CITY OF BOULDER
PLANNING BOARD STUDY SESSION AND MEETING AGENDA
DATE: October 17, 2013
TIME: 6 p.m.
PLACE: Council Chambers, 1777 Broadway

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1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
3. **PUBLIC PARTICIPATION**
4. **DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**
5. **PUBLIC HEARING ITEMS**
   - **A.** Public hearing and consideration of Site Review application for 800 28th Street, case no. LUR2013-00025 to redevelop the Boulder Outlook Hotel into a 100-unit multi-family residential development primarily for university student rental apartments, in two buildings. One of the proposed buildings will have a six level parking structure contained within the building, with the rental units wrapping the structure and two levels of parking below grade. The applicant is requesting a height modification through Site Review to 55 feet and the number of stories to four. A solar exception is requested for an encroachment over the hypothetical solar shadow fence and 13 percent parking reduction is also requested.

     Applicant / Owner: American Campus Communities

   - **B.** Public hearing to consider Concept Plan, no. LUR2013-00045, to redevelop the project site generally located at the southwest corner of 30th and Pearl streets (2920 and 2930 Pearl St., 2077-2079 and 2111 30th St.) with three new buildings comprised of a hotel use (120 rooms), office use (200,000 sf) and retail use (5,700 sf). Parking is proposed as small surface lots and structured below grade parking. The general architectural concept is four stories, 55 feet tall. No modifications to the Land Use Code are being requested.

     Applicant: Collin Kemberlin
6. **MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
7. **DEBRIEF MEETING/CALENDAR CHECK**
8. **ADJOURNMENT**

CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES

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

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

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

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

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

1. Presentations

a. Staff presentation (5 minutes maximum*)
b. Applicant presentation (15 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.

C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: October 17, 2013

AGENDA TITLE:
Public hearing and consideration of a Site Review application for 800 28th Street, case no. LUR2013-00025, to redevelop the Boulder Outlook Hotel into a 100-unit multi-family residential development primarily for university student rental apartments, in two buildings. Through the Site Review, the applicant is requesting modifications to allow the buildings to have four stories and a height of 55 feet. A solar exception is requested for an encroachment over the hypothetical solar shadow fence and 13 percent parking reduction is also requested.

Applicant / Owner: American Campus Communities

REQUESTING DEPARTMENT:
Community Planning and Sustainability:
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Land Use Review Manager
Elaine McLaughlin, Senior Planner

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 take action to approve, approve with conditions or deny

SUMMARY:
Proposal: Multi-family project with two buildings and an interior parking structure. Proposed are 100 four-bedroom units intended as university student rental apartments.
Project Name: 800 28th Street
Location: 800 28th Street
Zoning: BT-1 (Business Transition – 1)
Comprehensive Plan: Transitional Business

KEY ISSUES:
Staff has identified the following key issues regarding the proposed Site Review application:
1. Does the proposed project meet the Site Review Criteria?
2. Is the proposed height and building design compatible with the surrounding area?
3. Does the proposed project address viewshed and noise concerns?
4. Does the proposed parking reduction meet the supplemental criteria for a parking reduction?
5. Does the proposed solar exception meet the criteria for solar exceptions?

BACKGROUND:

Previous Reviews and Neighborhood Meetings.

This project was first reviewed as a Concept Plan at the Nov. 15, 2012 Planning Board hearing, reference at this weblink: Concept Plan Nov. 2012. At the time, the board provided the applicant with a number of suggestions and recommended that the applicant submit a subsequent Concept Plan intended to address those suggestions. In response to suggestions by staff, Planning Board and neighbor comments, the applicant rearranged the site. A second Concept Plan hearing was held on March 21, 2013, reference at this weblink Concept Plan March 2013. Based on comments from the original Concept Plan in which concerns were voiced about the four story parking structure on the east end of the site adjacent to Spanish Towers condominiums, the applicant relocated the parking structure to the south end and wrapped it with units. The center of the site was opened up to create a view corridor through the center of the site and a plaza space that can also serve as a fire access.

In the Meeting Minutes from the second Concept Plan hearing in March 2013, Planning Board summarized their comments as follows:

- *The neighbors' complaints and previous board comments were addressed by the applicant's new design.*
- *The residential use is appropriate.*
- *Noise should be addressed through a management plan. Work with the hotel to find ways to mitigate noise.*
- *Perimeter landscaping could help to activate student life.*
- *Consider including retail space.*
- *Lock down bollards.*
- *Screen parking to prevent headlights in neighbors' windows.*
- *Consider closed balconies on the south side.*
- *Consider further reducing parking to reduce building height.*

Staff has provided an analysis of the applicant's response to additional recommendation from the Planning Board and staff at the Concept Plan review hearing, in Attachment A. In addition, Key Issues address some of the topics from previous recommendations.

Existing Site / Site Context

The approximately four acre site is across 28th Street from the University of Colorado campus along the frontage road for the 28th Street corridor and is currently occupied by the Boulder Outlook Hotel that was originally built as a Holiday Inn in 1963. The Outlook Hotel is predominately two stories in height with a three-story high atrium over an indoor pool area. Figures 1a through 1f on page 3 is a photo of the hotel viewed from 28th Street, with the six story Spanish Towers condominium buildings east of the hotel (shown below right on the left side).

On the site, there are a number of larger mature trees many of which are relatively low quality ash trees and are not significant enough to require preservation. However, there are two Ponderosa Pine and one Red Oak trees adjacent to the 28th Street frontage sidewalk that are in very good condition and are proposed to remain and be integrated into the landscape plan.

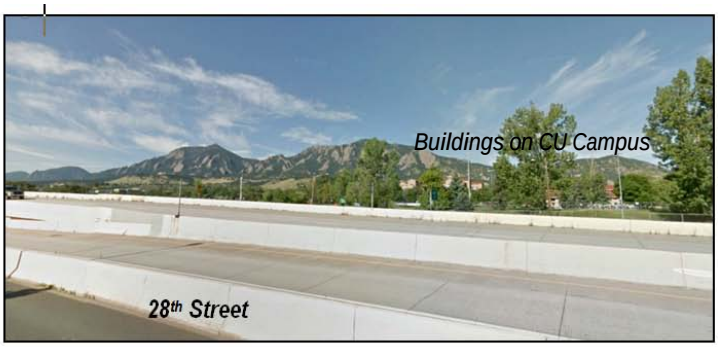
Figure 2 on the following page, illustrates the broader context of the site that includes Baseline Road, and the interchange to Hwy. 36, approximately 500 feet to the south. Within the immediate context of the site there are three residential condominium buildings: the six-story Spanish Tower to the east, the three-story Montclair Court to the north east, and the four-story Flatiron Terrace to the north. A six-story office building, Dar Plaza, is located to the southeast of the site, and the two-story Best Western Boulder Inn is located directly to the south.

Buildings at the University of Colorado's main campus are visible from the site including a portion of the Coors Events Center and several of the red clay roofs of the Kittridge Residential Complex and the Wolf Law Building. Pedestrian access to the campus is located just north of the site at the intersection of East Aurora Avenue and the 28th Street Frontage Road via a pedestrian underpass. Another pedestrian underpass is located at Colorado Avenue and 28th Street approximately one quarter mile to the north of the site.

Golden West Manor

Spanish Towers

Figure 1a: Existing Buildings viewed from 28th Street



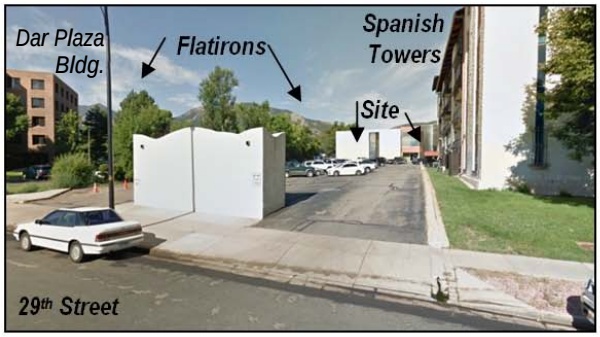


Figure 1b: Views toward Flatirons from Public Rights-of-Way on 28th and 29th streets near Project Site

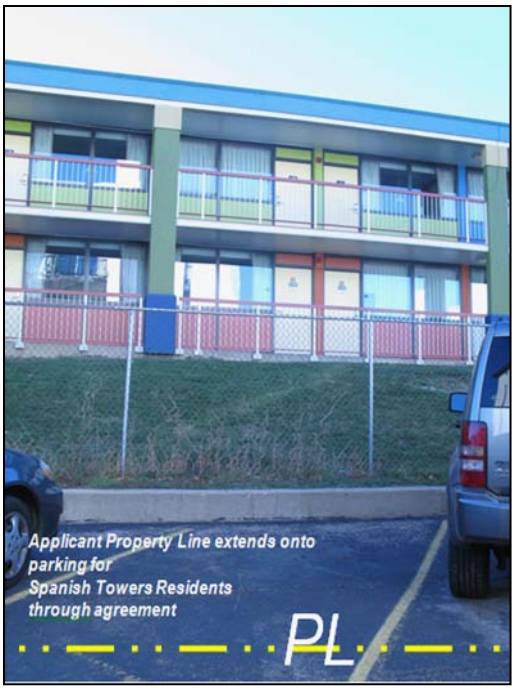


Figure 1b: Existing Site Buildings viewed from Spanish Towers (portion of existing hotel in right image is three stories)

Figure 2: Surrounding Built Context

This area of 28th Street is highly visible when entering the city from the east. There is a sense of arrival that occurs in the transition of Highway 36 as it turns northward and slows at Baseline Ave., becoming 28th Street.
As shown in Figure 3, there is significant topographic variation in the 28th St. corridor and as the highway turns north the topography descends toward Arapahoe Avenue, owed in large part, to the significant overlot grading that occurred over time in constructing the highway and the university. As shown by the arrows on the topographic map that indicate slope direction, the university rests on a bench above 28th Street. Conversely, the 28th Street Frontage Rd. that accesses the site rests below 28th Street. However, because of the geometry of the highway/28th Street coupled with the varied topography, views of the site are readily visible as one enters the city from Highway 36 as are many surrounding properties to the north and east, particularly the six story Spanish Towers, and the 13 story Golden West Manor senior living center.

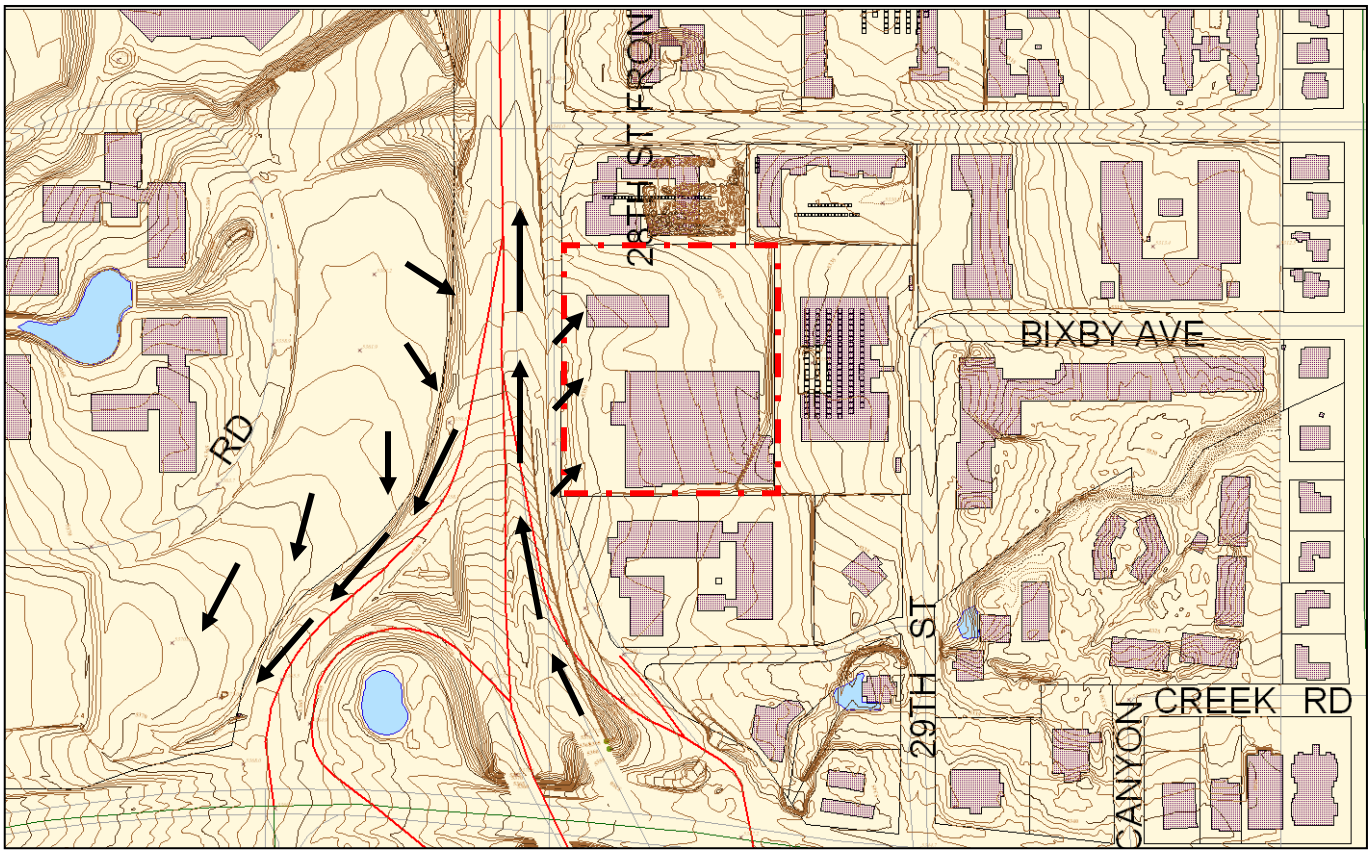


Figure 3: Topographic Context

<u>Land Use Designation and Boulder Valley Comprehensive Plan Policies:</u> The Comprehensive Land Use Map provides a generalized picture of desired future uses in the Boulder Valley. As shown in Figure 4 the BVCP land use designation is Transitional Business, which is defined on page 67 the BVCP as follows: *the Transitional Business designation is shown along certain major streets. These are areas usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas*.

At both Concept Plan hearings, the Planning Board members acknowledged that the student residential use and the density proposed in this location is appropriate given the proximity to the university as Comprehensive plan policy 2.16, Mixed Use and Higher Density Development, which indicates the city's goal to encourage well-designed higher density developments in proximity to multi-modal corridors such as 28th Street. Providing additional residential units within the city is consistent with many Boulder Valley Comprehensive Plan policies. Policy 1.19, Jobs: Housing Balance relates to the need to offset the significant number of in-commuters for jobs by providing housing in close proximity to jobs. In general, housing for a student population can help to offset the number of in commuter trips by university students similar to those trips made by employees into Boulder. In this regard, an additional 100 residential units would meet this policy specific to offsetting in-commuting. In addition, the proposed project adds student housing in an area where significant investments toward alternative transportation have been made along the 28th Street frontage including bike paths, pedestrian underpasses, all

of which are intended to enable convenient access to the university and other service commercial destinations without use of a car. In that regard, there are a number of other BVCP policies met with regard to opportunities to reduce vehicle miles. The application was found to also be consistent with the following relevant BVCP policies.

2.05 Design of Major Entryways
2.15 Compatibility of Adjacent Land Uses
2.21 Commitment to a Walkable City
2.30 Sensitive Infill and Redevelopment
2.31 Design of Newly-Developing Areas
2.32 Physical Design for People
2.37 Enhanced Design for the Built Environment
6.02 Reduction of Single Occupancy Auto Trips
6.09 Integration with Land Use
6.12 Neighborhood Streets Connectivity
6.13 Improving Air Quality
7.10 Balancing Housing Supply with Employment Base

A weblink is provided herein for reference to the complete text of the policies: Boulder Valley Comprehensive Plan

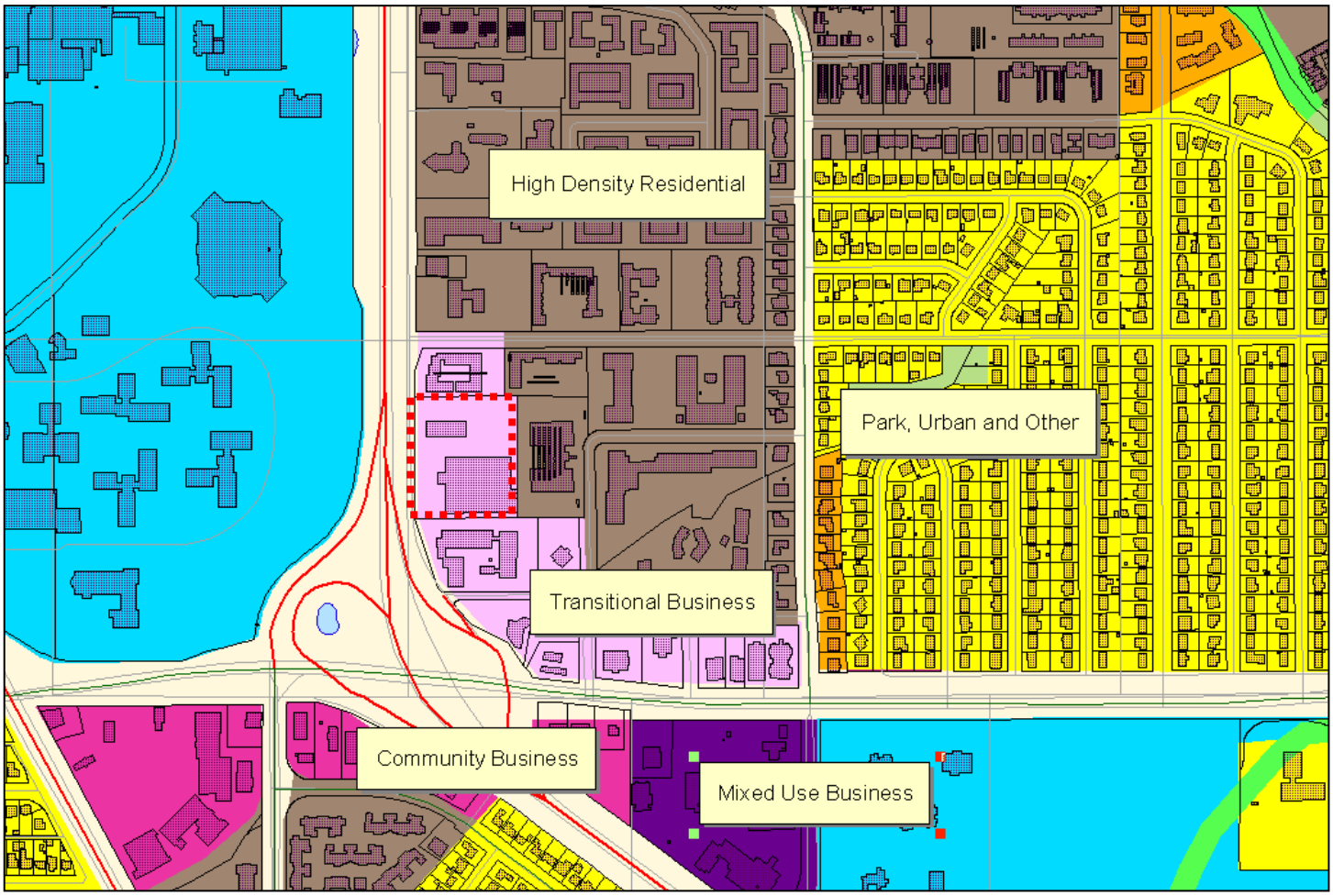


Figure 4: BVCP Land Use

Zoning. A parcel's zoning regulates allowable uses, density, setbacks, height, and other applicable standards. As shown in Figure 5, the site is zoned BT-1 and attached residential is an allowed use. The defined intent for BT-1 zoning from section 9-5-2, B.R.C. 1981 is as follows:

"(E) Business – Transitional 1 and Business – Transitional 2: 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."

There is no FAR maximum defined within the BT-1 zoning district. Intensity for residential projects within the BT-1 zoning district is instead limited through the requirement of 1,200 square feet of useable open space per dwelling unit, height and setback standards, and the site review criteria. A weblink is provided herein to Title 9 Land Use Regulations for complete zoning data: Zoning, B.R.C. 1981

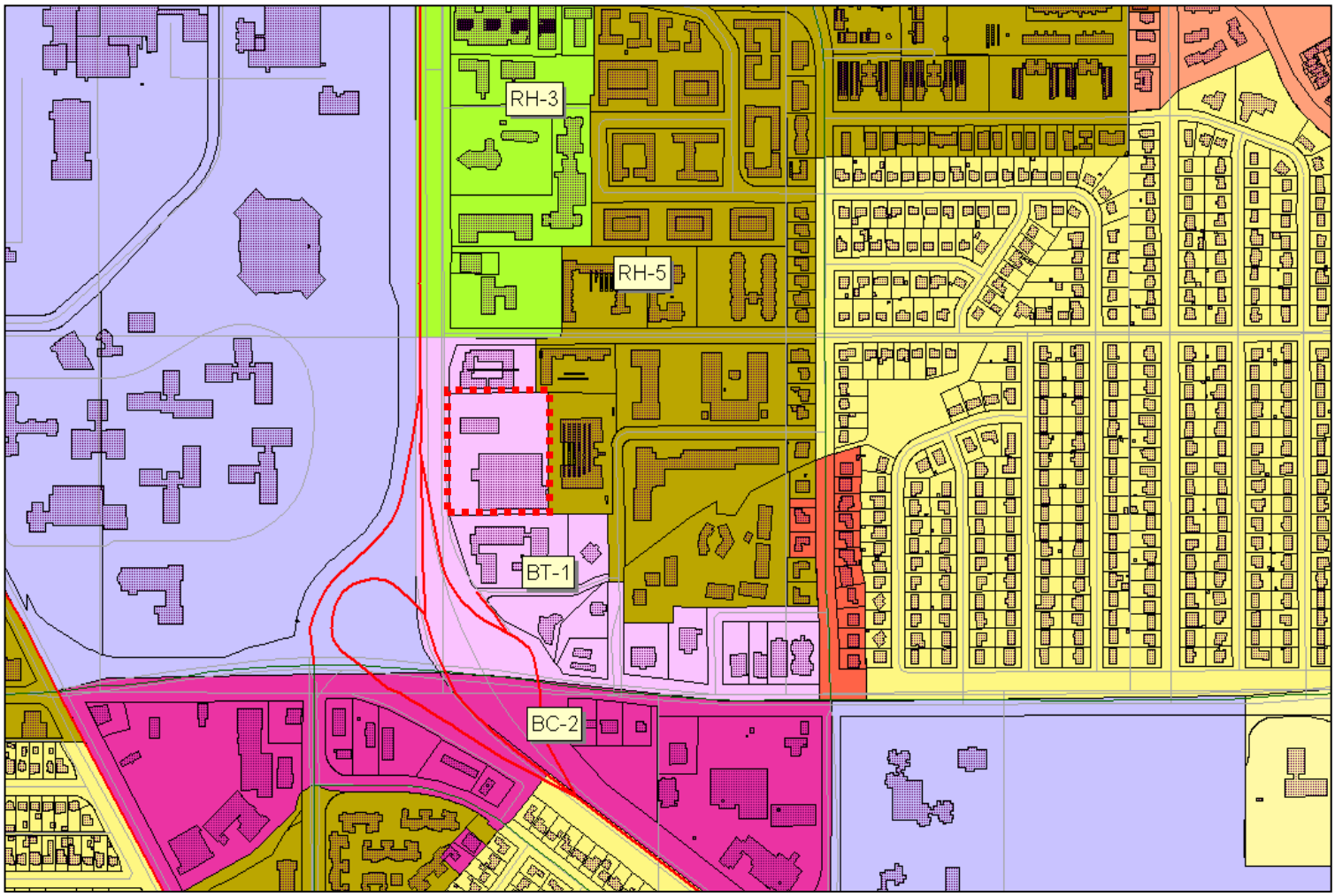


Figure 5: Zoning

Transportation Connections Plan. The 28th Street Frontage Road Transportation Connections Plan (TCP) which the site is subject to was adopted in April 2010 and was developed to support the city's sustainability goals. The plan describes the city's vision for future transportation improvements in the area bounded by 28th Street on the west, 30th Street on the east, Baseline Road on the south and Colorado Avenue on the north. The plan is shown in Figure 6 on page 7.

Among the key features within the proposed project from the TCP is a requirement to extend Euclid Avenue from Adams Circle to 28th Street on the west. The current alignment of the extension is an access drive on the north side of the site that is utilized primarily by students walking or biking to school from the high density residential developments located east of the site. The Euclid Avenue extension is in the process of being dedicated to the city as part of the development of the adjacent Province student apartment project to the south. Another plan line shown on the TCP for the site is for a multi-use path connection from 28th Street east to a second path on the east side of the site that would connect to Adams Circle. Figure 6 is an excerpt from the TCP showing the three intended connections surrounding the subject site. For the full plan

and report, refer to the following link: 28th Street Frontage Road Connections Plan . Also shown below is the pedestrian/bike underpass from campus to the site.

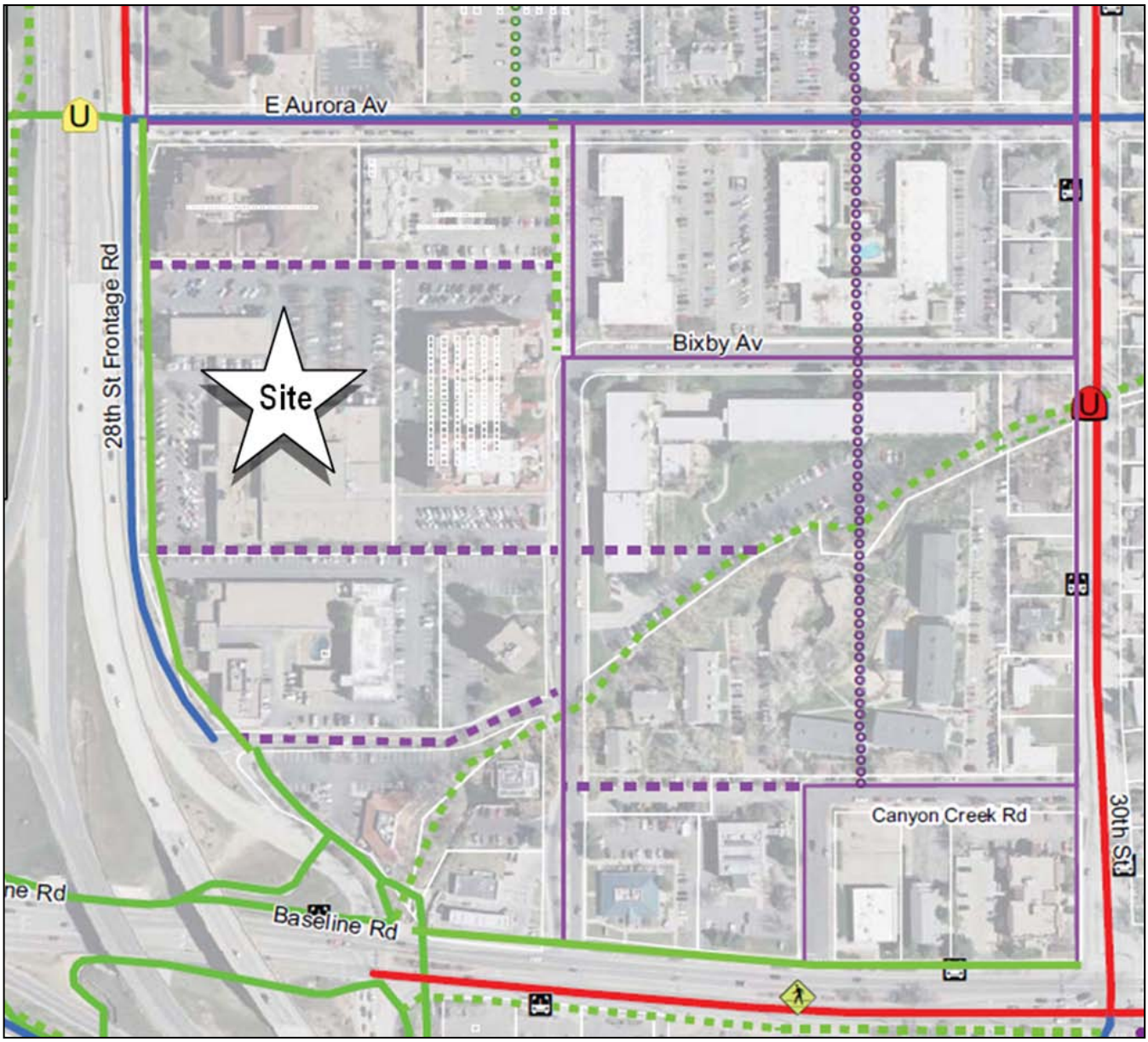


Figure 6: The 28th Street Frontage Road Transportation Plan

Legend

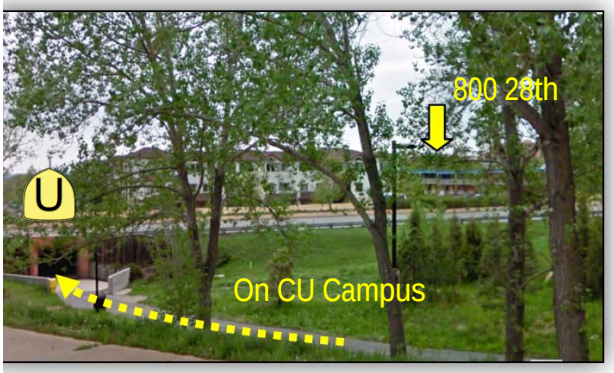
Transit Stops

Proposed connections

- Multi Use Path Proposed
- Designated Bike Route Proposed
- Sidewalk Connection Proposed
- Flexible Multi-use Path proposed
- Flexible Sidewalk proposed
- Secondary Road Proposed
- Underpass Proposed

Existing Connections

- Designated Bike Route Existing
- Multi Use Path Existing
- On Street Bike Lane Existing
- Sidewalk Connection Existing
- Enhanced Ped Crossing
- Underpass



Proposed Project: Site Plan

As shown in Figure 8, the proposed project consists of two buildings on the four acre site, separated by a large open space area. The central open space area provides recreational amenities for the site including a sand volleyball court, an open lawn area, and a swimming pool area. The site is bisected by a pedestrian walkway that also serves as emergency access. The site is surrounded on all four sides by pedestrian paths, with the west, north and south facilities designed as multi-use paths, consistent with the transportation connections plan. Units along 28th Street as well as those along the internal pedestrian way can be accessed directly from these walkways.

Parking for the residential units would be provided in a six level parking structure of which two levels would be below grade. The four above grade levels would be wrapped by the residential units. Access to the parking structure is internal to the site and not visible from 28th Street. 260 parking spaces are provided where 300 are required under the code, necessitating a 13 percent parking reduction. 264 bike parking spaces provided where 30 are required.

The application meets the relatively high open space requirement of 1,200 square feet per dwelling unit, by providing 120,000 square feet of open space. The applicant has proposed a variety of open space areas from the walking paths to active recreation areas and outdoor plaza and picnic areas at the center of the site, to roof top decks. A large roof deck is planned atop the parking structure, intended as passive open space. The landscape requirements have been exceeded for the number of trees and shrubs, particularly along the perimeter of the site where screen trees and shrubs are proposed to create, as the applicant noted, buffer areas from the site to surrounding properties.

The western portion of the northern building is planned as a community center for the students including a student lounge, fitness center, and leasing office. A small entry plaza along with bike parking is located outside of this community space and access to the outdoor recreation amenities is through this space.

Proposed Project: Building Design

The 28th Street building frontages of the two buidlings are oriented to the street, with units and doorways that face the street as can be seen in the renderings in Figures 9, 10, and 11. The two buildings proposed have a contemporary character both through the application of contemporary materials and building form. The building facades emphazise verticalilty by creating vertical building bays through material variation and wall projections. Building corners over main entrances also utilize projecting horizontal eaves that add to the contemporary building form. Use of the relatively new durable finish material, Nichiha, in warm colors also establishes the modern appearance of the building. An example of the varied colors planned for the Nichiha is shown below. Accents on the building, particularly within recessed portions of the buidling, include metal panels, fiber cement panels, and an accent of corregated metal. Those accents are in warm grays and white from which the warm Nichiha colors will project. A manufacturer's cut-sheet and details on the product can be found in the following weblink: Nichiha Illumination Series. The applicant has also provided a materials sample board to be available at the Planning Board hearing.

