**CITY OF BOULDER**
**PLANNING BOARD MEETING AGENDA**
**DATE:** November 3, 2016
**TIME:** 6 p.m.
**PLACE:** 1777 Broadway, Council Chambers

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1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

3. **PUBLIC PARTICIPATION**

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

   **A.** Call Up Items: Highland School Bridge Replacement; Floodplain Development Permit (LUR2016-00067); Wetland Permit (LUR2016-00068). This decision may be called up before Planning Board on or before November 4, 2016.

   **B.** Call-Up Item: SITE REVIEW AMENDMENT: To amend the approved plans for Block 3 within the Dakota Ridge Village Subdivision for a 2,513 square foot community center with a community pool and 16 condominium units in two buildings. A similar proposal was approved in 2007 but the approval has since expired. Case no. LUR2015-00113. This approval is subject to potential call-up on or before November 4, 2016.

   **C.** Call Up Item: Use Review for a residential use in an industrial zoning district. Proposed are a total of 70 residential units along with on-site amenities at 3289 Airport Road, VeloPark Apartments, LUR2016-00020. This approval is subject to potential call-up on or before November 4, 2016.

5. **PUBLIC HEARING ITEMS**

   **A.** AGENDA TITLE: Public hearing for consideration of a Concept Plan proposal (LUR2016-00070) to redevelop the site at 1600 Broadway, an approximate 0.54 acre-property, involving removal of two commercial buildings, development of a new 41,606 square-foot hotel building with approximately 73 hotel rooms, and installation of an underground parking structure. Preliminary consideration of a rezoning from Business – Transitional 2 (BT-2) to Downtown – 3 (DT-3) is also proposed.

   **B.** AGENDA TITLE: Consideration of a motion to amend the Annexation Agreement for the Crestview East Neighborhood for the property located at 2010 Upland Avenue in order to remove the requirement to construct an access lane known as N. 20th Street. Motion includes an amendment to the North Boulder Right-of-Way Plan in the North Boulder Subcommunity Plan for the deletion of the connection.

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

7. **DEBRIEF MEETING/CALENDAR CHECK**

8. **ADJOURNMENT**

**CITY OF BOULDER PLANNING BOARD**
**MEETING GUIDELINES**

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

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

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

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

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

**1. Presentations**

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

**2. Public Hearing**

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

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

**3. Board Action**

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

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

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

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

# M E M O R A N D U M

**TO:** Planning Board

**FROM:** Jessica Stevens, Floodplain and Wetland Administrator

**DATE:** October 21, 2016

**SUBJECT:** **Call Up Items:** Highland School Bridge Replacement
Floodplain Development Permit (LUR2016-00067)
Wetland Permit (LUR2016-00068)

This decision may be called up before Planning Board on or before **November 4, 2016.**

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A floodplain development permit and wetland permit were approved by Public Works Development Review staff on October 21, 2016 for the replacement of the Highland School bridge at 885 Arapahoe Avenue.

The City of Boulder Public Works Department has applied for a floodplain development permit and a standard wetland permit for the replacement of an existing 42-inch private driveway culvert with a new free span bridge over Gregory Creek. The new bridge will provide an increased conveyance capacity for flows within Gregory Creek and be placed in the same location as the existing driveway access. In addition, the new free span bridge will improve wildlife habitat and connectivity by allowing wildlife to move more freely along the Gregory Creek drainage corridor.

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

The construction of the new bridge will temporarily impact 904 square feet of the buffer zone and 236 square feet within the regulatory wetland. Permanent impacts include 159 square feet within the buffer area and 36 square feet of shading impacts within the wetland. The Public Works Department has proposed to mitigate the impacts through the removal of the current crossing structure and the restoration of 606 square feet of the Gregory Creek channel through the planting of native trees, shrubs and seed mixes in accordance with the City of Boulder Wetland Protection Program Best Management Practices Revegetation Rules.

The floodplain development permit and wetland permit were approved by Public Works Development Review staff on October 21, 2016 and the decision may be called up before Planning Board on or before November 4, 2016. There will be one Planning Board meeting within the 14 day call up period on **November 3, 2016**.

Questions about the project should be directed to the Floodplain and Wetlands Administrator,

Jessica Stevens at 303-441-3121 or by e-mail at stevensj@bouldercolordo.gov.

Attachments:

A. Floodplain Development Permit
B. Vicinity Map - Floodplain
C. Wetland Permit
D. Vicinity Map - Wetland

**CITY OF BOULDER**
**Planning and Development Services**

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

# Land Use Review Floodplain Development Permit

**Date Issued:** October 21, 2016

**Expiration Date: October 22, 2019**
(Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

**Permit Number:** LUR2016-00067

## Contact Information

KATIE KNAPP
1739 BROADWAY SECOND FLOOR
BOULDER, CO 80302

## Project Information

**Location:** 885 ARAPAHOE AV

**Legal Description:** OUTLOT 8 WILLOW PARK & PT VAC 9TH STREET ADJ PER VO 1265566 2/93 & LESS SELY TRIANGLE TO C ITY PER 1276394 3/93 36-1N-71

**Description of Work:** FLOODPLAIN DEVELOPMENT PERMIT: Replacement of driveway and existing culvert over Gregory Canyon Creek with new driveway and covered bridge.

**Type of Floodplain Permit:** Floodplain Review W/ Analysis

**Creek Name:** Gregory

**Flood Protection Elevation:** Not applicable

## Conditions of Approval

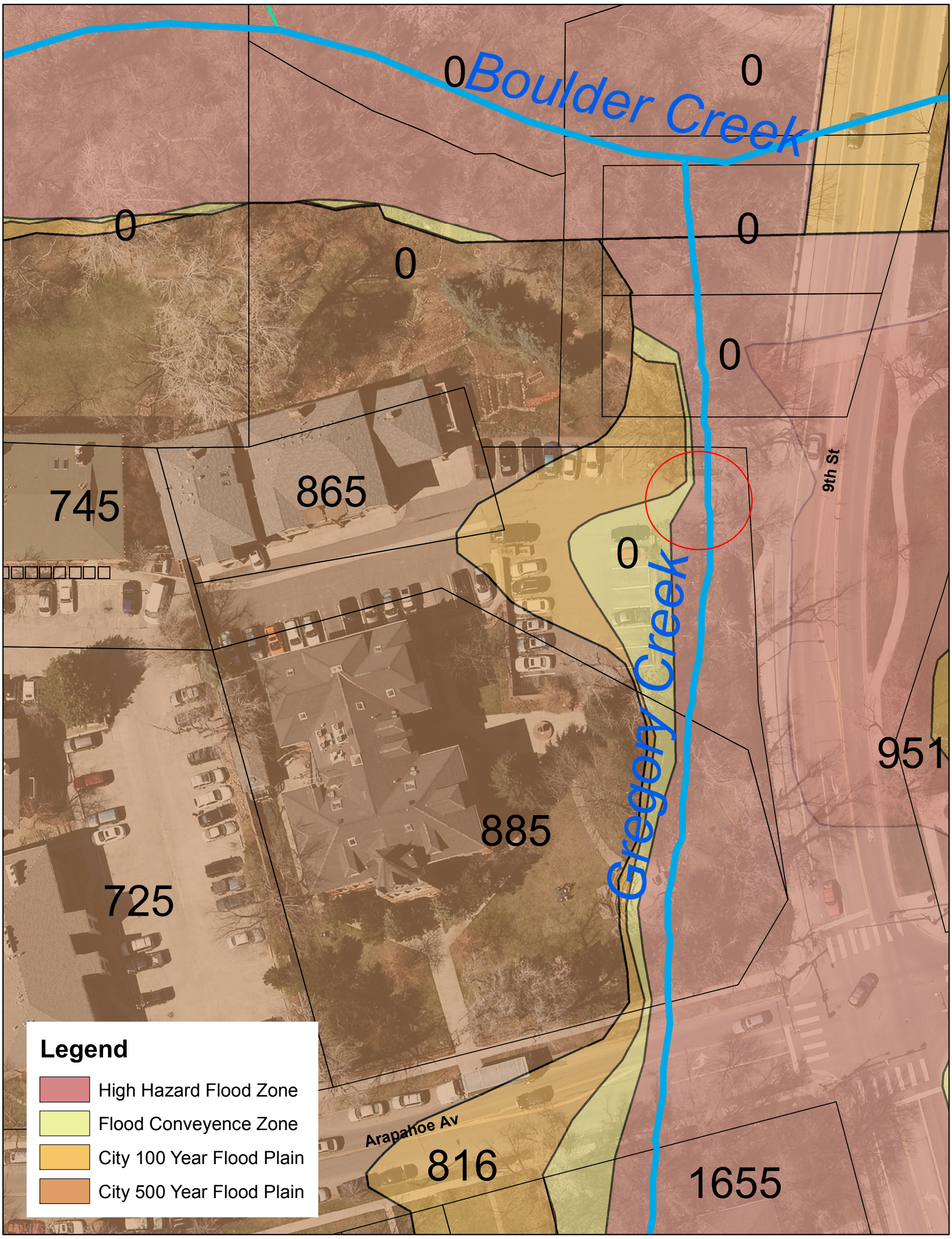
- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- A licensed professional engineer shall confirm in writing that all improvements have been completed in conformance with this Floodplain Development Permit.
- Once the proposed work is completed, the applicant shall submit final as-built drawings to Planning and Development Services and shall apply for and receive approval of a Letter of Map Revision (LOMR) to modify the regulatory floodplain in accordance with Federal Emergency Management Agency (FEMA) requirements or shall cause such application and approval to occur as part of or in coordination with a LOMR application for later phases of the Gregory Creek flood mitigation project.

## Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2016-00067).

- Final Floodplain Inspection

# 885 Arapahoe Avenue

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**Planning and Development Services**

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

# Wetland Permit

**Date Issued:** 10/21/2016

**Expiration Date: October 21, 2019**
(Pursuant to Subsection 9-3-9(k), B.R.C. 1981)

**Permit Number:** LUR2016-00068

## Contact Information

KATIE KNAPP
1739 BROADWAY SECOND FLOOR
BOULDER, CO 80302

## Project Information

**Location:** 885 ARAPAHOE AV

**Legal Description:** OUTLOT 8 WILLOW PARK & PT VAC 9TH STREET ADJ PER VO 1265566 2/93 & LESS SELY TRIANGLE TO C ITY PER 1276394 3/93 36-1N-71

**Description of Work:** WETLAND PERMIT: Replacement of driveway and existing culvert over Gregory Canyon Creek with new driveway and covered bridge.

## Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-9, "Wetlands Protection," Boulder Revised Code 1981. Other wetland requirements as set forth in Chapter 9-3-9 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.

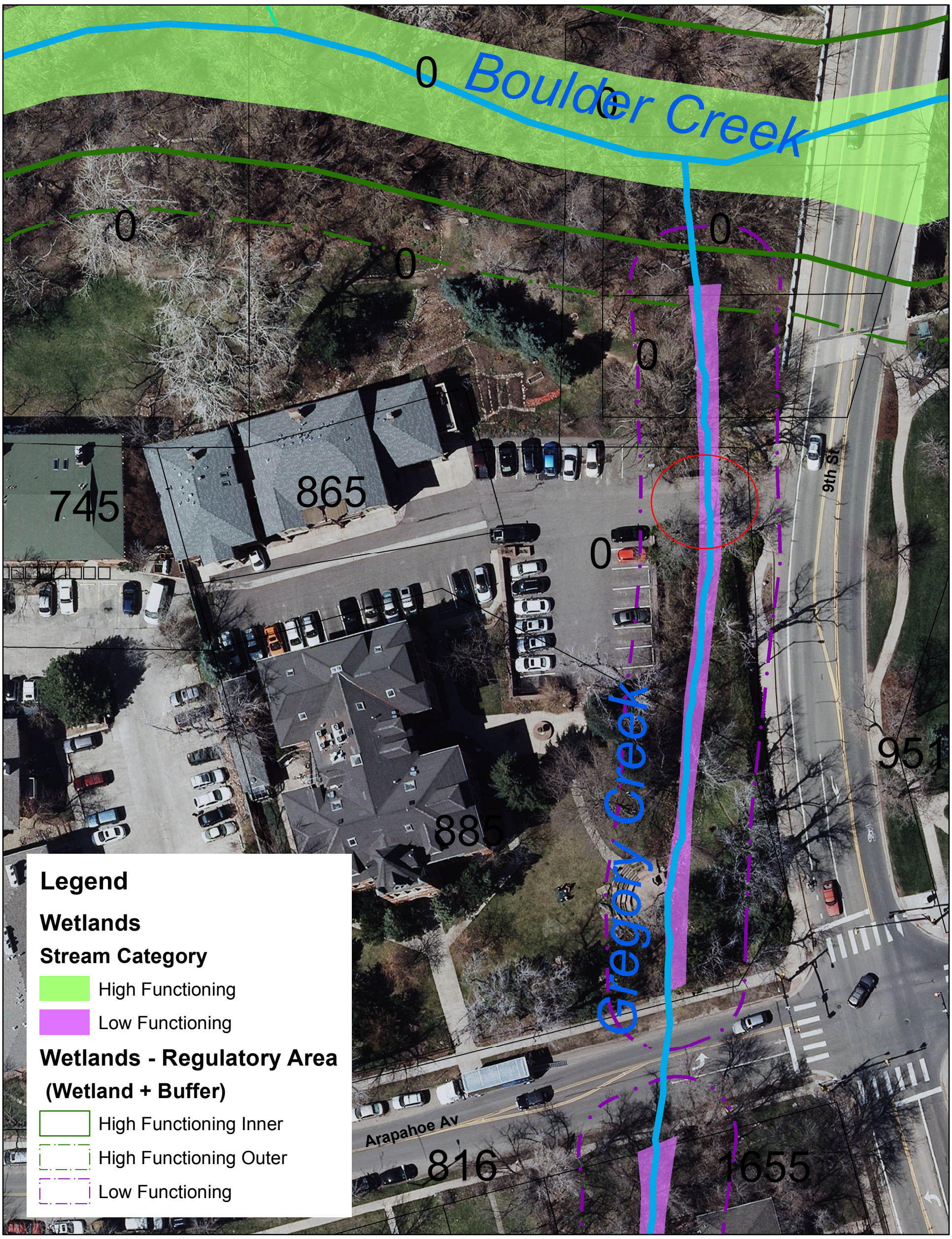
- The improvements shall be constructed to minimize and mitigate impacts to the existing wetlands in conformance with the conditions of the City of Boulder Wetland Permit issued for this project.
- Best management practices shall be applied to all phases of the project and shall conform to the requirements of the "City of Boulder Wetlands Protection Program: Best Management Practices" adopted July, 1995; and "City of Boulder Wetlands Protection Program: Best Management Practices - Revegetation Rules" adopted July, 1998.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- The wetland mitigation site shall be monitored annually for three years. Monitoring reports shall be submitted to the city of Boulder Planning and Development Services prior to September 1st of each year. If it is determined that the mitigation is not successful, then corrective measures will need to be established and implemented to ensure a successful wetland mitigation project.
- The following success criteria shall be used for the wetland mitigation:
  At least 80% native vegetative cover
  Invasive species on the Colorado Noxious Weed Inventory list-A shall be 100% eradicated.
  Invasive species on the Colorado Noxious Weed Inventory list-B shall encompass no more than 10% of the total cover of the restoration area.
  Tree and shrub survival shall be 100%.

**Inspections**

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2016-00068).

- Wetland Mitigation Inspection
- Wetland Mitigation 2nd Year
- Wetland Mitigation 3rd Year
- Final Wetland Mitigation Insp

# 885 Arapahoe Avenue

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For information call (303) 441-3266 or visit us on the web at http://www.bouldercolorado.gov/pwplan

**MEMORANDUM**

**TO:** Planning Board
**FROM:** Karl Guiler, Case Manager
**DATE:** October 21, 2016
**SUBJECT:** **Call-Up Item**: SITE REVIEW AMENDMENT: To amend the approved plans for Block 3 within the Dakota Ridge Village Subdivision for a 2,513 square foot community center with a community pool and 16 condominium units in two buildings. A similar proposal was approved in 2007 but the approval has since expired. Case no. LUR2015-00113. This approval is subject to potential call-up on or before **November 4, 2016.**

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Attached is the disposition of the conditional approval (see **Attachment A**) of an amendment to a previously approved Site Review within the Dakota Ridge development to permit 16 condominium units in two buildings, a community center with a community pool within the RM-1 (Residential – Medium 1) zoning district. The amendment has been processed pursuant to Section 9-2-14(m), B.R.C. 1981 (see **Attachment B** for the Approved Plans)

**Background.** The subject property is 54,801 square feet in size (1.25 acres) and is part of the Dakota Ridge Village development (#SI-98-25, #UR-98-18). The site has remained undeveloped since the original approval and is one of the last sites left for development within the Dakota Ridge neighborhood.

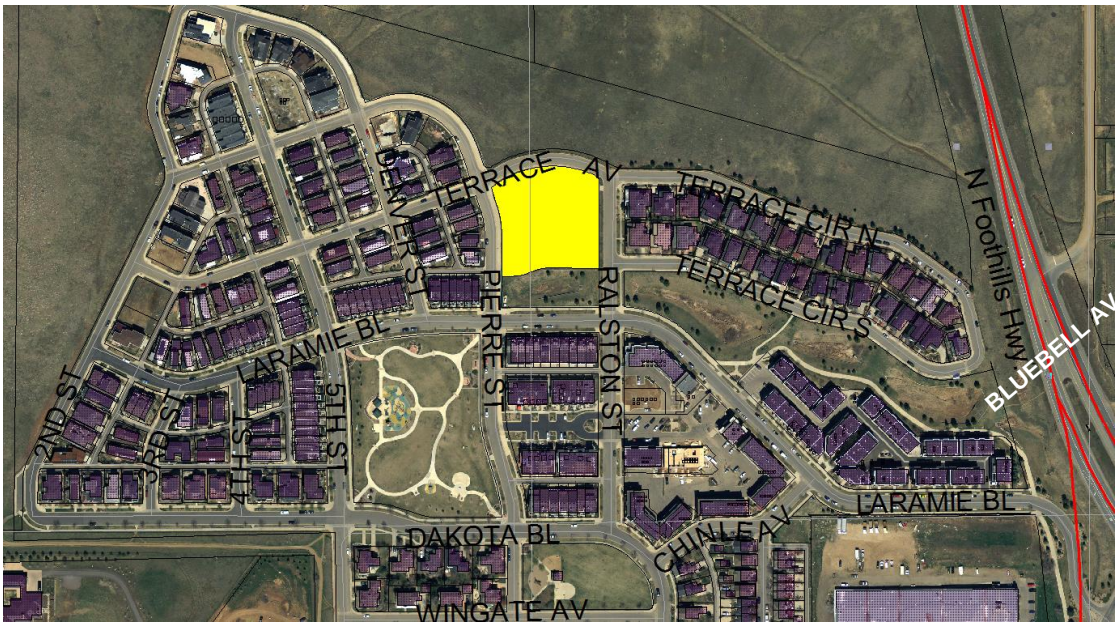


**Figure 1- Site location within Dakota Ridge Village.**

The original approval described the development of the site as a civic use, church, senior center, museum, school, community center or similar use. The intent of the original approval was to develop a self-sufficient neighborhood including housing, neighborhood commercial services, office space, neighborhood parks and community services as anticipated in the North Boulder Subcommunity Plan (NBSP). The NBSP indicates that a civic use should be included in the area as follows, *"Preserve a site for civic use at the northeastern portion of the neighborhood (Lee Hill Road Area). It should be visible from US 36 and house a civic building or three-dimensional feature. The civic use could be a place of worship, a school, a park with a plaza, or a public meeting place."*

In 2007, a Site Review Amendment (LUR2005-00066) was reviewed and approved to permit the construction of a new community building of 2,000 square feet on the property given complications in securing other civic uses like a church or school etc. as well as the addition of 18 dwelling units to the site vis-à-vis the original approval which did not include residential uses. This application has since expired requiring the applicant to resubmit a new application for 16 dwelling units, a community building of roughly 2,500 square feet and a community pool open to a limited membership of Dakota Ridge residents.

The subject property is zoned RM-1, which is defined as *"medium density residential areas which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions."* (section 9-5-2(c)(1)(C), B.R.C. 1981). The RM-1 zone has a 3,000 square foot open space requirement per dwelling unit and no floor area ratio (FAR) limit. In this case, the site has 28,028 square feet of open space, which adds to the aggregated open space within the greater Dakota Ridge development, which includes over an acre more open space as a whole than the minimum requirements.

Parking is calculated by number of bedrooms and the proposed development would meet the minimum requirement of 28 parking spaces. Parking is not required for the community center and pool, because the uses are accessory to the residential use and would rely predominantly on pedestrian and bike access within the neighborhood however, on-street parking is available in the area. The proposal would meet parking needs with the provision of more bike parking than required, two required accessible spaces for the community center and on-street parking around the entire block face of the development.

**Public Comment.** Required public notice was provided in the form of written notifications to adjacent property owners of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of section 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 were met. Several neighborhood comments have been received during the review and are attached in **Attachment D**. Neighbors have also been notified of the staff approval.

**Conclusion**. Staff finds that this application meets the Site Review criteria set forth in section 9-2-14(h), B.R.C. 1981 and has approved the application with conditions. Refer to **Attachment A** for the Notice of Disposition and to **Attachment C** for staff analysis of the land use code criteria.

This application was approved by Planning and Development Services staff on October 21, 2016 and the decision may be called-up before Planning Board on or before **November 4, 2016**. One Planning Board meetings occurs within the 14-day call-up period on November 3, 2016 and staff will be available should there be any questions**.** Questions about the project or decision should be directed to Karl Guiler at 303-441-4236 or via email at guilerk@bouldercolorado.gov.

**Attachments.**

**Attachment A:** Disposition of Approval
**Attachment B:** Approved Plans
**Attachment C:** Analysis of City Code Criteria
**Attachment D:** Public comments

**CITY OF BOULDER**
**Planning and Development Services**

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

# CITY OF BOULDER PLANNING DEPARTMENT NOTICE OF DISPOSITION

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

| | |
|---|---|
| DECISION: | **APPROVED WITH CONDITIONS** |
| PROJECT NAME: | **DAKOTA RIDGE VILLAGE BLOCK 3** |
| DESCRIPTION: | **SITE REVIEW AMENDMENT to amend the approved plans for Block 3 within the Dakota Ridge Village Subdivision to develop a 2,513 square foot community center with a community pool and 16 condominium units in two buildings.** |
| LOCATION: | **650 TERRACE AVENUE** |
| COOR: | **N10W07** |
| LEGAL DESCRIPTION: | **Lot 1, Block 3, Dakota Ridge Village Subdivision Phase I, County of Boulder, State of Colorado** |
| APPLICANT: | **JASON MARKEL** |
| OWNER: | **G.E.M. Holdings LLC** |
| APPLICATION: | **Site Review, LUR2015-00113** |
| ZONING: | **Residential - Medium 1 (RM-1)** |
| CASE MANAGER: | **Karl Guiler** |
| VESTED PROPERTY RIGHT: | **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.** |

**APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:**

- Section 9-7-1, B.R.C. - setback of 20 feet for the swimming pool where 55 feet is the required front yard landscape setback for accessory buildings and uses.
- Section 9-7-1, B.R.C. - setback of 9.8 feet along Ralston Street and 9.4 feet along Pierre Street for buildings A and B respectively (as shown on Sheet A0.5) where 20 feet is the minimum requirement.
- Section 9-7-1, B.R.C. - setback of 9.7 feet along Granite Avenue where 10 feet is required.
- Section 9-9-15, ,B.R.C.- a combined fence/wall height around the pool at 9 feet permitted where 7 feet is required.

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

**Approved On:** 10-21-16
Date

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

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning

**Address: «CSM_ADDRESS»**

Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

**Appeal to Planning Board expires:** 11-4-16

**Final Approval Date:** 11-5-16

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

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

## CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on September 30, 2016 and the Transportation Demand Management (TDM) Plan dated October 18, 2016 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: SI-95-25 and UR-98-18.

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

    a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the plans prepared by the Applicant on September 30, 2016 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.

    b. A **final site plan** which includes detailed floor plans and section drawings. The site plan and associated civil drawings shall include a shift in the location of the surface parking lot roughly 3 feet to the east in order to meet the 20-foot landscape setback for parking areas.

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

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

    e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards for all transportation improvements. These plans must include, but are not limited to: plan and profile drawings for all new curb-and-gutter and sidewalks; profile drawings for the flow-line of the curb-and-gutter to be constructed along Ralston Street and extending twenty-five feet beyond the existing curb-and-gutter to ensure positive drainage; a detail drawing for the curb-cut off Pierre Street to include a profile drawing of the existing curb-and-gutter extending twenty-five feet in

each direction of the curb-cut; signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation detail drawings, geotechnical soils report, and pavement analysis.

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

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

h. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C. 1981.

4. Prior to application for building permit, the Applicant shall dedicate to the City, at no cost, the following easements as shown on the plans prepared by the Applicant on September 30, 2016, meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:

   a. A 7.5-foot wide **public access easement** along Granite Avenue, and

   b. A 1-foot wide **public access easement** along Ralston Street.

5. Prior to application for a building permit, the Applicant shall submit a **financial guarantee** in an amount equal to the cost of providing eco-passes to the residents of the development for three years after the issuance of a certificate of occupancy for each dwelling unit as proposed in the Applicant's Transportation Demand Management (TDM) plan.

6. Prior to issuance of a certificate of occupancy, the Applicant shall construct and complete, subject to acceptance by the City, all public improvements necessary to serve the development in conformance with the plans prepared by the Applicant on September 30, 2016, including, but not limited to, the following:

   a. A **5-foot wide detached sidewalk** along Ralston Street and Granite Avenue.

   b. A **32-foot wide pavement section** for Ralston Street.

   c. Replacement of damaged sections of **sidewalk along Pierre Street**.

## DAKOTA RIDGE VILLAGE PHS 1 BLOCK 3 BLDG A

**OWNER:**
MARKEL HOMES CONSTRUCTION CO.
5723 ARAPAHOE AVE #2B
BOULDER, CO 80303
303-449-8689

**CONTRACTOR:**
MARKEL HOMES CONSTRUCTION CO.
5723 ARAPAHOE AVE #2B
BOULDER, CO 80303
303-449-8689

**DRAFTING:**
MARKEL HOMES CONSTRUCTION CO.
5723 ARAPAHOE AVE #2B
BOULDER, CO 80303
303-449-8689

**ARCHITECT:**
JEREMIAH WHITNEY
804 WALNUT ST.
LOUISVILLE, CO 80027
303-447-2714

**STRUCTURAL ENGINEER:**
GLENN FRANK ENGINEERING
2450 CENTRAL AVE SUITE F-5
BOULDER, CO 80301

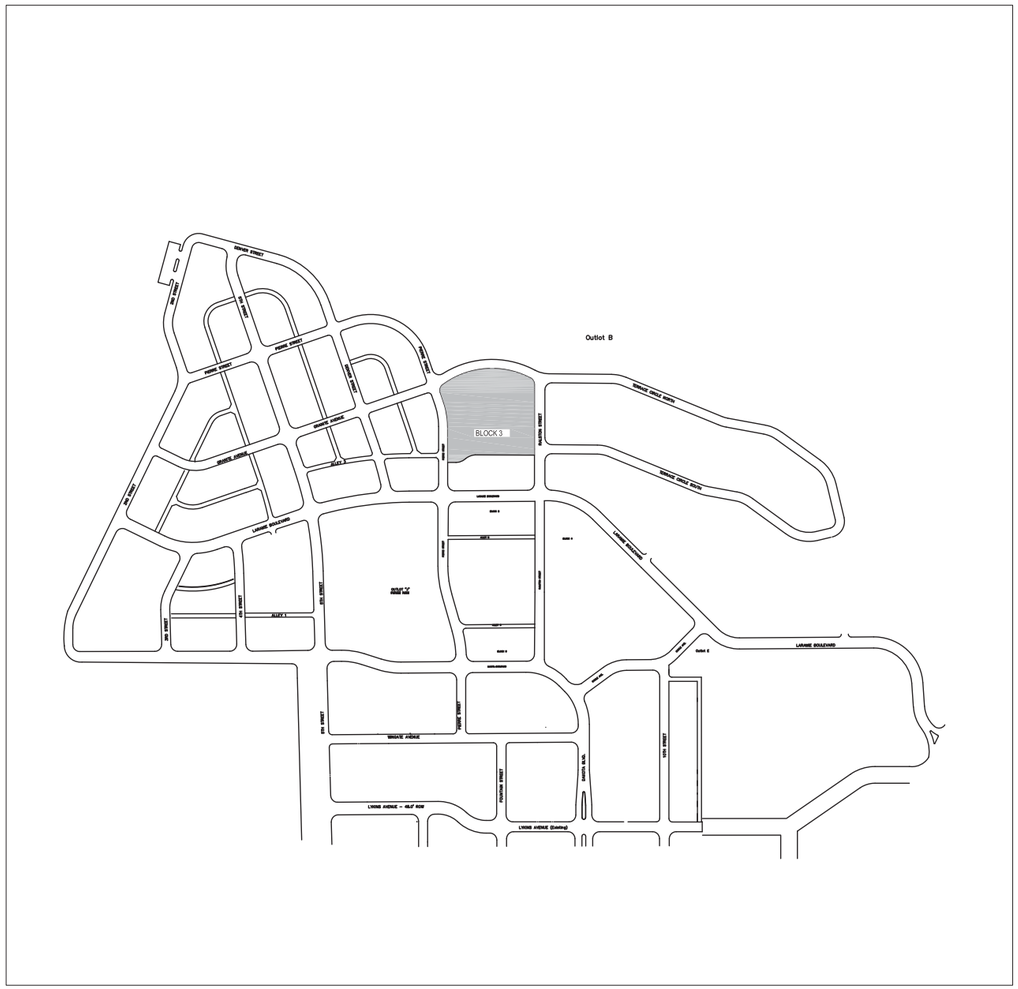
**SOIL ENGINEER:**
SCOTT, COX AND ASSOC.
1530 55TH ST.
BOULDER, CO 80303
303-444-3051

### Open Space

| Site Area | | 54,801 SF |
|---|---|---|
| | Required | Proposed |
| Open Space Required | | |
| Number of Units | | 16 |
| Minimum Open Space | 21,920 SF | 28,028 SF |
| Minimum Private Open Space/DU | 1,370 SF | 1,751 SF |
| Open Space Provided | | |
| Site Landscape | | 19,191 SF |
| Parking Landscape | | 1,962 SF |
| Enhanced Paving | | N/A |
| Individual Balconies | | 3960 SF |
| Outdoor Activities or Rec. Elements | | 4008 SF |
| Other | | N/A |

### Land Use Summary Table

| Site Area | 54,801 SF | | |
|---|---|---|---|
| | Required | Permitted | Proposed |
| Floor Area | N/A | No Max | 33,932 SF |
| Lot Coverage | N/A | No Max | 21,377 SF |
| Open Space | 21,920 SF | N/A | 28,028 SF |
| Landscape Area | N/A | N/A | 19,191 SF |
| Parking Area | N/A | N/A | 1,962 SF |




NORTH
VICINITY MAP
N.T.S

### LEGAL DESCRIPTION

DAKOTA RIDGE VILLAGE
SUBDIVISION PHASE 1 BLOCK 3

### PARKING INFO-RESIDENTIAL

| | | |
|---|---|---|
| NUMBER OF UNITS, 2 BEDROOM: | | 8 |
| REQUIRED PARKING: 12 | | |
| PROVIDED PARKING: | | |
| BUILDING A: | STANDARD: | 8 |
| | COMPACT: | 4 |
| | HANDICAP: | 1 |
| BUILDING B: | STANDARD: | 8 |
| | COMPACT: | 4 |
| | HANDICAP: | 1 |
| BUILDING C: | HANDICAP: | 2 |
| | TOTAL: | 28 |

### BICYCLE PARKING

| Residential: | Required | Proposed |
|---|---|---|
| LONG TERM: | 24 | 52 |
| SHORT TERM: | 8 | 16 |
| Community Center: | Required | Proposed |
| LONG TERM: | 3 | 3 |
| SHORT TERM: | 3 | 6 |

### OCCUPANCY LOAD

| | |
|---|---|
| COMMUNITY CENTER | 75 |
| POOL: | 75 |

## Lot Coverage

| | |
|---|---|
| Lot Area | 54801 |
| Building Coverage | |
| **Building A** | |
| Building Footprint | 8024 |
| Covered Porch | 84 |
| Covered Patio | 990 |
| **Building B** | |
| Building Footprint | 8024 |
| Covered Porch | 84 |
| Covered Patio | 990 |
| **Building C** | |
| Building Footprint | 2480 |
| Covered Porch | 65 |
| Covered Patio | 636 |
| Total | 21377 |
| **Impermeable Area** | |
| Building Coverage | 21377 |
| Pool Patio | 2327 |
| Pool | 1681 |
| Trash | 141 |
| Walkways | 5200 |
| Driveways | 4884 |
| Total | 35610 |
| **Landscape Area** | |
| Lot Area | 54801 |
| Impermeable Area | 35610 |
| Total: | 19191 |
| **Open Space** | |
| Lot Area | 54801 |
| Building Coverage | 21377 |
| Trash | 141 |
| Driveways | 4884 |
| Walkways | 5200 |
| Sub-Total | 23199 |
| **Credits** | |
| Covered Porches | 233 |
| Covered Patios | 2616 |
| 2nd Floor Balconies | 1980 |
| Sub-Total | 4829 |
| Total | 28028 51.1% |

### CODE REFERENCE

1. R2 RESIDENTIAL, S2 GARAGE SPACE.
2. TYPE VB CONSTRUCTION.
3. FULL SPRINKLED NFPA 13 THROUGHOUT.
4. NON SEPARATED USE. R2 GOVERNS.
5. CONSIDERED 1 BUILDING IN ACCORDANCE W/ IBC 704.3.
6. TYPE B ACCESSIBILITY W/ TYPE B BATH OPTION.

