CANTERBURY ACRES SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

TOTAL AREA = 30,024 SQ FT, OR 0.69 ACRES, MORE OR LESS

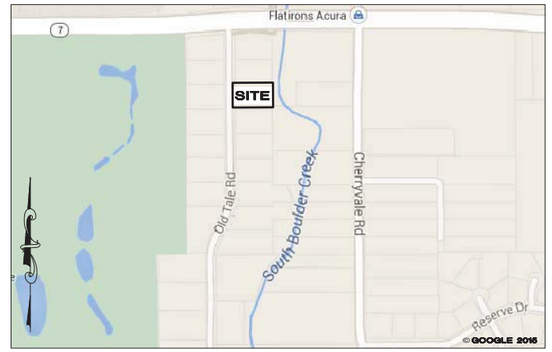
Parcel Description

(PROVIDED BY DEED RECORDED ON 5/16/2011 AT REC. NO. 3148863)

LOT 15
CANTERBURY ACRES
IN THE COUNTY OF BOULDER,
STATE OF COLORADO.

Legend

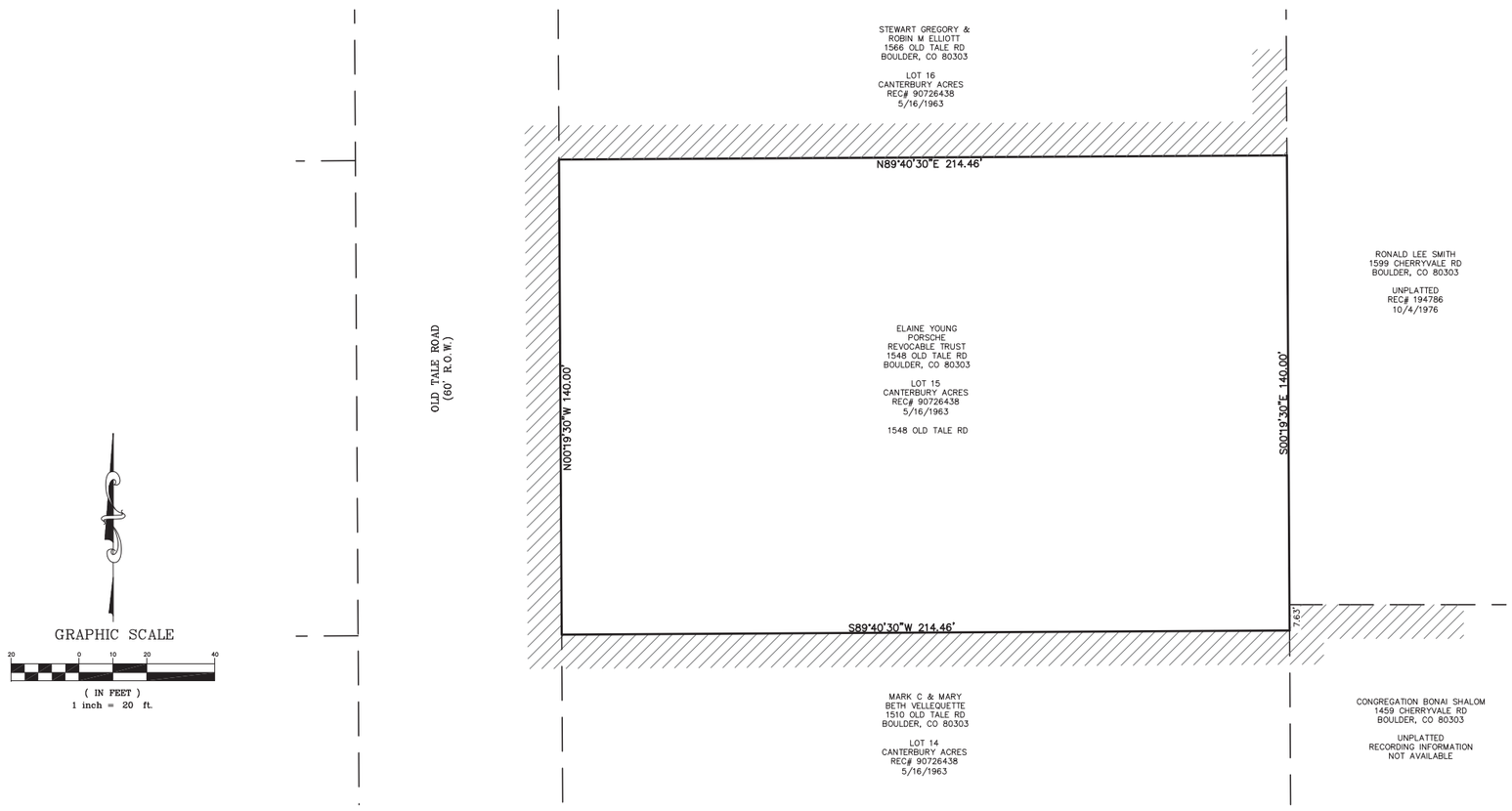
CURRENT LIMITS OF THE CITY OF BOULDER



Vicinity Map
NOT TO SCALE

Notes

1. THIS ANNEXATION MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR BINDER. IT IS RECOMMENDED THAT THE CLIENT OBTAIN A CURRENT TITLE COMMITMENT OR BINDER.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY PORTRAY THE RELATIONSHIP OF THE LAND PROPOSED FOR ANNEXATION TO THE CURRENT CITY OF BOULDER LIMITS.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
5. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

Contiguity

TOTAL PERIMETER.....708.92'
1/6TH PERIMETER.....118.15'
CONTIGUOUS TO CITY LIMITS.....576.55'

Surveyor's Certificate

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS ANNEXATION MAP OF THE ABOVE DESCRIBED LAND WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JULY 28, 2015 AND THAT AT LEAST 1/6TH OF THE TOTAL PERIMETER OF THAT LAND TO BE ANNEXED IS CONTIGUOUS TO THE EXISTING CITY OF BOULDER LIMITS.

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	

ANNEXATION MAP
PREPARED FOR
CITY OF BOULDER

COPYRIGHT 2015 FLATIRONS, INC.

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.Flatironsinc.com
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 935-6997

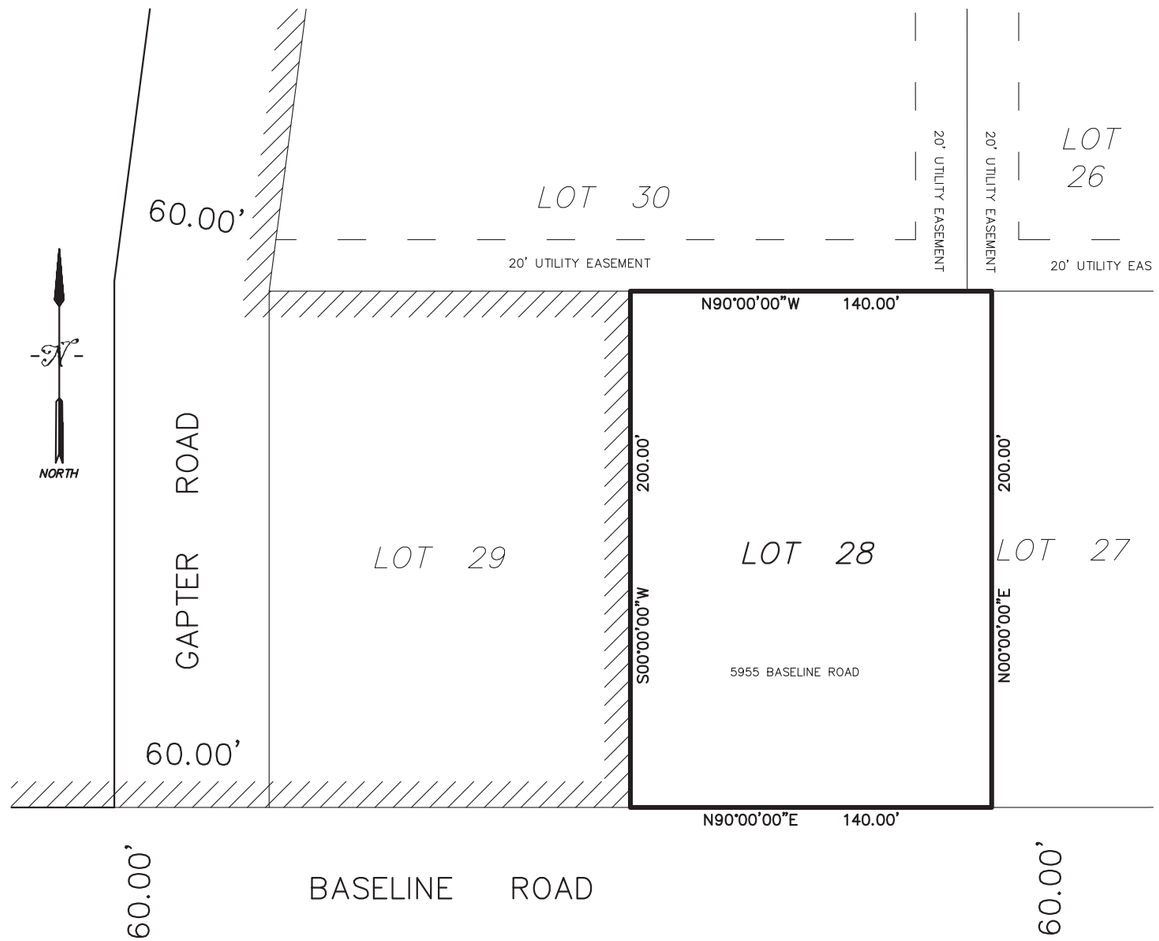
COLORADO LICENSED
16406
7/29/15
PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	15-66,219
DATE:	07-29-2015
DRAWN BY:	E. PRESCOTT
CHECKED BY:	JK/JZG/WW

SHEET 1 OF 1

BY:PRESCOTT FILE:66219-ANNEX C15.DWG DATE:7/29/2015 1:07 PM

LOCHRIDGE ANNEXATION MAP



= EXISTING CITY LIMITS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

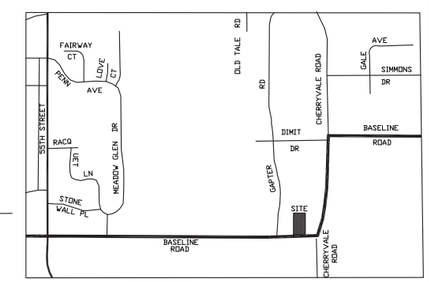
LOT 28, FIRST ADDITION TO THE GAPTER SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

SURVEYOR'S CERTIFICATION

I, KIM A. ALBERS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE LEGAL DESCRIPTION SHOWN HEREON ACCURATELY DESCRIBES THE AREA PROPOSED FOR ANNEXATION AS DEPICTED ON THIS ANNEXATION MAP. I FURTHER CERTIFY THAT THE PERIMETER OF THE AREA PROPOSED FOR ANNEXATION IS LESS THAN SIX TIMES THE CONTIGUOUS LENGTH WITH EXISTING CITY LIMITS.