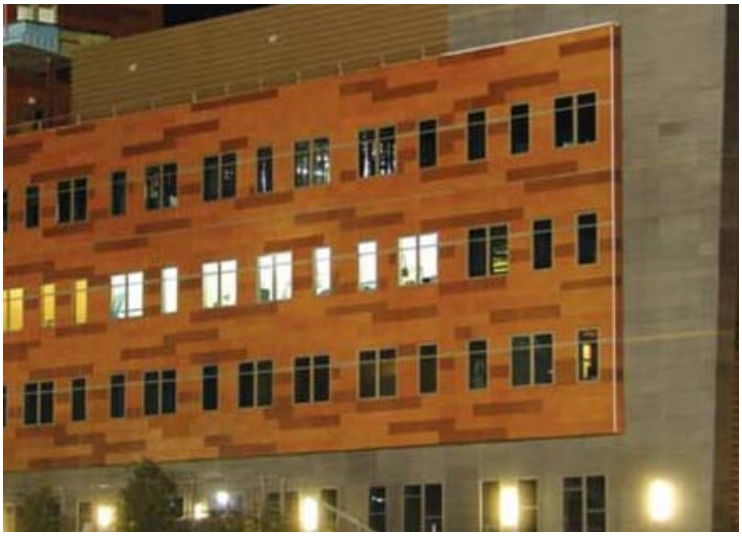


Figure 7: Precedent Images of as examples of Nichiha finish material

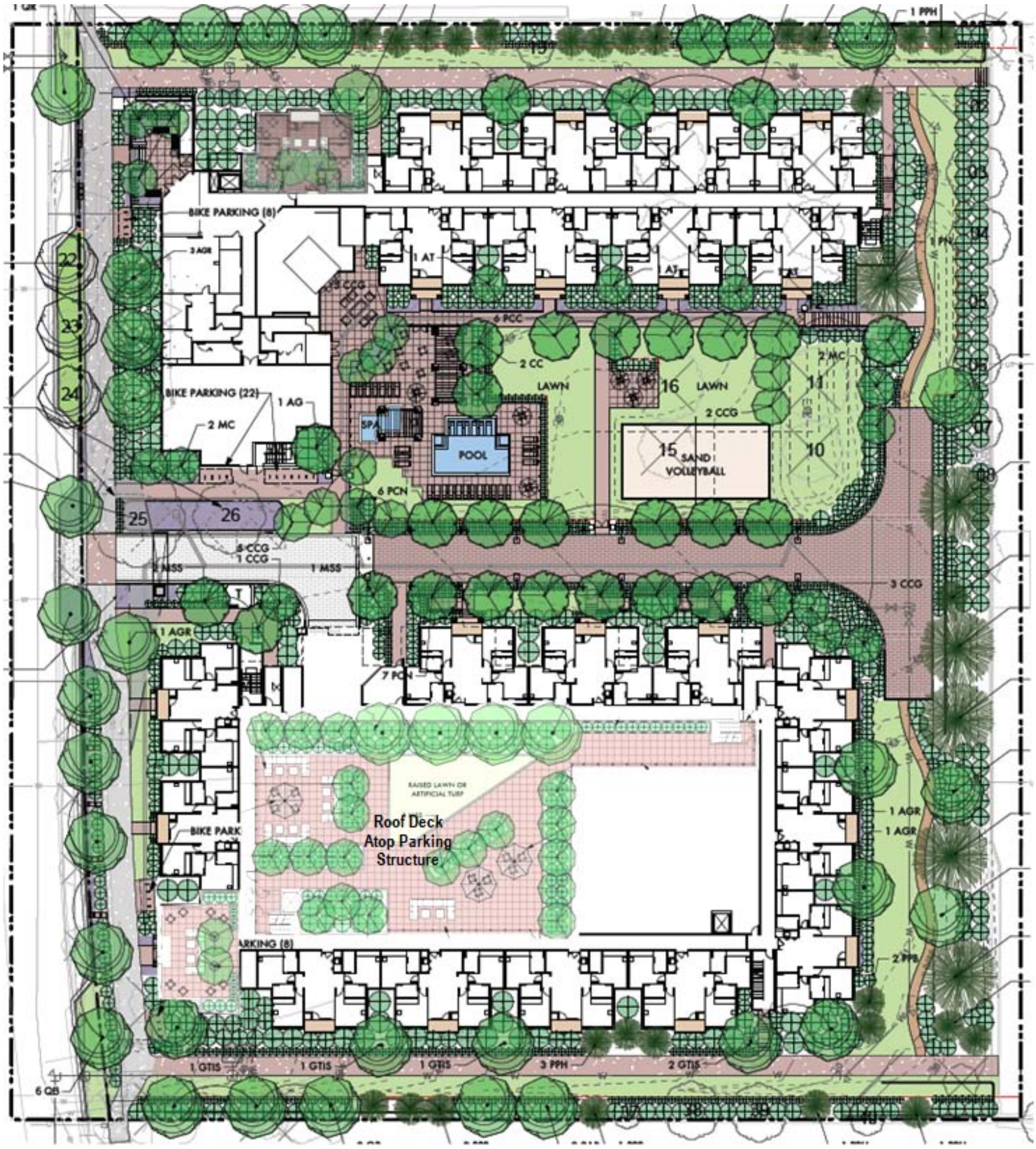


Figure 8: Landscape Plan (with roof top decks illustrated)

Figure 9: View of proposed project from 28th Street

Figure 10: View west of proposed project from Spanish Towers fifth floor

Figure 11: View toward southwest from Spanish Towers fourth floor

ANALYSIS:
Staff has identified the following key issues and provided a detailed analysis to supplement the attached analysis of the

1. Does the proposed project meet the Site Review Criteria?

Yes, as described within *Attachment A* is a consistency analysis of the proposed project with the site review criteria. There are specific criteria that are analyzed for project consistency as Key Issues, among them height, viewshed, solar encroachment and the parking reduction.

2. Is the proposed height and building design compatible with the surrounding area?

While the existing building form and bulk context is varied in the site's contextthere are a number of buildings greater than 35 feet or three stories in the surrounding area, which would be in keeping with the proposed project at four stories. Those surrounding taller structures, with locations shown in Figure 12, include the following:

- East: Spanish Towers Condominiums: six stories
- North: Flatiron Terrace condominiums: four stories
- North: Lotus Apartments: four stories
- North: Province Apartments: four stories
- North: Landmark Lofts I and II: both four stories
- North: Golden West Manor (original building 13 stories) and the addition: 4 stories
- South East: Dar Plaza five stories

Figure 12:
Buildings of the same height or greater than the proposed buildings
In the immediate context

Some of the very tall buildings in the context such as the Golden West Manor building and the Spanish Towers complex are anomalies that can't be replicated due to code changes that restrict the maximum height to 55 feet were adopted after the buildings were constructed. However, they do contribute an overall context for the site and the Site Review criteria that directly address height focus on context to assess compatibility of a proposed building.

> *(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;*
>
> *(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*

With the site adjacent to a four story structure on the north, a six story structure on the east, and a five story structure to the southeast, the two proposed four story buildings would be in keeping with the surroundings. The main exception is the two story hotel to the south. The applicant has set the building back by approximately 80 feet from the building face of the hotel, and planned a landscape buffer on the south property line to help soften the appearance of the building.

There is a third Site Review criterion that looks to the scale within the public realm to determine compatibility. In Criterion "v", the recommendation is to ensure a human scaled pedestrian environment is created along the street and sidewalks through use of building details and landscaping.

> *(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;*

Through the Concept Plan review process followed by the Site Review process, the applicant has worked to establish the building details that would create an engaging pedestrian context. The building-forward site layout is designed with ample fenestration and front doors that open to the street at the street level. The active corners of the building are transparent to engage to the pedestrian. This orientation will augment and tie together the streetscape in this location, more so than exists today with the surface parking lot on the site as shown below in the comparison in Figure 13.

Figure 13:
Existing Streetscape and Pedestrian Context – Above and
Proposed Streetscape and Pedestrian Context - Below

4. Does the proposed project address viewshed concerns consistent with BVCP policy and Site Review Criteria?

Viewshed. As provided in *Attachment D,* a number of property owners from the Spanish Towers condominiums located east of the proposed project, emailed letters of concern related primarily to the potential loss of viewshed due to the proposed project. During the two Concept Plan review processes, several property owners articulated viewshed and parking concerns to staff. There are no viewshed preservation regulations in the Land Use Code that. At the time of the initial Concept Plan review, staff and the Planning Board suggested that the applicant to look at minimizing the visual impact of the four story parking structure that had been proposed approximately 40 feet from the east property line of the site. Staff also requested that photo simulations or computer modeling be provided to help inform the issues surrounding view corridors. Figures 9 and 10 on page 11, illustrate the applicant's modeling of the viewshed. The applicant indicated that the methodology for these visual simulations was use of topographic coordinates and planned building mass. Several neighboring property owners also submitted a viewshed analysis which is further discussed on page 21 under Public Comment.

While it is understood that buildings of four stories as proposed, likely will encroach into the viewshed of some of the units in the Spanish Towers, or other surrounding buildings, the preservation of views in city policy is specific to the important public view corridors as stated in Comprehensive Plan policy 2.42 b):

> *Projects should relate positively to public streets, plazas, sidewalks and paths. Buildings and landscaped areas –not parking lots –should present a well-designed face to the public realm, should not block access to sunlight, and should be sensitive to important public view corridors.*

The emphasis in this policy is on views from the public realm because, as staff notes, in Boulder even a single story structure can block the view toward the Flatirons for an adjacent structure. As can be seen in Figure 14 on page 15, views toward the Flatirons and foothills from the public realm along 29th Street are already constrained from existing intervening buildings, including both Spanish Tower buildings, street trees and other elements of the built environment. The addition of a fourth story where three stories exists today on the site will not eliminate views of the Flatirons or mountains from the public realm along 29th Street.

With regard to the viewshed of adjacent properties, under the Site Review criteria (F) "*Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area*" is criterion (iii): "*Orientation of buildings minimizes blocking of views from adjacent properties."* Staff notes that this criterion is specific to "building orientation" or the arrangement of buildings on the site, and interprets the term "minimizing" to mean, "to lessen or reduce" the blocking of views. Staff finds that there are several ways that the proposed plans minimize blocking of views from adjacent properties:

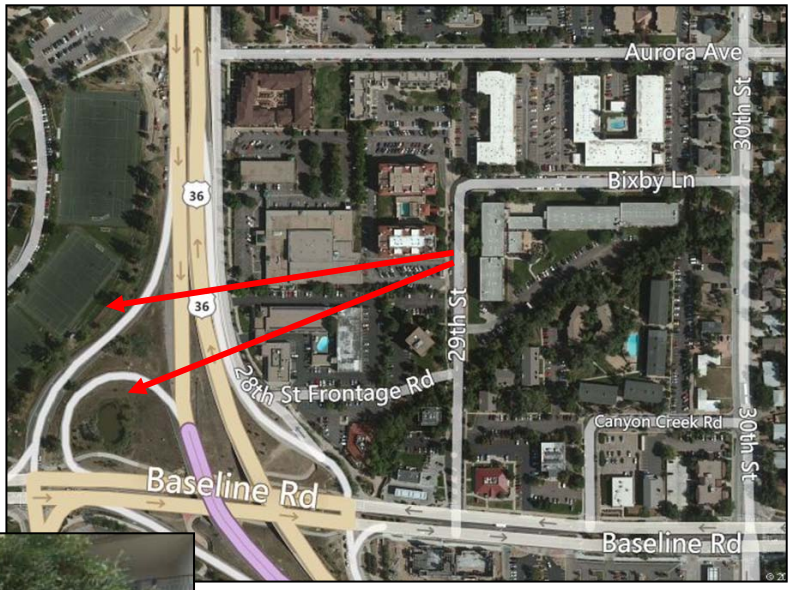
- The buildings are oriented on the site such that north building is set back approximately 55 feet from the rear yard (east) property line, adjacent to Spanish Towers, and the south building is set back approximately 63 feet from the property line where 20 feet are required. It is important to note that the property line extends into the area of the westernmost Spanish Towers row of parking, through a private agreement. Therefore, with the existing Spanish Towers buildings built approximately 47 feet from the property line, the planned separation from building-face to building-face of the proposed to the existing is approximately 100 to 110 feet.

- The building's are oriented on the site around an approximately 130 foot wide, by 255 foot long central open space area to, not only provide on-site open space amenities, but to also create a view corridor from some of the Spanish Towers units. The site plan was reconfigured after the first Concept Plan with the open space size roughly equivalent to the CU Kitteridge soccer field as shown in Figures 15a and b. The large open space, the increased building setbacks, and the graduated building height at the rear of the south building all help to reduce viewshed impacts.

- To further address viewshed concerns, the east end of the south building was designed to step down with the slope by approximately 10.5 feet, as was advised at Concept Plan review in March 2013, and as shown in Figure 16 on page 16.

Figure 14:

Existing views of Flatirons from east of subject site on 29th Street. Indicates the proposed 55-foot tall building and parking structure would likely impact existing views from residential properties east of subject site.



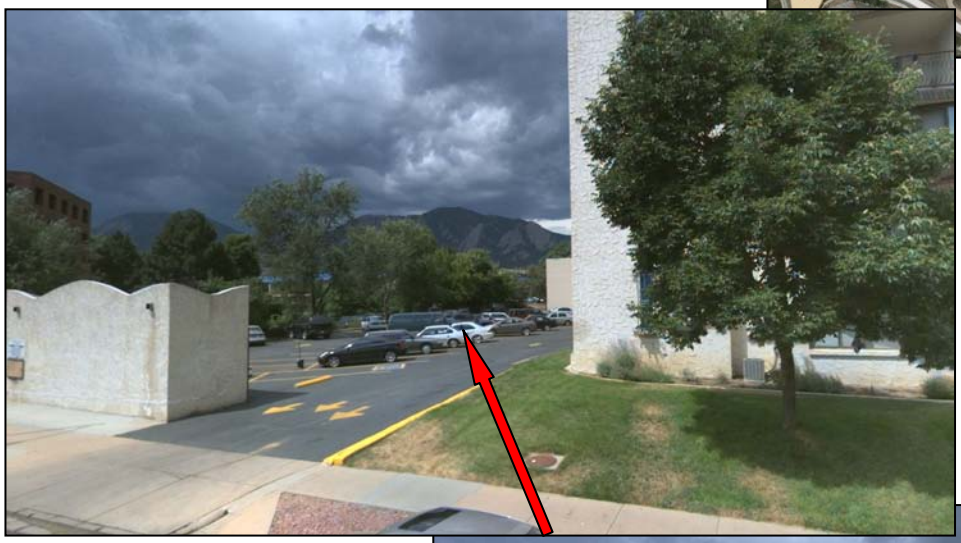


Figure 15a:
The buildings are configured around a large central open space area, roughly the same size as a nearby soccer field in the aerial comparison of Figure 15b.

Figure 16:
The South Building is Proposed to Step Down with Topography on Southeast Corner toward Spanish Towers

5. Does the Parking Reduction meet the supplemental Site Review Criteria for such a reduction?

Per staff's analysis of the required parking reduction criteria, the land use code subsection 9-2-14(h)(K)(2), B.R.C.,1981 found in *Attachment B,* staff recommends approval of the proposed 13 percent parking reduction based on the site's proximity to the University of Colorado, major transit lines, and the applicant's proposed Transportation Demand Management (TDM) plan found in *Attachment A*.

In addition, to address the Planning Board suggestion from the March 2013 Concept Plan that the applicant consider a larger parking reduction in exchange for view mitigation for Spanish Towers, staff notes that the applicant instead dropped the height of the south building by10.5 on the east end and is requesting a 13 percent parking reduction, a slightly smaller reduction that was originally proposed. The number of parking spaces proposed is primarily to accommodate additional guest parking within the parking garage as was recommended also by Planning Board. As is noted in correspondence from neighbors in the Spanish Towers to the east, *Attachment C,* ensuring available parking to meet demand is also a concern.

6. Does the Solar Exception meet the supplemental Site Review Criteria for such an exception?

Due to topographic variation from one property to another, there are two encroachments of the solar shadow on adjacent properties above the hypothetical 25 foot solar fence shadow on adjacent properties. While neither encroachment would impact the rooftops that are protected by the Solar Access regulations, the applicant is required to request a Solar Exception when a shadow is greater than the hypothetical 25 foot solar fence.

Land Use Code Section 9-9-17, B.R.C.1981, establishes solar access regulations designed to regulate structures and vegetation on property, to the extent necessary to ensure access to solar energy, by reasonably regulating the interests of neighboring property holders within the city. The intent is to ensure that solar heating and cooling of buildings, solar heated hot water, and solar generated electricity can provide a significant contribution to the city's energy supply.

The site and the property directly to the north are located within Solar Access Area III, defined under the land use code section 9-9-17(c)(3), B.R.C. 1981 as follows:

> *" Solar Access Area III –includes areas where, because of planned densities, topography or lot configurations or orientations, uniform solar access protection for south yards and walls or for rooftops may unduly restrict permissible development. Solar access protection in SA Area III is provided through permits. SA Area III initially includes property in all zoning districts other than those set forth in paragraph (c)(1) or (c)(2) of this section.*

The area to the north and east of the site is located within Solar Access Area II defined under the land use code subsection 9-9-17(c)(2), B.R.C.,1981) as follows,

> "*Solar Access Area II is designed to protect solar access <u>principally for building rooftops</u> in areas where, because of planned density, topography, or lot configuration or orientation, the preponderance of lots therein currently enjoy such access and where solar access of this nature would not unduly restrict permissible development".*

Under the land use code, per Section 9-9-17(d)(B), B.R.C.,1981,

> *"No person shall erect an object or structure on any other lot that would shade a protected lot in Solar Access Area II to a greater degree than the lot would be shaded by the shadows cast by a hypothetical vertical solar fence twenty-five feet in height, between two hours before and two hours after local solar noon on a clear winter solstice*

day (Dec. 21, the shortest day of the year). The hypothetical solar fence establishes a reasonable envelope or area of protection within which actual building shadows should be contained. Per Section 9-9-17, B.R.C. 1981, solar analyses are required to illustrate the shadows cast on Dec. 21 at 10 a.m., 12 p.m., and 2 p.m. to indicate the worst case scenario for solar gain."

As shown Figures 17 and 18 below, for the deepest part of the winter shadows at precisely at 2 p.m. on the winter solstice, Dec. 21st, there would be a shadow that would project approximately six inches above a shadow cast by the hypothetical 25 foot solar fence onto the wall of Spanish Towers property. There would be a shadow would project approximately 23.5 feet above the shadow of the 25 foot hypothetical solar fence onto the Montclair Court Condominium building. However, neither shadow projection encroaches onto the protected roof top within Solar Access Area II.

Staff has the authority to approve solar exemptions per Section 9-9-17(f), B.R.C., 1981 and although exemptions are rarely considered, the grade differential and the minimal rooftop shadow impacts resulting from the proposed project make the proposed exemption supportable. Per Section 9-9-17(f)(6), B.R.C.,1981 solar exemptions are required to meet the following applicable review criteria:

(A) Because of basic solar access protection requirements and the land use regulations:

(i) Reasonable use cannot otherwise be made of the lot for which the exception is requested;

The proposed project is intended as high density residential to permit additional residential units adjacent to the university. The use is appropriate and encouraged by the city for the context.

(ii) The part of the adjoining lot or lots that the proposed structure would shade is inherently unsuitable as a site for a solar energy system; or

There are no shadows projected in the deepest part of the winter that would encroach on the rooftop, the area protected under section 9-9-17, B.R.C. 1981 for Solar Access Area II. However, some shadows still extend above the 25-foot hypothetical solar fence on to the adjoining property and walls.

(iii) Any shading would not significantly reduce the solar potential of the protected lot;

As noted above, the proposed encroachment extends onto a portion of the south facing building walls precisely at 2:00 p.m. on Dec. 21st after which the length and height of the shadow would recede. The rooftop that is protected under section 9-9-17, B.R.C. 1981 would remain available for solar access.

(iv) Such situations have not been created by the applicant;

As described on page 4, there is significant topographic variation in the 28th St. corridor owed in large part, to the significant overlot grading that occurred during the 1950s and beyond in constructing the highway and the university. This varied topography also results in the site resting above the properties to the east and northeast. Therefore, the applicant did not create the existing topographic setting.

Figure 17:
Solar Encroachment Above 25 foot Solar Fence: Dec. 21st 2 p.m. Spanish Towers Condominiums

Figure 18:
Solar Encroachment Above 25 foot Solar Fence: Dec. 21st 2 p.m. Montclair Court Condominiums
(*blue indicates shadow above hypothetical solar fence)*

(B) Except for actions under subparagraphs (f)(6)(D), (f)(6)(E), and (f)(6)(F) of this section, the exception would be the minimal action that would afford relief in an economically feasible manner;
As indicated below, Sections (f)(6)(D), (f)(6)(E), and (f)(6)(F) refer to location within an historic district, additions to existing roof structures, and interference with basic solar access protection resulting from the installation of a solar system on Phase II buildings, none of which apply to the subject application, therefore the subject criterion is not applicable.

(C) The exception would cause the least interference possible with basic solar access protection for other lots;
The proposed exception would cause the least interference possible onto other lots as the shadow encroachment is on walls at one period of time on Dec. 21st at 2:00 p.m. when solar shadows are the longest as the sun is at its lowest point on the horizon.

(D) If the proposed structure is located in an historic district designated by the City Council according to section 9-11-2, "City Council May Designate or Amend Landmarks and Historic Districts," B.R.C. 1981, and if it conformed with the requirements of this section, its roof design would be incompatible with the character of the development in the historic district;
Not applicable. The site does not contain any historically significant structures.

(E) If part of a proposed roof which is to be reconstructed or added to would be incompatible with the design of the remaining parts of the existing roof so as to detract materially from the character of the structure, provided that the roof otherwise conformed with the requirements of this section;
Not applicable. The proposed buildings would be completely new structures, not additions to an existing building.

(F) If the proposed interference with basic solar access protection would be due to a solar energy system to be installed, such system could not be feasibly located elsewhere on the applicant's lot;
No interference with basic solar access protection will result from the installation of a rooftop solar system on the proposed buildings and the entire roof area remains available adjacent condominiums to accommodate solar energy systems.

(G) If an existing solar system would be shaded as a result of the exception, the beneficiary of that system would nevertheless still be able to make reasonable use of it for its intended purpose;
There are no existing rooftop solar systems on any surrounding existing buildings that will be impacted by the proposed solar exception, located only on the walls.

(H) The exception would not cause more than an insubstantial breach of solar access protected by permit as defined in paragraph (d)(3) of this section; and
Not applicable. Insubstantial breaches as defined by paragraph (d)(3) of this section are only applicable to existing structures.

(I) All other requirements for the issuance of an exception have been met. The applicant bears the burden of proof with respect to all issues of fact.
All other requirements for the issuance of an exception have been met and the applicant has provided detailed solar analysis drawings in *Attachment B* to demonstrate all issues of fact.

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 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. While not a requirement of a Site Review, the applicant hosted three Good Neighbor Meetings over the past year to solicit input from the surrounding neighbors regarding the proposed project. Attendance at the meetings averaged approximately seven to ten attendees. Primary concerns by property owners of the Spanish Towers

Condominiums to the east were about viewshed impacts, and the hotel owner to the south spoke about noise concerns from proposed balconies. There were two Concept Plan review public hearings, seven members of the public spoke, two spoke in favor of the project and five were property owners of Spanish Towers who expressed concerns about viewshed encroachment. At the second hearing four members of the public spoke including the owner of the adjacent hotel who expressed concerns about noise and two property owners at Spanish Towers condominiums who spoke about viewshed impacts.

Staff received a number of emails regarding the application, with many received just recently, mostly from the residents from the Spanish Towers Condominiums and most articulating concerns about height, viewshed and parking. The emails are found in Attachment C.

Staff also communicated via email through the president of the HOA for the Spanish Towers, with a person the president of the HOA indicated was an engineer they hired to assist with a visual analysis of the proposed project from the Spanish Towers. In the emails, staff noted that the cross sections appeared to be inaccurate due to differing height and length scales and requested the analysis be corrected to be able to fairly assess the impacts. Staff was not able to conclude that the cross-section was accurate due to differing scales and viewshed angles presented. Another part of the visual analysis included several photos with the proposed buildings outlined based upon the cross-sections which depicted a much taller and larger building than was proposed. The sketch illustrated no building setback where a 65 foot setback is proposed. Therefore, the depiction in the photos was also determined to be inaccurate by staff. The photos show existing hotel and staff noted that a means to check the analysis is to use the existing height of the floors of the hotel as a reference point. Figure 19 illustrates a comparison of the viewshed analysis based on the erroneous cross-sections compared to the viewshed analysis prepared by the architect for the project.

Because a number of residents of Spanish Towers sent emails that referred to the section and the photos with the apparently inaccurate proposed building outline, staff responded to the commentors that the analysis appeared to exaggerate the location, height and the blocking of views by the proposed project. Staff also provided many of the commentors with the visual analysis that was prepared by the architect for the proposed project. The architect indicated that their methodology utilized topographic coordinates with building elevations..

Staff also noted to the commentors that there had been public notice for the three neighborhood meetings along with the two Concept Plan review hearings and that the intent of those meeting was to ensure a robust discussion of issues. Staff noted that some of the commentors utilized form letters provided by the Spanish Towers management. While it is understood that such an approach can provide time savings for neighboring property owners staff believes it didn't allow for the intent of neighborhood meetings, that is, a dialog between neighboring property owners and the applicant.

Figure 19:
Viewshed Analysis (from Spanish Towers on right and from architect for project on the left)

STAFF FINDINGS AND RECOMMENDATION:

Planning staff finds that the proposed application for Site Review meets the Site Review criteria found in Land Use Code section 9-2-14(h), B.R.C., 1981. Therefore, staff recommends that Planning Board approve Site Review #LUR2013-00025 incorporating this staff memorandum and the attached Site Review Criteria Checklist as findings of fact, and subject to the following recommended conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL

1. The Applicant shall be responsible for ensuring that the **development shall be in compliance with all approved plans** dated Aug. 5, 2013 along with the written statement dated Aug. 5, 2013 and the management plan dated October 2013 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of approval.

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

    a. **Final architectural plans**, including materials and colors, to insure compliance with the intent of this approval and the architectural intent shown on the elevation plans dated Aug. 5, 2013.

    b. A **final site plan** showing the corrections and additions requested by this approval, including building setbacks on fully dimensioned plans. A signed survey drawing should also be submitted.

    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, which shall include information regarding the groundwater conditions (geotechnical report, soil borings, etc.) on the Property, and all discharge points for perimeter drainage systems.

    e. **Final transportation plans** in accordance with City of Boulder Design and Construction Standards for all transportation improvements. These plans must include, but are not limited to: street plan and profile drawings, plan and profile drawings for the public access drive, detail drawings for the transit stop, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, geotechnical soils report and pavement design report.

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

    g. A **detailed lighting plan** showing location, size, and intensity of illumination units.

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

    a. The additional **right-of-way** required for the 28th Street frontage road.

    b. A **25-foot wide utility easement** around the perimeter of the site.

c. A 20-foot wide emergency access easement running through the center of the site.

d. A 10-foot wide public access easement along the north property line.

e. A 10-foot wide public access easement along the south property line.

4. Prior to a building permit application, the Applicant shall submit the necessary applications to vacate the following easements, subject to the approval of the City Manager:

   a. The utility easement (Reception Number 527442) running through the center of the site.

   b. The public access easement (Reception Number 2468671) along the western property line.

   c. The utility easement (Reception Number 1488823) in the southwest corner of the site.

5. Prior to requesting a final inspection on any building permit, the Applicant shall construct and complete, subject to acceptance by the City, all public improvements necessary to serve the development in conformance with the approved Engineering Plans, including, but not limited to, the following:

   a. A water line loop around the perimeter of the property, to include three fire hydrants

   b. An extension of the sewer main within the 28th Street Frontage Road

6. Prior to requesting a final inspection on any building permit, the Applicant shall construct and complete, subject to acceptance by the City, all private improvements necessary to serve the development in conformance with the approved Engineering Plans, including, but not limited to, the following:

   a. One rain garden in the northeastern corner of the property

   b. One rain garden in the southeastern corner of the property

   c. One rain garden located within the courtyard area, between the north and south buildings

7. Prior to building permit application, the Applicant shall submit a financial guarantee, in a form acceptable to the Director of Public Works, in an amount equal to the cost of constructing all public improvements necessary to serve the development.

8. Prior to building permit application, the Applicant shall submit a financial guarantee, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the employees of the development for three years after the issuance of a certificate of occupancy as proposed in the Applicant's Transportation Demand Management (TDM) plan.

9. The building permit application for the building addition shall show that the building meets the energy efficiency requirements of the 2012 IECC as locally amended. Should the 2012 IECC not have been adopted at the time of building permit application, the building permit application for each building shall show that (1) the building exceeds the energy efficiency requirements of ANSI/ASHRAE/IESNA Standard 90.1 – 2010 Energy Standard for Buildings Except for Low-Rise Residential Buildings by at least 20 percent or (2) the building is designed to meet a set of prescriptive requirements, subject to review and approval of

the city manager, that result in a building that is at least 20 percent more energy efficient than the 2012 IECC requires.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

Attachments:

A. Analysis of Response to Concept Plan Review Comments
B. Link Consistency Analysis with the Site Review Criteria
C. Link to Correspondence Received
D. Link to Applicant Written Statement, Management Plan and Project Plans

The Concept Plan went through a series of changes and improvements based on Concept Plan review by Planning Board, staff and neighbor comments. As noted on page 2, the proposed project had two Concept Plan review hearings before the Planning Board in November 2012 and in March 2013.

After the initial Concept Plan submittal, in response to staff, Planning Board and neighbor comments, the applicant rearranged the site. Because the original location of the parking structure on the east end of the site created concerns that the neighboring property would be looking directly at a large parking structure, the board and staff recommended the applicant look at a different configuration for the parking. For the second Concept Plan submittal, the applicant relocated parking structure to the south end and wrapped it with units. The center of the site was opened up to help create a view corridor at the center of the site, and a plaza space that can also serve as a fire access.

In the Meeting Minutes from the second Concept Plan hearing in March 2013, Planning Board summarized the comments as follows:

- The neighbors' complaints and previous board comments were addressed by the applicant's new design.
- The residential use is appropriate.
- Noise should be addressed through a management plan. Work with the hotel to find ways to mitigate noise.
- Perimeter landscaping could help to activate student life.
- Consider including retail space.
- Lock down bollards.
- Screen parking to prevent headlights in neighbors' windows.
- Consider closed balconies on the south side.
- Consider further reducing parking in exchange for view mitigation.

With regard to the directives given for Site Review by Planning Board, there were several specific recommendations that the applicant considered in the project plans from Concept Plan to Site Review.

Noise should be addressed through a management plan.

The applicant prepared a management plan specific to this site, and as provided in Attachment D. The management plan includes rules and regulations for tenants along with specific expectations and actions for noise impacts. Among the elements of the management plan is the presence of on-site and on-call personnel to actively manage the site including a live-in manager and multiple community assistants (CA) similar to a resident assistant in a college dormitory. Restrictions on the use and noise levels on balconies, the adherence to parking regulations, expectations of guest, and other regulations are part of the management plan and rules and regulations that a tenant must conform or be considered in violation of a lease.

Work with the hotel to find ways to mitigate noise.

In addition to the management plan, the applicant has proposed to use a partially enclosed balcony wall on the south side of the south building rather than railing as shown elsewhere in deference to the neighboring property owner's concerns about noise from the use of the balconies.

The south building is proposed to be setback from the property line 35 feet, where the by-right standard is 0 or 12 feet in the BT-1 zoning district. Because the hotel is also setback far from the side yard property line by approximately 46 feet, as shown below in Figure 11, in an excerpt from GIS mapping, from building face to building face the proposed south building would be separated from the hotel by approximately eighty feet.

Within the setback a landscape buffer is proposed with both evergreen trees and shrubs along with larger maturing trees intended to provide a buffer to the property as shown to the right.

Perimeter landscaping could help activate student life.
As shown in the landscape plan sketch to the right, the entire perimeter of the site is proposed to be landscaped with a greater intensity than is required by-right. The landscaping also includes shrub screens that will help to block headlights encroaching into neighboring properties from access into the parking structure.

Also included on all sides are walkways that connect offsite. The landscaping could create an enhanced connection than exists today and the site improvements will help to connect properties to the east particularly Spanish Towers and other properties with a high student population to 28th Street and the campus.

Consider including retail space.

The applicant considered including retail space but did not place any on the site, rather at each exterior corner along the 28th Street Frontage Road, the applicant placed "community space" for the residents that would activate the corners. As stated in the Written Statement:

> *A human scale has been incorporated to promote a safe and vibrant pedestrian experience along 28th Street, the public street to which the project is presented. Several architectural features have been incorporated into the building design to achieve this effect, including the creation of "front door" access and the extensive use of storefront windows to the ground floor units facing onto 28th Street and the internal pedestrian promenade. There are ten front door entries incorporated into the design. Several of these front door entries also include steps enhancing the prominence of the entries. Many of the common use areas of the project, including the main entrance and fitness facilities, are provided for in the north building incorporate extensive use of glass along the street frontage and the pool side provides transparency and will promote activity at the pedestrian level.*

Staff notes that this type of use could be implemented into the community spaces, particularly the southwest corner of the south building, as it is designed somewhat flexibly. However, it is important to note that the site is in close proximity to thousands of square feet of retail shops and cafes at Baseline and 28th Street, all within walking distance to the site as illustrated below. While it is a use that could be added later, there isn't a demand at present given the context, which could challenge the possibility of keeping the space active.

Proximity of Site to Retail including coffee shops and cafes

CRITERIA FOR SITE 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 purposes and policies of the Boulder Valley Comprehensive Plan.

_√_(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:

_n/a_(i) The density permitted in the Boulder Valley Comprehensive Plan, or,

_√_(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.

The subject site is located within the BT-1, Business Transition – 1, zoning district. Because not variation or modification to the intensity standards is permitted within the zoning district, the maximum number of units is commensurate with the provision of open space per dwelling unit on the site per the BT-1 standards.

_√_(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.

There are no specific Site Review criterion that, when implemented through the project, would render the project unfeasible economically.

(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, and its physical setting. Projects should utilize site design techniques which 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;
Open space is arranged to be accessible and function for all residents and will serve both active and passive recreational activities through the provision of recreational activities with a combination of open

2.07 Design of Major Entryways
2.13 Support for Residential Neighborhoods.
2.18 Mixture of Complementary Land Uses
2.19 Compatibility of Adjacent Land Uses
2.20 Design of Newly-Developing Areas
2.31 Commitment to a Walkable City
2.39 Sensitive Infill and Redevelopment
2.40 Physical Design for People
2.42 Enhanced Design for the Built Environment
6.10 Multimodal Development
6.13 Neighborhood Streets Connectivity
7.02 Supply of Affordable Housing
7.03 Permanently Affordable Housing
7.06 Mixture of Housing Types
7.09 Balancing Housing Supply with Employment Base

areas, formal and informal planting areas as well as communal, grade level open spaces. Each unit will also have a minimum of 60 square feet of private open space to further offset the proposed density.

