CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: October 15, 2015
TIME: 6 p.m.
PLACE: 1777 Broadway, Council Chambers

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**
   The October 1, 2015 minutes are scheduled for review.

3. **PUBLIC PARTICIPATION**

4. **DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**
   - **A.** Call Up Item: Floodplain Development Permit (LUR2015-00090), 505 27th Way
   - **B.** Call Up Item: Floodplain Development Permit (LUR2015-00086), South Boulder Creek Pedestrian Bridge – 3 South Cherryvale
   - **C.** Call Up Item: Pearl Place Subdivision (TEC2015-00004) located at 2920 and 2930 Pearl; 2085, 2111 and 2121 30th Street. Final Plat to replat the existing site into two lots: one on the south side of the site (2.92 acres) and the other on the north side of the site (1.40 acres). The call up period expires on Oct. 23, 2015.

5. **MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
   - **A.** Information Item: Second Review of the Draft Community Cultural Plan
   - **B.** Information Item: Zero Waste Strategic Plan

6. **PUBLIC HEARING ITEMS**
   - **A.** AGENDA TITLE: Concept Plan (case no. LUR2015-00053) for redevelopment of a 1.85-acre site located at 2751 and 2875 30th Street within the BT-1 zoning district. Referred to as "The Boulder Junction Rowhouses" the proposed residential development is located in Phase 2 of Boulder Junction and would consist of 32 attached residential units split between four, 4-story, 37' tall rowhouse buildings totalling roughly 66,000 sq. ft. The proposal also includes a large, central open space feature constructed over a structured parking area containing 70 parking spaces.
   - **B.** AGENDA TITLE: Public hearing and consideration of Site and Use Review applications for expansion of the Meadows Tennis Club located at 5555 Racquet Ln. within the RL-2 zone district. The proposal includes the renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse; relocation of two existing platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion. The project is reviewed under two separate cases, LUR2014-00095 and LUR2015-00018.
   - **C.** AGENDA TITLE: Staff briefing and board input regarding the Access Management and Parking Strategy (AMPS).

7. **DEBRIEF MEETING/CALENDAR CHECK**

8. **ADJOURNMENT**

CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES

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

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

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

DISCUSSION AND STUDY SESSION ITEMS
Discussion and study session items do not require motions of approval or recommendation.

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

1. Presentations

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

2. Public Hearing

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

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

3. Board Action

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

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY
Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

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

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

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
October 1, 2015
1777 Broadway, Council Chambers

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

PLANNING BOARD MEMBERS PRESENT:
Aaron Brockett, Chair
Bryan Bowen
John Putnam
Leonard May
Liz Payton
Crystal Gray

PLANNING BOARD MEMBERS ABSENT:
John Gerstle

STAFF PRESENT:
Charles Ferro, Development Review Manager
Hella Pannewig, Assistant City Attorney
Cindy Spence, Administrative Assistant III
Sloane Walbert, Planner I
David Thompson, Transportation Engineer
Beth Roberts, Housing Planner
Jessica Stevens, Civil Engineer II

1. **CALL TO ORDER**
   Chair, **A. Brockett**, declared a quorum at 6:04 p.m. and the following business was conducted.

2. **APPROVAL OF MINUTES**
   On a motion by **L. Payton** and seconded by **J. Putnam** the Planning Board voted 6-0 (**J. Gerstle** absent) to approve the July 16, August 6, August 20, August 27, September 2, September 3, and September 17, 2015 minutes as amended,

3. **PUBLIC PARTICIPATION**
   No one spoke.

4. **DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**
   A. Informational Item: TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot line between Lot 6A and Lot 7A of West Rose Hill Replat A to create one lot addressed 927 7th Street. The project site is split-zoned Residential - Low 1

(RL-1) and Residential - Estate (RE). Case no. TEC2015-00028.

B. Call Up Items: Eben Fine Park rehabilitation and enhancement
Floodplain Development Permit (LUR2015-00077)
Wetland Permit (LUR2015-00078)

None of the items were called up.

5. PUBLIC HEARING ITEMS

A. CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board comment on a proposal to redevelop the property located at 3303 Broadway with an approximately 83,000 square foot 3-story building multi-use building with below-grade parking. The building is proposed to include 94 residential units, coffee shop, community room, fitness center and office space for micro and co-working offices. Proposed residential units will consist of 55 efficiency units (less than 475 square feet), 23 one-bedroom units and 16 two-bedroom units. The applicant seeks to amend the Boulder Valley Comprehensive Plan (BVCP) land use designation and rezone the property to Residential – High 3 (RH-3).

Applicant: Margaret Freund, Fulton Hill Properties
Property Owner: Mental Health Center of Boulder County

Staff Presentation:
C. Ferro introduced the item.
S. Walbert presented the item to the Board.

Board Questions:
S. Walbert answered questions from the Board.

Applicant Presentation:
Margaret Freund, with **Fulton Hill Properties, 3139 7th St.,** the applicant, and **J. V. DeSousa,** with **J.V. DeSousa, LLC, 2510 47th St.,** the architect, presented the item to the Board.

Board Questions:
S. Walbert, C. Ferro, H. Pannewig, M. Freund and **J. DeSousa**, answered questions from the Board.

Public Hearing:

1. **David Rose, 4134 Stone Pl.,** spoke in opposition to the project.
2. **Maureen Taylor, 4382 Apple Way,** spoke in opposition to the project.
3. **Robyn Kube, 4160 Amber Pl.,** spoke in opposition to the project.
4. **Will LeBoeuf, 2994 23rd St.** spoke in support to the project.
5. **Greg Smith, 1501 Upland Ave.** spoke in support to the project.
6. **Joe Gibbs, 2010 18th St.,** spoke in support to the project.
7. **Bob Crifasi, 3257 Hawthorn Hallow,** spoke in opposition to the project.
8. **Mark Bloomfield, 1720 15th St.,** spoke in support to the project.

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9. **Bill Williams, 3320 N. Broadway** spoke in opposition to the project.
10. **Tommy Stover, 3310 Broadway St.,** spoke in opposition to the project.
11. **Tim Ryan, 497 Kalmia Ave.,** spoke in support to the project.
12. **Amy Webb, 1032 Hawthorn,** spoke in opposition to the project.
13. **Robert Webb, 1032 Hawthorn Ave.,** spoke in opposition to the project.
14. **Judy Nogg, 1182 Juniper Ave.,** spoke in opposition to the project.
15. **Bill Myeus,** with **Mental Health Partners, 1333 Iris, Ave.,** spoke in support to the project.
16. **Janine Malcolm, 3346 Hickok Pl.,** spoke in support to the project.
17. **Rich Schmelzer, 1080 Juniper Ave.,** spoke in opposition to the project.
18. **Lisa Jo Landsberg, 2320 Balsam Dr.,** spoke in support to the project.
19. **Peter Mayer, 1339 Hawthorne,** spoke in opposition to the project.
20. **Kevin Gross, 2320 Balsam Dr.,** spoke in support / opposition to the project.
21. **Evan Manee, 3393 O'Neal Pkwy.,** spoke in support to the project.
22. **Eric Budd, 3025 Broadway, St., #38,** spoke in support to the project.

Board Comments:
Key Issue #1: Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)? Would the project be compatible with the character of the surrounding area?

- All Board members agreed with the staff's analysis.

- **J. Putnam** stated that there is a lot to like in the Concept Plan but it presents some real challenges. This is a good site for residential use. It would be a challenge to find a public use for this location. He likes the mixed use components with commercial amenities in the plan. The micro units are also helpful and useful. It is important to note that there would be no surface parking with this project. He also appreciates the 3rd floor setback. The city needs more affordable housing. However, his concern is that it may not be the right location for the proposed development. Proposed density is too high. The plan's lack of affordable housing on-site and the provision of required affordable units off-site are not in tune with the current Comp Plan update. He felt that this building would stand out awkwardly due to the density in this location. This area is not an area of change, but a place of greater stability. The neighboring context must be taken into consideration.

- **L. Payton** supports staff's conclusions and agrees with the Comp Plan criteria that staff highlighted. In regards to traffic congestion, she visited the site and recognized the traffic issues. The lines for the hug-n-go for the school will not go away and there will be a lot of cars along Hawthorn Ave. into the future. This is a good site for residential, such as family housing. In addition, she added that she was not sure what would fit in that area with an RH-3 zoning. In her opinion, she did not think it was a good spot for commercial; it should be strictly residential. She is sympathetic to those that are in need of affordable housing. Finally, in her opinion, this location may no longer be good for public use since the city purchased the hospital site.

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- **A. Brockett** stated that there is a real need for housing of different kinds for families and younger people and this project could provide some of that. This is an appropriate site for some kind of attached housing. He stated that he supports the mixed use aspect of the proposed plan. Transit access is good for the proposed location. The primary issue is the proposed density of the site. The applicant is proposing the most intense residential zone in the city. He does not believe the highest density zone can be proposed in a place where walking is not an option. Walkability is a key piece of density. Compatibility with the neighborhood is lacking. Something more of a mixed or medium density project would be better. Would like to see mixed incomes and families as well. He stated that he would like to see a project with less density and to have more quality open space which is lacking. If more density is proposed at this location, he urged the applicant to look at aggressive transportation management strategies.

- **B. Bowen** agreed with the previous comments. When he looks at the volume, scale and mass of the project, he does not have any concerns. He likes how the project is proposing to carve up the volume to make smaller units. Affordability is important and this can be achieved with smaller units. He stated that he likes how Broadway is evolving and creating a nice street frontage. He would like to see this happen all along the Broadway corridor. Perhaps this could be done by changing land use designations all along Broadway. He stated that there is an issue in the city with providing enough affordable housing. He agrees with the idea of placing micro units along the corridor and there needs to be a more diverse spread of unit mix. He stated that is appropriate to have a mix of apartments and family oriented units. His concern focused on the number of cars, not the number of people in that location. He stated he would be more in favor of the Concept Plan if the parking were reduced to offering half a parking stall, rather than 2 per unit, for example. Architecturally, the site plan is well resolved. The arrangement of uses makes sense and he likes mix of uses. The coffee shop is great idea and good to include. He proposed the next step would be to find the right zoning to accommodate the project.

- **L. May** stated that he generally agrees with the previous comments and staff. He stated that the mixed use is good idea in this location and high density housing is appropriate. He doesn't agree with the review process in general, not specific to this project. He stated that these types of decisions need to be resolved at the comprehensive level through the BVCP. A vision for Broadway needs to be developed with heavy engagement with the neighborhoods. That, in turn, will give a predictable path to the neighborhoods and developers for what may happen in the future. **L. May** stated that he would like to see this addressed at the Comp Plan update generally for the Broadway corridor, and then have the applicants come back with a proposal that fits the new vision. Currently this Concept Plan does not comply with the Comp Plan, however if the Comp Plan is revised, it may comply.

- **C. Gray** agrees with **L. May's** comments regarding the Comp Plan and looking at it from a comprehensive standpoint. The zoning proposal is incompatible with the surrounding residential area. The type of zoning **C. Gray** sees as more compatible for this area would be more of a product for families to serve in-commuters (i.e. a single-family residence,

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townhome or duplex). This plan needs to be attractive to families since the proximity is close to school. In regards to affordable units in the community, inclusionary zone requirements should be met on-site by all projects However, the Planning Board does not know what the developers' final requirements will be for that project until the permit is picked up. In regards to the open space issue, she stated that the city's open space and growth management policies have put pressure on housing; however, it has created a compact community that has allowed the city to develop a good transportation system, etc. Another thing that has put pressure on development is the growing university. We must work with them to house students, faculty and staff. In terms of this Concept Plan, the Public zoning is not compatible with the proposed project, but it is compatible with residential, public and non-profit use.

Key Issue #2: Flood

- **L. Payton** asked whether historical flooding events should be considered in our analysis of this project, since we know that this site floods from existing data and photos. The proposed parking garage would be affected by a flood despite the proposal to build under the regulations of the 100 year floodplain. She stated that it could wait for site review to discuss what is realistic.

    - **S. Walbert** stated that under the current regulations, the developers would have to flood proof the garage. It would need to be demonstrated that water would not enter the garage.

- **J. Putnam** stated that the Planning Board will be looking at site review and Comp Plan criteria. The Board would need to look at spillover affects in neighboring properties. Flooding is something that the Board will need to evaluate in future reviews.

- **L. May** stated that when the Board looks at the criteria modifications, whether they are in the Boulder Revised Code or the Comp Plan, the Board will need to review the flood criteria. Look at history of what has flooded and if it can still be affected. This has not been adequately reviewed.

Summary of Concept Plan:

The Board agreed that there is a general interest in seeing residential at the proposed location. Nearly all Board members were in favor of multi-family residential. A lower intensity is recommended by the Board for compatibility with the existing neighborhood. From a flood perspective, the Board felt it was critical to look at those issues carefully. There was a general feeling that RH-3 was not an appropriate zoning for this site. The Board agreed that undertaking a study or perhaps policy revisions in the Comp Plan would be necessary; however, this would put this project on hold until the changes could be made. The Board offered that they are in support of a sub-community plan that included a vision for the Broadway corridor going forward. In regards to zoning, the Board suggested a zone in which calculations are based on open space or parking, rather than dwelling units per acre. Overall, the Board was very supportive of staff's position and, while the Board agreed that this is a suitable place for residential development, it is probably more suited to medium density, not high density development.

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B. CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board comment on a proposal to redevelop the property located at 2801 Jay Road with a multi-family residential development consisting of 94 units in eight buildings. The development is proposed as a receiving site to accommodate required affordable housing from a companion development at 3303 Broadway. The applicant seeks to annex the property to the city with Residential - Mixed 2 (RMX-2) zoning and amend the Boulder Valley Comprehensive Plan (BVCP) land use designation.

Applicant: Margaret Freund, Fulton Hill Properties
Property Owner: Colorado District of the Church of the Nazarene

Staff Presentation:
C. Ferro introduced the item.
S. Walbert presented the item to the Board.

Board Questions:
S. Walbert answered questions from the Board.

Applicant Presentation:
Margaret Freund, with **Fulton Hill Properties, 3139 7th St.,** the applicant, and **J.V. DeSousa,** of **J.V. DeSousa, LLC, 2510 47th St.,** the architect, presented the item to the Board.

Board Questions:
S. Walbert, C. Ferro, H. Pannewig, M. Freund and **J. DeSousa**, answered questions from the Board.

Public Hearing:
1. **Carlos Espinosa, 2892 Jay Rd.,** spoke in opposition to the project.
2. **Maureen Taylor, 4382 Apple Way,** spoke in opposition to the project.
3. **Robyn Kube, 4160 Amber Pl.,** spoke in opposition to the project.
4. **Heather Hosterman, 2823 Jay Rd.,** spoke in opposition to the project.
5. **Wyley Hodgson, 2823 Jay Rd.,** spoke in opposition to the project.
6. **Mick Shopnizz, 2503 Sumac Ave.,** spoke in opposition to the project.
7. **David Ralph 13246 Humboldt Way,** spoke in support to the project.
8. **Andrea Grant, 4384 Apple Ct.,** spoke in opposition to the project.
9. **Paul Strupp, 4192 Amber Pl.,** spoke in opposition to the project.
10. **Margaret Bruehl, 4192 Amber Pl.,** spoke in opposition to the project.
11. **Paulina Hewett, 2865 Jay Rd.,** spoke in opposition to the project.
12. **Jann Scott, 4145 Autumn Ct.,** spoke in opposition to the project.
13. **Peter Galvin, 4259 Sumac Ct.,** spoke in opposition to the project.
14. **Matthew Karowe, 2825 Jay Rd.,** spoke in opposition to the project.

Board Comments:

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<u>Key Issue #1</u>: Is the proposed annexation, initial zoning and concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP). Would the project be compatible with the character of the surrounding area?

- **C. Gray** agreed with staff's comment that the proposed use would be inconsistent with the Comp Plan's goals and objectives (specifically policies 2.10, 2.05 and 6.12). It would be better to address development of this property as part of the Comp Plan update, similar to the comments under Agenda Item 5A for 3303 Broadway. The proposed concept plan is incompatible with the surrounding land uses. The higher density proposed is too much and would be incompatible.

- **L. May** agreed with **C. Gray**. He questioned staff as to the history of this parcel being located in Area II. In looking at this area and how it is defined by the roadway, he suggested that this should be moved to Area III based on the typography.

    - **S. Walbert** answered **L. May's** question and said that it has been located in Area II for a number of years, because the existing church was considered to be "urban development." The exact amount of years is not known at this time.

- **B. Bowen** stated it is difficult to define what the best development would be in the proposed area. If development were done at this corner, a mixed income affordable housing would be a good fit for that site. However, maybe not at the density proposed. In term of design, there are some good comparisons to the newer modern developments. Specifically, the Holiday housing area was a lot more fine-grained in nuance than this proposal. The big parking lot design is not the right solution for this project. He suggested moving the parking to the east side of the property, running all buildings on an east/west axis and possibly incorporating a passive solar access project. In addition, the developer should allow for more ground level apartments. The density proposed now is more that can be accommodated at this location. The applicant should consider an "agriburbia" type development.

- **A. Brockett** agreed with **B. Bowen**. Housing is the right use for the proposed parcel and mixed income would be a good way to go. He also liked **B. Bowen's** village concept which he mentioned. At this location, it is not devoid of services but services are not next to them either. He stated that only lower density can be supported. In addition, it would be beneficial to provide a better gateway to the city.

- **L. Payton** agreed with the staff analysis. She stated that she is not sure housing is the right use for the property. She would like to look at this property in the context of the Comp Plan update and use more of a community process to help determine what should be developed at the location. With regard to density, the proposal violates the urban to rural transect. This location is not near employment or transit; therefore, it is not a suitable site for affordable housing. People would be required to have a car to get around from this location. In regards to the materials proposed, she stated that they are not of good quality but appreciates the mixed housing types proposed. She stated that she did conduct a site visit and accessing the site in a car was "terrifying" with the traffic.

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- **B. Bowen** commended the designer for the simple and elegant architecture.

- **J. Putnam** agreed with **B. Bowen**. He stressed that connectivity is a major issue and that the site is isolated by the current infrastructure, from a pedestrian and bicycle perspective. The 205 transit route is only a "thin lifeline" to the site. Even with an enhanced design concept, as described by **B. Bowen**, the applicant would need to put a lot of thought into the infrastructure and connectivity to the site. Fixing the Jay Rd. and 28th St. intersection would take a lot of thought and a lot of money. Given that annexation is a discretionary act on the part of the city, development of the property would be done as part of a larger plan. It would be better to determine through a plan whether this property is going to the edge of urban development or located in the middle of a larger development in the future. At this point, it is hard to plan for both possibilities.

Summary of Concept Plan:
In general, the Board agreed with staff's analysis in the memorandum. The Board agreed they would support a lower density development, including the property as part of larger Comp Plan strategies and possibly converting the location from Area II to an Area III.

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

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 10:17 p.m.

APPROVED BY

_____
Board Chair

_____
DATE

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M E M O R A N D U M

TO: Planning Board

FROM: Jessica Stevens, Civil Engineer II

DATE: October 8, 2015

SUBJECT: **Call Up Item:** Floodplain Development Permit (LUR2015-00090)
505 27th Way

This decision may be called up before Planning Board on or before **October 22, 2015.**

A floodplain development permit was approved by Public Works Development Review staff on October 8, 2015 for the construction of a carport structure within the Conveyance Zone of Skunk Creek.

The proposed structure will be constructed with steel posts and include a roof mounted solar photovoltaic array. The inverters and associated electrical equipment will be mounted above the base flood elevation in accordance with section 9-3-3 of the Boulder Revised Code, 1981.

The applicant has demonstrated compliance with the City's floodplain regulations. The project will not adversely impact nearby properties. A copy of the floodplain development permit and a vicinity map showing the location of the improvements is attached.

The floodplain development permit was approved by Public Works Development Review staff on October 8, 2015 and the decision may be called up before Planning Board on or before October 22, 2015. There is one Planning Board meeting within the 14 day call up period on **October 15, 2015**.

Questions about the project should be directed to the interim Floodplain and Wetlands Administrator, Jessica Stevens at 303-441-3121 or by e-mail at stevensj@bouldercolordo.gov.

Attachments:

A. Floodplain Development Permit
B. Vicinity Map

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-4241 • web boulderplandevelop.net

Land Use Review Floodplain Development Permit

Date Issued: October 7, 2015

Expiration Date: October 7, 2018
(Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number: LUR2015-00090

Contact Information

BEN FELSON
2840 WILDERNESS PL STE F
BOULDER, CO 80301

Project Information

Location: 505 27TH WY

Legal Description: PT LOT 1 LYING S OF CENTERLINE SKUNK CREEK & NLY 9.34 FT M/L OF ELY 140 FT OF LOT 8 PENFOL D TELLEEN & PT VAC ELM ST LESS 0.03 ACS M/L DEEDED TO CITY O F BOULDER REC#2777490

Description of Work: FLOODPLAIN DEVELOPMENT PERMIT: Installation of a 100 kw photovoltaic detached carport over existing parking lot.

Type of Floodplain Permit: Floodplain Review W/O Analysis

Creek Name:

Flood Protection Elevation: Not applicable

Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- Prior to final inspections being scheduled, the applicant shall submit an Elevation Certificate, prepared by a Colorado registered land surveyor, certifying that the structure has been constructed at or above the flood protection elevation. This certification shall be provided on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate. (FEMA Form 81-31) No Certificate of Occupancy will be issued for any structure where this provision has not been satisfied.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.
- As required by section 9-3-3(a)(16) of the Boulder Revised Code, 1981 the improvements must be constructed with all electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- The applicant shall confirm in writing that all improvements have been completed in conformance with this Floodplain Development Permit.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2015-00090).

- Final Elevation Certificate
- Final Floodplain Inspection

505 27th Way

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SUBJECT TO REVISION

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Map produced by the City of Boulder Planning & Developement Services Department
For information call (303) 441-3266 or visit us on the web at http://www.bouldercolorado.gov/pwplan

Legend

- Flood Conveyence Zone
- City 100 Year Flood Plain

N

M E M O R A N D U M

TO: Planning Board

FROM: Jessica Stevens, Civil Engineer II

DATE: October 8, 2015

SUBJECT: **Call Up Item:** Floodplain Development Permit (LUR2015-00086)
South Boulder Creek Pedestrian Bridge – 3 South Cherryvale

This decision may be called up before Planning Board on or before **October 22, 2015.**

A floodplain development permit was approved by Public Works Development Review staff on October 8, 2015 for the placement of a pedestrian bridge crossing South Boulder Creek, south of South Boulder Road.

The City of Boulder Open Space and Mountain Parks Department has applied for a floodplain development permit for the installation of a bridge to replace a four cell box culvert crossing that was washed away in the September 2013 floods. The project will include grading and repairs to the multi-use path approaches and placement of a prefabricated single span pedestrian bridge on concrete abutments within the Conveyance Zone of South Boulder Creek.

The applicant has demonstrated compliance with the City's floodplain regulations. The project will not adversely impact nearby properties. A copy of the floodplain development permit and a vicinity map showing the location of the improvements is attached.

The floodplain development permit was approved by Public Works Development Review staff on October 8, 2015 and the decision may be called up before Planning Board on or before October 22, 2015. There is one Planning Board meeting within the 14 day call up period on **October 15, 2015**.

Questions about the project should be directed to the interim Floodplain and Wetlands Administrator, Jessica Stevens at 303-441-3121 or by e-mail at stevensj@bouldercolordo.gov.

Attachments:

A. Floodplain Development Permit
B. Vicinity Map

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-4241 • web boulderplandevelop.net

Land Use Review Floodplain Development Permit

Date Issued: October 8, 2015

Expiration Date: October 8, 2018
(Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number: LUR2015-00086

Contact Information

KELLY WASSERBACH (OSMP)
66 S. CHERRYVALE ROAD
BOULDER, CO 80303

Project Information

Location: 3 S CHERRYVALE RD

Legal Description: NW 1/4 LESS PT S & W OF DENVER BOULDER TURNPIKE &INC PT OF S W 1/4 N & E OF BOULDER DENVERT URNPIKE 10-1S-70 - TOTAL 151 A CS LESS POR CDOT 3346871 & IN ADDITION TO POR CDOT 3346872SP LIT FROM ID 36596 PER TAX AREA

Description of Work: FLOODPLAIN DEVELOPMENT PERMIT (WITHOUT ANALYSIS) for installation of new pedestrian bridge over South Boulder Creek to replace four previously removved box culverts.

Type of Floodplain Permit: Floodplain Review W/O Analysis

Creek Name: South Boulder

Flood Protection Elevation: Not applicable

Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.
- All crossings of natural and improved drainageways and irrigation ditches shall meet City of Boulder standards, and shall be coordinated with the City of Boulder Utilities Division.
- An engineer shall certify that all improvements have been completed in conformance with this Floodplain Development Permit.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- The applicant shall provide as-built plans of the proposed modifications upon project completion.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2015-00086).

South Boulder Creek
Pedestrian Crossing Replacement

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SUBJECT TO REVISION

All rights reserved. The map information contained hereon is intended for the sole use of the purchaser and may not be copied, duplicated or redistributed in any way, in whole or in part, without the expressed written consent of the City of Boulder.

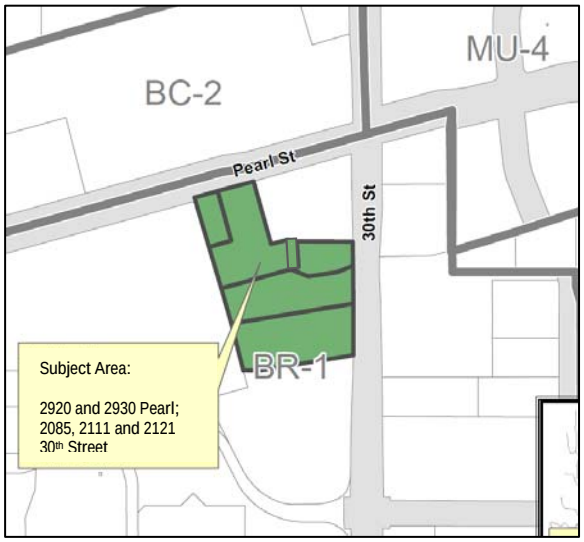
The information depicted is provided as a graphical representation only. While source documents were developed in compliance with National Map Accuracy Standards, the City of Boulder provides no guarantee, express or Implied, as to the accuracy and/or completeness of the information contained hereon.

Map produced by the City of Boulder Planning & Developement Services Department
For information call (303) 441-3266 or visit us on the web at http://www.bouldercolorado.gov/pwplan

MEMORANDUM

TO: Planning Board
FROM: Elaine McLaughlin, Case Manager
DATE: October 9, 2015
SUBJECT: Call Up Item: Pearl Place Subdivision (TEC2015-00004) located at 2920 and 2930 Pearl Street; 2085, 2111 and 2121 30th Street. Final Plat to replat the existing site into two lots: one on the south side of the site (2.92 acres) and the other on the north side of the site (1.40 acres). The call up period expires on Oct. 23, 2015.

Provided herein is the disposition for the Final Plat approval for the Pearl Place Subdivision (see Attachment A) located within the BR-1 (Business Regional - 1) zoning district. This approval will result in the replat of the existing property to construct two buildings: Phase 1 and Phase II of Pearl Place. The subdivision was found to be consistent with the Subdivision Standards for Final Plat found in the Land Use section 9-12-8, B.R.C. 1981 found here.



The subdivision is the result of the planned redevelopment of the existing site, as approved by the Planning Board on Dec. 4, 2014, with call-up to City Council concluding on Jan. 5, 2015. The site review includes plans for two, four story office buildings, extension of a multi-use path along with significant landscape and streetscape improvements for both 30th and Pearl streets.

Proposed Subdivision:
The entire subdivision totals 4.32 acres (188,380 square feet) with dedication of several public access and utility easements including for the provision of a 12-foot, multi-use path, as summarized below:

Lot 1 Commercial Use	Lot 2 Commercial Use
2.92 Acres	1.40 Acres

Analysis Conclusion:
Staff finds that this application meets the Final Plat for Subdivision criteria set forth in Subsection 9-12-8(b), B.R.C. 1981 and the lot standard criteria set forth in Subsection 9-12-12(a)(1), B.R.C. 1981 "Standards for Lots and Public Improvements." Therefore, the final plat was approved by Planning and Development Services staff on Oct. 9, 2015 and the decision may be called up before Planning Board on or before Oct. 23, 2015. There are two Planning Board meeting within the 14-day call up period on Oct. 15 and Oct 22, 2015 (note: tentative hearing date). Questions about the project or decision should be directed to Elaine McLaughlin at (303) 441-4130 or mclaughline@bouldercolorado.gov.

Public Comment and Process:
The required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property and a sign posted on the property for at least 10 days. All notice requirements of Section 9-4-2, B.R.C. 1981 have been met. There were no public comments received.

Attachments:

A: City of Boulder Planning Department Notice of Disposition
B: Final Plat

CITY OF BOULDER
Planning, Housing and Sustainability

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

CITY OF BOULDER 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 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION:	**APPROVED WITH CONDITION**
PROJECT NAME:	**PEARL PLACE SUBDIVISION**
DESCRIPTION:	**FINAL PLAT for the Pearl Place Subdivision.**
LOCATION:	**2920 and 2930 Pearl Street; and 2085, 2111 and 2121 30th Street**
COOR:	**N04W04**
LEGAL DESCRIPTION:	**Refer to Exhibit A attached**
APPLICANT:	**COLLIN KEMBERLIN**
OWNER:	**PEARL PLACE PHASE 1 VERTICAL LLC, SUCCESSOR BY MERGER TO PEARL PLACE ASSOCIATES LLC**
APPLICATION:	**TEC2015-00004**
ZONING:	**BR-1**
CASE MANAGER:	**Elaine McLaughlin**

Approved on: 10/9/15
Date

By: David Driskell / by Susan Richstone
David Driskell, Executive Director of Planning, Housing + 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: 10/23/15

CONDITIONS OF APPROVAL

1. The subdivision is approved subject to the terms of the Subdivision Agreement.

Address: 2920 and 2930 Pearl; 2085, 2111 and 2121 30th Street

EXHIBIT "A"

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOT 3, DAYTON–HUDSON SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 249564, DATED NOVEMBER 1, 1977, LOT 2, HEFFRON SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 00166001, DATED FEBRUARY 5, 1976, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2747400, DATED DECEMBER 15, 2005, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 03113634, DATED NOVEMBER 17, 2010, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 3324974, DATED JUNE 28, 2013, AND A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 3419774, DATED DECEMBER 24, 2014, LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO BEAR SOUTH 00°03'40" EAST, A DISTANCE OF 2650.32 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX, "CITY OF BOULDER CONT POINT", AT THE NORTH QUARTER CORNER OF SAID SECTION 29 AND A FOUND 3/4" REBAR WITH 2 1/2" ALLOY CAP, "BOULDER LAND CONSULTANTS PLS 20134", AT THE CENTER QUARTER CORNER OF SAID SECTION 29, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, SOUTH 00°03'40" EAST, A DISTANCE OF 2464.25 FEET;
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°56'58" WEST, A DISTANCE OF 42.54 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF 30TH STREET AND THE SOUTHEAST CORNER OF LOT 1, SAID HEFFRON SUBDIVISION, THE POINT OF BEGINNING.

THENCE ALONG SAID WESTERLY RIGHT–OF–WAY LINE THE FOLLOWING TWO (2) COURSES:
SOUTH 02°01'07" EAST, A DISTANCE OF 61.34 FEET;
THENCE SOUTH 00°03'40" EAST, A DISTANCE OF 300.71 FEET TO THE NORTHEAST CORNER OF LOT 4, TWENTY NINTH STREET SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2673341, DATED MARCH 21, 2005;

JOB NUMBER: 14–63192
DRAWN BY: E. PRESCOTT
DATE: APRIL 17, 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:63192–FINAL+PLAT–C15_1_1_9748_RECOVER.DWG DATE:4/17/2015 11:48 AM

EXHIBIT "A"

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, THE FOLLOWING TWO (2) COURSES:
SOUTH 81°14'25" WEST, A DISTANCE OF 290.11 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 58.07 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, SAID DAYTON-HUDSON SUBDIVISION;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES:
NORTH 15°03'17" WEST, A DISTANCE OF 157.36 FEET;
THENCE NORTH 15°00'00" WEST, A DISTANCE OF 255.04 FEET;
THENCE NORTH 15°06'25" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PEARL STREET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 75°00'00" EAST, A DISTANCE OF 193.22 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 90668731, DATED FEBRUARY 14, 1961;
THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 90668731, AND ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 90686605, DATED NOVEMBER 2, 1961, THE FOLLOWING TWO (2) COURSES:
THENCE SOUTH 15°00'00" EAST, A DISTANCE OF 199.89 FEET;
THENCE NORTH 75°00'00" EAST, A DISTANCE OF 78.38 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, SAID HEFFRON SUBDIVISION;
THENCE ALONG SAID WESTERLY LINE, SOUTH 04°04'00" EAST, A DISTANCE OF 14.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH 89°49'51" EAST, A DISTANCE OF 173.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 188,380 SQ.FT. OR 4.32 ACRES, MORE OR LESS.

JOB NUMBER: 14-63192
DRAWN BY: E. PRESCOTT
DATE: APRIL 17, 2015

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BY:EPRESCOTT FILE:63192-FINAL+PLAT-C15_1_1_9718_RECOVER.DWG DATE:4/17/2015 11:48 AM

Pearl Place Subdivision
Final Plat

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 188,380 SF
SHEET 1 OF 5

Vicinity Map
NOT TO SCALE

Dedication

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE PARCELS OF LAND SITUATED IN THE CITY OF BOULDER, AND BEING LOCATED AS FOLLOWS:

A PARCEL OF LAND BEING LOT 3, DAYTON-HUDSON SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 249564, DATED NOVEMBER 1, 1977, LOT 2, HEFFRON SUBDIVISION AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 00166001, DATED FEBRUARY 5, 1976, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2747400, DATED DECEMBER 15, 2005, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 03113634, DATED NOVEMBER 17, 2010, A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 3324974, DATED JUNE 28, 2013, AND A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 3419774, DATED DECEMBER 24, 2014, LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO BEAR SOUTH 00°03'40" EAST, A DISTANCE OF 2650.32 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX, "CITY OF BOULDER CONT POINT", AT THE NORTH QUARTER CORNER OF SAID SECTION 29 AND A FOUND 3/4" REBAR WITH 2 1/2" ALLOY CAP, "BOULDER LAND CONSULTANTS PLS 20134", AT THE CENTER QUARTER CORNER OF SAID SECTION 29, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, SOUTH 00°03'40" EAST, A DISTANCE OF 2464.25 FEET;
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THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH 89°49'51" EAST, A DISTANCE OF 173.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 188,380 SQ.FT. OR 4.32 ACRES, MORE OR LESS.

HAS CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "PEARL PLACE SUBDIVISION", A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PUBLIC ACCESS PURPOSES, FOR PURPOSES OF INGRESS AND EGRESS, AND FOR THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND RECONSTRUCTION OF TRANSPORTATION IMPROVEMENTS, LANDSCAPING, AND UTILITIES AND APPURTENANCES THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SAID IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER. NOTWITHSTANDING THE FOREGOING, THE GRANTOR HEREBY SPECIFICALLY RESERVES THE RIGHT TO USE THE EASEMENT PROPERTY FOR USES THAT DO NOT UNREASONABLY INTERFERE WITH THE CITY'S USE OF THE EASEMENT PROPERTY, INCLUDING THE RIGHT TO INSTALL AN UNDERGROUND TELECOMMUNICATIONS CONDUIT WITHIN THE EASEMENT PROPERTY IN A LOCATION APPROVED BY THE CITY MANAGER, MEETING THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, AND SERVING THE NEEDS OF A SINGLE USER.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: TELEPHONE AND ELECTRIC LINES, WORKS, POLES, UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO. GRANTOR, FOR ITSELF AND FOR ITS SUCCESSORS AND ASSIGNS, DOES HEREBY COVENANT AND AGREE THAT NO PERMANENT STRUCTURE OR IMPROVEMENT SHALL BE PLACED ON SAID UTILITY EASEMENTS BY ITSELF OR ITS SUCCESSORS OR ASSIGNS, AND THAT SAID USE OF SUCH UTILITY EASEMENTS SHALL NOT OTHERWISE BE OBSTRUCTED OR INTERFERED WITH; PROVIDED, HOWEVER, THAT GRANTOR RESERVES THE RIGHT TO ALLOW THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, CONTROL, SURVEY, AND USE OF UNDERGROUND ELECTRIC AND GAS UTILITY INFRASTRUCTURE AND RELATED APPURTENANCES (THE "PSCO FACILITIES") IN THE PSCO CROSSING AREA, AS SHOWN ON THE ACCOMPANYING PLAT, ABOVE CITY UTILITIES WITHOUT THE CONSENT OF THE CITY. THE PSCO FACILITIES HAVE BEEN APPROVED BY THE CITY IN A LETTER RECORDED SUBSTANTIALLY CONCURRENTLY HEREWITH (THE "APPROVED PSCO FACILITIES"). THE CITY AGREES THAT IN NO EVENT WILL IT ERECT OR CAUSE TO BE ERECTED ANY BUILDINGS OR ABOVE GROUND STRUCTURES, EXCEPT TRAFFIC SIGNAGE, IN THE PSCO CROSSING AREA. THE CITY ACKNOWLEDGES THAT GRANTOR INTENDS TO CONVEY A SIMILAR EASEMENT TO THE PUBLIC SERVICE COMPANY OF COLORADO ("PSCO"). THE CITY AGREES THAT PSCO SHALL NOT BE REQUIRED TO RELOCATE THE APPROVED PSCO FACILITIES. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER PIPELINES AND APPURTENANCES, SANITARY SEWER WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE CITY OF BOULDER, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER OR THE PUBLIC UTILITY, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF BOULDER, THAT REAL PROPERTY DESIGNATED AS "FLOOD, DRAINAGE AND IRRIGATION EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR IRRIGATION PURPOSES AND DRAINAGE AND FLOOD CONVEYANCE PURPOSES, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES AND DRAINAGE DITCH FACILITIES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: CULVERTS, DRAINAGE DITCHES AND DRAINS, FLOOD CONTROL IMPROVEMENTS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTING AND INSTALLING THE DRAINAGE IMPROVEMENTS AND OTHER SUCH UTILITIES AND SERVICES, SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER. NOTWITHSTANDING THE FOREGOING, THE GRANTOR HEREBY SPECIFICALLY RESERVES THE RIGHT TO USE THE EASEMENT PROPERTY FOR USES THAT DO NOT UNREASONABLY INTERFERE WITH THE CITY'S USE OF THE EASEMENT PROPERTY, INCLUDING THE RIGHT TO INSTALL AN UNDERGROUND TELECOMMUNICATIONS CONDUIT WITHIN THE EASEMENT PROPERTY IN A LOCATION APPROVED BY THE CITY MANAGER, MEETING THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, AND SERVING THE NEEDS OF A SINGLE USER.

FOR THE APPROVAL OF "PEARL PLACE SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS _______ DAY OF _______________, 20___.

PEARL PLACE PHASE 1 VERTICAL, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
SUCCESSOR BY MERGER TO PEARL PLACE ASSOCIATES, LLC

BY: FORUM MANAGEMENT, INC.,
A COLORADO CORPORATION, ITS SOLE MANAGER

BY: [signature]
DARREN M. FISK, PRESIDENT

ACKNOWLEDGMENT

STATE OF Colorado)
COUNTY OF Denver) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF October, 2015, BY DARREN M. FISK, PRESIDENT OF FORUM MANAGEMENT, INC., SOLE MANAGER OF PEARL PLACE PHASE 1 VERTICAL, LLC.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: 5/23/16 [signature]
NOTARY PUBLIC

DANIELLE CHRISTIANSEN
Notary Public
State of Colorado

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 SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON 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 LENDER STATED BELOW.

BOKF, NA, D/B/A COLORADO STATE BANK AND TRUST

BY: [signature]
DARIN VISSCHER, VICE-PRESIDENT OF COMMERCIAL REAL ESTATE LENDING

ACKNOWLEDGEMENT

STATE OF Colorado }
COUNTY OF Denver } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 2015, BY DARIN VISSCHER, VICE-PRESIDENT OF COMMERCIAL REAL ESTATE LENDING, BOKF, NA, D/B/A COLORADO STATE BANK AND TRUST.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES:
[signature]
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 SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON 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 LENDER STATED BELOW.

PNC BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT

BY: Jim Harmann, SVP
JIM HARMANN, SENIOR VICE PRESIDENT OF PNC BANK, N.A.

ACKNOWLEDGMENT

STATE OF Colorado)
COUNTY OF Denver) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF October, 20___, BY JIM HARMANN, SENIOR VICE PRESIDENT OF PNC BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 5/25/16 [signature]
NOTARY PUBLIC

Notes

1. STEWART TITLE GUARANTY COMPANY FOR STEWART TITLE COMMITMENT NUMBER 01330-45583A, DATED MARCH 23, 2015 AT 5:30 P.M., WAS 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 ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
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. BASIS OF BEARINGS: AN ASSUMED BEARING OF SOUTH 00°03'40" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX, "CITY OF BOULDER CONT POINT" AT THE NORTH QUARTER CORNER OF SECTION 29 AND A FOUND 3/4" REBAR WITH 2 1/2" ALLOY CAP IN MONUMENT BOX, "BOULDER LAND CONSULTANTS, PLS 21034" AT THE CENTER QUARTER CORNER OF SECTION 29 AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
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. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. DATES OF FIELD WORK: JANUARY 27, 2015; JULY 16 & 17, 2014, MARCH 3-7 AND 15, 2014 (FLATIRONS, INC., JOB# 14-63192); MARCH 26-27, 2013 AND APRIL 2, 2013 (FLATIRONS, INC., JOB#13-61,728; NOVEMBER 1-7, 2012 (FLATIRONS, INC., JOB# 12-60,510); APRIL 8, 1998 (FLATIRONS SURVEYING, INC. JOB# 97-30,691).
7. 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.

#15	NOV 1, 1977	FILM 983, REC# 249565	SUBDIVISION AGREEMENT WITH THE CITY OF BOULDER
#25	APRIL 12, 1976	FILM 920, REC# 172910	SUBDIVISION AGREEMENT WITH THE CITY OF BOULDER
#31	DEC 24, 2014	REC# 03419774	RESTRICTIONS CONTAINED IN QUIT CLAIM DEED

8. FLOOD INFORMATION CITY OF BOULDER: THE SUBJECT PROPERTY IS LOCATED IN THE BOULDER SLOUGH 500 YEAR AND 100 YEAR FLOOD PLAIN ACCORDING TO THE CITY OF BOULDER FLOOD MAPS RESEARCHED ON APRIL 14, 2015. FLOOD INFORMATION IS SUBJECT TO CHANGE. FLOOD LINES ARE APPROXIMATE AND ARE SCALED FROM MAPS.
9. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 188,380 SQ. FT. OR 4.32 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
10. THE SUBJECT PROPERTY IS ZONED BUSINESS-REGIONAL 1 (BR-1).
11. THE PROPOSED USE OF LOTS 1 & 2 ARE COMMERCIAL.

Surveyor's Certificate

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. THAT A SURVEY OF PEARL PLACE SUBDIVISION WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JANUARY 27, 2015; AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF

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

FSI JOB NO. 11-58,672

Approvals

[signature] /by Susan Richstone
DIRECTOR OF PLANNING

[signature]
DIRECTOR OF PUBLIC WORKS AND UTILITIES

City Manager's Certificate

THIS IS TO CERTIFY THAT THE CITY OF BOULDER VACATES THE FOLLOWING EASEMENTS SHOWN ON THIS PLAT: 1) THE TEMPORARY EASEMENT TO THE CITY OF BOULDER AS RECORDED AT RECEPTION NO. 03113773, 2) THE DITCH IMPROVEMENT & BIKEWAY EASEMENT AS RECORDED ON THE PLAT OF HEFFRON SUBDIVISION AS RECORDED AT RECEPTION NO. 00166001, 3) THE PERMANENT EASEMENT TO THE CITY OF BOULDER AS RECORDED AT RECEPTION NO. 03113773, 4) THE EASEMENT AND RIGHT-OF-WAY FOR DRAINAGE DITCH & CHANNEL IMPROVEMENTS AS RECORDED AT RECEPTION NO. 100295 AND RECEPTION NO. 105650, 5) A UTILITY EASEMENT TO THE CITY OF BOULDER THE AS RECORDED AT RECEPTION NO. 2631489, 6) A UTILITY EASEMENT TO THE CITY OF BOULDER AS RECORDED AT RECEPTION NO. 2631492. THESE VACATIONS AND RELEASES OF SAID EASEMENTS EXTEND ONLY TO THOSE PORTIONS AND TYPES OF EASEMENTS SPECIFICALLY VACATED. ANY CROSS EASEMENTS OVER THE ABOVE-DESCRIBED EASEMENTS ARE RESERVED AND ANY OTHER EXISTING EASEMENTS NOT SPECIFICALLY INCLUDED IN THE DESCRIPTION OF THE VACATED EASEMENTS DESCRIBED ABOVE ARE RESERVED.

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS ____ DAY OF _______________, 201_.

ATTEST:

CITY CLERK

CITY MANAGER

Clerk and Recorder's Certificate

STATE OF COLORADO }
COUNTY OF BOULDER } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _________ O'CLOCK ___M., THIS _____ DAY OF ________________, 20___, AND IS RECORDED AT RECEPTION #______________.

FEES PAID: $__________

CLERK AND RECORDER

DEPUTY

Dedication & Certificates

	REVISION	DATE
1	Comments from City	2015-06-10 EP
2	Comments from City	2015-07-13 EP
3	Revise Ditch Easement	2015-07-21 EP
4	Revisions per City Comments	2015-09-11 EP
5	Add Xcel Crossing, revise utility dedication	2015-09-18 EP
6	Remove vacated Xcel Easements	2015-10-02 EP
7	Revisions per City	2015-10-05 EP
8	Revisions per City	2015-10-06 EP
9		

FINAL PLAT
PEARL PLACE SUBDIVISION

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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 16406 (SEAL)

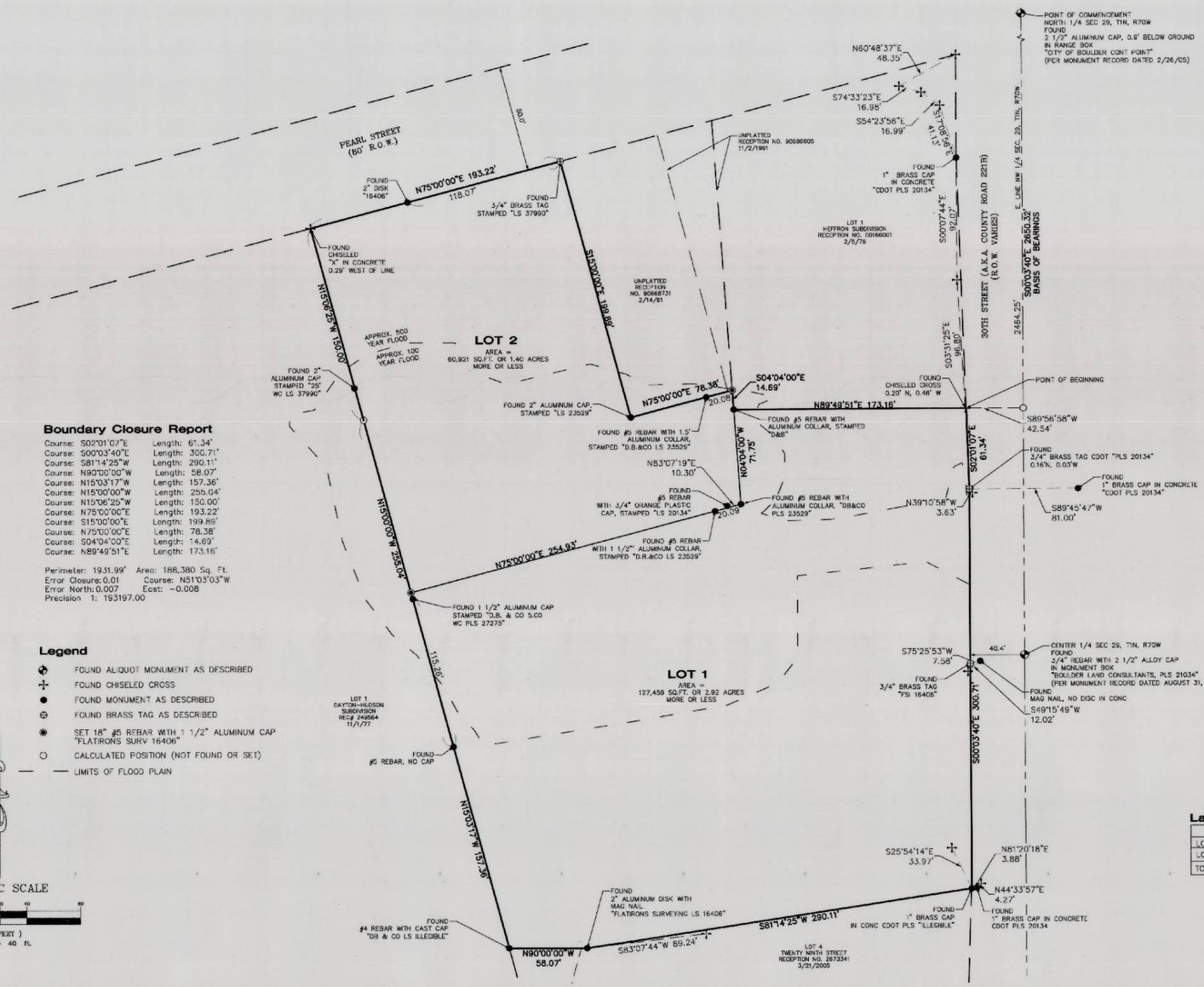
JOB NUMBER: 14-63192
DATE: 04-17-2015
DRAWN BY: E. PRESCOTT
CHECKED BY: WW/JK/JZC

SHEET 1 OF 5

Pearl Place Subdivision
Final Plat

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 5



Boundary Closure Report

Course: S02°01'07"E	Length: 61.34'	
Course: S00°03'40"E	Length: 300.71'	
Course: S81°14'25"W	Length: 290.11'	
Course: N90°00'00"W	Length: 58.07'	
Course: N15°03'17"W	Length: 157.36'	
Course: N15°00'00"W	Length: 255.04'	
Course: N15°06'25"W	Length: 150.00'	
Course: N75°00'00"E	Length: 193.22'	
Course: S15°00'00"E	Length: 199.89'	
Course: N75°00'00"E	Length: 78.38'	
Course: S04°04'00"E	Length: 14.69'	
Course: N89°49'51"E	Length: 173.16'	

Perimeter: 1931.99' Area: 188,380 Sq. Ft.
Error Closure: 0.01 Course: N51°03'03"W
Error North: 0.007 East: -0.008
Precision 1: 193197.00

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- CALCULATED POSITION (NOT FOUND OR SET)
- LIMITS OF FLOOD PLAIN

Land Summary Chart

TYPE	AREA	% OF TOTAL AREA
LOT 1	127,459 SF	68%
LOT 2	60,921 SF	32%
TOTAL	188,380 SF	100%

Boundary Information

REVISION	DATE
1 – Comments from City	2015-06-10 EP
2 – Comments from City	2015-07-13 EP
3 – Review Ditch Easement	2015-07-21 JP
4 – Revisions per City Comments	2015-08-18 EP
5 – Add Sec. Corners, Lines of Ownership	2015-09-21 EP
6 – Remove vacated Road Easements	2015-10-05 EP
7 – Revisions per City	2015-10-06 EP
8 – Revisions per City	2015-10-08 EP
9 – Revisions per City	2015-10-08 EP

FINAL PLAT
PEARL PLACE SUBDIVISION

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3825 IRIS AVE. STE. 395 BOULDER, CO 80304 PHONE: (303) 447-7201 FAX: (303) 443-9830
3650 DOWING ST DENVER, CO 80205 PH: (303) 936-6997

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	14-63192
DATE:	04-17-2015
DRAWN BY:	E. PRESCOTT
CHECKED BY:	WW/JK/JJG

SHEET 2 OF 5

Pearl Place Subdivision
Final Plat

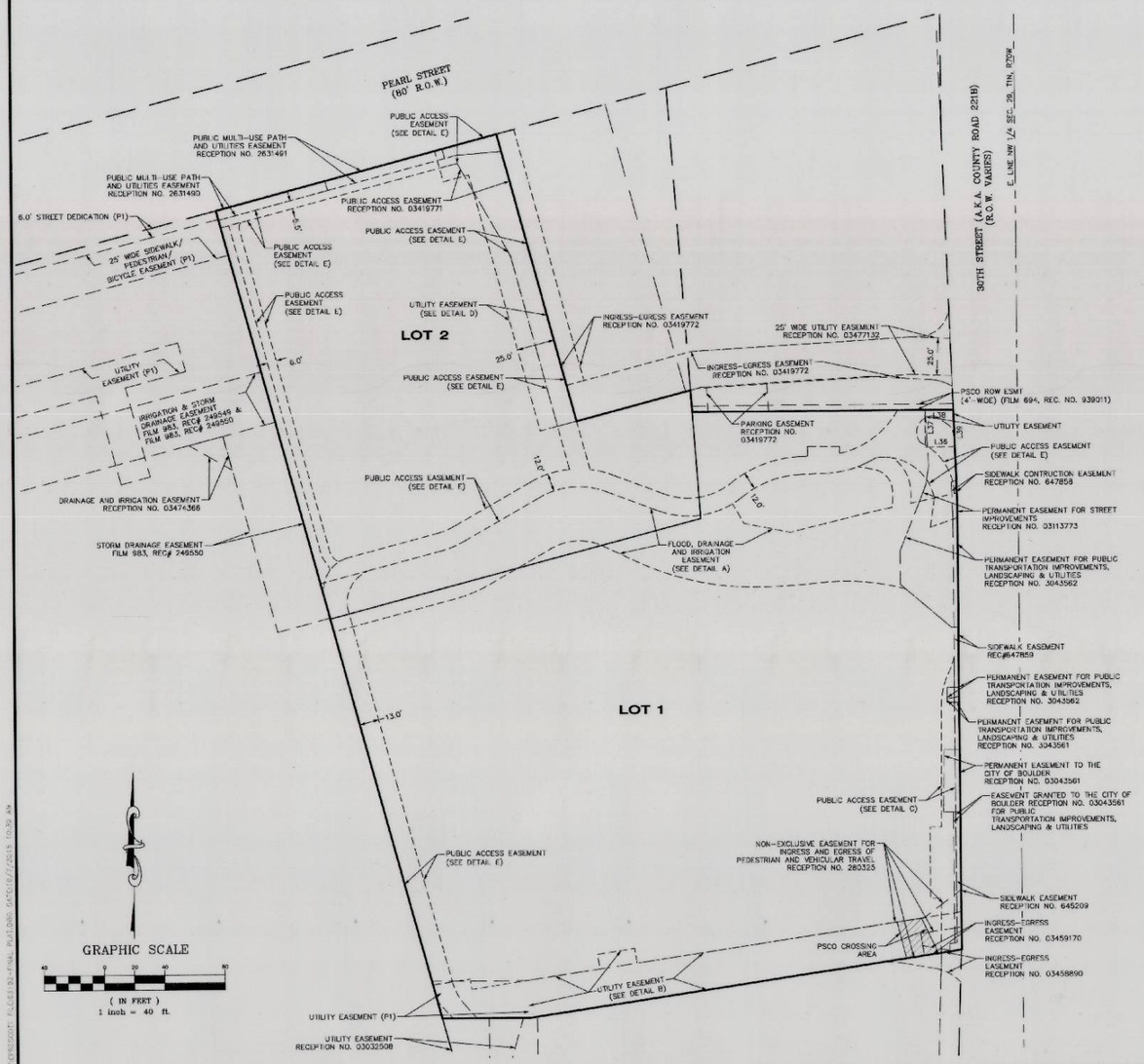
LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 5

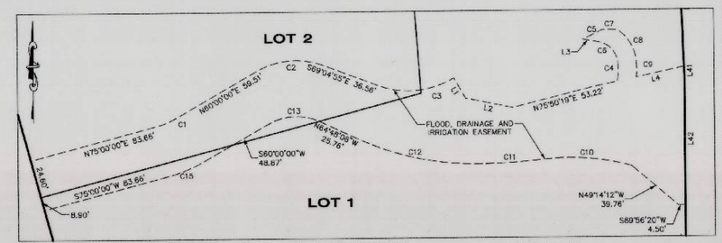
Legend

(P) AS PER THE PLAT OF HEFFRON SUBDIVISION RECORDED AT RECEPTION NO. 00166001

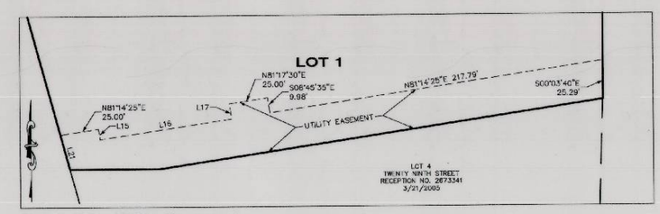
(P1) AS PER THE PLAT OF DAYTON-HUDSON SUBDIVISION RECORDED AT RECEPTION NO. 249564



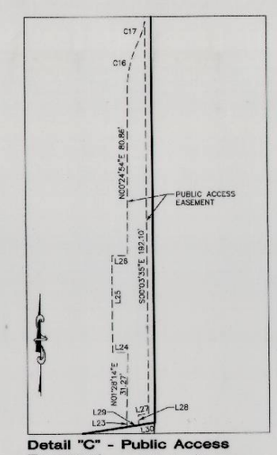
NOTE: LINE AND CURVE TABLES ARE ON SHEET 4



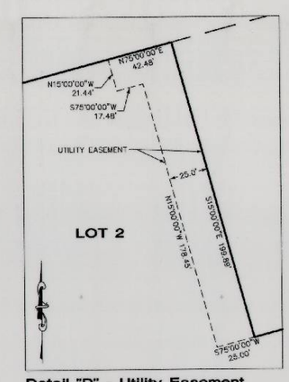
Detail "A" - Flood, Drainage & Irrigation Easement SCALE: 1" = 40'



Detail "B" - Utility Easement SCALE: 1" = 40'



Detail "C" - Public Access Easement SCALE: 1" = 30'



Detail "D" - Utility Easement SCALE: 1" = 40'

Easements

REVISION	DATE
1 - Comments from City.	2015-06-10 EP
2 - Comments from City.	2015-07-13 EP
3 - Revise per Plat Review.	2015-07-27 EP
4 - Revise per City Comments.	2015-09-11 EP
5 - Add Ace Crossing, revise utility dedication	2015-09-18 EP
6 - Remove vacated Yoe Easements.	2015-10-09 EP
7 - Revisions per City.	2015-10-29 EP
8 - Revisions per City.	2015-11-05 EP
9 -	

FINAL PLAT
PEARL PLACE SUBDIVISION

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DENVER, CO 80205
PH: (303) 935-6997

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 16406

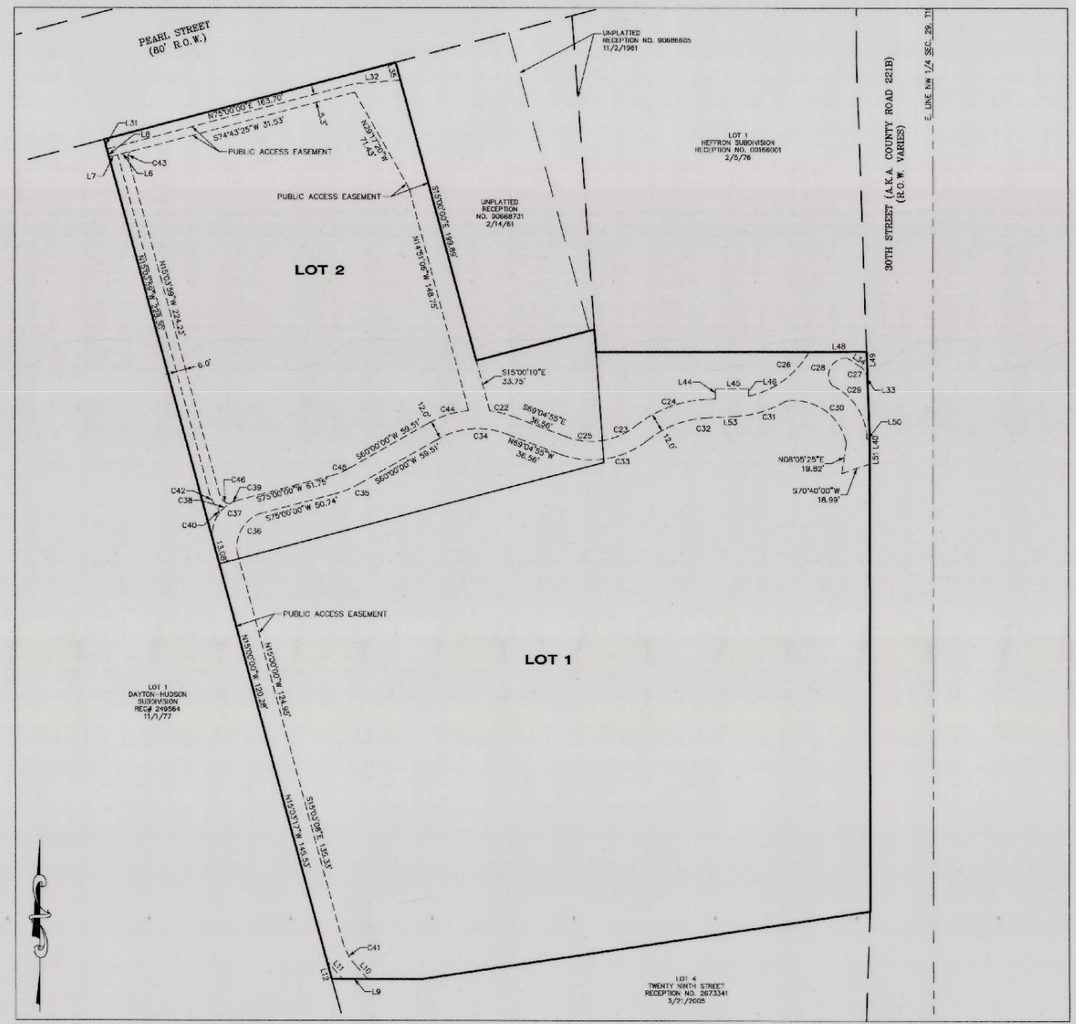
JOB NUMBER:	14-63192
DATE:	04-17-2015
DRAWN BY:	E. PRESCOTT
CHECKED BY:	WW/JK/JZG

SHEET 3 OF 5

Pearl Place Subdivision
Final Plat

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 4 OF 5



Detail "E" - Public Access Easement SCALE: 1" = 40'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.22	S29°50'24"E
L2	31.23	S78°25'10"E
L3	10.72	N79°28'56"W
L4	24.93	N77°50'41"E
L6	8.40	N75°28'59"E
L7	5.72	N75°28'59"E
L8	5.25	N15°06'25"W
L9	16.00	N90°00'00"E
L10	11.40	N41°25'09"W
L11	19.23	S41°25'09"E
L12	11.83	N15°03'17"W
L15	7.00	S08°45'35"E
L16	86.09	N81°14'25"E
L17	10.00	N08°44'53"W
L21	23.29	S15°03'17"E
L23	5.35	N00°25'59"W
L24	7.32	N90°00'00"W
L25	47.50	N00°02'51"E
L26	7.60	N90°00'00"E
L27	5.00	S80°53'01"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	5.00	S00°03'40"E
L29	5.82	S81°14'25"W
L30	8.00	S81°14'25"W
L31	5.60	S15°06'25"E
L32	30.01	N85°23'04"E
L33	0.54	S87°58'53"W
L34	9.72	S56°24'28"E
L35	12.01	N15°00'00"W
L36	19.55	N89°49'51"E
L37	25.00	S00°10'09"E
L38	18.75	S89°49'51"W
L39	25.01	S02°01'07"E
L40	5.22	N02°01'07"W
L41	5.22	N02°01'07"W
L42	84.89	S00°03'40"E
L44	6.54	N00°03'00"E
L45	21.33	N90°00'00"E
L46	4.67	S00°00'00"E
L48	36.89	S89°49'51"W
L49	17.22	S02°01'07"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L50	1.71	S77°50'41"W
L51	11.33	N00°03'40"W
L53	16.77	S87°23'50"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.18	58.00	15°00'00"	N67°30'00"E	15.14
C2	45.32	51.00	50°55'05"	N85°27'32"E	43.85
C3	51.52	57.00	51°47'14"	N85°01'28"E	49.78
C4	12.68	43.30	16°47'00"	N01°43'04"E	12.64
C5	13.31	71.00	10°44'32"	N84°07'00"E	13.29
C6	19.06	15.00	72°48'31"	N43°04'41"W	17.80
C7	11.01	34.13	18°28'43"	S89°17'03"E	10.95
C8	23.22	27.00	49°16'23"	S31°18'37"E	22.51
C9	11.37	55.30	11°46'35"	N00°47'08"W	11.35
C10	58.59	149.00	22°31'51"	N85°37'04"W	58.22
C11	42.17	350.96	6°53'02"	S86°33'31"W	42.14
C12	80.26	182.00	25°15'58"	N77°26'07"W	79.61
C13	34.68	36.00	55°11'52"	S87°35'56"W	33.36
C15	23.95	91.50	15°00'00"	S67°30'00"W	23.89
C16	24.16	54.00	25°37'52"	N13°03'41"E	23.96
C17	11.05	40.00	15°49'29"	N17°57'48"E	11.01
C22	15.31	63.00	13°55'18"	S76°02'34"E	15.27
C23	22.63	45.00	28°48'54"	N65°09'02"E	22.39
C24	49.26	77.00	36°39'14"	N69°04'12"E	48.42
C25	24.63	45.00	31°21'36"	S84°45'43"E	24.32
C26	49.57	59.00	48°08'27"	N53°18'50"E	48.13
C27	9.35	8.86	60°29'30"	S29°04'30"E	8.92
C28	25.37	11.13	130°36'33"	N28°51'42"E	20.22
C29	43.48	39.38	63°15'13"	S32°54'10"E	41.30
C30	52.22	34.13	87°39'13"	N54°41'48"W	47.27

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C31	35.50	71.00	28°39'06"	S73°04'17"W	35.14
C32	41.58	65.00	36°39'14"	S69°04'12"W	40.88
C33	59.86	57.00	60°10'29"	S80°49'50"W	57.15
C34	45.32	51.00	50°55'05"	S85°27'32"W	43.85
C35	15.18	58.00	15°00'00"	S67°30'00"W	15.14
C36	30.21	23.50	73°39'37"	N29°58'24"E	28.18
C37	35.79	22.74	90°11'07"	S28°05'55"W	32.21
C38	9.35	22.74	23°32'59"	S47°30'48"W	9.28
C39	5.52	22.74	13°54'13"	S66°14'22"W	5.50
C40	3.36	4.50	42°49'55"	N15°39'55"W	3.29
C41	18.43	40.02	26°22'59"	N28°13'29"W	18.26
C42	6.92	18.00	22°00'54"	N26°04'26"W	6.87
C43	4.88	4.50	62°11'46"	N15°01'54"E	4.65
C44	27.03	63.00	24°35'03"	S72°17'32"W	26.82
C45	12.04	46.00	15°00'00"	S67°30'00"W	12.01
C46	4.46	4.50	56°50'19"	N65°30'02"W	4.28

Detail & Tables

REVISION	DATE
1 - Comments from City.	- 2013-08-16 FP
2 - Comments from City.	- 2013-07-13 FP
3 - Revise to 1 easement.	- 2013-07-23 FP
4 - Revisions per City Comments.	- 2013-09-11 FP
5 - Add Xcel Crossing, revise utility dedication	- 2013-09-16 FP
6 - Revision addressing Xcel Easements	- 2013-10-09 FP
7 - Revision per Xcel.	- 2013-10-25 FP
8 - Revisions per City.	- 2014-10-06 FP
9 -	-

FINAL PLAT
PEARL PLACE SUBDIVISION

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Surveying, Engineering & Geomatics
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655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4255
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7901
FAX: (303) 443-9820
3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936-6997

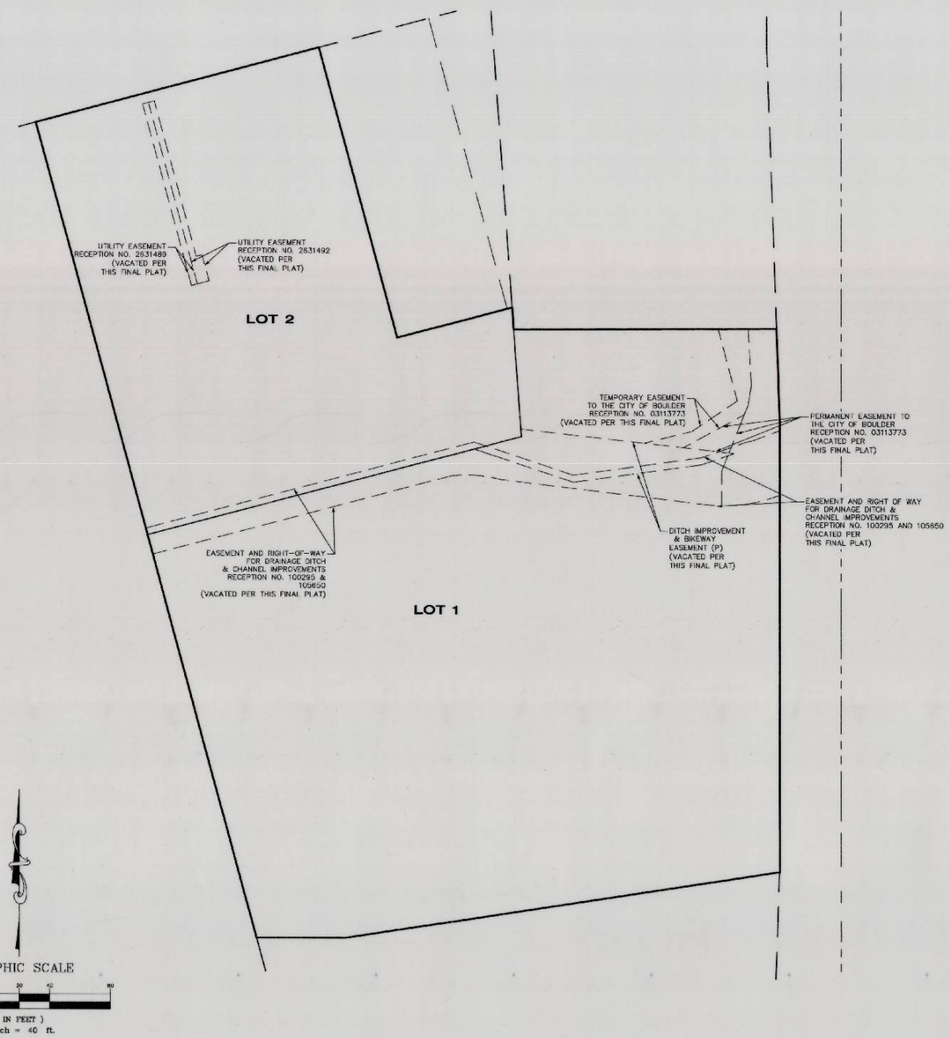
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 16406

JOB NUMBER: 14-63192
DATE: 04-17-2015
DRAWN BY: E. PRESCOTT
CHECKED BY: WW/JK/JZG
SHEET 4 OF 5

Pearl Place Subdivision
Final Plat

LOCATED IN THE WEST HALF OF SECTION 29,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 5 OF 5



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Easements To Be Vacated

REVISION	DATE
1 – Comments from City	2015–06–10 EP
2 – Comments from City	2015–07–13 EP
3 – Revise Elec. Easement	2015–07–21 EP
4 – Revisions per City Comments	2015–09–11 EP
5 – Add Air Quality Easement	2015–09–18 EP
6 – Remove vacated Xcel Easements	2015–10–02 EP
7 – Revisions per City	2015–10–05 EP
8 – Revisions per City	2015–10–06 EP

FINAL PLAT
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www.Flatironsinc.com
655 FOURTH AVE.
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
3825 IRIS AVE, STE. 395
BOULDER, CO 80305
PH: (303) 443-7001
FAX: (303) 443-9830
3660 DOWNING ST
UNIT 1
DENVER, CO 80205
PH: (303) 935-5997

COLORADO LICENSED
16408
PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	14–63192
DATE:	04–17–2015
DRAWN BY:	E. PRESCOTT
CHECKED BY:	WW/JK/JZC
SHEET 5 OF 5	

MEMORANDUM

TO: Members of the Planning Board

THROUGH: David Driskell, Community Planning and Sustainability Executive Director
Susan Richstone, Community Planning and Sustainability Deputy Director

FROM: David Farnan, Library and Arts Director
Matthew Chasansky, Office of Arts and Culture Manager

DATE: October 2, 2015

SUBJECT: Second Review of the Draft Community Cultural Plan

Attached is an update to the draft Community Cultural Plan which was first presented to the Planning Board on June 17 meeting. This new document follows several months of public engagement and revision. This will be the Planning Board's final opportunity to give suggestions and comments about the Cultural Plan as a group before it is presented to Council at the November 10, 2015 meeting.

Staff will be available at the October 15th meeting to answer any questions.

Attachment: Draft Community Cultural Plan

Follows Next Page

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Community Cultural Plan

City of Boulder Library & Arts Department
Office of Arts + Culture

Draft: September 10, 2015

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A. Introduction

(This section will be addressed in a later draft.)

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B. Background

(This section will be addressed in the final draft.)

B.1 Foundation Documents, Studies, and Stories

B.1.1 2005 Cultural Master Plan
(This section will be addressed in the final draft.)

B.1.2 2010 Boulder Valley Comprehensive Plan
(This section will be addressed in the final draft.)

B.1.3 Knight Soul of the Community Study
(This section will be addressed in the final draft.)

B.1.4 Public Art in Boulder
(This section will be addressed in the final draft.)

B.1.5 The Role of Non-profit Organizations
(This section will be addressed in the final draft.)

B.1.6 Boulder Innovators
(This section will be addressed in the final draft.)

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C. Planning Process

C.1 Guidelines for the Planning Process

The following guidelines were created to shape the planning process in reflecting the city's priorities for the development of the Community Cultural Plan:

As a "Community Cultural Plan," the project has a city-wide perspective and an extensive time-horizon. The Plan will seek to answer the question "What is the community's vision for arts, culture and the creative industries?"

Transparency and good stewardship of the public trust will ensure the inclusion of the community's voice and encourage the continued support for the implementation of this plan.

Focus areas for the plan may include public art, the creative sector of the economy, funding, sustainable cultural tourism, and the vibrancy of street-level experiences.

The process will be open and forthcoming, taking best advantage of the City of Boulder's collaborative professional culture.

The City-wide priorities of advancing sustainable and resilient practices, encouraging diversity, and promoting the success of Boulder communities will be foundations for the process.

C.2 Staff, Consultants, and Participants

Appreciation is due to the many people who helped with the Community Cultural Plan:

Thanks to the thousands of residents who participated by giving their opinions, filling out surveys, joining the online conversation, and commenting on the Community Cultural Plan at various points along the way.

Thanks to the many talented experts, stakeholders, and community activists who were interviewed through the course of this plan, including: Mark and Polly Addison, Robin Beeck, Kathy Beeck, Joan Breummer, Annette Coleman, Aaron Cook, Brian Coppom, Joe deRaismes, Bruce Dierking, Nick Forster, Donna Gartenmann, Alicia Gibb, Sue Hammond, Kent Hansen, Carrie Haverfield, Josie Heath, Kathy Jones, Kathy Kuscan, Melinda Mattingly, Deana Miller, Sacha Millstone, Lisa Nesmith, Judy Reid, Bill Rigler, and Amanda Berg Wilson.

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Thanks to the staff members of the many City of Boulder agencies who assisted in this process. Most particularly we appreciate the staff of the Office of Arts + Culture: Juliette Bartsch, Joel Haertling, Greg Ravenwood, and in particular Mary Fowler and Mary Wohl Haan who both played a critical role in the operation of the planning process.

Thanks to the members of Cultural Planning Group especially Martin Cohen, Linda Flynn, and Jerry Allen. Their expertise, talents, and thoughtfulness contributed to the success of the process.

Thanks to the many leaders of Boulder's community of non-profit cultural organizations who participated in a special series of "cultural summits" to review and comment on the drafting of the Community Cultural Plan: Dairy Center for the Arts: Bill Obermeier, Raissa Johnson, Sharon Nehls – Cudmudgeonly Press: Clara Burns – LOCAL Theater Company: Megan Mathews, Sallie Smith – Language of Fish Collective Arts: Soleil Chappelle, Arrow Zoe Amelia, Adderly Bigelow – Boulder Ensemble Theatre Company: Stephen Weitz Janet Salmons – Barrio É: Tamil Maldonado –; Latino Chamber: Jose D. Beteta – Truth Be Told: Nina Rolle, Johanna Walker – BaoBao Festival: Kari Abankwah, Kasey Shelling (also The Living Classroom) – Boulder History Museum: Nancy Geyer, Carol Taylor, Laura Skaggs – Boulder Housing Partners: Shannon Cox Baker, Danielle Vachon – Greater Boulder Youth Orchestras: Brian Jack, Gary Lewis, Pris Walker, Arthur Lieb – Americas Latino: Irene Vilar – Joanna & the Agitators: Joanna Rotkin – Moondance International Film Festival: Elizabeth English – Boulder International Film Festival: Robin Beeck, Kevin Smith – Art Parts Creative Reuse Center: Denise Perreault – Boulder Art Matrix: Sally Eckert, Buffy Andrews (also Art Parts), Amy Tremper – Conference on World Affairs at CU: Bryan New – Boulder Museum of Contemporary Arts: David Dadone, Jaye Zola, Jordan Robbins, Ron McMahan, Caitlin Berube-Smith, Mardee Goff – Cantabile: Kathleen McCormick, Joanne Karpinski – Boulder High School: Virginia Schick, Chris Sweeney, Beau Bryson, Scott Cawlfield – e-Town: Margo Josephs – Sound Circle and Resonance Women's Chorus: Sue Coffee – Boulder County Arts Alliance: Charlotte LaSasso – Boulder Chamber Orchestra: Jennifer Slater, Bahman Saless – Viva Theatre Program of the Society for Creative Aging – Boulder Chorale: JoAn Segal (also American Music Center) – Band of Toughs: Joan Bruemmer-Holden, Jeff Goldberg, Colleen Mylott – Seicento Baroque Ensemble: Deborah Vink, Evanne Browne, Doug Hofmeister – Boulder Chorale: Karon Kelly, Eddie Cheng – Boulder Metalsmithing Association: Beth Merckel – Motus Theater: Audrey Fishman-Franklin, Kirsten Wilson, Wendy Baring-Gould (also One Action Boulder and Women Work Together/Mujeres Trabajan Unidos) – ARTology: Laura Tyler – NEOCOMPROMO: Dalia Dorta – Habitat for Artists: Cindy Sepucha – Locheartarts: Chelsea Pohl – Randy Compton – Colorado Chautauqua Association: Susan Connelly, Bob Yates – Boulder Ensemble Theater Company: Stephen Weitz – Studio Arts Boulder: Paul Heffron – Bob Crifasi – Seicento: Deborah Vink (also Nature Conservancy) – Boulder Philharmonic Orchestra: Kevin Shuck – Ecoarts: Marda Kirn – Conundrum: Matt Cohn, Stephen DeNorscia – Off Broadway Fine Arts: Catherine Compton – NoBo Arts District: Susan Eriksson, Lisa Nesmith – US Pro Cycling Monument: Kimmerjae Johnson – Tesseract Productions: Hugh Moore, Kori Beck – The Secret Garden: Ed Jabari – KGNU: Jeannie Brisson – Boulder Fringe Festival: Liberty Shellman – Circle of Care: Joan Raderman – Now or Never Theatre: Betsy Tobin – Square Product Theatre: Emily K. Harrison (also Boulder Arts Week) – Colorado Music

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Festival: Andrew Bradford – Kirsten Cohen Photography: Kirsten Cohen – ARTology: Laura Tyler – Boulder Center for the Performing Arts: Melinda Mattingly – Catamounts: Joan Bruemmer-Holden – Lyra Mayfield Dance: Lyra Mayfield – Tinker Arts: Christie Slater – CU Presents: Joan McLean Braun – Boulder Chamber of Commerce: Deborah Malden – Convention and Visitors Bureau: Mary Ann Mahoney.

Special thanks to the cultural partners to the city for their advice and leadership: Susan Connolly of the Colorado Chautauqua Association, David Dadone of the Boulder Museum of Contemporary Art, Nancy Geyer of the Museum of Boulder, and Bill Obermeier of the Dairy Center for the Arts.

Thanks to the members of the Boulder Arts Commission who served during the process: Felicia Furman, Linda Haertling, Tamil Maldonado, Ann Moss, Anna Salim, and Richard Turbiak.

Thanks to the members of the City of Boulder Boards & Commissions that weighed in on the plan throughout the process: Boulder Junction Access District, Downtown Management Commission, Parks & Recreation Advisory Board, Planning Board, and the University Hill Commercial Area Management Commission.

Thanks to the member of City Council who served during the process: Matt Appelbaum, Macon Cowles, Suzanne Jones, George Karakehian, Lisa Morzel, Tim Plass, Andrew Shoemaker, Sam Weaver, and Mary Young,

A special thanks to the volunteers on the Community Cultural Plan steering committee: Jose Beteta, Joan Mclean Braun, Leah Brenner, Rebecca DiDominico, Roy Holloway, Brandy LaMae, Max Lenderman, Lyra Mayfield, Charlotte LaSasso, Mary Ann Mahoney, Deborah Malden, Virginia Schick, and Christie Slater.

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C.3 Public Inquiry as the Cornerstone

The cultural landscape of Boulder has changed since the Cultural Master Plan of 2005. Among these changes are an unparalleled marketplace of cultural organizations, growth in the number and types of creative sector workers and businesses, and an emphasis on culture in the civic dialog. These emerging conditions convinced staff that it was now imperative to gain a thorough understanding of the new priorities and desires of Boulder residents.

To accomplish this, Cultural Planning Group (CPG) developed a public inquiry system titled "The Culture Kitchen". In a series of engagements held in person and online from October to December 2014, the staff and consultants gathered public input using the following components:

- A public art event series,
- Stakeholder interviews,
- Lengthy online surveys,
- Brief intercept surveys,
- "The Recipe Box": an online forum hosted by MindMixer,
- Neighborhood pop-up conversations,
- Volunteer-led conversations in the community,
- Meetings with Boulder High School students,
- A pop-up meeting space at the Boulder farmer's market,
- Focus group meetings, and
- Summits of cultural organizations.

These events and forums resulted in more than 2,000 interactions with Boulder community members. Information and data gathered during the Cultural Kitchen was compiled and analyzed, along with a series of research projects, and presented back to the community in "The Taste Test": a series of events held in May of 2015. It is through this outreach that the staff and consultants were able to develop a set of "Community Priorities": the narrative of our community's desires for the advancement of art and culture in Boulder.

A summary of findings from the Culture Kitchen can be found in appendix IV.4.

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C.4 Conditions of Culture and the Creative Economy in Boulder Today

Boulder finds itself in an advanced position…

…in its creative workforce:

- 9,134 creative professionals live here, or 8.85% of the total population (as compared to an average 5.33% in like cities),
- With concentrations among photographers, writers, musicians, postsecondary teachers, graphic designers, and architects.[1]

…in the creative sector of the economy:

- In 2013, the creative industries represented $2.3 Billion in sales.[2]

…in the marketplace of cultural organizations:

- 137 cultural organizations are headquartered in Boulder,
- The top 50 of which had a direct economic spending of approximately $20 Million.[3]

…in cultural participation:

Respondents to our survey told us that

- 80% take advantage of our theaters and concert halls,
- 74% are artists as a hobby,
- 65% attend art galleries, exhibitions, or craft shows,
- 61% visit museums,
- And, 30% take classes or workshops.[4]

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[1] Boulder Cultural Vitality Index (WESTAF, 2015) – See appendix IV.2
[2] Boulder Community Cultural Plan Survey 2014 – See appendix IV.3
[3] Federal Nonprofit Tax Data 2014 (Citation needed).
[4] Boulder Community Cultural Plan Survey 2014 – See appendix IV.3

Boulder has work to do…

…in diversity:

- 8% of the city's population identifies as Latino, which is fewer as compared to Latino populations generally
- Including 21% in Colorado and 17% nationally.
- Boulder is 2% Asian, 1% Black, >1% Native American, which also under-represents state and national averages.[5]

…in public spending on the arts:

- The city government spends just over $6 per person on cultural affairs,
- As compared to an average of just over $33 in comparable cities.[6]

…to be a welcoming city for artists:

- The cost of living in Boulder challenging. Particularly in housing, where Boulder is 155% of the national average.[7]
- Meanwhile, the wages of creative professionals is generally below standard livable wages across different family types.[8]
- Boulder residents feel that social offerings and the sense that the community is open and welcoming are areas that need improvement.[9]

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[5] Boulder County Trends Report Community Foundation of Boulder http://www.commfound.org/trendsmagazine (9/3/2015) – see appendix IV.11

[6] Boulder Community Cultural Plan Benchmark Study 2015 – See appendix IV.3

[7] Sperling's Cost of Living Index for Boulder, Colorado ttp://www.bestplaces.net/cost_of_living/city/colorado/boulder (9/2/2015) – see appendix IV.11

[8] Living Wage Index for Boulder County http://livingwage.mit.edu/counties/08013 (Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology, 2015) – see appendix IV.11

[9] Soul of the Community Study (Knight Foundation, 2010) – see appendix IV.11

D. Community Priorities

The Community Cultural Plan will be successful only through collaboration: success for our culture is the responsibility of all of Boulder. Thus, this document is not merely a municipal government work plan. Rather, we all have a role to play: public and private, non-profit and for-profit, in education, in personal and professional life.

To understand our roles, the priority is to establish the "Community Priorities". These statements summarize the most common responses in answer to the question "What is your vision for Boulder's culture and creative economy over the next nine years?" and represent the broader trends that appeared in the data from the Cultural Kitchen, dialog with key stakeholders and industry research.

Support the resiliency and sustainability of cultural organizations to enhance their ability to benefit the community.

Build a city that is a supportive environment for artists and creative professionals, while fostering innovative thinking and leadership among them.

Prioritize the civic dialogue about the ability of culture to positively contribute to the economy, social offerings, the environment, and the authentic expression of diversity.

Develop Boulder's creative identity in becoming an innovative world leader in cultural matters and project that identity to the region and the world.

Focus on the expression of culture and creativity in the public realm through public art, the urban landscape, culture in the neighborhoods, and serendipitous encounters with the arts.

Amplify the vibrancy of Boulder's cultural destinations: the lively mix of museums, performance venues, events, districts, studios, maker spaces, and other facilities that make Boulder an enticing place to visit, live, play, and work. Fill in the gaps and address issues of access and affordability.

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E. Vision

E.1 (This section will be addressed in a later draft.)

E.2 Vision Elements

In considering the Community Priorities, these three "Vision Elements" summarize the things we must accomplish for success:

Together, we will achieve a high level of Cultural Vitality. A diverse mix of cultural, economic and social activity which improves the life of every person who works, plays, or lives in Boulder.

Together, we will nurture the Creative Identity of Boulder. Every person who visits Boulder counts culture at the top of their list of grand expectations and memories.

Together, we will cultivate a Vibrant Environment. Thoughtfully applied creativity will positively affect the public spaces, mix of destinations, and encounters with culture.

Each vision element is described in detail in appendix IV.8.

It is from the Vision Elements that the municipal government will design "strategies": tools and capacities of the Office of Arts + Culture to support organizations, businesses, and individuals for achieving the Community Priorities.

E.3 Time Horizon

Strategies

Directly derived from the Vision Elements and Community Priorities, below are eight strategies: programmatic tools, tactics, and capacities which the municipal government will provide to the community.

1. Support Our Cultural Organizations
2. Reinvent our Public Art Program
3. Create and Enhance Venues
4. Enhance the Vitality of the Creative Economy
5. Emphasize Culture in Neighborhoods and Communities
6. Support Individual Artists and Creative Professionals
7. Advance Civic Dialogue, Awareness, and Participation
8. Engage Our Youth

Below are summaries of each strategy.
Full operational details of each strategy can be found on page 32.

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I.1 Strategy One: Support Our Cultural Organizations

I.1.1 Program Areas:

A. Cultural Grants
B. Sponsorships / Partnerships
C. Leadership Development and Convening

I.1.2 Goal:

Have a substantial and positive effect on the ability of Boulder's many cultural organizations to advance their operational capacity, promote organizational resiliency, and encourage innovation for the benefit of the community.

I.1.3 Community Priority:

Support the resiliency and sustainability of cultural organizations to enhance their ability to benefit the community.

I.1.4 Challenges:

Institutional Support – This plan recommends increased funding for cultural organizations and institutions that are not necessarily owned by the city; yet have the potential to significantly contribute to the Community Priorities. Several nonprofit institutions already receive some level of city funding in the form of annual support. Other organizations have come to rely on small project grants from the city as a supplement to their portfolio of revenue. The results of both these programs have been inconsistent. This Strategy, in calling for the funds to be spent on organizational sustainability, is a new perspective on the structure of this giving. Institutional support will allow organizations to build stability, advance operational capacity, and encourage innovation.

Funding – For the past twenty years, the Office of Arts + Culture, with oversight from the Boulder Arts Commission, has stewarded a grant making capacity which, in 2015, amounts to $225,000. This is less than 1% of the total budgets of Boulder cultural organizations.[10] While there have been projects of notable success funded from these grants, in general the impact is insignificant. The level of funds for grant distribution must increase to have a significant impact towards achieving the goal of this strategy.

Private Philanthropy – A key factor in the sustainability of cultural organizations is private philanthropy, memberships, volunteerism, and participation. The municipal government cannot participate directly in this activity, but there are new and existing organizations in the community that have the potential to galvanize leadership in this area. The Office of Arts + Culture will support leadership in the advocacy for private giving and participation, and invest in a partnership to catalyze the effort.

[10] Federal Nonprofit Tax Data 2014 (Citation needed).

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I.1.5 Priority Recommendations:

Funding – Establish a focused, sustainable, and adequate revenue source that increases the Office of Arts + Culture's annual grant funds from its current level of $225K per year to $1 Million by 2021.

Grants Process – Reorganize the structure and processes of the grants program in a strategic manner in which the grants respond to the Community Priorities and the goal of this strategy. Take into account the needs of long-standing institutions while continuing to invest in new ideas and emerging organizations. Structure the grant-making strategy over the nine years of this plan to recognize the unique needs of:

- Large institutions,
- Mid-sized, Smaller, and emerging organizations,
- Investments in innovation, entrepreneurship and artistic/organizational risk, and
- Building leadership capacity for more effective management.

I.1.6 Allies:

Boulder County Arts Alliance – Boulder Convention and Visitors Bureau – Awesome Boulder – Community Foundation of Boulder – Scientific and Cultural Facilities District (SCFD) – Boulder Chamber of Commerce – the Latino Chamber of Commerce – University of Colorado – Naropa University – Boulder County Arts Leadership Forum – Create Boulder – Boulder Library Foundation – The PLAY Foundation – Social Venture Partners – City of Boulder Department of Human Services – and others.

I.1.7 Timeline:

(This section will be addressed in a later draft.)

I.1.8 Models of Success:

(This section will be addressed in a later draft.)

Jump to the full detailed operation recommendations for Strategy 1: Support Cultural Organizations.

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I.2 Strategy Two: Reinvent our Public Art Program

I.2.1 Program Areas:

A. Public Art Commissioning
B. Maintenance and Conservation
C. Interpretation, Communications, and Legacy Initiatives
D. Mural Program / Facilitation of Urban Art and Design

I.2.3 Goal:

Many individuals, businesses, organizations, and developers will be encouraged to invest in improvements to public spaces through the addition of meaningful, innovative, and quality works of art. The municipal investment in public art will be a model, using a system of publicly transparent, sustainable, and innovative practices to commission artworks of enduring cultural value.

I.2.4 Community Priority:

Focus on the expression of culture and creativity in the public realm through public art, the urban landscape, culture in the neighborhoods, and serendipitous encounters with the arts.

I.2.5 Challenges:

Sustainable Funding – There is a strong level of community support for increased funding to support arts and culture, including public art.[11] Immediate steps have already been taken to launch the public art program; voters approved the Community Culture and Sustainability temporary tax program, part of which will be used for this purpose. However, long term sustainable funding will require further investigation.

I.2.5 Priority Recommendations:

A Sophisticated Program – In considering the full lifecycle of a public art project, from selection to design to the finished display and beyond, the Office of Arts + Culture will build a high-performing public art program that is an industry leader. In terms of process, this involves a thorough updating of practices, among them: a high standard of public inquiry, strategic and thoughtful selection processes, sustainable funding, and carefully executed design review. In addition, the collection itself must meet the highest of standards and represent the most important developments in contemporary practice. This pursuit of quality works of art implies variety and diversity. Not popularity. It is important for the city to be confident in this measure of success; no work of art will be universally loved. The ability to take risks is important to the program. A sophisticated public art collection is also one in which new mediums, narratives, and methods of presenting public art are represented. The public art program will actively seek temporary and permanent public art in bronze and marble, yes. And, also in time-based media, performance, music, interactive

[11] Boulder Community Cultural Plan Survey 2014 – See appendix IV.4

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projects, design, social practice, conceptual art, web-based art, and all emerging forms of public art.

Sustainable Funding – After the initial launch of the public art program, the Office of Arts + Culture will explore a source and mechanism for permanent public art funding in the 2018 budget.[12] An important consideration will be the ability to create a robust program, with many new commissions every year. Therefore, staff will also research other sources of funding including fees, accommodations tax, and private funding generated by development to supplement or enhance general support for public art. Structure the funding to be sustainable over many years. Public art needs to be considered in terms of decades, well after the time horizon of this plan. This portfolio of funding should not only be secure, but also flexible and at an adequate level to maintain a desirable level of new commissions on a regular basis.

Unified Approach – There have been substantial investments in public art over the years, particularly by the Transportation, Parks, and Parking Services agencies. However, a strategic and consistent process is needed to advance the investments in public art. The Office of Arts + Culture will assume leadership in the public art process while maintaining close collaborations with those agencies that are most affected by the public art program.

I.2.6 Allies:

Boulder County – The State of Colorado – RTD – Federal Government Public Art Program – City of Boulder Transportation – City of Boulder Downtown and University Hill Management/Parking Services – City of Boulder Parks & Recreation – City of Boulder Planning & Sustainability – City of Boulder Facilities Access Maintenance – Civic Area Team – and others

I.2.7 Timeline:
(This section will be addressed in a later draft.)

1.2.8 Models of Success:
(This section will be addressed in a later draft.)

Jump to the full detailed operation recommendations for Strategy 2: Reinvent our Public Art Program.

[12] An explanation of options for public art funding appears in appendix IV.5.

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I.3 Strategy Three: Create and Enhance Venues

I.3.1 Program Areas:

A. Municipal Venues for the Arts
B. Advocate among Private Venues
C. Rental Assistance Grants

I.3.2 Goal:

Improve the resiliency of visual and performing arts organizations, and the experience of their audiences, which are currently challenged by gaps in studio, rehearsal, performance, and exhibition space. Mitigate the barriers to innovation and sustainability that are encountered due to these challegnes.

I.3.3 Community Priority:

Amplify the vibrancy of Boulder's cultural destinations: the museums, performance venues, events, districts, studios, maker spaces, and other facilities. Work to fill in the gaps and address issues of access and affordability.

I.3.4 Challenges:

Civic Area Venues – An opportunity exists to explore the mix of current and planned facility projects in the Civic Area for cultural uses. Already, the Main Library, Senior Center, and Boulder Museum of Contemporary Art (BMoCA) can begin to address the gaps in facilities. What is more, the potential for future building projects in the east and west ends of the park will be examined to include significant arts venues. Finally, the outdoor spaces envisioned in the Civic Area plan are opportunities for cultural venues. The Office of Arts + Culture play an advocacy role for cultural programming and facilities in the Civic Area.

Fill In the Gaps – The gap in venues falls across fine art disciplines, and is attributable to issues of availability, affordability, and access. It is recommended that staff fully investigates the feasibility of incorporating rehearsal and small performance spaces into the city's current process of facility assessment. The potential for cultural uses will be considered whenever the city builds or renovates a public facility. Staff will collaborate with Facilities & Asset Management, Planning, Parks & Recreation, and other agencies on this issue.

I.3.5 Priority Recommendations:

A project to build a performing arts venue in the Civic Area has been ongoing for some time. The Boulder Center for the Performing Arts is a group of volunteer advocates that has worked closely with city staff on this project. They have recently demonstrated that their concept for a performing arts venue may indeed fill a significant gap in available facilities. Though there are a number of considerations that many city officials and the public need to keep in mind, the Office of Arts + Culture is in a position to advocate for the specific cultural

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value that success in this project will bring to the community. Staff will continue to support the investigation of a venue in the Civic Area with the Boulder Center for the Performing Arts organization and other city agencies. Carefully consider not only how to fund and build such a venue, but perhaps more importantly how the programming and management of the facility will best be an enhancement to the mix of cultural organizations in Boulder, and how the sustainable business model will be a consistent benefit to the community.

Be an advocate in the health of Boulder's portfolio of private for- and non-profit performing and visual arts venues. Convene this group regularly to promote collaboration and alignment of their goals.

I.3.6 Allies:

The Dairy Center for the Arts – Colorado Chautauqua Association – Museum of Boulder – Boulder Museum of Contemporary Art – Studio Arts Boulder – Boulder Center for the Performing Arts Organization – NoBo Arts District Organization – University of Colorado – Naropa University – private non-profit and for-profit performing and visual arts venues – City of Boulder Parks & Recreation – City of Boulder Planning & Sustainability – Civic Area Team – and others

I.3.7 Timeline:

(This section will be addressed in a later draft.)

1.3.8 Models of Success:

(This section will be addressed in a later draft.)

Jump to the full detailed operation recommendations for Strategy 3: Create and Enhance Facilities and Venues.

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I.4 Strategy Four: Enhance the Vitality of the Creative Economy

I.4.1 Program Areas:

A. Partner with City Agencies for the Creative Sector
B. Creative Districts
C. Creative Economy Research and Convening

I.4.2 Goal:

Enhance Boulder's leading position as a home to creative professionals and businesses.

I.4.3 Community Priorities:

Build a city that is a supportive environment for artists and creative professionals, while fostering innovative thinking and leadership among them.

Prioritize the civic dialogue about the ability of culture to positively contribute to the economy, social offerings, the environment, and the authentic expression of diversity.

I.4.4 Priority Recommendations:

Creative District in North Boulder – Support the grass-roots effort that has successfully assembled the energy of neighbors, businesses, artists, and organizations in North Boulder around the creative district. Work with the NoBo Arts District organization for the success of artists: the cornerstone of the district's future.

Creative Economy – There exists an enormous potential to deploy an incentives program specifically designed for creative businesses and entrepreneurs to retain or attract jobs and businesses. This will be best accomplished if the Office of Arts + Culture collaborates closely with the Economic Vitality Office. It is recommended that the two offices co-lead an initiative to investigate the regulatory environment, find efficiencies, market existing incentives, and create new programs that will assist the creative sector.

Taskforce on Workforce and Talent Retention – While Boulder's creative businesses thrive, on the horizon is a significant challenge in hiring and retaining the young, talented people who will sustain the work that they do. To protect Boulder's advanced position among centers for the creative sector, a collaboration must be established between the city, organizations, and businesses to address these issues. The Office of Arts + Culture will convene a task force made up of leaders in these areas to explore solutions for the creative workforce and talent retention.

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I.4.5 Allies:

NoBo Arts District Organization – North Boulder community stakeholders – Boulder Chamber of Commerce – Boulder Latino Chamber of Commerce – Boulder Economic Council – University of Colorado – Boulder Valley School District – Growing Up Boulder – City of Boulder Office of Economic Vitality – City of Boulder Planning & Sustainability – City of Boulder Neighborhood Services – and others

I.4.6 Timeline:

(This section will be addressed in a later draft.)

1.4.7 Models of Success:

(This section will be addressed in a later draft.)

Jump to the full detailed operation recommendations for Strategy 4: Enhance the Vitality of the Creative Economy.

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I.5 Strategy Five: Strengthen Culture in our Neighborhoods and Communities

I.5.1 Program Areas:

A. Creative Neighborhoods
B. Diversity and Inclusion

I.5.2 Goal:

Every resident of Boulder finds ways to creatively impact their neighborhood and social community, with an emphasis on underserved groups, and has easy access to cultural experiences in the places that are most important to their everyday lives.

I.5.3 Community Priorities:

Focus on the expression of culture and creativity in the public realm through public art, the urban landscape, culture in the neighborhoods, and serendipitous encounters with the arts.

Prioritize the civic dialogue about the ability of culture to positively contribute to the economy, social offerings, the environment, and the authentic expression of diversity.

I.5.4 Challenge:

Diversity - In order to authentically represent the needs of all communities in Boulder, the most important thing staff learned from the Culture Kitchen process was just how much remains to be accomplished; nine months of public meetings was simply not enough time to build bridges to every diverse community. In addition, the lack of diversity in Boulder (that is, diversity of all kinds including cultural diversity), is an emerging threat to the economic and social resiliency. The Office of Arts + Culture will embrace very high standards in principles of outreach and communications to diverse groups. It is a priority in the first phase of this plan to build those bridges, engage underserved communities, and associate the efforts of the Office of Arts + Culture with agencies that have been doing well in this effort. If successful, the strategies of this plan will useful and accessible to ALL of Boulder.

I.5.5 Priority Recommendations:

An opportunity exists to collaborate closely with the City of Boulder Neighborhood Services Office. It is recommended that the Creative Neighborhoods program, and other initiatives in this strategy, employ collaborative leadership with the Neighborhood Services Office.

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I.5.6 Allies:

Neighborhood groups and organizations – Intercambio – El Centro de Amistad – Boulder Latino Chamber of Commerce – City of Boulder Department of Human Services – City of Boulder Neighborhood Services Office – City of Boulder Libraries – City of Boulder Parks & Recreation – City of Boulder Open Space – and others

I.5.7 Timeline:

(This section will be addressed in a later draft.)

I.5.8 Models of Success:

(This section will be addressed in a later draft.)

Jump to the full detailed operation recommendations for Strategy 5: Strengthen Culture in our Neighborhoods and Communities.

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I.6 Strategy Six: Support Artists and Creative Professionals

I.6.1 Program Areas:

A. Support and Recognition for Artists and Creative Professionals
B. Livability and Affordability
C. Professional Development Tools

I.6.2 Goal:

Boulder will increasingly attract artists and creative professionals for all it has to offer, not only in beautiful surroundings and quality of life, but also in the ability to thrive in the creative sector.

I.6.3 Community Priority:

Build a city that is a supportive environment for artists and creative professionals, while fostering innovative thinking and leadership among them.

I.6.4 Challenge:

Livability – Without question the challenges of affordability and livability are the most complex issues to be addressed in the Community Cultural Plan. These concerns are a priority among survey respondents; the issue of affordability ranked second among critical issues to resolve.[13] Addressing these issues implies working with many stakeholders, inside and outside the city government: affordability and access to housing, studio space, display and performance venues, and livability in general are critical to artists who are trying to get a foothold in Boulder's creative economy.[14] These challenges have the potential to compromise our position as a magnet for attracting creative professionals and artists.

I.6.5 Priority Recommendations:

- The City of Boulder is working with many public partners and private groups to address the issue of affordability and access in residential and commercial markets. The Office of Arts and Culture will join with these groups on finding the means to resolve this challenge for all professions, including artists.

- Establishing or partnering on a fellowship program for artists and creative professionals can provide an impressive return on a modest investment. An initiative to recognize the work of the most innovative and promising talent in our community, and provide them with unencumbered resources to "do what they do best", will not only be a system of recognition, but will also encourage the brand of Boulder as a great place for creative people to thrive. This may be accomplished as a program of the Office of Arts + Culture, or be incorporated into an existing program such as The Dairy Center Honors.

[13 and 14] Boulder Community Cultural Plan Survey 2014 – See appendix IV.4

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- Until recently, a collaboration with the Boulder County Arts Alliance for professional development was a popular tool for individual artists and creative professionals to enhance their business skills. This "Business of the Arts" program was ended when funding was cut, but continues to have potential. By the second phase of this plan, the partnership with Boulder County Arts Alliance will be renewed, with an eye on developments that may improve content and format to best serve the creative professionals of Boulder.

I.6.6 Allies:

The NoBo Arts District Organization – Boulder Chamber of Commerce – Boulder Latino Chamber of Commerce – Boulder County Arts Alliance – Boulder County Arts Leadership Forum – University of Colorado – Naropa University – Small Business Development Center – Studio Arts Boulder – Open Arts – Boulder Digital Arts – Boulder Design Works – madelife – Boulder Arts Association – Boulder Metalsmithing Association – The Dairy Center for the Arts – City of Boulder Planning & Sustainability – City of Boulder Office of Economic Vitality – and others

I.6.7 Timeline:

(This section will be addressed in a later draft.)

I.6.8 Models of Success:

(This section will be addressed in a later draft.)

Jump to the full detailed operation recommendations for Strategy 6: Support Individual Artists and Creative Professionals.

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I.7 Strategy Seven: Civic Dialogue, Awareness, and Participation

I.7.1 Program Areas:

A. Promoting the Community Cultural Plan
B. Facilitate the Civic Dialogue
C. Develop Boulder's Creative identity
D. Partner on a Community Cultural Calendar
E. Participate in Regional and National Leadership

I.7.2 Goal:

Every person in Boulder will understand their role in the culture of the community, feel that access to information about culture is readily at hand, and will feel invited into the conversation.

I.7.3 Community Priorities:

Prioritize the civic dialogue about the ability of culture to positively contribute to the economy, social offerings, the environment, and the authentic expression of diversity.

Develop Boulder's creative identity in becoming an innovative world leader in cultural matters and project that identity to the region and the world.

I.7.4 Challenges

Identity – Boulder has been quietly innovating as a creative center for some time. We are proud of the moments when that innovation is honored on as part of the national story: the founding of Chautauqua, our Beat poets of the 1950s and 60s, the many accomplished musicians that have landed in Boulder. Today, still a home to remarkable artists and cultural leaders, Boulder is on the way to again being recognized for creativity. The work of Naropa University, e-Town, the Colorado Chautauqua Association, Frequent Flyers, the Boulder International Film Festival, the Conference on World Affairs, and others are increasingly recognized in the international conversation about culture. The Office of Arts + Culture will work with the community on how to nurture a creative identity for the city.

Aligned with this effort, work must be done to tell the story of innovations in city government. Some innovations are described in this plan: the focus on cultural organizations, a sophisticated public art program, the creative neighborhoods initiative, and comprehensive research projects are among the unique aspects of this plan that will be a point of pride.

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I.7.5 Priority Recommendations:

An initiative to form a regional cultural alliance began with community conversations and a steering committee in 2015. This initiative for collective leadership promises to fill important gaps in the cultural landscape, and can have significant benefits to achieving the vision of the Community Cultural Plan for Boulder. The Office of Arts + Culture will participate in the formative dialog around this issue in representing the interests of Boulder.

Boulder residents are hungry for arts, culture, and the creative economy to be elevated among the most important priorities in the civic conversation. To do this, a profound step will be to the active participation in government by creative professionals and thought leaders in culture. To the degree possible given city rules, the Office of Arts + Culture will encourage these leaders to actively participate in many ways, including the bold step of applying for positions on Boards & Commissions across city agencies.

I.7.5 Allies:

Boulder County Arts Alliance – Boulder Convention and Visitors Bureau – University of Colorado – Naropa University – City of Boulder Communications – City of Boulder Boards & Commissions – and others.

I.7.6 Timeline:

(This section will be addressed in a later draft.)

1.7.8 Models of Success:

(This section will be addressed in a later draft.)

Jump to the full detailed operation recommendations for Strategy 7: Civic Dialogue, Awareness, and Participation.

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I.8 Strategy Eight: Engage our Youth

I.8.1 Program Areas:

A. Youth Council
B. Collaboration with BVSD and Education Organizations
C. Mentoring and Participation

I.8.2 Goal:

At the end of this nine-year plan, the young people who are now studying the creative pursuits will find Boulder the perfect place to grow into cultural leaders.

I.8.3 Community Priority:

Build a city that is a supportive environment for artists and creative professionals, while fostering innovative thinking and leadership among them.

I.8.4 Challenges

Youth are an Underserved Community – In considering the gaps in cultural opportunities faced by underserved communities, youth are often overlooked. While the school districts offer arts programming in the classroom, offerings around the city are lacking. There are many opportunities for our university population; CU and Naropa students are far from bored. However, the perspective of high school youth is that opportunities for social offerings are limited.[15] While some successes by groups like Growing Up Boulder, BMoCA, and others are stand-outs, this programming is not always widely communicated, or of interest to the large numbers of youth. This gap is important not only for the edification of these particular young people, but also has impacts on the creative economy; the youth of today are the cultural leaders a decade from now. And, when asked, many of these youth in high school and college do not see a promising future for creative pursuits in Boulder.

1.8.l5 Priority Recommendations:

Youth Council – (This section will be addressed in the final draft.)

[15] See appendix IV.4

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I.8.5 Allies:

Growing Up Boulder – Boulder Valley School District – Tara School for the Performing Arts – private schools and homeschooling associations – University of Colorado – Naropa University – Boulder Chamber of Commerce – Boulder Latino Chamber of Commerce – Office of Economic Vitality – Human Services – and others

I.8.5 Timeline:

(This section will be addressed in a later draft.)

I.8.6 Models of Success

(This section will be addressed in a later draft.)

Jump to the full detailed operation recommendations for Strategy 8: Engage our Youth.

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II. Guiding Principles

II.1 Stewardship:

The staff members of the Office of Arts + Culture are stewards of the public trust; including public funds, our system of laws and policies, and confidence in local government. Respecting this responsibility is all the more important in the emotional, sometimes contentious, civic dialogue about culture.

- Staff will consider the proper stewardship of the public trust for every decision made to implement the Community Cultural Plan.

II.2 Boulder Arts Commission:

The Boulder Arts Commission is an advisory and decision-making body which also advocates on behalf of the community. Appointed by City Council, the commissioners have the responsibility of a) serving in a jury capacity for the awarding of cultural grants, b) serving as an approval body for the selection process of the public art program, c) serving as advisory for the execution of the Community Cultural Plan, d) serving on several non-governmental boards or committees related to the execution of the Community Cultural Plan, and e) serving as ambassadors to the community. What is more, the members of the BAC are experts in different aspects of culture and creative life and are keenly invested in the success of the city government.

- Staff will utilize the talents, experience, and enthusiasm of the members of the Boulder Arts Commission to the best benefit of the implementation of the Community Cultural Plan.

II.3 Public Inquiry:

Every strategy depends on public inquiry to be successful. This practice works best when staff is diligent in stewarding public dialog, but also thoughtfully designing that dialog to fit the needs of the program. Consideration of access is important; be sure that the program to consult with the community considers accessibility, availability, affordability, acceptability and accommodations. Public art, in particular, requires a careful consideration of community input.

- Staff will thoughtfully design public inquiry tools for each strategy as well as, in some cases, individual programs or projects to ensure that the community is fully invested in the success of the Community Cultural Plan.

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II.4 Partnerships and Collaboration:

These strategies will only be successful by collaborating directly with other city agencies, non-profits, businesses, and leaders in the community. Some aspects of the vision are best addressed in the private sector; successful with the city government as an interested party, but not in the lead. And, there are situations where the role of government is to "clear the path". In all cases, collaboration is critical. Each strategy should be considered with these thoughts in mind: Who is already doing this in the community? Who connects us with the people and organizations the CCP is designed to benefit? Who stands to gain from this course of action?

- In addition to regular consultation and collaboration, staff will make partnerships the standard practice of doing business.

II.5 Professionalism:

Quality of service impacts the public's expectations about the whole of city government. The ways in which staff conducts business builds trust: good practices for the grants program and public art, designing documents, responsiveness, honesty, the quality of marketing and promotions, even answering the phone.

- Staff will conduct their business with the most professional manner that reflects well on the city government and the high expectations of City of Boulder's workplace culture.

II.7 Diversity:

Diversity of all kinds is critical to the success of the Community Cultural Plan: for leadership, for public inquiry, and for the results of programming. Diversity is first addressed in terms of dialog. Actively pursue the voices necessary to ensure broad and deep perspectives on all issues. Diversity is secondly a consideration of results. For instance, the collection of public art should include a spectrum of diverse artists: their styles, media, and narratives.

- Staff will actively seek out diverse perspectives, and diverse results, in community dialog, leadership, tactics, and programs.

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II.8 City of Boulder Vision and Values:

The implementation of the CCP should be inexorably linked to the City of Boulder's vision and values.

Vision: Service Excellence for an Inspired Future

Values:

- Customer Service - We are dedicated to exceeding the expectations of our community and our co-workers by demonstrating consistent and professional service with a solution-oriented approach.
- Respect - We champion diversity and welcome individual perspectives, backgrounds and opinions. We are open-minded and treat all individuals with respect and dignity.
- Integrity - We are stewards of the public's trust and are committed to service that is transparent and consistent with city regulations and policies. We are honorable, follow through on our commitments and accept responsibility.
- Collaboration - We are committed to organizational success and celebrate our shared dedication to public service. We believe community collaboration and the sum of our individual contributions leads to great results.
- Innovation - We promote a forward-thinking environment that supports creativity, calculated risks and continuous improvement. We embrace change and learn from others in order to deliver leading edge service.

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III. Implementation

III.1 Tactics

III.1.1 Consultation with the Community: Task Force Gatherings and Convening

There are not necessarily ready answers for every challenge that appears in the Community Cultural Plan. In those cases where further discussion, research, and evaluation are necessary, the Office of Arts + Culture will convene a task force to continue the conversation. The subjects for specific groups may include diversity, cultural calendars, and workforce / talent retention. In addition, there may be ongoing discussions across city agencies that require the participation of the Office of Arts + Culture. Subjects for these umbrella challenges include affordability, the built environment and development, the regulatory environment, and other issues.

The city is in a position to convene large stakeholder groups around some of the elements of this plan. This should be done when a Community Priority, Vision Element, or Strategy will be primarily accomplished through private leadership (as opposed to those initiatives that are primarily a city government function). These gatherings may include cultural summits, gatherings of venue owners, or creative sector businesses.

(This section will be addressed in the final draft.)

III.1.4 Shared Leadership

(This section will be addressed in the final draft.)

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III.2 Detailed Operation of Strategies

This section is intended to provide insight into the major considerations for implementing the Community Cultural Plan, and as a guide for staff to execute their responsibilities. These should be understood as a set of flexible tools. Provided that the strategies are being well executed, and the guiding principles respected, there should be no barrier to staff's creativity and innovation in the application of these guidelines.

Measures – Within the detailed recommendations are "measures": high level summary of those aspects of the strategy which are ideal for evaluating success. Posed as questions, the measures are designed to give direction on what investigations need to be considered. The methods and tools for the actual evaluation are described on page 69, under Strategy 7: Advance Civic Dialog, Awareness, and Participation.