KIM A. ALBERS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 25614

COLORADO LICENSED KIM A. ALBERS 25614 PROFESSIONAL LAND SURVEYOR



VICINITY MAP
(NOT TO SCALE)

CONTIGUITY

PERIPHERY OF AREA TO BE ANNEXED = 680.00 FEET
ONE SIXTH TOTAL PERIPHERY = 113.33 FEET
CONTIGUITY OR DISTANCE OF AREA ADJOINING CITY LIMITS = 200.00 FEET

TRUE POSITION LAND SURVEYING
951 East 8th Ave., Broomfield, CO. 80020
Phone: (720) 566-0466 truepositionls@qwestoffice.net

DATE: 4/24/2012	DRAWN BY: KAA	JOB NO.: 001
SCALE: AS SHOWN	CHECKED BY: JSP	DRAWING NO.: 002
REVISIONS - DATE/BY:	REVISIONS - DATE/BY:	REVISIONS - DATE/BY:
7/10/2015 –KAA		

Attachment C

City of Boulder
Guidelines for Annexation Agreements

-Individual Annexations of Mostly Developed Residential Properties
in Area II-

June 25, 2002

I. Background:

The purpose of these guidelines is to provide general direction for negotiating annexation agreements with individual landowners of mostly developed residential properties in Area II. They are intended to clarify city expectations in individual annexations. These guidelines have been endorsed by Planning Board and City Council and are a reference for city staff, landowners, Planning Board and City Council in future individual annexation negotiations. The Boulder Valley Comprehensive Plan provides a framework for annexation and urban service provision. With the 2001 update to the BVCP, Annexation Policy 1.25 was amended to provide more clarity about annexations. The amendments to the policy included the following:

- Direction for the city to actively pursue annexation of county enclaves, Area II properties along the western boundary, and other mostly developed Area II properties;
- Direction to the county to attach great weight to the city's input on development in enclaves and developed Area II lands and to place emphasis on conforming to the city's standards in these areas; and
- A policy that developed parcels proposed for annexation that are seeking no greater density or building size should not be required to provide the same level of community benefit as vacant parcels until more development of the parcel is applied for.

In order to reduce the negative impacts of new development in the Boulder Valley, the BVCP states that the city shall annex Area II land with significant development or redevelopment potential only on a very limited basis. Such annexations will be supported only if the annexation provides a special opportunity to the city or community benefit.

These guidelines apply primarily to mostly developed residential properties in Area II. In most of these cases, the city would not request a community benefit with the annexation. However, a few of the properties that are currently developed in the county may have further development potential once annexed into the city. These guidelines further refine the BVCP Policy 1.25 by specifically outlining which properties will be asked to provide community benefit upon annexation and what form of community benefit may be requested by the city.

II. General Principles of Individual Annexations of Mostly Developed Residential Properties:

A. In terms of the city's interests, the benefits of annexing mostly developed residential properties in Area II outweigh the costs.
B. The city has a strong desire to annex many of the residential properties in Area II because of the potential environmental and health issues associated with well and septic systems.
C. The basic fees associated with annexation (plant investment and impact fees) should not be reduced for individual property owners seeking annexation (although financing and payback may be negotiated).
D. The city has a legal obligation under state law to annex enclaves at the request of the property owner without terms and conditions beyond those required through existing ordinances.
E. The city may apply additional terms and conditions to enclaves only through negotiation with the property owner. (Use caution when applying community benefit).

III. Principles of Applying City Community Benefit Policy:

A. Community benefit should only be applied to properties with additional development potential.
B. For the purposes of these guidelines, additional development potential includes the ability to subdivide the property and/or build at least one additional unit on the property. Additional development potential **does not** include the ability to add on to an existing house or to replace an old house with a new one (scrape-offs).
C. Although emphasis is placed on affordable housing, community benefit is not restricted to housing. An affordable housing benefit should be balanced with other benefits such as land or property dedications (landmarking, flood and open space easements) or other restrictions that help meet BVCP goals.
D. The city should strive for consistency in applying the affordable housing requirement to properties with additional development potential. In areas where new affordable units are appropriate (Crestview East), restrictions should be placed on the affordability of the new units. In areas where new affordable units are not appropriate or feasible, (Gould Subdivision, 55th St. enclaves), the applicant should be requested to pay two times the cash contribution in-lieu of providing on-site affordable housing.

IV. Framework for Basic Annexation Conditions for All Properties:

A. Inclusion in the Boulder Municipal Subdistrict and the Northern Colorado Water Conservancy District.
B. Assessment for waterline and sanitary sewer along street frontage (either existing or to be constructed).
C. Development Excise Tax (DET).

D. Storm Water and Flood Management Utility Plant Investment fees.
E. Water and Wastewater Utility Plant Investment Fee.
F. Dedication to the city of right-of-way for streets, alleys, water mains, and/or fire hydrants.
G. Agreement to participate in their pro rata share of any future right-of-way improvements (paving, roadbase, curb, gutter, landscaping, sidewalks, bicycle and pedestrian path connections).
H. Properties with Silver Lake Ditch rights: The city would ask the property owner to sell all interests in the ditch company to the city.
I. Properties with other ditch rights: The city would ask for the Afirst Right of Refusal@ for any ditch rights associated with the property.

V. Application of Community Benefit

A. Guidelines for properties within the flood conveyance zone or with an open space or natural ecosystem land use designations.

1. The city would request dedication of an open space conservation easement for any portion of the site with a BVCP Open Space or Natural Ecosystem land use designation.
2. The city would request dedication to the city of a stormwater and floodplain easement for any portion of the site located within the flood conveyance zone.

B. Guidelines for properties with additional development potential.

The guidelines below are based on the definition of development potential as the potential for a property to be subdivided or for additional units to be built on the property. Although the terms of the community benefit requirement may be negotiated on a case-by-case basis, the following are the general guidelines for requesting community benefit:

1. A community benefit requirement in the form of two times the cash in-lieu contribution as set forth in the city's inclusionary zoning ordinance to the Housing Trust Fund would be negotiated with property owners in ER and RR zones.
2. For properties in LR and MR zones, a condition would be negotiated that a certain percentage of any new dwelling units be made permanently affordable to various income groups (see specific guidelines for each property group below).
3. For enclaves, the affordable housing request should be consistent with similar annexations in the area (see specific guidelines for each property group below).
4. For edge properties, the cash-in-lieu requested would be two times that required under the inclusionary zoning ordinance.

C. Guidelines for specific property areas.

1. Enclave – Crestview East

a. <u>All properties</u>:

- Request that the applicant demonstrate compliance with the North Boulder Subcommunity Plan Design Guidelines upon redevelopment or other applicable developed zoning district standards.

b. <u>Properties along Fourmile Canyon Creek</u>:

- Attempt to secure through negotiation, dedication of conservation, trail, and floodplain and drainage utility easements to the city to meet the objectives of the Greenways Master Plan and the Stormwater and Flood Management Utility.

c. <u>Properties with subdivision potential – split MR/LR zoning</u>:

- 50% of any newly constructed units should be permanently affordable to low and middle income households.

d. <u>Properties with subdivision potential – split LR/ER zones:</u>

- 25% of any newly constructed units should be permanently affordable to middle income households; and
- Market rate units permitted on site should pay twice the applicable cash-in-lieu amount required by inclusionary zoning provisions.

e. <u>Properties with subdivision potential – ER zones</u>:

- Payment of two times the cash contribution in-lieu of providing on-site affordable housing set forth in the city's inclusionary zoning ordinance for each new dwelling unit (prior to building permit).

2. Enclave – Githens Acres and other miscellaneous North Boulder enclave properties.

a. <u>All properties</u>:

- Request that the applicant demonstrates compliance with the North Boulder Subcommunity Plan Design Guidelines upon redevelopment or other applicable developed zoning district standards.

b. <u>Properties along Fourmile Canyon Creek</u>:

- Attempt to secure through negotiation, dedication of conservation, trail, and floodplain and drainage utility

easements to the city to meet the objectives of the Greenways Master Plan.

3. Enclave – Pennsylvania Ave.

a. Three properties along the Wellman Canal (5255, 5303, and 5101):
- Attempt to secure through negotiation, dedication of a trail easement to the city to meet the objectives of the city's Transportation Master Plan.

b. For all properties:
- Request payment for share of sidewalk improvements along Pennsylvania Ave.

4. Enclave – 55th St.

a. Property with an MR land use designation (1415 55th St.):
If zoned LR-D,
- Payment of two times the cash contribution in-lieu of providing on-site affordable housing set forth in the city's inclusionary zoning ordinance for each new dwelling unit. (at the time of building permit) or;
- Any newly constructed units must be permanently affordable to middle income households.

If zoned MR-D,
- 50% of any newly constructed units must be permanently affordable to low and middle income households.

b. Properties with an LR land use designation and further development potential (994, 836, 830 55th St. and 5495 Baseline Rd.):
- Payment of two times the cash contribution in-lieu of providing on-site affordable housing set forth in the city's inclusionary zoning ordinance for each new dwelling unit (at the time of building permit).

5. Gould Subdivision

a. Three properties with additional development potential (2840 Jay Rd., 2818 Jay Rd., 4040 28th St.):
- Payment of two times the cash contribution in-lieu of providing on-site affordable housing set forth in the city's inclusionary zoning ordinance for each new dwelling unit.

6. Western Edge

a. Two properties with a VLR land use designation and development potential (0 Linden Dr., and 3650 4th St.):

- Payment of two times the cash contribution in-lieu of providing on-site affordable housing set forth in the city's inclusionary zoning ordinance for each new dwelling unit. (at the time of subdivision).

b. Properties at 3365 4th St., 3047 3rd St., 2975 3rd St., and 2835 3rd St.:

- An open space conservation easement, for the portion of the property that is west of the ABlue Line," should be dedicated to the city.

7. Old Tale Rd./Cherryvale Rd.

a. Properties along South Boulder Creek:

- Attempt to secure through negotiation, dedication of conservation, trail, and floodplain and drainage utility easements to the city to meet the objectives of the Greenways Master Plan and the Stormwater and Flood Management Utility.

ANNEXATION PETITION

Submit with your application.

Annexation Information

Location of property to be annexed: 1385 Cherryvale Road, Boulder CO 80303

Legal Description: R0035406 TRACT 625-B 34-1N-70 BOOK 1254 PAGE 402 BCR

Size of property: 1.06 Acres Requested Zoning: RR1

Impact Report

If the area proposed for annexation is more than ten acres in size, an annexation impact report as required by state law (31-12-105.5, C.R.S.) must be submitted to the Planning Department prior to the first reading of the ordinance annexing the subject property by City Council. The Board of County Commissioners may waive this requirement. If so, a letter from the Board must be submitted to the Planning Department.

Districts

Please check those districts in which the property proposed for annexation is included:

X Boulder Valley School District

____ St. Vrain School District

____ Boulder Rural fire District

X Cherryvale Fire District

____ Left Hand Water District

____ Other (list)

Property Owners

List below all owners or lienholders of the property proposed for annexation (please print):

1. Mark Daniel Burkley
2. Tara Thrasher Burkley
3.
4.

ANNEXATION PETITION

Signature of petitioners requesting annexation of property to the city of Boulder, Colorado	Date of signature of each petitioner	Mailing address of each petitioner	Description of property included within the area proposed for annexation owned by each person signing this petition. (Attach separate sheet, if necessary).
[illegible]	5/12/15	1385 CHERRYVALE RD	
[illegible]	5.12.15	1385 CHERRYVALE RD.	

CENTRAL RECORDS
2015 JUN -8 PM 2:56

ANNEXATION PETITION

Submit with your application.