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

Not applicable, the proposed development will not incorporate detached residential units.

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

There are no environmentally sensitive species or habitats on the site. The site is primarily paved currently. Although some mature trees will be removed, the proposed landscaping will be a great improvement over what exists today and will provide for a significant increase in the amount of trees on-site.

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

The proposed open space on-site provides a relief to the proposed project density for all residents and will serve both active and passive recreational activities with a combination of open areas including a roof top deck and at grade communal open space with formal and informal landscaping. Each unit will also have a minimum of 60 square feet of private open space to further offset the proposed density.

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

The proposed open space will serve both active and passive recreational activities with a combination of open areas, formal and informal planting areas, as well as communal, grade level open spaces. In addition, the applicant is proposing a fitness center that provides indoor recreation opportunities for the residents.

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

There are no environmentally sensitive species or habitats on the site.

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

Not applicable. There is no established area-wide or city-wide open space system in the area.

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

_√_ (C) *Landscaping*

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

The proposed landscape and streetscape plans will be a significant improvement over what currently exists on-site and will provide for a variety of plant and hard surface materials.

_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. There are no known threatened and endangered species existing on-site.

_√_(iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of Section 9-9-10, "Landscaping and Screening Standards" and Section 9-9-11, "Streetscape Design Standards," B.R.C. 1981; and

The proposed landscape and streetscape plans will contain appropriately sized materials in excess of applicable landscape requirements and will be verified at the time of Technical Document Review.

_√_(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 proposed landscape and streetscape plans will be a significant improvement over what currently exists on-site and will provide for a variety of plant and hard surface materials to provide a pleasant pedestrian environment.

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

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

Vehicular traffic will not occur on the interior of the site with the exception of access to the parking garage that meet all required site triangle distances. The approved design for 28th Street Frontage Road requires a detached walkway and street tree planting that helps to establish separation from the street

_√_ (ii) Potential conflicts with vehicles are minimized;

Vehicular traffic will not occur on the interior of the site with the exception of access to the parking garage that meet all required site triangle distances. The sidewalk is planned to be detached adjacent 28th Street Frontage Road with tree plantings that help create a barrier to minimize conflicts.

_√_(iii) Safe and convenient connections accessible to the public within the project and between the project and existing and proposed transportation systems are provided, including, without limitation, streets, bikeways, pedestrian ways and trails;

Connections to transportation systems, streets, bikeways, pedestrian ways and trails are safe, convenient, and

accessible through the site through a series of pedestrian paths as well as the designated bike path on the 28th Street Frontage Road.

__√__(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;

Alternatives to the automobile are being promoted through a Transportation Demand Management Plan, installation of bike racks, covered bike storage, as well as the provision of convenient pedestrian connections throughout the site to surrounding properties as well as to the nearby pedestrian underpass connection underneath 28th Street to the university. Additionally, a bus stop exists just south of the property at Baseline and 28th, and north of the property at College Avenue and the 28th Street Frontage Road.

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

The proposed TDM will provide a shift away from single-occupant vehicle use to alternate modes with the installation of bike racks and the provision of Eco Passes to encourage alternate modes of transit.

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

Visitor bike racks are planned on site to encourage external pedestrian and bicycle linkages.

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

There is no significant street system within the project. Curb cuts have been minimized to provide only necessary access to the underground parking garage.

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

The site has been well-designed for the expected traffic needs. Based on the proximity of the site to the university and the pedestrian underpass, a great deal of pedestrian traffic is anticipated to continue through and around the site. Consideration has been given to pedestrian safety and the movement of pedestrians and bicyclists through the site through a network of pedestrian connections. Emergency service is provided via the emergency access driveway through the middle of the site that also is designed as a pedestrian walkway and secured by bollards.

.

__√__(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;

Parking areas will be contained in the below grade parking structure, however, the parking garage access meets all required site triangle requirements and has been designed to reduce conflicts with pedestrian movements.

__√__(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;

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

Parking is planned to be wrapped by residential units and thus will have no visual impacts on the project, adjacent properties, or adjacent streets.

__√__(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 9-9-12, “Parking Lot Landscaping Standards,” B.R.C. 1981.

Parking is planned to be wrapped by residential units and thus will have no landscaping except for a roof top deck and garden.

__√__(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;

As can be seen in the figure ground map to the right, the project is proposed in an area where there are existing large floor plate buildings. In the immediate surroundings, the two separate buildings are intended to present a street face orientation toward the 28th Street Frontage Road, yet also allow for internal configuration of units around the planned central open space and outward toward neighboring properties.

√ (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 four story building scale and height are compatible in the context where existing three- and four-, as well as six-story buildings exist on three sides of the site. The exception to the surrounding massing is the property directly to the south, which is a two story motel as shown to the right. In that regard, staff notes the 80 foot setback and intensive landscaping to help establish a transition and buffer to the two story hotel

.

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

The original plans for the site (shown to the left) had a four story parking structure aligned along the eastern property line. That original approach impacted the viewshed for the neighboring Spanish Towers. In the redesign shown to the right, the applicant separated the building mass into two separate buildings and moved the building mass 75 feet from the property line, which effectively opened up greater opportunity for a viewshed toward the Flatirons, shown below.

While staff notes that there will be encroachments into the viewshed of neighboring properties, the nature of views in Boulder are such that even single story buildings can impact a view. To the extent that the applicant was able to minimize blocking of views through reconfiguration of the site plan, staff finds the criteria to be met.

Further, by shifting a four story mass from the northeast corner, the applicant also pulled back much more significant shadow impacts that would occurred. While a solar exception is requested for a small area of solar shadow encroachment on the hypothetical solar fence on the property to the south, the redesign of the site plan helped to minimize the impacts that would otherwise have occurred.

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

The character of the area is varied and includes tall brick office buildings with flat roofs to two story, stone trimmed hotel buildings with mansard roofs. Nearby multi-family residential includes four story white stucco, along with three buildings with story lap siding. The applicant has introduced a more contemporary character than exists today, but one that staff finds to be attractive and appropriate for the eclectic context.

√ (v) Buildings present an attractive streetscape, incorporate architectural and site design elements appropriate to a pedestrian scale, and provide for the safety and convenience of pedestrians;

The rendering helps to illustrate the pedestrian interest that is established by the storefront windows planned on the northern building where the fitness and leasing office facility is planned on the first floor. Similarly, the orientation of the entries toward the street and provision of windows at the ground level helps to provide a pedestrian context for the building. Augmenting the building's pedestrian orientation will be the streetscape that will include regularly spaced street tree plantings and a wide detached walkway with use of colored paving.

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

The proposed project includes construction of an eight foot multi-use path along the 28th Street Frontage; and two public access easements the lead from 28th Street into the site and toward the east.

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

The project will provide 100 new attached residential units in an area that has a high demand for student residential.

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

The proposed buildings are setback much greater than standard setbacks would allow and have intensively landscaped side and rear yard setbacks. The intent in this approach is to provide greater separation to disperse noise. Staff also recommends that the applicant provide solid railings on the balconies to help ensure capture of noise from balconies onto neighboring properties. This criteria will be fulfilled if the applicant can provide this revision and/or demonstrate that noise impacts will be minimized through other means.

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

To be provided through the required technical document review application process.

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

Efforts have been made to maintain existing long-lived, healthy trees on the site.

_√_ (xi) 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.

With the exception of the excavation required to provide some underground parking, there are no significant grading cut or fill on the site proposed. Similarly, there are no known geologic hazards on the site.

_√_ (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.

_?_ (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;

Additional information is required by staff to make a finding in this regard. Refer to Building Design comments.

_√_ (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;
See criterion (x) above.

_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 to an Area I property.

_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 to an Area I property.

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

_√_ (i) *Placement of Open Space and Streets:* Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. *Topography and other natural features and constraints may justify deviations from this criterion. To provide the ample central open space area, building locations are laid out to create open space corridors from the south that allow sunlight penetration into the site during the winter months, and create shade during the summer months.*

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

The proposed building configurations place the longest part of the building walls facing south to maximize passive solar access.

_√_(iii) *Building Form:* The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of Section 9-9-17, "Solar Access," B.R.C. 1981.
Building roof tops are of similar elevation and will provide ample opportunity for roof top collection. Roof structure will be designed to accommodate roof top equipment per the solar access ordinance.

_√_(iv) *Landscaping:* The shading effects of proposed landscaping on adjacent buildings are minimized.
Street and landscape trees along the planned walkway and within the open space are deciduous. Therefore, during the winter months when solar gain is desired they are denuded of leaves, while during the summer months, they have a leafy canopy that provides much needed shade, reducing the heat island effect.

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

_n/a_(I) *Land Use Intensity Modifications*

_n/a_(J) *Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District*

Per Section 9-9-17(f)(6), B.R.C.,1981 solar exemptions are required to meet the following applicable review criteria:

(A) Because of basic solar access protection requirements and the land use regulations:

_√_(i) Reasonable use cannot otherwise be made of the lot for which the exception is requested;
The proposed project is intended as high density residential to permit additional residential units adjacent to the university. The use is appropriate and encouraged by the city for the context.

_√_(ii) The part of the adjoining lot or lots that the proposed structure would shade is inherently unsuitable as a site for a solar energy system; or
Given that the properties to the east and north are within RH-5 zoning district they are also, therefore, within Solar Access Area II that has a hypothetical 25 foot solar fence. The rooftop shadows of the proposed project are shown to slightly encroach into the 25 foot solar fence and onto the lower sides of the neighboring buildings of the Spanish Towers North and the Montclair Condominiums to the northeast. Because of the location of the shading at the base of the buildings, the impacted buildings still have large areas of roof that area suitable for a solar energy system that would not be impacted by the proposed project.

√ (iii) Any shading would not significantly reduce the solar potential of the protected lot;
As noted above, the proposed encroachment extends onto a portion of the base of the south facing building walls of the Spanish Towers North building and the Montclair Condominiums.

√ (iv) Such situations have not been created by the applicant;
There is existing topographic variation from the subject site to the neighboring properties to the east and north east, of approximately 10 feet. This was likely the result of large areas of overlot grading that occurred at the time the existing Outlook Hotel building was constructed. The technique took areas that were sloped at a fairly consistent grade and, using heavy equipment, graded large, broad flat surfaces intended as development pads leaving steep slopes in between. Staff notes, therefore, that the applicant did not create the exaggerated solar impacts that resulted from the difference in topography in the areas north/northeast of the site.

√ (B) Except for actions under subparagraphs (f)(6)(D), (f)(6)(E), and (f)(6)(F) of this section, the exception would be the minimal action that would afford relief in an economically feasible manner;
As indicated below, Sections (f)(6)(D), (f)(6)(E), and (f)(6)(F) refer to location within an historic district, additions to existing roof structures, and interference with basic solar access protection resulting from the installation of a solar system on neighboring buildings, none of which apply to the subject application, therefore the subject criterion is not applicable.

√ (C) The exception would cause the least interference possible with basic solar access protection for other lots;
The worst case scenario will involve a 13-foot tall shadow onto the side of the Montclair Condominium building for one hour during the deepest shade of the year, excerpt on following page. The existing condominium building would have approximately 3,000 square feet of roof surface area available for roof top that is not shadowed.

(D) If the proposed structure is located in an historic district designated by the City Council according to section 9-11-2, "City Council May Designate or Amend Landmarks and Historic Districts," B.R.C. 1981, and if it conformed with the requirements of this section, its roof design would be incompatible with the character of the development in the historic district;
Not applicable. The site does not contain any historically significant structures.

√ (E) If part of a proposed roof which is to be reconstructed or added to would be incompatible with the design of the remaining parts of the existing roof so as to detract materially from the character of the structure, provided that the roof otherwise conformed with the requirements of this section;
Not applicable. The proposed buildings would be completely new structures, not additions to an existing building.

(F) If the proposed interference with basic solar access protection would be due to a solar energy system to be installed, such system could not be feasibly located elsewhere on the applicant's lot;

No interference with basic solar access protection will result from the installation of a rooftop solar system on the proposed buildings, however, a significant amount of unobstructed roof area remains available throughout the adjacent impacted properties to accommodate solar energy systems.

_√_(G) If an existing solar system would be shaded as a result of the exception, the beneficiary of that system would nevertheless still be able to make reasonable use of it for its intended purpose;

There are no existing rooftop solar systems on any surrounding existing buildings that will be impacted by the proposed solar exception, located primarily on walls and on a thirteen foot encroachment onto the side of the Montclair Condominium building.

_√_(H) The exception would not cause more than an insubstantial breach of solar access protected by permit as defined in paragraph (d)(3) of this section; and

Not applicable. Insubstantial breaches as defined by paragraph (d)(3) of this section are only applicable to existing structures.

_√_(I) All other requirements for the issuance of an exception have been met. The applicant bears the burden of proof with respect to all issues of fact.

All other requirements for the issuance of an exception have been met and the applicant has provided detailed solar analysis drawings to demonstrate all issues of fact.

(K) *Additional Criteria for Parking Reductions:* The off-street parking requirements of Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, may be modified as follows:

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

The proposed parking reduction is 15 percent.

_√_(ii) *Criteria:* Upon submission of documentation by the applicant of how the project meets the following criteria, the approving agency may approve proposed modifications to the parking requirements of Section
9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, if it finds that:

> _√_(a) For residential uses, the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated;
>
> *The applicant has required a relatively minor parking reduction of 15 percent. Based on the amount of available street parking in the area, the site's proximity to CU and public transit opportunities, staff supports the proposed reduction.*
>
> _n/a_(b) The parking needs of any non-residential uses will be adequately accommodated through on-street parking or off-street parking;
>
> Not applicable.
>
> _n/a_(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.*
>
> _n/a_(d) If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and
>
> *Not applicable.*
>
> _√_ (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.
>
> *The nature of occupancy is anticipated to be student rentals which have a well-documented need for auto storage more than frequent parking turnover. The student population has a high use of alternative modes of transit particularly during the weekday hours when school is in session, nearly 75 percent. Similarly, it has been found that some students do not own cars in this close proximity to campus.*

Therefore, given the proximity to campus the nature of occupancy will likely not change.

_n/a_(L) *Additional Criteria for Off-Site Parking:* The parking required under Section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

Not applicable

From: Jeff Barber [mailto:jeffshomes@msn.com]
Sent: Saturday, May 11, 2013 2:21 PM
To: McLaughlin, Elaine
Subject: American Campus Communities: Redevelopment of the outlook Hotel into Student Apartments

Elaine McLaughlin,

Please provide me with notice when the public hearing will be for the American Campus Communities: Redevelopment of the outlook Hotel into Student Apartments. Thank you.

I would also like to lodge a my displeasure that the city is even considering a variance to the height standard for a commercial development. Why was this standard put in place? …and why would the city consider such a variation. Does the city have a vested interest in making an exception for this property? Are there any connections between the city council and the developer? Something here does not sit right.

Sincerely,
Jeff Barber

Phone: (720) 934-0525
eFax: (720) 625-7118
mailto:Jeff@BarbersHomes.com

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Dear Elaine,

Below please find the first email I sent to you expressing my concerns about protecting my views from my new condo, purchased 2 months ago, at the Flats, located just north of the Boulder Outlook property. You and I have exchanged emails since this first one, and we have exchanged pictures and maps and analyses, but I thought I'd write a letter expressing my concerns so I could be kept informed of and involved in the process of the Boulder Outlook project so I can protect my views.

The address of our condo complex is 2800 E. Aurora Avenue. My condo, #122, is on the south side of the Flats complex, and my views from the 2nd story bedrooms and the first story living room and from the small yard outside the living room all have unobstructed views of the Flatirons. The views of the Flatirons were one of the reasons I purchased the condo, and my realtor even commented on them during my inspection and said that the Boulder Outlook parking lot would 'always be there.' I love my condo, and I was very excited! So, when I heard about the proposed building project next door at the Boulder Outlook property during my first HOA meeting for the Flats on May 1, I was really anxious, and I would like to do everything I can to preserve my views!

In addition to protecting my views, I very much hope that the builder can maximize the distance between our buildings to provide maximum space, sunlight, and noise abatement between our building and the project. There is a fire access along the south boundary of our building (north boundary of the project) to give the fire department emergency access to our Flats building entryway located in the middle of the south side of our complex. This needed fire access might also serve to preserve the distance between our building and the new development. I hope so! I hope they can maximize the distance between our buildings!

To protect my views and ease my concerns, I hope the design will incorporate as large as setback as possible (and then some!) from our south boundary and that that the building's setback from the Frontage Road to the west be as great as possible so as not to encroach on my views of the Flatirons.

I have attached an analysis of one of my views prepared by the applicant, and another analysis prepared by you, and two Flats subdivision maps here for reference, and according to the analyses provided to date, being able to protect my views looks promising *if* the design and buildout of the project are consistent with the analyses provided here. I am hopeful! However, I would very much like to stay informed and involved in this process along the way, so that, at every step, I can do everything possible to protect my views. I have not attached the pictures of the views from my condo that I sent earlier, but I hope you still have them. If you don't, I will resend them.

Please feel free to call me at 626-298-3001 or email me at margiewoolley@yahoo.com.

I would very much appreciate being kept informed on meetings, comment periods, etc. regarding this project.

Thank you very much.

Best,

Margie Woolley

Margaret Woolley
margiewoolley@yahoo.com
626-298-3001

From: M Woolley [mailto:margiewoolley@yahoo.com]
Sent: Thursday, May 02, 2013 11:24 AM
To: McLaughlin, Elaine
Subject: Boulder Outlook Project - LUR2013-00005

Hi Ms. McLaughlin,

My name is Margie Woolley, and I just purchased condo (#122) at the Aurora Flatirons complex, 2800 E. Aurora Avenue.

At our HOA meeting last night, I found out that the Boulder Outlook property was going to be developed into a large 3 story complex, and I didn't know about it! Agh!

My condo is on the south side of the Aurora Flatirons complex, and the living room windows and the 2 upstairs bedroom windows have views of the Flatirons, and these views were one of the reasons I bought this particular condo! I am concerned that the design of the new project next door will impact and negatively affect my views of the mountains. I was so happy to have those views, and I don't want to lose them! Help! Agh!

Can you please call me on my cell: 626-298-3001? I am so very concerned about this.

Thank you!!

Margie Woolley
626-298-3001

margiewoolley@yahoo.com**From:** Jeff Barber [mailto:jeffshomes@msn.com]

From: pine1813@aol.com [mailto:pine1813@aol.com]
Sent: Wednesday, May 22, 2013 2:24 PM
To: McLaughlin, Elaine
Subject: Proposed development at 800 28th Street

Dear Elaine,

I am in the Sleep Business. I sell rooms whose primary purpose is to provide a place to sleep. To that end, I must ask that the proposed student housing, adjacent to my sleeping rooms, take this into consideration. I will no doubt loose several hundreds of thousands of dollars due to the construction noise regardless of what is built here. I can not afford to continue to loose money once the project is completed. I'm sure there are many ways to avoid this.

At a cursory glance of the inventory of ACC housing it would appear that balconies are the extreme exception for them. The hotel rooms facing my property from the Outlook Hotel do not have balconies. They're intransigence on this point is perplexing.

Locating the affordable housing facing my property may help the issue. I didn't hear how they planned to locate these units. Please remember what a problem their affordable units were at their last Boulder project.

I do not want to tax our emergency response resources with constant complaints of sound transmittal after the construction. I'm sure there must be a design we all can live with, but to this point my issues have fallen on deaf ears.

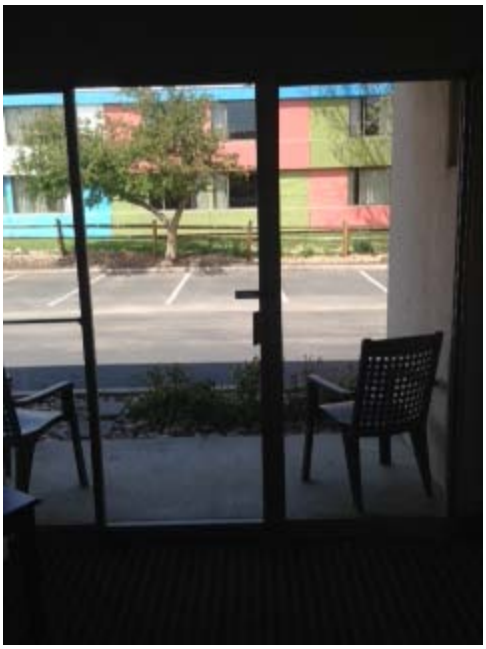
On the face of it these uses are not compatible, especially given their intransigence regarding balconies.

This is currently a quiet neighborhood. I'm not sure where the Board member received his information about this being a loud neighborhood. If it were, neither the Outlook or myself would not be successful. I've included a video that shows what was occurring the day they measured the sound. Their detection device was mounted on the phone box between their dumpster and the street, an area that is not pertinent for this issue.

I've included a picture of my rooms that face the proposed development. Every set of rooms facing their property is divided by a wall. This provides disruption to any sound waves save those that happen directly in front of the room.

Outside noise has never been a problem for our guests except for the occasional Bus that has been left in our lot running, against our bus parking policy.

Please do your best to help me with problem. As I have stated, I'm sure there is something we can all agree to.
Sincerely,
Steven Wallace
Best Western Plus Boulder Inn
770-28th Street
Boulder, CO 80303
303-449-3800
303-402-9118 Fax
pine1813@aol.com



From room 118 facing Outlook Hotel.
Link to video sent: VIDEO

From: David Bright [mailto:dbright@geoanalysis.com]
Sent: Tuesday, June 11, 2013 7:44 PM
To: McLaughlin, Elaine
Subject: FW: 800 28th Street - Outlook Hotel Redevelopment Project

Dear Ms. McGlaughlin:

I am writing to request that the Planning Department deny granting variances to the building heights and minimum required parking spaces for the proposed redevelopment project on 800 28th Street (LUR 201300025). I am an owner of unit 202 in the adjacent Montclair Court Condominiums, and allowing the new buildings to be over the 35 foot high BT-1 zoning standard will substantially impact the view shed to the south from our unit, and thus substantially decrease the value and enjoyment of our property. Also, parking on the 28th Street frontage road and Aurora Ave in this area is already over crowded, so all new developments should be required to provide the full number of parking spaces per new unit as per the BT-1 zoning and other city codes.

Thank you for your consideration of this request, and please inform me of the dates and times of any additional public meetings or comment periods associated with this project review and approval.

David Bright
AD Properties, LLC
Montclair Court Unit 202
(970) 349-6190

From: M Woolley [mailto:margiewoolley@yahoo.com]
Sent: Wednesday, July 31, 2013 2:03 PM
To: McLaughlin, Elaine
Subject: Re: Boulder Outlook Project - LUR2013-00005

Hi Elaine!

I hope you are enjoying a lovely summer.

I wanted to just check in regarding the Boulder Outlook Project - LUR2013-00005.

I would love to do everything I can to maintain the views I have, and to stay on top of any changes made to the design of the project so the value of my condo and its view doesn't go down.

Can you let me know where things stand at this time, and if input from me is required or timely?

Thank you.

Best,

Margie

margiewoolley@yahoo.com
626-298-3001

From: Kathleen Jones [mailto:embodychange@yahoo.com]
Sent: Sunday, September 22, 2013 4:01 PM
To: McLaughlin, Elaine
Subject: Proposed development, Outlook Hotel

To Whom This May Concern:

As a property owner within the city of Boulder, I am concerned with the proposed development of the Outlook Hotel.

These are my concerns:

First, the proposed height of the building obstructs the mountain views for multiple neighbors to the east. This greatly affects the desirability of these properties and will likely impact our property values.

Second, I'm concerned that Spanish Tower owners and residents will be negatively impacted by a shortage of parking, as it appears that the proposed development does not fully address parking needs.

Third, the proposed development will likely increase noise, potential theft, and other problems in this neighborhood.

Finally, the proposed development seems counter to Boulder's vision for maintaining a low-impact, visually appealing skyline.

As a property owner and constituent of the City of Boulder, I ask that you consider these concerns in your decision-making re: this proposed development.

Thank you for your time and efforts on behalf of our community,

Kathleen
Kathleen Jones, Property owner
and resident of the Spanish Towers
805 29th Street, #404
Boulder, CO 80303
970-222-1228

From: anna dank [mailto:admdank4@yahoo.com]
Sent: Monday, September 23, 2013 8:27 AM
To: McLaughlin, Elaine
Subject: Outlook Hotel

To Whom This May Concern:

As a property owner within the city of Boulder, I am concerned with the proposed development of the Outlook Hotel.

These are my concerns:

First the proposed height of the building completely obstructs the mountain views for multiple neighbors to the east. This greatly affects the desirability of these properties and will likely impact our property values.

Second, I am concerned that Spanish Tower owners and residents will be negatively impacted by a shortage of parking, as it appears that the proposed development does not fully address parking needs.

Third, this 400 bedroom proposed development will likely increase noise, potential theft, and other problems in the neighborhood. Does this part of town need another 400 beds what with all the other construction along this section of the 28th? Is this area becoming a student "ghetto"?

As a property owner and constituent of the city of Boulder, I ask that you to consider these concerns in your decision-making in regard to this proposed development.

Thank you,

Anna D.M. Dank

From: Eddie Jamell [mailto:aeddie1945@yahoo.com]
Sent: Monday, September 23, 2013 9:30 AM
To: McLaughlin, Elaine
Subject: Fw: Spanish Towers - IMPORTANT UPDATE!

----- Forwarded Message -----
From: Spanish Towers Office <spanishtowers@gmail.com>
To: Eddie Jamell <aeddie1945@yahoo.com>
Sent: Monday, September 23, 2013 9:25 AM
Subject: Re: Spanish Towers - IMPORTANT UPDATE!

Hello Eddie, Please send your email to the City of Boulder:
McLaughlinE@bouldercolorado.gov

Thank you for a copy. Lynne
On Sun, Sep 22, 2013 at 4:07 PM, Eddie Jamell <aeddie1945@yahoo.com> wrote:
TO WHOM IT MAY CONCERN: i am the manager and representative of the owner of
unit #805 at the spanish towers, at 805 29th st., boulder, co. 80303.
i am against the planned expansion of the outlook hotel as i feel it would decrease the value of
the unit with the loss of views and loss of parking spaces in our lot.
our tenants expect a nice, quiet enviroment in our unit and i feel that with the added rooms,
a great deal of noise would be generated.
i pray that the request of the outlook hotel will be denied by our city of boulder as
it is not fair to the other businesses in the area. thank you, a. eddie jamell, 303-494-1859

From: Spanish Towers Office <spanishtowers@gmail.com>
To: HOA Office Spanish Towers <spanishtowers@gmail.com>
Sent: Sunday, September 22, 2013 1:07 PM
Subject: Spanish Towers - IMPORTANT UPDATE!

Fellow homeowners,

As mentioned in a previous e-mail, the "big" meeting between the re-developers of the Outlook Hotel (American Campus Communities) and the city is to be held on Oct 17. The city people sitting at this meeting are the people who will make the decisions about the project, and are interested in the public's opinions. These people have *not* seen any previous correspondence you may have sent us or them, and so are starting off with a blank slate, to be influenced by whoever speaks up. If you feel strongly enough to write a letter stating your opinion about this redevelopment, we would all appreciate it. The deadline for sending in these comments is Oct 3rd (details below).

A bit of review first.

The current project is somewhat reduced in size from the original plans, but still requires city variances on several issues, all of which affect Spanish Towers. In particular, the height of the building is above city code, and will affect views to the west from Spanish Towers. To help illustrate that, we had some photos taken from the west end of both the north and south towers, and got CU engineering to overlay the proposed building envelope. The results are pretty dramatic. We'll try to send these pictures to you in a messaging following this one. If you don't get that message, let us know and we'll try to find another way to get them to you.

The other major problem we see is with parking. We've had a high number of people in Spanish Towers bring cars this year, and our parking lot is often full. Nevertheless, the Outlook Project, at the city's request, is planning on a parking garage for 267 cars in a building that houses 400 people, with only 16 guest spots set aside. This does not represent a variance request, but is an inadequate number in our opinion. This seems like a recipe for trouble in our parking lot, as there will be very good walking connections between us and them. Note that we don't make any money when a car gets booted in our lot.

Then there are guest parking problems, noise problems, pool access problems, etc.

The developer's current plans can be found at the following address. Be sure to look for only those documents that begin with “RR2”:
https://www-webapps.bouldercolorado.gov/pds/publicnotice/index.php?caseNumber=LUR2013-00025

As property owners at the Spanish Towers, our individual letters will be considered in decision-making by the city of Boulder. Collectively, we can make a convincing case. Please take a few minutes to express your opinion. Some ideas you might want to address include the following:

** Height variance
** Loss of Spanish Towers views
** Loss of Spanish Towers property values
** Parking issues
** Noise problems
** Potential theft problems
** etc.

Here's a template letter you can use as an example. Please customize to your own desires:

========== begin sample letter ==========

To Whom This May Concern:

As a property owner within the city of Boulder, I am concerned with the proposed development of the Outlook Hotel.

These are my concerns:

First, the proposed height of the building completely obstructs the mountain views for multiple neighbors to the east. This greatly affects the desirability of these properties and will likely impact our property values.

Second , I'm concerned that Spanish Tower owners and residents will be negatively impacted by a shortage of parking, as it appears that the proposed development does not fully address parking needs.

Third, this 400 bedroom proposed development will likely increase noise, potential theft, and other problems in the neighborhood. Does this part of town need another 400 beds what with all the other construction along this section of 28th? Is this area becoming a student "ghetto"?

As a property owner and constituent of the City of Boulder, I ask that you consider these concerns in your decision-making in regard to this proposed development.

Thank you,
========== end sample letter ==========

You can send your letter to us (reply to this e-mail), or directly to the city contact person:
McLaughlinE@bouldercolorado.gov
Remember all letters must be in her hands by Oct 3.

Thanks in advance!

The HOA board

Cheers!

Lynne Boyle, Office Manager, Office Hrs: M/W 9 am-1 pm T/Th 12-4 pm
David Olorunmola, Office Assistant, Office Hrs: Tue 4-7 pm, Fri 1-4 pm, Sat 9 am-1 pm
Spanish Towers HOA
805 29th Street, Suite 153
Boulder, CO 80303
Ph 303-413-0864
Fax 303-444-6668
Emergencies Only After Hrs Service Ph 303-752-6705
--
Cheers!

Lynne Boyle, Office Manager, Office Hrs: M/W 9 am-1 pm T/Th 12-4 pm
David Olorunmola, Office Assistant, Office Hrs: Tue 4-7 pm, Fri 1-4 pm, Sat 9 am-1 pm

Spanish Towers HOA
805 29th Street, Suite 153
Boulder, CO 80303
Ph 303-413-0864
Fax 303-444-6668
Emergencies Only After Hrs Service Ph 303-752-6705

From: Shaw, Dave [mailto:dave.shaw@coloradohomes.com]
Sent: Tuesday, September 24, 2013 12:37 PM
To: McLaughlin, Elaine
Subject: Spanish Towers Pictures and calculations

Hi Elaine-- you wrote:

> I'd like to compare and represent the analysis you have done. When will you be able to forward it to me?

Everything should be attached. We have some finer-resolution versions of the pictures as well, but these are pretty good. For what it's worth, it's the red line on each photo which represents the roofline of the proposed building.

Dave Shaw
720-652-5928

From: McLaughlin, Elaine
Sent: Tuesday, September 24, 2013 12:45 PM
To: 'Shaw, Dave'
Subject: RE: Spanish Towers Pictures and calculations

One quick observation from the calculations page is it looks like the height scale (y) and the length (x) scales are different. They should both be the same for accuracy? i.e., if each grid represents 2 feet for height on the (y) axis, then each grid should represent 2 feet for length on the (y) axis. Should probably check that, because it would distort the conclusions. The further away the object the shorter in appearance right?