Key to symbols in the strategy operation charts:

$$$: Significant Budget Required
$$: Moderate Budget Required
$: Minor Budget Required

✋✋✋: Significant Staff Time Required
✋✋: Moderate Staff Time Required
✋: Minor Staff Time Required

First Phase: 2016 to 2018
Middle Phase: 2019 to 2021
Final Phase: 2022 to 2024

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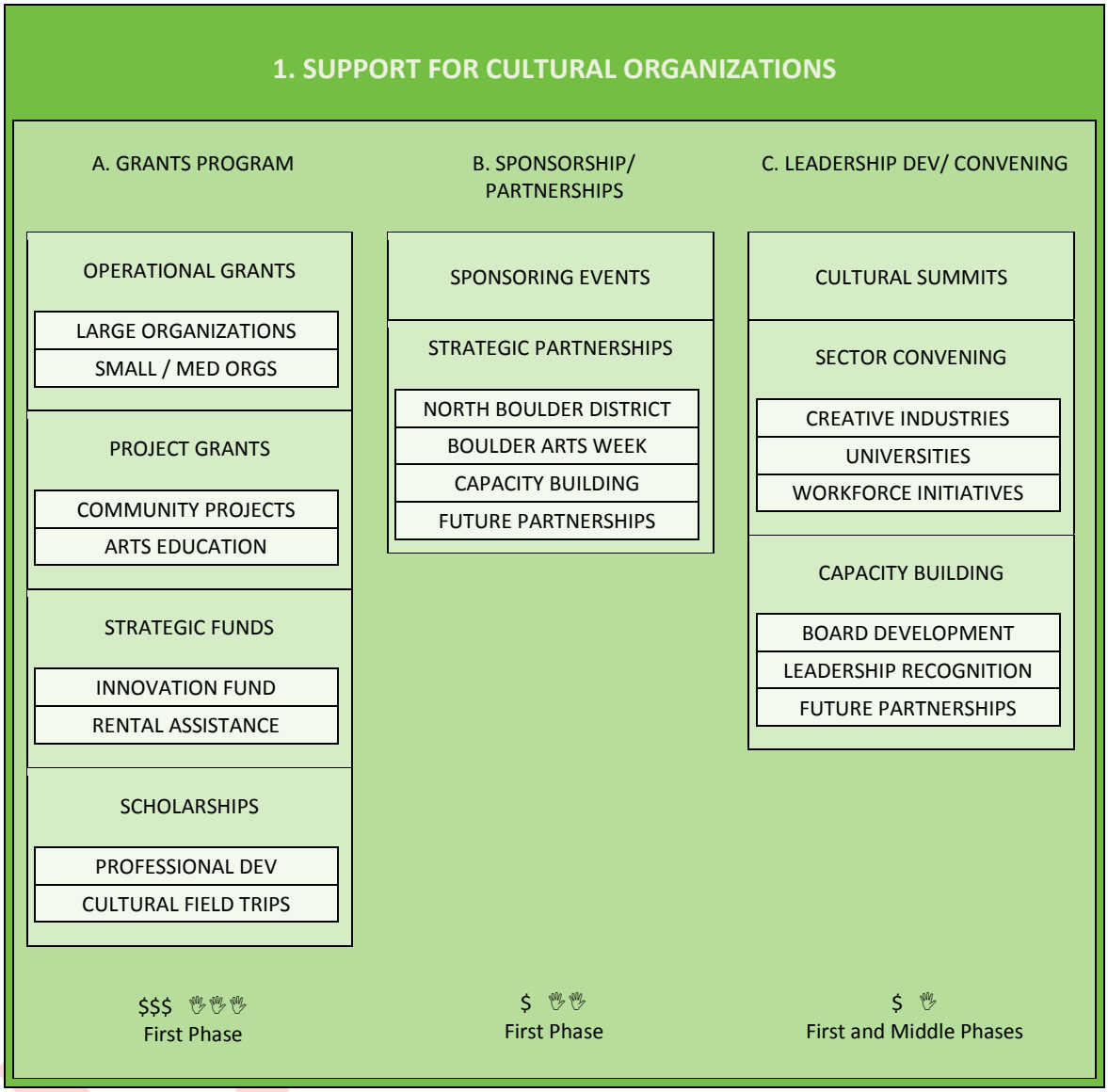
Strategy One – Support for Cultural Organizations, Programmatic Structure:



A. Grants Program

It is important to understand that the grants program includes not only the grants to cultural organizations, but several other programs that appear in different strategies. Thus, all the grants should be assembled as a single program for the purposes of administration, budget, and staffing.

The grants program can be divided in to four categories: operational grants, project grants, funds, and scholarships:

Operational Grants for Large Organizations
Operational Grants for Mid-sized and Small Organizations
Project Grants for Community Events
Project Grants for Arts Education
Innovation Fund
Rental Assistance Fund
Scholarships for Professional Development / Leadership
Scholarships for Cultural Field Trips

Because these grants are derived from different places within the Plan, it may be necessary to address the administration and guidelines in context to that individual Strategy. For instance, the Operational Grants for Large Organizations should be designed with the goals and measures of the Support for Cultural Organizations strategy in mind. However, the Scholarships for Cultural Field Trips should be designed to fulfill the Engage Our Youth strategy.

- Operational Grants – To bolster the sustainability of the community's cultural organizations, a system of operational grants will be the priority. The justification of this system is best summarized by the National Assembly of State Arts Agencies, in their "General Operating Support Fact Sheet"[16]. In this document are outlined six "advantages" for operating grants, here modified to suit the circumstances of the Community Cultural Plan:

  Operational grants maintain the autonomy of grantees, allowing them to allocate the dollars to their most pressing needs.

  Operational grants tend to be more predictable over time, which helps organizations maintain continuity of services to their communities.

  Because operational grants are flexible, grantees can use the funds in more opportunistic or entrepreneurial ways than project-restricted funds often allow.

  Operational grants come with stringent accountability and management requirements that incentivize and perpetuate good business practices among arts organizations.

[16] *State Art Agencies Fact Book*, page 1 (National Assembly of State Arts Agencies) – see appendix IV.10

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Because the grantee—not the grant maker—ultimately defines the activities for which operational grants are used, this funding mechanism can reduce "mission drift" among grantees and can help to curtail the proliferation of programs designed solely to appeal to funders.

Operational grants strengthen the nonprofit arts infrastructure and deepen working relationships between funders and core grantees.

For each grant cycle, the Office of Arts + Culture will consider these motivations, as well as the practices, experience, and consultation with the Boulder Arts Commission, to design a program that will best serve the goal of this strategy.

The best distribution of funds will be in multiple-year cycles. In order to align with other aspects of the Community Cultural Plan, three year cycles are ideal. However, the city budget process allows for only single-year budget cycles; multiple year commitments are not permitted. A compromise must be struck between the city budget rules and the best interest of the organizations.

- Innovation Fund – Boulder's cultural organizations are comprised of a talented, thoughtful, and innovative workforce. The great ideas and initiatives they come up with are risks worth taking. However, it is often the case that organizations simply do not have the financial flexibility to take those risks. This understandable reluctance results in a gap in the ability of Boulder's creative thought leaders to be rewarded for innovative thinking. The Office of Arts + Culture will support the ability of organizations to take those risks through the Innovation Fund. This pool of support will be granted by the Boulder Arts Commission for risk-taking ventures and experiments in management systems, technology, or programming.

- Oversight and Coordination – For the grants program, the role of the Boulder Arts Commission is described by the The City of Boulder Revised Code Title 2 Chapter 3-2-3-2:

  > To assist in the preparation of applications for grants or other sources of funding for arts programs for the city, and
  >
  > To administer the city arts grant program and other city arts programs pursuant to any authority provided therefore by ordinance of the council.

  Therefore, it is the role of commissioners to i) work with staff to establish the guidelines and process as is described above, ii) conduct a jury process to select grant recipients, and iii) assist grant applicants in understanding the decision-making process. It is important to keep in mind that this role is limited. It is staff's role to execute the grants program and support the members of the commission in their responsibilities.

  It is necessary to revise the guidelines, application process, jury process, measures, grant delivery, and reporting structures every three years in coordination with the transition to a new phase of implementation. Thus, the staff work plans for years

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2018, 2021, and 2024 will include a thorough evaluation of the program and a series of workshops with the public, the commissioners, and grant recipients to design any improvements. That action can be followed by a process to refine and approve any changes that need to be made.

Staff will work with applicants to support them on the entire process. Establishing an internal grants management system to better track and assess reach and impact will be critical in the first year.

- Allies – In order to provide fair and transparent execution of this program area, it is important that the Office of Arts + Culture and the Boulder Arts Commission maintain the highest standards regarding ethical rules. This means that, for the grants program, partnerships will be limited. That said, these grants do not exist in isolation. An understanding of the full portfolio of funding that cultural organizations need is important, and a conversation with organizations that work in these areas will be needed to align efforts:

  The grants program area will function best when considered in concert with the other grants that organizations rely on. Coordinate with the Boulder County Arts Alliance, the Boulder Convention and Visitors Bureau, Awesome Boulder, the Community Foundation, SCFD, the City of Boulder Human Services Department, the PLAY Foundation, and others.

  Earned revenue is vital to Boulder organizations. Staff will consult with them and the organizations that support their funding efforts including the Boulder Convention and Visitors Bureau, the Boulder Chamber of Commerce, the Economic Vitality Office, and others.

  A key factor in the sustainability of cultural organizations is private philanthropy, memberships, volunteerism, and participation. The municipal government cannot participate directly in this activity, but there are new and existing organizations in the community that have the potential to galvanize leadership in this area. The Office of Arts + Culture will support leadership in the advocacy for private giving and participation, and invest in a partnership to catalyze the effort.

- Capacities – Funding for the grants program should continue to be integrated with the general fund allocation that is annually appropriated for the Office of Arts + Culture in the near term. An investigation of a separate, sustainable funding source will be conducted by 2021, for implementation in the long term.

  Initially, the grant budget should be increased by $225,000 to a total of $450,000 in 2016. This launch of the new grants program will provide a level of funds appropriate to show substantial impact in those grant programs that are a priority to the purposes of this strategy: operational grants and the innovation fund. In subsequent years, the amount of funding should be further increased: $800,000 by the end of the first phase and $1 Million by the end of the middle phase. This amount will be considered full implementation. However, over the course of the

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final phase it is important that staff be flexible and attentive to changing needs and inflation that may affect the exact amount of this allocation.

Staff needs should be carefully evaluated given the recommendation that funding increase over time. There may be a need to increase staff in the Middle and Final Phases to accommodate the increased demands for process and evaluation.

B. Sponsorships / Partnerships

There will often be opportunities that arise which are not appropriate for the grants program. When an event, organization, business, or individual can collaborate with the Office of Arts + Culture to achieve the goals of this plan, but is not a good fit to the grants program, staff will have a process and budget available to offer sponsorships or partnerships.

- Sponsorships – Opportunities often come up for great things to happen for Boulder. The Office of Arts + Culture will take advantage of these opportunities, and have the funding and collaborative capacity to follow through and support the organizations that bring these important events, exhibitions, performances, products, initiatives, and support programs to the community.

  The process for staff to review proposals for sponsorship must be thoughtfully designed. It is of primary importance that, in considering any proposal, staff first considers if the proposal might not be a better fit for the grants program; the stewardship by the Boulder Arts Commission should be the default for any funding. Only when it is determined that the proposal does not fit into the grants program should staff consider it.

- Partnerships – There are already many partnerships that exist between the Office of Arts + Culture and community organizations. Others are emerging. Below are a few of the most immediate opportunities:

  Boulder Arts Week – This yearly event encourages cultural tourism, develops audiences, and galvanizes the community conversation about the arts. Boulder Arts Week is in a position to positively affect the success of the community priorities of the Community Cultural Plan in significant ways. The Office of Arts + Culture will identify a budget to partner on Boulder Arts Week. This relationship will be established with the purpose of developing the sustainability and effectiveness of Boulder Arts Week over the long term. Each transitional year should be an opportunity to reevaluate the partnership.

  Creative District in North Boulder – A grass-roots effort for place-making in North Boulder was founded out of the concentration of artists in the district, and has galvanized a community effort to focus on the arts as an anchor to the area. A partnership with the NoBo Arts District organization,

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convening of all interested stakeholders, and municipal district designation, will be the first steps in a formal relationship designed as the cornerstone of successful operation of a flourishing creative district.[17]

Private Philanthropy – A key factor in the sustainability of cultural organizations is private philanthropy and participation. Through the research and engagement for the Community Cultural Plan, it was discovered that leadership and advocacy around private philanthropy for the arts are needed in Boulder. However, it is not best for the city government to take on this role. The Office of Arts + Culture will participate in convening groups and individuals aligned with this goal, and identify leadership in the community, either from an existing organization or from a new organization, to partner on filling this need.

Innovation and Excellence in the Arts – Boulder has an international reputation for innovation and excellence in science and technology, food systems, healthy living, and social services. One component of these accomplishments is that, for all these issues, the local conversation about innovation and excellence is vigorous. In considering the arts, much is in place: Boulder is home to many important thought leaders, there is a profound culture of participation, and the universities continue their remarkable work in contemporary practice. Yet, there are specific barriers that have prevented creative leaders from holding that conversation which other sectors enjoy; these barriers include a lack of diversity, challenges to collaboration, and a gap in convening. The Office of Arts + Culture will organize a task force to find the right forums and fill gaps to catalyze that community conversation around innovation and excellence in the arts.

Professional Development for Artists and Creative Professionals – For Boulder to be a good home for artists and creative professionals, there must be opportunities for them to learn the business skills that will compliment their artistic talents. The Boulder County Arts Alliance and the Office of Arts + Culture collaboration titled "Business of the Arts" will be renewed and enhanced. Other partnerships with organizations that offer programs for creative professionals will also be pursued.[18]

Plan for Future Partnerships – On transitional years, evaluate the current portfolio of partners and look to expand the program as new opportunities arise.

- Oversight and Coordination – Staff should regularly seek consultation and advice from the Boulder Arts Commission. However, it is important to keep in mind that this is not a grants program. In fact, there is a danger of confusion between

[17] See page 55
[18] See page 65.

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sponsorships or partnerships and cultural grants. Thus, a clear process for staff to receive, process, approve, and administer proposals for sponsorship or partnership will be established.

- Capacities – Though time is needed to ramp up to full capacity, a healthy program in Boulder will require approximately $120,000 for sponsorships and partnerships. In transitional years, conduct an investigation of the performance of the program and adjust the funding accordingly.

C. Leadership Development and Convening

- Cultural Summits – During the Culture Kitchen the community of non-profit organizations met in a series of "Cultural Summits". In those gatherings, the cultural leaders expressed a desire for regular convening. This is reinforced by the data: Boulder is home to a large number of non-profits in the arts, and they have a significant economic impact. It is recommended that the Office of Arts + Culture hosts a regular series of events that brings together the staff and boards of Boulder's cultural non-profit community. Rather than serving as a strict platform for municipal issues, these events should be viewed as a forum: programmed from among the participants to address their desires and concerns. This is also an opportunity to leverage evaluations and civic dialog initiatives.

- Sector Convening – In many cases the members of the creative sector in Boulder are already gathering in formal and informal settings. Professionals in advertising, design, digital technology, and other sectors have created a culture of conversation in these convening moments. In other cases gaps exist. The music industry, for instance, is a healthy component of Boulder's creative economy that has yet to find the right forum to get together. The Office of Arts + Culture will be a facilitator of these gatherings; supporting those that already exist and encouraging groups to fill the gaps.

- Capacity Building – The Office of Arts + Culture will find allies among private organizations to achieve common goals in leadership development. There are many groups in the city, county, and state that offer programs in professional development and capacity building. Connecting Boulder non-profit leaders and workers with these resources will accomplish many goals and community priorities. It is recommended that the Office of Arts + Culture actively partner with organizations that offer services and support to cultural non-profits. This initiative overlaps with professional development tools that the Office of Arts + Culture will be providing to individual artists and creative professionals.[19] And, the programs should be considered useful for organizational capacity as well.[20]

[19] See page 55.
[20] See page 65.

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- Oversight and Coordination – More so than in other strategies, the relationship between the staff person coordinating this program area and the leaders of cultural organization should be strong. A single point of contact on leadership development and convening initiatives is the goal.

Measures – Success in Strategy One will be measured against the strategic goal: *Have a substantial and positive effect on the ability of Boulder's many cultural organizations to advance their operational capacity, promote organizational resiliency, and encourage innovation for the benefit of the community.*

- As businesses, how healthy are Boulder's cultural organizations?
- What outreach is being conducting to encourage impact and participation of local and tourism audiences? How effective is this effort?
- What outreach are the organizations conducting to underserved populations? How effective is this effort?
- What is the opinion of the community about Boulder's cultural organizations?
- What economic impact, including workforce and cultural tourism, are the organizations providing?

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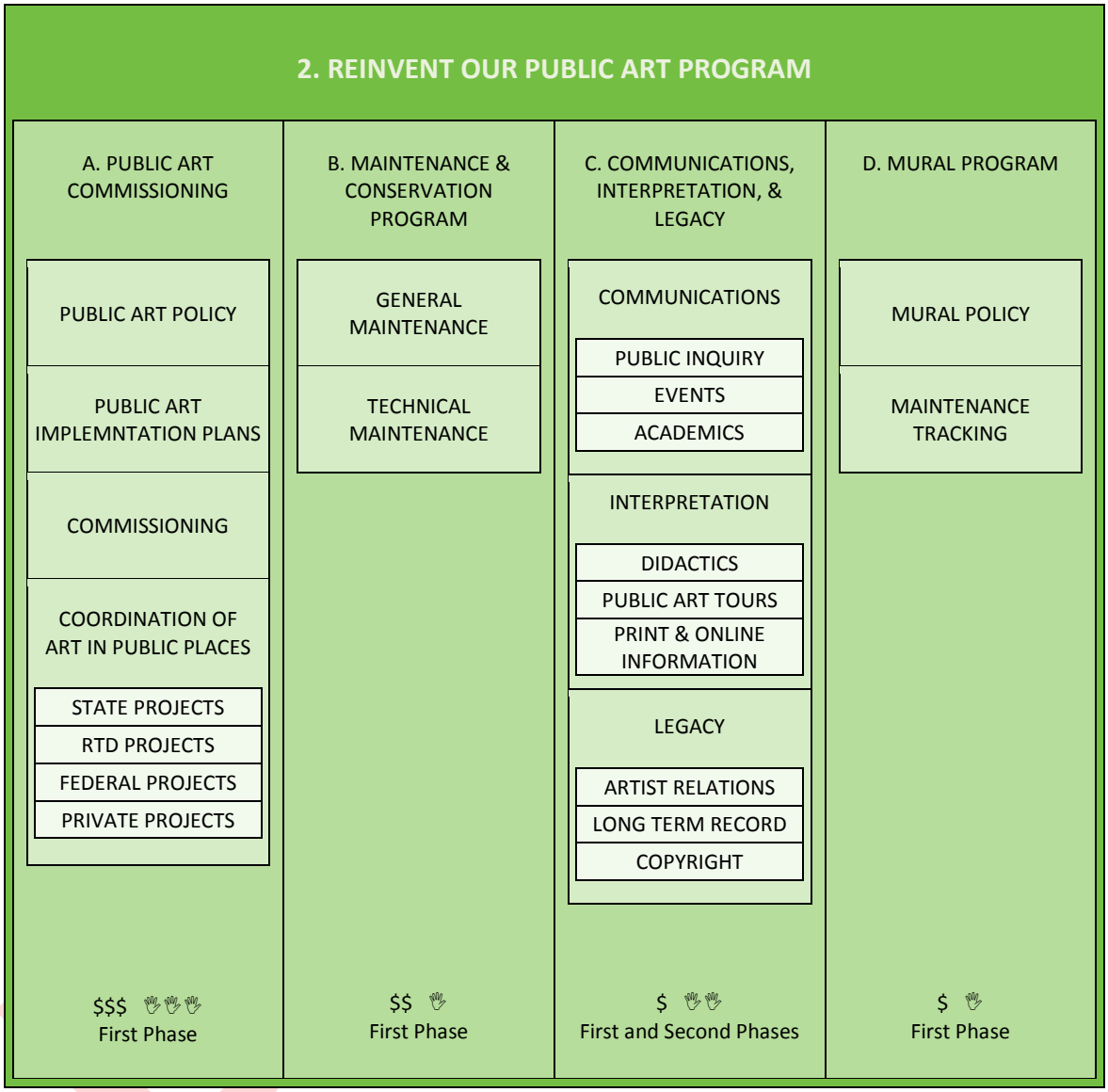
Strategy Two – Reinvent our Public Art Program, Programmatic Structure:



A. Public Art Commissioning

- Public Art Policy – The drafting and maintenance of a functional policy will govern how public funds are stewarded, how the selection process is administered, steps for approval, procedures regarding donated or loaned artwork, and commitments to maintenance and other legacy issues. This document has a long time-horizon, and must be conceived with future generations in mind. Thus, it must be carefully written to be a strong tool. However, it must also be a flexible instrument, providing staff the right amount of leverage to ensure that individual projects are successful. This will best be done with thorough research into model programs and consultation with experts in public art at the drafting phase.

- Public Art Implementation Plans – Known in many communities as Public Art Master Plans, these Implementation Plans will govern the use of public art funds with specificity: the sites, selection processes, funding levels, schedules, and the detailed goals for each project. It is easy to fall into the trap of writing these implementation plans to serve the staff in making their job easy. Be sure that the perspective is maintained: the goal of Public Art Implementation Plans is to properly steward the public trust and complete successful projects for the community.

  The Implementation Plans should be drafted in transitional years of the Community Cultural Plan. However, in certain circumstances, specific projects or series may be best served with special documents. This is certainly true for the Civic Area.

- Commissioning – In addition to the above, a few considerations are critical when designing a program for the commissioning of public art:

  The scale of projects must be considered carefully. It is easy to fall victim to a desire to spread the commissions out among many artists in the interest of broadcasting as much of the money as possible. However, this is likely to diminish the quality and impact of individual commissions as well as of the collection as a whole. Balance the scale of commissions, keeping in mind the goal of this strategy and the smart investment of public funds in these assets.

  Great public art programs are a balance between the process and the results. Boulder must have a sophisticated program that addresses both. While it may be easy to say that one compromises the other, for instance that a great process means one must be willing to concede the quality of the completed artwork, do not fall into that trap. Every public art project in Boulder will have a great process and a guarantee a great product, or it will not proceed.

  Join in the regional and national conversation about the public art process. The collaborative spirit amongst public art administrators, especially in Colorado with its numerous municipal programs, is a source for innovation and a sounding board for practices. The conversation is important, and will be a benefit of the work of staff

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Establish a high standard of public inquiry. Though it is a guiding principal for all programs, in the case of Public Art there is a heightened need for robust and well communicated interactions. Public inquiry must be viewed as a tool for the selection panel members to learn more about the sentiment of residents, and to elevate the civic dialog about a specific project. It is important for staff to avoid the slippery slope of the process becoming a public vote on art contracts. Rather, the public inquiry should inform a sophisticated and careful selection panel process (instead of rendering the selection panel useless). Finally, leverage the public inquiry process to build good will in the community. Residents who participate, even if they do not particularly like the artwork, will feel invested in the process and be advocates for the future of public art in Boulder.

Maintain a consistent commissioning schedule. The current interest in reinventing public art in Boulder reflects a desire for a level of vibrancy in the built environment. Therefore, a high frequency of installations is an expectation of the public. Consider all aspects of the Implementation Plans, and especially the schedules and funding levels, to ensure that this can be achieved.

Cultivate a diversity of artists and arts practices. The value of the collection to residents is connected to the variety of experiences they find. The public art program will actively seek to commission a wide variety of the most innovative approaches to contemporary practice in the arts. People of many different backgrounds should be represented, and the variety of stories the art tells should be broad. Be open to new media and forms of expression that are not typically thought of for public art: digital media, performance, music, web-based art, and social interventions should be in the mix. Temporary art should be deployed when possible; this is particularly useful in the ability of temporary commissions to allow for experimentation and risk. This pursuit of variety and diversity is about quality, not popularity. It is important for the city to be confident in this measure of success; no work of art will be universally loved.

Keep in mind the ultimate purpose of any municipal public art program: to commission works of enduring value.

- Coordination of Art in Public Places – A municipal public art program is but one aspect of a city's portfolio of art in public places. Private commissions of sculpture can be sited for public display; hospitals and schools often hire artists; cultural organizations should be encouraged to curate artworks for the community; other agencies such as the Regional Transportation District, the universities, the State of Colorado, and the federal government will commission public art. It is recommended that staff stay highly active in tracking and, to the degree possible, providing leadership to ensure that these variety of projects are encouraged and coordinated strategically.

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In addition, there is great value in artists and creative members of the community to be encouraged to express themselves through impacting the urban space. The Pearl Street Mall, and its management company Downtown Boulder Inc., have proven the value of this exercise by allowing busking on the Pearl Street Mall without a permit. This open access to creative expression has positively impacted the atmosphere of that retail district. Yet, the public feels that this sense of openness is missing from the rest of Boulder[21]: we are in need of the places and situations for people to chalk the sidewalk, sing or play music, dance or hold flash-mobs. The Office of Arts + Culture will work with city agencies to provide these forums and clear the hurdles for creativity in the public realm. Keeping in mind the value of the existing rules and the needs of public safety, the examination of the regulatory environment is a key first step. Do the rules have unintended consequences that stifle the community voice? A next step is to provide actual places, like the Pearl Street Mall, where creativity is encouraged. The Civic Area has much potential for this type of activity.

- Oversight and Coordination – The public art policy must enshrine the approval process as described above. The role of the Boulder Arts Commission as a significant approval body must not be underestimated. The commissioners, serving as they will on a variety of selection panels and given their responsibilities to the process, have a special role to play. They need to have a profound knowledge of the collection, the public art implementation plans, and what new commissions might mean to the city as a whole. This umbrella knowledge must then be brought to each selection panel by the commissioner representative. To do this, the commissioners will need special opportunities for training and facilitated conversations so that they are comfortable with this role.

  Coordination with a variety of City of Boulder agencies will be critical. It is important to remember that the Transportation Division, Parks and Recreation Department, and Downtown and University Hill Management / Parking Services Department have all done significant work in building the existing collection over the decades. These agencies will be key in executing the new public art strategy. It should be the practice of the public art staff person to consult with these internal partners early in the process, include them in decision making, and ensure that their needs and suggestions are thoughtfully considered.

- Capacities – In the First Phase, a fund will be established that can be easily mobilized and serves to kick-start the public art program. The funds identified for public art in the Culture and Safety Tax, passed by voters in 2014, is ideal for this purpose. Then, a full study and plan will be conducted to establishing a sustainable source of funding. This will be best accomplished with a "percent-for-art" ordinance.[22] This study will be conducted in 2017, for implementation the following year.

[21] Soul of the Community Study (Knight Foundation, 2010) – See appendix IV.7.
[22] For more information, see appendix IV.5.

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Once established, it is estimated that a 1% of capital improvement projects (should that be the method enacted,) could generate as much as $300,000 per year. Given the need for a robust program with a high frequency of installations, it is likely that this amount of money is not enough to successfully meet the goals of this program. Therefore, it will be necessary to supplement a percent-for-art funding structure with other sources. Investigate alternative funding sources such as dedicated tax or fee programs or mandates on private development.

B. Maintenance and Conservation Program

The Office of Arts + Culture will coordinate a program of asset management for the public art collection. Clear roles will be established on who is responsible for regular maintenance as well as conservation or repair of works of art. For instance, many cities have a policy to ensure that the agency responsible for the site is also responsible for regular maintenance for the art at that site, while special repair projects are a shared responsibility. A condition inventory of the public art collection should be conducted by the Office of Arts + Culture regularly, and staff should assist the parties responsible for regular maintenance to track activity. The neglect of public artwork reflects poorly on a community; it must be a directive of the program to efficiently and consistently maintain the collection.

Consider the following when designing the maintenance program:

A frequent challenge to the maintenance of public art begins before the artwork is even installed. A thorough understanding of the artist's intent of narrative and materials is important to ensuring that maintenance and conservation work is done properly. Include a requirement in each public art commission to capture the artists intentions.

Artists are not always the best experts to know how to maintain their own artwork. Contract with conservation and technical experts to produce maintenance and conservation recommendations for each work of art.

More so than in other program areas and strategies, the application of best practices in public art maintenance and conservation are technically complex. It will require diligence and consistency to make sure this work is being done properly. Ensure staff has a thorough and careful understanding of these practices. In addition, Boulder is in a position to lead and innovate in maintenance and conservation. Participate in the national dialog. Also, it will be a great benefit to the program if staff creates a relationship with the programs at the University of Colorado and their programs that overlap the needs of the collection.

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C. Communications, Interpretation, and Legacy Projects

- Communications – There are two needs in communicating about public art projects: a) promoting applications to commissions and b) public awareness about the process and collection. The format and media for these communications must be thoughtfully considered. In the case of promoting applications, it is critical to the process that broad and competitive participation be encouraged. The story that emerges from these different exchanges is important to consider; a personality that reflects the sophistication of Boulder's public art program must be fostered among artists, other arts professionals, and the residents of Boulder.

- Interpretation – The selection is complete, the artwork installed, and the ribbon cut. After this initial phase is complete, the artwork now has a life within the larger collection of public art. This long-term relationship between the artwork, the collection, and the public is important and will not be neglected. The Office of Arts + Culture will create programs to help the public understand the collection. This can take the form of plaques, interpretive panels, guided tours, websites, audio, video and interactive assets. Staff will also consider how social media and crowd sourcing can influence the interpretation of a work of art; perhaps there is a viral campaign or photo opportunity that can be encouraged around a particular artwork or site. It is important to keep in mind that the opinions and conversations about the existing collection has a lasting impact on the public's expectations about public art spending and their appetite for new commissions.

- Legacy Projects – The Office of Arts + Culture will maintain strong and mutually collaborative relationships with artists who complete public commissions. This is made necessary by ongoing issues of maintenance and copyright. It is also a desirable act for the health of the program. Boulder's public artists should be considered a group of alumni. Staff will keep track of their careers and celebrate their accomplishments. The artists will get regular notes from staff on the status of their artwork and any press or community conversation their work produces. Doing this is not mere good will; the continuing relationship with these artists is an asset to create a strong brand around the public art program. Staff will be able to tell great stories about the work that Boulder's alumni artists are doing around the world, and the artists themselves will carry forward the good message about Boulder's program to their international network.

D. Mural Program

Currently, the owners and tenants of private buildings who wish to commission publicly visible murals are asked to acquire municipal review through the Sign Code[23] and the City of Boulder Design Review Committee. Though these procedural entities do provide some public deliberation on issues of the built environment and visual questions, they are not equipped to provide expertise or guidance regarding art in public places.

[23] City of Boulder Revised Code Chapter 9-9-21 – See appendix IV.11

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In order to resolve these gaps, the Office of Arts + Culture will develop a policy for publicly accessible murals. The Boulder Arts Commission will play a role in the new review process, in addition to coordination with effected government agencies and their Boards & Commissions. In addition to an approval process, the policy should also contain standards for how the murals are maintained, address issues of ownership, and plan for the inevitable end of display.

Several considerations are key for designing the program:

Use caution in judging the aesthetic choices of private individuals. It should not be the role of the Boulder Arts Commission to be the aesthetic court of Boulder. At the same time, some evaluation of the quality and imagery must be established, as these works will be visible to the general public. Clear and commonly accepted guidelines will be helpful, as will robust communications to solicit public input.

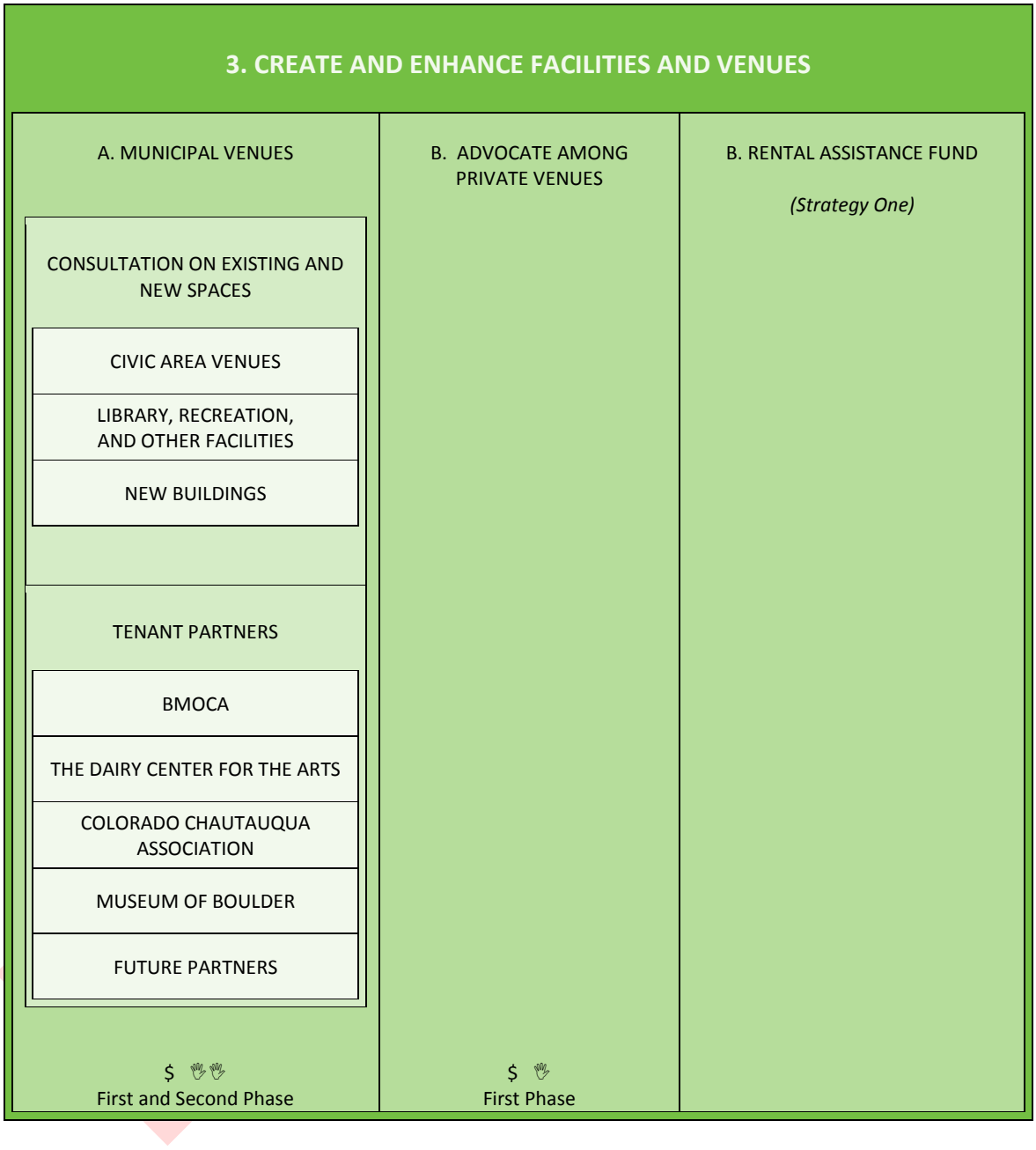
The ultimate purpose of this program area is to encourage more art in public places. Construct the rules, procedures, and evaluation criteria with this in mind.

- Oversight and Coordination – The mural policy will require that private organizations wishing to commission a mural on their property first apply to the Boulder Arts Commission. The role of the commissioners' review will be to determine if the mural qualifies as a "work of art", or if it is a "sign or advertisement". Criteria should be established to codify this distinction. Those determined to be works of art are then subject to a distinct set of performance standards. Those determined to be a sign or advertisement would go on to be reviewed through the standard sign code and design review processes.

Measures – Success in Strategy Two will be measured against the strategic goal: *Many individuals, businesses, governments, organizations, and developers will be encouraged to invest in improvements to public spaces through the addition of meaningful, innovative, and quality works of art. The municipal investment in public art will be a model, using a system of publicly transparent, sustainable, and innovative practices to robustly commission artworks of enduring cultural value.*

- In what ways, and to what degree, does the public art installed in the city impact the community? What is the impact of adding art to public spaces on issues of sustainability, livability, public health, and resilience? How does the commissioning of public art add value to the goals of other municipal priorities?
- How do the funds for commissioning art get spent? What is the direct economic impact of spending on public art?
- How is public art, both in process and when installed, perceived in the community? What is the perception of Boulder's program outside of Boulder: among visitors, the media, and across the country?
- In what ways does public art play a role in the business of being an artist in Boulder?

Strategy Three – Create and Enhance Facilities and Venues, Programmatic Structure:



A. Municipal Venues for the Arts

- Consultation on Existing and New Spaces – Currently, opportunities exist in facilities operated by the Library, Parks & Recreation, and other departments, to take advantage of venues for cultural uses. This is true only when that can align with those departments' plans and missions. Yet, the potential of using city facilities for filling in gaps in access, availability, and affordability of venues may have enormous benefits. The Office of Arts + Culture needs the leadership of other city agencies in accomplishing this goal. Staff will take advantage of the expertise and passion these agencies have for improving Boulder to advocate for cultural uses in existing and planned municipal facilities.

  A priority in this program area will be to build or improve venues in the Civic Area for visual and performing arts. The 2012 Civic Area Vision Plan[24] articulates a community desire for lively arts experiences. Given this direction, the existing assets of the Library, BMoCA, the Farmer's Market, and a variety of festivals and events should be enhanced. New opportunities are emerging: BMoCA is considering expansion, there are discussions about a possible reuse of the Municipal Center, the band shell and other spaces may be redesigned for new uses, an "arts campus" is proposed by the Boulder Arts Commission, and the Boulder Performing Arts Center group is proposing new facilities in the Civic Area.

- Tenant Partners – It is important to continue the successful relationships the city has been developing for years in providing great venues for performing arts, visual arts, heritage and public culture with their cultural tenants. BMoCA, Chautauqua, and the Dairy Center for the Arts are all private organizations that occupy city-owned facilities. In addition, the Museum of Boulder has partnered with the city to create a private venue that is due to open in 2016 and Studio Arts operates The Pottery Lab. Continue to partner with these organizations and keep the door open to future opportunities for organizations that can best use city property for the benefit of the community.

- Oversight and Coordination – The partnerships with tenant organizations should be a cross-agency activity, connected with city leadership and a variety of Boards & Commissions.

B. Advocate among Private Venues

Staff will play a leadership role in advocating for solutions to the challenges of affordability, availability, and access among private venues. This can be done in several ways: by leveraging the ongoing research that derives from this Plan, by convening the community of venue owners to discuss issues, or by partnering with other community leaders and organizations that are in a position to improve this situation.

[24] See appendix IV.11.

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C. Rental Assistance Fund

The Office of Arts + Culture will provide a flexible fund to assist organizations and individuals in the community to meet needs for renting studio, exhibition, and performance space. There are many challenges that need to be carefully considered in structuring a rental assistance fund:

The awards will be decided based on need and in an objective manner. This is not a tool for evaluating the quality or popularity of a particular performance or exhibition. Though a first-come-first-served system is probably unworkable, some measure of objectivity should be integral to distributing funds.

The funding should not be for entire rental fees, but instead should be either a partial calculated amount or a matching fund.

The awards should be for single events, rather than drifting in purpose to become ongoing support for the long term use of facilities.

The structure and function of the grants should be considered in the spirit of their purpose: to bridge a gap that exists in the ability of some groups to afford renting venues. The market demands a certain rent level that some organizations and individuals from time to time may not be able to meet. At the same time there are many organizations that can afford the going rates. That ability to succeed in Boulder's existing market is an important goal for all cultural groups. Ensure that this fund is used to assist applicants to get to that place of resiliency, rather than becoming a crutch that prevents organizations from improving.

Measures – Success in Strategy Three will be measured against the strategic goal: *Improve the resiliency of visual and performing arts organizations and individuals, and the experience of their audiences, which are currently challenged by gaps in venues. Mitigate the barriers to innovation and sustainability that are encountered due to affordability of space.*

- What are the mix of venues; the gaps and needs? How are they serving arts presenters? How are the issues of location, use, scale, affordability, availability, and equity changing over time?
- What are the economic impacts of the market for studio, rehearsal, performance, and exhibition space? How is the city's contributions, directly and indirectly affecting the market for venues?

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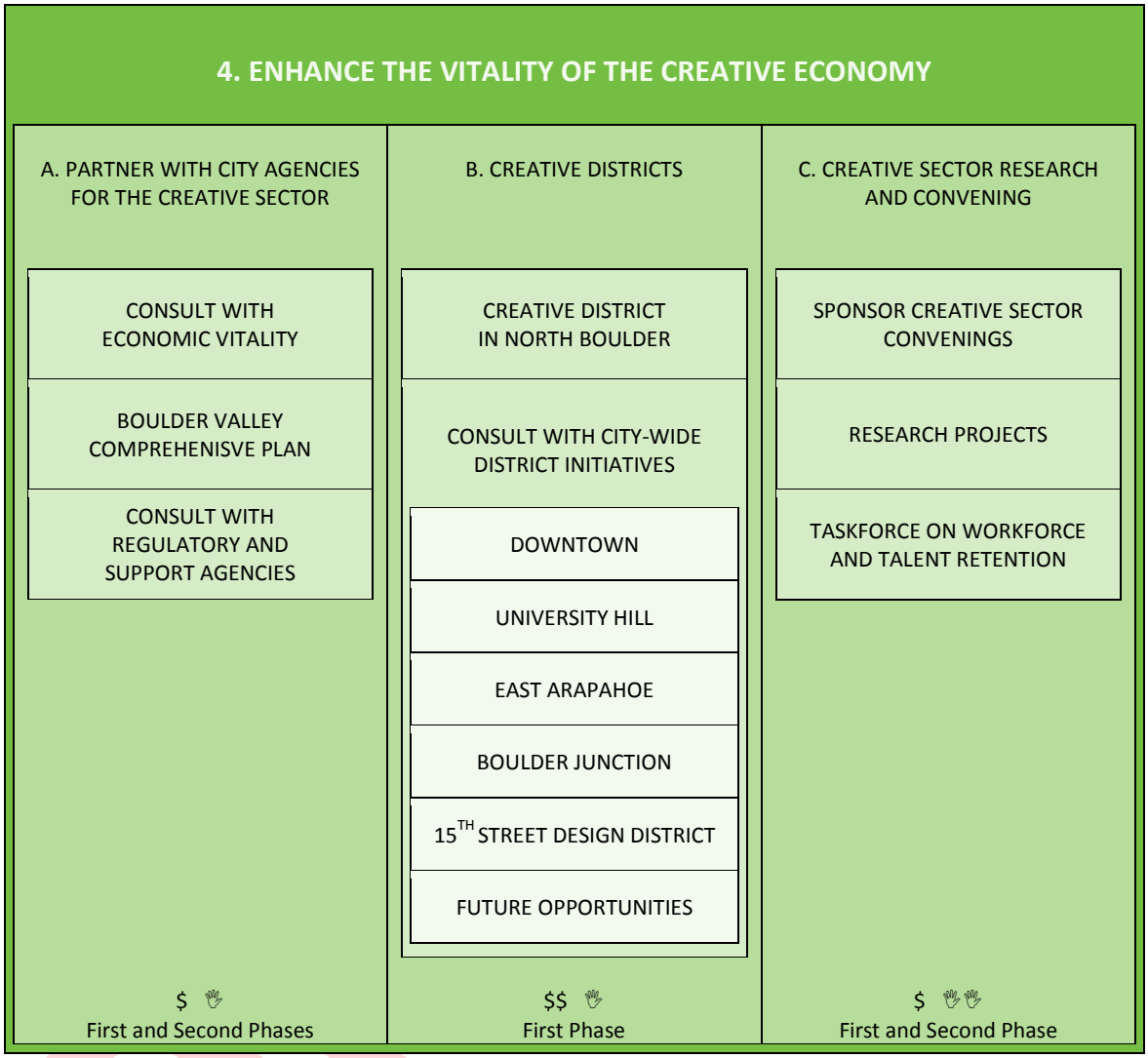
Strategy Four – Enhance the Vitality of the Creative Economy, Programmatic Structure:



A. Partner with City Agencies for the Creative Sector

- Consult with Economic Vitality – The Office of Economic Vitality currently offers programs and incentives, and partners with community groups to provide professional development tools to business owners. The goal of these programs is to enhance the ability of businesses to succeed in Boulder's economic climate and keep jobs in Boulder.[25] The Office of Arts + Culture will work with the Office of Economic Vitality to communicate opportunities to leaders in the creative sector. Also, staff will investigate new opportunities that may position Economic Vitality to fully support the creative sector as an important part of the mix of businesses in Boulder. For example, programs may include sector-specific incentives, districts to incentivize creative businesses, revolving loan programs, or other initiatives.

- Boulder Valley Comprehensive Plan – Staff will work with the team that is developing the 2015 revisions to the Boulder Valley Comprehensive Plan to ensure that the Community Priorities are considered in the revisions. Prepare to do the same for the 2020 revisions process.[26]

- Consult with Regulatory and Support Agencies – The regulatory environment in Boulder has a mixed record when it comes to encouraging creative businesses. For instance, the diminishing inventory of studio space for visual artists can be in part linked to the decreasing availability of space in the few warehouse or light industrial areas that zoning allows. Open conversations with other city agencies responsible for regulations and support programs. The goal of these conversations is to contribute to a healthy regulatory environment for the retention and attraction of creative sector businesses and workers.

B. Creative Districts

The origins of arts, gallery, or creative districts are generally organic, springing from leadership among the businesses and artists they serve. In recent years, the districting concept has been formalized; a process that has in large part been championed by Colorado Creative Industries (CCI), the State arts agency. Useful to the Community Cultural Plan is CCI's "purposes"[27] of a creative district, here modified for circumstances in Boulder:

Creative Districts are:

- Attracting artists and creative entrepreneurs to a community, infusing new energy and innovation, which in turn will enhance the economic and civic capital of the community;

[25] See appendix IV.11
[26] See appendix IV.11
[27] http://www.coloradocreativeindustries.org/communities/colorado-creative-districts/about-creative-districts (State of Colorado, 9/1/2015) – See appendix IV.11

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- Creating hubs of economic activity, thereby enhancing the area as an appealing place to live, visit and conduct business, as well as create new economic activity;

- Attracting visitors;

- Revitalizing and beautifying communities;

- Providing a focal point for celebrating and strengthening a community's unique identity;

- Showcasing cultural and artistic organizations, events and amenities;

- Contributing to the development of healthy communities; and

- Improving Boulder's quality of life.

For these reasons, it is vital that the Office of Arts + Culture work with city agencies to build creative districts. Also consider creative components in other types of districts. From this perspective, districts can be defined as a relationship between the city, businesses, and neighborhoods to achieve the mutual benefits listed above.

- Creative District in North Boulder – The creative district in North Boulder is a grass-roots effort in which the critical concentration of artists in the district have galvanized a community effort to focus on the arts as an anchor to business and place-making. The primary organization that has played a leadership role in this effort is the NoBo Arts District group. Other organizations, including the Boulder Metalsmithing Guild, First Congregational Church of Boulder, and Artmatrix, are active in programming. A partnership with the NoBo Arts District group, and convening of all organizations and interested stakeholders, should be the first step in a formal relationship designed as a cornerstone of the successful operation of a flourishing creative district. The structure and governance of this relationship should be described in a separate strategic document, one that provides official municipal designation of the district. However, the conversation and collaboration can begin immediately. The ultimate goal is to create the conditions by which the city and partners can align their efforts around the success of the business of fine art. This can be done through efforts in the built environment, programming, the regulatory environment, economic tools, shared promotional marketing, and place making initiatives.

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- Consult with City-wide District Initiatives – There are many districts existing and planned in Boulder. They have a variety of functions and structures. Some of them have the promise of a creative component:

  Downtown Boulder, governed by Downtown Boulder Inc., has long been participating in both cultural programming and as a host for creative businesses. It is also the primary landing site for tourists as they begin to explore Boulder. Support their activities and encourage the health of the cultural components of their strategic planning.

  A part of the Downtown service area is East Pearl Street. These few blocks of Pearl Street between 15th and 28th Street is an area that has a distinct personality as home to several galleries, dance studios, and other creative businesses. Explore this concentration and the potential for a unique personality to emerge there.

  University Hill, governed by several municipal and private interest groups, is a center for entertainment and culture focused on both the University students and neighbors. The potential for taking advantage of a culture of innovation and a history of music venues in this district is compelling.

  East Arapahoe has been proposed as a "eco district" due to the concentration of reuse, recycling, and green industry businesses that have established themselves there. The recently founded Art Parts provides recovered materials specifically for resale to artists. In addition, this area is being explored for redevelopment as part of a transportation corridor. The community has expressed interest in a minor cultural hub centered around the Boulder Dinner Theater in that plan. Finally, the presence of part of Naropa University's campus in this area adds to the potential of creative assets in East Arapahoe.

  Boulder Junction is a district governed by two municipal commissions. Already a site for some of Boulder's most recent works of public art, there is an intention that the plazas and businesses around Boulder Junction be an active location for festivals, events, restaurants, and local business.

  15th Street Design District is a grass roots collective of several architecture, design, technology, and landscape architecture firms on 15th Street between Canyon and Arapahoe. The city has worked with this group on streetscape improvements and some programming. However the potential for this area to be a destination remains untapped.

  Be open to future opportunities for districts that are generated from the community. And, it is important to understand that culture and creativity are not restricted to districts. Look for ways to enhance the entire city as a great home for artists, creative professionals, organizations, and businesses.

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All districts will benefit from a cohesive approach. The Office of Arts + Culture will collaborate with other city agencies, and particularly the Downtown and University Hill Management / Parking Services Department, to formulate and execute a city-wide approach to districting.

C. Creative Sector Programs

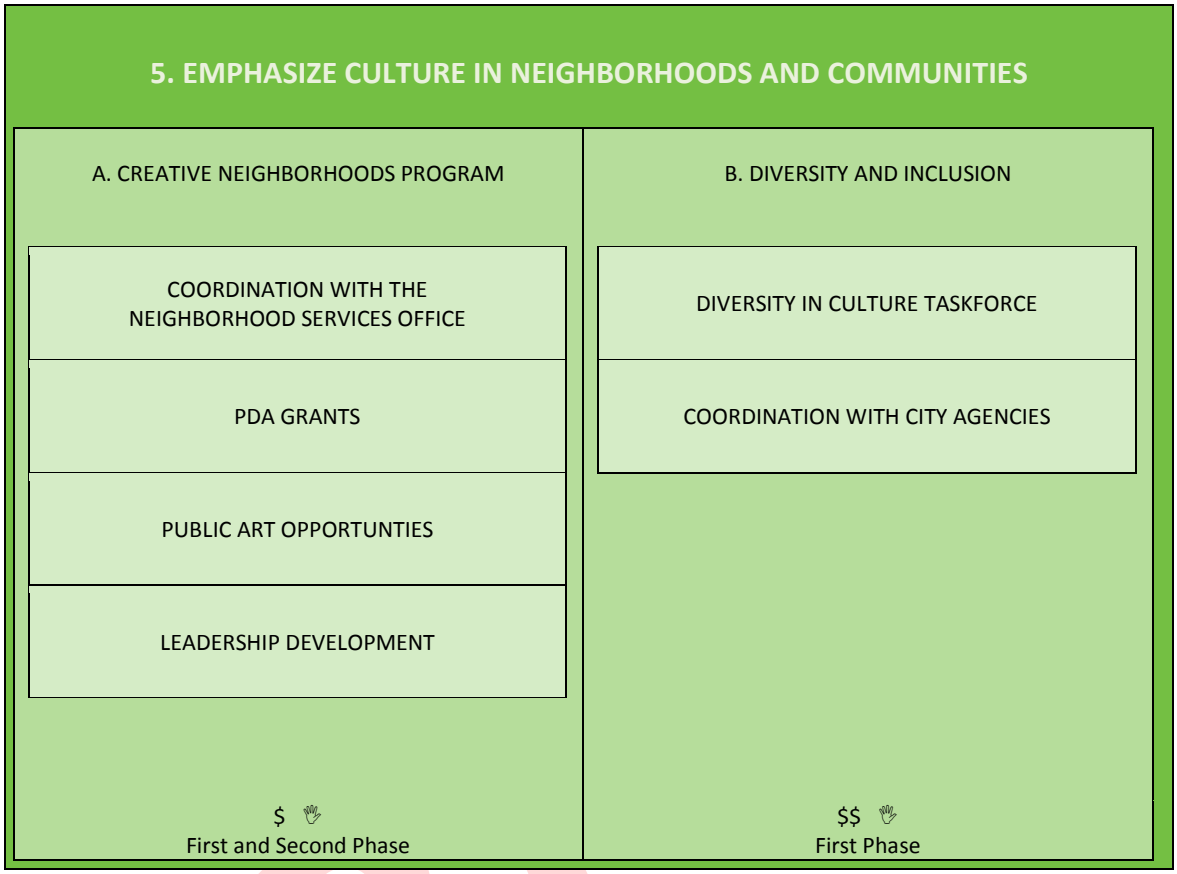
- Convening the Sector – In addition to the Cultural Summits, there is a need to facilitate gatherings for artists, creative workers, the owners of creative businesses, educators, and other groups. In many cases, there are organizations that have taken this on. For others, a gap can exists in opportunities for groups to come together. A careful analysis of groups to best benefit from this convening, finding the right partners in those groups, and working with the community for the best way to program, fund, and coordinate events is necessary.

- Task Force on Workforce and Talent Retention – While Boulder's creative businesses thrive, on the horizon is a significant challenge in hiring and retaining the young, talented people who will sustain the work that they do. Affordability of housing is certainly a facet of this problem. However, other issues are affecting these young people: a perceived deficit in social offerings, a lack of open and welcoming communities, and a deficit in all forms of diversity. To protect Boulder's advanced position among centers for the creative sector, a collaboration must be established between the city, organizations, and businesses to address these issues. The Office of Arts + Culture will convene a task force made up of leaders in these areas to explore solutions for the creative workforce and talent retention.

Measures – Success in Strategy Four will be measured against the strategic goal: *Enhance Boulder's leading position as a home to creative professionals and businesses.*

- How is the creative economy growing and changing? How does the creative sector compare and interrelate with the other important components of Boulder's economy?
- What creative professions are currently most critical to the health of the overall economy? What are expectations for the future of the workforce?
- How are the components of talent retention changing, focused on the needs of the most critical elements of the workforce? What is the health of Boulder's livability and attachment in comparison to competitive cities as homes for creative professionals?
- What is the relationship between the city's districts and the economy at both the hyper-local and city-wide levels? How do the primary focus sectors in each district take advantage of the services of that district?

Strategy Five – Emphasize Culture in Neighborhoods and Communities, Programmatic Structure:



A. Creative Neighborhoods Program

During the public engagement process, there was discovered a curious, but clear priority among residents regarding how culture is delivered. The data appears to show a sentiment that, while continuing to support events in the existing cultural concentrations of downtown, University Hill, and North Boulder, the people of Boulder would like the city to encourage cultural activity and creative expression at an even more local level. Folks want cultural programs right in their neighborhoods.[28] In addition, opportunities exist to craft the aligning of this program area with the newly re-established Neighborhood Services Office and the team working on the revision of the Boulder Valley Comprehensive Plan.

- Coordination with the Neighborhoods Services Office – The Office of Arts + Culture will both build a strong partnership with the Neighborhood Liaison to encourage alignment for improved programs from both agencies. The result will be a stronger set of programs, enhanced by leadership from both offices.

[28] Boulder Community Cultural Plan Survey 2014 – See appendix IV.4

- PDA Grants – In 2014 the Office of Arts + Culture incentivized meaningful, fun, and collaborative projects to build attachment through a small grants program. These "Public Displays of Affection" or "PDA" funded projects in which residents expressed their love of Boulder. The Office of Arts + Culture will re-imagine these grants as a neighborhood project. The goals for the program are in no small way linked to the measures of "attachment" that are described in the Knight Soul of the Community Study[29] and philosophiy of livable cities. However, this is not intended to become an overtly tactical exercise. In the spirit of the concept, the grants should be easy to apply for and execute. Success in this program will not be measured by numbers in attendance, or any revenue or media attention. Rather, the stories that emerge, the good will among neighbors, and the ability for enthusiastic Boulder residents to creatively produce a "love letter to Boulder" will be a substantial success.

- Public Art Opportunities – Nationally a remarkable new series of experiments in deploying public art concepts to neighborhoods is emerging. This trend of rethinking the convention of placing public art only in city centers can have substantial benefits for Boulder. The Office of Arts + Culture will establish a program in which a portion of public art funding is used for neighborhood projects. This will best flourish when the neighbors themselves are closely involved in the process.

- Leadership Development – A substantial amount of cultural activity happens at the hyper-local level. Neighborhoods are centers of cultural activity: art shows in church lobbies, concerts in local parks, art making projects at block parties, or hobbyists sharing their creative work with their neighbors. There is leadership potential to be nurtured which can help encourage creative activity at a block-by-block level. These leaders in neighborhood culture can also be facilitators of city services across many agencies to help municipal programs achieve their goals. The Office of Arts + Culture will work with other city agencies to find and mobilize these neighborhood creative leaders to support their work and partner with them on improving their communities.

B. Diversity and Inclusion

- Diversity in Culture Taskforce – The outreach for the Community Cultural Plan included strong conversations with leaders in many diverse communities, especially among Latino activists. And, the process included a successful effort to receive a depth of cultural diversity among survey respondents. However, a limited nine month public outreach project is hardly adequate to meet our very high expectations about fostering effective civic dialog with all facets of Boulder's community. The demand, best articulated by a participant in one of our group interviews, for the "authentic expression of diversity" will only be possible over time and with substantial effort on the part of staff. The Office of Arts + Culture will take

[29] Soul of the Community Study (Knight Foundation, 2010) – See appendix IV.7

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that time: to build bridges, to align itself with successful initiatives, and to hold the conversations necessary to ensure that the strategies in the Community Cultural Plan are available and effective for all communities in Boulder.

To start this conversation and this learning initiative, the Office of Arts + Culture will partner with groups and leaders to convene a taskforce. The goal of this group will be to face the most challenging aspects of the current conditions in Boulder, among them: the lack of diversity in the community when compared to the rest of the nation, the hurdles for the city government to meet the needs of underserved populations, and the impending crisis that both these issues may cause in social and economic health. Also, the conversation can address a gap in attachment that was identified in the Knight Soul of the Community Study in "openness" and "social offerings"[30]: Boulder residents do not find this city to be an open and welcoming place. Ideally, this conversation can result in substantial projects by the end of the First Phase of this plan, so that work can begin to ensure that the strategies and vision of the Community Cultural Plan are available to ALL residents, workers, and visitors in Boulder.

- Coordination with City Agencies – Boulder lacks the cultural diversity that is an advantage to most other cities throughout of the nation. The reasons are complex: a stratification of job opportunities, barriers in transportation, the cost of living, competition with surrounding cities, and the deficits in "openness" and "social offerings". The risks of hesitation are significant; Boulder faces a crisis if we do not remain competitive. The Office of Arts + Culture will join other city agencies that are working on this issue. If successful, harnessing cultural diversity will go far in maintaining our economic and social resiliency, and will ensure that we do not fall behind in the innovation, talent, and relevancy.

- Oversight and Coordination – This strategy, perhaps more than any other, overlaps with other efforts in city government. Therefore, collaboration and engagement are critical. Consider the horizontal elements of these programs: how might public inquiry and oversight that other city agencies employ be necessary for these initiatives? What boards and commissions need to check in?

[30] Knight Soul of the Community Study (Knight Foundation, 2010) – See appendix IV.7

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Measures – Success in Strategy Five will be measured against the strategic goal: *Every resident of Boulder finds ways to creatively impact their neighborhoods and social communities, and has easy access to impactful cultural experiences in the places that are most emotionally important to their everyday lives.*

- What are the cultural offerings in Boulder's neighborhoods? How does this activity compare to large events in the downtown and commercial areas in attendance, audience composition, scale, funding, impact, and perception?
- What are the cultural needs of underserved populations? How does cultural activity and consumption of the diverse communities in Boulder compare? What are the barriers to inclusion and how are they addressed?
- What is the diversity profile of cultural organizations, audiences, and leaders?
- How are trends in diversity, and particularly cultural diversity, expected to affect culture and the creative economy? How are threats to Boulder's creative economy due to lack of diversity addressed?

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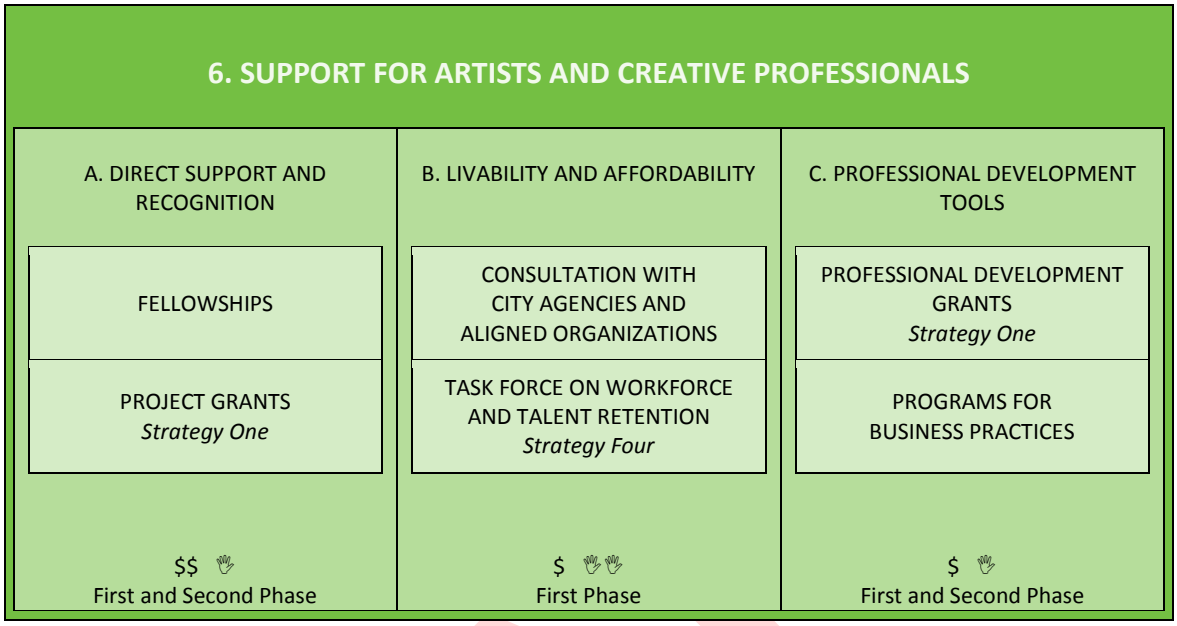
Strategy Six – Support for Artists and Creative Professionals, Programmatic Structure:



A. Direct Support and Recognition

- Fellowships – Recognizing creative leaders in the community is more than simple goodwill. A program of fellowships graduates beyond simple recognition, acknowledging accomplishment while also investing directly in the work that they do. It can also be a strong tool in advocating for the arts as a priority in the community dialog, as well as sending a message to the world that Boulder is a great place for artists to work; a place that appreciates the contribution of its creative residents. The Office of Arts + Culture will develop a fellowship program to meet these objectives. This need not be strictly a city initiative, and may very well integrate with existing programs in the community such as The Dairy Center Honors.[31] A fellowship should also consider the benefits of connecting the work of an artist with other aspects of the Community Cultural Plan, for instance the dialog around diversity, or how to improve the vibrant urban environment. It is important that the highest goal of this program is to benefit the artist. There should be an honorarium associated with the award. However, this is not a contract for the purchase of artwork, or a residency, or payment for services in any way. The main objective is that the artist continues to do what they do best. A secondary aim will be to build a competitive accolade; something that creative professionals are eager to acquire and can leverage to the benefit of their career. In keeping with the broad call from the community to consider the widest definition of "culture", this fellowship should be open to all creative professionals. Accomplishment in fine arts, design, the music industry, architecture, food culture, and all other creative pursuits should be on the table. Carefully consider the structure of this program: how will

[31] See appendix IV.11

the artist be chosen in a transparent manner? What is the benefit of receiving this fellowship? How is it presented and communicated in such a way to be an encouraging part of professional life in Boulder?

- Project Grants – The Community Project Grants and Arts Education Grants, though operationally integrated with first strategy, are none-the-less useful to individual artists. This fact should be strongly communicated to Boulder's creatives and artists.

B. Livability and Affordability

- Consultation with City Agencies and Aligned Organizations – The challenges of livability and affordability are not unique to creatives. Many people of many different professions are squeezed out of living in Boulder. A robust low-income housing program has done much to ease this problem. However, this program cannot reach out to that significant gap between low wages and the wealthy. These people in the middle are challenged to afford housing. In addition to housing, artists are particularly affected by the high rates of commercial space; their unmet need for studio or practice space has reached a critical point. Finally, affordability is a wide issue, and is not limited to real estate. The sustainable wage index[32] identifies several categories of budget expenses for which Boulder is challenged with high costs. All of these issues of livability and affordability are the primary cause of a current crisis in culture: artists no longer find Boulder a sustainable place to live and work. Though the Office of Arts + Culture cannot take on this challenge alone, it can offer leadership and innovation to the conversation. A convening of city agencies and aligned organizations will be the first step in the search for solutions. Examine the issues in a collaborative forum, and look for solutions in the city's toolbox: programming, incentives, communications, and the regulatory environment.

C. Professional Development Tools

- Professional Development Grants – The Office of Arts + Culture will ensure that the professional development scholarships, as well as leadership programs and convening events, include individual artists. Though not necessarily defined alongside "cultural organizations" or "creative sector businesses", artists are none-the-less small business owners. They are leaders in the community, and need the same tools for running a successful business, having a positive impact on the community, and using good practices in their work.

- Programs for Business Practices – For Boulder to be a good home for artists and creative professionals, there must be opportunities for them to learn the business

[32] Living Wage Index for Boulder County, http://livingwage.mit.edu/counties/08013 (Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology, 2015) – see appendix IV.11

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skills that will compliment their artistic talents. This will be accomplished through partnerships with several organizations that are suited to provide these services. The Boulder County Arts Alliance and the Office of Arts + Culture recently ended a successful series of programs titled "Business of the Arts". This ended simply due to a funding lapse, despite demonstrated interest in the program. The collaboration should be renewed and enhanced.

In addition, an investigation has begun to partner with the Boulder Chamber of Commerce and the University of Colorado for bringing the Arts Incubator of the Rockies (AIR) program to Boulder business and creative leaders. AIR convenes leaders in business and the arts around entrepreneurship in creative sector, and has demonstrated success in cities around the region in fostering new partnerships and business ventures.

Finally, there are resources across the region for individuals to gain professional skills. When these workshops or conferences arise, the Office of Arts + Culture should find ways to clear the barriers for Boulder creatives to participate. Coordinating transportation, assisting in communications, offering scholarships, or other efforts will be offered.

Measures – Success in Strategy Six will be measured against the strategic goal: *Boulder will increasingly attract artists and creative professionals for all it has to offer, not only in beautiful surroundings and quality of life, but also in the ability to thrive in the creative sector.*

- How many individual artists live in Boulder? How do they rate access, affordability and availability of a) housing, b) practice/studio space, c) performance / exhibition space?
- What are the assets and gaps for creative professions in comparison to employment needs? What is the gap between the livelihood of creative professionals and Boulder's minimum livable wage?
- What are the social and professional offerings available to creative professionals in Boulder? How do they compare with competitive cities? What is the economic impact of spending on social offerings?
- What is the perception of Boulder's creative economy, both within and outside the city? Do young people studying to enter the creative professions believe that Boulder is a viable environment for them to thrive as they enter the workforce? How are the components of livability in Boulder specifically viewed by creative professionals?

Strategy Seven – Advance Civic Dialogue, Awareness, and Participation, Programmatic Structure:

7. ADVANCE CIVIC DIALOG, AWARENESS, AND PARTICIPATION			
A. PROMOTING THE COMMUNITY CULTURAL PLAN	B. FACILITATE THE CIVIC DIALOG	C. PROJECT BOULDER'S CULTURAL IDENTITY	D. PARTICIPATE IN REGIOINAL AND NATIONAL LEADERSHP
PROMOTING THE GRANTS	CULTURAL CALENDARS TASK FORCE	RECOGNIZING ACHEIVEMENT	DENVER-AREA COLLECTIVE LEADERSHIP INITIATIVE
COMMUNICATING PUBLIC ART CALLS	MUNICIPAL PROGRAMMAING PARTNERS	BOULDER IN THE MEDIA AND ACEDEMIC WORKS	LEADERSHIP IN BEST PRACTICES
SERVICES AND PROJECTS OF THE CCP	PUBLIC INQUIRY INITIATIVES	OPEN SOURCE SCRAPBOOK	
	ONLINE ENGAGEMENT	BOULDER IN INDUSTRY CONVENING	
	RESEARCH PROJECTS		
	TASK FORCE ON CULTURE IN THE MEDIA		
$$ First Phase	$ First and Second Phases	$ First and Second Phases	$ First Phase

A. Promoting the Community Cultural Plan

The breadth and complexity of the Community Cultural Plan is designed to provide a variety of tools to the community; some are long standing programs that will be improved and others are new initiatives that will change expectations of the Office of Arts + Culture. Staff will take care to develop a program that a) communicates the improved and new services that are being provided by the city, and b) messages the progress towards achieving goals in the plan.

- Promoting the Grants – An identified flaw for the grants program over the past few years has been in communications. Boulder's cultural organizations, creative professionals, and arts educators told us an incongruous story: those who have been in Boulder for a long time have come to know the grants program while newer arrivals tend to miss out. In addition, the tools for staff outreach are currently underemphasized. Staff will work as a team to make sure that the full timeline of the grants process: from the initial announcements to the final report, is conducted with the understanding that this program is in service to the grants applicants and recipients.

- Communicating Public Art Calls – One of the most noticeable changes that will occur from the Community Cultural Plan will be the increased conversation around public art. Much of this promotional process is outlined in Strategy 2. This is the case both to ensure that artists are aware of opportunities, and that the public can clearly see the progression of the process. The Office of Arts + Culture will undertake significant outreach to accomplish this.

- Services and Projects of the CCP – In addition to the special needs for communication of grants and public art, the other programs of the Office of Arts + Culture will require some good engagement tools. Staff will develop these tools, and deploy them in a sophisticated manner. A marketing plan and branding strategy is a part of this deployment. The specialized needs of staff and budget should not be overlooked.

B. Facilitate the Civic Dialogue

- Cultural Calendars Task Force – The existing calendars that are published by the Boulder County Arts Alliance and the Boulder Convention and Visitors Bureau do not lack for their depth or ease of use. However, judging by responses to surveys, the community has not yet embraced either resource.[33] The Office of Arts + Culture will assist the effort to reconcile this. The first step is to convene a leadership group to discuss the challenges of useful and productive cultural calendars: the infrastructure, funding, operation and marketing. From that conversation, steps can be taken to improve the resources and get that information into the hands of residents.

- Municipal Programming Partners – The City of Boulder has a long tradition of successful arts programming:

  The libraries host popular cinema screenings, concerts, exhibitions, and STEM learning programs,

  Recreation centers and parks are venues for performances, visual arts, and runs the Pottery Lab: a long standing neighborhood center for art-making,

[33] Community Cultural Plan Survey 2014 – See Appendix IV.4

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Open Space coordinates innovative programs for Plein Air painting, concerts set in nature, and other programs, and

The Human Services Department collaborates with community organizations to amplify remarkable cultural projects.

While all these groups have had success in delivering programs to the community, there has been little coordination between them. The Office of Arts + Culture, while not a programming agency itself, can offer leadership and facilitation, assist in aligning the goals of these programs, and can offer advice on how the city's programs best fit into the menu of opportunities offered throughout the community. It is recommended that a working group be formed, hosted by the Office of Arts + Culture, which gathers these leaders.

- Public Inquiry Initiatives – Direct engagement with residents of Boulder is a guiding principle of the Community Cultural Plan. In this way, every program and initiative must consider how to steward a serious and effective public inquiry element. It is beneficial for the Office of Arts + Culture to collect the public inquiry elements of each program into a single clearing house. Using online, in person, and survey tools, staff will clear barriers to participation. One profound step to do this will be in making a single point of conversation that can then be applied to each strategy and program area.

  A healthy cultural environment in Boulder will include individuals and organizations who are engaged and prepared to hold government accountable. The success of the Community Cultural Plan depends as much on this community advocacy as on any staff person, strategy, or funding that might be assigned. Though the Office of Arts + Culture cannot promote lobbying around specific issues, it is important that advocacy for the arts be encouraged in general. Community activists will be encouraged to continue their work and given every opportunity to participate. When gaps in advocacy at the local level exist, the Office of Arts + Culture should encourage the formation of interest groups or organizations to fill the need.

- Online Engagement – The platform of www.boulderarts.org is an asset. The Office of Arts + Culture will invest improving the website for communicating information, resourcing shared knowledge, deploying interactive tools, and as the nexus through which the public can access the good work that will grow out of the Community Cultural Plan.

- Research Projects – Research is required to understand how the Community Cultural Plan is meeting the goals for each strategy:

  Strategy One: Support Cultural Organizations – Have a substantial and positive effect on the ability of Boulder's many cultural organizations to advance their operational capacity, promote organizational resiliency, and encourage innovation for the benefit of the community.

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Strategy Two: Reinvent our Public Art Program – Many individuals, businesses, governments, organizations, and developers will be encouraged to invest in improvements to public spaces through the addition of meaningful, innovative, and quality works of art. The municipal investment in public art will be a model, using a system of publicly transparent, sustainable, and innovative practices to robustly commission artworks of enduring cultural value.

Strategy Three: Create and Enhance Facilities and Venues – Improve the resiliency of visual and performing arts organizations, and the experience of their audiences, which are currently challenged by gaps in venues. Mitigate the barriers to innovation and sustainability that are encountered due to affordability of space.

Strategy Four: Enhance the Vitality of the Creative Economy – Enhance Boulder's leading position as a home to creative professionals and businesses.

Strategy Five: Emphasize Culture in Neighborhoods and Communities – Every resident of Boulder finds ways to creatively impact their neighborhoods and social communities, and has easy access to impactful cultural experiences in the places that are most emotionally important to their everyday lives.

Strategy Six: Support Individual Artists and Creative Professionals – Boulder will increasingly attract artists and creative professionals for all it has to offer, not only in beautiful surroundings and quality of life, but also in the ability to thrive in the creative sector.

Strategy Seven: Advance Civic Dialog, Awareness, and Participation – Every person in Boulder will understand their role in the culture of the community, feel that access to information about culture is readily at hand, and will feel invited into the conversation.

Strategy Eight: Engage our Youth – At the end of this nine-year plan, the young people who are now studying the creative pursuits will find Boulder the perfect place to grow into cultural leaders.

By evaluating these goals with compelling and complete data, through the questions in each "measures" section, the Office of Arts + Culture can track progress over the course of the plan.

For the work required to answer the measures, it is important that staff responsibilities for research and data from across these strategies be collected under a single effort. That staff member will be tasked with working with all other staff to ensure that these measures are consistently prioritized.

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There are many specific tools that can be utilized for evaluation of the measures:

- Grants and Public Art Programs Evaluation Tools
- Artist Census
- Community Surveys
- Cultural Asset Mapping
- Cultural Vitality Index (WESTAF)
- Online Engagement (Mindmixer)
- Youth Council Engagement
- Media Tracking, Traditional and Social
- Taskforce and Sector Convening
- Public Inquiry Events
- Boulder Arts Commission Consultation
- Annual Report to the Community

- Task Force on Culture in the Media – A need has been identified for more and better coverage and critique of the arts in local and regional media. This is all the more important as the platforms for information and dialog about the arts diversifies. The Office of Arts + Culture may not be best placed to play a leadership role in filling in this gap. However, it should lead in facilitating the conversation about culture in the media.

C. Project Boulder's Cultural Identity

- Recognizing Achievement – Celebrating Boulder's creative talent has several benefits for the community: to recognize and promote excellence, to encourage leadership, to communicate Boulder as a great home for artists to thrive, and to build a brand of innovative contemporary practice in all forms of creativity. The Office of Arts and Culture is in a position to amplify the accomplishments artists receive locally, regionally, and nationally through the communications tools described above.

- Boulder in the Media and Academic Works – In partnership with the Convention and Visitors Bureau, the Office of Arts + Culture can enhance the promotional work of artists, creative professionals and organizations. Staff will build relationships with the media, focusing on those reporters and critics in traditional and social media and from across the country. When an important event or program is planned, staff should have the tools and capacity to advise artists and organizations on the means to produce quality collateral, strategically connect them with the media, and encourage coverage.

  In addition to references in the media, the Office of Arts + Culture will build relationships to encourage academics working in fields related to culture and the creative economy to include Boulder individuals, organizations, and programs into their work.

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- Open Source Scrapbook – The Office of Arts + Culture will be tracking coverage of Boulder's culture and creative sector for the purposes of measuring success of the Community Cultural Plan. There is an opportunity to leverage this data for an online resource that others may use in their own promotional initiatives. The data collection process can be enhanced by making the resource open- and crowd-sourced.

- Boulder in Industry Convening – The national conversation about government policy, stewardship, contemporary creative practice, and programming for culture and the creative economy is conducted in several national and regional forums which convene thought leaders and practitioners. The Office of Arts + Culture will be active in both encouraging Boulder's creative professionals to represent the city, and should ensure that staff can participate themselves. Every important industry convening event across the country will have representation from Boulder.

D. Participate in Regional and National Leadership

- Denver-area Collective Leadership Initiative – An proposal to develop collective leadership for creative organizations in the Aurora-Denver-Boulder metropolitan area has been initiated by Denver Arts and Venues and the Bonfils Stanton Foundation. This may eventually take the form of a regional alliance for culture and creative sector professionals and businesses. As of the writing of this document, the initiative is still in its formative stages, and promises to provide for many benefits that are detailed in the Community Cultural Plan. In time this effort may: a) provide resources for a broad approach to research and data, b) advocate for the creative sector at the state and national levels, c) convene the community and provide programs for good practices, and d) provide collective services. The Office of Arts + Culture will continue to play a leadership role in the exploration of collective leadership, and will advocate for Boulder in that forum.

- Leadership in Good Practices – The Office of Arts + Culture will participate in the national conversation about the best practices of government cultural programming. This includes leadership in the development of these practices, interpreting them for the situation in Boulder, and implementing them to the best possible standards. The Office of Arts + Culture will be a model to other governments for cultural affairs at the municipal level.

(This section will be addressed in the final draft.)

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Measures – Success in Strategy Seven will be measured against the strategic goal: *Every person in Boulder will understand their role in the culture of the community, feel that access to information about culture is readily at hand, and will feel invited into the conversation.*

- What are the opportunities for the community to inquire, and be heard, on matters of culture? How many people are participating?
- What are the results of public inquiry on decision making? How does the city follow through on questions and suggestions raised through public engagement?
- To what degree to residents feel that Boulder is an "open" culture: a place that is welcoming, where ideas are encouraged, and innovations possible?
- What is the perception of the ability of individuals to creatively impact their community?
- What is the nature of the civic dialog about culture in the community, traditional and social media, and in other forums?

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Strategy Eight – Engage our Youth, Programmatic Structure:

8. ENGAGE OUR YOUTH		
A. YOUTH COUNCIL	B. COLLABORATION WITH BVSD AND EDUCATION ORGANIZATIONS	C. MENTORING AND PARTICIPATION
ADVISORY	ART IN EDUCATION GRANTS *Strategy One*	GRANTS FOR YOUTH
RESEARCH ON THE FUTURE OF CREATIVE SECTOR WORKFORCE	CULTURAL FIELD TRIP SCHOLARSHIPS *Strategy One*	MENTOR MATCHMAKING
STREET TEAM	CONSULTATION FOR ALIGNEMENT WITH BVSD	
$ First and Second Phases	$$ First Phase	$ Second Phase

A. Youth Council

In considering the nine-year time horizon of the Community Cultural Plan, an opportunity exists to collaborate directly with the creative young people who will be the cultural leaders at the end of that time. Youth, for instance in their junior and senior years of high school, who plan to pursue creative professions will be approached to join this Youth Council.

- Advisory – The Office of Arts + Culture will take advantage of the fresh perspective the members of the Youth Council can provide. In addition to the advice that can benefit programs, these individuals can use this experience to develop leadership skills that could become an asset later for service on boards, commissions, and panels.

- Research on the Future of the Creative Sector Workforce – By participating over the full nine years of the plan, the members of the Youth Council can be engaged longitudinally for data and stories that may reveal how the Community Cultural Plan serves individuals that will be entering full participation in culture as the plan comes

to a close. The Office of Arts + Culture will convene this group, and develop a series of tools for measuring their progress. This is best done in close collaboration with the schools and educational experts, for instance at the University of Colorado. The project will also require a significant commitment from the youth. Nine years is a long time for continuous engagement; staff will not only strategize ways to keep people interested in participating, but will also create contingencies for the inevitable attrition that will occur.

- Street Team – In the initial years, the Youth Council can serve as ambassadors for the Community Cultural Plan. The Office of Arts + Culture will deploy these motivated individuals as a "street team": serving to bring the public inquiry and research projects of the Plan directly to the community. Staff will find the right ways to thank them for their service.

B. Collaboration with Boulder Valley School District and other Education Organizations

- Art Education Grants & Cultural Field Trip Scholarships - These grants, coordianted in the Strategy One, will only function at their fullest potential when aligned with the mission, goals, and structures of the educators and administrators that stand to benefit. The Office of Arts + Culture will coordinate with BVSD, other school districts, education organizations, private schools, and educators to ensure that the format of these grants are designed to the best service of the students and teachers.

- Consultation for Alignment with BVSD - The Office of Arts + Culture will take advantage of the opportunity to work with BVSD on a close alignment of goals and systems. This is especially true in matters of cultural participation, civic dialog, and the creative economy.

C. Mentoring Program

- Grants for Youth – Creative leaders among Boulder's high school and university youth may be a perfect fit for the goals of some of the grants described in Strategy One. In particular, the Community Project grants and Professional Development scholarships promise to provide young people with specific opportunities. In addition to the benefits that may arise from awarding youth, the mere process of applying for grants is a valuable learning experience and will be encouraged. To accomplish this, the Office of Arts + Culture will create special outreach and mentoring programs to encourage youth to apply for grants, give special assistance in the application and reporting processes, and support the recipient of a grant to ensure success. Staff may also consider assigning specific grants especially for youth.

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- Mentor Matchmaking – Staff will find sponsorship opportunities, or directly partner with an organization, to connect young creative leaders with practicing artists and creative professionals in the community for mentoring relationships. The opportunities for such a program to support Community Cultural Plan goals regarding participation and workforce over the long term are important to consider.

Measures – Success in Strategy Eight will be measured against the strategic goal: *At the end of this nine-year plan, the young people who are now studying the creative pursuits will find Boulder the perfect place to grow into cultural leaders.*

- What are the offerings for young people to learn about, and be inspired to become, cultural participants, cultural leaders and creative professionals? What is the impact of these programs?
- What are the barriers for young people to pursue the full arc of their career goals in Boulder? How does mitigation of these barriers affect the composition of the creative workforce?
- What is the perception of culture among young people? Do they feel engaged, and feel that social offerings in culture are adequate? Do they feel that Boulder offers them the environment for building a successful career and creative life?

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III.2 CCP Time Horizon:

The implementation of the above strategies will occur over a nine-year time horizon:

This nine year scope is divided into three year increments. Work plans will be developed by staff for each year to give guidance to the day-to-day operation of the Strategies and to set achievable goals. The end of each phase is considered a "transitional year": 2018, 2021, and 2024. In the work plans for these transitional years, staff will refine all the strategies and program areas, and update necessary documents such as the Public Art Implementation Plans and grants program guidelines. For the final transitional year, an update of this Community Cultural Plan should be considered.

III.3 Financial Recommendations

Since 2011 the City of Boulder uses Priority Based Budgeting (PBB) as a tool to ensure city service priorities are based on community goals and values. Implementation of PBB is two-fold; follow best practices for allocating resources to ensure fiscal health and identify a prioritization scheme. Programs and services are ranked and prioritized based on two sets of criteria, a) the ability to help the community achieve desired results and b) basic program attributes.

Community Results Goals:

- Accessible and Connected Community
- Economically Vital Community
- Environmentally Stable Community
- Healthy and Socially Thriving Community
- Safe Community
- Good Governance

Basic Program Criteria:

- Mandate to Provide Service
- Change in Demand for Service
- Reliance on City to Provide Service
- Self Sufficient / Cost Recovery
- Cost Avoidance / Increasing Inefficiencies

Responsive to the criteria, the Office of Arts + Culture will actively align the documentation of initiatives, research, and evaluations from within the strategies and programs in order to be specifically responsive to the needs of the PBB process.

III.3.1 Funding Sources

In the near term, the Office of Arts + Culture will continue to be funded through a contribution from the General Fund, with a special fund established for public art from the proceeds of the Community Culture and Safety Tax. This will provide flexibility to begin priority initiatives immediately upon adoption of the Community Cultural Plan.

In the first phase of the time horizon, a sustainable source of funding for Public Art needs to be implemented. Then, the potential of a secure funding source for the grants program will be explored, for deployment in the third phase.

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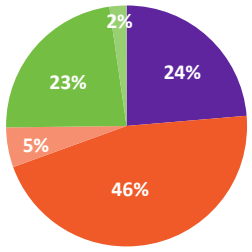
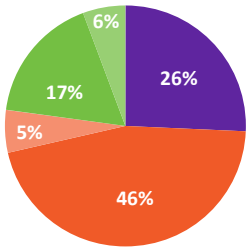
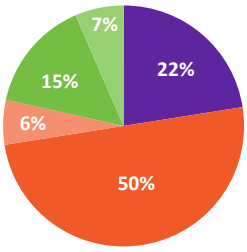
III.3.2 Projected Uses of Funds:

Use	*First Phase Goal for 2018*	*Middle Phase Goal for 2021*	*Final Phase Goal for 2024*
Personnel & Administration	$310,000*	$450,000*	$450,000*
	▪ Increase staff from 2 FTE to a fully staffed office of 6 FTE by the end of the middle phase. ▪ Identify and fund any key administrative gaps including professional development, equipment and technology, administration of grants and public art, etc. ** These amounts are a preliminary estimate, and will continue to be refined as the process continues.*		
Cultural Grants	$600,000	$800,000	$1,000,000
	▪ Funds will be used for distribution to grant recipients only. ▪ By 2021, a sustainable source of funding will be identified.		
Sponsorships / Partnerships	$70,0000	$100,000	$120,000
	▪ Increases will be considered based on the developing needs of sponsored and partnered programs, as well as for adding additional sponsored events and partners each year.		
Public Art (Assigned Fund)	$300,000	$300,000	$300,000
	▪ Funds will be used for contracts with artists in the commissioning of public art only. ▪ In the first two years, this funding will be derived from the Community Culture and Safety Tax. By 2018, a permanent source of funding will be identified. ▪ After the permanent sources of funding are in place, it is expected that the budget will fluctuate from year to year, with $300,000 being an expected average.		
Programming for Strategies	$30,000	$100,000	$130,000
	▪ Funds will be used for the programs, events, and materials to operate the strategies. ▪ A portion of this budget will be assigned to technical maintenance of the public art collection.		
TOTAL:	$1,310,000	$1,750,000	$2,000,000







Purple: **Administration**
Green: **Public Art & Programs**
Orange: **Funds Delivered to Organizations and Individual Artists**

III.4 Staff Capacities:

Manager, Office of Arts + Culture (1 FTE)
- Liaison to the BAC
- Leadership & Management of All Strategies
- Personnel, Finance, and Liaison to City Agencies
- Community and Media Contact
- Task Forces
- Program Area 1.B, Strategic Partnerships
- Program Area 5.B, Diversity and Inclusion
- Program Area 6.B, Livability and Affordability
- Program Area 7.D, Participate in Regional and National Leadership

Office Coordinator (1 FTE)
- Board Secretary to the BAC
- Office Management
- Budget Tracking
- Support for All Strategies

Program Coordinator, Grants and Cultural Support Programs (1 FTE)
- Strategy One – Support our Cultural Organizations
- Strategy Three – Create and Enhance Facilities and Venues

Program Coordinator, Creative Sector and District Programs (1 FTE)
- Strategy Four – Enhance the Vitality of the Creative Economy
- Strategy Six – Support Individual Artists and Creative Professionals

Program Coordinator, Research and Community Programs (1 FTE)
- Strategy Five – Emphasize Culture in Neighborhoods and Communities
- Strategy Seven – Advance Civic Dialog, Awareness, and Participation
- Strategy Eight – Engage our Youth

Program Coordinator: Public Art Program (1 FTE)
- Strategy Two – Reinvent our Public Art Program

III.5 Structure:

The Office of Arts + Culture is a division of the Library & Arts Department. The Director of the Department serves as leadership, shares responsibility with the Manager as community and media contact, and is the liaison to the City Manager's Office and City Council.

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IV. Appendices

IV.1	Community Cultural Plan Process Timeline
IV.2	Cultural Vitality Index Findings
IV.3	Selections from the Community Cultural Plan Benchmark Study
IV.4	Summary of Findings from the Community Cultural Plan Inquiry
IV.5	Comparison: Public Art Programs in Colorado
IV.6	Boulder Valley Comprehensive Plan
IV.7	Knight Soul of the Community Study
IV.8	Vision Elements Defined
IV.9	Connections to the City of Boulder Sustainability Framework
IV.10	National Assembly of State Arts Agencies *State Arts Agency Fact Sheet*.
IV.11	Further Reading

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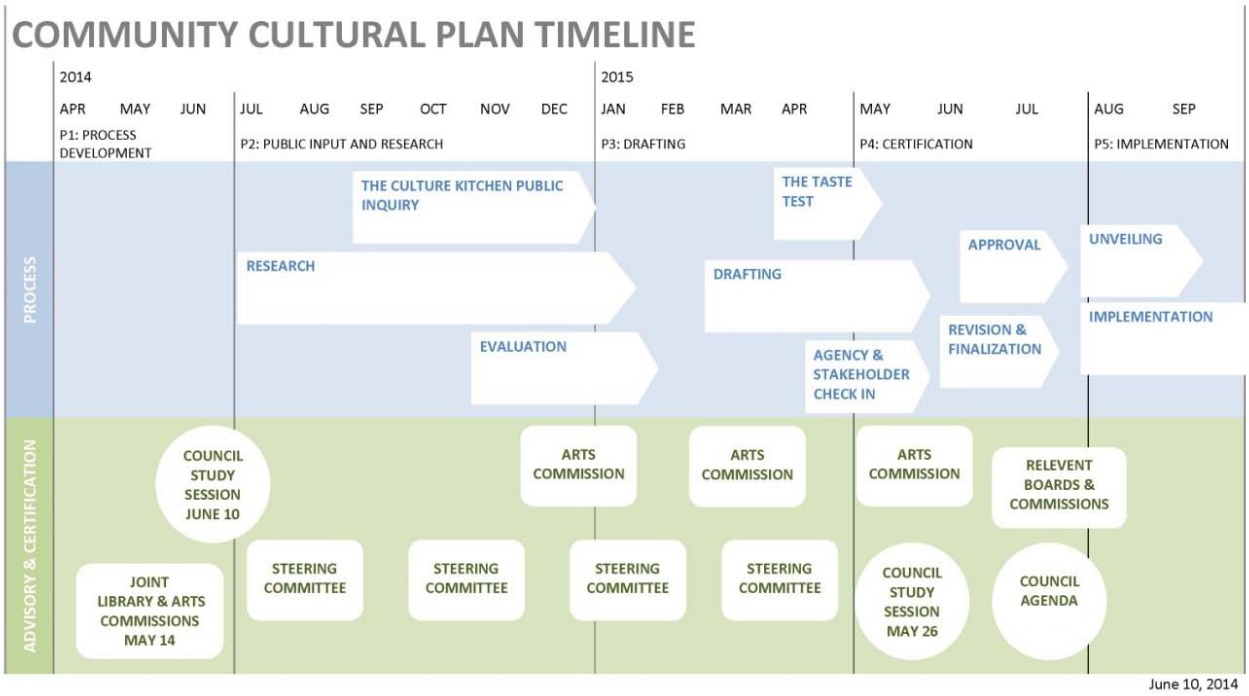
APPENDIX ONE

Community Cultural Plan Process Timeline



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APPENDIX TWO

Creative Vitality Index Findings, page one

CPG has contracted with Westaf to conduct a Creative Vitality Index study. Using data from several sources, this tool dissects the creative sector of the economy based on postal codes to compare key indicators with similar geographical areas.

2013 Occupation Figures	**Boulder CO**	Ft. Collins CO	Loveland CO	Madison WI	Tempe AZ	Eugene OR
City Population	**103,166**	152,061	71,344	243,344	168,288	159,190
Study Population	**118,362**	181,350	87,733	338,408	169,425	193,334
Advertising and promotions managers	**41**	20	8	78	53	48
Public relations and fundraising	**24**	11	5	156	79	88
Agents and business managers	**80**	51	16	73	55	36
Architects, except landscape and naval	**419**	151	72	331	282	160
Landscape architects	**89**	34	16	73	41	16
Architectural and civil drafters	**178**	85	45	190	199	121
Anthropologists and archeologists	**25**	11	3	40	16	50
Historians	**7**	6	3	23	5	6
Religious activities and education	**45**	73	40	262	78	70
Postsecondary teachers	**749**	161	33	7,790	1,404	2,807
Archivists	**7**	4	1	21	5	4
Curators	**13**	7	3	28	6	10
Museum technicians and conservators	**3**	5	2	10	4	4
Librarians	**29**	14	66	339	47	84
Library technicians	**49**	22	53	375	87	167
AV and multimedia collections specialists	**5**	2	4	27	12	5
Art directors	**337**	177	59	300	138	137
Craft artists	**153**	98	52	118	57	97
Fine artists	**124**	86	41	145	64	81
Multimedia artists and animators	**304**	167	56	378	124	154
Artists and related workers, all other	**64**	45	16	58	33	30
Commercial and industrial designers	**84**	56	20	142	102	53
Fashion designers	**46**	17	3	25	22	21
Floral designers	**49**	62	20	119	63	62
Graphic designers	**728**	405	116	1,012	640	452
Interior designers	**238**	207	38	323	224	124
Merchandise displayers and trimmers	**114**	82	39	131	295	39
Set and exhibit designers	**17**	11	3	19	19	14
Designers, all other	**31**	15	4	34	24	11
Actors	**146**	84	28	143	130	62
Producers and directors	**130**	62	25	263	95	117
Dancers	**44**	36	10	54	21	22
Choreographers	**17**	11	3	11	11	10

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Continued from page one.

2013 Occupation Figures	**Boulder CO**	Ft. Collins CO	Loveland CO	Madison WI	Tempe AZ	Eugene OR
Music directors and composers	**96**	69	31	181	52	76
Musicians and singers	**751**	477	166	659	271	432
Radio and television announcers	**59**	29	21	178	24	60
Broadcast news analysts	**24**	14	6	25	8	13
Reporters and correspondents	**83**	40	16	116	29	93
Public relations specialists	**360**	188	82	1,020	263	137
Editors	**302**	147	71	486	210	140
Technical writers	**124**	63	23	194	129	24
Writers and authors	**786**	429	156	722	343	380
Interpreters and translators	**263**	327	56	712	888	150
Media and communication workers, all other	**89**	88	14	193	252	55
Audio and video equipment technicians	**62**	44	13	117	151	67
Broadcast technicians	**17**	4	6	94	12	18
Sound engineering technicians	**35**	14	3	95	12	20
Photographers	**990**	1,122	181	2,270	2,645	471
Camera operators, television, video, and motion picture	**33**	18	7	93	42	40
Film and video editors	**50**	15	6	39	35	17
Media and communication equipment workers, all other	**41**	17	6	20	21	17
Ushers, lobby attendants, and ticket takers	**107**	189	52	159	172	96
Costume attendants	**4**	5	1	14	4	7
Entertainment attendants and related workers, all other	**4**	3	1	39	29	4
Makeup artists, theatrical and performance	**18**	12	3	18	10	11
Advertising sales agents	**325**	124	61	475	246	204
Library assistants, clerical	**32**	21	44	275	79	114
Musical instrument repairers and tuners	**21**	29	8	52	43	17
Jewelers and metal workers	**69**	68	60	78	82	77
TOTAL	**9,134**	**5,834**	**1,996**	**21,415**	**10,488**	**7,902**
% of population	8.85%	3.84%	2.80%	8.80%	6.23%	4.96%

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APPENDIX THREE

Selections from the Community Cultural Plan Benchmark Study

2013 Data	Boulder CO	Ft. Collins CO	Loveland CO	Madison WI	Tempe AZ	Eugene OR
City Population	103,166	155,000	66,859	243,344	168,228	159,190
Geographic Size	25.7 sq. miles	57.0 sq. miles	25.5 sq. miles	76.8 sq. miles	40 sq. miles	43.7 sq. miles
Total General Fund Budget	$319,600,000	$556,500,000	$222,400,000	$267,123,939	$494,417,726	$493,900,00
Staff Level	2.00 FTE	21.30 FTE	13.00 FTE	1.00 FTE	Figures to come.	29.25 FTE
Annual Operating Budget*	$587,872	$5,066,866	$2,376,310	$1,970,000	$9,000,000	$4,975,964
Public Art Funding	$128,000**	$325,100	$351,040	$150,000	$152,000	Not provided.
Grant Program Funding	$242,000	$364,500	$0	$150,000	$150,000	$110,995
Per Capita Funding for the Arts	$6.94	$34.78	$35.54	$8.71	$59.00	$31.25

**Annual Operating Budget combines all funds including the public art and grants budgets. This also includes facility operations or subsidies, if any.*

***Public art funding calculations for the City of Boulder fluctuates dramatically from year to year. To provide more comparable data, this figure is calculated as an approximate average derived from 5 years of data.*

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Context – A Benchmarking Study by Cultural Planning Group

As an integral part of developing the cultural plan for Boulder, a cohort of six communities was examined from across the country sharing certain characteristics with Boulder. They are small to mid-sized municipalities with large state universities (for the most part). They range in size from 66,900 to 243,000 or so. Three are in Colorado and were chosen based on perceptions of their arts and culture amenities and municipal support. Additionally, the communities chosen for benchmarking generally have profiles of being progressive communities with values similar to Boulder.

The benchmarking research was an opportunity to ask "how do we compare to other places like us?" In approaching this research, there were two different approaches utilized. One was basic research on the support for arts and culture in each community. Questions posed included: What role do these communities play in supporting the arts? What form does that support take? What is their level of arts and cultural funding? What role do they play in providing arts and cultural facilities? The answers vary widely, with their individual approaches to arts and cultural support responding to the unique qualities of the community.

Secondly, data from the CV Suite, a research product of WESTAF[34] was utilized to understand the characteristics of the creative landscape – creative occupations, creative industries and the non-profit cultural industry.

In addition to Boulder, the five communities studied are:

- Eugene, OR
- Madison, WI
- Tempe, AZ
- Loveland, CO
- Ft. Collins, CO

[1] The Creative Vitality™ Suite was designed and developed by WESTAF, a regional nonprofit arts service organization, experienced research organization, and developer of technology solutions for the arts. Information is available at www.cvsuite.org.

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Table 1: Population and University Presence

	Population	University	University Enrollment
Boulder, CO	103,166	University of Colorado	30,265
Tempe, AZ	168,288	Arizona State University	83,301
Madison, WI	243,344	University of WI-Madison	43,193
Eugene, OR	159,190	University of Oregon	24,181
Loveland, CO	66,859		N/A
Ft. Collins, CO	155,000	Colorado State University	31,725

Support within the six communities, including Boulder, ranges from grants for arts and cultural organizations and individual artists, to support for facilities and public art programs. All commit local tax dollars to support the arts, primarily through the general fund with the exception of Tempe, AZ where the programs are funded through a dedicated 1/10th of a cent sales tax for the arts. This sales tax was a 10-year assessment, primarily focused on funding the capital and operating costs of the Tempe Center for the Arts. In some instances the municipalities own a nd operate cultural facilities. In others they may subsidize local facilities. Programming expenditures vary by municipality depending on local tradition.

All five cities examined in here had active public art programs. All public art programs are funded through the capital projects funds and four of the five are dedicated as 1% for art programs. Eugene, OR is on any project over $50,000.

Per capita funding of the arts by the municipality ranges from a low of $6.94 in Boulder to a high of $59.00 in Tempe, AZ. Average per capita funding among the benchmark cities is $28.59 and the median is $33.02.

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Table 2: Local tax-funded support for arts and culture

	Per Capita expenditure	Grants for the arts	Total Annual Budget, including facility funding/subsidy	Public Art Program
Boulder, CO	$6.94	$242,000	$587,872	$128,000
Tempe, AZ	$59.00	$150,000	$9,000,000	$152,000
Madison, WI	$8.71	$170,000	$1,970,000	$150,000
Eugene, OR	$31.25	$57,000	$4,975,000	1% capital $50K+
Loveland, CO	$35.54	$-	$2,376,310	$351,040
Ft. Collins, CO	$34.78	$364,500	$5,066,866	$325,000

In addition to examining the municipal support for non-profit arts, individual artists and public art, this study utilized data from the Creative Vitality Suite (CVSuite) from WESTAF, a research tool to examine and compare creative activity, both for-profit and non-profit, in benchmark communities.

Data for this report was derived by approximating municipal boundaries through zip codes. As a result, the population provided in the CVSuite for the communities examined may differ than the Census estimates, as zip codes stretch beyond municipal boundaries.

The CV Suite draws from secondary sources including ESMI, the National Center of Charitable Statistics and the National Assembly of State Arts Agencies.

A “Snapshot” report on Boulder is included in the Appendix of this plan that includes background on the source data.

In a review of the CVSuite data, the findings regarding creative occupations the following:

- It is notable that in nearly all instances the average and median wages in Boulder are higher (the highest in fact in most cases) - out of the 58 creative occupations examined through CVSuite, Boulder had the highest average and median wages in nearly 85% of occupations.

- Of these six cities for comparison Boulder has the highest percentage of jobs in creative occupations, 8.85% of all jobs. Five of the six cities are university towns (only Loveland does not have a public university).

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- Tempe, Boulder and Madison have nearly the same number of architects, though Boulder is much smaller than the other two communities (1/2 the population of Madison).
- Boulder, perhaps not surprisingly, has the highest number of craft artists of the six cities.
- Boulder has the highest number of artists though not the highest number of fine artists.
- Boulder has the highest number of actors and musicians.
- Boulder has the highest percentage of its population engaged in creative occupations of the comparison cities (slightly higher than Madison).

It is a reasonable observation that Boulder for its population is highly engaged in creative activities as measured by creative workers, creative occupations and overall creative industries. Of the six cities examined, Boulder has a far more robust and vital creative economy

Other notable data regarding Boulder and creative activity:

- Between 2012 and 2013 there was an increase of 1% in total number of creative jobs in Boulder.
- In 2013 the creative industries represented nearly $2.3B in industry sales.
- In descending order, the five occupations with the greatest number of creative workers in Boulder are:
    - Photographers
    - Writers and authors
    - Musicians
    - Postsecondary teachers
    - Graphic designers

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APPENDIX FOUR

Summary Findings from the Public Inquiry Process

The Community Cultural Plan public inquiry was conducted online and on the streets from October – December 2014 in a series of engagements that were collectively branded as "The Culture Kitchen". The priorities of this process were to a) hear from as wide and diverse a group as possible, b) to assemble a sample that was large enough to be convincingly valid, and c) establish measures that could be repeated and improved over the time horizon of the CCP.

Culture Kitchen Inputs:

1. Pop-up Events
2. Onsite Interviews and Group Discussions
3. Neighborhood Conversations
4. MindMixer (The Recipe Box)
5. Full Online Survey
6. Intercept Survey

Response:

- 25 Culture Kitchen Pop-up Events
- Over 75 Onsite Interviews and Group Discussions
- 300+ Intercept Surveys
- 20+ Neighborhood Conversations, More Than 100 Participants
- MindMixer Engagement: 1,132 Unique Visitors, 4,867 Page Views, 500+ Interactions
- 1,087 Respondents to the Full Online Survey in English and Spanish
- Total Interactions Topped 2,000

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Respondent Profiles:

Full Online Survey

Gender Identification	Age	Education	Race Identifiation
Female = 68% Male = 32% PNTA = 0%	Under 21 = 1% 21-44 = 34% 45-54 = 21% 55-64 = 24% Over 65 = 17% PNTA = 3%	High School = 1% Some college = 5% Undergraduate = 40% Graduate Degree = 52% PNTA = 2%	American Ind/Alaska = 0% Asian = 1% Black/Multi-racial = 3% Hispanic/Latino = 4% White = 84% PNTA 8%

Income Range	Professional in the Arts	Volunteers at Arts or Cultural Orgs	Engaged in the Arts
Less than $50K = 22% $50K-$100K = 27% $100K - $250K = 33% PTNA = 18%	Yes = 43% No = 55% Not Sure = 1%	Yes = 23% No = 42% Sometimes = 35%	Very = 47% Somewhat = 34% Mildly = 15% Not Really = 3% Not At All = 1%

Intercept Survey

Gender Identification	Age	Race Identifiation	Residency
Male = 28% Female = 63% PNTA = 9%	Under 21 = 5% 21-44 = 43% 45-54 = 15% 55-64 = 18% Over 65 = 17% PNTA = 2%	American Ind/Alaska = 1% Asian = 3% Black/Multi-racial = 6% Hispanic/Latino = 4% White = 86% PNTA 0%	Live and work in Boulder = 54% Only Live in Boulder = 20% Only Work in Boulder = 7% Live and Work Outside Boulder = 19%

**PNTA = Prefer not to answer.*

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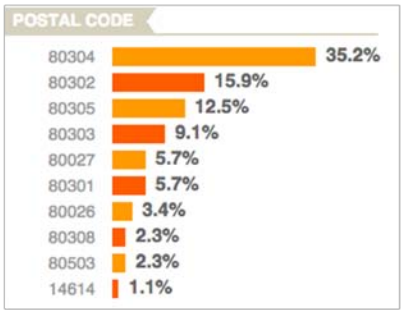
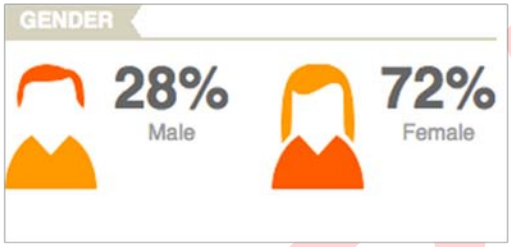
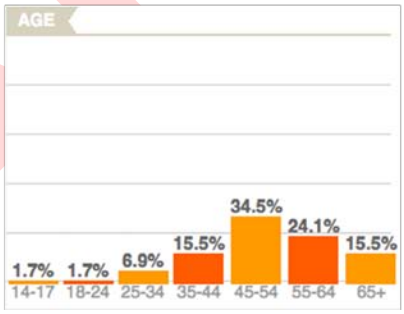
“The Recipe Box” MindMixer Website

MindMixer Stats







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Findings: Key Themes

The resource of artists as an asset to Boulder:

- Addressing affordable venues and spaces
- Developing a city focus on arts and cultural activities/events
- More support for individual artists
- Authentically celebrating diversity
- A focus on historic preservation
- Addressing access and affordability (housing, lifelong arts education

Fostering involvement and support from the City government:

- Funding (more than just The Dairy and BMoCA)
- Communications
- Cultural diversity

Cultivating private sector support:

- Venture capitalist community
- Tech community
- Foundations

Creating an arts district in Boulder:

- Collaborative spaces for artists to live/work
- Performing spaces/rehearsal spaces
- Use of existing building (industrial)
- Multi-use

Improved communications, artist collaborations and press coverage:

- Community awareness
- One source with all events, programming, opportunities, etc (currently there are 19 different sites but events-oriented)
- Media relations

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Findings: What Do You Love About Boulder?

- Open Spaces: Trails, outdoor sports, competitive sports environment
- The Culinary Culture: past, present, and future.
- Farm-to-table origins
- Sustainability and support of local agriculture industry
- The Independent Music Scene
- Collaborative culture
- Local venues

What is your favorite cultural place or activity in Boulder?

- Farmer's market
- BMOCA
- NoBo Arts District
- Macky Auditorium
- E-Town Hall
- International film festival
- Chautauqua summers
- Dinner theater
- Open Studio
- The Dairy
- The Bluegrass Festival
- Dushanbe Teahouse
- The Library
- Story Slams
- CU arts and cultural events
- Visiting Denver for arts and cultural experiences

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Findings: Thoughts on Vision

Some common themes arose when we asked people for the vision for Boulder's culture and creative sector. Below are samples that represent some of those ideas that came up frequently:

"To create a culture of philanthropy for the arts, If this could be encouraged, public / private partnerships could be established to fund some great art and culture in Boulder."

"I would like for Boulder to value art as an integral aspect of our humanity and sense of wellbeing. And, to make art accessible to all, regardless of income."

"A more diverse and integrated representation of art; including African American, Hispanic, Jewish, etc. cultures."

"20 years ago Boulder was known as an 'Arts' city. I would love for Boulder to once again be known nationally as a community that is supporting and generating avant guard art. Having more festivals does not achieve this goal, the City needs to support artist living here and producing art."

"I would like to see more public art that represents the current, more educated and sophisticated art appreciators that live and work here."

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Findings: The Role of the City

Respondents also answered the question of the municipal government's role in some key ways:

"It's important for the City government to provide funding and structure such as initiatives and zoning changes to accomplish a new art and culture vision."

"The City should create more funding through taxation and partnership with private donors."

"It is within the best interests for Boulder for the city to value art as an integral part of our humanity, then plan and fund accordingly."

"The city should connect people and geographic areas and provide the necessary ongoing support to ensure projects are completed. And, importantly, the city is in a unique position to encourage philanthropy."

"Provide incentives for developing an arts/cultural district. City needs to motivate redevelopment that allows for arts spaces – finding spaces for all creatives, commercial as well as non-commercial."

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Findings: The Latino Perspective

During the Culture Kitchen events, the CCP team put out a special call to the Latino community of Boulder. Online and intercept surveys were distributed, and a special forum was held. Below are some key results of that inquiry.

- More representation for the Latino community in city government is needed.
- Latino community marginalized from main Boulder community.
- City treats events with "Latino agenda add-ons" rather than integrated into the events.
- Want events which integrate all cultures and show "real" culture rather than the stereotypical.
- Zoning is a significant issue when organizing neighborhood events.
- Lack of cultural understanding within city communications.
- A distinct split between Latino and White begins in middle school – there is a need to change the patterns.
- Latino youth need space outside of school – access and affordability are issues.
- Arts and cultural opportunities for youth is significantly lacking.
- Creation of a family–oriented cultural center is a need – "Gathering places create understanding".
- The investigation of how the government can support culture in minority communities needs more time, resources, and tools to complete.

"It's a puzzle – Boulder is a beautiful place, but a contradiction at times. There are so many good things: the natural wealth, everything is clean and safe, but we don't participate in it. We are left on the outside; someone else owns it".

"We need a voice…a champion in city government … someone who really knows the community and understands the needs. "

"Arts and culture for us is a way of life…it is in our everyday routines, part of all of our celebrations…we can share that with Boulder".

"Great events include the Latino Youth Conference and the Women's Conference…they are life changing for some Latinos.

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Critical Insights

- Respondents are creatively active, with almost all respondents indicating they participate in arts and cultural activities.
- Both residents and non residents want to see better support of artists and arts and cultural nonprofits.
- The majority of respondents cite more traditional modes of participation such as attending live performances, art galleries and shows, museums, and festivals. Many want to see more arts and cultural activities within their own neighborhoods, and at non-traditional venues.
- There is significant support for a tax increase to support arts and cultural activities.
- There is a significant call to the city to increase their support arts and culture

"I have a vision of a Boulder where artists are more involved and active in the planning and spending decisions."

"I would like to feel like Boulder citizens and city Council hold and support art as a vital aspect of "what we value" and "who we are" as a culture, and to recognize that art is a valuable economic resource. There are so many talented people who call Boulder home."

"The best single feature of Boulder has been Pearl Street. It is walker friendly, and the collection of sidewalk cafes brings people out of the buildings. It's a great place to people watch. I would love to see more participatory cultural activities in different parts of the city."

Boulder is at a crossroads…needs to choose between being an "elite" destination or a unique creative community…it can't be both.

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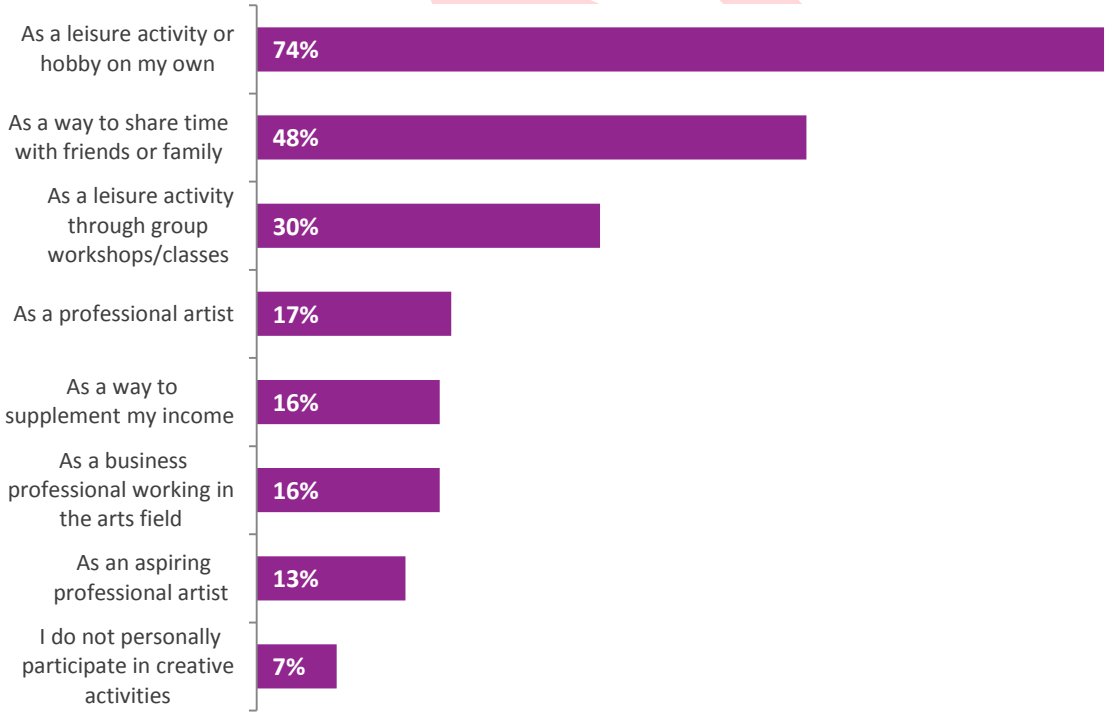
Community Profile: Creative Activities

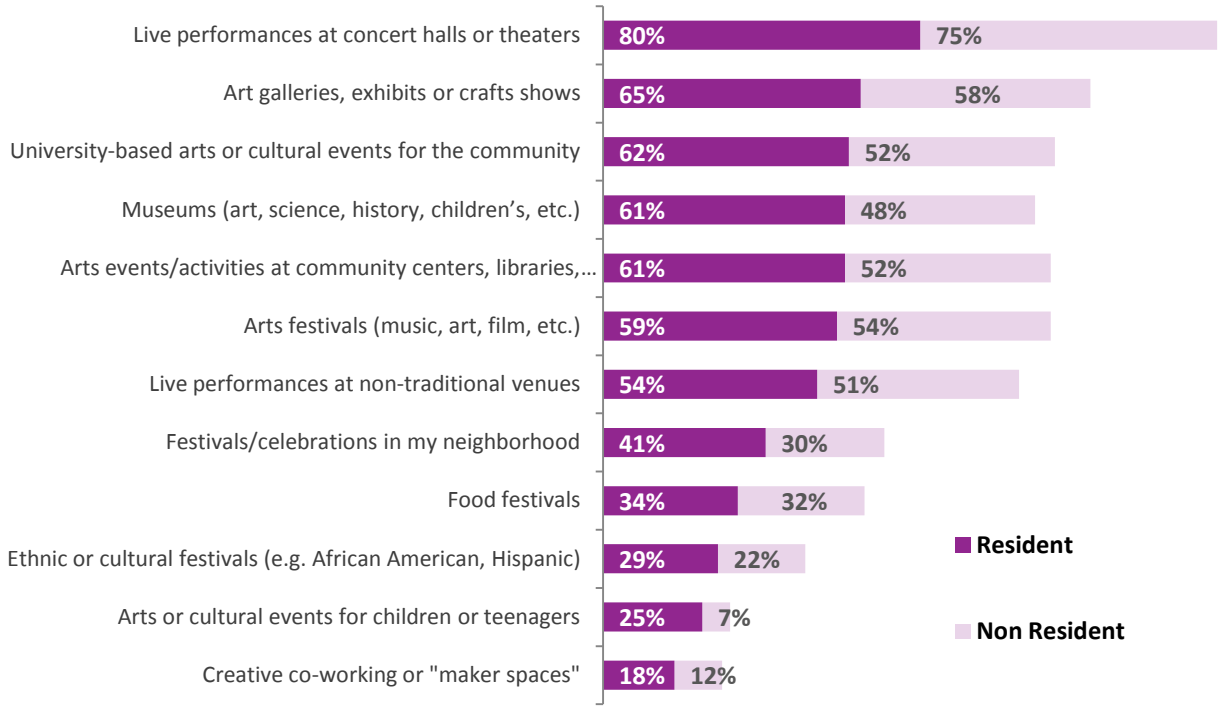
76% Took photographs
68% Read novels, sort stories, or poems
67% Cooked creative dishes or meals
38% Played a musical instrument
33% Danced socially or with a group
31% Made crafts such as jewelry, sewing, knitting, or quilting
30% Painted or drew pictures, or did print-making or collage
21% Wrote novels, short stories, or poems
20% Made videos, short films or animation
18% Sung in choir, with a group, or solo
18% Worked with fiber arts such as knitting, sewing, embroidery
14% Made sculptures, woodwork, or ceramics
11% Made digital illustrations or 3-D digital art
13% Played live music or performed rap
8% Wrote music, composed lyrics
7 % Acted in plays, musicals, or theatre
6% Performed in storytelling events or poetry slams
5% Choreographed dance, ballet, modern, etc.