Annexation Information

Location of property to be annexed: 1548 Old Tale Rd Boulder Co 80303

Legal Description: LOT 15 CANTERBURY ACRES

Size of property: .6769 / 29,485 Requested Zoning: _____

Impact Report

If the area proposed for annexation is more than ten acres in size, an annexation impact report as required by state law (31-12-105.5, C.R.S.) must be submitted to the Planning Department prior to the first reading of the ordinance annexing the subject property by City Council. The Board of County Commissioners may waive this requirement. If so, a letter from the Board must be submitted to the Planning Department.

Districts

Please check those districts in which the property proposed for annexation is included:

✓ Boulder Valley School District

_____ St. Vrain School District

_____ Boulder Rural fire District

✓ Cherryvale Fire District

_____ Left Hand Water District

_____ Other (list)

_____

_____

Property Owners

List below all owners or lienholders of the property proposed for annexation (please print):

1. Porsche Elaine Young Revocable Trust
2. _____
3. _____
4. _____

ANNEXATION PETITION

ture of petitioners requesting xation of property to the city of er, Colorado	Date of signature of each petitioner	Mailing address of each petitioner	Description of property included within the area proposed for annexation owned by each person signing this petition. (Attach separate sheet, if necessary).
che Elaine Young	5/18/15	1548 Old Tale	Lot 15 Canterbury Acres

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

_____,
being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

Elaine Porsch Young
_____
Circulator

Subscribed and sworn to before me this 18th day of May, A.D. 20 15.

Witness my hand and official seal. My commission expires: 05.01.2016.

LAURA CURTIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124017704
MY COMMISSION EXPIRES MAY 1, 2016

Laura Curtis
Notary Public

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

_____,
being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

_____
Circulator

Subscribed and sworn to before me this_____day of _____, A.D. 20_____.

Witness my hand and official seal. My commission expires:_____.

_____
Notary Public

CITY OF BOULDER
CITY ATTORNEY'S OFFICE
CENTRAL RECORDS
2015 JUL -6 PM 5:09

ANNEXATION PETITION

Submit with your application.

Annexation Information

Location of property to be annexed: 5955 Baseline Rd Boulder CO 80303

Legal Description: Lot 28 Subdivision Chapter 1 BOV

Size of property: .70 Acres Requested Zoning: RR - Area 1 City of Boulder

Impact Report

If the area proposed for annexation is more than ten acres in size, an annexation impact report as required by state law (31-12-105.5, C.R.S.) must be submitted to the Planning Department prior to the first reading of the ordinance annexing the subject property by City Council. The Board of County Commissioners may waive this requirement. If so, a letter from the Board must be submitted to the Planning Department.

Districts

Please check those districts in which the property proposed for annexation is included:

✓ Boulder Valley School District

_____ St. Vrain School District

_____ Boulder Rural fire District

_____ Cherryvale Fire District

_____ Left Hand Water District

_____ Other (list)

Property Owners

List below all owners or lienholders of the property proposed for annexation (please print):

1. Patton Greene Lochridge Jr.
2. Claire Arden Compton
3.
4.

Please Note:

No person shall petition to the city of Boulder for annexation of any real property until he has first read and thereafter follows these instructions in the execution of the within petition:

1. Every person signing the within annexation petition must personally insert the information required on the signature page(s) attached to the petition.

2. The person or persons who circulate the within petition must witness the signatures of every person signing this petition and so certify by executing the affidavit attached on the last page of this petition.

3. The following definitions of terms shall be applicable throughout this petition and every subsequent step of the annexation proceeding commenced pursuant to this petition:

   a. Landowner: means the owner in fee of any undivided interest in a given parcel of land. If the mineral estate has been severed, the landowner is the owner in fee of an individual interest in the surface estate and not the owner in fee of an individual interest in the mineral estate. In the case of multiple landowners, such as tenants in common or joint tenants, only one such landowner need petition for annexation, and the signature of one such landowner shall be sufficient, provided however, that said signing landowner had become liable for taxes in the last preceding calendar year or is exempt by law from payment of taxes, and provide further, that no other owner in fee of an individual interest of the same property objects to the annexation of the said property within 14 days after the filing of the annexation petition by submitting a written statement of his objections to the City Council.

      A purchaser of real property shall be deemed a landowner for the purpose of an annexation petition if:

      (1) The said purchaser is purchasing the land pursuant to a written contract duly recorded, and

      (2) The said purchaser has paid the taxes thereon for the next preceding tax year.

      A corporation, non-profit, owning land shall be deemed a landowner, and the same persons authorized to convey land for the corporation shall sign the within petition on behalf of such corporation.

   b. Nonresident Landowner: means any person owning property in the area proposed to be annexed, who is not a qualified elector as herein below defined, and who is at least eighteen (18) years of age as attested to by a sworn affidavit.

   c. Identical Ownership: means a situation where each owner has exactly the same degree of interest in a separate parcel of two or more parcels of land.

   d. Contiguous: means that one-sixth of the boundary of the territory proposed for annexation and the city limits must coincide. Contiguity as referred to in this petition or subsequent annexation proceedings is not affected by the existence of a platted street or alley, public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway between the city limits of the city of Boulder and the territory to be annexed.

4. This petition must be filed with the City Clerk of the city of Boulder.

5. This petition should be filed in the following manner:

   a. All blanks herein contained should be filled out and completed.

   b. Each signer shall, before signing said petition, carefully read the contents hereof.

   c. The signatures attached to this petition must have been signed within 180 days immediately preceding the filing of the said petition with the City Clerk.

   d. After filing of the petition, no person having signed said petition shall thereafter be permitted to withdraw his/her signature from said petition.

   e. This petition shall be accompanied by at least four copies of an annexation map containing the following information:

      1. A written legal description of the boundaries of the area proposed to be annexed.

      2. A map showing the boundaries of the area proposed to be annexed.

      3. Within the boundaries of the area proposed to be annexed, the location of each ownership tract in unplatted land and, if part or all of the area has been platted, the boundaries and the plat numbers of the plots or of the lots and blocks shall be shown.

      4. The portion of the boundaries of the area proposed to be annexed which is contiguous to the city limits of the city of Boulder, as the same exist at the time this annexation petition is to be filed, must be shown and the dimensions thereof indicated.

Submit with your application.

TO THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, GREETINGS:

The undersigned hereby petition(s) the city of Boulder to annex to the city of Boulder the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C.R.S. 1973, Section 31-12-107(I)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above described territory be annexed to the city of Boulder.

2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the city of Boulder.

3. That no less than one-sixth of the aggregate external boundaries of the above described territory hereby petitioned to the city of Boulder is contiguous to the city limits of the city of Boulder.

4. That a community of interest exists between the above described territory and the city of Boulder, And that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the city of Boulder.

5. That in establishing the boundaries of the above described territory, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, except and unless such tracts or parcels are already separated by a dedicated street, road or other public way.

6. That in establishing the boundaries of the above described territory, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty acres or more which, together with the buildings and improvements situate thereon, have an assessed valuation in excess of $200,000 for ad valorem tax purposes for the year next preceding the filing of the within petition for annexation, has been included within the above.

7. That the above described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the city of Boulder was held within the twelve months preceding the filing of this petition.

8. That the above described territory does not include any area included in another annexation proceeding involving a city other than the city of Boulder.

9. That at least four copies of an annexation map setting forth with reasonable certainty a written legal description of the boundaries of the area proposed to be annexed, a delineation of the outer boundaries of the above described territory, and the location of each ownership, tract and/or the boundaries and the plat numbers of plats and lots and blocks, the portion of the boundary contiguous with the existing city limits of the city of Boulder, and the dimensions of said contiguous boundary, all upon a material and of a size suitable for recording or filing with the City Clerk of the city of Boulder, and the dimensions of said contiguous boundary, all upon a material and of a size suitable for recording or filing with the City Clerk of the city of Boulder, accompany, have been attached hereto and hereby constitute a part of this petition.

10. That the above described territory is not presently a part of any incorporated city, city and county, or town.

11. That the above area described will (not) result in the detachment of area from any school district and the attachment of the same to another school district (and the resolution of school board of the district to which the area will be attached approving this annexation request).

ANNEXATION PETITION

Signature of petitioners requesting annexation of property to the city of Boulder, Colorado	Date of signature of each petitioner	Mailing address of each petitioner	Description of property included within the area proposed for annexation owned by each person signing this petition. (Attach separate sheet, if necessary).
[illegible]	6/30/15	5955 Baseline Rd.	Lot 28, 1st addition to Gapter Subdivision, City of Boulder, State of Colorado
Claire Stockbridge	6/30/15	5955 Baseline Rd	Same description

SIGN POSTING REQUIREMENTS
APPLICANT'S ACKNOWLEDGMENT FORM

Required for Certain Land Use Review, Administrative Review, and Technical Document Review Applications

CITY CODE REQUIREMENT FOR SIGN POSTING OF LAND USE REVIEW APPLICATIONS - Excerpt of Section 9-4-3(c), B.R.C. 1981: Public Notice of Application: The city manager will provide the following public notice of a development review application:

(1) Posting: After receiving such application, the manager will cause the property for which the application is filed to be posted with a notice indicating that a development review application has been made, the type of review requested, and that interested persons may obtain more detailed information from the planning department. The notice shall meet the following standards:

(A) The notice shall be place on weatherproof signs that have been provided by the City and placed on the property that is the subject of the application.

(B) All such notice shall be posted no later than ten days after the date the application is filed to ensure that notice is posted early in the development review process.

(C) The signs shall be placed along each abutting street, perpendicular to the direction of travel, in a manner that makes them clearly visible to neighboring residents and passers-by. At least one sign shall be posted on each street frontage.

(D) The signs shall remain in place during the period leading up to a decision by the approving authority, but not less than ten days.

(E) On or before the date that the approving authority is scheduled to make a decision on the application the city manager will require the applicant to certify in writing that required notice was posted according to the requirements of this section.

I, Patton Lochridge, am filing a Land Use Review or Technical Document Review
(PRINT NAME OF APPLICANT OR CONTACT PERSON)

application [on behalf of the property owner(s) _____ for property located
(PRINT NAME OF OWNER(S) IF OTHER THAN APPLICANT/CONTACT)

at 5955 Baseline Rd. I have read the city's sign posting requirements above and acknowledge and
(PRINT PROPERTY ADDRESS OR LOCATION)

agree to the following:

1. I understand that I must use the sign(s) that the city will provide to me at the time that I file my application. The sign(s) will include information about my application and property location to provide required public notice.

2. I am responsible for ensuring that the sign(s) is posted on the property described above in such a way that meets the requirements of Section 9-4-3(c), B.R.C. 1981 (listed above), including visibility of the sign(s) and time and duration of the sign(s) posting, and including reposting any signs that are removed, damaged, or otherwise displaced from the site. As necessary, I shall obtain a replacement sign(s) from the city for reposting.

3. I understand that certain future changes to my application, including but not limited to, changes to the project description or adding a review type, may require that I post a new sign(s). The city will notify me if such a reposting is required and provide me with a necessary replacement sign(s).

4. I understand that failing to provide the public notice by sign posting required by the city's land use regulation may result in a delay in the city's issuing a decision or a legal challenge of any issued decision.

Patton Lochridge — 6-30-15
NAME OF APPLICANT OR CONTACT PERSON — DATE

Please keep a copy of this signed form for your reference. If you have any questions about the sign posting requirements or to obtain a replacement sign, please call 303-441-1880.

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

Patton G. Lochridge and Claire L. Lochridge,
being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

Claire Lochridge
Circulator

Subscribed and sworn to before me this 30 day of June, A.D. 20 15.

Witness my hand and official seal. My commission expires: 3/12/19.