### NOTE

BULDINGS A & B CONSIDERED AS ONE BUILDING WITH ASSUMED PROPERTY LINE BETWEEN BUILDING A/B & BUILDING C

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STRUCTURAL

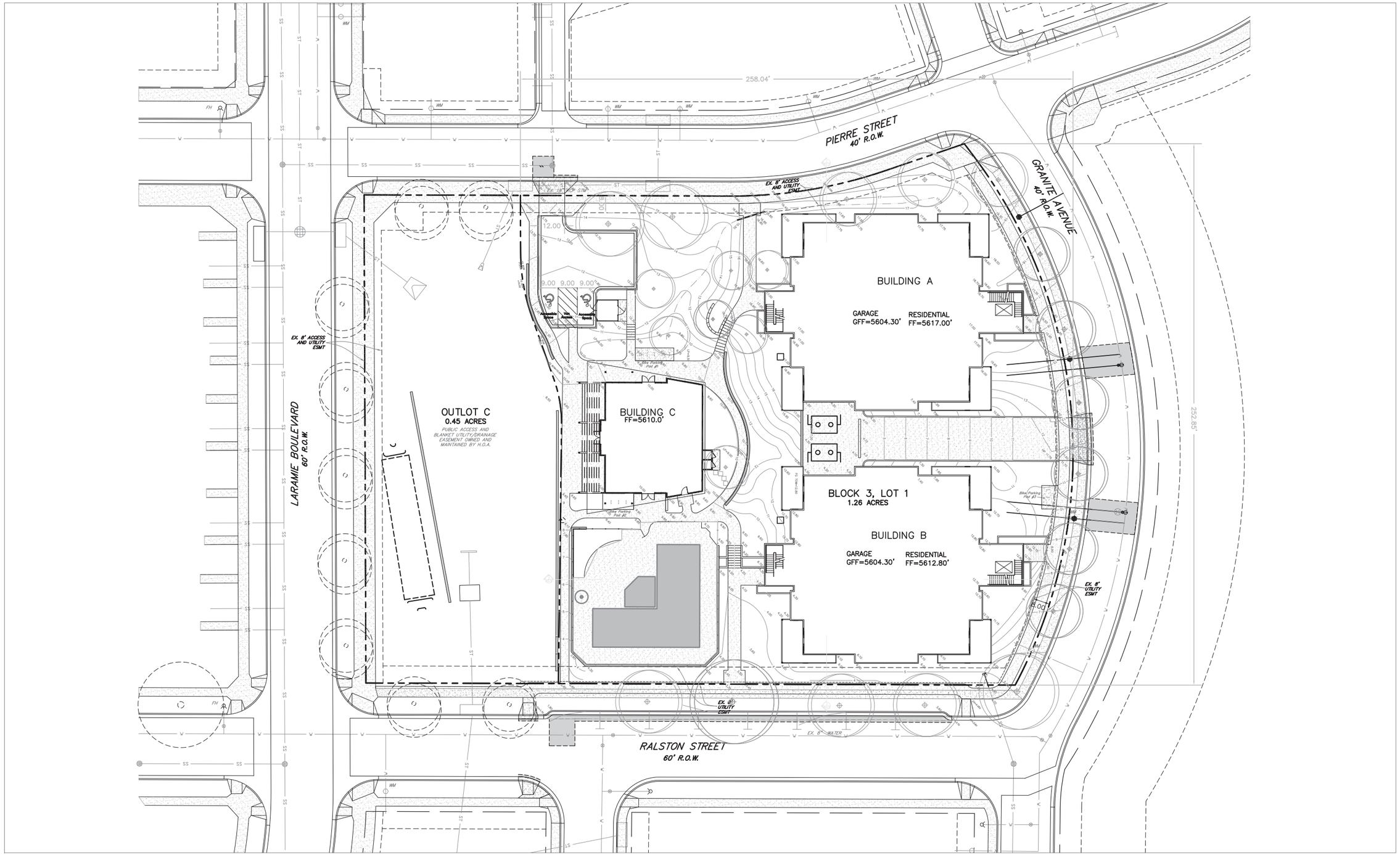
DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3

Markel

Markel Homes Construction Company
5723 Arapahoe Suite 2B
(303) 449-8689
Boulder, Colorado 80301

date: 9/30/16
drawn by:
revisions:

A0




## Site Plan

SCALE: 1" = 20' - 0"

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - Site Plan

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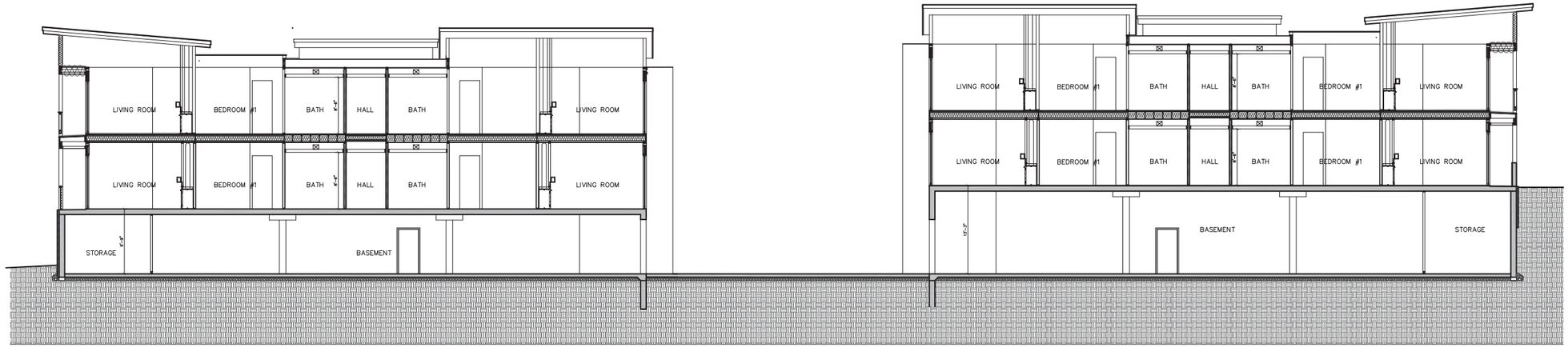
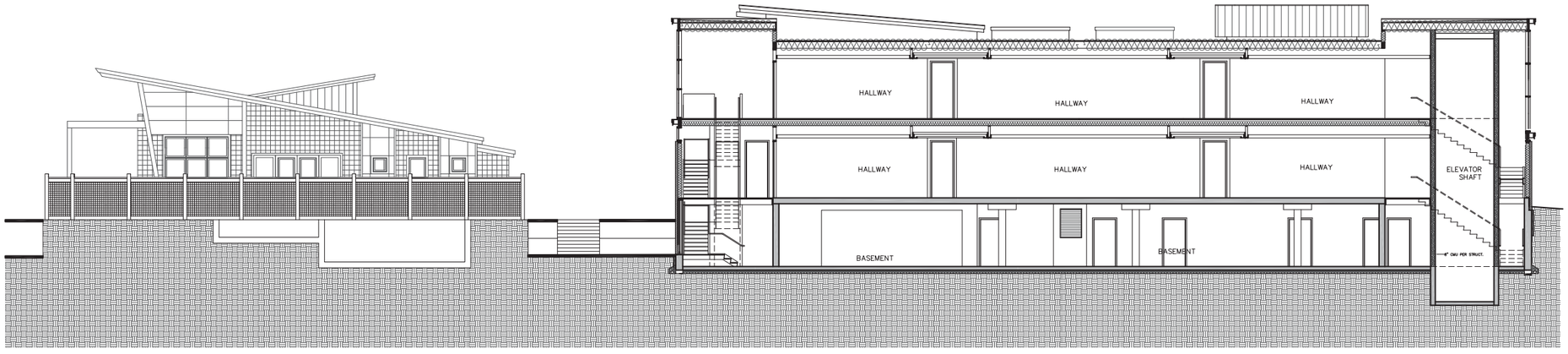



1 North Site Section - Granite Ave.

SCALE: 1" = 100'




2 East Site Section - Ralston St.

SCALE: 1" = 100'

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - Site Sections

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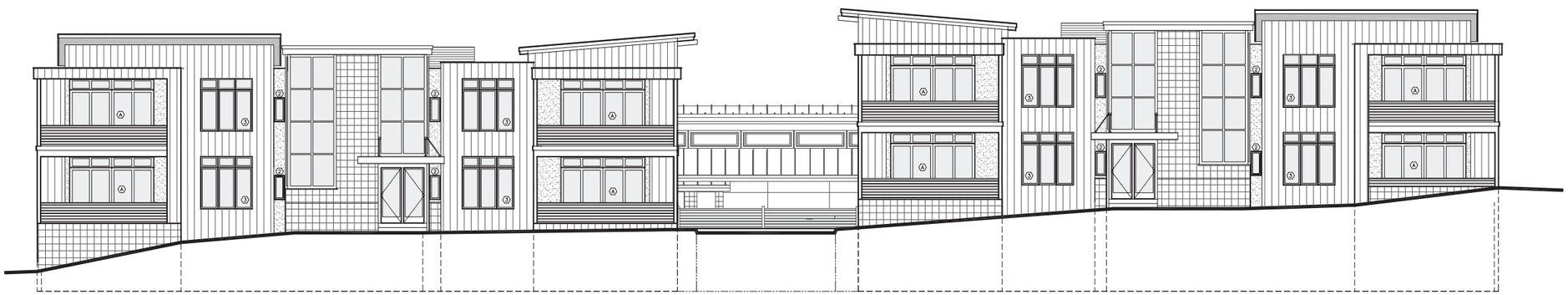

1 North Site Elevation - Granite Ave.
SCALE: 1" = 100'

2 South Site Elevation - Laramie Blvd.
SCALE: 1" = 100'

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - Site Plan

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A0.3

3 East Site Elevation - Ralston St.

SCALE: 1" = 100'

4 West Site Elevation - Pierre St.

SCALE: 1" = 100'

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - Site Plan

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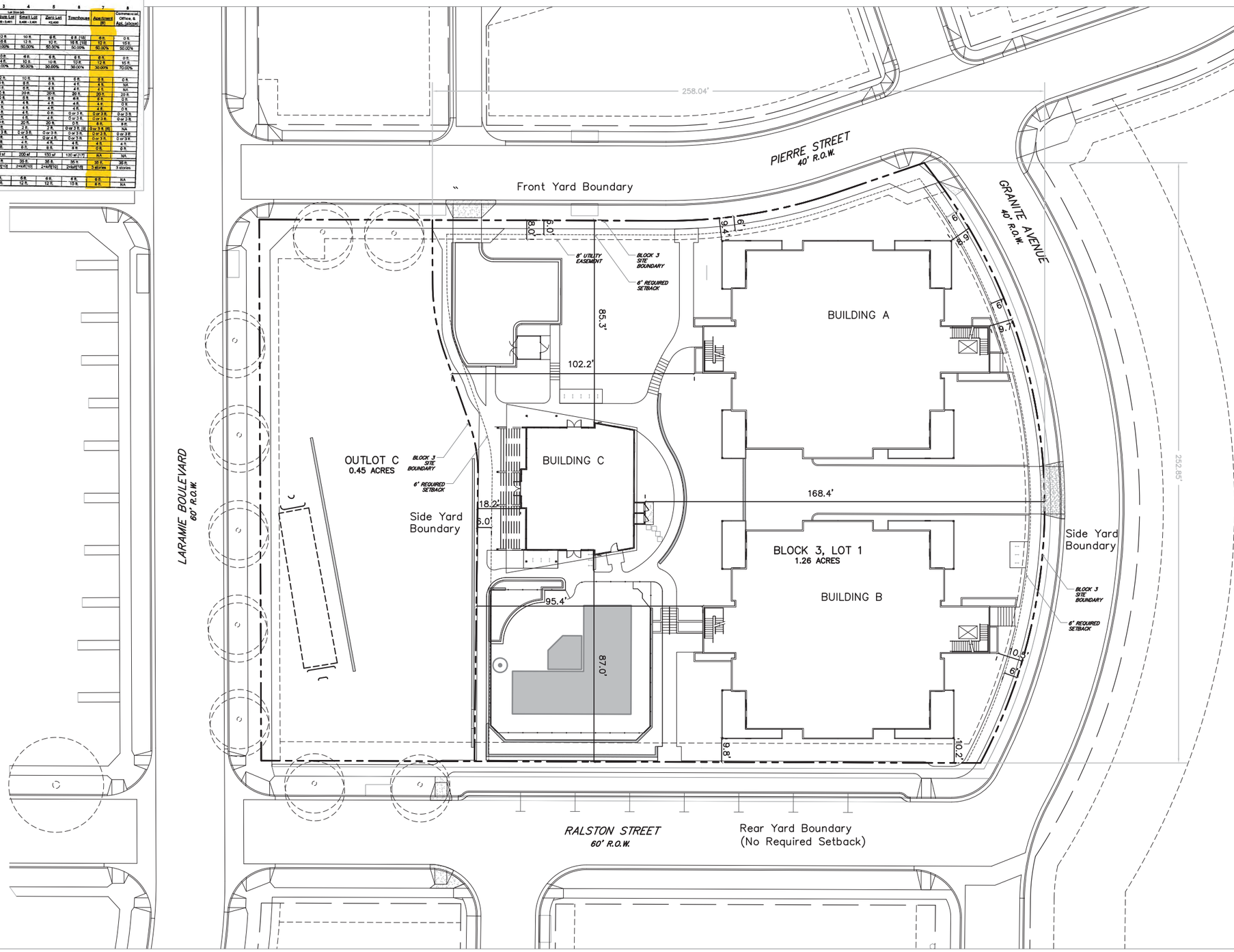
**SCHEDULE "A"**

Dakota Ridge Village
Building Placement Requirements for Housing Types

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| | Townes Ch. Ba. | Lot Size (sf) | | | | | | |
| Requirement | Lots 36-52 Block 2 | Lot Size Lot 4,401 | Medium Lot 4,400 - 3,401 | Small Lot 3,400 - 2,401 | Zero Lot <2,400 | Townhouse | Apartment (8) | Commercial Office, & Apt. (above) |
| **Build-to Lines:** | | | | | | | | |
| Front Yard (street) to Principal Building | | | | | | | | |
| Minimum | 16 ft. | 17 ft. | 12 ft. | 10 ft. | 6 ft. | 6 ft. [16] | 6 ft. | 0 ft. |
| Maximum | 20 ft. | 16 ft. | 16 ft. | 12 ft. | 10 ft. | 16 ft. [16] | 12 ft. | 16 ft. |
| % of Building face within build-to area | 50.00% | 50.00% | 50.00% | 50.00% | 50.00% | 50.00% | 50.00% | 50.00% |
| Side Yard (street) to Principal Building | | | | | | | | |
| Minimum | 10 ft. | 10 ft. | 10 ft. | 6 ft. | 6 ft. | 6 ft. | 6 ft. | 0 ft. |
| Maximum | 14 ft. | 14 ft. | 14 ft. | 10 ft. | 10 ft. | 12 ft. | 12 ft. | 16 ft. |
| % of Building within build-to area | 30.00% | 30.00% | 30.00% | 30.00% | 30.00% | 50.00% | 30.00% | 70.00% |
| **Yard Setbacks (Minimum):** | | | | | | | | |
| Front Yard (principal building) | 16 ft. | 12 ft. | 12 ft. | 10 ft. | 8 ft. | 5 ft. | 5 ft. | 0 ft. |
| Building Projection [1][4] | 13 ft. | 9 ft. | 9 ft. | 8 ft. | 8 ft. | 4 ft. | 4 ft. | NA |
| Porch Projection [1][4] | 12 ft. | 8 ft. | 8 ft. | 6 ft. | 4 ft. | 4 ft. | 4 ft. | NA |
| Front Yard to Garage [7][12][13] | 24 ft. [11] | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. |
| Side Yard (street) to Principal Building | by lot size | 10 ft. | 10 ft. | 6 ft. | 6 ft. | 8 ft. | 6 ft. | 0 ft. |
| Building Projection [1][4] | 7 ft. | 7 ft. | 7 ft. | 4 ft. | 4 ft. | 4 ft. | 4 ft. | 0 ft. |
| Porch Projection [1][4] | 6 ft. | 6 ft. | 6 ft. | 4 ft. | 4 ft. | 4 ft. | 4 ft. | 0 ft. |
| Side Yard (principal building) one side | by lot size | 5 ft. | 5 ft. | 4 ft. | 4 ft. | 4 ft. | 4 ft. | 0 ft. |
| Side Yard (principal building)- other side | by lot size | 5 ft. | 5 ft. | 4 ft. | 4 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. |
| Side Yard (street) to Garage (no alley) [7][13] | 20 ft. [11] | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 0 or 8 ft. | 0 or 8 ft. | 0 or 3 ft. |
| Side Yard (porch) | 3 ft. | 3 ft. | 3 ft. | 2 ft. | 2 ft. | 8 ft. | 8 ft. | 8 ft. |
| Side Yard (detached garage) [5][7][13] | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. [6] | 0 or 3 ft. [6] | 0 or 3 ft. [6] | NA |
| Side Yard (attached garage) [5][6][7][13] | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. |
| Side Yard (principal building) to alley | NA | 5 ft. | 5 ft. | 4 ft. | 0 or 4 ft. | 0 or 3 ft. | 0 or 3 ft. | 0 or 3 ft. |
| Rear Yard (Principal & Accessory Bldgs.)[2] | 5 ft. | 8 ft. | 8 ft. | 6 ft. | 8 ft. | 8 ft. | 6 ft. | 0 ft. |
| **Rear Open Space Area (Minimum)** | by lot size | 400 sf | 300 sf | 200 sf | 150 sf | 120 sf [17] | NA | NA |
| **Building Height [2]** | 36 ft. | 35 ft. | 35 ft. | 35 ft. | 35 ft. | 35 ft. | 35 ft. | 35 ft. |
| Number of stories | 2+loft[10] | 2+loft[10] | 2+loft[10] | 2+loft[10] | 2+loft[10] | 2+loft[10] | 3 stories | 3 stories |
| **Porches** | | | | | | | | |
| Depth (Minimum) | by lot size | 8 ft. | 8 ft. | 6 ft. | 6 ft. | 6 ft. | 6 ft. | NA |
| Total width (Minimum)[9] | by lot size | 16 ft. | 14 ft. | 12 ft. | 12 ft. | 10 ft. | 8 ft. | NA |




## Site Setback Plan

SCALE: 1" = 20' - 0"

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - Setback Plan

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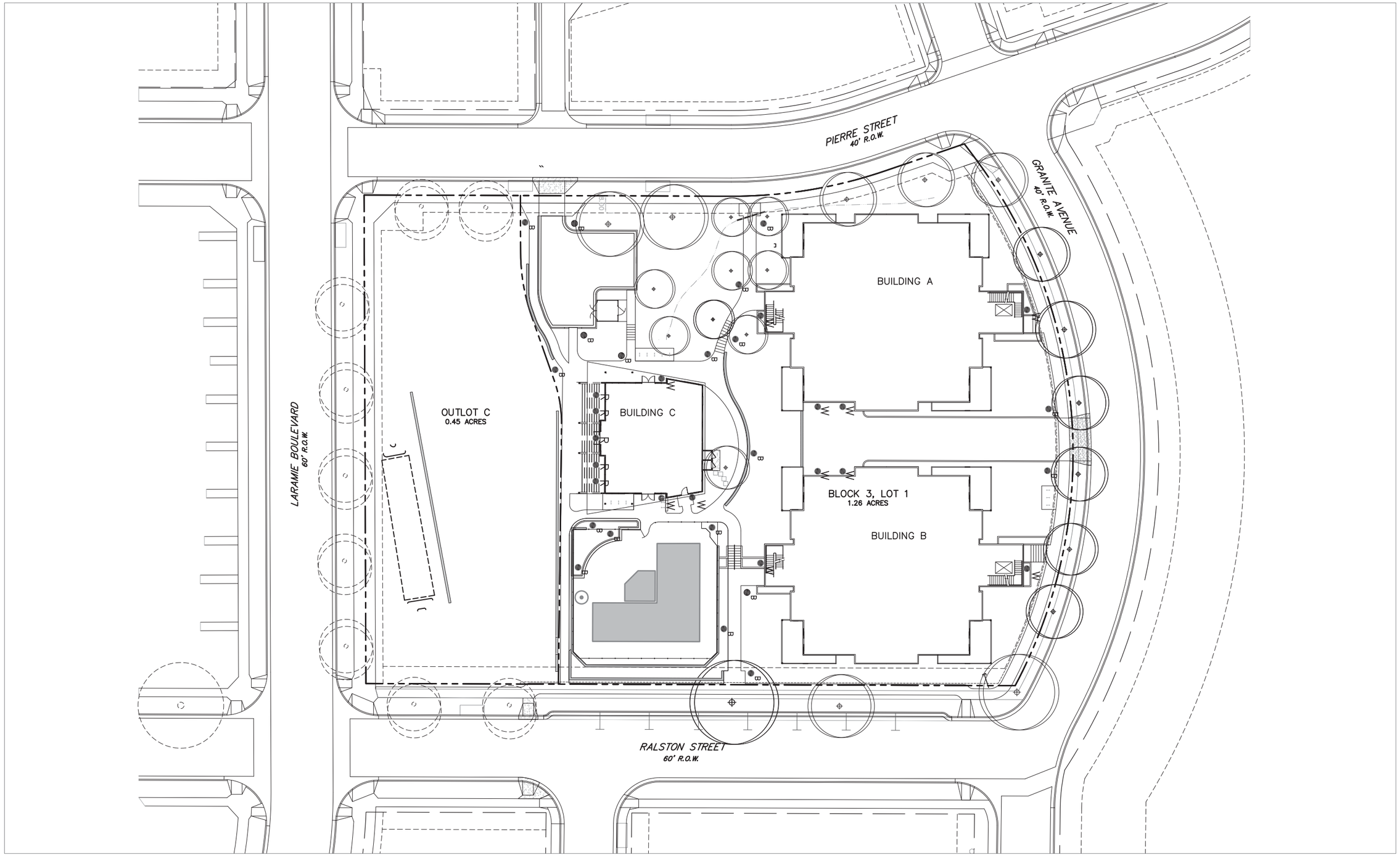
date: 9/30/16
drawn by:
revisions:

A0.5




## Preliminary Lighting Plan

SCALE: 1" = 20' - 0"

NORTH

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# DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - Lighting Plan

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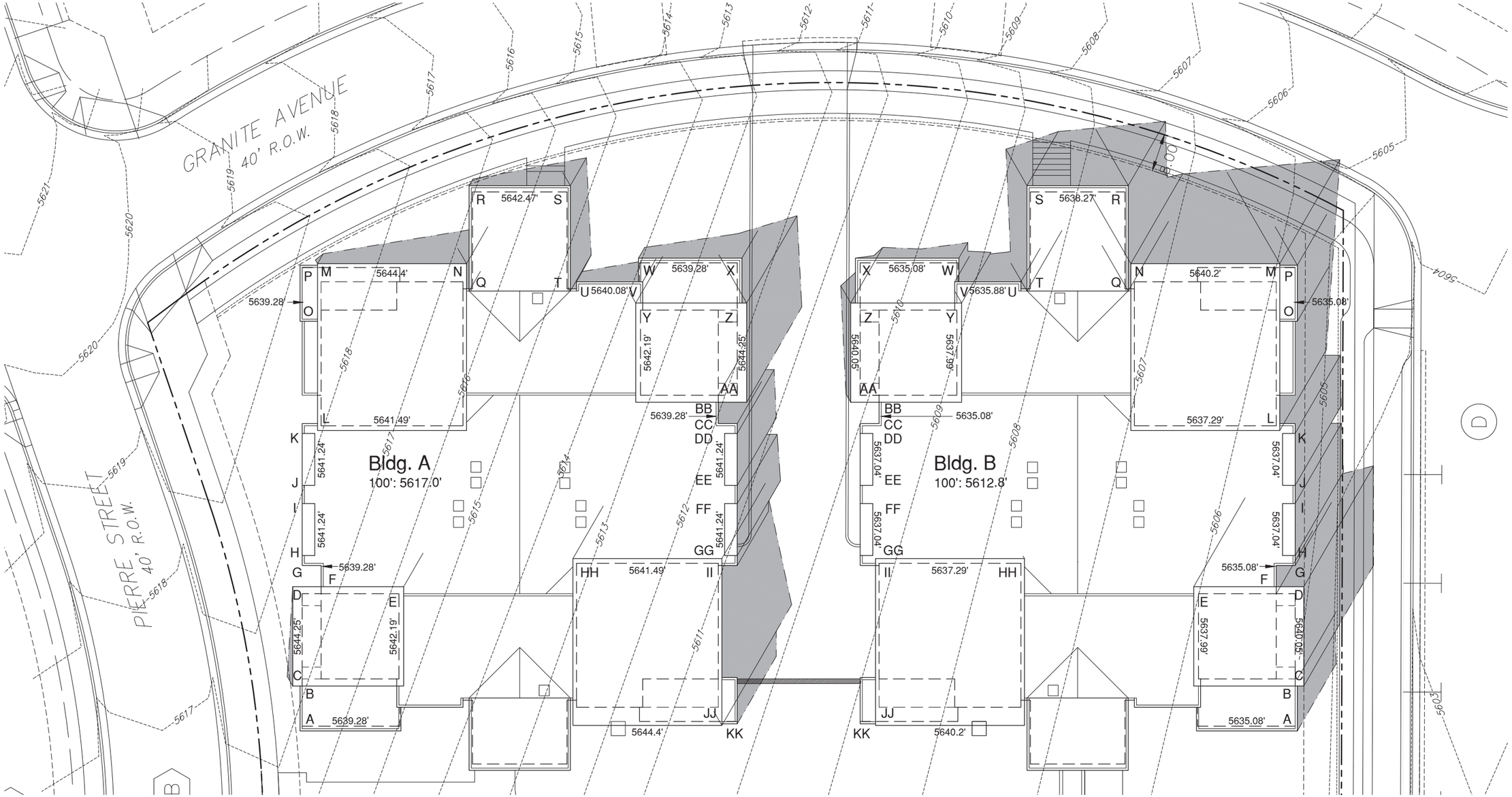
A1.0




SOLAR ANALYSIS WORKSHEET BUILDING A

Property Zone District: Solar Fence Height 25

| Roof Element | Step 1 Elevation of Building Element (x) (relative to USGS or datum) | Step 2 Elevation of Grade at Property Line (y)* 10:00 AM | 12:00 PM | 2:00 PM | Step 3 Relative Height of Building Element (h)** 10:00 AM | 12:00 PM | 2:00 PM | Step 4 Length of Shadow (L)*** 10:00 AM | 12:00 PM | 2:00 PM |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 5639.28 | 5617.05 | | | 21.38 | | | | | |
| B | 5639.28 | 5618.80 | | | 20.48 | | | | | |
| C | 5644.25 | 5618.40 | | | 25.85 | | | 2.3 | | |
| D | 5644.25 | 5619.80 | | | 24.85 | | | | | |
| E | 5642.19 | 5619.40 | | 5614.10 | 22.79 | | 28.09 | | | 6.2 |
| F | 5639.28 | 5619.70 | | | 19.58 | | | | | |
| G | 5639.28 | 5619.70 | | | 19.58 | | | | | |
| H | 5641.24 | 5619.65 | | | 21.59 | | | | | |
| I | 5641.24 | 5619.55 | | | 21.69 | | | | | |
| J | 5641.24 | 5619.55 | | | 21.69 | | | | | |
| K | 5641.24 | 5619.45 | | | 21.79 | | | | | |
| L | 5641.49 | 5619.40 | | | 22.09 | | | | | |
| M | 5644.40 | 5619.05 | | 5618.50 | 25.35 | | 25.90 | 0.9 | | 2.4 |
| N | 5644.40 | 5618.05 | | 5616.90 | 26.40 | | 28.45 | 3.7 | | 9.0 |
| O | 5639.28 | 5619.25 | | | 20.03 | | | | | |
| P | 5639.28 | 5618.30 | | | 20.98 | | | | | |
| Q | 5642.47 | 5618.10 | | 5615.65 | 24.37 | | 26.82 | | | 4.8 |
| R | 5642.47 | 5617.50 | | 5616.05 | 24.97 | | 25.62 | | | 1.6 |
| S | 5642.47 | 5616.25 | | 5614.90 | 26.22 | | 27.57 | 3.2 | | 6.4 |
| T | 5642.47 | 5617.10 | | 5614.15 | 25.37 | | 28.32 | 1.0 | | 0.8 |
| U | 5640.08 | 5616.95 | | 5614.15 | 23.13 | | 25.93 | | | 2.5 |
| V | 5640.08 | 5616.00 | | 5612.95 | 24.08 | | 27.13 | | | 5.8 |
| W | 5639.28 | 5615.85 | | 5613.90 | 23.43 | | 25.38 | | | 2.8 |
| X | 5639.28 | 5614.55 | | 5611.75 | 24.73 | | 27.53 | | | 6.7 |
| Y | 5642.19 | 5616.30 | | 5612.90 | 25.89 | | 29.29 | 2.4 | | 11.4 |
| Z | 5644.25 | 5614.80 | | 5611.20 | 29.45 | | 33.05 | 1.1.5 | | 21.3 |
| AA | 5644.25 | 5615.50 | | 5610.45 | 28.75 | | 33.80 | 0.9 | | 23.3 |
| BB | 5639.28 | | | 5610.85 | | | 28.43 | | | 9.1 |
| CC | 5639.28 | | | 5610.45 | | | 28.88 | | | 10.3 |
| DD | 5641.24 | | | 5610.35 | | | 30.88 | | | 13.6 |
| EE | 5641.24 | | | 5610.90 | | | 31.24 | | | 16.5 |
| FF | 5641.24 | | | 5609.95 | | | 31.30 | | | 16.9 |
| GG | 5641.24 | | | 5609.35 | | | 31.89 | | | 18.3 |
| HH | 5641.49 | 5618.50 | | 5611.65 | 22.99 | | 29.84 | | | 12.8 |
| II | 5641.49 | 5617.10 | | 5609.55 | 24.39 | | 31.94 | | | 18.4 |
| JJ | 5644.40 | 5618.10 | | 5608.25 | 26.30 | | 36.15 | 3.4 | | 20.5 |
| KK | 5639.28 | | | 5606.95 | | | 34.23 | | | 16.5 |

* Elevation in USGS or relative to survey datum where the building element's shadow would cross the property line
** The relative height of the building element is the elevation of the building element (step 1), minus the elevation of grade at the property line (step 2)
*** The length of the shadow is determined by using the "Adjusted Solar Shadow Lengths" of Table 1, for Solar Access Area 2, of the Solar Access Guide.

## Building A
## Solar Analysis

1

SCALE: 1/4" = 1' - 0"

NORTH

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING A

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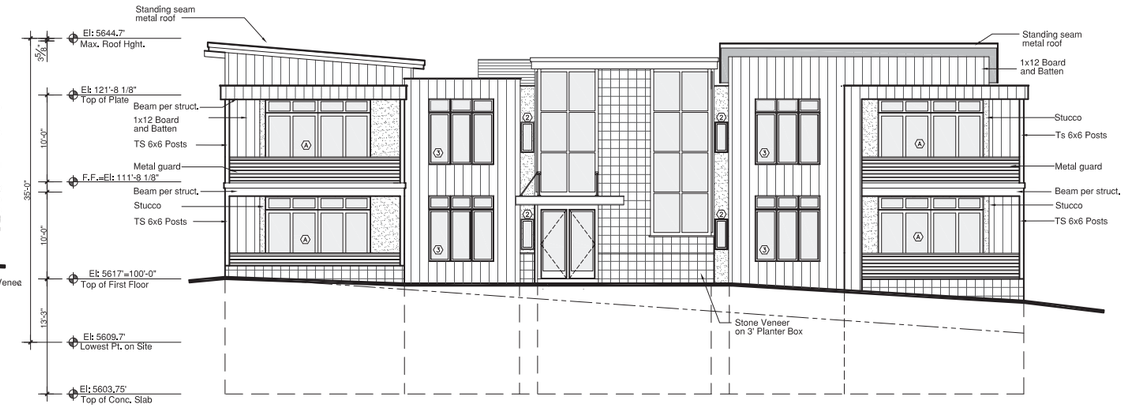
date: 9/30/16
drawn by:
revisions:

Solar Analysis

A1.1

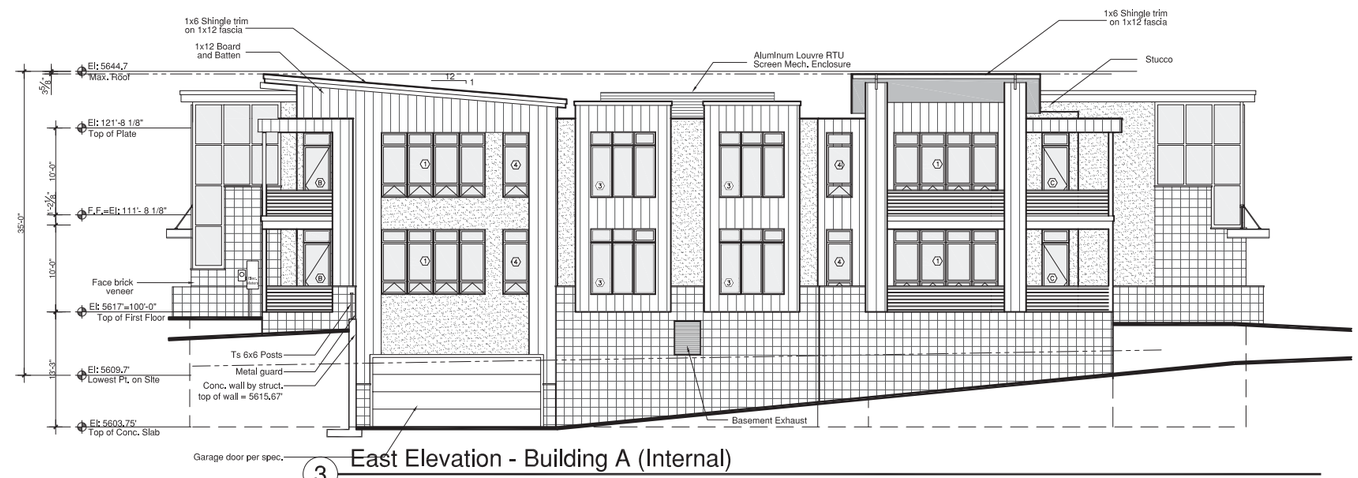
1 North Elevation - Building A (Granite Ave.)