Why do you take part in these activities?

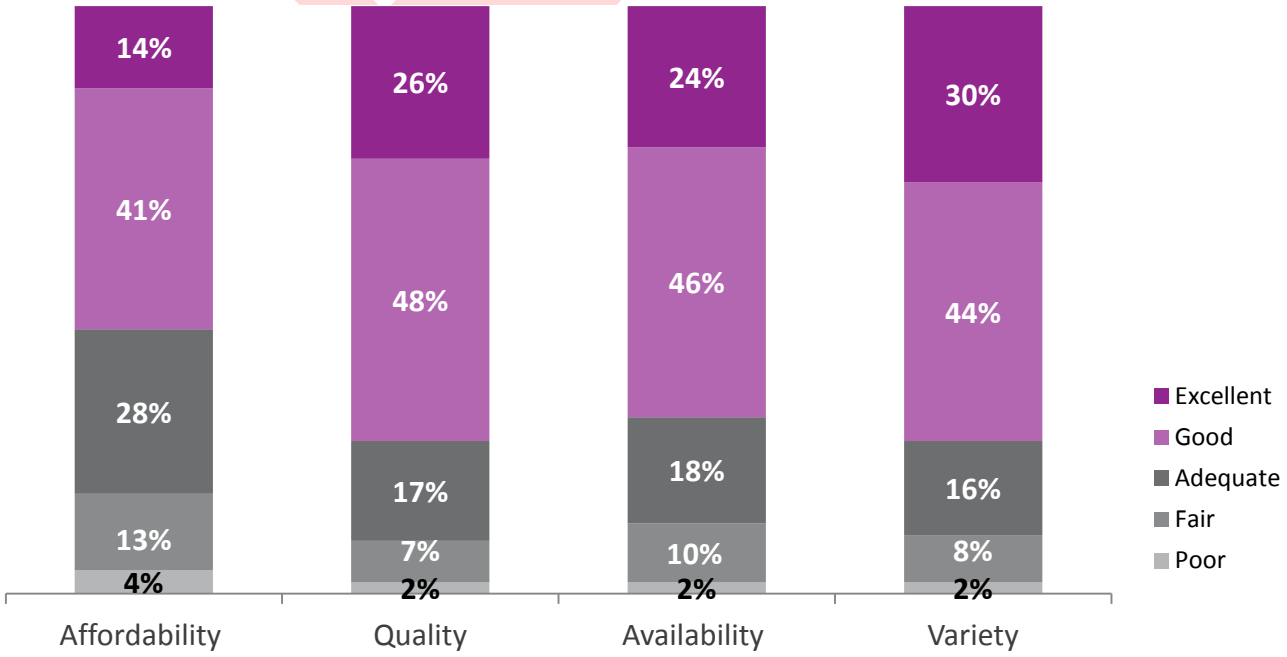


Community Profile: Destinations

Where do you get your culture?

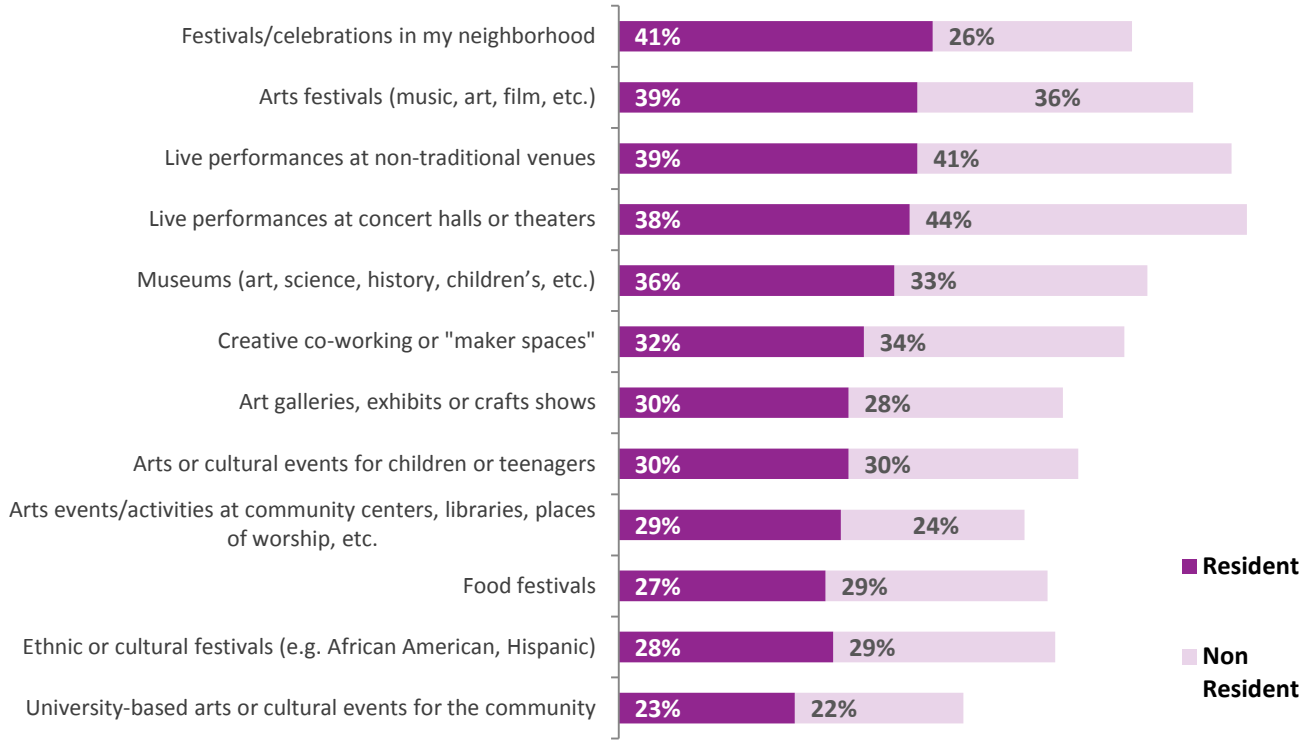


How do you rate cultural offerings in Boulder?

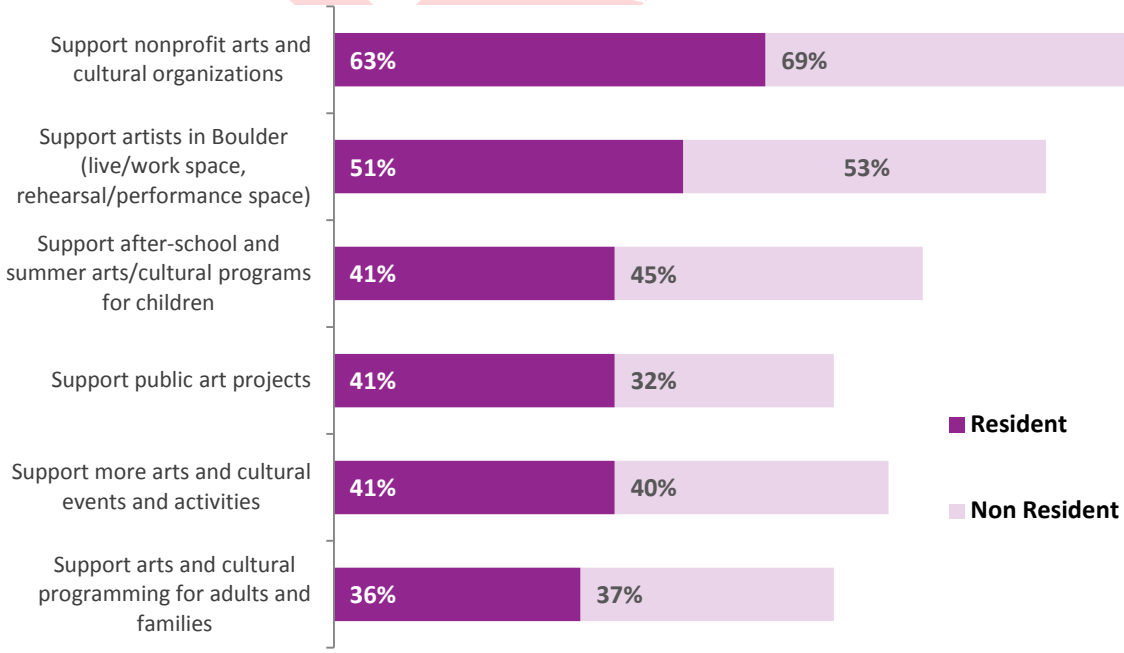


Community Profile: Desires

What would you like to see more of in Boulder?

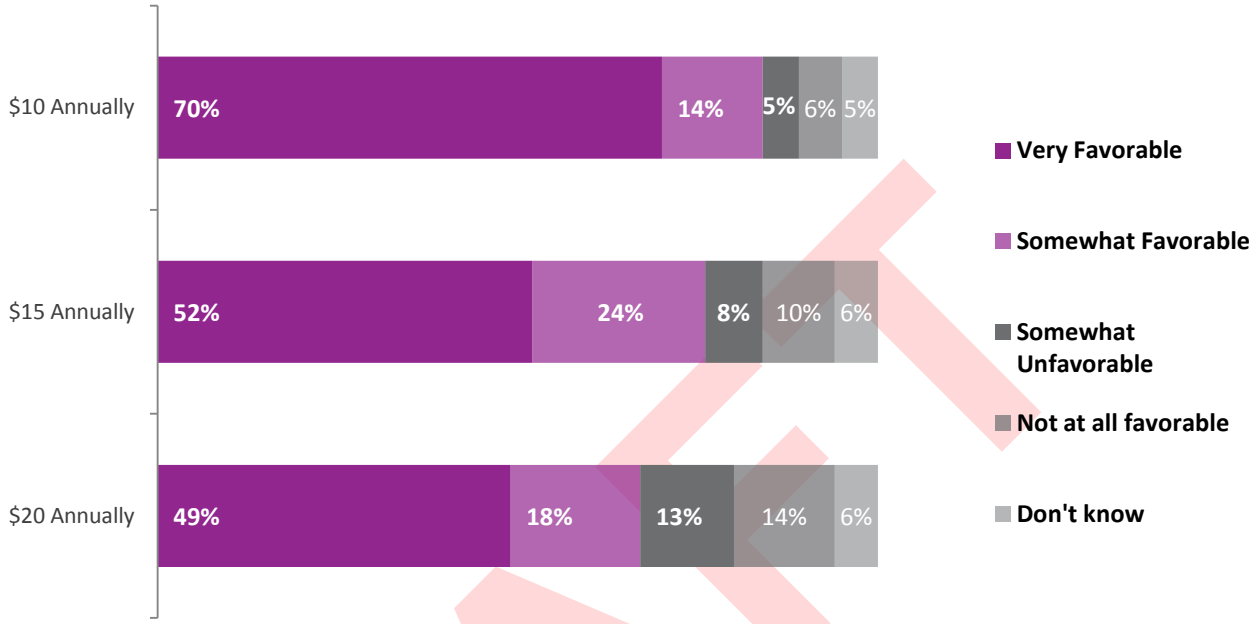


What are the most important things for the city to support?

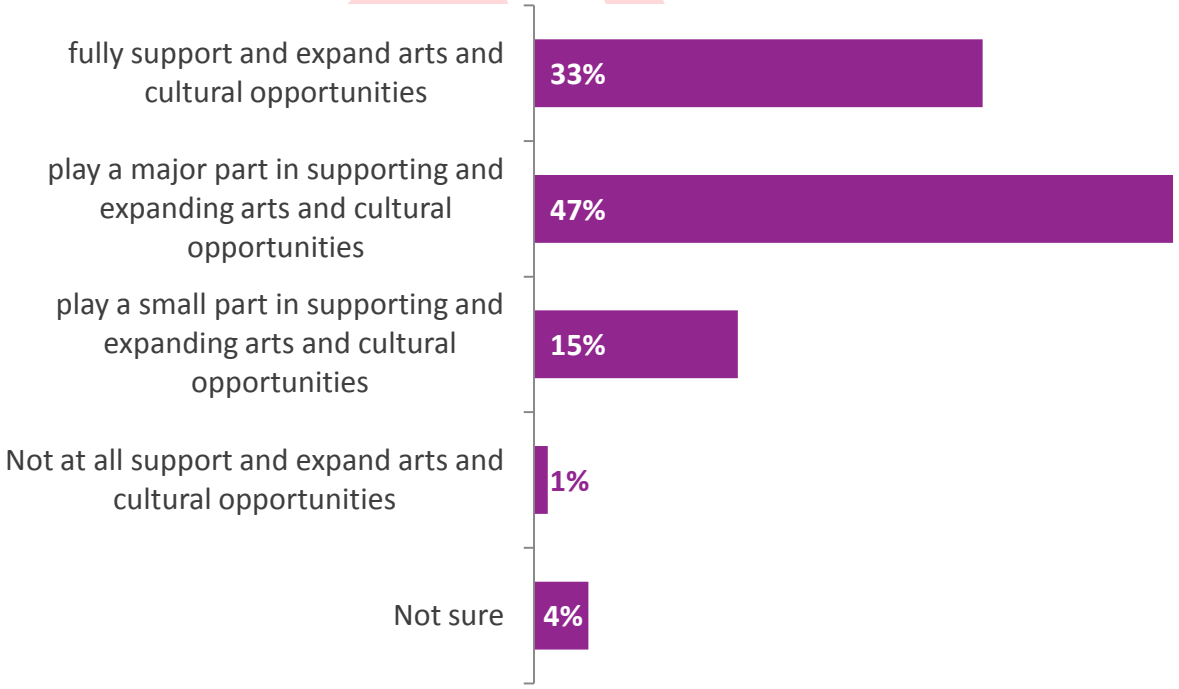


Community Profile: Support from the City

I would support additional funding for city programs. (Residents Only)

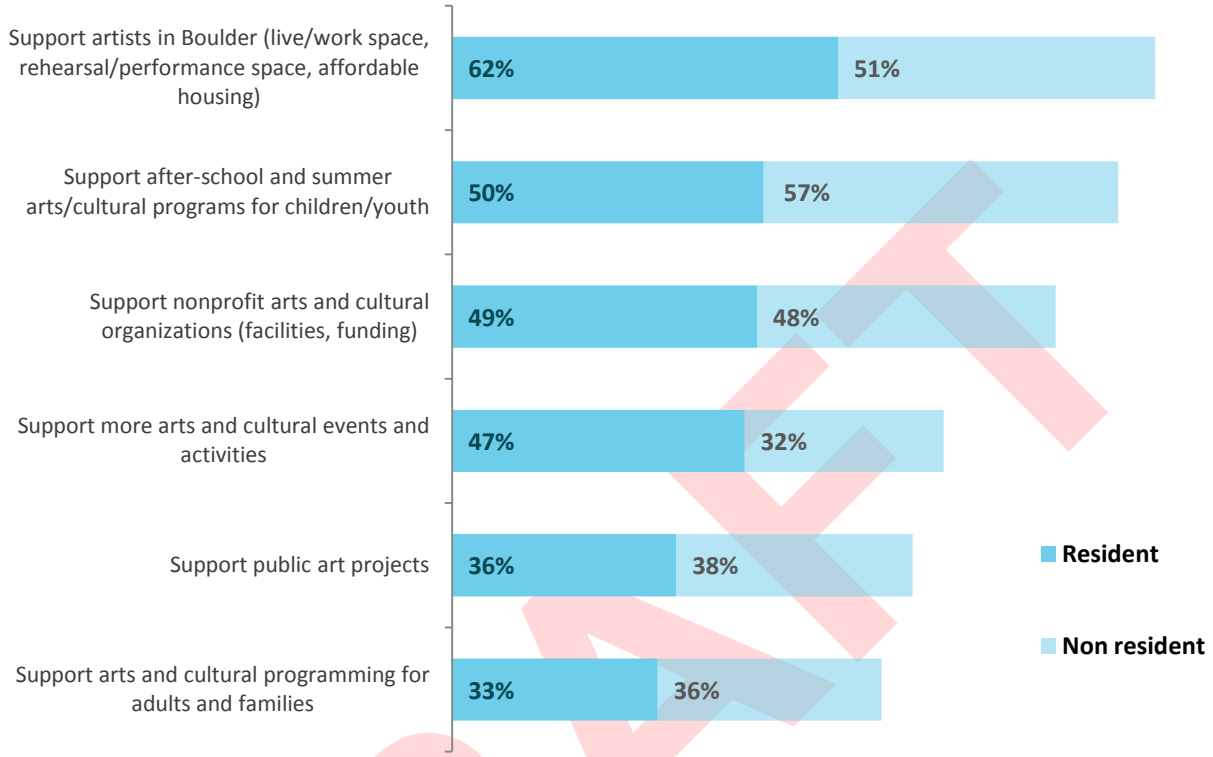


The City of Boulder should… (Residents Only)

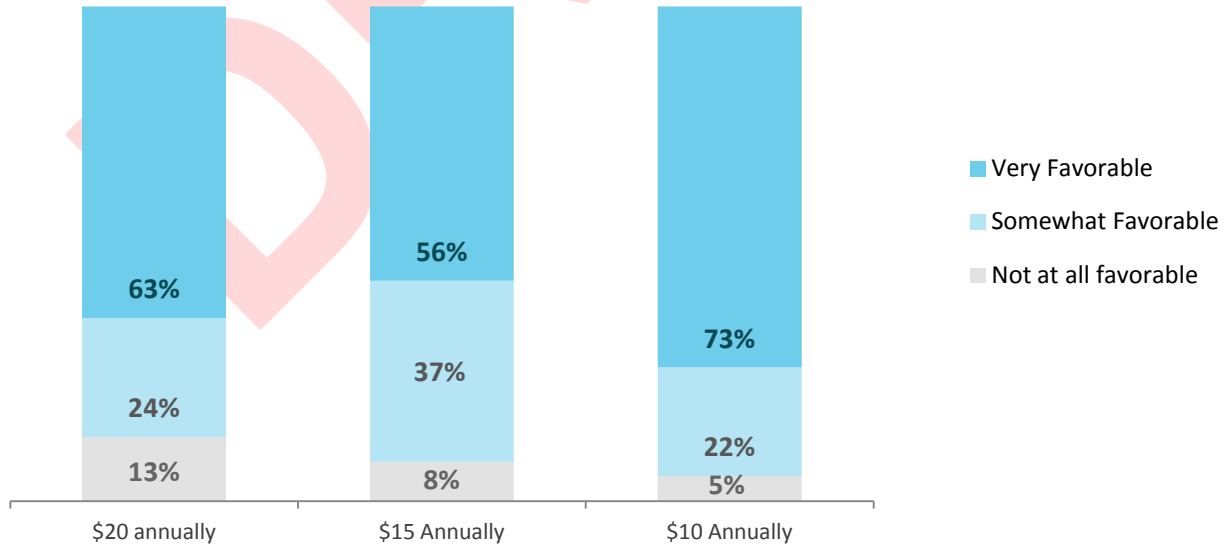


Intercept Survey Results: Findings

What should the city support?



I would support additional funding for city programs. (Residents Only)



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APPENDIX FIVE

Comparison of Public Art Programs in Colorado, page one

City	Funding Mechanism	Eligible Projects	Benchmark Budgets
Fort Collins	Standard Percent for Art	1% of CIP; Over $250,000; Artists added to projects of $50,000 - $250,000 at the discretion of PM.	2013-2014= $272,232.00 (Calculated Biennially)
Lakewood	Standard Percent for Art	1% of CIP; New Projects Only	2013= $41,000 2014= $45,000
Littleton	General Fund	Includes capital funds, operating revenue, donations, etc.	2013= $69,475.00 2014= $71,778.98
Loveland	Pooled Percent for Art (at least 1% stated in ordinance)	CIP; Over $50,000 excl engineering, admin, fees, permits, and indirect costs; excl special impr. districts.	2013= $273,501.00 2014= $607,120.00 2015= $351,040.00
Vail	Private Fee and Tax Increment	Real Estate Transfer Tax (set amount)	Approx. $80,000/year

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Comparison of Public Art Programs in Colorado, page two

Type	Funding	Pros	Cons	Models
1. Traditional Percent-for-art	A portion (typically 1% - 3%) of the construction budget of municipal capital improvement projects is set aside from the project budget for the purposes of commissioning public artworks. In most cases, a threshold amount is set; for instance the rule might apply only for projects that have a total budget of more than $50,000.00.	• Protected politically over the long term. • Public is invested in founding the program. • Palatable implications to tax rates. • Could be applied to utilities spending to increase capacity.	• Funding will be inconsistent over time. • Funding is typically low, and projects few, for our size city. • Project sites only associated with their source construction projects.	Denver, Longmont, Ft. Collins, Grand Junction.
2. Public Benefit / Private Mandate	Private developers are required to set aside a portion of commercial projects to acquire artwork for public display. Often, additional rules are included such as a threshold budget, or the stipulation that the owner may contribute the amount to a pool which is spent by public commissioning.	• Adds a source of funding and projects to build a critical mass of artworks. • Adds a tool for fulfilling public benefit requirements.	• May not be palatable to developers.	Aurora (in addition to traditional percent-for-art).
3. Percent-for-art Pooled	Rather than being derived directly from CIP project budgets, the funds are calculated according to the budgets of CIP projects, and then transferred from the general fund into a pooled account. Funds are then spent based on a strategic plan, rather than solely based on an association with the CIP project site. Note: transportation and/or Parks and Recreation projects may be exempted from the rule.	• More flexible budgets and sites. • Projects can be distributed geographically in a more strategic way, rather than only adjacent to city buildings.	• Possibly less politically stable. • Requires complex budgeting and analysis, and risks incomplete calculations.	Loveland.
4. General Fund	An account within the city budget, derived from the general fund or some other reliable source, is assigned to the commissioning of public art. In many cases the amount is determined by a formula, such as a percentage of the total general fund.	• Offers flexibility for the implementation of a strategy over short periods of time.	• Most precarious in terms of sustainable funding.	Co Springs.
5. Private Fee or Tax Increment	A specific allocation derived from an incremental tax or fee is transferred to a special account. For instance, a portion of the fees on permits or a portion of the seat tax for a convention or theater district can be applied to commissioning public art.	• Offers a complimentary funding mechanism that can bolster a standard model.	• May not be palatable to those impacted by the fees or taxes.	Wheat Ridge.

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APPENDIX SIX: SELECTIONS FROM THE BOULDER VALLEY COMPREHENSIVE PLAN, 2010 UPDATE

(This section will be included in the final draft.)

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APPENDIX SEVEN: KNIGHT SOUL OF THE COMMUNITY STUDY

Knight Soul of the Community – Summary of Findings by Community
(http://knightfoundation.org/sotc/findings/boulder/, August 26, 2015)

Boulder, Colo.

The information in our study covers the Boulder, Colo., Metropolitan Statistical Area.

In each community, the Knight Soul of the Community study identified factors that emotionally attach residents to where they live. Some of these community characteristics that drive attachment were rated highly by residents, and are therefore community strengths while others were rated lower, making them opportunities for improvement. This information can provide communities a roadmap for increasing residents' emotional attachment to where they live, which the study found has a significant relationship to economic vitality.

Attachment to the Boulder area is trending higher in 2010. Residents' passion for the Boulder area is significantly higher and residents' ratings of it being the perfect place to them is significantly higher in 2010.

In the Boulder area, social offerings (entertainment infrastructure, places to meet people), aesthetics (an area's physical beauty and green spaces) and openness (how welcoming a place is) are the most important factors emotionally connecting residents to where they live.

Aesthetics is perceived as a community strength. Parks and trails were rated significantly higher in 2010.

Openness, particularly to racial and ethnic minorities and social offerings, particularly residents caring about each other remain areas needing improvement.

Perceptions of the local economy and safety significantly improved; however, neither were key drivers factors in attaching residents to the area.

Knight Soul of the Community 2010: Boulder Implications

The purpose of Knight Soul of the Community is to provide communities a roadmap for understanding what attaches residents to their community and why it matters – not to be prescriptive on what communities should do with the information. However, the findings do point to some general implications and suggestions, some of which the community may be already undertaking, or provide new opportunities for consideration.

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Like the other 25 communities studied in Soul of the Community, Boulder's key attachment drivers are social offerings, aesthetics and openness. However, it is not as simple as identifying best practices in each of these areas and replicating them everywhere. Instead, as the name implies, Soul of the Community encourages a conversation about a community's soul or essential essence as a place around these key drivers. Some possible questions to ask are: What is it about our aesthetics/social offerings/welcomeness that is unique to our community? Where do we excel or struggle in those areas? Using that information to optimize those drivers to encourage resident attachment—and potentially local economic growth – is what Soul of the Community seeks to accomplish.

Attachment to Boulder has increased during the three years of the study. This finding alone helps to demonstrate that attachment to place is about more than jobs and the economy. The things that most attach residents to the area – social offerings, openness and aesthetics – and the general rating of these areas by residents have remained basically unchanged during all three years of the study.

A consistent and clear strength of Boulder in the eyes of its residents is the area's parks, playgrounds and trails which are rated similarly to the natural beauty of the area, due to a significant jump in the rating of parks, playgrounds and trails in 2010. Ratings of aesthetics in the Boulder area far surpass those in its comparison communities, which includes high-performing coastal communities. This is a central strength the community should leverage.

An additional strength is Boulder's relatively high ratings of welcomeness to young talent. In 2009, young talent was perceived as significantly more welcome than the year before, and this gain was maintained in 2010. Boulder was one of the very few communities studied that had a significant increase in perceived welcomeness to young talent in any year of the study. This important and unique momentum is critical to maintain.

Despite having higher ratings than its comparison communities, social offerings remains a challenge area for Boulder, particularly the perception that residents care about each other. This must be addressed as social offerings are particularly important to young people.

Additionally, the community's perceived openness is another challenge area, despite its gains with young talent. Although residents rate it as fairly welcoming to young adults, young families and gays and lesbians, it has lower ratings in welcomeness to all other groups. For attachment to continue to grow and for people to want to come and stay in Boulder, all residents must feel welcomed there.

Clearly, Boulder has made unique and significant gains in recent years in feeling like a welcoming place for young talent. This finding coupled with its upward trending levels of attachment position Boulder as a community on the rise if it can maintain and even improve this momentum. The community should market its clear strength in aesthetics and welcomeness to young talent as a hallmark differentiator between it and comparable communities.

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Additionally, creating social offerings that take advantage of the aesthetics is warranted. The community should continue to provide arts and cultural opportunities and social community events, but it should focus more on using them to build resident caring in the community. For example, have the young professionals lead a series of community events in the arts district or along the riverfront or beach so they can volunteer their professional expertise to other groups in the community (tax help for young families, English as second language service for new local citizens, showcasing local bands, etc.). This will improve perceptions of openness to all while also potentially improving the perception of residents caring for each other.

Full study: http://knightfoundation.org/sotc/.

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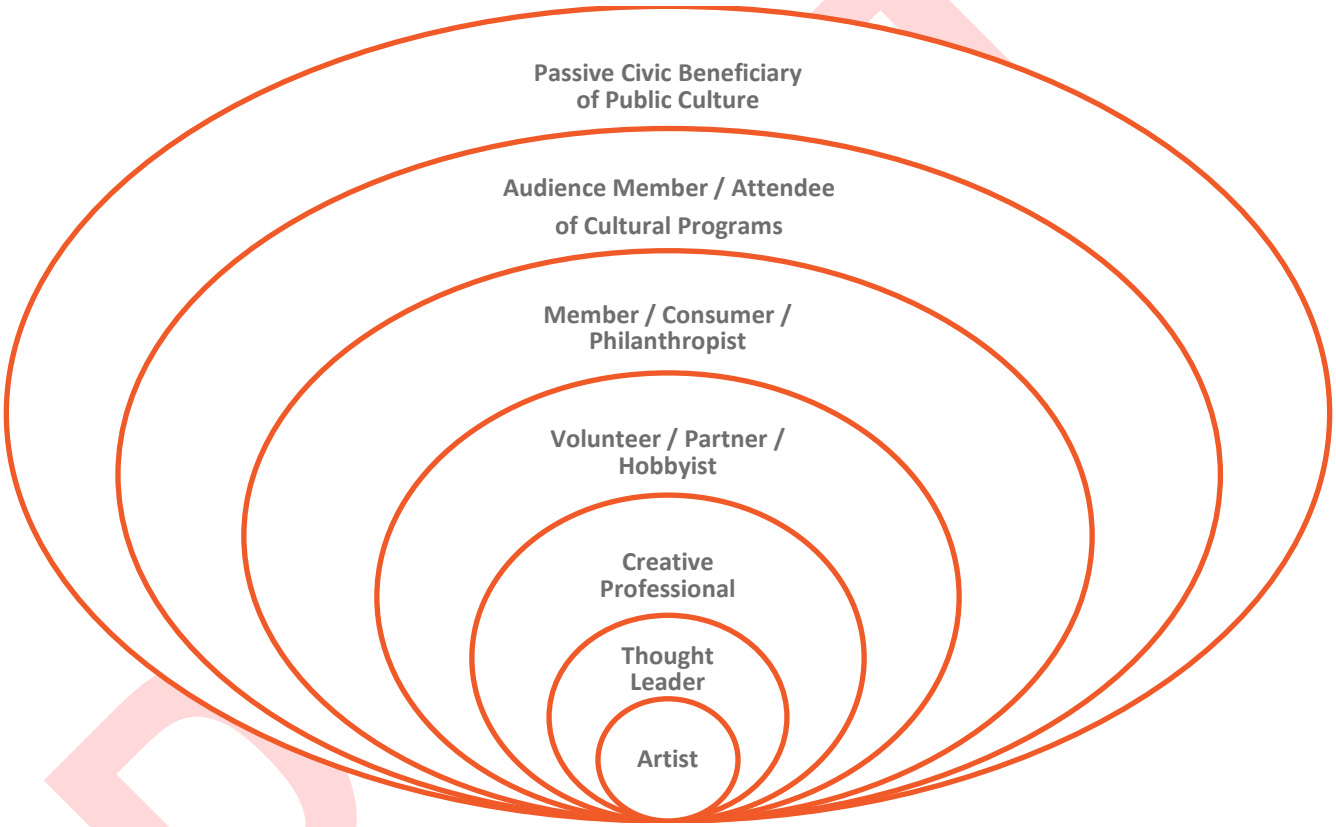
Cultural Vitality

What does it mean for a community to be "culturally vital"? More than a mere measure of economic factors or a count of destinations, vitality is a perspective that examines community through the health and resiliency of the many facets of creativity expressed by, and consumed by, the people there.

First, we all fall into categories, or roles, of participation:



The size of the circle, though not a corollary to data, represents the relative size of the population that is participating as described. Thus: the deeper the participation, the smaller the population.

Next, culture affects our lives in several places: at home, at work, in a classroom, in our "third places", in a museum, gallery, studio, or performance venue, or in the public realm.

Finally, the creative activity in our lives is delivered to us from different sources: from non-profit museums, venues, and organizations, from for-profit businesses, from the media and entertainment industry, from educational institutions, from the support provided by government, from friends and neighbors, from religious institutions, from social clubs and organizations, from individual artists, from within.

Cultural vitality, then, is the health and resiliency of each category of our personal interaction with culture:

- Our category of participation,
- The places we live, play and work,
- And the source from which we get our culture.

Not only do we discover that, given the depth and variety of ways we all participate, that cultural vitality has an effect on every person who lives in, works in, or visits Boulder. It is a concept for which we all have a role to play. However, it also implies specificity. The depth of participation, the variety of places and sources, indicates the degree to which an individual has responsibilities to the rest of the community.

Another valuable definition of Cultural Vitality comes from The Urban Institute and their 2006 study, *Cultural Vitality in Communities: Interpretation and Indicators*.

> Cultural vitality is the evidence of creating, disseminating, validating, and supporting arts and culture as a dimension of everyday life in communities.

The authors go on to write that this definition:

> … recognizes arts and cultural participation as valuable on its own terms and also integral to everyday life, community dynamics, and community conditions. It recognizes that arts and culture are also resources that come out of communities rather than merely resources that are "brought to" communities from the outside. Arts and cultural activity is no longer thought of as only for special occasions.

The *Cultural Vitality in Communities* study divides cultural vitality into three "domains": 1) the presence of opportunities for cultural participation, 2) participation itself, and 3) support for cultural participation.[35]

Thus, the examination, measurement, and designing of programs from the perspective of cultural vitality lead us to think about the whole. Rather than actions taken from an isolated or specialized perspective, we will contemplate the many facets of any decision. There are many direct and indirect connections. The Community Cultural Plan, and the city's strategies, will be successful when enhancing the full spectrum of cultural vitality. The vision of transforming Boulder into a capital of creativity can only be accomplished with this approach to breadth and depth.

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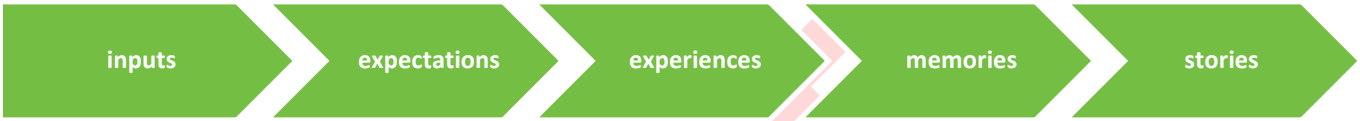
[35] Jackson, Maria Rosario et. al., *Cultural Vitality in Communities: Interpretation and Indicators*, (12-14, The Urban Institute, 2006)

Creative Identity

There are several creative capitals. We think of New York, Chicago, L.A.: big cities that provide the inescapable gravity of cultural activity. Yet we also think of Taos, Marfa, and Ann Arbor. The spectrum and variety of cities that are centers of cultural leadership are diverse. Among the components of a creative capital we could measure in all these places is the way their identity impacts the decisions they make.

Identity for a city is an extension of the city's personality. This might be perceived as "brand", but it is much more as well. In one sense, the identity of a city is a process by which an individual comes to know Boulder. This process contains five steps:



An individual comes to hear about Boulder through inputs. They have heard Boulder casually mentioned on the news as the location of a Federal agency, or featured in a television show as the backdrop for a story. Someone tells them about the great time they had there, or when they passed through in the Sixties. From these inputs, a set of expectations is established. Boulder is a place for natural beauty, innovative science and technology, or healthy living. Next they directly experience Boulder by visiting or working in the city. The expectations are confirmed or refuted. Their memories of time in the city come next. Will these memories be extraordinary and inspiring? The stories they tell others contribute to how Boulder's identity is perpetuated.

Identity also has an internal aspect; the people who live in Boulder also are impacted by the identity. Though the sequence of building this identity may be more fluid, the components are the same. Inputs include community conversations, the local media, and government speech. The experience may be more developed, adding neighborhoods, schools, and churches to the restaurants and cultural destinations. The stories they tell are more personal, emotional, and impactful.

To achieve the vision, we all can contribute to each step in the process of building identity. This is not to say that we all will speak with one voice; the vocal diversity of our opinions is a positive part of our identity.

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Vibrant Environment

(This section will be addressed in the final draft.)

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APPENDIX NINE: CONNECTIONS TO THE CITY OF BOULDER SUSTAINABILITY FRAMEWORK

(This section will be addressed in the final draft.)

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APPENDIX TEN: STATE ARTS AGENCY FACT SHEET

Note: this document contains the “advantages” of operational support as referenced above.

State Arts Agency Fact Sheet

General Operating Support

General operating support (GOS) grants are a mechanism for providing flexible, unrestricted funds to grantees. Rather than funding a particular project, these grants provide support to the organization as a whole and can be used for either programming or administration. State arts agencies are an important source of GOS, which is not available from the National Endowment for the Arts and which many foundations and corporate funders do not offer. State arts agencies play an important role in making flexible dollars accessible to many different kinds of organizations, including small, rural and community based groups.

GOS is a popular form of support among grantees and offers a variety of advantages to both the grant maker and the recipient:

- GOS grants maintain the autonomy of grantees, allowing them to allocate the dollars to their most pressing needs.
- GOS awards tend to be more predictable over time, which helps organizations maintain continuity of services to their communities.
- Because GOS funds are flexible, grantees can use the funds in more opportunistic or entrepreneurial ways than project-restricted funds often allow.
- Grants for GOS come with stringent accountability and management requirements that incentivize and perpetuate good business practices among arts organizations.
- Because the grantee—not the grant maker—ultimately defines the activities for which GOS funds are used, this funding mechanism can reduce "mission drift" among grantees and can help to curtail the proliferation of programs designed solely to appeal to funders.
- GOS awards strengthen the nonprofit arts infrastructure within a state and deepen working relationships between funders and core grantees.

State Arts Agency General Operating Support Grants

GOS dollars awarded:	$81,410,925
Share of all SAA grant dollars:	37%
Median grant size:	$6,761
Number of GOS grants awarded:	4,711
Share of all grants:	23%
Number of communities receiving a GOS grant:	1,499

Grant funding: State arts agencies invest more than $81 million in organizations through operating support grants. As a portion of all state arts agency grants, these grants have held steady, making up about a quarter of all grants and more than a third of total grant funds.

GOS grants tend to be larger in size than awards designed to support particular projects. In fiscal year 2013, the median size of state arts agencies' GOS awards was $6,761. By comparison, the median size of other types of project-oriented grants was $2,817.

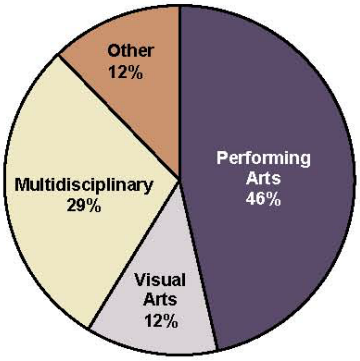
State Arts Agency GOS Grants
Fiscal Years 2004-2013

Fiscal Year	Number of Grants	Percent of SAA Grants	Grant Dollars	Percent of SAA Grant Dollars
2004	4,624	19%	$88,611,323	39%
2005	4,464	18%	$91,872,980	37%
2006	4,701	18%	$96,489,783	36%
2007	4,543	19%	$99,675,015	35%
2008	4,960	20%	$107,815,907	39%
2009	4,973	22%	$97,996,336	39%
2010	4,887	22%	$85,383,290	37%
2011	4,990	23%	$82,546,811	38%
2012	5,147	25%	$83,218,390	39%
2013	4,711	23%	$81,410,925	37%

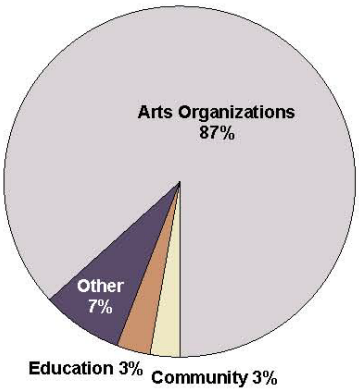
National Assembly of State Arts Agencies

February 2015

State Arts Agency GOS Grants
FY2013
By Artistic Discipline



State Arts Agency GOS Grants
FY2013
By Recipient Type



Other artistic disciplines include media arts, interdisciplinary and design. Community recipients include media, parks and recreation, and social service organizations. Education recipients include arts programs within higher education institutions. Other recipients include non-arts museums, historical societies and humanities councils. Figures represent data from fiscal year 2013 or the most recent information available. Statistics reflect only grants awarded; they do not reflect other state arts agency programs and services.

Many state arts agencies offer GOS funding on a multiyear basis. Funding organizations over a longer period of time provides a more stable source of income, streamlines grants administration for the state arts agency and reduces the reporting burden for grantees. To qualify for operating support, most state arts agencies require applicants to have a long funding history and very favorable panel reviews. For organizations seeking operating support for the first time, many state arts agencies offer entry points through separate programs geared to meet the needs of new applicants.

Capacity building and technical assistance: In addition to funding, state arts agencies offer a wide variety of services that strengthen the capacity of nonprofit arts organizations. Many state arts agencies offer targeted training and technical assistance for new, emerging and small arts organizations, addressing issues unique to these types of groups. State arts agencies offer consultation and training to address specific areas of concern, such as financial health, leadership development and long-range planning. Some state arts agencies also offer tools to help organizations self-assess their institutional strengths and weaknesses.

Networking and peer learning: State arts agencies convene constituents in a variety of ways to facilitate learning and collaboration. These convenings include statewide conferences, where the entire arts community gathers for networking and learning from peers and outside experts. State arts agencies offer smaller gatherings for groups of constituents focused on specific topics, as well as site visits where peers offer guidance and advice for a single organization. In recent years, state arts agencies have taken advantage of new technologies and held some convenings on-line, allowing for greater accessibility and a wider range of learning experiences.

National Assembly of State Arts Agencies
The National Assembly of State Arts Agencies (NASAA) represents the nation's state and jurisdictional arts agencies and serves as a clearinghouse for data and research about public funding and the arts. This report draws on data from state arts agencies' final descriptive reports of grant-making activity submitted annually to the National Endowment for the Arts (NEA) and NASAA. NASAA's collection of grant-making statistics is supported in part through a cooperative agreement with the NEA. For more information on the work of state arts agencies, call 202-347-6352, email nasaa@nasaa-arts.org or visit www.nasaa-arts.org.

National Assembly of State Arts Agencies
KNOWLEDGE ★ REPRESENTATION ★ COMMUNITY

ART WORKS.
arts.gov

BY-NC

APPENDIX ELEVEN: NETWORK OF DATA and REFERENCES

In addition to the resources that appear as appendices, below are links to documents or information referenced in the Community Cultural Plan.

- City of Boulder Sign Code: https://bouldercolorado.gov/plan-develop/sign-code.
- City of Boulder Civic Area Vision and Master Plans: https://bouldercolorado.gov/civic-area.
- City of Boulder Office of Economic Vitality: https://bouldercolorado.gov/business/economic-vitality
- "Purposes of a Creative District" *Colorado Creative Industries Creative District Program at a Glance* http://www.coloradocreativeindustries.org/communities/colorado-creative-districts/about-creative-districts (State of Colorado Office of Economic Development: Colorado Creative Industries, 9/1/2015)
- Knight Soul of the Community Study http://knightfoundation.org/sotc/ (Knight Foundation, 2010)
- *Living Wage Index for Boulder County* http://livingwage.mit.edu/counties/08013 (Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology, 2015)
- The Dairy Center Honors https://tickets.thedairy.org/Online/Honors (9/1/2015)
- *Cultural Vitality in Communities: Interpretation and Indicators* by Maria Rosario Jackson, et al. (http://www.urban.org/sites/default/files/alfresco/publication-pdfs/311392-Cultural-Vitality-in-Communities-Interpretation-and-Indicators.PDF, The Urban Institute, 9/1/2015)
- Sperling's Cost of Living Index for Boulder, Colorado http://www.bestplaces.net/cost_of_living/city/colorado/boulder (9/2/2015)
- *Boulder County Trends Report* Community Foundation of Boulder http://www.commfound.org/trendsmagazine (9/3/2015)

Below are links to the network of data which describe Boulder's culture. These are studies and researches that, though not directly related to the content of the Community Cultural Plan, are none-

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the-less critical to understanding the broad context in which the issues of culture and the creative economy are best understood.

- CBCA Study (link and citation needed)
- AFTA Study (link and citation needed)
- Boulder County Comprehensive Plan (link and citation needed)
- *Economic Impact of Tourism* Boulder Convention and Visitors Bureau http://www.bouldercoloradousa.com/includes/content/images/media/docs/2014-RRC-Tourism-Economic-Impcat-Visitor-numbers-2013.pdf (March 2014)

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C I T Y O F B O U L D E R
PLANNING BOARD INFROMATION ITEM

TO: Planning Board

FROM: David Driskell, Executive Director, Planning Housing + Sustainability
Kara Mertz, Local Environmental Action Project Manager
Jamie Harkins, Sustainability Coordinator

DATE: October 15, 2015

SUBJECT: Information Item: Zero Waste Strategic Plan

PURPOSE

The City of Boulder has a goal of becoming a Zero Waste community, which in practical terms means 85 percent of the materials discarded in Boulder would be reused, recycled, or composted and only 15 percent would be buried in landfills.

The purpose of this memo is to provide the Planning Board information on the Zero Waste Strategic Plan (ZWSP), a draft of which City Council reviewed in February 2015. This memo provides updates on the community's zero waste progress to date and reviews the goals, objective and strategies that make up the ZWSP. City Council is tentatively scheduled to receive and accept this strategic plan on November 10, 2015.

BACKGROUND

The City of Boulder's Master Plan for Waste Reduction was completed and accepted by City Council in February 2006 along with a Zero Waste Resolution. This plan contained a goal of 85 percent waste diversion by 2017. The process to update the plan began in 2011, but the process was put on hold to dedicate staff resources to the Disposable Bag Fee ordinance development and implementation and completion of construction for Phase I of 6400 Arapahoe.

Work on the strategic plan resumed in late 2012 with the hiring of Kessler Consulting, Inc., with LBA Associates, to conduct a Zero Waste Program Evaluation study. The study evaluated current waste diversion facilities, programs and policies and identified potential alternatives for achieving the community's zero waste goals. A waste task force helped define the scope, strategies, and criteria in the study. The waste task force consisted of industry experts, community leaders and interested organizations including Boulder County, Eco-Cycle, Western Disposal, Boulder County Public Health (zero waste business advisors), the Center for Resource Conservation, the Boulder Area Rental Housing Association, the University of Colorado and more.

The results of the study were presented to City Council in Feb. 2014, at a study session on July

29, 2014 and at a council meeting on February 17. At these meetings, council weighed in on the ZWSP format, goal areas and priority initiatives. The feedback received from council included the following:

- Waste diversion is very important, especially as it tracks very closely with greenhouse gas reductions
- Toxicity reduction should stand on its own and not be set against the other goals
- Re-use activities and source reduction should be prioritized over recycling or composting
- Requirements for commercial recycling and composting and composting at multi-family complexes should be prioritized
- Single-family residential strategies are a lower priority than the commercial strategies
- Recycling and composting need to be made more convenient and accessible in multi-family complexes
- Cost-effectiveness should be the primary consideration in facility investment
- The entire property at 6400 Arapahoe should be kept open for zero waste activities and other entities besides ReSource and Eco-Cycle should be allowed to locate there; especially those that can highlight innovation in the zero waste arena
- The city should not invest in a construction and demolition (C&D) facility

In addition, council requested staff pursue Universal Zero Waste Requirements that were adopted by ordinance on June 16. The requirements include provisions that:

- All property owners must provide adequate trash, recycling and composting service to their tenants and occupants;
- All businesses must separate recyclables and compostables from the trash; providing properly placed containers and signage to facilitate the collection of recyclables and compostables;
- All special events in Boulder must provide both recycling and composting collection;
- The "six-day review" special trash collection period for student move-in must begin to also include a requirement for twice per week recycling collection; and
- All recyclable materials must be directed to the Boulder County Recycling Center, with a provision allowing the City Manager to set conditions under which clean, pre-sorted paper may be sold elsewhere.

Current progress toward the existing goal of 85 percent waste diversion is presented in the table below.

Diversion Rates		
	2004	**2014**
Single-Family Residential	48%	58%
Multi-Family Residential	14%	20%
Commercial and Industrial	25%	28%
Community Wide	**30%**	**34%**

ZERO WASTE STRATEGIC PLAN

The ZWSP is designed to be a guiding document that provides an overarching framework to prioritize future zero waste investment options and assist council and staff decision-making. In addition to the written plan, the content will also be accessible by the community as part of a new "zero waste portal" on the city website (www.ZeroWasteBoulder.com) that will go live during

the second week of October. The new Web portal will help the community understand the progress that has been made towards the goals, what strategies the city is currently pursuing and how they can get involved. Attached to the ZWSP is an Action Plan that describes the next two to three years of significant work plan items and initiatives to be pursued, which will be updated annually to reflect any changes or additions. The main components of the plan include:

- Outline of roles for the city and its community partners
- Zero Waste Goals and Performance Metrics
- Trash Tax Guiding Investment Principles
- Evaluation Criteria for Future Initiatives

Key Components of the Strategic Plan

Roles

The ZWSP includes an outline of roles developed with the city's primary waste reduction partners. While not intended to be an exclusive or static list, this explanation will assist in guiding and prioritizing the efforts the city should pursue in years to come.

Goals and Performance Metrics

The ZWSP expands upon the original 2006 goal of 85 percent waste diversion in recognition that the percentage of waste diverted from the landfill, on its own, provides an insufficient picture of the waste reduction efforts of the community. Additional goals related to source reduction, climate, and participation are included in the plan. While the goals are not prioritized, as they are all critical in achieving a zero waste community, the desire to prioritize source reduction efforts, or reducing waste before it is created, is reflected in the Guiding Investment Principles.

Waste Diversion Goal

- **85% Waste Diversion in each sector by 2025** (Residential single-family, Residential multi-family, and Commercial)

Source Reduction Goal

- **Measure per capita total waste generation** (Trash, recycling and compost) **and work to decrease this over time.**

Climate Change Goal

- **Measure greenhouse gas** (GHG) **emissions from waste disposal to the greatest extent possible and implement strategies to reduce GHG emissions from waste.**

Participation Goal

- **Maximize the number and diversity of individual participants in zero waste services and programs.**

Guiding Investment Principles

The guiding investment principles focus on providing convenient programs and services that reduce waste but are not initially viable for the private sector to provide. Once a new program or facility investment is determined to help achieve one or more of the plan's goals and there is sufficient funding to support the investment, it will be evaluated according to the investment principles and given a score for how many principles it aligns with.

Evaluation Criteria

New initiatives that meet at least one investment principle will also be evaluated qualitatively and quantitatively according to the evaluation criteria in the plan. When evaluating the quantitative criteria these ratings will be based on estimated tons (of waste diverted or greenhouse gases avoided) or estimated increases in participation.

The final and perhaps most important piece of the criteria evaluation is a measure of cost effectiveness. Depending on the focus of the new initiative (i.e. increasing diversion, participation, etc.) the cost for the city to implement and sustain it will be divided by the relevant quantitative measure. This will provide an estimated cost per ton of material or per additional participant that the initiative will achieve. If a new initiative also has an associated cost to the user, those costs will also be considered.

Action Plan

Intended to dovetail with the short-term action plans of our community partners, the city's action plan covers the next two to three years of significant work plan items that will move us closer to the goals outlined in the Zero Waste Strategic Plan. This plan will be updated annually to reflect any changes or additions in strategies and investments. The 2015 Action Plan includes:

- Requirements for commercial recycling and compost collection
- Requirement for multifamily compost collection
- Robust business zero waste advising services to aid compliance with new requirements
- Further develop multifamily housing zero waste advising program

The city's zero waste partners will also be providing their action plans to append to the final ZWSP so that the community has a complete picture of what zero waste services, programs, and other initiatives are being pursued.

ATTACHMENTS

A: Zero Waste Strategic Plan and Action Plan

City of Boulder
Zero Waste Strategic Plan

October 2015

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Section 1: Introduction

Waste reduction has long been a community value in the City of Boulder, and since the adoption of a Zero Waste Resolution and the Master Plan for Waste Reduction by City Council in 2006, the city has worked to create the programs, services and facilities needed to reach the plan's goal of 85 percent waste diversion, a milestone recognized internationally to define a zero waste community. Many of these initiatives have been implemented and continue to be improved and expanded, including new facilities, advising programs, financial incentives and regulations. The city is fortunate to collaborate with a network of private, public and nonprofit partners in the community to collectively work towards becoming a zero waste Boulder. The process for updating this plan, renamed the Zero Waste Strategic Plan (ZWSP), provides an opportunity to re-evaluate the priorities, goals and initiatives Boulder can use to reduce waste generation and increase diversion across all sectors of the community.

How the Zero Waste Strategic Plan Will Be Used

Recognizing that the city does not have control of waste hauling and that Boulder relies on a strong network of nonprofit, for-profit, governmental and community partnerships to invest resources in the success of our zero waste systems, the Master Plan for Waste Reduction has transitioned to a Zero Waste Strategic Plan. This new strategic plan is designed to be a living document, and will set an overarching framework for reaching its goals but remain flexible to respond to changing community needs, opportunities and partner actions. The guiding principles in the plan will assist with prioritizing different trash tax investment options. The plan includes an Action Plan outlining which initiatives the city will pursue in the near-term based on current progress and immediate opportunities.

History

Recycling and waste reduction are interwoven into the fabric of what makes Boulder, Boulder. Beginning in 1976, when a group of Eco-Cycle volunteers began collecting recyclable materials from neighborhoods in old, yellow school buses, Boulder was one of the first communities in the country to have curbside recycling. In 1989, the city instituted the trash tax and took over the recycling program, expanding it to include city-wide curbside collection in a partnership between the city, Eco-Cycle, Western Disposal and the Boulder Energy Conservation Center (now, Center for Resource Conservation). In 1992, 1995, and in 2001, the city expanded the types of recyclable materials collected. In 2001, the city also transformed the municipally contracted, curbside program into a regulated, private sector industry, allowing the existing trash tax funding to be used to expand into commercial recycling and hard-to-recycle materials collection services.

When surveyed, residents consistently report recycling to be one of Boulder's signature programs, and repeatedly ask for increased recycling opportunities. Since 2010, the free zero waste assistance delivered through PACE (Partners for a Clean Environment) has provided services to more than 600 businesses. Surveys and meetings with business groups have also shown that most business leaders agree that recycling is a core value in Boulder and that their customers and employees demand the service.

Planning Framework

This plan fits under the policy umbrella of the Boulder Valley Comprehensive Plan (BVCP) and implements the broader community vision contained in the BVCP for the area of Environment, specifically subsections 4.33 through 4.44, Protect Natural Resources: Resource Conservation. It is also created within the context of the Sustainability Framework, a tool used to ensure that departmental plans align with and advance the goals and priorities of City Council and the

community. The categories of the Sustainability Framework are built upon the BVCP and the city's Priority Based Budgeting approach. The framework is comprised of seven categories:

Safe Community – When the City of Boulder enforces the law; plans for and provides timely and effective response to emergencies and natural disasters; fosters a climate of safety; encourages shared responsibility; and fosters an environment that is welcoming and inclusive, *then it will be a Safe Community*.

Healthy and Socially Thriving Community – When the City of Boulder cultivates a wide-range of cultural, educational and social opportunities; supports the physical and mental well-being of its community members; fosters inclusion, embraces diversity and respects human rights; and enhances multi-generational community engagement, *then it will be a Healthy and Socially Thriving Community.*

Livable Community – When the City of Boulder promotes and sustains a safe, clean and attractive city; facilitates diverse housing options; provides safe and well-maintained public infrastructure; provides adequate and appropriate regulation of public/private development and resources; encourages sustainable development supported by reliable and affordable city services; and supports and enhances neighborhood livability for all community members, *then it will be a Livable Community*.

Accessible and Connected Community – When the City of Boulder offers a variety of accessible and sustainable mobility options; plans and maintains effective infrastructure networks; supports strong regional multimodal connections; provides open access to information, encourages innovation, enhances communication and promotes community engagement; and supports a balanced transportation system that reflects effective land use and reduces congestion, *then it will be an Accessible and Connected Community*.

Environmentally Sustainable Community – When the City of Boulder supports and sustains natural resource and energy conservation; promotes and regulates an ecologically balanced community; and mitigates threats to the environment, *then it will be an Environmentally Sustainable Community*.

Economically Vital Community – When the City of Boulder supports an environment for creativity and innovation; promotes a qualified and diversified work force; fosters regional and public/private collaboration with key organizations; and invests in infrastructure and amenities that attract and retain

diverse businesses and entrepreneurs, *then it will be an Economically Vital Community*.

Good Governance – When the City of Boulder models stewardship of the city's financial, human, information and physical assets; supports strategic decision making; enhances and facilitates transparency, accuracy, efficiency, effectiveness and quality customer service; supports, develops and enhances relationships between the city and community/regional partners; and provides assurance of regulatory and policy compliance, *then it will have provided Good Governance*.

The ZWSP exists to promote an environmentally sustainable community, encouraging the prevention of waste and the recycling/composting of materials to ensure the efficient use of resources and reduce pollution. Additionally, Boulder's unique zero waste landscape, which relies heavily on fostering partnerships, supports organizations that contribute to the economic vitality of the community.

The strategies that will be needed to reach the zero waste goals of this plan will further good governance and address many of the other categories as well. The attached Action Plan identifies which Sustainability Framework categories each initiative promotes.

Section 2: Current Progress and Getting to Zero Waste

Despite the progress since the original 2006 Master Plan for Waste Reduction, community-wide waste diversion, which includes single-family residential, multi-family residential and commercial properties, rose modestly from 30 to 33 percent in the nine years between 2004 and 2013. Gains have been made in the residential sector's diversion rates; however, the percentage of Boulder's waste stream generated by the commercial sector has increased significantly while the corresponding diversion rate has remained stagnant. This has contributed to keeping Boulder's community-wide diversion rate relatively low.

Diversion Rates		
	2004	**2014**
Single-Family Residential	**48%**	**58%**
Multi-Family Residential	**14%**	**20%**
Commercial and Industrial	**25%**	**28%**
Community Wide	**30%**	**34%**

Getting to Zero Waste

When the city's Zero Waste Resolution was passed in 2006, it included the following specific reasons why Boulder should strive to be a zero waste community, including:

- the disposal of materials in facilities such as landfills and incinerators wastes natural resources, wrongly transfers liabilities to future generations, and has the potential to cause damage to human health;
- avoiding the creation of waste materials in the first place is the most economically efficient and environmentally sustainability resource management strategy; and
- a resource-based economy will create and sustain more productive and meaningful jobs than a disposal-based economy.

The Resolution also began to outline the city's role in achieving this zero waste vision, stating that "government can be ultimately responsible for establishing criteria needed to eliminate waste, for creating the economic and regulatory environment in which to achieve it, and for leading by example". Inherent in this description is the reality that the city cannot work alone, and that only through collaboration with its private, nonprofit and public sector partners can the entire community achieve zero waste. One aim of this plan is to further define the appropriate roles for the city and its partners given the current infrastructure and regulatory environment present which will guide trash tax investment decisions in the future.

One of the city's partners, Eco-Cycle, developed a *Bridge Strategy to a Zero Waste Community,* which details the path a community can take to achieve the zero waste milestone. At its core, the strategy has three phases:

- **Phase One: ACCESS** – develop infrastructure and provide access to recycling services across all sectors.

- **Phase Two: PARTICIPATION** – build participation in a source separation society and target hard-to-recycle material streams.

- **Phase Three: ZERO WASTE** – reduce per-capita discard generation and phase "waste" items out of the community.

In parallel with this strategy, Boulder has already done significant work developing the infrastructure and access needed for all residents, businesses, employees and visitors to properly separate most of their waste materials. This list below of basic facilities needed builds upon the facilities in Eco-Cycle's strategy and includes eight facilities that Boulder needs:

BASIC FACILITY NEEDS	
• Materials Recovery Facility for Recycling	√
• Composting Facility	√
• Center for Hard-to-Recycle Materials (CHaRM)	√
• Deconstruction Reuse Facility	√
• Construction and Demolition Debris Recycling Facility	
• Creative Reuse Center	
• Zero Waste Transfer Station for Residue (for "whatever's left")	

Boulder is fortunate to have in place four of these seven facilities; however work needs to be done to provide universal access to them and to ensure a high level of participation in their services. The city continues to build participation through education, services, incentives and regulations. Future trash tax investments in new programs, services and facilities guided by this plan will work to build that participation to new heights and to improve source reduction efforts, reducing per-capita waste generation to create a more efficient society.

This is how Boulder will get to zero waste. While not all of the solutions to every part of the waste stream exist today, focusing on the trajectory of maximizing participation at every level and reducing the use of materials designed for the landfill will allow the community to reach the goals of this plan.

VISION

It is the city's vision that Boulder is a place where residents, business owners, employees and visitors are empowered and take personal action to generate zero waste. It is a place where all are informed on how to play their part in achieving the goals of the Zero Waste Strategic Plan. The community will minimize the creation of all types of waste through conscious consumption choices and reuse opportunities, and will be able to divert waste materials that are produced to the appropriate recycling, compost or reuse services.

In recognition that a large part of enabling personal action is knowledge of how each person can contribute to achieving these goals, this ZWSP has an accompanying website at www.ZeroWasteBoulder.com that will be updated consistently and aims to condense and summarize all the information the community needs to achieve the vision.

Existing Programs

[This content will be a sidebar/call-out box in the section above]

The city currently sponsors a variety of waste reduction programs and incentives with Trash Tax revenues that drive materials to existing facilities. These include the following (and more information about each can be found at www.ZeroWasteBoulder.com):

• Yard Waste Drop-Off Center at Western Disposal
• Wood Waste Drop-Off Center at Western Disposal
• Green Teams – Student-to-student outreach in off campus residential neighborhoods
• Boulder Valley School District Educational Programs
• Extra corrugated cardboard collection on University Hill during August move-in time period
• Sponsorship of Eco-Cycle Times, Holiday Guides and other educational materials
• Business Start-up Rebate for towards interior bins, compostable bags, signage, etc.
• Property Manager Rolling Grant Program to offset cost of expanding enclosures
• Free one-on-one business advising program through PACE (Partners for a Clean Environment)
• Custom zero waste signs for inside businesses
• Multi-family housing recycling and composting advising program
• $250 Zero Waste Special Event Rebate

Section 3: City and Partner Roles

In contrast to communities with municipal control over waste hauling, state mandates or high landfill tip fees that encourage zero waste investments, Boulder relies on a strong network of nonprofit, for-profit, governmental and community partnerships to invest resources in the success of our zero waste systems. In this dynamic environment, the City of Boulder has a role to: facilitate a community vision around zero waste; "set the rules" so everyone can play on an even

field; and work with each community partner to collaboratively build facilities and deliver strategic programs and services.

Due to this unique zero waste landscape in Boulder, this plan aims to clarify the roles of both the City and its partners in moving towards the community's zero waste goals. The process of developing this plan included conversations with many partners to define the roles outlined below. While not intended to be an exclusive or static list, this explanation will assist in guiding and prioritizing the efforts the city should pursue in years to come. It is important to recognize that these individual roles are only effective when they are taken together and many organizations are working toward a common vision. For example, the City could develop an ordinance designed to level the playing field between private companies, but it may go nowhere unless community members are willing to add their expertise to inform ordinance options; advocates can inform and organize the community; regional facilities can adapt operations if necessary to respond to the proposed regulation; and community members can participate in the resulting zero waste programs and services. It is with this in mind that the following guidance was developed.

Roles of the City of Boulder:

- Council and staff development and support for state and federal legislation
- Support regional and statewide efforts in areas such as product stewardship, locally generated compost, toxics reduction and other forms of market development and waste prevention
- Collaborate on planning efforts to craft a community-wide vision for zero waste; set goals; plan local facilities, programs and services
- Collaborate with other partners to create educational messages and materials that help inform and empower community members to reach toward zero waste
- Own and manage leases and operating agreements with the Center for Resource Conservation (CRC) for ReSource and Eco-Cycle for the Center for Hard-to-Recycle Materials at 6400 Arapahoe
- Develop and manage city programs and services, including yard waste and wood waste drop-off facilities, and provide financial incentives when needed and appropriate
- Ensure zero waste policies, programs and services "protect the common good" and conform to state and federal laws and regulations, and promote the health, safety, and welfare of the residents of Boulder
- Develop and implement regulation, associated enforcement and land use approvals within the City of Boulder
- Provide financial support and contracts for critical infrastructure/facilities[1]
    - If the private sector cannot independently fund
    - To ensure longevity of facilities
    - To ensure equitable access to facilities
    - To serve current and near-term City/Boulder community needs[1]
- Support the Partners for a Clean Environment service providing zero waste advising services, recognition, and certification of performance to City of Boulder businesses
- Create and manage community working groups/task forces when needed
- Pursue City Council motions, actions, recognition when needed/appropriate

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[1] The City may invest in a facility that ultimately serves the entire region if Boulder's needs are more immediate than the rest of the county. Conversely, if the need for processing capacity is more heavily weighted in the rest of Boulder County or is more equitably distributed across the county, Boulder County or other communities should take the lead in facility investment and contracting.

- Serve as a member of regional committees for infrastructure planning; standardized reporting; education and outreach; etc.
- Provide expertise on zero waste issues, education, opportunities, and services by participating in working groups and on advisory boards; participate in Resource Conservation Advisory Board discussions and subcommittees for regional policy discussions, zero waste facility planning and feedback to the Board of County Commissioners on the operations of the Boulder County Recycling Center

Roles of Boulder County:

- Commissioner and staff development and support for state and federal legislation
- Support regional and statewide efforts in product stewardship, cooperative purchasing of recycled-content materials and locally generated compost, toxics reduction, and other forms of market development and waste prevention
- County-wide leadership through the intergovernmental Resource Conservation Advisory Board (RCAB), and other community partnership building activities, to:
    - Promote resource conservation, zero waste and a healthy environment through policy change recommendations, regional planning, goal setting, educational outreach and advisory services, providing grant funding, development and management of facilities and programs, and standardized reporting.
    - Foster regional agreements to formalize commitments and activities--initially on zero waste education and outreach--using guiding principles to standardize messaging, facilitate cost sharing, and to better define the roles of county, municipal, nonprofit and for-profit partners.
- Manage regional facilities, programs and services, including owning and managing the Boulder County Recycling Center, the Hazardous Materials Management Facility and public drop-off recycling centers, waste transfer stations, yard waste and wood waste drop-off facilities and construction and demolition (C&D) drop-off facilities.
- Provide financial support and contracts for critical infrastructure/facilities
- Regulate deconstruction waste diversion, hauling of waste, recyclables, etc. in unincorporated Boulder County
- Ensure that zero waste policies, programs and practices conform to state and federal laws and regulations, and promote the health, safety, and welfare of the residents of Boulder County
- Support the Partners for a Clean Environment service providing zero waste advising services, recognition, and certification of performance to Boulder County businesses in partnership with municipalities and potentially other entities
- Provide expertise on zero waste issues, education, opportunities, and services by participating in working groups and on advisory boards.

Roles of other Community Zero Waste Partners:

- Help galvanize the community around the vision of Zero Waste Boulder
- Educate and communicate to partner's customers/members
- Community organizing
- Research on national and international best practices
- Private investment in facilities or services
- Test services/material recovery prior to full-scale implementation
- Operate "waste exchanges" where proprietary information must be protected (thus inappropriate for the city or county to hold as public record)
- Operator for publicly-sponsored or privately-held facilities or services

- Volunteer mobilization
- Social media pushes and other community education requiring quick turnaround
- Advocacy to represent desires of community members
- Tracking and reporting (measurement and verification) for partner organizations' own activities

Nonprofit
- Investments that can be supported by grants or cross-subsidized by organization's commercial strategies ("social enterprise")
- Focus on "how to change the world"
- Partner with the city to "protect the common good"
- Fee-based services

For-profit
- Investments with payback potential
- Facility capital improvements
- Fee-based services

Community members
- Expertise to inform government-sponsored initiatives
- Feedback to government on proposed programs, services and regulations
- Collaborative program development and partner in entrepreneurial iniatives
- Participation in zero waste services
- Customers for zero waste services and facilities

Section 4: Goals and Performance Metrics

This ZWSP expands upon the original 2006 goal of 85% waste diversion in recognition that the percentage of waste diverted from the landfill, on its own, provides an insufficient picture of the waste reduction efforts of the community. Additional goals related to source reduction, climate, and participation are included in this plan as a result of input received throughout the update process regarding community priorities.

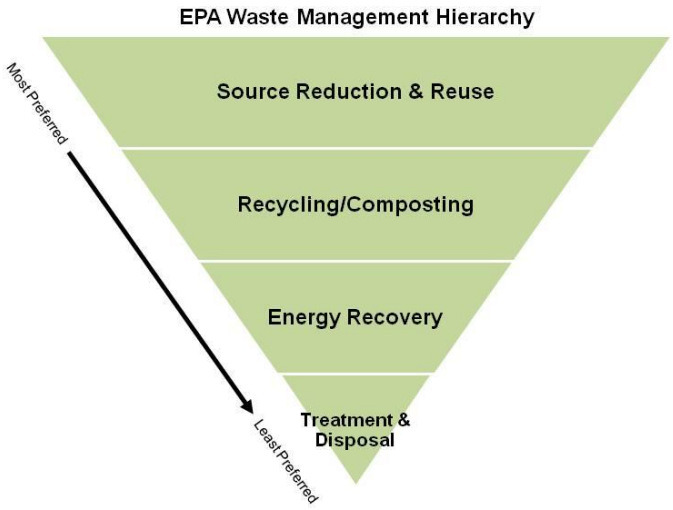
Waste Diversion

The percentage of waste diversion is calculated by taking the weight of total materials recycled and composted and dividing this by the weight of the total discarded materials (total recycled, composted, and landfilled). In 2006 City Council adopted a goal of 85% waste diversion, which is the internationally accepted diversion rate for a zero waste community, in recognition that currently there are materials in the waste stream that cannot yet be recycled, composted, or otherwise repurposed. The new target date to achieve this level of waste diversion is 2025. Each sector of the Boulder community, including single-family residential, multi-family residential, and commercial should each achieve 85% waste diversion.

- **GOAL: 85% WASTE DIVERSION IN EACH SECTOR BY 2025 (RESIDENTIAL SINGLE-FAMILY, RESIDENTIAL MULTI-FAMILY, AND COMMERCIAL)**

- **PERFORMANCE METRIC: WASTE DIVERSION BY SECTOR (REPORTED ANNUALLY)**

Source Reduction
While much of the city's focus since the acceptance of the original master plan has been on recycling and compost services and infrastructure, this ZWSP has an increased focus on reducing waste at its source. This priority is aligned with the EPA's waste hierarchy, which ranks the most environmentally sound strategies for municipal solid waste. This hierarchy emphasizes source reduction and reuse as the most preferred approach.



Source reduction goals are commonly measured by calculating the total waste material generation per capita (including all discarded materials that are thrown in the trash, recycled and composted). According to EPA data, the average American generated 4.38 pounds of total waste per day in 2012, and recycled or composted 1.51 pounds of those materials. The city will begin to measure this metric annually. It will be based on the required reports of the waste haulers operating in the city and the city will prioritize initiatives that reduce this number.

- **GOAL: MEASURE PER CAPITA TOTAL WASTE GENERATION (TRASH, RECYCLING AND COMPOST) AND WORK TO DECREASE THIS OVER TIME**

- **PERFORMANCE METRIC: POUNDS OF TOTAL WASTE PER PERSON PER DAY (REPORTED ANNUALLY)**

Climate Change
The renewal of the Climate Action Plan Tax in 2012 and the continued support of the city's Climate Commitment efforts demonstrate Boulder's recognition that the community supports the imperative of drastically reducing our greenhouse gas (GHG) emissions. City master and strategic plans that address the focus areas of the Climate Commitment are a main tool for achieving those emission reductions, and waste is one of these focus areas. Boulder's past GHG inventories did calculate emissions from the disposal of waste, but the methodology then did not take full account

of recycling and compost practices. The city's new GHG inventory, currently under development, will include improved methods to measure the GHG impacts of the transport and disposal of waste.

In addition to emissions from the disposal of waste, there is emerging recognition of the importance of measuring the GHG impacts created by the consumption choices a community makes. The city will continue to monitor the evolution of this process, as there is not yet a widely adopted methodology for incorporating consumption measures into GHG inventories.

- **GOAL: MEASURE GHG EMISSIONS FROM WASTE DISPOSAL TO THE GREATEST EXTENT POSSIBLE AND IMPLEMENT STRATEGIES TO REDUCE GHG EMISSIONS FROM WASTE.**

- **PERFORMANCE METRIC: GHG EMISSIONS GENERATED FROM WASTE DISPOSAL (REPORTED ANNUALLY)**

Participation

In addition to performance metrics above, increasing participation in Boulder's zero waste programs in also a priority. Beginning in 2010, the annual Boulder hauler reporting form included a request for the number of trash, recycling and compost customers (by service address) by sector in addition to tonnage data. In addition, while we track the number of customers using the CHaRM or ReSource, we are working with Eco-Cycle and CRC to help identify and increase the number of "unique" customers accessing those city-sponsored facilities. The city will continue to collaborate with partners to develop improved measures of participation across all programs and facilities. Initiatives will be created or adjusted with the goal of maximizing the number and diversity of individual participants in zero waste services and programs. Community-wide surveys on zero waste programs and participation will be used when possible to gauge diversity of participants.

- **GOAL: MAXIMIZE THE NUMBER AND DIVERSITY OF INDIVIDUAL PARTICIPANTS IN ZERO WASTE SERVICES AND PROGRAMS.**

- **PERFORMANCE METRIC: NUMBER OF UNIQUE PARTICIPANTS USING ZERO WASTE PROGRAMS, SERVICES AND FACILITIES (REPORTED ANNUALLY)**

Section 5: Evaluation Process

Guiding Investment Principles

This strategic plan will guide the city's annual decisions about which investments in new or expanded programs, incentives and facilities should be made by providing a clear framework to evaluate the options. Generally speaking, the basic trajectory of strategies the city implements is to begin with voluntary programs, then encourage broader participation with financial incentives, and finally moving to regulatory approaches when incentives do not create enough of the desired outcomes.

The guiding investment principles focus on providing convenient programs and services that reduce waste but are not initially viable for the private sector to provide. Programs and services are designed to be "spun off" when either the economic motivators or the desires of the program

participants have shifted sufficiently to allow the private sector to take over. Sometimes this shift requires enabling legislation so that all private sector companies are playing by the same rules.

Once a new program or facility investment is determined to help achieve one or more goals and there are sufficient trash tax funds to support the investment, it will be evaluated according to the following investment principles and given a numerical score for how many principles it aligns with:

- Preference will be given to cooperative ventures with for-profit and nonprofit organizations over sole municipal control.
- One-time funding is preferable to ongoing program support.
- Investments will be prioritized if they are "opportunistic" and take advantage of fund matches or enjoy significant community support.
- The city will avoid duplicating services where an existing community organization can either provide the service or whose existing services could be built upon.
- Investments will be prioritized if they have the ability to achieve multiple community sustainability goals in addition to the zero waste goals in this plan.
- Following the Environmental Protection Agency's Waste Management Hierarchy, preference will be given first to source reduction or waste avoidance; then to recycling and composting; then to energy recovery for non recyclable materials; and lastly to treatment and disposal. The City will generally not invest in energy recovery facilities that use materials that would otherwise be recyclable or compostable as a feedstock.
- The City will strive to fund projects that test new and innovative waste reduction solutions, especially solutions that provide an alternative to disposing materials that are not currently recyclable or compostable or those that offer a more efficient process for recycling (or reusing) a material.
- Toxic materials are inherently non-sustainable. Any investment is encouraged that can reduce their use, whether through legislation, education or encouraging producer responsibility.
- The city can fund business plans and technical assistance to help partners determine private sector (for-profit or nonprofit) viability.

All new investments options in a given budget year will be ranked according to how well it scores against these investment principles. By ensuring that new investments meet at least one of these principles the city will fund programs, services and facilities that are consistent with its role as defined in this plan.

Evaluation Criteria
Following the initial ranking with the investment principles, new initiatives that meet at least one investment principle will also be evaluated qualitatively and quantitatively according to evaluation criteria. For each criterion the initiative will receive 3 points for a "high" rating, 2 points for a "medium" rating, and 1 point for a "low" rating. When evaluating the quantitative criteria these ratings will be based on estimated tons (of waste diverted or greenhouse gases avoided) or estimated increases in participation.

Quantitative	Rating based on:
Diversion Potential	Tons of waste that will be diverted from the landfill
Greenhouse Gas Reduction Potential	Tons of greenhouse gas emissions that will be avoided
Community Engagement	Ability to encourage broad community participation and raise awareness across diverse audiences

Qualitative	Rating based on:
Upstream Conservation	Ability to support source reduction, repair, reuse or reduced toxicity
Difficulty of Implementation	Consideration of how difficult an initiative will be to implement, taking into account staffing, funding and policy needs

The final piece of the criteria evaluation is a measure of **cost effectiveness**. Depending on the focus of the new initiative (i.e. increasing diversion, participation, etc.) the cost to implement and sustain it will be divided by the relevant quantitative measure. This will provide an estimated cost per ton of material or per additional participant that the initiative will achieve.

These four filters (goals, investment principles, evaluation criteria and cost effectiveness) and the resultant rankings will allow staff and Council to determine zero waste priority work plan items and investments.

Section 6: Issues, Challenges, and Potential Initiatives

Commercial Sector

Issues and Challenges
Based on discussions with the city's business zero waste advisors, surveys and meetings with property owners and business leaders, it is clear that some barriers exist to implementing recycling or compost service in businesses. These barriers include:

- Businesses and multi-family property managers must initiate and pay for additional services, unlike the single-family residential sector where services can be included with trash collection service.
- Unless a business is able to reduce its level of trash service, these costs are additive.
- There is a landlord/tenant split incentive, where an owner or property management company pays the trash bills and may be unwilling to subscribe to additional services requested by businesses.

- Trash and recycling containers in common collection areas often suffer from "the tragedy of the commons," and contamination is an issue. Many businesses report illegal dumping as a significant concern, especially if they are to be required to add recycling or compost collection service.
- There is often insufficient space for additional carts or dumpsters, especially in dense commercial districts.

Potential New Initiatives

Business Recycling Requirement – This universal recycling requirement for businesses would likely require every business to subscribe to single-stream recycling collection. Any such ordinance would need to include exemptions for extreme financial hardship and significant space constraints; an adequate phase-in period; and be paired with incentives and technical assistance. **[Universal Zero Waste Ordinance adopted June 16, 2015 and takes effect June 16, 2016.]**

Food Business Compost Collection Requirement – This universal requirement for business that serve, sell or prepare food or other compostable organic materials (florists, grow operations, landscapers) would require compost collection service. Again, specific exemptions, technical assistance and incentives should be designed to help affected businesses overcome common barriers at start-up. **[Universal Zero Waste Ordinance adopted June 16, 2015 and takes effect June 16, 2016.]**

Take-Out Packaging – This strategy would encourage voluntary use of recyclable or compostable packaging by take-out restaurants. Significant technical assistance and incentives to encourage more widespread adoption would be needed, including helping establish proper on-site collection systems for recyclable and compostable take-out packaging.

Potential Commercial Initiatives	Goals Addressed	New Diversion (tons)	New GHG Reductions (tons)
Business Recycling Requirement	Diversion Climate Participation	5,500 – 11,900	17,000 – 36,600
Food Business Compost Collection Requirement	Diversion Climate Participation	8,600 – 17,100	1,800 – 3,600
Take-Out Packaging	Diversion Climate Participation	100 – 200	< 100

Single-Family Residential Sector

Issues and Challenges

While this sector has access to curbside recycling and compost collection and diverts a higher percentage of waste than other sectors, waste sorts reveal that there are still gains to be made from the recyclable and compostable materials still present in the trash. According to previous years' surveys and input at public meetings, the main barrier to greater diversion is persistent confusion over what materials are recyclable and compostable. Single-family residents would benefit from a more intense focus on:

- Clarity around recycling and composting guidelines
- Technical assistance to overcome barriers to food waste composting

- Facilities that accept hard-to-recycle and hazardous materials
- Reduce and reuse opportunities

Potential New Initiatives

Every Other Week Trash Collection – This strategy would decrease regular single-family trash collection to an every-other-week frequency while increasing organics or recycling collection to a weekly frequency. Any resident still wishing to subscribe to weekly trash collection could do so for an additional charge.

Homeowner Collection Service Requirement – This requirement would modify Boulder Revised Code subsection 6-3-3(b) to require all homeowners to subscribe to curbside trash collection, which is not currently mandated. This would provide an estimated 20% of the single-family residents in Boulder with curbside recycling and compost collection service. This requirement would help alleviate the problem of illegal dumping, since residential rental property owners are the only property owners required to subscribe to trash collection, they frequently report instances of illegal dumping.

Potential Single-Family Initiatives	Goals Addressed	New Diversion (tons)	New GHG Reductions (tons)
Every Other Week Trash Collection	Diversion Climate Participation	2,500 – 5,000	2,600 – 5,200
Homeowner Collection Service Requirement	Diversion Climate Participation	7,400	15,000

Multi-Family Residential Sector

Issues and Challenges

Similar to the experiences of other cities, the multi-family housing sector has the lowest diversion rate of all sectors in Boulder. This is due to barriers including the high resident turnover, inadequate recycling containers on site and limited education received by residents since many do not interact with their waste hauler. In multi-family housing complexes issues with improper recyclable and compostable materials sorting (contamination) are more common in comparison to single-family homes and property owners report a significant problem with illegal dumping. The fact that property owners or managers are often not onsite is also a barrier.

Potential New Initiatives

Multi-Family Composting – This strategy could either modify existing policy to require haulers provide compost collection to multi-family accounts in addition to recycling; or could require multi-family property owners to subscribe to recycling and composting service. This requirement should be phased in over time with significant technical assistance and should be accompanied by a review of potentially conflicting land use code requirements to accommodate a smooth transition to any new requirement.

Existing Policy Enforcement – This strategy would increase resources for enforcement of the existing recycling requirement for multi-family housing, which requires that haulers provide a volume of recycling collection equal to at least half of the volume of trash collection offered to multi-family customers.

Potential Multi-Family Initiatives	Goals Addressed	New Diversion (tons)	New GHG Reductions (tons)
Multi-Family Composting	Diversion Climate Participation	300 – 600	< 100
Existing Policy Enforcement	Diversion Climate	2,100 – 5,800	9,400

Zero Waste Facilities

While Boulder is close to having access to all of the zero waste facilities needed to achieve the plan goals, there are several remaining needs that will have to be addressed in coming years. This list below outlines possible facility needs anticipated today, however future technological developments or partnership opportunities may arise, at which time those facility investments will be evaluated according to the guiding principles in this plan.

Potential New Facility Investments

Compost Site for Commercial Organics - Currently, compostable materials collected from businesses are taken to Western Disposal's compost facility only if that business contracts with Western as its hauler. Other haulers take commercially generated compostable materials to processing facilities that are outside of Boulder County. A city-supported compost facility, at Western or another site, could ensure capacity to serve Boulder's zero waste needs for the long-term, ensure the gate fees are equitable for all haulers using the facility, and make the system more efficient and cost-effective while reducing transportation fuel emissions. In April 2015, A-1 Organics, in partnership with The EDF Group, a private energy firm based in France, is opening a biofuel organic materials digester in Weld County. This facility will be set up to accept compostable materials from businesses from throughout the Colorado Front Range. The digester will create two end-products - a peat moss substitute and natural gas. The facility has already signed a 20-year contract with the Sacramento Municipal Utility District and can accommodate additional compostable food waste collected from Boulder restaurants and supermarkets.

Construction and Demolition (C&D) Recycling Facility - Right now there is no facility in close proximity to Boulder that can sort and process mixed construction and demolition waste. Having this type of facility would greatly increase the diversion from construction projects.

Expanded CHaRM and ReSource - "Phase II" of development at 6400 Arapahoe, already approved through site review by City Council and Planning Board, allows for expanded capacity inside the existing leased area for CHaRM and ReSource. This development would allow each facility to accept a greater quantity and more types of materials for recycling and reuse.

Creative Reuse Center - A creative reuse center typically accepts industrial waste items that cannot be recycled and makes them available very inexpensively to the community, often artists, teachers and students for reuse. This type of facility would increase diversion, address upstream conservation and could increase community engagement and participation in other zero waste initiatives of the city.

Improvements to Boulder County Recycling Center (BCRC) - In order for the BCRC to accept a broader range of plastic packaging (including small, plastic "clamshell" food containers) and a larger quantity of commercial recyclables, the facility needs equipment upgrades.

Waste to Energy Facilities - In the broad definition of how Boulder can become a zero waste community, it would be inappropriate to ignore the possible role of facilities that could process low-grade waste into heating or vehicle fuels. In keeping with the adopted hierarchy of 1-reduce 2- reuse and 3- recycle, it would be appropriate for Boulder to fully exploit the possibility for materials to either be reused, recycled or composted before investing in waste-to-energy. However, for the last remaining waste materials that are unable to be reliably marketed for reuse or recycling, this may be a viable investment option in the future. Notwithstanding this investment priority, Boulder customers may still benefit if the private sector invests in waste-to-energy facilities (e.g., A-1 Organics food waste digester) that allow additional materials to be diverted from the landfill.

Zero Waste Strategic Plan
2015 – 2016 ACTION PLAN
October 2015

What is this Action Plan?
The 2015-2016 Zero Waste Strategic Plan (ZWSP) is designed to set an overarching framework for achieving the zero waste goals set within it and provide guiding investment principles and evaluation criteria to assist with the prioritization of year-to-year opportunities for investing Trash Tax revenue in new and/or expanded programs, incentives and facilities for the Boulder community. This Action Plan is designed to accompany the ZWSP and outlines the strategies the city will pursue in the coming three years based on current waste reduction needs and funding available. The Action Plan, along with community progress towards the ZWSP goals, will be updated annually.

The City of Boulder Action Plan is intended to be viewed in tandem with other community zero waste partners' action plans. Taken together, they paint a more complete picture of the Boulder community's zero waste facilities, services and regulations, as these are all needed to move toward the zero waste Boulder that is encapsulated by the Strategic Plan. A "Zero Waste Boulder" requires the seven basic zero waste facilities described in the plan with universal access – plus high levels of participation in services driven by programs, incentives and regulations – to bring materials to these facilities and minimize the amount of waste heading toward our neighboring counties' landfills.

Focus of 2015-2016 Action Plan
The most recent diversion data for each sector is presented below. Despite the progress made since the original 2006 Master Plan for Waste Reduction, community-wide waste diversion has only risen modestly to 33 percent in 2013. Gains have been made in the residential sector's diversion rates; however, the percentage of Boulder's waste stream generated by the commercial sector has increased significantly while the corresponding diversion rate has remained stagnant. This has contributed to keeping Boulder's community-wide diversion rate relatively low. Due to this, as well as the significant barriers faced by the commercial sector, the 2015 Action Plan primarily targets this sector along with the multifamily residential sector; and work with community partners to ensure cost-effective, universal access to facilities that can serve the Boulder community for years to come.

Diversion Rates		
	2004	**2014**
Single-Family Residential	48%	58%
Multi-Family Residential	14%	20%
Commercial and Industrial	25%	28%
Community Wide	**30%**	**34%**

2015-2016 Work Plan Items

- Expand multifamily housing assistance program based on findings of 2014 targeted pilot project which increased diversion at five complexes by between 4% and 16%.
    - Create a strategy for a cost-effective and efficient approach to providing zero waste education and assistance to the broader multi-family community.
    - Gather data and research the existing multi-family complexes to inform and prioritize outreach efforts.
    - Develop tiers of service to address common barriers (will be tailored to needs):
        - First tier will include a toolkit with resources, educational videos, handouts and signs for waste enclosures
        - Second tier will include toolkit alone with additional assistance, including adjustments to collection service levels, door-to-door outreach, and training for residents
        - Final tier will also include waste audits, recycling and compost containers for units, and on-going feedback to residents
    - ***Sustainability Framework categories: Livable Community, Environmentally Sustainable Community***

- Finalize Universal Zero Waste Ordinance
    - Develop City Manager's Rule
    - Develop ordinance implementation plan
    - Develop compliance and enforcement plan, including tracking system
    - Research online self-reporting form option for compliance
    - Research ways to encourage and incentivize edible food waste donations
    - ***Sustainability Framework categories: Livable Community, Environmentally Sustainable Community, Economically Vital Community***

- Expand business assistance and advising program with multiple tiers of service:
    - Toolkit for do-it-yourself businesses to include employee training videos, free signage, list of resources; examples of good collection setups ("Tier 1" outreach)
    - "Tier 2" advising and technical assistance to inform business about the Universal Zero Waste Ordinance, help them establish internal collection systems and signage; incentives available for standardized, bulk-purchased collection bins
    - "Tier 3" zero waste advising delivered by PACE advisors focused on:
        - Food-generating businesses that need to establish compost collection service
        - Commercial leased spaces where landlord-tenant issues could introduce compliance issues
        - Businesses that choose to go beyond basic service provision and work toward achieving 70-85% waste diversion
    - ***Sustainability Framework categories: Livable Community, Environmentally Sustainable Community, Economically Vital Community***

- Update waste contracts to reflect partner roles outlined in ZWSP.
    - ***Sustainability Framework categories: Environmentally Sustainable Community, Good Governance***

- Negotiate with Western Disposal and A-1 Organics for equitable, cost-effective and convenient composting options for all area organics haulers.
    - ***Sustainability Framework categories: Environmentally Sustainable Community, Good Governance***

Evaluation of 2015-2016 Strategies

Strategy	Diversion Potential* (tons/year)	Avoided Greenhouse Gas Emissions** (mtCO2e/yr)	Community Engagement	Upstream Conservation	Ease of Implementation	Cost-Effectiveness
Expanded Multifamily Housing Assistance (2,000 units)	340 tons	104 mt	2	1	3	$128/ton diversion $22/MF unit
Universal Zero Waste Ordinance (effective June 2016)	14,100 – 29,000 tons	4,228 – 12,056 mt	3	2	2	Implementation: $13 - $6/ton diversion On-going: $1 - $0.54/ton diversion
2015 Business Advising Program (200 Businesses)	828 tons	249 mt	2	2	3	$92/ton diversion $380/business
2016 Business Advising Program -Tier 3 full advising (200 businesses)	828 tons	249 mt	2	2	3	$92/ton diversion $380/business
2016 Business Advising Program -Tier 2 limited advising (220 Businesses)	396 tons	118 mt	2	2	3	$140/ton diversion $251/business

**Diversion potential for each strategy is based on assumptions around the amount of waste a business or multifamily housing unit produces and the average diversion improvement that can be expected based on prior experience or pilot studies. This calculation will get more accurate in future years with the implementation of the new RE-TRAC waste data collection system and Universal Zero Waste Ordinance tracking system currently being designed.*

***Avoided greenhouse gas emissions are calculated using the same waste reduction carbon factor used in Boulder's community greenhouse gas inventory, which does not include consumption-based climate impacts. This calculation will get more accurate in future years with the implementation of the new RE-TRAC waste data collection system.*

Additional Future Initiatives for the Next Two to Three Years

- Continue improving business assistance and advising program in response to needs and barriers that arise.

- Assess the rate of early compliance with any commercial regulations adopted and adjust business technical assistance to bring as many businesses on board prior to compliance deadlines.

- Expand the reach of the multifamily residential assistance program.

- Expand community-wide educational efforts on available services, incentives, and facilities as well as proper recycling/composting/source reduction methods.

- Collaborate with Boulder County and other partners on developing a regional construction and demolition recycling facility.

- Perform a programming exercise to further Investigate/Analyze future uses of 6400 Arapahoe site.
    - As part of this, consider a community conversation to re-name the site
    - Analyze the potential to locate ArtParts creative reuse center on site along with expansion needs for Eco-Cycle and ReSource

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: October 15, 2015

AGENDA TITLE: Concept Plan (case no. LUR2015-00053) for redevelopment of a 1.85-acre site located at 2751 and 2875 30th Street within the BT-1 zoning district. Referred to as "The Boulder Junction Rowhouses" the proposed residential development is located in Phase 2 of Boulder Junction and would consist of 32 attached residential units split between four, 4-story, 37' tall rowhouse buildings totalling roughly 66,000 sq. ft. The proposal also includes a large, central open space feature constructed over a structured parking area containing 70 parking spaces.

Applicant: Jason Lewiston
Property Owner: Greenius Boulder LLC as to 2751 30th St.; McNeill Family Trust as to 2875 30th St.

REQUESTING DEPARTMENT:
Planning, Housing & Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Chandler Van Schaack, Planner II

OBJECTIVE:
1. Hear applicant and staff presentations
2. Hold public hearing
3. Planning Board discussion of Concept Plan. No action is required by Planning Board.

SUMMARY: Concept Plan (case no. LUR2015-00053) for redevelopment of a 1.85-acre site located at 2751 and 2875 30th Street within the BT-1 zoning district. Referred to as "The Boulder Junction Rowhouses" the proposed residential development is located in Phase 2 of Boulder Junction and would consist of 32 attached residential units split between four, 4-story, 37' tall rowhouse buildings totalling roughly 66,000 sq. ft. The proposal also includes a large, central open space feature constructed over a structured parking area containing 70 parking spaces.

Project Name:	Boulder Junction Rowhouses
Location:	2751 & 2875 30th St.
Size of Tract:	1.85 acres (80,687 sq. ft.)
Zoning:	Business – Transitional 1
Comprehensive Plan:	Mixed Use Industrial

Key Issues: Staff has identified the following key issue:

1. Are the preliminary plans consistent with the adopted Transit Village Area Plan (TVAP)?

I. INTRODUCTION AND BACKGROUND

As shown below in **Figure 1**, the 1.85 acre project site is located on the west side of 30th Street, just south of the intersection of 30th and Valmont Rd. The site is comprised of two parcels, one of which is currently undeveloped and the other of which currently contains an RV repair store. Surrounding uses include the mixed residential and live-work Steelyards development across 30th St. to the southeast as well as a variety of service industrial and retail uses along the 30th Street corridor running north and south of the project site. The site is located within the area identified as Phase 2 of the adopted Transit Village Area Plan (TVAP). TVAP Phase 2 includes the areas east of the railroad tracks and west of 30th Street, wherein regulatory changes necessary to implement the vision of TVAP, including land use map and zoning changes, are anticipated to occur after substantial redevelopment of the areas in Phase 1 is complete.

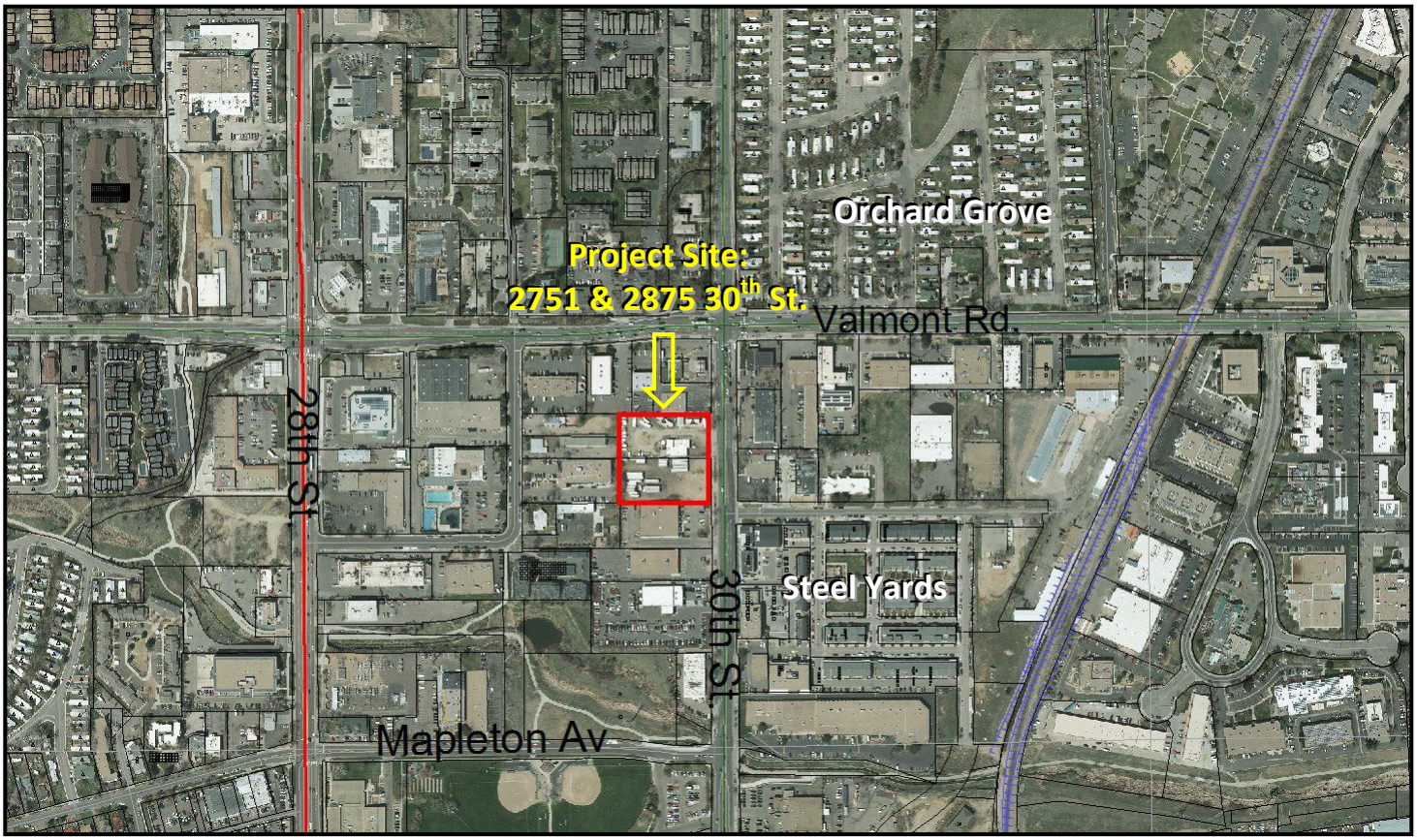


Figure 1: Vicinity Map

II. PROJECT DESCRIPTION SUMMARY

The current Concept Plan proposal is for the redevelopment of a 1.85 acre site located at 2751 and 2875 30th Street within the BT-1 zoning district. Referred to as "The Boulder Junction Rowhouses" the proposed residential development is located in Phase 2 of Boulder Junction and would consist of 32 attached residential units split between four, 4-story, 37' tall rowhouse buildings totalling roughly 66,000 sq. ft. The proposal also includes a large, central open space feature constructed over a below-grade structured parking area containing 70 parking spaces. The open space consists mainly of turf with trees along the north and south periphery, and includes numerous proposed amenities including gazebo structures, a picnic/ barbeque area, a central art feature, a playgound and a small sports field. Access to the site and parking structure is proposed via a drive cut on the south end of the site, just north of the intersection of Bluff Street and 30th Street. The proposal also includes an alley running north-south along the west side

of the site. As illustrated on the site plan shown below in **Figure 2,** both the alley and 30th Street are proposed to include parallel parking. Each unit includes a main entrance and large (roughly 13'8" deep) fenced in front yard area facing the adjacent right-of-way, as well as basement access to the parking structure.

It should noted that this project has been through three Pre-Application reviews (included as **Attachment C**), as well as a hearing by the Boulder Design Advisory Board (BDAB) on September 23, 2015. While it is a bit unique to have a Concept Plan reviewed by BDAB, staff found it to be a benefit at this stage in the process. The draft minutes from the BDAB hearing are included as **Attachment D**.

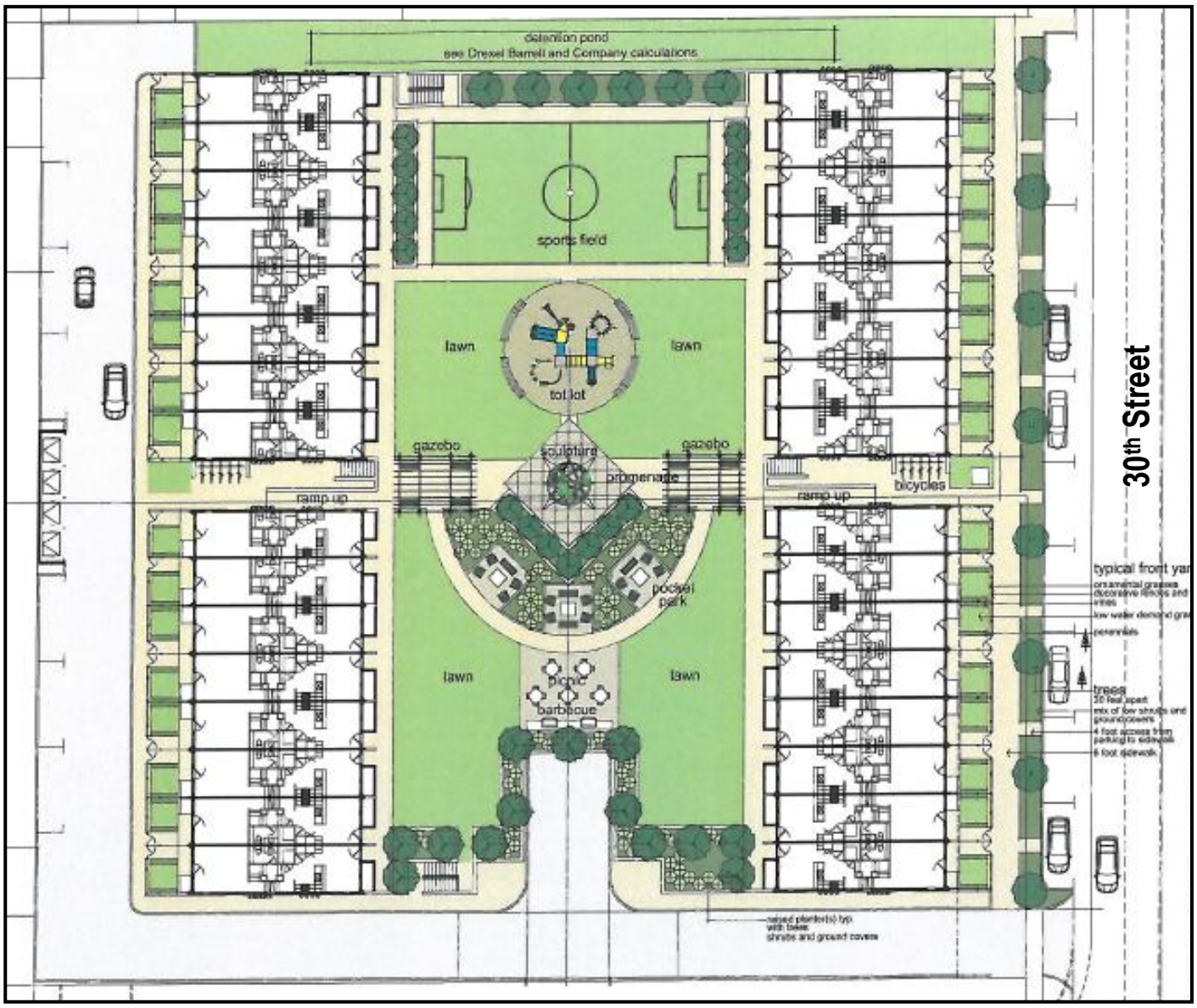


Figure 2: Proposed Site Plan

The proposed buildings are aligned on a north-south access, with two of the buildings fronting 30th Street and two of the buildings fronting the proposed alley. As shown below in **Figure 3**, the buildings are proposed in a rowhouse building configuration comprised of CMU storefront along the first floor, with brick on the second and third stories leading to standing seam metal paneling on the fourth floor elevation. Metal awnings are shown above each group of unit windows. Refer to **Attachment A** for project plans and the full applicant submittal. Section III below includes an

analysis of the Concept Plan Review criteria, which should provide a framework for further discussion by the Planning Board.

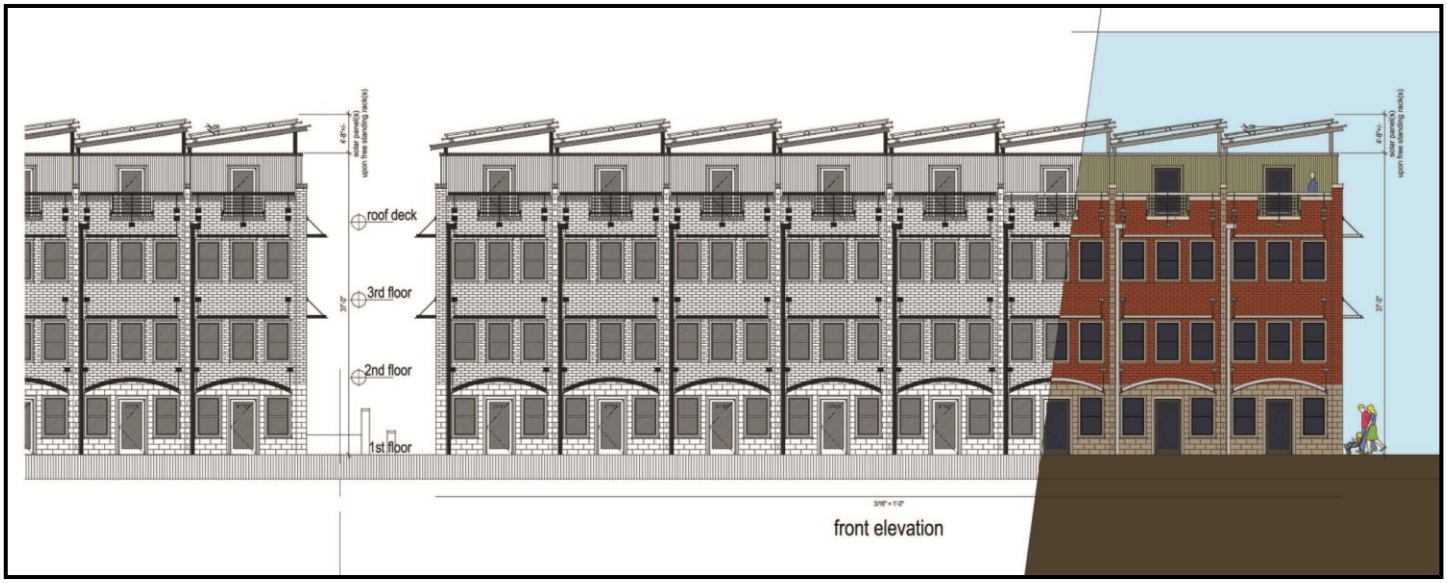


Figure 3: Proposed 30th Street Elevation

PROCESS:

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the BT-1 zone district that are over 2 acres in size or include over 30,000 square feet of floor area. Therefore, development of the 1.85- acre site with over 66,000 sq. ft. of floor area requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the concept review process prior to submitting an application for site review.

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

The proposal includes a request for a height modification to allow for the proposed buildings to reach 37 feet in height where 35 feet is the maximum permitted height. It should be noted that on March 31, 2015, City Council approved a height ordinance that establishes a two-year period during which modifications to the by-right height for new buildings will only be considered through the Site Review process in specific parts of the city or in particular circumstances. The exempted areas are specific parts of the city where adopted area plans provide guidance for the consideration of proposed modifications. Areas within Phase 2 of TVAP are not included in the exempted areas; therefore, the subject property is not eligible to request a height modification through the Site Review process at this time.

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

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

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

As shown in **Figure 1** above, the 1.85 acre project site is located on the west side of 30th Street, just south of the intersection of 30th and Valmont Rd. Currently the 30th Street Corridor District is mostly zoned transitional business (BT-1). The west side of 30th Street is predominantly automobile- oriented retail or storage uses; the east side of 30th Street is predominantly mixed-use, urban storefronts. The site is comprised of two parcels, one of which is currently undeveloped and the other of which currently contains an RV repair store. Surrounding uses include the mixed residential and live-work Steelyards development across 30th St. to the southeast as well as a variety of service industrial and retail uses along the 30th Street corridor running north and south of the project site. Images of the site and surrounding area are included below:

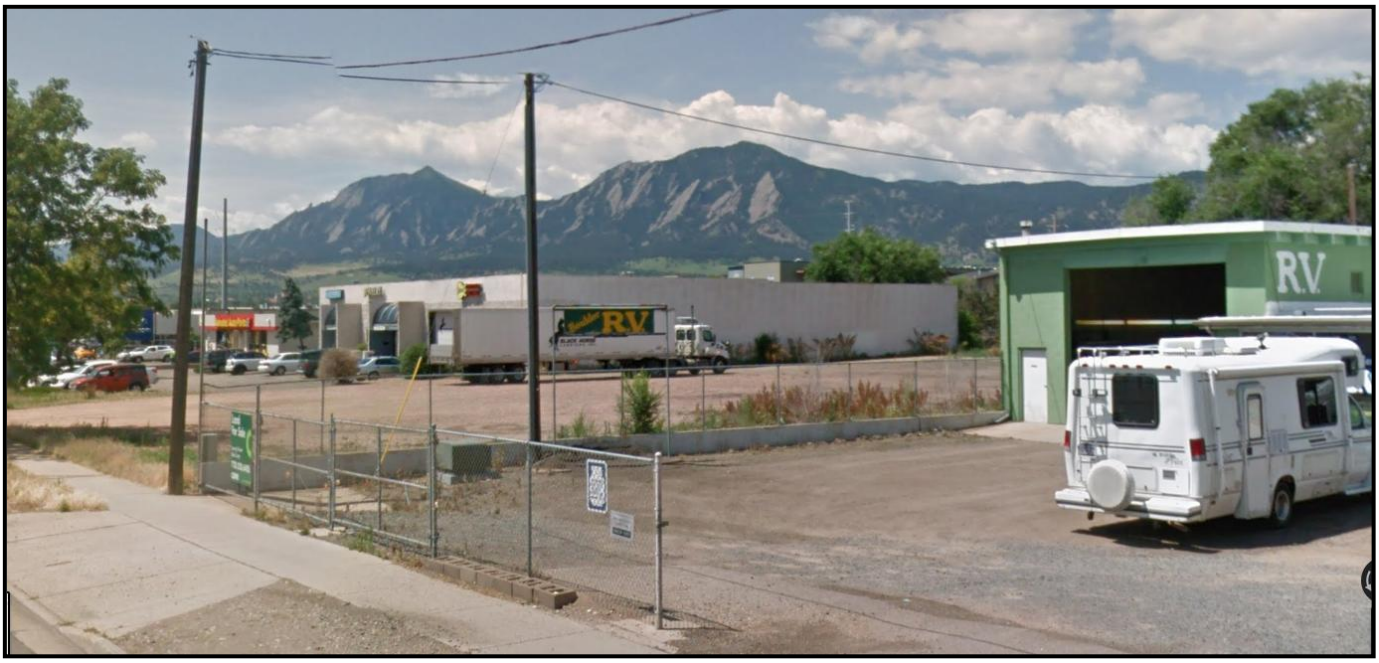


Figure 4a: View of the project site and existing Flatirons views looking southwest from 30th Street

Figure 4b: Looking east from project site across 30th toward auto repair shop and pet store

Figure 4c:
View from just south of project site looking northeast toward Bluff St. with Steel Yards on the right

Figure 4d: View from further south on 30th St. looking north with Steel Yards on right

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

Boulder Valley Comprehensive Plan (BVCP) : Pages **67 to 69** describes 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. The overall TVAP land use Plan is presented on the following page as **Figure 6a.** Within TVAP, the future desired land use for the project site is MU-1 or Mixed Use 1, which anticipates 2-3 story mixed use buildings with a mix of residential and commercial uses and tuck-under, structured or surface parking. See **Figure 5 below** for a description of the MU-1 Land Use designation with precedent development images.