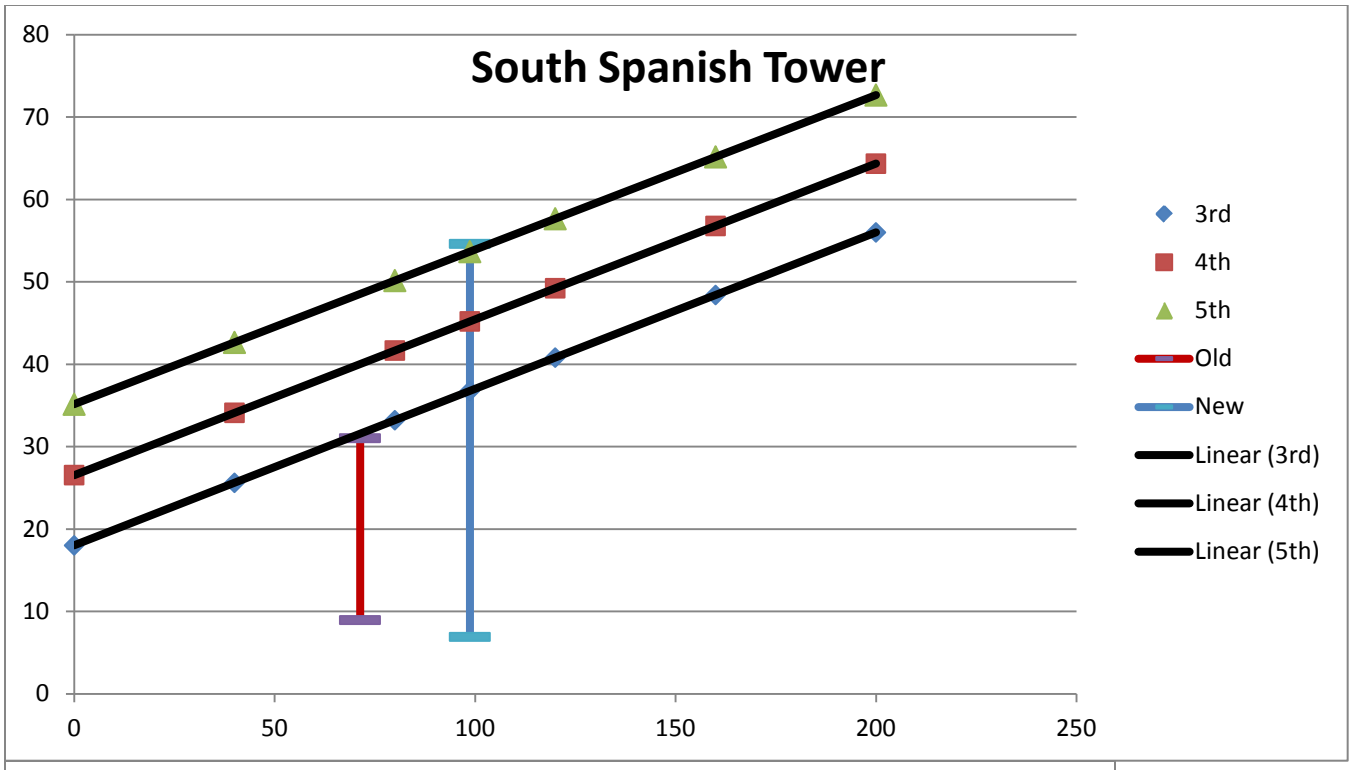
From: Shaw, Dave [mailto:dave.shaw@coloradohomes.com]
Sent: Wednesday, September 25, 2013 5:12 PM
To: McLaughlin, Elaine
Subject: Re: Spanish Towers Pictures and calculations

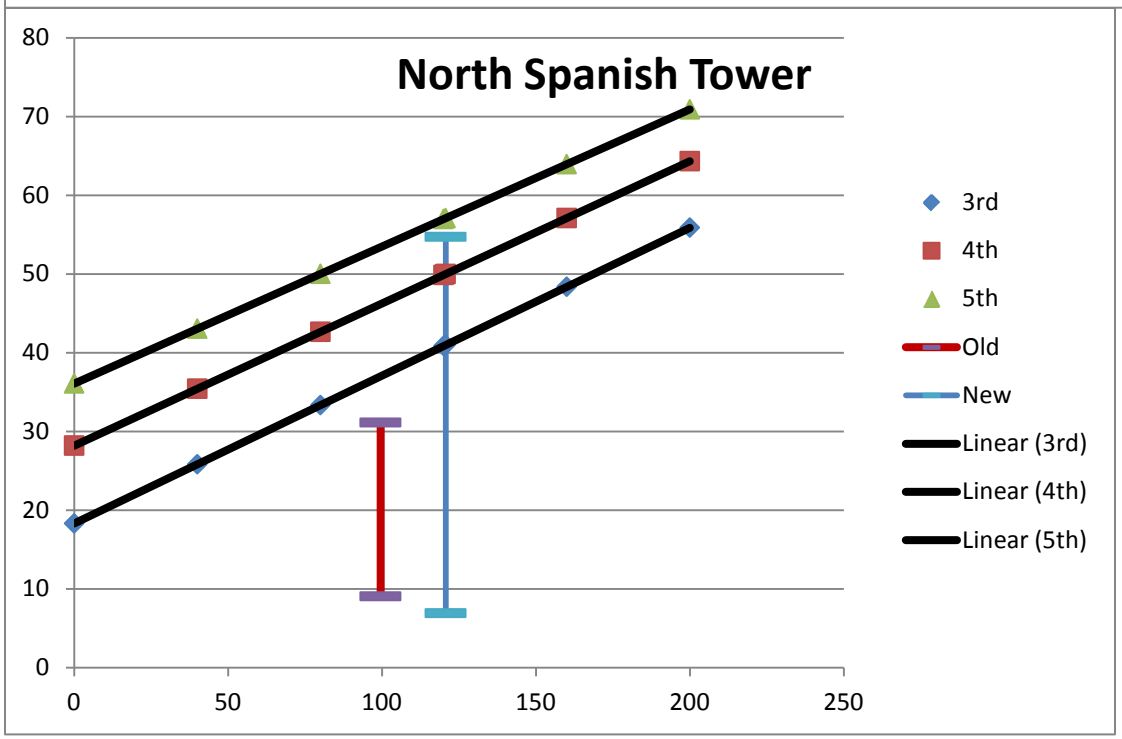
Hi Elaine-- you wrote:

> Actually, if you wouldn't mind, please just ask him to make the x and y axis the same scale…

I passed along your request, and he said the excel-formatted pictures (in the word doc) have both x and y on the same scale. Will that work for you? Or do you want him to hand-draw another drawing?

Dave Shaw
720-652-5928


South Spanish Tower
80
70
60
50
40
30
20
10
0
0
50
100
150
200
250
3rd
4th
5th
Old
New
Linear (3rd)
Linear (4th)
Linear (5th)


North Spanish Tower
80
70
60
50
40
30
20
10
0
0
50
100
150
200
250
3rd
4th
5th
Old
New
Linear (3rd)
Linear (4th)
Linear (5th)

From: Shaw, Dave [mailto:dave.shaw@coloradohomes.com]
Sent: Wednesday, September 25, 2013 8:57 AM
To: McLaughlin, Elaine
Subject: Fwd: Spanish Towers Pictures and calculations

Hi Elaine-- I got a response on your two messages back from the guy who did our work. He wrote, in part:

> My calculations page that she is talking about is to scale and no matter what scale
> it is the results should be the same. I made the graph in excel this time so it may
> look a little clearer but I did not have time to label everything. All the dark lines
> are the sight from each level to the top of the mountains and the other colored lines
> are the heights of the old hotel and the new hotel.

> The distance I used from the Spanish Towers to the New Hotel are 120 feet
> from the North Spanish tower to the New Hotel and 98 feet from the South
> Spanish Tower to the New Hotel.

Not sure if this clarifies anything.

Dave Shaw
720-652-5928

From: Shaw, Dave [mailto:dave.shaw@coloradohomes.com]
Sent: Friday, September 27, 2013 8:34 AM
To: McLaughlin, Elaine
Subject: Fwd: Spanish Towers Pictures and calculations

Hi Elaine-- the revised drawings you asked for should be attached. I hope this is what you were looking for.

Dave Shaw
720-652-5928

From: McLaughlin, Elaine
Sent: Friday, September 27, 2013 9:13 AM
To: 'Shaw, Dave'
Subject: angle of viewshed.pptx

Hi Dave-

Nope, still not correct, refer to the attachment and notations. While I can show the latest exhibit you sent me to the Planning Board, I would also note the inaccuracies as I've done herein, and then it does not demonstrate your point or your concerns. We can try again or I can use what you've sent me.

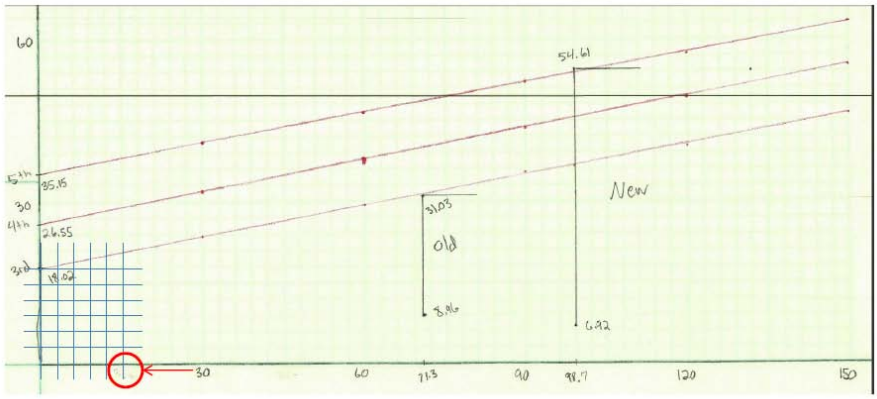
Best-
Elaine

Elaine McLaughlin, Senior Planner
Department of Community Planning + Sustainability
City of Boulder
1739 Broadway, 3rd Floor
Boulder, CO 80306-0791

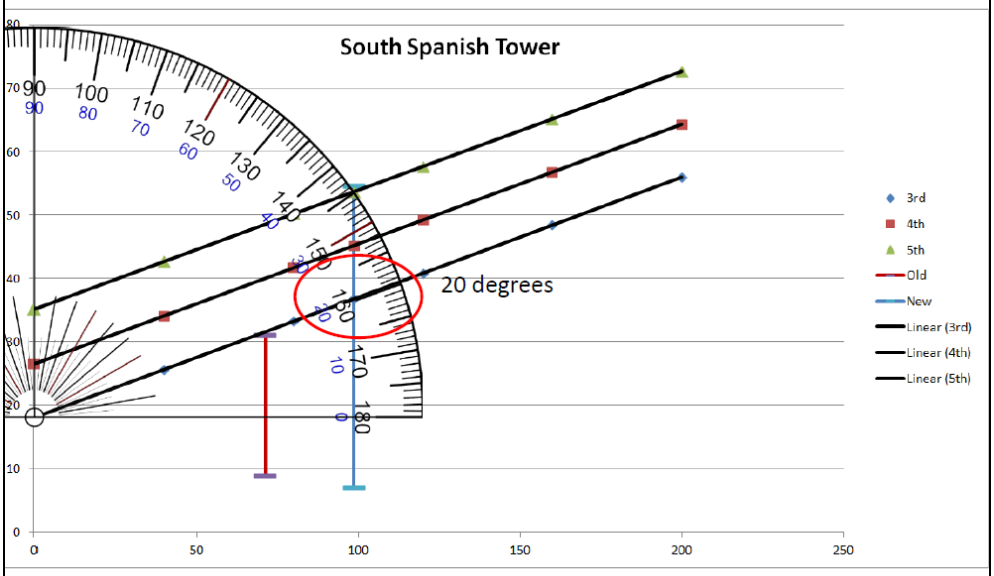
303-441-4130 (phone)
303-441-3241 (fax)

http://www.boulderplandevelop.net
http://www.bouldercolorado.gov/

1. The scales still remain inaccurate: x and y should be equivalent
2. Looks like where 30 feet on the length was initially shown, then erased, was correct.



3. Original viewshed angle toward the Flatirons was shown at about 20 degrees



From: Shaw, Dave [mailto:dave.shaw@coloradohomes.com]
Sent: Saturday, September 28, 2013 8:48 AM
To: McLaughlin, Elaine
Subject: Fwd: Spanish Towers Pictures and calculations

Hi Elaine-- here's the response for your latest e-mail

==========
So first off, she can't use a protractor on a graph that does not have the x scale equal to the y scale. If she wanted to find the angle she needs to use this equation:

The graph I sent you last night does have the x scale equal to y scale she is just looking at it wrong. I did erase the first 30 because at that point there are 5 boxes from the origin so it should be 15 feet. [On this graph] x scale equal to the y scale. Both are 3 feet per box.

All of the views are around 10-11 degrees and that is on my calculations page.

... my view line was calculated by finding the angle to the top of the mountain then calculating [at] different distances how high the view is.

... there [are] imaginary points [at] every 40 feet for the first two sets of graphs I sent and every 30 feet for the latest graph I sent.

Hopefully this clears things up.

From: Jim Giovannini [mailto:jim@academictutoringcenters.com]
Sent: Thursday, September 26, 2013 4:00 PM
To: McLaughlin, Elaine
Cc: Spanish Towers Office; Roxann Giovannini; David Giovannini; Jill Muller
Subject: Please Deny Variance

Dear Mr. McGlaughlin:

I am an extremely concerned property owner of Unit 555 in Spanish Towers, located at 805 29th Street, in Boulder.

I am writing to request that the Planning Department for the city of Boulder denies any height variances for the proposed new student housing project located at 800 28th Street (LUR 201300025).

In the current plan, this redevelopment will negatively impact the surrounding area. American Campus Communities Student Housing (ACCSH) is literally planning to wipe out our entire view shed. When I bought this property, I did so solely because of the view of the Flat Irons and Chautauqua Park from both my balcony and my master bedroom. There were many other units in town available for purchase with similar square footage and amenities; however, only Spanish Towers offered one of the best condo views in Boulder. I, along with other owners, paid a premium price for this view.

I understand that the current hotel located on the redevelopment site is an eye sore and needs to be replaced: it will be good for Boulder. I do not understand, however, how the city of Boulder could possibly allow a large, multi-billion dollar company like ACCSH, to run roughshod over what I can only describe as "the little guys." (ACCSH's website proudly claims 4.2 BILLION dollars in student housing development since 2004.) My wife and I have worked extremely hard to afford the purchase of a second home in Boulder. We did not purchase without forethought or consideration. Now, to have our entire view wiped out because a large corporation with untold resources wants it, well, it's simply unacceptable.

I am not a real estate agent, so I cannot claim an exact price tag on what our view is worth. To us and to other Spanish Tower owners, it's priceless. After researching the topic, I was able to discover what we all know is true: a premium view can add 5% - 25% to the price of a home. A unit like ours in Spanish Towers would sell today for around $280,000. If we assume a low end of property value loss of 10%, I will lose $28,000 as soon as ACCSH builds its money making machine outside my bedroom window.

Enclosed and attached here are photographs taken from various balconies at Spanish Towers. Each is labeled with its corresponding unit number. The red line that has been overlaid on each photograph represents the roofline of the proposed ACCSH redevelopment. The HOA at Spanish Towers worked with the engineering department at CU to complete this work. As you will see, the view shed is gone.

I realize that ACCSH claims their drawings and renditions of our future view to be accurate. I realize they claim that by setting their new building back 75 feet (from their first submitted plan) will result in better views. Better than what and for whom? Sadly, none of us will truly know how terrible our views at Spanish Towers will be until it is too late.

How could the city of Boulder, a city that prides itself on individualism and on its amazing views, possibly allow this? I pray it doesn't. I certainly do not have 4.2 billion dollars to fight ACCSH. The city is our only hope for rescue.

There are other areas of concern about this project as well. Placing so many students directly across from our building will certainly lead to parking issues, noise problems, and general vandalism at Spanish Towers. I realize these issues will occur anywhere young college students are collected into a critical mass, but placing too many in one condensed area is a recipe for disaster for everyone.

The solution here seems obvious: reduce the number of students planned for the housing development. A three story structure instead of the proposed four will bring ACCSH into full compliance with current Boulder building codes.

The only way to ensure our view is to lower the proposed building to within current code.

There is a reason the code exists in its current form: to protect individuals from this exact situation.

I request that the Planning Department for the city of Boulder denies any height variance to the proposed project.

Sincerely,

Jim Giovannini

Jim Giovannini

jim@academictutoirngcenters.com

847-494-1990

From: McLaughlin, Elaine
Sent: Thursday, September 26, 2013 4:14 PM
To: 'Jim Giovannini'
Cc: Spanish Towers Office; Roxann Giovannini; David Giovannini; Jill Muller
Subject: RE: Please Deny Variance

Hello. Thanks for your email. While I certainly can understand the issues you bring up, I'm concerned that the images that are being routed at the Spanish Towers and that you attached to this email seem to mis-represent and exaggerate the height of the proposed project. One quick check of an analysis like this is to use the existing height of the floors of the hotel as a reference point. If you project those same heights up two stories (shown in red), the height of the building is about where the Sketch Up model from the applicant projected it to be, although the photos aren't taken in exactly the same spot.

As you noted, the building proposed will be set back much further than the existing hotel, not as is shown in the redlined photographs:
existing 25 feet north building, down to 4 feet south building
proposed 50 feet north building, 65 feet south building

Their property line is actually where the west row of Spanish Towers parking is, and they are permitting use of their property for Spanish Towers parking through an easement, this is illustrated in the comparison below. I can certainly provide your email to the Planning Board, however, it will be noted that the exhibits appear to mis-represent the height and setback of the building.

Best-
Elaine

Elaine McLaughlin, Senior Planner
Department of Community Planning + Sustainability
City of Boulder
1739 Broadway, 3rd Floor
Boulder, CO 80306-0791

303-441-4130 (phone)
303-441-3241 (fax)

http://www.boulderplandevelop.net
http://www.bouldercolorado.gov/

From: Dragon Long [mailto:zhihualong@yahoo.com]
Sent: Wednesday, September 25, 2013 9:38 AM
To: McLaughlin, Elaine
Cc: HOA Office Spanish Towers
Subject: Re: Concerns about the Outlook Hotel Development

Elaine,

Thank you very much for your prompt response!

Our property is on the 4th floor on the west side, Unit 461. Of all the concerns we have, the blockage of the views tops all. Anything we can do about the blockage would be appreciated.

As I mentioned previously, we paid a higher premium for the views. They mean everything for the apartment! I understand that the ground of the proposed development is already higher than that of the Spanish Towers. Its height and proximity to the Spanish Towers would effectively put up a wall in front of us.

I hope the revisions have already addressed this, in which case, I applaud your effort and apologize for the wasted time. At any rate, I would like to see the height issue get addressed. I have confidence that you will help alleviate the problem.

By the way, what is the structure that requires such a height? Any chance that it can be moved further away from the neighboring building (i.e. Spanish Towers) to avoid view blockage?

Thank you!

Zhihua Long

What floor of the building are you on? On the east side of the proposed south building the height nearest Spanish Towers is 44 feet, and I'm wondering if where you are, the 35 foot height would still block views or if 10 feet lower would aid in the viewshed. Please let me know so I can best understand your particular situation.

From: "McLaughlin, Elaine" <McLaughlinE@bouldercolorado.gov>
To: Dragon Long <zhihualong@yahoo.com>
Cc: HOA Office Spanish Towers <spanishtowers@gmail.com>
Sent: Wednesday, September 25, 2013 8:35 AM
Subject: RE: Concerns about the Outlook Hotel Development

Hello Zhihua-

Thanks for your email. You address some points that have been brought up by others in the Spanish Towers and I will pass along information I shared with them in response below. I will also add that I understand your concern about viewshed loss. The land use code height standard of 35 feet can be modified through the extensive Site Review process, where the expectation is that projects will be of a higher quality. Therefore, the applicant has requested the modification through Site Review. As you will note from my response below, there've been a number of changes to the proposed plans that have improved the situation, although it does sound like you believe you will still be impacted. What floor of the building are you on? On the east side of the proposed south building the height nearest Spanish Towers is 44 feet, and I'm wondering if where you are, the 35 foot height would still block views or if 10 feet lower would aid in the viewshed. Please let me know so I can best understand your particular situation.

Best-
Elaine

Thanks for your comments. I can certainly forward them to the Planning Board as they deliberate. Please note that there have been two Concept Plan review discussions with the Planning Board along with three neighborhood meetings. Many of these issues have been discussed including viewshed and parking. Have you been able to attend any of these five meetings to articulate your concerns? We do ask that neighbors can attend these meetings to help clarify issues. If you'd like I can send you staff memos and minutes of the Planning Board discussions if you didn't attend.

While it is understandable that you would have concerns, there have been a number of efforts made as a result of these discussions to redesign the project to mitigate many of the concerns.

As has been discussed in previous meetings: with regard to the need for rental property, currently, the city of Boulder is experiencing a significant shortage of available rental properties with a vacancy rate of less than four percent. So, there is a recognized demand for rental property in the city, particularly near the campus. Regarding potential impacts for noise and theft: the applicant for this proposed project, American Campus Communities, has on-site management that differs from many rental properties. They also relocated the original planned building locations to be much further away from the Spanish Towers and opened up the plans to provide a large open space in the center of the site, primarily to address noise and viewshed concerns for Spanish Towers. See image below. With regard to parking, the Planning Board had noted previously that because of the close proximity of this student rental property to the university, most students will not be driving. Throughout town for the properties near campus, it's been documented that students typically don't drive or use a car. For students, there is a reduced need for parking. Attached is a link to the study conducted for the university. In addition, it is noted that the Outlook Hotel property actually extends into the parking lot for Spanish Towers and that, that portion of their property is under a parking agreement with the Spanish Towers. The applicant has stated that they intend to allow for continued use of the parking on their property for Spanish Towers given the number of parking spaces that are utilized by Spanish Tower residents.

Please feel free to call or email me with any further questions or concerns-

Kind regards-
Elaine

Elaine McLaughlin, Senior Planner
Department of Community Planning + Sustainability
City of Boulder
1739 Broadway, 3rd Floor
Boulder, CO 80306-0791

303-441-4130 (phone)
303-441-3241 (fax)

http://www.boulderplandevelop.net
http://www.bouldercolorado.gov/

From: Dragon Long [mailto:zhihualong@yahoo.com]
Sent: Tuesday, September 24, 2013 5:23 PM
To: McLaughlin, Elaine
Cc: HOA Office Spanish Towers
Subject: Concerns about the Outlook Hotel Development

To Whom This May Concern:

My name is Zhihua Long and I am a property owner of an apartment in the Spanish Towers Complex, which is within the city of Boulder. I am immensely concerned with the proposed development of the Outlook Hotel.

Firstly, the proposed height of the building is above city code. The city established building (height) code for a good reason and it must be respected and adhered to, no matter who the developer happens to be. If we establish the code and don't enforce it, then what is the point of the code in the first place? This violation of city building code results in a complete obstruction of the mountain views for my apartment. This obviously will greatly affect the desirability of our property and will likely impact our property values. As a side note, we paid higher premium for these views.

Secondly, Spanish Towers and the neighborhood are already experiencing problems resulted from the shortage of parking spaces. This 400 bedroom development will only add more stress to the situation and negatively impact the neighboring areas.

Thirdly, the long term perspective of this development is not good for this area and not good for the gateway of Boulder. Do we want the first sight of Boulder to be a student ghetto? Does this part of town need another 400 beds with all the other construction along this section of 28th?

We live in Boulder with a pride - for the quality of life, for the beautiful views that the Flatirons have to offer and for the well being of the community. As a property owner in the city of Boulder, I ask that you consider these concerns.

Thank you for your time and attention!

Regards,

Zhihua Long

October 1, 2013

Boulder City Council
C/o Planning Department
1739 Broadway
Boulder, CO 80306-0791
Re: Case no. LUR2013-000
American Campus Communities
800 28th Street Boulder Outlook Hotel Redevelopment

To Whom It May Concern:
I am unable to attend tonight's meeting because of a school event for my child. I am writing this letter to voice my deepest concern about the above referenced project (Project) to add **400 bedrooms** to the 28th Street Corridor. I am concerned about the following items:

1. The variances requested to increase the building height and limit parking which allow 25% more bedrooms to be built.
2. The concern of overbuilding/oversupply of student housing on 28th Street (2032 new bedrooms) and what will the impact be on all the small investors that rely on student rental for income and the resulting loss of their property values as their rents dramatically decrease. Doesn't Boulder need more Hotel Rooms?
3. The lack of 1-2 bedroom units that could potentially house people employed within the City.
4. The loss of views valuable Flatiron views and the impact on rents and overall property values.
5. Concern about parking
6. Concern about Noise

.

Variance
I purchased my property at Spanish Towers several years ago. Prior to purchase, I went to the City Planning department and sat down with a staff member to determine what could be built on the property to the west of me, the Outlook Hotel. I was told nothing could be built there above 35 feet, unless a variance was granted by the City, in which case the building height could not exceed 55 feet. I was lead to believe that variances are not easily granted by the City.

I must admit that I was an A minus (A-) student all the way through graduate school, so I do make mistakes. But when I reviewed Section 9-2-3 of the City's Land Use Code, I couldn't find any justification for granting a variance to allow the the Applicant to increase the building height above 35 feet.
The Applicant wants to increase building height to maximize their return on their investment. 25% more bedrooms (100 more bedrooms) is approximately $90,000 more per month, or $1,080,000 per year assuming projected rents of $900 per bedroom, which may be a little low for new, beautiful, 4th floor bedroom with Flatiron views.

The following is taken directly from the American Campus Communities website:

> **About Us**
>
> American Campus Communities is the nation's largest developer, owner and manager of high-quality student housing communities. We led the industry to a new plateau in 2004 when we became the first publicly traded student housing REIT (NYSE: ACC). Since 1996, we've developed more than $3.8 billion in properties for our own account and our university clients, and we have acquired in excess of $3.7 billion in student housing assets. Also, we've become a national leader in third-party development and management of on-campus student housing, having been awarded the development of more than 60 on-campus projects (in addition to our 22 projects developed off campus). Our commitment to our college and university partners is evidenced in our strong ongoing relationships. More than half of our on-campus developed communities (34 of 64) came from additional projects awarded to us after we had successfully completed a previous community.
>
> A deep-rooted understanding of the industry drives the American Campus team. Seven members of our corporate staff at the level of vice president and above began their careers as resident assistants while attending college. Throughout their collective careers, our senior staff has been involved in the development, acquisition or management of more than 214 student housing properties, consisting of more than 127,700 beds at over 173 colleges and universities. This unparalleled experience guides how we analyze student markets, underwrite acquisitions, design and construct our developments, and how we market, lease and operate our communities.

Okay, ACC is the Wal-Mart of Student Housing. Their job is to maximize their shareholder's wealth. I have no issue with that. It is the American way. My issue is that should not be grounds for granting a variance to increase the height of the project or reduce required parking spaces.

The applicant's contractor, Drexel, Barrell & Company, writes in their letter to the City Planning Office On September 17, 2012:

"…by increasing the height of the building…, while maximizing the number of units on the site."

Allowing the Project to exceed 35 feet and go to 54 feet plus mechanical and the above ground parking garage needed to add the additional units will have a major impact on the Spanish Towers property in terms of reducing overall resale values and rental income. Loss of value will result from the increased supply of rental units, and the loss of views.
As proposed, the Project likely be taller than Spanish Towers. Spanish Towers may be a 6-story building, but the first story sits well below the grade of the proposed sight, and the height per floor is approximately 8-9 feet as it was built in the 1960's. The Project's single story height is approximately 12-6". The starting elevation is also quite a bit higher than Spanish Tower's starting height.

As you can see from the picture below, the current height of the Boulder Outlook and Best Western hotels which are both 2-story buildings are level with bottom of the 5th floor at Spanish Towers. This picture is taken from HYW 36 and Baseline.

Oversupply of Student Housing
Let's talk in terms of Bedrooms-The Applicant is proposing 100 4-bedroom units. That's **400** bedrooms. Staff indicates there have been 544 units recently approved or in process. 544 units doesn't seem too bad to me. What about **2,032 new bedrooms**? Doesn't that seem like a lot? Because the City's open space requirement is calculated by unit and not bedroom, developers are forced into creating larger units. It is also more cost effective to build larger units with kitchen with one HVAC unit, as oppose to four 1-bedroom units with 4 kitchens and 4 HVAC systems.
Do we really know if the Boulder student market can absorb 2,000+ many new bedrooms within 2 blocks? It sure hasn't happened in the purchase market. It took 3 years and a foreclosure to absorb the 100 units at Landmark Lofts, and the Peloton still has not sold out.
Student enrollment at CU has increase the past few years for 2 main reasons:

1. Demographics. Population Increase-Nationally, there have been more students coming out of high school.
2. Fewer Job-The increase in unemployment has caused more people to stay in college and more people are returning to college get a new degree or complete a degree.

Both of the trends are currently reversing. There are less students coming out of high school, and as more jobs open up, there will be less need to go to college.
The CU freshman enrollment for the 2012-2013 school year declined from last year. CU expects this trend to continue.
Vacancy rates in Boulder have also decreased the past few years for 3 main reasons:

1. More CU students the past few years.
2. More Foreclosures, and people needing to rent.
3. More stringent financing guidelines-People couldn't get loans. (This is easing.)

As the jobs and resale housing market improves, there will be less rental demand in Boulder. This trend is already taking place.

What about all the 1, 2, 3 unit investors that rely on CU housing market for income? Oversupply will really hurt them. Why not slow down a little bit. There are already 1,000 to 1,500 bedrooms coming online. Maybe the City should sit back and really see what impact all these new bedrooms will have. You don't want the properties along 30th street becoming more unrentable?
Don't we need more **hotel** units?

Where are the 1-2 Bedroom Units?
The Applicant state that they are attempting to help satisfy the housing need in Boulder in attempt to provide housing to people employed in Boulder. If so, why are there no 1 or 2 bedroom units? Not many professionals need a 1,400 sq. ft., 4-bedroom unit. We know this is because 1-2 bedrooms are not cost effective in terms of cost per unit and maximizing units for the open space requirement.

Views
Please take a look at the photograph included in the Applicants package labeled "Current Conditions." This picture is taken at a height level to the Outlook Hotel. In the background, you can barely see the 6th floor of Spanish Towers. Now add 2-3 stories to the top of the Hotel. Spanish Towers will be well below the Project.
As I said before, Spanish Towers sits low, and the height between floors is only about 9 feet. The Outlook Hotel lot is higher. Staff indicated to me that the loss of views in not of their concern. This is too bad as Boulder would not be the city it is today with the views. In terms of granting a Variance to increase the building height from 35 feet to 54 feet, I think views should be considered as it would have great negative impact on a neighboring property.
Views are a major factor in terms of the desirability and therefore value of a property. I suspect the dramatic views from the Project site were a major draw to the Applicant and were factored into the building design and into the projected rents/income/valuation of the project. The applicants photos appear to taken from the top of the building. What about the owners on lower floors.
If the City isn't concerned with views, is it concerned about property values of the neighbors? Being a 50+ year old building, the views from Spanish Towers is one of its most important assets. It's not a brand new shiny penny. With the supply of approximately 2,000+ brand new bedrooms and with recently completed projects, I anticipate that rents and property values will drop 25-35% at Spanish Towers. Take away its mountain views, I'm thinking rents/value will drop 25-40%.
I'm estimating 65% of the units at Spanish Towers currently have mountain views. Spanish Towers was built with its largest units on the East and West sides, with the west side units (20 of them) being the most valuable because of the Flatiron views. The majority of the North/South units have views from the patios. Take away the views, these units lose value. If those units lose value, all the units in the project will lose value.

Exterior Parking Garage-Is this Las Vegas?
In an attempt to maximize bedrooms, the Applicant is asking to place a 4-story parking garage.
The Project is located in the Transitional Business use classification. Under the Land Use Code section 9-5-1, B.R.C. 1981, this is defined as:
"The Transitional Business designation is shown along certain major street. These are areas usually zoned for less intensive business uses than in the General Business areas. And they often provide a transition to residential areas."
To my knowledge, the only above ground parking structures currently in the City of Boulder are City parking structures with in the Central Business district and the one at the old Cross Roads mall structure. To my knowledge, all parking structures on all recent projects are located underground. If the City is going to encourage redevelopment, let's look at beautifying the area, not turning into the Las Vegas's Hotel Zone.
Additionally, the applicant is requesting a variance to increase the number of units above the allowed parking space requirement. This is good for them, but for the surrounding areas. These condos will house sophomore and older students. Most of them will have cars. Reducing the parking requirement will only add to the parking problem in the area. It is already very difficult to find street parking on any of the public streets. Occupants will be attempting to use the Spanish Towers parking lot because of the very easy access and no other real choices.
Noise
Allowing a variance for an additional 100 bedrooms, will add at least 100 new residents (probably more as students share rooms to reduce the costs) in addition to the allowed 300 or so. That's 100 more young, immature occupants to a very small area. Noise and theft issues will undoubtedly increase.

Closing
In closing, I am not against the Applicant building housing on the Outlook Hotel property. I am very strongly against granting them a variance to increase the building height above 35 feet, and having any sort of above ground parking structure. Have them park underground where access can be controlled, and problems contained. The only reason the applicant wants it is to increase revenue. The only reason the City of Boulder would grant it, is to increase revenue. There are plenty of other projects adding bedrooms to the City. Please do not ruin this area for the current and loyal owners of Spanish Towers and surrounding projects already in existence and supporting the City via property tax and sales revenues from the current occupants.

Thank you for your time.
S. K. Carter
Owner, Spanish Towers.

From: **John Smart** <smartjohnr@yahoo.com>
Date: Thu, Oct 3, 2013 at 4:01 PM
Subject: Re: Spanish Towers - IMPORTANT UPDATE! - Owner Letter
To: Spanish Towers Office <spanishtowers@gmail.com>

To Whom It May Concern:

We currently own an apartment at Spanish Tower on the 4th floor with a view to the NW. I have seen the proposed redevelopment plans for the Outlook Hotel Property and I am concerned with the proposed project. My biggest concern is that this project, if completed as proposed, will increase the population density in this area dramatically. The plan calls for easy access between the new redeveloped property and Spanish Towers and other establishments in the local area. This increase in density will have a negative impact on this area in terms of noise, parking, traffic flow, and, in general, the loss of property values. The variance that allows for more rooms at higher levels is a problem since it ruins views and allows for increased density. I am not in favor of the redevelopment as currently presented. We certainly are not in favor of a height variance around the current zoning for this area.

Thank you,
Diana Bartels and John Smart

From: **Amin kianian** <akianian@hotmail.com>
Date: Wed, Oct 2, 2013 at 11:10 AM
Subject: RE: Spanish Towers - IMPORTANT UPDATE!
To: Spanish Towers Office <spanishtowers@gmail.com>

To whom it may concern,

I bought the apt. 353 in Spanish Towers to live there because of its qualities of living there such as ; mountain views, easy parking and moving aroun and so on. Now with the Outlook Hotel proposal to add a bout 400 bed and 300 parking spaces in a small area next to the Spanish Towers which it:

a) will block my wiew of mountain,
b) will add to traffic cogestion,
c) will increase the air, noise pollusions, and crime,
d) will reduce the qualities of life,
e) and the value of my property.

So I am against the building of the Hotel.

Thank you for your help.

Amin Kianian, Owner and resident of Apt 353

From: Shaw, Dave [mailto:dave.shaw@coloradohomes.com]
Sent: Sunday, September 29, 2013 9:52 PM
To: McLaughlin, Elaine
Subject: Letter to the City Planners

To whom it may concern:

As president of the Spanish Towers HOA, I've been involved in discussions regarding the impact of the Outlook redevelopment on surrounding neighbors from the beginning. Throughout, I've been trying to walk a line where I kept our owners up-to-date and also passed along communications from the owners to the city as necessary, without becoming an "organizer". There are 85+ individual owners in Spanish Towers, so encouraging them all to speak for themselves seemed like my best course of action. I think I've done a reasonable job, as I believe we've managed to get over 20% of the owners to actually write the city about their concerns.