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



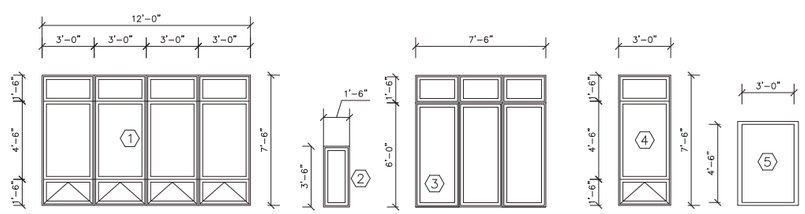

2 South Elevation - Building A (Laramie Blvd.)

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



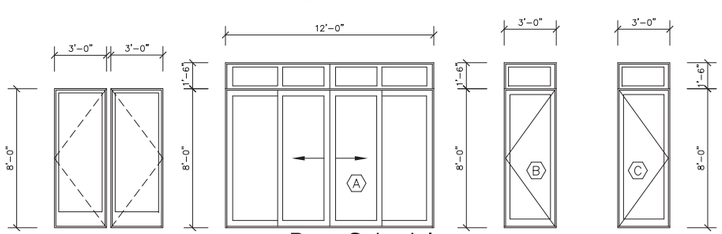

3 East Elevation - Building A (Internal)

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




Window Schedule

SCALE: 1/4" = 1'-0"




Door Schedule

SCALE: 1/4" = 1'-0"

4 West Elevation - Building A (Pierre St.)

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

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 Building A

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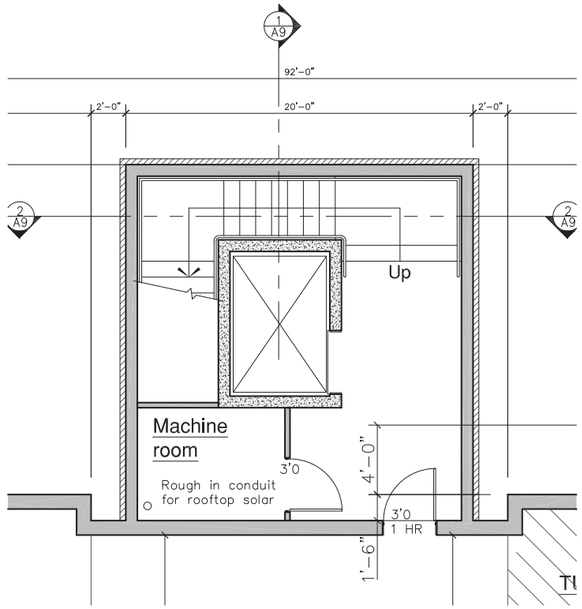
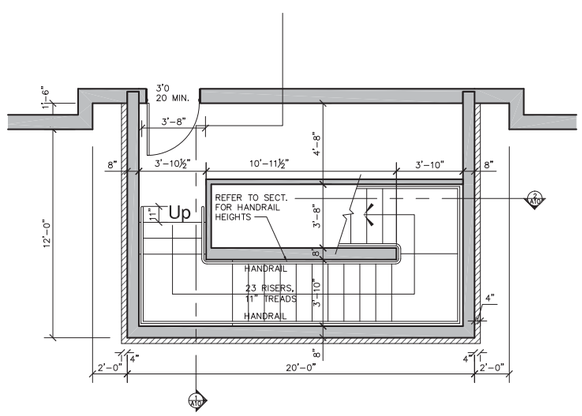
date: 9/30/16
drawn by:
revisions:

ELEVATIONS

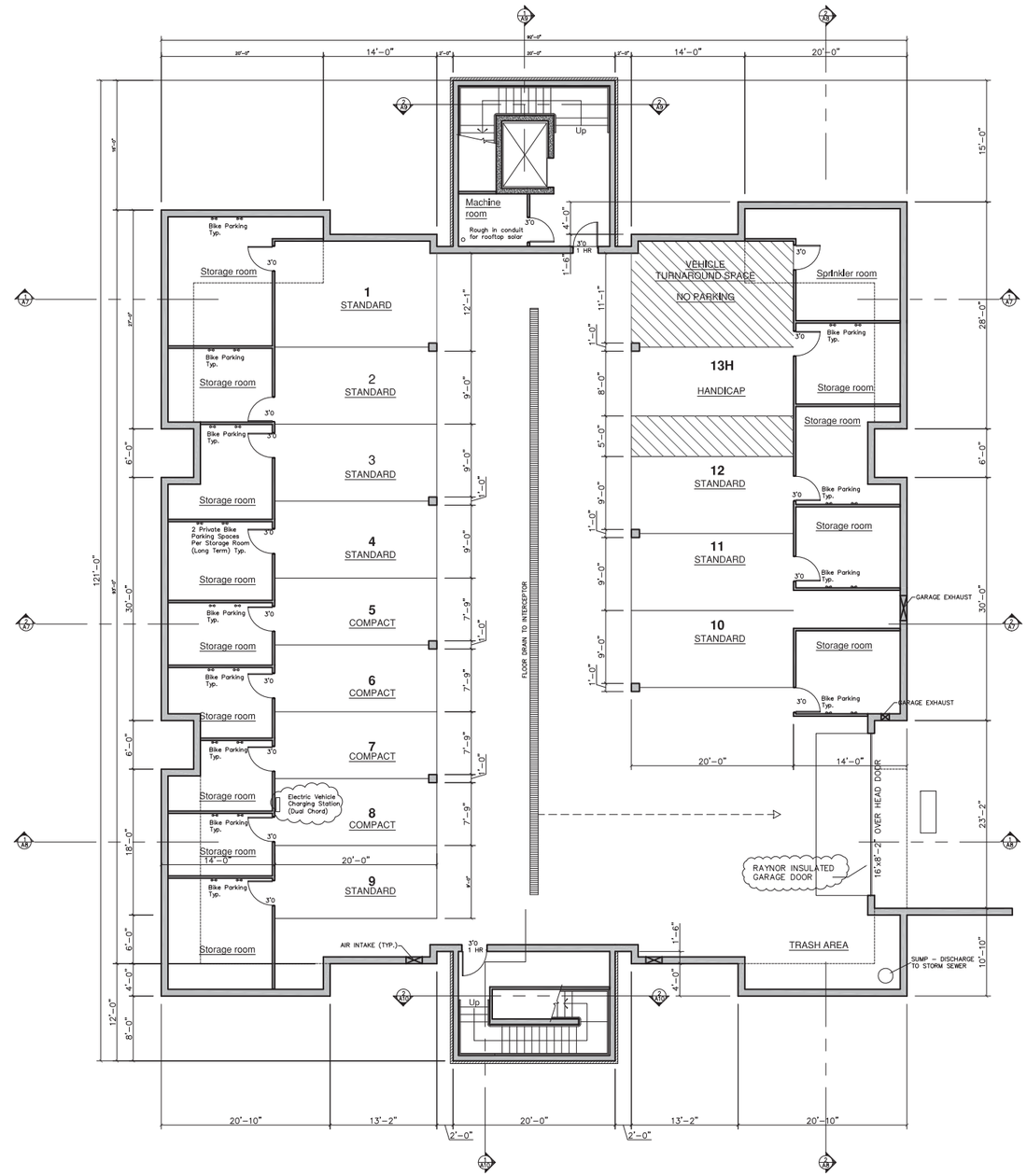
A2




NORTH STAIR TOWER
1/4" = 1'-0"




SOUTH STAIR TOWER
1/4" = 1'-0"




GARAGE PLAN
1/8" = 1'-0"
AREA: 7680 SQ. FT.

NOTES:
1) SEE MECHANICAL & STRUCTURAL PLANS FOR DETAILS OF GARAGE VENTILATION SYSTEMS.
2) SEE PLUMBING PLANS FOR DETAILS OF GARAGE TRENCH DRAIN SYSTEM

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STRUCTURAL

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 BUILDING A

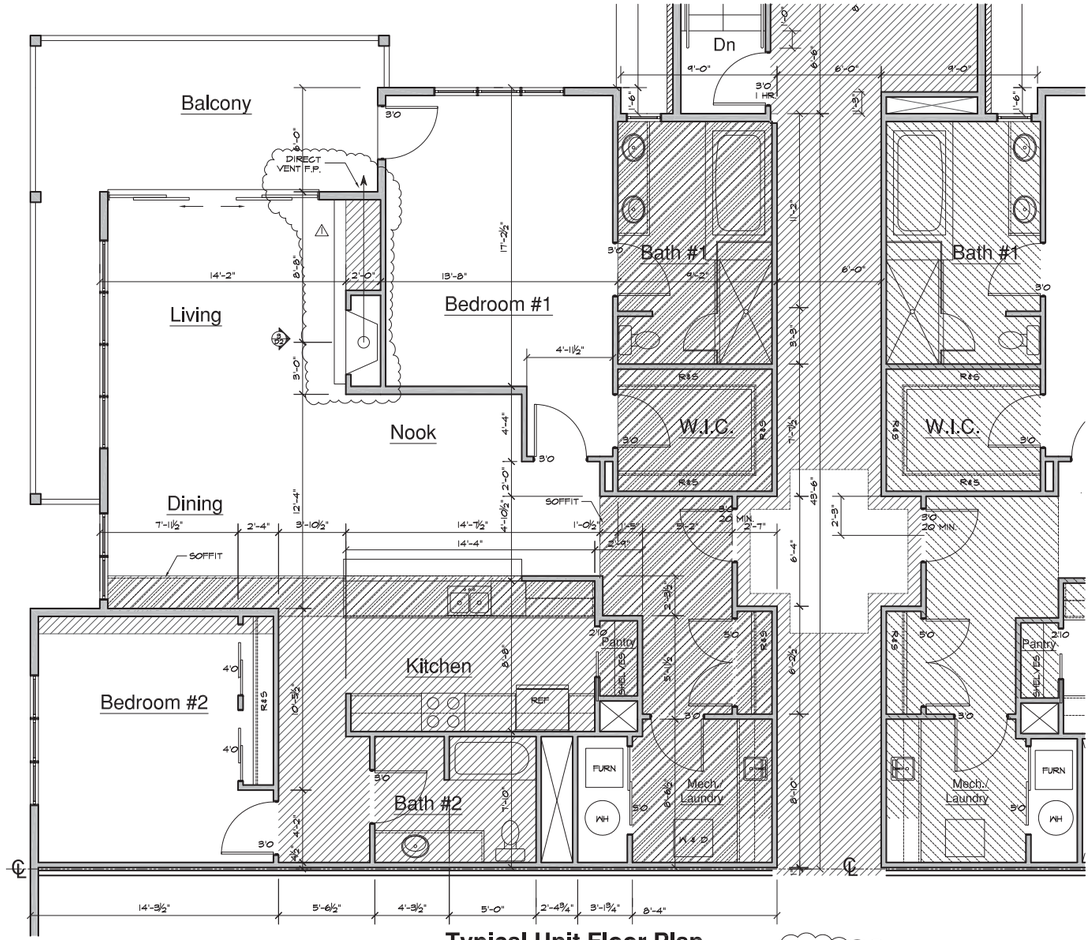
Markel

Markel Homes Construction Company
5723 Arapahoe Suite 2B
(303) 449-8689
Boulder, Colorado 80301

date: 9/30/16
drawn by:
revisions:

GARAGE PLAN

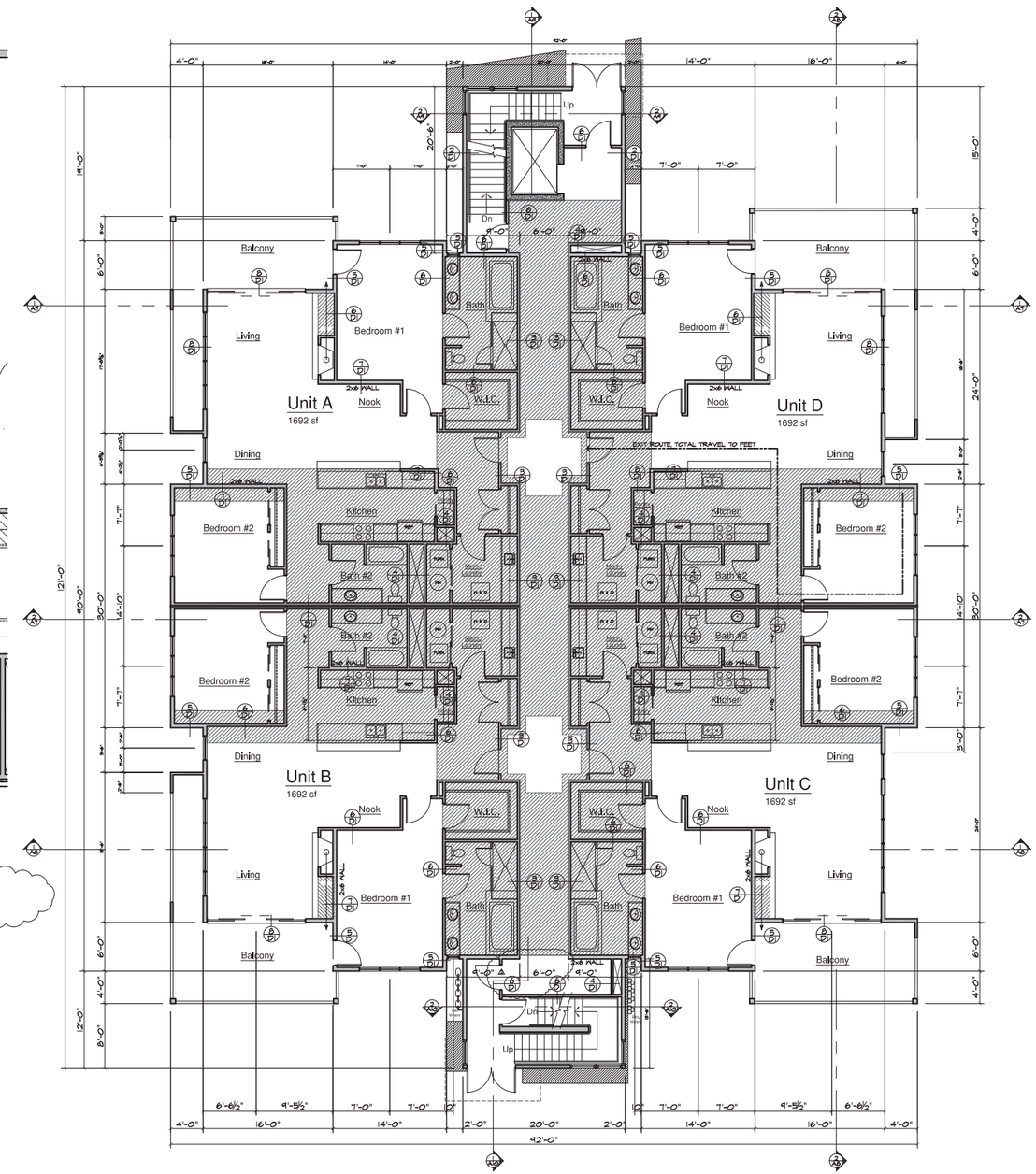
A3




## Typical Unit Floor Plan

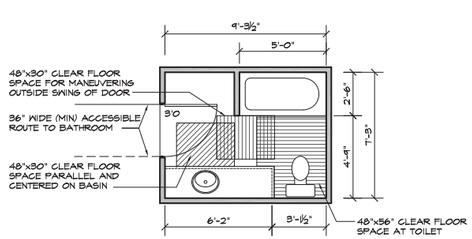
1692 sf 1/4" Scale

NOTES:
1) ALL MECHANICALS RUN PERPENDICULAR TO JOIST TO BE LOCATED IN SOFFITED AREA BELOW 1 HR. ASSEMBLY. SEE SHADED AREAS ON PLANS FOR SOFFIT LOCATIONS
2) FIREPLACES TO BE DIRECT VENT - VENTS TO BE RUN IN SOFFIT BELOW CEILING.



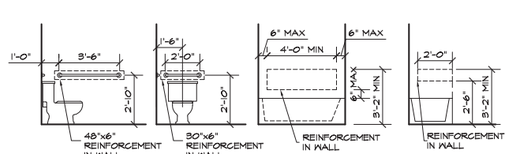

## First Floor Plan

7938 sf 1/8" Scale




## Clear Floor Space At Toilet Fixtures Type B option

1/4" Scale




## Typical size and locations of wall Reinf.

1/4" Scale

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 Building A

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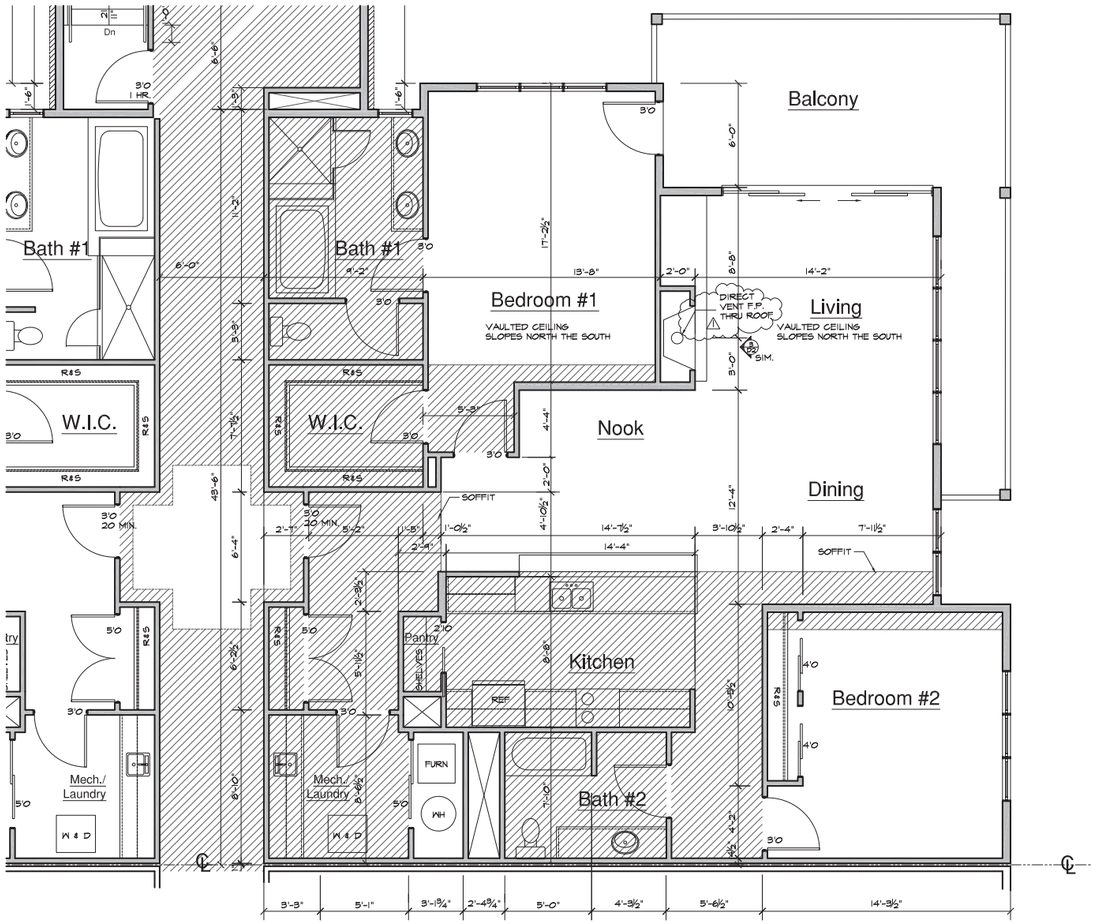
date: 9/30/16
drawn by:
revisions:

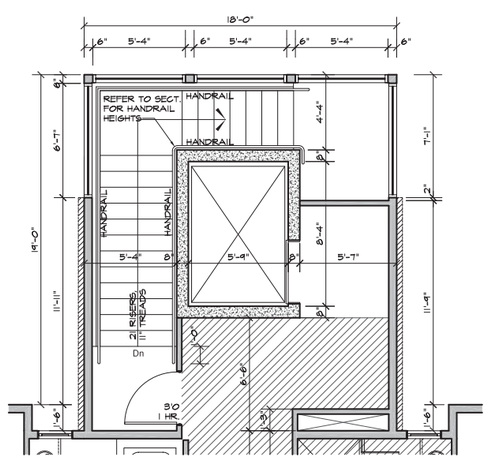
FIRST FLOOR PLANS

A4



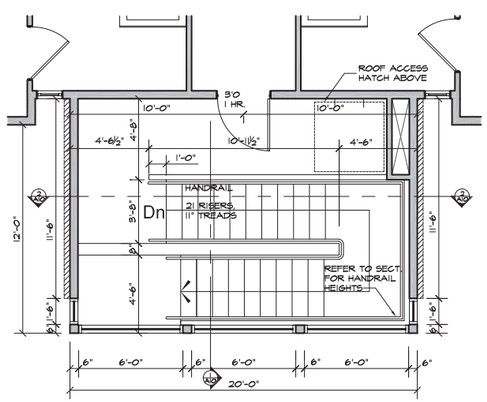

## Typical Unit Floor Plan

1692 sf 1/4" Scale



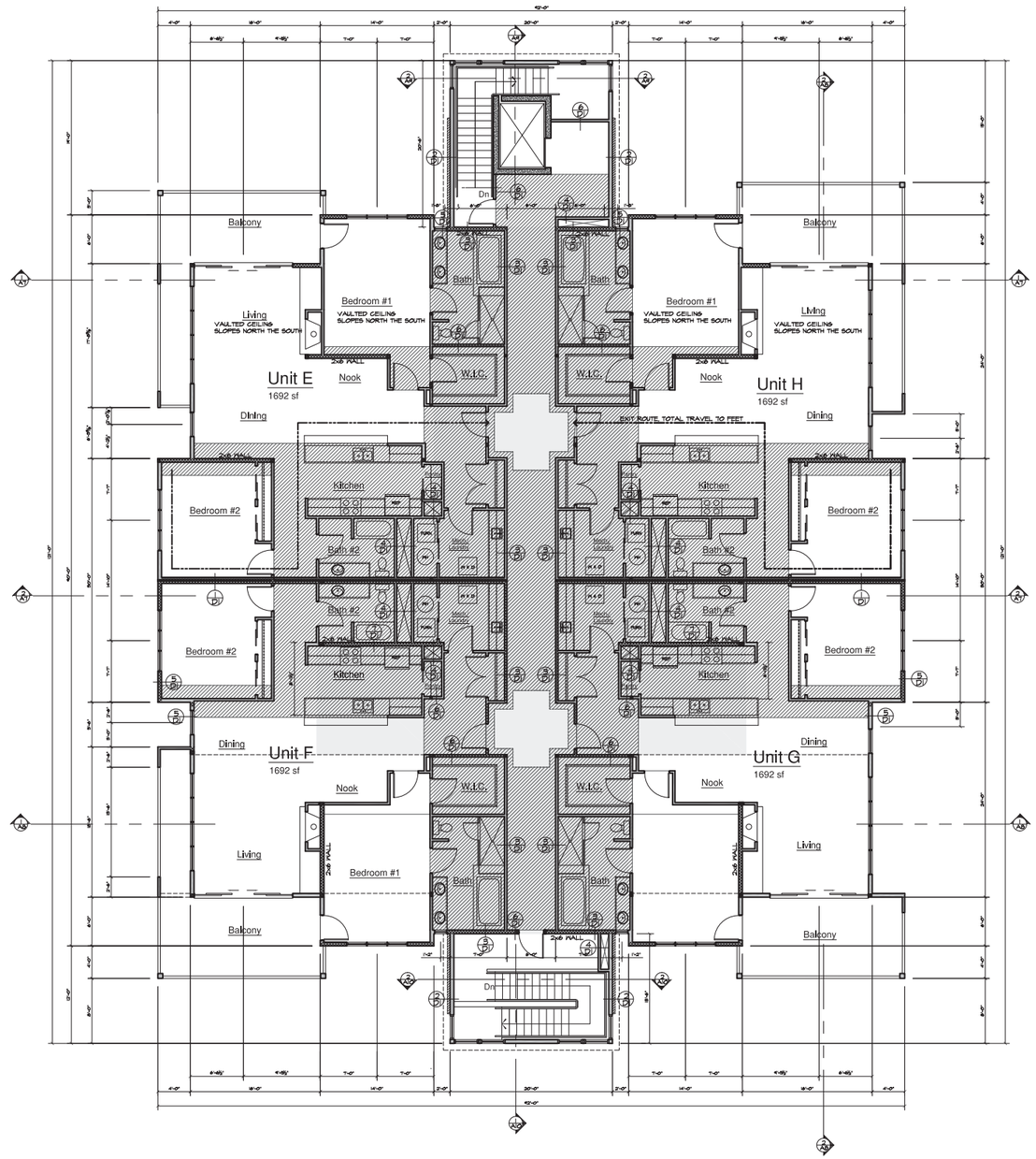

## North Stair Tower

1/4" Scale




## South Stair Tower

1/4" Scale




## Second Floor Plan

7938 sf 1/8" Scale

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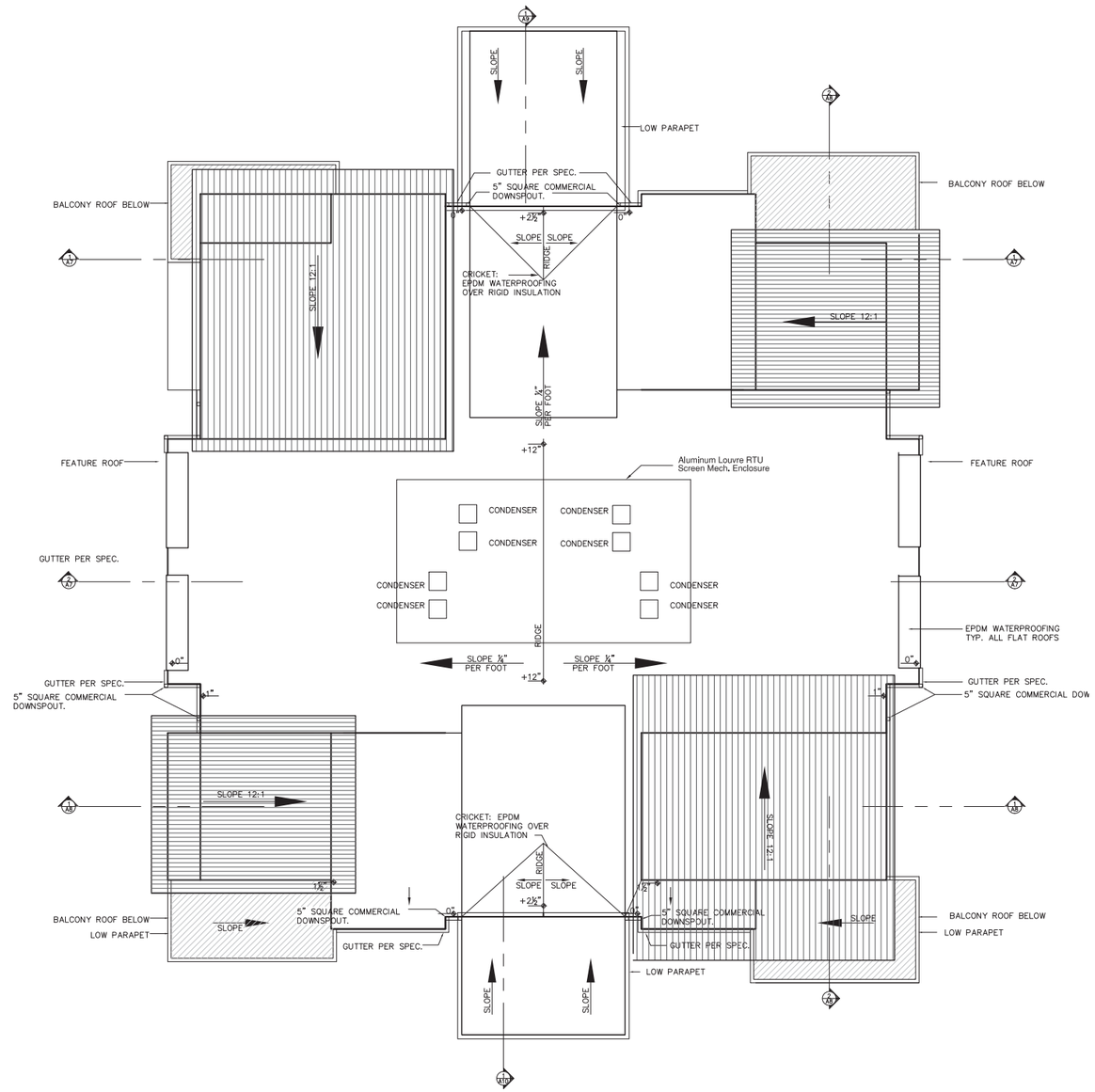
revisions:

SECOND FLOOR PLANS

A5




## Roof Plan

1/8" Scale

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 Building A

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Boulder, Colorado 80301

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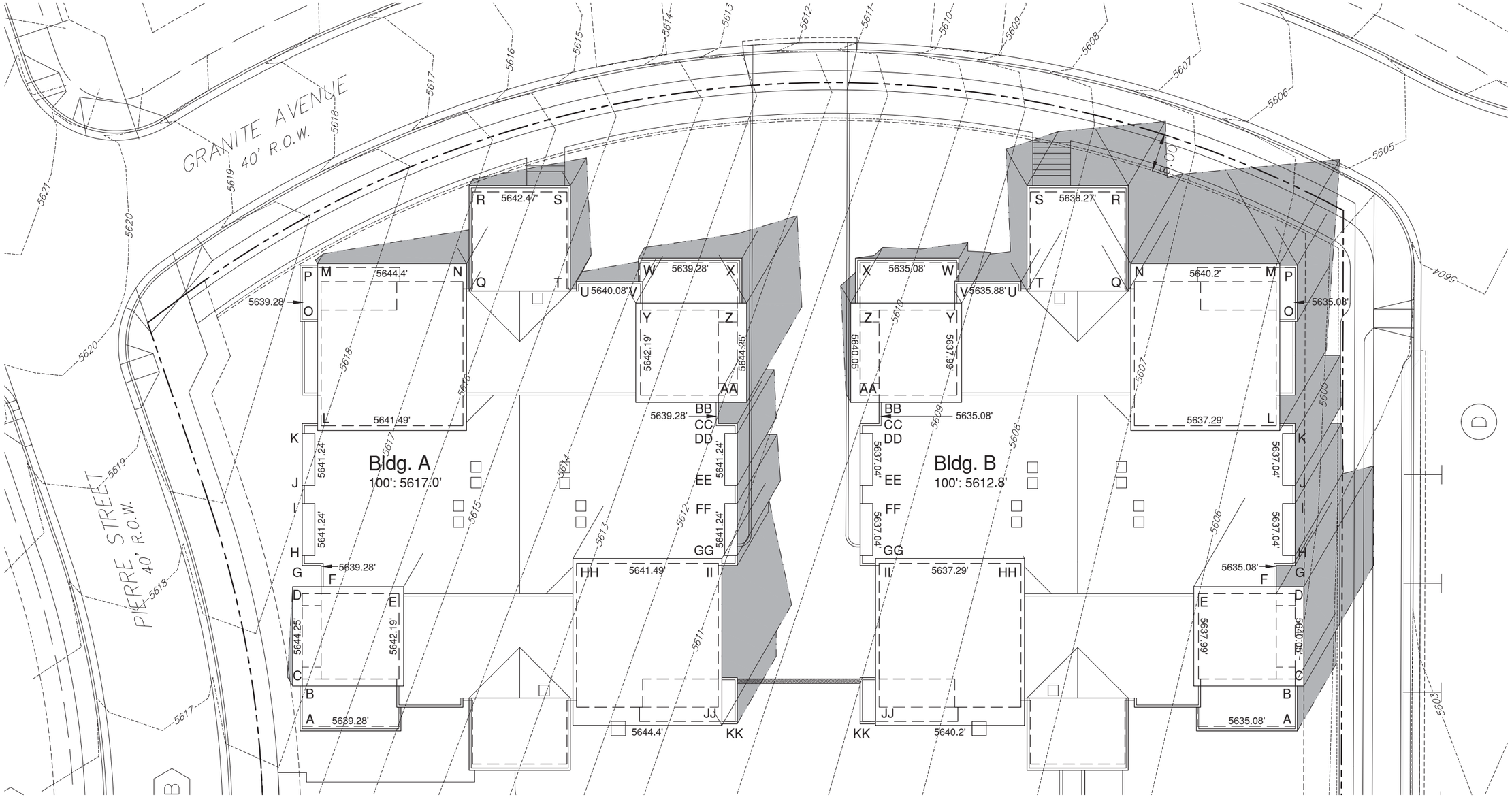
revisions:

ROOF PLAN

A6




SOLAR ANALYSIS WORKSHEET BUILDING B

Property Zone District: Solar Fence Height: 25

| Roof Element | Step 1 | Step 2 | | Step 3 | | | Step 4 | | |
|---|---|---|---|---|---|---|---|---|---|
| | Elevation of Building Element (x) | Elevation of Grade at Property Line (y)* | | Relative Height of Building Element (h)** | | | Length of Shadow (L)*** | | |
| | (relative to USGS or datum) | 10:00 AM | 12:00 PM | 2:00 PM | 10:00 AM | 12:00 PM | 2:00 PM | 10:00 AM | 12:00 PM | 2:00 PM |
| A | 5635.08 | | | 5600.55 | | | 31.18 | | | 15.4 |
| B | 5635.08 | | | 5600.90 | | | 31.18 | | | 15.4 |
| C | 5640.05 | | | 5601.90 | | | 36.15 | | | 29.5 |
| D | 5640.05 | | | 5601.90 | | | 36.15 | | | 29.5 |
| E | 5637.99 | | | 5604.40 | | | 33.19 | | | 21.7 |
| F | 5635.08 | | | 5604.25 | | | 30.83 | | | 15.4 |
| G | 5635.08 | | | 5604.25 | | | 30.83 | | | 15.4 |
| H | 5637.04 | | | 5604.35 | | | 32.69 | | | 20.4 |
| I | 5637.04 | | | 5604.65 | | | 32.39 | | | 19.6 |
| J | 5637.04 | | | 5604.70 | | | 32.34 | | | 19.5 |
| K | 5637.04 | | | 5604.85 | | | 32.19 | | | 19.1 |
| L | 5637.29 | | | 5604.85 | | | 32.44 | | | 19.7 |
| M | 5640.20 | 5606.80 | | 5606.60 | 33.40 | | 34.80 | 22.9 | | 25.4 |
| N | 5640.20 | 5606.80 | | 5606.05 | 31.40 | | 33.25 | 17.0 | | 21.9 |
| O | 5635.08 | | | 5605.00 | | | 30.08 | | | 13.5 |
| P | 5635.08 | 5606.10 | | 5605.40 | 28.53 | | 29.68 | 9.4 | | 12.4 |
| Q | 5638.27 | 5606.10 | | 5606.65 | 29.17 | | 31.43 | 11.1 | | 17.0 |
| R | 5638.27 | 5606.10 | | 5607.35 | 30.17 | | 30.82 | 13.7 | | 15.7 |
| S | 5638.27 | 5606.90 | | 5606.10 | 28.37 | | 29.57 | 8.9 | | 13.2 |
| T | 5638.27 | 5610.70 | | 5607.70 | 27.07 | | 30.57 | 6.6 | | 14.8 |
| U | 5640.08 | 5610.80 | | 5607.80 | 25.98 | | 28.98 | 0.2 | | 8.2 |
| V | 5635.88 | 5611.80 | | 5608.55 | 24.96 | | 27.53 | | | 6.2 |
| W | 5635.08 | 5611.90 | | 5608.65 | 23.96 | | 26.43 | | | 3.6 |
| X | 5635.08 | 5612.85 | | 5610.45 | 22.13 | | 24.63 | | | |
| Y | 5637.99 | 5611.80 | | 5608.30 | 26.08 | | 29.69 | 2.9 | | 12.4 |
| Z | 5640.05 | 5613.45 | | 5609.60 | 26.60 | | 30.15 | 4.2 | | 13.6 |
| AA | 5640.05 | 5614.30 | | | 25.75 | | | 2.9 | | |
| BB | 5635.08 | 5613.90 | | | 21.18 | | | | | |
| CC | 5635.08 | 5614.10 | | | 20.98 | | | | | |
| DD | 5637.04 | 5614.35 | | | 22.69 | | | | | |
| EE | 5637.04 | 5614.70 | | | 22.34 | | | | | |
| FF | 5637.04 | 5614.80 | | | 22.24 | | | | | |
| GG | 5637.04 | 5615.15 | | | 21.89 | | | | | |
| HH | 5637.29 | 5612.05 | | | 25.24 | | | 0.6 | | |
| II | 5637.29 | 5614.85 | | | 22.34 | | | | | |
| JJ | 5640.20 | 5616.35 | | | 23.85 | | | | | |
| KK | 5640.05 | 5616.35 | | | 18.53 | | | | | |

* Elevation in USGS or relative to survey datum where the building element's shadow would cross the property line.
** The relative height of the building element is the elevation of the building element (step 1), minus the elevation of grade at the property line (step 2).
*** The length of the shadow is determined by using the "Adjusted Solar Shadow Lengths" of Table 1, for Solar Access Area 2, of the Solar Access Guide.