ALEXANDRA BRADSHAW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20154010388
MY COMMISSION EXPIRES MARCH 12, 2019

A Bradshaw
Notary Public

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

_____,
being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

_____
Circulator

Subscribed and sworn to before me this_____day of _____, A.D. 20_____.

Witness my hand and official seal. My commission expires:_____.

_____
Notary Public

For Administrative Purposes Only
Property Address: 1385 Cherryvale Road
Grantors: Mark Burkley and Tara Burkley
Grantee: City of Boulder, Colorado
Case#: LUR2015-00061

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement"), made this _____ day of _____, 2015, by and between the City of Boulder, a Colorado home rule city (the "City"), and Mark Burkley and Tara Burkley (the "Applicants"). The City and the Applicants are referred to as the "Parties."

RECITALS

WHEREAS, the Parties recite the following facts related to the annexation of the property described in this Agreement to the City of Boulder:

A. The Applicants are the owners of the property generally known as 1385 Cherryvale Road and more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property").

B. The Applicants are interested in obtaining approval from the City of the annexation of the Property in order to provide adequate urban services to the Property.

C. The Parties anticipate that annexation with an initial zoning designation of Residential - Rural 1 (RR-1) is consistent with the Boulder Valley Comprehensive Plan.

D. In order to assist the Applicants in annexing into the City, the City is providing an annexation package that includes a method for financing the water and sewer connection fees and a waiver of certain fees and taxes which includes the annexation application fee and the development excise tax and the housing excise tax.

E. The City is interested in ensuring that certain terms and conditions of annexation be met by the Applicants in order to protect the public health, safety, and welfare and prevent the placement of an unreasonable burden on the physical, social, economic, or environmental resources of the City.

COVENANTS

NOW, THEREFORE, in consideration of the recitals, promises, and covenants herein set forth, and other good and valuable consideration herein receipted for, the Parties agree as follows:

1. Definitions. The Parties agree that terms used in this Agreement will have the following meanings:

"Redevelopment" shall be defined as the subdivision of a property to create a new lot, issuance of a building permit for a new or replacement dwelling unit, issuance of a building permit for additional square footage to the existing structure, or the addition of three or more plumbing fixtures.

"Sale" or "Sold" shall be defined as a transfer of title of ownership for money or other consideration.

2. Requirements Prior to First Reading of the Annexation Ordinance. Prior to the scheduling of first reading of the annexation ordinance, the Applicants shall do the following, unless otherwise approved by the City Manager:

   A. Annexation Agreement. The Applicants will sign this Agreement.

   B. Title Work. The Applicants will provide the City with title work current to within 30 days of signing this Agreement.

   C. Written Descriptions. The Applicants shall provide a written description of any nonconforming uses and/or nonstandard buildings existing on the Property, if any.

   D. Northern Colorado Water Conservancy District ("NCWCD"). If the Property is not already included in the Northern Colorado Water Conservancy District and the Boulder Municipal Subdistrict of the Northern Colorado Water Conservancy District, the Applicants will sign and file the applicable applications for inclusion and pay the applicable fees.

   E. Easement Dedications. The Applicants shall dedicate to the City, at no cost, a flood control easement for the area of the Property located within the regulatory conveyance zone of South Boulder Creek as shown on **Exhibit B**. The easement shall be in a form acceptable to the City Manager. The easement will exclude any principal building containing a dwelling unit on the Property within the flood control easement area that is existing at the time of annexation.

3. Connection Requirements. Prior to connection to the water main and sanitary sewer main, the Applicants shall:

   A. Submit an application to connect to the water main and sanitary sewer main that meets the requirements of Chapters 11-1 and 11-2, B.R.C. 1981.

   B. Pay all applicable fees and charges associated with a service line connection to the water main and sanitary sewer main at the rates applicable at the time of connection to the water main and sanitary sewer main, including but not limited to right-of way permit fees and the fees listed in Subparagraph 3.D. below.

   C. Construct the individual service lines that will connect the Applicants' existing residence to the water main and sanitary sewer main.

D. Pay any applicable fees and assessments at the rates applicable at the time of connection to the water main and sanitary sewer main, including but not limited to the following which are the applicable fees if the connection is made in 2015:

Stormwater and Flood PIF	$10,100.80
Total	**$10,100.80**

The above listed fee(s) may increase after 2015.

E. Execute a Promissory Note and Deed of Trust, if Applicants selected Payment Option #B, as described under Paragraph 4.B.(i) below.

4. Payment Options and Requirements for Fees, Taxes, and Public Improvement Costs. The Applicants select **Option #B** set forth below.

A. Option #A: Payment in Full. The Applicants shall connect to the water main and sanitary sewer main within 180 days after the effective date of the annexation ordinance and shall comply with the terms of, and pay the costs and fees described in, Paragraph 3 above. The City Manager may, in her discretion, approve a different time for connection to the water main and sanitary sewer main provided the Applicants demonstrate reasonable diligence to comply with the 180-day deadline and good cause for the extension.

B. Option #B: Payment Plan. The Applicants shall connect to the water main and sanitary sewer main within 180 days after the effective date of the annexation ordinance and shall comply with the terms of Paragraph 3 above except that the costs, fees and any assessments described in Paragraph 3 shall be paid in accordance with the terms of the following payment plan:

i. Prior to connection to the water main and sanitary sewer main, the Applicants shall execute a Promissory Note and a Deed of Trust securing said Note and encumbering the Applicants' Property in the principal amount to cover the amounts set forth in Paragraph 3 above. The Note will have a simple interest rate of 3.25 percent per annum, payable in 10 annual installments of principal and interest beginning at the time of connection to both the City water and sewer systems.

The City Manager may, in her discretion, approve a different time for connection to the water main and sanitary sewer main provided the Applicants demonstrate reasonable diligence to comply with the 180-day deadline and good cause for the extension. The City Manager, in her discretion, may approve for good cause a different time for payment of the first of the 10 annual installments of principal and interest.

C. Option #C: Future Connection. The Applicants shall connect to the water main and sanitary sewer main at a time later than what is specified in Option #A and #B above, but no later than the time when 1) the Applicants' on-site wastewater

system fails or is declared unsafe, or the Applicants are otherwise required to stop using the on-site wastewater system by the Boulder County Health Department or the State of Colorado; or 2) at the time Applicants' Property is Sold; or 3) at the time of Redevelopment of Applicants' Property, whichever occurs first. At the respective time and prior to the Applicants' connection to the water main and sanitary sewer main, the Applicants will pay the costs and fees described in Paragraph 3 above based on the then applicable fee schedule.

5. City of Boulder Design and Construction Standards. Any other public improvements that are required to be constructed by the terms of this Agreement shall be constructed in accordance with the requirements of the City of Boulder *Design and Construction Standards* applicable at the time of construction, and shall be subject to the review, approval and acceptance of the City Manager.

6. Use of Existing Wells. The City agrees not to prohibit the Applicants from using existing wells for irrigation purposes, even if the Property is served by the City's water utility. Under no circumstances may existing wells be used for domestic water purposes once the Applicants have connected to the City's water utility. No person is allowed to make any cross connections between a well and the City's municipal water utility. The Parties agree that there shall not be any type of connection between any well and the City water system serving the Property.

7. Applicants Responsible for Legal Disconnection of On-site Wastewater System. If the Applicants decide to continue to use an existing on-site wastewater system, the Applicants agree that the Applicants will connect to the adjacent sanitary sewer main, in accordance with Section 11-2-9, B.R.C. 1981, upon any declaration by Boulder County Public Health to cease and desist using the on-site wastewater system, or other declaration that the on-site wastewater system constitutes a threat to the public health. Currently, under Boulder County Public Health Department policy, all on-site wastewater systems must be permitted and approved by 2023. At that time, any resident still using an on-site wastewater system must either have their system permitted and approved, or connect to the adjacent sanitary sewer main. At the time of any disconnection of the on-site wastewater system and connection to the City's sanitary sewer main, the Applicants are required to abandon the existing on-site wastewater system in accordance with Boulder County Public Health and State of Colorado regulations.

8. Historic Drainage. The Applicants agree to convey drainage from the Property in an historic manner that does not materially and adversely affect abutting properties.

9. Ditch Company Approval. If the Property is abutting an existing irrigation ditch or lateral, the Applicants agree not to relocate, modify, or alter the ditch or lateral until and unless written approval is received from the appropriate ditch company.

10. Existing Nonstandard Buildings and/or Nonconforming Uses. Existing, nonstandard buildings and/or nonconforming uses will be allowed to continue to be occupied and operated in the City of Boulder. Only those nonstandard buildings and/or nonconforming

uses for which the Applicants have provided a written description that is received by the City in accordance with Paragraph 2.C above will be considered legal. The Applicants and the City agree that this section shall not be construed to permit the Property to constitute a nuisance or to cause a hazard under the City's life safety codes.

11. Removal of Wood Roof Coverings. If any structures on the Property have wood roof coverings, the Applicants agree to submit a building permit application within two years of the effective date of the annexation ordinance to remove or cause to be removed all wood roof covering materials and to replace the removed roofing with approved roof covering materials which conform to the City of Boulder Building Code. Said removal and replacement of the wood roof covering materials must be completed within three years of the effective date of the annexation ordinance.

12. New Construction. All new construction commenced on the Property after annexation will comply with all City of Boulder laws, taxes, and fees, except as modified by this Agreement.

13. Waiver of Vested Rights. The Applicants hereby waive any statutory vested rights that may have accrued under County jurisdiction that have not been perfected as common law vested rights. The Applicants acknowledge that nothing in this Agreement may be construed as a waiver of the City's powers to zone and regulate land uses for the benefit of the citizens and residents of Boulder.

14. Dedications. The Applicants acknowledge that any dedications and public improvements required herein with this annexation are rationally related and reasonably proportionate to the projected impact of the development of the Property as set forth in this Agreement.

15. Original Instruments. Prior to the first reading of the annexation ordinance, the Applicants shall provide an original of this Agreement signed by Applicants, along with any instruments required in this Agreement. The City agrees to hold such documents until after final legislative action on the annexation of this Property has occurred. Final legislative action by the City Council shall constitute acceptance of such documents by the City. In the event that the City does not annex the Property, the City agrees that it will return all such original documents to the Applicants. The Applicants agree that they will not encumber or in any way take any action that compromises the quality of such documents while they are being held by the City.

16. No Encumbrances. The Applicants agree that between the time of signing this Agreement and the time when final legislative action on the annexation of this Property has occurred, the Applicants shall neither convey ownership nor further encumber the Applicants' Property, without the express approval from the City. Prior to the recording of this Agreement with the Boulder County Clerk and Recorder, Applicants agree not to execute transactional documents encumbering the Property or otherwise affecting title to the Property without first notifying the City and submitting revised title work within five (5) working days of any such transaction.

17. Breach of Agreement. In the event the Applicants breach or fail to perform any required action, or fail to pay any fee specified, under this Agreement or under any document that may also be required to be executed pursuant to this Agreement, the Applicants acknowledge that the City may take all reasonable actions to cure the breach, including but not limited to the filing of an action for specific performance of the obligations herein described. In the event the Applicants fail to pay any monies due under this Agreement or under any document that may also be required to be executed pursuant to this Agreement or fail to perform any affirmative obligation hereunder or under any document that may also be required to be executed pursuant to this Agreement, the Applicants agree that the City may collect the monies due in the manner provided for in Section 2-2-12, B.R.C. 1981, as amended, as if the said monies were due and owing pursuant to a duly adopted ordinance of the City or may perform the obligation on behalf of the Applicants and collect its costs in the manner herein provided. The Applicants agree to waive any rights they may have under Section 31-20-105, C.R.S., based on the City's lack of an enabling ordinance authorizing collection of this specific debt, or acknowledge that the adoption of the annexation ordinance is such enabling ordinance.