In general, I believe our owners have been dissatisfied with this project for a variety of reasons, but a few recurring themes stand out to me. I would collectively summarize those concerns as being worried about the size of the project. I'm summarizing that way because the size of the project leads to concerns voiced about the height of the building, the loss of viewshed, the number of available parking spaces (and bicycle racks), the increased foot traffic through our property, security issues, and all the other concerns owners have voiced.

I believe the developers made an effort to adjust their plans to accommodate some of our concerns (adjusting building setbacks, moving the garage, etc.), but without ever dealing with the total size problem and the issues surrounding that. As such, owners' comments I've been aware of haven't changed much either. Early on in the process a good number of owners sent in their comments. By the third meeting or so, for the most part they had stopped commenting, I presume because they weren't seeing any things change that were important to them. We also heard some "you can't fight city hall" comments. In preparation for this (Oct 17) meeting the board contacted the owners again, telling them that if they felt strongly enough about the issues, this would be the best and probably last time to restate their opinions, and I believe they have done so.

At various point in the overall process we did some of our own research on topics relevant to the project. In particular, the topic of viewshed impacts came up repeatedly, so we had our own photos taken, and overlaid with the new building envelope. In recent weeks I have been personally trying, in good faith, to bring planning staff up-to-speed on the work we had done. To date, I don't believe we've been able to see eye-to-eye on what our engineer produced. Each side (the planning staff and our engineer) appears to believe the other side isn't hearing them, or at least hearing them correctly. As of the end of September, we're still working on it.

In sum, I believe the "Good Neighbor" and other meetings could have produced better guidance and/or revised plans. For Spanish Towers owners in particular, I think the developer's apparent inability (or unwillingness) to downscale the project severely limited our ability to communicate from the outset. It would be nice if it had been otherwise.

Dave Shaw

Drexel, Barrell & Co.

Engineers/Surveyors

Boulder
Colorado Springs
Grand Junction
Steamboat Springs

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

August 05, 2013

City of Boulder
Planning and Development Services
1739 Broadway, Third Floor
Boulder, CO. 80306-0791

RE: American Campus Communities
Boulder Outlook Hotel Redevelopment
800 28th Street
Site Review Application, Narrative

Ownership

The current owner of the Boulder Outlook Hotel site is Republic of Boulder Hotel Group, LLC 800 28th Street, Boulder CO 80301. The site is under contract to be purchased by the Applicant.

Project Description

The Boulder Outlook Hotel was constructed in 1963 and has been managed under multiple ownerships groups throughout that time. The building and site have reached the end of their serviceable life and, due to the location and size of land parcel, provide a unique opportunity for redevelopment. The proximity to the University of Colorado makes this an ideal site for a high quality student housing project. American Campus Communities proposes to remove the existing Outlook Hotel buildings and construct in its place two four-story student housing buildings with an enclosed six-story parking garage (two sub-grade levels and four above-grade levels). A total of 100 four-bedroom units will be provided with high quality amenities including a fitness facility, pool or jacuzzi and features to promote academic excellence for it residents.

I. Boulder Valley Comprehensive Plan

(A) How is the proposed site plan consistent with the purposes and policies of the Boulder Valley Comprehensive Plan?

The project has been designed to be consistent with the policies and goals of the Boulder Valley Comprehensive Plan. A human scale has been incorporated to promote a safe and vibrant pedestrian experience along 28th Street, the public street to which the project is presented. Several architectural features have been incorporated into the building design to achieve this effect, including the creation of “front door” access and the extensive use of storefront windows to the ground floor units facing onto 28th Street and the internal pedestrian promenade. There are ten front door entries incorporated into the design. Several of these front door entries also include steps enhancing the prominence of the entries. Many of the common use areas of the project, including the main entrance and fitness facilities, are provided for in the north building. The proposed approach to

incorporate extensive use of glass along the street frontage and the pool side provides transparency and will promote activity at the pedestrian level.

(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 300 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:

> *(i) the density permitted in the Boulder Valley Comprehensive Plan, or,*
> *(ii) the maximum number of units that could be placed on the site without waiving or varying any of the requirements of Chapter 9-7, "Bulk and Density Standards," B.R.C. 1981.*

How is the proposed site plan consistent with the above density criteria?

At 100 units, the density of the proposed project is ____ units per acre. The BVCP land use designation for the property is _____, which contemplates between ____ and ____ units per acre. Accordingly, the project does not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation.

***II. 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, and its physical setting. Projects should utilize site design techniques which enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

A. <u>Open space</u>, including without limitation, parks, recreation areas, and playgrounds:

1. How is useable open space arranged to be accessible and functional?

2. How is private open space provided for each detached residential unit?

3. How does the project provide for the preservation of natural features, including, without limitation, healthy long-lived trees, terrain, significant plant communities, threatened and endangered species and habitat, ground and surface water, wetlands, riparian areas, and drainage areas?

4. How does the open space provide a relief to the density, both within the project and from surrounding development?; and

5. How does the open space provide a buffer to protect sensitive environmental features and natural areas?; and

6. If possible, how is open space linked to an area- or a city-wide system?

The project meets the open space requirements based on the proposed number of units. The open space has been arranged to provide usable and functional space for recreation by the residents of the project and to provide visual and noise buffers between the proposed project and the existing neighbors. Open space in the central area of the site is being utilized to provide amenities such as a pool and/or jacuzzi, a sand volleyball court, and a pedestrian promenade. The pedestrian promenade will serve an additional use by providing emergency vehicle access to the project. There are several areas within the central portion of the project that

Private and semi private space is provided through the site through the use of wrought iron fencing, small patio areas, roof deck and terraces, and unit balconies.

There are no existing natural features including, significant plant communities, threatened or endangered species, and habitat, ground or surface water, wetlands, riparian areas, or drainage areas currently impacting the existing site. There are a significant number of existing trees located across the site. A tree inventory has been completed and several trees have been identified to be preserved and incorporated into the proposed site plan. Most notably are the existing trees at the east edge of the site adjacent to the Spanish Towers. These trees will be preserved and will be augmented with additional landscape materials to provide variety in the proposed buffer.

The site design and landscaping work together to create a park like setting in an urban redevelopment project. Large areas of landscaped are linked together with various surfaces including sod, pavers, crusher fines, and colored concrete.

B. Open Space in Mixed Use Developments: N/A

C. Landscaping:

1. How does the project provide for aesthetic enhancement and a variety of plant and hard surface materials, and how does the selection of materials provide for a variety of colors and contrast and how does it incorporate the preservation or use of local native vegetation where appropriate?

2. How does the landscape and design attempt 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?

3. How does the project provide significant amounts of plant material sized in excess of the landscaping requirements of Sections 9-9-12 and 9-9-13, "Landscaping and Screening Requirements," and "Streetscape Design Standards," B.R.C. 1981; and

4. How are the setbacks, yards, and useable open space along public rights-of-way landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan?

The project has 120,000 SF of landscaped and hardscaped areas, providing for a variety of outdoor rooms, roof decks, planting beds, and lawns. This is

the equivalent of 2.75 acres – not unlike a highly detailed pocket park. The plant materials are chosen to provide a variety of colors, textures, and forms for year-round and seasonal interest. Where possible, existing trees are preserved and some are possibly transplanted. There are no native species plant communities of special concern, threatened and endangered species or habitat on the property.

The standards require 68 trees and 111 are proposed. The standards also require 330 shrubs and over 600 are proposed. Trees are specified to be sized larger than the standard requirements of Sections 9-9-12 and 9-9-13, "Landscaping and Screening Requirements," and "Streetscape Design Standards," B.R.C. 1981;

How are the setbacks, yards, and useable open space along public rights-of-way landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan?

The perimeter of the project is highly landscaped on all sides. This will provide an attractive streetscape as well as well buffered property lines on the north, east and south sides. The setbacks provided on all four sides of the project exceed the minimum required. The additional setback provides the opportunity to provide effective buffers. The existing projects on the north, east and west sides of the project do not provide any landscape buffer to the existing site. The Best Western and Spanish Peaks projects currently have parking adjacent to the property lines. The proposed 8-foot sidewalks along the north and south sides of the site will be located within public access easements and will be accessible to the public.

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

1. How are high speeds discouraged or a physical separation between streets and the project provided?

2. How are potential conflicts with vehicles minimized?

3. How are safe and convenient connections accessible to the public within the project and between the project and existing and proposed transportation systems provided, including without limitation streets, bikeways, pedestrian ways and trails?

4. How are alternatives to the automobile 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?

5. Where practical and beneficial, how is a significant shift away from single- occupant vehicle use to alternate modes promoted through the use of travel demand management techniques?

6. What on-site facilities for external linkage with other modes of transportation are provided, where applicable?

7. How is the amount of land devoted to the street system minimized?

8. How is the project designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and how does it provide safety, separation from living areas, and control of noise and exhaust?; and

9. How will city construction standards be met, and how will emergency vehicle use be facilitated?

[Needs response]

E. Parking:

1. How does the project incorporate into the design of parking areas, measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements?

2. How does the design of parking areas make efficient use of the land and use the minimum amount of land necessary to meet the parking needs of the project?

3. How are parking areas and lighting designed to reduce the visual impact on the project, adjacent properties, and adjacent streets?; and

4. How do parking areas utilize landscaping materials to provide shade in excess of the requirements in Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.

The proposed project utilizes a multi level parking garage that will be surrounded by the student housing units of the south building. The four upper levels of the parking garage will have direct access to the units of the corresponding level. Elevators will be provided for residents of the north building to exit the garage at grade. The parking structure and parked vehicles will not be visible from the surrounding land uses. The parking garage has a shot short driveway that will be constructed with pavers and will also serve a pedestrian walkway and the emergency vehicle access for the site. Vehicle use is expected to be very low during the regular school week due to the tight turning radius, narrow street width (20 feet), and short distance will assist in keeping vehicle speeds very low. The location of the proposed drive provides unobstructed visibility of the multi use trail while providing a sufficient distance for vehicles to stop and stage wile weighting for pedestrians to pass by on the multi use path. There will be 16 feet between the west edges of the trail to the flow line of 28th Street. This area will provide a space for a car to wait to enter on to 28th while not blocking the multi use path.

The multiple levels of the garage significantly decrease the surface area that would be utilized to provide a comparable amount of parking in a traditional parking lot.

An added benefit to the utilization of a covered parking garage is that there will be no exterior lighting needed for a parking lot. There will be lighting interior to the garage but no light will spill over to adjacent properties since the structure is enclosed. The elimination of lighting for parked cars should be an improvement for adjacent properties over the existing conditions.

Landscaping materials will not be needed to provide shade for parking as outlined in the requirements in Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981. Landscape materials will be provided for bicycle parking and landscaping will be incorporated into the roof deck plan. This area will include, artificial grass, colored concrete pavers, tables and seating areas.

There are two pedestrian access corridors located on the north and south edges of the site. These walkways will provide access protected from all vehicle traffic. There is at-grade access to the lobby area of the north building. This will be the Primary entrance to the proposed project for pedestrian oriented traffic. The lobby entrance is the closest point to the pedestrian underpass, and the university campus, and is expected to be a high traffic area for pedestrians. The driveway entrance, and point of high vehicle use, will be located on the opposite end of the building from the lobby. The site plan provides numerous options for pedestrian travel routes free from vehicle use.

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

1. How are the building height, mass, scale, orientation, and configuration compatible with the existing character of the area or the character established by an adopted plan for the area?

2. How is the height of buildings in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area?

3. How does the orientation of buildings minimize shadows on and blocking of views from adjacent properties?

4. If the character of the area is identifiable, how is the project made compatible by the appropriate use of color, materials, landscaping, signs, and lighting?

5. How do buildings present an attractive streetscape, incorporate architectural and site design elements appropriate to a pedestrian scale, and provide for the safety and convenience of pedestrians?

6. To the extent practical, how does the project provide public amenities and planned public facilities?

7. For residential projects, how does the project assist 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?

8. For residential projects, how is noise minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials?

9. If a lighting plan is provided, how does it augment security, energy conservation, safety, and aesthetics?

10. How does the project incorporate the natural environment into the design and avoid, minimize, or mitigate impacts to natural systems?

11. How are cut and fill minimized on the site, and how does the design of buildings conform to the natural contours of the land, and how does the site design minimize erosion, slope instability, landslide, mudflow or subsidence, and minimize the potential threat to property caused by geological hazards?

The existing neighborhood has no unifying character to speak of. The four properties surrounding our site have 4 different architectural styles. We are striving to create a new, contemporary style for the neighborhood in the hope that we can be the standard bearer for future projects to come.

The 4 story heights of the proposed buildings are generally proportionate to the surrounding properties. To the north we are adjacent to two separate 3 story properties. To the west we are adjacent to a 5 story property. To the south we are adjacent to a 2 story property.

We have strived to create view corridors to the Flatirons through the Concept Review process. We have opened up view corridors to either side and in the middle of our project. To the north we are more than 50' away from the adjacent building. To the south we are more than 80' away from the adjacent building. Finally in the middle of the proposed design, we have provided a view corridor that is in excess of 70' at its narrowest point, and nearly 150' at its widest. There is no readily identifiable character of the surrounding area. We have proposed a fresh, contemporary look for the proposed project. A look we believe fits in well with the direction that the City of Boulder is heading toward in the future.

The proposed design incorporates several design keys that bring the buildings down to a pedestrian scale. These include the use of stoops where residential units are on the ground floor. They also include the use of a monument entry feature that serves as the gateway for both pedestrians and vehicular traffic. The vehicular drive itself will be made of decorative pavers and designed so that the majority of it can only be accessed by a fire truck, and will instead be used primarily as a pedestrian access way across the entire site. Finally, the ground floor in both buildings is activated by public amenity space.

Our site incorporates pedestrian paths in both the east/west and north/south direction. The site is not gated to promote pedestrian activity, although security measures will be taken inside the buildings themselves. The noise between units will be mitigated through several construction practices that will exceed the minimum required residential STC ratings. To minimize the noise transmission to our neighbors we have provided setbacks that are above and beyond the requirement on all sides, as well as heavy landscaping in the adjacent areas.

American Campus Communities
800 28th Street Student Housing
Management Plan

October 2013

Background:

American Campus Communities (ACC) is the nation's largest developer, owner and manager of high-quality student housing communities. We led the industry to a new plateau in 2004 when we became the first publicly traded student housing real estate investment trust (REIT) traded on the New York Stock Exchange under the ticker symbol (NYSE: ACC). Since 1996, we've developed more than $4.2 billion in properties for our own account and our university clients, and we have acquired in excess of $4.6 billion in student housing assets. Also, we've become a national leader in third-party development and management of on-campus student housing, having been awarded the development of more than 70 on-campus projects (in addition to our 23 projects developed off campus). Our commitment to our college and university partners is evidenced in our strong ongoing relationships. More than half of our on-campus developed communities (39 of 70) came from additional projects awarded to us after we had successfully completed a previous community.

A deep-rooted understanding of the industry drives the American Campus team. Sixteen members of our senior corporate staff began their careers as resident assistants while attending college. Throughout their collective careers, our senior staff has been involved in the development, acquisition or management of more than 350 student housing properties consisting of more than 222,000 beds. This unparalleled experience guides how we analyze student markets, underwrite acquisitions, design and construct our developments, and how we market, lease and operate our communities.

We are long-term owners of the properties we develop, and we actively manage all of our properties using our own, on-site employees with support and assistance from our home office and nationwide network of student housing communities.

Context & Uses on Adjacent / Surrounding Properties:

The site is located on the 28th Street frontage road north of Baseline Road and directly across of the University of Colorado at Boulder main campus. Surrounding uses are predominantly multi-family residential in nature, including

Spanish Towers and the Flatiron Condominiums. Immediately to the south is the Best Western Inn. Further to the north is the Golden West senior housing facility and the Landmark Lofts. High density, student-oriented housing projects are under development at the former First Christian Church site and former Lotus Building site just to the north of the subject site.

Proposed Use:

The proposed use is a 100-unit, 400-bedroom, for-rent student housing development contained in two buildings. The project will be owned and actively managed by American Campus Communities. Over 120,000 square feet of open space will be provided. Parking for the development will be located in a parking structure wrapped by residential units. The development has been oriented to minimize impacts on surrounding properties. Specifically, the buildings are oriented to minimize view impacts on properties to the east, and the structures have been set back significantly from the north, south and east property lines. Additionally, landscape buffers will be included on the north, south and east sides of the development.

On Site Management:

Unlike most student housing in Boulder, there will be multiple, on-site personnel to actively manage the project. At least one full-time ACC employee will live on the property, and we will have multiple Community Assistants (CA) (similar to Resident Assistants in a college dormitory) to assist in managing the community. At least one full-time ACC employee or CA will be on duty at all times and will be on-call to address any issues that may arise. Both residents and neighbors will be provided a 24-hour phone number they can call to reach the on-duty staff member.

Security:

During office hours, ACC residents are instructed to contact the property office regarding any non-life-threatening emergencies and/or issues that may arise. These matters will be handled directly by ACC's full-time employees and/or CA's. When the property office is closed, at least one full-time ACC employee or CA is on duty at all time and on-call (via a 24-hour phone number provided to the residents) to address any non-life-threatening issues that may arise. The ACC employee or CA that is on duty after hours is also responsible for monitoring the property in an effort to confirm that both the residents and their guest are adhering to the rules and regulations stipulated in their lease. In addition, ACC regularly contracts with local 3rd party security providers to assist in enforcement of the lease rules and regulations.

Community Rules and Regulations:

All residents will sign an ACC lease (apartments are leased by the bedroom rather than by the apartment). The lease is a stringent, professional lease document developed over many years of managing student housing communities and contains strict covenants relating to resident and guest behavior. The lease requires compliance with the community's adopted Rules and Regulations, which are attached to the lease as an exhibit. The initial Rules and Regulations for the project are attached as Exhibit A to this Management Plan. The Rules and Regulations will be updated from time to time to address any new issues or problems that may arise and to be kept current with ACC's best management practices.

Balconies:

Restrictions on use of the balconies will be included in the Rules and Regulations at all times. At a minimum, the Rules and Regulations will prohibit the following on the balconies:

- Loud music
- Shouting / raised voices
- Storage of bicycles or other items except patio furniture
- Hanging out laundry or other items
- Trash on balconies
- Throwing objects from balconies
- Any other excessively loud, disturbing or objectionable noises or unruly behavior

Parking:

The project has been designed to meet the anticipated parking needs of residents and guests on site. Parking is primarily located in the parking structure, with some guest parking also available on the street. Additionally, extensive, indoor, secure bicycle parking is provided to accommodate residents' bikes. Surface bike racks are provided for guests. Residents of the project will be informed that parking their vehicles on neighboring properties is prohibited.

Responsibilities as Good Neighbors:

ACC is committed to contributing to the neighborhood, the university and the community and being a positive force for responsible management of student housing.

Contacts will be provided to the surrounding neighbors who will be encouraged to contact the on-duty staff person in the event of any unruly behavior or other issue related to the project.

Attachment: Exhibit A – Initial Rules and Regulations

EXHIBIT A

APARTMENT COMMUNITY RULES AND REGULATIONS

The following Rules and Regulations are a binding part of your Lease. We provide these Rules and Regulations for your benefit and the benefit of the other residents. Please understand that any violation of one of these Rules and Regulations by you or your guest constitutes a violation of the Lease and Landlord may proceed with an eviction action or other legal proceedings provided for under the Lease and provided by law. Violation of these Rules and Regulations could result in injury or death to you and others or property losses. **YOU ACKNOWLEDGE THAT YOU ARE RESPONSIBLE FOR AND ACCEPT FULL LIABILITY FOR ANY INJURY, DAMAGE, CLAIM OR ACTION RELATED TO YOUR VIOLATION OF ANY OF THE APARTMENT COMMUNITY RULES AND REGULATIONS**. Defined terms used herein, which are not otherwise defined herein, shall have the meanings ascribed to them in the Lease.

USE AND CONDITION OF APARTMENT AND PREMISES/MAINTENANCE

1. Windows and all doors shall not be obstructed, and use of foil or other similar materials over windows is prohibited. If Landlord provides blinds on windows, you may not remove such blinds. If Resident installs draperies over the blinds, any damage will be repaired by the Resident or at Resident's expense. No article, sign, poster, decoration, or thing may be hung or placed on the outside of an Apartment, or displayed on the inside of an Apartment so as to be visible from the outside of an Apartment. Screens, if provided, must remain in place at all times.

2. Damage to property, including but not limited to paint, plaster, walls, appliances, doors, cabinets, carpets, floors, furniture, or damage to any part of the Premises caused by leaving windows or doors open during inclement weather will be the responsibility of the Resident. Resident may not remove any furniture, equipment or appliances from the Apartment. Residents cannot paint or wallpaper any of the walls in the apartment. If violation occurs this will result in fines and charges to repaint.

3. Balcony areas are to be kept in a clean and orderly manner. Balconies are not to be used as storage areas and articles must not be hung over railings. No trash may be kept on balconies or patios at any time. Furniture provided by the apartment community may not be stored on balconies. Objects such as bicycles and coolers may not be stored on balconies. If a violation occurs this will result in fines. Only patio furniture may be kept on balconies. No one is allowed to throw any objects from patios, balconies, windows or garage areas. Kegs are not permitted anywhere on premises including balconies, patios, or garage areas.

4. All light bulbs and tubes must be operational at all times during the duration of the lease term as well as the time the Resident vacates the Premises. Colored bulbs are not allowed in balcony lights or other outside lights. Holiday lights and other decorations are not permitted unless designated by the Manager as appropriate and must be immediately removed upon request by the Manager or with the passing of that specific holiday.

5. Welcome mats may be placed in front of doors, but rugs or carpet remnants are not permitted.

6. Residents may not distribute, post, or hang any signs or notices in any portion of the Apartment Community, without approval from the General Manager.

7. No electrical or telephone wiring may be installed within the Apartment. Absolutely no holes may be drilled within the Premises (including without limitation outside or inside walls, roof, windows, or balcony railings).

8. Locks may not be changed or added by a Resident without prior written permission of Landlord. Locks and the appropriate key (card) s, and/or chains added must be left in place upon vacating the Premises. Keys to changed locks will be deposited with the Landlord. If Resident should lose the front door key, Landlord requires that the front door lock will be changed; Resident will be responsible for all costs associated for said lock change. Resident will be fined for after hour lock outs. All keys and, if applicable, gate cards and access cards must be returned to Landlord in person by the time specified in the lease contract on the ending date of the Lease or upon termination of occupancy, or Landlord may impose a reasonable charge. No keys or access cards will be accepted by mail.

9. Solicitation shall not be permitted at the Apartment Community, either by Resident or outside solicitors. Resident shall not, without the express written consent of Landlord (which may be withheld in Landlord's sole discretion) distribute or post any handbills, signs or flyers, nor send any mass or global emails to the other residents.

10. If your Apartment contains an overhead sprinkler system, you must take care not to unintentionally trigger the overhead sprinkler system in your Apartment. DO NOT hang items from the overhead sprinklers. A simple depression of the sprinkler head will result in a total draining of water from the system. Neither the Manager, nor we, will be responsible for any damage incurred from such situations. You will be responsible for all damage to your personal property as well as for the cost to repair all damage to your Apartment and any other apartment and the Apartment Community, resulting from your triggering the overhead sprinkler system as provided in FIRE SAFETY/SAFETY, below.

11. You must dispose of all trash in the proper bins, dumpsters or trash compactors in various collection areas in the Apartment Community. Do not leave trash around the outside of your Apartment or in the Apartment Community. Landlord will impose a reasonable fine for violation of this provision as well as for any littering by Resident or Resident's guests.

12. Resident must keep all utilities to the Premises active through the end of the lease term regardless if you choose to vacate the Premises before the Lease Ending Date; you cannot turn off your utilities if you leave, even for vacation. Unless we instruct you otherwise, you must, for 24-hours a day during freezing weather, (a) keep the Apartment heated to at least 60 F., (b) keep cabinet and closet doors open; and (c) drip hot and cold water faucets. You are liable for damage to your property and the property of others if the damage is the result of the utilities being turned off or because of broken water pipes due to your violation of these requirements.

13. Pets, owned or visiting, are not allowed in the Apartments or on the Premises at any time, with the exception of approved service animals. Approval must be granted prior to service animal entering or residing on the premises. The following rules shall apply to a violation of this policy:

    a. First violation: A written warning will be issued to the Resident specifying the complaint, a $250.00 per pet charge will be assessed against all Residents and the Landlord may, in its discretion, declare Resident to be in default under the Lease. Pet must be removed from the Premises within 24 hour written notice by Landlord. Resident will also be responsible for cleaning and/or replacing the carpet and/or any furniture due to any damage resulting from a violation of this requirement. Resident will be charged (and agrees to pay) for flea treatment on the Premises.

    b. Second violation: Landlord will declare the Resident to be in default under the Lease and all Residents will be responsible for any and all damages caused by the unauthorized pet including, but not limited to furniture cleaning and/or replacement and carpet cleaning and/or replacement. Resident will be charged a second violation charge in the amount of $500.00 per pet.

14. Consumption of alcohol must be in compliance with all federal, state, and local laws. No alcohol containers are permitted on the Premises, which are larger than one gallon. Consumption of alcohol is prohibited in all common amenities and interior hallways. Keg cooling devices are also prohibited. Glass containers are not permitted in common areas of the Apartment Community.

INTERNET

Tenant acknowledges that if a network is provided that the network is a shared network. The Provider, Landlord, or Manager does not edit, censor, review or take responsibility for any information Resident or Resident's guest may create, place on the Internet, or view. Resident may not use the shared network to engage in any criminal/illegal/unauthorized activity. Such violation constitutes a default by Resident under this lease. Resident shall not attempt to degrade the performance of the network or hamper the ability of others to use the network. Your use of the internet is at your sole risk and Manager and we are not responsible for your equipment, programs, or software. Manager is not responsible for outages due to natural causes or third party damages. Manager is not responsible for slow internet or other residents taking up significant bandwidth.

GUESTS/DELIVERIES

Resident must notify Manager in writing of any expected guest(s), delivery service, maid service, etc. Oral permission requires a form of identification (e.g. picture ID). Otherwise we may deny access into the Apartment Community and into your Apartment. No key will be given to any person, including guest(s), family members, delivery service, or maid service without prior written permission of Resident. All guest(s) must be accompanied by the resident at all times while on the Premises. Overnight guest(s) may not visit longer than three (3) consecutive days not to exceed three (3) times in one month. If your guest has exceeded 3 consecutive days and/or 3 times in one month, you will receive a warning asking for your guest to be gone within a 24 hour period. If the situation is not remedied, you will be in violation of your lease which could result in default of the lease contract. If we accept packages for resident it is only as a service and we are not responsible for their packages or deliveries. If packages or deliveries have not been picked up within 30 days of delivery Landlord may return to sender.

COMMON AREAS

Use of common areas within the Apartment Community shall be governed by the rules and regulations posted in the common areas and shall be at the risk of Resident and Resident's family and guests. Resident and Residents guests must comply with all posted rules and regulations for common areas and amenities. **No guest shall be permitted at the clubhouse facilities or amenities unless the Resident is also present**. No persons under the age of fourteen (14) will be allowed in any recreational area at ANY time, unless accompanied by an adult. **Resident does hereby indemnify Landlord and Manager, and hold Landlord and Manager harmless, against all claims for personal injury sustained by Resident and Resident's family and/or guests in their use and enjoyment of the common areas or other provided facilities and amenities**. Glass containers pose a serious risk of injury and are **PROHIBITED** anywhere on the Common Areas of the Apartment Community.

FIRE SAFETY/SAFETY

1. **DO NOT TOUCH, HANG ANYTHING FROM, OR OTHERWISE TAMPER WITH ANY FIRE PROTECTION OR SPRINKLER HEAD DEVICE. DOING SO COULD RESULT IN BREAKING THE DEVICE AND CAUSING TENS OF THOUSANDS OF DOLLARS IN DAMAGE TO THE COMMUNITY. IF IN OUR SOLE JUDGMENT YOU OR YOUR GUESTS' OR FAMILY MEMBERS' TAMPERING WITH A DEVICE CAUSES ANY INJURY, LOSS, OR PROPERTY DAMAGE, YOU ACKNOWLEDGE THAT YOU ACCEPT FULL LIABILITY FOR SUCH INJURY, LOSS, OR PROPERTY DAMAGE THAT RESULT FROM YOU, YOUR FAMILY OR YOUR GUESTS VIOLATION OF THIS RULE.**

2. All grills (gas, charcoal, electric) and smokers are prohibited within the apartment or on the balconies/patios and garage areas. You are responsible for any injury, loss, or property damage caused by violation of this rule. If your use of community provided grills or grill areas results in any injury, loss or property damage **YOU ACKNOWLEDGE THAT YOU ACCEPT FULL LIABILITY FOR SUCH INJURY, LOSS, OR PROPERTY DAMAGE THAT RESULT FROM YOU OR YOUR GUEST'S VIOLATIONS OF THIS RULE.**

3. You may not store or repair any gasoline or gas-fueled vehicle, motorcycle, boat, moped, or other similar vehicle in the area of the Apartment Community. **YOU ACKNOWLEDGE THAT YOU ACCEPT FULL LIABILITY FOR INJURY, LOSS OR PROPERTY DAMAGE THAT RESULTS FROM YOU OR YOUR GUEST'S VIOLATIONS OF THIS RULE.**

4. Space heaters and other similar appliances are prohibited. Appliances that use excessive amounts of electricity and/or create excessive heat are prohibited. **YOU ACKNOWLEDGE THAT YOU ACCEPT FULL LIABILITY FOR INJURY, LOSS OR PROPERTY DAMAGE FROM YOU OR YOUR GUEST'S VIOLATIONS OF THIS RULE.**

5. The intentional sounding of any smoke alarm or any safety devices is prohibited unless the intentional sounding of the smoke alarm or any safety device is related to smoke, fire or emergency. Resident must not disconnect or intentionally damage a smoke detector or remove the battery without immediately replacing it with a working battery. Resident is responsible for maintaining the smoke detector and keeping it in working condition. **YOU ACKNOWLEDGE THAT YOU ACCEPT FULL LIABILITY FOR INJURY, LOSS OR PROPERTY DAMAGE FROM YOU OR YOUR GUEST'S VIOLATIONS OF THIS RULE.**

6. Immediately call 911 in the event of a fire or life-threatening emergency.

7. Candles or any other burning or smoking devices are not permitted within the apartment. This includes hookahs, shishas, and all other smoking devices. Neither the Manager nor we will be responsible for any damage incurred from such situations. You agree to properly dispose of cigarettes within your apartment and the Apartment Community, smoking is prohibited in clubhouse, office areas and amenities. **YOU ACKNOWLEDGE THAT YOU ACCEPT FULL LIABILITY FOR INJURY, LOSS OR PROPERTY DAMAGE FROM YOU OR YOUR GUEST"S VIOLATIONS OF THIS RULE.**

8. Storage of any flammable, hazardous, or explosive materials strictly prohibited. **YOU ACKNOWLEDGE THAT YOU ACCEPT FULL LIABILITY FOR INJURY, LOSS OR PROPERTY DAMAGE FROM YOU OR YOUR GUEST'S VIOLATIONS OF THIS RULE.**

9. We do not provide first aid supplies or services, nor do we train our employees in CPR or first aid. We do not provide on-site emergency medical response.

10. Manager and we assume no liability or responsibility for loss or damage of a vehicle or its contents while parked or in operation on the premises.

11. You agree that Manager and we have no duty to inform you of local or national emergency conditions. If we inform you of an emergency condition, you agree that Manager and we have **NO DUTY OF PROTECTION FOR YOU.** If we inform you of a civil order to evacuate or in our judgment an evacuation is required to protect life or property and you fail or refuse to evacuate you have sole liability for any injury, loss, damage or claim from such failure or refusal to evacuate.

12. Violations of these policies may result in fines or charges to repair damages caused by the violations from the Fire Marshall and from manager. Multiple violations may result in double fines.

RENTAL INSURANCE

You are responsible for obtaining your own property, causality and liability insurance. All property kept or stored on the premises shall be at your own risk and you agree to indemnify and hold us harmless from any injury, loss, claims, demands, suits or, judgments arising out of damages to same, including claims by your insurance carrier. **WE STRONGLY ENCOURAGE YOU TO CARRY RENTER'S INSURANCE.**

1. You acknowledge that Owner/Manager have no responsibility for any damage or loss to Resident's personal property.
2. **Please Initial, where is applicable:**

I _____ I currently carry Renter's Insurance. Attached is a copy of my policy.

Company: _____

Policy No.: _____

Expiration: _____

II _____ I presently do not have Renter's Insurance but plan to become insured for the Apartment/Suite I am renting. Proof of my policy will be given to the Owner/Management prior to Move-in.

III _____ I do not have a Renter's Insurance policy and do not plan to obtain a policy during my lease term. I understand that the Owner/Manager shall not be liable for personal injury, damage, or loss of personal property for any cause.

VEHICLES/PARKING

1. Vehicles in use in the Apartment Community may not exceed a speed of 5 miles per hour.

2. If Landlord designates certain parking areas within the Apartment Community as Resident Only Parking or Guest Only Parking, Resident acknowledges that Resident and/or Resident's Guest who violate these designations are subject to being towed at the expense and sole risk of the vehicle owner.

3. Residents and/or guests cannot park in reserved covered or uncovered parking spaces unless assigned by management. Resident acknowledges that Resident and/or Resident's Guest who violate these designations are subject to being towed at the expense and sole risk of the vehicle owner.

4. You cannot have more than one (1) vehicle in the Apartment Community at one time. If you improperly park your vehicle, it is subject to being towed away at your expense and sole risk.