Figure 5: Excerpt from TVAP: Intent of MU-1 Land Use

Character Districts in TVAP. Within TVAP, the Boulder Junction area was divided into eight character districts shown in **Figure 6b**, primarily based on future land use and to promote a particular urban design character for each area. The subject site is located within the 30th Street Corridor Character District, defined on Pg. 31 of TVAP as follows:

> *With a change to a mixed-use designation, the district will evolve to take on the character set by the Steelyards project: a mixture of commercial and residential uses in two- to three-story buildings located along the street, with parking behind, supported by a network of new streets and alleys. The vision is to transform 30th Street into a business main street, with neighborhood and community-serving retail, restaurants, commercial services and offices. New transportation connections, wide sidewalks, first-floor storefronts, pedestrian-scale architecture, street trees and furnishings, and on-street parking will help create a more pedestrian-friendly 30th Street. New housing will most likely be located internally to properties, away from 30th Street, and will range from townhouses to higher-density apartments.*

Pg. 35 of TVAP provides additional detail on the desired character of 30th Street as follows:

> ***30th Street: A Business Main Street***
> *The vision for 30th Street is to transform it into a more pedestrian friendly "business main street" with neighborhood and community-serving retail and restaurants, personal and business services, housing and offices. An important ingredient for this transformation is to add on-street parking. On-street parking helps create a pedestrian environment by slowing traffic and providing a buffer between pedestrians and moving vehicles. It also is considered vital to support adjacent commercial activity and activate the street. The on-street parking could be added with minimal, if any, additional right-of-way and without the removal of existing travel lanes. Detailed engineering after plan adoption will examine the exact alignment of the roadway, the location of parking near traffic signals and intersections, and the feasibility of adding parking in front of smaller properties. The parking spaces will be priced and managed as the area builds out according to the TDM program.*

Land Use Plan

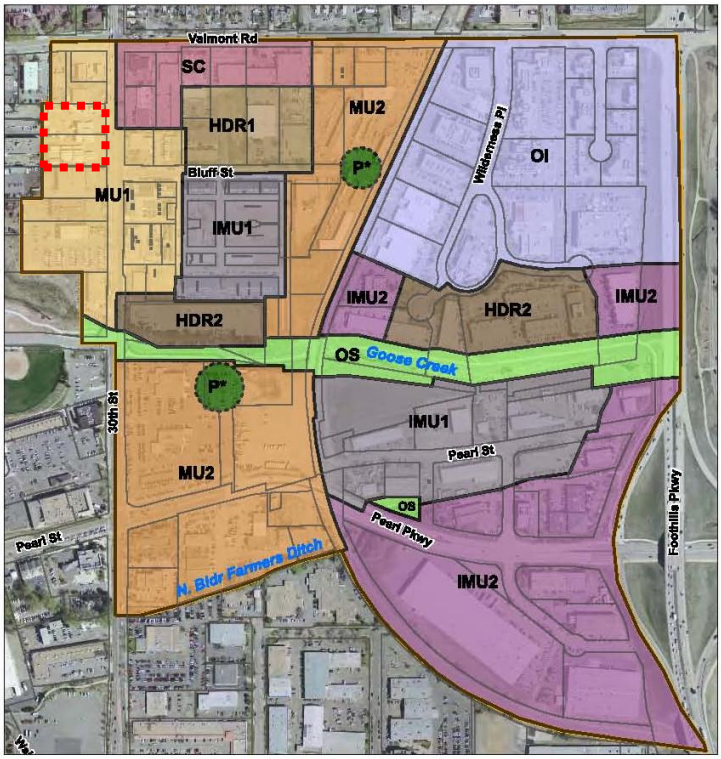


Figure 6a: TVAP Land Use Plan

Character Districts

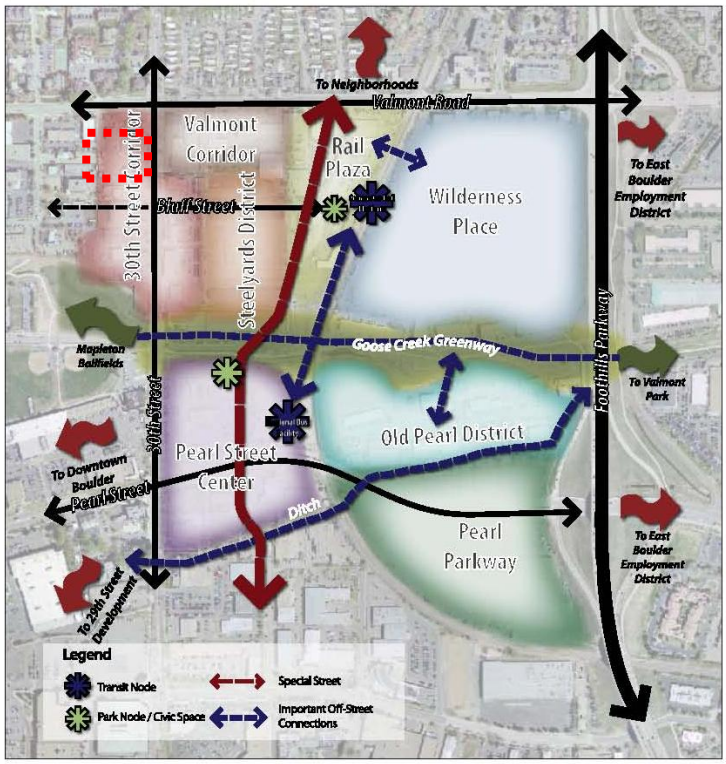


Figure 6b: TVAP Character Districts

A connections plan was also adopted for TVAP that includes a number of connections through the site, as delineated in **Figure 7** (project site shown in green)**.** 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, a sidewalk connection (shown in purple) is proposed running east-west across the northern

property boundary, and a portion of the alley intended to eventually connect Bluff Street to Valmont (shown in yellow) runs north-south along the western property boundary. As noted in the connections plan, two alternative alignments (shown in orange) are shown for Bluff Street west of 30th Street. The final alignment will be determined as part of a financial feasibility analysis for Bluff Street, which has not yet been completed. This will be an important consideration in the redevelopment of the subject site, as one of the potential Bluff Street alignments would be split between the 2751 30th property and the adjacent property to the south (2691 30th), which is not included in the scope of this proposal. Additional information on this issue is included in the review comments under criterion #5 below.

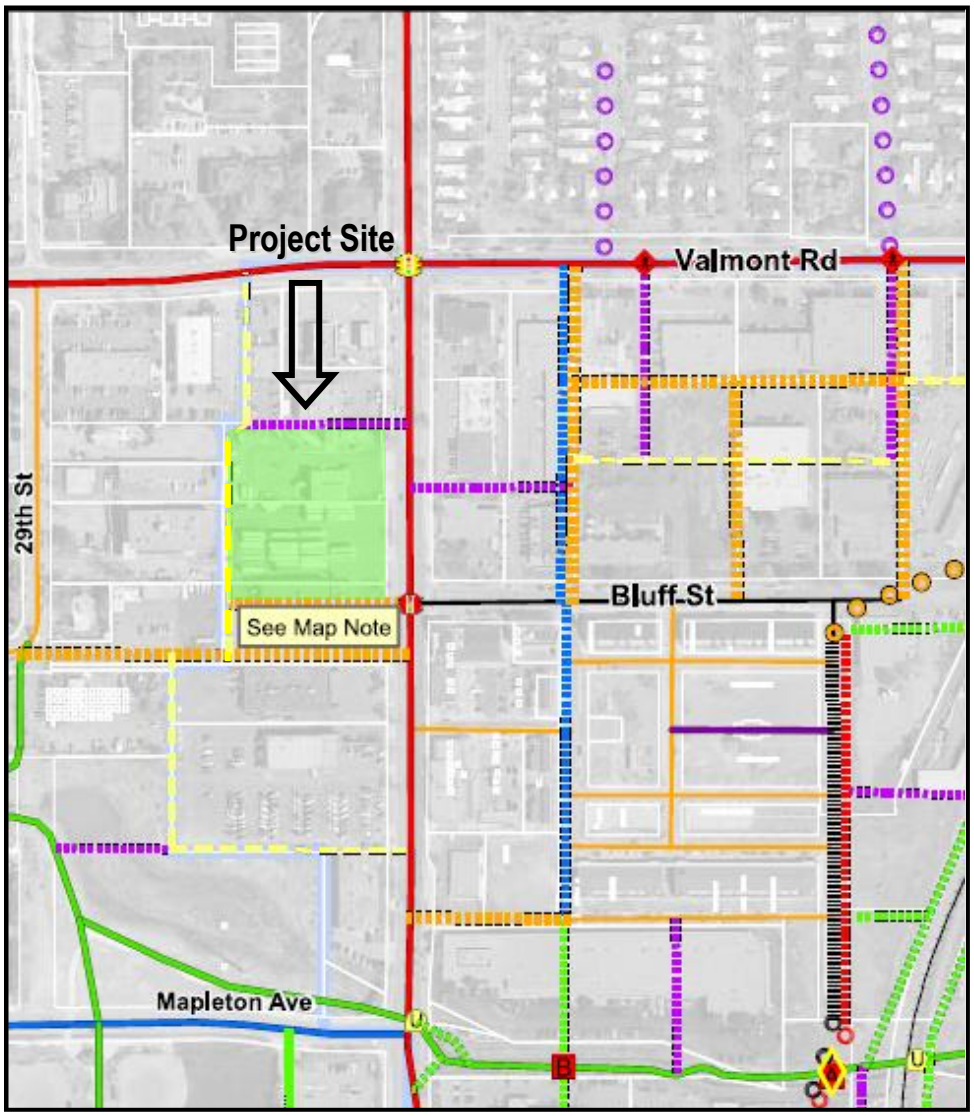


Figure 7: Excerpt from TVAP Connections Plan showing connections through the site

Phasing in TVAP. Development of the areas within TVAP is broken into two phases, wherein the planning horizon for the first phase of redevelopment, generally west of the railroad tracks and east of 30th Street, is 10 to 15 years, and the planning horizon for the second phase, generally east of the tracks and west of 30th Street, is 15 years and beyond. The Implementation Plan for the Transit Village Area Plan describes the process and timeline for various regulatory changes, funding mechanisms and programs to implement Phase 1 and Phase 2 of the

Transit Village Area Plan (TVAP). As shown in **Figure 8** below, the project site is located in the Phase 2 area of TVAP.

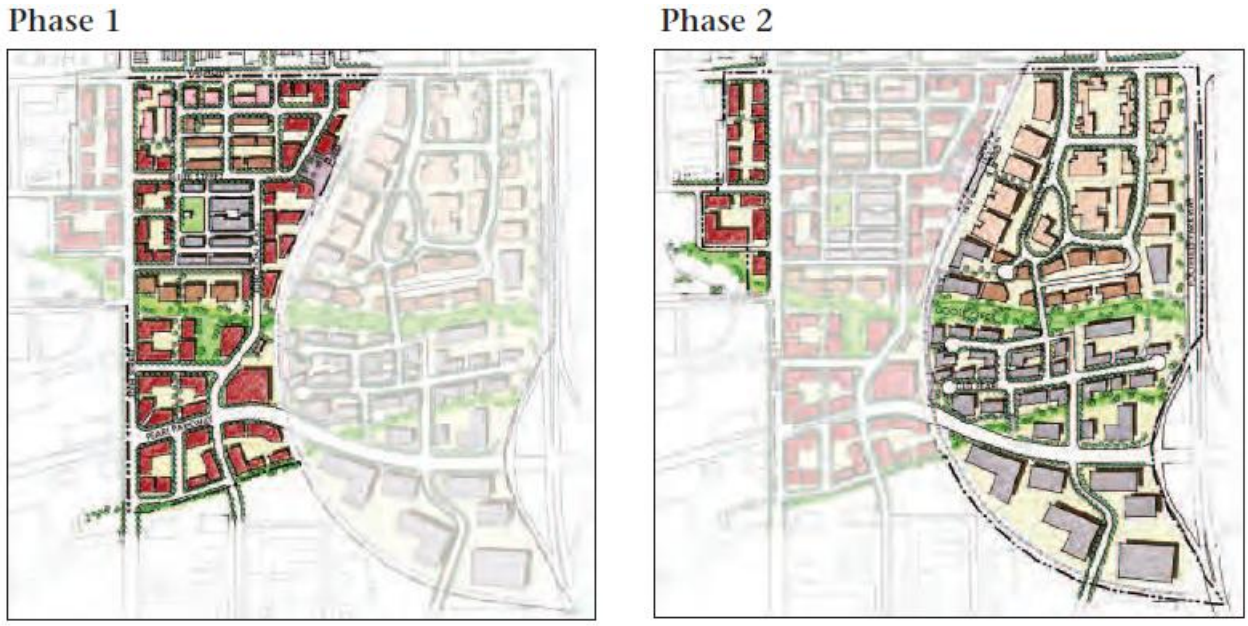


Figure 8: TVAP Phasing Plan

Per the TVAP Implementation Plan, a phased approach will be taken for the following components of implementation: the city's funding of key public improvements, the regulatory aspects of the plan involving land use and zoning changes, TDM and transportation connections. The criteria for city initiation of Phase 2 land use and zoning changes are the following:

- Substantial redevelopment of Phase 1;
- Plan in place for providing public improvements to Phase 2; and
- Market support for Phase 2 land uses

Properties in Phase 2 that wish to redevelop sooner could do so under current zoning, or could request BVCP land use designation and zoning changes consistent with the adopted Area Plan if it can be demonstrated that:

- Adequate public facilities will be in place concurrent with redevelopment, including construction of transportation improvements shown on the Connections Plan that are necessary to serve the property and connect it to the arterial street network. An early action item for plan implementation will be development of a concurrency ordinance that would require adequate public facilities and services to be in place concurrent with redevelopment.

Planning Board and the City Council may also consider the market absorption of properties with similar uses in Phase 1 when considering BVCP land use map and zoning changes for Phase 2 properties. It should be noted that there is currently no plan in place for providing public improvements to Phase 2, including the required Bluff Street connection; therefore, a BVCP Land Use Map change and Rezoning of the project site to BMS would not be supportable at this time.

Existing and Future Site Zoning. As shown in **Figure 9**, the project site is currently zoned BT-1 (Business – Transitional 1), which is defined in section 9-5-2 of the Land Use Code as follows:

Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses.

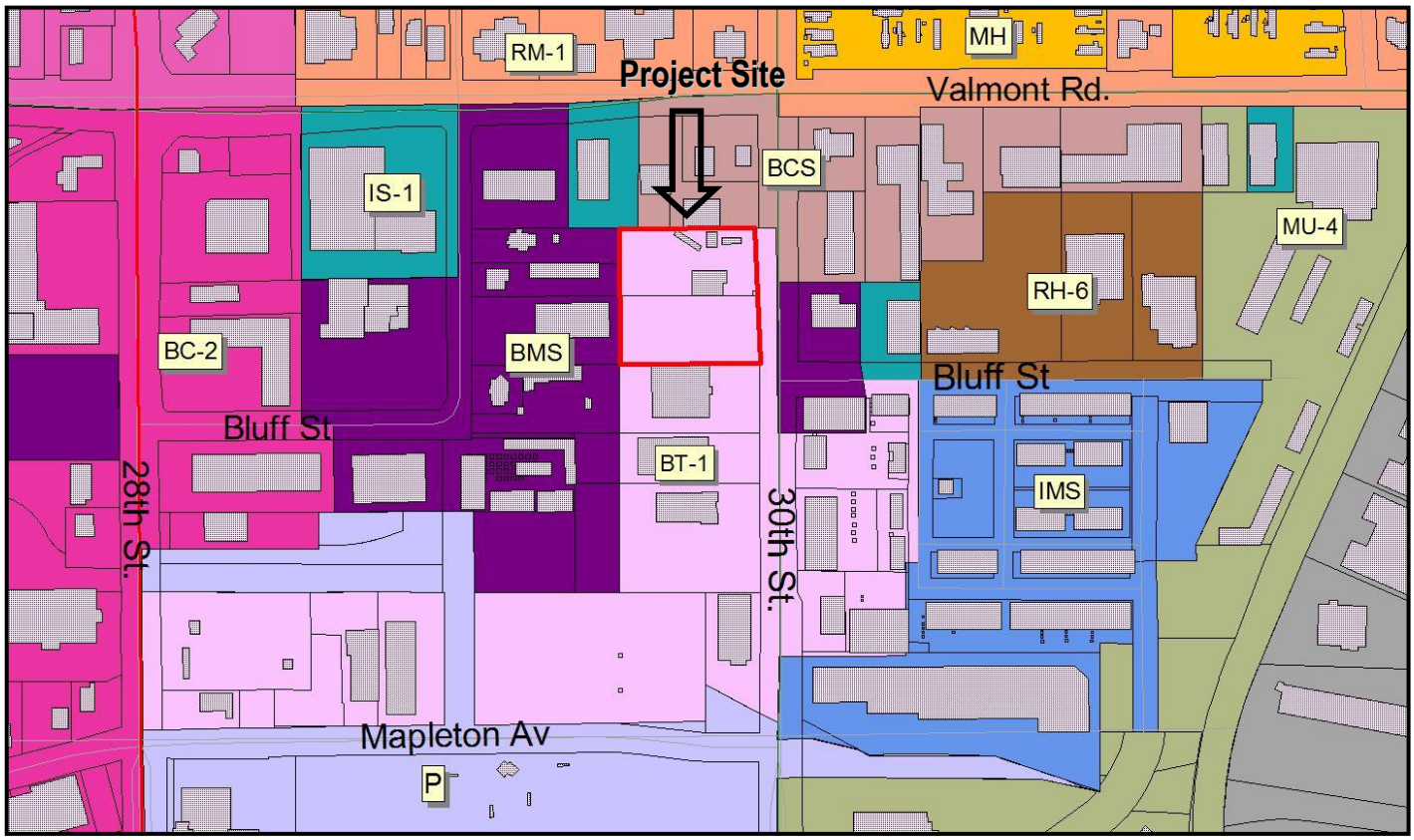


Figure 9: Zoning Map

The future zoning for the project site under the TVAP land use designation of MU-1 is Business Main Street (BMS), which is applied to *"Business areas generally anchored around a main street that are intended to serve the surrounding residential neighborhoods. It is anticipated that development will occur in a pedestrian-oriented pattern, with buildings built up to the street; retail uses on the first floor; residential and office uses above the first floor; and where complementary uses may be allowed"* per section 9-5-2(c)(2)(F), B.R.C. 1981.

There are several significant differences between the existing BT-1 zoning and the future BMS zoning. Specifically, the building setbacks are greater in BT-1 (20 foot front yard setback as opposed to zero lot line setback in BMS; residential intensity in BT-1 is based on minimum open space requirement of 1,200 square feet per unit as opposed to a maximum FAR limitation (1.0 for residential projects in BMS not located within CAGID or UHGID); and, perhaps most significantly, the maximum allowable building height is 35 feet in BT-1 while buildings in BMS may reach up to 38 feet in height by-right.

The current proposal, while meeting the majority of the BT-1 zoning standards, exceeds the 35 foot maximum allowable height for the zone district and shows buildings at an approximate height of 37 feet. It also shows 4 stories where 3 stories is the maximum for both the BT-1 and BMS zones. While the application materials indicate that this request is predicated upon the eventual rezoning of the property to BMS, rezoning of the property from BT-1 to BMS is not included in the scope of this proposal, and as mentioned above is not anticipated until Phase 1 of TVAP is substantially complete and a plan is put in place for the provision of public improvements to the area.

Therefore, because rezoning of the property is not anticipated in the near future and the project site is not located within an area identified as exempt from the height modification ordinance provisions, the subject property is not eligible to request a height modification through the Site Review process. This will have a significant impact on the proposed building design, as it will preclude the proposed buildings from exceeding 35 feet in height.

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

Once the Planning Board has reviewed a Concept Plan application and provided comments at a public hearing as required by section 9-2-13(f), B.R.C. 1981, the city council may call up the application within 30 days of the board's review. Any application that it calls up, the city council will review at a public meeting within sixty days of the call-up vote or within such other time as the manager or council and the applicant mutually agree.

Following the final review of the Concept Plan, the applicant will be required to submit a Site Review application meeting the requirements of section 9-2-14(d), B.R.C. 1981. The project will also be required to demonstrate compliance with the Site Review criteria found in section 9-2-14(h), B.R.C. 1981 as well as the applicable design guidelines for the area set forth in TVAP.

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

Following Concept Plan Review, the applicant will be required to submit a Site Review application. Following Site Review, the applicant is required to submit an application for Technical Document (TEC doc) Review prior to application for building permit. The intent in the TEC doc review is to ensure that technical details are resolved such as drainage and transportation issues that may require supplemental analyses. A TEC Doc review process will also be required for dedication of any necessary easements and right-of-way. A Lot Line Elimination may also be required depending on the final site configuration.

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

There are several opportunities and constraints in relation to the transportation system. As mentioned above the TVAP Connections Plan shows a sidewalk connection running east-west across the northern property boundary, and a portion of the alley intended to eventually connect Bluff Street to Valmont running north-south along the western property boundary. The current proposal includes the alley connection but does not provide a sidewalk along the northern end of the property as anticipated by the connections plan. Perhaps the most significant issue with the current proposal is the proposed access, which is currently shown as being taken off 30th Street along the southern boundary of the property. As discussed in the initial staff review comments to the applicant (see **Attachment B**), staff has significant safety and operational concerns regarding the proposed driveway access off of 30th Street. In addition, given that the future Bluff Street connection shown in the TVAP Connections Plan would run almost immediately to the south of the proposed driveway access, the current proposed access point runs directly counter to the intent of the 30th Street Character District Guidelines within TVAP, which state:

> *"To create a more pedestrian environment and improve safety and traffic flow along 30th Street, eliminate driveway curb cuts on 30th Street when new streets and alleys are developed in the vicinity."*

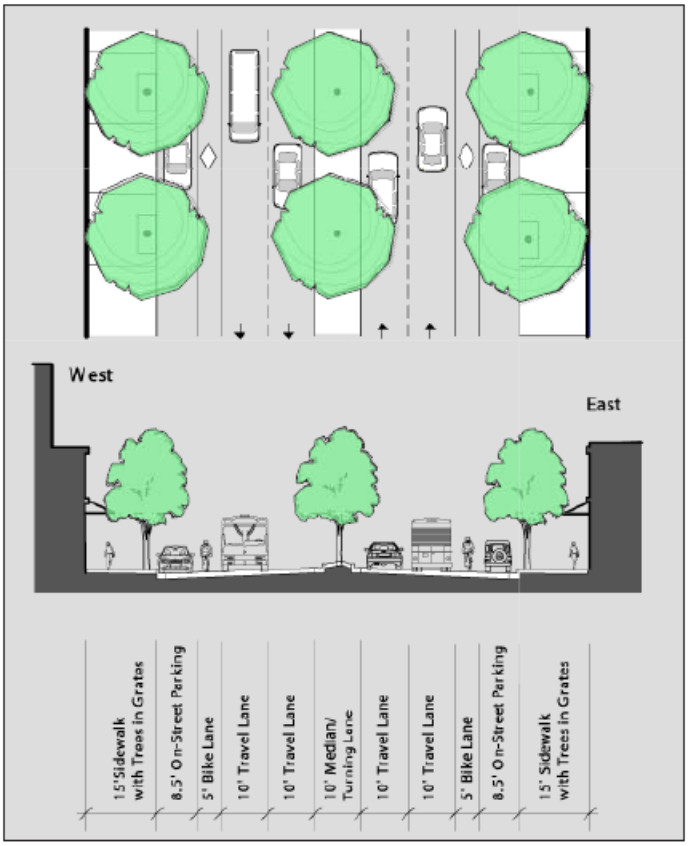
While the applicant has indicated that the proposed access would only be temporary and would be removed once the new Bluff Street extension is constructed, staff has concerns that this would significantly affect the project in terms of the future frontage along Bluff Street, as the current buildings are set back significantly from the proposed drive access and would therefore be even further set back from the Bluff Street frontage once Bluff Street is completed and the temporary access is removed. Ideally, the project site would be redeveloped simultaneously with the adjacent site to the south (2691 30th St.); however, the applicant noted, and staff confirmed that the adjacent property to the south has a long term lease for the building housing Robb's Music, with 13 years remaining on the lease and an option for an additional 25 years thereafter. The building is owned separately from the land, and the current building's owner indicated that they and the land owners have no interest in selling or redeveloping the property in the short- and mid-term future. As a result, any near term extension of Bluff Street is unlikely. The final Bluff Street alignment will be determined as part of a financial feasibility analysis for Bluff Street, which has not yet been completed.

The applicant would be responsible for dedicating the right-of-way / easement and constructing the alley and sidewalk connection. The Streetscape Guidelines in TVAP illustrate what is anticipated for 30th Street along mixed use and high density residential land uses. This streetscape, shown below in **Figure 10,** is further described in the TVAP streetscape guidelines as follows:

30th Street: A Business Main Street

The vision for 30th Street is to transform it into a more pedestrian friendly "business main street" with neighborhood and community-serving retail and restaurants, personal and business services, housing and offices. An important ingredient for this transformation is to add on-street parking. On-street parking helps create a pedestrian environment by slowing traffic and providing a buffer between pedestrians and moving vehicles. It also is considered vital to support adjacent commercial activity and activate the street. The on-street parking could be added with minimal, if any, additional right-of-way and without the removal of existing travel lanes. Detailed engineering after plan adoption will examine the exact alignment of the roadway, the location of parking near traffic signals and intersections, and the feasibility of adding parking in front of smaller properties. The parking spaces will be priced and managed as the area builds out according to the TDM program.

30th Street
Along Mixed Use and High-Density Residential Land Uses*



107' Street Section
** Along Service Commercial, existing condition (with no on-street parking) remains.*

As discussed in the initial reviewer comments to the applicant (found in **Attachment B**), the applicant will be responsible for the dedication of right-of-way and constructing the following public improvements:

- A 10' wide left-turn lane
- An 11' wide (inside) southbound travel lane should the existing lane be less than 11' wide
- A 12' wide (outside) southbound travel lane should the existing lane be less than 12' wide

- A 5' wide southbound bike lane should the existing bike lane be less than 5' wide
- An 8.5' wide on-street parking which also includes curb-and-gutter
- A combined 16' wide landscape area and detached sidewalk behind the curb-and-gutter

It should be noted that while the current proposal meets the streetscape dimensions shown in the streetscape guidelines, the site and building design do not meet the intent of the streetscape standards, as the current proposal shows ground floor units separated from the sidewalk by large (roughly 13 feet deep) fenced-in front lawn areas.

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

There are no known special status plant or animal species located on the site. The northern site is fully developed and the southern site has been vacant and is denuded of most vegetation except for weedy plant species. There are adjacent public street trees on 30th Street, but it is not likely that these trees can be preserved if parallel parking is installed. Prior approval from the City Forester is required and mitigation shall be due prior to their removal.

Given the broad expanse of vacant land, there is an existing view corridor to the Flatirons from the subject property. This viewshed should be taken into consideration as project plans move forward. While the current site layout may preserve views to the south from the property, staff has significant concerns regarding the proposed central open space feature. Specifically, the vast majority of open space is currently over structured parking with significant elevation change from surrounding access points. Expanses of high water turf and planters of unknown elevation are illustrated with little or no shade. There is high potential for this space to become extremely difficult to maintain. This, it remains unclear if the elevated space would meet open space requirements per section 9-9-11 B.R.C. 1981.

New development is required to meet the landscape standards of section 9-9-12 , "Landscaping Screening Standards", 9-9-13 , "Streetscape Design Standards," and 9-9-14 , "Parking Lot Landscaping Standards," B.R.C. 1981 as well as any specific design elements of the TVAP guidelines and Site Review Criteria of section 9-2-14(h).

7) Appropriate ranges of land uses;

While attached dwelling units are allowed by-right under the current BT-1 zoning standards, it should be noted that under the future BMS zoning district standards, attached dwellings are only allowed *"provided that it is not located on the ground floor facing a street, with the exception of minimum necessary ground level access, otherwise by use review only"* (section 9-6-1, B.R.C. 1981). In addition, given that the desired character of the 30th Street corridor as set forth in TVAP is to become a "*business main street with neighborhood and community-serving retail and restaurants, personal and business services, housing and offices,"* the proposal to redevelop the entire site as strictly residential with ground floor access does not appear to meet this intent. While the applicant has indicated previously that they would like to eventually allow for home-based businesses to meet the intent of the character district, "live-work" uses are prohibited within both BT-1 and BMS zones, and "home occupations" as defined in the land use code are required to be *"clearly incidental and secondary to the residential use of the dwelling and… not change the residential character thereof*" per the Use Standards in Chapter 9-6, B.R.C. 1981.

Therefore, in either zoning scenario, any potential nonresidential uses intended to be introduced in the future would have to be completely separate from any residential uses. As discussed at the BDAB hearing for the project on September 23, 2015, this presents a significant issue in terms of design, as an appropriately designed residential project would not be suitable for conversion to commercial uses and vice versa. Staff finds that a mix of uses would be more in keeping with the intent of the TVAP guidelines as well as the BMS zoning district standards. If redevelopment of the property does not occur until after the property has been rezoned to BMS, then it is unlikely that the proposed residential use would be supported through the Use Review process.

8) The appropriateness of or necessity for housing.

Please see the response to criterion #7 above. While additional housing is anticipated throughout TVAP and may be appropriate for this site in some form, the current proposal to redevelop the site as 100% residential would not meet the intent of the TVAP guidelines for the 30th Street corridor.

Key Issue 1: Are the preliminary plans consistent with the Transit Village Area Plan (TVAP)?

Mass and Scale. The Concept Plan illustrates four four-story buildings at a height of roughly 37 feet. As noted, TVAP envisions 2-3 story mixed use buildings at an FAR of 1.0. While the proposed FAR of 0.82 is consistent with the desired FAR set forth in TVAP, the proposal for four story buildings does not appear to be consistent with the desired building form described in TVAP.

TVAP Guidelines. There are a number of guidelines within the Transit Village Area Plan that will be the basis of the evaluation of the proposed project, along with the Site Review criteria, as the project moves forward. The following is a preliminary consistency analysis of the proposed project with the relevant TVAP Urban Design Guidelines. The staff comments under the Concept Plan Review criteria above also address the project's consistency with many of the relevant guidelines and policies found within TVAP.

General Urban Design Guidelines:

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

  Currently the eastern building appears to meet this guideline, with the majority of the main entrances to the buildings located along 30th Street; however, the western building is oriented towards the proposed alley rather than the street and therefore does not meet this standard. It would also be preferable to have units facing the future Bluff Street extension to the south.

- ***"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."***

  While there is currently very little detail shown on the conceptual renderings to determine the project's consistency with this guideline, staff finds that generally speaking the first floor facades appear to be somewhat lacking in terms of *pedestrian-scale materials and architectural articulation.* Specifically, it appears that the first floor is proposed to be treated with CMU, which is of a larger scale than brick and generally inappropriate for pedestrian-scale residential development.

Staff notes that the Site Review criteria also require that "*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.*" While generally speaking it is desirable to keep buildings simple and elegant, there should also be enough variation to create a unique sense of identity within the development and to maintain pedestrian interest.

As discussed at the BDAB hearing for the project on September 23, 2015 (see **Attachment D**), the "eyebrow" awnings currently shown above the unit entrances are not compatible with the rest of the façade, and give the appearance more of a commercial storefront than residential units. Similarly, the repetitive configuration of the windows, lack of variation in window size, and lack of detail in window treatment is more akin to a warehouse or office building than a residential rowhouse building. The proposal to place at-grade lawn areas along the street with at-grade building entrances centered within the unit façade creates a large amount of separation between pedestrians and building entrances, while at the same time serving to create less visual interest to pedestrians and further confusing the residential versus commercial identity of the building. The placement of the doors in the center of the units also results in less optimal interior spaces.

As suggested by BDAB, staff concurs that there should be more of an effort to "individualize" the units and formally define each residential space through the use of window patterning and detailing, off-center entrances, utilization of stoops or risers to create between 18" and 30" of grade change between the street and unit entrances, and removal of the front lawn features to bring the building closer to the street. In addition, the applicant should explore ways of using brick coursing and other building techniques to create more texture and improve shadow lines within the façade.

Regarding the materiality of the proposed buildings, while staff supports the use of brick and metal as the primary building materials, staff would also like to note that special consideration should be given in the Site Review submittal to ensure that the project meets the Site Review criterion requiring 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.*" Staff recommends that special consideration be given to building proportion and fenestration details in the formulation of the Site Review submittal.

- ***"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."***

  Staff has significant concerns with the proposed open space. Specifically, the proposed street access would create a large amount of unnecessary pavement following the completion of the future Bluff Street connection, which creates issues in terms of how the future streetscape will be treated. In addition, as discussed further in the staff development review comments included as **Attachment B**, the vast majority of open space is currently over structured parking with significant elevation change from surrounding access points. Expanses of high water turf and planters of unknown elevation are illustrated with little or no shade. Staff has significant concerns about the feasibility and long term maintenance of landscaping within this space, and whether the elevated space would be able to meet

the usable open space requirements per section 9-9-11 B.R.C. 1981.

The applicant should also give special consideration to how open space areas will provide "*significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981*" as required in the Site Review criteria. The applicant should explore ways of creating a more proportional and welcoming space that provides usable open space while contributing to the overall visual patterning of the building frontages as seen from 30th Street and the future Bluff Street extension.

30th Street Corridor District Guidelines:

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

  Aspects of this proposal are generally consistent with this guideline, although overall the project does not meet the intent of this guideline, as it does not incorporate the future Bluff Street connection and therefore essentially ignores an entire frontage of the property. The current proposal addresses 30th Street, but places no buildings along the future access and has half of the units fronting onto the alley connection. The ideal development pattern for this site based on the guideline above would entail buildings fronting on both 30th and Bluff rather than creating an additional access drive running parallel to Bluff with no building frontage thereon.

- ***"To create a more pedestrian environment and improve safety and traffic flow along 30th Street, eliminate driveway curb cuts on 30th Street when new streets and alleys are developed in the vicinity. (See Chapter 4: Transportation Connections Plan.)"***

  As previously discussed in the Pre-Applications for this project (refer to **Attachment C**), staff has significant safety and operational concerns regarding the proposed driveway access off of 30th Street. Given that the future Bluff Street connection shown in the TVAP Connections Plan would run almost immediately to the south of the proposed driveway access, the current proposed access point runs directly counter to the intent of the above guideline.

- ***"Provide pedestrian interest along 30th Street by selecting active ground-floor uses, such as retail and commercial services, where feasible."***

  The current proposal does not meet the intent of this guideline, as the proposed project is entirely residential. It is worth noting that the description of the 30th Street Corridor Character District as found on Pg. 31 of TVAP also states that the vision is *"to transform 30th Street into a business main street, with neighborhood and community-serving retail, restaurants, commercial services and offices…[and] new housing will most likely be located internally to properties, away from 30th Street."* While the current proposed residential density would be permissible through the existing zoning, the applicant should note that during the Site Review process it will be necessary to demonstrate that the project is consistent with the goals of TVAP, including those described above, and that an all-residential project, especially one that does not create visual interest at the ground level, may not meet that intent.

- ***"Provide street furnishings, such as benches, planters, café seating, art, and pedestrian lighting."***

The current submittal does not include details on the proposed streetscape in this regard; however, the site plan does not appear to include any of the pedestrian amenities listed above. While the proposed open space area appears to include some of these elements, the open space itself is not integrated into the streetscape or easily accessed by pedestrians; therefore the open space amenities shown on the central courtyard do not contribute to the project meeting the intent of this guideline. Moving forward, the applicant should give special consideration to how the treatment of 30th Street can be enhanced to meet this guideline.

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 fielded questions from a nearby property owner regarding the project but has not received any comments in opposition to the proposal.

STAFF FINDINGS AND RECOMMENDATION:

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

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

A: Concept Plan Submittal
B: Development Review Comments to Applicant
C: Previous Pre-Application Responses to Applicant
D: Draft Minutes from Sept. 23, 2015 BDAB Hearing

Concept Plan Transmittal 6.10.15
The Boulder Junction Rowhouses
2751 30th and 2875 30th

This site, 2751 30th and 2875 30th, is part of the adopted Transit Village Area Plan (TVAP) and is slated to be zoned TVAP-MU1, consistent with a BMS zoning, when Phase 2 of TVAP is implemented. The site is currently zoned BT-1.

Our proposed Boulder Junction Rowhouses will be 32 family sized homes, complete with 2,000 sf+ each (plus a 700 sf basement), 3 bedrooms, a fenced front yard, and a great community park.

They will also be among the most energy efficient homes ever built in Boulder, with solar electricity, solar hot water, NRG block walls, and healthy indoor air.

We propose entering an underground garage from the south side of the property with, for the present time, an entrance from 30th Street. The entrance to the development can be moved to the new Bluff Street, when it is extended in accordance with the TVAP transportation plan.

As part of our submittal, we would like the Planning Board to consider allowing us a 38' height, rather than the 35' currently allowed under BT-1. We have raised only the center portion of each building, at the "stair tower", to 37'. This will allow access to the roof top decks.

The façade facing 30th Street will remain at approximately 32'. The taller portion (37' height) of the building will be set back from the 30th Street property line about 40 feet.

We note that under the future BMS zoning, the site is designated to have 38' maximum height, so we believe that this is a reasonable request. Please note that **we are not asking for any additional units/density above that which is allowed under the current BT-1 zoning**.

We comply with BT-1 zoning in the matters of density / open space (minimum 1,200 sf open space per unit), front, side and rear yard setbacks, and parking (2 spaces per 3 bedroom unit).

Also, please note that our FAR, although not applicable under BT-1, is about .8, which is less than the 1.0 FAR allowed (for residential) under future BMS zoning.

With the hundreds of thousands of square feet of office space being built in Boulder Junction, there is scarcely little large size (2,000 sf +) housing being added for families, who will want a front and back (ground floor) entrance, a fenced yard for a dog, and a playground and park right outside the door. And all within walking distance of new offices, restaurants and retail.

The Boulder Junction Rowhouses will be a (clean energy) supply of homes that will be in huge demand in the district.

Please approve our project.

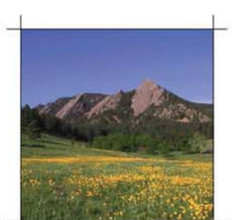
Thank you.

Jason Lewiston
Greenius Boulder LLC

Boulder Junction Rowhouses

boulder junction rowhouses

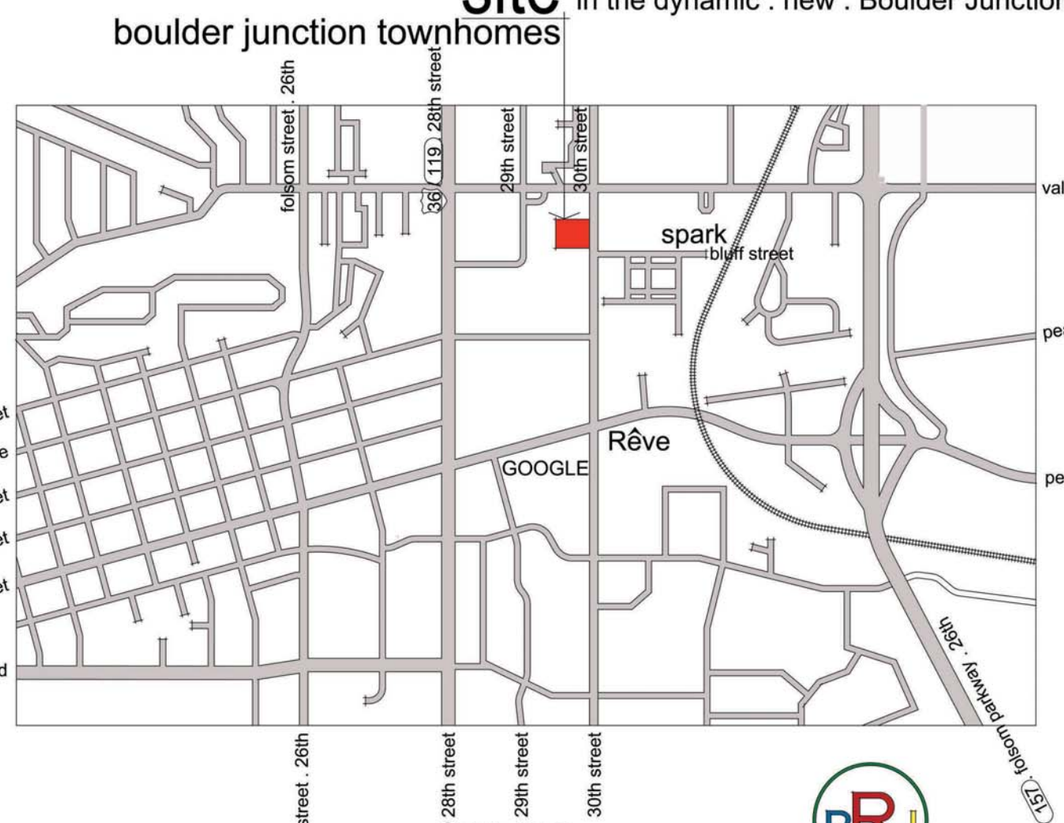
boulder junction

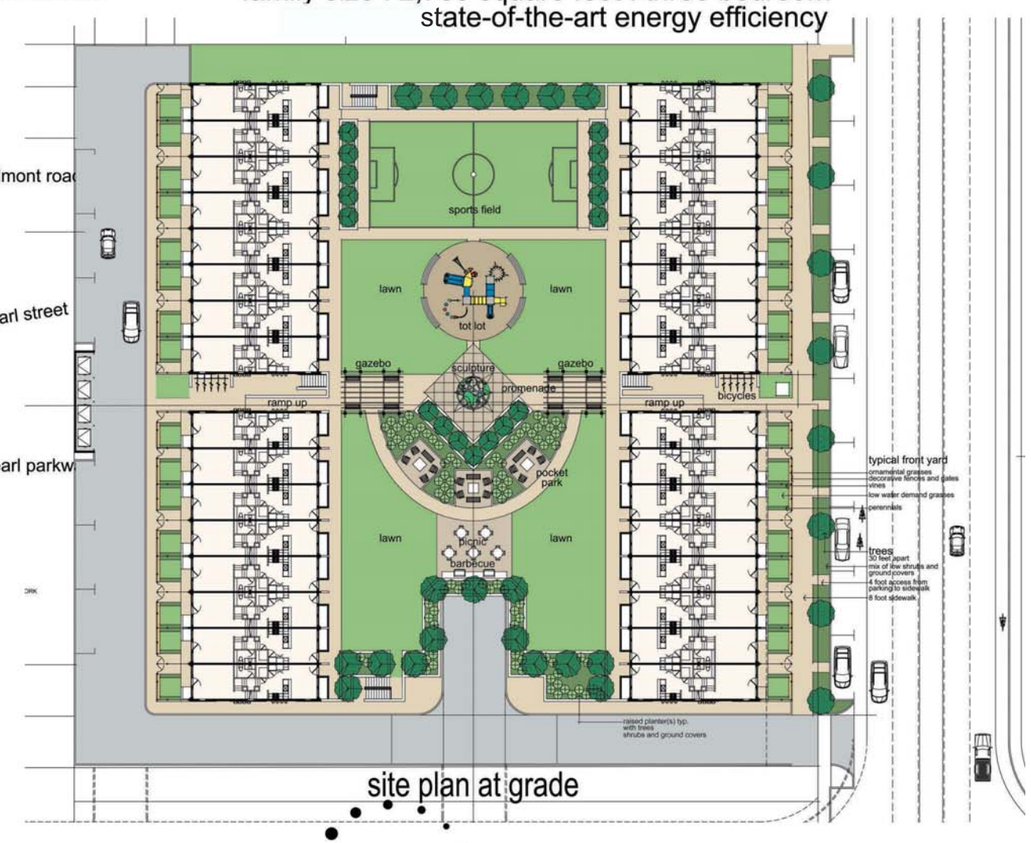


site

Presenting 32 new rowhouses in the City of Boulder Colorado
in the dynamic . new . Boulder Junction District

family size . 2,700 square feet . three bedroom
state-of-the-art energy efficiency





site plan at grade

27 April 2015

called north

Curtis
Since 1945
Craig and Mark Menuck
Curtis Building Company
craig@curtisbuilding.com
mark@curtisbuilding.com

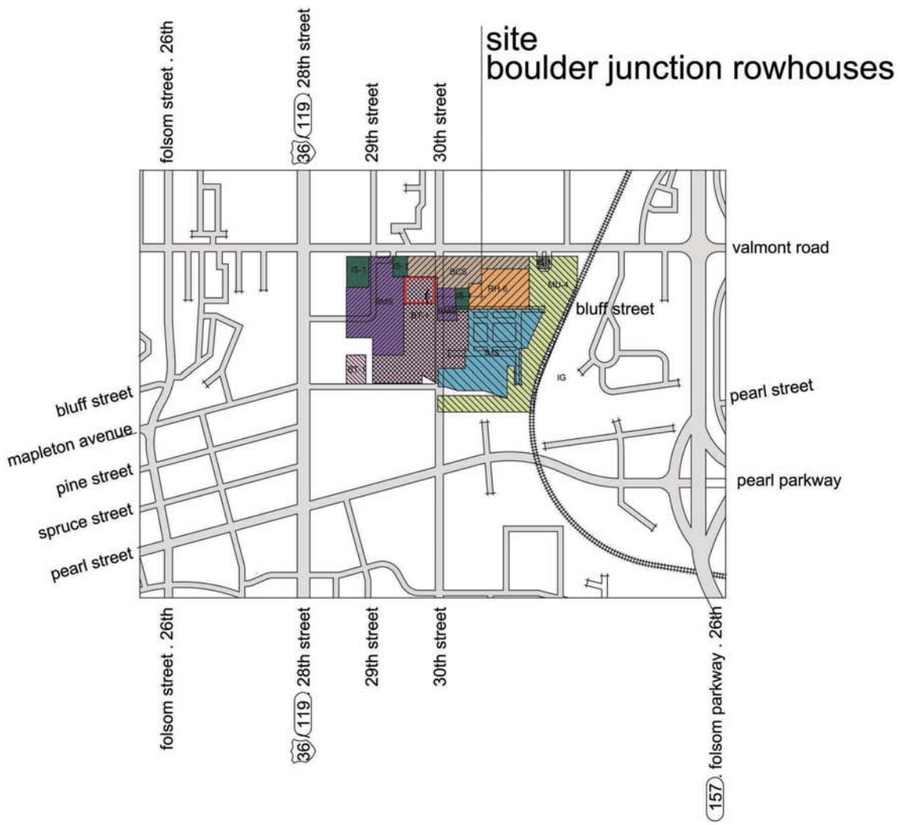
BRJ
jeff dawkins architect . llc
State of Colorado License . ARC.00403480
248.321.0640
jeffthearchitect@gmail.com

greenius
greenius corporation
782 Cherry Street
Denver . Colorado . 80220
303.990.2629
jasonlewiston@gmail.com

Architectural Documents
Boulder Junction
rowhouses

boulder junction rowhouses

boulder junction



drawing index

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	cover
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9.	typical building section
10.	open space calculation
11.	Bluff Street extension per TVAP proposal

The Team

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Developers
Jason Lewiston
Greenius Corporation
782 Cherry Street . Denver . Colorado . 80220
JasonLewiston@gmail.com 303.990.2629

Craig and Mark Menuck
Curtis Building Company
craig@curtisbuilding.com 248.722.2400
mark@curtisbuilding.com 248.730.0300

Architect
Jeff Dawkins . Architect
Jeff Dawkins Architect . LLC
jeffthearchitect@gmail.com 248.321.0640
State of Colorado License . ARC.00403480

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Energy Features

Energy efficient design, including solar panels, is about saving money through lower utility bills. It is a fantastic coincidence that in saving money, you are also doing a great deal to help the environment by causing far less pollution, and increasing your comfort, health, safety, and even our national security.

Our rowhouse dwellers will save hundreds of dollars per year on their utility bills due to several features, including:
NRG Block: Our exteriors will be built out of an insulated block, some in brick size shapes, which is far superior to any lumber/insulation combination. There will be virtually no air loss or heat exchange through our walls.

Greenius Screens: We will install our own interior magnetic window screens (patent pending) which will block most air loss and heat exchange at the windows.

Energy Recovery Ventilator: As a result of having air tight structures, we will install energy recovery ventilators which will use the energy from indoor air to heat or cool incoming outdoor air. Our indoor air will be frequently exchanged at minimal energy loss.

Solar Panels: A 2 to 3 kWh system will provide much of the electricity for our units. The units will still be "grid" tied and will draw electricity from the grid whenever necessary.

Terrazzo concrete floors: You really don't want to know what you breath in from your carpeting or coated hardwood everyday. Our floors will be time tested, eternal poured concrete. Residents can place area rugs atop and replace them when needed if they like, but our flooring will not significantly off-gas or retain dirt.

Solar Hot Water Collectors: Have you ever picked up a hose in the summer and felt how hot the water was? We will use the sun to heat much of our hot water.

Ceiling Fans: These use a lot less energy than air conditioners in the summer. User friendly Programmable Thermostats.

LED and CFL lighting: Some of our light bulbs will last ten years or more and use 1/15 the energy of yesterdays bulbs.

Front loading washing machines: These use a lot less water than top loading washers.

With respect for our neighbors from Google, we will be installing Nest Thermostats in all of our homes, and products from the partners of Nest, including Big Ass Fans, Whirpool Appliances, and LIFX lighting.

2751 and 2875 30th Street
Boulder . Colorado

27 April 2015

Curtis
Since 1945
Craig and Mark Menuck
Curtis Building Company

craig@curtisbuilding.com
mark@curtisbuilding.com

jeff dawkins architect . llc
State of Colorado License . ARC.00403480
248.321.0640

jeffthearchitect@gmail.com

greenius
greenius corporation
782 Cherry Street
Denver . Colorado . 80220
303.990.2629

jasonlewiston@gmail.com

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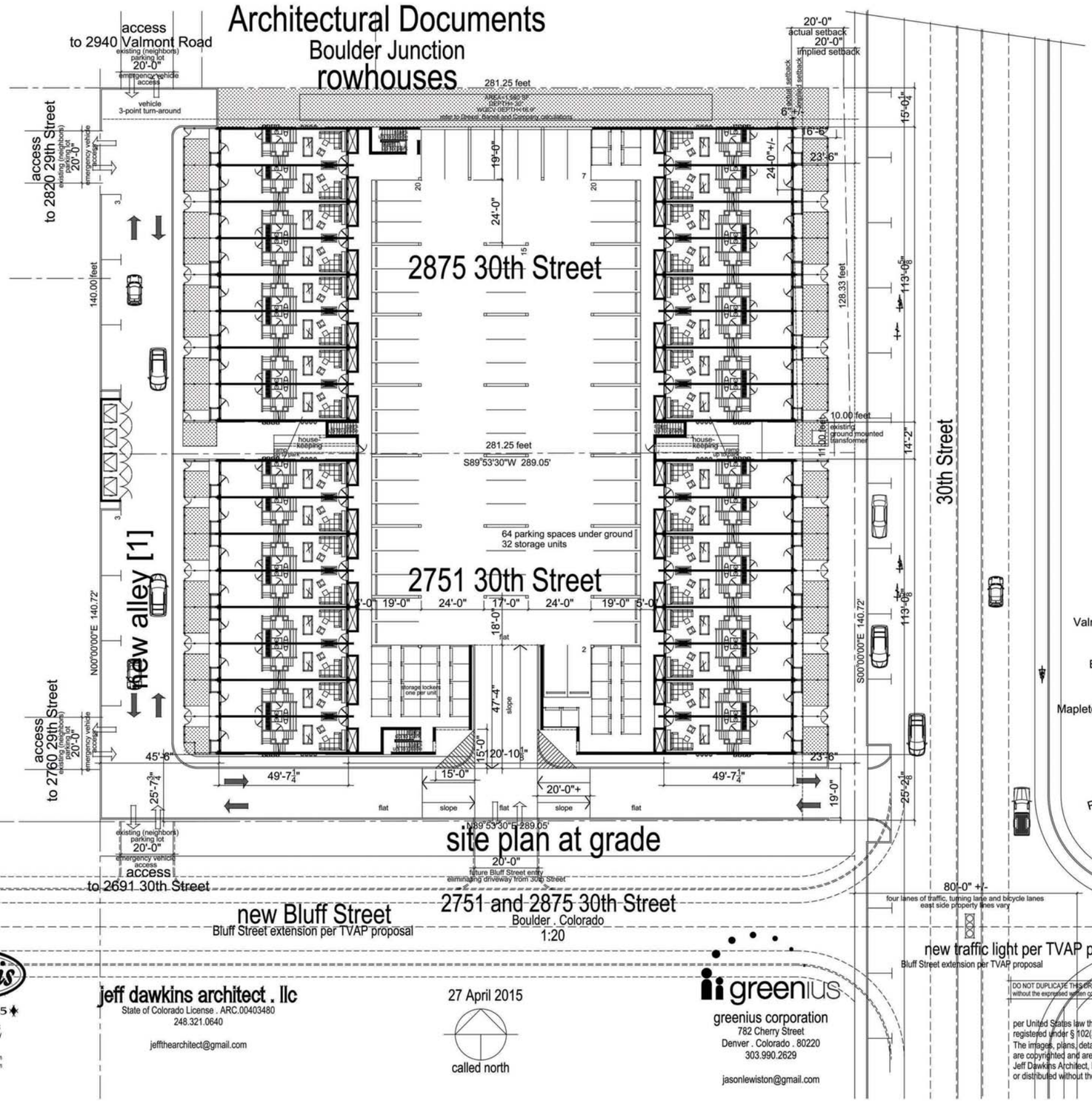
Architectural Documents

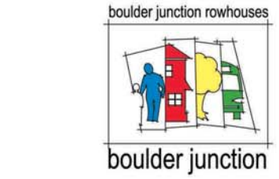
Boulder Junction rowhouses

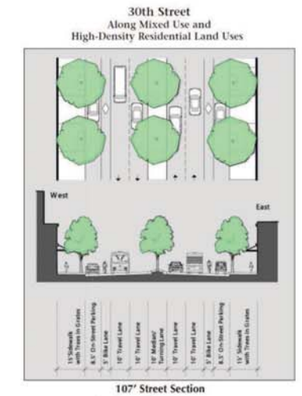
FAR (floor area ratio) BMS zoning
32 units at 2,078.64 square feet each
66,516.48 square feet
lot(s) size: 80,687 square feet
0.82 FAR

lot size calculation
2875 30th Street = 40,147 square feet
2751 30th Street = 40,540 square feet

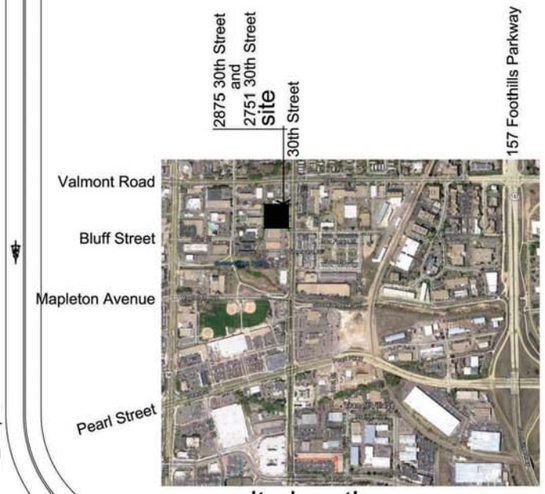
proposed parking
32 3 Bedroom Units
2 parking spaces per unit
64 parking spaces required
70 parking spaces provided







streetscape
as shown in TVAP



site location map

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Curtis Building Company
craig@curtisbuilding.com
mark@curtisbuilding.com

jeff dawkins architect . llc
State of Colorado License . ARC.00403480
248.321.0640
jeffthearchitect@gmail.com

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greenius
greenius corporation
782 Cherry Street
Denver . Colorado . 80220
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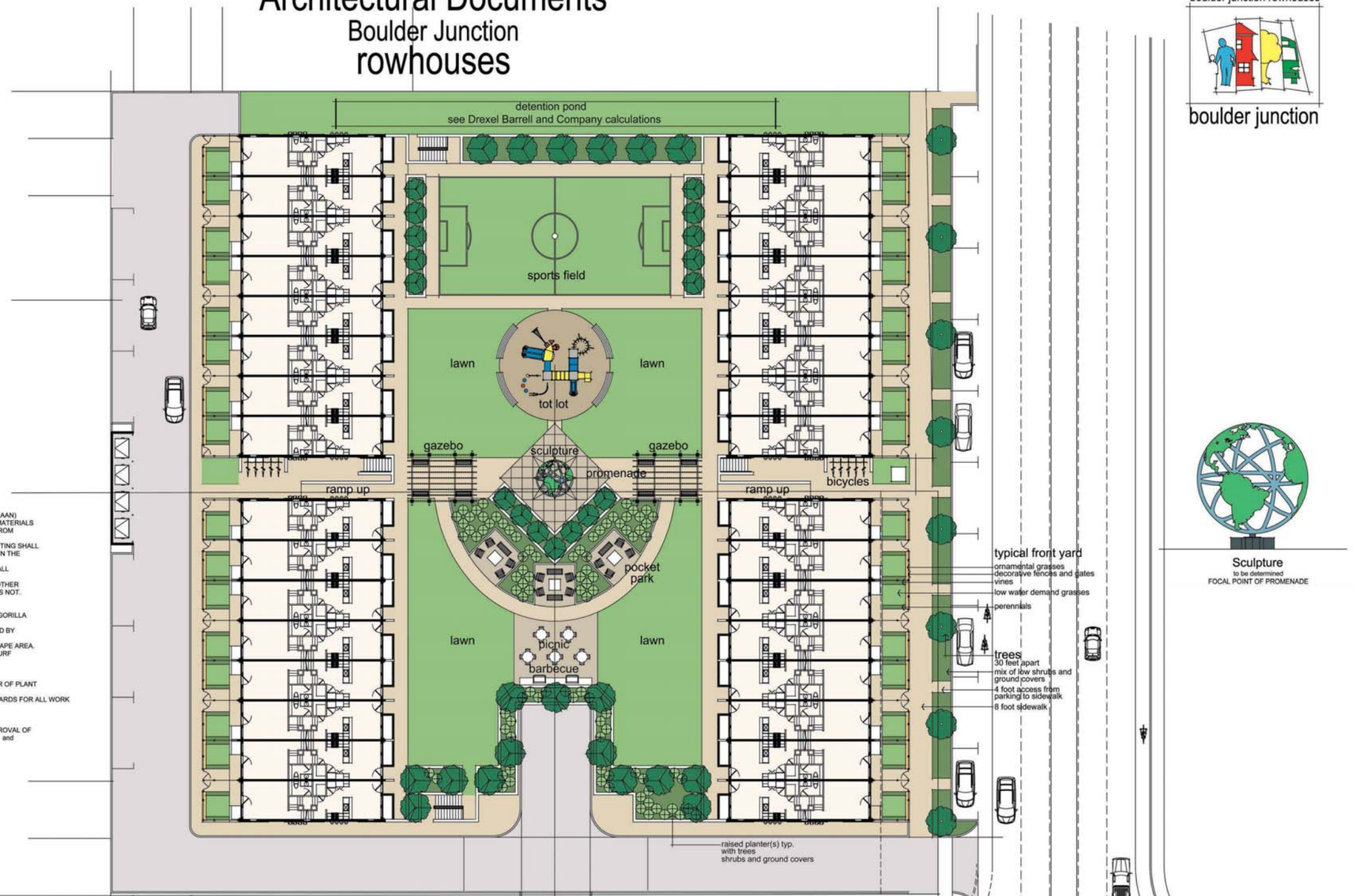
2.

Architectural Documents
Boulder Junction
rowhouses

boulder junction rowhouses

boulder junction



Sculpture
to be determined
FOCAL POINT OF PROMENADE

LEGEND

- NEW DECIDUOUS TREE
- NEW ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW ORNAMENTAL GRASSES
- ENHANCED LANDSCAPE COMBINATION OF ORNAMENTAL GRASSES, PERENNIALS and GRASSES
- NATURALIZED UNDERSTORY / GROUND COVERS
- LAWN
- ENHANCED PAVING - PAVERS (CONCRETE or BRICK)
- PERMEABLE PAVING (PERMEABLE CONCRETE or BRICK PAVERS)
- ENHANCED PAVING - CIP COLORED CONCRETE
- CRUSHER FINES

NOTES

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION of NEURSERY (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED and BURLAPPED or EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE or OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK and ROOT BALL of THE PLANT PRIOR TO PLANTING.
2. TREES SHALL NOT BE PLANTED CLOSER 10 FEET TO ANY PUBLIC SEWER or WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS and DEBRIS.
4. OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE or OTHER CONSTRUCTIONS DOES NOT. CONFLICT NR PRECLUDE INSTALLATION and MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH ROLLED TOP STEEL EDGER.
6. ALL SHRUB BED AREAS, PERENNIALS and GROUND COVER SHALL BE MULCHED WITH A 4" LAYER OF GORILLA HAIR MULCH. DO NOT USE WEED BARRIER FABRIC IN ANY OF THE LANDSCAPE BEDS.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
8. ALL LANDSCAPE (PLANT MATERIAL and GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP, SHRUBS and TREES WITH A DRIP ZONE and PERENNIALS / GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS OR DRIP.
9. PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.
10. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED
11. REFER TO CITY OF BOULDER DESIGN and CONSTRUCTION STREETSCAPING STANDSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
12. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING and UTILITY INFORMATION.
13. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
14. NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 and MARCH 15 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 and SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
15. SOD SPECIFICATION:
    REVEILLE
    HYBRID TURF GRASS OF KENTUCKY BLUEGRASS and TEXAS BLUEGRASS

    SOD AVAILABLE THROUGH:
    GRAFF'S TURF FARMS
    9809 N. FRONTAGE RD 1-76
    PO BOX 715
    FORT MORGAN, CO 80701-0715
    P: 970.867.8873
    F: 970.867.4343
    E: graffs@graffsturffarms.com
    W: www.graffsturffarm.com

Landscape Plan

2751 and 2875 30th Street
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1:20

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Since 1945
Craig and Mark Menuck
Curtis Building Company

craig@curtisbuilding.com
mark@curtisbuilding.com

jeff dawkins architect . llc
State of Colorado License . ARC.00403480
248.321.0640

jeffthearchitect@gmail.com

27 April 2015

called north

greenius
greenius corporation
782 Cherry Street
Denver . Colorado . 80220
303.990.2629

jasonlewiston@gmail.com

STUDIOTERRA
758 CLUB CIRCLE
LOUISVILLE, CO 80027
303.494.9138
CAROL@STUDIOTERRA.NET

LANDSCAPE ARCHITECTURE □ LAND PLANNING □ URBAN DESIGN

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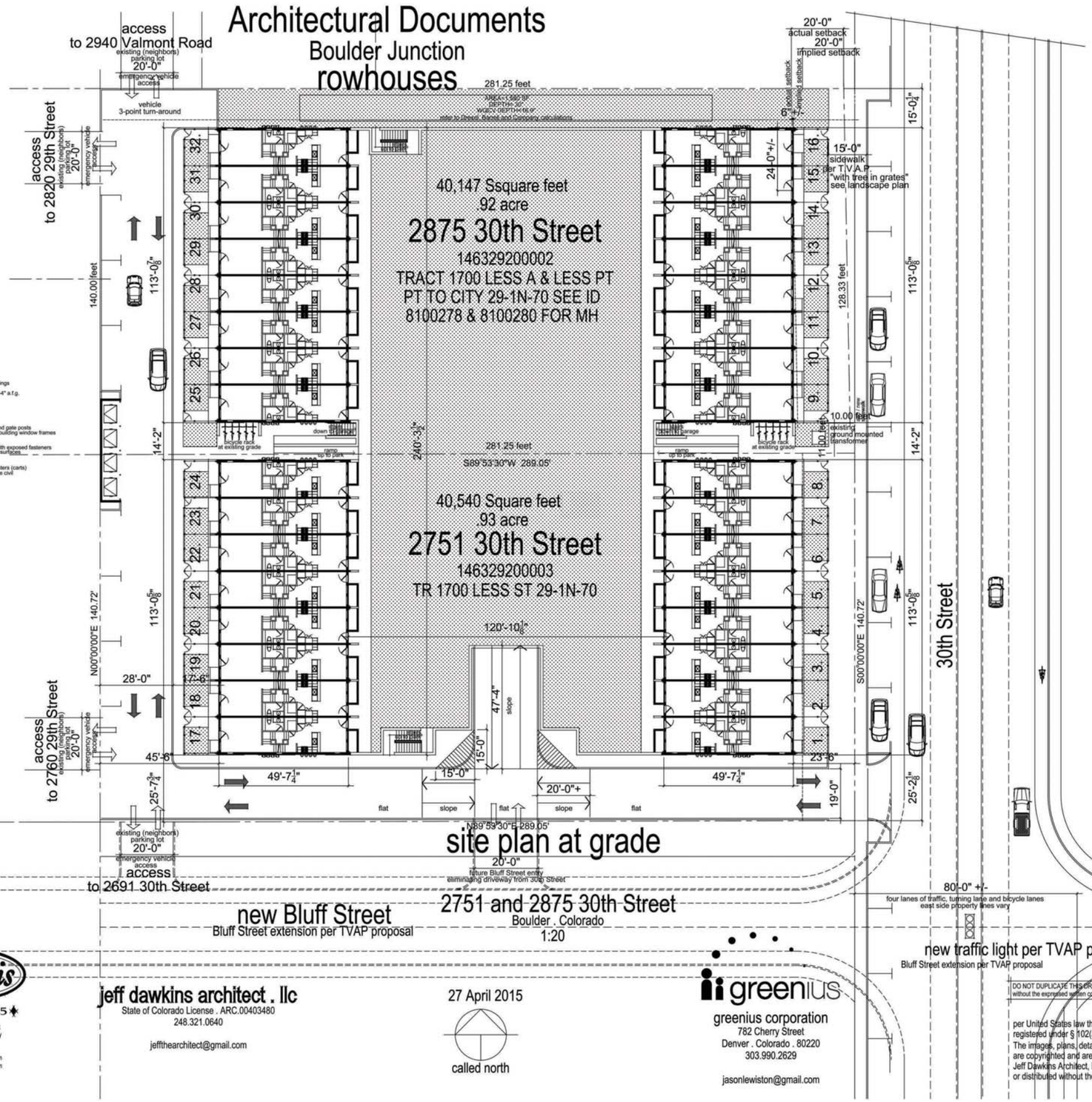
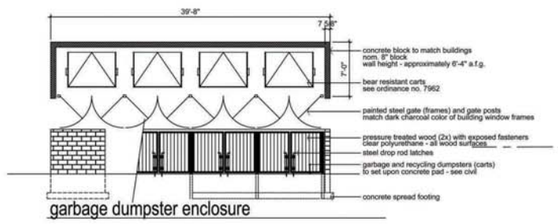
2a

Architectural Documents

Boulder Junction rowhouses



site plan at grade



garbage dumpster enclosure

TVAP Area Planning Proposal

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mark@curtisbuilding.com

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State of Colorado License . ARC.00403480
248.321.0640
jeffthearchitect@gmail.com

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greenius corporation
782 Cherry Street
Denver . Colorado . 80220
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3.

Architectural Documents
Boulder Junction
rowhouses

boulder junction rowhouses

boulder junction

typical floor plans

1/4" = 1'-0"

2751 and 2875 30th Street

Boulder . Colorado

27 April 2015

typical unit

1st floor 692.88 square feet
2nd floor 692.88 square feet
3rd floor 692.88 square feet
total 2,078.64 square feet
32 units x 2,078.64 square feet / unit
total 66,516.48 square feet development

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State of Colorado License . ARC.00403480
248.321.0640
jeffthearchitect@gmail.com

greenius
greenius corporation
782 Cherry Street
Denver . Colorado . 80220
303.990.2629
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Boulder Junction Rowhouses

boulder junction rowhouses

boulder junction

typical floor plans

3/16" = 1'-0"

building section

3/32" = 1'-0"

front elevation

3/32" = 1'-0"

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Curtis Building Company
craig@curtisbuilding.com
mark@curtisbuilding.com

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248.321.0640
jeffthearchitect@gmail.com

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greenius corporation
782 Cherry Street
Denver . Colorado . 80220
303.990.2629
jasonlewiston@gmail.com

Architectural Documents
Boulder Junction
rowhouses

front elevation

front elevation

3/16" = 1'-0"

2751 and 2875 30th Street

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mark@curtisbuilding.com

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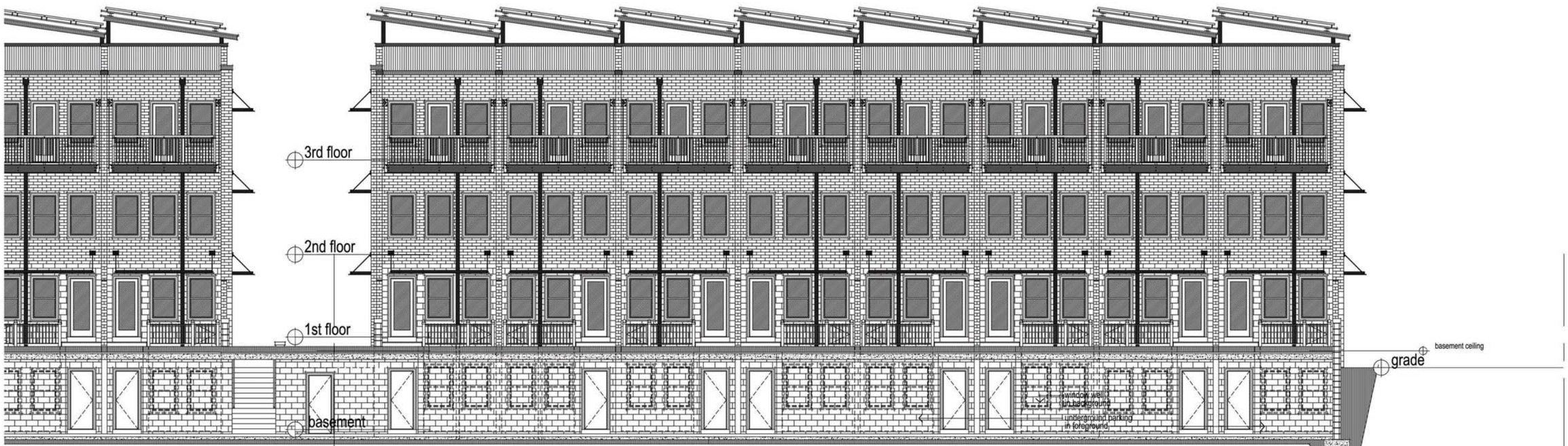
Architectural Documents
Boulder Junction
rowhouses



rear elevation and underground parking section
3/16" = 1'-0"

rear elevation and underground parking section
3/16" = 1'-0"

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Curtis Building Company
craig@curtisbuilding.com
mark@curtisbuilding.com

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248.321.0640
jeffthearchitect@gmail.com

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greenius corporation
782 Cherry Street
Denver . Colorado . 80220
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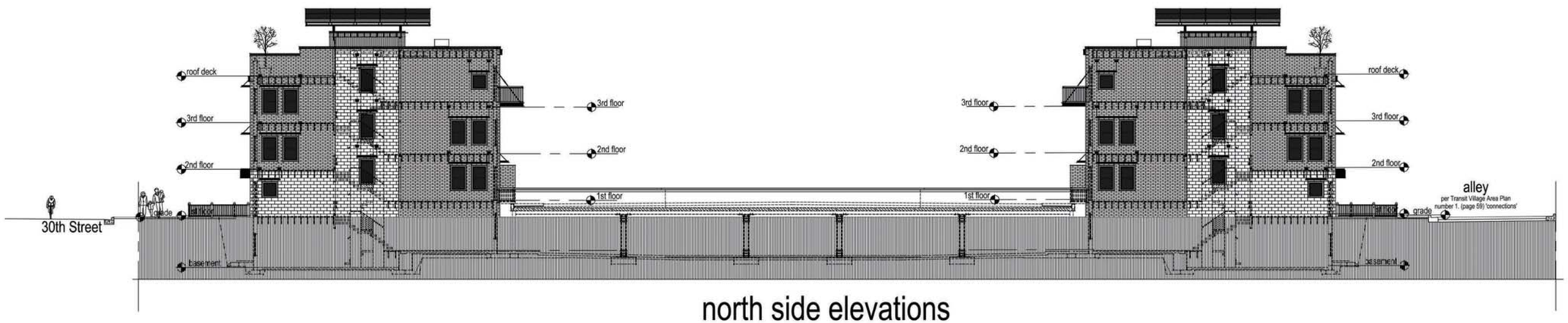
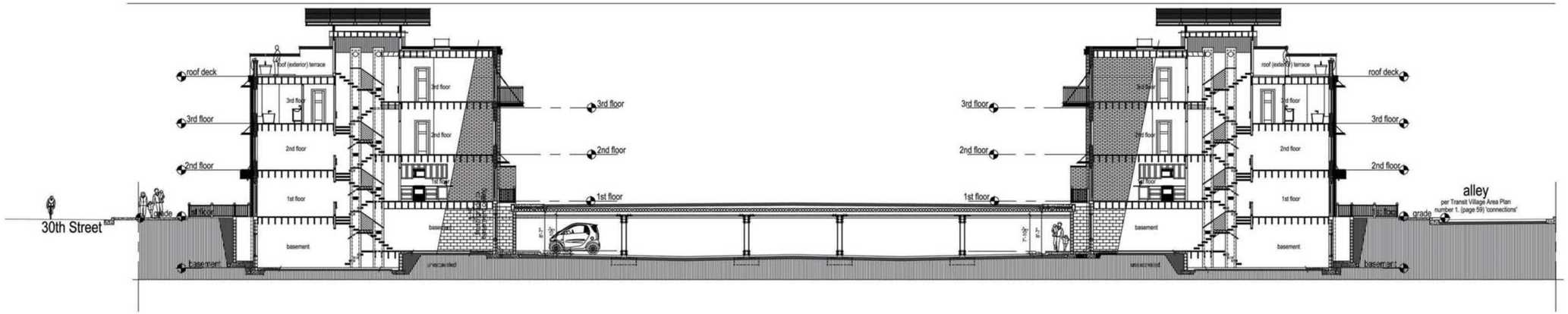
Architectural Documents
Boulder Junction
rowhouses



north side elevations



site section

north elevation and site section

3/32" = 1'-0"

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Curtis Building Company
craig@curtisbuilding.com
mark@curtisbuilding.com

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State of Colorado License . ARC.00403480
248.321.0640
jeffthearchitect@gmail.com

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greenius corporation
782 Cherry Street
Denver . Colorado . 80220
303.990.2629
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Architectural Documents
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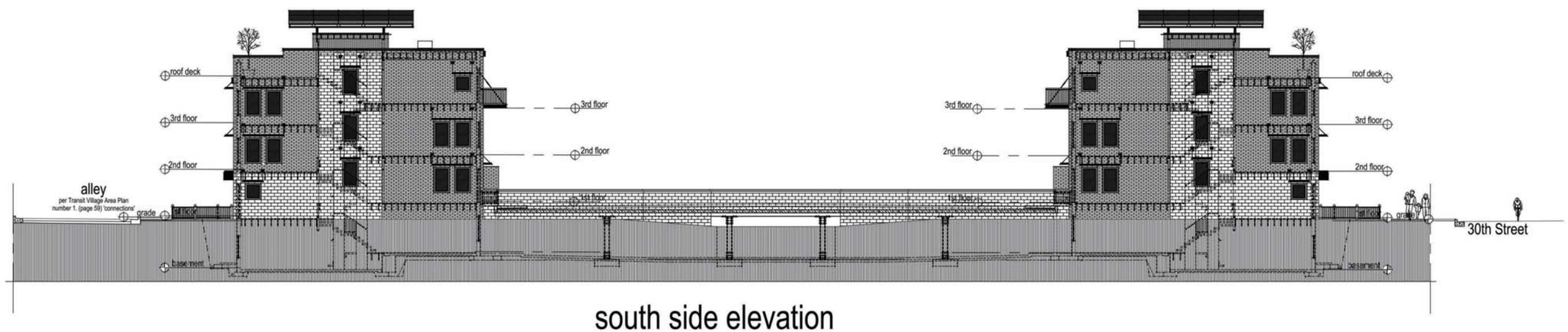
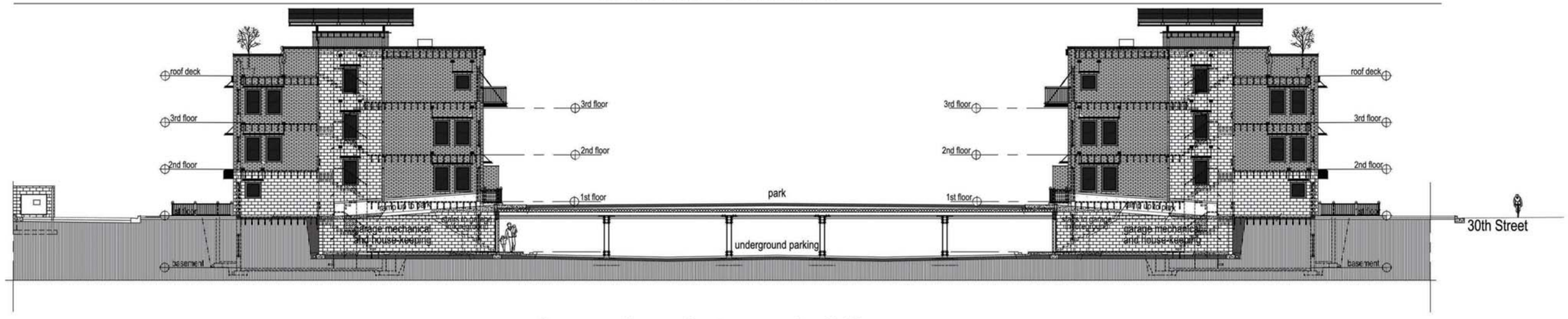
rowhouses

boulder junction rowhouses
boulder junction



south side elevation



site section - between buildings

south elevation and site section between buildings

3/32" = 1'-0"

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Curtis Building Company

craig@curtisbuilding.com
mark@curtisbuilding.com

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State of Colorado License . ARC.00403480
248.321.0640

jeffthearchitect@gmail.com

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782 Cherry Street
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303.990.2629

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Architectural Documents
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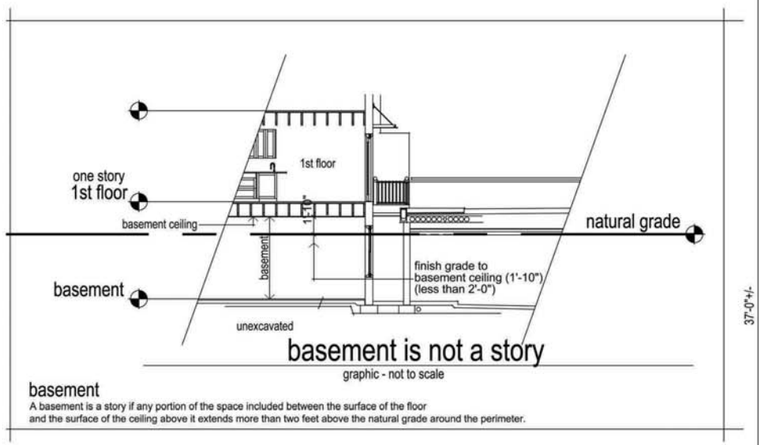
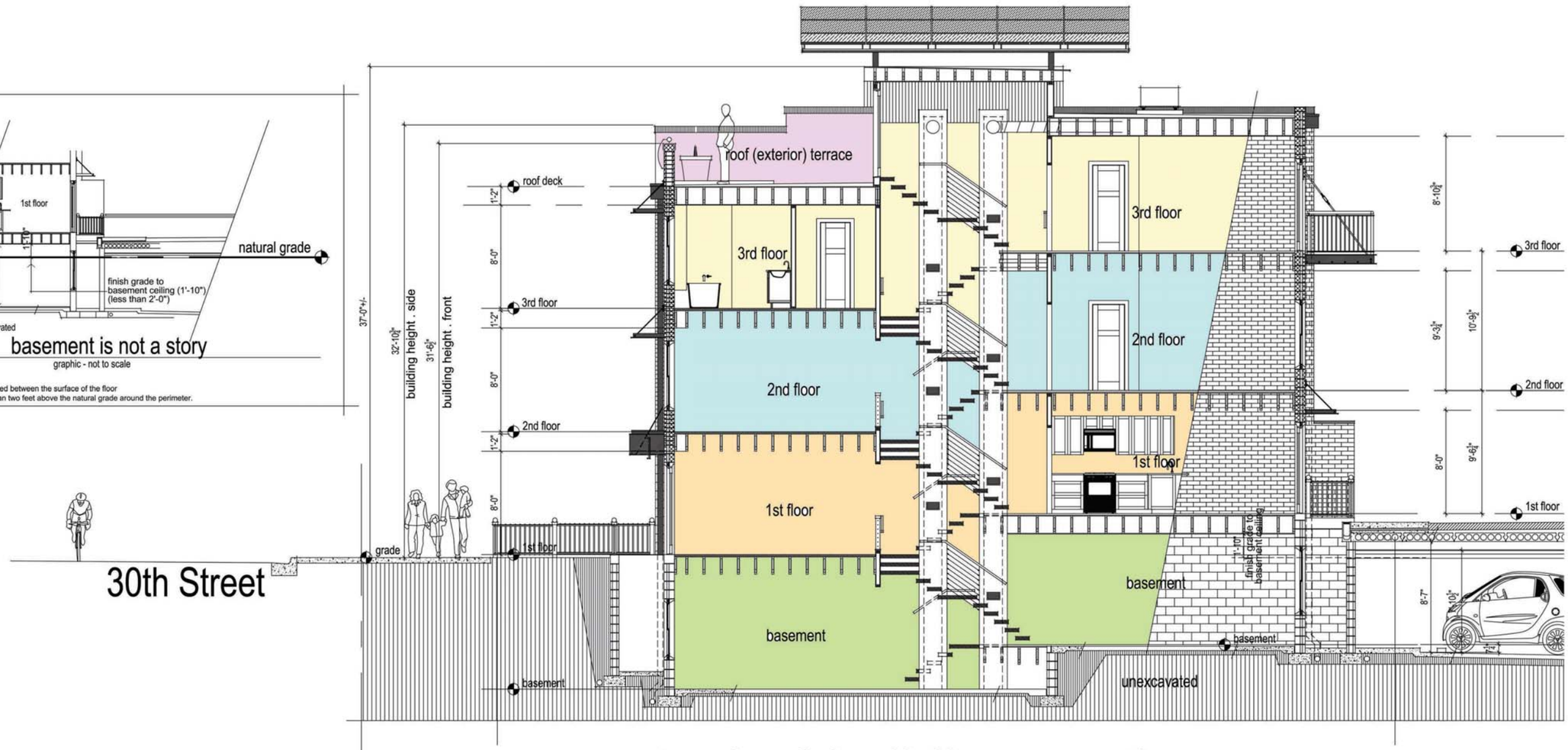


basement
A basement is a story if any portion of the space included between the surface of the floor and the surface of the ceiling above it extends more than two feet above the natural grade around the perimeter.



typical building section

1/4" = 1'-0"

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Curtis Building Company
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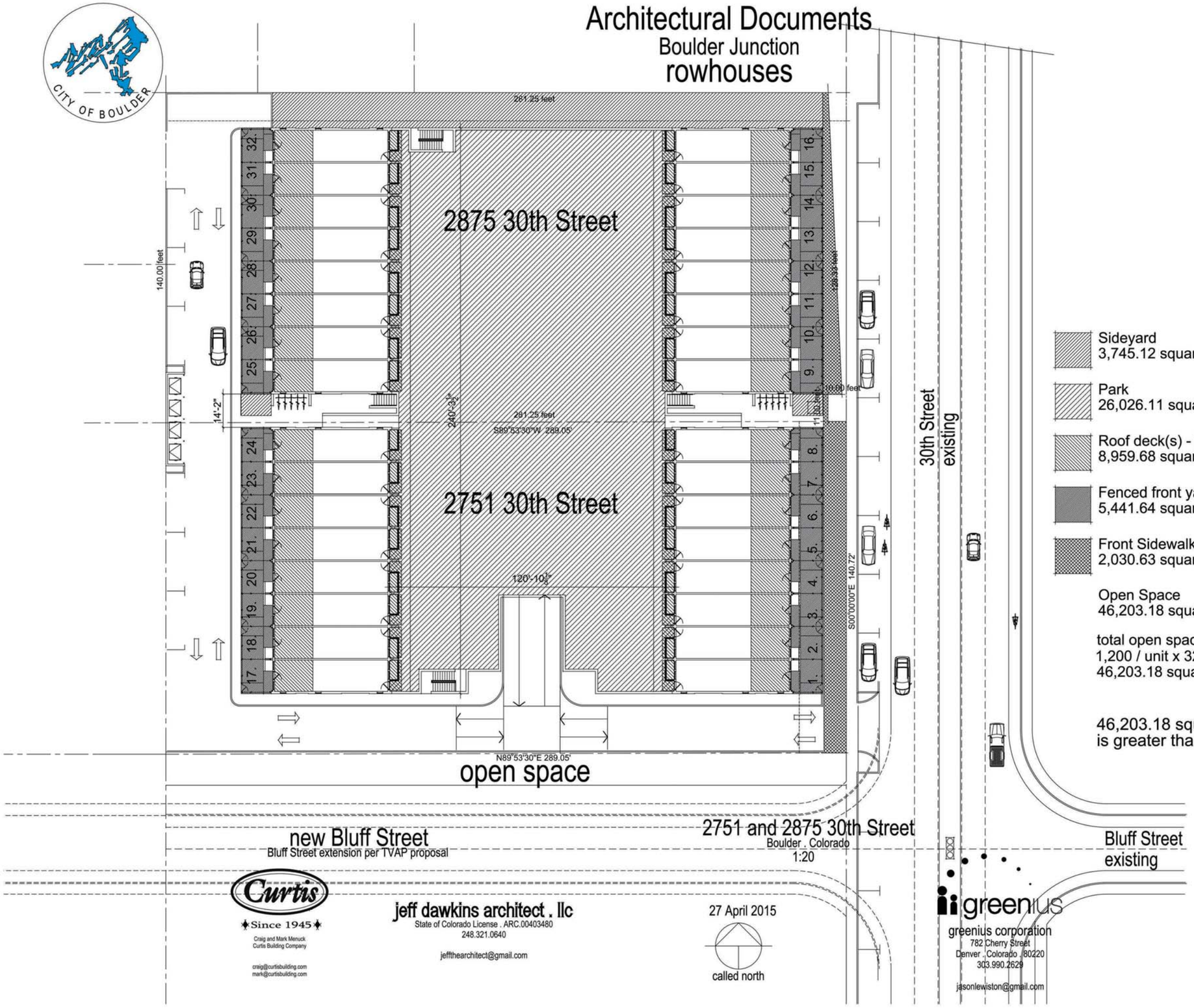
Architectural Documents
Boulder Junction rowhouses

boulder junction rowhouses
boulder junction



Sideyard
3,745.12 square feet

Park
26,026.11 square feet

Roof deck(s) - balcony(s)
8,959.68 square feet

Fenced front yards
5,441.64 square feet

Front Sidewalk - per TVAP
2,030.63 square feet

Open Space
46,203.18 square feet

total open space per Municipal Code
1,200 / unit x 32 units = 38,400 square feet open space required
46,203.18 square feet open space provided

46,203.18 square feet open space provided
is greater than 38,400 required

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Craig and Mark Menuck
Curtis Building Company
craig@curtisbuilding.com
mark@curtisbuilding.com

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State of Colorado License . ARC.00403480
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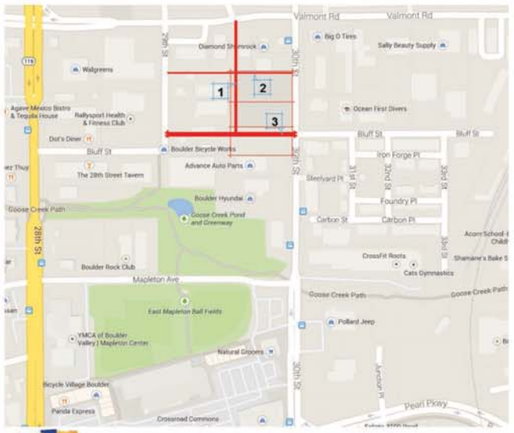


Connections Explanation

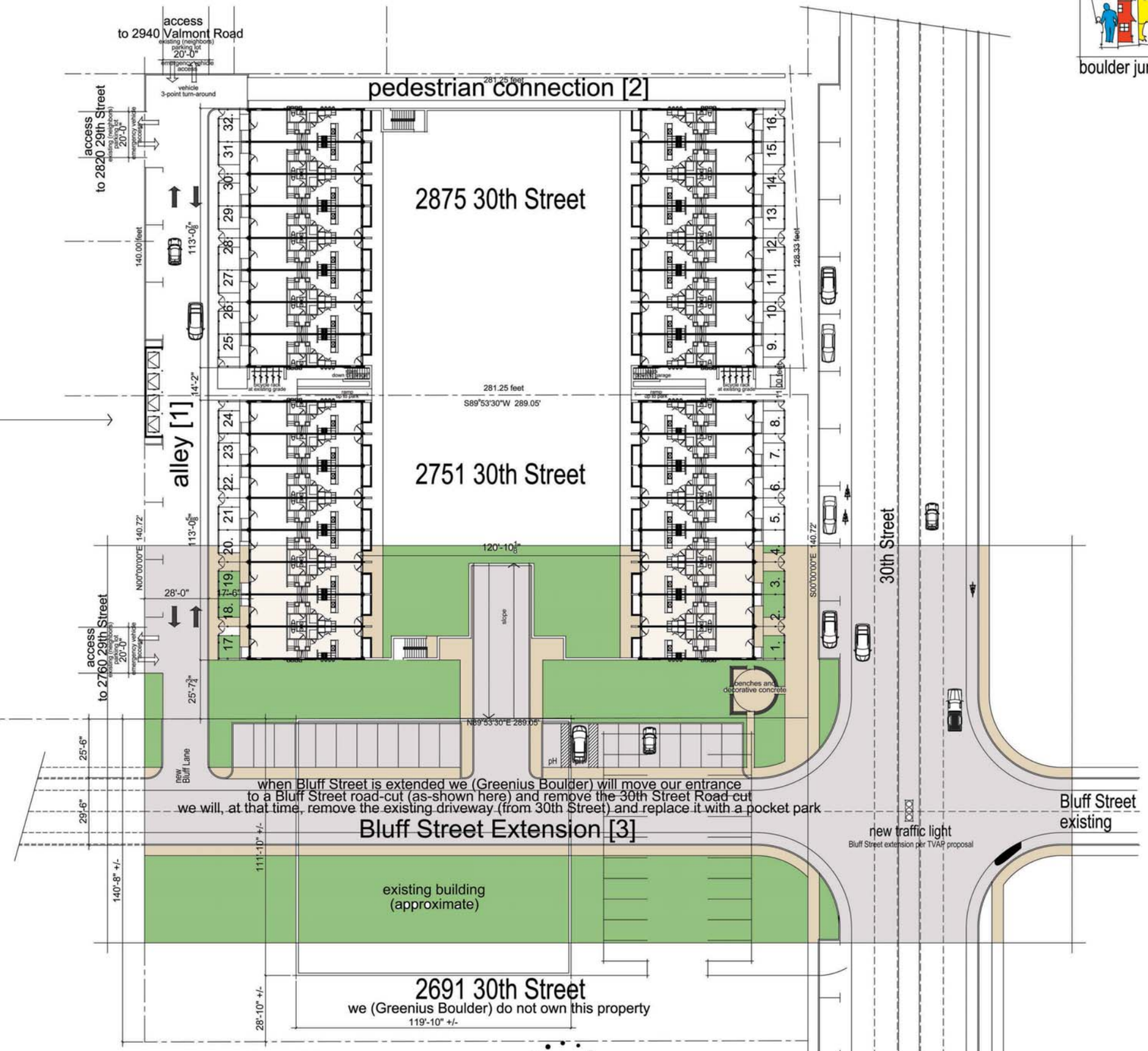
Appendix 3:
Connections Explanation and Rationale

The purpose of this appendix is to provide a detailed explanation and rationale for each connection on the Transportation Connections Plan. It will be used to help interpret the Connections Plan for capital improvement planning and review of individual development review applications.

1. **Alley:** This connection is intended to break up the large block between 29th and 30th streets and to support rear access to the lots along both 30th and 29th streets as redevelopment occurs. The block face distance between 29th and 30th streets is approximately 600 feet, well over the recommended block size for pedestrian access. And as mixed-use redevelopment occurs along 30th Street, an urban street face is expected, which will eliminate driveway access from 30th Street and necessitate rear lot access for parking and deliveries. The proposed connection has been located approximately 260 feet west of 30th Street and on the nearest property boundary.

2. **Pedestrian connection:** This connection is located on a property boundary approximately 230 feet south of Valmont Road and approximately mid-way between Valmont Road and the proposed extension of Bluff Street. The location of this connection is flexible but is meant to meet the objective of providing a pedestrian connection at least every 200-300 feet in a mid-block location.

3. **Bluff Street extension:** The continuation of Bluff Street between 29th and 30th streets is a primary connection about 750 feet south of Valmont Road and provides a key east-west connection in the area. Given the location of Goose Creek and development along 28th Street, this is the only reasonable opportunity to provide an east-west connection between Valmont Road and Mapleton Avenue. Access to this portion of 29th Street is difficult and the connection of Bluff Street will significantly improve access to the area for all modes.



jeff dawkins architect . llc
State of Colorado License . ARC.00403480
248.321.0640
jeffthearchitect@gmail.com

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greenius
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782 Cherry Street
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Please note that the TVAP consistency and Concept Plan Review criteria analysis included in these comments have been updated and expanded for the staff memorandum to the Planning Board.
Please refer to the staff memorandum for a comprehensive analysis of the Concept Plan Review criteria and TVAP Design Guidelines.

ATTACHMENT B

CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**July 28, 2015**
CASE MANAGER:	**Chandler Van Schaack**
PROJECT NAME:	**Boulder Junction Rowhouses**
LOCATION:	**2751 30TH ST**
COORDINATES:	**N04W04**
REVIEW TYPE:	**Concept Plan Review & Comment**
REVIEW NUMBER:	**LUR2015-00053**
APPLICANT:	**Jason Lewiston**
DESCRIPTION:	**2751 & 2875 30th St. - Concept Plan Review for 32 rowhouses having 3 bedrooms each, surrounding a central park.**

I. REVIEW FINDINGS

This plan will be neither approved or denied, but rather is an opportunity for City staff, the Planning Board, and residents to comment on the general aspects of the proposal. In general, staff is supportive of the provision of multi-family residential or mixed-use redevelopment of the site; however, while the Concept Plan proposal appears to be consistent with some of the goals of TVAP, there are still significant issues with the project as currently proposed which would need to be resolved prior to submitting an application for Site Review. Specifically, the current proposal includes a request for a height modification to allow buildings to go to 38 feet; however, 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 Site Review in certain areas of the city, which do not include properties located in Phase 2 of TVAP. Therefore, it is not possible to request a height modification at this time. In addition, as previously discussed, rezoning of the subject property will not be possible until Phase 1 of TVAP is substantially complete and a comprehensive rezoning of Phase 2 in underway. Therefore, any proposal for redevelopment of this property should comply with the existing BT-1 zoning standards, unless specific modifications to the land use regulations are made through the Site Review process.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Staff supports the north / south alley being shown along the site's west boundary but prefers that the parallel parking and trash collection area be provided on the east side of the alley and outside the public access easement for the alley.

2. Staff supports the detached sidewalk and landscape strip being shown along the 30th Street frontage. At time of site review, please show an 8-foot wide landscape area along with an 8-foot wide detached sidewalk consistent with technical drawing 2.61.A for arterial streets from the City's Design and Construction Standards (DCS).

3. Staff supports the proposal to provide temporary access into the site from 30th Street from a single curb-cut to serve the site. That said, staff has safety / operational concerns with locating the site's temporary access close to the 30th Street / Bluff Street intersection. At time of site review, please revise the temporary site access to meet the access spacing requirements for an arterial street as shown in Table 2-1 of the DCS.

4. Pursuant to section 9-9-5(c)(4) of the BRC, please have the site plans show future access into the site being provided

from the north / south alley rather than from Bluff Street.

5. In accordance with section 9-9-8(g) of the Boulder Revised Code, 1981 and consistent with technical drawing 2.61.A of the DCS, the Boulder Junction Rowhouses project will be responsible for the dedication of right-of-way and constructing the following public improvements on 30th Street:

    - A 10' wide left-turn lane
    - An 11' wide (inside) southbound travel lane should the existing lane be less than 11' wide
    - A 12' wide (outside) southbound travel lane should the existing lane be less than 12' wide
    - A 5' wide southbound bike lane should the existing bike lane be less than 5' wide
    - An 8.5' wide on-street parking which also includes curb-and-gutter
    - A combined 16' wide landscape area and detached sidewalk behind the curb-and-gutter

6. At the time of Site Review:

    - A Transportation Demand Management (TDM) Plan consistent with section 2.03(I) of the City of Boulder Design and Construction Standards (DCS) and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code, 1981 (BRC) is required to be submitted which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

    - Please show the short-term and long-term bicycle parking spaces to be provided on the site following the requirements found in Table 9-8 and the criteria described in section 9-9-6(g)(1) of the BRC.

    - Detail the pedestrian and bicycle circulation / connections to be provided within the site and connecting to the proposed alley on the west side of the site and 30th Street on the east side of the site. The applicant is encouraged to provide an east / west sidewalk connection within a public access easement as shown in the Transit Village Area Plan (TVAP Connection #2).

    - A traffic analysis will be required at a minimum to evaluate (1) when on-street parking should be provided along 30th Street adjacent; and (2) the location for the site's temporary access from 30th Street to include the length of the left-turn lane (storage length + lane change taper). Please have the transportation consultant contact David Thompson after the project is heard by Planning Board and City Council to discuss the parameters of the traffic analysis prior to initiating the work.

    - Pursuant to section 9-9-8(d), B.R.C. 1981, please show on the site plans the width and length of any public access easements necessary to construct the north/south alley, east / west sidewalk and the public improvements for 30th Street.

7. The Boulder Land Consultants Survey Control Diagram dated 6-30-11 for Boulder Junction must be used for the horizontal and vertical survey control and horizontal coordinate basis for the site in order to allow integration with other area developments and public improvement projects. Please have the surveyor contact Alex May at (303) 579-9317 to obtain the data.

Building Design Chandler Van Schaack, Case Manager

There are a number of guidelines within the Transit Village Area Plan that will be the basis of the evaluation of the proposed project, along with the Site Review criteria, as the project moves forward. The following is a cursory consistency analysis of the proposed project with the relevant TVAP Urban Design Guidelines. It is important to note that the project lies within Phase 2 of TVAP, within the MU-1 Land Use Area and within the 30th Street Corridor Character District.

General Urban Design Guidelines:

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

  Currently the eastern building appears to meet this guideline, with the majority of the main entrances to the buildings located along 30th Street; however, the western building is oriented towards the proposed alley rather than the street and therefore does not meet this standard. It would be preferable to have units facing the future Bluff Street extension to the south.

- ***"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."***

  While there is currently very little detail shown on the conceptual renderings to determine the project's consistency with this guideline, staff finds that generally speaking the first floor facades appear to be somewhat lacking in terms of *pedestrian-scale materials and architectural articulation.* Specifically, it appears that the first floor is proposed to be treated with CMU, which is of a larger scale than brick and generally inappropriate for pedestrian-scale residential development.

  The applicant should draw the architectural vocabulary from surrounding existing and proposed development within the area, particularly the Steel Yards development across 30th Street to the east. Staff notes that the Site Review criteria also require that "*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.*" While generally speaking it is desirable to keep buildings simple and elegant, there should also be enough variation to create a unique sense of identity within the development and to maintain pedestrian interest.

  Regarding the materiality of the proposed buildings, while staff supports the use of brick and metal as the primary building materials, staff would also like to note that special consideration should be given in the Site Review submittal to ensure that the project meets the Site Review criterion requiring 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.*" Staff recommends that special consideration be given to fenestration details in the formulation of the Site Review submittal.

- ***"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."***

  Staff has significant concerns with the proposed open space. Specifically, the proposed street access would create a large amount of unnecessary pavement following the completion of the future Bluff Street connection, which creates issues in terms of how the future streetscape will be treated. In addition, as discussed further in the staff review comments under "Landscaping" above, the vast majority of open space is currently over structured parking with significant elevation change from surrounding access points. Expanses of high water turf and planters of unknown elevation are illustrated with little or no shade. Staff has significant concerns about the long term maintenance of this space, and whether the elevated space would be able to meet the usable open space requirements per section 9-9-11 B.R.C. 1981.

  The applicant should also give special consideration to how open space areas will provide "*significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981*" as required in the Site Review criteria. The

applicant should explore ways of creating a more proportional and welcoming space that provides usable open space while contributing to the overall visual patterning of the building frontages as seen from 30th Street and the future Bluff Street extension.

30th Street Corridor District Guidelines:

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

  Aspects of this proposal are generally consistent with this guideline, although overall the project does not meet the intent of this guideline, as it does not incorporate the future Bluff Street connection and therefore essentially ignores an entire frontage of the property. The current proposal addresses 30th Street, but places no buildings along the future access and has half of the units fronting onto the alley connection. The ideal development pattern for this site based on the guideline above would entail buildings fronting on both 30th and Bluff rather than creating an additional access drive running parallel to Bluff with no buildings fronting it.

- ***"To create a more pedestrian environment and improve safety and traffic flow along 30th Street, eliminate driveway curb cuts on 30th Street when new streets and alleys are developed in the vicinity. (See Chapter 4: Transportation Connections Plan.)"***

  As previously discussed in the Pre-Applications for this project, staff has significant safety and operational concerns regarding the proposed driveway access off of 30th Street. Given that the future Bluff Street connection shown in the TVAP Connections Plan would run almost immediately to the south of the proposed driveway access, the current proposed access point runs directly counter to the intent of the above guideline. Please see staff review comments under "Access/ Circulation" above for additional information.

- ***"Provide pedestrian interest along 30th Street by selecting active ground-floor uses, such as retail and commercial services, where feasible."***

  The current proposal does not meet the intent of this guideline, as the proposed project is entirely residential. It is worth noting that the description of the 30th Street Corridor Character District as found on Pg. 31 of TVAP also states that the vision is *"to transform 30th Street into a business main street, with neighborhood and community-serving retail, restaurants, commercial services and offices…[and] new housing will most likely be located internally to properties, away from 30th Street."* While the current proposed residential density would be permissible through the existing zoning, the applicant should note that during the Site Review process it will be necessary to demonstrate that the project is consistent with the goals of TVAP, including those described above, and that an all-residential project may not meet that intent.

- ***"Provide street furnishings, such as benches, planters, café seating, art, and pedestrian lighting."***

  The current submittal does not include details on the proposed streetscape in this regard; however, the site plan does not appear to include any of the pedestrian amenities listed above. While the proposed open space area appears to include some of these elements, the open space itself is not integrated into the streetscape or easily accessed by pedestrians; therefore the open space amenities shown on the central courtyard do not contribute to the project meeting the intent of this guideline. Moving forward, the applicant should give special consideration to how the treatment of 30th Street can be enhanced to meet this guideline.

Fees Chandler Van Schaack, Case Manager
Because revisions or corrections are not required for this application, based on 2015 development review fees, hourly billing will not be applicable unless another application is required or the applicant revises the current proposal.

Fire Protection

1. Please contact the City's Fire Marshal (Dave Lowery) at 303-441-4356 to discuss the requirement for an emergency access turnaround on the site as well as providing the minimum turning radius to accommodate an SU-30 vehicle.

Groundwater, Scott Kuhna, 303-441-4071
Groundwater is a concern in many areas of the city of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.

Landscape Elizabeth Lokocz, 303-441-3138

1. New development is required to meet the landscape standards of section 9-9-12 , "Landscaping and Screening Standards", 9-9-13 , "Streetscape Design Standards," and 9-9-14 , "Parking Lot Landscaping Standards," B.R.C. 1981 as well as any specific design elements of the TVAP guidelines and Site Review Criteria of section 9-2-14(h). Please note that a relatively detailed landscape plan is required at the time of Site Review submittal. Please refer to section 9-9-12(d) for typical plan requirements.
2. Note that TVAP provides storm water guidelines for low impact development techniques designed to create a storm water management system which also reduces runoff. That section of the TVAP should also be considered in storm water quality management. Refer to page 21 of TVAP at the following link: Storm water Guidelines.
3. The overall site layout approach remains of concern. It is unclear if the future street south of the property is considered in the design. The project should design to the street and eliminate the duplicated pavement. All elements of the future street section, such as a detached sidewalk and street tree planting strip shall be accommodated. Head in parking on Bluff is not likely to be supported. The alley appears to function as private parking and trash access without alley trees or other streetscape amenities. It could make some sense to access units from the alley, but the overall design will need to support that approach. The vast majority of open space is currently over structured parking with significant elevation change from surrounding access points. Expanses of high water turf and planters of unknown elevation are illustrated with little or no shade. While the potential for housing diversity is good, the potential for this space to become extremely difficult to maintain is also good. It remains unclear if the elevated space would meet open space requirements per section 9-9-11 B.R.C. 1981.

   Staff encourages the applicant to continue analyzing site design options that address all required connections and provides high quality useable open space. Rotating the alley facing building to address the future Bluff Street, attached garages, and/or an access on the north property line should be evaluated.
4. Please note that there are adjacent public street trees on 30th Street. It is not likely that these trees can be preserved if parallel parking is installed. Prior approval from the City Forester is required and mitigation shall be due prior to their removal.

Plan Documents Chandler Van Schaack, Case Manager
Staff finds that the current application provides little in the way of architectural intent. The applicant may wish to provide precedent images or character sketches prior to the Planning Board hearing if they wish to receive constructive feedback on the architecture of the project.

Review Process Chandler Van Schaack, Case Manager
Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the BT-1 zone district that are over 2 acres in size or include over 30,000 square feet of floor area. Therefore, development of the 1.85-acre site with over 66,000 sq. ft. of floor area requires both a Concept Plan and Site Review. Per section 9-2-13(b), B.R.C. 1981, an applicant for a development that exceeds the "Site Review Required" thresholds shall complete the concept review process prior to submitting an application for site review.

Once the Planning Board has reviewed a Concept Plan application and provided comments at a public hearing as required by section 9-2-13(f), B.R.C. 1981, the city council may call up the application within 30 days of the board's review. Any

application that it calls up, the city council will review at a public meeting within sixty days of the call-up vote or within such other time as the manager or council and the applicant mutually agree. Following the final review of the Concept Plan, a Site Review will be required. The Site Review application is found here: www.bouldercolorado.gov/www/publications/forms/208.pdf

Please note that the project will also require review by the Boulder Design Advisory Board (BDAB). Scheduling a design review with BDAB is mandatory and is the responsibility of the property owner, developer or their representative. A meeting should be scheduled before a formal Site Review application is submitted to the city. Scheduling information can be found online here: https://bouldercolorado.gov/boards-commissions/bdab

Please note 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 Site Review in certain areas of the city, which do not include properties located in Phase 2 of TVAP. Therefore, the requested height modification is not possible at this time.

Applications for Site Review are submitted to the Planning and Development Services Center and are reviewed through the Land Use Review process. This review process takes approximately three to four months to complete. Site Review approvals are valid for three years, after which they expire if they have not been implemented. Staff notes that if either of the proposed buildings or the below-grade parking structure would cross the existing property line that a Lot Line Elimination would be required as a condition of Site Review approval.

III. INFORMATIONAL COMMENTS

Addressing, Caeli Hill, 303-441-4161
The City is required to notify utility companies, the County Assessor's office, emergency services and the US Post Office of proposed addressing for development projects. Please submit a Final Address Plat and list of all proposed addresses as part of the Technical Document Review process.

Drainage, Scott Kuhna, 303-441-4071

1. Storm water runoff and water quality treatment are issues that must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* is required at time of Site Review application. The required report and plan must also address the following issues:
   - Storm water detention
   - Water quality for surface runoff using "Best Management Practices"
   - Minimize Directly Connected Impervious Areas (MDCIA)
   - Water Quality Capture Volume (WQCV)
   - Storm sewer construction
   - Groundwater discharge
   - Erosion control during construction activities

2. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.

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

4. A construction storm water discharge permit is required from the State of Colorado for projects disturbing greater than 1 acre. The applicant is advised to contact the Colorado Department of Public Health and Environment.

Inclusionary Housing Crystal Launder, 303-441-4141

1. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing." The general Inclusionary Housing (IH) requirement is that all residential developments must dedicate 20 percent of the total dwelling units as permanently affordable housing. For rental projects this requirement may be met through the provision of on-site affordable rental units or comparable existing or newly built off-site permanently affordable for-sale or rental units or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution.

2. Applicant has indicated intent to meet IH through cash-in-lieu contribution.

3. The Inclusionary Housing ordinance requires that for-sale developments pay an additional 50 percent CIL premium in the event that they do not provide affordable units on-site. Accordingly, if you choose to convert the rental units to for-sale units within five years, you will be required to pay the difference between the rental and for-sale CIL amounts. Rental developments that meet the inclusionary requirement with a cash contribution are required to execute an "Agreement for Costs Due on Sale: Affordable Housing Restrictive Covenant and Deed Restriction" (aka Conversion Agreement) and may be required to provide a Deed of Trust and $10 Promissory Note which are used for notification purposes only. These documents will be sent to you for signature once the cash-in-lieu has been paid.

4. Any applicable cash-in-lieu contribution must be made prior to receipt of a residential building permit. The cash-in-lieu due is based on the amounts in place when paid.

5. Additional information about the Inclusionary Housing program including the 2014-2015 cash-in-lieu amounts for attached units may be found on-line at www.boulderaffordablehomes.com.

Utilities, Scott Kuhna, 303-441-4071

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

2. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's *Treated Water Master Plan, October 2011* is necessary.

3. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's *Wastewater Collection System Master Plan, March 2009*.

4. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.

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

6. Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the DCS. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.

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

IV. NEXT STEPS

A public hearing for this application has been tentatively scheduled for Planning Board for October 1, 2015. Concept Plan Review is not an iterative process, so no changes should be made to the plan set following issuance of these comments. However, if the applicant wishes to provide additional detail prior to the Planning Board hearing they should contact the case manager at the contact info provided above.

V. CITY CODE CRITERIA CHECKLIST

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

   The 1.85 -acre project site is located on the west side of 30th Street, just south of the intersection of 30th and Valmont Rd. Currently the 30th Street Corridor District is mostly zoned transitional business (BT1). The west side of 30th Street is predominantly automobile- oriented retail or storage uses; the east side of 30th Street is predominantly mixed-use, urban storefronts. The site is comprised of two parcels, one of which is currently undeveloped and the other of which currently contains an RV repair store. Surrounding uses include the mixed residential and live-work Steelyards development across 30th St. to the southeast as well as a variety of service industrial and retail uses along the 30th Street corridor running north and south of the project site.

2. **Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, subcommunity and subarea plans;**

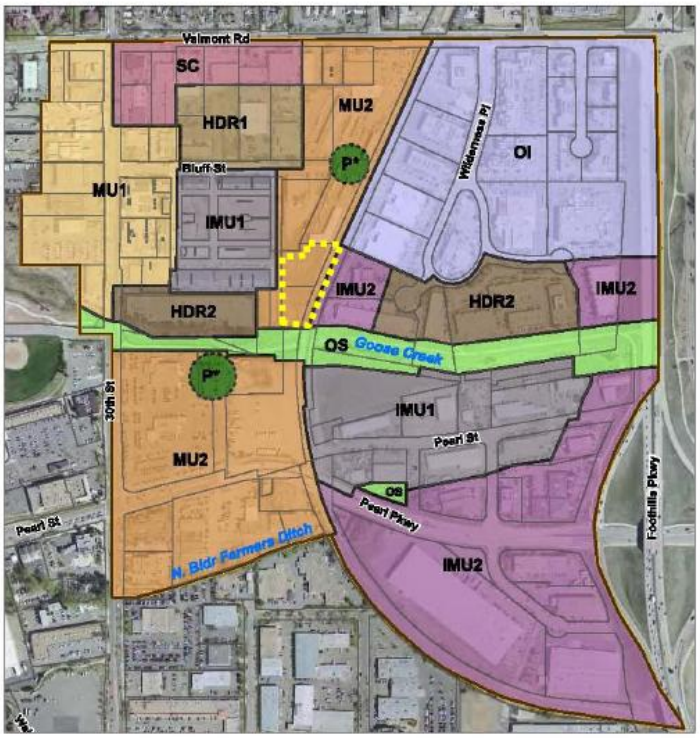
   The site is within the Transit Village Area Plan (TVAP), which is intended to be a more focused plan that provides guidance to implement the goals and policies within the BVCP. As such, consistency with the goals, objectives, and guidelines of TVAP is required with some opportunities for modifications delineated herein prior to application for Site Review. Within TVAP, the future desired land use for the project site is MU-1 or Mixed Use 1, which anticipates 2-3 story mixed use buildings with a mix of residential and commercial uses and tuck-under, structured or surface parking. The subject site is also located within the 30th Street Corridor Character District, defined on Pg. 31 of TVAP as follows:

   With a change to a mixed-use designation, the district will evolve to take on the character set by the Steelyards project: a mixture of commercial and residential uses in two- to three-story buildings located along the street, with parking behind, supported by a network of new streets and alleys. The vision is to transform 30th Street into a business main street, with neighborhood and community-serving retail, restaurants, commercial services and offices. New transportation connections, wide sidewalks, first-floor storefronts, pedestrian-scale architecture, street trees and furnishings, and on-street parking will help create a more pedestrian-friendly 30th Street. New housing will most likely be located internally to properties, away from 30th Street, and will range from townhouses to higher-density apartments.

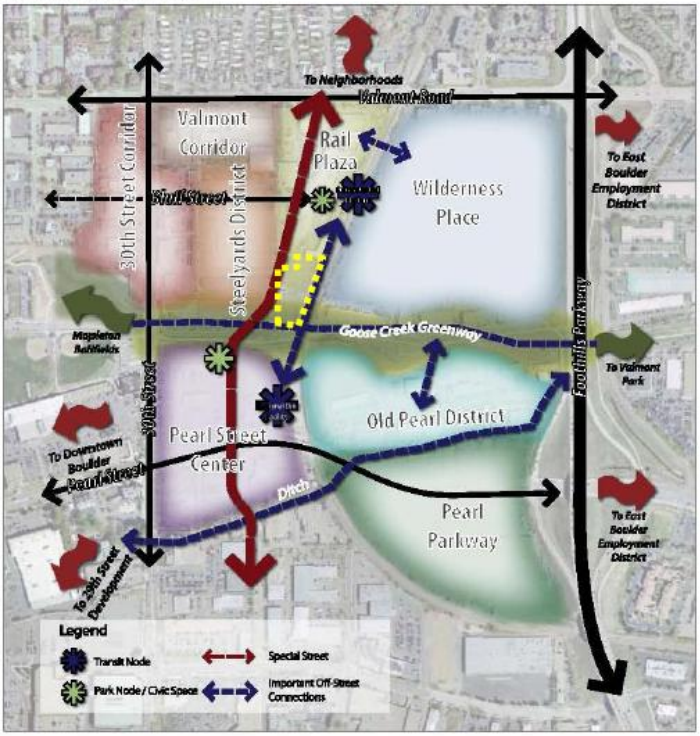
Mixed Use -1- 1.0 Floor Area Ratio*

Two- to three-story mixed-use buildings. Predominant use may be business or residential. Tuck-under, structured and/or surface parking.

Land Use Plan



Character Districts



Pg. 35 of TVAP provides additional detail on the desired character of 30th Street as follows:

> ***30th Street: A Business Main Street***
> *The vision for 30th Street is to transform it into a more pedestrian friendly "business main street" with neighborhood and community-serving retail and restaurants, personal and business services, housing and offices. An important ingredient for this transformation is to add on-street parking. On-street parking helps create a pedestrian environment by slowing traffic and providing a buffer between pedestrians and moving vehicles. It also is considered vital to support adjacent commercial activity and activate the street. The on-street parking could be added with minimal, if any, additional right-of-way and without the removal of existing travel lanes. Detailed engineering after plan adoption will examine the exact alignment of the roadway, the location of parking near traffic signals and intersections, and the feasibility of adding parking in front of smaller properties. The parking spaces will be priced and managed as the area builds out according to the TDM program.*

As discussed in the staff comments under "Building Design" above, there are several aspects of the current proposal which do not appear to meet the overall intent for the 30th Street Corridor Character District as defined by TVAP. Specifically, the lack of any non-residential uses along 30th Street, the proposed building scale of 4 stories, and the proposed access off of 30th Street are all seemingly counter to the intent described above. In addition, the proposed streetscape along 30th does not appear to meet the desired intent to create a more urban setting, as the residential units all include a small front yard that increases the actual building setback by roughly 10 feet. As shown on Page 25 of TVAP, the desired streetscape is to include a 15' sidewalk with tree grates/ landscape strips and buildings brought close to the street to create an urban streetscape. The proposed low-fenced yard areas push the buildings back and are inconsistent with the desired urban context.