18. Failure to Annex. This Agreement and any document executed pursuant hereto shall be null and void and of no consequence in the event that the Property is not annexed into the City.

19. Future Interests. This Agreement and the covenants set forth herein shall run with the land and be binding upon the Applicants, the Applicants' heirs, successors, and assigns and all persons who may hereafter acquire an interest in the Property, or any part thereof. If it shall be determined that this Agreement contains an interest in land, that interest shall vest, if at all, within the lives of the undersigned plus 20 years and 364 days.

20. Right to Withdraw. The Applicants retain the right to withdraw from this Agreement up until the time that final legislative action has been taken on the ordinance that will cause the Property to be annexed into the City. The final legislative action will be the vote of the City Council after the final reading of the annexation ordinance. The Applicants' right to withdraw shall terminate upon the City Council's final legislative action approving the annexation. In the event that the Applicants withdraw from this Agreement in the manner described above, this Agreement shall be null and void and shall have no effect regarding the Applicants. The City agrees, within 30 days of a request by the Applicants after a withdrawal, to return all previously submitted fees, application, and easement and/or rights of way dedication documents which the Applicants submitted pursuant to this Agreement to the City. The Parties agree that costs submitted to the City to cover survey work shall not be returned to the Applicants.

21. Flood Control Easement Conditions. The Applicants acknowledge that no accessory structures currently exist within the flood control easement area. The Applicants shall not construct any new buildings within the flood control easement area.

EXECUTED on the day and year first above written.

Applicants:

By: _____
Mark Burkley

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me, a Notary Public, this _____ day of _____, 2015, by Mark Burkley.

Witness my hand and official seal.
My commission expires:_____

[SEAL]

_____
Notary Public

By: _____
Tara Burkley

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me, a Notary Public, this _____ day of _____, 2015, by Tara Burkley.

Witness my hand and official seal.
My commission expires:_____

[SEAL]

_____
Notary Public

CITY OF BOULDER:

By:_____
Jane S. Brautigam, City Manager

ATTEST:

_____
City Clerk

Approved as to form:

_____
City Attorney's Office

Date: _____

EXHIBITS:
A: Legal Description
B: Flood Control Easement

EXHIBIT A TO ANNEXATION AGREEMENT

LEGAL DESCRIPTION

Beginning at the Northwest corner of Northeast ¼ of Section 34, Township 1 North, Range 70 West of the 6th P.M.;

Thence East 792 feet; Thence South 1220 feet to the True Point of Beginning:

Thence South 100 feet;

Thence West 462 feet;

Thence North 100 feet;

Thence East 462 feet to the True Point of Beginning,

County of Boulder,

State of Colorado.

EXHIBIT B TO ANNEXATION AGREEMENT

For Administrative Purposes Only
Property Address: 1385 Cherryvale Road
Grantors: Mark Burkley and Tara Burkley
Grantee: City of Boulder, Colorado
Case#: LUR2015-00061

GRANT OF FLOOD CONTROL EASEMENT

MARK BURKLEY AND TARA BURKLEY ("Grantors"), whose address is 1385 Cherryvale Road, Boulder, CO, for $1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the CITY OF BOULDER, a Colorado home rule city (the "City"), whose address is 1777 Broadway, Boulder, Colorado 80302, a flood control easement for the purpose of drainage conveyance and control of flood waters and installation and maintenance of improvements necessary to ensure conveyance as determined by the Grantee, together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement in and to, over, under and across the following real property, situated in Boulder County, Colorado, to-wit:

See Exhibit A attached

Grantors, for themselves and for their heirs, successors, agents, lessees, and assigns, do hereby covenant and agree that no permanent structure or improvement shall be placed on said easement by themselves or their heirs, successors or assigns, and that said use of such easement shall not otherwise be obstructed or interfered with.

Grantors warrant their ability to grant and convey this easement.

The terms of this easement shall run with the land and shall be binding upon and inure to the benefit of the Grantors, their heirs, agents, lessees and assigns, and all other successors to them in interest and shall continue as a servitude running in perpetuity with the property described above.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of

this ___ day of _____, 2015.

GRANTORS:

By:_____
Mark Burkley

[*NOTARY BLOCK FOLLOWS*]

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Mark Burkley.

Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

By:_____
Tara Burkley

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Tara Burkley.

Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

LENDER'S CONSENT AND SUBORDINATION

The undersigned, a beneficiary under a certain deed of trust encumbering the property, hereby expressly consents to and joins in the execution and recording of this grant of easement and makes the deed of trust subordinate hereto. The undersigned represents that he or she has full power and authority to execute this Lender's Consent and Subordination on behalf of the below-stated lender.

ELEVATIONS CREDIT UNION

By:_____
Printed Name:_____
Title:_____

ACKNOWLEDGMENT

State of _____)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ___ day of _____,

20___, by _____ as _____ of

Elevations Credit Union.

Witness my Hand and Seal.
My Commission Expires:_____

[Seal]

_____
Notary Public

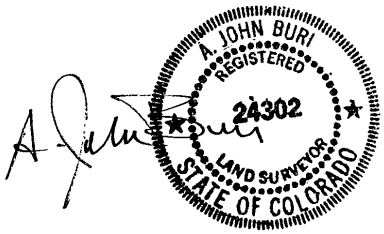
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3416986, RECORDED 12/8/2014 AT THE BOULDER COUNTY RECORDS, A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, T1N, R70W OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF THE NORTHEAST 1/4, OF SAID SECTION 34, WHENCE THE NORTH LINE OF SAID NORTHEAST 1/4 BEARS N89°45'24"E, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N89°45'24"E ALONG SAID NORTH LINE A DISTANCE OF 792 FEET; THENCE S0°37'34"E A DISTANCE OF 1216.79 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S89°28'34"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 208.09 FEET TO THE TRUE POINT OF BEGINNING.

THENCE S00°31'46"W, 100.02 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE S89°28'34"W, ALONG SAID SOUTH LINE 255.51 FEET TO THE WEST LINE OF SAID PARCEL;
THENCE N00°37'34"E, 100.00 FEET TO THE NORTH LINE OF SAID PARCEL;
THENCE N89°28'34"E, ALONG SAID NORTH LINE 257.53 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINS 25,653 SQUARE FEET OR 0.589 ACRES MORE OR LESS.



A. JOHN BURI P.L.S. #24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.
1530 55TH STREET
BOULDER, COLORADO 80303
303.444.3051
07/24/15 PROJECT NO. 14379A

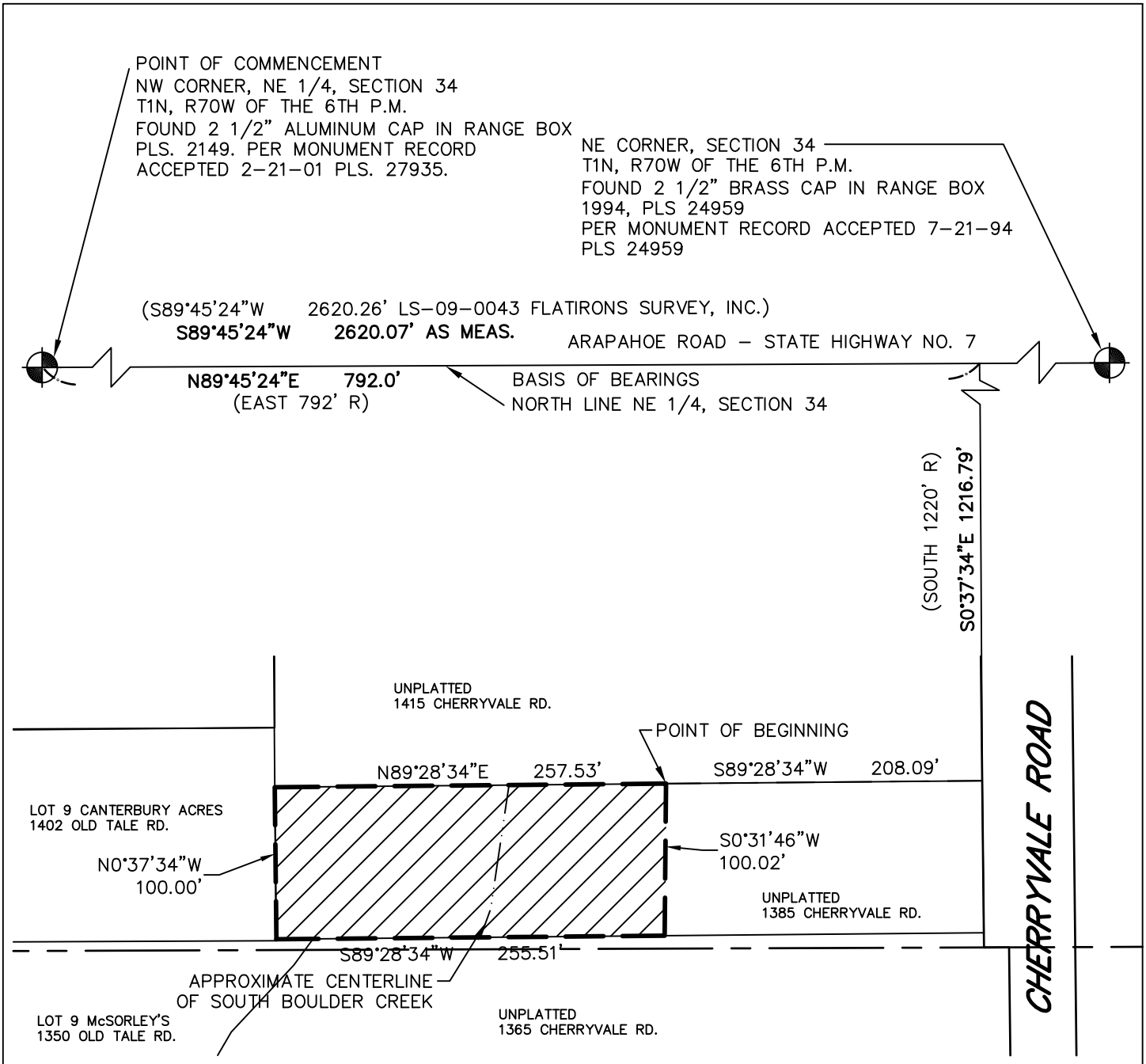


EXHIBIT A

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

7/24/15 JOB NO. 14379A DRAWING NO. 14379A

For Administrative Purposes Only
Property Address: 1548 Old Tale Road
Grantors: Porsche Elaine Young Revocable Trust
dated August 7, 2006
Grantee: City of Boulder, Colorado
Case#: LUR2015-00062

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement"), made this _____ day of _____, 2015, by and between the City of Boulder, a Colorado home rule city (the "City"), and Porsche Elaine Young Revocable Trust dated August 7, 2006, a Colorado trust (the "Applicant"). The City and the Applicant are referred to as the "Parties."

RECITALS

WHEREAS, the Parties recite the following facts related to the annexation of the property described in this Agreement to the City of Boulder:

A. The Applicant is the owner of the property generally known as 1548 Old Tale Road and more particularly described as Lot 15, Canterbury Acres, County of Boulder, State of Colorado (the "Property").

B. The Applicant is interested in obtaining approval from the City of the annexation of the Property in order to provide adequate urban services to the Property.