5. If Landlord provides you with a vehicle identification decal or hang tag, it must be displayed as instructed by the landlord in your vehicle at all times and must be current (if applicable). If decal is not visible, your car is subject to be towed, even if you pay for parking. You must turn in your vehicle identification decal when you move-out. Parking decal will not be accepted after keys have been turned in upon move out, items must be turned in at the same time to avoid replacement cost being charged by the Apartment Community. Landlord may require the time and date on which items must be returned. In the event that you should sell or replace your current vehicle, you will need to remove the decal and return it to the office before a replacement will be issued. If you do not turn in the old decal you will be charged for the replacement decal. It is the Resident's responsibility to pick up a new decal.

6. You cannot wash cars or other vehicles on the Apartment Community grounds, unless there is a designated car wash area. You cannot repair or perform other mechanical or maintenance work on a vehicle within the Apartment Community.

7. Trailers, campers, mobile homes, recreational vehicles, commercial vehicles (commercial trucks or equipment or vehicles that carry or are mounted with equipment used in a profession or employment, including taxis), trucks (other than a standard size or smaller pick-up truck or van), inoperable vehicles of any kind, boats, or similar equipment or vehicles, cannot remain on any area of the Apartment Community except for the temporary purpose of loading or unloading of passengers or personal property. Vehicles violating this provision are subject to towing at the expense of the owner of the vehicle.

8. Landlord can regulate the time, manner and place of parking cars, trucks, motorcycles, bicycles, boats, scooters, trailers and recreational vehicles. Landlord can remove illegally parked vehicles or vehicles violating these regulations and have them towed away.

9. A vehicle is prohibited in the Apartment Community if it: has a flat tire or other condition rendering it inoperable; has an expired license or inspection sticker; takes up more than one parking space; belongs to a resident who has moved out of his or her Premises or has been evicted; is parked in a marked handicap space without the required handicap insignia; blocks another vehicle from exiting or entering; is parked in a fire lane or a non-designated parking spot, including but not limited to curbs, lawn, blocking storage facilities, in front of dumpster(s); or is parked in a space marked for or assigned to other resident(s) or bedroom(s).

10. Call the Manager to report a parking violation. The Manager may notify the towing company, which will, in accordance with the law, tow the vehicle at the expense of the owner and/or operator of the vehicle, if any of the following situations exist:

    a. The vehicle or motorcycle is parked in such a manner as to obstruct a fire lane.
    b. The vehicle or motorcycle is obstructing an entrance, exit, space or aisle of the parking facility.
    c. The vehicle or motorcycle is parked in a reserved parking space that is not assigned to the owner or operator of the vehicle or motorcycle.
    d. The vehicle or motorcycle is parked in an apartment or apartment building.
    e. Any other violation of the foregoing rules and regulations exist.

OTHER RULES AND REGULATIONS/PROHIBITIONS

1. **Neither you nor your guests may make or permit to be made any loud, disturbing, or objectionable noises. Musical instruments, radio, phonographs, stereos, television sets, amplifiers and other instruments or devices may not be used in such a manner as may constitute a nuisance or disturb other residents. Management reserves the right at any time to fine, contact guarantors, or declare you in violation of the Lease due to excessive noise and disturbances**. The Manager and/or its agents on duty are the sole judge of excessive volume levels, and reserve the right to enforce these rules.

2. Neither you nor your guests may use the Common Areas, parking lots or grounds in such a manner that interferes with the enjoyment of other residents.

3. Any general noise disturbances, i.e. noise from pool music, parties, machinery, etc., should be reported to the Manager (during business hours) or the after hours phone number (after business hours). Instructions will be provided to contact the appropriate management personnel to handle the disturbance.

4. No gathering, unless sponsored by Owner or Manager, may exceed 10 persons.

5. Landlord has and reserves the right to exclude guests or others who, in our sole judgment, have been violating the law, violating the Lease or any rules or policies of the Apartment Community, or disturbing other residents, neighbors, visitors or our representatives. Landlord may also exclude from any patio or Common Area a person who refuses to or cannot identify himself or herself as your guest.

6. **Neither you nor your guests will be allowed to engage in the following prohibited activities: (i) loud or obnoxious conduct (ii) disturbing or threatening the rights, comfort, health, safety or convenience of others in or near the Apartment Community, (iii) possessing, selling or manufacturing illegal drugs/controlled substances (including medical marijuana) or illegal drug paraphernalia (iv) engaging in or threatening violence or any criminal activity (v) possessing a weapon, (vi) discharging a firearm in the Apartment Community, (vii) displaying a firearm, BB gun, pellet gun, any other air powered weapon, knife or other weapon in the Apartment Community in a threatening manner, (viii) canvassing or soliciting business or contributions, (ix) operating a business or child care service within the Premises or Apartment Community, (x) storing anything in closets having gas and/or electric appliances, (xi) tampering with utilities or utility systems, (xii) bringing or storing hazardous materials into the Apartment Community, (xiii) using candles or kerosene or gas lamps in the Premises or Apartment Community. Management reserves the right at any time to fine, contact guarantors, or declare you in default of your lease for any of the above mentioned violations.**

SERVICE REQUESTS

We offer 24 hour response to emergency maintenance service requests. Call 911 in case of fire and other life-threatening situations. Emergencies are considered to be any situation, which places life or property in jeopardy and requires immediate attention. For after-hours emergencies, immediately call the after hours phone number and explain the situation. Instructions will be provided to contact the proper service personnel. For normal service requests, please call during posted Manager Office hours.

MODIFICATION OF RULES AND REGULATIONS

You and your guests will be required to comply with all of the requirements set forth in these Rules and Regulations. Landlord has the right to change these Rules and Regulations from time to time, as Landlord or the Manager deem necessary. Any changes to these Rules and Regulations will be effective and part of the Lease once they have been delivered to you or posted in a public area of the Apartment Community used for such purposes for thirty days (30). You are responsible for your guest's compliance with all of these Rules and Regulations. Neither Landlord nor Manager will be responsible to you if we fail to cause compliance by any person with these Rules and Regulations.

SECURITY ACKNOWLEDGMENT AND RELEASE.

BY EXECUTION OF THE LEASE, RESIDENT AGREES AS FOLLOWS:

Your initials at the end of these Rules and Regulations indicates that you will, upon move in, inspect your Premises and determine to your satisfaction that the smoke detectors, door locks and latches and other safety devices in the Premises are adequate and in good working order.

It is your responsibility to immediately read the instructions for operating the alarm systems and controlled accesses gates (if any) and contact the Manager if you have any questions. You acknowledge that electronic and mechanical systems may malfunction or fail and that Manager and we are not responsible for any injury, damage, loss or claim related to such malfunction or failure.

You understand that neither Landlord nor the Manager guarantee or assure personal security or safety for you or anyone. The furnishing of safety devices will not constitute a guarantee of their effectiveness nor does it impose an obligation on Landlord or Manager to continue furnishing them. Landlord and Manager assume no duties of security. We will proceed with reasonable diligence to repair electronic and mechanical existing systems after you have given us written notice of malfunction. You acknowledge that any personnel or any mechanical or

electronic devices that are provided (examples: courtesy patrol, intrusion alarms, pedestrian gates, controlled access vehicle gates), IF ANY, cannot be relied upon by you as being in working condition at all times. There will be malfunctions of any mechanical or electronic systems. Employee absenteeism, weather, vandalism and other factors often cause such systems not to function as intended. Mechanical and electronic systems or courtesy personnel can be circumvented. You acknowledge that crime exists and that Manager and we have no duty of foreseeability concerning criminal conduct or acts. Accordingly, you hereby release Landlord and the Manager, and their respective agents, partners, officers, directors and representatives, from any claim whatsoever with respect to any personal injury or property damage, and acknowledge that none of such persons or entities are insurers or guarantors of your safety or that of your property in the Apartment Community. **MANAGER AND WE OWE NO DUTY OF PROTECTION TO YOU. YOU ARE RESPONSIBLE FOR YOUR OWN SECURITY/SAFETY AND FOR THE SECURITY/SAFETY OF YOUR GUESTS AND YOUR PROPERTY.**

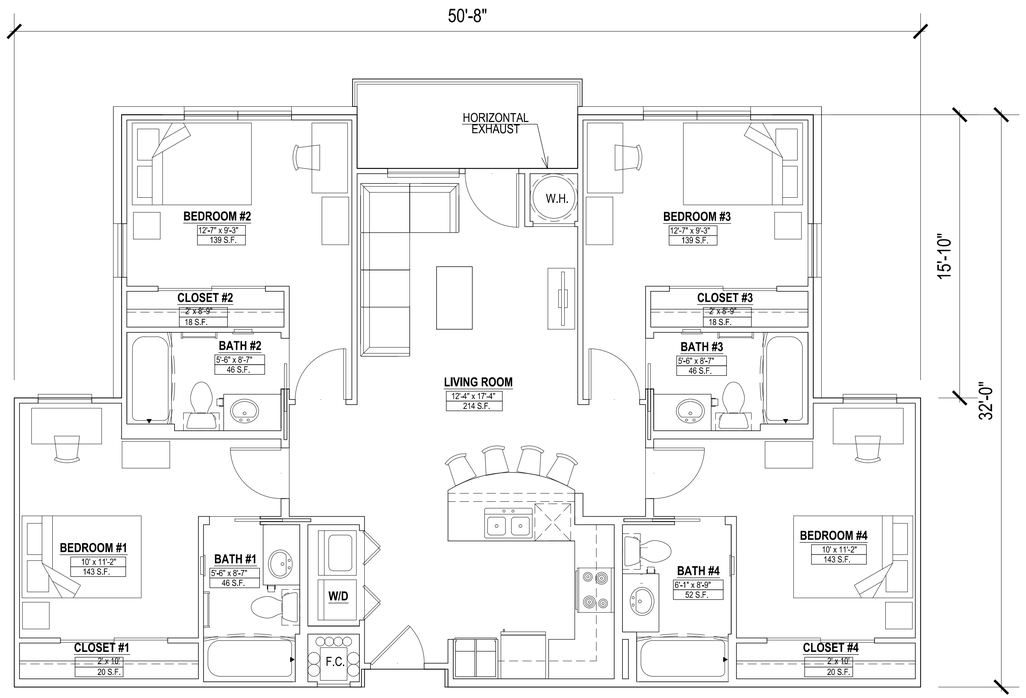
NOTICE ACKNOWLEDGEMENT AND RELEASE

The methods that you may use to provide notices to Landlord are described in the Maintenance, Alterations and Repairs section and in the Manager/Notices section of the Lease. Other methods of communication to Landlord and/or its Manager, including without limitation any communication made via fax, e-mail, pdf, website, social networking site (for example, Facebook, MySpace, Cyworld, Bebo, and others) or other method of communication, whether now existing or created in the future, shall **NOT** be effective notice under the Lease. Landlord shall **NOT** be deemed to have received notice from you until you have provided notice in the manner described in the Maintenance, Alterations and Repairs section and in the Manager/Notices section of the Lease.

MEDIA AND MARKETING ACTIVITIES

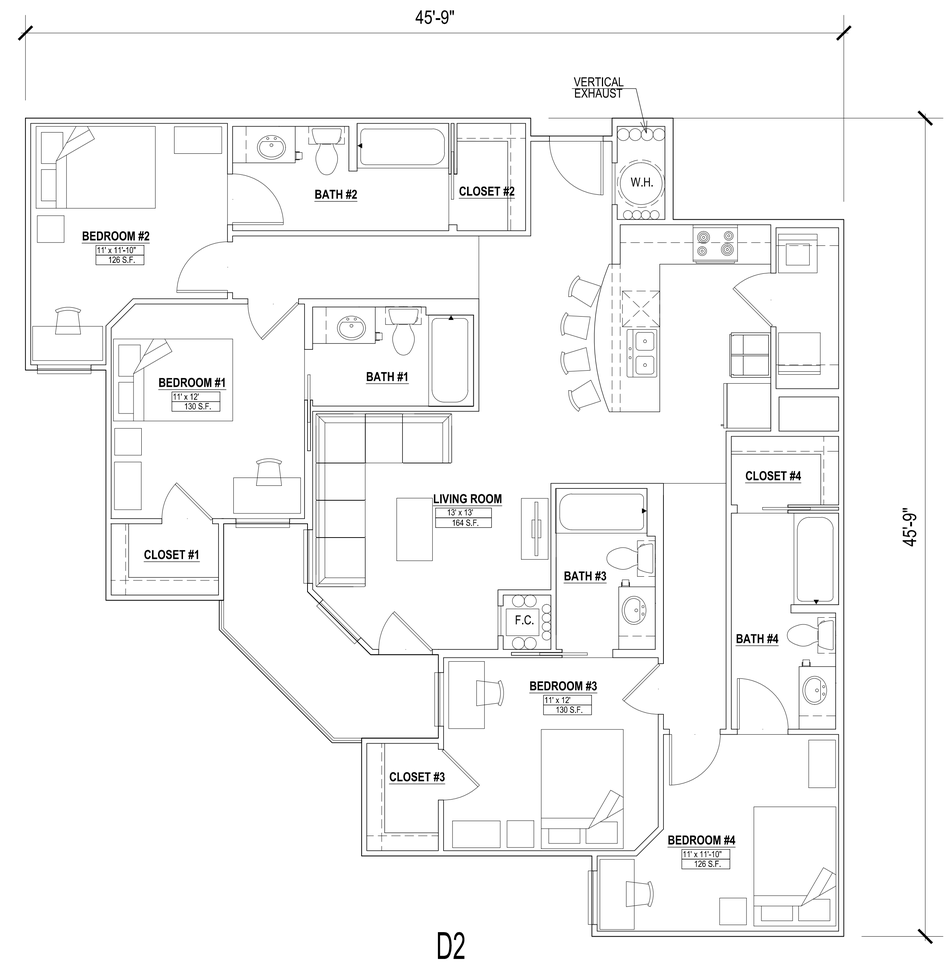
You consent to our use of photographs of you take at functions or events sponsored by the Apartment Community, or in common areas of the Apartment Community, for marketing and promotional purposes. We may use these images in advertising, brochures, flyers, for posting on social networking sites such as Facebook and our websites and for related uses. You consent to the publication of these images and waive any claims you may have against us for our use of such images.

BY INITIALING THESE RULES AND REGULATIONS, YOU CONFIRM THAT YOU HAVE READ THESE REGULATIONS AND FULLY UNDERSTAND THEM. THESE RULES AND REGULATIONS ARE A PART OF YOUR LEASE AND THEY APPLY TO YOU AND YOUR GUEST(S). YOU ALSO CONFIRM THAT YOU UNDERSTAND THAT IF YOU OR YOUR GUEST(S) VIOLATES THESE RULES AND REGULATIONS, YOU ARE IN VIOLATION OF THE LEASE.



D1

1390 SF.



D2

1528 SF.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

TYPICAL UNIT PLANS

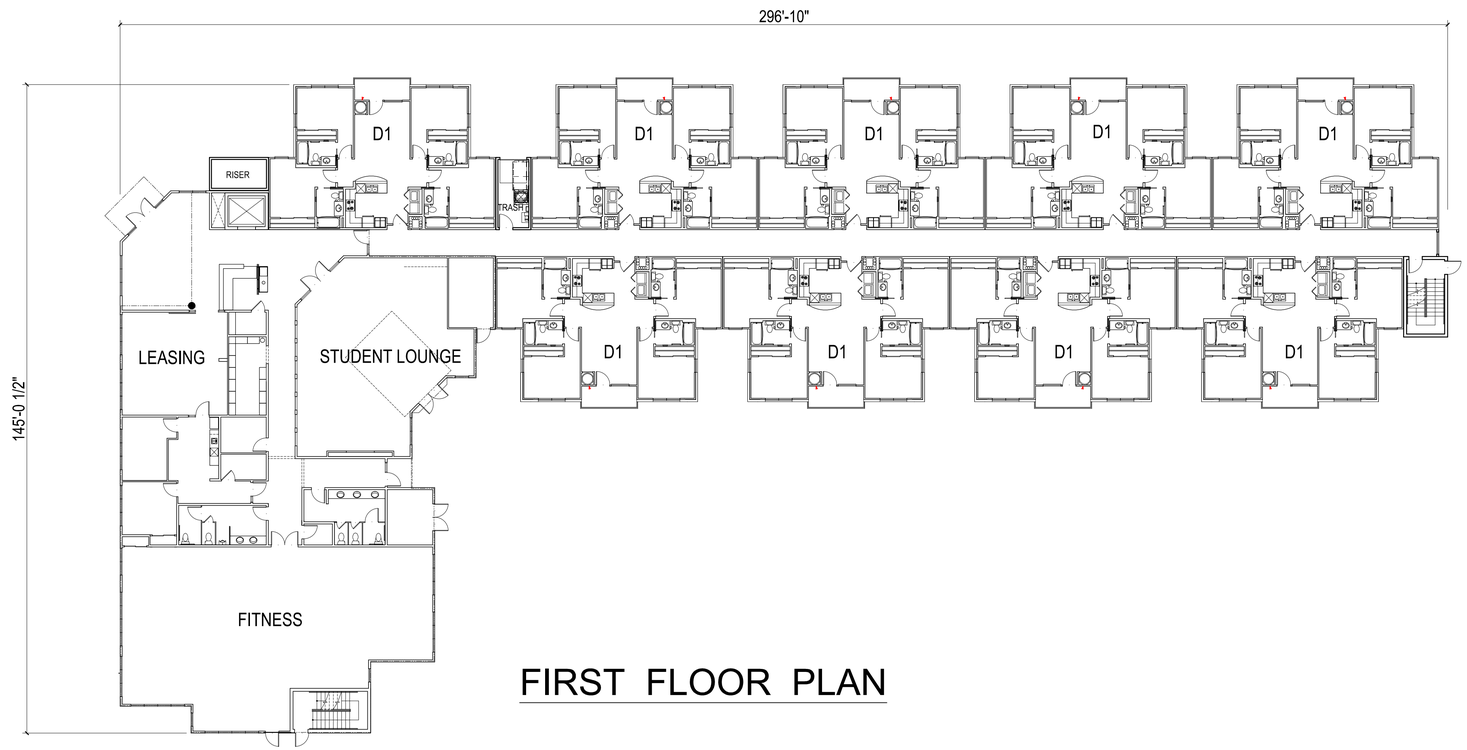
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A301



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 1 FIRST FLOOR

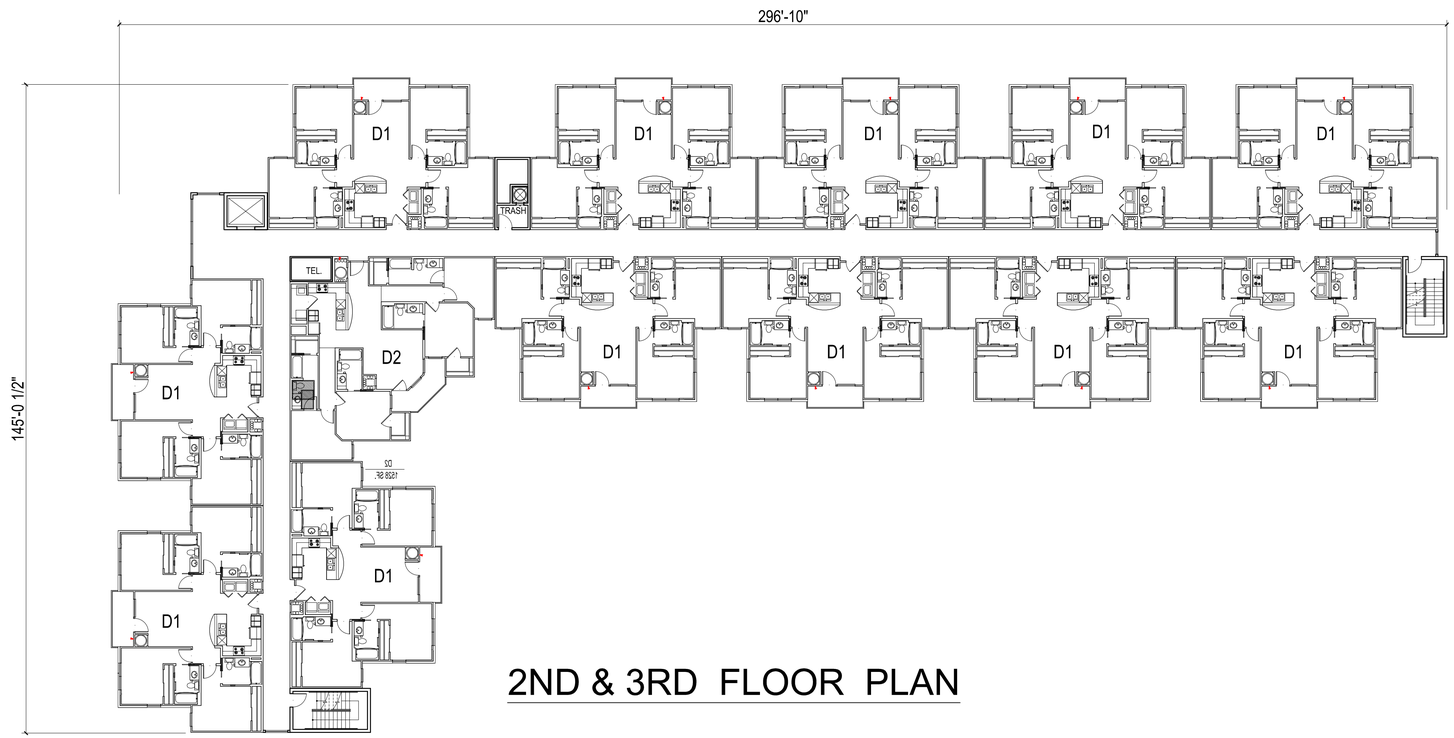
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A410



2ND & 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 1 TYPICAL FLOOR

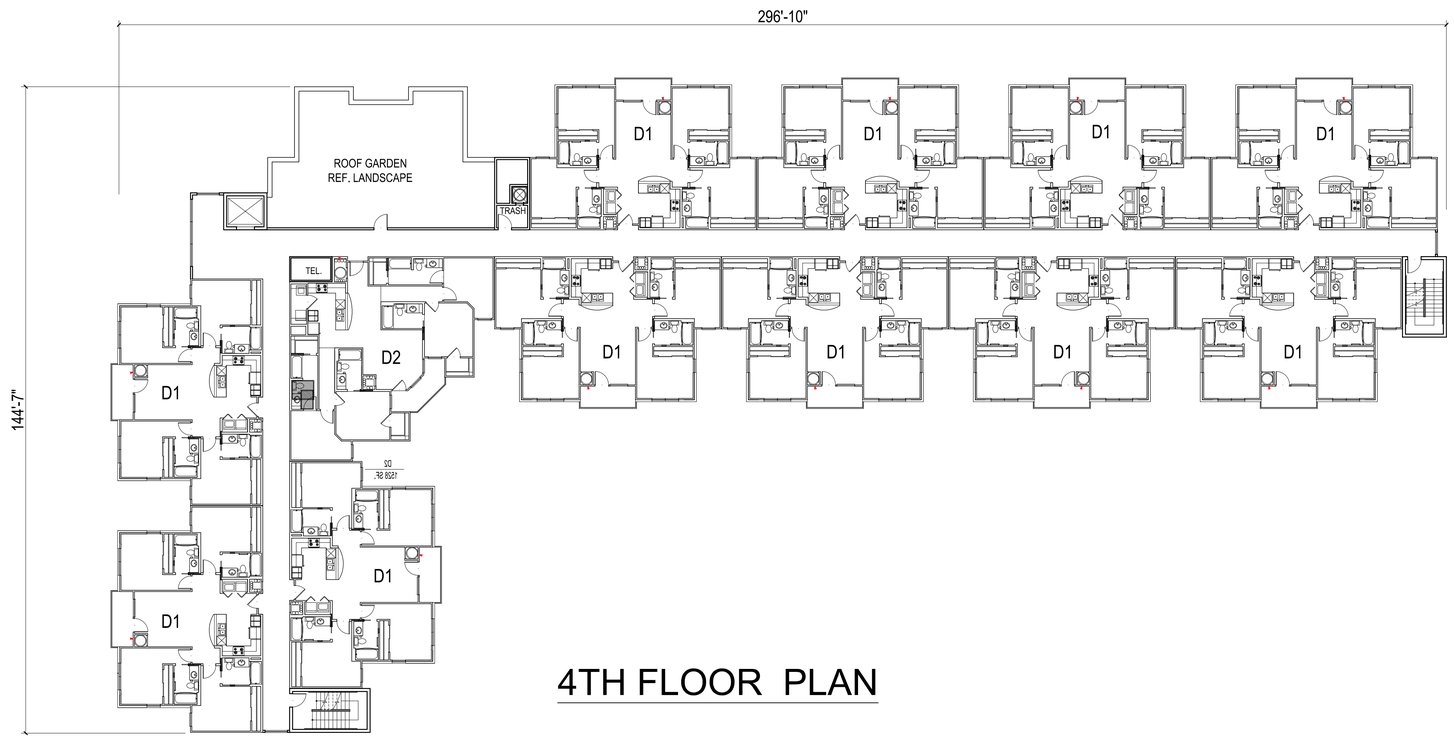
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A411



4TH FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 1 FOURTH FLOOR

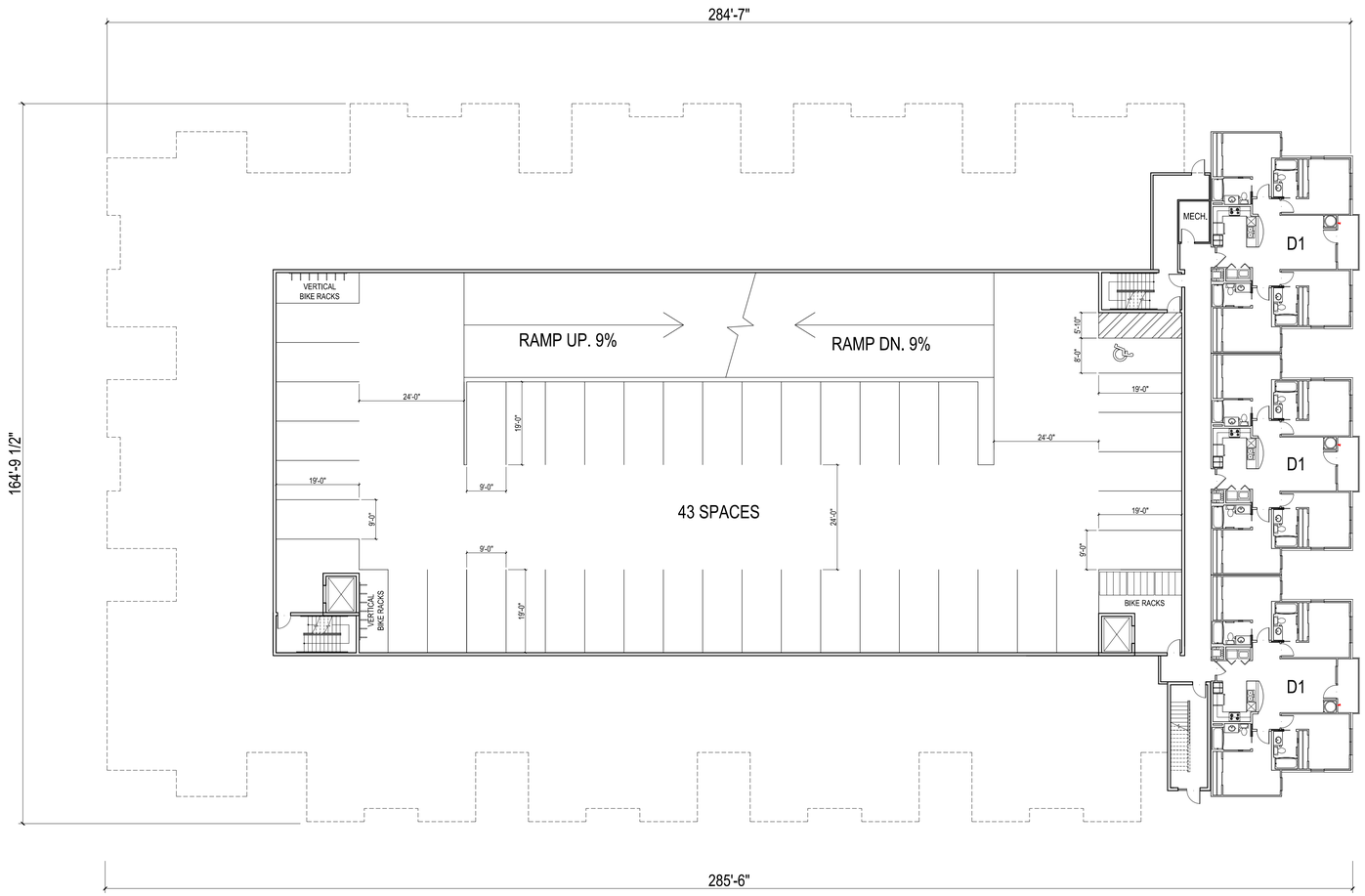
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A412



BASEMENT 1 FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 BASEMENT

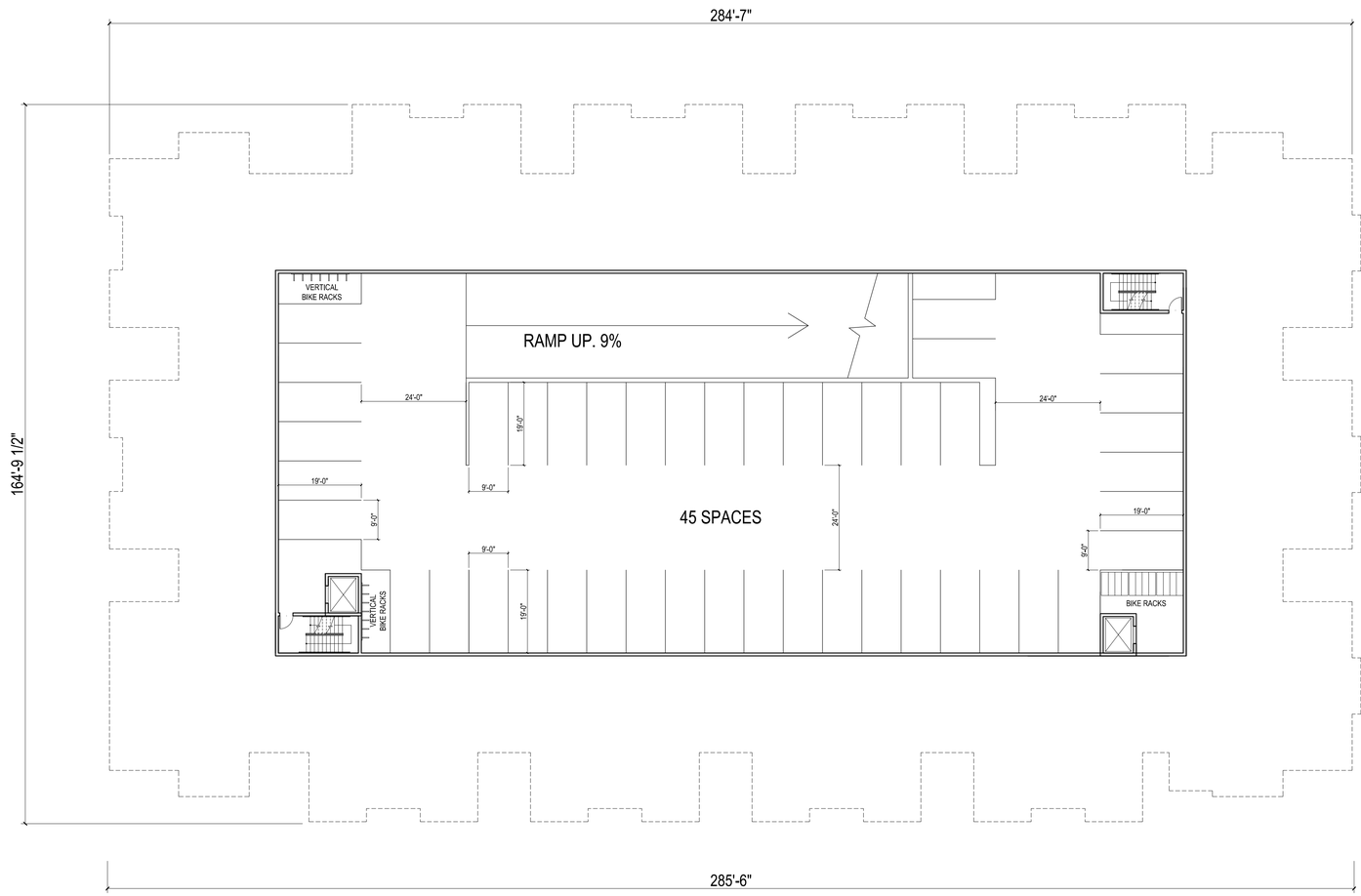
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A420