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

See individual comments above that cite specific applicable criteria under TVAP. Once the Planning Board has reviewed a Concept Plan application and provided comments at a public hearing as required by section 9-2-13(f), B.R.C. 1981, the city council may call up the application within 30 days of the board's review. Any application that it calls up, the city council will review at a public meeting within sixty days of the call-up vote or within such other time as the manager or council and the applicant mutually agree. Following the final review of the Concept Plan, the applicant will be required to submit for a Site Review. In addition, as mentioned above, depending on the ultimate site configuration, a Lot Line Elimination may also be required following Site Review. Please note that the project will also require review by the Boulder Design Advisory Board (BDAB). Scheduling a design review with BDAB is mandatory and is the responsibility of the property owner, developer or their representative. A meeting should be scheduled before a formal Site Review application is submitted to the city. Scheduling information can be found online here: https://bouldercolorado.gov/boards-commissions/bdab

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

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

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

A connections plan was also adopted for TVAP that 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." The full text of the connections plan is found beginning on page 56 of TVAP.

As shown on the connections plan, Bluff Street is anticipated to be extended west of 30th Street running south of the project site, and an alley is anticipated to run along the west side of the site connecting Bluff Street to Valmont Road. It should be noted that two alternative alignments are shown for Bluff Street west of 30th, and that the final alignment will be determined as part of a financial feasibility analysis for Bluff Street.

One of the major constraints for this project in terms of transportation is the Bluff Street alignment. Staff will not support a new access drive off of 30th that is so close to the expected Bluff Street alignment, and would strongly prefer that the project be designed to take access off of Bluff and to have units fronting on Bluff; however, the alignment of Bluff Street has not yet been determined and will likely not be determined until Phase 1 of TVAP is substantially complete. While the applicant has the ability to develop one or both of the properties by-right if they can meet the BT-1 zone district standards, any project

submitted prior to the city-initiated commencement of TVAP Phase 2 that requires Site Review will be essentially unable to meet the desired intent of TVAP regarding the Bluff Street alignment and as a result will be unlikely to be supported by staff.

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

There are very few trees and no known special status plant or animal species located on the site. As project plans progress to Site Review, an existing tree inventory will need to be prepared by a certified arborist as part of the application materials. There are currently significant views of the Flatirons to the southwest from 30th Street and within the site afforded by the undeveloped southern lot, which the applicant should attempt to preserve as the project plans move forward.

*7. **Appropriate ranges of land uses;***

As mentioned above, staff recommends that the applicant consider how the first floors of the buildings could be designed with adaptability in mind such that overtime they could be used as ground floor retail rather than office.

8. **The appropriateness of or necessity for housing.**

Not applicable, as no housing is proposed.

Boulder Junction townhomes . 1

This site, 2751 30th Street, is part of the adopted Transit Village Area Plan (TVAP) and is slated to be zoned TVAP-MU2 (consistent with a BMS zoning) when Phase II of the plan is implemented in the future. The site is currently zoned BT-1.

While we believe that the BMS zoning is the appropriate zoning, we also acknowledge that the conditions necessary for an earlier rezoning (prior to Phase II), as outlined by the TVAP Implementation Plan, do not yet exist.

Therefore, we have submitted a site plan conforming to the current BT-1 zoning.

We strongly believe in the Transit Village concept, however, and we have therefore made accommodations for the transportation plan of TVAP on our site, specifically by providing a 10' easement along the West property line for an alley, and a 10' easement along the South property line to accommodate the (potential) Bluff Street extension.

We are not asking for any benefit of a future BMS zoning, nor do we seek any compensation for the easements, other than a quick approval of our building permits.

Regarding our townhomes, we believe it is appropriate to encourage home occupations on the ground floor which will complement the vision of the Transit Village plan. We will ensure that all conditions of 9-6-3 (e) are followed, with the hopes that we can also gain approval for "blade" signs outside the front doors when the site is rezoned to BMS in the future.

The Boulder Transit Village Townhomes will be a supply of a product that is now in great demand in this area, yet does not yet exist in significant supply - truly family oriented townhomes, complete with 3 bedrooms / 3 full baths / 2 half baths / 2200+ sq. ft., each built with state of the art energy saving features ensuring minimal utility bills.

The Boulder Transit Village Townhomes.1 will be among the most energy efficient projects in the State of Colorado.

Our development team of Jeff Dawkins, Jason Lewiston, Craig Menuck and Mark Menuck has decades of experience in designing, developing, entitling, bidding out, and building multi-family projects similar to this one.

We look forward to starting. Thank you.

drawing index

drawing number	subject
1.	introduction . team . drawing index
2.	architectural site plan + site location map
3.	floor plans
4.	building elevations . building section
5.	east . 30th Street . building elevation

The Team

Developers
Jason Lewiston
Greenius Corporation
8501 East Alamenda Avenue . No. 1838 . Denver . Colorado . 80230
JasonLewiston@gmail.com 303.990.2629

Craig and Mark Menuck
Curtis Building Company
12296 Hubbard . Livonia . Michigan . 48105
craig@curtisbuilding.com 248.722.2400
mark@curtisbuilding.com 248.730.0300

Architect
Jeff Dawkins . Architect
Jeff dawkins Architect . LLC
4000 Crooks Road Suite 201. Royal Oak . Michigan . 48073
jeffthearchitect@gmail.com 248.321.0640

Energy Features

Energy efficient design, including solar panels, is about saving money through lower utility bills. It is a fantastic coincidence that in saving money, you are also doing a great deal to help the environment by causing far less pollution, and increasing your comfort, health, safety, and even our national security.

Our townhome dwellers will save hundreds of dollars per year on their utility bills due to several features, including:

NRG Block: Our exteriors will be built out of an insulated block, some in brick size shapes, which is far superior to any lumber/insulation combination. There will be virtually no air loss or heat exchange through our walls.

Greenius Screens: We will install our own interior magnetic window screens (patent pending) which will block most air loss and heat exchange at the windows.

Energy Recovery Ventilator: As a result of having air tight structures, we will install energy recovery ventilators which will use the energy from indoor air to heat or cool incoming outdoor air, in a constant exchange. Our indoor air will be constantly exchanged at no energy loss.

Solar Panels: A 2 to 3 kWh system will provide much of the electricity for our units. The units will still be "grid" tied and will draw electricity from the grid whenever necessary.

Terrazzo concrete floors: You really don't want to know what you breath in from your carpeting everyday. Our floors will be time tested, eternal poured concrete. Residents can place area rugs atop and replace them when needed if they like, but our flooring will not off-gas or retain dirt.

Solar Hot Water Collectors: Have you ever picked up a hose in the summer and felt how hot the water was? We will use the sun to heat much of our hot water.

Ceiling Fans: These use a lot less energy than air conditioners in the summer.

Programmable Thermostats that are actually used: We will install the latest in "smart" thermostats.

LED and CFL lighting: Some of our light bulbs will last ten years or more and use 1/15 the energy of yesterdays bulbs.

Front loading washing machines: These use a lot less water than top loading washers.

1.

Curtis ✦Since 1945✦
Craig and Mark Menuck
Curtis Building Company
12296 Hubbard . Livonia . Michigan . 48105
craig@curtisbuilding.com
mark@curtisbuilding.com

jeff dawkins architect . llc
4000 crooks road . suite 201
royal oak . michigan . 48073
248.321.0640
jeffthearchitect@gmail.com

2751 30th Street
Boulder . Colorado
05 May 2013

greenius
greenius corporation
8501 East Alamenda Avenue . No. 1838
Denver . Colorado . 80230
303.990.2629
jasonlewiston@gmail.com

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PAZ2013-00013 PLANS

boulder junction townhomes.1

boulder junction

Boulder Junction
townhomes . 1

CITY OF BOULDER

open space
per BT-1

Under BT-1 zoning, 1,200 square feet of open space is required per unit. In this case, we have 14 units, requiring:

14 units x 1,200 sq. ft. per = 16,800 sq. ft. of open space

To our understanding, balconies can be included in this calculation, up to 25 %, (section 9-9-11 (f) (1)), and we have 279 sq. ft. of balconies per unit.

14 units x 279 sq. ft. per = 3,906 sq. ft. of open space.

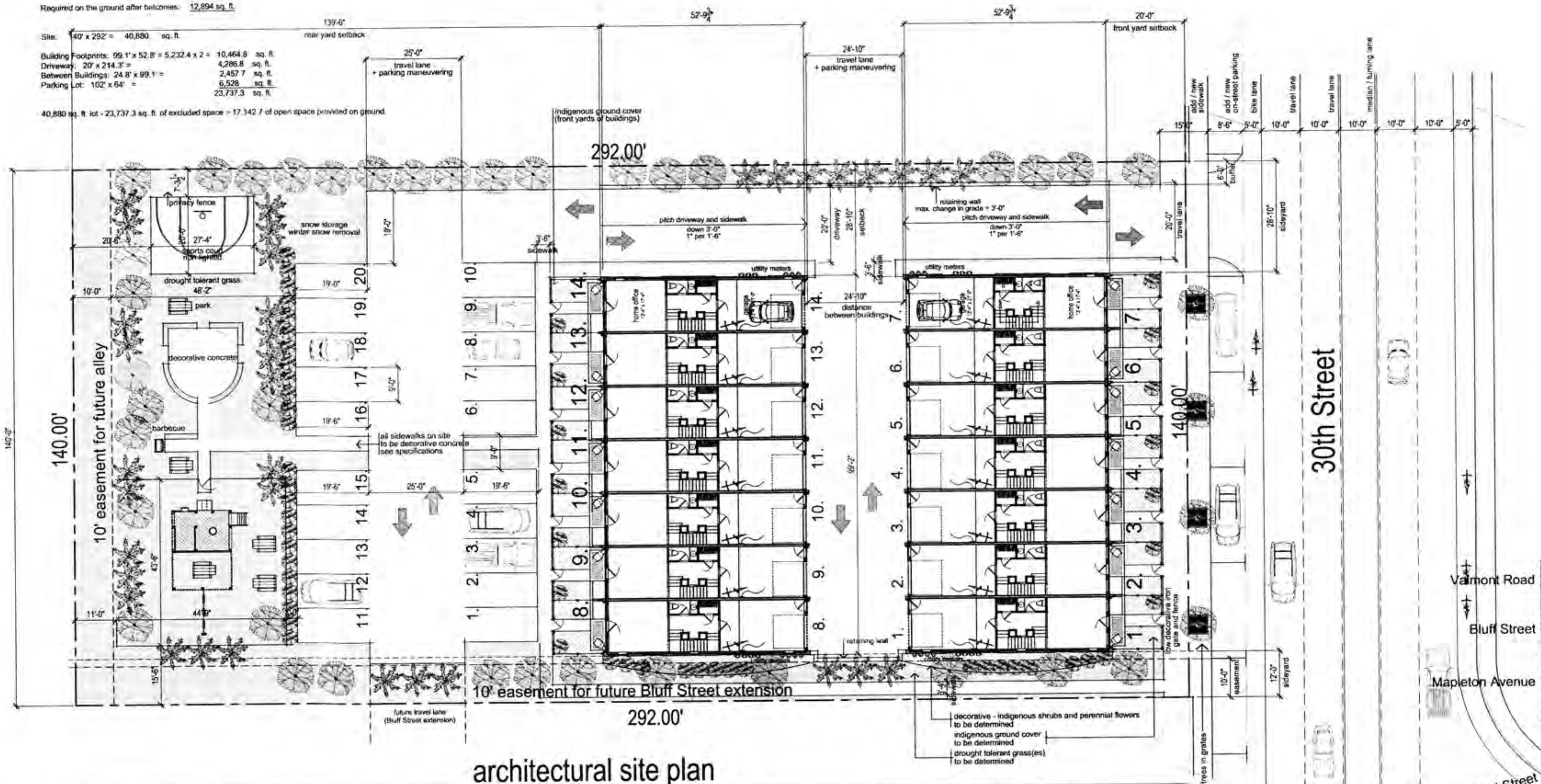
Required: 16,800 sq. ft.

Required on the ground after balconies: 12,894 sq. ft.

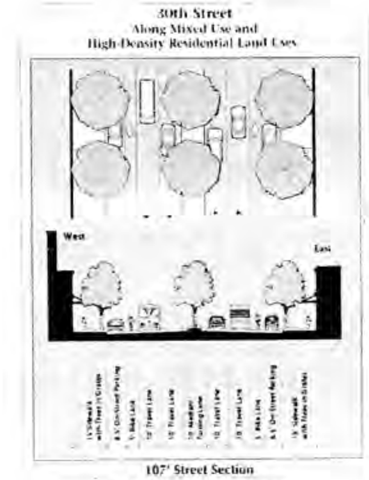
Site: 140' x 292' = 40,880 sq. ft.

Building Footprints: 99.1' x 52.8' = 5,232.4 x 2 =	10,464.8	sq. ft.
Driveway: 20' x 214.3' =	4,286.8	sq. ft.
Between Buildings: 24.8' x 99.1' =	2,457.7	sq. ft.
Parking Lot: 102' x 64' =	6,528	sq. ft.
	23,737.3	sq. ft.

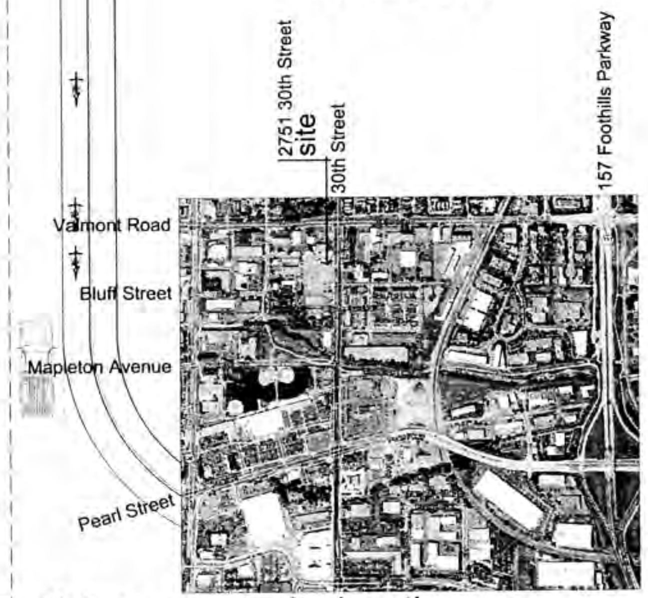
40,880 sq. ft. lot - 23,737.3 sq. ft. of excluded space = 17,142.7 of open space provided on ground.



architectural site plan
1/16" = 1'-0"



streetscape
as shown in TVAP



Bluff Street

site location map

preliminary planting schedule

- deciduous tree - in sidewalk tree grate per City of Boulder specifications
- deciduous tree Elms, Maples, Ash, etc. t.b.d.
- columnar evergreen columnar Native Spruce
- decorative - small trees and shrubs to be determined
- indigenous ground cover to be determined
- drought tolerant grass(es) to be determined

notes; all plants to be:
.approved by Boulder botanist as required
.native to the region
.nursery grown
.drought and extreme temperature tolerant

required parking
14 units
required . 2 parking spaces per unit x 14 = 28
provided . 20 exterior + 14 garages = 34 parking spaces

2751 30th Street
Boulder . Colorado

06 May 2013

called north

Curtis
Since 1945
Craig and Mark Menuck
Curtis Building Company
12200 Hubbard . Livonia . Michigan . 48150
craig@curtisbuilding.com
mark@curtisbuilding.com

jeff dawkins architect . llc
4000 crooks road . suite 201
royal oak . michigan . 48073
248.321.0640
jeffthearchitect@gmail.com

greenius
greenius corporation
8501 East Alameda Avenue . No.1838
Denver . Colorado . 80230
303.990.2629
jasonlewiston@gmail.com

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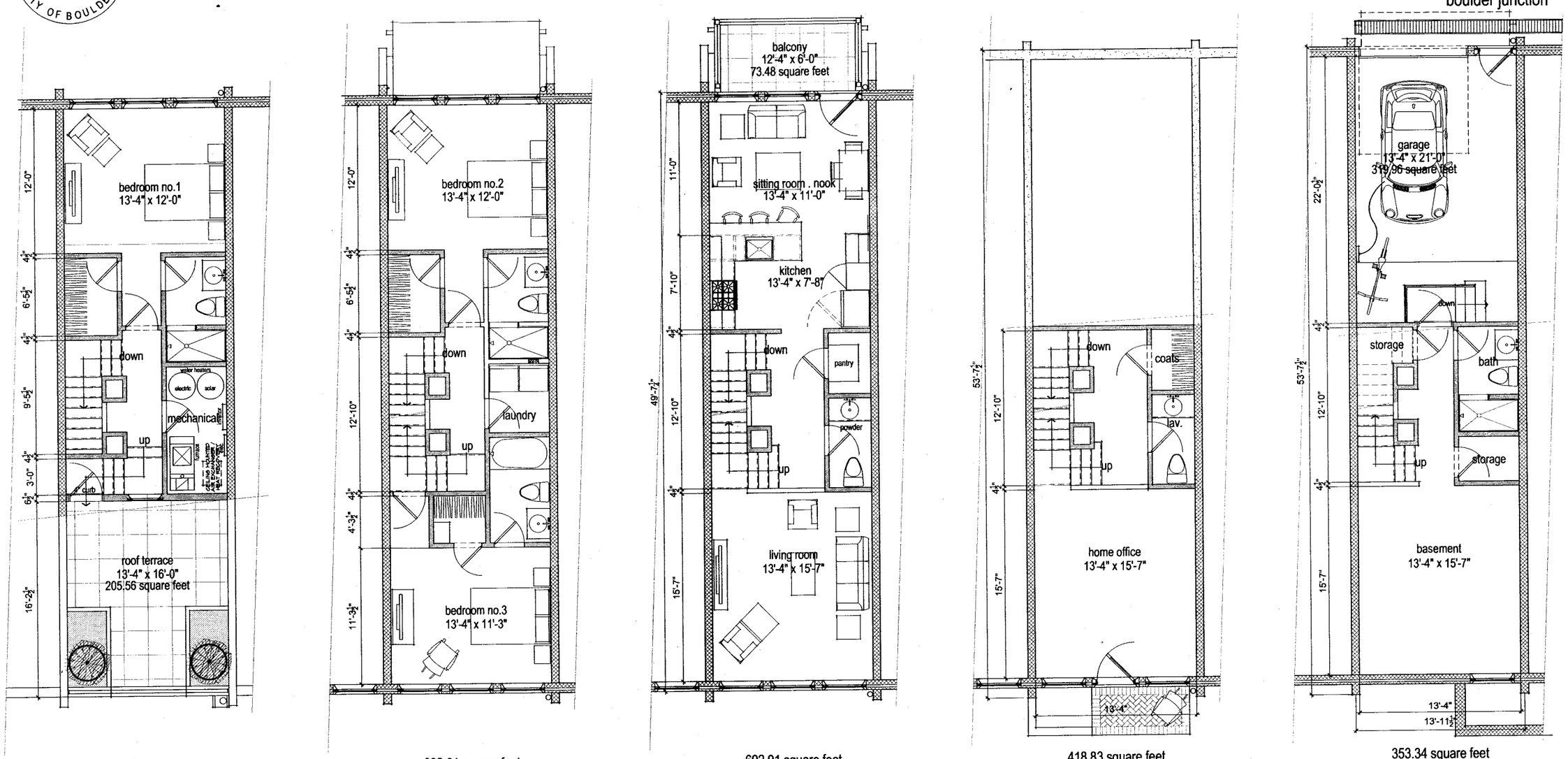
2.

Boulder Junction
townhomes . 1

boulder junction townhomes.1

boulder junction



466.35 square feet
3rd floor

692.91 square feet
2nd floor

692.91 square feet
1st floor

418.83 square feet
grade level

353.34 square feet
basement

typical unit floor plans

2751 30th Street
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3.

Curtis
Since 1945
Craig and Mark Menuck
Curtis Building Company
12296 Hubbard . Livonia . Michigan . 48150
craig@curtisbuilding.com
mark@curtisbuilding.com

jeff dawkins architect . llc
4000 crooks road . suite 201
royal oak . michigan . 48073
248.321.0640
jeffthearchitect@gmail.com

greenius
greenius corporation
8501 East Alameda Avenue . No.1838
Denver . Colorado . 80230
303.990.2629
jasonlewiston@gmail.com

grade level 418.83 square feet
1st floor 692.91 square feet
2nd floor 692.91 square feet
3rd floor 466.35 square feet
total 2,271.00 square feet
+ basement 353.34 square feet
total 2,624.34 square feet

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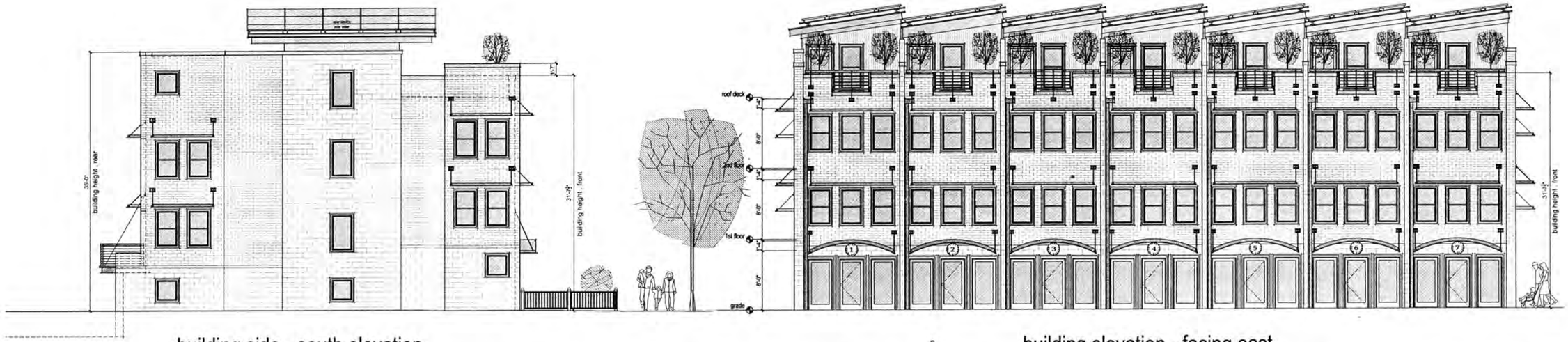
Boulder Junction
townhomes . 1

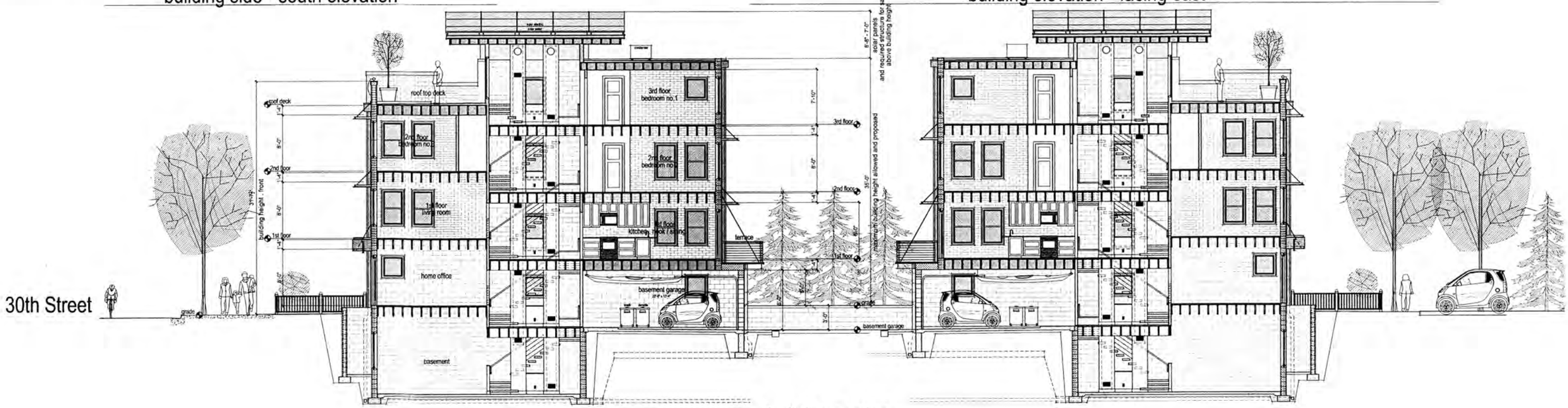
boulder junction townhomes.1

boulder junction



building side - south elevation

building elevation - facing east



building section

2751 30th Street
Boulder . Colorado

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4.

Curtis
Since 1945
Craig and Mark Marsack
Curtis Building Company
12298 Hubbard . Livonia . Michigan . 48150
craig@curtisbuilding.com
mark@curtisbuilding.com

Jeff dawkins architect . llc
4000 crooks road . suite 201
royal oak . michigan . 48073
248.321.0640
jeffthearchitect@gmail.com

greenius
greenius corporation
8501 East Alameda Avenue . No.1638
Denver . Colorado . 80230
303.990.2929
jasonnewsom@gmail.com

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Boulder Junction
townhomes . 1

boulder junction townhomes.1
boulder junction

building elevation - facing east

5.

Curtis
Since 1945
Craig and Mark Mertsch
Curtis Building Company
17296 Hubbard . Livonia . Michigan . 48152
craig@curtisbuilding.com
mark@curtisbuilding.com

jeff dawkins architect . llc
4000 crooks road . suite 201
royal oak . michigan . 48073
248.321.0640
jeffthearchitect@gmail.com

2751 30th Street
Boulder . Colorado
06 May 2013

greenius
greenius corporation
8501 East Alameda Avenue . No 1838
Denver . Colorado . 80230
303.990.2629
jasonkewston@gmail.com

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PRE-APPLICATION REVIEW AND MEETING SUMMARY

Date of Meeting:	February 15, 2013
Location of Request:	2751 30th Street
Applicant in Attendance:	Jason Lewiston
Case Manager:	Elaine McLaughlin, Senior Planner (303) 441-4130
Other Reviewers:	David Thompson, Transportation (303) 441-4417 Scott Kuhna, Public Works Engineering (303)441-4071 Elizabeth Lokocz, Landscape Architecture (303) 441-3138 Beth Roberts, Housing (303) 441-1828
Background Information:	The existing is vacant and currently is utilized for RV storage. The site is located within the area defined as "Boulder Junction" with redevelopment overseen through the Transit Village Area Plan, with a land use classification under TVAP of MU-2.
Development Proposal:	Construct townhomes with opportunity for ground floor retail or office.

Background:

As noted in the pre-application meeting, staff acknowledges the many positive aspects of the project which would be in alignment with the vision of the adopted Transit Village Area Plan (TVAP) including: the mix of uses; the proposal for a different type of residential with 3 and 4 bedroom units; the attractive design of the buildings built to the street to provide strong pedestrian character and interest; as well as the intent to meet connections adopted in TVAP such as the alley and an east/west local street connection.

As also noted in the meeting, the current configuration would likely not meet the existing Business – Transition (BT-1) zoning due to the lack of 1,200 square feet of open space per dwelling unit. However, while the base floor area ratio (FAR) of BMS is 0.67, the provision of parking within the structure, as well as fully below grade floor area is not counted in the FAR. Therefore, a maximum 1.0 FAR could be achieved under BMS zoning, as long as 15 percent of the site is provided as useable open space, and 60 square feet of open space is provided per unit. In the meeting, staff pointed out that there are some potential efficiencies that could be gained by narrowing roadways on the site, and looking at parking reductions, thus creating the needed amount of useable open space.

Because a rezoning appears to be the path forward for the current configuration, the applicant should focus any plan refinements toward the BMS standards. The land use code rezoning criteria requires that a proposed rezoning be consistent with the Boulder Valley Comprehensive Plan, and as a subset of the BVCP, the TVAP land use of TVAP-MU2 is consistent with a BMS zoning. Please note that the city has established parameters within which redevelopment of properties in the Phase II of TVAP could occur: Following is an excerpt from the adopted TVAP Implementation Plan that the applicant should be aware of

for the protocol of rezoning, which can also be read in the entirety in the following link: Transit Village Area Plan Implementation Plan

"Chapter Overview
Section 1: Regulatory Changes describes the land use, zoning and other code changes that will be made (or considered), in order to guide development toward the plan vision.

Phasing
A phased approach will be taken for the following components of implementation: the city's funding of key public improvements, the regulatory aspects of the plan involving land use and zoning changes, TDM and transportation connections.

• Phase 1 will occur in the first 10 to 15 years in the area between 30th Street and the railroad tracks; and

• Phase 2 will generally occur thereafter and focus on the areas east of the tracks and west of 30th Street.

A market absorption analysis shows that projected development between 30th Street and the railroad tracks can be absorbed into the Boulder market over the next 10 to 15 years (Market Absorption, EPS, June 2007). Focusing initial development in Phase 1 will ensure more cost efficient provision of public facilities and services and will also help create the vision for the area.

Section 1: Regulatory Changes
Regulatory changes to implement the plan include: changes to the BVCP land use designation descriptions, the BVCP land use map, the land use code and the zoning map. The general direction for these changes is outlined in the table on page 3.

In terms of timing, the city will initiate a process for making BVCP land use map changes and rezoning after completion of the following:

- *The mechanisms for funding public improvements have been put in place; and*
- *Any necessary land use code changes have been completed.*

The criteria for city initiation of Phase 2 land use and zoning changes are the following:

- *Substantial redevelopment of Phase 1;*
- *Plan in place for providing public improvements to Phase 2; and*
- *Market support for Phase 2 land uses*

The Transportation Connections plan will not be applied to Phase 2 properties until land use map and zoning changes are made.

Properties in Phase 2 that wish to redevelop sooner could do so under current zoning, or could request BVCP land use designation and zoning changes consistent with the adopted Area Plan if it can be demonstrated that:

Adequate public facilities will be in place concurrent with redevelopment, including construction of transportation improvements shown on the Connections Plan that are necessary to serve the property and connect it to the arterial street network. "

Note that the highlighted text above is critical in the rezoning aspect of this application. While a rezoning to BMS would be consistent with the intent of the TVAP-MU2 land use, determination of the most appropriate alignment of the extension of Bluff Street must be coordinated between the applicant and the other surrounding, and affected property owners. The city can assist in facilitating this discussion.

Responses to Applicant's Specific Questions:

1. This is in the Boulder Junction overlay district. What steps shall I take to get it approved?

   Under both the existing BT-1 zoning or the BMS zoning, a project is required to complete a Concept Plan review when the size of the project exceeds 30,000 or 50,000 square feet respectively. Under the BMS zoning, it appears the applicant would not be required to do a Concept Plan. However, if the applicant proposed to redesign the site to work within the BT-1 zoning district, it appears as though it would be required to go through a Concept Plan review.

   If the desire is to have a building height in excess of 38 feet in the BMS zoning (or 35 feet in the BT-1 zoning) a Site Review would be required. This could be done simultaneous to a rezoning. Any site review for projects within the TVAP require an analysis not only of the Site Review Criteria of the land use code (9-2-14(h)(2)(K), B.R.C. 1918) as well as the TVAP guidelines. The city's Design Advisory Board provides input on the consistency of the plan with the TVAP guidelines.

2. Is the entryway okay?

   This project, located in the Phase II portion of the TVAP guidelines wasn't anticipated for redevelopment for a number of years with the implication being that the mechanisms for funding public improvements have not been put in place, and typically wouldn't be until Phase I completion. With two alternative alignments illustrated on the TVAP, one that is illustrated straddling the subject site's property line, and the other off site, the applicant must coordinate with the adjoining property owner to determine how best to align the extension of Bluff Street, given that both alignments impact the adjoining property owner. Staff is happy to facilitate a discussion with the surrounding property owners.

   The intent in establishing the east/west connection from 30th Street to the west, as a Bluff Street extension is to intentionally limit the number of curb cuts that would occur along 30th Street. As was discussed in the pre application meeting, both the applicant and the staff concur that there is a strong vision in TVAP as a more urban, walkable place. To establish this character, the intent of the connections is to get access from the lowest category street, with connections from the alley to the local street to 30th Street, which would eliminate multiple curb cuts. The applicant could be instrumental in shepherding this vision that would also enhance the character of the proposed project, if there was a comprehensive approach to establishing the optimal location of the local street.

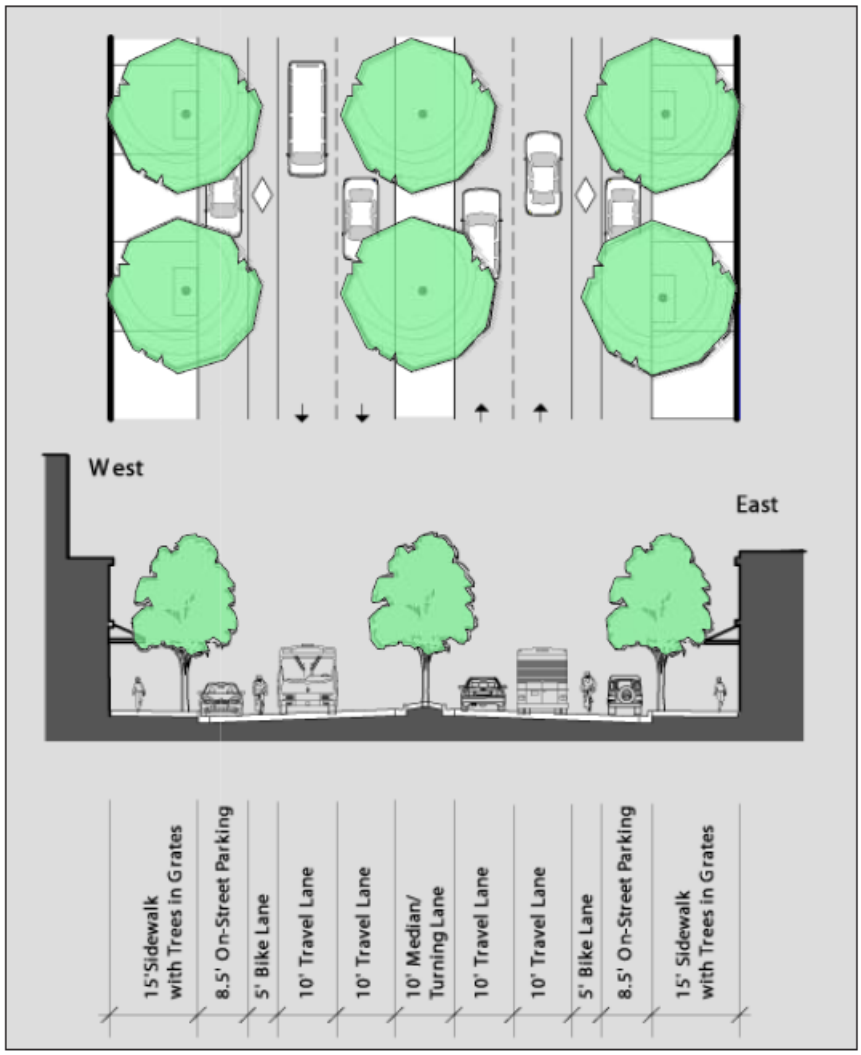
3. Is the unit placement consistent with the Boulder Junction Plan?
   The unit placement is consistent with the intent of the plan, to have buildings built close to the street. Refer to the cross-section on the following page from TVAP that illustrates this configuration.

4. Is the streetscape consistent with TVAP?
   As shown in TVAP, provided below, the 30th Street streetscape is not consistent with TVAP because TVAP identifies a 15' streetscape section consisting of a sidewalk along with trees in grates. Staff also recommends an eight foot tree lawn with an eight foot walkway as an alternative. As discussed in the pre-application, the applicant will need to look to more efficient roadway widths to ensure that the streetscape, as envisioned in TVAP is created.

5. Does the alley location follow the future traffic plan?

   The alley placement does correspond with the intent to ultimately have an alley link from Bluff Street to Valmont Road. Over time, as properties to the west of the site redevelop, the alley may move toward the west, in which case the subject site may be able to shift along with that alignment providing greater open space on site.

30th Street
Along Mixed Use and High-Density Residential Land Uses*



107' Street Section
** Along Service Commercial, existing condition (with no on-street parking) remains.*

6. Zoning?

As currently designated, the site is BT-1 (Business Transition – 1). The TVAP-MU2 land use designation anticipates the site redeveloping as BMS. Shown below is a table that provides a snapshot comparison between the two zoning districts for form and bulk standards. As project plans progress, the applicant is encouraged to fully understand all the requirements of the zoning districts of the Land Use Code. However, as you will note, the application appears to more readily meet the standards within the BMS zoning. And, in either scenario, height modification would require a site review approval through Planning Board. Also utilize the following link to see which uses are permitted by right, or through Use Review, in BMS versus BT-1: in the chart use column B1 for BT-1 uses and B2 for BMS uses
Land Use Code Use Chart.

Note also that compared to the existing zoning, the rezoning to BMS would not require Concept Plan if the proposed floor area is less than 50,000 square feet.

Table 1:
Snapshot Comparison of BMS and BT-1 Zoning

	BMS Zoning	**Existing Zoning BT-1**
Density	0.67 or residential with off street parking provided: 1.0 FAR	1,200 sf open space per du
Attached Residential Use	Permitted by-right	Permitted by-right
Front Setback	0	20' minimum
Side yard	15'	0 for first and second; 12' for 3rd
Min. percent of frontage that must contain a building	n/a	70 percent
Primary building entrance facing street	yes	n/a
Building Height	38-feet	35-feet
Parking	1 space/du	1 per 1 bedroom du 1.5 for 2 bdrm du 2 for 3 bdrm du 3 for 4 or mor bdrm du
Concept Plan Required	3 Acre lot size, or 50,000 sf floor area	2 acre lot size, or 30,000 sf floor area

7. Any other comments would be welcome.

Inclusionary Housing Beth Roberts 303-441-1828

Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing." The general Inclusionary Housing requirement is that all residential developments must dedicate 20% of the total dwelling units as permanently affordable housing. For for-sale housing this requirement may be met through the provision of at least half of the required affordable units on-site. The other half of the requirement may be met by the provision of comparable existing or newly built off-site permanently affordable units, the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution.

Additional information about the Inclusionary Housing program may be found on-line at www.boulderaffordablehomes.com click on "Are You a Developer"?

Please contact the housing planner as soon as possible in the development process to confirm which option you would like to use to meet the IH requirement.

Landscape Elizabeth Lokocz, 303-441-3138

1. New development is required to meet the landscape standards of section 9-9-12, "Landscaping and Screening Standards", sections 9-9-13, "Streetscape Design Standards," and 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981 as well as any specific design elements of the TVAP guidelines and Site Review Criteria of section 9-2-14(h).

2. At the time of Concept Plan Review, submit a site development plan including the approximate location of major site elements including buildings, open areas and natural features. Note the emphasis on an "attractive streetscapes" in the Site Review criteria and begin developing an approach to achieve this goal.

3. It's unclear to staff at this time if the proposed head in parking and access on the north side of the proposed layout will be a street or entirely private. If it's private, the parking lot landscape and screening standards of section 9-9-14 apply. At the time of Site Review application a detailed landscape plan meeting the requirements of section 9-9-12(d) B.R.C. 1981 is required. The plan must be prepared by a qualified landscape professional. Contact staff with any questions.

Drainage Scott Kuhna, 303-441-4071

Storm water quality enhancement and detention ponding are issues that must be addressed prior to building permit application. A Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* will be required. The required report and plan must also address the following issues:

- Water quality for surface runoff using "Best Management Practices"
- Minimize Directly Connected Impervious Areas (MDCIA)
- Detention ponding facilities

- Storm sewer construction
- Groundwater discharge
- Erosion control during construction activities

Note that TVAP provides storm water guidelines for low impact development techniques designed to create a storm water management system which also reduces runoff. That section of the TVAP should also be considered in storm water quality management. Refer to page 21 of TVAP at the following link:
Storm water Guidelines

Transportation David Thompson, 303-441-4417

A detailed Trip Generation and Trip Distribution / Assignment information in accordance with Sections 2.03(J) and 2.03(K) of the City of Boulder Design and Construction Standards (DCS) will be required at time of Concept Plan Review to determine if a Traffic Study will be required.

Utilities Scott Kuhna, 303-441-4071

Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the City of Boulder *Design and Construction Standards*. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.

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

Comments provided by City staff are based on the information received at the time of the pre-application meeting and do not constitute an approval or conditions of approval for the application. Additional staff comments and project requirements will be provided to the applicant after review of a formal application submittal. All development applications are required to comply with all applicable City of Boulder codes and ordinances.

PRE-APPLICATION REVIEW AND MEETING SUMMARY

Date of Meeting: April 25, 2013

Location of Request: 2751 30th Street

Applicant in Attendance: Jason Lewiston

Case Manager: Elaine McLaughlin, Senior Planner (303) 441-4130

Other Reviewers: Samuel Assefa, Urban Design (303) 441-4277
David Thompson, Transportation (303) 441-4417
Scott Kuhna, Public Works Engineering (303)441-4071
Elizabeth Lokocz, Landscape Architecture (303) 441-3138
Beth Roberts, Housing (303) 441-1828

Background Information: The existing is vacant and currently is utilized for RV storage. The site is located within the area defined as "Boulder Junction" with redevelopment overseen through the Transit Village Area Plan (TVAP), with a land use classification under TVAP of MU-2.

Development Proposal: PRE-APP#2: Construct 14 townhome-style attached dwelling units with opportunity for ground floor office or retail in the existing BT-1 zoning district.

Meeting Summary

The applicant noted, and staff confirmed that the adjacent property to the south has a long term lease for the building housing Robb's Music, with 13 years remaining on the lease and an option for an additional 25 years thereafter. The building is owned separately from the land, and the current building's owner indicated that they and the land owners have no interest in selling or redeveloping the property in the short- and mid-term future. As a result, any near term extension of Bluff Street is unlikely. Therefore, as discussed with the applicant, to keep options viable for the future and allow for access into the site with provisions for other connections identified in the Transit Village Area Plan, staff recommends access on the north side of the site.

The applicant also indicated that a maximum 35-foot building height may be possible with the proposed plans, and will pursue that as possibility for by-right project. If there is not request for modifications to the building height, staff notes that under the BT-1 zoning district the size of the lot, and the building floor area proposed do not meet the threshold for a required Concept Plan and Site Review.

Access and Circulation (from David Thompson)

Staff discussed potential options for ingress-egress into the site that would help to meet the connections vision of TVAP which includes the following:

1. The one-way access curb cut shown on the south side of the site should be eliminated due to the close proximity to the intersection of 30th Street and Bluff Street. The south curb cut would impact the traffic operations and location of a future traffic signal on 30th Street at Bluff Street.

2. Shift the site development plan to the south to accommodate one access curb cut on the north side of the site. That access curb cut width must be able to accommodate two way ingress-egress as well as emergency vehicle access.

3. A 10-foot reservation must be provided on the south side of the property line to accommodate future Bluff Street right-of-way. The reservation must be shown on the Site Plan at the time of building permit. No structures may be located within the reservation.

Building Design (from Elaine McLaughlin and Sam Assefa)

1. Staff suggested the applicant should consider fenestration on the south and north sides of the buildings that would respond to future street alignments adjacent to the buildings. That includes wrapping any window openings and access doorways along with any of the front elevation brick around to those side elevations.

2. The applicant indicated that there are plans for roof top solar.

3. The applicant also indicated that there may be an interest to rezone at some time in the future to allow for blade signage on the first floor office/retail. Currently not permitted in home occupation in the BT-1

Landscape Architecture (from Elizabeth Lokocz)

1. Staff indicated to the applicant that their landscape plan must meet planter widths of a minimum of six feet for those areas that access parking for parking lot screening.

2. Staff also indicated that the applicant must meet open space requirements.

Engineering (from Scott Kuhna)

Staff noted that detention will be required on-site and noted that the low point of the site is the southeast corner. The applicant was advised to work with an engineer to help

determine the amount of new pervious surface generated by the plan and the size of the detention pond. Select this link to the Design and Construction Standards.

Inclusionary Housing (from Beth Roberts)

At the pre-application meeting, staff spoke with you about the Inclusionary Housing requirement. As was mentioned, you have a few options when determining how you would like to meet the Inclusionary Housing requirement for your project; the options are listed below. Please note that the CIL amounts in this email are estimates. The final CIL amount is based on the amounts in place when paid and is adjusted annually on July first. So these numbers only apply until July first 2013.

1. The IH requirement is that 2.8 or 20 percent of the 14 market units be provided as permanently affordable.

2. The IH ordinance requires that a for-sale development provide at least half of the required units on-site. Because half of 2.8 = 1.4 we round down to one unit required on-site.

3. The other half may be provided through Cash-in-Lieu (CIL), which for the remaining 1.8 units equals $236,341 (1.8 x $131,301.)

4. You may provide CIL for the one unit required on-site, however, there is a premium of 50 percent more CIL to do that. Therefore, this one unit would require a CIL of $196,951 (1 unit x 1.5 x $131,301). This combined with the above would equal the total amount due $433,293 if no units are provided on-site.

5. You may also provide the affordable units off-site either through new construction or by purchasing an existing unit. Because IH applies to all NEW units, newly constructed units should be added to the total at Boulder Junction to determine the IH requirement. The short hand for determining exactly what you would owe is to multiply the sending site times 0.25. In this case the IH requirement would be 3.5 so you could consider providing three units off-site and CIL for the remaining 0.5 owed.

6. Staff suggests a minimum of at least one affordable unit provided on-site. This unit can be smaller than the market units, maximum 1,200 sq ft. As promised, the link to the unit pricing spreadsheet is provided at this link: Inclusionary Housing Pricing Chart . Maximum allowable sale prices for permanently affordable units are set each quarter by the city

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Comments provided by City staff are based on the information received at the time of the pre-application meeting and do not constitute an approval or conditions of approval for the application. Additional staff comments and project requirements will be provided to the applicant after review of a formal application submittal. All development applications are required to comply with all applicable City of Boulder codes and ordinances.

PRE-APPLICATION REVIEW AND MEETING SUMMARY

Date of Meeting:	May 29, 2015
Location of Request:	2751 and 2875 30th Street
Applicant in Attendance:	Jason Lewiston
Case Manager:	Elaine McLaughlin, Senior Planner (303) 441-4130
Other Reviewers:	David Thompson, Transportation (303) 441-4417 Scott Kuhna, Public Works Engineering (303)441-4071 Elizabeth Lokocz, Landscape Architecture (303) 441-3138 Crystal Launder, Housing (303) 441-4141
Background Information:	The existing is vacant and currently is utilized for RV storage.
Development Proposal:	Construct 32 townhomes.
Existing Zoning:	Business – Transition (BT-1) with a density of 1,200 square feet of open space per dwelling unit required

Responses to Applicant's Specific Questions:

What specifics steps do we need to take to gain the full and enthusiastic support of the planning department?

The best answer to this question is to submit a full and complete application for Concept Plan Review, receive comments from Staff, the public and Planning Board with the understanding that ultimately the application must be consistent with the Site Review Criteria of the Land Use Code section 9-2-14(h), B.R.C. 1981 found here.

A full evaluation of the Concept Plan cannot be provided outside of this review process. Please note that a Concept Plan review should include color renderings and/or perspective sketches as much as possible.

What is the process to gain Planning Board approval and obtain building permits?

Because the two sites combined include a proposal for 66,216 square feet of floor area, the proposed project meets the minimum threshold for mandatory Concept Plan and Site Review of two acres or 30,000 square feet of floor area. The two stage development review process of Concept Plan and Site Review can be summarized here. The submittal information for Concept Plan review is found here and that is a supplement to the Land Use Review (LUR) application found here. The Concept Plan is viewed as an "iterative" process in that there is no approval or denial from the Planning Board, rather it is for the applicant to receive staff, public, and Planning Board feedback and input on the application prior to submittal of an application for Site Review.

Following Concept Plan, the Site Review submittal requires more detail. Because of the request to exceed the maximum height standards of the BT-1 zoning district, a review and approval before the Planning Board is necessary. Provided here is the submittal information for Site Review that should accompany the LUR application, noted above.

Upon approval by the Planning Board of the Site Review, the applicant will be required to apply for a Technical Document Review that is equivalent to Building Permit – Phase I. The intent is to resolve the Technical aspects of the project plans prior to Building Permit Application. The application materials for TEC Doc are found here.

Other Review Comments:

Drainage Scott Kuhna, 303-441-4071
Storm water quality enhancement and detention ponding are issues that must be addressed prior to building permit application. A Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* will be required. The required report and plan must also address the following issues:

- Water quality for surface runoff using "Best Management Practices"
- Minimize Directly Connected Impervious Areas (MDCIA)
- Detention ponding facilities
- Storm sewer construction
- Groundwater discharge
- Erosion control during construction activities

Inclusionary Housing Crystal Launder 303.441.4141

1. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing." The general Inclusionary Housing requirement is that all residential developments must dedicate 20 percent of the total dwelling units as permanently affordable housing. For for-sale housing this requirement may be met through the provision of at least half of the required affordable units on-site. The other half of the requirement may be met by providing comparable existing or newly built permanently affordable units off-site, the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution.

2. Please contact a housing planner as soon as possible in the development process to determine how best to meet the IH requirement.

Landscape Elizabeth Lokocz, 303-441-3138

1. New development is required to meet the landscape standards of section 9-9-12, "Landscaping and Screening Standards", sections 9-9-13, "Streetscape Design Standards," and 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981 as well as any specific design elements of the TVAP guidelines and Site Review Criteria of section 9-2-14(h).

2. Note that TVAP provides storm water guidelines for low impact development techniques designed to create a storm water management system which also reduces runoff. That section of the TVAP should also be considered in storm water quality management. Refer to page 21 of TVAP at the following link: Storm water Guidelines

Transportation David Thompson, 303-441-4417
A detailed Trip Generation and Trip Distribution / Assignment information in accordance with Sections 2.03(J) and 2.03(K) of the City of Boulder Design and Construction Standards (DCS) will be required at time of Concept Plan Review to determine if a Traffic Study will be required.

Utilities Scott Kuhna, 303-441-4071

1. Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the City of Boulder *Design and Construction Standards*. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.

2. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the

applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder *Design and Construction Standards*, and any private/franchise utility specifications.

Zoning Elaine McLaughlin, 303-441-4130
Following is a brief summary of requirements for BT-1. Please reference all requirements within the Land Use Code, Title 9.

	Existing Zoning BT-1
Density	1,200 sf open space per du
Attached Residential Use	Permitted by-right
Front Setback	20' minimum
Side yard	0 for first and second; 12' for 3rd
Min. percent of frontage that must contain a building	70 percent
Primary building entrance facing street	n/a
Building Height	35-feet
Parking	1 per 1 bedroom du 1.5 for 2 bdrm du 2 for 3 bdrm du 3 for 4 or mor bdrm du
Concept Plan Required	2 acre lot size, or 30,000 sf floor area

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NOTE: Comments provided by City staff are based on the information received at the time of the pre-application meeting and do not constitute an approval or conditions of approval for the application. Additional staff comments and project requirements will be provided to the applicant after review of a formal application submittal. All development applications are required to comply with all applicable City of Boulder codes and ordinances.

CITY OF BOULDER
BOULDER DESIGN ADVISORY BOARD MINUTES
September 23, 2015
Boulder Library Arapahoe Conference Room, 1001 Arapahoe

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

BDAB MEMBERS PRESENT:
Jamison Brown, Chair
Michelle Lee
Jim Baily
David McInerney
Jeff Dawson

BDAB MEMBERS ABSENT:

PLANNING BOARD EX-OFFICIO MEMBER PRESENT:
Bryan Bowen

STAFF PRESENT:
Sam Assefa, Senior Urban Designer
Charles Ferro, Development Review Manager
Elaine McLaughlin, Senior Planner
Chandler Van Schaack, Planner I

BOARD DISCUSSION:

1. **Approval of Minutes**
   The board approved the July 15, 2015 and the July 29, 2015 BDAB minutes.

2. **2751 30th Street Project Review**
   C. Van Schaack gave a brief process summary followed by a presentation by the applicant.

   BOARD COMMENTS:
   J. Brown had some concerns with the first floor of the building including a lack of detail in the design. He also wondered how much the front yard would actually be used since there was no separation between the public and private realms.

   J. Baily agreed with the need for a canopy or awning to help shade the first floor windows, but he was concerned with the arched design in regards to its compatibility with the surrounding area on 30th Street. He thought that more of a straightforward canopy to shade the windows would transition better with the materials around it and would also be more compatible with the surrounding area.

   J. Brown felt it would be an improvement if there was not a door in the center of the façade. He suggested that, if the applicant were to do something more substantial with the door, they look at doing an awning or transom lighting just above the door so it would break the horizontal line that makes the façade look so linear.

DRAFT

J. Baily recognized that building height was not in BDAB's purview to critique, but he was concerned about fitting four floors into 37 feet and still having a realistic interface with the street.

C. Van Schaack followed up by saying that it was not possible for this building to go up to 37 feet. Anything over 35 feet would require rezoning and/or an ordinance.

B. Bowen summarized a discussion between the board, staff and the applicant: There would be a design issue if it is going to be apartments or a use issue if it is going to be a mixed use development.

M. Lee recommended that the applicant look at how to transition the first floor material higher like, for example, bringing the CMU up to the second row of windows or putting transoms above some of the doors and windows.

She felt that the yards felt very private and fenced-in and believed that there was a way to make the front dog-friendly but still welcoming to the public at the same.

J. Dawson the windows were too equally spaced within the elevation almost making it read like a warehouse building. He encouraged the applicant to think more strategically about the position of the windows relative to the living spaces on the inside. Reconsider the top of the masonry on the parapet. He felt that the base should be taken up so that it creates a more significant mass at the base of the building. Proportionally the amount of the beige CMU did not fit well with the red material a few stories above it. He thought the eyebrow (awning) was too big.

D. McInerney stated that the staggered floors on the interior of the north and south elevations resulted in windows that did not line up on those elevations.

J. Dawson thought it would be good to see more detail in the windows and the geometry of the frames.

The board agreed that a stoop would be effective in creating a buffer for the entry and improving the streetscape for the townhomes; That some clustering of windows to reflect the individual townhome nature of the plan would be more effective than equal spacing across the entire elevation; Some additional detail on the windows and some use of the beige stone to help identify traditional masonry construction techniques would help humanize and scale the building down. They also recommended raising the first floor up a minimum of 18".

DRAFT

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: October 15, 2015

AGENDA TITLE: Public hearing and consideration of Site and Use Review applications for expansion of the Meadows Tennis Club located at 5555 Racquet Ln. within the RL-2 zone district. The proposal includes the renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse; relocation of two existing platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion. The project is reviewed under two separate cases, LUR2014-00095 and LUR2015-00018.

Applicant: Jim Bray for the Meadows Club
Property Owner: Meadows Club Inc.

REQUESTING DEPARTMENT:
Planning, Housing & Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Chandler Van Schaack, Planner II

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:	Proposal for the expansion and renovation of the existing Meadows Club clubhouse, as well as the enclosure of two existing tennis courts, relocation of two platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion.
Project Name:	Meadows Club Expansion
Location:	5555 Racquet Ct.
Size of Tract:	7.75 acres (337,711 sq. ft.)
Zoning:	Residential Low – 2
Comprehensive Plan:	Low Density Residential

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

1. **Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?**

2. **Is the request for an expansion of the existing indoor athletic facility/ non-profit membership club use consistent with the Use Review Criteria set forth in section 9-2-15(e), B.R.C. 1981?**

3. **Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-2-14(h)(2)(K), B.R.C. 1981?**

BACKGROUND:
The Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site - Sites 1,2, and 3 (See **Figure 1** below for delineation of original Sites 1, 2 and 3; Site 1 shown in blue, Site 2 – Meadows Club – shown in red, and Site 3 shown in green). Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a Special Use (now referred to as Use Review). The original approval of Site 2 permitted the development of a recreation club house, swimming pool, sixteen tennis courts (five intended for enclosure), and four unenclosed paddle courts. Eight of the outdoor tennis courts were approved to have low-glare outdoor lighting. In terms of the tennis club's operating characteristics, the original approval set the total number of allowable memberships to three hundred fifty family memberships, fifty single memberships and fifty junior memberships.

Currently, there are fourteen tennis courts located on the site, three of which have been enclosed, as well as two platform tennis courts approved through a Minor Modification in 2009 (this approval converted the previously approved 'paddle' tennis courts to 'platform' tennis courts and allowed for their relocation from an approved location on the east side of the site to a location more central on the site – see **Attachment C** for Background Materials). There is also a one-story clubhouse and a swimming pool. The club is served by 92 existing parking spaces. Per the Applicant's Management Plan, there are currently 400 active club memberships, with roughly one third of members living within 0.75 miles of the club.

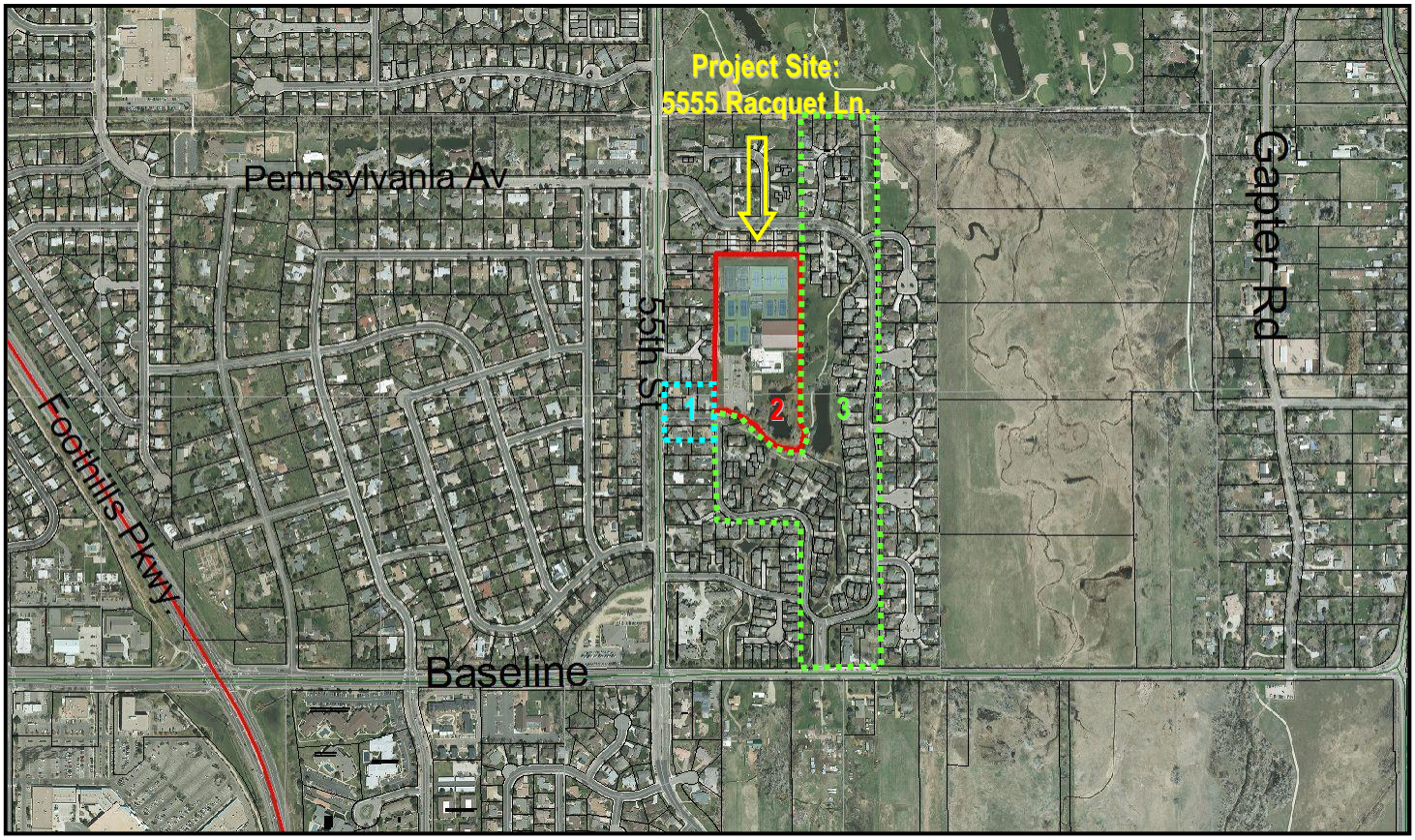


Figure 1: Vicinity Map including delineation of Sites 1,2 and 3 as shown in original Meadow Glen PUD

Project Proposal. The current proposal is to complete the build-out of the tennis club facilities as anticipated by the original PUD approval and to amend the existing PUD and Special Review approvals to allow for additional expansion beyond what was originally anticipated. Aspects of the proposal which were anticipated in the original approval include enclosing the two existing outdoor tennis courts on the west side of the clubhouse with a new 35 foot tall structure and constructing two new outdoor tennis courts on the east side of the site adjacent to the existing tennis courts (See **Attachment C** for original PUD approval). Aspects of the proposal which were not anticipated in the original approval and which require an amendment to the existing approvals include expansion of the existing clubhouse by 3,398 square feet, relocation of the existing platform tennis courts and the addition of two new platform tennis courts to the northwest of the clubhouse. The four proposed platform tennis courts will replace an existing outdoor tennis court, and the former platform tennis court location will become a new landscaped courtyard with a small gazebo structure.

The proposal also includes additional landscape improvements in the parking area and around the tennis courts as well as the addition of a new masonry screen wall to the east of the proposed new outdoor tennis courts. A 39% parking reduction is being requested to allow the club to maintain the 92 existing parking spaces where 151 spaces are required following the proposed clubhouse expansion and tennis court enclosure. To support this request, the club has entered into a voluntary parking agreement with the nearby Friends' School located at the corner of 55th St. and Pennsylvania Ave. to allow the club to use an additional 54 parking spaces during special events. A variance to the lighting standards has been requested to allow for new lighting for the proposed platform tennis courts to exceed the city's outdoor lighting standards for private recreation uses, and to allow the existing noncompliant outdoor tennis court lighting to remain, with the exception of the two courts proposed to be enclosed. Please refer to **Attachment A** for Applicant's Proposed Plans and Management Plan, and **Figure 2** below for the proposed site plan.

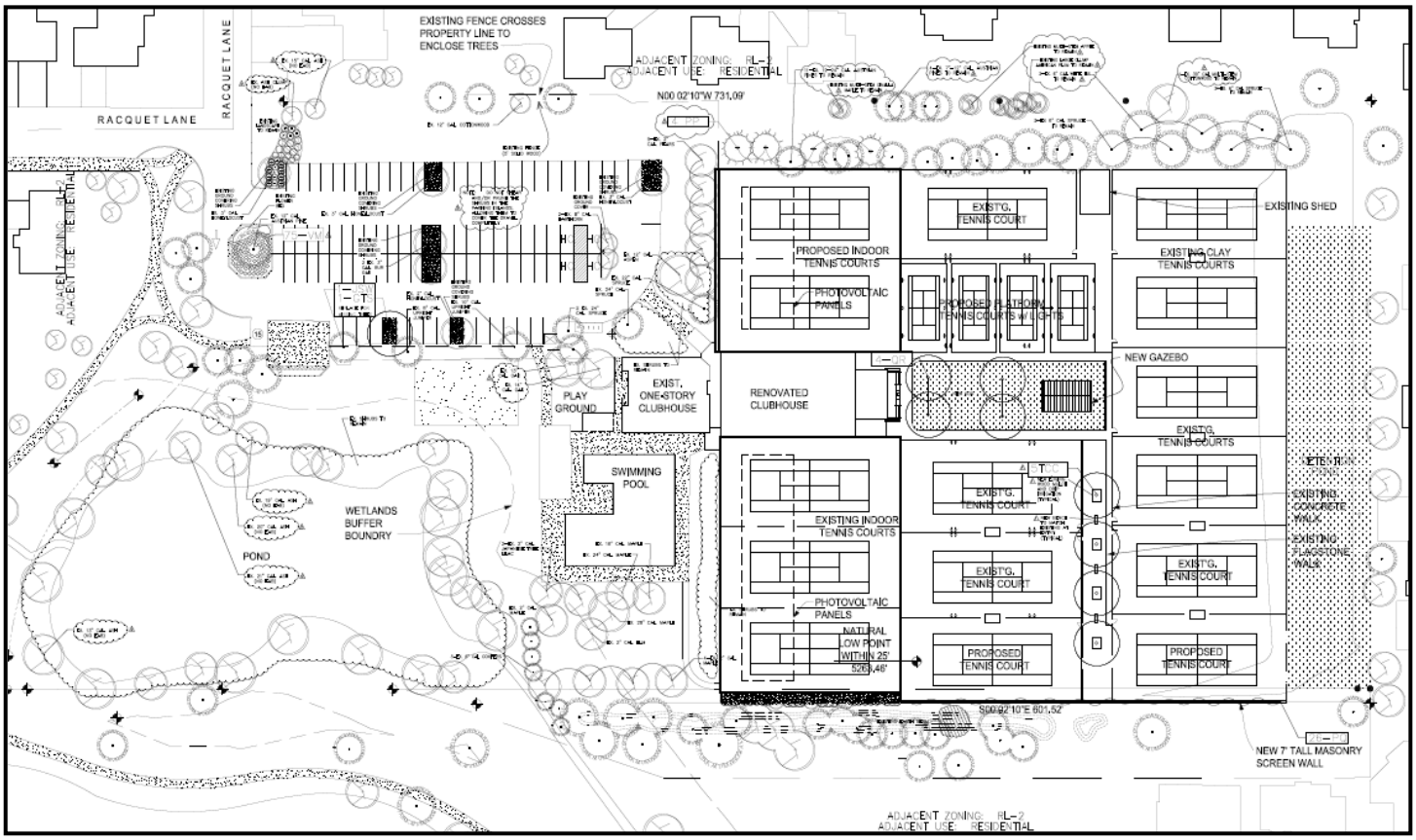


Figure 2: Proposed Site Plan

In terms of the Meadows Club's operating characteristics, the proposed expansion would not increase the number of allowable memberships as set forth in the original PUD approval. The existing hours of operation (7:00 am-10:00 pm seven days a week for outdoor tennis, with pool hours from 7:00 am to 8:00 pm) would also remain the same. Per the Applicant's written statement, the proposed clubhouse renovation and expansion is intended to provide additional space for existing members.

Existing Site. As shown in **Figure 1,** the 7.75-acre project site is located in East Boulder off of 55th Street, to the northeast of the intersection of 55th St. and Baseline Rd. As mentioned above, the tennis club sits within the Meadow Glen PUD, and as such the context of the area immediately surrounding the site is low density residential with a variety of attached and detached units. The club is surrounded by a 50-foot wide landscaped easement along the north and west sides of the property, which was intended to provide a visual and noise buffer for the adjacent residential properties. Bordering the club on its east side is a 4.5-acre outlot under common ownership of the Meadow Glen Residents Association which serves as a central open space feature including multi-use path connections and a large pond. See **Figure 3** below for a site plan depicting existing site conditions.

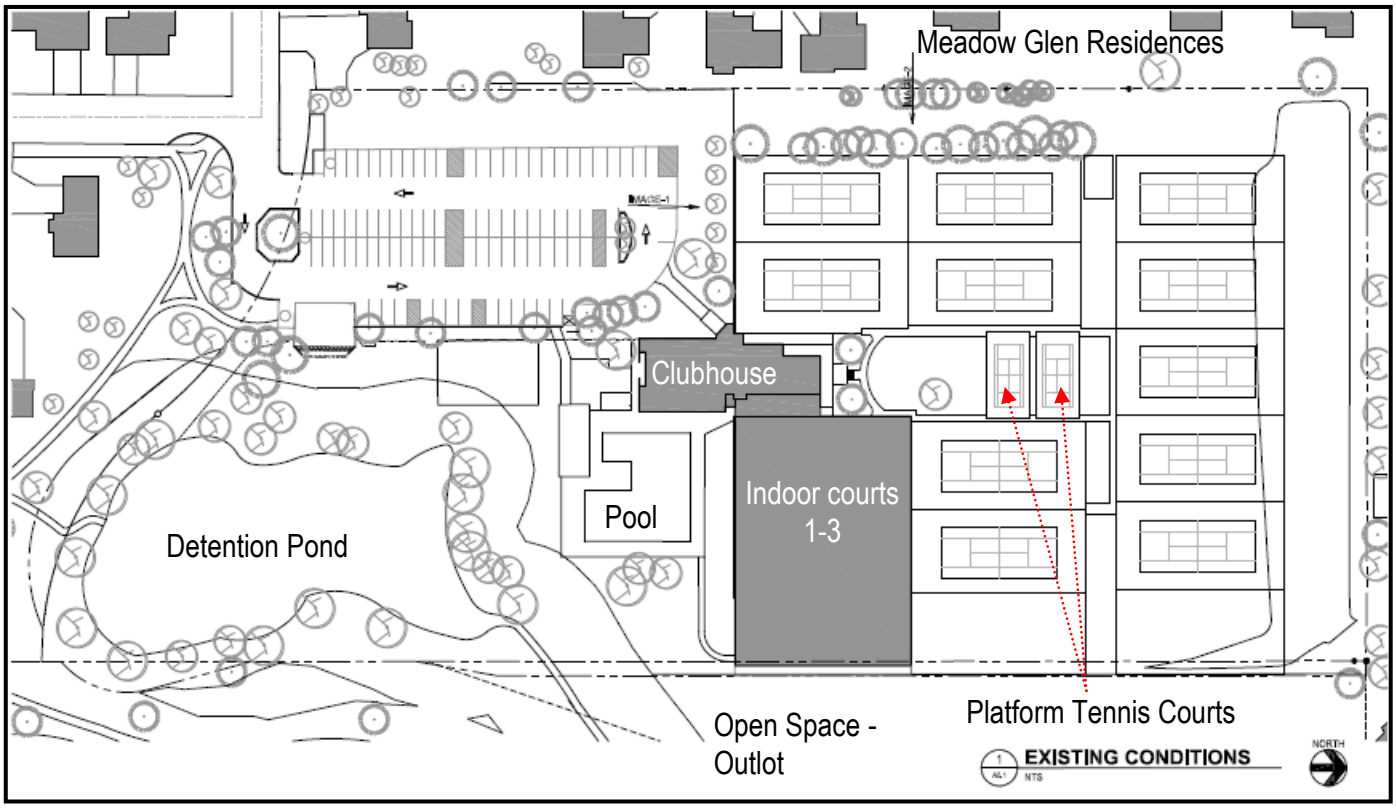


Figure 3: Existing Site Conditions

To the west of the Meadow Glen PUD across 55th Street is the Country Club Park subdivision. The Flatirons Golf Course lies just north of the site, and extends into a large area of city-owned open space running along the east side of the Meadow Glen PUD past Baseline to the south and eventually connecting to the East Boulder Community Center property.

Site Zoning and Land Use Designation. The project site is zoned RL-2 (Residential – Low 2) as shown in **Figure 3.** The BVCP Land Use Designation for the site is Low Density Residential. The following is an excerpt from the Land Use Code Section 9-5-2, B.R.C. 1981 for the zoning district definition:

> ***Residential – Low 2:*** *Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level.*

The tennis club was annexed in 1976 and was at that time the only existing use in what is now the Meadow Glen Subdivision and PUD. The existing RL-2 zoning and LR Land Use Designation were applied at that time in order to allow for the surrounding area to be developed as medium-density residential housing consisting of 125 units. As part of the annexation and PUD approval, the tennis club underwent a Special Review to allow for the continuation and eventual expansion of the use within the context of the planned residential development surrounding it. Acknowledging that the recreational use would not be permitted under RL-2 regulations, but only as a special use within the PUD, the original PUD approval required that *"Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."*

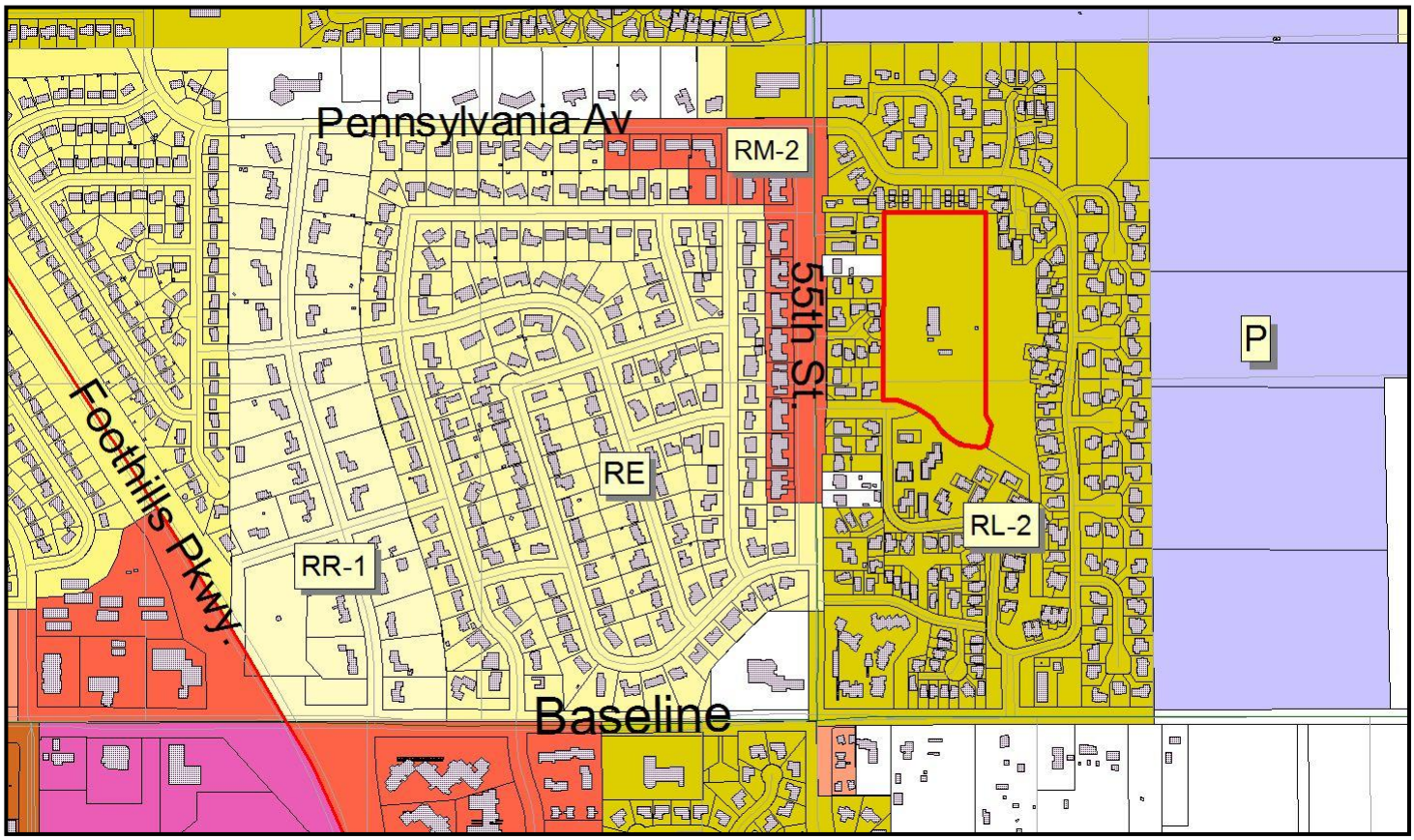


Figure 3: Zoning Map

<u>ANALYSIS OF KEY ISSUES:</u>

1. **Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?**

   Section 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981 includes the procedures and review criteria for approval of an amendment to an approved site review development. The proposal was found to be consistent with the criteria for Amendments to Approved Site Plans found in section 9-2-14(m), B.R.C. 1981. Please refer to **Attachment B** for staff's complete analysis of the review criteria.

2. **Is the request for an expansion of the existing indoor athletic facility/ non-profit membership club use consistent with the Use Review Criteria set forth in section 9-2-15(e), B.R.C. 1981?**

   Section 9-2-15(e), B.R.C. 1981 includes the procedures and review criteria for approval of a Use Review. The proposal was found to be consistent with the criteria for Use Review found in section 9-2-15(e), B.R.C. 1981. Please refer to **Attachment B** for staff's complete analysis of the review criteria.

3. **Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-2-14(h)(2)(K), B.R.C. 1981?**

   The criteria for motor vehicle parking reductions are found in section 9-2-14(h)(2)(K), B.R.C. 1981. The request for a 39% parking reduction to allow for a total of 92 parking spaces to be provided where 151 would be required following the proposed tewnnis club expansion was found to be consistent with the applicable review criteria. Staff's complete analysis of the review criteria can be found in **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. Following the initial public notice, staff received comments from several neighbors expressing opposition to the proposed project based on concerns over light and noise impacts; parking and traffic generation; and concerns over site drainage and perceived property value impacts. Following receipt of these comments, at staff's suggestion the applicant held a voluntary neighborhood meeting on March 18, 2015. At the meeting, there was discussion regarding light and noise impacts, parking impacts associated with special events held at the club, and storm water overflow from the site which may have exacerbated flood impacts associated with the September, 2013 flood event. Following the neighborhood meeting, the applicant revised their project plans and management plan to address some of the neighbors' concerns.

Changes to the site plan included significant improvements to the existing detention pond located on the north side of the site to increase capacity beyond the code requirement and improve infiltration, improvements to off-site drainage facilities, and additional landscaping within the 50-foot buffer area to reduce light and noise impacts on adjacent residences. Changes to the management plan included entering into a parking agreement with the nearby Friends' School to provide overflow parking for special events totaling 54 spaces, adding timers to shut off tennis court lighting no later than 10:00 pm, and noise mitigation measures including no longer using bull horns for swim meets and adding noise-related signage for club members. In response to concerns over noise and lighting impacts, the applicant also provided a revised lighting plan and an updated noise study demonstrating that the proposed project will not increase impacts in these areas. Currently there are still some neighbors who are opposed to the proposed project. Please refer to **Attachment D** for all correspondence received up to submittal of this memorandum.

STAFF FINDINGS AND RECOMMENDATION:

Staff recommends that the Planning Board approve the Site Review application LUR2014-00095 and Use Review application LUR2015-00018, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval found in the staff memorandum.

SITE REVIEW – RECOMMENDED CONDITIONS OF APPROVAL (LUR2014-00095)

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 2, 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 Annexation Agreement recorded on December 22, 1976 at Reception No. 204262 and the Subdivision Agreement recorded on July 28, 1978 at Reception No. 291301 in the records of the Boulder County Clerk and Recorder.

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. **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 2, 2015 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.

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

   f. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981. Prior to or concurrent with submittal of the lighting plan, the applicant will be required to submit an administrative application for a Variance to the Outdoor Lighting standards pursuant to section 9-9-16(j), B.R.C. 1981.

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

4. Prior to a building permit application, the Applicant shall construct and complete, subject to acceptance by the City, stormwater discharge facilities and stormwater quality improvements serving the site in conformance with the approved engineering plans and with the City of Boulder Design and Construction Standards.

USE REVIEW – RECOMMENDED CONDITIONS OF APPROVAL (LUR2015-00018)

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 2, 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 for The Meadows Club dated October 2, 2015 which is attached to this Notice of Disposition.

b. The outdoor tennis courts shall be closed between the hours of 10:00 p.m. and 7:00 a.m., seven days per week. The indoor tennis courts shall be closed between the hours of 1:00 a.m. and 5:00 a.m., seven days per week. The outdoor swimming pool shall be closed between the hours of 8:00 p.m. and 7:00 a.m., seven days per week.

c. Size of the approved use shall be limited to 44,713 square feet.

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 Annexation Agreement recorded on December 22, 1976 at Reception No. 204262 and the Subdivision Agreement recorded on July 28, 1978 at Reception No. 291301 in the records of the Boulder County Clerk and Recorder.

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

4. The Applicant shall maintain a minimum of 54 off-site parking spaces within 1,320 feet (1/4 mile) of the property for use during special events, subject to the review and approval of the city manager. During special events, the Applicant shall provide a regularly operated shuttle vehicle to transport visitors from the overflow parking lot to the property and back. The Applicant shall provide the city manager with a copy of an executed **agreement** providing for the **off-site parking** for no fewer than 54 cars for a term of no less than one year prior to application for any building permits. Such agreements shall be renewed prior to their expiration and proof of such renewal shall be provided to the city manager prior to the expiration of any previous such agreement.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

A: Applicant's Proposed Plans and Management Plan
B: Staff Analysis of Review Criteria
C: Background Materials
D: Public Correspondence Received
E: Staff Review Comments

ATTACHMENT A

Meadows Swim & Tennis Club

Site Review Application
July 2, 2015

LEGAL DESCRIPTION

Legal Description:

TRACT 2709 & 2709 A LESS A1 & A2 & TR 3627 A & 3627 B 34-1N-70 & PT OF OUTLOT D MEADOW GLEN REPLAT

Sec-Town-Range:

34-1N-70

Subdivision:

TR, 194-198 MEADOW GLEN REPLAT

PROJECT DATA

PROJECT ADDRESS:	5555 Racquet Court Boulder, Colorado 80303
PROJECT DESCRIPTION:	Addition to existing building
ZONING:	RL-2
BUILDING TYPE:	II-B / V-B, Fully Sprinkled
OCCUPANCY:	A-3

ZONING

ZONING DISTRICT (MODULE-F)	RL-2
MIN. FRONT LANDSCAPE SETBACK	25'
MIN. FRONT PARKING SETBACK	25'
MIN. SIDE SETBACK - FROM STREET	12.5'
MIN. SIDE YARD BULK PLANE	N/A
MAX. BUILDING HEIGHT	35'
MAX. BUILDING COVERAGE	N/A
MAX. STORIES	3
MAX. FENCE HEIGHT	7'

Note: Setbacks vary based on 1976 PUD - No variations are proposed

Parking Calculations:

Parking required per PUD*	92 spaces required
Total Spaces Provided On-Site:	92 spaces (51 full size, 37 compact, 4 handicap)

*No increase in membership proposed

Accessible Parking Required:
Standard Accessible Space: 3
Van Accessible Space: 1
Accessible Parking Provided:
Standard Accessible Space: 3
Van Accessible Space: 1

Bicycle Parking Required:	0
Short Term Bike Parking Provided:	10
Long Term Bike Parking Provided:	4
Existing Bike Parking:	75 (non-conforming)

Open Space required:	10% = 33,678 s.f.
Open Space Provided:	76% = 254,407 s.f.
Wetland area:	30,083 s.f. / 254,407 s.f. = 12% < 50%

Accessibility:

All Primary functions are accessible.

Existing Square Footage:

Indoor Courts:	21,894 s.f.
Club House:	5,036 s.f. (includes locker rooms)
Total Square Footage:	26,930 s.f.

Proposed Square Footage:

AREA 1:

Locker Rooms:	2,795 s.f.

AREA 2:

Indoor Courts:	36,279 s.f.
Club House:	5,639 s.f.
Total Square Footage:	44,713 s.f.

PROJECT DIRECTORY

OWNER — **Meadows Swim & Tennis Club**
5555 Racquet Court
Boulder, CO 80303
(303) 494-5069
Contact: Jim Kasic
e-mail: jkasic@comcast.net

CONTRACTOR — **Wyatt Construction, Inc.**
3223 Arapahoe Street
Boulder, CO 80303
(303) 449-1255
Contact: John Wyatt
e-mail: john@wyattconstruction.com

ARCHITECT — **Bray Architecture, Inc.**
1300-C Yellow Pine Ave.
Boulder CO 80304
(303) 444-1598
Contact: Jim Bray
e-mail: brayarch@comcast.net

LANDSCAPE ARCHITECT — **Nature's Design Associates, LLC**
15674 Indiana Gulch Rd
Jamestown, CO 80455
(303) 459-3333
Contact: Becky Marinek
e-mail: marinek@hughes.net

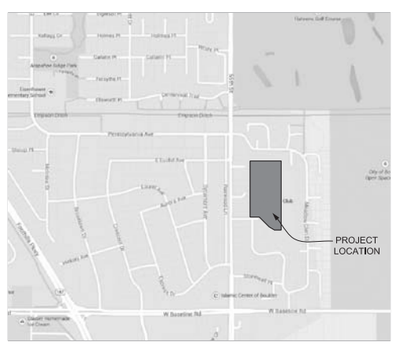
CIVIL ENGINEERING — **Scott Cox & Associates, Inc.**
1530 55th street
Boulder, CO 80303
303-444-3051
Contact: Dana Smyly
email: dana@scottcox.com

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER — **Boulder Engineering, Inc.**
1717 15th Street
Boulder, CO 80302
(303) 444-2038 / Fax (303) 442-1176
Contact: Ethan Miley
Email: ethan@boulderengineering.com

SHEET INDEX

SHEET	DESCRIPTION
A0.0	Cover Sheet
A0.1	Existing Conditions
C1.01	Preliminary Grading and Drainage Plan
C1.02	Preliminary Utility Plan
L-1	Landscape Plan
L -2	Landscape Details
A1.1	Architectural Site Plan
A2.1	Floor Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A4.1	Shadow Analysis
E1	Proposed Lighting Site Plan
E2	Existing Lighting Site Plan
E3	Historic Lighting Site Plan

VICINITY MAP



CODE ANALYSIS

This document is prepared using the 2012 IBC. All references are to this document unless noted otherwise. Reference local requirements for a full listing of applicable codes and requirements. The General Contractor shall reference drawings and specifications for General Requirements.

1. BUILDING CLASSIFICATION

1.1 CONSTRUCTION TYPE — Fire Area 1: VB Construction; Fire Area 2: IIIB Construction; An NFPA 13 sprinkler system will be provided throughout

2. OCCUPANCY CLASSIFICATION

2.1 OCCUPANCY GROUP — Fire Area 1: A-3 Assembly (Locker rooms); Fire Area 2: A-3 Assembly (Tennis courts w/o spectator seating)

3. BUILDING AREA/OCCUPANCY

3.1 AREA

Floor area includes the entire area "within the surrounding exterior walls."

BLDG.	USE	AREA
Fire Area 1	Assembly (A-3)	2,794
Fire Area 2	Assembly (A-3)	41,917
Total Square Feet		**44,711**

4. ALLOWABLE HEIGHT/AREA

4.1 HEIGHT - Building Stories

Per Table 503

BLDG	CONST.TYPE	USE	MAX. ALLOWED	SPRINKLER INCREASE*	ACTUAL
Fire Area 1	VB	A-3	1	2	1
Fire Area 2	IIIB	A-3	2	3	1

*Height Increase of an additional story with fire sprinkler system per 504.2

4.2 FLOOR AREA CALCULATIONS

FIRE AREA 1:

OCCUPANCY				GROUP A-3
TABULAR AREA - A_t (TABLE 503)				6,000
FRONTAGE INCREASE	F	P	W/30	
	170	218	1	
$I_f = \left[\frac{170}{218} - 0.25\right] 1 = 0.53$				
$[A_t \times 0.5] =$				3,000
SPRINKLER INCREASE	$[A_t \times 3] =$			18,000
AREA PER FLOOR				27,000
STORIES (504.2) (MAX 2)				1
MAX. ALLOWABLE BUILDING AREA				27,000

The actual building height (1 story) is less than the allowable height (2 stories)
The actual building area (2,794 s.f.) is less than the allowable area (27,000 s.f.)

FIRE AREA 2:

OCCUPANCY				GROUP A-3
TABULAR AREA - A_t (TABLE 503)				9,500
FRONTAGE INCREASE	F	P	W/30	
	967	1024	1	
$I_f = \left[\frac{967}{1024} - 0.25\right] 1 = 0.69$				
$[A_t \times 0.7] =$				6,555
SPRINKLER INCREASE	$[A_t \times 3] =$			28,500
AREA PER FLOOR				44,555
STORIES (504.2) (MAX 3)				1
MAX. ALLOWABLE BUILDING AREA				44,555

The actual building height (1 story) is less than the allowable height (3 stories)
The actual building area (41,967 s.f.) is less than the allowable area (44,555 s.f.)

5. BUILDING FIRE RESISTANCE

5.1 RATINGS AT STRUCTURAL / BUILDING ELEMENTS

Per Table 601 & 706.4

BUILDING ELEMENT	FIRE-RESISTIVE RATING
STRUCTURAL FRAME	0-HOUR
BEARING WALLS	0-HOUR
EXT. NON-BEARING WALLS (NB)	2-HOUR*
INTERIOR PARTITIONS (NB)	0-HOUR
FLOORS & FLOOR/CEILINGS	0-HOUR
ROOFS & ROOF/CEILINGS	0-HOUR
SHAFT ENCLOSURES	0-HOUR
FIRE AREA SEPARATION WALL	2-HOUR

*SEE 5.2 FOR SPECIFIC EXTERIOR WALL RATINGS

5.2 EXTERIOR WALL PROTECTION AND OPENINGS

Per Table 602 & 705.8

WALL LOCATION	DISTANCE TO PROPERTY LINE	EXTERIOR WALL (TABLE 602)	WALL OPENING PROTECTED (TABLE 705.8)
NORTH	316	0-HOUR	NO LIMIT
EAST	7	1-HOUR	25%
SOUTH	230	0-HOUR	NO LIMIT
WEST	45	0-HOUR	NO LIMIT

East wall area = 3,080 sf
Area of openings at east wall = 224.1 sf = 7.3% < 25%

6. MEANS OF EGRESS

6.1 OCCUPANT LOAD/ EXITS PER FLOOR

Per Table 1004.1.1 & 1018.1

FUNCTION	FLOOR AREA	OL FACTOR	OCCUPANT LOAD
BUSINESS AREA	2,168	100 GROSS	22
LOCKER ROOM	2,444	50 GROSS	49
EAST COURTS	21,039	50 GROSS	421
WEST COURTS	15,234	50 GROSS	305
MECHANICAL	335	300 GROSS	2
ASSEMBLY	3485	15 NET	233
TOTAL OCCUPANT LOAD			1032

6.2 EGRESS WIDTH

Per Table 1005.1

FUNCTION	OCC. LOAD	EXITS REQD.	EXITS PROV.	MIN. DOOR WIDTH (IN) REQD.	MIN. DOOR WIDTH (IN) PROV.
BUSINESS AREA	22	2	3	-	-
LOCKER ROOM	49	2	2	-	-
EAST COURTS	421	2	3	-	-
WEST COURTS	305	2	2	-	-
MECHANICAL	2	1	1	-	-
ASSEMBLY	233	2	3	-	-
TOTAL	1032				

6.3 MISCELLANEOUS REQUIREMENTS

Maximum Travel Distance:	250' Per Table 1016.1
Maximum Dead End	20' Per Sec. 1017.3
Door Swing Direction:	Per Sec. 1008.1.2
Exit Illumination:	Per Sec. 1006
Illumination Emergency Power:	Per Sec. 1006
Exit Sign Requirements:	Per Sec. 1011
Fire Alarm Requirements:	Manual

7. PLUMBING REQUIREMENTS

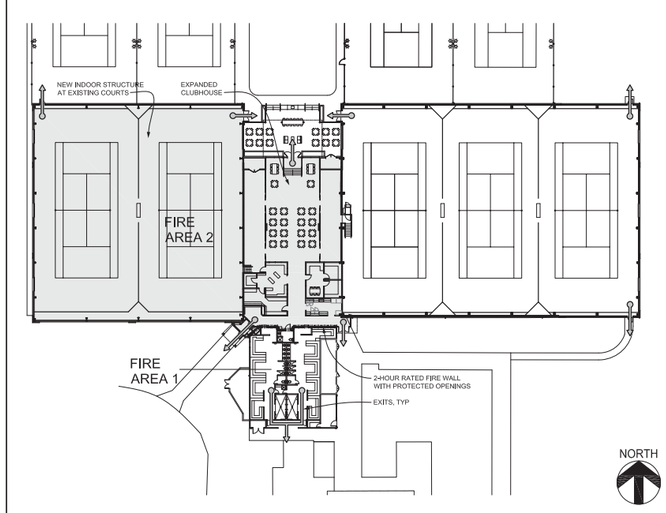
8.1 OCCUPANT LOAD - Per Code Analysis, Section 6.1 = 591 Occupants
8.2 PLUMBING REQUIREMENTS

Per Table 2902.2

GENDER	WATER CLOSETS 1 PER 125	LAVATORIES 1 PER 200	URINALS	DRINKING FOUNTAINS 1 PER 500
REQUIRED				2
MALE	3	2	0	-
FEMALE	3	2	0	-
PROVIDED				2
MALE	2	4	2	-
FEMALE	4	4	0	-
FAMILY	1	1	-	-

FAMILY ROOM REQUIRED/PROVIDED PER 1109.21

CODE PLAN



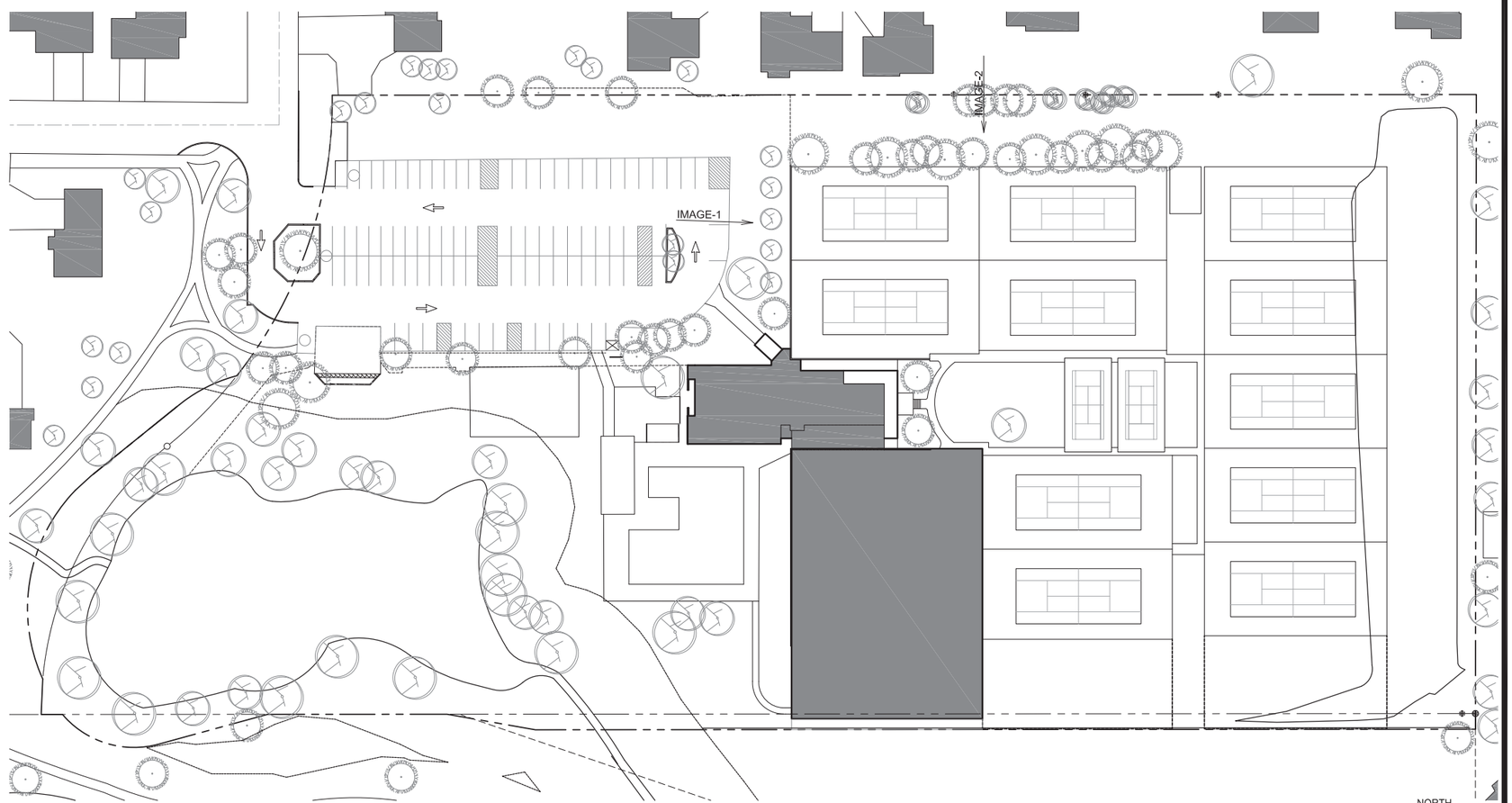
BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

MEADOWS SWIM & TENNIS CLUB EXPANSION
5555 RACQUET CT.
BOULDER, COLORADO

PROJECT NO:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
	9-29-15
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	A0.0

EXISTING CONDITIONS - IMAGE 2

EXISTING CONDITIONS - IMAGE 1



1 A0.1 **EXISTING CONDITIONS**
NTS

NORTH

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

MEADOWS SWIM & TENNIS CLUB EXPANSION

5555 RACQUET CT.
BOULDER, COLORADO

PROJECT NO:

ISSUE DATE: 11-3-14

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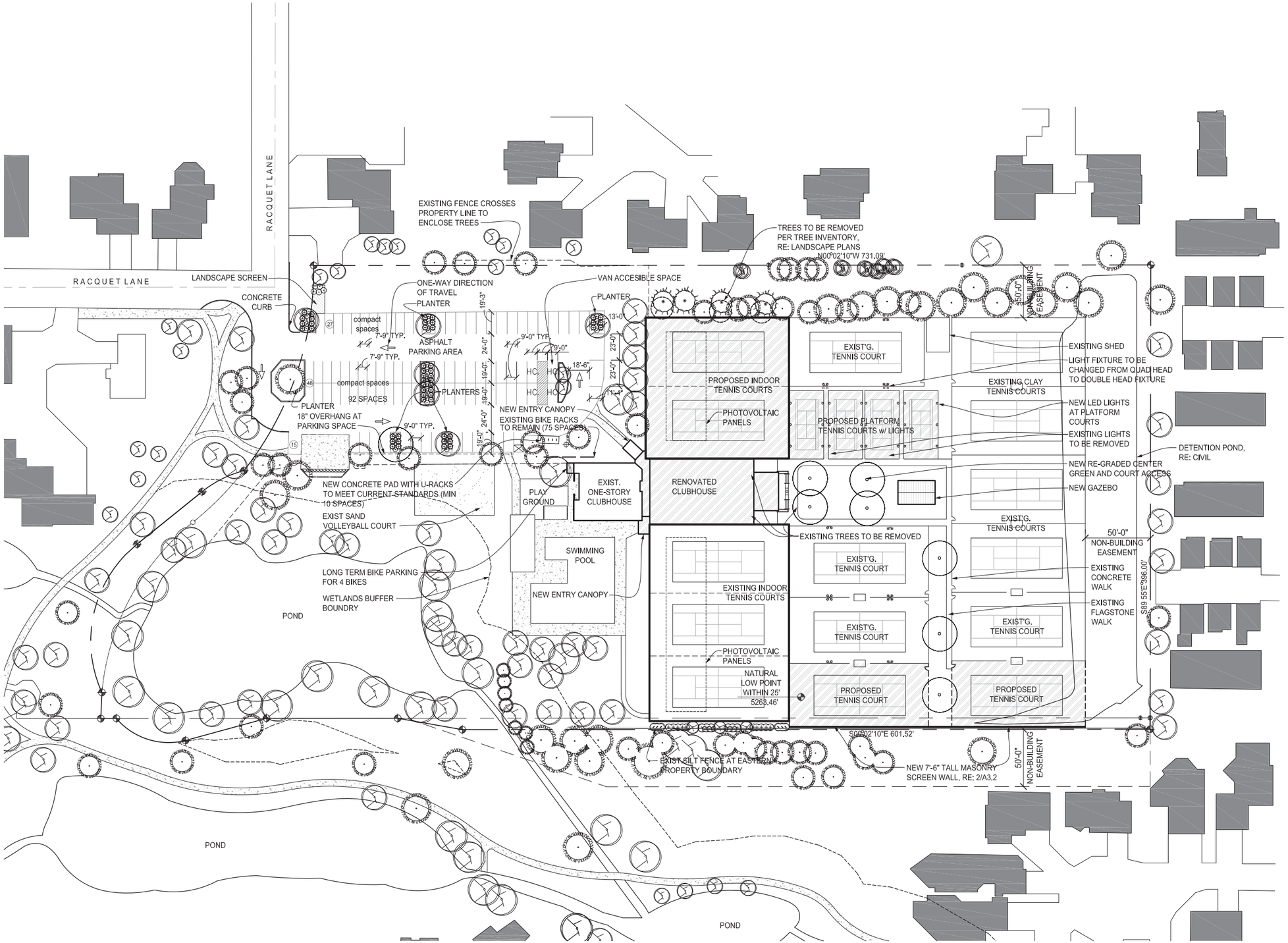
5-4-15
7-2-15

SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:
A0.1



1 A1.1 **SITE PLAN**
1" = 40'-0"

NORTH
0' 20' 40' 80'

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

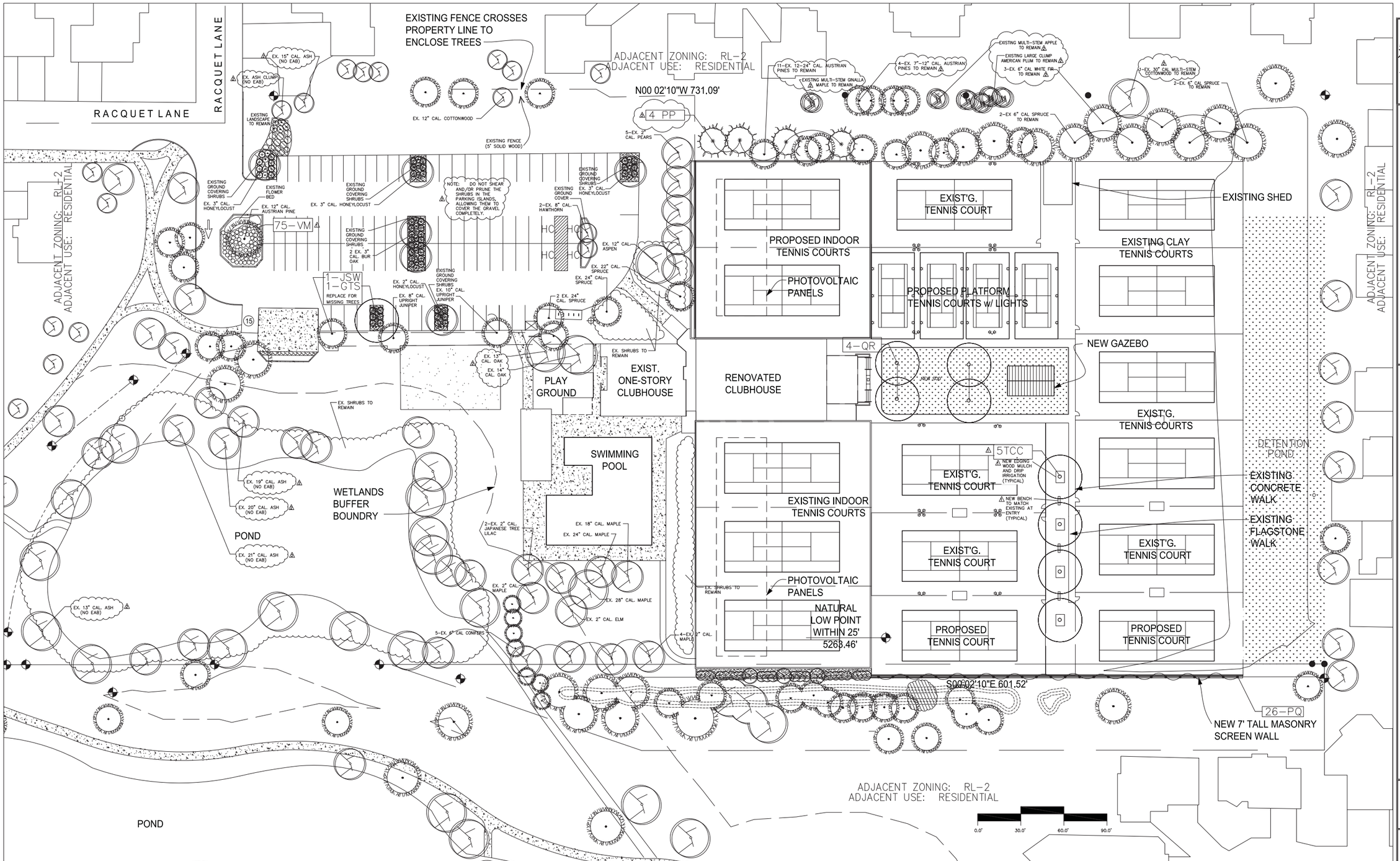
MEADOWS SWIM & TENNIS CLUB EXPANSION

5555 RACQUET CT.
BOULDER, COLORADO

PROJECT NO:
ISSUE DATE: 11-3-14
REVISIONS: 2-17-15
5-4-15
7-2-15
9-29-15

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A1.1



Licensed Landscape Architecture
NATURE'S DESIGN ASSOCIATES LLC
15674 Indiana Gulch Rd.
Jamestown, CO 80455
phone: 303-459-3333
fax: 303-459-0644
becky.martinek15674@gmail.com

LANDSCAPE PLAN

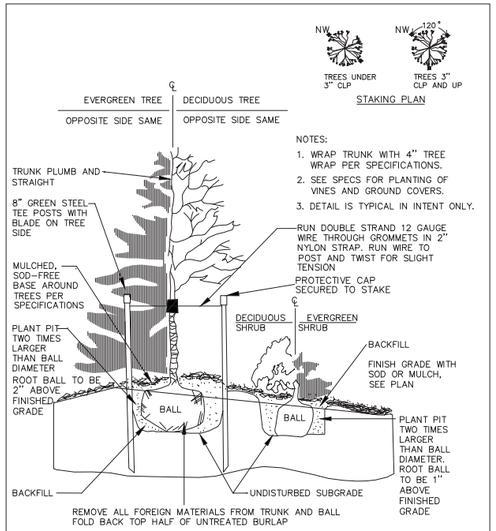
Meadow Tennis Club
5555 Racquet Court
Boulder, Colorado

Plan Date:
11/03/2014

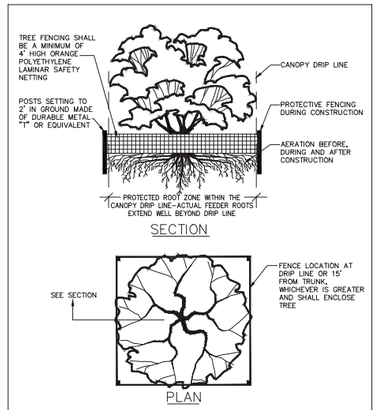
Revisions:
△ 02/16/2015
△ 05/04/2015

Sheet Number:
L-1

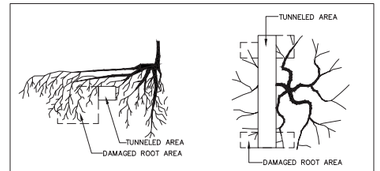
LANDSCAPE ARCHITECTURE STAMP



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



DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO PROTECTED ROOT ZONE AND DRIP LINE	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.12



TUNNELING

ACCEPTED PRACTICE

NOTE: AVOID TRENCHING IF POSSIBLE. IF UNAVOIDABLE MAKE CLEAN SHARP CUT.

DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO ROOT LOSS FROM TUNNELING	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.13

CITY OF BOULDER REQUIREMENTS

PROJECT DATA:

TOTAL LOT SIZE	336,781 S.F.	
TOTAL PARKING LOT/DRIVES SIZE	29,334 S.F.	
TOTAL AREA NOT COVERED BY BUILDING OR PARKING LOT	262,292 S.F.	
POND/WETLAND AREA OUTDOOR BALL COURTS	30,083 S.F. 77,899 S.F.	
TOTAL LANDSCAPE AREA	154,310 S.F.	
	REQUIRED	PROVIDED
1TREE/5 SHRUBS PER 1500 S.F. LANDSCAPE AREA	103 TREES 515 SHRUBS	118 TREES △ 395 SHRUBS sub 12 trees for 120 shrubs
TOTAL NUMBER OF PARKING STALLS	34	93
TOTAL INTERIOR PARKING LOT LANDSCAPED AREA	1460.5 S.F.	2,435 S.F.
TOTAL INTERIOR PARKING LOT LANDSCAPED AREA AS A PERCENTAGE OF TOTAL PARKING LOT AREA	5%	8.3%
TOTAL NUMBER OF TREES IN INTERIOR PARKING LOT LANDSCAPED AREA	8	10
TOTAL PERIMETER PARKING LOT LANDSCAPED AREA	N/A	N/A
TOTAL NUMBER OF STREET TREES	N/A	N/A
TOTAL NUMBER OF ALLEY TREES	N/A	N/A
TOTAL QUANTITY OF NEW TREES PROVIDED	14	
TOTAL QUANTITY OF EXISTING TREES PROVIDED	116	

LANDSCAPE NOTES

1. THE FOLLOWING SPECIFICATIONS ARE MEANT TO MEET OR EXCEED THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. WHERE DISCREPANCIES OCCUR, THE CITY STANDARDS SHALL TAKE PRECEDENCE
△ 2. BEFORE ANY LANDSCAPING ON THE PROPERTY BEGINS, A TREE ASSESSMENT SHALL BE PERFORMED BY CUTTING EDGE TREE CARE (CHARLEY WAGNER ISA #RM-2359A) TO EVALUATE ALL EXISTING ASH TREES ON SITE FOR EMERALD ASH BORER, AND RECOMMEND TREATMENT AND/OR REMOVAL AND REPLACEMENT. PROTECT EXISTING TREES ADJACENT TO NEW CONSTRUCTION FROM CONSTRUCTION TRAFFIC, DAMAGE, AND STORAGE ACCORDING TO CHAPTER 3.05 OF THE CITY OF BOULDER'S CURRENT DESIGN AND CONSTRUCTION STANDARDS. ANY IRRIGATION TRENCHING THAT LIES IN THE DRIP LINE OF THESE TREES SHALL BE HAND DUG. ANY NEW UTILITY LINES SHALL BE TUNNELED, OR THE TREE REMOVED AND REPLACED.
3. ALL NEW TREES AND SHRUBS SHALL BE BACKFILLED WITH A UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% ORGANIC COMPOST.
4. ALL NEW DECIDUOUS TREES SHALL BE STAKED WITH TWO 6' T-POSTS. ALL NEW EVERGREEN TREES SHALL BE STAKED WITH THREE 2' T-POSTS. ALL POSTS SHALL BE GUYED TO THE TREE WITH 12 GA. WIRE ENCASED IN RUBBER HOSE.
5. NEW SOD AREA SHALL BE AMENDED WITH 3-5 CU.YDS. ORGANIC COMPOST TILLED TO A DEPTH OF 6-8". AREA SHALL THEN BE RAKED TO A SMOOTH GRADE FOLLOWING GRADING PLAN.
6. NEW SOD SHALL BE DROUGHT TOLERANT 3-WAY BLEND.
7. LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME OF THE PLANT MATERIAL SHALL BE ON ALL TREES AT THE TIME OF FINAL INSPECTION.
8. NO TREES SHALL BE PLANTED WITHIN 10' OF A WATER OR SEWER LINE. NO SHRUBS OR TREES SHALL BE PLANTED WITHIN A 10' RADIUS AROUND FIRE HYDRANTS. ALL UTILITIES SHALL BE LOCATED BEFORE ANY DEMOLITION OR LANDSCAPE CONSTRUCTION BEGINS. LANDSCAPE PLAN TO BE ADJUSTED TO ACCOMMODATE ANY EXISTING UTILITY.
△ 9. NEW EDGING SHALL BE 4" METAL WITH SAFETY ROLLED TOP.
△ 10.NEW MULCH SHALL BE NATURAL COLOR SHREDDED CEDAR WITH NO FABRIC UNDERLAY.
△ 11. EXISTING SHRUBS IN PARKING LOT ISLANDS ARE NOT TO BE PRUNED OR SHEARED UNTIL COMPLETE COVERAGE OF THE MULCH IS ACHIEVED.

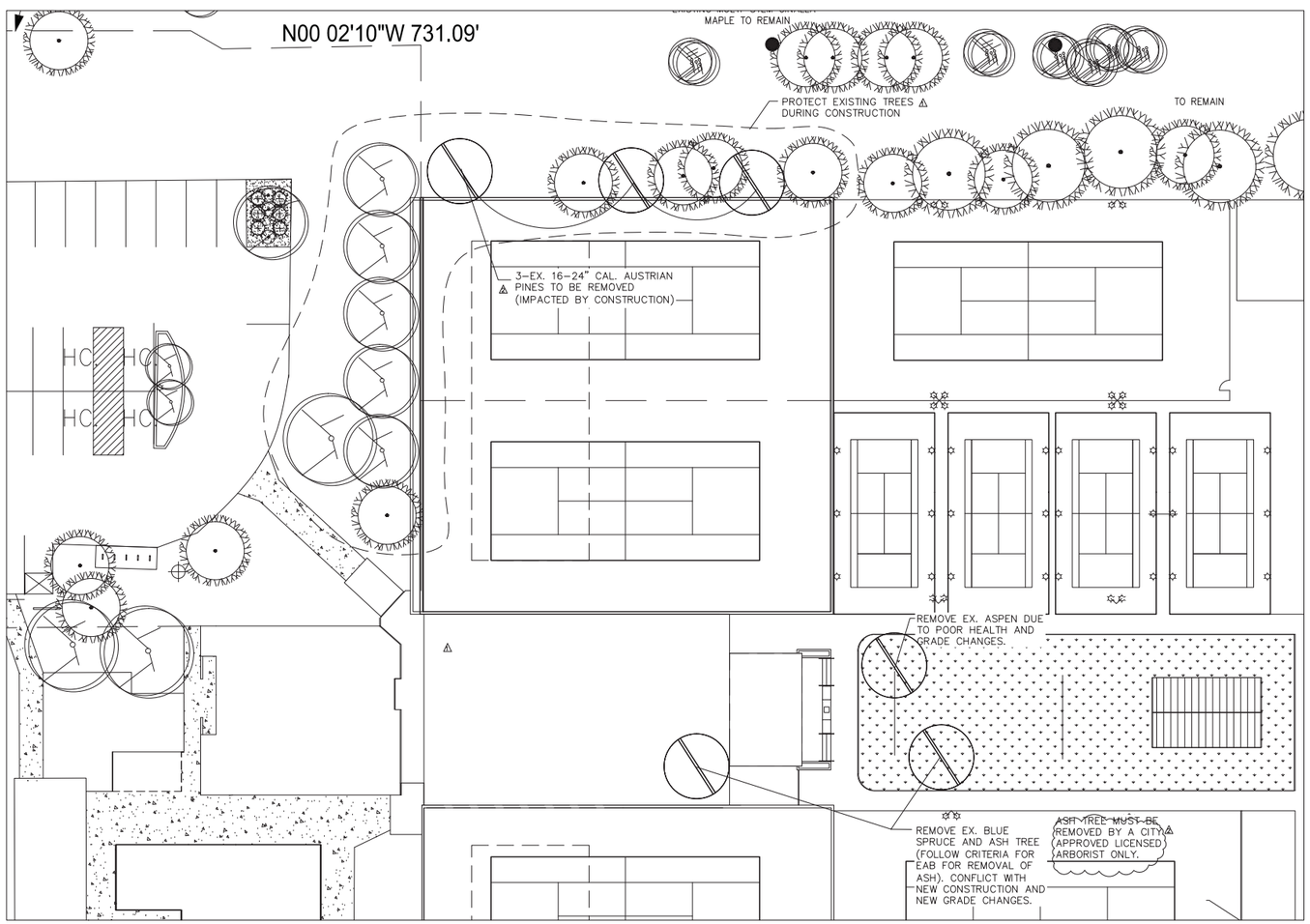
IRRIGATION NOTES

1. A COMPLETELY AUTOMATIC IRRIGATION SYSTEM EXISTS AND SHALL BE MODIFIED TO COVER ALL NEW AND EXISTING LANDSCAPING.
2. EXISTING IRRIGATION HEADS SHALL BE MOVED AND/OR REMOVED SUCH THAT TURF IRRIGATION SHALL COVER TURF AREAS ONLY. DRIP IRRIGATION SHALL BE INSTALLED TO ALL NEW PLANTINGS.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED SUCH THAT EXISTING TURF AREAS AND NEW SHRUB BEDS SHALL EACH BE ON SEPARATE VALVES.
4. IRRIGATION DESIGN SHALL BE SUBMITTED TO THE CITY OF BOULDER WITH THE BUILDING PERMIT APPLICATION.