C. The Parties anticipate that annexation with an initial zoning designation of Residential - Rural 2 (RR-2) is consistent with the Boulder Valley Comprehensive Plan.

D. In order to assist the Applicant in annexing into the City, the City is providing an annexation package that includes a method for financing the water and sewer connection fees (to the extent applicable) and a waiver of certain fees and taxes which includes the annexation application fee and the development excise tax and the housing excise tax.

E. The Applicant and the City intend to maintain and preserve the rural character of the neighborhood. The City agrees to construct a water main within Old Tale Road and McSorley Road ("Water Main"). After the installation of this Water Main, the City will rebuild Old Tale Road and McSorley Road where the City installed the Water Main according to "Rural Residential Street Standards," set forth in Section 2.09(D)(3) of the City of Boulder *Design and Construction Standards*, with the exception of sidewalks, drainage swales and streetlights which will not be installed as a condition of this annexation. The Applicant will not have any obligation to construct or finance the construction of the Water Main or reconstruct or finance the reconstruction of Old Tale Road and McSorley Road as a condition of this Agreement.

F. The City is interested in ensuring that certain terms and conditions of annexation be met by the Applicant in order to protect the public health, safety, and welfare and prevent the

placement of an unreasonable burden on the physical, social, economic, or environmental resources of the City.

COVENANTS

NOW, THEREFORE, in consideration of the recitals, promises, and covenants herein set forth, and other good and valuable consideration herein receipted for, the Parties agree as follows:

1. Definitions. The Parties agree that terms used in this Agreement will have the following meanings:

   "Redevelopment" shall be defined as the subdivision of a property to create a new lot, issuance of a building permit for a new or replacement dwelling unit, issuance of a building permit for additional square footage to the existing structure, or the addition of three or more plumbing fixtures.

   "Sale" or "Sold" shall be defined as a transfer of title of ownership for money or other consideration.

2. Requirements Prior to First Reading of the Annexation Ordinance. Prior to the scheduling of first reading of the annexation ordinance, the Applicant shall do the following, unless otherwise approved by the City Manager:

   A. Annexation Agreement. The Applicant will sign this Agreement.

   B. Title Work. The Applicant will provide the City with title work current to within 30 days of signing this Agreement.

   C. Written Descriptions. The Applicant shall provide a written description of any nonconforming uses and/or nonstandard buildings existing on the Property, if any.

   D. Northern Colorado Water Conservancy District ("NCWCD"). If the Property is not already included in the Northern Colorado Water Conservancy District and the Boulder Municipal Subdistrict of the Northern Colorado Water Conservancy District, the Applicant will sign and file applicable applications for inclusion.

   E. Easement Dedications. To the extent the Property is located within 60 feet from the centerline of the South Boulder Creek, the Applicant shall dedicate to the City, at no cost, the following easements:

      a. A flood control easement from 60 feet on either side of the centerline of South Boulder Creek as shown on **Exhibit A**. The easement shall be in a form acceptable to the City Manager. The easement will exclude any principal building containing a dwelling unit on the lot within the flood control easement area that is existing at the time of annexation.

3. Connection Requirements. Prior to connection to the Water Main and sanitary sewer main, the Applicant shall:

A. Submit an application to connect to the Water Main and sanitary sewer main that meets the requirements of Chapters 11-1 and 11-2, B.R.C. 1981.

B. Pay all applicable fees and charges associated with a service line connection to the Water Main and sanitary sewer main at the rates applicable at the time of connection to the Water Main and sanitary sewer main, including but not limited to right-of way permit fees and the fees listed in Subparagraph 3.D. below.

C. Construct the individual service lines that will connect the Applicant' existing residence to the Water Main and sanitary sewer main.

D. Pay any applicable fees and assessments at the rates applicable at the time of connection to the City's water and sewer system, including but not limited to the following which are the applicable fees if the connections are made in 2015:

Water Tap, Meter, Permit and Inspection Fee	1,232.86
Water PIF	17,486.00
Sewer Permit, Inspection and Tap Fee	423.18
Wastewater	4,652.00
Stormwater and Flood PIF	$10,021.62
Total	**$33,815.66**

The above listed fees may increase after 2015.

4. Payment Options and Requirements for Fees, Taxes, and Public Improvement Costs. The Applicant selects **Option #B** set forth below.

A. Option #A: Payment in Full. The Applicant shall connect to the Water Main and sanitary sewer main within 180 days after the City's final acceptance of the Water Main or within 180 days after the effective date of the annexation ordinance, whichever occurs latest, and shall comply with the terms of, and pay the costs and fees described in, Paragraph 3 above. The City Manager may, in her discretion, approve a different time for connection to the Water Main and sanitary sewer main provided the Applicant demonstrates reasonable diligence to comply with the 180-day deadline and good cause for the extension.

B. Option #B: Payment Plan. The Applicant shall connect to the Water Main and sanitary sewer main within 180 days after the City's final acceptance of the Water Main or within 180 days after the effective date of the annexation ordinance, whichever occurs latest, and shall comply with the terms of Paragraph 3 above except that the costs, fees and any assessments described in Paragraph 3 shall be paid in accordance with the terms of the following payment plan:

i. Prior to connection to the Water Main and sanitary sewer main, the Applicant shall execute a Promissory Note and a Deed of Trust securing said Note and encumbering the Applicant's Property in the principal amount to cover the amounts set forth in Paragraph 3 above. The Note will have a simple interest rate of 3.25 percent per annum, payable in 10 annual installments of principal and interest beginning at the time of connection to both the City water and sewer systems.

The City Manager may, in her discretion, approve a different time for connection to the Water Main and sanitary sewer main provided the Applicant demonstrates reasonable diligence to comply with the 180-day deadline and good cause for the extension. The City Manager, in her discretion, may approve for good cause a different time for payment of the first of the 10 annual installments of principal and interest.

C. Option #C: Future Connection. The Applicant shall connect to the Water Main and sanitary sewer main at a time later than what is specified in Option #A and #B above, but no later than the time when 1) the Applicant's on-site wastewater system fails or is declared unsafe, or the Applicant is otherwise required to stop using the on-site wastewater system by the Boulder County Health Department or the State of Colorado; or 2) at the time Applicant's Property is Sold; or 3) at the time of Redevelopment of Applicant's Property, whichever occurs first. At the respective time and prior to the Applicant's connection to the Water Main and sanitary sewer main, the Applicant will pay the costs and fees described in Paragraph 3 above based on the then applicable fee schedule.

5. City of Boulder Design and Construction Standards. Any other public improvements that are required to be constructed by the terms of this Agreement shall be constructed in accordance with the requirements of the City of Boulder *Design and Construction Standards* applicable at the time of construction, and shall be subject to the review, approval and acceptance of the City Manager.

6. Use of Existing Wells. The City agrees not to prohibit the Applicant from using existing wells for irrigation purposes, even if the Property is served by the City's water utility. Under no circumstances may existing wells be used for domestic water purposes once the Applicant has connected to the City's water utility. No person is allowed to make any cross connections between a well and the City's municipal water utility. The Parties agree that there shall not be any type of connection between any well and the City water system serving the Property.

7. Applicant Responsible for Legal Disconnection of On-site Wastewater System. If the Applicant decides to continue to use an existing on-site wastewater system, the Applicant agrees that the Applicant will connect to the adjacent sanitary sewer main, in accordance with Section 11-2-9, B.R.C. 1981, upon any declaration by Boulder County Public Health to cease and desist using the on-site wastewater system, or other declaration that the on-

site wastewater system constitutes a threat to the public health. Currently, under Boulder County Public Health Department policy, all on-site wastewater systems must be permitted and approved by 2023. At that time, any resident still using an on-site wastewater system must either have their system permitted and approved, or connect to the adjacent sanitary sewer main. At the time of any disconnection of the on-site wastewater system and connection to the City's sanitary sewer main, the Applicant is required to abandon the existing on-site wastewater system in accordance with Boulder County Public Health and State of Colorado regulations.

8. Historic Drainage. The Applicant agrees to convey drainage from the Property in an historic manner that does not materially and adversely affect abutting properties.

9. Ditch Company Approval. If the Property is abutting an existing irrigation ditch or lateral, the Applicant agrees not to relocate, modify, or alter the ditch or lateral until and unless written approval is received from the appropriate ditch company.

10. Existing Nonstandard Buildings and/or Nonconforming Uses. Existing, nonstandard buildings and/or nonconforming uses will be allowed to continue to be occupied and operated in the City of Boulder. Only those nonstandard buildings and/or nonconforming uses for which the Applicant has provided a written description that is received by the City in accordance with Paragraph 2.C above will be considered legal. The Applicant and the City agree that this section shall not be construed to permit the Property to constitute a nuisance or to cause a hazard under the City's life safety codes.

11. Removal of Wood Roof Coverings. If any structures on the Property have wood roof coverings, the Applicant agrees to submit a building permit application within two years of the effective date of the annexation ordinance to remove or cause to be removed all wood roof covering materials and to replace the removed roofing with approved roof covering materials which conform to the City of Boulder Building Code. Said removal and replacement of the wood roof covering materials must be completed within three years of the effective date of the annexation ordinance.

12. New Construction. All new construction commenced on the Property after annexation will comply with all City of Boulder laws, taxes, and fees, except as modified by this Agreement.

13. Waiver of Vested Rights. The Applicant hereby waives any statutory vested rights that may have accrued under County jurisdiction that have not been perfected as common law vested rights. The Applicant acknowledges that nothing in this Agreement may be construed as a waiver of the City's powers to zone and regulate land uses for the benefit of the citizens and residents of Boulder.

14. Dedications. The Applicant acknowledges that any dedications and public improvements required herein with this annexation are rationally related and reasonably proportionate to the projected impact of the development of the Property as set forth in this Agreement.

15. Original Instruments. Prior to the first reading of the annexation ordinance, the Applicant shall provide an original of this Agreement signed by Applicant, along with any instruments required in this Agreement. The City agrees to hold such documents until after final legislative action on the annexation of this Property has occurred. Final legislative action by the City Council shall constitute acceptance of such documents by the City. In the event that the City does not annex the Property, the City agrees that it will return all such original documents to the Applicant. The Applicant agrees that the Applicant will not encumber or in any way take any action that compromises the quality of such documents while they are being held by the City.

16. No Encumbrances. The Applicant agrees that between the time of signing this Agreement and the time when final legislative action on the annexation of this Property has occurred, the Applicant shall neither convey ownership nor further encumber the Applicant's Property, without the express approval from the City. Prior to the recording of this Agreement with the Boulder County Clerk and Recorder, Applicant agrees not to execute transactional documents encumbering the Property or otherwise affecting title to the Property without first notifying the City and submitting revised title work within five (5) working days of any such transaction.

17. Breach of Agreement. In the event the Applicant breaches or fails to perform any required action or fails to pay any fee specified under this Agreement or under any document that may also be required to be executed pursuant to this Agreement, the Applicant acknowledges that the City may take all reasonable actions to cure the breach, including but not limited to the filing of an action for specific performance of the obligations herein described. In the event the Applicant fail to pay any monies due under this Agreement or under any document that may also be required to be executed pursuant to this Agreement or fails to perform any affirmative obligation hereunder or under any document that may also be required to be executed pursuant to this Agreement, the Applicant agrees that the City may collect the monies due in the manner provided for in Section 2-2-12, B.R.C. 1981, as amended, as if the said monies were due and owing pursuant to a duly adopted ordinance of the City or may perform the obligation on behalf of the Applicant and collect its costs in the manner herein provided. The Applicant agrees to waive any rights the Applicant may have under Section 31-20-105, C.R.S., based on the City's lack of an enabling ordinance authorizing collection of this specific debt, or acknowledges that the adoption of the annexation ordinance is such enabling ordinance.