BASEMENT 2 FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 BASEMENT

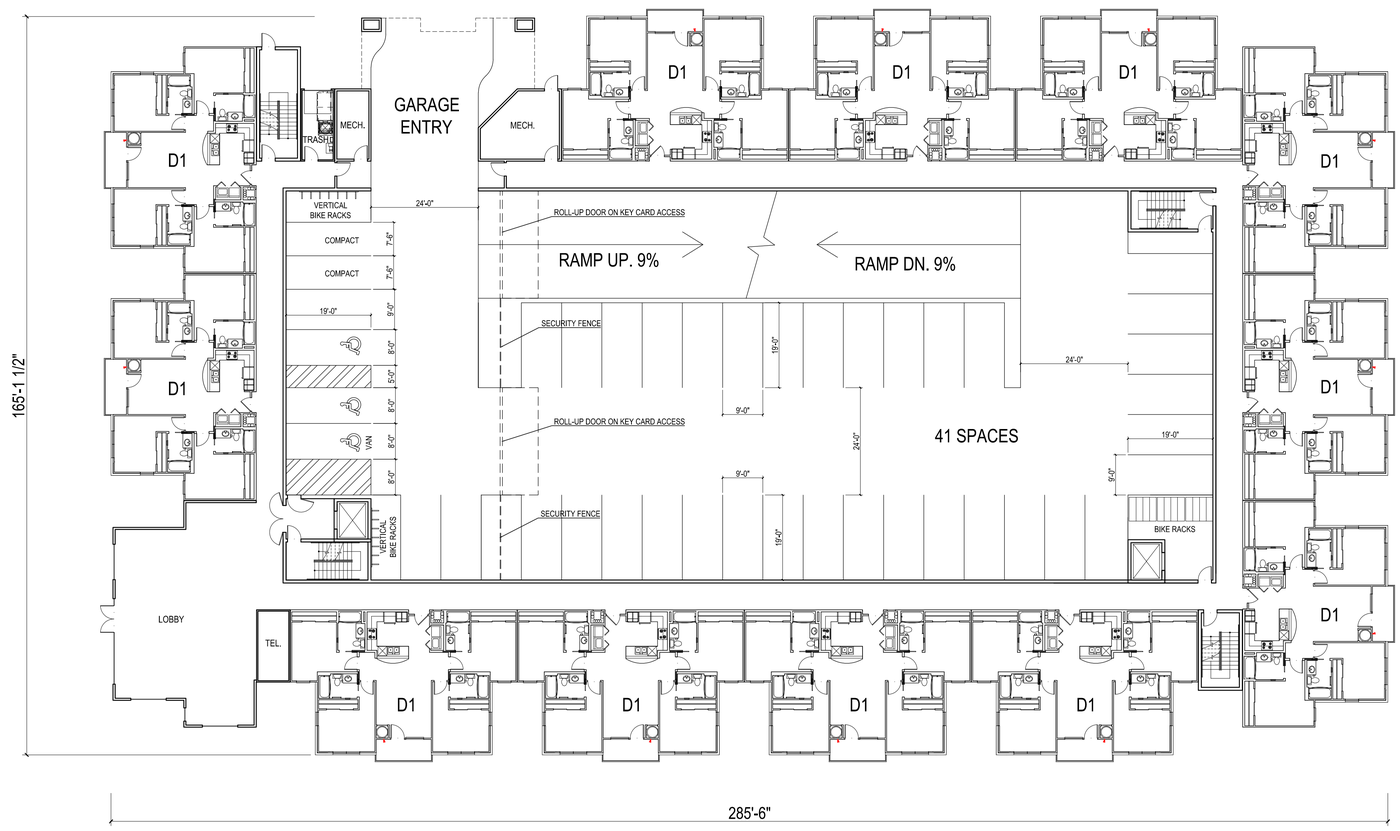
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS,L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A420a



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 FIRST FLOOR

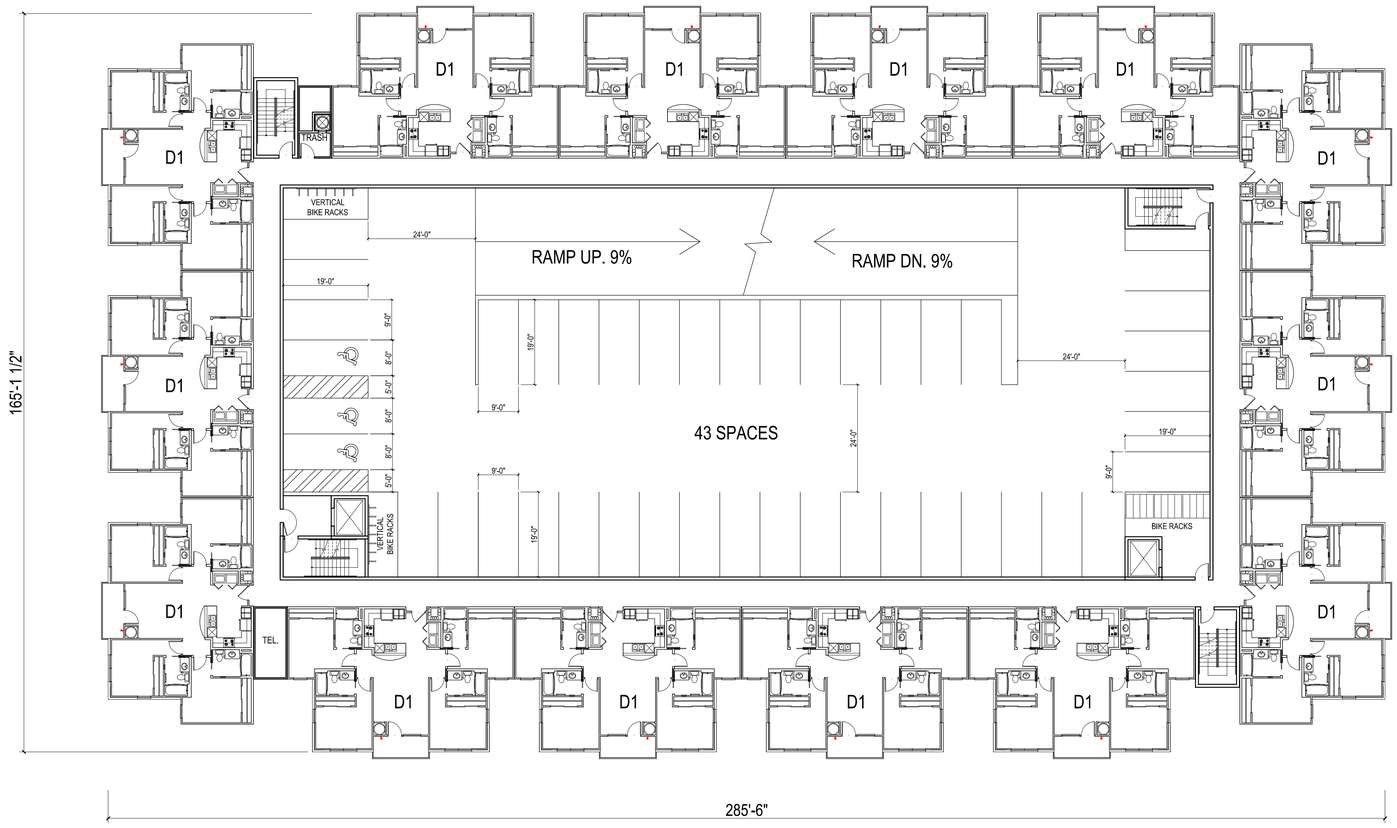
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS,L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A421



2ND & 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 TYPICAL FLOOR

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS,L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A422

4TH FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 FOURTH FLOOR

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

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SITE REVIEW DOCUMENTS
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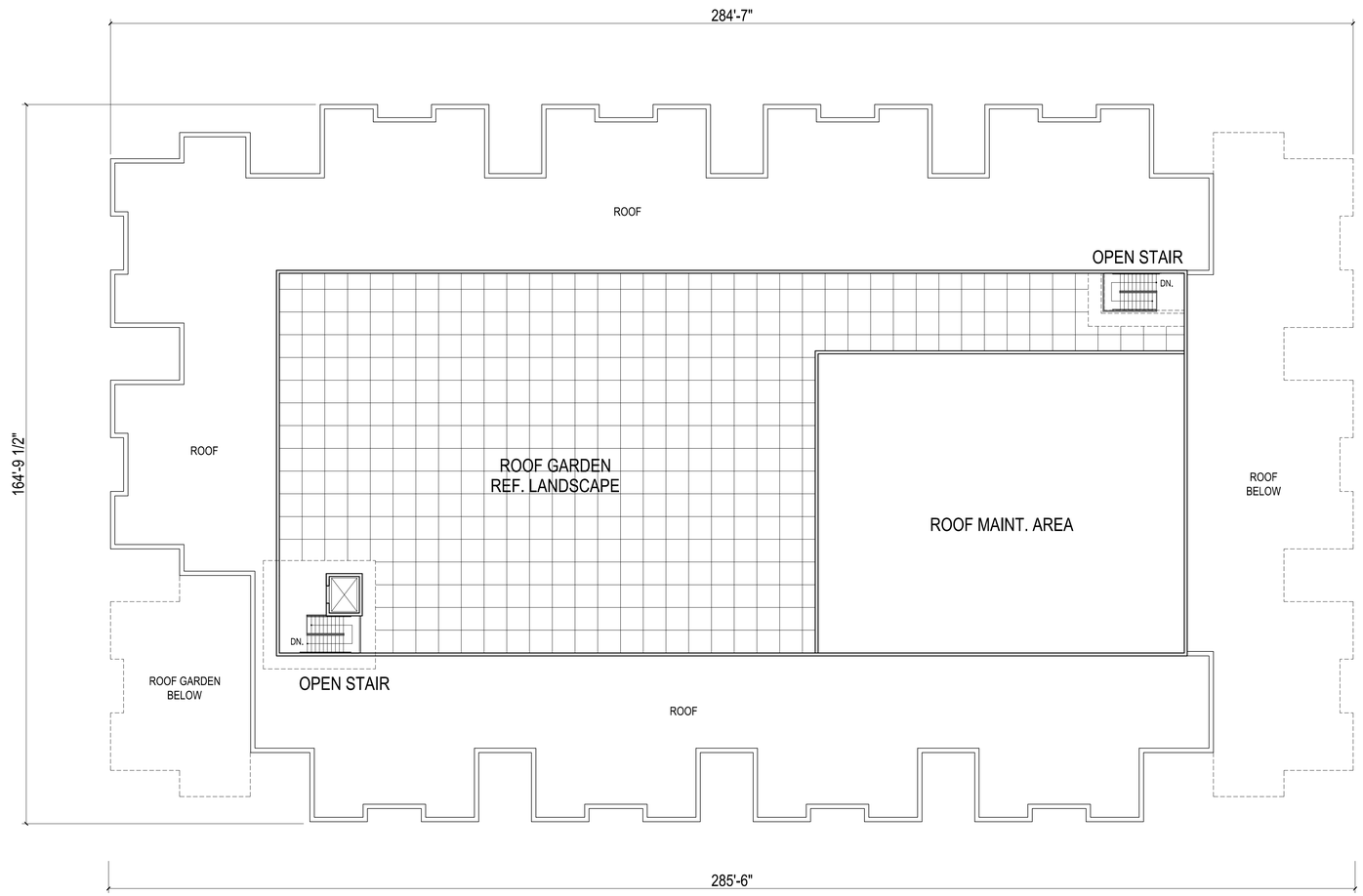
A423



ROOF GARDEN FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 ROOF PLAN

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
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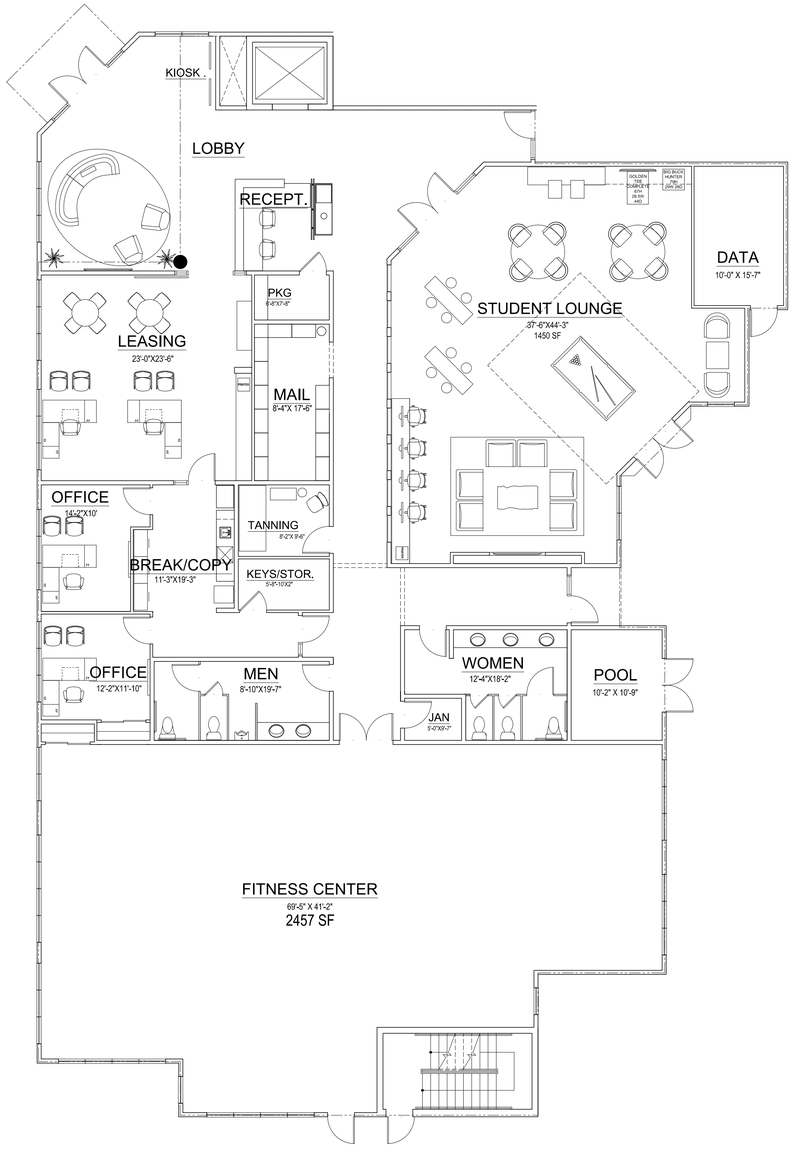
A424



COMMUNITY CENTER FLOOR PLAN

LEASING/ LOBBY:2,624 S.F.
STUDENT LOUNGE: 1,450 S.F.
FITNESS: 2,457 S.F.
OTHERS: 1,227 S.F.
TOTAL: 7,758 S.F.

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

COMMUNITY CENTER PLAN

AMERICAN CAMPUS COMMUNITIES

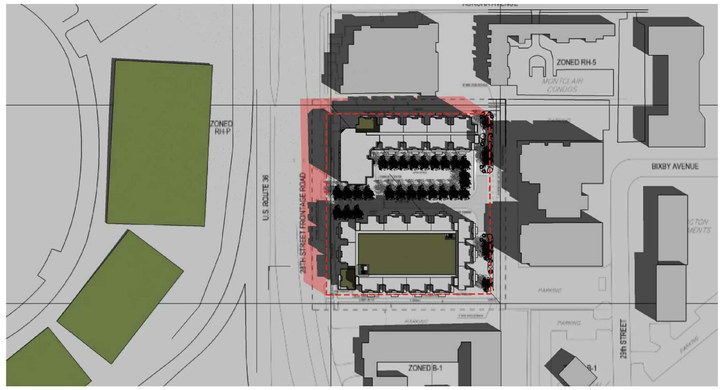
HUMPHREYS & PARTNERS ARCHITECTS,L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

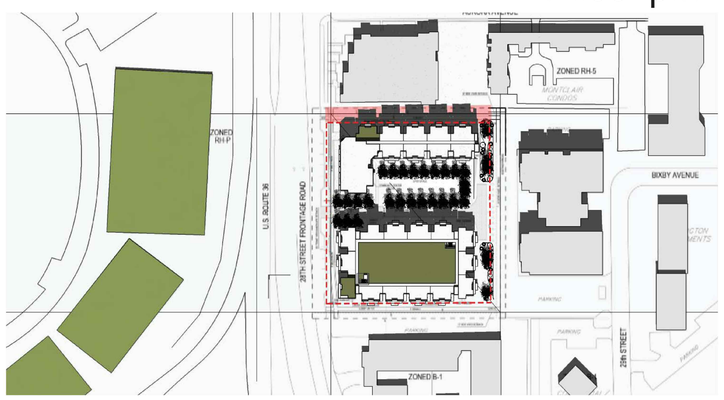
SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A801

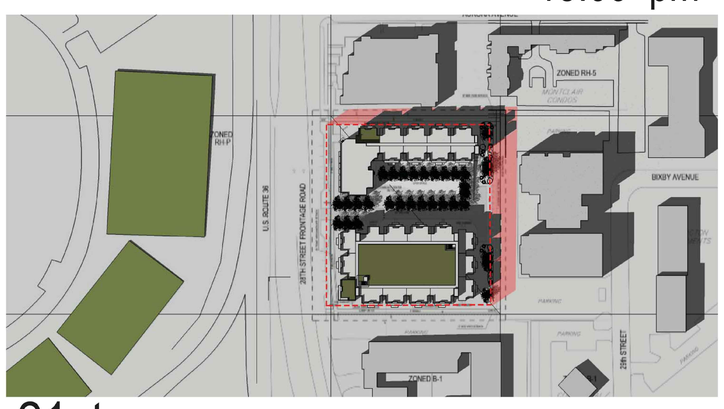
9:00 am



12:00 pm

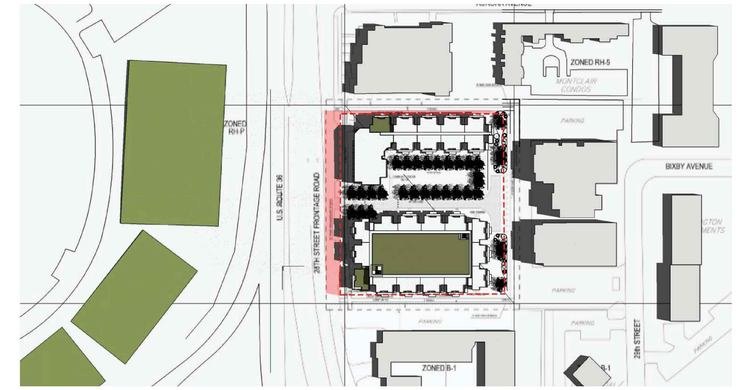


15:00 pm



March 21st

9:00 am



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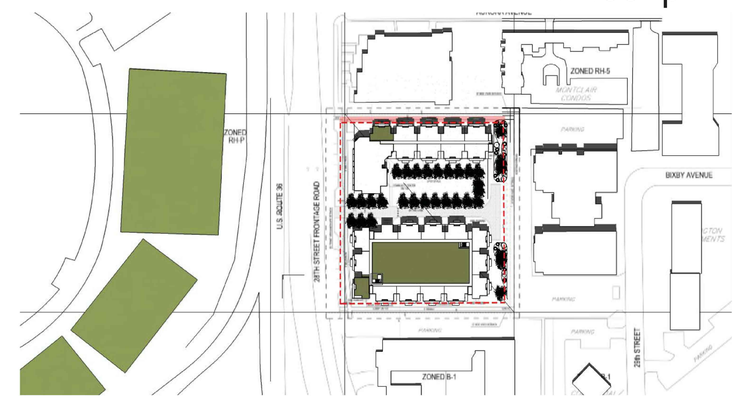

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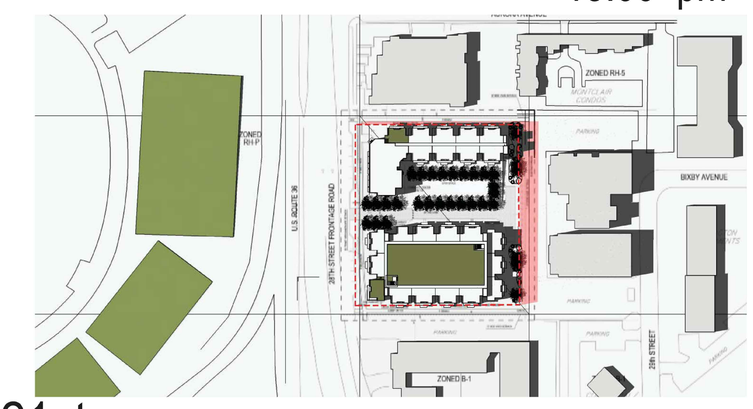

June 21st

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
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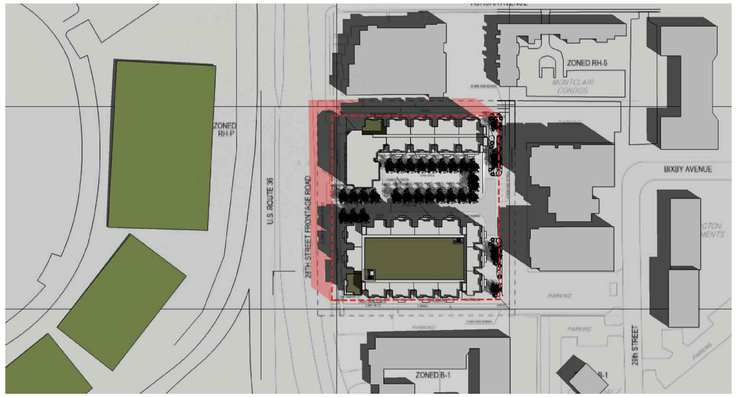
RESUBMITTAL SEPTEMBER 03 2013

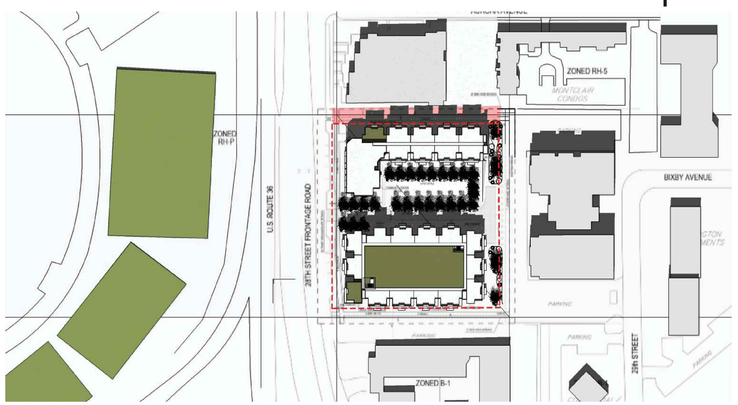
SOLAR STUDY

A501

9:00 am



12:00 pm



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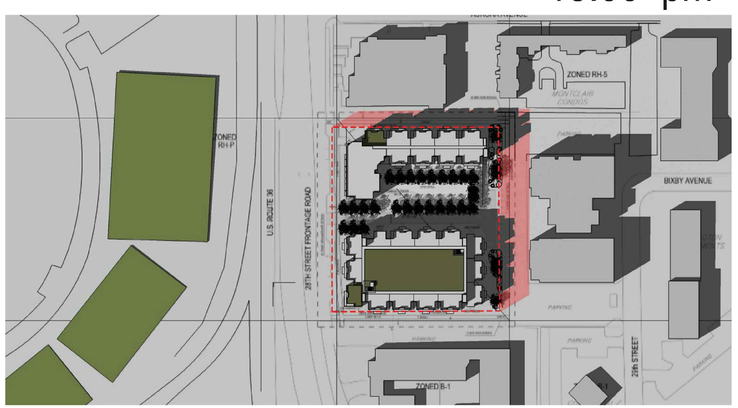
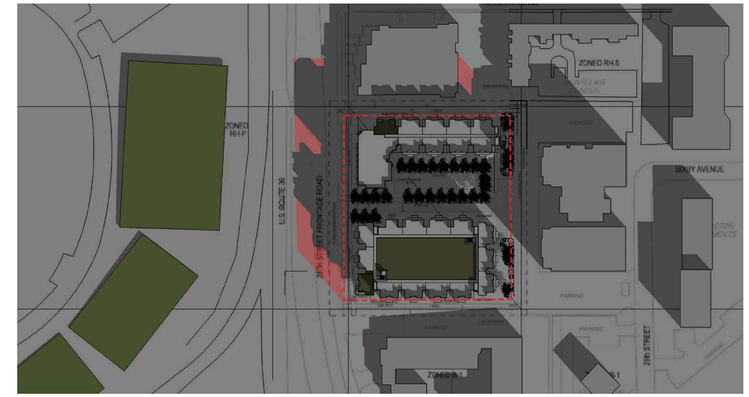


September 21st

9:00 am



12:00 pm

15:00 pm

December 21st

AMERICAN CAMPUS COMMUNITIES

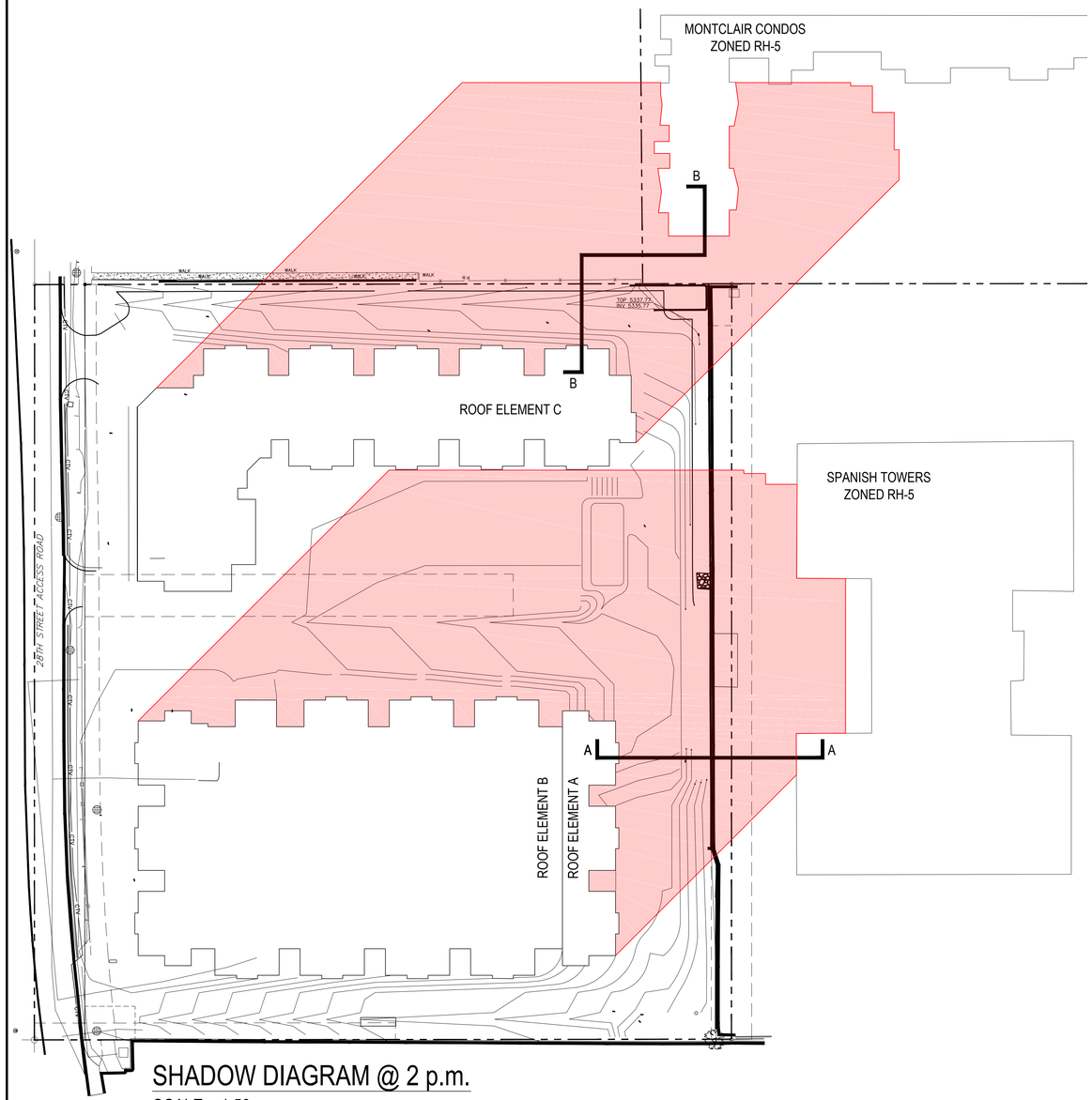
HUMPHREYS & PARTNERS ARCHITECTS, L.P.

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

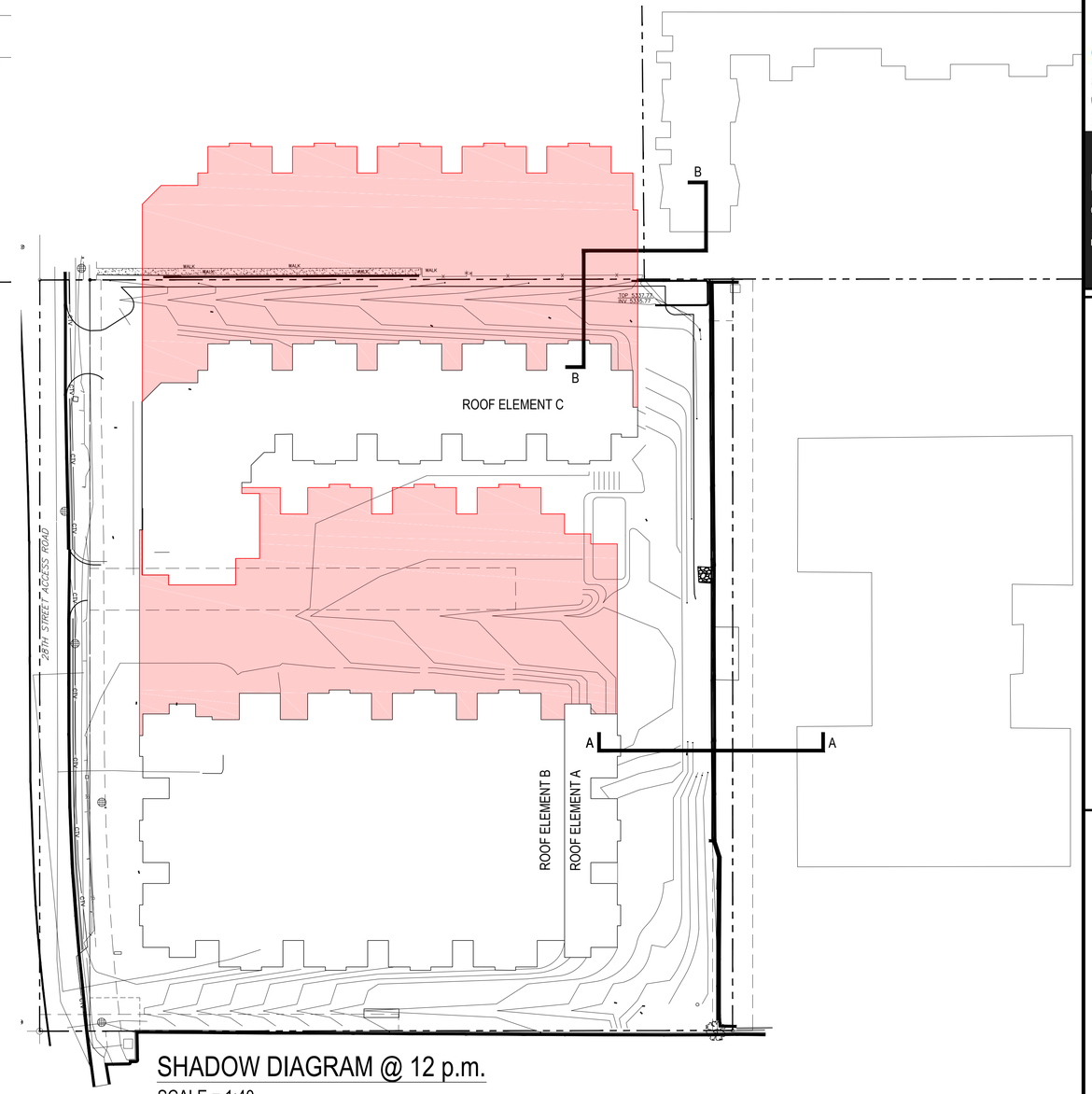
SOLAR STUDY

A502



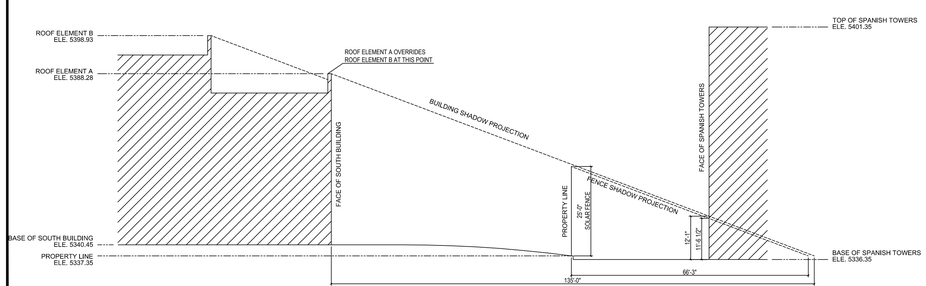
SHADOW DIAGRAM @ 2 p.m.

SCALE = 1:50



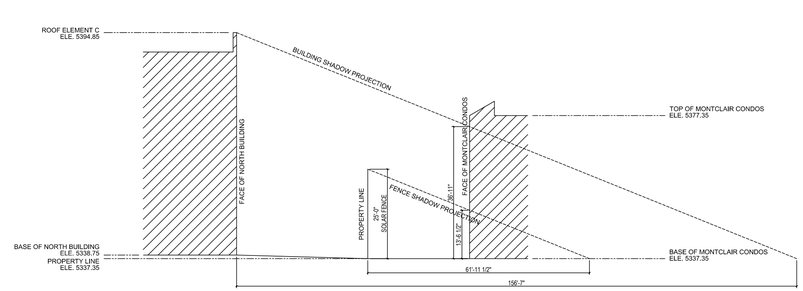
SHADOW DIAGRAM @ 12 p.m.

SCALE = 1:40



A-A SHADOW SECTION @ 2 p.m.

SCALE= 1:20



B-B SHADOW SECTION @ 2 p.m.