PLANT LIST

	NO.	KEY	BOTANIC NAME	COMMON NAME	SIZE	H2o
			H2o indicates water needs of plant:			
		H	High water (18-20 gallons per s.f. per season)			
		M	Moderate water (10 gallons per s.f. per season)			
		L	Low water (0-3 gallons per s.f. per season)			
		V	No additional irrigation water needed after establishment			
			TREES:			
	1	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2"	L
	1	JSW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5.0'	V
	4	QR	QUERCUS ROBUR	ENGLISH OAK	2"	M
△	4	PP	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	5.0'	L
	4	TCC	TILIA CORDATA CORINTHEAN	CORINTHEAN LINDEN	2"	M
	14		TOTAL TREES			
			VINES:			
	26	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#1	L
	26		TOTAL VINES			
△			GROUND COVERS:			
	75	VM	VINCA MINOR	PERIWINKLE	#1	L
	75		TOTAL GROUND COVERS			

EXISTING TREES TO BE PROTECTED OR REMOVED



LANDSCAPE ARCHITECTURE STAMP

Licensed Landscape Architecture
NATURE'S DESIGN ASSOCIATES LLC
15674 Indiana Gulch Rd.
Jamestown, CO 80455
phone: 303-459-3333
fax: 303-459-0644
becky.martinek15674@gmail.com

LANDSCAPE PLAN

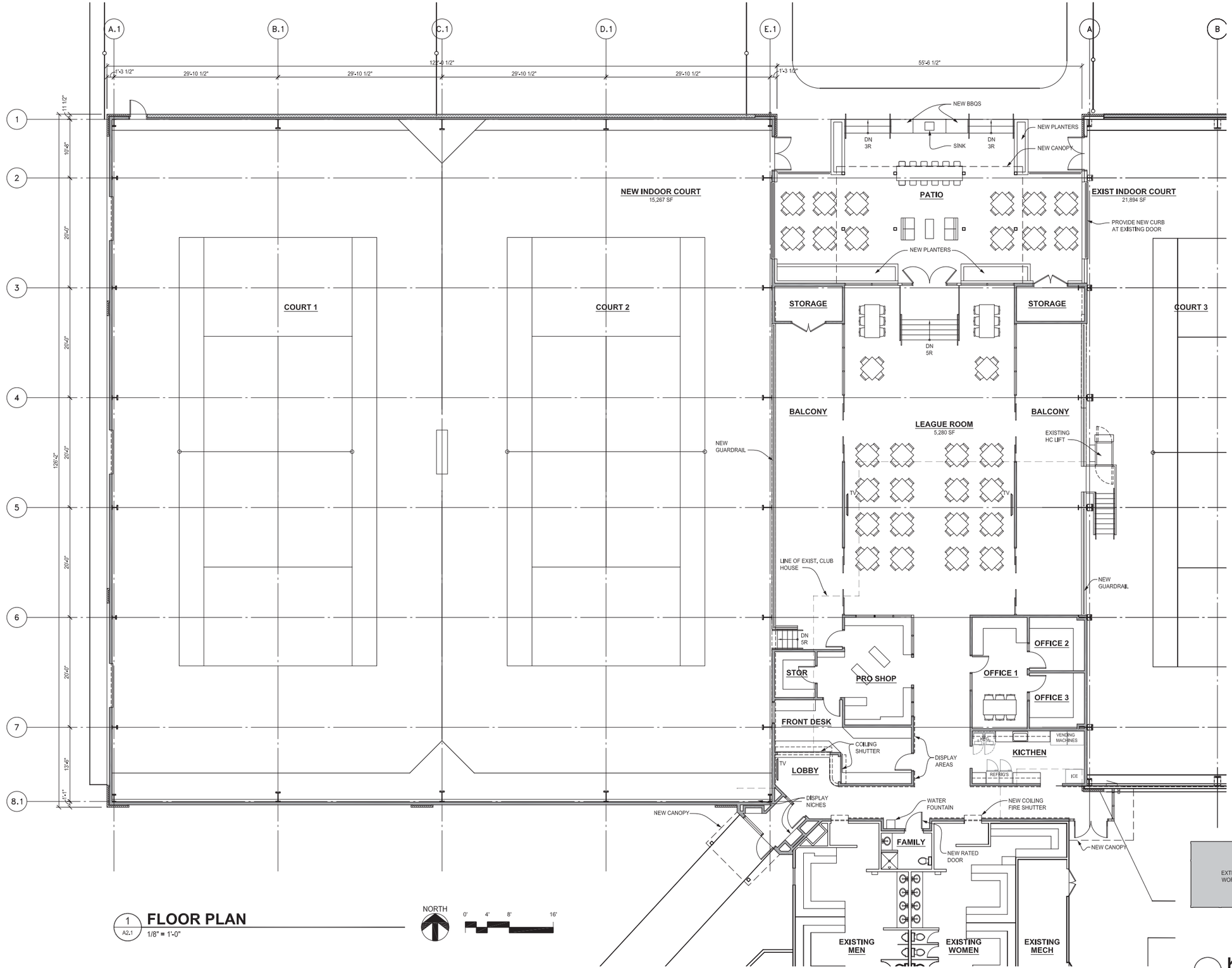
Meadow Tennis Club

5555 Racquet Court
Boulder, Colorado

Plan Date:
11/03/2014

Revisions:
△ 2/16/2015
△ 05/04/2015

Sheet Number:
L-2



1 A2.1 **FLOOR PLAN**
1/8" = 1'-0"

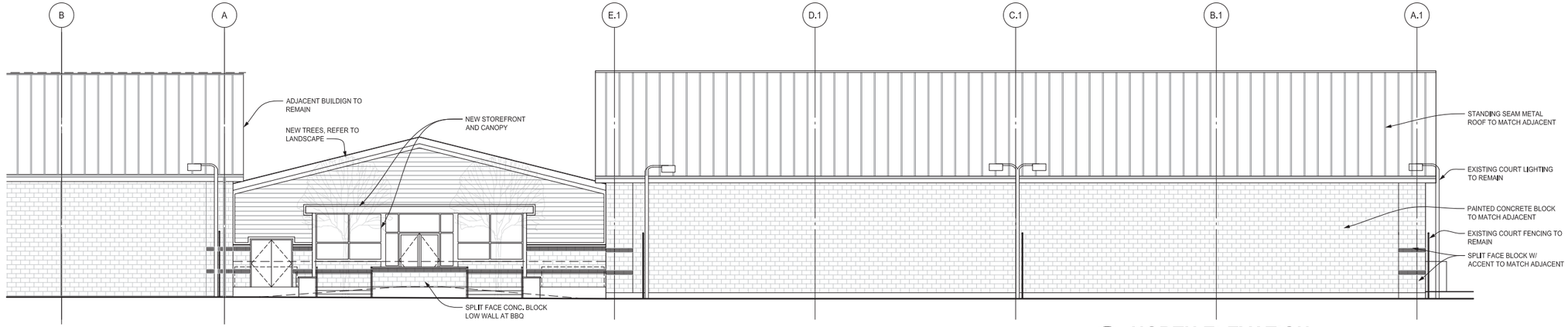
KEY PLAN

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

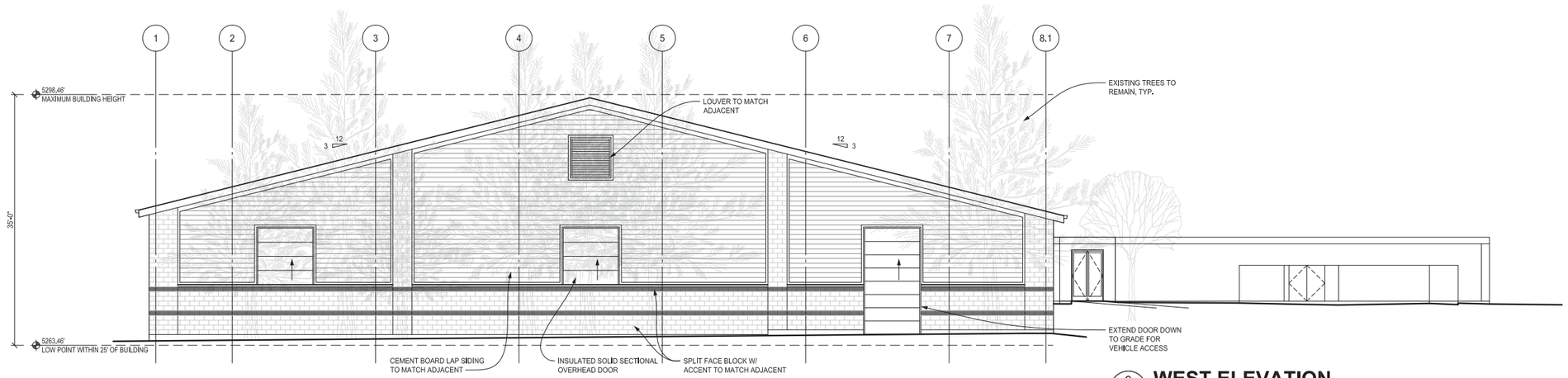
MEADOWS SWIM & TENNIS CLUB EXPANSION

5555 RACQUET CT.
BOULDER, COLORADO

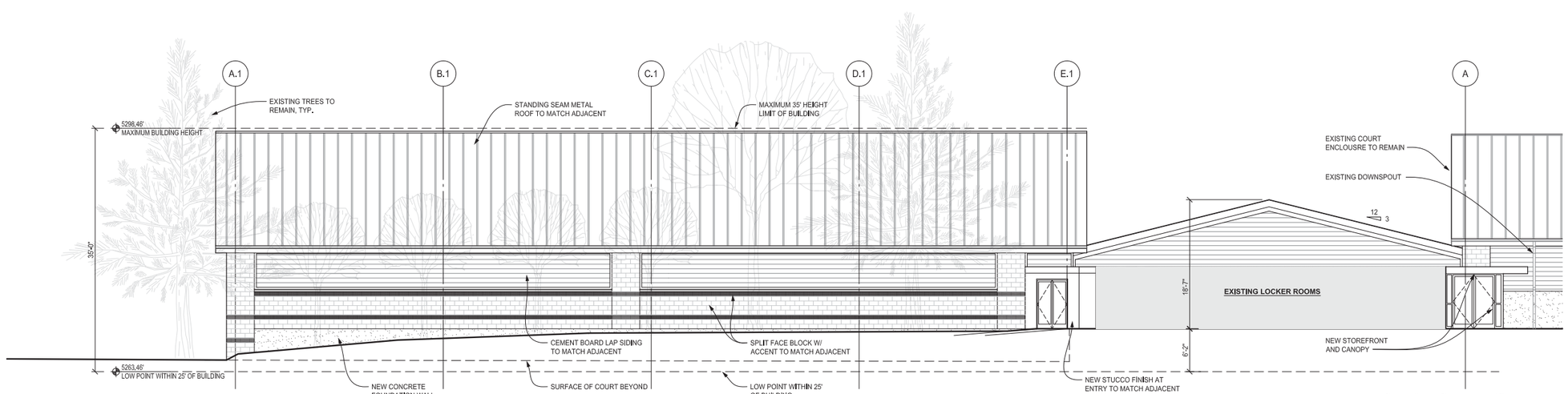
PROJECT NO:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	FLOOR PLAN
SHEET NUMBER:	A2.1



3 A3.1 **NORTH ELEVATION**
1/8" = 1'-0"



2 A3.1 **WEST ELEVATION**
1/8" = 1'-0"



1 A3.1 **SOUTH ELEVATION**
1/8" = 1'-0"

0' 4' 8' 16'

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

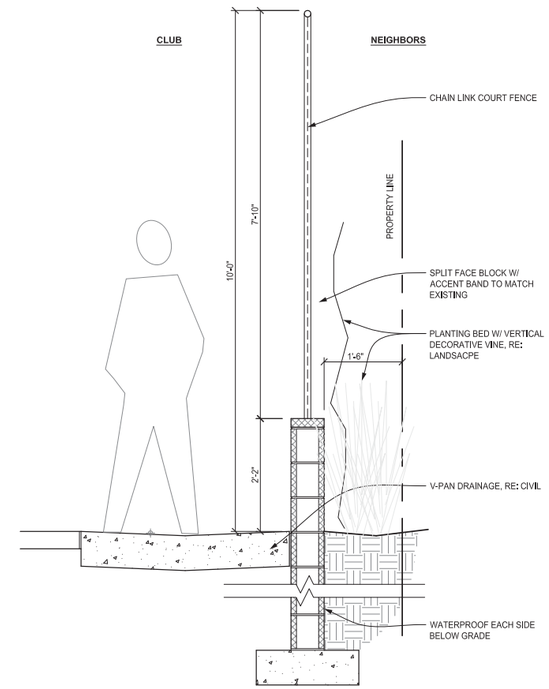
MEADOWS SWIM & TENNIS CLUB EXPANSION

5555 RACQUET CT.
BOULDER, COLORADO

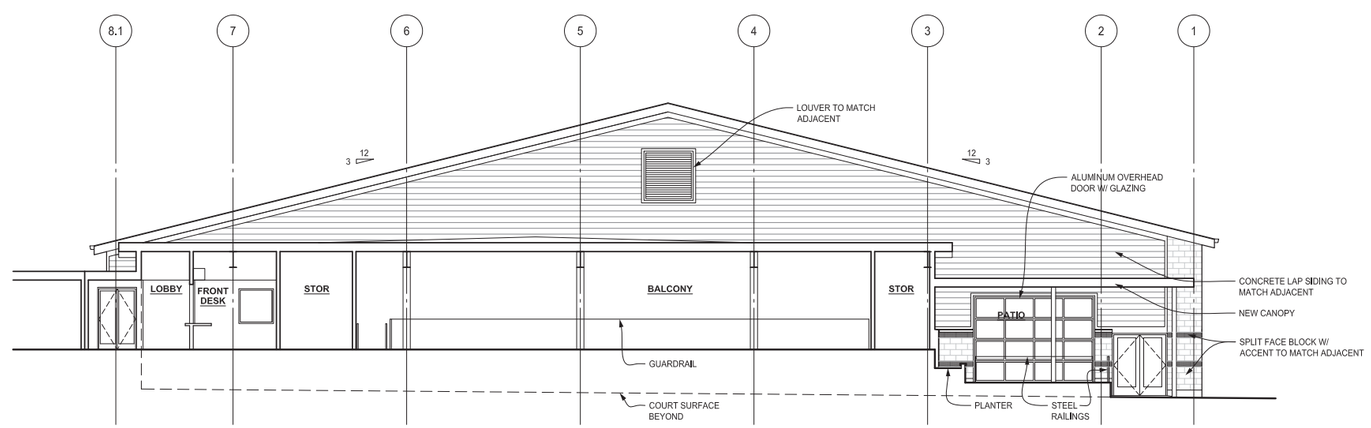
PROJECT NO:
ISSUE DATE: 11-3-14
REVISIONS: 2-17-15
5-4-15
7-2-15

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.1



2 A3.2 **BLOCK WALL DETAIL**
3/4" = 1'-0"



1 A3.2 **EAST ELEVATION**
1/8" = 1'-0"

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

MEADOWS SWIM & TENNIS CLUB EXPANSION

5555 RACQUET CT.
BOULDER, COLORADO

PROJECT NO:
ISSUE DATE: 11-3-14
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5-4-15
7-2-15

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.2

LUMINAIRE SCHEDULE

KEY	LAMP	DESCRIPTION	CEILG (DEPTH)	MANUFACTURER/#	VOLT
AA	257W LED (20,437 LUM, 90 CRI)	LED HIGH OUTPUT AREA LIGHT, AUTOMOTIVE FRONTLINE OPTIC, 120 LED, DIE CAST ALUMINUM, 5000K	POLE (22'-0")	CREE ARE-EHO-AF-HV-12-E-UL	120

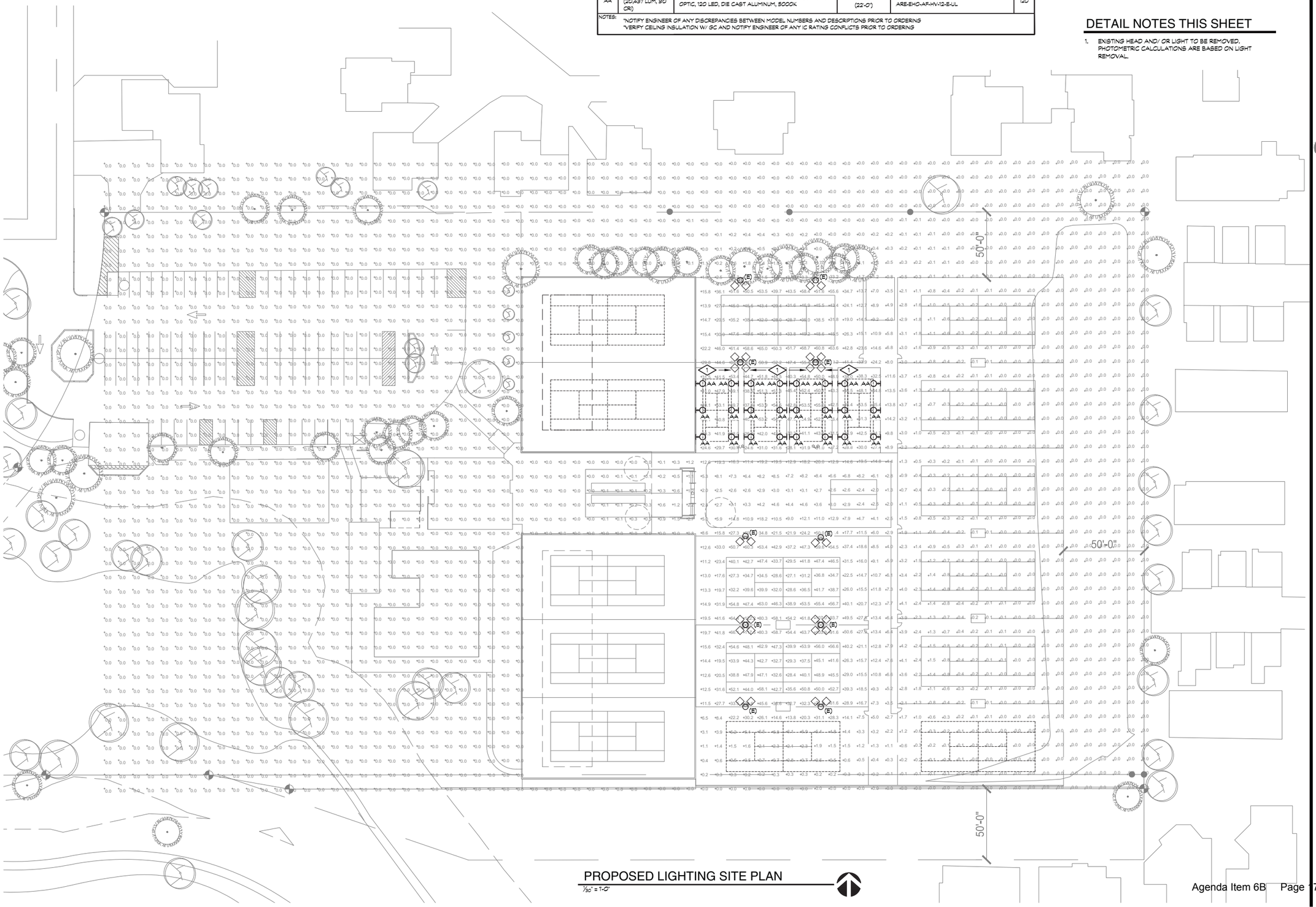
NOTES:
*NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
*VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

GENERAL NOTES

A. ALL AA FIXTURES ARE TO BE MOUNTED ON THE FENCE SURROUNDING THE PLATFORM TENNIS COURTS.

DETAIL NOTES THIS SHEET

1. EXISTING HEAD AND/ OR LIGHT TO BE REMOVED. PHOTOMETRIC CALCULATIONS ARE BASED ON LIGHT REMOVAL.



PROPOSED LIGHTING SITE PLAN
1/30" = 1'-0"

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

boulder engineering
plumbing, mechanical and electrical
1717 15th Street
Boulder, CO 80302
303.444.6038 phone
303.442.1172 fax
staff@boulderengineering.com

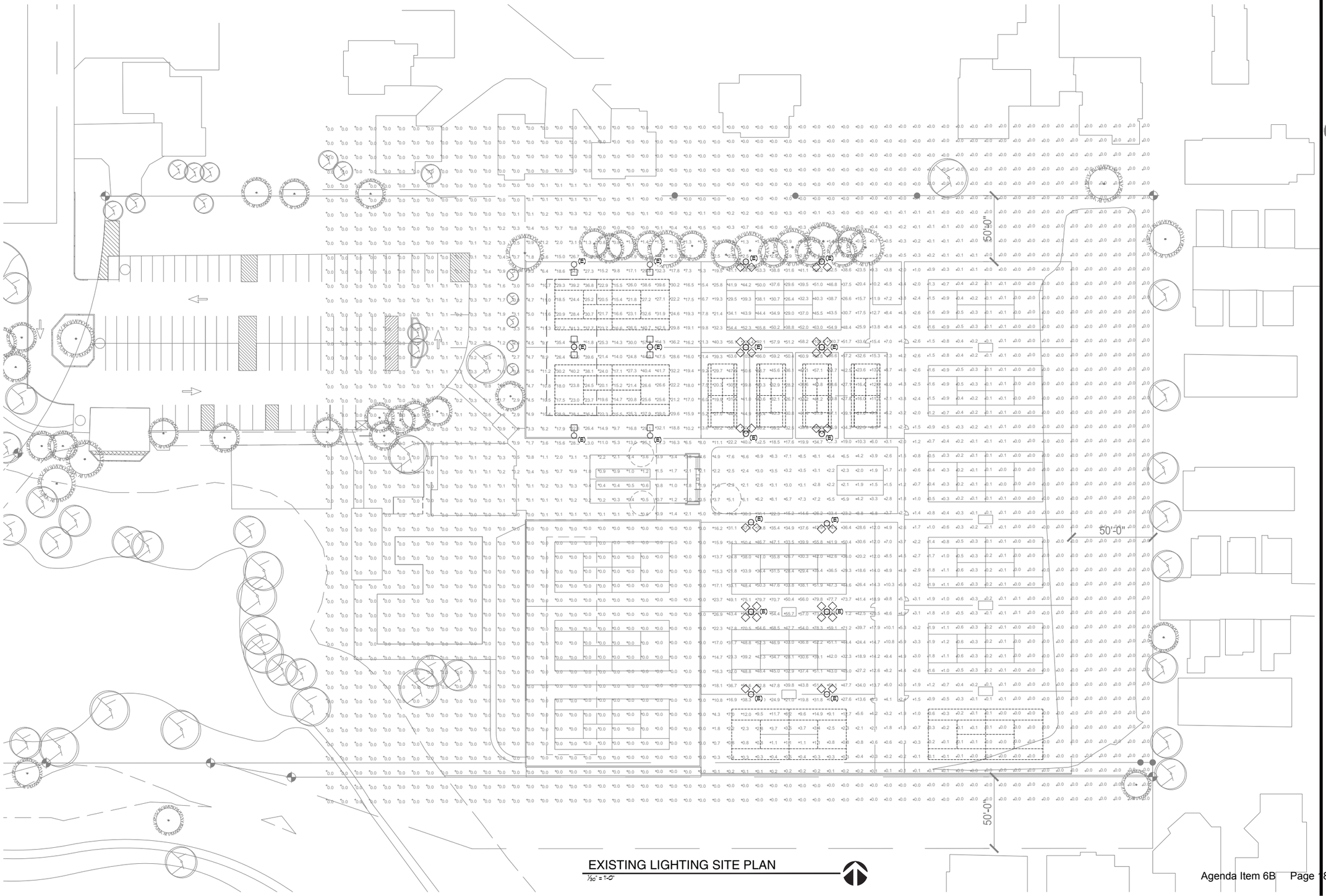
MEADOWS SWIM & TENNIS CLUB
EXPANSION
5555 RACQUET CT.
BOULDER, COLORADO

COLORADO LICENSED
DAVID F. NOVOTNY
13894
PROFESSIONAL ENGINEER

PROJECT NO: 14136
ISSUE DATE: 11-03-14
REVISIONS: 07-02-15

SHEET TITLE: PROPOSED LIGHTING SITE PLAN

SHEET NUMBER: E1



EXISTING LIGHTING SITE PLAN

1/30" = 1'-0"

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

boulder engineering
plumbing, mechanical and electrical
1717 15th Street
Boulder, CO 80302
303.444.6038 phone
303.442.1172 fax
staff@boulderengineering.com

MEADOWS SWIM & TENNIS CLUB EXPANSION

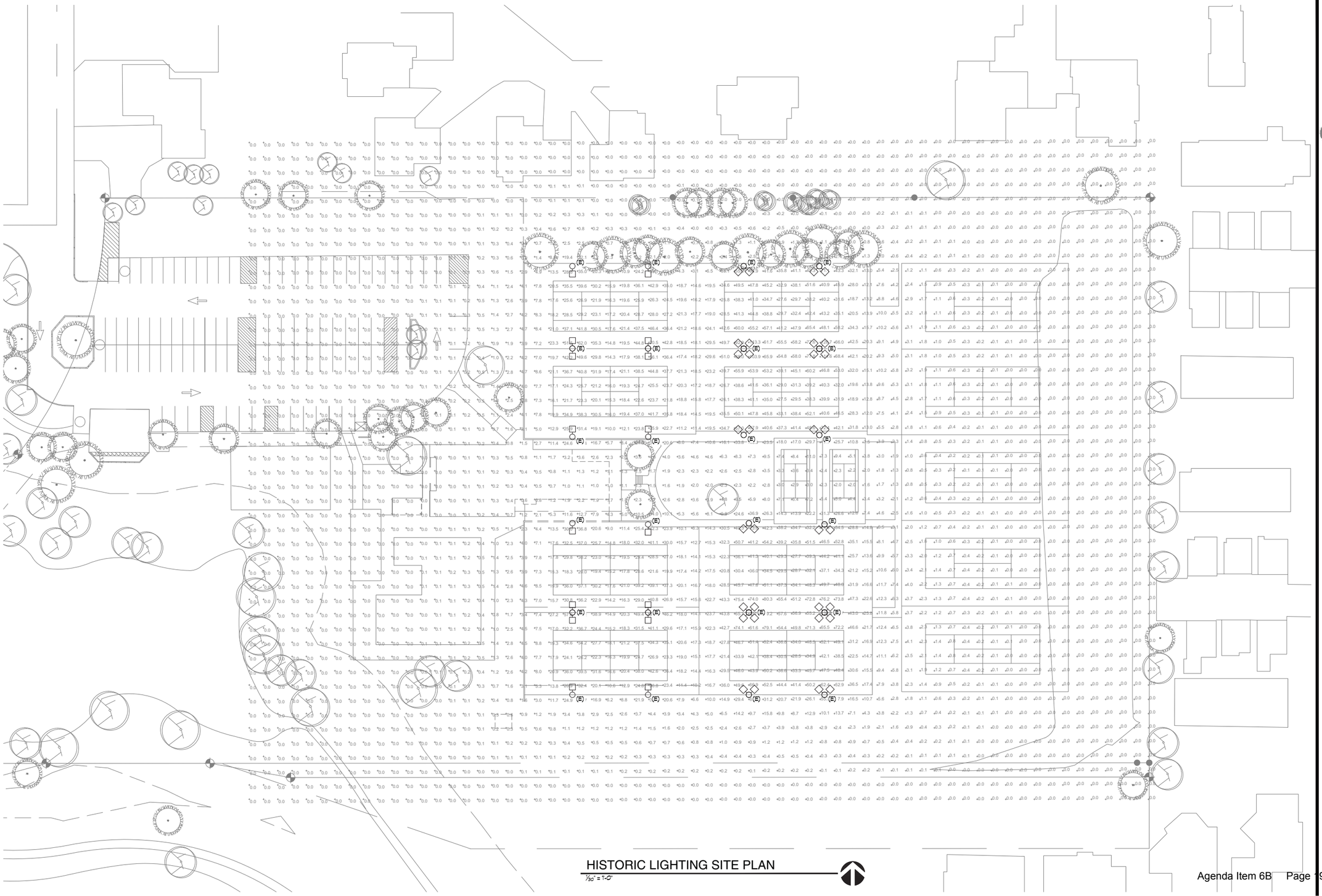
5555 RACQUET CT.
BOULDER, COLORADO

COLORADO LICENSED
PROFESSIONAL ENGINEER
EXPIRES 11/30/14

PROJECT NO:	14136
ISSUE DATE:	11-03-14
REVISIONS:	07-02-15

SHEET TITLE:
EXISTING LIGHTING SITE PLAN

SHEET NUMBER:
E2



HISTORIC LIGHTING SITE PLAN

1/30" = 1'-0"

BRAY Architecture, Inc.

1300-C Yellow Pine
Boulder, CO 80304

boulder engineering

plumbing, mechanical and electrical

1717 15th Street
Boulder, CO 80302

303.444.6038 phone
303.442.1172 fax
staff@boulderengineering.com

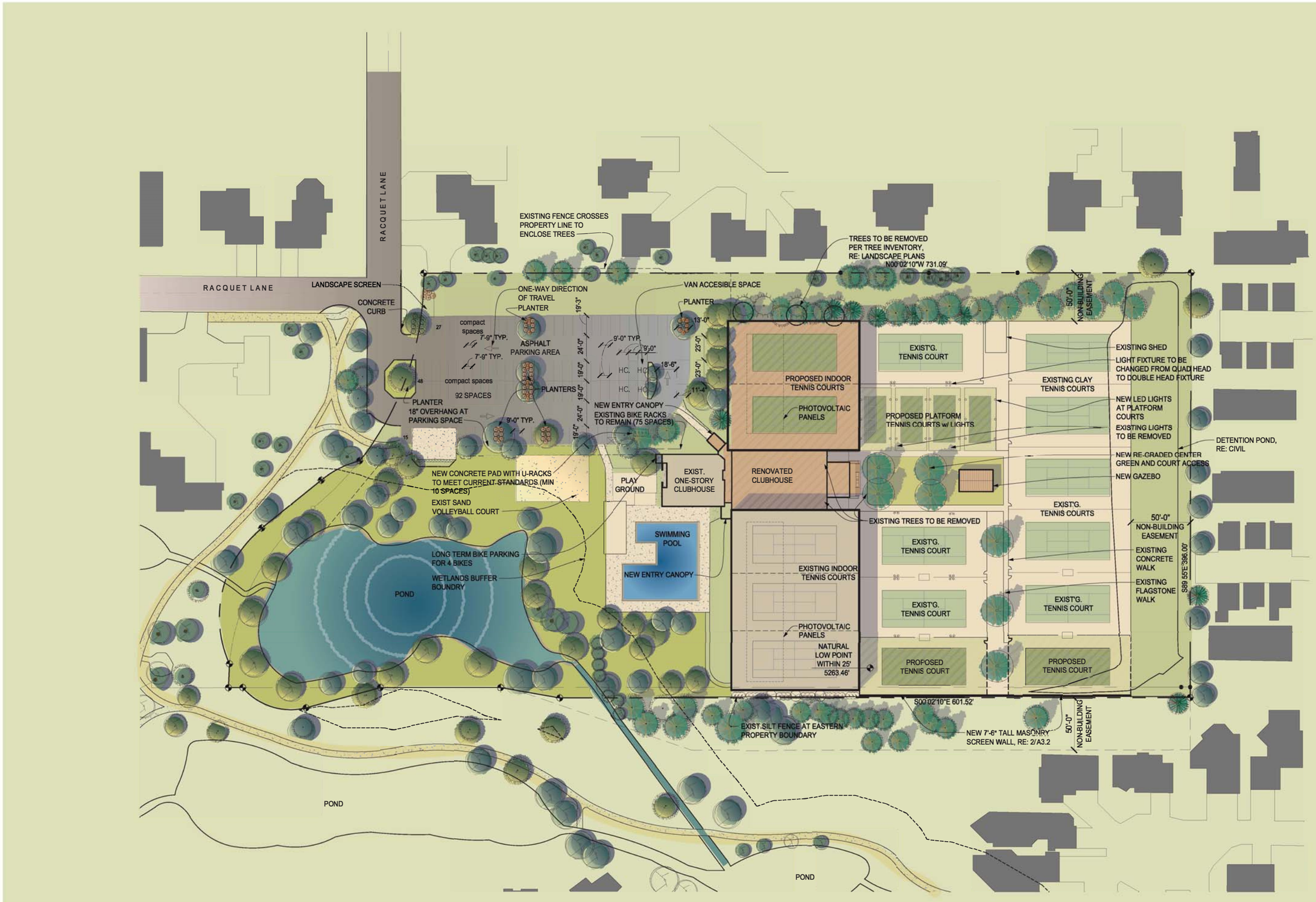
MEADOWS SWIM & TENNIS CLUB
EXPANSION
5555 RACQUET CT.
BOULDER, COLORADO

COLORADO LICENSED
13894
EXPIRES: NOVEMBER 30, 2015
PROFESSIONAL ENGINEER

PROJECT NO:	14136
ISSUE DATE:	11-03-14
REVISIONS:	07-02-15

SHEET TITLE:
HISTORIC LIGHTING SITE PLAN

SHEET NUMBER:
E3



1 A1.1 **SITE PLAN**
1" = 40'-0"

NORTH
0' 20' 40' 80'

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

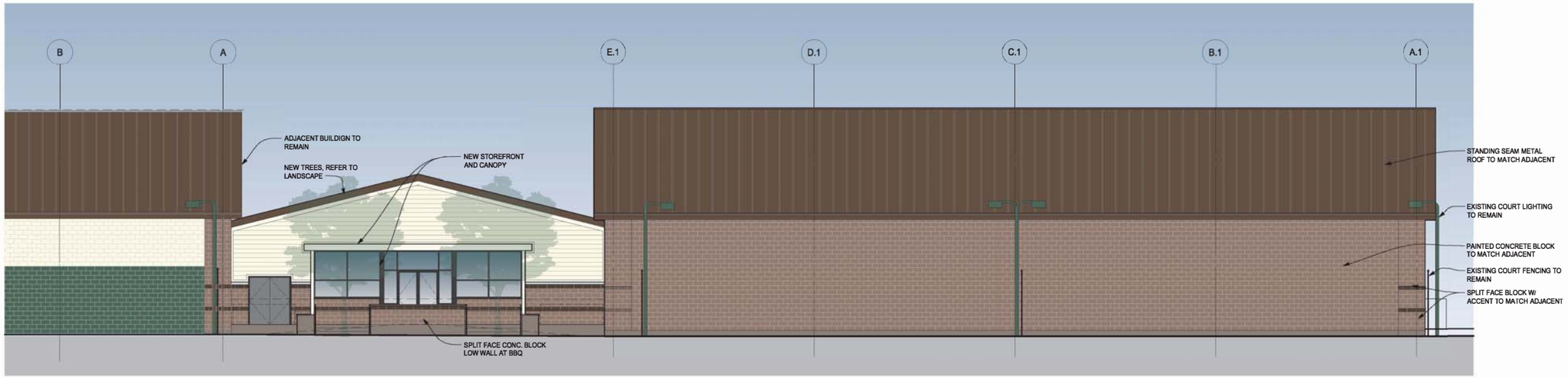
MEADOWS SWIM & TENNIS CLUB EXPANSION

5555 RACQUET CT.
BOULDER, COLORADO

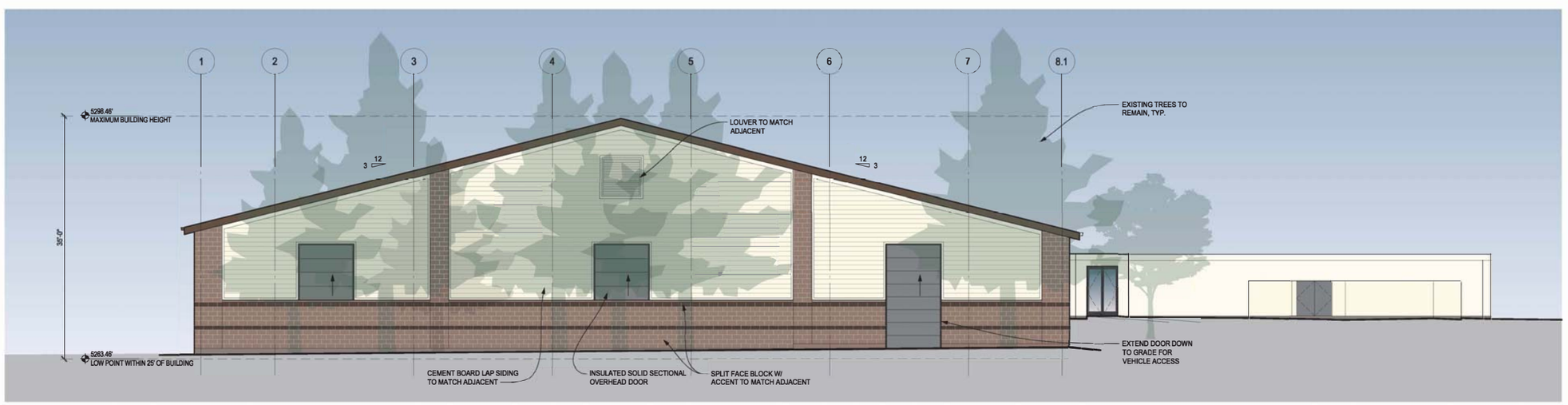
PROJECT NO:
ISSUE DATE: 11-3-14
REVISIONS: 2-17-15
9-29-15

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A1.1



2 A3.1 **NORTH ELEVATION**
1/8" = 1'-0"

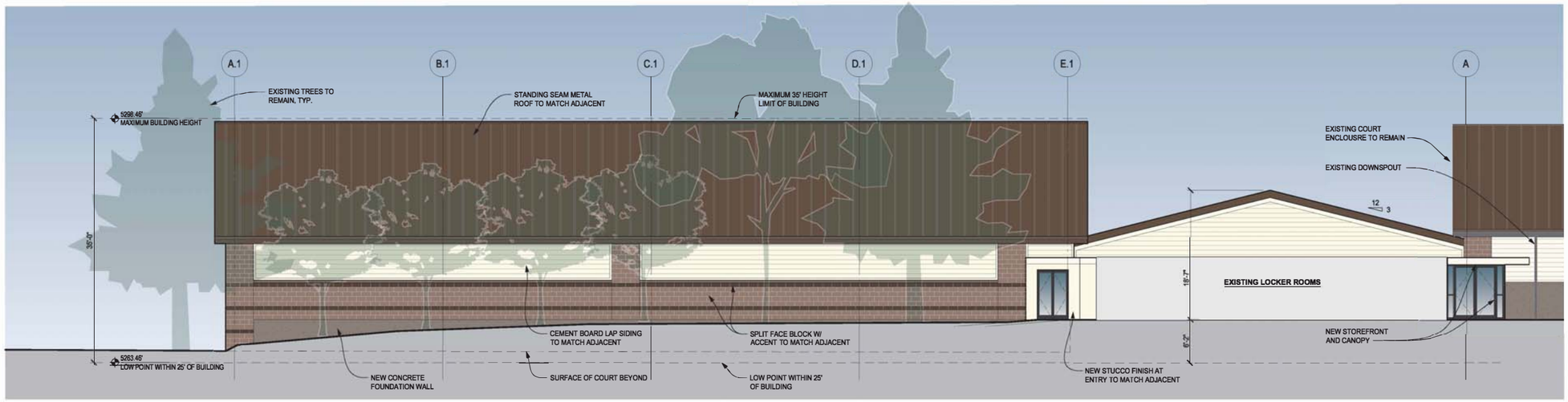


1 A3.1 **WEST ELEVATION**
1/8" = 1'-0"

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

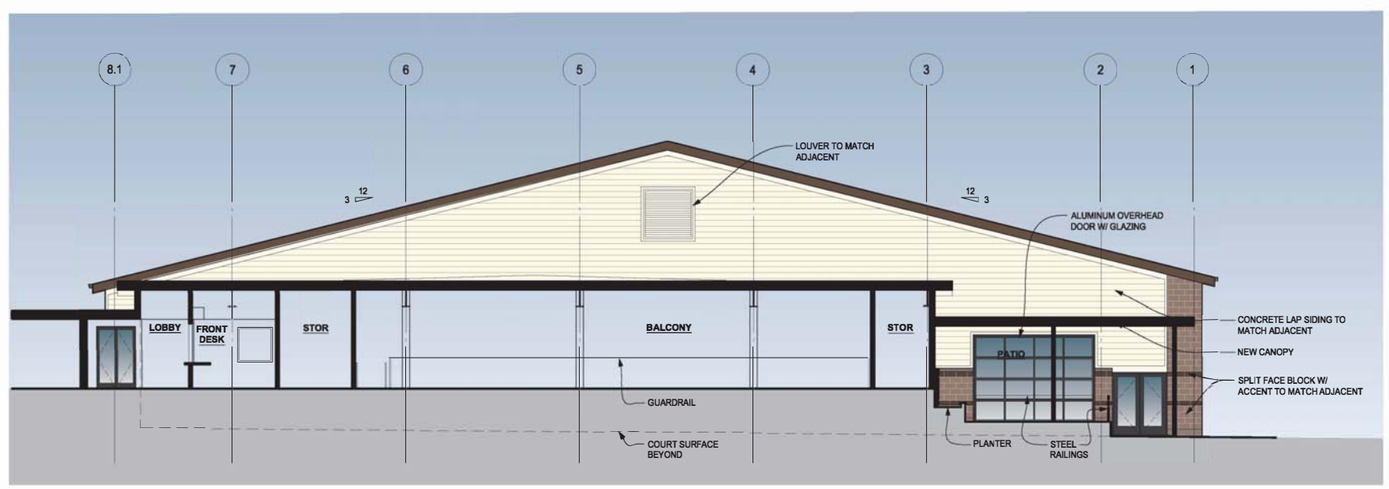
MEADOWS SWIM & TENNIS CLUB EXPANSION
5555 RACQUET CT.
BOULDER, COLORADO

PROJECT NO:
ISSUE DATE: 11-3-14
REV & DNS: 2-17-15
5-4-15
7-2-15
9-29-15
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NUMBER:
A3.1



2 A3.2 **SOUTH ELEVATION**
1/8" = 1'-0"

0' 4' 8' 16'



1 A3.2 **EAST ELEVATION**
1/8" = 1'-0"

BRAY Architecture, Inc.
1300-C Yellow Pine
Boulder, CO 80304

MEADOWS SWIM & TENNIS CLUB EXPANSION
5555 RACQUET CT.
BOULDER, COLORADO

PROJECT NO:
ISSUE DATE: 11-3-14
REVISION S: 2-17-15
5-4-15
7-2-15
9-29-15

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.2

October 2, 2015

To: City of Boulder Planning Department
From: The Meadows Club, General Manager Bob Shoulders

Meadows Club Management Plan

The Meadows Club has been a Colorado not-for-profit club for more than 40 years and has served Boulder families and athletes with a neighborhood opportunity for community based swim meets and tennis tournaments. The club is owned and managed for and by the members and has been given Tax Exempt status as a 501 (C) (7) entity by the IRS.

The development is governed by a PUD from 1976 and preceded the neighborhood that grew up around the club. In addition to the two anticipated tennis courts on the northeast border of the property, and the covering of courts #1 and #2 as detailed in the original PUD; the club wishes to expand the club house to provide more interior space for the members. There are no additional memberships being added or additional uses proposed that were not anticipated in the original PUD. While the club is expanding the size of the clubhouse, there will be no increase in memberships which are capped at 400 by the club by-laws which are included in this plan. Note that this is below the allowable of 450 per the original PUD.

With no increase in usage, the current parking lot is more than adequate for the daily needs of the club; however, four times during the summer, there arises the need for overflow parking which has previously been absorbed by the grass areas surrounding the parking lot and tennis courts. To alleviate the parking overflow created by three community swim meets that are hosted at the club and our 4th of July party, the club has arranged for parking spaces less than 1/3 of a mile away at the Friends' School located at 5465 Pennsylvania. Meadows will staff the Friends' School parking area and actively monitor and manage the parking arrangement on these four dates which will include providing a drop area for swimmers and shuttle arrangements back to the club. All of the times and dates included in the written agreement between the Meadows Club and Friends' School is included with this management plan. Last summer went very smoothly with our lot being monitored and shuttle buses provided by Meadows staff during these events. There was no overflow into our neighborhood and all communications and execution of this arrangement was well handled by Meadows management. The club agrees to maintain a parking agreement with the Friends' School or another nearby property owner for use of overflow parking during future special events, and in no case will the Club allow for overflow parking to occur within the grass areas surrounding the parking lot and tennis courts.

Our best estimate of the participants in our swim meets indicates that we probably have about 300 swimmers per home meet which expands to approximately 500 attendees; however, only about 400 of those arrive by car in approximately 125-130 vehicles. With our current inventory of 92 spaces and the overflow arrangement with Friends' School for an additional 60+ vehicles we should be well within our capacity of parking spaces.

To actively manage the Friends' school parking overflow access, we will:

- Communicate in advance via email to all swim team members and the visiting team to utilize the overflow lot or consider alternative transportation via bike, walking trail or bus.
- Station a Meadows parking representative at the drop area near our pool gate to direct swim meet participants to drop their belongings and proceed to either available parking spaces on site or to the Friends' school lots.
- Station another Meadows parking representative at Friends' School to ensure orderly parking space usage and to communicate via cell phone with the club lot as to availability
- Have a shuttle vehicle available to bring families back and forth from the overflow lot to the Meadows should swim meet families not wish to walk

It is important to note that two of our activities, platform tennis and our swimming pool are calendar opposite seasonal activities. Our pool opens Memorial Day weekend and closes the weekend after Labor Day. Our platform tennis courts are a winter only sport.

The club is primarily a neighborhood club with nearly a third of the membership living within walking or biking distance (see included map). As part of our parking overflow plan, we will be actively encouraging our members and swim meet participants to utilize alternative transportation to lessen the demand for parking spaces. The club bike parking rack currently has the capacity to hold over 75 bikes and is being improved with the addition of 10 new city standard additional spaces and a long term bike parking area. There is additionally an RTD stop located near the site at Baseline Road and 55th Street, approximately 1,200 feet away from the club.

We are not proposing any changes to the existing uses or hours of operation of the building or site as part of the application or this management plan. The existing Meadows Club outdoor tennis hours of operation are 7am-10pm seven days a week. The indoor tennis facility hours of operation are 8:00am to 10:00pm. However, members have keys to the facility and may use the indoor facility at any time between the hours of 5am and 1am limited to four people per court in the existing three indoor courts or five aggregate courts (20 players total) with the new addition. The pool hours are 7am until 8pm.

We have timers that will shut off the tennis court lighting systems no later than 10pm nightly to ensure the neighbors surrounding the club can peacefully enjoy their property. To further block any light from our facilities, the east facing windows of our current indoor tennis courts (#3, #4 and #5) have light reducing shading installed. Similar shading or solid doors are proposed at the new court windows that face west to neighbors.

Any issues involving noise ordinances will be dealt with proactively.

- Our swim meets will no longer use a bullhorn to direct meet activities and will rely on whistles and cowbells to start heats and direct meet traffic.
- Parking lot and tennis court signage will direct members and visitors to be courteous and keep any yelling or car stereo volume to a minimum.
- Pool parties will be directed in advance to not allow amplified music and to respect the neighborhood by cleaning their activities up and vacate the space by the pool closing time of 8 pm.

The Meadows' staff consists of three full time administration staff, one full time maintenance/operations director and three full time tennis pros. Additional summer employees are added for swimming and tennis camps. There will be no increase in staffing associated with the proposed expansion.

ATTACHMENTS:

1. **Parking Study & Parking Agreement**
2. **Sound Study**
3. **Lighting Report**

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

April 30, 2015

Mr. Jim Bray
Bray Architecture
1300-C Yellow Pine
Boulder, CO 80304

Re: Meadows Tennis Club
Parking Study
Boulder, CO
LSC #150250

Dear Mr. Bray:

In response to your request, LSC Transportation Consultants, Inc. has prepared this parking analysis for the Meadows Tennis Club. As shown on Figure 1, the site is located east of 55th Street to the north of Baseline Road in Boulder, Colorado.

REPORT CONTENTS

The report contains the following: a description of the land use and the typical parking demand per the 2010 ITE *Parking Generation Manual*, 4th Edition for typical operations; an estimate of parking demand for special events; and the development of a parking management plan for special events.

LAND USE AND ACCESS

Figure 2 shows the conceptual site plan. The site has access to 55th Street via Racquet Court. The site includes ten outdoor tennis courts, five indoor tennis courts, and four platform courts. The outdoor courts are lightly used in the winter and the platform courts are typically not used in the summer. Typically, the highest number of courts in use at one time is in the summer with 15 courts available to members. To be conservative, a second analysis is provided assuming the four platform courts are modified in the future to a use that would be popular during the summer months.

VEHICLE PARKING

The site has 92 parking spaces available on the site. The nearby Friends School on the north-west corner of 55th Street and Pennsylvania Avenue has 54 available parking spaces and is agreeable to entering into a shared parking agreement if appropriate. Figure 3 shows the location of the Friends School as well as the recommended pedestrian route between the two properties.

ITE PARKING GENERATION DATA

The Institute of Transportation Engineers *Parking Generation Manual*, 4th Edition, 2010, provides data for Racquet/Tennis Clubs. The land use description in the Manual states that many of the sites sampled may also include ancillary facilities such as swimming pools, whirl-pools, saunas, weight rooms, snack bars, and retail stores. Table 1 shows the estimated average parking demand for an average weekday as well for the 33rd and 85th percentile parking demand. Excerpts from the Manual are attached.

On an average weekday, with 15 courts in use, the site would generate an average peak parking demand of about 54 parking spaces, the 33rd percentile demand would be about 46 parking spaces, and the 85th percentile demand would be about 62 parking spaces. The data in the manual suggests the peak parking demand on a typical weekend is only about two spaces per court.

On an average weekday, with 19 courts in use, the site would generate an average peak parking demand of about 68 parking spaces, the 33rd percentile demand would be about 58 parking spaces, and the 85th percentile demand would be about 79 parking spaces. The data in the manual suggests the peak parking demand on a typical weekend is only about two spaces per court.

This data suggests the 92 on-site parking spaces are sufficient to accommodate the parking demand for a typical day with either the existing peak demand from 15 courts or a theoretical demand of 19 courts. This is consistent with information provided by the applicant.

For a special event, the estimated parking demand increases to about 130 vehicles based on feedback from the applicant. A shared parking arrangement will be necessary during special events to avoid parking issues in the surrounding neighborhood. Typically, there are five to eight special events per year with three to five home swim meets between June and August, a Fourth of July picnic event, and the "Meadows Open" tournament in late August.

BIKE PARKING

The club's current bike parking is being converted to meet city standards. Ten short term parking spaces are being provided for club members that typically stay at the club for one to three hours for tennis or social events. This is an increase from the half dozen currently provided. In addition, four long-term parking spaces are being provided within the property for secure storage for those who are concerned about theft and also employees that might be staying for longer periods. The long-term parking also meets requirements with visibility from the life-guards, access to locker rooms, and locked/covered storage. This increase in number of spaces and convenience should promote the already popular bike usage for the club community.

CONCLUSIONS

1. The existing 92 on-site vehicle parking spaces are sufficient to accommodate the estimated parking demand during an average day.

2. The 92 on-site vehicle parking spaces provided on site plus the 54 available parking spaces at the Friends School north of the site total 146 available parking spaces which should be sufficient to accommodate the estimated parking demand of 130 parking spaces during a special event.

3. Ten short term bike parking spaces and four long-term bike parking spaces are being provided on the site. This is an increase from the half dozen spaces currently on the site.

RECOMMENDATIONS

4. Based on the findings of this study, the Meadows Tennis Club has entered into a shared parking arrangement with the nearby Friends School for use only during special events.

5. During a special event, all staff and members should be encouraged to use the Friends parking lot and walk to the site or if possible walk (or take other alternative travel modes) directly to the site from their point of origin.

6. The first few special events in the summer of 2015 should be monitored to determine if modifications to the proposed parking management plan are appropriate. The contingency plan for additional spaces is to enter into a second shared parking arrangement with the nearby Islamic Center of Boulder which has over 40 paved parking spaces plus a significant number of unpaved parking spaces.

* * * * *

We trust this information will assist you in planning for improvements to the Meadows Tennis Club.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:_____
Christopher S. McGranahan, P.E., PTOE

COLORADO LICENSED
CHRISTOPHER S. MCGRANAHAN
39018
PROFESSIONAL ENGINEER

4-30-15

CSM/wc

Enclosures: Table 1
Figures 1 - 3
Pages 126 - 127 of the ITE *Parking Generation Manual*, 4th Edition, 2010.

Z:\LSC\Projects\2015\150250-MeadowsTennisClub\Report\MeadowsTennisClubParking-043015.wpd

Table 1
PARKING DEMAND ESTIMATE
Meadows Tennis Club
Boulder, CO
(LSC #150250; April, 2015)

Parking Demand Category	Quantity	Parking Generation Rate [1]			Parking Generation Demand		
		33rd Percentile	Average Weekday	85th Percentile	33rd Percentile	Average Weekday	85th Percentile
Maximum Number of Courts in Use at One Time							
Tennis Courts [2]	15 Courts	3.05	3.56	4.13	46	54	62
Maximum Number of Courts On-Site							
Tennis Courts [2]	19 Courts	3.05	3.56	4.13	58	68	79

Notes:
(1) Source: *Parking Generation*, Institute of Transportation Engineers, 4th Edition, 2010.
(2) Land Use No. 491, Racquet/Tennis Club

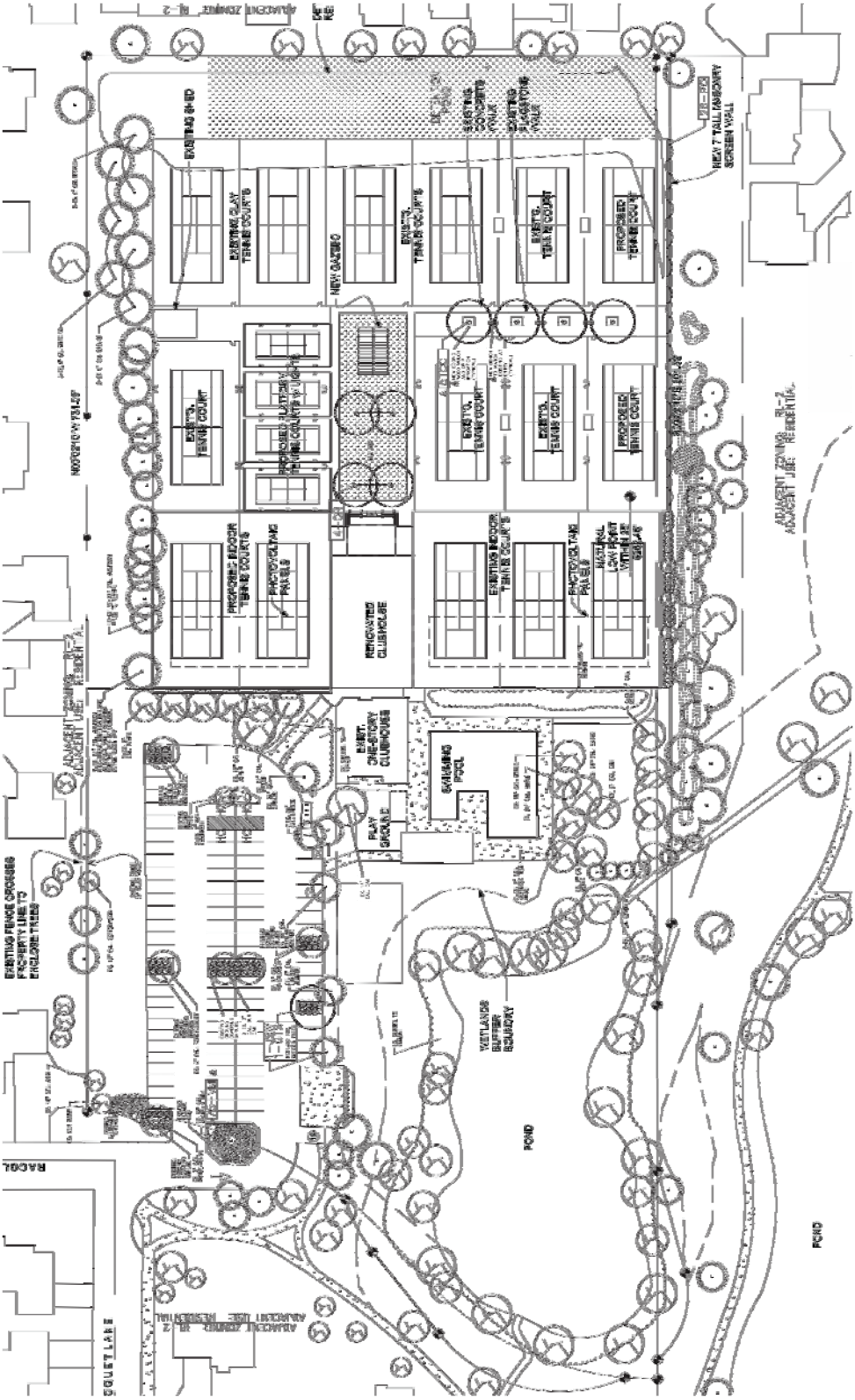
Approximate Scale
Scale: 1"=600'

Figure 1

Vicinity Map

Meadows Tennis Club (LSC #150250)

LSC TRANSPORTATION CONSULTANTS, INC.



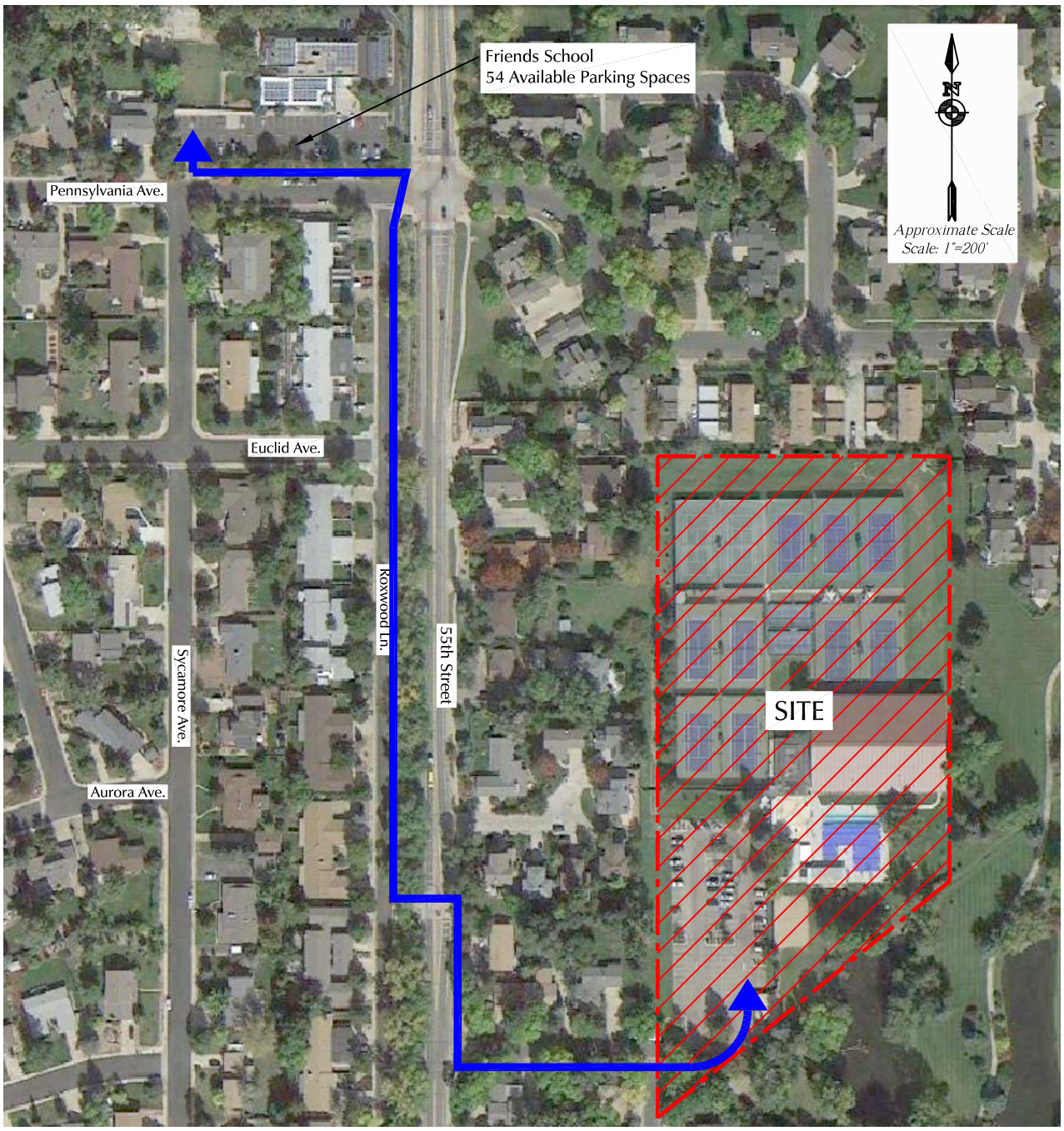
Approximate Scale
Scale: NTS

Figure 2

Site Plan

Meadows Tennis Club (LSC #150250)

LSC TRANSPORTATION CONSULTANTS, INC.



The route generally follows:

1. North side sidewalk on Pennsylvania Avenue.
2. Cross Pennsylvania Avenue on west side of 55th Street at raised intersection.
3. East side sidewalk on Roxwood Lane.
4. Cross 55th Street at raised crosswalk about 200 feet north of Racquet Court.
5. East side sidewalk on 55th Street.
6. Cross Racquet Court.
7. South side sidewalk on Racquet Court.

Figure 3

Pedestrian Route to Overflow Parking

Meadows Tennis Club (LSC #150250)

LSC TRANSPORTATION CONSULTANTS, INC.

Land Use: 491
Racquet/Tennis Club

Description

Racquet/tennis clubs are privately-owned facilities that primarily cater to racquet sports (tennis, racquetball, or squash—indoor or outdoor). This land use may also provide ancillary facilities, such as swimming pools, whirlpools, saunas, weight rooms, snack bars and retail stores. These facilities are membership clubs that may allow access to the general public for a fee. Tennis courts (Land Use 490), health/fitness club (Land Use 492), athletic club (Land Use 493) and recreational community center (Land Use 495) are related uses.

Database Description

The database consisted of two suburban sites and one urban site. Parking demand at the urban site was similar to the suburban sites and, therefore, the data were combined and analyzed together.

- Average site parking supply ratio: 3.6 spaces per court (five study sites).
- Average number of members: 1,030 (three study sites).
- Average number of employees: 9 (five study sites).

The weekday parking demand data were collected between 4:00 and 8:00 p.m. The Saturday parking demand data were collected between 5:00 and 9:00 p.m.

The database included two study sites with Saturday parking demand data. The suburban site had six courts and a peak parking demand ratio of 2.00 vehicles per court between 7:00 and 8:00 p.m. The urban site had 12 courts and a peak parking demand ratio of 2.00 vehicles per court between 6:00 and 7:00 p.m.

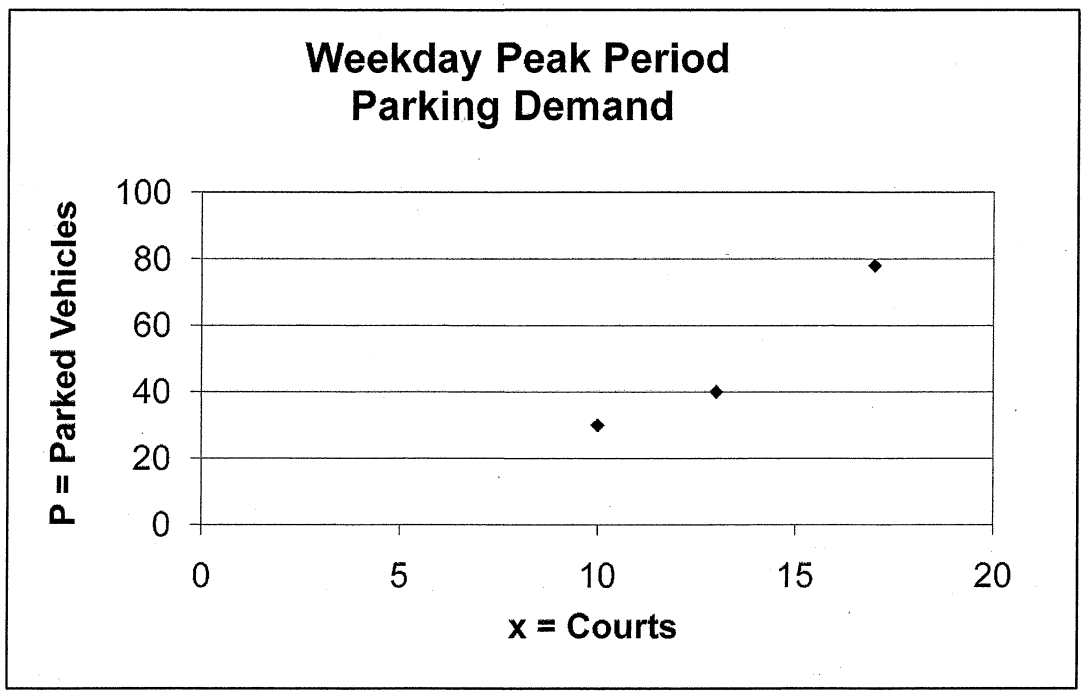
Study Sites/Years

Dewitt, NY (1988); Lake Oswego, OR (1995); Portland, OR (1995)

Land Use: 491
Racquet/Tennis Club

Average Peak Period Parking Demand vs. Courts
On a: Weekday

Statistic	Peak Period Demand
Peak Period	5:00–8:00 p.m.
Number of Study Sites	3
Average Size of Study Sites	13 courts
Average Peak Period Parking Demand	3.56 vehicles per court
Standard Deviation	0.90
Coefficient of Variation	25%
Range	3.00–4.59 vehicles per court
85th Percentile	4.13 vehicles per court
33rd Percentile	3.05 vehicles per court



◆ Actual Data Points

May 1, 2015.

By signing below, Friends' School and the The Meadows Club agree to the following terms and conditions regarding the rental of Friends' School parking spaces as specified below.

The Meadows Club will utilize Friends' School parking spaces for overflow parking on Saturday June 20-th from 7AM-2PM, Saturday June 27th from 7AM-2PM, Saturday July 4th from 7AM-5PM and Saturday July 18th from 7AM-2PM. Friends' School agrees to allow The Meadows Club to utilize a maximum of 60 spaces.

The Meadows Club will provide at least one staff member to manage traffic flow and parking during all rental periods.

In consideration for the use of these parking spaces, the Meadows Club will allow the Friends' School the use of it's facilities for Friends' School field day on May 20th, 2015, at no cost to Friends' School

INSURANCE AND INDEMNITY

Friends' School assumes no liability with respect to bodily injury, illness or any activities undertaken under the contract, whether concerning persons or property in the Meadows Club's organization or a third party. The Meadows Club shall insure or otherwise protect itself with respect to bodily injury, illness or any other damages or losses, or any claims arising out of any activities undertaken under this contract. The Meadows Club will provide Friends' School with a Certificate of Liability Insurance with Friends' School listed as additional insured.

For all motor vehicles used in conducting activities under this contract, the Meadows Club shall ensure that the driver is protected by a policy of insurance covering bodily injury and property damage

The Meadows Club agrees that it shall indemnify and save harmless Friends' School, their officers, agents and employees from:

(a) any claims or losses for services rendered by any subcontractor, person or firm performing or supplying services, materials or supplies in connection with the performance of this contract; and

(b) any claims or losses resulting to any person or firm injured or damaged by the erroneous or negligent acts, including disregard of federal and state statutes or regulations, by the Meadows Club, its officers, employees or subcontractors in the performance of this contract.

5465 Pennsylvania Avenue · Boulder, Colorado 80303
ph. 303.499.1999 · fax 303.499.1365
Email: info@friendsschoolboulder.org · Website: www.friendsschoolboulder.org

FRIENDS' SCHOOL, INC.

By _____ 5/1/15
Jennifer Cope, Director of Finance & Operations Date

THE MEADOWS CLUB

By _____ 5/1/15
Bob Shoulders, General Manager Date

D. L. ADAMS ASSOCIATES
acoustics | performing arts | technology

1536 Ogden Street
Denver, CO 80218
www.dlaa.com
303.455.1900

February 12, 2015

Mr. Jim Bray
Bray Architecture
1300-C Yellow Pine
Boulder, CO 80304

RE: Meadows Tennis Club (DLAA 15-015)

Dear Jim:

We analyzed the community impact of the platform tennis courts back in 2008. During that process, we sampled platform court noise at other tennis clubs in Boulder in order to predict the community noise impact from adding two courts at the Meadows Tennis Club in Boulder, Colorado. I understand the location that we previously analyzed in 2008 was ultimately not chosen and the two platforms were placed along the center access lane of the tennis courts. We understand that the club would like to reclaim this central access as a green-space amenity and would like to relocate and add two more courts immediately west of the existing location replacing one of the existing tennis courts.

I used the data and analysis results from our initial survey to arrive at new noise contours as shown in Figure 1. We understand that the nearest property line is west of the courts at a distance of 103' from the edge of the proposed new platform tennis courts. These contours predict the estimated impact of the four platform courts being used simultaneously. The contours show 5 dBA increments. The estimated sound level at 103' would be 52 dBA.

Design Criteria

The City of Boulder Noise Code limits the noise at a residential property line to be 55 dBA during the hours of 7:00 a.m. to 11:00 p.m., and 50 dBA between 11:00 p.m. and 7:00 a.m. See the following link:
https://www.municode.com/library/co/boulder/codes/municipal_code?nodeId=TIT5GEOF_CH9NO_5-9-3EXDESOLEPR

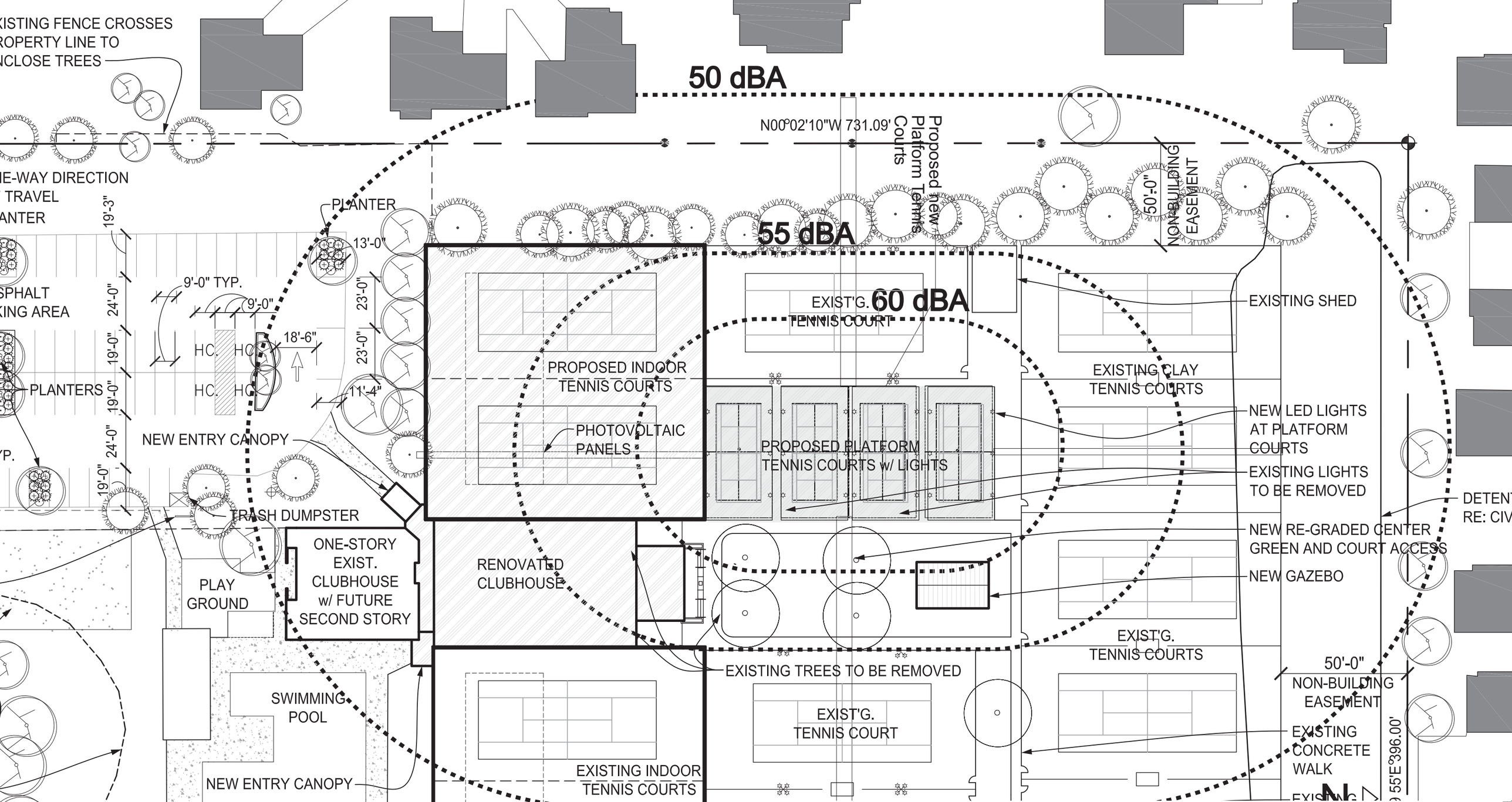
Based on the predicted level at the property, the estimated noise from the platforms should be in compliance with the City Code..

Please call me if you have any questions.

Sincerely,

Mick Barnhardt

encl. Figure 1



D. L. ADAMS ASSOCIATES
acoustics | performing arts | technology
1536 Ogden Street Denver, Colorado 80218
303/455-1900 FAX 303/455-9187

Site Plan - Four Courts

Meadows Club

1" ~ 40'

Date	Project No.	Drawn by
2-12-15	15-015	MBB

Figure 1

BRAY
Architecture, Inc

May 4, 2015
Revised 7/2/15

CITY OF BOULDER
Planning Department
PO Box 791
Boulder, CO 80306

RE: Lighting variance request for the Meadows Swim and Tennis Club at 5555 Racquet Court, Boulder, Colorado associated with Site Review - LUR2014-00095

Per the staff request we offer this variance request to support the existing site conditions and the proposed modifications within our Site Review submittal. Variance from table 9-12 of the BRC for the existing tennis court lights and the proposed new court lights at platform tennis courts to be at 50 foot-candles verses the permitted limited of 30 foot-candles.

Lighting Variance requirement
Variance: The city manager may grant a variance from the provisions of this section if the city manager finds that one of the criteria of subparagraph (j)(2)(A), (j)(2)(B) or (j)(2)(C), and subparagraphs (j)(2)(D) and (j)(2)(E) of this section have been met:

A. There are special circumstances or conditions applying to the land, buildings, or outdoor light fixtures for which the variance is sought, which circumstances or conditions are peculiar to such land, buildings or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood;
The original PUD for the club established a 50' setback/buffer to the surrounding neighborhood that is unique to the development. This buffer is developed with mature landscaping and berming to mitigate sound and the existing lighting to the surrounding community. We wish to maintain those existing lights that are above the 30ftc limit with current levels at approximately 50 ftc that have been in place for the last 40 years and add new lighting at the proposed platform courts in place of an existing lighted tennis court.

The lighting level limit of 30ftc is 40% below the lowest tennis court criteria provided in the national standards of the IES. This is a safety hazard for the members and participants of many of Boulders public tennis events to participate. With this being one of only a handful of lighted tennis facilities in Boulder County it would be to the sports detriment to no longer be able to utilize the facility due to inadequate lighting levels. An example of such low lighting levels exist at NBRC which have gone mostly un-used since there construction verses the EBRC lights which are at levels of 75ftc with much better participation.

D. The granting of the variance will generally be consistent with the purpose of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;
The request reduces the amount of court lighting by 44% of that which has been in operation since the clubs inceptions with the enclosing of 4 of the lighted courts (2 in the previous construction and 2 in the proposed improvements). The new lighting proposed for the platform courts, which are used primarily in winter, are in the place of one of the existing centralized lighted courts and will be at similar levels. All the exterior courts lights are also set on timer clocks that limit use to 10pm.

E. The variance is the minimum variance that provides the relief required.
The proposed new lighting at the platform courts and the existing courts will maintain the lighting levels of 40ftc as an appropriate minimum to the level of play for the club and level any less will limit or potentially eliminate the use of night play on these courts.

The club is integral to Boulder's tennis community and the use of lighted tennis courts is vital to supporting the sport within the community. The club also wishes to support the growing sport of platform tennis that is currently limited within the community to two courts at the NBRC. These courts are currently booked for most nights of the week for a blossoming league that cannot serve the number of players in town with just these two courts. Platform is one of the fastest growing sports in the country and is well suited for Colorado's winters.

The code's limits are in place for residential development with less setbacks and limited to private uses. The clubs request is within the intent of the code with the appropriate setbacks and screening already in place to allow for 'public' sport lighting levels and has already been in operation with more lighting for the last 40 years. We urge you to allow for this variance to continue the clubs success as Boulder's primary club that serve the tennis community.

Please let us know if there is any further clarification on the variance request.

Sincerely,

Jim Bray
AIA, Leed AP, NCARB

BRAY ARCHITECTURE, INC.
1300-C Yellow Pine
Boulder, CO 80304
303.444.1598 - O
303.579.3609 - C

boulder engineering

1717 15th Street, Boulder, CO 80302 p (303) 444-6038 f (303) 442-1172

7/02/2015

Chandler Van Schaack
City of Boulder Planning & Development Services
1739 Broadway, Third Floor
Boulder, CO 80306-0791

Re: Meadows Club Expansion
5555 Racquet Ln.
Boulder, CO 80303

Review # LUR2014-00095

Dear Mr. Van Schaack

Thank you for your review of the above referenced project. Below are responses to your comments dated May 22, 2015.

The comments say "it must be demonstrated, that not only will the overall light levels on the site decrease, but that there will be no increase in light levels anywhere on the site". Photometric plans are attached that show historic, existing, and proposed light levels on the site. From the historic to existing to proposed photometric plan, overall light levels on the site have decreased from 7.3 to 6.4 to 4.8 average footcandles. The existing photometric plan saw a lighting reduction because two of the lighted courts were enclosed to become indoor tennis courts. The proposed photometric plan shows two more lighted courts being enclosed. This overall reduction of exterior lighted courts illustrates a 44% reduction in lighting impact on the surrounding neighborhood environment.

IESNA design recommendations for an outdoor tennis court lit by 20 to 25 ft. floodlights specify an average of 50 footcandles and a uniformity ratio of 4:1 or less. The proposed photometric plans shows an average of 43 footcandles and a uniformity ratio of 2.1:1. This optimal uniformity ratio justifies the average light level in the platform tennis court area increasing from current levels. Note that the proposed photometric plan shows no effect on the surrounding property lines from the increased light levels at the platform tennis courts. Also, maximum proposed footcandle values in the platform tennis court and two adjacent courts are equivalent to actual measured footcandle values, based on measurements made earlier this month. For reference, the East Boulder Recreation tennis courts, which see a lot of use and represent a successful installation within the City, have been measured at an average of 66 footcandles. This is higher than footcandle levels in the proposed platform tennis court area. The North Boulder Recreation tennis courts, which do not see much use according to staff, measure below a 30 footcandle average.

In an effort to "promote efficient and cost effective lighting and to conserve energy", LED lights will be installed in the proposed platform tennis court area. Also, it is the club's intent to replace, over time, existing metal halide fixtures with comparable LED fixtures.

Sincerely,

COLORADO LICENSED
GERALD F. NOVOTNY
13894
PROFESSIONAL ENGINEER
7-2-15

Gerald Novotny
Boulder Engineering

Case #: LUR2014-00095
& LUR2015-00018

Project Name: Meadows Club Expansion

Date: October 15, 2015

CRITERIA FOR REVIEW

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

(1) Boulder Valley Comprehensive Plan:

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

The subject property has a BVCP Land Use Designation of LR, Low Density Residential and is consistent with the service area map of the BVCP. Under the BVCP, lower density areas in the older section of the city consist predominantly of single-family detached structures at a density of two to six units per acre. The existing land use designation on the subject site was applied along with a zoning designation of LR, Low Density Residential, when the property was annexed into the City in 1976. At that time, the Meadows Club was the only existing use on the site. The existing RL-2 zoning and LR Land Use Designation were applied at that time in order to allow for the surrounding area to be developed as medium-density residential housing consisting of 125 units. As part of the annexation and PUD approval, the tennis club underwent a Special Review to allow for the continuation and eventual expansion of the use within the context of the planned residential development surrounding it. Acknowledging that the recreational use would not be permitted under RL-2 regulations, but only as a special use within the PUD, the original PUD approval required that "Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."

As the use has been approved pursuant to a Special Review and as a PUD, which may be modified pursuant to Site Review and Use Review amendment standards, the proposal has been found consistent with the land use map designation for the site.

In addition, staff has found the proposal to be consistent with the following BVCP policies:

2.01 Unique Community Identity
2.14 Mix of Complementary Land Uses
2.15 Compatibility of Adjacent Land Uses
2.17 Variety of Activity Centers
2.30 Sensitive Infill and Redevelopment
3.20 Flood Management
8.07 Physical Health
8.10 Support for Community Facilities

N/A (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:

Not applicable. There are no new residential units proposed.

> **N/A (i) The density permitted in the Boulder Valley Comprehensive Plan, or,**
>
> **N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.**

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

The project meets a broad range of BVCP policies as well as other site review criteria in an economically feasible manner. The improvements proposed to the site as part of this project will complete the expansion of the Meadows Tennis Club as anticipated by the original PUD approval, and will update the PUD approval to allow for the expansion and renovation of the existing clubhouse facility. The applicant has indicated that the necessary funding to construct the proposed improvements has already been obtained.

(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 existing tennis club property consists largely of outdoor recreational areas (tennis courts, swimming pool). The proposed landscape improvements would add passive recreational elements to the existing tennis court area in the form of a new patio for the clubhouse and a new landscaped area and gazebo structure to the north of the clubhouse amidst the existing tennis courts. Additional landscaping around the tennis courts and within the parking area will further enhance the existing recreational facilities.*
>
> **N/A (ii) Private open space is provided for each detached residential unit;**
>
> *Not applicable, as there are no residential units included in this project.*

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

The proposed project would maintain all existing healthy, mature trees on-site, and also preserves the existing southern detention facility while enhancing the drainage facility located on the north side of the site.

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

The original Meadows Club PUD approval included the provision of a 50-foot easement surrounding the club on the west, north and east sides which was intended to act as an open space buffer between the club and the surrounding residential development. The current proposal adds additional landscaping into the buffer area, and also includes provisions restricting vehicular parking within the easement. As part of the original annexation and PUD approval, the owner also created a large outlot which serves as a central park and open space feature shared by the Meadow Glen residents. The proposed project would not impact the existing park adjacent to the site, and remains within the previously established buffer 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 majority of the open space provided on site is designed for active recreational purposes. All facilities are compliant with the applicable industry standards. The intent of the original PUD approval was to create a residential development oriented around a central recreational facility, and this project remains consistent with the intent of that facility to provide recreational opportunities.

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

The open space easements put in place at the time of annexation and PUD approval for the subject site continue to act as a buffer between the club and adjacent uses, including the adjacent natural areas within the Meadow Glen park/ open space area.

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

There are sidewalks connecting the tennis club to 55th Street. It is also possible to access the club via multi-use paths running from Baseline to the adjacent open space.

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

Not applicable. The Meadows Club itself was originally intended to provide recreational open space within the context of a mixed use development; however, the residential portion of the development has since been completed and the club is now under separate ownership and management. The proposed modifications apply only to the tennis club portion of the development and do not include the residential component; therefore, the proposed project is not considered mixed use.

> **N/A (i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and**
>
> **N/A (ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.**

(C) Landscaping

The proposal includes upgrades to the existing landscaping. The existing parking lot landscaping in the parking area will be upgraded to meet city landscaping requirements, and additional planting will be provided within the 50 foot open space buffer to further mitigate potential noise and light impacts.

> **✓ (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 proposal includes several landscaping improvements on the Meadows Tennis Club site and provides for a variety of plant and hard surfaces (See Landscape Plan, included in packet as* ***Attachment A****)*
>
> **N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;**
>
> *Not applicable, as the subject site is already fully developed and as such does not contain any known endangered species or habitat.*
>
> **✓ (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 proposal also adds additional landscaping to the buffer area surrounding the site. The landscaped buffer was required by the original PUD to mitigate impacts to adjacent residents. The landscaping within the buffer currently exceeds city landscaping and screening requirements, and will further exceed city requirements following the addition of new landscaping as currently proposed (See Landscape Plan, included in packet as ***Attachment A****).*

✓ (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 proposal includes adding new landscaping to the existing parking area, which is the only portion of the site that abuts public right-of-way.

(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:**

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

Not applicable, as the street system and site access are already constructed and no new streets of vehicular circulation features are proposed.

✓ (ii) Potential conflicts with vehicles are minimized;

While the parking area is already existing and proposed remain largely the same, the proposed project includes landscaping improvements to the parking area which will serve to slow down vehicles and reduce conflicts with vehicles.

✓ (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 existing development has several connections through and between the property, including pathways connecting the property to the adjacent residential development and open space as well as an access easement allowing for public access to the site though the adjacent residential cul-de-sac to the north of the property.

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

The overall intent of the original PUD approval was to create a residential development around the existing tennis club so that residents would be provided recreational opportunities within walking and biking distance. The intent of the original approval has

largely been successful, as per the applicant's written statement roughly 1/3 of existing memberships are located within .75 miles of the site. As part of the requested parking reduction, the applicant has also indicated that they will communicate to members and participants via email in advance of special events to encourage alternative modes of transportation.

✓ (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;

Per the applicant's management plan, the club has an existing bike rack which can accommodate up to 75 bicycles, and is adding an additional 5 u-racks to the site to further encourage members to ride their bikes to the site rather than drive. The applicant has also indicated that they will communicate to members and visitors in advance of swim and tennis tournaments to consider alternative means of transportation. Standard met.

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

As mentioned above, the existing development has several connections through and between the property, including pathways connecting the property to the adjacent residential development and open space as well as an access easement allowing for public access to the site though the adjacent residential cul-de-sac to the north of the property.

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

Not applicable, as there are no new streets or right-of-way being dedicated through this proposal.

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

The project is well-designed to accommodate both vehicular and bike/pedestrian traffic. The proposal includes maintaining 92 existing car parking spaces in order to meet the high demand for parking generated by the existing use, and also provides a total of 85 bike parking spaces across the site (75 existing plus 5 new u-racks).

(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;

No changes to the existing parking layout are proposed, and the existing parking area has been deemed to meet the above standard.

✓ **(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;**

The proposed parking layout represents an efficient use of the land, and uses the minimum amount of land necessary to meet the parking requirements of the development.

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

The parking lot landscaping will be brought into compliance with city landscaping standards, reducing the visual impact of the parking area.

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

The proposal includes upgrading parking lot landscaped areas in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the site.

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

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

The Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site - Sites 1, 2, and 3. Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use. The original approval of Site 2 permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure), and 4 unenclosed paddle courts. The approval also permitted eight tennis courts to have lowglare outdoor lighting.

The existing clubhouse has not changed since the club was annexed. In 2010, the Meadows Club completed the enclosure of the three tennis courts located south of the clubhouse as anticipated in the original PUD approval. The current proposal to enclose the two tennis courts to the north of the clubhouse would complete the indoor tennis facilities anticipated by the original PUD approval. The proposed tennis court enclosure has been designed to be compatible with the clubhouse, and is comprised of single-story, 35' tall gabled roof structure with a simple palette of lap siding with a split face CMU base. The proposed renovation and expansion of the clubhouse would include a new façade on the

north elevation, which has also been designed to remain compatible with the existing architectural character of the site.

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

The proposed tennis court enclosure is 35 feet in height, which is within the maximum allowable height permitted by the zone district and is consistent with many of the multi-story residential buildings surrounding the site. The clubhouse will remain as a single story, and is significantly lower in height than the existing and proposed tennis court enclosures.

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

As discussed above, the original approval of the Meadows Club and Meadow Glen PUD incorporated 50-foot landscaped buffers around the tennis club in order to minimize impacts on adjacent residential properties. These buffers ensure that the new development anticipated by the original PUD approval will not unduly shade or block views of adjacent properties. The proposed site and building layout is consistent with the original PUD approval, and is consistent with existing Solar Access standards.

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

The existing tennis club was the first use located in the area that is now the Meadow Glen PUD, and as such was incorporated into the overall design and character of the surrounding residential development. The tennis club has served as a defining feature of the surrounding neighborhood for over 40 years, and the architectural character of the proposed addition is in keeping with the existing character as well as the intent of the original PUD approval. The proposed tennis court enclosure and remodeled clubhouse façade will both incorporate the same lap siding and split-face CMU base that currently exists on site.

✓ (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;

This project is somewhat unique in that the intent of the original PUD was to provide a buffer around the tennis club so that the club and associated visual/ noise impacts would be separated from the surrounding neighborhood. Given the significant building setbacks as well as the fact that there is only one small corner of the site that borders public right-of-way, there is not really an opportunity to locate building frontages along a public street. The current proposal is in keeping with the intent of the original approval and largely

honors the previously approved building envelope except for an extension of the clubhouse building to the north. That being said, the proposed architecture is designed to a human scale and is appropriate given the existing and proposed uses as well as the surrounding context.

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

The original annexation agreement and subdivision agreement pertaining to the subject property included numerous required public improvements which have all been constructed. No additional public facilities are required or proposed at this time.

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;

Not applicable. There are no new residential units 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;

*While technically this criterion is not really applicable because the proposed project is not residential, given the surrounding residential context there are a few considerations worth noting. Given that noise impacts associated with the tennis club have been an issue in the past (See **Attachment C** for Background Materials), staff required a noise study by a licensed professional in order to demonstrate that the new and relocated platform tennis courts would not violate the city noise ordinance and that any additional noise generated by the courts would be below the limits permitted at residential property lines (City of Boulder Noise Code limits the noise at a residential property line to 55 dBA during the hours of 7:00 a.m. to 11:00 p.m., and 50 dBA between 11:00 p.m. and 7:00 a.m.). The applicant has provided a noise study predicting the estimated impact of the four proposed platform courts being used simultaneously. The study shows the estimated sound level at 103' (the nearest residential property line) would be 52 dBA. Because the platform courts would cease operation at 10:00 pm per the applicant's management plan, the estimated sound levels would be within allowable noise limits set forth in the Boulder Revised Code.*

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

The applicant is requesting that existing non-compliant lighting fixtures be allowed to remain and that the new outdoor lighting proposed for the four platform tennis courts be allowed to exceed the 30 footcandle maximum lighting level for private recreational uses set forth in section 9-9-16, B.R.C. 1981 in order to meet IESNA design recommendations for an outdoor tennis court lit by 20 to 25 ft. floodlights, which specify an average of 50 footcandles and a uniformity ratio of 4: 1 or less. The applicant has provided a lighting plan and report in support of their variance request.

Pursuant to section 9-9-16(j), B.R.C. 1981, a request for a lighting variance is processed through a staff-level administrative review; thus, the lighting variance is not included within the scope of this review. However, staff has found the proposed lighting plan and report preliminarily consistent with the lighting variance criteria, and the recommended conditions of approval for the project include a condition which would require the applicant to submit an administrative lighting variance request prior to building permit issuance. Based on the materials provided by the applicant, staff is supportive of the request for a lighting variance.

The lighting plan submitted with the application shows historic, existing and proposed lighting levels, and demonstrates that the proposed lighting reduces the average outdoor court lighting levels by 34% compared to historic levels (from 7.3 average footcandles historically to 4.8 average footcandles under the current proposal), and reduces the overall lighting impact on surrounding properties by 44% while providing the minimum IESNA industry standard lighting levels for outdoor tennis courts. The proposed photometric plan shows no new impacts on the surrounding property lines from the increased light levels at the platform tennis courts.

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

Not applicable, as the site is already fully developed in an urban context and this does not contain any significant natural systems.

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

The applicant will be required to meet current energy code requirements for commercial buildings, which include the 2012 International Energy Conservation Code (IECC) standard as well as the 2010 American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) 90.1 standards, with additional local amendments requiring a 30 percent increase in performance requirements.

✓ (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 proposed building materials are in keeping with the existing character of the tennis club as well as the surrounding neighborhood. The proposed materials include cement board lap siding on the south and west elevations of the tennis court enclosure and on the north elevation of the clubhouse, split-face block with accent banding around the base of the buildings and standing seam metal roofs. These materials are consistent with the existing structures located on the site, and are in keeping with the character of the development as set forth in the original PUD approval.

✓ **(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 the site is largely built-out, there will be little if any cut or fill needed for the proposed improvements. The existing grade will be largely maintained, with existing drainage patterns to be preserved and enhanced.

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

Not applicable.

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

Not applicable.

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

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

N/A (H) *Additional Criteria for Poles Above the Permitted Height*

N/A (I) *Land Use Intensity Modifications*

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

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

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

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

Not applicable, as the proposed project does not include any residential units.

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

Standard met. The site has 92 parking spaces available on the site. The applicant has provided a Parking Study indicating that 92 on-site parking spaces are sufficient to accommodate the parking demand for a typical day with either the existing peak demand from 15 courts or a proposed demand of 19 courts (refer to ***Attachment A****). The study also indicates that for special events, the estimated parking demand increases to about 130 vehicles based on feedback from the applicant. As recommended by the Parking Study, the applicant has entered into an agreement with the nearby Friends' School (located at the corner of 55th and Pennsylvania, approximately ¼ mile from the Racquet Ln. entrance to the project site) for use of 54 off-street parking spaces during special events. This will provide a total of 146 parking spaces for use during special events, which will be sufficient to meet the club's parking needs.*

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

Not applicable, as the proposed plan is for the expansion of an existing nonresidential use and does not include any new residential units.

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

Standard met. As discussed above, the applicant has entered into a shared parking agreement with the nearby Friends' School which will allow the club to use 54 off-street parking spaces during special events. The special events (i.e., swim meets and tennis tournaments) are held on Saturdays, so the school will not be in session during those times.

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

Standard met. Staff's support of the proposed parking reduction is partially based on the nature of the occupancy, as the applicant has provided a Parking Study based on the existing operating characteristics of the tennis club and has indicated that the proposed expansion of the club house and enclosure of the tennis courts will not increase the number of club memberships. Because the use is subject to an existing PUD and Special Review and is currently prohibited under RL-2 zoning standards, it would not be possible for the use to change to another type of occupancy without a Site Review Amendment and

Use Review, in which case the parking requirements would be re-triggered and the new project would need to demonstrate compliance with city parking standards.

N/A (L) ***Additional Criteria for Off-Site Parking***

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 subject property is located within the RL-2 zone district, which is defined in section 9-5-2(c)(1)(B), B.R.C. 1981, as "*Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level.*" The existing indoor athletic facility/ non-profit membership club use is prohibited under current RL-2 zoning district standards; however, the use was approved through a PUD and Special Review in 1976 as part of the initial annexation and development of the surrounding neighborhood and is therefore able to be expanded through the Use Review process of section 9-2-15, B.R.C. 1981.*

It should be noted that the use is not considered to be nonconforming per the definition of nonconforming uses found in section 9-16-1, B.R.C. 1981, which reads:

"Nonconforming use means any use of a building or use of a lot that is not permitted by Section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981, but excludes a conforming use in a nonstandard building or on a nonstandard lot; a legal existing use that has not been approved as a conditional use or a use review use, or a use approved pursuant to a valid special review or use review approval."

_____ (2) Rationale: The use either:

✓ (A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

The existing Meadows Tennis Club has been in its current location for over 40 years. The tennis club was in fact the first existing use of the area that is now the Meadow Glen PUD. The stated intent of the Meadow Glen PUD was to "provide 125 mixed housing units…which will be situated around an existing recreational facility at the east edge of the Boulder City limits…The development will surround a substantial interior landscaped area which will work in conjunction with the existing recreational facilities." As such, the existing Meadow Glen neighborhood

surrounding the tennis club was developed with the intent of using the existing club as an amenity for residents. The club has served this purpose since the surrounding residences were constructed, and continues to serve this purpose today. While not all residents of the meadow Glen PUD are members of the club, the applicant has indicated that roughly 1/3 of current members are located within .75 miles of the site. Following the proposed expansion and modifications to the site, the club will continue to provide recreational and athletic facilities to the surrounding neighborhood and broader community.

_N/A_ (B) Provides a compatible transition between higher intensity and lower intensity uses;

_N/A_ (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

_N/A_ (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;

As mentioned previously, the existing tennis club has been in its current location for over 40 years, and was a central consideration in the development of the surrounding Meadow Glen PUD. The original PUD approval included provisions for the phased expansion of the tennis club, and anticipated the total floor area of the development after the planned build-out (5,650 sq. ft. for the clubhouse, 40,000 sq. ft. for indoor courts and 2,000 sq. ft. for racquetball courts). The original approval also set the maximum allowable number of memberships for the club (three hundred fifty family memberships, fifty single memberships and fifty junior memberships). The current proposal completes the anticipated build-out of the club (with the exception of the racquetball courts, which are no longer anticipated to be built) and expands the clubhouse by 3,398 square feet to reach a total floor area of 8,434 square feet including the existing locker rooms. While the expanded clubhouse will extend beyond the approved building envelope, the area of expansion is still situated between the two previously approved tennis court enclosures and will therefore not have any visual impact on surrounding properties. In addition, the applicant has stated that there will be no increase in memberships following the proposed expansion (there are currently 400 active memberships, below the approved maximum of 450), and no changes to the existing hours of operation. In response to staff and neighborhood concerns regarding the potential for increased light and noise impacts associated with relocating the existing platform tennis courts and adding two new platform tennis courts, the applicant has provided a revised Photometric Plan as well as an updated Noise Study showing that the proposed changes will result in a net reduction in lighting

levels across the site and that the club will continue to meet city noise standards following the proposed modifications. In addition, in response to neighborhood concerns regarding parking for special events, the applicant has entered into an agreement with the nearby Friends' School for the use of 54 additional off-site parking spaces during special events. Given that the use has been a part of the existing neighborhood since it's construction over 40 years ago as well as the array of supporting documentation that the applicant has provided demonstrating that the proposed changes to the use will not increase any off-site impacts, staff finds that the location, size, design, and operating characteristics of the proposed change to the existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties.

_✓_ (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;

All of the infrastructure required to serve the proposed development is already existing. The proposed project will improve storm drainage on site by increasing the capacity of the existing detention facility and improving infiltration.

_✓_ (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

The existing tennis club use has been in its current location for over 40 years, and preceded the existing residential development surrounding it. The character of the area is the result of the original PUD and Special Review approval, which intended for the tennis club to act as a central recreational feature around which the residential development would be situated. Given that the tennis club was a planned integral part of the surrounding development, the request to complete the build-out of the club as anticipated by the original PUD and expand the clubhouse while maintaining the existing operating characteristics will not change the predominant character of the surrounding area.

_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. There are no residential units in the existing development.

sites 1 and 3

STATEMENT OF PRESENT OWNERSHIP

	SITE 3 *		SITE 1	
	PARCEL A (21 Acres)	PARCEL B (3.6 Acres)	PARCEL D (0.42 Acres)	PARCEL E (0.36 Acres)
OWNER	William H. Hermsmeyer Mae R. Hermsmeyer 3185 18th Street Boulder, Colorado	Meadow Glen Assoc. P. O. Box 1345 Boulder Colorado	Meadow Glen Assoc P. O. Box 1345 Boulder, Colorado	Meadow Glen Assoc. P. O. Box 1345 Boulder, Colorado
OPTIONEE	Meadow Glen Assoc. P. O. Box 1345 Boulder, Colorado Norris W. Hermsmeyer 1230 Jay Street Boulder, Colorado Philip D. Gell Louise A. Gell 6367 Clearview Road Boulder, Colorado John H. Wrenn Kathy Wrenn 7834 Fairview Road Boulder, Colorado Dave Bray Jeanne Bray 4 Pinebrook Hills Boulder, Colorado Norman F. Hermsmeyer Judith Y. Hermsmeyer 2740 Moulton Butte, Montana			PARCEL G (.42 Acres) OWNER George H. Mann 886 North 55th Street Boulder, Colorado OPTIONEE Meadow Glen Assoc. P. O. Box 1345 Boulder, Colorado
MORTGAGEE		C. Warren Slater Jane R. Slater 5561 Baseline Road Boulder, Colorado		

* Includes Parcels C & F (See attached legal descriptions)

Conditions for Approval Site 1 & 3

1. All signage must comply with City of Boulder Sign Code and not exceed 15 square feet per sign face.
2. Provide an equestrian easement adjacent to the Hellman Canal.
3. All parking to meet City standards.
4. Final landscaping and utility plans subject to Planning Staff review and approval.
5. Apartment units are to maintain a minimum 20-foot setback from the proposed Park site and the Valley View annexation.
6. Comply with City Resolution #415.
7. Pay all applicable utility fees for existing utility lines.
8. Construct 12-inch main from Baseline under an extension contract.
9. All public roads, streets and driveways to meet City standards and specifications
10. All final utility engineering to meet City standards.
11. Raise curb and drainage through park dedication at owners' expense; any improvements subject to Parks Department review and approval.
12. If common area requires tapping city lines for future irrigation all water rights are to be sold to the City of Boulder at the then current fair market value.

STATEMENT OF PROJECT CONCEPT

The concept of Meadow Glen is to provide 125 mixed housing units for public sale or rent which will be situated around an existing recreational facility at the east edge of the Boulder City limits. The propose development would consist of 11 single family homes, 26 single family zero lot line homes, 36 townhouse condominium units, and 52 apartments. Apartments and other on site townhouse units will be used to satisfy the City of Boulder moerate income housing requirements. Overall density is approximately five units per acre. The development will surrour a substantial interior landscaped area which will work in conjunction with the existing recreational facilities. Site1: Re-development of existing housing into integrated townhousing, 6 units total.

DEVELOPMENT SCHEDULE

A. Approximate date of new construction start: September 1976
B. Stages/dates of project

STAGE	APPROX. START	APPROX. FINISH
1. Site 1 (55th Street)	July 1976	September 1976
2. Site Preparation/Roads/Utilities	August 1976	October 1976
3. Sale of Single Family Lots and detached house construction	September 1976	September 1978 to May 1979
4. Zero Lot Line and Townhouse construction starting southwest corner proceed counterclockwise	September 1976	September 1979 to May 1980
5. Apartment units	April 1977	September 1979

C. Approximate Rate of Development:

1976	11 units
1977	60 units
1978	30 units
1979	20 units
1980	10 units

D. Open space provided and developed at each stage will include all landscaped area from property line to property line (generally east to west) starting at southwest corner and proceeding counterclockwise around property with the apartment sites last. Rate of development will correspond to rate of construction.

ARCHITECTURAL INTENT STATEMENT

The intent of the project is to maintain a common architectural character throughout the development. Exterior materials including fences and signs will be of similar types, compatible with each other. Each home or unit will be oriented to take full advantage of the sun, will have its own private yard and/or sun court and will in turn relate directly to the interior open and recreational facilities.

MINIMUM IMPROVEMENT SETBACK

Improvements will be set back a minimum of 20' from street and all property lines (ie. Valley View annexation and proposed park site). Interior property line setbacks will be 0' or 5' minimum.

MAXIMUM BUILDING HEIGHT

The single family houses, townhouses and apartment units not to exceed 35 feet.

MAXIMUM STORIES

Houses. 0-lot line units and townhouses will be one to three story. Apartment will be 2 and 2-1/2 story with parking below.

MINIMUM PARKING

The surrounding roadway will be wide enough to allow traffic in each direction and one lane for emergency and limited use parking. Off-street parking will be at least 2 per unit average. All public roads, streets, driveway and utility engineering to meet City standards and specifications.

EXTERIOR PAINT AND STAIN COLORS

Exterior colors will generally be earth toned.

SIGN REQUIREMENTS

Identification signs, meeting city requirements (no area greater than 15 sq. ft. per sign face) will be used at each vehicular entrance to the project. Interior directional signs for pedestrian and bike path will coordinate with current city graphics. Materials and design of the signs will be in keeping with the architectural character of the development. Height will not exceed 5'. Lighting to be low level, concealed ground source.

LIGHTING INTENT

Public roadway lighting to meet current city requirements. Interior lighting to be low level residential type. Pole fixtures at parking areas, ground fixtures at interior walks and bike path. Housing to have controlled, low level landscape and walkway lighting.

LANDSCAPE INTENT

Extensive land forming and landscaping will be used to create a park like environment at the interior. Street side landscaping in front of and between units will separate street from park, yet will provide openness at perimeter. Land forms and planting will block views from unit to unit to street or parking areas. Homeowners to care for small fenced or screened private areas. The association to maintain all common areas and area outside screened area. Central sprinkler system to be provided. Final landscaping and site plans subject to Planning Staff review and approval.

SUBDIVISION AND PLATTING REQUIREMENTS

Individual houses, 0 lot line units and townhouse units are to be on platted lots with building envelopes established for structures and enclosure fences.

Multi family buildings to be on separate platted sites.

Common land to be defined by plat and owned proportionally by all residents/owners.

MAXIMUM FLOOR AREA, NUMBER OF BEDROOMS

HOUSING TYPE	APPROX. SQUARE FOOTAGE	NO. OF BEDROOMS
Single Family	2,000-4,000 sq. ft.	3-5
Single Family/Zero Lot Line	1,200-2 600 sq. ft.	2-4
Townhouse/Condominium	1,000-2,000 sq. ft.	2-3
Apartment	700-1,200 sq. ft.	1-3

site 2

STATEMENT OF PRESENT OWNERSHIP

OWNER: Meadows Club, Inc.
5555 Racquet Lane
Boulder, Colorado

MORTGAGEE: Central Bank and Trust Company
P. O. Box 5548
Terminal Annex
Denver, Colorado 80217

C. Warren Slater
Jane R. Slater
5561 Baseline Road
Boulder, Colorado

STATEMENT OF PROJECT CONCEPT

Provide swimming and racquet sports facilities to meet long range needs of increasing club membership and usage. Membership will be limited to three hundred and fifty family memberships, fifty single memberships and fifty junior memberships.

DEVELOPMENT SCHEDULE

A. Approximate date of expansion start: September 1977
B. Stage/dates of project.

STAGE	APPROXIMATE START/FINISH
1. Parking lot landscaping/dust control.	Fall 1977
2. Five tennis courts (north)	Fall 1978
3. Two tennis courts (east) Parking lot completion	Fall 1979
4. Clubhouse expansion. Court lighting.	Fall 1980
5. Paddle tennis courts and racquet ball	Fall 1982
6. Court enclosure five courts maximum.	Fall 1985/86

C. Open space provided and developed as additional courts are accomplished.

ARCHITECTURAL INTENT STATEMENT

Addition to clubhouse to match existing building in appearance and details. Tennis courts enclosures and other structures to be de-emphised to greatest extent possible with raised earth and plantings at building line. Exterior walls surfaces to be wood.

MINIMUM IMPROVEMENT SETBACK (See Site Plan)

MAXIMUM BUILDING HEIGHT

35 feet

MAXIMUM STORIES

Two (2)

MINIMUM PARKING

92 Automobiles

EXTERIOR PAINT AND STAIN COLOR

Dark brown stain to match existing clubhouse.

SIGNS

No additional exterior signs required.
Low level, ground mounted lighting maybe provided in future. New 55th Street sign to incorporate Meadow Glen and Meadows Club names.

LIGHTING INTENT

Low level parking and walkway lighting. Eight courts maximum lighted with low-glare type tennis court fixtures.

LANDSCAPING INTENT

Intensive landscaping at all open space. Berms and landform at future indoor court structure. Special screen planting at perimeter. Central sprinkler system.

SUBDIVISION AND PLATTING REQUIREMENTS

Lot to be platted showing land exchange and easement related to Meadow Glen. No future subdivision of site.

MAXIMUM FLOOR AREA	EXISTING	FUTURE MAXIMUM EXPANSION
Clubhouse	2,650	3,000
Indoor Courts	-0-	40,000 sq. ft.
Racquet Ball Courts	-0-	2,000

PLANNING DEPT. CONDITIONS SITE 2

1) Signage to comply with City of Boulder Sign Code and not to exceed a total of 30 square feet.
2) The parking and driveway must be brought to City standards, by providing assurances for paved parking for the existing demand (Min mum of 50 spaces), and paving of ingress/egress through Racquet Lane.
3) Development or modifications of the approved recreational facilities (i.e., lighting, covered tennis courts, clubhouse expansion, parking needs, etc.) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved should require additional Planning Board review.
4) If common irrigation needs require tapping city lines for additional capacity all water rights will be sold to the city of Boulder at the fair market rate.

Meadow Glen: sites 1 and 3
The Meadows Club: site 2
PLANNED UNIT DEVELOPMENT

May & June 1976

everett/zeigel associates
Architects/Planners/A Professional Corporation
1215 Spruce
Boulder, Colorado 80302
303-449-8900

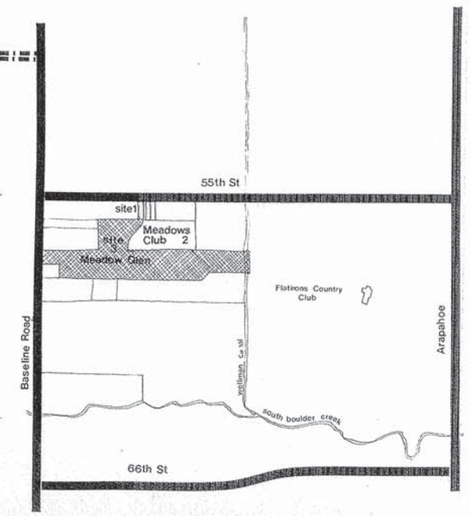
24 MAY 976
23 JUNE 976 REVISED

FOR CITY OF BOULDER:
PLANNING DEPT.

ED GAWF, ASSISTANT DIRECTOR
DATE

FOR MEADOW GLEN ASSOCIATES:

NORRIS W. HERMSMEYER
DATE



VICINITY MAP

0 500
250 750
NORTH

Open Space Summary

EVERETT/ZEIGEL ASSOCIATES
Architect/Planners/A Professional Corporation
1215 Spruce
Boulder, Colorado 80302

MEADOW GLEN
(Sites 1 & 3)
Open Space Summary
Project No. 7410

June 18, 1976

UNIT TYPES	total # of units	# of units w/footprint	PLANNED # of planned footprints	PLANNED planned size per unit	PLANNED planned size totals	PLANNED planned cumulative totals	TYPICAL # of typical footprints	TYPICAL typical unit size	TYPICAL typical size totals	TYPICAL typical cumulative totals	MAXIMUMS # of maximum footprints*	MAXIMUMS maximum unit size	MAXIMUMS maximum unit size totals	MAXIMUMS maximum cumulative totals	CONSTRUCTED # constructed footprints	CONSTRUCTED constructed unit size	CONSTRUCTED constructed unit size totals	CONSTRUCTED constructed cumulative totals	DIFFERENCE* maximum minus constructed size re-distribution of unit size
APARTMENTS	52	26																	
			4	800	3,200		26	800	20,800		26	1,000	26,000						
			22	1,000	22,000														
Total Apartment Building Footprint					25,200				20,800				26,000						
TRIPLEX	36	36																	
			21	900	18,900		21	1,000	21,000		21	1,000	21,000						
			9	1,300	11,700		15	1,200	18,000		9	1,300	11,700						
			6	1,400	8,400						6	1,400	8,400						
Total Triplex Building Footprint					39,000				39,000				41,100						
DUPLEX	30	30	26																
			2	900	1,800		2	1,000	2,000										
			1	1,052.4	1,052.4		1	1,052.4	1,052.4		1	1,052.4	1,052.4		Existing				
			1	1,105.2	1,105.2		1	1,105.2	1,105.2		1	1,105.2	1,105.2		Existing				
			4	1,200	4,800		4	1,200	4,800		6	1,200	7,200						
			2	1,255.5	2,511		2	1,255.5	2,511		2	1,255.5	2,511		Existing				
			6	1,400	8,400		20	1,400	28,000		6	1,400	84,000						
			14	1,600	22,400						14	16,000	22,400						
Total Duplex Building Footprint					42,068.6				39,468.6				42,668.6						
SINGLE FAMILY	13	13	11																
			1	1,472.4	1,472.4		1	1,472.4	1,472.4		1	1,472.4	1,472.4		Existing				
			1	1,778.1	1,778.1		1	914.1	914.1		1	1,778.1	1,778.1		Existing with 864 sq. ft expansion planned				
			2	2,000	4,000						2	2,000	4,000						
			5	2,400	12,000		11	2,400	26,400		4	2,400	9,600						
			4	2,900	11,600						5	3,000	15,000						
Total Single Family Building Footprint					30,850.5				28,786.4				31,850.5						
Total Building Footprint					137,119 sq. ft.				128,055 sq. ft.				141,619 sq. ft.						
Road Footprint					284,950				284,950				284,950						
Unusable Open Space					422,069				413,005				426,569						
Open Space/Unit					5,398.7 sq. ft.				5,467.9 sq. ft.				5,364.3 sq. ft.						
% Reduction					18.35				17.25				18.85						
TOTAL UNITS	131																		

*Excess footprint square footage to be redistributed during construction as it seems appropriate.

Approved Planning Department Board Been Oct 6, 1976
Planning Board July 1, 1976
City Council Oct 5, 1976 second reading annexation request.