18. Failure to Annex. This Agreement and any document executed pursuant hereto shall be null and void and of no consequence in the event that the Property is not annexed into the City.

19. Future Interests. This Agreement and the covenants set forth herein shall run with the land and be binding upon the Applicant, the Applicant's successors, and assigns and all persons who may hereafter acquire an interest in the Property, or any part thereof. If it shall be determined that this Agreement contains an interest in land, that interest shall vest, if at all, within the lives of the undersigned plus 20 years and 364 days.

20. Right to Withdraw. The Applicant retains the right to withdraw from this Agreement up until the time that final legislative action has been taken on the ordinance that will cause the Property to be annexed into the City. The final legislative action will be the vote of the City Council after the final reading of the annexation ordinance. The Applicant's right to withdraw shall terminate upon the City Council's final legislative action approving the annexation. In the event that the Applicant withdraws from this Agreement in the manner described above, this Agreement shall be null and void and shall have no effect regarding the Applicant. The City agrees, within 30 days of a request by the Applicant after a withdrawal, to return all previously submitted fees, application, and easement and/or rights of way dedication documents which the Applicant submitted pursuant to this Agreement to the City. The Parties agree that costs submitted to the City to cover survey work shall not be returned to the Applicant.

21. Flood Control Easement Conditions. The Applicant acknowledges that no accessory structures currently exist within the flood control easement area. The Applicant shall not construct any new buildings within the flood control easement area.

EXECUTED on the day and year first above written.

Applicant:
Porsche Elaine Young Revocable Trust
dated August 7, 2006

By: _____
Porsche Elaine Young, Trustee

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me, a Notary Public, this _____ day of _____, 2015, by Porsche Elaine Young, as Trustee of the Porsche Elaine Young Revocable Trust dated August 7, 2006.

Witness my hand and official seal.

My commission expires:_____

[SEAL]

_____
Notary Public

CITY OF BOULDER:

By:_____
Jane S. Brautigam, City Manager

ATTEST:

_____
City Clerk

Approved as to form:

_____
City Attorney's Office

Date: _____

EXHIBIT:
A: Form of Flood Control Easement

EXHIBIT A TO ANNEXATION AGREEMENT

GRANT OF FLOOD CONTROL EASEMENT

PORSCHE ELAINE YOUNG REVOCABLE TRUST DATED AUGUST 7, 2006, a Colorado trust ("Grantor"), whose address is 1548 Old Tale Road, for $1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF BOULDER, a Colorado home rule city (the "City"), whose address is 1777 Broadway, Boulder, Colorado 80302, a flood control easement for the purpose of drainage conveyance and control of flood waters and installation and maintenance of improvements necessary to ensure conveyance of flood waters as determined by the Grantee, together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement in and to, over, under and across the following real property, situated in Boulder County, Colorado, to-wit:

See Exhibit A attached

Grantor, for itself and for its successors, agents, lessees, and assigns, does hereby covenant and agree that no permanent structure or improvement shall be placed on said easement by itself or its successors or assigns, and that said use of such easement shall not otherwise be obstructed or interfered with.

This easement does not grant to the City a right to construct a public trail or other public transportation improvements in the easement area.

Grantor warrants its ability to grant and convey this easement.

The terms of this easement shall run with the land and shall be binding upon and inure to the benefit of the Grantor, its agents, lessees and assigns, and all other successors to it in interest and shall continue as a servitude running in perpetuity with the property described above.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of

this ___ day of _____, 2015.

GRANTOR:
PORSCHE ELAINE YOUNG REVOCABLE TRUST DATED AUGUST 7, 2006
a Colorado trust

By:_____
Porsche Elaine Young, Trustee

[NOTARY BLOCK FOLLOWS]

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Porsche Elaine Young as Trustee of the Porsche Elaine Young Revocable Trust dated August 7, 2006.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

AN EASEMENT OVER AND ACROSS A PORTION OF LOT 15, CANTERBURY ACRES AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON MAY 16, 1963, AT RECEPTION NO. 90726438, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF LOT 15 TO BEAR SOUTH 00°19'30" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 15, SOUTH 00°19'30" EAST, A DISTANCE OF 96.16 FEET TO A POINT LYING 60 FEET WESTERLY OF THE CENTERLINE OF SOUTH BOULDER CREEK;
THENCE ALONG A LINE LYING 60 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE, THE FOLLOWING TWO (2) COURSES:
NORTH 16°46'43" WEST, A DISTANCE OF 58.28 FEET;
THENCE NORTH 00°14'09" WEST, A DISTANCE OF 40.27 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 15;
THENCE ALONG SAID NORTHERLY LINE, NORTH 89°40'30" EAST, A DISTANCE OF 16.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 1,125 SQ. FT., OR 0.03 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JOHN B. GUYTON 16406 7/29/15

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 15-66,219

JOB NUMBER: 15-66,219
DRAWN BY: E. PRESCOTT
DATE: JULY 29, 2015

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

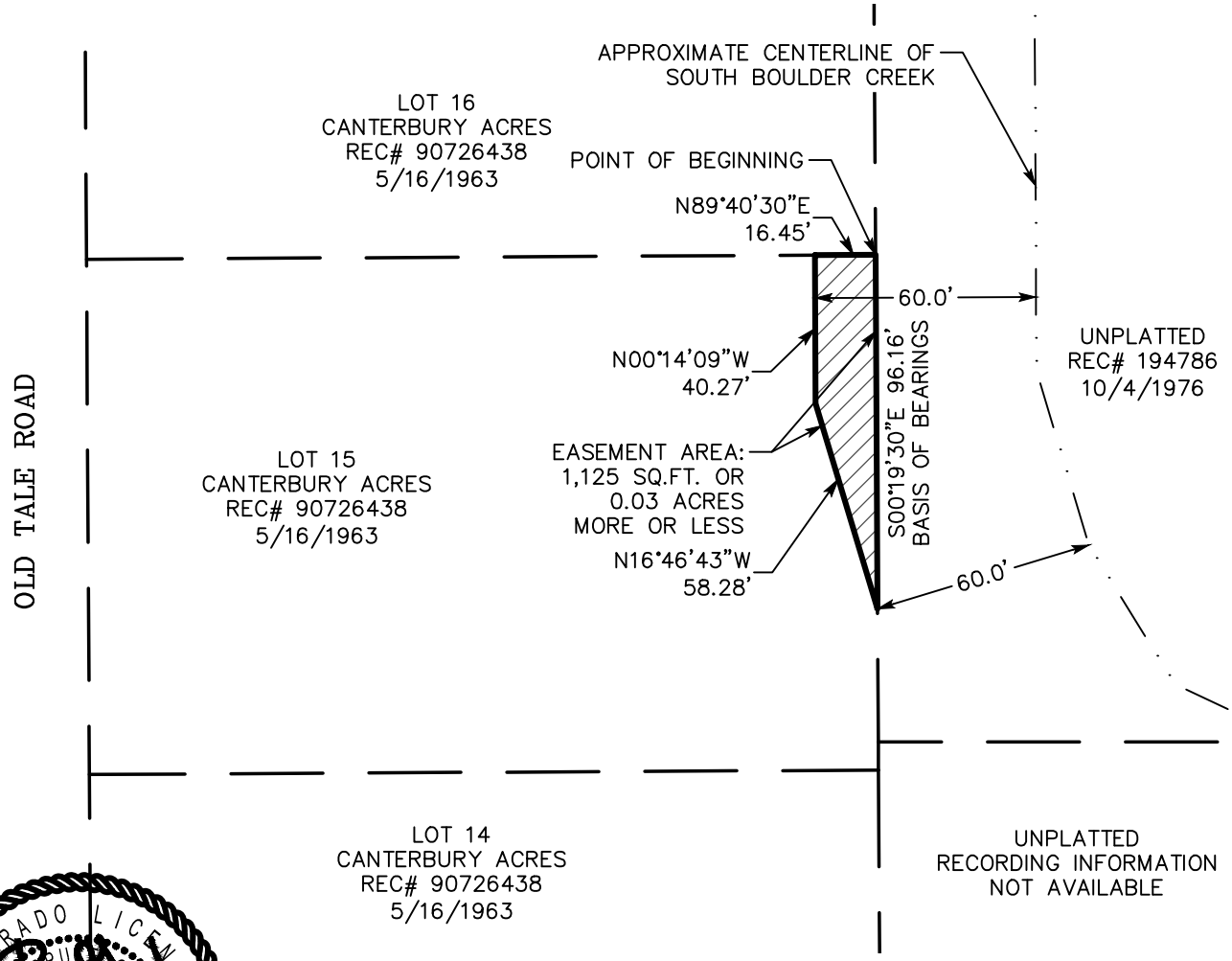
Flatirons, Inc.
Surveying, Engineering & Geomatics
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

BY:EPRESCOTT FILE:66219-DESC-C15.DWG DATE:7/29/2015 1:02 PM

EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH,
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



COLORADO LICENSED
JOHN W. RUSSELL
16406
7/29/15
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

JOB NUMBER: 15-66,219
DRAWN BY: E. PRESCOTT
DATE: JULY 29, 2015

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

BY:EPRESCOTT FILE:66219-DESC-C15.DWG DATE:7/29/2015 1:02 PM

For Administrative Purposes Only
Property Address: 5955 Baseline Road
Grantors: Patton G. and Claire C. Lochridge
Grantee: City of Boulder, Colorado
Case#: LUR2015-00067

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement"), made this _____ day of _____, 2015, by and between the City of Boulder, a Colorado home rule city (the "City"), and Patton G. Lochridge and Claire C. Lochridge (the "Applicants"). The City and the Applicants are referred to as the "Parties."

RECITALS

WHEREAS, the Parties recite the following facts related to the annexation of the property described in this Agreement to the City of Boulder:

A. The Applicants are the owners of the property generally known as 5955 Baseline Road, Boulder, CO, and more particularly described as Lot 28, First Addition to the Gapter Subdivision, County of Boulder, State of Colorado (the "Property").

B. The Applicants are interested in obtaining approval from the City of the annexation of the Property in order to provide adequate urban services to the Property.

C. The Parties anticipate that annexation with an initial zoning designation of Residential - Rural 1 (RR-1) is consistent with the Boulder Valley Comprehensive Plan.

D. In order to assist the Applicants in annexing into the City, the City is providing an annexation package that includes a method for financing the water and sewer connection fees and a waiver of certain fees and taxes which includes the annexation application fee and the development excise tax and the housing excise tax.

E. The City agrees to construct a water main and sewer main in Baseline Road adjacent to the Property. The Applicants will not have any obligation to construct or finance the construction of the water main or sewer main or reconstruct or finance the reconstruction of Baseline Road as a condition of this Agreement.

F. The City is interested in ensuring that certain terms and conditions of annexation be met by the Applicants in order to protect the public health, safety, and welfare and prevent the placement of an unreasonable burden on the physical, social, economic, or environmental resources of the City.

COVENANTS

NOW, THEREFORE, in consideration of the recitals, promises, and covenants herein set

forth, and other good and valuable consideration herein receipted for, the Parties agree as follows:

1. Definitions. The Parties agree that terms used in this Agreement will have the following meanings:

   "Redevelopment" shall be defined as the subdivision of a property to create a new lot, issuance of a building permit for a new or replacement dwelling unit, issuance of a building permit for additional square footage to the existing structure, or the addition of three or more plumbing fixtures.