## Building B
## Solar Analysis

1

SCALE: 1/4" = 1' - 0"

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING B

Markel

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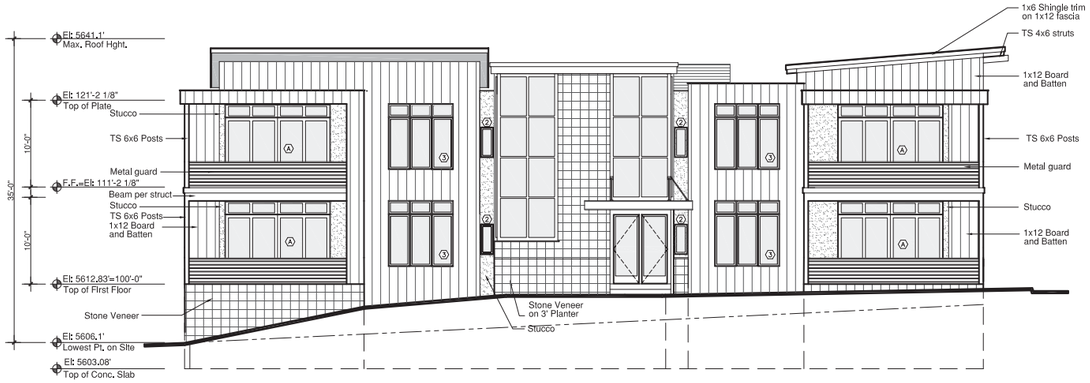
Boulder, Colorado 80301

Markel Homes Construction Company
5723 Arapahoe Suite 2B

date: 9/30/16
drawn by:
revisions:

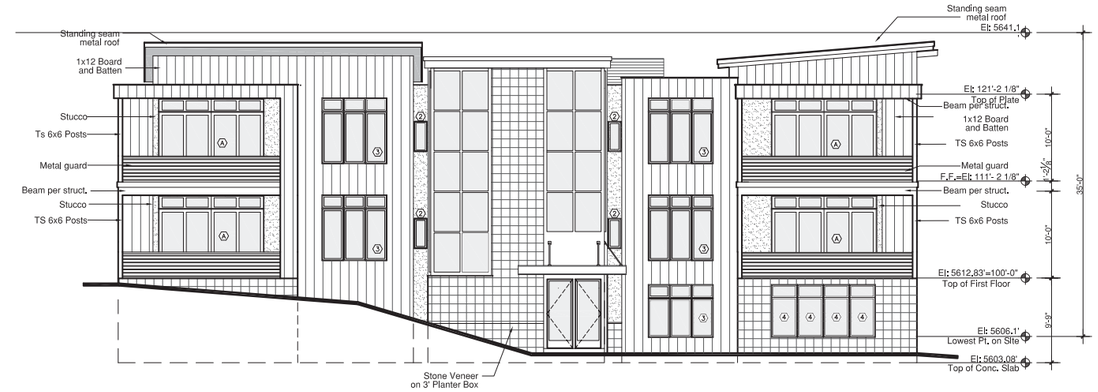
Solar Analysis

A1.1




1 North Elevation - Building B (Granite Ave.)

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

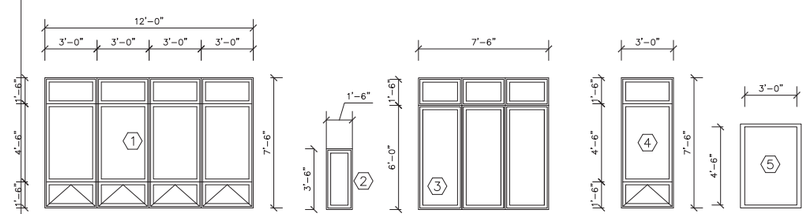



2 South Elevation - Building B (Laramie Blvd.)

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

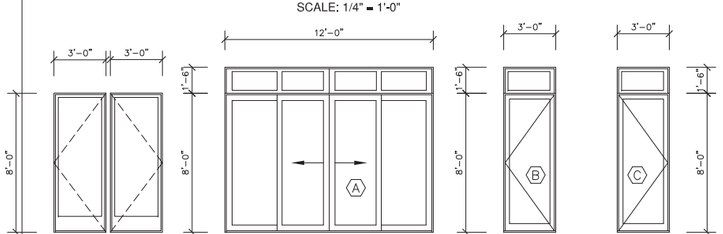
3 West Elevation - Building B (Internal)

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




Window Schedule

SCALE: 1/4" = 1'-0"




Door Schedule

SCALE: 1/4" = 1'-0"

4 East Elevation - Building B (Ralston St.)

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

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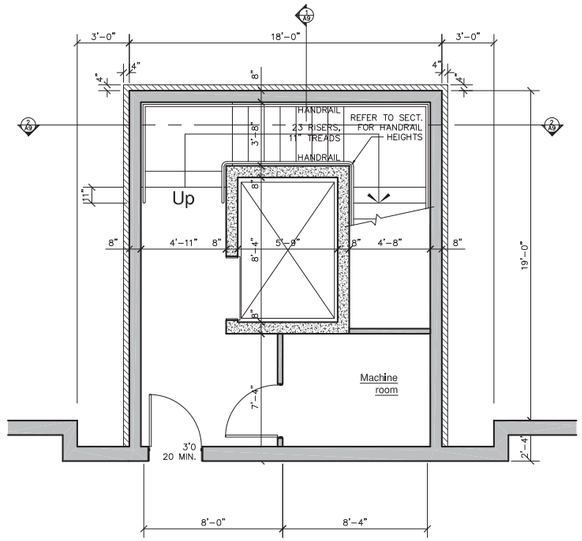
Boulder, Colorado 80301

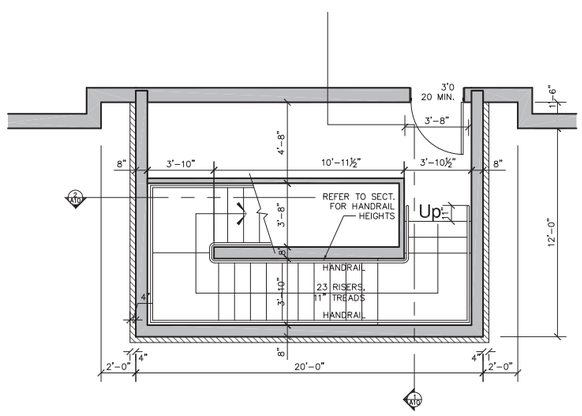
date: 9/30/16
drawn by:
revisions:

ELEVATIONS

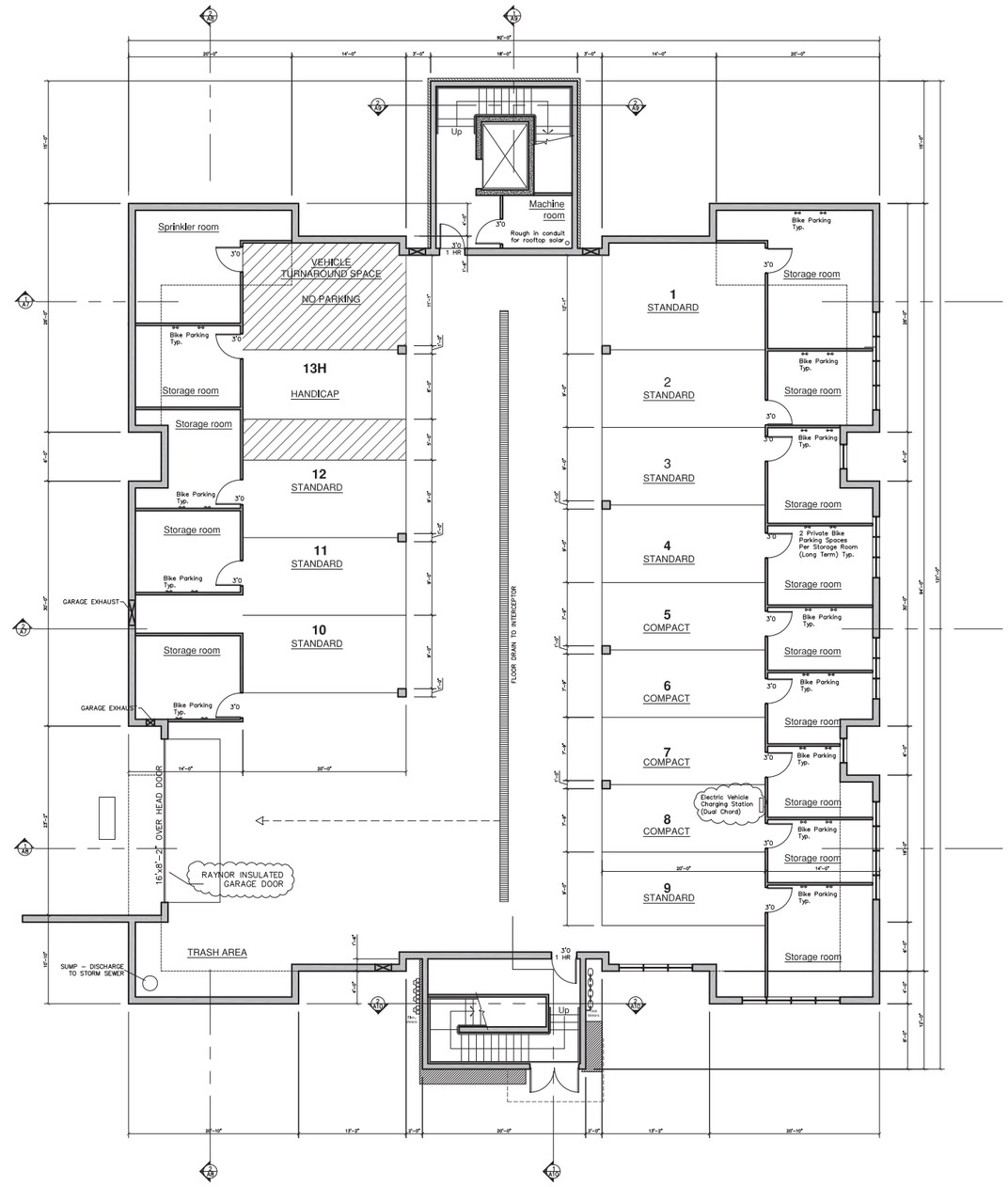
A2




NORTH STAIR TOWER
1/4" = 1'-0"




SOUTH STAIR TOWER
1/4" = 1'-0"




GARAGE PLAN
1/8" = 1'-0"
AREA: 7680 SQ. FT.

NOTES:
1) SEE MECHANICAL & STRUCTURAL PLANS FOR DETAILS OF GARAGE VENTILATION SYSTEMS.
2) SEE PLUMBING PLANS FOR DETAILS OF GARAGE TRENCH DRAIN SYSTEM

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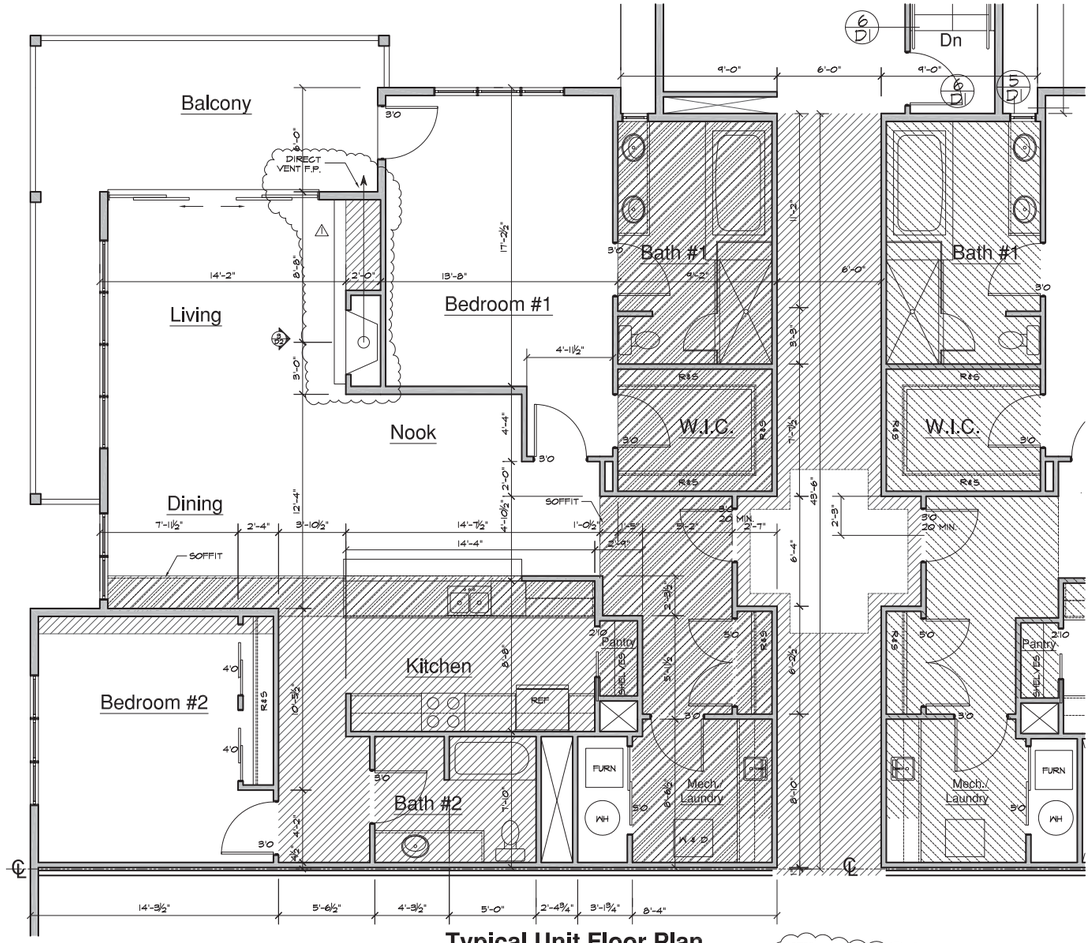
drawn by:
revisions:

GARAGE PLAN

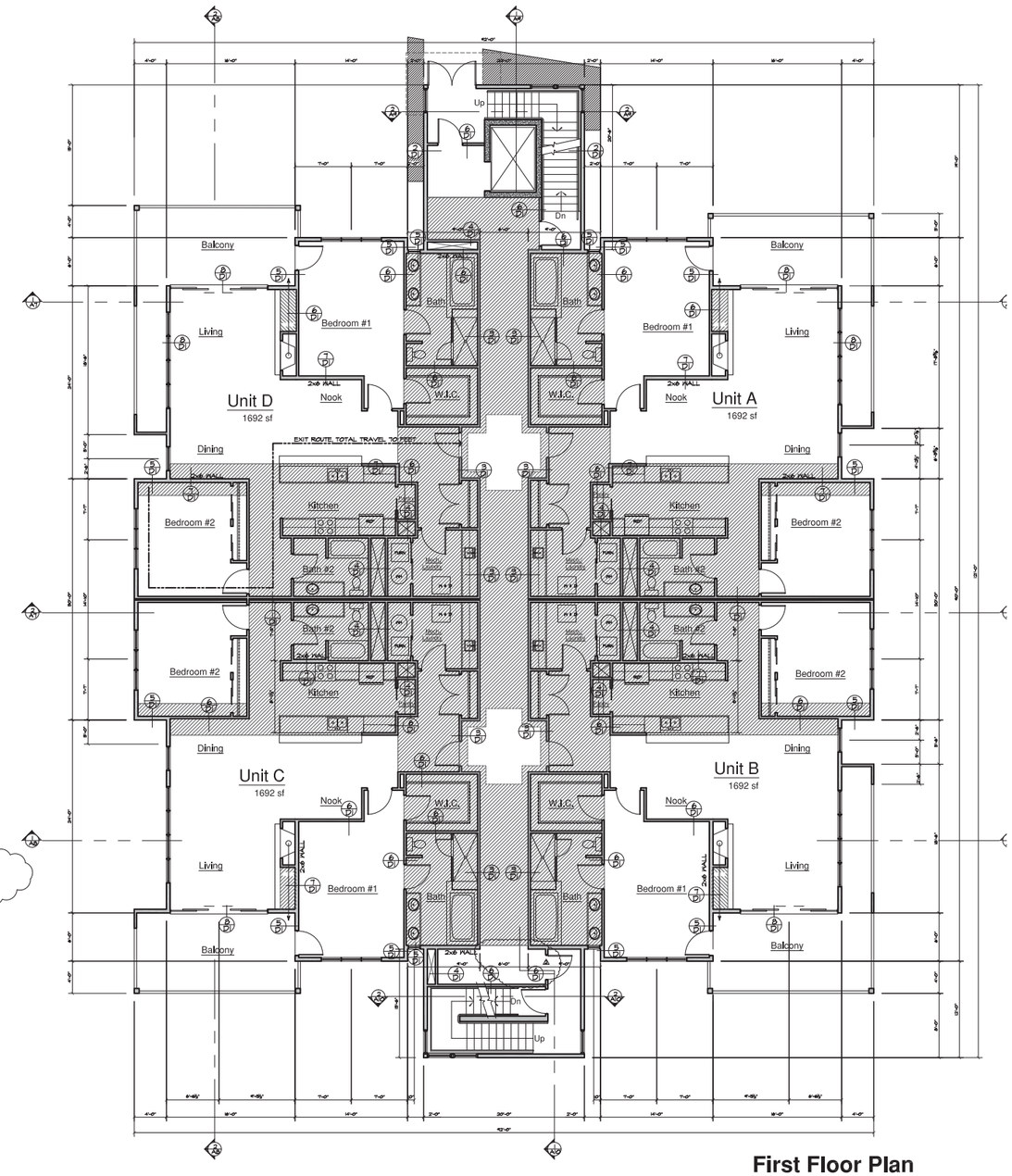
A3




## Typical Unit Floor Plan

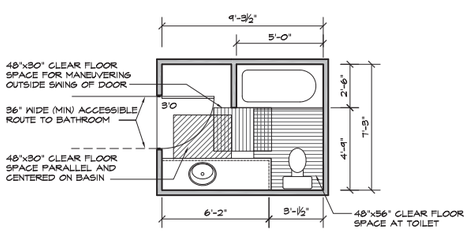
1692 sf 1/4" Scale

NOTES:
1) ALL MECHANICALS RUN PERPENDICULAR TO JOIST TO BE LOCATED IN SOFFITED AREA BELOW 1 HR. ASSEMBLY. SEE SHADED AREAS ON PLANS FOR SOFFIT LOCATIONS
2) FIREPLACES TO BE DIRECT VENT - VENTS TO BE RUN IN SOFFIT BELOW CEILING.



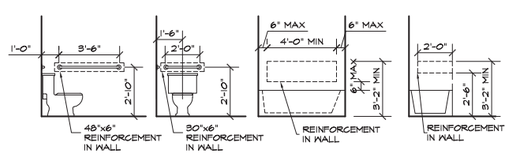

## First Floor Plan

7938 sf 1/8" Scale




## Clear Floor Space At Toilet Fixtures Type B option

1/4" Scale




## Typical size and locations of wall Reinf.

1/4" Scale

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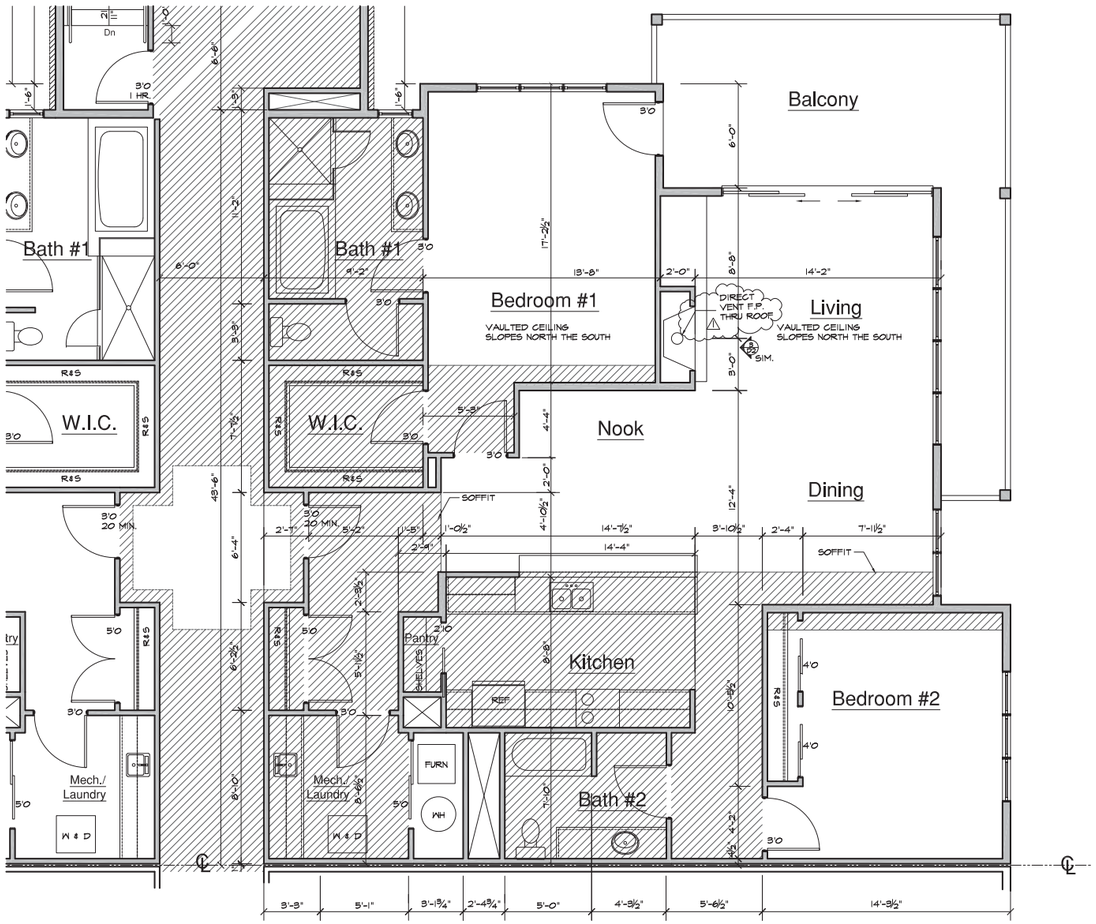
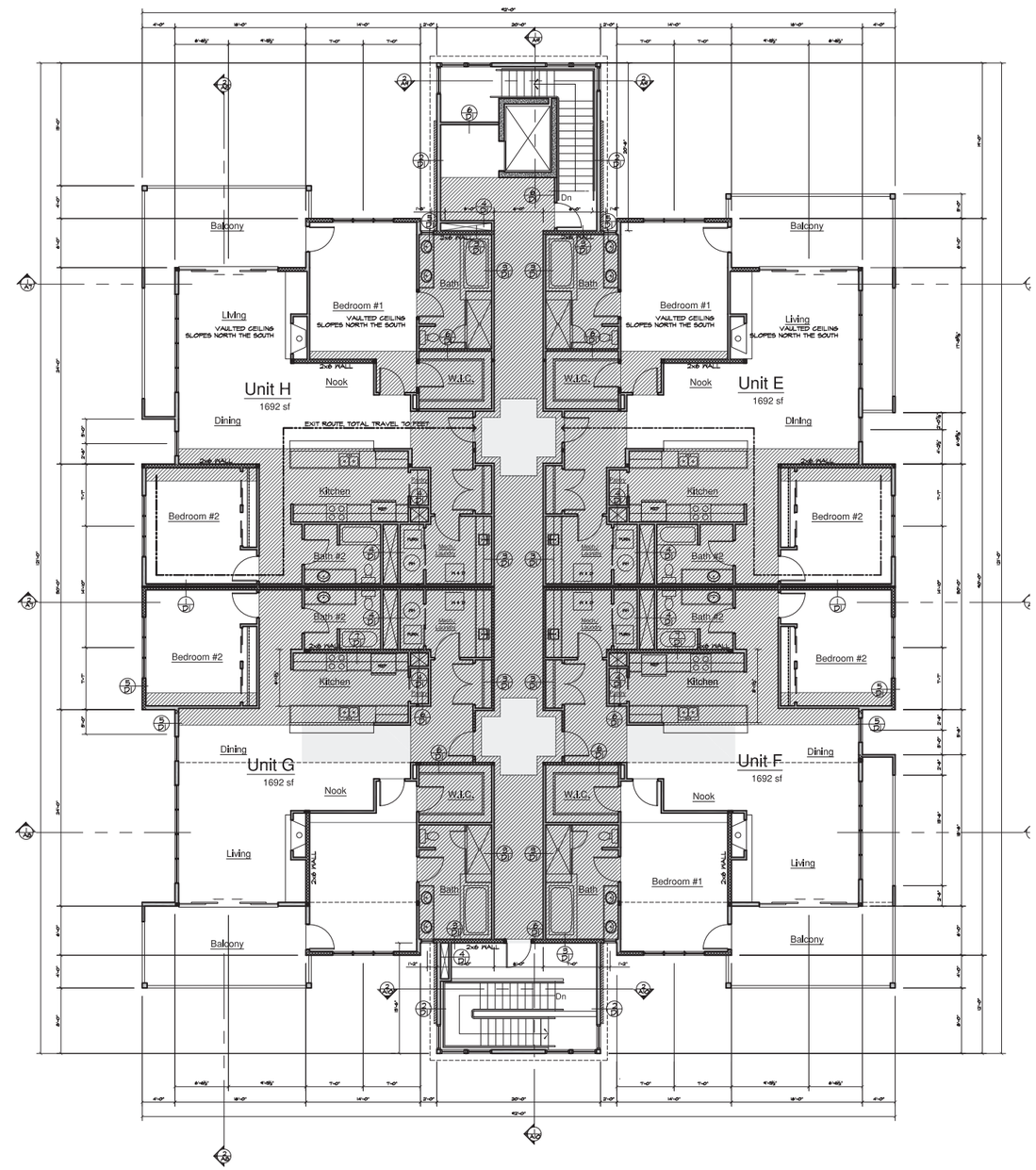
FIRST FLOOR PLANS

A4




## Typical Unit Floor Plan

1692 sf 1/4" Scale




## Second Floor Plan

7938 sf 1/8" Scale

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Markel Homes Construction Company Boulder, Colorado 80301
5723 Arapahoe Suite 2B

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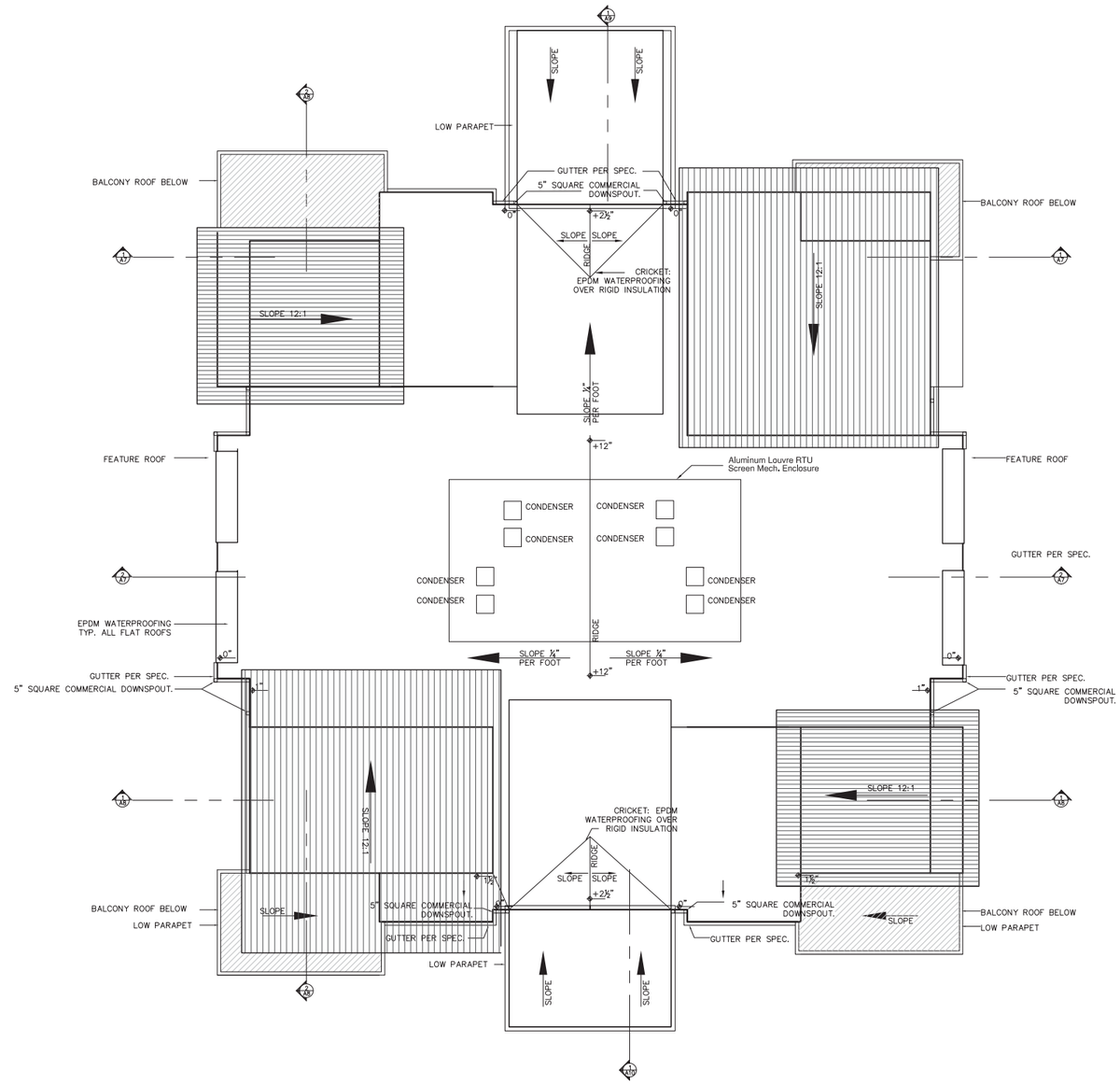
revisions:

SECOND FLOOR PLANS

NORTH

A5




## Roof Plan

1/8" Scale

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date: 9/30/16
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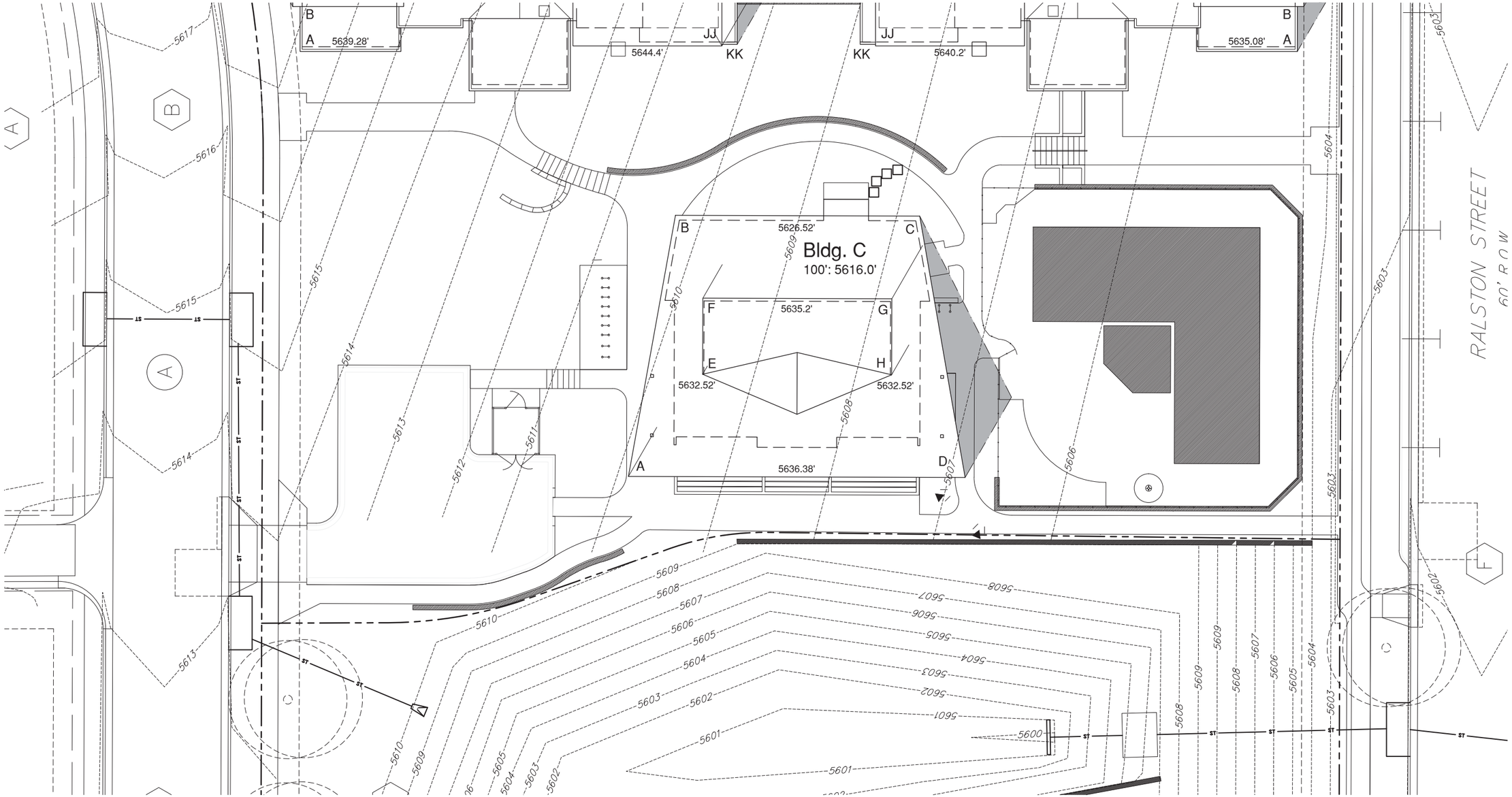
revisions:

ROOF PLAN

A6




**SOLAR ANALYSIS WORKSHEET BUILDING C**

**Property Zone District:** **Solar Fence Height** 25

| Roof Element | Step 1 | Step 2 | | Step 3 | | | Step 4 | | |
|---|---|---|---|---|---|---|---|---|---|
| | Elevation of Building Element (x) | Elevation of Grade at Property Line (y)* | | Relative Height of Building Element (h)** | | | Length of Shadow (L)*** | | |
| | (relative to USGS or datum) | 10:00 AM | 12:00 PM | 2:00 PM | 10:00 AM | 12:00 PM | 2:00 PM | 10:00 AM | 12:00 PM | 2:00 PM |
| A | 5636.38 | 5619.80 | | 5606.85 | 16.58 | | 29.53 | | | 12.0 |
| B | 5626.52 | 5619.10 | | 5607.70 | 7.42 | | 18.82 | | | |
| C | 5626.52 | 5617.10 | | 5605.55 | 9.42 | | 20.97 | | | |
| D | 5636.38 | 5618.10 | | 5604.03 | 18.28 | | 32.38 | | | 19.6 |
| E | 5632.52 | 5619.30 | | 5606.75 | 13.22 | | 25.77 | | | 2.0 |
| F | 5635.20 | 5619.15 | | 5607.10 | 16.05 | | 28.10 | | | 8.2 |
| G | 5635.20 | 5617.85 | | 5605.30 | 17.35 | | 29.80 | | | 13.0 |
| H | 5632.52 | 5618.25 | | 5604.75 | 14.27 | | 27.77 | | | 7.3 |

* Elevation in USGS or relative to survey datum where the building element's shadow would cross the property line.
** The relative height of the building element is the elevation of the building element (step 1), minus the elevation of grade at the property line (step 2).
*** The length of the shadow is determined by using the "Adjusted Solar Shadow Lengths" of Table 1, for Solar Access Area 2, of the Solar Access Guide.

## Building C
## Solar Analysis

1

SCALE: 1/4" = 1' - 0"

NORTH

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING C

Markel

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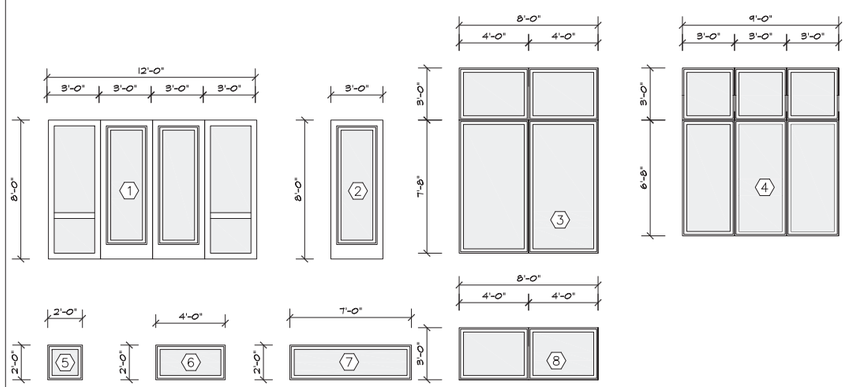
Boulder, Colorado 80301

date: 9/30/16
drawn by:
revisions:

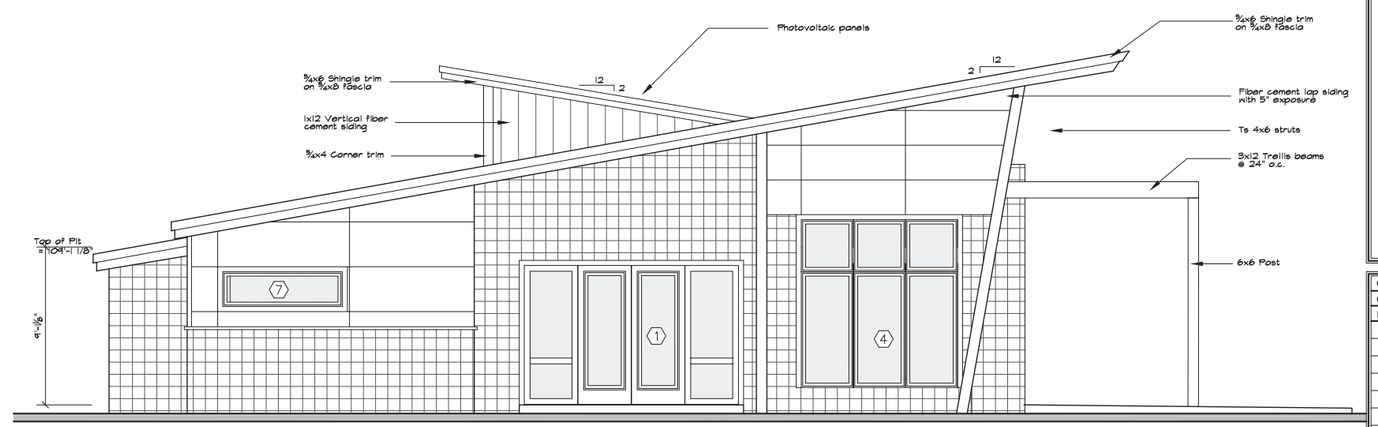
Solar Analysis

A1.1

SOUTH ELEVATION
1/4" = 1'-0"




WINDOW SCHEDULE
1/4" = 1'-0"




WEST ELEVATION
1/4" = 1'-0"

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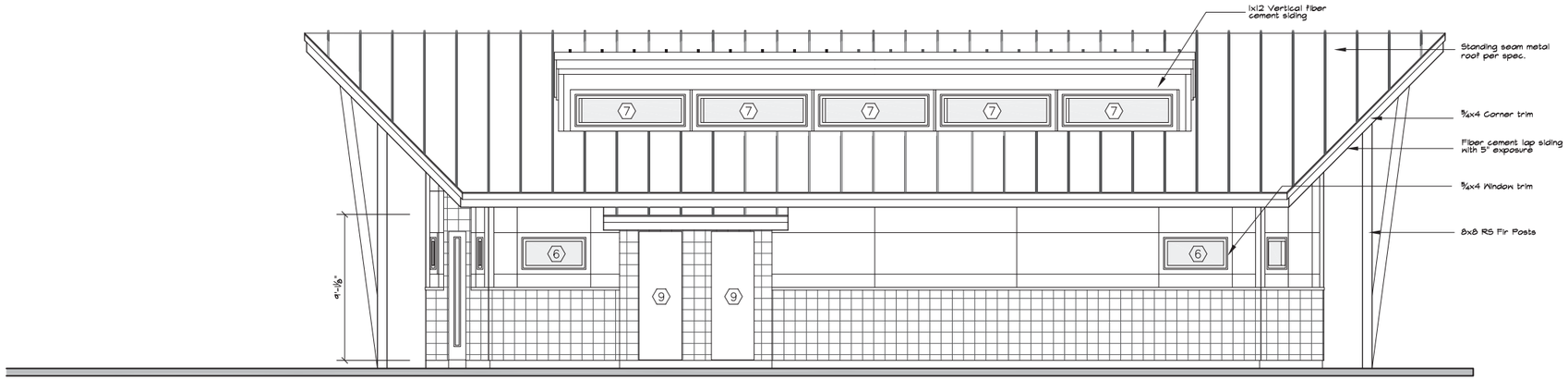
ELEVATIONS

A2




NORTH ELEVATION
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING C

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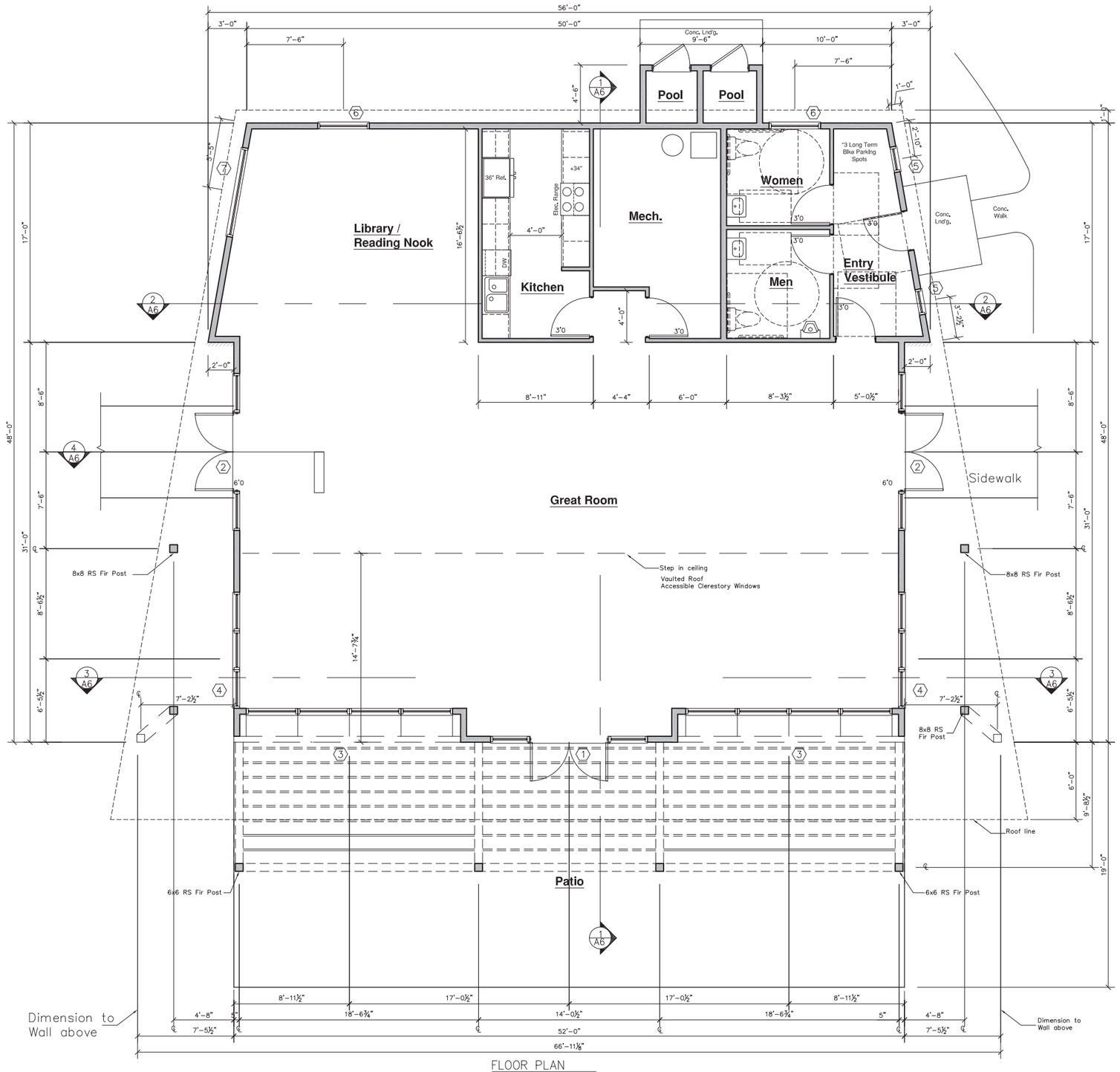
ELEVATIONS

A3




FLOOR PLAN
1/4" = 1'-0"  2513 sf

NORTH

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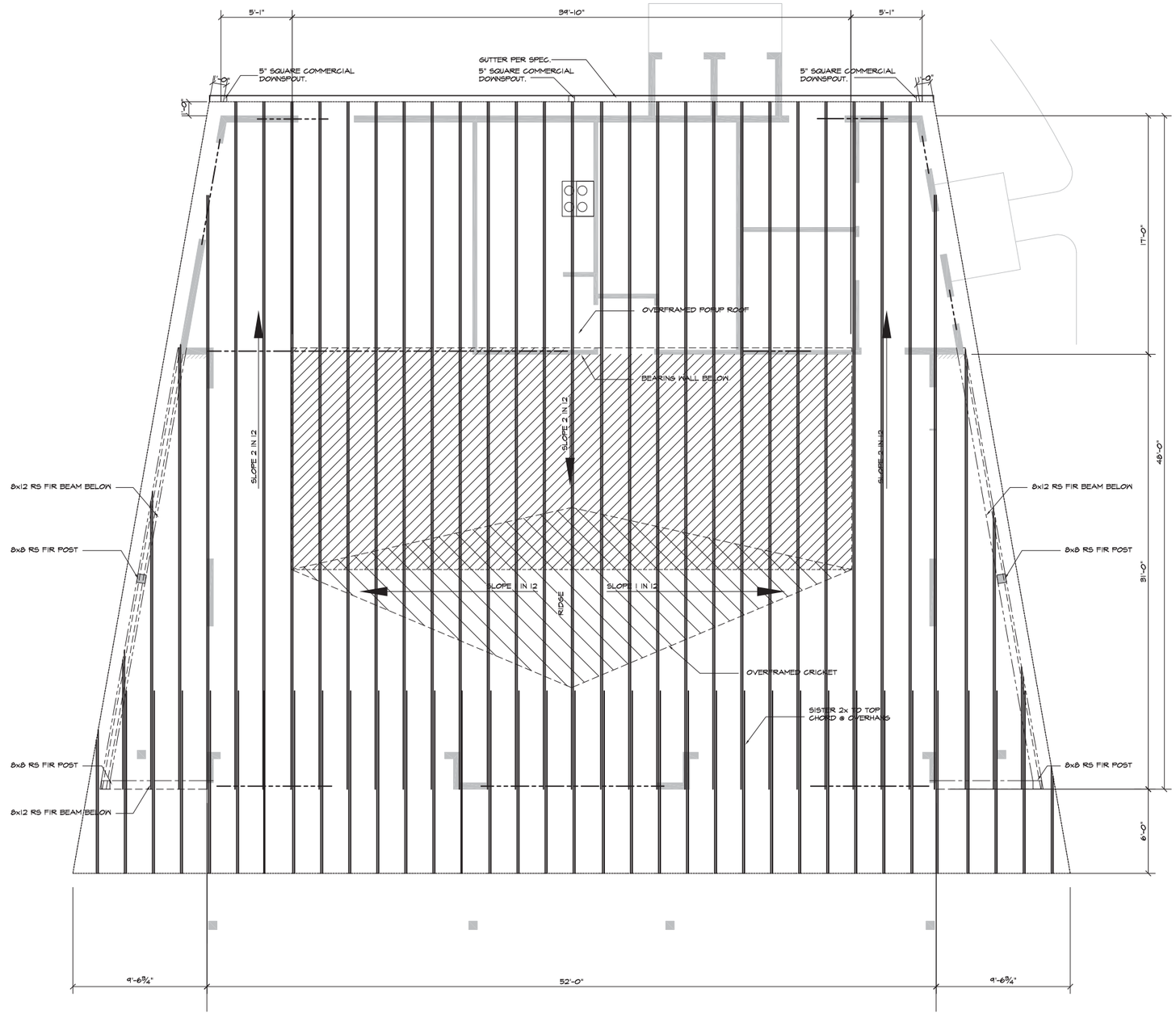
1st FLOOR PLAN

A4




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

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING C

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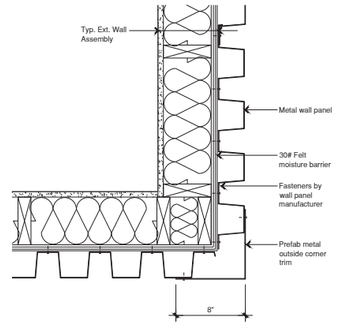
ROOF PLAN

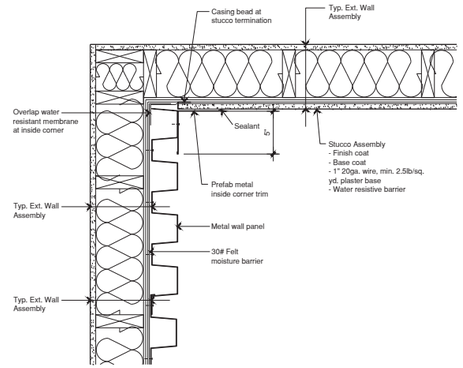
NORTH

A5



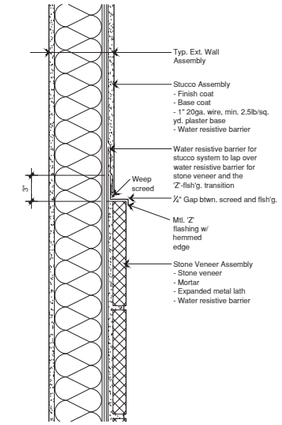

## Metal Siding Outside Corner | 4

SCALE: 1½" = 1' - 0"



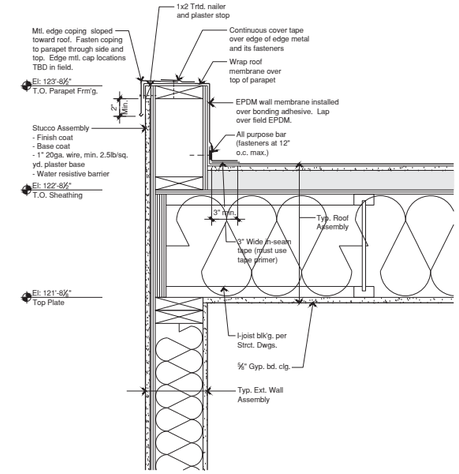

## Metal to Stucco Inside Corner | 3

SCALE: 1½" = 1' - 0"



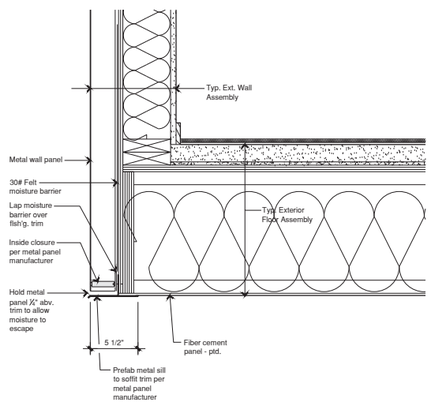

## Stucco to Stone Veneer Transition | 2

SCALE: 1½" = 1' - 0"



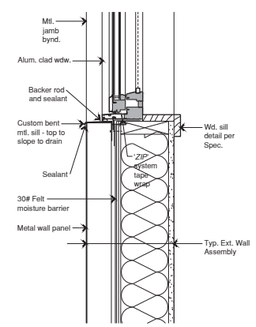

## Parapet Detail | 1

SCALE: 1½" = 1' - 0"



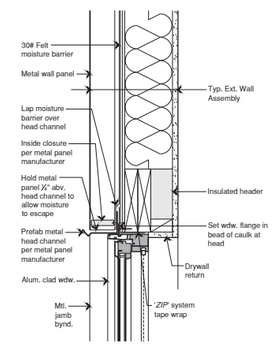

## Metal Siding to Soffit Detail | 8

SCALE: 1½" = 1' - 0"



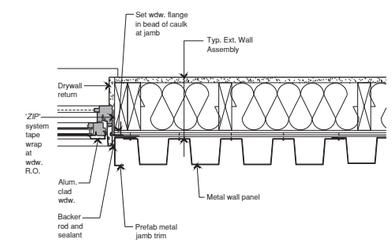

## Metal Siding Wdw. Sill Detail | 7

SCALE: 1½" = 1' - 0"



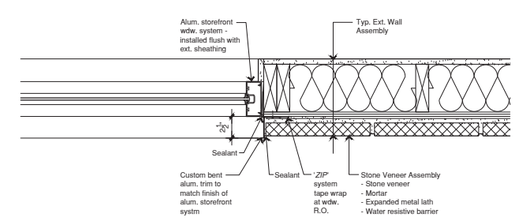

## Metal Siding Wdw. Head Detail | 6

SCALE: 1½" = 1' - 0"




## Metal Siding Wdw. Jamb Detail | 5

SCALE: 1½" = 1' - 0"




## Alum. Storefront Wdw. Jamb Detail | 9

SCALE: 1½" = 1' - 0"

# Material Transition Details

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DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3 - BUILDING A

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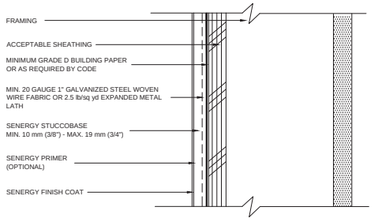
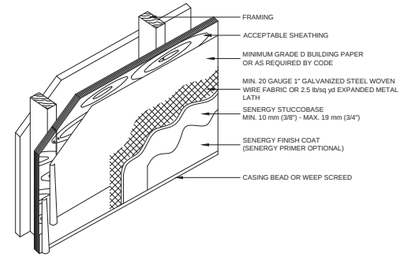
revisions:

Material Transition Details

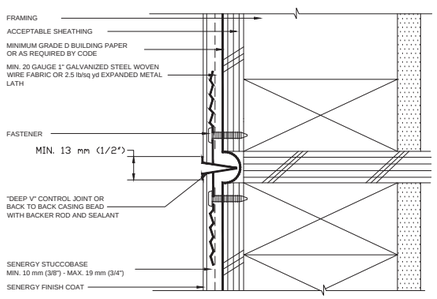
A7



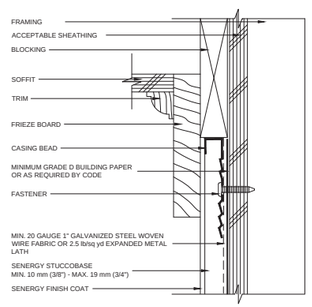

SWS-01 TYPICAL SENERGY STUCCO WALL SYSTEM APPLICATION



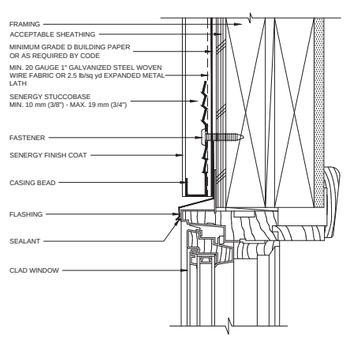

SWS-03 TYPICAL SENERGY STUCCO WALL SYSTEM (ISOMETRIC VIEW)



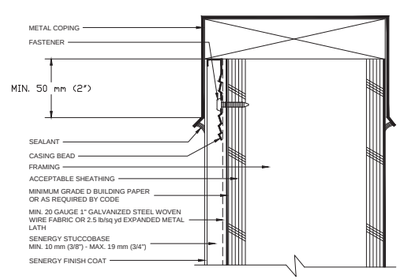

SWS-11 TYPICAL HORIZONTAL EXPANSION JOINT AT FLOOR LINE WOOD FRAME CONSTRUCTION



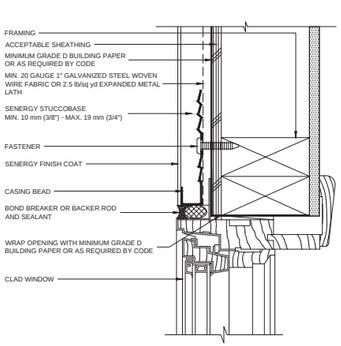

SWS-12 TYPICAL TERMINATION AT SOFFIT/GABLE END



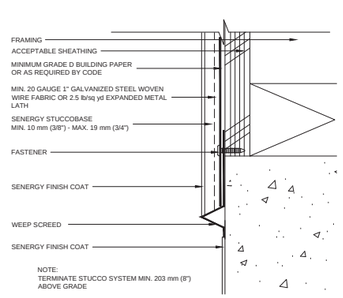

SWS-06 TYPICAL CLAD WINDOW HEAD



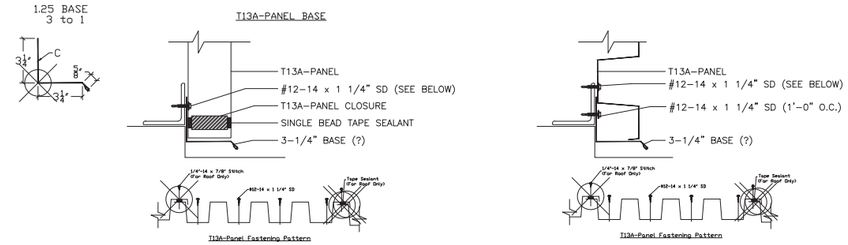

SWS-20 TYPICAL METAL COPING DETAIL

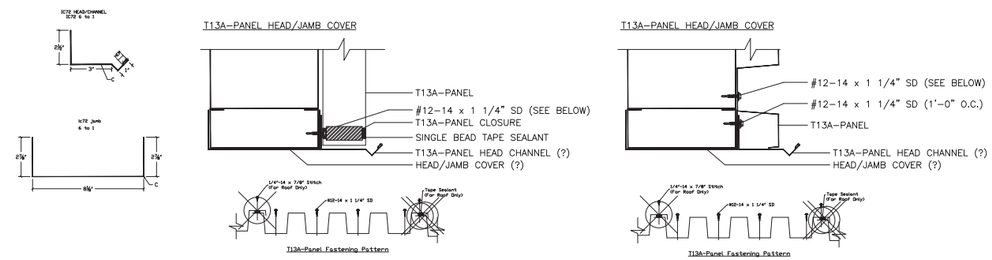


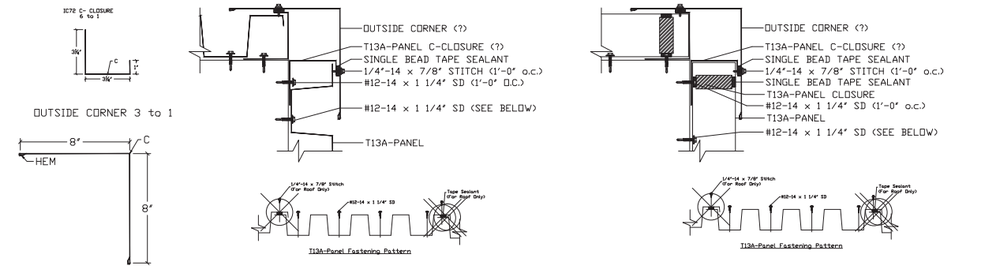

SWS-05 TYPICAL CLAD WINDOW JAMB (PLAN VIEW)

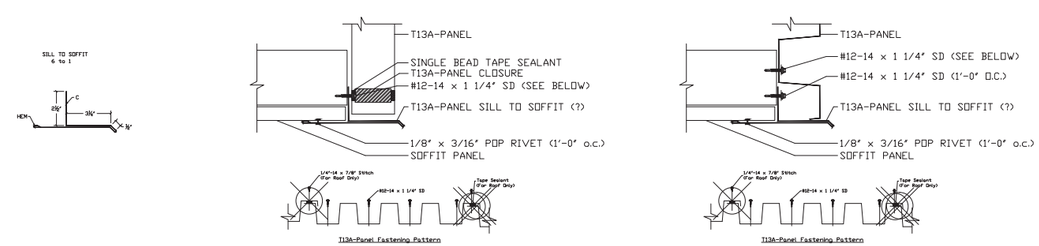



SWS-17 TERMINATION AT FOUNDATION

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STUCCO DETAILS

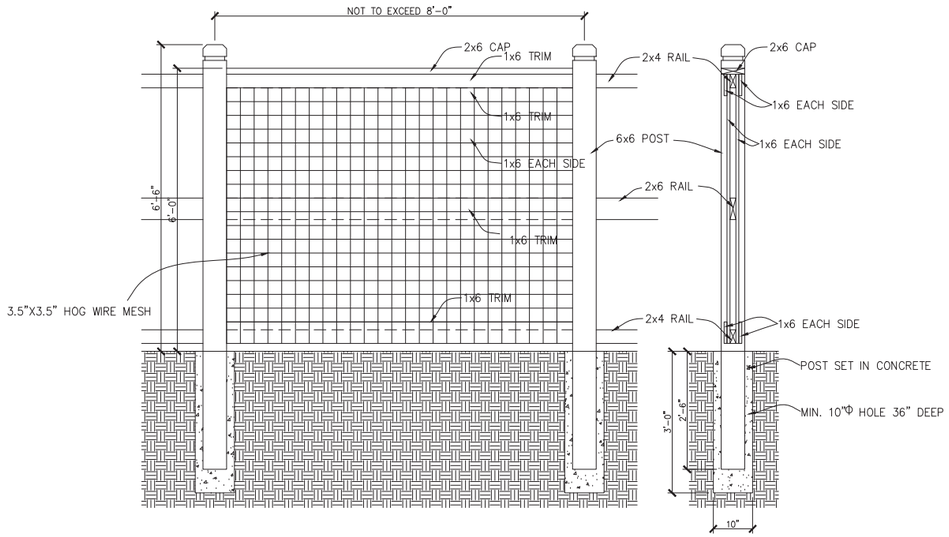
Market

Market Homes Construction Company
5723 Arapahoe Suite 2B

date: 9/30/16
drawn by: ck, rw
revisions:

STUCCO DETAILS

# POOL FENCE DETAIL

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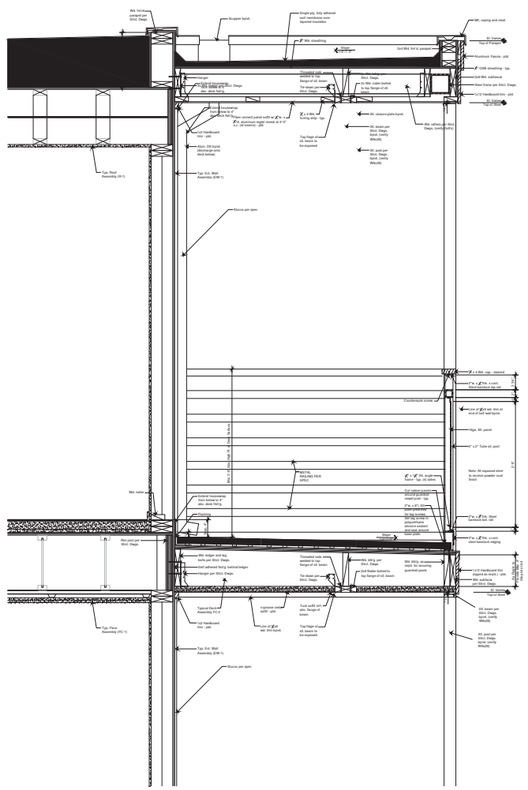
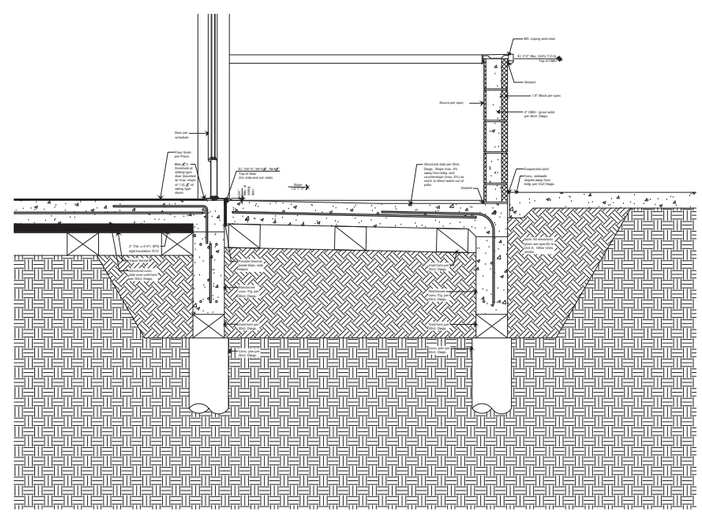