SCALE= 1:20

NOTES:

1. SHADOWS ON DECEMBER 21st AT 2 p.m. DO NO AFFECT ANY ADJECT SOLAR ACCESS AREA II PROPERTIES, AND THEREFORE THOSE DIAGRAMS HAVE BEEN OMITTED.
2. SHADOWS FOR NEITHER BUILDING AT 12 p.m. DO NOT AFFECT ANY ADJACENT SOLOR ACCESS AREA II PROPERTIES. THE SITE DIAGRAM IS SHOWN FOR CONFIRMATION, BUT THE CROSS SECTION HAS BEEN OMITTED.
3. THE SOLAR ANALYSIS WORKSHEET HAS BEEN SUBMITTED AS AN ADDENDUM TO THE CITY'S RESPONSE LETTER.

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

WINTER SOLSTICE SOLAR ACCESS AREA II ANALYSIS

A503

BUILDING TYPE 1 WEST ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 1 ELEVATIONS

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A415

BUILDING TYPE 1 SOUTH ELEVATION

BUILDING TYPE 1 EAST ELEVATION

BUILDING TYPE 1 NORTH ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 1 ELEVATIONS

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS,L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
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RESUBMITTAL SEPTEMBER 03 2013

A416

BUILDING TYPE 2 WEST ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 ELEVATIONS

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A425

BUILDING TYPE 2 SOUTH ELEVATION

BUILDING TYPE 2 EAST ELEVATION

BUILDING TYPE 2 NORTH ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 ELEVATIONS

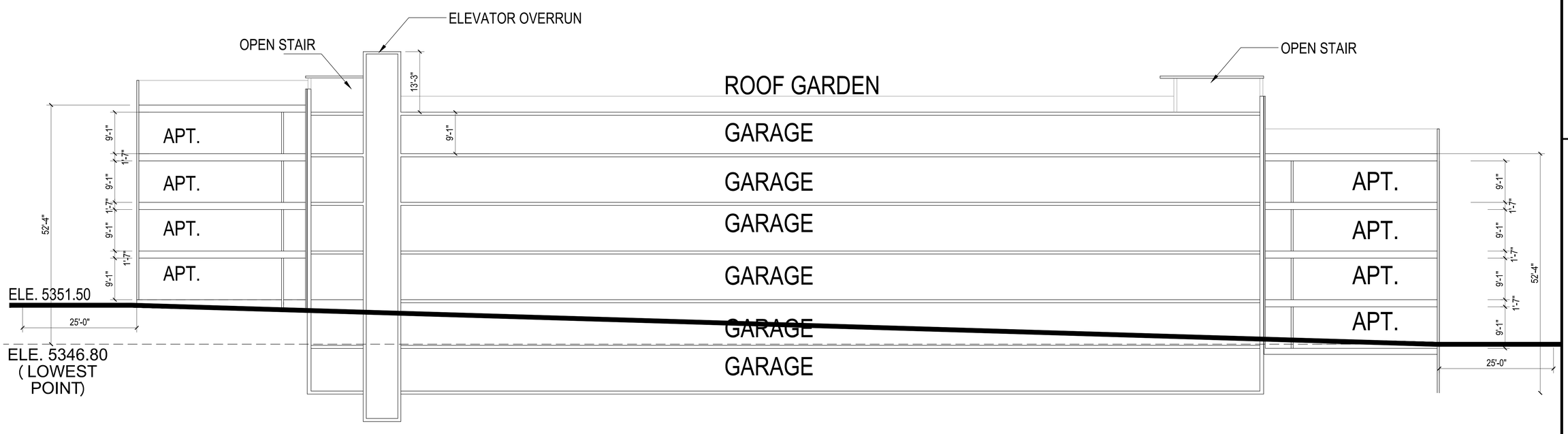
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A426



A-A SOUTH BUILDING SECTION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

BUILDING TYPE 2 SCHEMATIC SECTION

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A427

PERSPECTIVE FROM 28th STREET

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A601

PERSPECTIVE FROM NORTH SPANISH TOWERS

AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

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800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A602

PERSPECTIVE FROM SOUTH SPANISH TOWERS

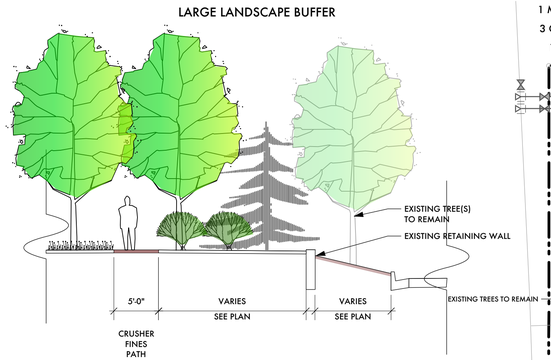
AMERICAN CAMPUS COMMUNITIES

HUMPHREYS & PARTNERS ARCHITECTS, L.P

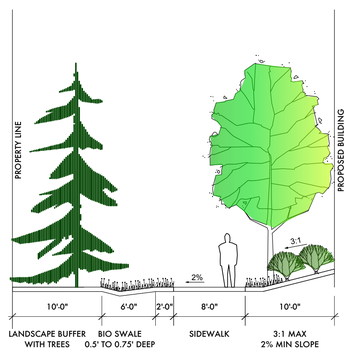
AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL SEPTEMBER 03 2013

A603



A SECTION AT EAST PROPERTY BOUNDARY LOOKING NORTH
Scale: 1/8" = 1'-0"



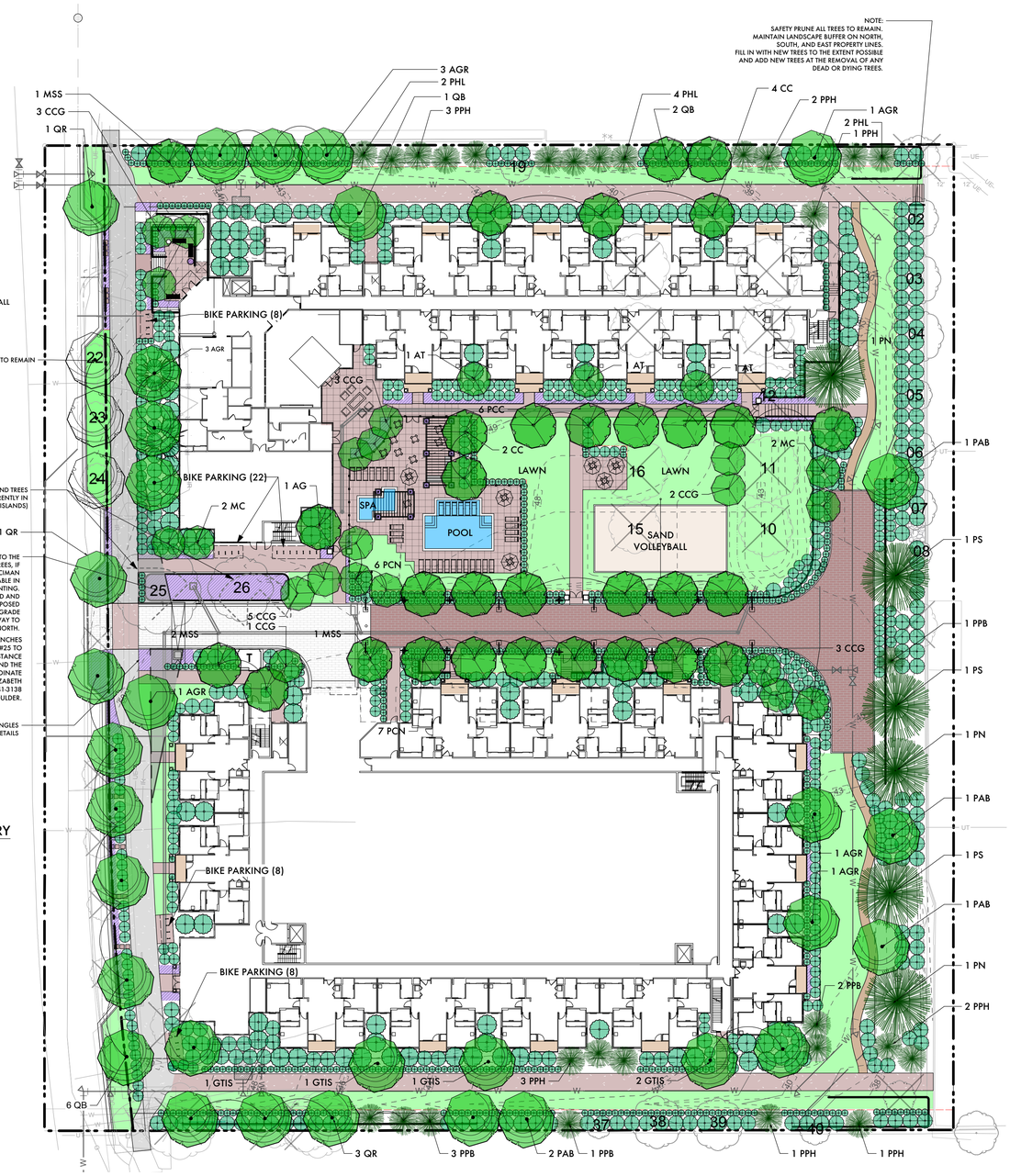
B TYPICAL SECTION AT NORTH AND SOUTH PROPERTY BOUNDARY
Scale: 1/8" = 1'-0"

EXISTING CURB AROUND TREES 25 AND 26 (CURRENTLY IN PARKING LOT ISLANDS)

PROTECT TREES 25 AND 26 TO THE EXTENT POSSIBLE. REPLACE TREES, IF NECESSARY WITH LARGEST SPECIMAIN TREES (UP TO 6" CAL). AVAILABLE IN THE TRADE AT THE TIME OF PLANTING. IF EXISTING TREES ARE REMOVED AND REPLACED, REMOVE PROPOSED RETAINING WALL AND REGRADE AREATO BE LEVEL WITH WALKEWAY TO THE NORTH.

NOTE: PRUNE THE BRANCHES OF EXISTING TREE #25 TO PROVIDE SIGHT DISTANCE BETWEEN THE DRIVE AND THE MU PATH. COORDINATE PRUNING WITH ELIZABETH LOKOCZ AT (303) 441-3138 WITH THE CITY OF BOULDER.

SIGHT TRIANGLES SEE CIVIL FOR DETAILS



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
  REFER TO THE TREE INVENTORY FOR SPECIES AND CONDITION OF ALL EXISTING TREES
- EXISTING STREET TREE TO REMAIN
- PROPOSED DECIDUOUS AND ORNAMENTAL TREES
- PROPOSED EVEGREEN TREES
- PROPOSED SHRUBS
- ENHANCED LANDSCAPE - PERENNIALS, GROUNDCOVERS, GRASSES
- SOD
- COLORED CONCRETE WALKS
- PATIOS WITH ENHANCED PAVING
- PEDESTRIAN STREET/EMERGENCY ACCESS WITH ENHANCED PAVING
- FENCE
- BOLLARD LIGHT
- PEDESTRIAN LIGHT

NOTES:

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
2. TREES SHALL NOT BE PLANTED CLOSER 10 FEET TO ANY PUBLIC SEWER OR WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
4. OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH ROLLED TOP STEEL EDGER.
6. ALL SHRUB BED AREAS, PERENNIALS AND GROUNDCOVER SHALL BE MULCHED WITH A 4" LAYER OF GORILLA HAIR MULCH.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
8. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP, SHRUBS AND TREES WILL HAVE A DRIP ZONE AND PERENNIALS/GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS OR DRIP.
9. PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.
10. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
11. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
12. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.
13. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
14. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR TREE PROTECTION REQUIREMENTS.
15. IF EXISTING TREES TO BE PROTECTED DO NOT SURVIVE, REPLACE WITH KENTUCKY COFFEE TREES (EXCECPT FOR TREES 25 AND 26 - SEE NOTE ON DRAWING

AMERICAN CAMPUS COMMUNITIES

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

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

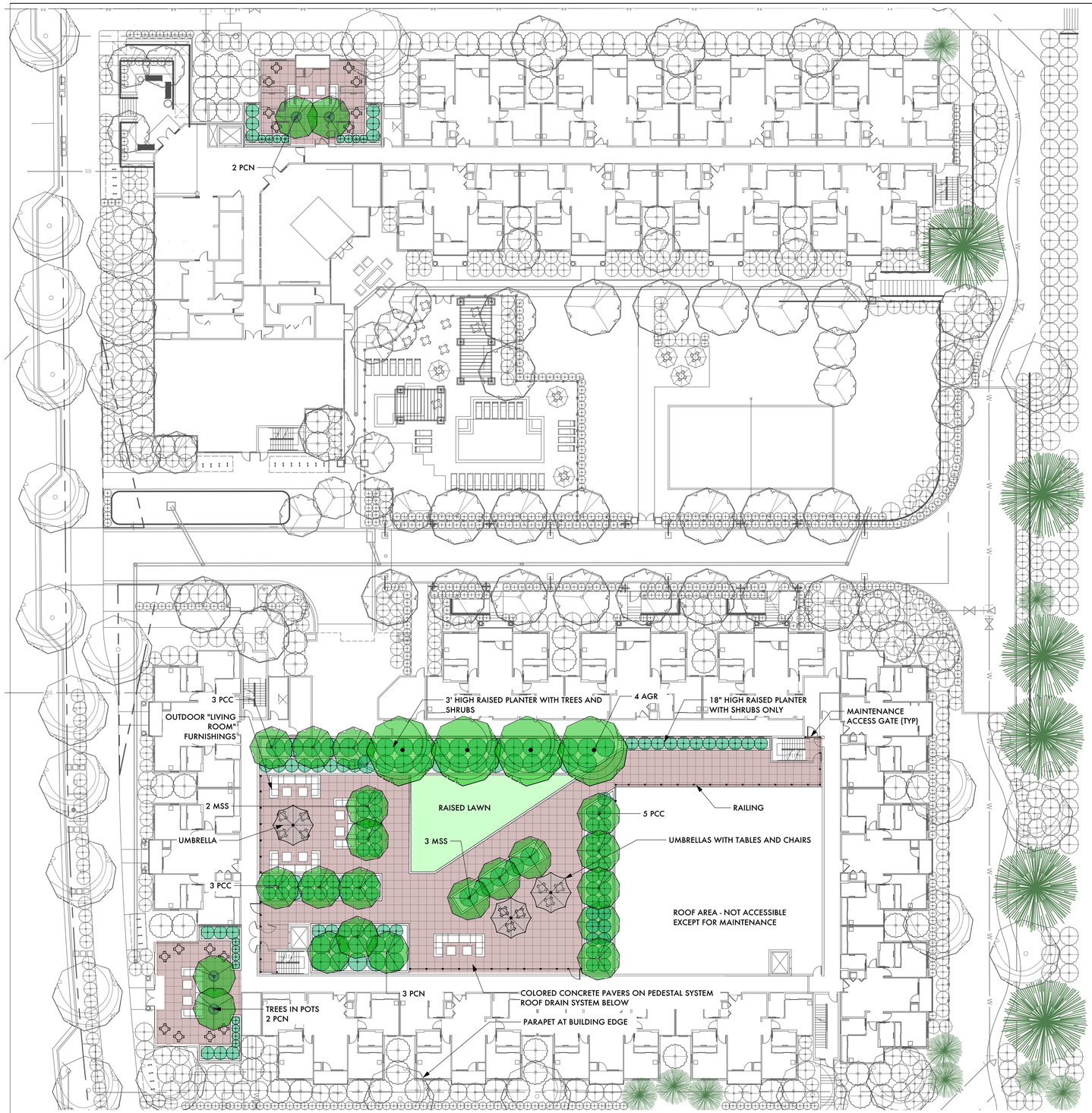
SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL AUGUST 5, 2013

L 1.0

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

SCALE: 1" = 30'-0"
30 15 0 30 FT
N

LANDSCAPE PLAN



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
  REFER TO THE TREE INVENTORY FOR SPECIES AND CONDITION OF ALL EXISTING TREES
- PROPOSED DECIDUOUS AND ORNAMENTAL TREES
- PROPOSED EVEGREEN TREES
- PROPOSED SHRUBS
- ENHANCED LANDSCAPE - PERENNIALS, GROUNDCOVERS, GRASSES
- SOD
- COLORED CONCRETE WALKS
- PATIOS WITH ENHANCED PAVING
- PEDESTRIAN STREET/EMERGENCY ACCESS WITH ENHANCED PAVING
- FENCE
- BOLLARD LIGHT
- PEDESTRIAN LIGHT

AMERICAN CAMPUS COMMUNITIES

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

SCALE: 1" = 30'-0"

30 15 0 30 FT

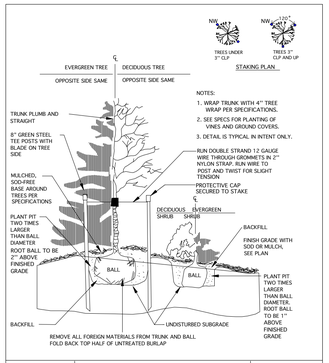
N

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL AUGUST 5, 2013

L 2.0

ROOF DECK PLAN



NOTES:

1. WRAP TRUNK WITH 4" TREE WRAP PER SPECIFICATIONS.
2. SEE SPECS FOR PLANTING OF VINES AND GROUND COVERS.
3. DETAIL IS TYPICAL IN INTENT ONLY.

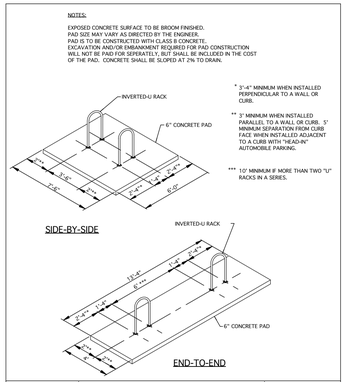
RUN DOUBLE STRAND 12 GAUGE WIRE THROUGH GROMMETS IN 2" NYLON STRAP. RUN WIRE TO POST AND TWIST FOR SLIGHT TENSION

PROTECTIVE CAP SECURED TO STAKE

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

1 TREE AND SHRUB PLANTING DETAIL

SCALE: not to scale



NOTES:

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

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

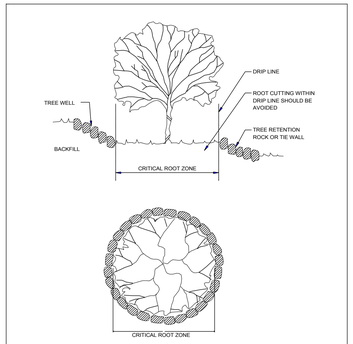
** 3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.

*** 1'0" MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.

DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO INVERTED "U" BICYCLE RACKS	ISSUED: JULY 2, 1998 REVISED: OCT 6, 2009 DRAWING NO. 2.52.B

3 INVERTED - U BIKE RACKS - LAYOUT

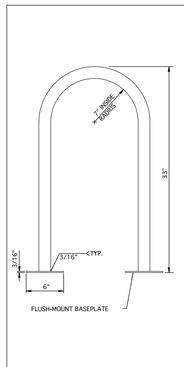
SCALE: not to scale



DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO GRADE CHANGE AROUND EXISTING TREES	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.04

4 GRADE CHANGE AT EXIST TREES

SCALE: not to scale



NOTES:

DIMENSIONS:

1. HEIGHT-33" FROM THE GROUND
2. CONTINUOUS BEND INSIDE RADIUS=7"

MATERIALS AND CONSTRUCTION:

1. MINIMUM OR 1 1/4" SCHEDULE 40 STEEL PIPE (1 5/8" OUTSIDE DIAMETER)
2. MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
3. SOLID ONE-PIECE CONSTRUCTION; CONTINUOUS BEND; LEGS 14"-18" APART
4. GALVANIZED WITH BLACK POWDER COAT FINISH
5. FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS)

DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO INVERTED "U" BICYCLE RACKS	ISSUED: JULY 2, 1998 REVISED: OCT 6, 2009 DRAWING NO. 2.52.A

2 INVERTED - U BIKE RACKS

SCALE: not to scale

LEGEND

- COLORED CONCRETE SIDEWALKS AND MU PATH
- CRUSHER FINE TRAIL
- PEDESTRIAN 'STREET'/ EMERGENCY ACCESS
- LANDSCAPE
- PLAZAS
- SAND VOLLEYBALL
- ROOF DECKS

1 OPEN SPACE PLAN

Scale: 1" = 50 ft

TOTAL OPEN SPACE REQUIRED - 120,000 SF	
Open Space Calculation	
Colored Concrete Sidewalks and MU Path	14,358 SF
Crusher Fine Trail	1,150 SF
Pedestrian "Street"/Emergency Access	6,615 SF
Landscape	68,726 SF
Plazas	5,715 SF
Sand Volleyball	1,800 SF
Roof Decks A and B	2,842 SF
Balconies	6,294 SF
Garage Roof Deck	12,500 SF
Total	**120,000 SF**

PLANT SCHEDULE

SYM	QUANT	PERENNIALS BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
		CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER
		CLEMATIS x JACKMANII	PURPLE CLEMATIS	VINE	VINE	MEDIUM	SUN	VIOLET-PURPLE	EARLY TO MID-SUMMER
		GERANIUM 'JOHNSON'S BLUE'	BLUE CRANESBILL	18-24"	2-3'	MEDIUM	ADAPTABLE	VIOLET-BLUE	EARLY SUMMER
		HEMEROCALLIS 'AUTUMN RED'	RED DAYLILY	24-36"	18-24"	LOW	SUN	RED	SUMMER
		HEMEROCALLIS 'HYPERION'	YELLOW DAYLILY	3-4'	2-3'	LOW	SUN	LEMON-YELLOW	MID-SUMMER
		HEMEROCALLIS 'ROCKET CITY'	ORANGE DAYLILY	3-4'	2-3'	LOW	SUN	ORANGE	EARLY TO MID-SUMMER
		HEMEROCALLIS 'STELLA DE ORO'	DWARF GOLD DAYLILY	1-2'	12-18"	LOW	SUN	GOLDEN YELLOW	LATE SPRING TO LATE SUMMER
		LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	DEEP BLUE LAVENDER	8-12"	8-12"	LOW	SUN	LAVENDER-BLUE	EARLY SPRING TO MID-SUMMER
		SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	18-24"	12-18"	LOW	SUN	SALMON-PINK	LATE SUMMER TO FALL
		VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	4-6"	12-18"	LOW	ADAPTABLE	BLUE	EARLY SPRING TO MID-SUMMER
		ZAUSCHNERIA GARRETTII ORANGE CARPET	ORANGE CARPET CALIFORNIA FUCHSIA	4-6"	15-20"	LOW	SUN	ORANGE	LATE SUMMER TO FALL
SYM	QUANT	ORNAMENTAL GRASSES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	4-5'	18-24"	LOW	SUN TO FS	GOLDEN TAN	EARLY SUMMER TO FALL
		CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	VARIEGATED FEATHER REED	1-3'	1-3'	LOW	SUN TO FS	PINKISH TAN	LATE SUMMER
		MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	2-3'	2-3'	MEDIUM	SUN	PINK	LATE SUMMER
		MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	4-5'	4-5'	MEDIUM	SUN	CREAMY-WHITE	LATE SUMMER TO
		MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN TO SHADE	SILVERY TO BUFF	LATE SUMMER TO EARLY FALL
		MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA MAIDEN GRASS	4-5'	4-5'	MEDIUM	SUN	CREAMY WHITE	LATE SUMMER
		MOLINIA CAERULEA 'VARIEGATA'	VARIEGATED MOOR GRASS	1-2'	12-15"	MEDIUM	FS	TAN SEED HEADS	MID-SUMMER
		PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1-2'	12-18"	LOW	SUN	WHITE WITH COPPER	LATE SUMMER
SYM	QUANT	SHRUBS BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
		ACER GINNALA 'COMPACTA'	DWARF AMUR MAPLE	6-8'	6-8'	LOW	SUN	N/A	N/A
		AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	6-8'	6-8'	LOW	SUN	WHITE	MID-SPRING
		CORNUS SERICEA 'BAILEYI'	BAILEY REDTWIG DOGWOOD	6-10'	6-10'	MEDIUM	ADAPTABLE	WHITE	LATE SPRING
		JUNIPERUS CHINENSIS ARMSTONGII	JUNIPER, ARMSTRONG	3-4'	3-4'	LOW	SUN	N/A	N/A
		JUNIPERUS COMMUNIS GREEN CARPET	JUNIPER, GREEN CARPET	8-10"	4-6'	LOW	SUN	N/A	N/A
		JUNIPERUS HORIZONTALIS WILTONII	JUNIPER, WILTON CARPET	4-6"	4-6'	LOW	SUN	N/A	N/A
		LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	6-8'	4-6'	LOW	SUN TO FS	WHITE	EARLY SUMMER
		LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	2-3'	3-4'	LOW	SUN TO FS	WHITE	EARLY SUMMER
		LONICERA INVOLUCRATA	TWINBERRY HONEYSUCKLE	3-5'	3-6'	MEDIUM	SUN TO FS	CREAMY YELLOW	LATE SPRING TO EARLY SUMMER
		PHILADELPLUS LEWISII BLIZZARD	MOCKORANGE, BLIZZARD	6-8'	6-8'	LOW	SUN	WHITE	SPRING
		PHYSOCARPUS OPULIFOLIUS COPPERTINA	NINEBARK, COPPERTINA	8-10'	8-10'	LOW	SUN	WHITE	SUMMER
		PHYSOCARPUS X SUMMER WINE	NINEBARK, SUMMER WINE	4-6'	4-6'	MEDIUM	SUN	WHITE	SUMMER
		PRUNUS X CISTENA	PLUM, PURPLE LEAF	6-8'	4-6'	MEDIUM	SUN	PALE PINK	MID-SPRING
		RHAMNUS FRANGULA FINE LINE	BUCKTHORN, FINE LINE	5-7'	3-5'	LOW	SUN	PALE GREEN	SPRING
		RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	2-3'	6-8'	LOW	SUN	YELLOW	EARLY SPRING
		RIBES ALPINUM	CURRANT, ALPINE	3-6'	3-6'	LOW	SUN TO FS	YELLOWISH-GREEN	MID-SPRING
		ROSA FOETIDA BICOLOR	ROSE, AUSTRIAN COPPER	6-8'	6-10'	LOW	SUN	YELLOW/ORANGE W/	LATE SPRING
		ROSA WOODSII	ROSE, NATIVE PINK	3-6'	3-6'	LOW	SUN	PINK	EARLY SUMMER
		ROSA X GOLDEN WINGS	ROSE, SINGLE YELLOW SHRUB	3-5'	4-6'	LOW	SUN	YELLOW	EARLY SUMMER
		ROSA X NEARLY WILD	ROSE, SINGLE PINK SHRUB	2-3'	2-3'	LOW	SUN	PINK	EARLY TO LATE SUMMER
		SPIRACEA X BILLARDII TRIUMPHANS	SPIREA, BILLARD	4-6'	4-6'	MEDIUM	SUN	ROSE-PINK	LATE SPRING TO EARLY SUMMER
		SPIREA JAPONICA ANTHONY WATERER	SPIREA, ANTHONY WATERER	2-3'	2-4'	MEDIUM	SUN TO FS	ROSE RED	EARLY SUMMER
		SPIREA JAPONICA FOREBELII	SPIREA, FROEBEL	3-4'	2-4'	MEDIUM	SUN TO FS	REDDISH-PINK	LATE SPRING TO EARLY SUMMER
		SYRINGA MEYERI PALIBIN	LILAC, DWARF KOREAN	4-6'	4-6'	LOW	SUN	LAVENDER PINK	LATE SPRING
		SYRINGA PATULA MISS KIM	LILAC, MISS KIM DWARF	3-5'	3-5'	LOW	SUN	PALE LAVENDER	LATE SPRING
		SYRINGA VULGARIS	LILAC, COMMON PURPLE	8-12'	10-20'	LOW	SUN	PURPLE	MID SPRING
		SYRINGA VULGARIS ALBA	LILAC, COMMON WHITE	8-12'	10-20'	LOW	SUN	PURPLE	MID SPRING
		VIBURNUM CARLESII	VIBURNUM, KOREANSPICE	4-5'	4-6'	MEDIUM	ADAPTABLE	WHITE WITH PINK TINT	MID SPRING
		VIBURNUM DENTATUM	VIBURNUM, ARROWWOOD	6-8'	6-8'	MEDIUM	ADAPTABLE	WHITE	LATE SPRING
		VIBURNUM DENTATUM BLUE MUFFIN	VIBURNUM, BLUE MUFFIN ARROWHEAD	3-5'	3-4'	MEDIUM	ADAPTABLE	WHITE	SPRING
		VIBURNUM PLICATUM TOMENTOSUM MARIESII	VIBURNUM, DOUBLEFILE	8-12'	8-10'	MEDIUM	SUN TO FILTERE	WHITE	LATE SPRING
		VIBURNUM X JUDDII	VIBURNUM, JUDD	4-6'	4-6'	MEDIUM	ADAPTABLE	WHITE	MID SPRING
		WEIGELA FLORIDA RUMBA	WEIGELA, RUMBA	2-3'	3-4'	MEDIUM	SUN TO FS	DARK RED	SUMMER
		WEIGELA FLORIDA VARIEGATA	WEIGELA, VARIEGATED	4-6'	4-6'	MEDIUM	SUN TO FS	PINK	EARLY SUMMER
		WEIGELA FLORIDA WINE AND ROSES	WEIGELA, WINE AND ROSES	4-5'	4-5'	MEDIUM	SUN TO FS	ROSE PINK	SUMMER
		DECIDUOUS TREES							
	QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
AGR	13	ACER GRANDIDENTATUM	MAP, WASATCH (OR BIGTOOTH)	20-30	320-30	LOW	SUN	GREENISH-WHITE	SPRING
GTIS	5	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	40-50'	30-40'	LOW	SUN	N/A	N/A
PAB	5	PLATANUS X ACERIFOLIA BLOODGOOD	PLANETREE, BLOODGOOD	70-100'	65-80'	MEDIUM	SUN	N/A	N/A
QB	9	QUERCUS BICOLOR	OAK, SWAMP WHITE	40-60'	40-60'	LOW	FILTERED SHADE	N/A	N/A
QR	5	QUERCUS ROBUR	OAK, ENGLISH	30-40'	40-60'	MEDIUM	SUN	N/A	N/A
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		ORNAMENTAL TREES							
SYM	QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
AT	3	ACER TATARICUM PATTERN PERFECT	MAPLE, PATTERN PERFEC TATARIAN	15-20'	15-20'	LOW	ADAPTABLE	GREENISH-WHITE	SPRING
AG	1	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	SERVICEBERRY, AUTUMN BRILLIANCE	15-20'	15-25'	LOW	SUN	WHITE	SPRING
CC	6	CERCIS CANADENSIS	REDBUD, EASTERN	20-30'	20-30'	MEDIUM	FILTERED SHADE	PINK TO LAVENDER	SPRING
CCG	17	CRATAEGUS CRUS-GALLI INERMIS CRUSADER	HAWTHORN, THORNLESS COCKSPUR	12-15'	12-15'	LOW	SUN	WHITE	SPRING
MC	4	MALUS CORALBURST	CRABAPPLE, CORALBURST	12-15'	12-15'	MEDIUM	SUN	PINK-WHITE	SPRING
MSS	9	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	20-25'	20-25'	MEDIUM	SUN	WHITE	SPRING
PCN	20	PRUNUS CERASIFERA NEWPORT	PLUM, NEWPORT	15-20'	15-20'	MEDIUM	SUN	PINK	SPRING
PCC	17	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	20-30'	15-20'	MEDIUM	SUN	WHITE	SPRING
	77								
		EVERGREEN TREES							
SYM	QUANT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
PPB	7	PICEA PUNGENS BABY BLUE EYES	SPRUCE, BABY BLUE EYES	10-15'	20-30'	MEDIUM	SUN	N/A	N/A
PPH	13	PICEA PUNGENS HOOPSII	SPRUCE, HOOPSII	12'	25'	MEDIUM	ADAPTABLE	N/A	N/A
PNL	8	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	10-12'	15-25'	LOW	SUN	N/A	N/A
PN	3	PINUS NIGRA	PINE, AUSTRIAN	30-40'	40-60'	LOW	SUN	N/A	N/A
PS	3	PINUS SYLVESTRIS	PINE, SCOTCH	20-30'	30-50'	LOW	SUN TO FILTERE	N/A	N/A
	34								

LANDSCAPE REQUIREMENTS

STREETSCAPE	LF	TREES REQUIRED	PROVIDED	
28TH STREET	450	12	11 (8 new, 3 existing)	Can not achieve 12 trees due to driveway access and utilities.

SITE LANDSCAPE

	SF	TREES REQUIRED	PROVIDED	SHRUBS REQUIRED	PROVIDED
NET SITE AREA (NOT COVERED BY BUILDINGS OR PARKING)	98,912	66	113	330	600+

TREES PROVIDED DOES NOT INCLUDE STREET TREES OR ROOF DECK TREES

1 TREE AND 5 SHRUBS FOR EACH 1500 SF OF "NET SITE AREA"

NOTE: Dry utilities not yet shown on plan. Addition of utilities and transformers may result in a net loss of site trees but the overall count will still greatly exceed city requirements.

AMERICAN CAMPUS COMMUNITIES

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LANDSCAPE ARCHITECTURE ■ LAND PLANNING ■ URBAN DESIGN

AMERICAN CAMPUS COMMUNITIES STUDENT HOUSING

SITE REVIEW DOCUMENTS
800 28TH STREET
BOULDER, COLORADO 80301
RESUBMITTAL AUGUST 5, 2013

L 3.0

COMPLIANCE, DETAILS, PLANT SCHEDULE

The memo for Agenda Item 5B will be added October 11, 2013

Public hearing to consider Concept Plan, no. LUR2013-00045, to redevelop the project site generally located at the southwest corner of 30th and Pearl streets (2920 and 2930 Pearl St., 2077-2079 and 2111 30th St.) with three new buildings comprised of a hotel use (120 rooms), office use (200,000 sf) and retail use (5,700 sf). Parking is proposed as small surface lots and structured below grade parking. The general architectural concept is four stories, 55 feet tall. No modifications to the Land Use Code are being requested.

Applicant: Collin Kemberlin