SITE 1

5-YEAR PRELIMINARY DETENTION STORAGE ANALYSIS

DISCHARGE CALCULATIONS

	South	North
Pervious (acres)	.32	.51
Roof (acres)	.05	.10
Slabs (acres)	.04	.12
C-factor	.35	.41
Time of Concentration	5 min	5 min
Discharge (cfs)	.82	1.70
Release Rate (based on land use)	.22	.42

MULTIPLE-TRIANGULAR HYDROGRAPH

Time (min)	Discharge (cfs) South	Discharge (cfs) North
0	0	0
5	.82	1.70
10	.39	.81
15	.27	.56
20	.21	.44

VOLUME CALCULATIONS

	South	North
Net Runoff	506	1055
Allowed Release	255	488
Required Storage	251	567

SITE 2

5-YEAR PRELIMINARY DETENTION STORAGE ANALYSIS

DISCHARGE CALCULATIONS

	South
Pervious (acres)	1.9
Impervious (acres)	1.3
C-factor	.50
Time of Concentration	5 min
Discharge (cfs)	9.1
Release Rate (based on land use)	2.2

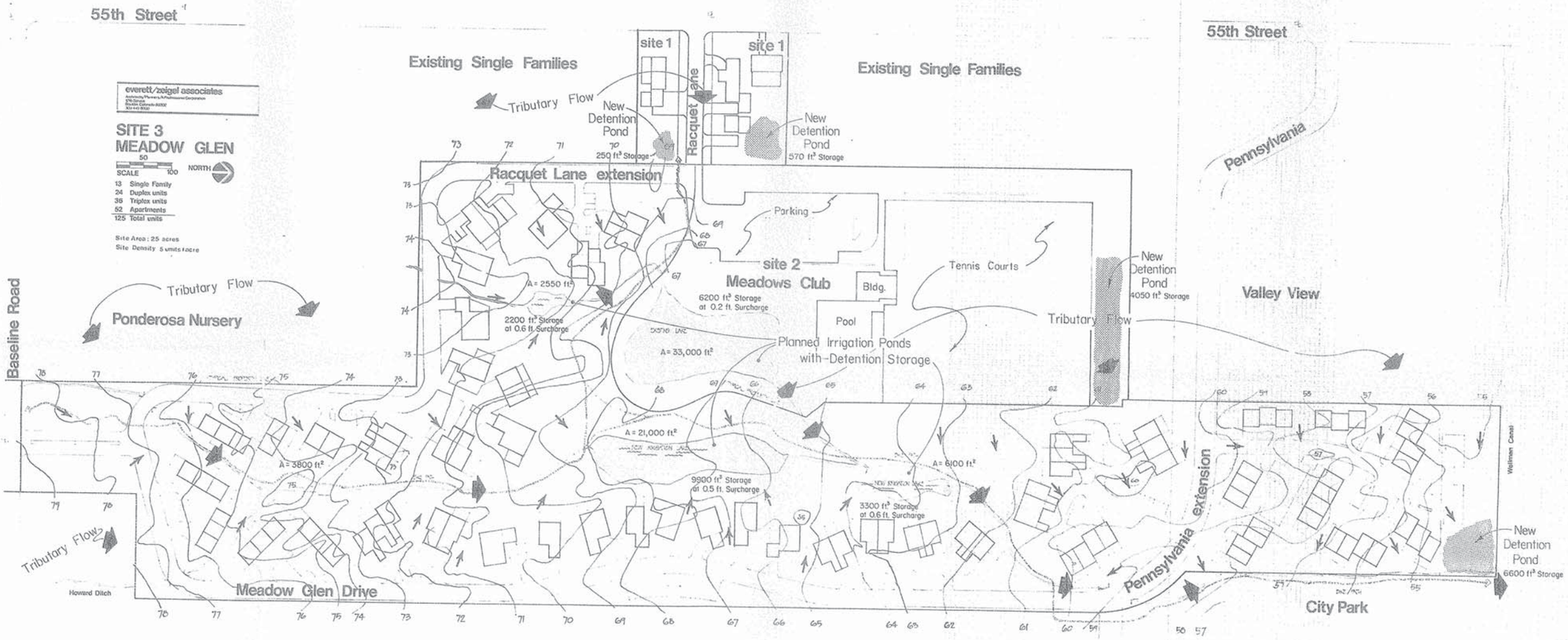
MULTIPLE-TRIANGULAR HYDROGRAPH

Time (min)	Discharge (cfs) South	Discharge (cfs) North
0	0	0
5	9.1	17.2
10	4.3	8.1
15	3.0	4.5
20	2.4	3.3

VOLUME CALCULATIONS

	South	North
Net Runoff	5645	10637
Allowed Release	--	6611*
Storage Provided	6200	4050

*Based on a release rate of 5.75 cfs due to excess storage provided on south portion of site 2.



SITE 3

5-YEAR PRELIMINARY DETENTION STORAGE ANALYSIS

DISCHARGE CALCULATIONS

	Developed	Undeveloped
Pervious	16.5 acres	25 acres
Impervious	8.5 acres	0 acres
C-Factor	.44	.2
Time of Concentration	15 min.	20 min.
Discharge	14.7 cfs	37.6 cfs.

MULTIPLE-TRIANGULAR HYDROGRAPH

Time (min)	Discharge (cfs)
0	0
15	37.6
30	12.5

VOLUME CALCULATIONS

Net Runoff = 45,000 ft.³
Allowed Release = 23,000 ft.³
Required Storage = 22,000 ft.³

Required storage is shown as surcharge on irrigation ponds distributed in proportion to the area tributary to the pond except at the north end where a pond for detention only adjacent to the drainageway shown is provided. Preliminary plan is subject to changes in irrigation ponds, and economics to be determined during final design phase. Tributary flows, discharge structures and channels to be determined during final design.

NO.	REVISIONS	DATE

NORRIS W. HERMSMEYER
PHILLIP D. GEIL

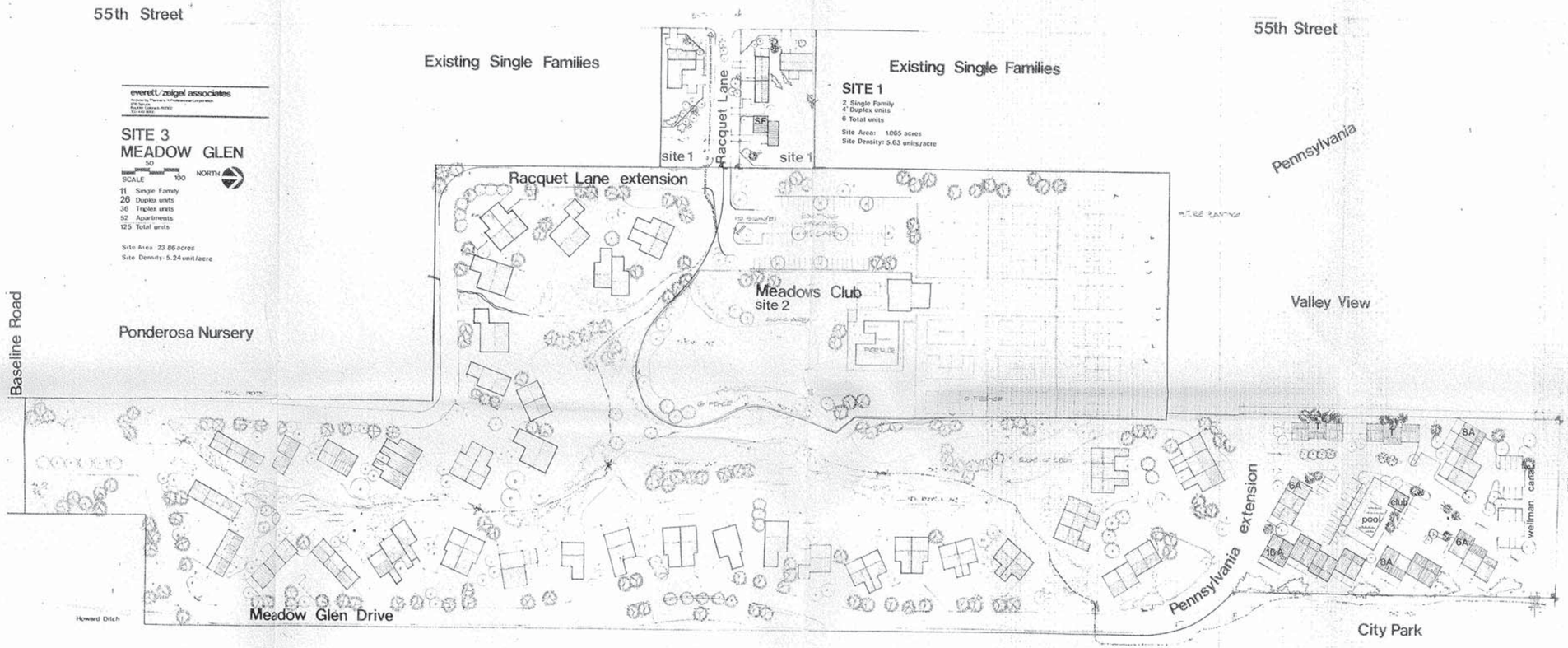
MEADOW GLEN
BOULDER, COLORADO

PRELIMINARY DRAINAGE PLAN

McDOWELL, SCOTT & COX, INC.
BOULDER, COLORADO

DESIGN BY E.L.S.
DRAWN BY dis
CHECKED BY
DATE 5-13-76
SCALE
SHEET ___ OF ___
DRAWING NO. 76124

LANDSCAPE PLAN



LANDSCAPE LEGEND

EVERGREEN TREE - 8'-10'
BLUE SPRUCE, GREEN SPRUCE, AUSTRIAN PINE, PINON PINE, SCOTCH PINE, PONDEROSA PINE

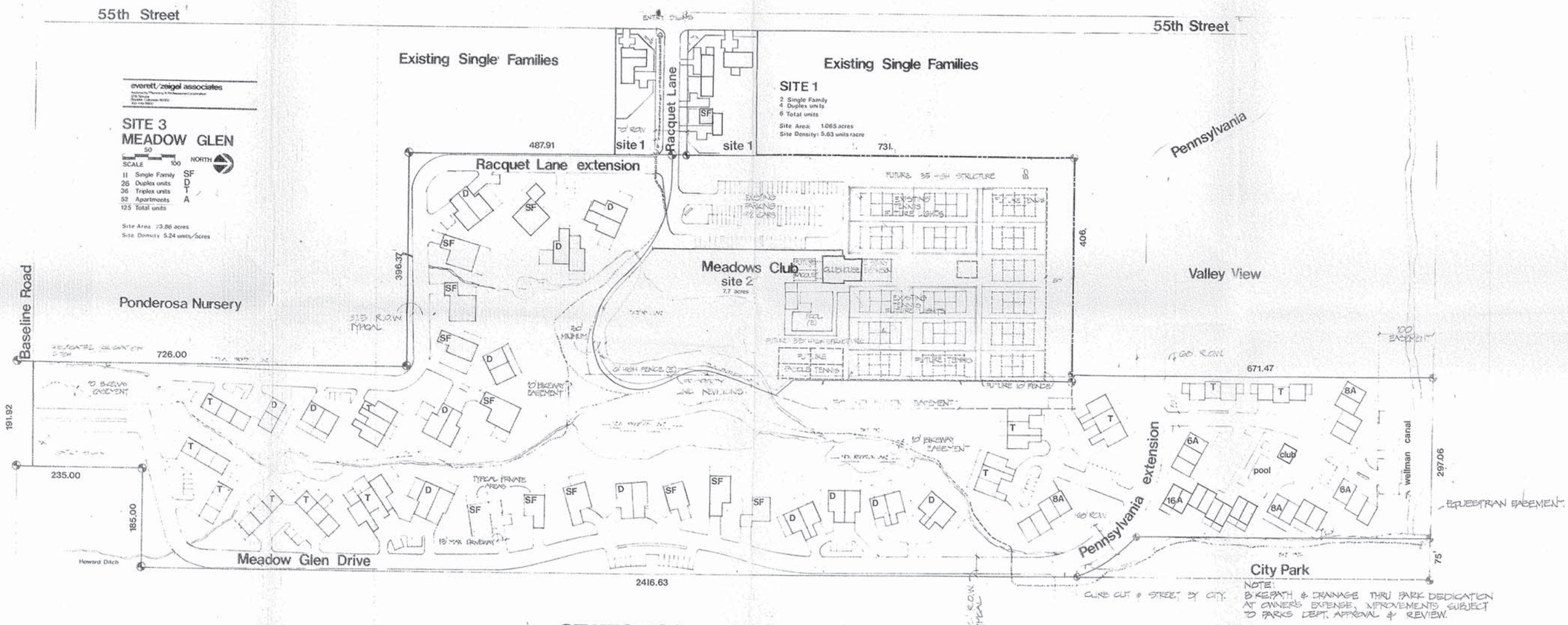
DECIDUOUS TREE 2-2½" CAL & 3-3½" CAL
OAK, ASH, LOCUST, LINDEN, HACKBERRY, MAPLE, CATALPA, COTTONWOOD

ORNAMENTAL DECIDUOUS TREE 2-2½" CAL
FLOWERING CRABAPPLE, NEWPORT PEACH, APPLE, CHOKECHERRY, SUN LOCUST

MULTI-STEM DECIDUOUS TREE 6-8
ASPEN, WILLOW, RUSSIAN OLIVE, BALD CYPRESS

Planning Dept. Representative
B.H. Bean

SITE PLAN



STATISTICS

site 1

A. SITE AREA: 1.065 ACRES - 46,400 ft²
B. SITE ZONING: LR-D
C. NUMBER OF UNITS: 6
D. DENSITY: 5.63 UNITS/ACRE.
E. NUMBER OF OFF-STREET PARKING SPACES: 12 (5 COVERED, 7 UNCOVERED PAVED SPACES)
F. OPEN SPACE 6475 ft²/UNIT = 6% REDUCTION OF OPEN SPACE.

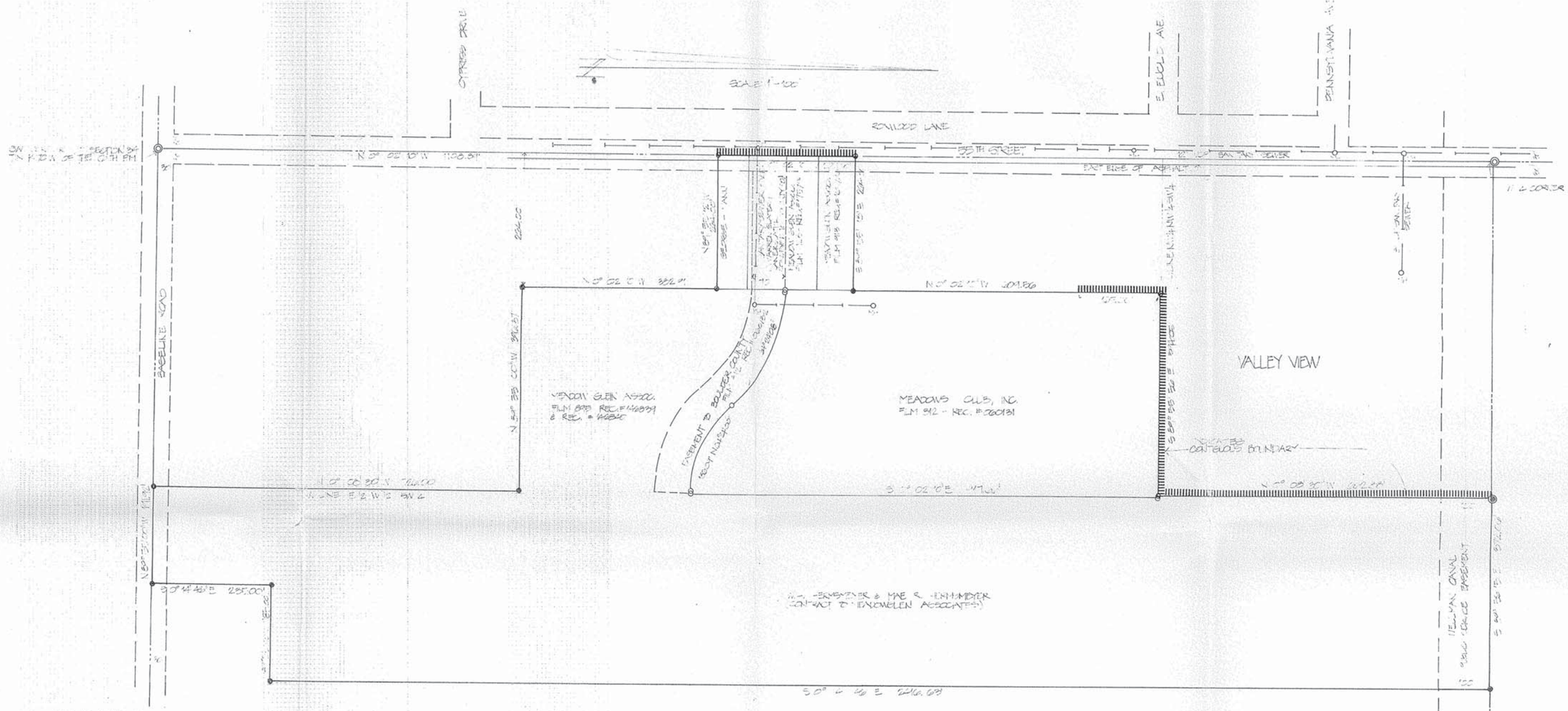
site 2

A. SITE AREA 7.7 ACRES 335,412 ft²
B. SITE ZONE: SPECIAL USE.
C.
D.
E. NUMBER OF OFF STREET PARKING: 92
F. OPEN SPACE
EXISTING TENNIS COURTS: 57,800 ft²
POL AREA: 10,000 ft²
CLUBHOUSE & STORAGE: 2250 ft²
LANDSCAPED AREAS (INCLUDING EXISTING LAKE) 265,162 ft²

site 3

A. SITE AREA. 23.86 ACRES, 1,039,842 ft²
B. SITE ZONING: LR-D
C. NUMBER OF UNITS 125
D. DENSITY: 5.24 UNITS/ACRE
E. NUMBER OF OFF STREET PARKING: 233 (147 ENCLOSED & 141 OPEN PAVED SPACES)
F. OPEN SPACE: 51,29 ft²/UNIT = 22% REDUCTION IN OPEN SPACE REQUIREMENTS.

Planning dept Representatives
B.H. Rom



Legal description of a tract of land in the Southwest quarter of Section 34, Township 1 North, Range 70 West of the 6th P.M. for a petition to annex to the City of Boulder, Colorado.

Commencing at the Southwest corner of Section 34, Township 1 North, Range 70 West of the 6th P.M.;
Thence North 00°02'10" West, 1108.89 feet along the West line of said Section 34 to the True Point of Beginning;
Thance North 00°02'10" West, 270.00 feet along the West line of said Section 34 to the Northwest corner of that tract of land conveyed to Meadow Glen Associates by deed recorded on Film 913 as Reception No. 165726 of the Boulder County, Colorado Records;
Thence South 89°55'18" East, 264.00 feet along the North line and the North line extended Easterly of said tract described as Reception No. 165726 to a point on the West line of that tract of land conveyed to Meadows Club, Inc. by deed recorded on Film 812 as Reception No. 060131 of the said Boulder County, Colorado Records;
Thence North 00°02'10" West, 609.56 feet along the West line and the West line extended Northerly of said tract described as Reception No. 060131 to a point on the South line of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section;
Thence South 89°55'56" East, 394.05 feet along the South line of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 34 to the Southeast corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 34;
Thence North 00°08'30" West, 662.88 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 34.
Thence South 89°56'15" East, 372.06 feet along the North line of the Southwest quarter of said Section 34 to the Northwest corner of that tract of land described by deed recorded in Book 1182 at Page 57 of the said Boulder County, Colorado Records;
Thence South 00°14'46" East, 2416.63 feet along the West line of said tract described in Book 1182 at Page 57 and along the West line of that tract of land described in Book 1182 at Page 59 of the said Boulder County, Colorado Records to a point on a line 235.00 feet North of and parallel with the South line of said Section 34;
Thence North 89°55'00" West, 185.00 feet parallel with the South line of said Section 34;
Thence South 00°14'46" East, 235.00 feet to a point on the South line of said Section 34;
Thence North 89°55'00" West, 191.92 feet along the South line of said Section 34 to the Southwest corner of the East half of the West half of the Southwest quarter of said Section 34;
Thence North 00°08'30" West, 726.00 feet along the West line of the East half of the West half of the Southwest quarter of said Section 34;
Thence North 89°55'00" West, 396.37 feet parallel with the South line of said Section 34 to the Southwest corner of that tract of land conveyed to Meadow Glen Associates by deed recorded on Film 895 as Reception No. 146839 of the said Boulder County, Colorado Records;
Thence North 00°02'10" West 382.91 feet along the West line of said tract described as Reception No. 146839 to a point from which the True Point of Beginning bears North 89°55'12" West;
Thence North 89°55'12" West, 264.00 feet to the True Point of Beginning.

CONTAINS 34.893 ACRES AND IS ALL LOCATED IN THE COUNTY OF BOULDER, STATE OF COLORADO.

Total Boundary Perimeter . . . . . 7,370.38'
Contiguous Boundary. . . . . 1,491.93' = $\frac{1}{4.94}$

ANNEXATION MAP

THIS IS TO CERTIFY THAT THE ANNEXATION MAP AND LEGAL DESCRIPTION HEREON SHOWN WAS PREPARED UNDER MY DIRECT SUPERVISION.

Ray A. Melvin, Colorado Reg. No. 5429 L.S.

Approved Oct 5, 1976 second reading city council

CITY OF BOULDER
Planning and Development Services
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevelop.net

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION: **Approved**
DATE: October 31, 2003
REQUEST TYPE: Minor Modification Standard (9-4-11(o))
ADDRESS: 5555 RACQUET LN
APPLICANT: JIM DOYLE
CASE #: ADR2003-00112
PROJECT NAME: **Meadows swim and tennis club**
LEGAL DESCRIPTION: Tract 2709 &2709A less A1 & A2 &tract 3627 B34-1N-70 & Part of outlot D Meadow Glen Replat , 900 55th Street.
DESCRIPTION: MINOR MODIFICATION: Relocate platform tennis court location to install one 60' X 30' platform tennis court in the northwest portion of the facility.

FINAL DECISION STANDARDS *Approved, subject to the applicant using current platform tennis court construction methods developed to reduce ambient noise generated by the court. This court is not to be a lighted court.*

INFORMATIONAL COMMENTS: *Platform tennis can create more noise then a tennis court if the court is not properly constructed. Applicant should contact City Parks and Recreation to review methods of constructing the new court to reduce noise generated by a platform court. Platform courts recently constructed at the North Boulder Recreation Center have reduced noise levels considerable from previous platform tennis courts constructed at the center.*

This decision is final and may not be appealed. A new request may be considered only as a new application.

By: _____
Brent Bean, Planning Department

WEEKLY INFORMATION PACKET
MEMORANDUM

To: Mayor McGrath and Members of Council

From: Stephanie A. Grainger, Interim City Manager
Ruth McHeyser, Acting Planning Director
Robert Ray, Land Use Review Manager
Karl Guiler, Planner II

Date: September 25, 2008

RE: **Informational item:** Meadows Tennis Club, as part of the Meadow Glen Planned Unit Development (PUD) at 5555 Racquet Lane.

EXECUTIVE SUMMARY:

The purpose of this memo is to follow up on questions raised at the September 16 City Council meeting about new tennis courts proposed for construction at the Meadows Tennis Club located at 5555 Racquet Lane in East Boulder (see vicinity map in **Attachment A**). Neighbors and residents of the Meadow Glen neighborhood raised concerns about the noise that might be generated from the new courts and questioned the status of the plans that allow for the new courts.

The Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site – Sites 1, 2, and 3. Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use (see **Attachment B**).

The original approval of Site 2 permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure), and 4 unenclosed paddle courts (see **Attachment C**). The approval also permitted eight tennis courts to have low-glare outdoor lighting.

Eleven tennis courts have been constructed, although none of the courts have been enclosed, as shown in the attached aerial (**Attachment D**). The aerial also shows that none of the paddle courts east of the pool have been built, although a platform court was approved in place of a tennis court on the northwest portion of the site in 2003. This court was not considered an expansion and was approved through a minor modification, a staff level review, consistent with the condition of approval below which states, "*Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and*

proposed recreational facilities being approved would require additional Planning Board review."

Consistent with the condition above and staff communications with the applicant, any additions to buildings and enclosure to courts that were contemplated and depicted in the original approval would need to be reviewed by the Planning Department through a minor modification to ensure consistency with the original PUD, and architectural and general compatibility. Staff has also noted that any changes not originally anticipated within the original PUD would require a Site Review amendment, which requires public notice and Planning Board review. As the recreational use is not permitted under current RL-2 regulations, but only as a special use through PUD, a Use Review would also be required for any expansion.

Neighbors within Meadow Glen have submitted complaints to Planning Board in the past about noise generated from the courts, and have recently submitted a letter and petition to City Council to delay construction of new platform courts until such time that the noise impacts are adequately addressed. Although staff understands the concerns of the neighbors, city regulations (Section 9-1-4(b)(2), B.R.C. 1981 discussed below) give the applicant the right to build pre-approved paddle courts, so long as the noise from courts does not violate current noise regulations (Sec. 5-9).

However, the Council should note that the words "*paddle* tennis" and "*platform* tennis" have been used interchangeably by staff, the applicant, and neighbors over, at least, the last 5 years with the assumption that they are one and the same. However, a neighbor has recently brought the difference to the attention of the Planning Department. Although both types of tennis courts are of similar court size, information submitted shows that paddle tennis courts are built at ground level with the same type of surface treatment as standard tennis courts, whereas platform tennis courts are upon raised platforms, which potentially create more noise impact, if not mitigated. The 2003 approval of a platform tennis court required noise mitigation; however, a building permit issued for two platform courts this year did not; however, work on the permit has not yet commenced. In light of this information, staff is in process of revoking the most recent building permit and will require the applicant to undergo a minor modification, which will not be approved unless found within the intent of the original PUD and without significant noise impacts.

Section 9-1-4, "Transitional Regulations," B.R. C. 1981

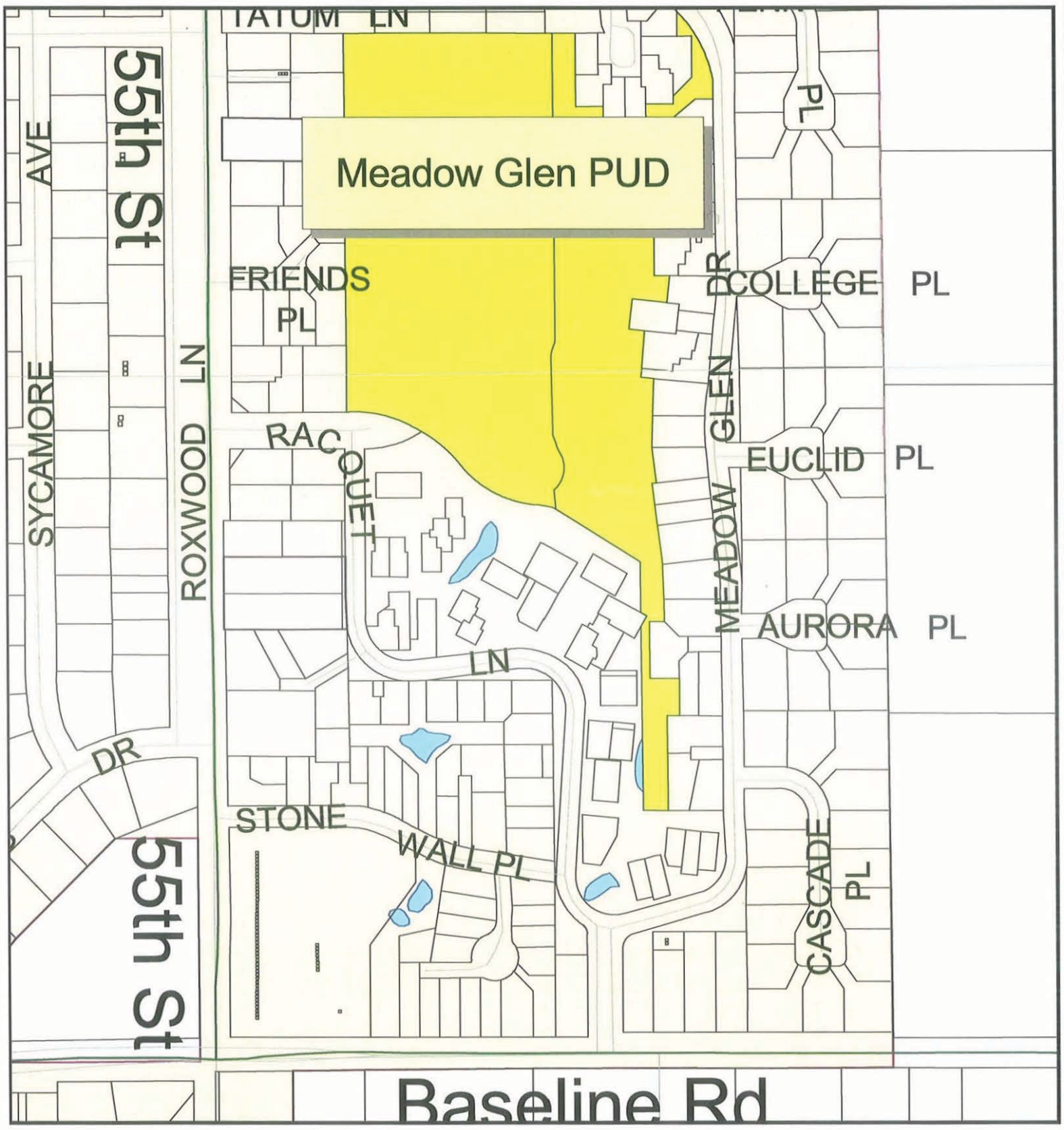
Section 9-1-4(b)(2), B.R.C. 1981 applies to pre-1994 PUDs and states, "*if a building permit has been issued on any such development approval by Sept. 2, 1994, it may be continued under the conditions of approval, but it may only be amended or modified in accordance with the minor modification and amendment provisions of Sections 9-2-14, "Site Review," and 9-2-15, "Use Review," B.R.C. 1981.*" For Post-1994 PUDs, Section 9-2-12(b), B.R.C. 1981 requires that applicants begin and substantially complete the approved Site Review within three years of approval or consistent with any approved phasing plan. In the case of Meadow Glen, the latter code section would still not invalidate the PUD, since the development was "substantially completed" as defined by

that section. Should City Council decide that PUDs should not be valid beyond a certain period of time, changes to these code sections could be considered.

ATTACHMENTS:

A: Meadow Glen P.U.D. Vicinity Map
B: Site Plan
C: Meadows Expansion Study
D: Meadow Glen P.U.D. area

ATTACHMENT A- Vicintiy Map



LEGEND

Text Street Names
Main Roads
Arterial
Highway
Street Centerlines
Survey Polygons
Ownership Parcels
Land Use Changes
Lakes
City Limits

Tue 23 Sep 2008 15:52

N

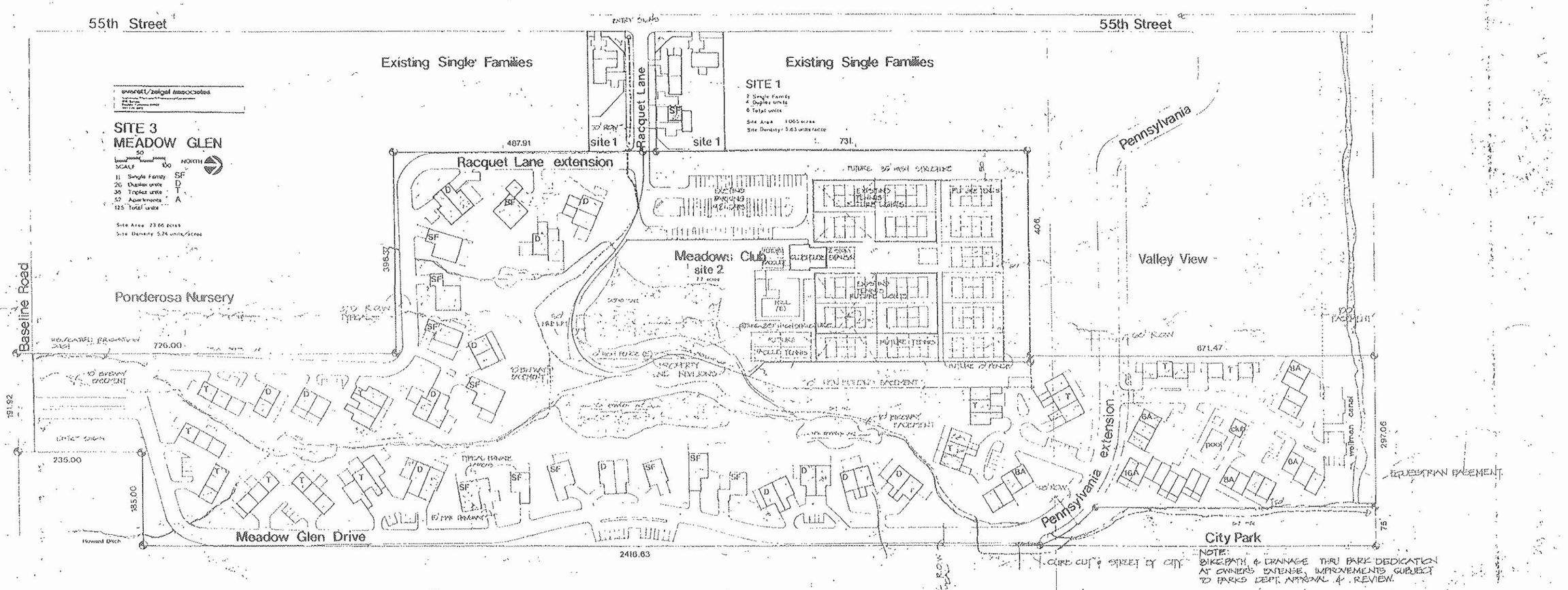
1:3063

MapLink
City of Boulder GIS

The information depicted on this map is provided as graphical representation only. The City of Boulder provides no warranty, expressed or implied, as to the accuracy and/or completeness of the information contained hereon.

1976 APPROVED P.U.D.

SITE PLAN



STATISTICS

site 1

A. SITE AREA: 1.065 ACRES - 46,400 ¢
B. SITE ZONING: LR-D
C. NUMBER OF UNITS: 6
D. DENSITY: 5.63 UNITS/ACRE
E. NUMBER OF OFF-STREET PARKING SPACES: 12 (5 COVERED, 7 UNCOVERED PAVED SPACES)
F. OPEN SPACE 6475 ¢/UNIT - 6% REDUCTION OF OPEN SPACE

site 2

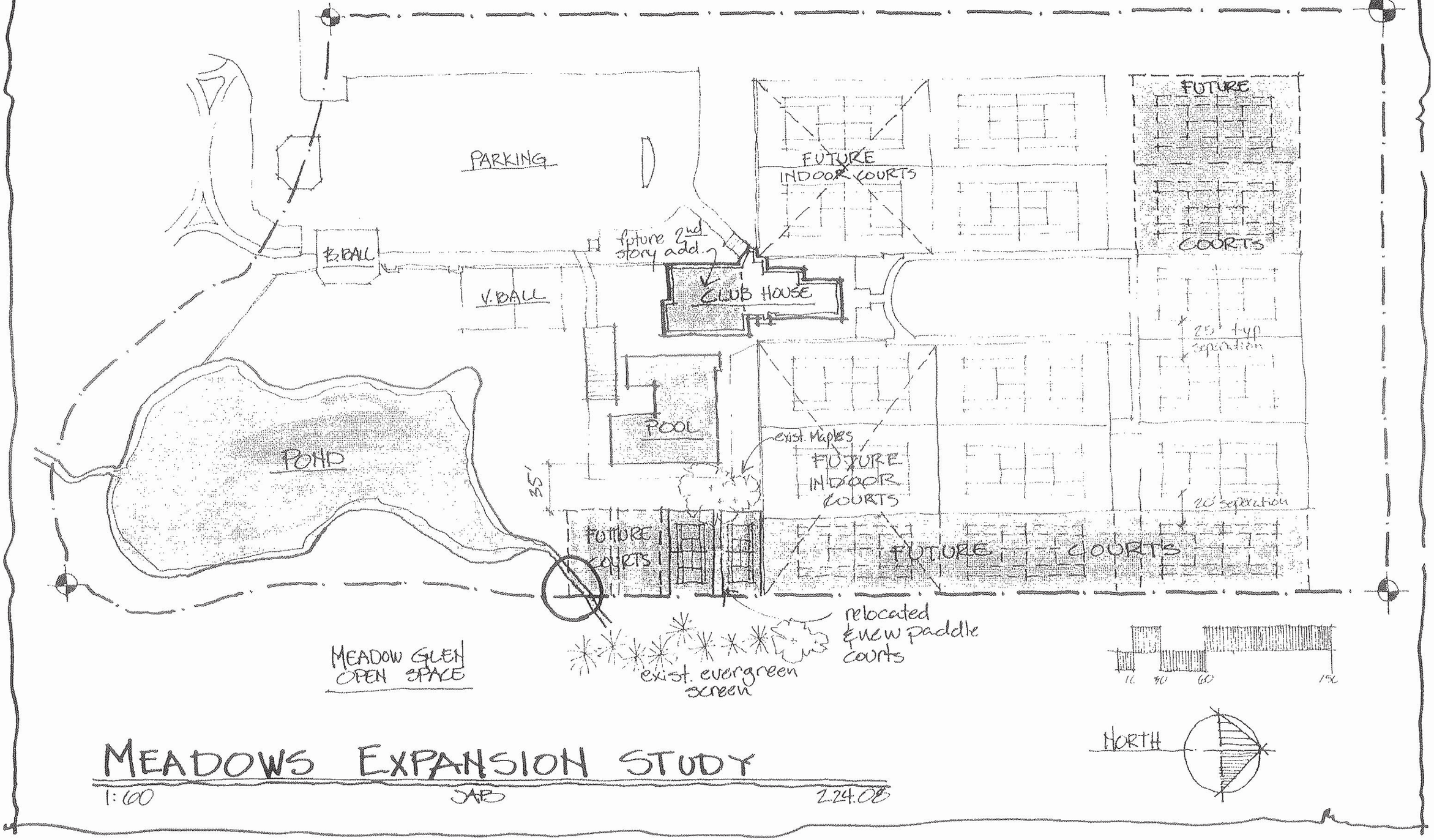
A. SITE AREA 7.7 ACRES 335,412 ¢
B. SITE ZONE: SPECIAL USE
C.
D.
E. NUMBER OF OFF STREET PARKING: 192
F. OPEN SPACE
EXISTING TENNIS COURTS: 57,000 ¢
POOL AREA: 13,000 ¢
CLUBHOUSE & STORAGE: 2250 ¢
LANDSCAPED AREAS (INCLUDES EXISTING LAKE) 203,162 ¢

site 3

A. SITE AREA: 23.66 ACRES, 1,039,342 ¢
B. SITE ZONING: LR-D
C. NUMBER OF UNITS: 125
D. DENSITY: 5.24 UNITS/ACRE
E. NUMBER OF OFF STREET PARKING: 200 (147 ENCLOSED & 141 OPEN PAVED SPACES)
F. OPEN SPACE: 5429 ¢/UNIT
22% REDUCTION IN OPEN SPACE REQUIREMENTS

Title: C:\FRNROOT\IBM\CM\WORK\VI21945.tif

SITE 2 ILLUSTRATIVE
(reflects P.U.D. approval but not official part of the P.U.D.)



Meadow Glen PUD area

ATTACHMENT D

LEGEND

Text Street Names
Main Roads
Arterial
Highway
Street Centerlines
Survey Polygons
Ownership Parcels
Lakes
City Limits

N

1:2089

MapLink
City of Boulder GIS

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Thu 18 Sep 2008 10:56

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevelop.net

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION:	Approved
DATE:	October 30, 2008
REQUEST TYPE:	Minor Modification Simple
ADDRESS:	5555 Racquet Lane
APPLICANT:	Jim Bray
CASE #:	ADR2008-00193
LEGAL DESCRIPTION:	Tract 2709 & 2709A less A1 & A2 & tract 3627 B34-1N-70 & Part of outlot D Meadow Glen Replat, 900 55th Street City of Boulder, County of Boulder, Colorado
DESCRIPTION:	Reinstatment of two tennis courts at the northwest corner of the property as shown in PUD (P-83-109).

FINAL DECISION STANDARDS
The application is approved, subject to the following standards. The applicant must abide by PUD-83-109. The tennis courts are to be located according to the standards of the approved site plan. The tennis courts must be setback at least 50' from the north and west property lines. In addition, the applicant must provide proof that a notice was sent to affected neighbors describing the minor modification.

INFORMATIONAL COMMENTS
This application modifies a previous Minor Modification (ADR2003-00112) to the PUD (P-83-109). The PUD calls for a future phase to add two additional tennis courts to the NW corner of the property. The 2003 Minor Modification to the PUD approved the addition of one paddle court to be placed where the PUD called out the two future tennis courts. This application asks to remove the paddle court and reinstate the PUD's intent to locate two tennis courts in that location.

It is necessary to comply with all standards of PUD P-83-1089. "Development or modifications of the existing approved recreational facilities (i.e. lighting, covered tennis courts, clubhouse expansion, parking needs, etc.) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."

This approval does not constitute approval for construction. It is necessary to obtain a building permit for all proposed construction. See a Project Specialist at Planning and Development Services to complete a building permit.

This decision is final and may not be appealed. A new request may be considered only as a new application.

Approved By: Mary Margaret Little
Mary Margaret Little, Planning Department

CITY OF BOULDER
Planning and Development Services
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevelop.net

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION: Approved
DATE: March 19, 2009
REQUEST TYPE: Minor Modification Standard
ADDRESS: 5555 RACQUET LN
APPLICANT: JOHN MILLER
CASE #: ADR2009-00033
LEGAL DESCRIPTION:
Lot , Block , Subdivision TR, 194-198 COMMERC
City of Boulder, County of Boulder, Colorado
DESCRIPTION:
ADMINISTRATIVE REVIEW: Minor modification to approved discretionary review (P-83-109) to convert approved 'paddle' tennis courts to 'platform' tennis courts and relocate from an approved location on the east side of the site to a location more central on the site.

STANDARDS:
This approval is subject to the following standards. These standards must be met in order for the administrative review approval to be valid.

Staff has found that the proposal would meet the minor modification criteria of Section 9-2-14(k), B.R.C. 1981. The alternate location of the platform tennis courts centralized on the Meadows Swim and Racquet Club site would not violate the city noise ordinance (Section 5-9) and would be more compatible with surrounding residential development given the increased distance to the nearest residential structures, which would be over 200 feet away. Code enforcement staff has taken sound readings of similar platform courts at the North Boulder Recreation Center and at the Arapahoe Tennis Club in Englewood and readings indicate that general sound levels generated by the courts at the nearest residential properties would be close to the ambient noise levels measured at the club (i.e., 42 dBl) and would be below the limits permitted at residential property lines (i.e., 55 dBl). Peak sounds (mostly from the reverberating walls) would be audible and greater than ambient noise levels, but would not be considered disturbing considering the increased distance from property lines. Sound levels near property lines would not exceed the sound levels already generated by the existing tennis courts. Please refer to the attached memorandum prepared by Terry Steinborn of the city's Environmental Enforcement office dated March 17, 2009.

FINAL DECISION STANDARDS
1. The applicant shall continue to regularly enforce the club's regulations related to noise to avoid improper behavior, language, and noise from players on all of the courts.

INFORMATIONAL COMMENTS
1. Staff recommends that the applicant consider either sinking the base of the courts into the ground or enclosing the bases of the courts with appropriate building materials to decrease the sound that results from player shuffling on the platform floor.

This decision is final and may not be appealed. A new request may be considered only as a new application.

Approved By: _____
Karl Guiler, Planning Department

CITY OF BOULDER
Planning and Development Services
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevelop.net

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION: Approved
DATE: January 25, 2010
REQUEST TYPE: Minor Modification Standard
ADDRESS: 5555 RACQUET LANE
APPLICANT: JIM BRAY
CASE #: ADR2009-00175
PROJECT NAME: Meadows Swim and Tennis Club
LEGAL DESCRIPTION: Tract 2709 & 2709A less A1 & A2 & tract 3627 B34-1N-70 & Part of outlot D Meadow Glen Replat, 900 55th Street
DESCRIPTION: ADMINISTRATIVE REVIEW: Minor Modification to Meadow Glen PUD (#P-83-109) permitting the construction of a new 21,894 square foot building (35 feet in height) to enclose three tennis courts (two existing and one new one) on the east side of the site.

STAFF FINDINGS:
Staff has reviewed the Meadow Tennis Club's proposal to construst a new 21,894 square foot building (35-feet in height) to enclose three tennis courts: two existing ones and one new one. The original Meadow Glen PUD allowed for an expansion of up to 40,000 square feet for the enclosure of tennis courts and allowed that it would cover a maximum of five courts. The current proposal would enclose three of the five courts allowed.

Staff finds that the proposed building is consistent with the criteria for minor modifications of subsection 9-2-14(k), "Minor Modifications to Approved Site Plans," B.R.C. 1981. Therefore, this minor modification application is approved. A more extensive description of the original PUD approval requirements and how the minor modification standards have been met is provided in the 'Background' Section on the following page. Final decision standards and informational comments also follow.

In summary, the staff findings are as follows:

1. The building size, location, and height match that which was approved through the Meadow Glen PUD and would not constitute an expansion of the original approval.

2. The building would have a gable roof line and clapboard siding (appearing as wood construction) of earth tones that would be architecturally compatible with the surrounding neighborhood. The original PUD required earth tones.

3. The original PUD required de-emphasis of the building through design and landscaping. The building design would be appropriately de-emphasized by its gable roof form and darker earth tones and would not visually conflict with other PUD buildings. The applicant has de-emphasized the building through landscaping to the "greatest extent possible" and providing "special screen planting at perimeter" (as required by the original PUD) through the following: 1) intensive landscaping, including earth berms and plantings at property lines, have already been put in place as part of the original construction and given 30 years of growth, provide substantially greater landscape screening today than would have been the case should the building have been constructed in the 1980s; and 2) the proposed building is pulled back seven feet from the mutual property line with the Meadow Glen HOA property and has filled that space with appropriate plantings that would provide an additional

screening of portions of the building wall thus, softening its appearance.

4. The proposed parking modifications providing 92 parking spaces complies with the PUD intent of having a minimum of 92 parking spaces and also meets the current parking requirements for the proposed amount of square footage. Further, the parking improvements are consistent with city landscape standards.

BACKGROUND:

Original PUD Approval
The Meadow Glen Planned Unit Development (PUD# P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site – Sites 1, 2 , and 3. Sites 1 and 3 were developed under low density residential zoning (i.e.; LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use. The original approval of the tennis club (Site 2) permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure) and 4 unenclosed paddle courts. Eleven tennis courts have been constructed, although none of the courts have been enclosed yet. The approved elements of the original PUD, whether constructed or not, continue to be valid pursuant to subsection 9-1-4(b)(2), "Transitional Regulations," B.R.C. 1981 and have not expired.

The general architectural intent for the entire Meadow Glen PUD is as follows:

"The intent of the project is to maintain a common architectural character throughout the development. Exterior materials including fences and signs will be of similar types, compatible with each other. Each home or unit will be oriented to take full advantage of the sun, will have its own private yard and /or sun court and will in turn relate directly to the interior open and recreational facilities. Exterior colors will generally be earth toned."

The tennis club (Site 2) of Meadow Glen PUD has the following additional restrictions:

Architectural Intent Statement:

"Addition to clubhouse to match existing building in appearance and details. Tennis court enclosure and other structures to be de-emphasized to the greatest extent possible with raised earth and plantings at building line. Exterior wall surfaces to be wood."

Landscaping Intent:

"Intensive landscaping at all open spaces. Berms and landform at future indoor court structure. Special screen planting at perimeter. Central sprinkler system."

Conditions of Approval:

1. Signage to comply with City of Boulder sign code and not to exceed a total of 30 square feet.

2. The parking and driveway must be brought to City standcard, by providing assurances for paved parking for the existing demand (minimum of 50 spaces), and paving of ingress/egress through Racquet Lane.

3. Development or modifications of the approved recreational facilities (i.e., lighting, covered tennis courts, clubhouse expansion, parking needs, etc.) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review.

4. If common irrigation needs require tapping City lines, for additional capacity, all water rights will be sold to the City of Boulder at the fair market rate.

Minor Modification Criteria
The proposal meets the criteria of Section 9-2-14(k), "Minor Modifications to Apporved Site Plans," B.R.C. 1981as described below:

(1) Setbacks on the perimeter of a development cannot be varied by a minor modification to less than the minimum setbacks permitted by the underlying zoning district;

The proposed building will conform to the building envelop approved through the original Meadow Glen PUD (P-83-109). No variation in setbacks is requested.

(2) The floor area of the development, including principal and accessory buildings, may be expanded by the cumulative total of no more than the greater of ten percent or two hundred square feet or, in the case of a building that exceeds the permitted height, no more than five percent, except that the portion of any building over thirty-five feet in height may not be expanded under the provisions of this paragraph;

The building is proposed at 21,894 square feet, which is a significant increase in floor area for the Meadows Tennis Club. However, this expansion is permitted since the previously approved Meadow Glen PUD allowed for an expansion of up to 40,000 square feet for the enclosure of tennis courts (up to five courts). This approval would permit the enclosure of three of the five courts.

(3) Commercial and industrial building envelopes may be moved or expanded by no more than the greater of ten feet, or ten percent of the length of the building, measured along the building's axis in the direction that the building is being moved;

As stated above, the building was originally approved through the Meadow Glen PUD. The building is proposed in the approved location and would actually be 7 feet shorter in length on its east side in order to accommodate additional plantings.

(4) Principal and accessory buildings not within an approved building envelope may be expanded or moved by no more than ten feet in any direction within the development in residential districts and lots abutting residential districts. The resulting setbacks shall not be less than the minimum allowed setback of the underlying zone;

See response above.

(5) Dwelling unit type may not be changed;

Not applicable to a non-residential project.

(6) The portion of any building over the permitted height under section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, may not be expanded under the provisions of this subsection;

No building is proposed to be expanded over what was originally approved.

(7) No increase may be granted to an open space reduction or to a parking reduction in excess of that allowed in subsection 9-9-6(f), B.R.C. 1981; and

The site has significantly more open space than required. The reduction in open space is negligible.

(8) No change may alter the basic intent of the site plan approval.

Original site plan approval for Meadow Glen PUD:

This minor modification carries out the approval for one of the covered tennis courts structures that was approved in the original PUD and therefore, would not alter the basic intent of the site plan approval. Furthermore, staff finds the proposal consistent with the original intent and conditions of approval as discussed below:

➔Architectural Intent

The approved Meadow Glen PUD stipulated that the architecture of the buildings be consistent with the architectural character of the Meadow Glen neighborhood and be de-emphasized to the greatest extent possible through landscaping and raised earth. The use of clapboard siding and a masonry base and the

gable roof form would be harmonious with the architectural character of the Meadow Glen neighborhood. The applicant has also proposed earth tones for the structure, which are consistent with most of the residential development that surrounds it.

➔Landscaping Intent
Earth berms with mature plantings already exist to the east of the structure, which will assist in screening the structure. In fact, the trees at mature height would provide more screening than was originally anticipated should the structure have been built 30 years ago. To meet the intent of providing as much landscaping as possible, the applicant has pulled the building 7-feet back from the property line in order to fit additional plantings on the Meadows Tennis Club property.

Specific conditions for tennis club (Site 2):

1. Signage to comply with City of Boulder sign code and not to exceed a total of 30 square feet.

No new signage is proposed with this application.

2. The parking and driveway must be brought to City standcard, by providing assurances for paved parking for the existing demand (minimum of 50 spaces), and paving of ingress/egress through Racquet Lane.

The proposed parking modifications providing 92 parking spaces complies with the PUD intent of having a minimum of 92 parking spaces (which takes into account approved expansions) and also meets the current parking requirements for the proposed amount of square footage. Further, the parking improvements are consistent with city landscape standards.

3. Development or modifications of the approved recreational facilities (i.e., lighting, covered tennis courts, clubhouse expansion, parking needs, etc.) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review.

The building size, location, and height match that which was approved through the Meadow Glen PUD and would not constitute an expansion of the original approval.

4. If common irrigation needs require tapping City lines, for additional capacity, all water rights will be sold to the City of Boulder at the fair market rate.

Irrigation systems were constructed at original time of development. An irrigation plan will be reviewed as part of a building permit application.

FINAL DECISION STANDARDS:

1. The building will require approval of a building permit application prior to construction.

2. A final irrigation plan is required at the time of building permit application.

3. Note the limitations on the use of stone mulch pursuant to subsection 9-9-12(d)(10), B.R.C. 1981. Any areas receiving stone mulch shall be specifically called out on the final approved building permit landscape plan.

4. The parking lot is not adequately screened from the street per section 9-9-14(b) 1981 B.R.C. The southwest corner of the parking lot shall be planted with at least one additional tree and shrubs maturing to at least 42 inches in height.

5. Staff previously commented on the existing wooden fence near the western property line adjacent to the parking lot. Based on sheet A1.1 the fence shifts from the Meadows property to the adjacent home owners'. In the event this fence is removed in the future, parking lot screening pursuant to subsection 9-9-14(c), B.R.C. 1981 will

continue to be required and must be met through an approved method.

6. At time of framing inspection, a licensed surveyor shall affirm that the building does not violate the 35 foot height measurement per code.

INFORMATIONAL COMMENTS:

1. Staff encourages the applicant to continue working with the Meadow Glen HOA in order to provide additional off-site plantings on HOA land to screen the building further.

2. Should the Meadows Tennis Club pursue enclosure of two tennis courts on the west side, as approved under the Meadow Glen PUD, that would also require approval of a minor modification and would have to comply with the current parking and landscaping requirements based on the new square footage.

3. In regard to the required parking lot plantings near the entrance of the club, staff suggests not planting any additional Ash due to their overuse in Boulder.

This decision is final and may not be appealed. A new request may be considered only as a new application.

Approved By: _____
Karl Guiler, Planning Department

From: dbsaunders2224@comcast.net
To: Van Schaack, Chandler
Cc: myrlm@comcast.net
Subject: Re: LUR2014-00095, Meadows Swim and Tennis Club
Date: Friday, November 21, 2014 12:31:36 PM

Hi Chandler,

Further thoughts on the Meadows Club proposal.....

(1) We would ask no exceptions be allowed as to their current zoning rights under all related laws, including
but not limited to additional courts and structure, and no exceptions be given as to how close they can build
to their property line.

(2) I believe without exception all the immediate residential home sites around the Meadows Swim and Tennis are now built out,
and have been for some time. I would speculate those owners pretty much want and expect the same things...peace and quiet,
pleasant surroundings, respect for property rights, and respect for local laws. I also believe that in the day to day relationship
between the Meadow Glen residents and the Meadows Swim and Tennis Club it takes continued good will and mutual respect.
I am sure your can appreciate that each time The Meadows Swim and Tennis Club requests an upgrade or an expansion,
we are always interested as to potential negative impacts, if any, such changes could have on us. We know we can count on you to
represent with full impartiality our interests as well as theirs.

Best,

Don Saunders

Don Saunders

> Hi Don,
>
> The proposed changes are shown on the documents labeled “site plan” and “architectural plans.” Please let me know if you have any further questions or comments.
>
> Thanks,

== == == == == == ==

Chandler Van Schaack

Planner I • City of Boulder

Community Planning & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

From: dbsaunders2224@comcast.net [mailto:dbsaunders2224@comcast.net]
Sent: Monday, November 17, 2014 9:57 AM
To: Van Schaack, Chandler
Subject: Re: LUR2014-00095, Meadows Swim and Tennis Club

Chandler,

Thank you.....I assume the proposed changes are shown in the package you sent me..

I looked at the site plan and I don't see them.

Don Saubders

Hello Donald,

Thanks for your emails and apologies for the delayed reply. The application materials can be viewed online at the following web link: https://www-

webapps.bouldercolorado.gov/pds/publicnotice/index.php?caseNumber=LUR2014-00095.

Your comments will be included with the initial reviewer comments to the applicant, and will ultimately be forwarded to the planning board for consideration. A hearing date has not yet been scheduled, but I will be sure to notify you as soon as a date has been determined. Please do not hesitate to contact me with any further questions or comments.

Best,

== == == == == == ==

Chandler Van Schaack

Planner I • City of Boulder

Community Planning & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

From: dbsaunders2224@comcast.net [mailto:dbsaunders2224@comcast.net]
Sent: Monday, November 17, 2014 8:51 AM
To: Van Schaack, Chandler
Subject: Re: LUR2014-00095, Meadows Swim and Tennis Club

To date I have had no reply to my email to you of more than a week ago requesting a site plan so that I can see the details of the proposed changes

to the Meadows Swim and Tennis Club..

I don't see how anyone can intelligently contribute to the meeting without knowing what specific changes are intended. A blacked out

battery limits (RL-2) is certainly not adequate.

As the area in question is medium density residential, I wish to go on record that I am totally against any changes that do not fall

within that charter. Any changes in Platform (not platfrom) courts again raise the noise issue that caused the original platform

courts to be moved away from Meadow Glen Resident Association east, and any new buildings to enclose more courts would just add to the

unsightliness that exists there now in the current building, We are trying to be good neighbors to The Meadows Swim and Tennis Club, but these onerous

proposed changes surely do not make that easy.

Please, email me a site plan with the details of the proposed changes. One single page should suffice.

Donald Saunders

989 Meadow Glen Drive

Boulder, CO 80303

303-543-8999

dbsaunders2224@comcast.net

As per your Letter of November 5, 2014 from "City of Boulder, Planning and Development Services", regarding review Number: LUR2014-00095,

please send me details regarding any and all proposed

changes/additions to courts, buildings and other facilities, together with a plot plan (map) showing existing courts and buildings as well as a plot plan(map) showing the exact sites for proposed new courts and changes/improvements to all other facilities.

Thank you,

Donald D. Saunders

989 Meadow Glen Drive

Boulder, Co 80303

Tel: 303-543-8999

email: dbsaunders2224@comcast.net

From: dbsaunders2224@comcast.net
To: Van Schaack, Chandler
Subject: Re: LUR2014-00095, Meadows Swim and Tennis Club
Date: Friday, November 21, 2014 6:20:36 AM

Dear Chandler,
Thanks again for sending the complete list of documents regarding LUR2014-00095.

I would like to add some additional thoughts based on actual experience in the Meadow Glen Resident Association
with the existing changes/upgrades done a couple of years ago.
(1) The kind of **indoor lighting for indoor courts** is critical to minimize the night time effect on neighbors. The Meadows Club currently
allows use of indoor courts 24 hours per day, which means they are often used well after 10:00 PM and often at 4:00 AM or 5:00 AM
when it is still dark. At times the lights appear to left on all night.We have planted trees in Meadow Glen to try to block out that light,
but I have to tell you it is still strong.

In the Meadow Glen Resident Association we have planted new trees on the west side to try to reduce this after darkness indoor lighting effect.,
but it will be awhile before it really does its job.

The Club has added a film or something similar to reduce the brightness effect, and we appreciate that, but we were told the city has no control over indoor lighting,
and it is still really bright. In addition, in the warmer months, the indoor court windows are often open to allow air flow, and when these open windows
continue after dark, the nighttime impact is very bright, to the point that if Meadow Glen Residents don't cover their west court facing windows, it can be
difficult to sleep.

I cannot imagine what this lighting effect will have on the residents living close to the newly proposed indoor courts, but it is truly an important factor.

Once again I wish to say I am not in favor of the proposed changes. We are all very close to the Club and any changes adding new indoor courts with
another new building, will have, in my opinion, serious adverse visual impacts on the neighbors.

Thank you,

Don Saunders
989 Meadow Glen Drive
Boulder 80303,

303-543-8999
dbsaunders2224@comcast.net

From:	Heather Caspi
To:	Van Schaack, Chandler
Cc:	Amir Caspi
Subject:	LUR2014-00095 -- comments and concerns
Date:	Friday, November 21, 2014 12:17:09 AM
Importance:	High

Dear Mr. Van Schaack:

I am writing with comments and concerns regarding the proposed expansion of the Meadows Swim and Tennis Club, review number LUR2014-00095. I am concerned about the justification of the proposed expansion, and the resulting negative impacts on the surrounding neighborhoods from increased traffic if the proposed expansion were approved.

Specifically:

1. Would increasing the number of tennis courts provide any substantial benefit to Boulder residents? In three years of overlooking the courts, we have rarely ever observed them at mid or high capacity. Does the Club expect to fulfill local demand that is currently unmet, or is the aim to host larger tournaments and events? If the latter, is the Club zoned for such — is this allowable within their RL-2 zoning — and is it appropriate for this quiet residential area? What is the justification for increasing the number of courts?

2. What is the Club's parking plan to meet any increased traffic? Use of street parking would negatively impact residents in the area of Racquet Lane. Traditionally, the Club has used the grassy areas around the northern tennis courts (the “detention pond” as labeled on their Landscape Plan) as overflow parking during large events (e.g., tournaments); if this tradition were to continue with increased demand, it would negatively affect all of the adjoining residents to the north and northeast (Pennsylvania Ave and the common area of Meadow Glen Residents Association) and northwest (55th St cul-de-sac).

3. If the Club plans to utilize the remaining northern open space (“detention pond”) for parking, would they pave it and/or enclose it? Surveyors were observed measuring this space, though no parking area was designated on the plans that are currently available to the public. (Is this land required to remain unpaved for flood mitigation and rainwater runoff?) Note that part of the open space — to the northeast — is the proposed site for two new tennis courts, reducing the space available for overflow parking and potentially impacting flood mitigation/runoff controls (see #6, below).

4. Whether or not the northern open space (“detention pond”) remains green or gets paved, is the Club appropriately authorized/zoned to park there? That space is nowhere near the street, but nestled in the middle of an otherwise residential area. Increased motor vehicle traffic in that area will bring significant increases to noise and pollution along the private back areas of homes on Pennsylvania Avenue and within the MGRA.

5. Increased Club traffic, noise, and pollution will likely negatively impact the value and enjoyment of the adjoining MGRA park property, which is open to the public and serves as a community benefit. Additionally, the increased noise and pollution may negatively impact the wildlife in the MGRA park that is currently protected from motor vehicles. Finally, the increased noise and pollution would negatively impact the value and enjoyment of private residences to the north and east.

6. What is the Club’s plan to deal with runoff and flood mitigation in the northeast corner? The proposed new tennis courts in that area will increase rainwater runoff to the north and east, directly into the adjoining MGRA residences and common area property to the east and to the condominiums/townhomes to the north. This Club land may already have inadequate drainage, as during the major flooding of 2013, there was significant standing water in this Club area (the “detention pond”) and it was necessary to cut channels from the pond to the private driveways of the residences to the north, to allow water to drain to the street. The existing drainage in the Club’s northeast corner was inadequate for this area. Increased runoff from the proposed new tennis courts would exacerbate

the lack of drainage and could lead to similar flood-like conditions with less rainfall, potentially damaging the surrounding MGRA residences and property.

Thank you for your attention to this matter.

- Heather Caspi
5610 Pennsylvania Ave, Boulder, CO 80303
tel: 303-284-3600

From:	Amir Caspi
To:	Van Schaack, Chandler
Cc:	heather.caspi@gmail.com
Subject:	LUR2014-00095 -- comments and concerns
Date:	Thursday, November 20, 2014 11:38:49 PM

Dear Mr. Van Schaack:

I am writing today to provide comments on the proposed expansion of the Meadows Swim and Tennis Club, review number LUR2014-00095. I have significant concerns regarding errors in the expansion plans provided to the City, and questions regarding the legality of some of the proposed expansions.

I have reviewed the public documents available at https://www-webapps.bouldercolorado.gov/pds/publicnotice/index.php?caseNumber=LUR2014-00095 ... my concerns are as follows:

1) On some of the overhead-view maps, there appears to be a fundamental mistake: North is mislabeled, where the arrow actually points West. This is particularly evident on 07_Site Plans_Meadows.pdf, where the property layout can be seen with reference to Racquet Lane and the surrounding residential properties. Map A0.1 on 08_Architectural Plans_Meadows.pdf is similarly mislabeled, although A0.0 and A2.1 appear to be correct (I cannot evaluate if the elevations on A3.1 and A3.2 are correct or not, based on the mislabeling on prior maps). The map at 11_Utility Plan_Meadows.pdf appears to be properly labeled, as is 15_Solar Analysis_Meadows.pdf.

This mislabeling causes significant confusion, not just to the public who are reviewing and commenting, but even to the City Planning Board. In particular, the Notice of Development Review Application mailed to homeowners notes the project description as enclosing "two existing tennis courts on its north side," when in fact the proposed new enclosure is on the WEST side. Consequently, the Notice does not accurately describe the project because the documents provided by the Architect to the City are themselves not accurate.

Because of this significant issue, I believe that the public comment period must be extended by at least another 30 days following the correction of this mislabeling by the architect. With the architectural documents and Notice as currently provided to the public, non-expert members of the community could be fundamentally misled about the scope and location of the expansion, and will not be able to provide a properly informed opinion. The public must be provided another opportunity for comment after the Architect has corrected this mistake.

2) The Notice does not mention the proposed construction of two new "regular" tennis courts in the northeast corner of the property (mislabeled as the southeast corner). This additional expansion can be seen in Map A1.1 on 07_Site Plans_Meadows.pdf (lower right corner). The Notice mentions construction of new _platform_ courts, and relocation of existing platform courts, but does not mention the construction of two new regular courts.

Again, because of this lack of accurate and complete information in the Notice, I believe the public comment period must be extended by at least 30 days, following the mailing of a corrected Notice to homeowners in the area so that they may make

a properly and fully informed decision.

3a) The proposed new courts in the northeast corner, as shown in Map A1.1 on 07_Site Plans_Meadows.pdf (lower right corner; mislabeled as southeast corner), will directly abut the property line separating the Club and the adjacent Meadow Glen Residents Association (MGRA). That is, the Club is proposing "zero lot line" building. Is such "zero lot line" building legal and appropriate for the Club's RL-2 zoning and location within a residential community?

3b) Regardless of legality, building to the property line will not allow for proper screening of the proposed new tennis courts from the surrounding residential properties. Although a 7.5-foot-tall masonry screen wall is proposed to be built on the property line, the proposed "zero lot line" building allows absolutely no landscape screening (e.g., trees and shrubs). Masonry walls are not only unsightly, they do not provide the same level or quality of visual screening that natural leafy landscaping would provide. Admittedly, there is no existing landscape screening between the existing courts and the residential properties, but the existing courts are dozens of feet farther away than the proposed new courts would be.

3c) Map A1.1 on 07_Site Plans_Meadows.pdf denotes a "50-foot non-building easement" separating the proposed new courts (in the northeast corner, mislabeled as the southeast corner) from the residential properties to the east (mislabeled as the south). Labeling this land as an "easement" is completely misleading. The "easement" language stems from the original 1976 PUD (Everett/Zeigel Associates), however the site plan for this PUD assumes that the Club and the adjoining MGRA are part of the same property. This is not the case -- the MGRA is an entirely separate, and separately-owned, entity from the Club. The alleged "50-foot non-building easement" as shown on the Club proposal is wholly owned by the MGRA, entirely within the MGRA property line. The Club has no legal ownership of, interest in, nor control of this MGRA property, and the land is in no way an actual, legal easement.
Hence, while this land may have been originally labeled an "easement" on the original PUD, it is not actually in easement in name, in law, or in practice. The labeling of this MGRA property as an "easement" is therefore entirely misleading -- it is MGRA property to which the Club has absolutely no claim. There is NO legal easement between the proposed new courts and the Club's property line.

4) All of the above concerns notwithstanding, the proposed new tennis courts in the northeast corner could significantly reduce property values for the residences near the proposed addition (5606-5616 Pennsylvania Ave). The new courts, directly abutting the property line, would be within 50 feet of these houses, and within only 20-30 feet of their backyards. In addition to the increased noise from the proposed new courts, and the decrease of visual appeal from the proposed unsightly masonry wall, the proposed additions would also detract from the natural views of the Flatirons and the surrounding greenery from these properties. While views may not be legally guaranteed or protected, loss of such iconic views would significantly and negatively affect the property values for these residences.

In summary, I believe that the fundamental errors and omissions on both the Club's application and the Notice of such warrant immediate corrections mailed out to homeowners, followed by an extended period for public comment prior to any decision by the City.

Thank you very much for your consideration of these comments and concerns.

I look forward to hearing from you.

--- Amir Caspi
5610 Pennsylvania Ave, Boulder, CO 80303
tel: 303-882-4812

From: Suzanne Kohlmann
To: Van Schaack, Chandler
Subject: Meadows Club - application questions
Date: Sunday, November 16, 2014 3:11:05 PM

Hi Chandler,

We received the letter regarding the application the Meadows Club has submitted. (LUR2014-00095) There are only a few phrases at the top of the page that describe their application and we're wondering if you can provide more detail. Specifically:

- the proposal includes construction of two new tennis courts - where on the property would these be in relation to the club house? Northeast? (if you have images of what is planned, that would be wonderful)
- relocation of two existing courts - assuming the two to be relocated are not the two directly north of the club house which sound like the ones that will become covered, where will the two current courts on the west side of the property go? What direction in relation to the club house?
- how much additional square footage will the expansion of the club house add?
- are there any plans for increased parking capacity?
- are there any plans for modifications in traffic flow?

To be honest, the noise from the club is what we'll call "barely tolerable" as it is. People are regularly slamming doors on their cars at 5:30 am and at 11 at night. They are yelling across the parking lot at all hours. There is drug use in the parking lot. During special events the traffic comes extremely close to our backyard fence and is very noisy. We knew about the club when we bought the house and we like that it's usually very serene and family friendly. The drawbacks have been less than required for us to take action. The prospect of growth of the club though is very concerning.

We appreciate any additional information you can provide in order to submit our comments by the 21st.

Thank you!
Suzanne Kohlmann

From: Keenan, Jan
To: Van Schaack, Chandler
Subject: Request to Notify
Date: Friday, November 14, 2014 7:59:29 PM

I received a notice from the city of Boulder regarding the proposed expansion of the Meadows Club. I am writing to say that I wish to be notified of the exact Planning Board hearing date and time for a decision on this application.

jkeenan@du.edu

****

Jan Keenan
Professor
Psychology Dept.
U. of Denver
Denver, CO 80208

FAX: 303-871-4747

From: tomlisa2006@comcast.net
To: Van Schaack, Chandler
Subject: lur2014-00095
Date: Tuesday, November 11, 2014 10:50:25 AM

Thank you for taking time to process comments on 5555 Racquet Ct (LUR2014-00095).

1) We have lived within 500' of the Meadows Club for about 8 years. Obviously we knew about this facility when we moved in and in general we feel it is a great family-oriented club! We have never had any serious issues with the tennis or swimming activities. What we did not fully realize was that the MC is also a social club with frequent evening activities from May through September. These include outdoor parties and cookouts with alcohol, music, crowd noise and people in the pool which often go past 10 pm, even on weeknights. (Yes, our HOA (Meadowglen) has voiced complaints to them over the years about this.) Therefore we do not object to more tennis courts, but we do object to enlarging the clubhouse facilities because we feel that will lead to larger and/or more frequent evening events.

2) The MC is somewhat unusual in that it is surrounded on all 4 sides by residences which contribute significant property taxes. I would urge you to stop by one day and walk all the way around their property to observe this.

3) There are about 10 homes in this neighborhood whose owners are also members of the MC. I am certain they will all write in support of the proposal, which is their right, but if they do not identify themselves as MC members they are being less than forthright.

4) If the clubhouse expansion is approved, we would appreciate it if you would at least require more noise-blocking landscaping!

Thank you again,

Tom and Lisa Steele
840 Racquet Ln

From: Archie Smith
To: Van Schaack, Chandler
Subject: Meadows Swim & Tennis Club Amendment
Date: Monday, November 10, 2014 10:52:17 AM

Hello Chandler - We have two concerns regarding this amendment:
Parking – There is no plan to increase parking on site. When the first covered court was erected, there was a substantial increase in the number of vehicles parked in the existing lot, especially at night. When the new covered court is erected, and two new outdoor courts are added, more vehicles can be expected. We did not see the capacity of the lot mentioned, and there is no estimate of the adequacy of the lot during peak activity. In the past overflow vehicles have parked along both sides of Racquet Lane, resulting in one lane traffic. This is a safety hazard. Recently, visitors during swim meets have mostly parked along one side of Racquet Lane south of the club, which is an improvement. However, there are often vehicles parked on the north side of the short block between 55th St. and the club during peak activity, again restricting traffic.

We think the club needs to propose a detailed parking plan.

Speeding & Traffic Safety – In the Circulation section D.1 of the proposal, it is stated that "the existing winding street prohibit high speeds" Presumably this refers to the curves on Racquet Lane south of the club. However, we have noted many drivers travelling faster than most Meadow Glen residents, and turning into the club. The most hazardous stretch is the block between 55th St. and the club. Drivers turn on to Racquet from 55th and accelerate into the club, without much regard for traffic coming north on Racquet and attempting to make the left turn toward 55th. When there are two or three cars parked on the south side of Racquet, it is difficult for the drivers making the left turn to see oncoming vehicles from 55th. A related situation holds for drivers exiting the club, making a right turn and accelerating toward 55th, without much regard for traffic coming north on Racquet. The situation here is made worse when there are vehicles parked on the north side of Racquet toward 55th, especially when the road is snow covered. The parked vehicles may belong to local residents or club visitors.

We think there should be no parking on the north side of Racquet Lane between 55th St. and the club entrance.
A stop sign should be installed at the entrance to the right angle intersection, for drivers exiting the club.
The Club should agree to a policy of asking drivers to not speed and use caution when approaching the entrance.

Overall, we think that the proposed changes will be beneficial to tennis in the Boulder area.
Archibald & Margaret Smith

851 Racquet Lane, Boulder

From: Deirdre Parker
To: Van Schaack, Chandler
Cc: Jack Donovan
Subject: Meadows club expansion
Date: Saturday, November 08, 2014 3:32:36 PM

As a 10 year resident of Meadow Glen, I would like to know when the planning board will be addressing this issue. All of the residents need to be informed of the time and place. The letter some of us received does not address that critical info.
Personally, I am very opposed to any more expansion into our peaceful glen. It will have a very negative impact on almost every resident. Compromising our views, noise, ambience, parking, etc.
Thank you,
Deirdre Parker
817 Racquet Ln.
Boulder, co 80303
303-494-5817

Sent from YesVideo by YesVideo, Inc.

http://cp.mcafee.com/d/k-Kr418SyMy-MY-qenTPtPrRS74S4PrRS74TQPqtSm6m3hOCyyrhKejud7aqbX9IPIam9XJyJwkgGSuxYrfH7kaYhGpdAaJDEv6RjWNR2L4qCjrdZd7fLIfZvAmrEFTpWZOWrbz_9ITpKYNORQX8EGThvVkffGhBrwqrhdECXYDuZXTLuZPtPpesRG9pCHbkDnE_ztc3b8l71Lilb6QfB52fGH0FuSQDMddFIEI6NLZgGoEq8b7JA3h1UuJIaiH0SCCr67TVklHLiAn
iPad

Van Schaack, Chandler

From: J Kohlmann [kohlmannj@yahoo.com]
Sent: Friday, May 15, 2015 12:38 PM
To: Van Schaack, Chandler
Subject: LUR2014-0095 comments

Hello Chandler,

In regard to the Site Review Amendment listed in the subject line, I just wanted to add an additional comment to my previous comments from earlier this year.

After reviewing the documentation online for this Site Review, I see that The Meadows Club is asking for a lighting variance. I strongly urge the Planning Board to deny this variance. While it may be true that the currently allowed light level is below national tennis guidelines, the applicant should remember that they are in an RL-2 zone, not a commercial zone. Light pollution is insidious, and with their addition of new indoor courts, they will have greater access to games at any time of day, mitigating the need to make brighter outdoor lighting.

Thank you for your consideration. Please contact me via email or the phone number listed below if you have any other questions or need further clarification on anything.

Best regards,
Jared Kohlmann
5528 Friends Pl
(303) 815-9566

Van Schaack, Chandler

From: Martha Poley [poleymartha@gmail.com]
Sent: Thursday, May 21, 2015 11:47 AM
To: Van Schaack, Chandler
Subject: Comments on LUR2014-00095_RR2

Dear Mr. Van Schaack,

We live at 1020 55th St and our home backs to the Meadows Club property. The master bedroom, which is on the 2nd floor, faces the clay tennis courts on the east and looks out toward the shed and the platform tennis courts on the south. Because of our location, we are sensitive to lights and noise.

We were glad to see that no lights are planned for the clay courts and the other courts to the east of the clay courts. Indeed, when they were built we were guaranteed they would never be lighted. The new LED fixtures for the platform courts will undoubtedly be brighter than the existing lights, so should be well-baffled and pointed downwards.

We have heard that there is a 10 PM "lights out" policy, but this is not honored consistently, and occasionally court lights are left on all night.

The detention pond is a concern in that our sump pump usually runs steadily most of the time each Spring. We hope that this pond will not add materially to the load on our pump.

Noise from the Meadows Club has been a constant concern for us in the 25 years we have lived in our home, and the paddle tennis courts have increased the decibel level since they were first built. The metal material used in their construction , coupled with aggressive play, is inherently disruptive. It is difficult to enjoy our outdoor property when these courts are in use. Any relief would be appreciated!

Sincerely,

Robert and Martha Poley

Van Schaack, Chandler

From: leslie reintsema [colo.leslie@gmail.com]
Sent: Thursday, May 21, 2015 1:02 PM
To: Van Schaack, Chandler
Subject: Meadows Swim & Tennis Club

Dear Mr. Van Schaack,

My husband, two children, and I purchased our home at 960 55th Street almost four years ago. We are aware of the recently proposed development, expansion and construction at the Meadows Swim & Tennis Club (555 Racquet Lane, Boulder, CO 80303) as set forth in Review Nos.: LUR014-00095 and LUR2015-00018. Further reference to the Meadows Swim & Tennis Club will be "the Club."

My husband, two children and I are very concerned about the negative impacts of the extensive and unnecessary "improvements" to the Club. The proposed projects not only will directly effect us as a family and homeowners, but will adversely impact the surrounding community as a whole. Some of the obvious concerns include:

Increased noise and light pollution: Presently, we have to tolerate much "people noise" associated with tennis and loud voices, equipment used to clear, clean and dry the courts, and regular court maintenance/repairs. Most of the noise is confined to waking hours, although we have been disturbed/awakened numerous times by loud voices coming from the outdoor patio at night and traffic/parking in the easement (along our property line) in early morning hours (associated with swim meets). Obviously, if this extensive project is allowed, the construction noise would be a huge, though finite impact with subsequent infinite increases in noise and light pollution associated with new/expanded building(s)/outdoor patio and court(s). We recently erected a new fence to help mitigate the unsightliness of the courts, unkempt easement, and trash that finds its way onto our property from the Club's property. The fence has proven to be a substantial visual improvement but will not ease increased noise and light that will surely impact our family and neighborhood should the project go forth.

Parking and Traffic: These are current issues with frequent heavy traffic and overflow of parked automobiles in/around the neighborhood. Apparently, the Club's proposed project does not include plans to mitigate this issue. Therefore, the safety and health (increased toxic emissions of driving and idling) of ourselves, our children and our pets will be further compromised... not to mention the adverse impact of our neighborhood's "climate." The Club is an island in the middle of *neighborhoods* with its unique "feel". One also wonders how these "improvements" will effect our property values?

Landscaping: Currently, there are numerous mature trees along much of the (west) easement which significantly reduces the unsightliness of the tennis courts, provides shade and natural beauty, and offers an environment for birds, squirrels, and the like. There appears to be a great likelihood that some, if not all, of these trees may need to be removed to make way for manmade structure(s). This would be incredibly unfortunate on many levels. The Club has made minimal efforts to landscape to beautify or "de-emphasize" enclosures (as the PUD expressly requires). In fact, the (west) easement is rife with noxious weeds (and trash). We have worked the land along our fence line to mitigate weeds, slash, trash, and other yard waste that had accumulated over the years prior to our home ownership. The Club takes minimal responsibility to care and nurture their property in a responsible, neighborly way. The sheer amount of weed overgrowth, trash, and wayward tennis balls is shameful. One wonders once the proposed construction is complete whether the land will be further decimated and ignored?

Water drainage: As we compose this letter, our sump pump is and has been active for over a week. The flood of 2013 was devastating and seems to have changed the water table and flood plain lines, especially in this area of Boulder County. Has the Club had the proper surveys, etc. to ensure that any construction doesn't further impact flood/drainage issues in/around our neighborhood?

Density: By erecting another building(s), expanding the clubhouse, and putting in more courts, the quality of life for the immediate home owners will be significantly impacted. This is our home, neighborhood, community... we purchased our home (in 2011) with no knowledge of this extensive project. The choice of our potential home during our search was greatly influenced by the natural ambiance of the yard and surrounding setting. Although our home is in the city limits, it currently offers adequate privacy and "elbow room", making it a natural choice for our family. The thought of a crowded, elitist, noise/light polluting tennis club pushed up to our property line is demoralizing. Additionally, the "improvements" just don't seem necessary; the courts are rarely at maximum capacity (if ever). Instead of building more and more, we would suggest that the Club take care of what they currently have... beautify their property with landscaping, remove noxious (i.e., *illegal)* weeds from their property, and improve their traffic flow and parking issues.

We, Anne and Carl Reintsema of 960 55th Street, Boulder Colorado strongly oppose any expansion and/or additional development of the Meadows Swim & Tennis Club. We recommend that you, the City of Boulder Planning and Development Services Center deny the project as proposed by the Club.

Thank you very much for your consideration of our concerns,

Anne and Carl Reintsema
303 499 1322

To: Chandler Van Schaack

From: Janice Branam and Jill Marshall

Re: Meadows Swim and Tennis Club, Review # LUR2014-00095 & LUR2015-00018

Date: 5/21/15

We own a home at 5521 Friends Place, Boulder, CO. We and our neighborhood will be negatively impacted by the proposed expansion of the Meadows Swim and Tennis Club. Our concerns are:

1. Light pollution
    a. The club allows 24/7 access to its current indoor court. Based on feedback from our neighbors who live 200 feet from the recently added indoor courts, the lights are on at random hours such as 2 am and shine into their bedroom windows. According to the discussion at the neighborhood meeting, there will be approximately only 50 feet from our property line to the indoor court allowing for 24 hour around the clock light disturbance. In addition to the light pollution from the indoor courts in the middle of the night, how many exterior flood lights will be installed to illuminate the exterior of the indoor court?
2. Noise pollution
    a. Given today's virtual economy many people work from home (including Jill). Thus, the addition of the new court and expanded tennis courts could increase noise levels during the day. The 24 hour access means that noise pollution could also extend through all hours of the evening and night.
3. Increased traffic
    a. Currently when there is a tennis or swim meet, there is not enough parking to accommodate the participates and those participates clog our little cul de sac making it unsafe for young children. With an increased number of courts and an expanded clubhouse, we can assume part of the objective is to increase usage, resulting in more traffic the club cannot currently accommodate.
4. Water drainage
    a. What is the environmental impact of the expansion? Has the club conducted a due diligence and corresponding plan of action to ensure the expansion does not impact an already weak and slow moving drainage flow? Many homes around the Meadows club were impacted by the flood of 2013. What is the plan for flood abatement?
5. Tree replacement

    a. How many trees will be sacrificed in the expansion and what commitment has the Meadows made to replace those trees with **mature** trees and maintain their health? The trees planted to resolve this issue near the most recent expansion are not mature trees.
6. Relevance of the plan given today's reality
    a. Our understanding is the plan for the indoor tennis court structure (50 feet from our property line), was approved 40 years and was not built when it was originally planned (mid 80's). We bought this home in 2003. Had the 30+foot tall, 15,000 square foot building been built according to schedule, we would have never purchased this home. Had we known there was a plan to build the structure, we would not have bought this home. Is the plan still appropriate and relevant given today's development?

In summary, we are fearful that the club expansion will negatively impact the quality of life of our neighborhood and even the safety of the children in our cul de sac. We are also of the opinion that the 40 year old plan is no longer appropriate. Please take these very real concerns into consideration and should you approve the expansion, request a commitment from the Meadows club to resolves these community detriments.

Mike Fettig
5525 Friends Place
Tel: (303) 319-0444

Chandler Van Schaack
City of Boulder
Planning and Development Services
1739 Broadway, Third Floor
Boulder, CO 80302
vanschaackc@bouldercolorado.gov

Review Nos.: LUR2014-00095 & LUR2015-00018
Location: 555 Racquet Lane
Project Name: Meadows Swim and Tennis Club
Applicant: Jim Bray

This letter is submitted in objection to the proposed development, expansion and construction at the Meadows Swim & Tennis Club, as set forth in the referenced Review Numbers.

As you are aware, the original pool, clubhouse, parking lot (required for 92 cars) and tennis courts (with limited lighting, all approved on Site 2 of the Meadow Glen PUD were approved in 1976 under a Special Use Permit, which was approved by the City of Boulder in conjunction with The Meadow Glen residential development of 125 homes and other townhomes (Sites 1 & 3). The Meadow Glen Club was constructed within a few years thereafter substantially in accordance with the attached Club Development Approvals addendum.

Thereafter, the homes located on Friends Place (just west of the Club), and where I live, were completed around 1992.

The PUD and special use permit for the Club (Site 2) provides that any additions to the existing buildings and enclosure to the tennis courts that were depicted in the original approval would need to be reviewed by the Planning Department to ensure consistency with the original PUD, and architectural and general compatibility. In 2008, the Club applied and received approval for and enclosure of 3 of the tennis courts – of the 5 which were approved to be enclosed. At that time, over the objections of the Meadow Glen Homeowner's Association as well the surrounding community, the Club was able to show that the enclosure was consistent with the original PUD and architectural and general compatibility. Note, however, that the courts that were enclosed in 2008/2009 were located IN THE MIDDLE OF THE TENNIS CLUB PROPERTY AND THUS BOTH MINIMUZED THE ADVERSE IMPACT OF THE ENCLUSRE AND SUBJECTED ALL THE SURROUNDOING HOMES SOMEWHAT EVENLY.

Now, in 2015, **FORTY (40) YEARS** after obtaining approval of the club improvements, and long after the neighborhood has been fully developed entirely of residential improvements, the Club wants to enclose two more tennis courts which in this case are located within 50 feet of homes that have been developed adjacent to the tennis courts and parking lot. The Club is also applying to both enlarge the clubhouse and add more paddle tennis courts (in both instances, in excess of what was approved in the original PUD and Special Use Permit). This request on the part of the Meadow Glen community is not congruent with the community's wishes or best interests.

The Club's application for expansion fail to satisfy or comply with the express terms of the PUD and Special Use Permit as follows:

1. 92 parking spaces are required. Also, the Planning Dept. Conditions expressly provide that "[t]he parking and driveway must be brought to City standards by providing assurances for paved parking for the existing demand . . . ." At the present time, the Club only provides 89 parking spaces and as set forth below, fails to provide sufficient parking for existing demand.
2. Clubhouse with a total of 5,650 square feet. At present, the Clubhouse is 5,876 square feet, which already exceeds the originally permitted square footage. The Club now seeks to add an additional 2,500 square feet (representing an approximately 50% expansion of what was originally approved), plus an outdoor patio area of an additional 1,500 square feet.
3. "Stage 6" of the Development Schedule: "Court enclosure five courts maximum Fall 1985/1986 to be finished".
4. Tennis court enclosures and other structures to be de-emphasized to greatest extent possible with raised earth and plantings at building line.
5. Landscaping Intent – as stated in the schedule above, the approved plans required the Club to provide all of the following: "Intensive landscaping at all open space. Berms and landform at future indoor court structure. Special screen planting at perimeter."

NEGATIVE IMPACTS AND CONCERNS:

Parking. The Club already fails to satisfy originally required parking spaces. The Club now proposes to add approximately 50% additional square feet of clubhouse improvements and add additional paddle courts, which go beyond the additional approval, and add tennis court enclosures, all of which will increase use of the Club. However, the Club proposes no additional parking. Parking is insufficient based on existing improvements and the surrounding community often is burdened with members parking throughout the surrounding neighborhood (and not in the Club parking lot) for swim meets, tennis and paddle court tournaments and special club events. Also, for many events, the Club opens the gate to the 50 foot "easement" area that allows access to the west side of the tennis courts that they are proposing to enclose (parking cars on the unpaved landscaped areas). This is clearly indicative of a facility that already lacks sufficient parking. In addition, Members and their guests are often forced to park on Meadow Glen streets and neighboring cul-de-sacs (including Friends Place where our home is located). With the increase of the Club amenities and use of the parking lot, there will be an increase of traffic in and out of the lone entrance to the Club (through the residential community) and will significantly increase the noise emitted from the Club property. This is an unreasonable adverse impact on the entire residential community.

Clubhouse Expansion. The Clubhouse already exceeds the originally approved square footage, and the Club now seeks to not only increase the size by almost 50%, it seeks to add an outdoor patio in excess of 25% of the existing total square footage – neither of which were approved in the original PUD. The increase of clubhouse square footage will clearly increase the year-round use of the Club, with resulting traffic and noise adversely impacting the community. Worse yet, the addition of the outdoor patio is clearly intended to allow for outdoor event space which will create even more unacceptable noise levels. Neither of these expanded uses were approved in the original PUD and with the full residential development of the surrounding community on 3 sides of the Club, should not now be permitted to the detriment of all homeowners. Clearly the rights and needs of the existing homeowners who purchased their homes based on the existing state of the Club outweigh the desires of the Club members who wish to be entertained on the Club patio.

Tennis Court Enclosure. The 5 enclosed tennis courts were approved in 1976 (approximately 40 years ago), and the agreed upon schedule for construction of the enclosures was Fall 1985/1986 (30 years ago). Our home, and many of the Meadow Glen homes, were built and sold subsequent to that date. Had the Club complied with the approval to construct the tennis court enclosures as agreed and as approved in the Meadow Glen PUD, homeowners could have made a knowing and conscious decision to

purchase with the existing Club improvements. Instead, the Club "slept" on its rights to construct the tennis court enclosures for 30 years. It simply is not reasonable or equitable to allow the Club to construct those improvements after numerous homeowners have made substantial investments in their homes after the Club failed to exercise its development rights. Furthermore, the PUD expressly requires any proposed enclosures to be "de-emphasized to the greatest extent possible" and with "raised earth and plantings at building line". The proposed enclosure is massive (encompassing over 15,000 square feet) and clearly has not been "de-emphasized" in any way. Also, to date, the Club has failed to provide any raised earth or berms along the western side of the proposed court enclosure, and has not planted, nor do the plans call for, "intensive landscaping" for screening of its proposed court enclosure. Finally, the proposed court enclosure, together with the resulting more intensive use of the parking lots (and surrounding community) unfairly impacts the homes located adjacent to the western tennis courts that are proposed to be enclosed. At a minimum, if any, courts located at the interior of the Club should be enclosed and not those located immediately adjacent to existing homes. The proposed Club improvements are not consistent with the original PUD and are not architecturally and generally compatible with the community. The Club has operated without such tennis court enclosure for 30 years – they should not now be permitted to adversely impact the community with this unnecessary improvement.

Noise – With the proposed expansion, the clubhouse will allow for significantly larger functions and events, the parking lot will be more intensely and more often be used, more tournaments and events will be staged both in the summer and now in what otherwise would be the off-season, and night-time use will be greatly increased immediately adjacent to existing homes. This simply is not reasonable or equitable to the surrounding community and unfairly elevates the rights of tennis club members above those of the surrounding homeowners. Again, the Club and its members have operated without these amenities for over 30 years and they are not now necessary (at least not to the detriment of the surrounding community).

Light Pollution - There is currently significant light pollution until 10 PM from use of the outdoor courts and from members' vehicles often as late as 11 PM. With expansion and additional enclosed courts, adjacent homeowners will be exposed to additional light pollution, often all night as there are three (3) large windows (7' X 10') located near ground level, which are NOT COVERED and are often left open with all the lights on all night long. Attached is a photograph showing the light emitted from the existing court enclosure during the night. Although my cell phone photo may not clearly depict, there is SIGNIFICANT light emission/pollution from these three windows, ESPECIALLY IF YOU ARE WITHIN 50 FEET, as the proposed enclosure would be to our home. The newly proposed enclosure is closer to existing homes (50 feet) than the existing enclosure (200 feet) and will therefore have an even greater negatively impact on adjacent homeowners. This should not be approved or permitted.

Landscaping. - -Currently there are approximately 15 mature trees on the "easement (50 foot)" along the western boundary of the tennis courts that are now proposed to be enclosed. Clearly, the trees provide limited screening of the courts, and fall well short of the "intensive" screening and "de-emphasizing to the greatest extent possible" of the enclosure, as required by the PUD. Also, there currently are no berms in this area, and none are proposed in the Plans, and the ground below the trees is consistently un-kept, houses LOTS of illegal noxious weeds and attracts trash and tennis balls. As stated above, the Club regularly uses this unpaved property for overflow parking since the parking lot is insufficient for many Club events. The Club should not be permitted to construct the court enclosure, and if approved, they must be required to comply with the PUD in all respects, including intensive landscaping, screening and raised earth berms. Also, as a condition of any approval, the Club should be required to properly maintain this area, including elimination of noxious weeds and trash.

Quality of Life – While this proposed expansion of the Club and/or enclosure of two more courts, **forty years after its original approval,** will enhance the pleasure of its tennis and swim members, it would do so with considerable and substantial negative impact on the surrounding community. The pleasures and desires of the tennis club members should not be prioritized over the rights of surrounding homeowners who have made a home (with significant financial investment) in this community and will suffer significant negative impact by all aspects of the proposed (and unnecessary) expansion of the tennis club. I therefore request that you please deny any expansion and/or additional development in the Meadow Glen Tennis Club.

Thank you for the Board's consideration.

Mike Fettig

CLUB DEVELOPMENT APPROVALS

DEVELOPMENT SCHEDULE

A. Approximate date of expansion start: September 1977
B. Stage/dates of project.

STAGE	APPROXIMATE START/FINISH
1. Parking lot landscaping/dust control.	Fall 1977
2. Five tennis courts (north)	Fall 1978
3. Two tennis courts (east)	Fall 1979
Parking lot completion	
4. Clubhouse expansion. Court lighting.	Fall 1980
5. Paddle tennis courts and racquet ball	Fall 1982
6. Court enclosure five courts maximum.	Fall 1985/86

C. Open space provided and developed as additional courts are accomplished.

ARCHITECTURAL INTENT STATEMENT

Addition to clubhouse to match existing building in appearance and details. Tennis courts enclosures and other structures to be de-emphised to greatest extent possible with raised earth and plantings at building line. Exterior walls surfaces to be wood.

MINIMUM IMPROVEMENT SETBACK (See Site Plan)

MAXIMUM BUILDING HEIGHT

35 feet

MAXIMUM STORIES

Two (2)

MINIMUM PARKING

92 Automobiles

EXTERIOR PAINT AND STAIN COLOR

Dark brown stain to match existing clubhouse.

SIGNS

No additional exterior signs required.
Low level, ground mounted lighting maybe provided in future. New 55th Street sign to incorporate Meadow Glen and Meadows Club names.

LIGHTING INTENT

Low level parking and walkway lighting. Eight courts maximum lighted with low-glare type tennis court fixtures.

LANDSCAPING INTENT

Intensive landscaping at all open space. Berms and landform at future indoor court structure. Special screen planting at perimeter. Central sprinkler system.

SUBDIVISION AND PLATTING REQUIREMENTS

Lot to be platted showing land exchange and easement related to Meadow Glen. No future subdivision of site.

MAXIMUM FLOOR AREA	EXISTING	FUTURE MAXIMUM EXPANSION
Clubhouse	2,650	3,000
Indoor Courts	-0-	40,000 sq. ft.
Racquet Ball Courts	-0-	2,000

May 13, 2015

Mr. Chandler Van Schaack
Planning Department Case Manager
P.O. Box 791
Boulder, CO 80306

Re: LUR2014-00095 (Site Review Amendment) & LUR2015-00018 (Use Review)

Dear Mr. Van Schaack:

The Meadow Glen Resident's Association (MGRA) has a number of concerns about the above referenced Site Review Amendment and Use Review. We would like these issues addressed and resolved prior to their approval.

MGRA is an RL-2 zoning district with 106 homes that surrounds the Meadows Swim and Tennis Club (MSTC) on the north, east and south sides. The impact on homeowners near the MSTC is already substantially more than we would want in a residential area. Our desire is that any modification of the current Meadows Club does not increase that impact, but instead is designed to lessen the impact on the surrounding neighborhoods.

Here are some of the key issues:

Water Management

The MGRA was dramatically impacted by the 2013 floods, as were many neighborhoods in Boulder. Anything that is done to the MSTC should lessen any potential impact on MGRA, not increase the potential impact, as some of our homes are downstream of the Club.

Within the last couple of weeks, water outflow from the detention pond at the northeast corner of MSTC caused some flooding on one of the MGRA homeowner's properties adjacent to the detention pond. This was during relatively minor rainfall compared to the 2013 event. All of the water draining from MSTC flows directly through MGRA property. Covering more of the open ground with hard surface courts will only make that worse. **MGRA requests that the water detention/retention plan for MSTC address the current situation already affecting MGRA homes and make improvements to mitigate the current impact and compensate for the addition of hard surface courts.**

Buildings and Tennis Courts

Additions to the existing Clubhouse have the potential to increase utilization and may increase pressure on parking.

The addition of the two tennis courts on the east side of the property will have the most significant impact on those homes in MGRA directly east of this new

construction. Light and sound from those courts will adversely affect quality for those MGRA homes directly adjacent to these courts.

Parking

MSTC tells me it has made an agreement with Friend's School for overflow parking on days when large events or swim meets are held. For these events, many non-members will be attending. How will MSTC make sure that everyone attending uses the overflow vs. parking in the narrow streets of Meadow Glen?

Additionally, in the event the facility is used for private groups on a rental basis, many people unfamiliar with neighborhood impact will be trying to park in the surrounding neighborhood, having a significant impact.

Parking in the MGRA neighborhood is very narrow in places. Racquet Lane just south of MSTC is especially narrow, and when there is overflow parking from MSTC during swim meets and events, cars may park on both sides of Racquet Lane making it very difficult or impossible for emergency vehicles to pass.

MGRA requests that The City and MSTC specify how parking in the Meadow Glen neighborhood, and especially on Racquet Lane South of MSTC, will be restricted during periods of overflow.

Capacity

While MSTC states that there is no plan to expand from 400 members to the maximum of 450 members allowed, there doesn't seem to be anything to stop them from changing that plan at any time. That could have a significant detrimental impact on noise, parking, etc. for the surrounding neighborhood.

Club Access

MGRA is designed with narrow spaces between houses, with many of the spaces filled with landscaping, shrubs, trees and the like that aren't intended for pedestrian access. We have had an ongoing issue with people cutting through bushes, flowerbeds, etc. to access the MSTC. **MGRA requests that any modification of MSTC restricts access to the club from the parking area only so that nobody is able to cut through the MGRA homes/gardens to get into the club from the east or north sides.**

Lighting

Lighting was specifically noted in the original review as needing modification. Lighting from the MSTC is significantly detrimental to quality of life for those MGRA homes with direct visibility of MSTC lights in the evening. **MGRA requests that all MSTC lighting visible from the surrounding neighborhoods be required to be full cut-off light fixtures that qualify as fully shielded fixtures in order to reduce night sky light pollution and especially lighting spill over into the surrounding homes. Also, exterior court lighting (with the exception of safety/walkway lighting) should be required to go off automatically at 10:00 PM**

Additionally, some MGRA homes get light from the inside of the existing tennis structure that shines out of the windows of the tennis structure and into their windows. That is quite an inconvenience for those homeowners close to the tennis structure. **MGRA requests that lighting from the enclosed tennis buildings be dampened by exterior shutters that deflect the light downward instead of outward into people's homes.**

Construction

During the last construction phase, some of MGRA's property – sprinkler system and landscaping – was damaged. There is concern that it will be difficult to build what is requested here without damage of property outside of MSTC. **MGRA requests that MSTC not use MGRA property to facilitate the construction, and that it be a requirement of approval that any damage done to MGRA property be repaired by MSTC.**

Since construction will potentially impact property on 3 sides of the MSTC property, **MGRA requests that a full survey of property lines and installation of permanent property line markers be performed by MSTC prior to beginning any construction, and that MGRA obtain a copy of the survey.**

Stone Wall

The stone wall is to be built right next to the property line. This will be difficult to do without damage to MGRA property. We are not sure what is allowed by the PUD related to height. Also, the colors and materials to be used in this wall will impact MGRA visually.

MGRA has been providing lawn care on the east side of MSTC for a long time, as the property line is not distinct. If the wall is added and landscaping put on the outside, how will MSTC maintain it?

Noise

On weekends during the summer, MSTC holds swim meets. These come with large numbers of cars, begin early in the morning, and with bull horns, amplified public address systems and loud crowds, the noise can be heard from everywhere in MGRA. This has been very detrimental to the quality of life in our neighborhood. **MGRA requests that as a condition of approval for this expansion MSTC replace the bull horns and amplified PA system with something more suitable for a quiet residential neighborhood. Also, noise measurements should be taken on the day of a swim meet to fully understand the impact to the surrounding neighborhood. MGRA also requests to be copied on the conditions of testing and results (DBA test results and mapping) of noise testing.**

Club Rules

MGRA residents have complained that MSTC does not always follow its own rule to close the pool at 8:00 PM and tennis courts by 10:00 PM. **MGRA requests that**

MSTC agree to enforce its own rules to close the pool by 8:00 PM and tennis courts by 10:00 PM.

Please feel free to contact me if you have any questions about this.

Sincerely,

Tom Murphy
President
Meadow Glen Resident's Association
303-304-9890
tommmurphy2@gmail.com

Van Schaack, Chandler

From: Archie Smith [archiesmi@comcast.net]
Sent: Saturday, September 19, 2015 11:22 AM
To: Van Schaack, Chandler
Subject: Meadows Club Expansion

Hello Chandler – The parking agreement between Friends School and the Club only covered the summer of this year 2015. Therefore there is no additional future parking for their events. This is a serious issue because Racquet Lane is such a narrow road, and emergency vehicles cannot get through when cars are parked on both sides of the road. A minimum requirement should be a longer term commitment from Friends School, with the schedule to be adjusted on a yearly basis.
Another issue that has not been addressed is the increased traffic in and out of the Club since the building of the existing indoors courts, which will get worse if two additional indoor courts are built. Members coming and going to the club from/to 55th St. and Baseline Rd. for their tennis games travel noticeably fast than residents. The exit from the Club needs to be adjusted and a stop sign incorporated, so that drivers coming north on Racquet Lane and turning left toward 55th St. have the right of way. This would make this awkward intersection much safer.
Archie Smith
851 Racquet Lane

Van Schaack, Chandler

From: Sally Schneider [sallyschneider@comcast.net]
Sent: Wednesday, September 30, 2015 2:36 PM
To: Van Schaack, Chandler
Subject: FW: LUR2014-00095 - Meadows Club Expansion - request to deny

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chandler,

I live in one of the 106 homes that make up the Meadow Glen neighborhood. I am writing to ask you to deny the Meadows Tennis and Swim Clubs' request for an expansion. I know you have received emails/letters from other Meadow Glen homeowners, the Meadow Glen (MGRA) HOA board, etc. I support all of their concerns, and, instead of repeating many of the concerns listed in those letters, I would like to emphasize a couple of additional points and ask some questions.

Questions:

1. Have you made a recommendation to the planning board?
2. When can we homeowners see any recommendation you will make?
3. Can we homeowners meet with you?
4. I assume the meeting in front of the planning board is still scheduled for comment on October 14th?
5. I assume I can send an email, rather than a letter to the planning board (the on line instructions say to send a letter and then give the city address). If so, after I have more information from you, I will send a version of this email to the planning board at boulderplanningboard@bouldercolorado.gov.

Additional Comments:

1. **Parking:**
   - I read the developer's parking consultant's report. I think it is not truly representative of the parking situation.
     The report compares the Meadows Club parking spaces to other tennis clubs. However, the Meadows Club also has a swim club. The consultant's conclusion is that the current parking spaces (about 90) are adequate for a tennis club with 400 tennis members. However, the consultant says nothing about the need for parking for all the people who drive to the club to swim.
   - The report does not speak to whether or not there is adequate space for 450 members. 450 is the number of members that can join the Meadows Club. Although the developer says in one of his "reports/letters" that there is no plan to increase the membership to 450 members I think this is not true. I have spoken with some Club members who told me there will probably be an increase in membership. Furthermore, if the Meadows Club expansion is approved by the city there is no way for the city to monitor whether or not the club adds an additional 50 members which would definitely make the current parking not enough.
   - I also saw the "agreement" with Friend's school for some weekend day parking (for swim meets, etc.) for ONE YEAR when there are large swim meets. There is no guarantee that any supplemental parking will be available after just one year. Also, this supplemental parking is ONLY for some weekend days and does not speak to the extra traffic that is generated by swimmers on a daily basis.

2. **Lighting:**
   - It appears that the developer is asking the planning department for a variance/rezoning (?) to allow more intense lighting because the club is a "public recreational facility the public can join".
     Obviously, the Meadows Club is not a public recreational facility that would be entitled to lighting variances.

3. **Two additional tennis courts on North East side:**
   - I am extremely concerned about the noise impact on the homes and common area in Meadow Glen if these courts are built. I think it would be important for you to show to the Planning Board a full picture of how close those courts will be to the beautiful Meadow Glen homes. The noise, lighting, etc. will have a devastating impact on the use, enjoyment, and property value of those homes and the lovely open/common space we homeowners have enjoyed.
   - I think the developer says these two courts should be allowed because they were in the original 1976 PUD. I am not an expert on land use law, however, I would ask, even if something was in a 40 year old PUD does that give the developer the absolute right to build it; or should the city look at the totality of the circumstances as they now exist in the neighborhood? I think these courts will be a disaster for the neighborhood.

4. **Balancing Test:**
   - I would suggest that the city look at a balancing test for this project. The developer has not indicated that the Meadows Club has any compelling economic need to build all the new courts and the expanded club house. However, the economic impact on the value of the neighborhood homes could be devastating and this expansion should be denied.

Feel free to respond via my email or you can contact me via my phone number below. Thank you in advance for answering my questions and considering my requests for a denial of the Meadows Club Swim and Tennis Club expansion.

Sincerely,
Sally Schneider

Sally Schneider
5547 Stonewall Place
Boulder, CO 80303
Tel: 303-499-4554
sallyschneider@comcast.net

CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **November 21, 2014**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **Meadows Club Expansion**
LOCATION: **5555 RACQUET CT**
COORDINATES: **N01E01**
REVIEW TYPE: **Site Review**
REVIEW NUMBER: **LUR2014-00095**
APPLICANT: **Jim Bray**
DESCRIPTION: **This is a LUR application for Standard Site review to allow removal and replacement of the clubhouse and an addition to enclose existing tennis courts 1 & 2.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards"** – Request for a 39% parking reduction to allow for 92 parking spaces where 151 are required.

I. REVIEW FINDINGS

While some elements of the proposal appear to be consistent with the Site Review criteria as well as the intent of the original PUD approval, there are several issues with the current application which will need to be addressed before staff is able to reach a final decision on the application. In addition, an application for a Use Review is required before the current application can be processed. These issues are outlined in the comments below and will require a revision-level resubmittal. Once the comments below have been addressed, please submit **five (5) full-sized copies of the revised plans as well as digital copies of the revised plans in pdf form**, along with a written statement indicating how each of the comments below has been met, to a Project Specialist at the front counter of the P&DS Service Center. Please note that review tracks begin on the first and third Mondays of each month. The last review track in 2014 begins on December 1, 2014.

Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov to discuss these comments in further detail or to set up a meeting.

II. CITY REQUIREMENTS

Drainage, Erik Saunders, 303 441-4493

1. The Preliminary Grading and Drainage Plan (sheet C1.01), shows the grass-lined drainage swale east of the new outdoor tennis courts to be eliminated and replaced with a concrete pan adjacent to the proposed wall. The Preliminary Drainage Plan must include hydraulic analysis of the proposed pan to demonstrate that the capacity of the channel is sufficient to convey runoff consistent with the Final Drainage Plan prepared by Scott, Cox & Associates, Inc., dated February 15, 2010 and any additional flows resulting from the proposed improvements. Include also a detail drawing of the proposed drain pan within the civil engineering plans. Please revise plans and report accordingly.

2. The time of concentration calculations in Appendix A, "Runoff Calculations", of the Preliminary Drainage Report (Report), appear to contain an error. The results of the Urbanized Check equation should be used as the Final (t_c), however, the reported value for (t_c) includes the addition of the Travel Time (t_t). Please revise the Report as necessary to correct the calculated discharge rates and design volumes resulting from the adjusted term.

3. The flow calculations page for the emergency overflow weir contains an inconsistency with regard to the calculated result for (Q) and the "check" statement at the bottom of the page. Please revise as necessary.

4. The hatch pattern for the pond area shown on the sheet C1.01 does not match the Legend graphic. Please revise as necessary to eliminate the inconsistency.

Flood Control, Erik Saunders, 303 441-4493
The property is located within the 100-year floodplain of South Boulder Creek. All development within the 100-year floodplain must comply with the city's floodplain regulations and will require a floodplain development permit.

Fees
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.

Fire Protection David Lowrey, 303.441.4356
Plans have noted that the building will have a fire sprinkler system installed throughout. I assume that means the indoor courts as well. A fire alarm with notification throughout is also required.

Land Uses Chandler Van Schaack, Case Manager
Staff has significant concerns regarding the proposed relocation and addition of platform courts to the west of their current location. As the applicant may recall, a 2008 Minor Modification request to locate two platform courts due east of the existing swimming pool was denied by city planning staff due to the finding that the proposal did not meet the intent of the original PUD approval, which was "to approve a tennis club and tennis-type facilities that are similar in impact to traditional tennis." Specifically, after staff considered materials provided by the applicant and neighbors, as well as independent investigation to determine the impacts of platform tennis versus paddle tennis, it was determined that platform tennis courts had "greater noise impacts" than traditional tennis courts.

A subsequent application to locate the platform courts in their current location was approved based on the finding that "The alternate location of the platform tennis courts centralized on the Meadows Swim and Racquet Club site would not violate the city noise ordinance (Section 5-9) and would be more compatible with surrounding residential development given the increased distance to the nearest residential structures, which would be over 200 feet away" and that "sound levels near property lines would not exceed the sound levels already generated by the existing tennis courts." Taking these findings into consideration, the proposal to add two new platform tennis courts and to locate all of the courts to the west of their current location, closer to existing residences and with less of a noise buffer, does not appear to meet the intent of the original PUD approval as described above. In addition, assuming the applicant continues to move forward with this application and therefore submits the required Use Review application, the proposal in its current form would not meet section 9-2-15(e)(3) of the Use Review criteria, which requires "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."

Any proposal to relocate the existing platform courts or increase the number of platform courts will require a noise study by a licensed professional in order to demonstrate that the added courts will not violate the city noise ordinance and that any additional noise generated by the courts would be below the limits permitted at residential property lines (i.e., 55 dBl). Any proposal that causes a significant increase in noise levels from the existing noise levels generated by the club will likely have a negative impact on surrounding residential properties and is therefore unlikely to be supported by staff through the Use Review process.

Landscaping Elizabeth Lokocz, 303-441-3138
As the plan develops, a few areas of clarification are needed.

1. Typical Site Review submittal requirements include a detailed tree inventory completed by a licensed arborist. Staff understands that as an existing project a full inventory may not be necessary; however, the number of ash on the property is of concern. At a minimum the exiting ash should be called out and their condition assessed. Include a plan for their treatment, removal and replacement in response to Emerald Ash Borer.
2. Sheet C1.02 calls out a possible water service upgrade. The existing services appear to be directly under existing trees and would likely require their removal. Additional evaluation and replacement information is needed to understand the impact.
3. The existing parking lot landscaping was completed in 2010. It is significantly under the full coverage requirements of the code. Evaluate how to address this existing deficiency and include additional planting or removal of the rock mulch to reach the full coverage requirement.
4. The proposed planting plan includes three new trees in raised planters between the existing tennis courts. This

existing gravel area would definitely be improved with some additional planting, but the raised planters with their limited soil volume may not be the best solution. Consider eliminating the raised planters and instead add some curbing if protection is needed. Simple blocks of stone might be an easier installation. Verify that it is possible to irrigate this area and at a minimum specify that bark or fiber mulch is required under the trees. Ground cover around the trees would be preferred. Given the overall size of this area, consider decreasing the tree spacing and increasing their number to provide more shade opportunities and make up for any additional trees removed. Also consider a species other than honeylocust to improve overall diversity across the site. Common Hackberry or Kentucky coffeetree would be good options.

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

1. The Applicant will be required to sign a Development Agreement. When staff requests, the Applicant shall provide the following:
   a) an updated title commitment current within 30 days; and
   b) Proof of authorization to bind on behalf of the owners, such as corporate minutes confirming current officers if the President will sign on behalf of Meadows Club, Inc. or a corporate resolution/delegation if another officer will sign.

Lighting Chandler Van Schaack, Case Manager

The lighting intent as stated in the original PUD approval is to provide "low level parking and walkway lighting, (with) eight courts maximum lighted with low-glare type tennis court fixtures." Staff finds the proposed lighting plan does not meet this intent, and also far exceeds the maximum allowable lighting levels for the use as set forth in the Boulder Revised Code. A detailed analysis of the issues is provided below:

1. Section 9-9-16(d)(1), "Maximum Light Levels at Property Line," B.R.C. 1981, states: "The maximum light level at any point on a property line shall not exceed 0.1 footcandles within or adjacent to a residential zone" except for two scenarios which are not relevant to this application. The current proposal shows up to 0.3 footcandles at the western property line immediately west of the proposed platform courts. The lighting will need to be modified so that the light levels at property line do not exceed the 0.1 footcandle maximum permitted by the code.

2. The applicant requests in their written statement that the existing use be classified as a public recreation use for purposes of determining the maximum allowable light levels on the property. This is not possible, as the Meadows Club is a privately owned facility requiring paid membership for members of the public to utilize the facilities. In order for the club to be classified as a public recreation use it would have to be owned and operated by a public agency. Therefore, the lighting standards for Private Recreation Uses as set forth in Table 9-11, section 9-9-16(e), B.R.C. 1981 apply to the subject property, meaning the maximum allowable light levels are:
   a. The lesser of 30 footcandles or the IESNA recommended standards for the specific sports venue;
   b. 5.0 in parking lots; and
   c. 4.0 in pedestrian areas

   Currently, the lighting plan exceeds 30 footcandles in numerous areas across the central portion of the site, and also appears to exceed the 3:1 maximum uniformity ratio for courts in several areas. In addition, the proposed 40,900 lumen lighting fixtures exceed the maximum allowable lumen rating of 23,500 lumens for a field or court area as set forth in Table 9-11. The applicant must revise the lighting plan so that all proposed new lighting meets current lighting standards for private recreation uses.

3. With regards to the existing lighting fixtures, the applicant should note that pursuant to section 9-9-16(c)(1), B.R.C. 1981, The following outdoor lighting improvements shall be installed prior to a final inspection for any building permit for any redevelopment which exceeds the following thresholds:

   (A) When development or redevelopment exceeds twenty-five percent of the Boulder County Assessor's actual value of the existing structure, then all existing unshielded exterior light fixtures shall be retrofitted with shielding to prevent light trespass.

   (B) When development or redevelopment exceeds fifty percent of the Boulder County Assessor's actual value of the existing structure, then:

   (i) All exterior lighting, except existing parking lot lighting, shall be brought into conformance with the requirements of this section; and

   (ii) All existing parking lot light fixtures shall be retrofitted with shielding to prevent light trespass.

(C) When development or redevelopment exceeds seventy-five percent of the Boulder County Assessor's actual value of the existing structure, then all exterior lighting fixtures shall be brought into full conformance with the requirements of this section.

Neighborhood Comments Chandler Van Schaack, Case Manager
Staff has received comments from several neighbors expressing opposition to the proposed expansion. Residents have expressed concern over potential impacts including noise, lighting and traffic. Staff notes that while technically the public notice requirement has been met, given the language in the original PUD approval that the club will provide notice of their intention to the neighborhood prior to any modifications and the level of concern among residents, staff strongly recommends that the applicant hold a neighborhood meeting to discuss the project with surrounding residents and gather feedback. The public comments are attached to these comments. Please contact staff to discuss scheduling of the neighborhood meeting.