# ON GRADE PATIO DETAIL



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Markel
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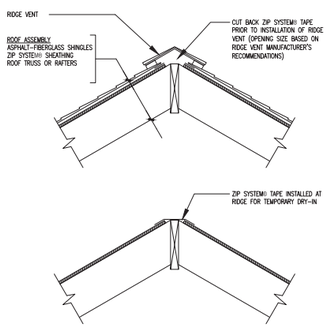
5723 Arapahoe Suite 2B

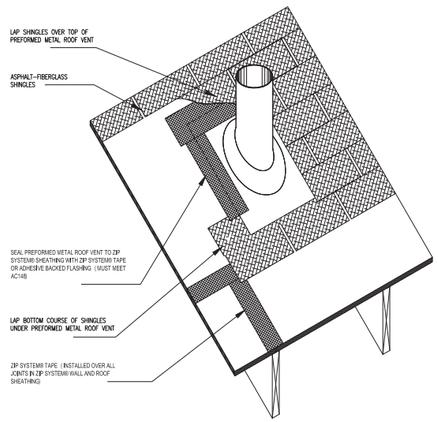
BUILDING DETAILS

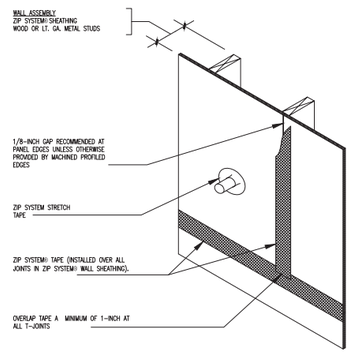
date: 9/30/16
drawn by: ck, rw
revisions:

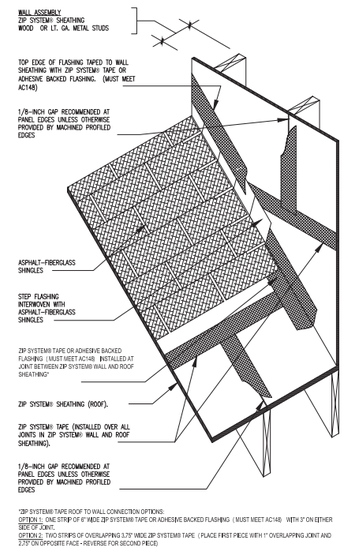
BUILDING DETAILS

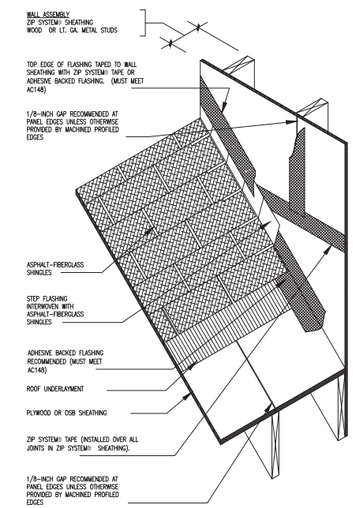
# ZIP SYSTEM DETAILS ROOF AND PENETRATIONS

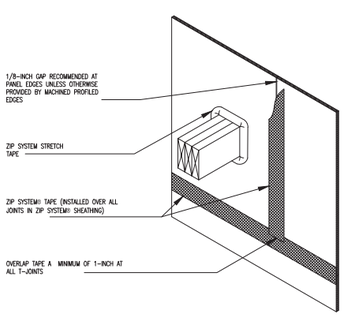


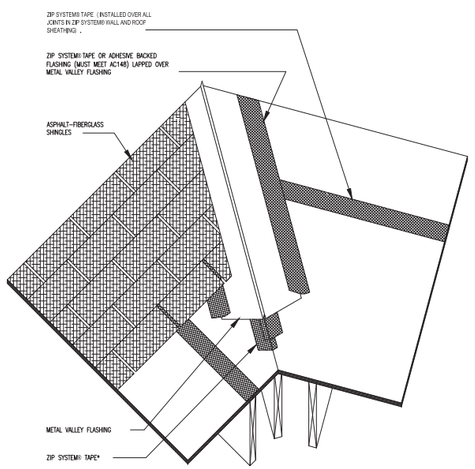



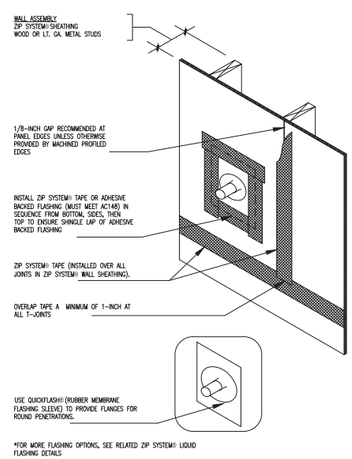



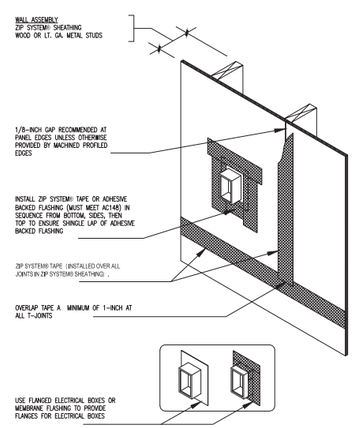



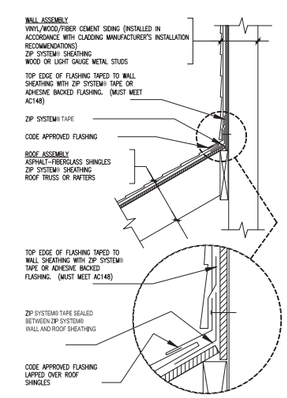

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Markel Homes Construction Company
5723 Arapahoe Suite 2B

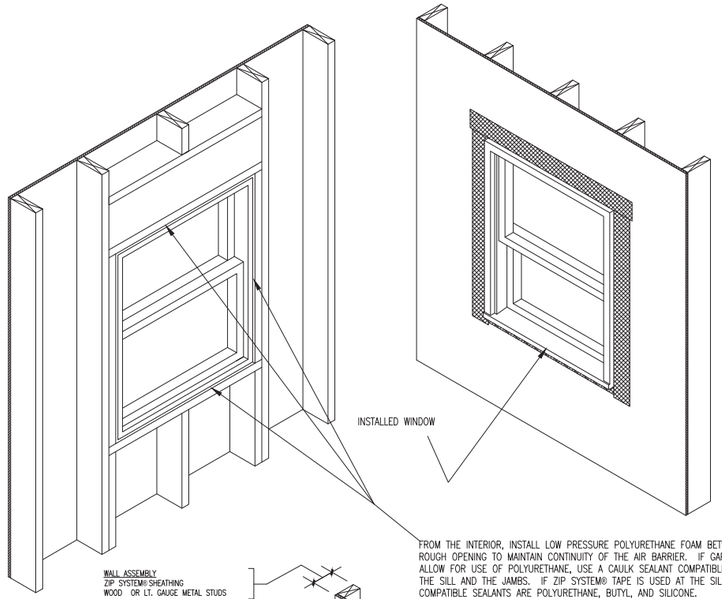
ZIP SYSTEM DETAILS

Markel

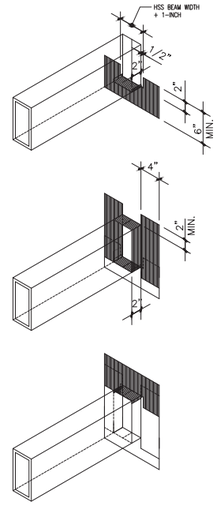
date: 09/30/16
drawn by: JM
revisions:

ZIP SYSTEM
DETAILS

# ZIP SYSTEM DETAILS WALLS



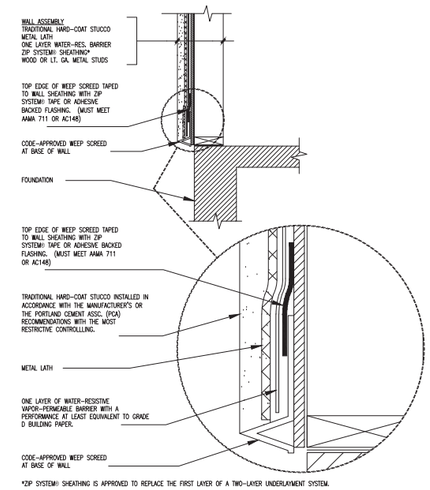

FROM THE INTERIOR, INSTALL LOW PRESSURE POLYURETHANE FOAM BETWEEN WINDOW AND ROUGH OPENING TO MAINTAIN CONTINUITY OF THE AIR BARRIER. IF GAP IS TOO NARROW TO ALLOW FOR USE OF POLYURETHANE, USE A CAULK SEALANT COMPATIBLE WITH FLASHINGS AT THE SILL AND THE JAMBS. IF ZIP SYSTEM® TAPE IS USED AT THE SILL AND THE JAMBS, COMPATIBLE SEALANTS ARE POLYURETHANE, BUTYL, AND SILICONE.

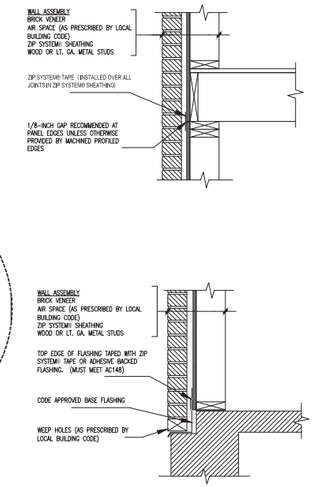


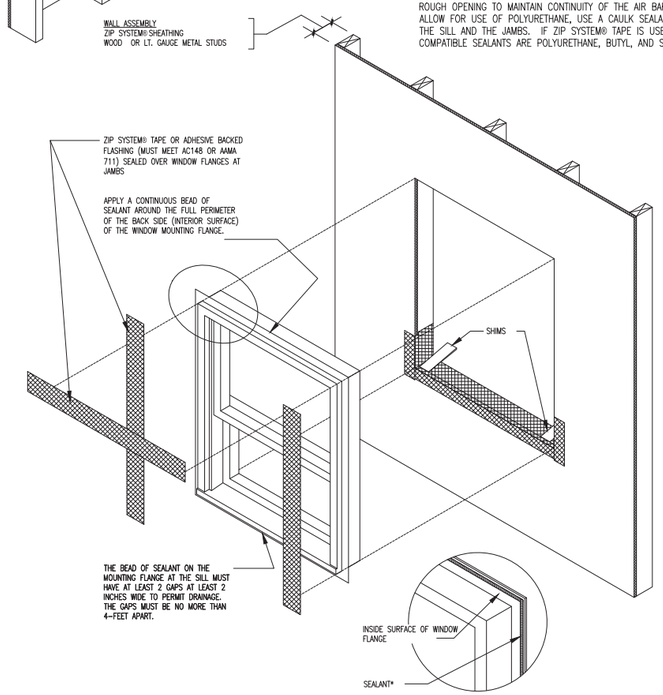

STEP 1
CUT FLASHING TAPE 1-INCH WIDER THAN HSS BEAM AND FLASH BOTTOM OF BEAM AS SHOWN. CENTER TAPE ON BEAM. LAP TAPE ON TO BEAM MIN. 2-INCHES.

STEP 2
USING ZIP SYSTEM TAPE, FLASH SIDES OF HSS BEAM LAPPING ON TO BEAM MIN. 2-INCHES. FLASHING TAPE TO EXTEND MIN. 2-INCHES ABOVE AND BELOW BEAM.

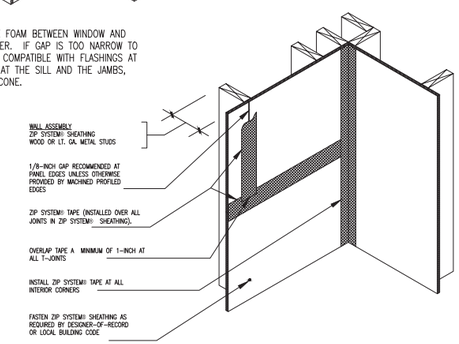
STEP 3
CUT FLASHING TAPE 1-INCH WIDER THAN HSS BEAM AND FLASH TOP OF BEAM AS SHOWN. SEE STEP 1 FOR DIMENSIONS. CENTER TAPE ON BEAM. LAP TAPE ON TO BEAM MIN. 2-INCHES.

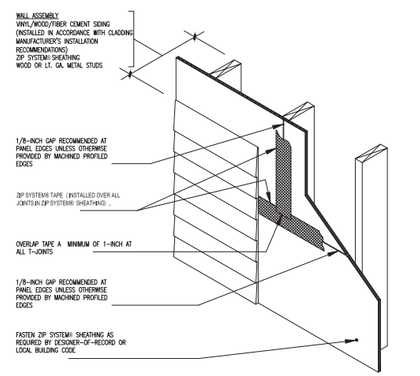


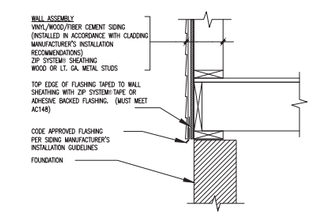



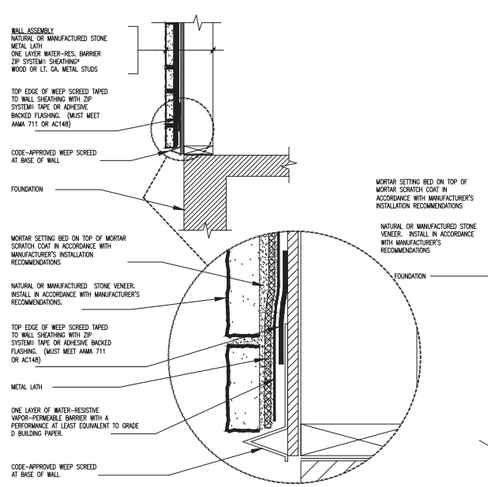



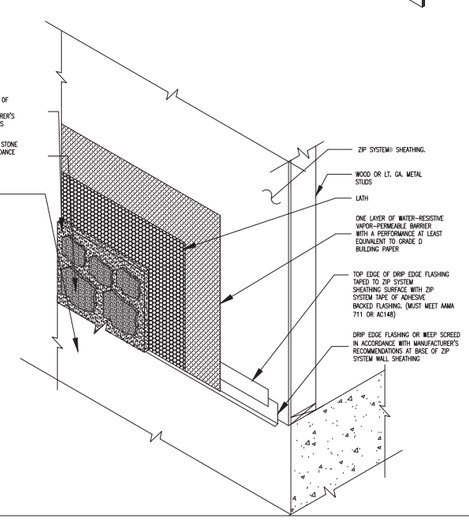

*WHEN USING ZIP SYSTEM TAPE, BUTYL, 100% SILICONE OR POLYURETHANE SEALANTS ARE ACCEPTABLE. DO NOT USE LATEX SEALANTS WITH ZIP SYSTEM TAPE. IF USING ANOTHER FLASHING TAPE, FOLLOW THE FLASHING MANUFACTURER'S RECOMMENDATION IN SELECTING A SEALANT COMPATIBLE WITH THE FLASHING.

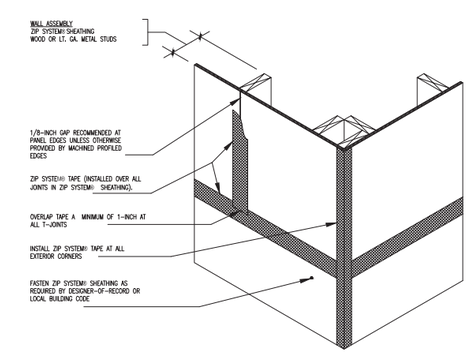
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ARCHITECT NAME
ARCHITECT
ACHITECT ADDRESS
ACHITECT ADDRESS
ACHITECT PHONE

(303) 449-8689
Boulder, Colorado 80301

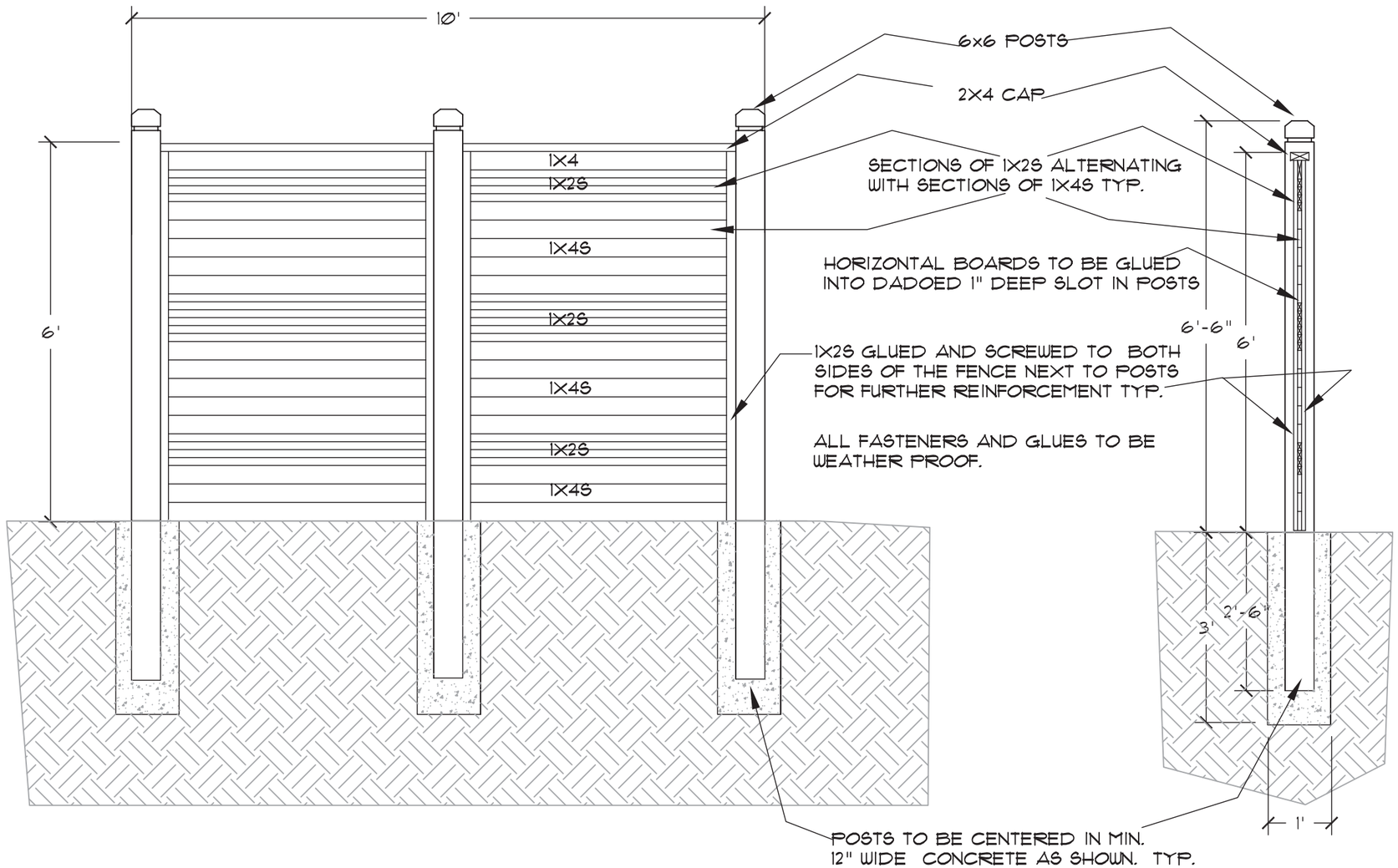
ZIP SYSTEM DETAILS

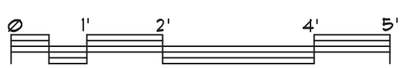
Markel

Markel Homes Construction Company
5723 Arapahoe Suite 2B

date: 09/30/16
drawn by: JM
revisions:

ZIP SYSTEM
DETAILS




SCALE 1/2" = 1'-0"

# DETAIL OF DUMPSTER ENCLOSURE

LAND MARK
Land Mark Design Inc.
landscape architects
1027 Pontiac Street
Denver, Colorado 80220
W 303-355-0673 H 303-355-84
www.landmarkdesigninc.com

DETAIL FOR LANDSCAPE DEVELOPMENT, BLOCK 3
DAKOTA RIDGE VILLAGE
BOULDER, COLORADO

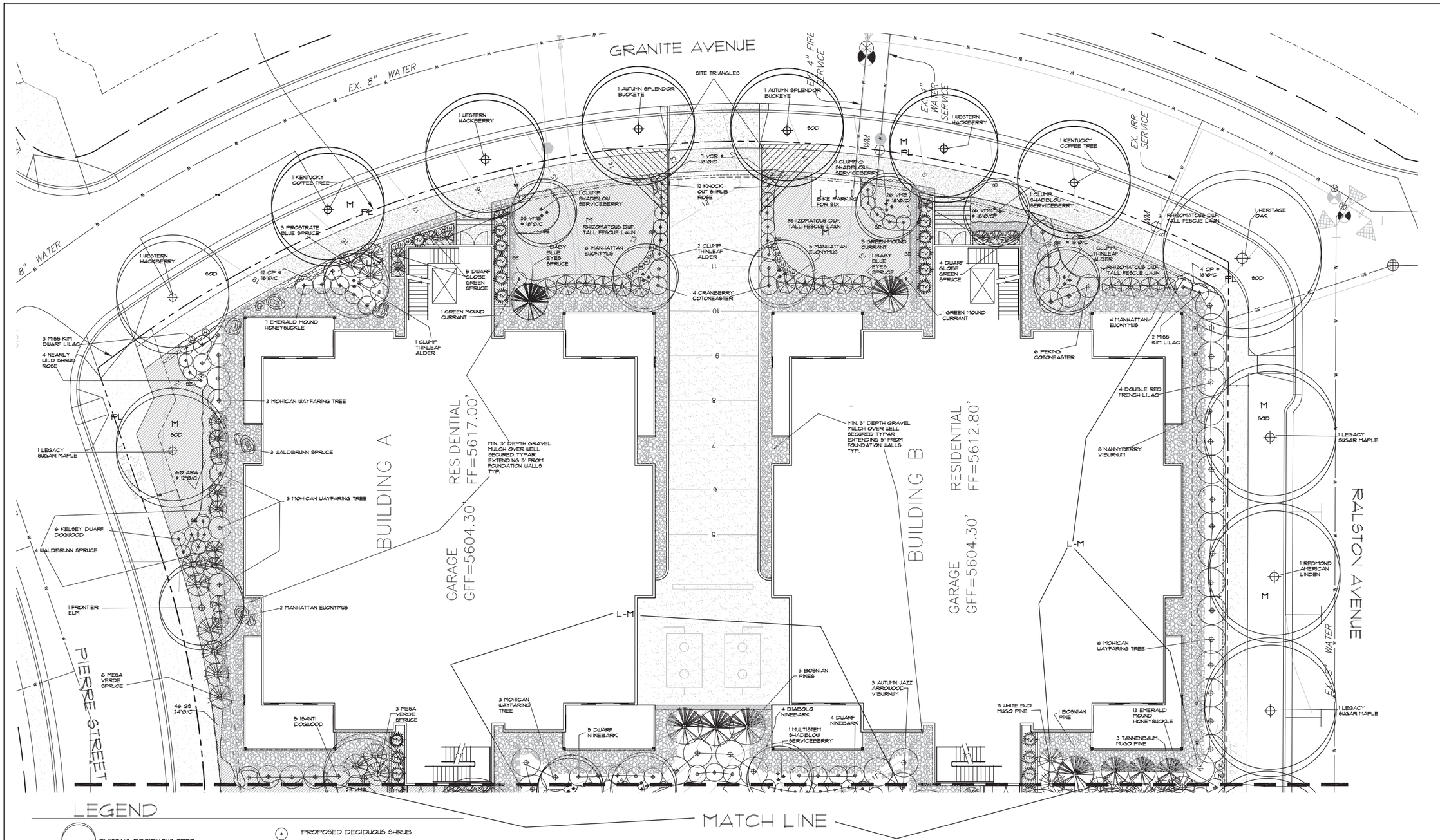
Markel
MARKEL HOMES, INC.
5723 ARAPAHOE RD. # 2B
(303) 449-8689
BOULDER, CO 80303

SCALE: AS SHOWN
DRAWN BY: SLE/GNB
CHECKED BY: GB
PROJECT No:
ISSUE DATE: 9/30/16

SHEET TITLE:
DUMPSTER ENCLOSURE DETAIL

SHEET NUMBER:
L

CUT SHEET 1 OF 1




## LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED CLUMP OR ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED BROADLEAF EVERGREEN SHRUB
- PROPOSED GROUNDCOVER, PERENNIAL OR VINE
- PROPOSED ORNAMENTAL GRASS
- CODED PERENNIAL
- PROPOSED STEP STONES
- LARGE DECORATIVE 'FOUND' BOULDERS
- SE — 1/8 " X6" STEEL EDGING
- M — MODERATE WATER ZONE HATCHED OR LABELED
- L-M — LOW TO MODERATE WATER ZONE
- L — LOW WATER ZONE

NOTE: ALL AREAS ARE LOW-MODERATE OR LOW WATER USE AREAS EXCEPT WHERE HATCHED OR LABELED WITH 'M' OR 'L'

Ø 2.5' 5' 10' 20' 30'
SCALE 1" = 10'-0"
NORTH

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303-355-0673
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# PLAN FOR LANDSCAPE DEVELOPMENT, BLOCK 3,BUILDINGS A & B
## DAKOTA RIDGE VILLAGE
## BOULDER, COLORADO

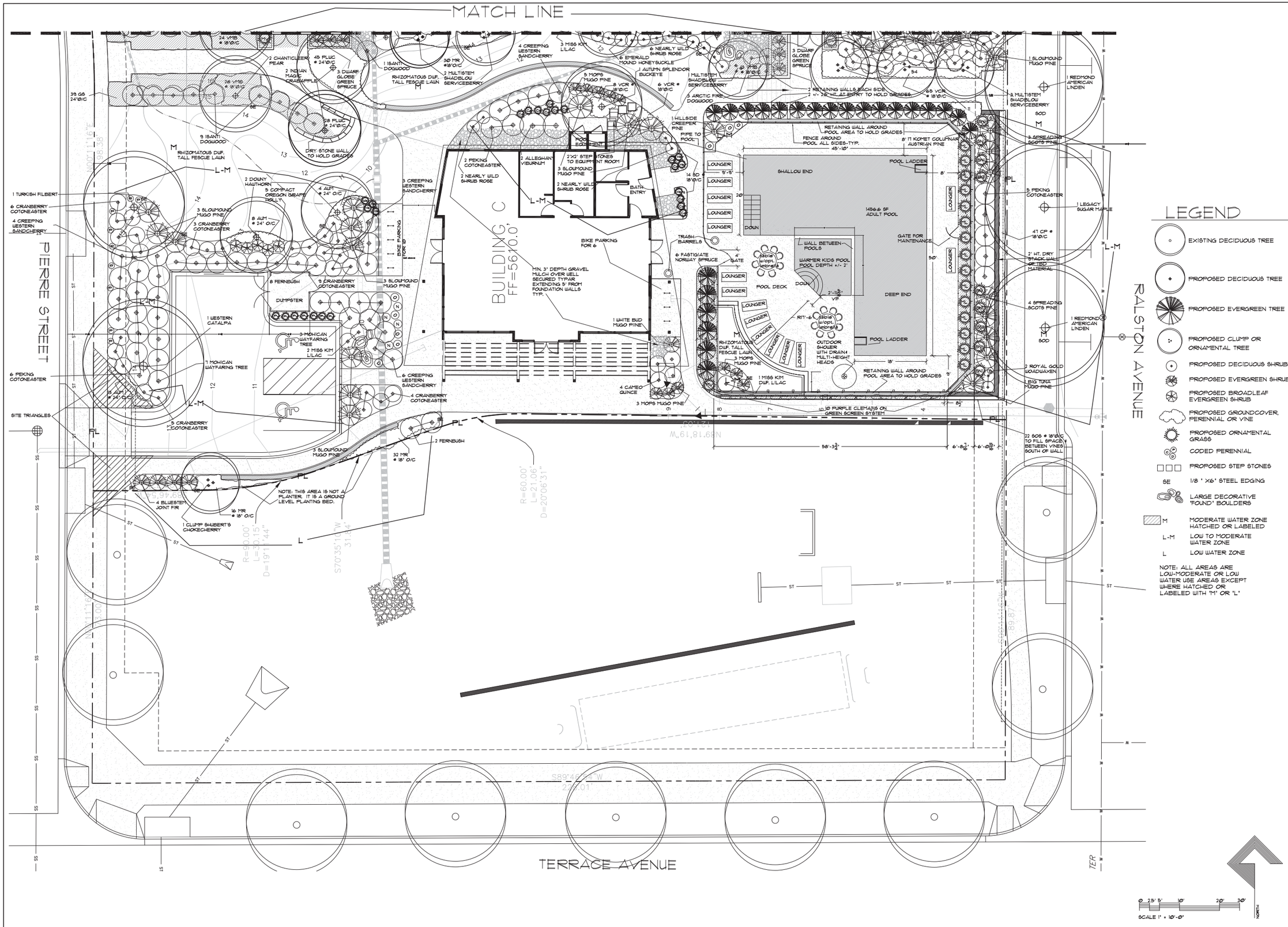
Markel
MARKEL HOMES, INC.
5723 ARAPAHOE RD. # 2B
(303) 449-8689
BOULDER, CO 80303

| | |
|---|---|
| SCALE: | AS SHOWN |
| DRAWN BY: | SLE/GNB |
| CHECKED BY: | GB |
| PROJECT No: | |
| ISSUE DATE: | 9/30/16 |
| REVISIONS: | |
| REVISIONS: | |

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1

SHEET 1 OF 3





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# PLAN FOR LANDSCAPE DEVELOPMENT, BLOCK 3,BUILDING C & POOL
## DAKOTA RIDGE VILLAGE
## BOULDER, COLORADO


Markel
MARKEL HOMES, INC.
5723 ARAPAHOE RD. # 2B
(303) 449-8689
BOULDER, CO 80303

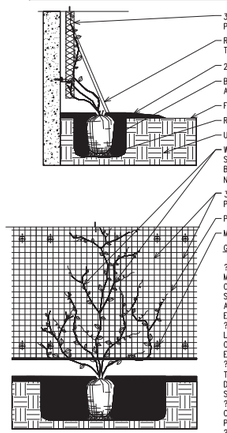

| | |
|---|---|
| SCALE: | AS SHOWN |
| DRAWN BY: | SLE/GNB |
| CHECKED BY: | GB |
| PROJECT No: | |
| ISSUE DATE: | 9/30/16 |
| REVISIONS: | |
| REVISIONS: | |
| REVISIONS: | |

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L2

SHEET 2 OF 3

FOR GENERAL INFORMATION ONLY - FOR PROJECT SPECIFIC PLANTING DETAILS REFER TO LANDSCAPE/ CIVIL DWGS.




GENERAL NOTES:

? CHOOSING THE APPROPRIATE PLANT MATERIAL FOR greenscreen ? REQUIRES CAREFUL CONSIDERATION OF CLIMATE ZONE, SUN AND WIND EXPOSURE, SOIL TYPE, WATER AND NUTRIENT NEEDS FOR DESIRED VISUAL EFFECT.

? greenscreen ? RECOMMENDS THAT A LANDSCAPE ARCHITECT, LANDSCAPE DESIGNER, OR A HORTICULTURIST BE CONSULTED FOR EACH APPLICATION.

? PLANT VINES PER LANDSCAPE PLANS. TYPICAL SPACING VARIES FROM 1' TO 4' O.C. DEPENDING ON VINE SPECIES AND CONTAINER SIZE.

? IRRIGATION WILL BE REQUIRED IN MOST CLIMATE ZONES. INSTALL PER LANDSCAPE PLANS.

? greenscreen ? DOES NOT SUPPLY PLANT MATERIAL.

COLOR LINE WEIGHTS:
RED- 0.60
YELLOW- 0.40
MAGENTA- 0.35
GREEN- 0.30
CYAN- 0.25
COLOR 30- 0.10
COLOR 8- 0.15
COLOR 9- 0.15

NOTE:
*SPECIFIC ENGINEERING MAY BE REQUIRED BASED ON SITE SPECIFIC CONDITIONS, LOCAL WIND LOAD, AND VERTICAL HEIGHT OF FENCE/SCREEN.
*VERIFY PANEL SPAN AND CLIP SPACING FOR ALL ROOFTOP INSTALLATIONS AND ALL INSTALLATIONS 20' ABOVE GRADE
*SECTION AND ELEVATION- TYPICAL FOR WALL MOUNTED APPLICATION DETAIL SIMILAR FOR STEEL MOUNTED PANELS

## GREENSCREEN VINE SUPPORT DETAIL

SCALE: 1"=2'-0"

## NOTES

**1. Sod** Sod shall consist of pure stand of rhizomatous tall fescue available at Turf Master Ltd. 866-453-8311 or turfmaster@interfold.com

**2. Soil Preparation**
All new planting areas shall have the soil prepared by thoroughly combining a minimum of 4 cubic yards/thousand square feet of A-1 Organics Biocomp or B.O.S.S./Black Tea compost, 5 way organics into the soil to a minimum depth of 6" prior to planting except in native wetland seeding areas.

**3. Mulch**
All areas left bare after planting shall be mulched until plants are established and fully cover the landscaped area. A minimum of 3" depth, natural colored supreme fiber or shredded cedar mulch shall be used in all areas on the south, west and southwest facing sides of buildings and in the interior parking lot landscaped areas as well as adjacent to sidewalks. Care shall be taken not to install rock mulch on slopes where it can roll onto sidewalks and cause hazards. Rock mulch shall be laid at a minimum depth of 3". In areas where flowers and ground covers are planted a 1" deep layer of bark fines or supreme fiber shall be used. Weed barrier is not allowed. In the bottom of drainage areas only rock mulch, cobbles and the like may be used as a mulch.