   "Sale" or "Sold" shall be defined as a transfer of title of ownership for money or other consideration.

2. Requirements Prior to First Reading of the Annexation Ordinance. Prior to the scheduling of first reading of the annexation ordinance, the Applicants shall do the following, unless otherwise approved by the City Manager:

   A. Annexation Agreement. The Applicants will sign this Agreement.

   B. Title Work. The Applicants will provide the City with title work current to within 30 days of signing this Agreement.

   C. Written Descriptions. The Applicants shall provide a written description of any nonconforming uses and/or nonstandard buildings existing on the Property, if any.

   D. Northern Colorado Water Conservancy District ("NCWCD"). If the Property is not already included in the Northern Colorado Water Conservancy District and the Boulder Municipal Subdistrict of the Northern Colorado Water Conservancy District, the Applicants will sign and file the applicable applications for inclusion and pay the applicable fees.

3. Connection Requirements. Prior to connection to the water main and sanitary sewer main, the Applicants shall:

   A. Submit an application to connect to the water main and sanitary sewer main that meets the requirements of Chapters 11-1 and 11-2, B.R.C. 1981.

   B. Pay all applicable fees and charges associated with a service line connection to the water main and sanitary sewer main at the rates applicable at the time of connection to the water main and sanitary sewer main, including but not limited to right-of way permit fees and the fees listed in Subparagraph 3.D. below.

   C. Construct the individual service lines that will connect the Applicants' existing residence to the water main and sanitary sewer main.

D. Pay any applicable fees and assessments at the rates applicable at the time of connection to the water main and sewer main, including but not limited to the following which are based on the rates applicable if the connections are made in 2015:

Stormwater and Flood PIF	$4,774.23
Total	**$4,774.23**

The above listed fee(s) may increase after 2015.

E. Execute a Promissory Note and Deed of Trust, if Applicants selected Payment Option #B, as described under Paragraph 4.B.(i) below.

4. Payment Options and Requirements for Fees, Taxes, and Public Improvement Costs. The Applicants select **Option #B** set forth below.

A. Option #A: Payment in Full. The Applicants shall connect to the water main and sanitary sewer main within 180 days after the City's final acceptance of the water main and sanitary sewer main and shall comply with the terms of, and pay the costs and fees described in, Paragraph 3 above. The City Manager may, in her discretion, approve a different time for connection to the water main and sanitary sewer main provided the Applicants demonstrate reasonable diligence to comply with the 180-day deadline and good cause for the extension.

B. Option #B: Payment Plan. The Applicants shall connect to the water main and sanitary sewer main within 180 days after the City's final acceptance of the water main and sanitary sewer main and shall comply with the terms of Paragraph 3 above except that the costs, fees and any assessments described in Paragraph 3 shall be paid in accordance with the terms of the following payment plan:

i. Prior to connection to the water main and sanitary sewer main, the Applicants shall execute a Promissory Note and a Deed of Trust securing said Note and encumbering the Applicants' Property in the principal amount to cover the amounts set forth in Paragraph 3 above. The Note will have a simple interest rate of 3.25 percent per annum, payable in 10 annual installments of principal and interest beginning at the time of connection to both the City water and sewer systems.

The City Manager may, in her discretion, approve a different time for connection to the water main and sanitary sewer main provided the Applicants demonstrate reasonable diligence to comply with the 180-day deadline and good cause for the extension. The City Manager, in her discretion, may approve for good cause a different time for payment of the first of the 10 annual installments of principal and interest.

C. Option #C: Future Connection. The Applicants shall connect to the water main and sanitary sewer main at a time later than what is specified in Option #A and #B

above, but no later than the time when 1) the Applicants' on-site wastewater system fails or is declared unsafe, or the Applicants are otherwise required to stop using the on-site wastewater system by the Boulder County Health Department or the State of Colorado; or 2) at the time Applicants' Property is Sold; or 3) at the time of Redevelopment of Applicants' Property, whichever occurs first. At the respective time and prior to the Applicants' connection to the water main and sanitary sewer main, the Applicants will pay the costs and fees described in Paragraph 3 above based on the then applicable fee schedule.

5. City of Boulder Design and Construction Standards. Any other public improvements that are required to be constructed by the terms of this Agreement shall be constructed in accordance with the requirements of the City of Boulder *Design and Construction Standards* applicable at the time of construction, and shall be subject to the review, approval and acceptance of the City Manager.

6. Use of Existing Wells. The City agrees not to prohibit the Applicants from using existing wells for irrigation purposes, even if the Property is served by the City's water utility. Under no circumstances may existing wells be used for domestic water purposes once the Applicants have connected to the City's water utility. No person is allowed to make any cross connections between a well and the City's municipal water utility. The Parties agree that there shall not be any type of connection between any well and the City water system serving the Property.

7. Applicants Responsible for Legal Disconnection of On-site Wastewater System. If the Applicants decide to continue to use an existing on-site wastewater system, the Applicants agree that the Applicants will connect to the adjacent sanitary sewer main, in accordance with Section 11-2-9, B.R.C. 1981, upon any declaration by Boulder County Public Health to cease and desist using the on-site wastewater system, or other declaration that the on-site wastewater system constitutes a threat to the public health. Currently, under Boulder County Public Health Department policy, all on-site wastewater systems must be permitted and approved by 2023. At that time, any resident still using an on-site wastewater system must either have their system permitted and approved, or connect to the adjacent sanitary sewer main. At the time of any disconnection of the on-site wastewater system and connection to the City's sanitary sewer main, the Applicants are required to abandon the existing on-site wastewater system in accordance with Boulder County Public Health and State of Colorado regulations.

8. Historic Drainage. The Applicants agree to convey drainage from the Property in an historic manner that does not materially and adversely affect abutting properties.

9. Ditch Company Approval. If the Property is abutting an existing irrigation ditch or lateral, the Applicants agree not to relocate, modify, or alter the ditch or lateral until and unless written approval is received from the appropriate ditch company.

10. Existing Nonstandard Buildings and/or Nonconforming Uses. Existing, nonstandard buildings and/or nonconforming uses will be allowed to continue to be occupied and

operated in the City of Boulder. Only those nonstandard buildings and/or nonconforming uses for which the Applicants have provided a written description that is received by the City in accordance with Paragraph 2.C above will be considered legal. The Applicants and the City agree that this section shall not be construed to permit the Property to constitute a nuisance or to cause a hazard under the City's life safety codes.

11. Removal of Wood Roof Coverings. If any structures on the Property have wood roof coverings, the Applicants agree to submit a building permit application within two years of the effective date of the annexation ordinance to remove or cause to be removed all wood roof covering materials and to replace the removed roofing with approved roof covering materials which conform to the City of Boulder Building Code. Said removal and replacement of the wood roof covering materials must be completed within three years of the effective date of the annexation ordinance.

12. New Construction. All new construction commenced on the Property after annexation will comply with all City of Boulder laws, taxes, and fees, except as modified by this Agreement.

13. Waiver of Vested Rights. The Applicants hereby waive any statutory vested rights that may have accrued under County jurisdiction that have not been perfected as common law vested rights. The Applicants acknowledge that nothing in this Agreement may be construed as a waiver of the City's powers to zone and regulate land uses for the benefit of the citizens and residents of Boulder.

14. Dedications. The Applicants acknowledge that any dedications and public improvements required herein with this annexation are rationally related and reasonably proportionate to the projected impact of the development of the Property as set forth in this Agreement.

15. Original Instruments. Prior to the first reading of the annexation ordinance, the Applicants shall provide an original of this Agreement signed by Applicants, along with any instruments required in this Agreement. The City agrees to hold such documents until after final legislative action on the annexation of this Property has occurred. Final legislative action by the City Council shall constitute acceptance of such documents by the City. In the event that the City does not annex the Property, the City agrees that it will return all such original documents to the Applicants. The Applicants agree that they will not encumber or in any way take any action that compromises the quality of such documents while they are being held by the City.

16. No Encumbrances. The Applicants agree that between the time of signing this Agreement and the time when final legislative action on the annexation of this Property has occurred, the Applicants shall neither convey ownership nor further encumber the Applicants' Property, without the express approval from the City. Prior to the recording of this Agreement with the Boulder County Clerk and Recorder, Applicants agree not to execute transactional documents encumbering the Property or otherwise affecting title to the Property without first notifying the City and submitting revised title work within five (5) working days of any such transaction.

17. Breach of Agreement. In the event the Applicants breach or fail to perform any required action, or fail to pay any fee specified, under this Agreement or under any document that may also be required to be executed pursuant to this Agreement, the Applicants acknowledge that the City may take all reasonable actions to cure the breach, including but not limited to the filing of an action for specific performance of the obligations herein described. In the event the Applicants fail to pay any monies due under this Agreement or under any document that may also be required to be executed pursuant to this Agreement or fail to perform any affirmative obligation hereunder or under any document that may also be required to be executed pursuant to this Agreement, the Applicants agree that the City may collect the monies due in the manner provided for in Section 2-2-12, B.R.C. 1981, as amended, as if the said monies were due and owing pursuant to a duly adopted ordinance of the City or may perform the obligation on behalf of the Applicants and collect its costs in the manner herein provided. The Applicants agree to waive any rights they may have under Section 31-20-105, C.R.S., based on the City's lack of an enabling ordinance authorizing collection of this specific debt, or acknowledge that the adoption of the annexation ordinance is such enabling ordinance.

18. Failure to Annex. This Agreement and any document executed pursuant hereto shall be null and void and of no consequence in the event that the Property is not annexed into the City.

19. Future Interests. This Agreement and the covenants set forth herein shall run with the land and be binding upon the Applicants, the Applicants' heirs, successors, and assigns and all persons who may hereafter acquire an interest in the Property, or any part thereof. If it shall be determined that this Agreement contains an interest in land, that interest shall vest, if at all, within the lives of the undersigned plus 20 years and 364 days.

20. Right to Withdraw. The Applicants retain the right to withdraw from this Agreement up until the time that final legislative action has been taken on the ordinance that will cause the Property to be annexed into the City. The final legislative action will be the vote of the City Council after the final reading of the annexation ordinance. The Applicants' right to withdraw shall terminate upon the City Council's final legislative action approving the annexation. In the event that the Applicants withdraw from this Agreement in the manner described above, this Agreement shall be null and void and shall have no effect regarding the Applicants. The City agrees, within 30 days of a request by the Applicants after a withdrawal, to return all previously submitted fees, application, and easement and/or rights of way dedication documents which the Applicants submitted pursuant to this Agreement to the City. The Parties agree that costs submitted to the City to cover survey work shall not be returned to the Applicants.

EXECUTED on the day and year first above written.

Applicants:

By: _____
Patton G. Lochridge

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me, a Notary Public, this _____ day of _____, 2015, by Patton G. Lochridge.

Witness my hand and official seal.
My commission expires:_____

[SEAL]

_____
Notary Public

By: _____
Claire C. Lochridge

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me, a Notary Public, this _____ day of _____, 2015, by Claire C. Lochridge.

Witness my hand and official seal.
My commission expires:_____

[SEAL]

_____
Notary Public

CITY OF BOULDER:

By:_____
Jane S. Brautigam, City Manager

ATTEST:

_____
City Clerk

Approved as to form:

_____
City Attorney's Office

Date: _____