Parking Chandler Van Schaack, Case Manager & David Thompson, 303-441-4417

1. Please note that the parking requirement of 92 spaces set forth in the original PUD approval was a minimum requirement based on the anticipated parking needs generated by the maximum allowable floor area for each use (5,650 sq. ft. clubhouse, 40,000 sq. ft. indoor courts and 2,000 sq. ft. racquetball courts) as well as the maximum allowable memberships (three hundred fifty family memberships, fifty single memberships and fifty junior memberships) set forth in that approval. It should also be noted that the floor area anticipated through the original approval was not meant to be aggregated but was use-specific, meaning that while up to 40,000 square feet was allotted for the covering of five tennis courts, that floor area was meant only to apply to the covering of those courts, so any "additional" floor area out of the 40,000 sq. ft. maximum not used in the covering of the five courts would be lost. Similarly, while 2,000 square feet was allotted for racquetball courts, that floor area is intended specifically for that use and is not transferable to another use within the club unless specifically approved by planning staff. Up to this point, the floor area added to the club has remained within the maximum allowable floor area for each use as established by the PUD and has also met current parking standards for non-residential uses in the RL-2 zone through the provision of the existing 92 spaces; however, the current proposal causes the floor area for the clubhouse to exceed the maximum allowable floor area for that use per the PUD and also causes the required parking to exceed the 92 existing parking spaces (the required parking for the 45,537 square feet of floor area proposed is 151 spaces). Because the 92 parking spaces required at the time of the original approval represented an anticipated minimum parking requirement and did not represent a de facto parking reduction, any additional floor area proposed for the club that exceeds 27,600 sq. ft. (the maximum floor area that would allow the existing 92 parking spaces to meet the current parking requirements) is subject to current parking standards. Therefore, in order for the club to continue to utilize only the existing 92 spaces following the proposed expansion, a 39% parking reduction would be required. If the applicant were to pursue this, a 39% parking reduction would need to be requested through the Site Review resubmittal, and should provide written responses to sections 9-9-6(f) and 9-2-14(h)(2)(K), B.R.C. 1981 demonstrating how the proposal meets the parking reduction standards set forth in those sections. At a minimum, the applicant should provide information on the club's operating characteristics, including number of members, typical usage patterns, etc. as well as a parking study. Based on existing parking impacts in the neighborhood, this request may not be supportable by staff; however, the request would ultimately be considered by the Planning Board at a public hearing.

2. Staff is concerned the existing on-site parking cannot accommodate the facility's parking demand based on complaints received by the adjacent neighborhood. Given the neighborhood concerns, a Parking Study will be required to support any changes to the allowable floor area for each use approved in the PUD as well as changes in club membership. The purpose of the Parking Study will be to evaluate the operating characteristics of the facility to establish existing and future parking needs by comparing parking supply and demand. The Parking Study must be prepared by a certified Transportation Engineer and should follow Institute of Transportation Engineers (ITE) standards and also include the factors listed in Section 9-9-6(d)(6), B.R.C. 1981. If the parking demand exceeds supply for the site, the Parking Study must include its' frequency and impacts on adjacent local streets.

3. Please correct the inconsistency for the location and number of accessible parking stalls being shown between the Architectural Site Plan and the Landscape Plan.

4. In support of the site review criteria for circulation and parking, please confirm or propose modifications to the existing bike parking to bring the bike parking into compliance with the bike parking standards found in Section 2.11(E)(2) of the City of Boulder Design and Construction Standards (DCS).

5. Please revise the cover sheet of the site plan to show a required one (1) van accessible space being provided on the site.

Plan Documents Chandler Van Schaack, Case Manager

1. On Sheet A0.0, it is unclear why the applicant has opted to include the locker rooms in the existing square footage and to exclude them in the proposed square footage. The locker rooms are considered floor area, and thus should be included in all floor area calculations for the development. Revise the calculations accordingly. Revise the floor area for the existing indoor courts to read 21,894 square feet. Also, a line should be added to the "Proposed Square Footage" table showing the total floor area of the proposed clubhouse addition.

2. On Sheet A0.0, it is unclear how the applicant determined that a 0.8 FAR is allowed on the subject site. The maximum allowable floor area on the site is determined by the existing PUD approval, so the FAR information should be removed from the sheet.

3. The written statement is currently vague/ inconsistent with regards to what is being proposed. The written statement should include detailed information on all aspects of the current proposal, and should be carefully reviewed to ensure consistency with the plan set (i.e., the written statement currently states that the proposed clubhouse expansion is 15,234 square feet where it is actually closer to 2,500 square feet based on staff's calculations).

4. Please revise all plans so that the north arrows are correct.

5. Please note that unless the "future second story" shown on the south side of the clubhouse is to be included specifically in this application it should be removed from the plan set. While the original PUD showed a future second story in that location, the total clubhouse area is still subject to the maximum floor area limitations set forth in the PUD. Because the existing proposal to expand the clubhouse to the north already exceeds the maximum allowable floor area per the PUD, and future proposal to add additional floor area to the clubhouse would require a new Site Review Amendment and Use Review. If the applicant wishes to add a second story at some point but does not wish to go through another Site Review Amendment and Use Review, details for the proposed second floor addition, including elevations and floor plans, should be included with the current submittal, and the application materials updated accordingly.

Review Process Chandler Van Schaack, Case Manager

Per Condition of Approval #3 for Site 2 as set forth in the original PUD approval, *"Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."* As discussed in the Informational Memorandum on the Meadows Club submitted to City Council in 2008, this means that any changes to the Meadows Club not originally anticipated within the original PUD would require a Site Review amendment, which requires public notice and Planning Board review. In addition, because the existing recreational use is not permitted under current RL-2 regulations, but only as a special use through PUD, a Use Review would also be required for any expansion. The current proposal seeks to add approximately 2,500 square feet of floor area to the existing 5,876 square foot clubhouse, as well as a 1,500 square foot patio area. The original PUD approval allows for a maximum floor area for the clubhouse of 5,650 square feet (2,650 square feet plus 3,000 square foot maximum expansion); therefore, the request to bring the total floor area of the clubhouse to 8,376 square feet requires both a Site Review Amendment and a Use Review. The applicant should submit a Use Review application with the next submittal, to be run concurrent with the Site Review Amendment. Please note that pursuant to section 9-2-15(d)(1), B.R.C. 1981, a Use Review application for a nonresidential use in residential zoning district requires a public hearing and final decision by Planning Board.

The Use Review application materials can be found online at:

- https://www-static.bouldercolorado.gov/docs/PDS/forms/202_lur_application.pdf (Land Use Review application form)
- https://www-static.bouldercolorado.gov/docs/PDS/forms/209.pdf (Use Review Attachment)

Site Design Chandler Van Schaack, Case Manager

The original PUD required deemphasis of the tennis court enclosure buildings through design and landscaping. The site design should de-emphasize the building through landscaping to the "greatest extent possible" and by providing "special screen planting at perimeter," as required by the original PUD. While staff understands that landscaping, including earth berms and plantings at property lines, have already been put in place as part of the original construction and given 30 years of growth, the applicant should demonstrate in the current application materials how the proposal meets the "de-emphasis" requirement. Specifically, elevations should be provided which show the proposed tennis court enclosure from the west including existing and proposed screening.

III. INFORMATIONAL COMMENTS

Area Characteristics and Zoning History
The Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site - Sites 1,2, and 3. Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use.

The original approval of Site 2 permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure), and 4 unenclosed paddle courts. The approval also permitted eight tennis courts to have lowglare outdoor lighting. Since 2008, there have been several minor modifications to the site to allow for the construction of two of the approved tennis courts at the NW corner of the site, replacement of two of the approved paddle tennis courts with platform tennis courts and the relocation of those courts from east of the pool to the center of the site, and the enclosure of the three tennis courts to the east of the clubhouse with a 35' tall building. All of the construction that has taken place so far has been found to be consistent with the intent of the original PUD approval.

Drainage, Erik Saunders, 303 441-4493
Comments provided from the neighborhood indicate that the detention pond area is occasionally utilized for overflow parking during events. Due to the impacts caused by a reduced pond volume, destruction of the vegetative cover within the pond area, and potential erosion control issues regarding sediment and tracking, vehicles may not be stored in the pond area. In addition, new parking may not be established in an area subject to flooding at a depth of 18 inches or greater. Considering these issues, it may be necessary to re-certify the detention pond to ensure the design volume continues to be provided.

Flood Control, Erik Saunders, 303 441-4493
The parking lot is within the 100-year floodplain of South Boulder Creek, as such, in accordance with section 9-3-3(a)(8), B.R.C. 1981, no new parking may be established in an area of the floodplain where flood depths exceed 18 inches.

Utilities, Erik Saunders, 303 441-4493
The Utility Notes on the Preliminary Utility Plan (sheet C1.02), identify that it may be necessary to upgrade utilities services to the expanded structure. If a domestic water service or fire service line upgrade is required, the new service must be tapped on to a water distribution main in accordance with current city standards per section 5.09 of the City of Boulder Design and Construction Standards, (DCS).

IV. NEXT STEPS
Once the comments herein have been addressed, please submit **five (5) full-sized copies of the revised plans as well as digital copies of the revised plans in pdf form**, along with a written statement indicating how each of the comments below has been met, to a Project Specialist at the front counter of the P&DS Service Center. Please note that review tracks begin on the first and third Mondays of each month. The last review track in 2014 begins on December 1, 2014.

Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov to discuss these comments in further detail or to set up a meeting.

V. CITY CODE CRITERIA CHECKLIST
A completed checklist will be provided following review of the revised plan set.

VI. CONDITIONS ON CASE
Draft conditions will be provided once the revised materials have been found to meet applicable review criteria.

CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 6, 2015**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **MEADOWS CLUB EXPANSION**
LOCATION: **5555 RACQUET LN**
COORDINATES: **N01E01**
REVIEW TYPE: **Site and Use Review**
REVIEW NUMBER: **LUR2014-00095 (Site Review) & LUR2015-00018 (Use Review)**
APPLICANT: **Jim Bray**
DESCRIPTION: **Standard Site review to allow removal and replacement of the clubhouse and an addition to enclose existing tennis courts 1 & 2. [Please refer to Use Review LUR2015-00018]**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards"** – Request for a 39% parking reduction to allow for 92 parking spaces where 151 are required.

I. REVIEW FINDINGS

While some of the previous comments have been addressed, there are still several remaining issue which will require a revision- level resubmittal. In addition, further neighborhood outreach is required prior to the next submittal. Additional consideration should be given to how the project can be modified to reduce impacts to the surrounding neighborhood. Once the comments below have been addressed, please submit **five (5) full-sized copies of the revised plans as well as digital copies of the revised plans in pdf form**, along with a written statement indicating how each of the comments below has been met, to a Project Specialist at the front counter of the P&DS Service Center. Please note that review tracks begin on the first and third Mondays of each month.

Please contact the staff case manager, Chandler Van Schaack, at vanschaackc@bouldercolorado.gov or 303-441-3137 with any questions or to set up a meeting prior to resubmittal.

II. CITY REQUIREMENTS

Building and Housing Codes Kirk Moors, 303-441-3172
The Clubhouse entrance on the north side of the addition must be accessible as per IBC section 3411.8.1.

Building Design Chandler Van Schaack, Case Manager
Per the fence standards for athletic facilities set forth in section 9-9-15(c)(6), B.R.C. 1981, "Fencing around athletic facilities, including, without limitation, tennis courts, may be ten feet in height so long as all portions above seven feet are constructed with at least fifty percent non-opaque materials." The current fence exceeds this height and also does not meet the minimum non-opacity requirement. Please see comments under "Neighborhood Comments" below for additional concerns regarding the proposed masonry screen wall.

Drainage, Erik Saunders, 303 441-4493

1. The Preliminary Drainage Report (Report), states that water quality enhancement is provided through the use of a porous landscape detention facility with infiltration of stored runoff occurring through the gravel basin adjacent to the release structure. If all infiltration is to occur at the gravel basin, calculations must be provided demonstrating that the 8'x8' area can infiltrate the WQCV in the 40 hour drain time such that standing water does not become a nuisance. It will be necessary to provide a geotechnical analysis with measured percolation rates of the underlying soil at the gravel basin to support this assertion. If the entire pond basin area is to be utilized for infiltration then that area should be accounted for in the percolation analysis. Please revise plan and report as necessary and provide the additional analysis and supporting calculations.

2. The response to comments indicates that overflow parking is accommodated in the detention pond area on several occasions throughout the year. Landscaped storm water quality and detention pond facilities are not to be used for the storage of vehicles, materials, events hospitality or spectator viewing areas. Overflow parking and event staging must be accommodated outside of the pond area and it may be necessary to re-certify the existing pond based on the impacts caused by the parking of vehicles within the pond area.

3. The Preliminary Grading Plan (sheet C1.01) shows the concrete pan outfall at the north end of the proposed tennis courts to discharge runoff flows that appear to bypass the pond basin and release downstream of the weir outlet control. Revise grading plan to provide additional grading detail in the area near the drainage pan outfall to clearly demonstrate that runoff flows will be directed to the detention facility.

4. The cross-section drawings of flows within the v-pan channel presented in the report show a profile of the tennis court and pan that is inconsistent with the contours shown on the grading plan. The Preliminary Grading Plan shows the courts to be sloped directly northward, however the hydraulic analysis of the pan appears to show that the courts also slope eastward such that the runoff is contained on the courts and flows will remain channelized. Revise the plans and Report as necessary to address the inconsistency.

5. The time of concentration calculations in Appendix A, "Runoff Calculations", of the Preliminary Drainage Report (Report), for Sub-Basin A1 appear to contain an error. The length of travel within the existing storm piping along the south and east sides of the existing enclosed tennis courts is closer to 295' rather that the 120' reported. Please revise the Report as necessary to correct the calculated discharge rates and design volumes resulting from the adjusted term.

6. The Block Wall Detail (sheet A3.2), shows the width of the proposed gutter drainage pan inconsistent with the Civil Engineering plans. The proposed design of the pan per the civil drawings is a shallow concrete v-channel 4 feet wide, however, the detail shows a channel approximately 16" wide if scaling from the reported dimensions or 8 feet wide if using the scale as labeled. Revise plans and scale label as necessary.

Fees
Please note that 2015 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Landscaping Elizabeth Lokocz, 303-441-3138
Please respond to the previously issued comments. Delaying the response to construction is not a supportable alternative for a project in Site Review.

1. Typical Site Review submittal requirements include a detailed tree inventory completed by a licensed arborist. Staff understands that as an existing project a full inventory may not be necessary; however, the number of ash on the property is of concern. At a minimum the exiting ash should be called out and their condition assessed. Include a plan for their treatment, removal and replacement in response to Emerald Ash Borer.

   Complete the inventory now and propose removal or replacement options to maintain the number of required trees. Deferring this requirement is not possible. The application is <u>incomplete</u> without this information.

2. ***Complete.***

3. The existing parking lot landscaping was completed in 2010. It is significantly under the full coverage requirements of the code. Evaluate how to address this existing deficiency and include additional planting or removal of the rock mulch to reach the full coverage requirement.

   Although shearing would contribute to issue, many of the landscape islands simply do not have sufficient plant material or a supportive growing environment. Address the deficiency to meet Site Review criteria:

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

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

   (E)(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.

4. ***Complete.***

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

1. The Applicant will be required to sign a Development Agreement. When staff requests, the Applicant shall provide the following:
   a) an updated title commitment current within 30 days; and
   b) Proof of authorization to bind on behalf of the owners, such as bylaws and corporate minutes confirming current officers if the President will sign on behalf of Meadows Club, Inc. or a corporate resolution/delegation if another officer will sign.

Lighting Chandler Van Schaack, Case Manager

1. The request for a lighting variance is not supportable at this time. In order for a lighting variance to be supportable, the applicant must provide a written statement which clearly addresses the variance criteria found in section 9-9-16(j)(2), B.R.C. 1981, which are listed below:

   Variance: The city manager may grant a variance from the provisions of this section if the city manager finds that one of the criteria of subparagraph (j)(2)(A), (j)(2)(B) or (j)(2)(C), and subparagraphs (j)(2)(D) and (j)(2)(E) of this section have been met:

   A. There are special circumstances or conditions applying to the land, buildings, or outdoor light fixtures for which the variance is sought, which circumstances or conditions are peculiar to such land, buildings or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood; ***OR***

   B. For nonresidential uses, there are occupational safety lighting requirements for activities or processes that occur outdoors that are required by another governmental agency; ***OR***

   C. Upon a finding by the city manager that outdoor lighting in specific areas of the community, that otherwise meets the requirements of this section is not adequate and additional lighting is necessary to improve safety or security for the property or its occupants; ***AND***

   D. The granting of the variance will generally be consistent with the purpose of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; ***AND***

   E. The variance is the minimum variance that provides the relief required.

2. While it may be possible for the applicant to maintain the existing lighting if the compliance thresholds of section 9-9-16(c), B.R.C. 1981 are not triggered through the permit process, no new lighting which exceeds the standards set forth in that section will be permitted unless a variance is granted per the standards referenced above. In addition, it should be noted that per section 9-9-16(k), "Amortization," B.R.C. 1981, the amortization date by which all exterior lighting fixtures which do not conform to the lighting standards shall be brought into conformance is July 15, 2018, unless an extension is granted pursuant to section 9-9-16(k)(1), B.R.C. 1981.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has not received any additional comments; however, a neighborhood meeting should be held to address the concerns included in the initial reviewer comments to the applicant. Staff met with two of the neighbors to the east of the proposed new tennis courts who expressed concern regarding the proposed screening and specifically requested that it not be accomplished via a "large wall." Therefore, staff does not support the proposed screen wall as shown and recommends preparing alternatives prior to the neighborhood meeting. If possible, it would be preferable to shift the courts to the west so that additional landscaping could be incorporated rather than a wall.

Parking Chandler Van Schaack, Case Manager & David Thompson, 303-441-4417

Per previous review comments:

1. Per previous review comment a parking study / TDM Plan is required in support of the site and use reviews. Please refer to staff's previous letter regarding the scope of the parking study / TDM Plan.

2. Please revise the cover sheet of the site plan to show a required one (1) van accessible space being provided on the site.

3. Pursuant to the revised off-street bicycle parking requirements found in Table 9-8 of the Boulder Revised Code, 1981 please revise the written statement and the site plan to describe / show how long-term and short-term bicycle parking is being accommodated on the site. The actual number of long and short term bicycle parking spaces to be provided must be included as part of the Parking Study/TDM Plan and concurred by staff.

Plan Documents Chandler Van Schaack, Case Manager

1. There are several broad claims made in the applicant's revised submittal (i.e., that use of the platform courts is primarily in winter, that events which require overflow parking only happen 6 times per year, that tennis activities outside of operating hours is limited to indoor courts only) which require additional detail in order to be incorporated into staff's findings. A Management Plan will be required as part of the resubmittal which clearly states the existing and proposed operating characteristics and sets out specific limitations for special events, membership numbers, court usage, etc. This document must be separate from the response to these comments, titled "Meadows Club Management Plan," dated, include a reference to the case numbers, and signed by an authorized representative of the Meadows Club. Sufficient detail must be provided to make the management plan a clear and enforceable document on which to base approval of the project. It is acceptable to incorporate the required TDM Plan into the Management Plan.

2. The applicant notes in the response to the staff comments under "Neighborhood Comments" that there is no hesitation in hosting a neighborhood meeting; however it does not appear that they have held a neighborhood meeting as of yet. The applicant should contact staff at their earliest convenience to schedule a neighborhood meeting.

Review Process Chandler Van Schaack, Case Manager

Please note that pursuant to section 9-2-15(d)(1), B.R.C. 1981, a Use Review application for a nonresidential use in residential zoning district requires a public hearing and final decision by Planning Board. A hearing date has not been scheduled yet. Staff will propose a tentative hearing date following review of the revised plan set.

III. INFORMATIONAL COMMENTS

None at this time.

IV. NEXT STEPS

Once the comments below have been addressed, please submit **five (5) full-sized copies of the revised plans as well as digital copies of the revised plans in pdf form**, along with a written statement indicating how each of the comments below has been met, to a Project Specialist at the front counter of the P&DS Service Center. Please note that review tracks begin on the first and third Mondays of each month.

Please contact the staff case manager, Chandler Van Schaack, at vanschaackc@bouldercolorado.gov or 303-441-3137 with any questions or to set up a meeting prior to resubmittal.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided following review of the revised plans.

CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **May 22, 2015**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **MEADOWS CLUB EXPANSION**
LOCATION: **5555 RACQUET LN**
COORDINATES: **N01E01**
REVIEW TYPE: **Site & Use Review**
REVIEW NUMBER: **LUR2014-00095 & LUR2015-00018**
APPLICANT: **Jim Bray**
DESCRIPTION: **Standard Site review to allow removal and replacement of the clubhouse and an addition to enclose existing tennis courts 1 & 2. [Please refer to Use Review LUR2015-00018]**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards"** – Request for a 39% parking reduction to allow for 92 parking spaces where 151 are required.

- **Section 9-9-16, "Lighting, Outdoor" –** Request for a variance to the outdoor lighting standards to allow for the continuation of the existing tennis court lighting which exceeds the maximum allowable light levels for private recreation uses and for the addition of new lighting fixtures to the proposed platform tennis courts which will also exceed the maximum allowable light levels for private recreation uses.

I. REVIEW FINDINGS

Overall, the applicant has addressed many of staff's previous comments, including those pertaining to parking, noise, and landscaping. There are a few aspects of the proposal which will require additional information in order for staff to move forward with a recommendation of approval to the Planning Board. Specifically, additional information on the proposed off-site drainage improvements as well as additional information on the proposed lighting variance is required, as well as edits to the Management Plan. These issues are outlined in the review comments below and will require a correction-level resubmittal. Once the comments below have been addressed, please provide three (3) copies of the final plan set as well as digital copies of the final plans in pdf form. In addition, please provide two (2) hard copies and digital copies of the revised lighting variance request and Management Plan.

A public hearing for this proposal has not yet been scheduled. Once the corrected materials have been submitted, the applicant should contact the case manager, Chandler Van Schaack, at vanschaackc@bouldercolorado.gov or 303-441-3137 to discuss scheduling options.

II. CITY REQUIREMENTS

Drainage Erik Saunders, 303 441-4493

1. The applicant has indicated the path of conveyance of the discharge from the pond outfall to be routed through existing easements in the northeast corner of the site. While this design is consistent with the historic discharge path, the drainage swale that once existed to convey flows to the Pennsylvania Avenue/ Meadow Glen Drive right-of-way has, over time, been re-worked, filled or removed as part of private improvements installed by adjacent property owners. Please include additional information on the plans to show how storm water runoff will be conveyed from the controlled-release weir to the curb and gutter of Pennsylvania Avenue in a manner that limits adverse impacts to the adjacent property owners.

2. Remove Keyed Note 13 on the Preliminary Grading Plan (sheet C1.01).

3. The proposed Pond bottom contours are labeled with the same elevation (62). Please correct the contour labeling as necessary.

Fees
Please note that 2015 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3020
1. The Applicant will be required to sign a Development Agreement. When staff requests, the Applicant shall provide the following:
   a) an updated title commitment current within 30 days; and
   b) Proof of authorization to bind on behalf of the owners, such as bylaws and corporate minutes confirming current officers if the President will sign on behalf of Meadows Club, Inc. or a corporate resolution/delegation if another officer will sign.

Lighting Chandler Van Schaack, Case Manager
1. Please provide a photometric plan showing current light levels on the site for comparison purposes. In order for the variance to be supportable, it must be demonstrated that not only will the overall light levels on the site decrease, but that there will be no increase in light levels anywhere on the site.

2. Additional supporting information is required in order for the requested variance to be supportable. The current variance request indicates that "*The request reduces the amount of court lighting by 50% of that which has been in operation since the clubs inceptions with the enclosing of 4 of the lighted courts (2 in the previous construction and 2 in the proposed improvements).*" Please provide a letter from a certified lighting engineer in support of this statement. The letter should include specific information comparing current conditions (i.e., post-enclosure of the 3 eastern courts) to proposed conditions, including specific lighting information for the proposed platform court area. The letter should also clearly explain the IESNA standards that apply to the facility compared to what is being proposed, and should provide written findings in support of section 9-9-16(j)(2)(E), which requires that "the requested variance is the minimum variance that provides the relief required."

3. It should be noted that the intent of the Outdoor Lighting standards is to "Promote efficient and cost effective lighting and to conserve energy;" therefore, if there is a way to replace the existing light fixtures throughout the site with more efficient fixtures while maintaining or decreasing the existing light levels, this should be pursued by the applicant. Any efforts to bring the site closer to compliance with the Outdoor Lighting standards will help support the request for a variance.

Neighborhood Comments Chandler Van Schaack, Case Manager
Staff has continued to receive comments from neighbors in opposition to the proposed project. Objections continue to be based on concerns over light and noise impacts, parking and traffic generation, concerns over drainage and perceived equity issues. Comments received since the last submittal are included as Attachment A.

Plan Documents Chandler Van Schaack, Case Manager
Please revise the Management Plan to indicate that the tennis court lighting system timers will shut off the tennis court lighting no later than 10:00 p.m. Also, please indicate that the new enclosed tennis courts will have the same light reducing shading as the eastern enclosure installed in the west-facing windows. Finally, please indicate where on the premises the noise-related signage will be located and how many signs will be posted. It is fine to show these locations on the site plan.

III. INFORMATIONAL COMMENTS
None at this time.

IV. NEXT STEPS
Once the comments above have been addressed, please provide three (3) copies of the final plan set as well as digital copies of the final plans in pdf form. In addition, please provide two (2) hard copies and digital copies of the revised lighting variance request and Management Plan.

A public hearing for this proposal has not yet been scheduled. Once the corrected materials have been submitted, the applicant should contact the case manager, Chandler Van Schaack, at vanschaackc@bouldercolorado.gov or 303-441-3137 to discuss scheduling options.

V. CITY CODE CRITERIA CHECKLIST
A completed checklist will be provided following review of the corrected documents.

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM

MEETING DATE: October 15, 2015

AGENDA TITLE: Staff briefing and board input regarding the Access Management and Parking Strategy (AMPS).

PRESENTERS:
Molly Winter, Director, Department of Community Vitality
Kathleen Bracke, GO Boulder Manager, Public Works Transportation
Chris Hagelin, Senior Transportation Planner, GO Boulder
Bill Cowern, Transportation Operations Engineer
Karl Guiler, Senior Planner, Planning Housing + Sustainability
Jay Sugnet, Senior Planner, Planning Housing + Sustainability

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EXECUTIVE SUMMARY

The purpose of this memo is to:

1. Seek the Planning Board's input on draft recommendations for key priorities for 2015 and 2016:
    a. options and draft recommendation for parking code amendments;
    b. draft recommendations for Transportation Demand Management (TDM) policies for new developments; and
    c. options and draft recommendations on car sharing policy.

2. Share ongoing community engagement and work plan items related to AMPS and next steps.

The purpose of AMPS is to review and update the current access and parking management policies and programs and develop a new, overarching citywide strategy in alignment with city goals. The project goal is to evolve and continuously improve Boulder's citywide access and parking management policies, strategies, and programs in a manner tailored to address the unique character and needs of the different parts of the city.

Staff has gathered input from the community, boards and commissions to help identify 2015 priorities for further research and community discussion. Ongoing outreach to the city advisory boards and the community has served the dual purposes of educating the public about the multimodal access system and seeking input and ideas about future opportunities for enhancements. The community and board members attended an AMPS open house in September

2015, and provided the input summarized in Section II below. Staff is preparing the most recent feedback from the boards and commissions, surveys, and September 21 open house, which will be submitted to council prior to the study session.

Questions for the Boards and Commissions

1. What is your input on the following AMPS 2015 priority work program items:

   Updates to Off-Street Parking Code Regulations

   a. Recent parking data shows that current parking requirements generally require more parking city wide than is needed for land uses. Which scenario for parking code changes would be advised moving forward *(see Section III)*?

   TDM Plans for New Development

   b. What are the pros and cons related to the two approaches – district focused and city-wide – for a TDM Plan ordinance for new developments?
   c. Should staff include in the city-wide approach an option to have the trigger based on the number of employees or bedrooms/housing units or number of peak hour vehicle trips?

   Car Share On-Street Parking Policy

   d. Should the city include a designated on-street parking alternative for car share companies in our car share on-street parking policy?
   e. Should the city include a permitting process for geo-tracked car share vehicle to park in undesignated public right-of-way parking spaces in managed districts, in excess of time restrictions present in these areas?

2. Do the Boards and Commissions have any feedback regarding the ongoing AMPS community engagement and related work plan items and next steps?

MEMO ORGANIZATION

I. Background
II. Community, Board and Commission Feedback
III. Updates to Off-Street Parking Code Regulations (Land Use Code)
IV. Transportation Demand Management Plans for New Development
V. Car Share On-Street Parking Policy
VI. Parking Pricing Preview
VII. AMPS Implementation
VIII. Ongoing Work and Coordination Related to AMPS
IX. Next Steps

I. BACKGROUND

The Access Management and Parking Strategy (AMPS) project approach emphasizes collaboration among city departments and close coordination with the numerous interrelated planning efforts and initiatives such as the Transportation Master Plan (TMP), Economic Sustainability Strategy, and Climate Commitment. Guiding principles for AMPS include:

- provide for all transportation modes;
- support a diversity of people;

- customize tools by area;
- seek solutions with co-benefits;
- plan for the present and future; and
- cultivate partnerships.

In addition of considering enhancements to existing districts, AMPS is examining parking and multimodal access policies and strategies outside of the districts, including parking requirements by land use, bicycle parking requirements, neighborhood parking permit program, and on-street parking throughout the community.

Elements of the AMPS project include:

- integrated planning, coordinated with other master planning efforts;
- a focus on goals and guiding principles that create an adaptable set of tools and methods, allowing the city to continually improve and innovate to achieve its goals;
- evaluation of existing and new parking and access management policies and practices within existing districts and across the community, including on- and off-street parking, and public and private parking areas; and
- development of context-appropriate strategies using the existing parking districts as role models for other transitioning areas within the community and incorporating national best practices research.

The full text of the project purpose, goals and guiding principles are shown in **Attachment A**.

City Council held study sessions on June 10, July 29, Oct. 28, 2014 and May 26, 2015 to review work to-date on the seven focus areas (District Management, On- & Off-Street Parking, Technology, Transportation Demand Management, Code Changes, Parking Pricing, and Enforcement) and provide overall direction on the approach for AMPS, as well as short-term code changes. Staff prepared summaries of the study sessions for June and July 2014, October 2014, and May 2015.

It is important to note that if Ballot Questions No. 300 and 301 are passed by the voters on November 3, there will be implications for the AMPS work effort. This memo reflects current staff thinking on AMPS. If the ballot measures pass between now and the City Council Study Session on November 12, staff will need to reevaluate the overall AMPS work plan to reflect the city's approach to implementing the two measures. The City Attorney's Office submitted an information packet memorandum to City Council on Oct. 6 with additional information on plans for implementation of the ballot measures if they pass.

II. COMMUNITY, BOARD AND COMMISSION FEEDBACK

Staff continues to compile community, board and commission feedback to inform the development of AMPS. Staff has been conducting outreach to residents and commuters through the project website, surveys, Inspire Boulder, and a series of coffee talks throughout Boulder to help develop an understanding of how the community currently views parking and access management. To provide feedback on the relationship of potential changes to the parking code and the TDM Plan ordinance for new developments, staff has convened a stakeholder group consisting of neighborhood and business representatives, developers, and transportation

engineers to gather feedback on proposed changes. This group will be meeting throughout the fall of 2015 as staff prepares for the November study session with Council.

Associated with the current phase of work the following community, board and commission activities have occurred or been scheduled.

- September 21 – AMPS Joint Board Workshop
- September 28 – AMPS Open House
- October 5 – Downtown Management Commission
- October 8 – Downtown Boulder Business Improvement District
- October 12 – Transportation Advisory Board
- October 14 – Downtown Boulder, Inc.
- October 15 – Boulder Junction Access Districts Commissions
- October 15 – Planning Board
- October 21 – University Hill Commercial Area Management Commission
- November 12 – City Council Study Session

A summary of feedback from the commissions and boards will be provided at the study session. A summary of recent community engagement, as well as the full documentation of comments received as part of this phase of AMPS, is available on the AMPS website.

III. UPDATES TO OFF-STREET PARKING REGULATIONS (LAND USE CODE)

With the exception of the recently approved "fixes" and addition of new bike parking regulations to the parking code in 2014, the City of Boulder has not conducted a comprehensive review of its parking requirements or updated the standards for some time. The current parking requirements do not reflect the travel mode shift that has occurred in Boulder in recent years or the desired continued mode shift in the future. Boulder's current mode split (including higher than regional and national trends for walking, biking, and transit) is reflected in the high number of parking reductions that are requested and approved for new development projects and in data that shows an increasing use of transit and bike facilities.

As part of the AMPS process, the city is evaluating updates to the land use (zoning) code to ensure that parking is being provided according to contemporary and future travel needs. These needs should take into account the higher percentages of people choosing to walk, bike and ride transit as alternatives to the automobile. This memo outlines the best practices that staff has researched and discussed in previous memoranda, includes new data on parking supply and demand in the city (see **Attachment B** – Parking Study), and specifies three scenarios ranging from conservative to more aggressive related to how much of the parking regulations should be updated. Based on direction received from review boards and council on these scenarios, staff will return with more specific land use changes and analysis for consideration. It should be noted that parking regulations, particularly those that may impact residential areas may be affected if the Ballot Questions 300 and 301 pass on November 3 as discussed in the Executive Summary.

Staff's work on evaluating the current parking requirements are informed by policies in the Boulder Valley Comprehensive Plan, discussed below, and the Transportation Master Plan's (TMP) goals of encouraging transportation options and reducing vehicle miles traveled (VMT).

City policies seek to require more efficient parking solutions and avoid excessive parking as expressed in the two Boulder Valley Comprehensive Plan (BVCP) policies below:

> ***6.09 Integration with Land Use***
> *Three intermodal centers will be developed or maintained in the downtown, Boulder Junction and on the university's main campus as anchors to regional transit connections and as hubs for connecting pedestrian, bicycle and local transit to regional services. The land along multimodal corridors will be designated as multimodal transportation zones when transit service is provided on that corridor. In these multimodal transportation zones, the city will develop a highly connected and continuous transportation system for all modes, identify locations for mixed use and higher density development integrated with transportation functions through appropriate design, and develop parking maximums and encourage parking reductions. The city will complete missing links in the transportation grid through the use of area transportation plans and at the time of parcel redevelopment.*
>
> ***6.10 Managing Parking Supply***
> *Providing for vehicular parking will be considered as a component of a total access system of all modes of transportation - bicycle, pedestrian, transit and vehicular - and will be consistent with the desire to reduce single occupant vehicle travel, limit congestion, balance the use of public spaces and consider the needs of residential and commercial areas. Parking demand will be accommodated in the most efficient way possible with the minimal necessary number of new spaces. The city will promote parking reductions through parking maximums, shared parking, unbundled parking, parking districts and transportation demand management programs.*

Consistent with the policies mentioned above, staff is considering incorporating the following best practices from other communities into the land use code:

- Updated parking requirements that include new parking minimums and parking maximums;
- Shared parking requirements;
- Automatic parking reductions;
- Unbundled parking in areas outside of Boulder Junction; and
- Requirements for electric vehicle charging stations.

Staff worked with Fox Tuttle Hernandez Transportation Consultants on analyzing different land uses throughout Boulder in different contexts (e.g., suburban locations away from transit vs. mixed-use locations along transit routes) to evaluate current parking needs. The study, which looked at the parking supply and demand of over thirty locations during peak and non-peak periods and during the university school year, found that parking supply exceeds demand in all instances. Therefore, consistent with the policy direction provided by the Boulder Valley Comprehensive Plan and goals of the Transportation Master Plan (TMP), reducing parking requirements – principally for commercial and office uses – is warranted.

The data also indicates that there is not a strong correlation between the parking needs of properties in more urban, walkable mixed-use locations versus more isolated, vehicle-oriented, suburban locations. This is due to city's high level of walk-ability, bike-ability and transit access. While differences can be seen between these locations, they are not large enough to necessitate complicated, localized parking requirements, but rather it makes sense to have updated parking requirements per land use citywide.

Based on the parking data results and the intrinsic connection between reducing parking requirements and encouraging transportation options, staff has been working on creating updated parking regulations that are linked to new Transportation Demand Management (TDM) requirements (in addition to those TDM requirements discussed later in this memorandum). The approach is to create new parking maximums and parking minimums per land use such that if a new development includes parking amounts towards the lower end of required parking, the required TDM strategies would need to be more robust to offset the need for parking and encourage transportation options. Staff is looking for direction on whether this is a good approach and also how aggressive the numeric parking amounts should be changed.

Questions:

a. The Fox Tuttle Hernandez parking data shows that current parking requirements generally require more parking city wide than is needed for land uses. Which scenario for parking code changes below would be advised moving forward?

<u>Scenario 1</u>

- Minimal change to current parking requirements.
- Parking lots would continue to take up large portions of sites.
- Spillover impacts would be largely avoided.
- May result in continued applications for parking reductions.
- Would have the least impact to businesses reliant on provision on parking.
- Least alignment with city BVCP policies and Transportation Master Plan (TMP) goals.

<u>Scenario 2</u>

- Recognizes that alternative modes are a growing trend in Boulder based on transit use and bike-ability.
- Would entail a reduction in parking supply requirements closer to the average parking demand numbers in the data.
- More flexibility in site design as parking lots would take up some portions of sites.
- Would likely result in tighter parking availability during peak periods and potential for some spillover for some land uses. If spillover parking into neighborhoods occurred during peak periods, mitigation through the Neighborhood Parking Permit (NPP) program may be necessary.
- Would include implementation of new TDM requirements in the land use code.
- Would likely reduce the amount of applications for parking reductions.
- May have a moderate impact to businesses reliant on provision on parking.
- Better alignment with city BVCP policies and TMP goals.
- Would be more of an incremental approach towards TMP goals.

<u>Scenario 3</u>

- Recognizes that use of transportation options is a growing trend in Boulder based on transit use and bike-ability.
- Would entail a more significant reduction in parking supply requirements to potentially less than the current demand.

- Greatest level of site design flexibility with parking lots and garages taking up minimal portions of sites.
- Spillover parking may be more likely. If spillover parking into neighborhoods occurred during peak periods, mitigation through the NPP program may be necessary.
- Would include implementation of more robust TDM requirements in the land use code.
- This scenario would result in minimal applications for parking reductions.
- May have a detrimental impact on businesses reliant on provision of parking.
- Most alignment with city BVCP policies and TMP goals.
- May have biggest impact to travel behavior and modal choice if less parking is available.

IV. TRANSPORTATION DEMAND MANAGEMENT PLANS FOR NEW DEVELOPMENT

Staff is developing a Transportation Demand Management (TDM) Plan ordinance for new developments. The work represents a systematic approach to holistically address the impacts of new commercial and residential developments on our transportation system. This TDM Plan ordinance work is moving forward together with two other initiatives that are also addressing the impact of new developments. The two initiatives include changes to the city parking code and an impact fee study that includes evaluating the feasibility, design and implementation of a multi-modal impact fee.

Parking Code Changes

As described above, staff is considering changes to the city parking code which establishes parking supply requirements for new developments. One possible modification includes the establishment of parking maximums in addition to current parking minimums. Due to the connection between parking supply, parking management and TDM, there is a need to evaluate the relationship between the parking code and TDM strategies and move these two work items in tandem. For example, if both parking maximums and minimums were implemented, the closer the parking supply is to the minimum required number of parking spaces, the more robust the TDM program should be to limit parking demand and prevent spillover parking in surrounding areas.

To move the parking code changes together with TDM Plans for new developments, staff formed a new stakeholder group with representatives from the development, commercial and neighborhood communities. The group met in early September and will meet together two more times during the next several months to provide input and feedback on the design of a TDM ordinance within the context of a modified parking code. The need to develop the TDM Plan ordinance and parking code changes together was a direct outcome of earlier input from developers and property owners in the spring of 2015.

Development-Related Impact Fees and Excise Taxes

A second related initiative is the city's update to the development-related fee studies. The city has retained TishlerBise and Keyser Marston Associates to assist in the analysis. The update is examining four different areas:

1. an update of the 2009 Impact Fee study;

2. affordable housing linkage fee on non-residential development;
3. the preparation of a study to create a public art program for new development; and
4. a study of both the capital and operating impacts to multimodal transportation facilities and services of new development.

The last area related to multimodal transportation facilities and services will employ new thinking regarding traditional Transportation Impact Fee and other funding programs. TischlerBise will employ innovative approaches toward Multimodal Mobility Fees that consider different requirements for infill/redevelopment; variations due to geographic subareas and multimodal options; and approaches to recognize the need to move people, not cars, and finding ways to pay for those improvements. For example, the revenue could be used to fund the installation of electric vehicle charging stations, bike-sharing stations, long-term secure bicycle parking, car share vehicles, or transit facility improvements. This type of fee has the potential to work as a foundation for the TDM Plan Ordinance in which the fee provides for initial capital improvements and long-term TDM programs and service commitments are required through the ordinance.

The development related fee study is expected to conclude in 2016.

TDM Plan Ordinance for New Developments
The overarching reasons for incorporating TDM into the Site Review process and regulating implementation and evaluation is to meet the goals and objectives of the Boulder Valley Comprehensive Plan, the City of Boulder's Sustainability Framework and the Transportation Master Plan. At the last AMPS Study Session, City Council directed staff to study two approaches for a TDM Plan ordinance for new developments; a city-wide approach and a district approach.

<u>City-wide Approach</u>
There is wide variety of ways a city-wide TDM Plan ordinance could be designed in terms of:

- what is measured to determine compliance;
- level of the specific targets of the measurable objective(s);
- triggers for requiring compliance;
- required elements of the TDM Plans;
- timing and duration of monitoring; and
- enforcement.

Other considerations include identifying a sustainable way of monitoring and administrating the program. Depending on the triggers and thresholds for compliance, a city-wide TDM ordinance could require significant staff time and resources.

Based on feedback from boards and council, a possible city-wide TDM Plan ordinance would measure single occupant vehicle (SOV) mode share and use vehicle trip generation as a way to verify survey results of residents and employees. The specific targets would be based on existing SOV mode share data, land use, size and location in terms of level of multi-modal access and service. These targets would likely be lowered over time to reflect the city's long-term sustainability and transportation master plan objectives.

The trigger for requiring compliance would be based on peak trip generation as currently outlined in the city's Design and Construction Standards. Currently TDM plans are required when a commercial development is expected to exceed 100 vehicle trips at peak hour and 20 vehicle trips at peak hour for residential developments. Boards and council have discussed lowering the commercial threshold, but there has been no clear consensus.

Another option for a trigger that has come out of the stakeholder process at this point is size of commercial and residential developments in regard to the number of employees or the number of housing units or bedrooms. One advantage of this trigger is that the ordinance would be designed to require the compliance of commercial tenants as oppose to property owners on the commercial side. One of the difficulties of a TDM ordinance linked to the property is that the owner of the property has less influence on the travel behavior of their tenants as a business has on its employees.

In terms of the TDM Plan design and the question of required elements, feedback supports the idea of maintain as much flexibility as possible with very few required elements. Of the wide variety of possible elements, Eco Pass participation, appointment of an employee transportation coordinator, participation in the evaluation process, and the unbundling of parking were identified as being required elements when appropriate.

Based on initial feedback, city boards and council support allowing a three year period to meet targets with annual monitoring. If after three years the property is in compliance, the annual monitoring ends but properties would be periodically monitored as targets are lowered over time. If the property is in non-compliance, a revised TDM plan would be required with additional programs and incentives and the property would have one more year to reach compliance. It has also be discussed as an option to require support from a transportation consultant or membership in transportation management organization to receive the necessary technical assistance if a property is non-compliant after the initial three years. If the property continues to be in non-compliance – an enforcement phase would be initiated.

After several board and council meetings, there remains little consensus on what enforcement looks like. The spectrum of input ranged from making a good faith effort is sufficient to meaningful fines and penalties. Some feedback from the stakeholder groups on this topic is that using fines is counterproductive as it takes away from funding possible TDM programs and services. Often if a property is in noncompliance it is related to the level of multi-modal service. In other words, it may not matter how robust a TDM Plan is or how much "teeth" an ordinance has, if there are no accessible transportation options for employees or residents to use.

District Approach

The district approach is modeled after the system that has been implemented in Boulder Junction. In Boulder Junction, the city adopted a Trip Generation Allowance, which states that only 45 percent of all trips by residents and employees can be completed in a single-occupant vehicle. Rather than meeting the ordinance as individual properties, the owners voted to establish a TDM Access District. The TDM Access District is a general improvement district that collected property taxes to provide TDM programs and services designed to meet the target of

the trip generation allowance. The TDM Access Districts works in conjunction with a Parking Access District that provides funding for parking management and the construction of shared parking structures. The revenue from the TDM Access District is currently used to provide Eco Passes to all residents and employees, discounted bike share memberships and free memberships to car sharing organizations.

There are many benefits of this approach. The taxes provide a sustainable and flexible source of revenue for TDM programs and administration of the district. The focus is not on individual property compliance and monitoring, but on how the district operates as a whole, and providing incentives for travel behavior change by providing the necessary programs and services rather than on the disincentive of fines and penalties. If in non-compliance, enforcement and penalties are not necessarily required as taxes can be raised to provide the necessary programs and services to increase mode shift. The district approach would also provide a way to bring not only new developments, but also existing commercial and residential properties in our highest trip generation area under the ordinance. The citywide model would only cover new developments and has a limited impact on overall trip generation.

If the Boulder Junction model is applied to our current parking districts in downtown and on University Hill, this approach would concentrate resources on the higher density commercial areas of the city where parking demand and vehicle trip generation are the highest. Furthermore, a district approach could be coupled with an ordinance covering any significant developments that occur outside of existing districts. With increased development in North Boulder and along East Arapahoe, a TDM Access District approach combined with capital investments in multi-modal facilities and service could significantly improve long term sustainability and reduce the impacts of new developments. One critical disadvantage of the approach is that the establishment of a general improvement district (GID) requires the vote of property owners even with an ordinance in place. In Boulder Junction, the option to form a district was developed as an alternative to individual properties meeting the requirement of the Trip Generation Allowance on their own.

Next Steps

The next steps in designing a TDM Plan ordinance for new developments is to develop the criteria for setting targets and produce a matrix outline the targets for different land uses, sizes and locations for the city-wide approach. For both approaches, staff will be working with an internal working group and the City Attorney's Office to begin to craft potential ordinances reflective of the two models. Similar to potential parking code changes, the current approach to the TDM Plan ordinance will need to be reevaluated if the Ballot Measures 300 and 301 pass on November 3 as discussed in the Executive Summary.

Questions:

b. What are the pros and cons related to the two approaches for a TDM Plan ordinance for new developments?
c. Should staff include in the city-wide approach an option to have the trigger based on the number of employees or bedrooms/housing units? Or number of peak hour vehicle trips?

V. CAR SHARE ON-STREET PARKING POLICY

Car sharing has been recognized as a viable transportation option for use in urban areas. The City of Boulder currently has a relationship with eGo car share that operates out of public and private parking lots. Staff has been approached by other car share companies wishing to operate in Boulder and a clear on-street parking policy is needed to help guide those conversations.

There are two basic models for on-street car sharing parking. The first is a roundtrip model where the vehicle is located in an assigned position and must be returned to that position. The second model allows for geo-tracked vehicles to be rented from any geo-fenced location, driven to another geo-fenced location, and left for the next customer to find using a GPS-based mobile application. Both business models have asked for (geo-tracked requires) on street parking privileges. The roundtrip model would require a specific marked space in the public right of way, while the geo-tracked, one-way model would require some type of permit or exemption from parking at a pay station or in an NPP or other managed parking location. Current policy is that on-street parking is shared, unbundled, managed and paid (SUMP), to meet these requests would require both a change in policy and in ordinance. A draft consultant report is available for more information.

Questions:

d. Should staff include a designated on-street parking alternative for car share companies in our car share on-street parking policy?
e. Should staff include a permitting process for geo-tracked car share vehicle to park in undesignated public right-of-way parking spaces in managed districts, in excess of time restrictions present in these areas?

VI. PARKING PRICING PREVIEW

Based on the SUMP principles, parking pricing is a key component of parking management ensuring parking turnover and creating an incentive to use other transportation modes. It is also a critical element in creating economically viable and accessible community commercial districts. Since the three access/parking districts – downtown, University Hill and Boulder Junction – are the only commercial centers that have customer paid parking, it is essential to approach parking pricing policies carefully and thoughtfully, mindful of the impacts to businesses and the perceptions of the public consumers who have the alternative to shop, dine and visit commercial areas without paying for parking.

All elements of parking pricing are under consideration: long-term, permit parking, short term, hourly parking, and short term parking fines, as well as the cost of the parking permits in the Neighborhood Parking Permit (NPP) areas. The consideration of parking pricing will be undertaken in a phased approach from 2015 through 2016. Community engagement and outreach will be an important component throughout the process. Please find below an update the status and next steps of parking pricing in all areas:

Progress Update

- Long-term, Permit Rates: Updates to long-term permit rates in the downtown and on the hill, and in NPP commuter permit rates are included in the 2016 budget process which take into account increases in permit parking rates charged in the private and non-profit sector. Historically, permit rates have been increased on a regular basis. Prior to 2014 the rates were

increased every other year. Beginning in 2014, the permit rates have been increased on an annual basis based on demand and monitoring of private parking rates. In the last three years the permit rates have increase 28.6 percent in the downtown. The proposed rates for 2016 are:

- Downtown garages: **$360 per quarter**
- Downtown surface lots: **$210 per quarter**
- University Hill surface lots: **$185 per quarter**
- NPP Commuter permits: **$90 per quarter**

Staff will continue monitoring parking supply and parking rates on a regular basis to recommend further adjustments as needed.

- Parking Fines: The current on-street, overtime at meter parking fines have not been increased for more than 20 years and staff will be presenting council with recommendations for fine increases, as well as considering a graduated fine approach, in the first quarter of 2016. Currently, staff is working with the AMPS consultant, Kimley-Horn, who surveyed communities nationwide and in Colorado to research rates for a number of parking fines. A summary of the research to date is included in **Attachment C**. This background data will inform the recommendations. The rate of the overtime at meter fines has a proportional relationship with the short term parking rates so it is important that these two issues are considered together.

- Short-term, Hourly Parking Rates: The on-street and garage hourly rates will also be reviewed, including the option of variable rates at different times of day or in different locations. Numerous communities across the country have instituted different approaches to short term parking rates using performance or geographically based criteria. A report from Kimley-Horn on potential pricing strategies and applications is available here. Prior to developing any recommended changes the first step will be to determine the goals of parking pricing. Short term parking rates were last increased in 2007. Outreach and community engagement will be critical to arrive at an informed and balanced recommendation. In order to learn directly from other communities, staff will be organizing along with our consultants a panel of representatives from peer municipalities to share their experience with performance based parking pricing.

- Boulder Junction: The Boulder Junction district developed a parking pricing strategy to implement the shared, unbundled, managed and paid (SUMP) principles and reflect the market of the surrounding area. Staff is also phasing in on-street parking management as newly constructed streets become available.

- Neighborhood Parking Program: The rates for the Neighborhood Parking Program (NPP) permits will be evaluated – both business and resident – to ensure a comprehensive pricing approach. Currently, the residential permit rate is $17 per year and the permits for businesses embedded with an NPP is $75 per year. The residential rates were last increased in 2006. Community outreach and engagement will be integrated into every stage of this process. It is estimated a recommendation will be forthcoming in the first quarter of 2016.

Next Steps

Staff will continue to work on the policy options described above and will return to the boards and city council in the first quarter of 2016.

VII. ACTIONS IN PROGRESS

The following are AMPS related action items currently in progress.

New Technology Improvements

- Staff has selected a vendor (contract negotiations are underway) for the replacement of the downtown garage access, revenue control, and permitting systems to a state-of-the-art system that will coordinate with other technologies such as the variable messaging system. Installation is expected in 2015 and will take approximately two months to complete. Installation will be phased and managed to maintain access to the garages.
- With the projected completion of the Depot Square mixed-use development in Boulder Junction in the second quarter of 2015, staff is working with the multiple parties – the hotel, RTD, affordable housing and Boulder Junction Parking District – to implement a parking management system to accommodate the variety of users of the shared parking.
- The Department of Community Vitality is pursuing an innovative pilot program with a downtown Boulder startup company, Parkifi. Parkifi is developing a real-time parking space occupancy technology system and is proposing to pilot the program in the Broadway and Spruce Street surface parking lot, in on-street spaces downtown, and potentially in the downtown garages. The pilot consists of installing sensors in parking spaces at no cost to the city. The sensors are connected to a Parkifi gateway that is connected to a cloud-based dashboard that displays occupancy data. The goal will be to work with the city's existing mobile payment vendor, Parkmobile, to provide real-time parking data to customers. Installation of the sensors is expected within the next couple of months as the details and specifications are worked out.

Shared Parking

The goal of a shared parking partnership policy is to maximize potential opportunities for additional shared and managed parking between private developments and established parking districts. The proposed policy could require a mandatory step in the development review process for projects of a certain size located inside one of the three parking districts (downtown, University Hill and Boulder Junction) to explore options and opportunities for additional parking and/or parking management strategies benefiting the entire district. Partnerships could take a number of different forms, including adding district-funded parking to the private development and/or district management options to increase or maximize private parking utilization to the benefit of the district as well as the private property owner. Staff is proposing the approach of requiring a mandatory discussion between the developer and the parking/access district during the review process with voluntary compliance.

There are several examples of potential and implemented partnerships between Boulder's access districts and private developments. These include St. Julien Hotel and the downtown parking district Central Area General Improvement District (CAGID); the Depot Square garage in Boulder Junction between multiple parties (RTD, Hyatt Hotel, affordable housing, the depot and the Boulder Junction Access District - Parking); the current negotiations between CAGID and the Trinity Commons project; and the University Hill General Improvement District (UHGID)

and Del Mar Interests. Initial discussions are underway between BJAD and the S'Park development in Boulder Junction, and between UHGID and a coalition of property owners for a potential development at the southwest corner of Broadway and University.

Based on Council feedback from the last study session, staff is proceeding with the development of a policy that would be incorporated as a step in the development review process.

District Satellite Parking Strategy
Parking opportunities are becoming more limited for employees in the downtown and the University Hill commercial area. This strategy explores opportunities for shared parking facilities for non-resident employees who commute into Boulder for work along major transportation corridors associated with available transit service, off-street multiuse paths, and on-street bike lanes, and ideally with a multimodal "mobility hub." Commuters could park their vehicle at vacant lots outside of the commercial districts and then finish their trip into work by transit, bike, carpool, bike share, or car share. RTD already has several free Park-n-Ride locations that are primarily used for trips from Boulder to areas outside of the community that could be used by in-commuters. Staff is reviewing different types of locations:

- existing public (city, RTD, CDOT) and/or private parking lots with multimodal amenities;
- existing parking lots that would require amenities such as sidewalks, bus shelters, etc.; and
- locations without existing parking facilities that could become satellite locations.

These types of satellite parking lots could be used by employees driving into the city and finishing their trip by transit, carpool, biking, and/or walking. Satellite parking lots could also be used for special events parking.

As one of the action items from the Transportation Master Plan, the city is continuing to work with CDOT, RTD, Boulder County, and area property owners to explore the concept of a mobility hub for north Boulder, at the intersection of north Broadway and US 36. The mobility hub could include potential opportunities for enhancing transit operations and passenger amenities, bike parking, bike share, car share, and satellite parking (Park-n-Ride), kiss-and-ride, etc. The project team is currently revising the conceptual site plan designs based on prior City Council input.

The city's consultant is working on an analysis of the different potential locations, travel sheds that have the greatest number of employees in-commuting, location assessments, and recommendations regarding the highest priority opportunities both long- and short-term. A presentation of the consultant findings is available here. All sites will be reviewed to ensure compliance with existing zoning regulations and project specific requirements. Staff is pursuing the short term options as well as working with other entities such as CDOT and the County to include satellite parking options in corridor studies along SH119 and East Arapahoe.

Coordination with Civic Area project for access/parking/TDM programs
In conjunction with proposed changes to the Civic Area, staff is working to develop recommendations on how to holistically manage civic area parking and a strategic TDM plan to

increase access to the Civic area by city staff, residents, library patrons, and visitors. With construction set to begin in 2016 and the potential loss of some parking spaces, staff will be implementing new TDM strategies and enhancing existing programs to reduce the parking demand by employees of the city government. Some of these programs will be piloted at the end of 2015 and potentially formally adopted in 2016 prior to construction.

VIII. ONGOING WORK AND COORDINATION RELATED TO AMPS

In addition to the items described above, the project team is advancing work in several AMPS focus areas in 2016.

Districts

- Negotiations are continuing for a shared parking option between the Central Area General Improvement District (CAGID) and Trinity Lutheran Church in downtown for a mixed-use project, including senior affordable housing, additional congregational space, and additional parking.
- Negotiations are also continuing for a public-private partnership redevelopment of one of the catalyst sites - the University Hill General Improvement District (UHGID) Pleasant Street parking lot - for a hotel, and a district parking garage.
- Downtown and University Hill development and access projections will be updated during the second and third quarters of 2015 to reflect recent zoning changes on the hill, projected development, and the results of the employee travel surveys. This is a valuable tool in anticipating the access needs, including parking, for the downtown area.
- The downtown bike rack occupancy count was completed in August 2014. This survey provides valuable information and informs staff of locations for additional bike racks. Based on the data from the final report and recommendations, additional bike parking was added to the West Pearl area.
- Staff will be developing recommendations for guidelines for the creation of new access/parking districts. Suggested locations include East Arapaho and North Boulder.

Transportation Demand Management

- The communitywide Boulder Valley Employee Survey was completed at the end of 2014 with a special subsample taken from downtown employees. A survey of the travel patterns of the University Hill commercial district employees was completed in the beginning of 2015. A hill employee pilot Eco Pass program is recommended in the 2016 budget for implementation in 2016.
- The property owner of the future Google campus at the southwest corner of 30th and Pearl streets petitioned to join the Boulder Junction Access District (BJAD) – Travel Demand Management (TDM) and was accepted by the Boulder Junction Access District-Parking. In addition, staff is in initial discussions with the Reve project at the southeast corner of 30th and Pearl about their petitioning to join the TDM district.

On-Street/Off-Street

- A downtown parklet study determined potential criteria and locations, operational parameters and considerations, installation requirements, and recommendations for potential parklet sites. The evaluation of the pilot parklet on University Hill has been completed and provided valuable information for the development of future parklets in the downtown.

- An alley master plan for the University Hill commercial district is proposed in the 2016 budget.
- Beginning in 2015 and continuing into 2016, a review will be conducted of the Neighborhood Parking Permit program's regulations and how the program serves the variety of community needs. Staff will also be preparing the Chautauqua Access Management Plan (CAMP) that is called out in the Chautauqua lease. In addition to the Chautauqua leasehold, the surrounding neighborhoods will be included to address any spillover impacts. Preliminary discussions are underway with the Steelyards Association regarding the potential for a coordinated parking management and TDM program for the mixed-use neighborhood in anticipation of the completion of Depot Square at Boulder Junction. The homeowners' association has expressed interest in creating a form of a NPP in their mixed-use neighborhood.

IX. NEXT STEPS

Information from the community outreach and input from the City Council and boards will be used to refine the AMPS 2016 work plan items. In second quarter of 2016, staff will schedule a joint board workshop in preparation for a council study session to consider a final AMPS Summary Report. Not all AMPS topics will be addressed within the AMPS umbrella, therefore an on-going strategy will identify future action items to address the next generation of Boulder access and parking needs. A timeline of all AMPS work plan items is shown in **Attachment D**.

As noted throughout this memo, the potential passage of Ballot Questions No. 300 and 301 on November 3 will influence the discussion at the City Council study session on November 12. This memo reflects the current thinking on AMPS and if the measures pass, staff will need to reevaluate the overall AMPS work plan to reflect how the city implements the two measures.

Community engagement and outreach will continue to ensure public feedback and participation with the AMPS. **Attachment E** shows an info-graphic that staff will use to help explain the overall purpose of AMPS, moving forward.

For more information, please contact Molly Winter at winterm@bouldercolorado.gov or Kathleen Bracke at brackek@bouldercolorado.gov, or visit www.bouldercolorado.gov/amps.

ATTACHMENTS

A. AMPS Project Purpose, Goals and Guiding Principles
B. Tuttle, Fox Hernandez Parking Study
C. Parking Fines in Boulder and Other Cities
D. AMPS Timeline
E. AMPS Infographic

ATTACHMENT A: AMPS PROJECT PURPOSE, GOALS, AND GUIDING PRINCIPLES

Purpose

Building on the foundation of the successful multi-modal, district-based access and parking system, the Access Management and Parking Strategy (AMPS) will define priorities and develop over-arching policies, and tailored programs and tools to address citywide access management in a manner consistent with the community's social, economic and environmental sustainability principles.

Goals

The Access Management and Parking Strategy (AMPS) will:

- Be consistent with and support the city's sustainability framework: safety and community well-being, community character, mobility, energy and climate, natural environment, economic vitality, and good governance.
- Be an interdepartmental effort that aligns with and supports the implementation of the city's master plans, policies, and codes.
- Be flexible and adapt to support the present and future we want while providing predictability.
- Reflect the city's values: service excellence for an inspired future through customer service, collaboration, innovation, integrity, and respect.

Guiding Principles

1. Provide for All Transportation Modes: Support a balance of all modes of access in our transportation system: pedestrian, bicycle, transit, and multiple forms of motorized vehicles—with the pedestrian at the center.
2. Support a Diversity of People: Address the transportation needs of different people at all ages and stages of life and with different levels of mobility – residents, employees, employers, seniors, business owners, students and visitors.
3. Customize Tools by Area: Use of a toolbox with a variety of programs, policies, and initiatives customized for the unique needs and character of the city's diverse neighborhoods both residential and commercial.
4. Seek Solutions with Co-Benefits: Find common ground and address tradeoffs between community character, economic vitality, and community well-being with elegant solutions—those that achieve multiple objectives and have co-benefits.
5. Plan for the Present and Future: While focusing on today's needs, develop solutions that address future demographic, economic, travel, and community design needs.
6. Cultivate Partnerships: Be open to collaboration and public and private partnerships to achieve desired outcomes.

FOX TUTTLE HERNANDEZ
TRANSPORTATION GROUP

Date: September 11, 2015

To: Karl Gulier – City of Boulder

From: Carlos Hernandez – Fox Tuttle Hernandez Transportation Group
Bill Fox - Fox Tuttle Hernandez Transportation Group
Drew Willsey – Fox Tuttle Hernandez Transportation Group

RE: 2015 Parking Study Results

This memo summarizes the results of a parking study conducted in the City of Boulder between Spring and Fall 2015. This study is an extension of a prior study that was conducted in Summer 2014. The purpose of these studies is to provide the Transportation Advisory Board, Planning Board, and the AMPS project with actual parking data from selected sites around the city. The attached summary presentation provides specific details. The key findings from the 2015 parking study are summarized in Table 1 below. The ranges shown in the table include sites studied in 2014 as well as the ones studied in 2015. A detailed list of all sites studied and when their peak demands occurred can be found at the end of this document.

Table 1: Parking Supply and Demand Rate Ranges (2014 & 2015) by Land Use Type (Not Including On Street)

Land Use Type	Observed Supply Range		Observed Demand Range		Units
	Lowest	Highest	Lowest	Highest	
Residential	0.48	1.72	0.43	1.27	(Spaces per DU)
Commercial	2.57	5.92	1.96	4.39	(Spaces/1000 sq. ft.)
Office	1.92	4.15	0.92	2.79	(Spaces/1000 sq. ft.)
Mixed-use (Residential)	0.82	1.58	0.42	1.17	(Spaces per DU)
Mixed-use (Commercial)	1.69	2.89	1.3	2.22	(Spaces/1000 sq. ft.)

P.O. BOX 19768, BOULDER, COLORADO 80308-2768
PHONE: 303.652.3571 | WWW.FOXTUTTLE.COM

2015 Study Details

In April and early May of 2015, Fox Tuttle Hernandez (FTH) staff conducted a comprehensive city-wide parking study of 6 commercial sites, 5 office/light industrial sites, 8 residential sites, and 3 mixed-use sites. The data-gathering phase of this study was completed before the end of the spring semester at the University of Colorado. Additional follow-up mid-week counts were conducted at selected commercial retail sites in August and September.

Sites were chosen in the interest of obtaining a representative sample of the entire city. Therefore, sites adjacent to the Community Transit Network and bike network were evaluated as well as sites with fewer destinations and higher reliance on motor vehicle access. A visual survey of building occupancy and resident occupancy was also conducted, and only commercial and residential sites that appeared to be near or at full occupancy were studied. Finally, follow-up calls to some of the residential sites were made to determine the ratio of students to non-students for those complexes to enable better understanding of parking patterns of university students.

For all commercial sites, parking demand was sampled 3 times: weekday afternoons between noon and 2 pm, Friday evenings between 5:30 and 7:30 pm, and Saturday afternoons between noon and 2 pm. For all residential sites, parking demand was sampled once on weekdays after 8 pm. For all office sites, parking demand was sampled once on weekday afternoons between 2 and 3 pm. Mixed-use sites were sampled 4 times in order to ensure the peak demand was captured considering the unique and more complex demand fluctuations at those sites. These samples were taken on Friday afternoons between noon and 2 pm, Friday evenings between 5:30 and 7:30 pm, Saturday afternoons between noon and 2 pm, and Saturday evenings between 5:30 and 7:30 pm. Additional mid-week samples were conducted at four commercial retail sites in August and September. These additional samples were taken on Tuesday afternoons between noon and 2 pm and Tuesday evenings between 5:30 and 7:30 pm. Parking supplies were determined at the time of the first demand observation at all sites, and any significant changes in supply that occurred during subsequent samples were noted and taken into account. FTH staff photographed peak demand at all sites when possible (i.e., when peak demand occurred during daylight hours). Supply rates were observed in the field on study days and adjusted when necessary for temporary supply constraints such as special events taking place in the lot.

Results, once entered, were then used in conjunction with gross square footage figures and/or residential unit counts that city planning staff provided to determine the observed supply rates and peak demand rates for all sites (spaces per 1000 square feet for commercial and office sites and spaces per dwelling unit for residential sites). Rates were calculated both including and excluding any applicable on-street parking.

Chart 1: Parking Supply & Highest Demand Rates for Residential Sites (Excluding On Street)

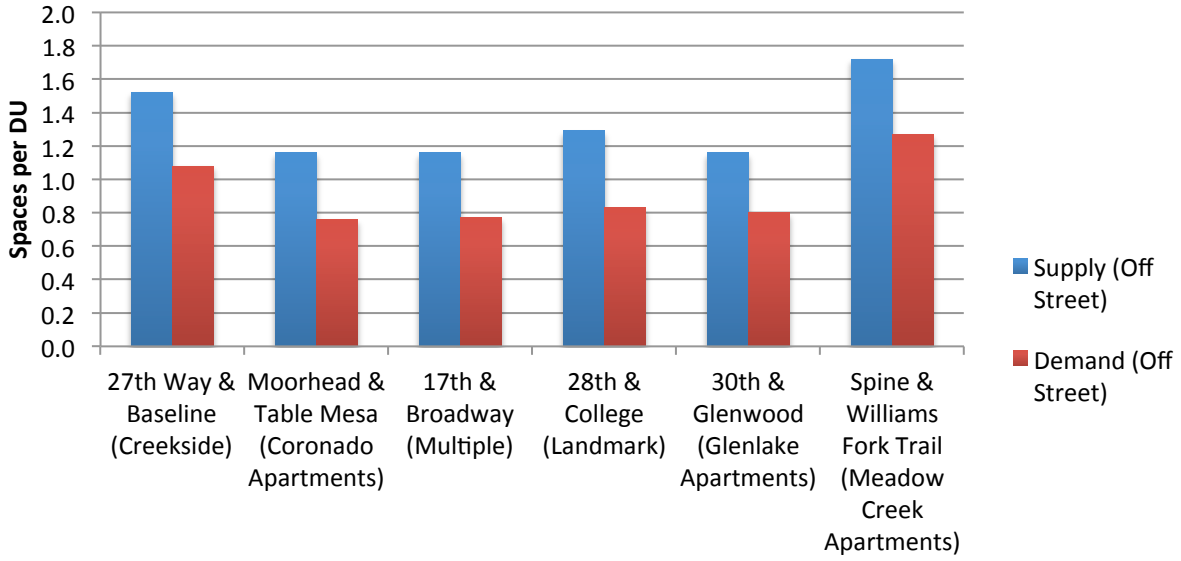


Chart 2: Parking Supply & Highest Demand Rates for Residential Sites

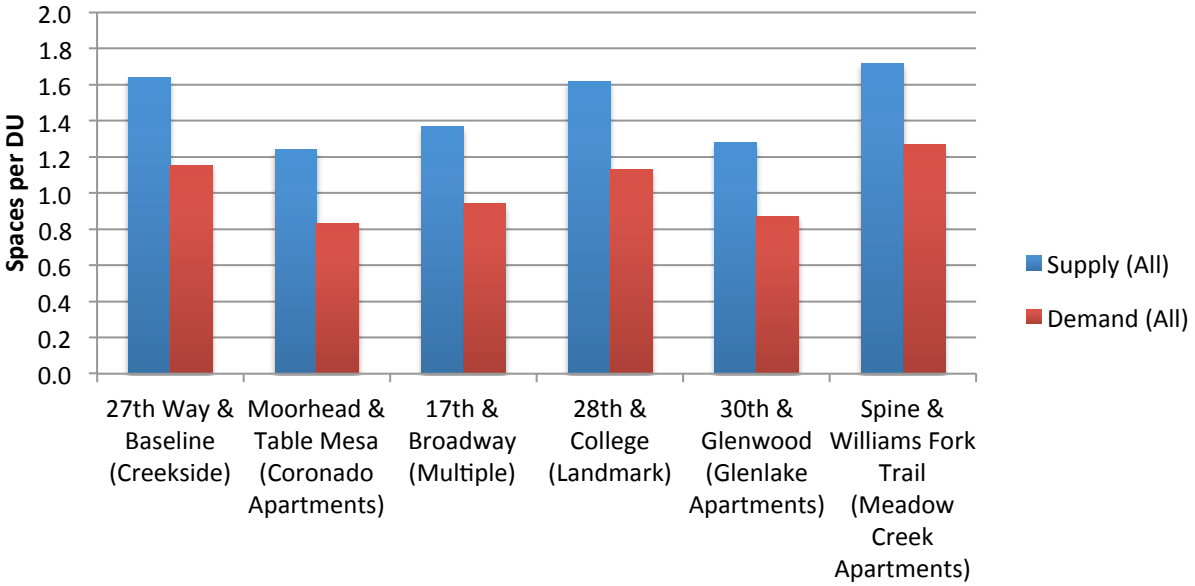


Chart 3: Parking Supply & Highest Demand Rates for Commercial Sites (Excluding On Street)

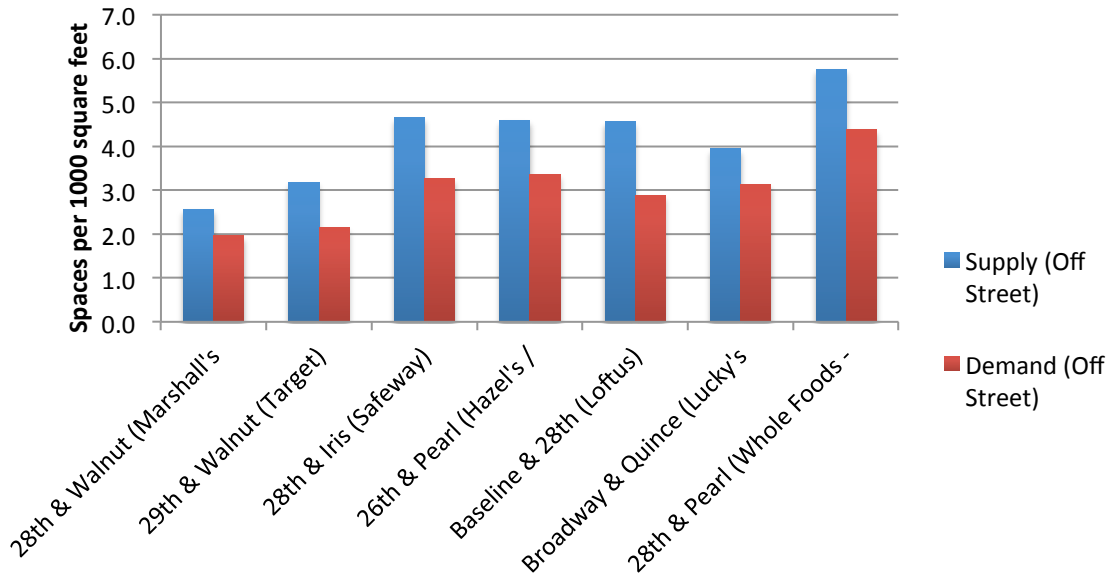


Chart 4: Parking Supply & Highest Demand Rates for Commercial Sites

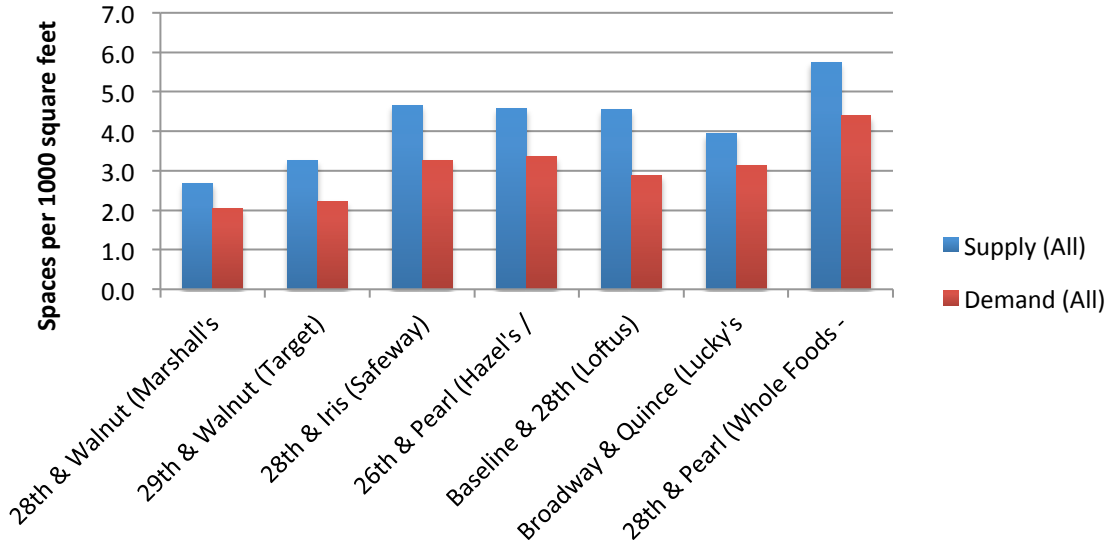


Chart 5: Parking Supply & Highest Demand Rates for Office Sites (Excluding On Street)

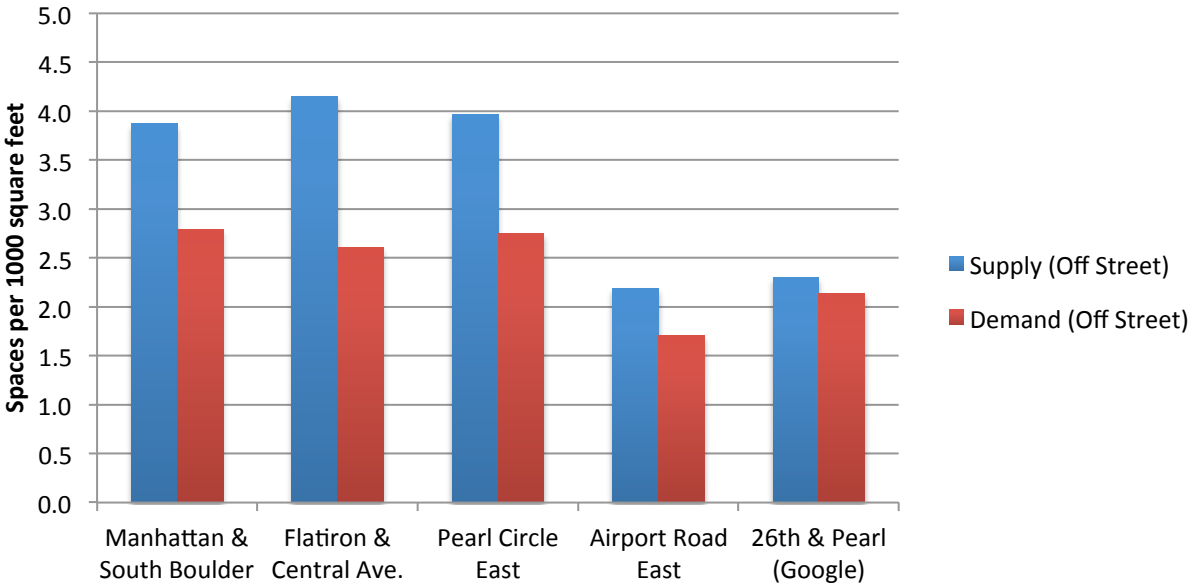


Chart 6: Parking Supply & Highest Demand Rates for Office Sites

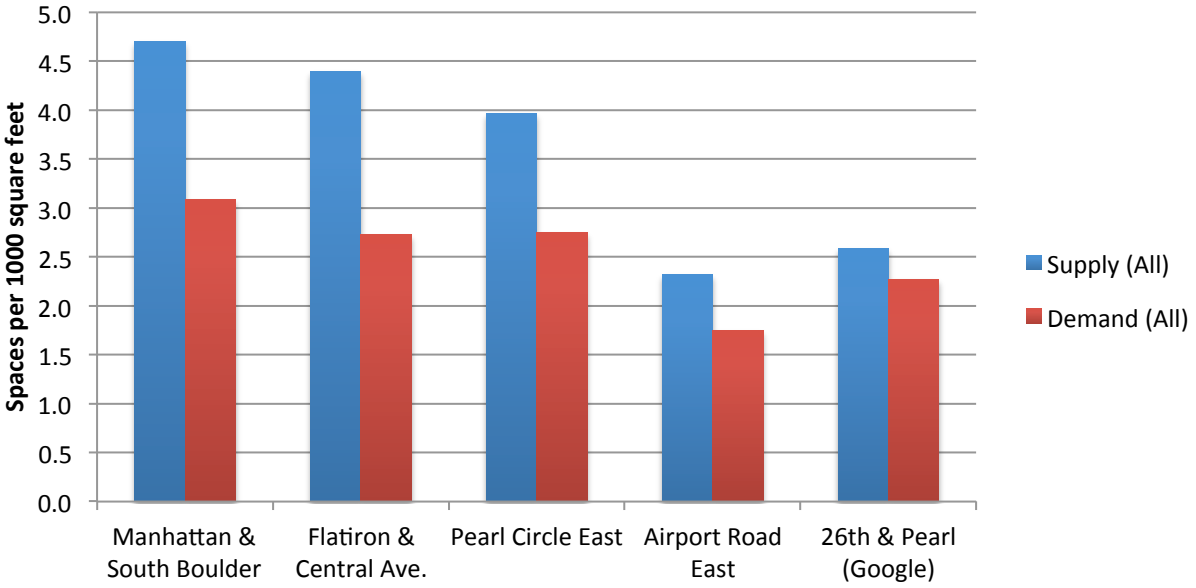


Chart 7: Parking Supply & Highest Demand Rates for Mixed-Use (Residential) Sites (Excluding On Street)

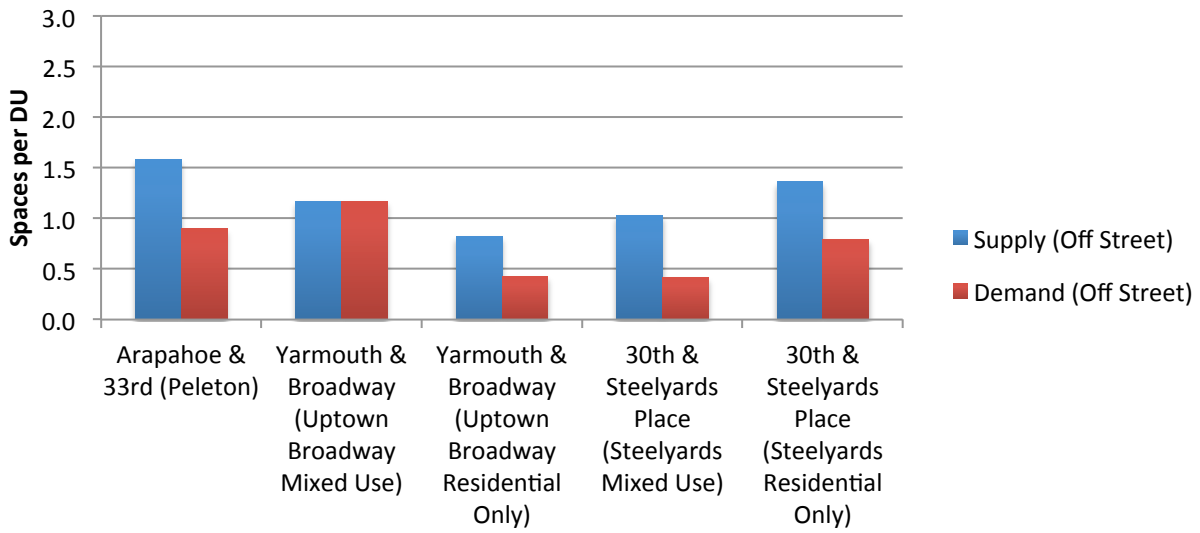


Chart 8: Parking Supply & Highest Demand Rates for Mixed-Use (Residential) Sites

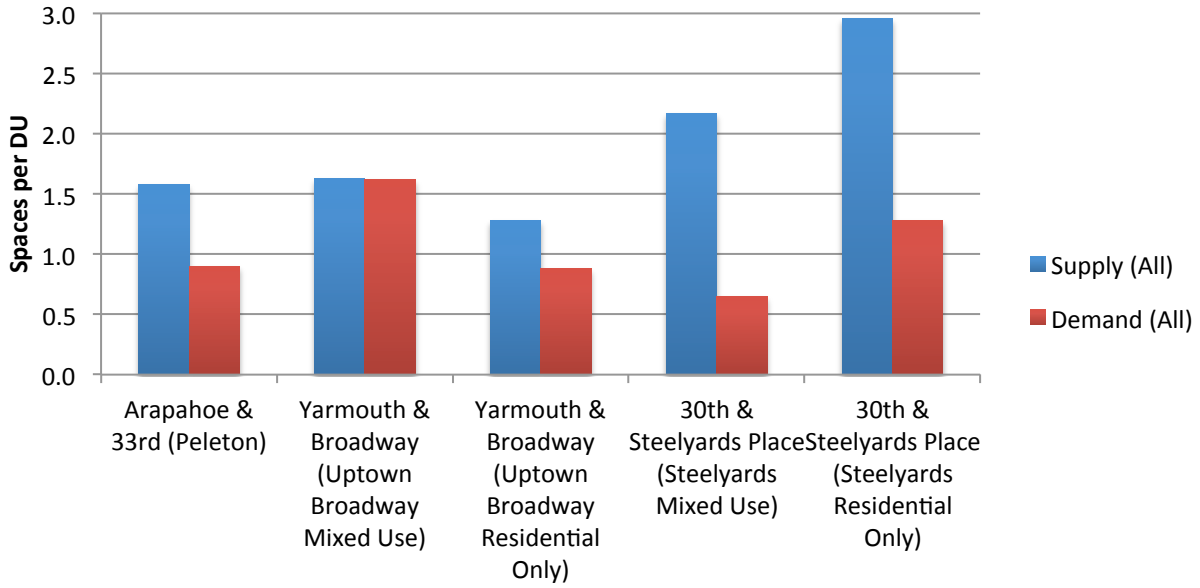


Chart 9: Parking Supply & Highest Demand Rates for Mixed-Use (Commercial) Sites (Excluding On Street)

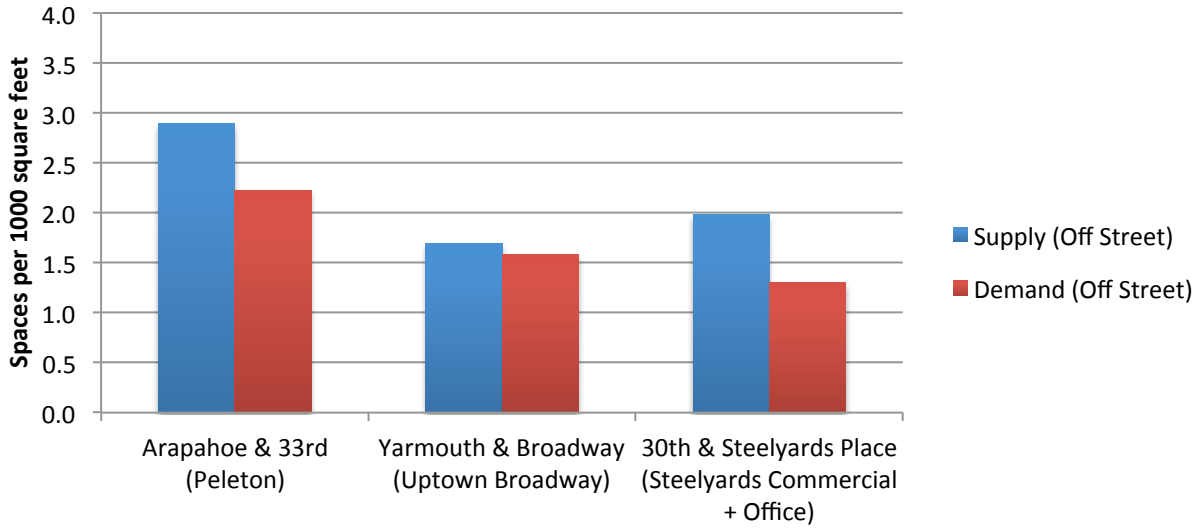
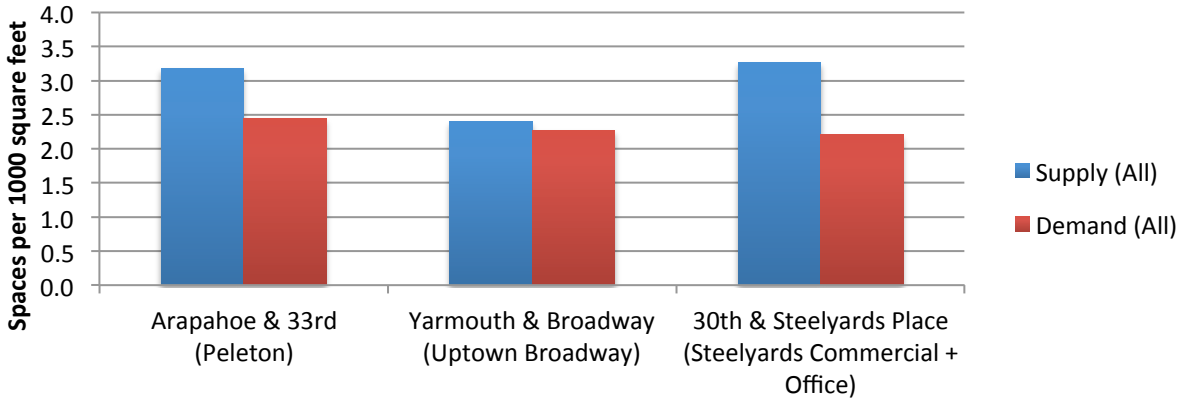


Chart 10: Parking Supply & Highest Demand Rates for Mixed-Use (Commercial) Sites



Comparison to Peer Cities

In order to gather perspective on and context to Boulder's existing parking code, FTH staff reviewed the parking rate requirements of three other selected cities: Davis, CA; Walnut Creek, CA; and Portland, OR. Tables summarizing how Boulder's code compares to these peer cities are given below.

Table 2: Summary of Basic Rate Requirements Across Selected Cities by Major Land Use Type

Use Type	Davis, CA	Portland, OR	Walnut Creek, CA	Boulder, CO
Detatched Dwellings	1 covered space, 1 uncovered space for 0 - 4 bedrooms; 1 additional uncovered space per additional bedroom.	Typically, 1 space per DU.	2 covered spaces per DU.	Typically, 1 space per DU; 0 for MU-4 or RH-7.
Attached Dwellings	1 covered space, 1 uncovered for 0 - 3 bedrooms, 1 additional space per additional bedroom.		1 additional space per DU compared to detatched dwelling requirement.	Minimum: Varies by zoning. Either 1 space per DU; 1 for 1 - 2 bedrooms, 1.5 for 3 bedrooms, and 2 for 4 + bedrooms; or 1 for 1 bedroom, 1.5 for 2 bedrooms, 2 for 3 bedrooms, and 3 for 4 + bedrooms. No minimum for MU-4 or RH-7. Maximum: typically, no maximum except for MU-4 and RH-7 (1 space per DU maximum).
Multi-family Dwellings	1 space for 0 - 1 bedrooms, 1.75 for 2 bedrooms, 3 for for 3+ bedrooms.		1.25 spaces per studio, 1.5 per 1 bedroom, 2 per 2 bedrooms, 2.25 per 2+ bedrooms. At least one space must be covered.	
Retail	1 space per 300 sqare feet of gross area.	Minimum: 1 space per 500 square feet of net building area. Maximum: 1 per 196 square feet.	1 space per 250 square feet of RFA.	Minimum: Varies by zoning. No minimum for RH-3, RH-6, RH-7, MU-4; 1 space per 400 square feet of floor area for BCS, MR-1, IS, IG, IM, A; 1 per 400 sq. ft. if residential is less than 50% of FA (otherwise 1 per 500 sq. ft.) for RMX-2, MU-2, IMS, BMS; 1 per 300 sq. ft. if residential is less than 50% of FA (otherwise 1 per 400 sq. ft.); 1 per 300 sq. ft. of FA for all other zones. Maxiumm: typically, no maximum except for RH-3, RH-6, RH-7, and MU-4 (1 space per 400 sq. ft. of FA if residential is less than 50% of FA, otherwise 1 space per 500 sq. ft.).
Restaurants (Dine-in)	1 space per 3 seats.	Minimum: 1 space per 250 square feet of net building area. Maximum: 1 per 63 square feet.	1 space per 5 seats and 1 per 75 square feet of floor area for portable seats or tables.	
Mixed Use	1 space per 350 square feet of gross commercial area; 1 per DU.	N/A	1 space per 200 square feet of rentable floor area up to 50,000 square feet, 1 per 250 square feet after 50,000. Residential requirement determined on case-by-case basis.	

*** Requirements listed are minimums unless otherwise noted**

Table 3: Examples of Space Requirements per Parking Code by Selected City and Land Use Type (Not Including Reductions)

Example Number of DU's or Amount of Square Feet	Davis, CA	Portland, OR	Walnut Creek, CA	Boulder, CO****
Detatched Dwellings				
1BR DU	2	1	2	1
2BR DU	2	1	2	1
3BR DU	2	1	2	1
4+BR DU	2	1	2	1
Attached Dwellings				
1BR DU	2	1	3	1
2BR DU	2	1	3	1.5
3BR DU	2	1	3	2
4+BR DU	3	1	3	3
Multi-family Dwellings				
1BR DU	1	1	1.5	1
2BR DU	1.75	1	2	1.5
3BR DU	3	1	2.25	2
4+BR DU	3	1	2.25	3
Retail				
5,000 SF	17	10	20	17
15,000 SF	51	30	60	51
40,000 SF	133	80	160	133
Restaurants (Standalone Dine-In)**				
5,000 SF	67	20	40	67
10,000 SF	133	40	80	133
15,000 SF	200	60	120	200
Mixed Use***				
10,000 SF with 10 DU	39	40	60	0 - 43
25,000 SF with 40 DU	111	90	165	0 - 123
50,000 SF with 200 DU	343	300	400	0 - 367

*** Requirements listed are minimums**
**** Assuming 200 seats per 5,000 sq. ft. of restaurant space**
***** Assuming 1 space per DU for Walnut Creek, CA and Boulder, CO mixed-use residential (actual requirement determined on case-by-case basis)**
****** Assuming typical suburban zoning type (highest minimum possible listed; minimums may be lower depending on other criteria)**

Correlations to Transit Network Accessibility and Bicycle Facilities

In addition to comparing Boulder's parking code to that of selected peer cities, FTH staff researched each 2015 study site's proximity to transit routes, both on and off the Community Transit Network (CTN), as well as proximity to existing bicycle facilities, and related those proximities to parking demand in order to ascertain if any correlations exist. These correlation graphs are depicted below.

Chart 11: Commercial Demand versus All Nearby Transit Routes

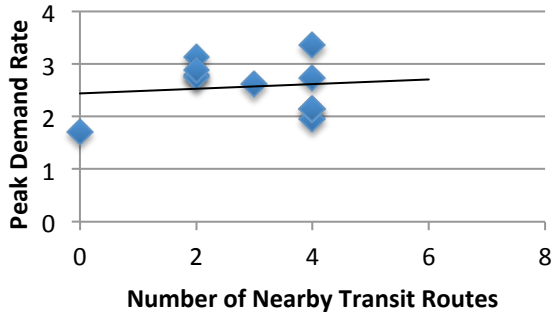


Chart 12: Commercial Demand versus Nearby CTN Routes

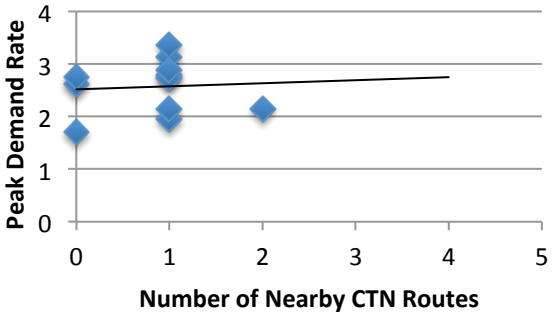


Chart 13: Commercial Mixed Use Demand versus All Nearby Transit Routes

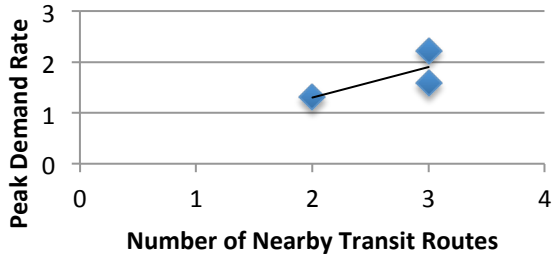


Chart 14: Commercial Mixed Use Demand versus Nearby CTN Routes

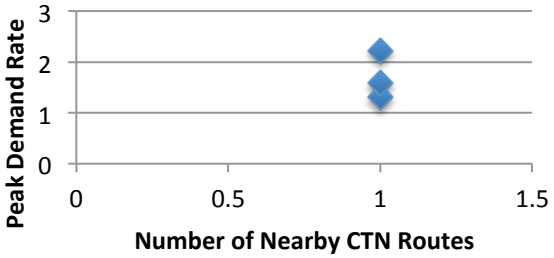


Chart 15: Residential Demand versus All Nearby Transit Routes

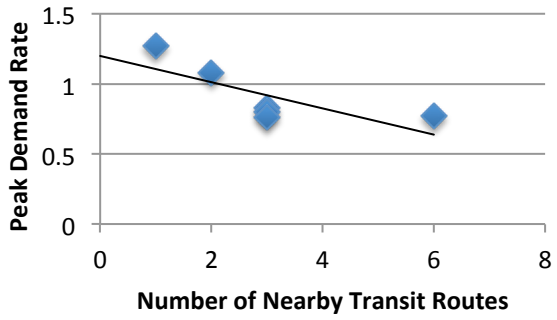


Chart 16: Residential Demand versus Nearby CTN Routes

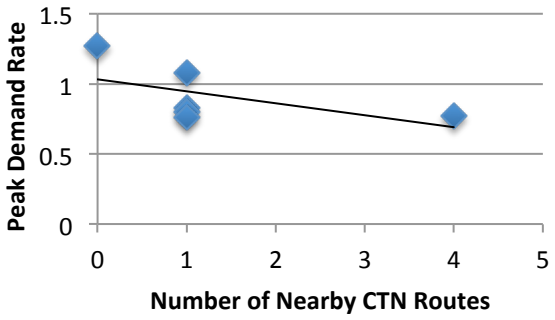


Chart 17: Residential Mixed Use Demand versus All Nearby Transit Routes

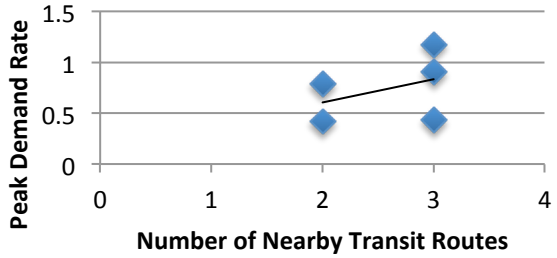


Chart 18: Residential Mixed Use Demand versus Nearby CTN Routes

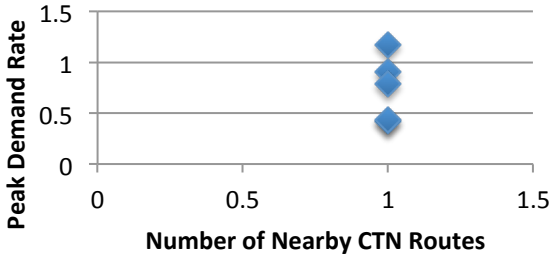


Chart 19: Commercial Demand versus Nearby Bike Facilities

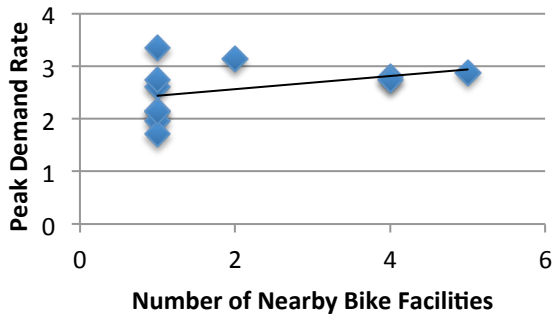


Chart 20: Residential Demand versus Nearby Bike Facilities

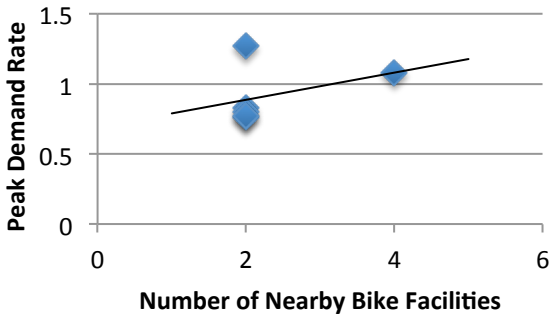


Chart 21: Commercial Mixed Use Demand versus Nearby Bike Facilities

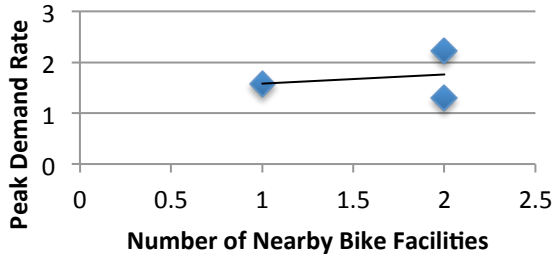
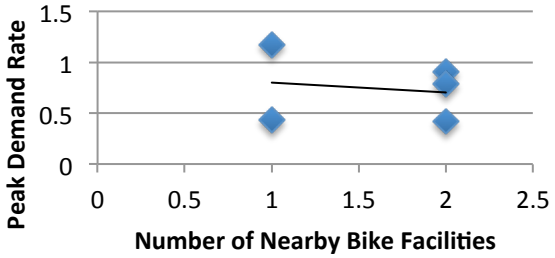


Chart 22: Residential Mixed Use Demand versus Nearby Bike Facilities



Key Questions To Consider

The following questions can be considered as part of upcoming conversations with Transportation Advisory Board and Planning Board regarding parking code adjustments:

- Should new requirement be a parking minimum, parking maximum, or both?
    - If no minimum, should parking reductions be eliminated?
    - If maximum, should a new exception process be created to allow for more parking in certain circumstances and/or when requested?
- Should different parking requirements be created depending on zoning district/typology or by land use type, or a combination of the two?
    - If by typology, should proximity to multi-modal networks or CTN routes be considered?
- If parking reductions are kept, should the criteria for obtaining a reduction be more stringent or more lenient?
- What methodology should be used to determine option ranges (i.e., conservative, moderate, progressive)?
- Can the data determine automatic percentage parking reductions that should apply under certain scenarios?
- How do other AMPS components factor into any proposed code changes (e.g., TDM, district parking enforcement, et cetera)?
- Where should, if at all, unbundled parking be required outside of Boulder Junction?
- Should special considerations be made in the updated code for electric vehicles (EVs)?
    - If so, how many EV stations should be required?
    - What type(s) of EV stations should be required?

Table 4: Summary of Days Observed in 2014 & 2015 by Site

2015 Sites

Site ID Number	Site	Highest Commercial Demand Rate Observed (Excluding On Street)	Highest Residential Demand Rate Observed (Excluding On Street)	Days Studied (Highlighted Indicates Peak Demand Observed)									
				Weekday Afternoon 2 - 3 PM (Tuesday thru Thursday)	Weekday Late Night 8 - 11 PM (Tuesday thru Thursday)	CU Move-in Tuesday Afternoon 12 - 2 PM	CU Move-in Tuesday Evening 5:30 - 7:30 PM	Tuesday Afternoon 12 - 2 PM	Tuesday Evening 5:30 - 7:30 PM	Friday Afternoon 12 - 2 PM	Friday Evening 5:30 - 7:30 PM	Saturday Afternoon 12 - 2 PM	Saturday Evening 5:30 - 7:30 PM
Residential													
2	28th & College (Landmark)		0.83		X								
9	20th & Glenwood (Glenlake Apartments)		0.8		X								
10	27th Way & Baseline (Creekside Apartments)		1.08		X								
14	Spine & Williams Fork Trail (Meadow Creek Apartments)		1.27		X								
16	Moorhead & Table Mesa (Coronado Apartments)		0.76		X								
19	17th & Broadway (Multiple)		0.77		X								
22	20th & Steelyards Place (Residential Only)		0.79		X								
23	Yarmouth & Broadway (Uptown Broadway Residential Only)		0.43		X								
Commercial/Retail													
3	Arapahoe & 33rd (Peleton)	2.22	0.9							X	X	X	X
6	26th & Walnut (Marshall's Plaza)	1.96						X	X	X	X	X	
7	20th & Steelyards Place (Mixed Use Portion)	1.3	0.42							X	X	X	X
8	29th & Walnut (Target)*	2.15				X	X			X	X	X	
12	Broadway & Quince (Lucky's Market/Nomad)	3.14				X	X			X	X	X	
13	Yarmouth & Broadway (Uptown Broadway Mixed Use Portion)	1.58	1.17							X	X	X	X
15	26th & Pearl (Hazel's/Wahoo's)	3.36								X	X	X	
17	28th & Iris (Safeway)	3.26						X	X	X	X	X	
20	Baseline & 28th (Loftus)	2.88								X	X	X	
Office													
1	Manhattan & South Boulder (Multiple)	2.79		X									
4	Flatiron & Central Ave. (Multiple)	2.61		X									
5	Pearl Circle East (Multiple)	2.75		X									
11	Airport Road East	1.71		X									
21	26th & Pearl (Google Campus - Largest Two Buildings)	2.14		X									

* Peak demand (2.61 rate) that occurred on CU move-in day is noted in red highlight. Typical peak demand is highlighted in yellow.

2014 Sites

Site ID Number	Site	Highest Commercial Demand Rate Observed (Excluding On Street)	Highest Residential Demand Rate Observed (Excluding On Street)	Days Studied (Highlighted Indicates Peak Demand Observed)									
				Weekday Afternoon 2 - 3 PM (Tuesday thru Thursday)	Weekday Late Night 8 - 11 PM (Tuesday thru Thursday)	CU Move-in Tuesday Afternoon 12 - 2 PM	CU Move-in Tuesday Evening 5:30 - 7:30 PM	Monday Afternoon 12 - 2 PM	Monday Evening 5:30 - 7:30 PM	Friday Afternoon 12 - 2 PM	Friday Evening 5:30 - 7:30 PM	Saturday Afternoon 12 - 2 PM	Saturday Evening 5:30 - 7:30 PM
Residential													
A	Walnut & 9th (Multiple)		0.43		X								
B	18th & Marine (Multiple)		1.04		X								
C	21st & Goss (Multiple)		0.53		X								
Commercial/Retail													
D	28th & Pearl (Whole Foods Shopping Center)	4.39								X			
E	Broadway & Baseline (Basemar)	3.36								X			
F	Broadway & Table Mesa (King Soopers)	2.77						X					
G	28th & Arapahoe (The Village)	2.77									X		
H	28th & Iris (Willow Springs Shopping Center)	3.16								X			
I	29th & Arapahoe (29th Street)	2.09										X	
Industrial/Office													
J	Pearl & Foothills Northwest Side (Multiple)	1.73		X									
K	Pearl & Foothills Southwest Side (Multiple)	0.92		X									

Table 5: Site Transit & Bike Route Access Analysis

Site	Highest Commercial Demand Rate Observed (Excluding On Street)	Highest Residential Demand Rate Observed (Excluding On Street)	Transit													Bike Facilities								Walkability Rating	Walkability Rating Index
			Boulder Community Transit Network							Other Transit			Total Proximate Boulder Transit Routes	Total Proximate Numbered Transit Routes	Total Proximate Transit Routes (All)	Designated Bike Route	Multi-use Path	On Street Bike Lane	Paved Shoulder	Sidewalk Connection	Soft Surface Multi-use	Street with Single Bike Lane	Total Proximate Bike System Features		
			Existing				Future																		
			1	2	3	4	1	2	3	1	2	3													
1	2.79		DASH				LEAP			206			1	1	2	1		1	1		1		4	36	3
2		0.83	STAM				ORBIT			201	J		1	2	3		1	1					2	36	3
4	2.61						LEAP			206	208	S	0	3	3		1						1	15	1
5	2.75						LEAP			206	S		0	2	2		1						1	15	1
6	1.96		HOP				LEAP	ORBIT	DART	205	F/H/T	206	1	3	4			1					1	70	6
8	2.15		HOP	BOUND			ORBIT	LEAP		205	206		2	2	4		1						1	70	6
9		0.8	BOUND							205	208		1	2	3	1		1					2	57	5
10		1.08	BOUND							204			1	1	2	1	1	1				1	4	57	5
11	1.71												0	0	0		1						1	0	0
12	3.14		SKIP							M			1	1	2	1		1					2	46	4
14		1.27								205			0	1	1	1				1			2	36	3
15	3.36		HOP				ORBIT	DART		205	206	F/H/T	1	3	4			1					1	70	6
16		0.76	DASH				LEAP			204	206		1	2	3			1	1				2	57	5
17	2.73		BOUND				ORBIT			205	208	F/H/T	1	3	4		1	1	1	1			4	70	6
19		0.77	HOP	SKIP	DASH	STAM				203	204		4	2	6	1	1						2	57	5
20	2.88		BOUND							203			1	1	2	1	1	1	1	1			5	70	6
21	2.14		HOP				ORBIT	DART		205	206	F/H/T	1	3	4			1					1	70	6
Mixed Use Sites																									
3	2.22	0.9	JUMP							S	J		1	2	3	1	1						2	57	5
7	1.3	0.42	BOUND							208			1	1	2		1	1					2	70	6
13	1.58	1.17	SKIP							M	204		1	2	3			1					1	57	5
22		0.79	BOUND							208			1	1	2		1	1					2	57	5
23		0.43	SKIP							M	204		1	2	3			1					1	57	5

Parking Fines in Boulder and Other Cities

INFRACTION	Boulder, CO	Ann Arbor, MI	Austin, TX	Breckenridge, CO	Colorado Springs, CO	Denver, CO (Including Cherry Creek)	Fort Collins, CO	Longmont, CO	Madison, WI	Pasadena, CA	Portland, OR	Santa Monica, CA	Seattle, WA
Most Recent change	**2007***	2010		2015						2010		2012	
Expired/Unpaid Meter	**$15**	$20	$30	N/A	$20	$25	NA	NA	$25	$47	$60	$53	$44
Overtime Parking-Meter	**$15**	$35	$40	$30-[illegible]**	$30	$25	NA	NA	$35	$47	$39/45/65	$53	$ 47
Overtime -Non-Meter	**$20**	$35	$30	$30-[illegible]**	$30	$25	W-$50**	$20	$35	$47	$39/45/65	$64	$47
Outside Lines/Markings	**$15**	$ 35	$40	$30	$40	$25	$25		$30	$41	$39	$53	$47
Double Parking	**$15**	$50	$70	$30	$50	$25	$ 25	$10	$30	$47	$80	$53	$47
Loading Zones (Commercial)	**$20**	$45	$40	$30	$50	$ 25	$25		$40	$41	$90	$53	$53
No Permit (in Permit Zone)	**$25**	$25	$40	$30		$25	$25		$30	$47		$64	$53
Bus Stop	**$25**	$35	$40	$30		$25	$25		$45	$281	$100	$304	$47
Crosswalk	**$25**	$35	$40	$30	$50	$25	$25	$20	$30	$ 47	$90	$53	$47
Red Zone/Fire Lane	**$50**	$50	$70	$30	$70	$50	$25		$30-100	$58	$80	$53-64	$47
Parking Prohibited	**$25**	$35	$40	$30	$50	$25	$25	$25	$ 30	$47		$64	$47
No Stopping/Standing	**$25**	$35	$40	$30	$50	$25	$25		$30-45	$53	$80	$64	$47
Fire Hydrant	**$50**	$40	$70	$30	$50	$25	$25	$35	$30	$53	$150	$53	$47
Blocking Traffic	**$15**	$35	$40	$30	$50	$25	$25			$41	$50	$53	$47
Disabled Parking	**$112**	$125	$300	$100	$350	$150	$100	$100	$150	$362	$160-435	$ 399	$250
Blocking Driveway	**$25**	$35	$40	$30	$50	$25	$25		$30	$47	$90	$ 53	$ 47

*Increase was for "safety violations" only, not overtime fines.

**Escalating fines: Breckenridge is based on 365 days; Fort Collins has no meters; overtime fine escalated based on 180 days (Initial infraction is warning)

Note: Pasadena fines have been increased based on the CPI so are not in even dollars. Table data is rounded to nearest dollar. Austin has "standard" fines, with a lesser amount accepted for a certain period after issuance. Table displays the reduced "early payment" amounts.

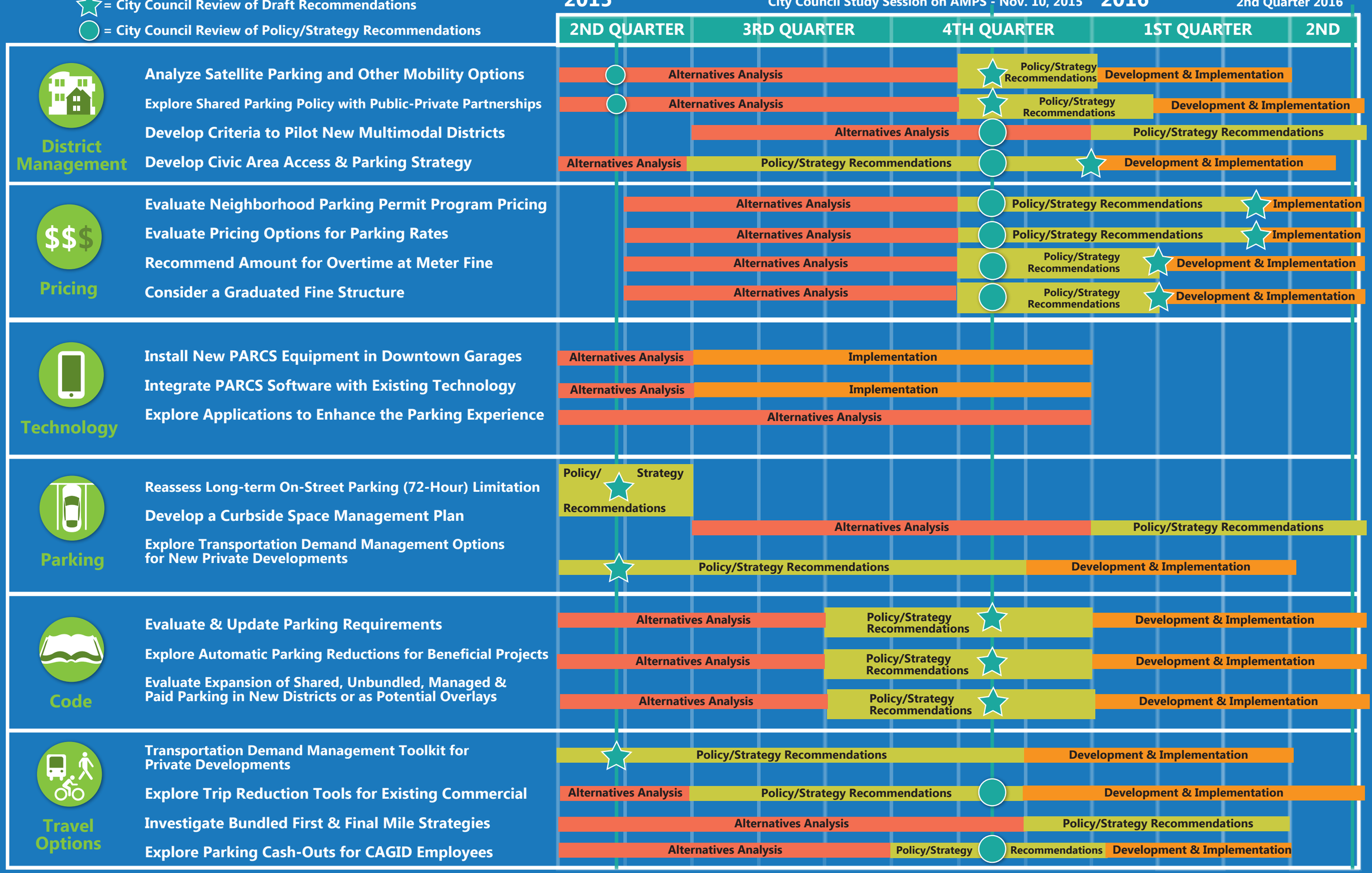
Access Management & Parking Strategy Timeline

★ = City Council Review of Draft Recommendations

● = City Council Review of Policy/Strategy Recommendations

City Council Study Session on AMPS - Nov. 10, 2015

AMPS Summary Report
2nd Quarter 2016



Access Management & Parking Strategy

Boulder is a national leader in providing options for access, parking and transportation. To support the community's social, economic and environmental goals, it is important to create customized solutions that meet the unique access goals of Boulder's diverse districts, residential and commercial.

AMPS: A balanced approach to enhancing access to existing districts and the rest of the community by increasing travel options — biking, busing, walking and driving — for residents, commuters, visitors and all who enjoy Boulder.

TOOLS FOR CHANGE

- district management
- pricing
- technology
- parking
- code
- travel options

mixed use neighbor-hoods
- North Boulder

transit oriented development
- Boulder Junction
- Depot Square

historic commercial
- Downtown
- University Hill

office park
- East Arapahoe
- Flatirons Park

residential
- Mixed Use
- Multi-Family
- Single-Family

suburban commercial
- 29th Street
- Table Mesa
- BaseMar

Mixed-income, mixed-use neighborhoods where residents can easily walk or bicycle to meet all basic daily, non-work needs.

15 minute neighborhood

CITY OF BOULDER

AMPS

bouldercolorado.gov/amps