All mulch shall be established in such a manner as to be non injurious to the plants and shall be sorted to eliminate pieces of unshredded wood, trash and other foreign materials. No pieces larger than 3/4" diameter and longer than 6" may be used.

**4.Top of grade**, prior to planting must be at least 1 ½" lower than the adjacent pavement or edging.

**5.** A low volume **irrigation system**, adequate to irrigate the new plantings according to their needs, shall be provided. Please note water zones indicated on plans. Lawn areas shall be irrigated on separate zones from other plants. Trees in the ROW and other plants located 3 feet or closer to the foundations of buildings shall be irrigated using drip type irrigation. Drip type irrigation is required on all plants except lawn

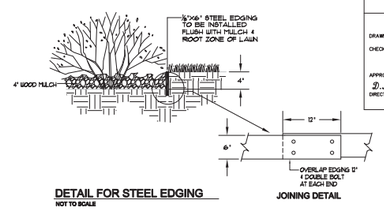
**6. Maintenance**
All mainicured lawn areas shall be mowed at least weekly during the growing period to a depth of no shorter than 2". A mulching lawn mower may be used as long as clippings are well chopped and distributed evenly otherwise clippings must be bagged. Lawns shall be fertilized at least once in the fall. Other fertilizer may not be necessary if mulching is employed. Edges of lawns shall be neatly trimmed the same length as the rest of the lawn. Care shall be taken to stay away from tree trunks and other non-turf plants with the trimmer and the lawn mower. If needed areas around these plants shall be hand trimmed or weeded so that mowers and power trimmers do not injure the bark and stems of these plants.

Trees shall be pruned as needed to maintain proper heights above walks, drives and streets. (Normally 8' above walks and 13' above streets.) Additionally the health of trees, shrubs and other plants within the Public ROW and Open Space Areas shall be regularly checked and maintained by a knowledgeable crew able to make decisions about fertilizing, pruning, insect and disease control. All plants shall be maintained to retain their natural habit not pruned into balls and weird shapes. Any pruning shall be conducted according to the proper Colorado industry standards.

Any shrub, flower and ground cover areas shall be checked and regularly weeded as necessary, especially during their establishment period. Flowers shall be dead headed, as needed, to maintain long term flowering.

**7. In cases where there is a discrepancy between the plant list and the plan, the plan rules.**

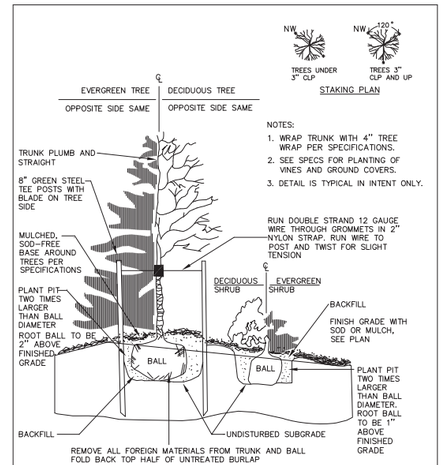
**8. Please see written specification for other information - available from Markel Homes.**




**DETAIL FOR STEEL EDGING**
NOT TO SCALE

**JOINING DETAIL**

## LIST OF NEW PLANT MATERIALS

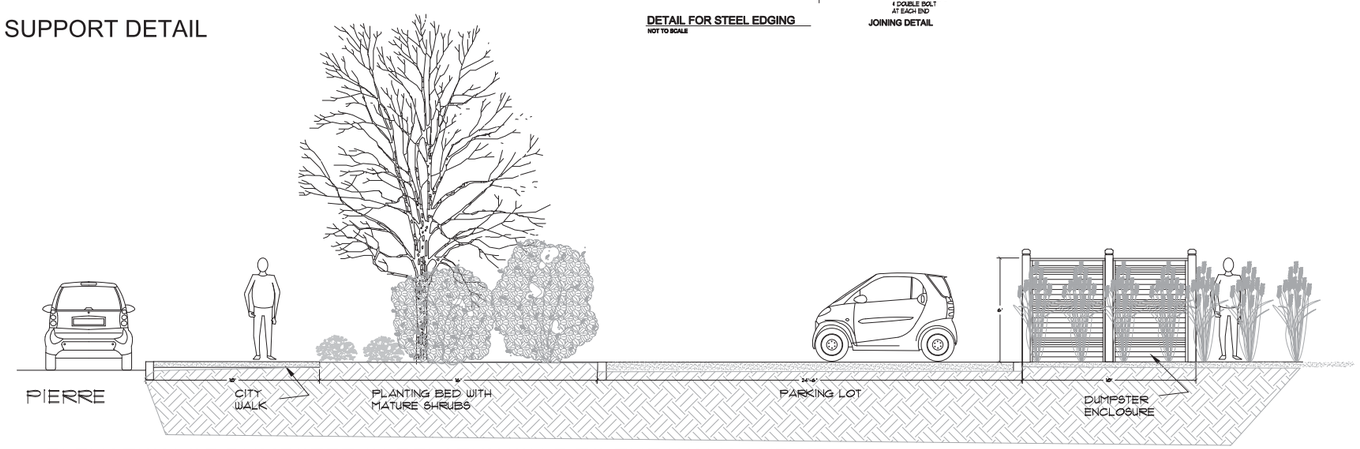



NOTES:
1. WRAP TRUNK WITH 4" TREE WRAP PER SPECIFICATIONS.
2. SEE SPECS FOR PLANTING OF VINES AND GROUND COVERS.
3. DETAIL IS TYPICAL IN INTENT ONLY.

DRAWN BY: JSH
CHECKED BY: SRW
APPROVED BY: D.A. Rhodes
DIRECTOR OF PUBLIC WORKS

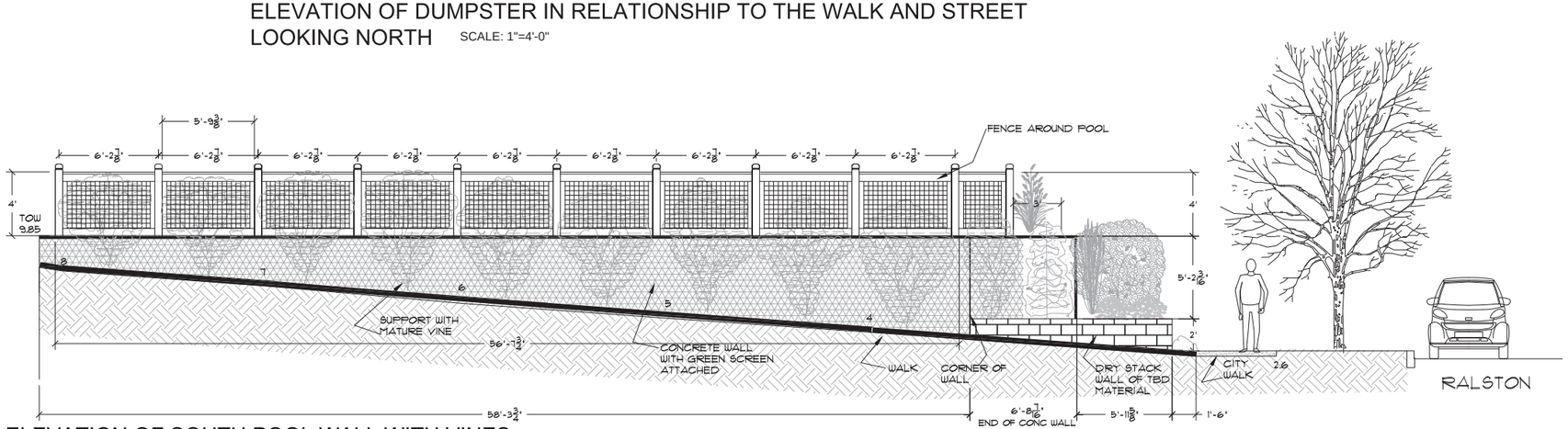
CITY OF BOULDER, COLORADO
TREES AND SHRUBS PLANTING DETAIL

ISSUED: JULY 2, 1998
REVISED: _____
DRAWING NO. 3.02




## ELEVATION OF DUMPSTER IN RELATIONSHIP TO THE WALK AND STREET LOOKING NORTH

SCALE: 1"=4'-0"




## ELEVATION OF SOUTH POOL WALL WITH VINES

SCALE: 1"=4'-0"

## SUMMARY CHART

DRV BLOCK 3, NORTH OF DETENTION POND

| Summary Chart of Landscape Calculations | | required | provided |
|---|---|---|---|
| total sf area within PL | 54606.35 SF | | |
| total sf buildings within PL | 20555 SF | | |
| total sf of pool and pool deck | 4053.23 SF | | |
| total sf of parking lot | 1885 SF | | |
| Total landscaped area within PL including gravel and walks (excludes buildings, parking area, pool and pool deck) | 28313.12 SF | | |
| total number of parking stalls | 2 | | |
| total interior parking lot landscaping | na | | |
| total perimeter parking lot landscaping | included with other landscaping | | |
| total number of street trees in ROW | as many street trees as space allowed | 17 | 15 |
| total trees inside PL counting toward required street tree number | | | 3 |
| total number of trees within PL (including evergreen trees) not counted toward street tree numbers | | 19 | 54 |
| total number of shrubs | | 94 | 309 |
| total quantity of plant material | see provided list | | 1108 |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DETAILS FOR LANDSCAPE DEVELOPMENT, BLOCK 3
DAKOTA RIDGE VILLAGE
BOULDER, COLORADO


Markel
MARKEL HOMES, INC.
5723 ARAPAHOE RD. # 2B
(303) 449-9689
BOULDER, CO 80303


SCALE: AS SHOWN
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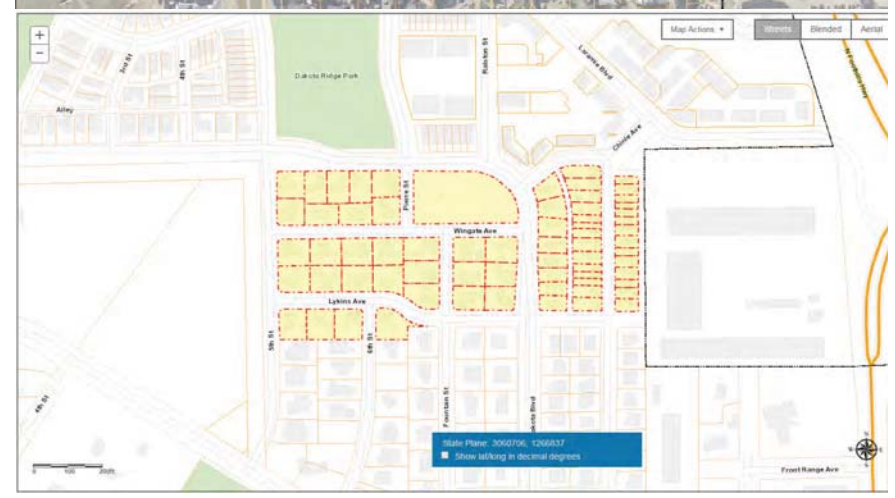
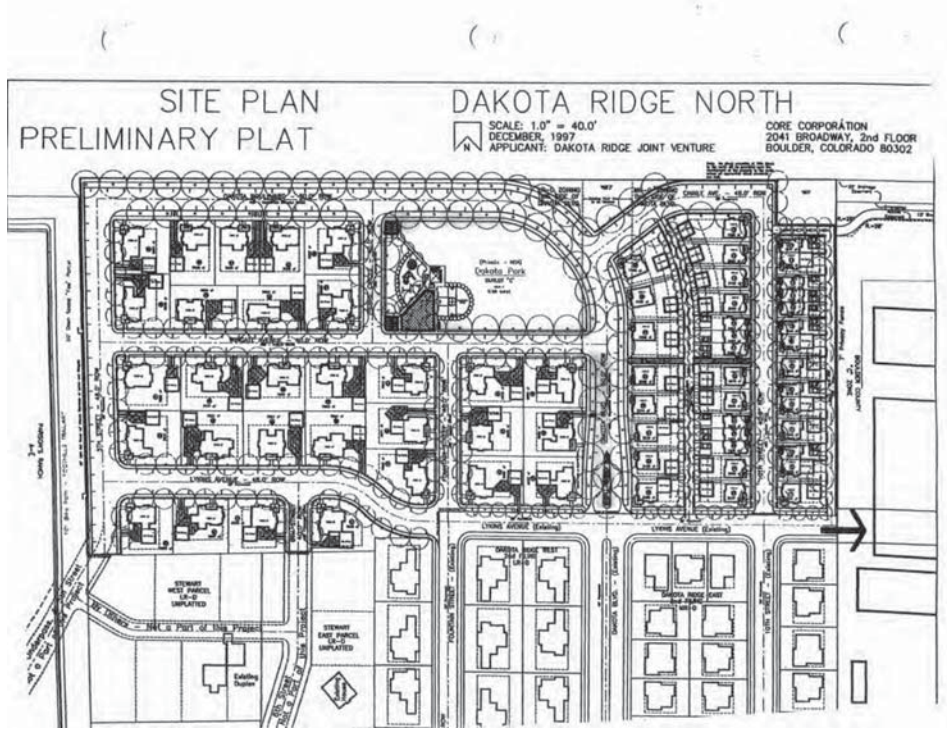
CHECKED BY: GB
PROJECT No:
ISSUE DATE: 9/30/16
REVISIONS:
REVISIONS:

SHEET TITLE:
DETAILS, NOTES & LISTS

SHEET NUMBER:
L3
SHEET 3 OF 3

DAKOTA RIDGE NORTH NEIGHBORHOOD



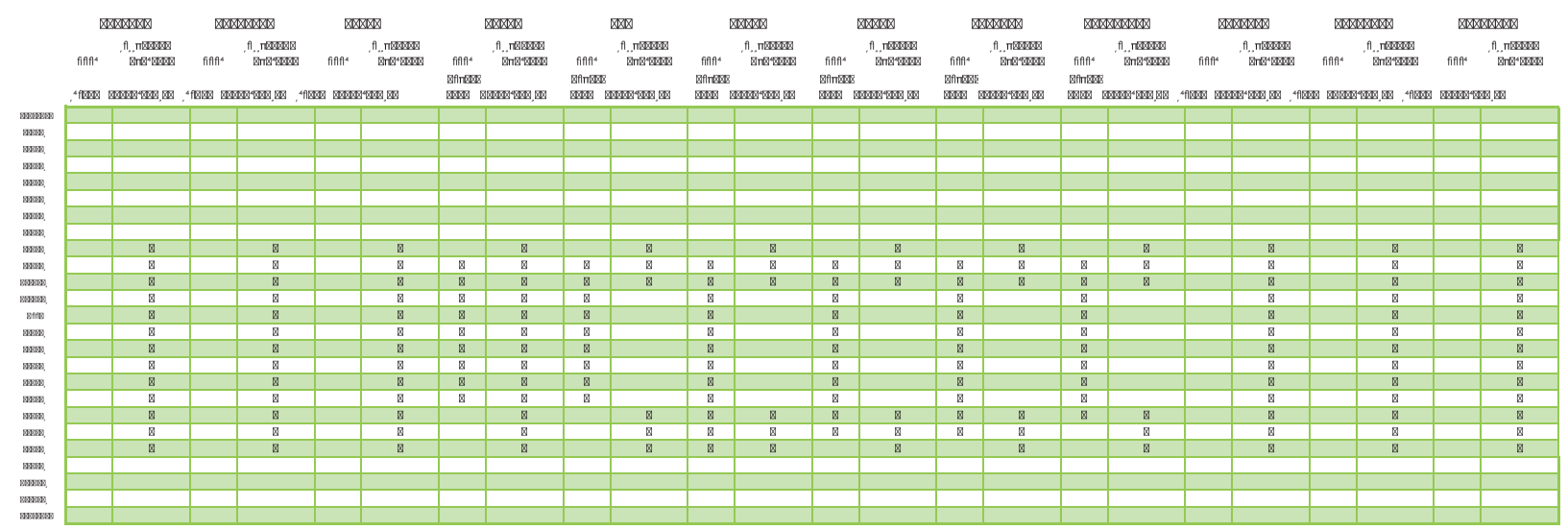

8.31.16

To the City of Boulder Planning Staff:

Thank you for your time and consideration on the Pool and Community Center on the Dakota Ridge Village Block 3 site plan submittal. In regards to the sale of memberships to people outside of our direct HOA, we would like to sell a maximum of 30 memberships to the pool only to the neighborhood that is immediately to our south: Dakota Ridge North Neighborhood. Please see the attached map on Exhibit A for the boundary of the adjacent neighborhood.

Sincerely,

Diane Soucheray, Dakota Ridge HOA president



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ARCHITECT
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(303) 447-2714

GLENN FRANK
ENGINEERING
2450 CENTRAL AVE
SUITE: P - 5
BOULDER
CO 80301
(303) 554-9591
FAX 554-9592
STRUCTURAL

DAKOTA RIDGE VILLAGE, PHASE 1, BLOCK 3

Markel Homes Construction Company
5723 Arapahoe Suite 2B
Boulder, Colorado 80301
(303) 449-8689

date: 09/30/16
drawn by:
revisions:

Community Center
and Pool
Membership

A4-1st floor.dwg

Case #: LUR2015-00113

Project Name: Dakota Ridge Village, Phase 1, Block 3

Date: Oct. 11, 2016

## CRITERIA FOR REVIEW

### V. CITY CODE CRITERIA CHECKLIST

**Section 9-2-14(m) Amendments to Approved Site Plans:**

(1) No proposal to modify, structurally enlarge, or expand any approved site review, other than a minor modification or minor amendment, will be approved unless the site plan is amended and approved in accordance with the procedures prescribed by this section for approval of a site review, except for the notice and consent provisions of this subsection.

(2) No proposal to modify, structurally enlarge, or expand that portion of a building over the permitted height will be approved unless the site plan is amended and approved in accordance with the procedures prescribed by this section for approval of a building above the permitted height.

(3) If an applicant requests approval of an amendment to an approved site plan, the city manager shall provide public notice pursuant to Section 9-4-3, "Public Notice Requirements," B.R.C. 1981.

(4) The owners of all property for which an amendment is requested shall sign the application.

**Section 9-2-14(h), B.R.C. 1981, "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 land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

*Staff finds that the development proposal, on balance, is consistent with the goals and intent of the BVCP and Site Review criteria. The proposal is found to be generally consistent with the zoning and the BVCP land use designation densities. The project supports opportunities for a variety of housing types and is generally consistent with established neighborhood character.*

*Specifically, the project has been found to meet the following BVCP policies:*

- *1.19 Jobs:Housing Balance*
- *2.03 Compact Development Pattern*
- *2.09 Neighborhoods as Building Blocks*
- *2.10 Preservation and Support for Residential Neighborhoods*
- *2.14 Mix of Complimentary Land Uses*
- *2.30 Sensitive Infill and Redevelopment*
- *2.31 Design of Newly-Developing Areas*
- *2.37 Enhanced Design for Private Sector Projects*
- *7.06 Mixture of Housing Types*
- *7.09 Housing for Full Range of Households*

*Staff finds that the general layout of the development is appropriate in that it qualifies as an infill development that is sensitive to the surrounding development.*

*Refer to checklist below for analysis regarding consistency with the North Boulder Subcommunity 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:

✓ **(i)** The density permitted in the Boulder Valley Comprehensive Plan, or,

*The site is designated for a Medium Density Residential land use and the density is not permitted to exceed 14 dwelling units per acre. At 12.7 dwelling units per acre, the project would conform to this density.*

**N/A (ii)** The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.

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

*The development would not be rendered infeasible in meeting the BVCP policies or the site review criteria based upon the requirements and recommendations made within these comments.*

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

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

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

*The site includes greenspace, landscape areas and a community pool, which will provide accessible and function open space for residents and visitors to the site.*

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

*The project does not contain any detached units. However, private open space will be provided for each dwelling unit.*

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

*There are no identified natural features or species of concern on the property.*

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

*Landscape areas around the buildings, open space around the swimming pool and an adjacent grass outlot will provide relief to the density of the development.*

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

*The proposed swimming pool is large and will be open to residents of the site and to a membership of 30 individuals within the Dakota Ridge area shown within the approved plans.*

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

*No environmental features or natural areas exist on the property.*

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

*Public sidewalks will be built around the perimeter of the development and will connect to existing sidewalks in the Dakota Ridge neighborhood.*

**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 landscape plan includes a variety of plantings that will provide color and contrast to the hard surface areas of the pool and along the walkways on the site.*

✓ **(ii)** Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

*There are no identified important native species, healthy, long lived trees, plant or animal species of concern on the site.*

✓ **(iii)** The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards," and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and

*The proposed plantings exceed the minimum requirements of the landscaping regulations consistent with this criterion.*

✓ **(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.

*Ornamental and evergreen trees as well as ground plantings are proposed along all adjacent roadways and will provide for attractive streetscapes enhancing the architectural features of the buildings that face the street.*

✓ **(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;

*Aside from a small parking area and drive to access structured parking beneath the structures, there is little circulation on the site that could be conducive to high speed travel.*

✓ **(ii)** Potential conflicts with vehicles are minimized;

*Vehicular areas on the site are minimized and designed for enhanced visibility and traffic calming to reduce the potential for any vehicular conflicts.*

✓ **(iii)** Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrianways and trails;

*The site was originally approved as part of the Dakota Ridge development and does not include any requirements for bikeways, pedestrianways etc. It would nevertheless include pedestrian walkways on the site and sidewalks at its perimeter that would connect to the existing sidewalks within Dakota Ridge.*

✓ **(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;

*Walkabilty on the site will be supported by pedestrian walkways and sidewalks and long term and short term bicycle parking are positioned in convenient locations for residents and visitors to the development.*

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

*A Transportation Demand Management (TDM) plan is required as part of the development and includes bicycle parking in excess of requirements and participation within the NECO bus pass program.*

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

*See (iv) above.*

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

*Other than a small surface parking area and a short drive to access parking under the buildings, the amount of land devoted to vehicles or streets is greatly minimized.*

✓ **(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 will accommodate parking beneath the building, bike parking in the garage and at surface level and includes pedestrian pathways through the site. The garages are confined to the lower levels of the buildings and will thus confine the impacts of noise and exhaust.*

✓ **(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;

*Internal stairwells into the structured parking spaces will provide convenient access to parking and vehicular areas while also providing appropriate separation for safety and aesthetic reasons.*

✓ **(ii)** The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

*The majority of parking areas on the site are confined to two nearly subterranean parking garages which greatly minimize the amount of land devoted to parking purposes.*

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

*As stated above, most of the parking areas on the site are not visible at surface level and the parking area that is provided for the community building is minimized to necessary accessible parking spaces and is well landscaped to enhance its appearance.*

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

*See (iii) above.*

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

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

*In all, the proposed project represents infill development that is compatible with the surrounding low and medium density residential in the area.*

*<u>Mass and Scale:</u> The buildings range from one-story to three-story and are articulated to reduce any sense of mass. The massing and scale will be compatible with the existing character of the area as a result.*

*<u>Orientation:</u> The buildings will orient to the north and south and to adjacent streets which matches the majority of buildings within the Dakota Ridge development.*

*<u>Architecture:</u> The Dakota Ridge development is a mix of contemporary and traditional architecture that blend together with common elements and color. The proposed project will be predominantly contemporary, but will fit in well with the surrounding architecture.*

*<u>Configuration:</u> The configuration of buildings on the lot are appropriate with buildings addressing the street and framing open spaces within the site.*

*<u>Height:</u> The buildings are proposed at 35-feet and will match the allowable height of other buildings the neighborhood and will, thus be compatible with the character of the area. Also see discussion below under criterion (ii).*

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

*The buildings will comply with the 3-story and 35-foot limit of the zoning district and will match the height of existing buildings of the area.*

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

*With the exception of an undeveloped outlot to the south, the property includes the entire block and will not have any shadow impacts on adjacent properties.*

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

*The project will be compatible with its surroundings with its use of stone veneer, board and baton, and stucco accents and will be attractively landscaped to blend into the neighborhood. Signage and lighting will be evaluated at later permit stages, but will be required to be consistent with the land use code.*

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

*The project includes high quality materials and window glazing on every level including the garage level, which with attractive perimeter landscaping will be conducive to the pedestrian experience consistent with this criterion.*

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

*Public facilities or amenities are not required for the site. A community pool for Dakota Ridge members would be a key component of the project.*

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

*The Dakota Ridge neighborhood contains single-family homes, townhomes and apartments and has a high percentage of different housing types. The proposed stacked flats in the subject location will add to this diversity.*

✓ **(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;

*Construction plans will be required at time of building permit to demonstrate that building codes are met with respect to noise minimization. The arrangement of units at this stage is determined to be appropriate to ensure livability.*

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

*A detailed lightning plan will be required at time of Technical Documents and will be required to meet section 9-9-16, "Outdoor Lighting," B.R.C. 1981.*

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

*The project will be compatible with its surroundings with its use of stone veneer, board and baton, and stucco accents and will be attractively landscaped to blend into the neighborhood.*

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

The applicant has indicated intent to do a Net-Zero Community building, utilizing solar hot water to heat the pool, around 20% of the monthly BTU's and conserving water through a drip system to individual plants and a rain sensor.

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

*The project will present a sense of permanence and will include appropriate detailing with its use of stone veneer, board and baton, and stucco accents and will be attractively landscaped to blend into the neighborhood.*

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

*The site has a mild slope on it and descends from west to east. The buildings would conform to the natural contours of the land and cut and fill is the minimum necessary to minimize cut and fill.*

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

N/A **(xv)** In the urbanizing areas located on the major streets shown on the map in Appendix A 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.

✓ **(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.

*The primary open space of the project is located south of the proposed residential buildings and will minimize the possibility of buildings being located to the south such that shading of the subject buildings would occur.*

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

*The lot is not proposed for reconfiguration or subdivision.*

✓ **(iii)** *Building Form:* The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.

*The majority of rooflines of the building are either flat or slope to the south. This form would be conducive to solar panel installation on the buildings.*

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

*The landscape plan takes into account potential for shading in the future with its positioning larger trees along the streetscapes away from the buildings and placing ornamental trees closer to the buildings.*

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 **(i)** *Potential Land Use Intensity Modifications:*

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

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

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

**(d)** Land use intensity may be increased up to 25 percent in the BR-1 district through a reduction of the lot area requirement.

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

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

N/A **(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:

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:

**NORTH BOULDER SUBCOMMUNITY PLAN**

**Development Guidelines for All Neighborhoods**

**Building and Site Design**

✓ Locate compatible building types to face one another across streets. Change design rules at rear or side property lines rather than down the middle of the street.

✓ Position houses so that their front doors and front yards face the street.

✓ Leave front yards open wherever possible. When front yard fences are provided, they should be low and open.

✓ Design houses so that garage doors do not dominate the front facade. Locate garage doors no less than 20' behind the principal plane of the front of the houses; detached garages are preferred.

✓ Except in areas recommended for low density rural-type character, position buildings close to the street to create a more pedestrian friendly atmosphere. Rather than a conventional "setback", create a "build-to" line. Provide high quality building design with attention to detail. Avoid monotonous building designs: include human scale features such as porches, varied building elevations, and varied sizes and styles.

✓ Plant street trees along all streets at the time of development or redevelopment of any property.

N/A Design streets to be as narrow as possible.

✓ In higher density areas where parking lots are needed, design the lots so that they are small and clustered. Locate parking in the back of buildings, not in the front.

✓ Use alleys wherever possible to provide a "service" side to properties. Reduce curb cuts and sidewalk interruptions on the "public" side of lots.

**Transportation Connections**

N/A Comply, at a minimum, with the Transportation Plan in section 8.

N/A Design streets to be multi-purpose public spaces--comfortable for the pedestrian and bicyclist--not just asroads for cars.

N/A Avoid using flag lots or culs de sac.

**From:** Polly Jessen
**To:** Walbert, Sloane
**Subject:** 650 Terrace Ave.
**Date:** Sunday, December 06, 2015 3:48:30 PM

---

I am interested in receiving notice and more information regarding the amendment to approved site plans for this location. A map would be most helpful and the program for the building. For example, what is the size and configuration of the pool area. Indoor or out? Average size of condos? Thank you!

Polly Jessen
Kaplan Kirsch & Rockwell LLP
1675 Broadway #2300
Denver, CO 80202
pjessen@kaplankirsch.com
303.825.7000
http://www.kaplankirsch.com

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Leaf Please consider our environment before printing this email

12/10/15 650 Terrace Ave.

Call with Julie Conagan

Concerns

Developer is building community center, pool is managed and funded by master association.

Concerns about method of funding and plans for pool. Noise and traffic from pool. Liability insurance, upkeep, maintenance of pool – how this will be managed. Concerned about use of the reserves. Have they anticipated change orders in estimate? Cost of construction is always higher than the estimate. Are they leaving themselves in solid financial standing? Not totally against project but has concerns.

Groundwater was on site after flood.

Subsidization of affordable home owners by master's association. Is this ethical?

Lives in large condo association, this association ends up contributing a large amount to the master HOA. Have own costs on top of the master's association. Should have input in master HOA's costs.

Just wants to make sure that the project is successful.

**From:** Alan Dale
**To:** Walbert, Sloane
**Subject:** Comments/Questions re: Project name: Dakota Ridge Village
**Date:** Tuesday, December 08, 2015 11:43:02 AM

---

RE: LUR2015-00113

To Whom It May concern:

Regarding the above proposed development in Dakota Ridge Village--

I urge the City to stay with the original "civic use" zoning for this property and not open the property to a swimming pool/community house/condominium development that would benefit relatively few people while asking area homeowners to pay for the upkeep/maintenance via HOA dues. My understanding is that a separate location has been identified for a Dakota Ridge specific community center/clubhouse and that the property in the proposal is intended for a "civic use."

Question: What population is the purposed pool and community center intended to benefit? It does not appear that it will benefit the North Boulder community.

When homeowners purchased homes in the Dakota Ridge Community the marketing materials distributed by the developer (Markel Homes) stated that this property was set aside for a civic or community use (meaning North Boulder or Boulder generally).

Sincerely,

Alan Dale
Dakota Ridge Village

**From:** Jim Heuck
**To:** Walbert, Sloane
**Subject:** DAKOTA RIDGE VILLAGE-Review# LUR2015-00113
**Date:** Friday, December 04, 2015 8:10:59 PM

---

Dear Ms. Walbert,

I am writing to you concerning the application for the the Dakota Ridge Village community center. I believe the city should not approve this project because the Dakota Ridge Master HOA does not realize the financial impact this development will have on residents living in in the Dakota Ridge condos. As a current resident living in one of the affordable units our family pays $330.00 in HOA dues a month. With this proposed community center it will eventually put us close to or over $400 in HOA fee's a month in the next couple years. I feel additional living units would be a better choice for Dakota Ridge residents. I also feel Boulder has plenty of quality pools and recreation centers for Dakota Ridge residents to use and enjoy.

Sincerely,

Jim Heuck
979 Laramie Blvd.
Unit G
Boulder, CO 80304
720.217.4721

**From:** ron rovtar
**To:** Walbert, Sloane
**Subject:** LUR2015-00113
**Date:** Monday, November 30, 2015 4:59:53 PM

---

Hey Sloane:

The Map of Development Review Cases shows that a community center and 16 condos have been proposed for Dakota Ridge. However, when I click on the accompanying documents, I get a "Forbidden" message. Is it possible for me to get at least the Site Development Plans and the Architectural Plans?

Kind regards,
Ron Rovtar
Front Range Real Estate, Ltd

Ron Rovtar

Website
**Cherry Creek Properties**
303.981.1617
ron@rovtar.com

EcoBroker
CERTIFIED

**From:** Linda F Toukan
**To:** Walbert, Sloane
**Subject:** NO on LUR2015-00113
**Date:** Thursday, December 03, 2015 6:50:35 PM

---

NO on LUR2015-00113

instead would prefer garden area for meditation and 'spiritual' bldg, such as a church because:

1. already have several areas for kids - would like to see area, such as gardens, for adults
2. w/all the hate and terrorism in the world, it would be nice to have a spiritual center/area teaching and inspiring non-violence and outside area for peaceful meditation/contemplation
3. church would be far less costly in terms of maintenance, reserves, mgmt, etc. and cause less upward pressure on HOA fees since not owned by Master HOA - **we have 20% as Affordable Housing units**, many are already burdened w/HUGE and out-of-control HOA fees ($300 - $400+ unit) and so far it's cost us over $130,000 even before anything has been built

**From:** Linda F Toukan
**To:** Walbert, Sloane
**Subject:** Re: NO on LUR2015-00113
**Date:** Monday, December 07, 2015 11:55:39 AM

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I'd also like to add the smell of chlorinated water as another negative and reason for voting NO - unnatural, chemical smell, unfitting w/foothills backdrop

thank you

---

**From:** "Walbert, Sloane" <WalbertS@bouldercolorado.gov>
**To:** Linda F Toukan <LToukan@yahoo.com>
**Sent:** Monday, December 7, 2015 11:45 AM
**Subject:** RE: NO on LUR2015-00113

Will do. Thanks Linda.

**Sloane Walbert**
Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
P.O. Box 791
Boulder, CO 80306-0791
(303) 441-4231 Direct
WalbertS@bouldercolorado.gov

---

**From:** Linda F Toukan [mailto:ltoukan@yahoo.com]
**Sent:** Monday, December 07, 2015 11:15 AM
**To:** Walbert, Sloane
**Subject:** Re: NO on LUR2015-00113

Please include these addt'l points for my voting NO on a Club House w/pool:

- The developer is marketing these condos for seniors/retirees/older people (e.g. elevators in bldgs), so a peaceful, more serene adjacent setting is more inline w/developer's target mkt instead of a club house & pool filled w/screaming kids and all the extra traffic these types of bldgs will generate
- the City already has a recreation center w/pool on Broadway, just a couple of miles south of Dakota Ridge
- a church or spiritual center usually is constructed w/rooms,

classrooms, where we could hold our annual mtgs at minimal cost, in addition to other community activities

- **church/spiritual center w/meditative gardens** is more greatly needed, **far more sustainable**, far less costly and far less of a burden on the 20% of our affordable housing segment than costs associated w/clubhouse & pool - maintenance, reserves, operational expenses - **clubhouse w/pool has already cost us over $130,000 and ground has not yet even been broken ... what does this portend for future**
- far less lighting and noise pollution w/church & gardens, more synergistic w/surroundings of foothills as a backdrop to our community
- far less traffic, less parking congestion

Thank you

---

**From:** "Walbert, Sloane" <WalbertS@bouldercolorado.gov>
**To:** Linda F Toukan <LToukan@yahoo.com>
**Sent:** Monday, December 7, 2015 10:47 AM
**Subject:** RE: NO on LUR2015-00113

Dear Linda,

Thank you for the feedback. Your comments will be taken into consideration during staff's review and will be forwarded to the Planning Board. I will also be sure to keep you updated of the project's progress.

**Sloane Walbert**
Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
P.O. Box 791
Boulder, CO 80306-0791
(303) 441-4231 Direct
WalbertS@bouldercolorado.gov

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**From:** Linda F Toukan [mailto:ltoukan@yahoo.com]
**Sent:** Thursday, December 03, 2015 6:50 PM
**To:** Walbert, Sloane
**Subject:** NO on LUR2015-00113

NO on LUR2015-00113

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**From:** Linda F Toukan
**To:** Walbert, Sloane
**Subject:** Re: NO on LUR2015-00113
**Date:** Monday, December 07, 2015 11:17:11 AM

---

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Thank you

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**Sent:** Monday, December 7, 2015 10:47 AM
**Subject:** RE: NO on LUR2015-00113

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**Sloane Walbert**
Planner I, Department of Community Planning and Sustainability
City of Boulder
1739 Broadway, 3rd Floor
P.O. Box 791
Boulder, CO 80306-0791
(303) 441-4231 Direct
WalbertS@bouldercolorado.gov

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**From:** Linda F Toukan [mailto:ltoukan@yahoo.com]
**Sent:** Thursday, December 03, 2015 6:50 PM
**To:** Walbert, Sloane
**Subject:** NO on LUR2015-00113

NO on LUR2015-00113

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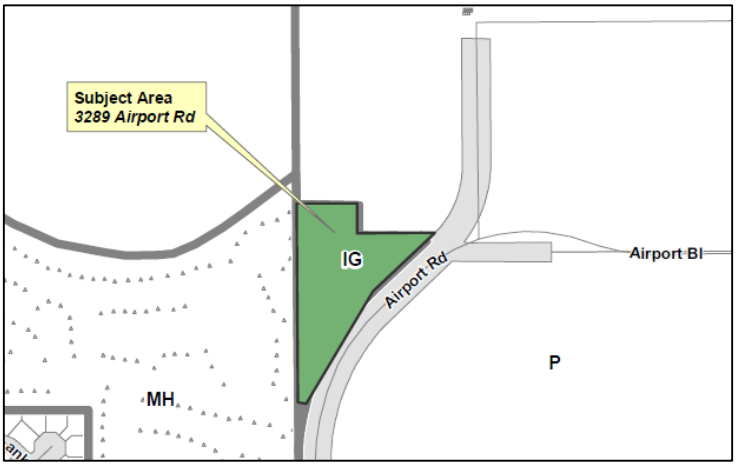
# MEMORANDUM

**TO:** Planning Board
**FROM:** Elaine McLaughlin, Case Manager
**DATE:** October 21, 2016
**SUBJECT:** **Call Up Item:** Use Review for a residential use in an industrial zoning district. Proposed are a total of 70 residential units along with on-site amenities.
**ADDRESS:** 3289 Airport Road
**PROJECT NAME:** VeloPark Apartments
**CASE NUMBER:** LUR2016-00020

## Background

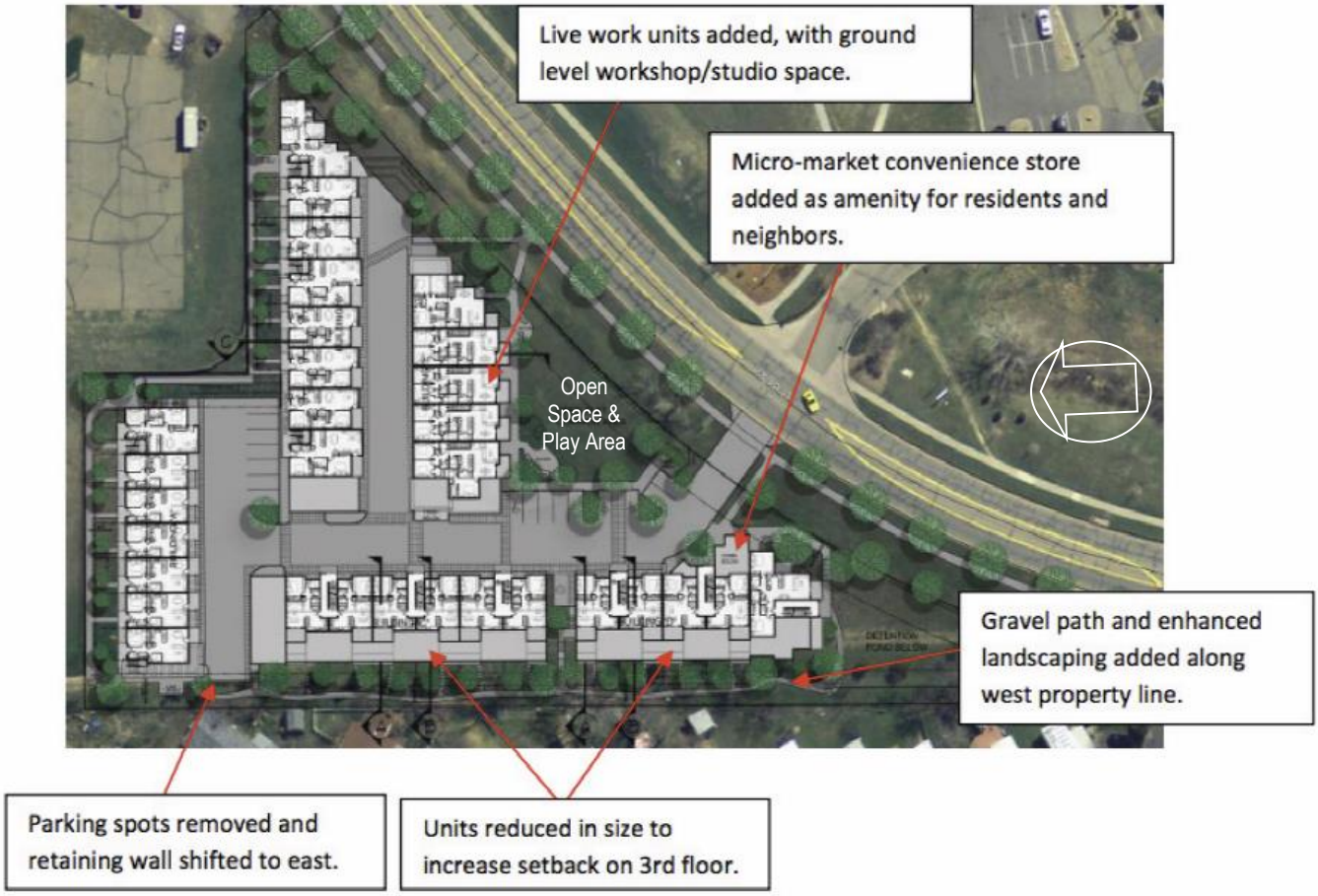
The triangular shaped, 2.7-acre project site is located approximately one quarter mile north of Valmont Road in northeast Boulder within the Industrial - General (IG) zoning district. The site is undeveloped. The land use code section 9-6-1, B.R.C. 1981 requires that residential uses within industrial zoning districts must be evaluated in a Use Review process.




Contextually, the surrounding uses to the north include an industrial hanger building that currently houses a drone technology facility for agricultural uses; further to the north and east is the Boulder Municipal Airport (the site is located outside of any Airport Overlay Zone). Directly east of the site is the Boulder County Jail along with the Boulder County Public Health Addiction Recovery Center. To the northwest is the Hayden Lake, a man-made reservoir which is owned by Boulder & Left Hand Ditch Company where water is stored and then released later in the season into Boulder & Left Hand Ditch. To the west is the Vista Village Mobile Home Park and the Valmont City Park is located approximately one-quarter mile to the south. The context is illustrated to the right.

## Proposed Project

The applicant is proposing five buildings: four of the buildings are proposed as stacked flats of one, two and three- bedroom units with tuck under parking. The fifth building is planned as five live/work units. The average unit size is 848 square feet. There are several amenity spaces planned within the apartment complex including a small "micro market" to serve the residents; a dog and bike washing facility; a bike repair room outfitted with tools and a workbench; and a co-working space with multiple Wi-Fi enabled work stations and a private conference room. The center of the site has a small open space area that opens to the live work units and provides a variety of seating and sun/shade options. There is also a walking path that circumnavigates the site and connects to the detached walkway planned along Airport Road.

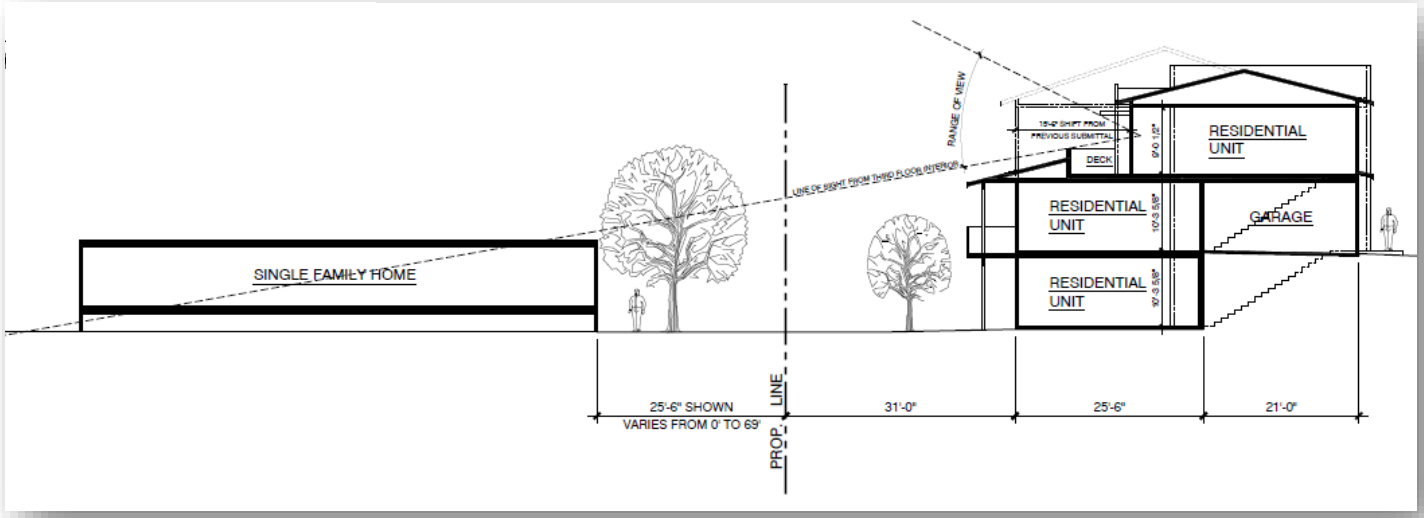


**Analysis**

The application was found to meet the Use Review Criteria and the criteria for a Residential Use within an Industrial Zoning District (refer to **Attachment B** for the consistency analysis). The Use Review criteria relates primarily to compatibility in the context and transitioning from higher intensity to lower intensity uses. As noted in the analysis, the proposed two- to three-story apartment use can serve as a transition from both the uses on the east and north (the existing Boulder County Jail and the industrial manufacturing facility respectively) to the existing residential to the west. Similarly, the well-designed residential use is arguably a lower intensity use than could be built by right on the Industrial – General (IG) zoned site such as: a brewery <15,000 sf; an animal kennel; a building material sales <15,000 sf; an auto parking garage; a vehicle sales facility; a vehicle service station; cleaning and laundry plants; or other industrial and manufacturing uses. In addition, to help transition the new buildings planned at three stories, to the single story mobile home park to the west, the applicant designed the building to set back the third story of units on the west side of the. The

applicant is also proposing a landscape screen between the proposed project and the existing residential to serve as a transition between the two residential uses and help maintain greater sense of privacy from the back yards of the existing residential.

**Public Comment.** 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 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 have been met. Staff received a number of emails, provided in **Attachment C**. On April 11, 2016, the applicant hosted a Good Neighbor Meeting at staff's request. There were approximately 15 attendees, mostly residents of the Vista Village Mobile Home Park to the west of the site. At the time, concerns included traffic and overflow parking, along with concerns about privacy for residents of Vista Ridge who back up to the site. As a result, the applicant redesigned the nearest buildings to set back the third story units, and to step the building down with the topography. The applicant also worked with adjoining neighbors to proposing screening along the west property line.




With regard to traffic, the trip generation analysis provided by the applicant indicated that the project would likely generate morning peak-hour traffic, which generally occurs for one hour between 6:30 and 8:30 a.m., of approximately six vehicles entering the site and about 23 vehicles exiting the site. During the afternoon peak hour, which generally occurs for one hour between 4:00 and 6:40 p.m., about 22 vehicles would enter and about 12 vehicles would exit the site. The neighbors noted that on bike event days at Valmont Park, there is congestion and parking along Airport Road which makes ingress/egress to the Vista Village Mobile Home Park challenging. However, the proposed project would not affect the existing bike event traffic. The applicant also met at Vista Village with several neighbors to go over changes. They also met on-site and walked the perimeter with several neighbors to look at screening options. The minutes of the meetings are provided in **Attachment C**.

**Conclusion.** The proposal was *approved* by staff on October 21, 2016 and the decision may be called up before Planning Board on or before ***Nov. 4, 2016*** and there is one Planning Board hearing scheduled during the required 14 day call-up period on ***Nov. 3, 2016.*** Questions about the project or decision should be directed to the Case Manager, Elaine McLaughlin at (303) 441-4130 or at the following email address:mclaughline@bouldercolorado.gov.

**Attachments**

A. Signed Disposition
B. Use Review Criteria
C. Neighbor Comments and Meeting Notes
D. Project Plans/Written Statement

**CITY OF BOULDER**
**Planning and Development Services**
1739 Broadway, Third Floor P.O. Box 791, Boulder, CO 80306-0791
Phone: 303-441-1880 fax: 303-441-3241 email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

# CITY OF BOULDER PLANNING DEPARTMENT
# NOTICE OF DISPOSITION

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

| | |
|---|---|
| DECISION: | **Approved with Conditions** |
| PROJECT NAME: | **CITY PARK FLATS (aka VeloPark) APARTMENTS** |
| DESCRIPTION: | **Use Review for a 70 unit residential project in an Industrial General zoning district developed in five buildings.** |
| LOCATION: | **3289 AIRPORT Road** |
| COOR: | **N06W01** |
| LEGAL DESCRIPTION: | **Lot 1C, Airport South Replat C, City of Boulder, County of Boulder, State of Colorado** |
| APPLICANT: | **KYLE MCDANIEL** |
| OWNER: | **Airport Adventures LLC** |
| APPLICATION: | **Use Review, LUR2016-00020** |
| ZONING: | **IG** |
| CASE MANAGER: | **Elaine McLaughlin** |
| VESTED PROPERTY RIGHT: | **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.** |

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

**Approved On:** OCT. 21, 2016
Date

**By:** _____
David Driskell, Executive Director

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

**Appeal to Planning Board expires:** NOV. 4, 2016

**Final Approval Date:** NOV. 7, 2016

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

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

**Address: 3289 Airport Road**

## CONDITIONS OF APPROVAL

1. The Applicant shall be responsible for ensuring that the **development shall be in compliance with all approved plans prepared by the Applicant** on 8/11/2016 on file in the City of Boulder Planning Department except to the extent that the development may be modified by these conditions of approval.

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

3. Prior to a building permit application, **the property owner shall sign a declaration of use**, including all of the conditions for continued use, to be recorded in the office of the Boulder County Clerk and Recorder to serve as actual and constructive notice to potential purchasers and tenants of the owner's property status as a residential use within an industrial zoning district classification.

4. Prior to the issuance of a certificate of occupancy, **the Applicant shall provide to the City written certification that sound abatement and attenuation measures were incorporated in the construction and design** in compliance with the requirements of Section 9-6-3(g)(9), "Construction Standards for Noise and Mitigation, B.R.C. 1981, and as recommended by a professional engineer.

**Address: 3289 Airport Road**

**VI. Conditions on Case**

**Use Review Criteria for Review: No use review application will be approved unless the approving agency finds all of the following:**

**___√___(1) <u>Consistency with Zoning and Non-Conformity</u>: The use is consistent with the purpose of the zoning district as set forth in Section 9-5-2(c), "Zoning Districts Purposes," B.R.C. 1981, except in the case of a non-conforming use;**

The property is zoned Industrial – General (IG) defined in the city's Land Use Code as *"General industrial areas where a wide range of light industrial uses, including research and manufacturing operations and service industrial uses, are located. Residential uses and other complementary uses may be allowed in appropriate locations."* Given the context, away from the airport and adjacent to other residential, this location is considered a good location for residential uses.

**___√___ (2) <u>Rationale</u>: The use either:**

**___√___(A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;**

*The provision of a micro-market neighborhood amenity at the project entrance to include coffee and locally sourced baked goods would serve as a convenience to the surrounding uses and neighborhood.*

**___√___ (B) Provides a compatible transition between higher intensity and lower intensity uses;**

*An attached residential apartment use can serve as a transition from the existing Boulder County Jail on the east and the industrial manufacturing (drone) facility on the north to the existing residential to the west. Similarly, a well-designed residential use is arguably a lower intensity use than those that could be built by right on the Industrial – General site such as: a brewery <15,000 sf; animal kennel; building material sales <15,000 sf; auto parking garage; vehicle sales; vehicle service; cleaning and laundry plants; or other manufacturing uses.*

*In addition, to help transition from a three story building to the single story mobile home park, the applicant redesigned the building to set back the third story of units on the western property. The applicant is also proposing a landscape screen between the proposed project and the existing residential to serve as a transition between the two residential uses.*

**___n/a___(C) Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and non-residential mixed uses in appropriate locations, and group living arrangements for special populations; or**

*not applicable*

**___n/a___(D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (f) of this section;**

*not applicable*

**___√___ 3) <u>Compatibility</u>: The location, size, design, and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed**

**development reasonably mitigates the potential negative impacts from nearby properties;**

*The proposed attached residential, is located between existing residential; industrial uses; and the county jail. As such it is considered a compatible use in the context. Similarly, the size of the buildings at three stories and a maximum 35 feet, is in keeping with the anticipated height of the area where up to a 40 height for industrial buildings is permitted by right. The proposed development as a residential use in an industrial zoning district mitigates potential negative impacts from the nearby industrial property to the north by providing landscape screening. In addition, reference the following consistency analysis for the criteria for Residential Development in Industrial Zoning Districts [section 9-6-3(g), B.R.C. 1981].*

**___√___ (4) Infrastructure: As compared to development permitted under Section 9-6-1, "Schedule of Permitted Uses of Land," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a non-conforming use, the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater, and storm drainage utilities and streets;**

*There is existing infrastructure available to serve the site that is zoned industrial but will be residential.*

**___√___ (5) Character of Area: The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and**

*The predominate character of the surrounding area is varied: from residential on the west, to industrial on the north and east. While the site is undeveloped today and the appearance will change with the proposed development, the attractively designed buildings will upgrade the existing setting.*

___n/a___ **(6) Conversion of Dwelling Units to Non-Residential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts set forth in Subsection 9-5-2(c)(1)(a), B.R.C. 1981, to non-residential uses that are allowed pursuant to a use review, or through the change of one non-conforming use to another non-conforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental, or recreational need in the community including, without limitation, a use for a day care center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum, or an educational use.**

*Not applicable: not a conversion of dwelling units to non-residential uses.*

| Criteria Met | Criteria Not Met | Residential Development in Industrial Zoning District Criteria |
|---|---|---|
| n/a | | **(g) Residential Development in Industrial Zoning Districts: The following standards and criteria apply to any residential development including attached or detached dwelling units, custodial care units, residential care units, congregate care units, boarding and rooming houses, cooperative housing units, fraternities, sororities, dormitories and hostels proposed to be constructed in the IG or the IM zoning district classifications:** |
| | | **(1) Application Requirements: An applicant for a dwelling unit in an IG or IM zoning district shall apply on forms provided by the city manager showing how and in what manner the standards and criteria of this subsection have been met. In addition to any information required by sections9-2-2, "Administrative Review Procedures," and 9-2-15, "Use Review," B.R.C. 1981, the applicant shall provide the following information:** |
| √ | | **(A) Environmental Assessment: A report that addresses each of the items required by the American Society for Testing and Materials Standards (ASTM) E-1527 and E-1528. The report shall be current and with a completion date within five years of the date of application.**<br>*The applicant prepared a Phase I assessment and the results have identified no environmental concerns for the site.* |
| √ | | **(B) Contiguity Map: A map that demonstrates that the proposed residential development meets the contiguity requirements of paragraph (g)(2) of this section.**<br>*The applicant provided a contiguity map that demonstrates requirements.* |
| √ | | **(2) Location Within the Industrial Districts: Dwelling units within the IG or IM zoning district classifications may be constructed if located on a parcel that has not less than one-sixth of the perimeter of the parcel contiguous with the residential use that includes one or more dwelling units or contiguous to a residential zone or to a City- or county-owned park or open space. Contiguity shall not be affected by the existence of a platted street or alley, a public or private right of way or a public or private transportation right of way or area. If a parcel meets this standard, the approving authority shall presume that the standard in paragraph 9-2-15(e)(5), B.R.C. 1981, has been met.**<br>*The site has one-sixth of the perimeter of the parcel contiguous with the residential use that includes is the Vista Village Mobile Home Park.* |
| n/a | | **(3) Requirement for Certain Residential Uses: The following uses shall also meet the requirement for such uses in sections 9-6-2 through 9-6-9, B.R.C. 1981: custodial care units, residential care units, congregate care units and cooperative housing units.**<br>*Not applicable* |

| Criteria Met | Criteria Not Met | |
|---|---|---|
| n/a | | **(4) Residential and Nonresidential Uses Within a Project: If residential uses are to be placed on the property, the entire property shall be used exclusively for residential purposes except as otherwise provided in this paragraph. Nonresidential uses are permitted, provided that site design is approved pursuant to the site review criteria in section 9-2-14, "Site Review," B.R.C. 1981, in order to ensure that the site design and building layout will result in compatibility among uses or to mitigate potential impacts between such uses.**<br><br>*Not applicable – there is a small retail space along with a dog and bike washing area and a co-working space that are all intended as accessory uses to the apartments, and not within separate buildings.* |
| √ | | **(5) Limited Retail Uses Permitted: Convenience store, personal service or restaurant uses may be permitted as accessory uses to a residential development permitted by this subsection if all of the following standards are met:**<br>**(A) Each convenience store, personal service or restaurant use does not exceed two thousand five hundred square feet in floor area, and in the case of restaurants, such restaurants shall close no later than 11:00 p.m. unless otherwise approved in a city review process.**<br>*The applicant is illustrating a "micro market" to be provided for residents of the property* |
| √ | | **(B) The total amount of floor area used for all of the convenience store, personal service or restaurant uses does not exceed five percent of the total residential floor area of the development.**<br>*Floor area for the "micro market" is planned at 800 square feet where there is a total residential floor area of _____* |
| n/a | | **(C) The uses are permitted only if development is located no closer than one thousand three hundred twenty feet from another property that is described as a business district in section 9-5-2, "Zoning Districts," B.R.C. 1981, or another convenience store, personal service or restaurant use in another development created pursuant to this subsection.** |
| √ | | **(6) Bulk and Density Requirements: All residential development shall be subject to the bulk and density standards set forth in section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, and the landscaping for the underlying zoning district, except as modified by the following:**<br>**(A) Lot Size: The minimum lot size shall be at least two acres. Projects over five acres shall also be required to complete a site review pursuant to section 9-2-14, "Site Review," B.R.C. 1981.**<br><br>*The size of the lot is 2.6 acres.* |

| Criteria Met | Criteria Not Met | |
|---|---|---|
| n/a | | **(B) Side Yard Adjacent to a Street: The minimum side yard landscaped setback from a street for all buildings that contain residential uses shall be twenty feet.**<br><br>*The Site Yard Adjacent to a street is along the south property line, and the setback is approximately 195 feet – with the buildings separated from the property line by a required detention pond located in the lowest corner of the site.* |
| n/a | | **(C) Interior Side Yard: The minimum side yard setback from an interior lot line for all principal buildings and uses shall be twenty feet. If an existing building is converted to residential uses, the side yard setback may be reduced to twelve feet for the existing portion of the building.**<br><br>*The interior Site Yard Setback is along the west property line and the principal buildings have a range from 20 to approximately 26 feet.* |
| n/a | | **(D) Floor Area Ratios: The floor area regulations for the underlying zoning district classification shall only apply to the nonresidential floor area on the site.**<br><br>*Not applicable, no non-residential floor area.* |
| √ | | **(E) Open Space: If the site is not located within the service area of a neighborhood park, as identified in the Parks and Recreation Master Plan, a minimum of forty percent of the required usable open space shall be configured as a common contiguous area that will provide for the active and passive recreational needs of the residents.**<br><br>*The site is located within the service area of a neighborhood park as identified in the Parks and Recreation Master Plan, with the Valmont City Park located ¼ mile to the south.* |
| √ | | **(7) Buffers From Adjacent Land Uses: The applicant shall provide visual screening, which may include, without limitation, walls, fences, topographic changes, horizontal separation or plantings for those areas that are adjacent to loading docks, truck or other delivery vehicle ingress or egress areas, dumpsters or other recycling vessels and outdoor storage areas.**<br><br>*At the time of building permit application, the applicant shall provide visual screening for the northeast corner of the site, for buffering from the adjacent property to the north a portion of which has a loading area that is not screened from this site.* |
| | | **(8) Environmental Suitability: The applicant shall demonstrate that the proposed use will not be affected by any adverse health or safety impacts associated with potential on-site pollution or contamination beyond that which is customarily acceptable for land that is used for residential purposes. This shall be demonstrated through the use of the environmental assessment required to be submitted with the application. If such environmental assessment identifies any potential adverse health or safety impacts on future residents of the site, the applicant shall also be required to submit further assessments that demonstrate that such concerns are not** |

| Criteria Met | Criteria Not Met | |
|---|---|---|
| | | **present or submit a plan for the mitigation measures that are necessary to alleviate any adverse impacts to public health, safety and welfare.** |
| √ | | *The applicant prepared a Phase I assessment and the results have identified no environmental concerns for the site.* |
| | | **(9) Construction Standards for Noise Mitigation: The applicant shall utilize construction standards that will achieve an interior day-night average noise level of no more than forty-five decibels, anticipating potential exterior day-night average industrial noise levels of seventy-three decibels measured at the property line. Such standards shall be in compliance with chapter 10-5, "Building Code," B.R.C. 1981. Noise shall be measured in a manner that is consistent with the federal Housing and Urban Development's standards in sections 24 CFR §§ 51.100 to 106 for the "measure of external noise environments," or similar standard adopted by the city manager in the event that such rule is repealed. The applicant shall provide written certification prior to the issuance of a certificate of occupancy that the sound abatement and attenuation measures were incorporated in the construction and site design as recommended by a professional engineer.** |
| √ | | *To be completed prior to issuance of a building permit.* |
| √ | | **(10) Declaration of Use Required: Before receiving a building permit, all owners shall sign a declaration of use, including all the conditions for continued use, to be recorded in the office of the Boulder County Clerk and Recorder to serve as actual and constructive notice to potential purchasers and tenants of the owner's property status as a residential use within an industrial zoning district classification.** |
| | | *A condition of approval is added to the notice of disposition that will require the declaration of use.* |
| | | **(11) Modification of Standards: The approving authority is authorized to modify the standards set forth in section 9-2-14, "Site Review," B.R.C. 1981, or paragraphs (g)(6), (g)(7), (g)(8) and (g)(9) of this section, upon finding that:**<br>**(A) The strict application of these standards is not possible due to existing physical conditions;**<br>**(B) The modification is consistent with the purpose of the section; and**<br>**(C) The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this chapter.**<br>**The city manager shall require that a person requesting a modification supply the information necessary to substantiate the reasons for the requested modification.** |
| n/a | | *No modifications are proposed* |

---------- Forwarded message ----------
From: **Renee Hummel** <renee.hummel@yahoo.com>
Date: Wednesday, August 10, 2016
Subject: 3289 Airport Rd proposed development updates
To: Kyle McDaniel <kmkylemcdaniel@gmail.com>
Cc: Cynthia Holappa <cynthiaholappa@gmail.com>

Dear Kyle,

I appreciate that you and your team have done so much in consideration of the residents of Vista Village. Naturally, no one wants a development next door when they've been used to peaceful open space. Personally, I'm not looking forward to construction noise and the change in view. But change happens. The only sure way to keep vacant land from being developed is to own it oneself.

I believe your care and attention in the process has been exemplary and that many people are grateful for the opportunity to be heard and to have their feedback incorporated into your planning to the degree that is possible. It pains me to see some of the comments in the lette
replied.

Perhaps you sent it to me because of my past interest, or because of my role as
Vista Village HOA. If the latter, please know that I stepped down from that positi
Board of Directors, as of the end of July. I am copying Cynthia Holappa, our new
reply.

Warm regards,

Renée Hummel

**From:** Kyle McDaniel <kmkylemcdaniel@gmail.com>
**To:** judyb.found@yahoo.com
**Cc:** "McLaughlin, Elaine" <mclaughline@bouldercolorado.gov>; Lisa Morzel / City Council <morzell@bouldercolorado.gov>; Danica Powell <danicas@gmail.com>; Daniel Rotner <dan@rhaparch.com>; Ryan Hanneman <ryan@rhaparch.com>; renee.hummel@yahoo.com
**Sent:** Tuesday, August 9, 2016 5:38 PM
**Subject:** Re: 3289 Airport Rd proposed development updates

Hi Judy:
Thank you for your email today. I wanted to respond to each of your points, so that we can continue to work together on improving the project, and to avoid any misunderstandings.

First, I am glad you appreciate the change in the parking scheme to remove cars from near your home. It was not an insubstantial change, and required quite a bit of re-design over the whole site. To your point about car headlights shining into your home, we will screen the low retaining wall near the west property line so that car lights do not shine into your home.

Second, I fully understand your concern for the existing trees, and I am happy to do a walking tour with a landscape architect, an arborist, and perhaps even the City's landscape planner. We have no desire to remove healthy trees, and if it is possible, we will preserve them. If the trees are diseased, damaged, or not likely to survive construction activity, we would like to work with you on choosing replacement trees, shrubs, and other plantings that will renew this area, and provide equivalent habitats and screening.

Third, I am sorry that you are not interested in the micro-market convenience store. We included it solely in response to the neighbors' request for such a neighborhood amenity. To clarify, it is not an "automated food outlet"; it is a fully stocked (and if necessary, fully staffed) convenience store which will carry basic everyday necessities, as well as many local brands of natural foods, including Spruce Confections, Justin's Nut Butter, and other local Boulder brands. Our hope is that this will be not only a convenience for our residents and residents of Vista Village, but will also reduce the need for car trips to other stores several miles away.

Fourth, I understand that you do not agree with the number of units we are proposing. However, we are not requesting any variances or increases in density on the site, and have worked very hard on making our project as compatible as possible with both the residential neighborhood to our west, and the industrial neighborhood to our east. Rather than creating fewer, more expensive, and over-sized units which will serve fewer residents, we have designed modestly sized units to serve more individuals and families. We have increased third floor setbacks and moved density to the middle of our site in direct response to your earlier concerns about the facade of our western buildings. None of our traffic will go through Vista Village, but instead will be carried on Airport Rd., which was designed for heavier traffic flows, and through a signalized intersection at Valmont Rd., which already has turn lanes in place. In addition, our traffic will run counter to most Airport Rd. business traffic, with residents leaving the area in the morning and returning in the evening, rather than vice versa. We have completed traffic impact studies and have a traffic demand management plan in place, and will have unbundled parking on site, all in order to minimize the use of cars by our residents.

Fifth, I am sorry that you feel the gravel path is an "affront." In fact, it was another change which was in direct response to other neighbors' requests for a low impact pedestrian connection between our sites, and to the north and the south. We have spent a great deal of time and effort working on the 26' wide landscaped interface between our project and Vista Village, and we incorporated the gravel path when neighbors brought up the potential for skateboarding noise on a concrete sidewalk. Our first floor units will all have fenced private yards, just as each of the mobile homes has, so this will not be a "public park" overrun with foot and dog traffic. We have intentionally placed our common gathering area close to the center of our site, so that any impacts would be borne solely by our own residents.

Sixth, regarding the height of our buildings, we feel we have made every effort to reduce the visual impact of the third floor. Removing the top floor units would not only be an unnoticeable change from Vista Village, given the current setbacks, but given the sloping grade, it would also create very odd one story facades on the eastern side of those buildings. We are below the code requirements for height on all our buildings, and are not proposing any variances, which is in marked contrast to many other new developments in Boulder.

Seventh, we are aware of the impact of the airport, and its potential for noise will of course be made known to our residents. However, we are out of the airport influence zone, and are well to the south of the east/west runways. We are happy to look at planting more trees along the north property line, but I am not sure why the presence of the airport is a rationale for reducing the number of units. There are hundreds of homes in Vista Village, and removing some of those units would not mitigate airplane noise.

Finally, and perhaps most importantly, your allegation that "it has been said at the Neighborhood meetings that people who live in mobile home parks should expect less than ideal conditions, and living next to airports and other busy, noisy places is expected more often than not" is not only incorrect and unfair, but is in its own way, deeply insulting to our design and development team. No one in our group has ever voiced such a comment or held such an attitude. Claiming that "it has been said" is a cheap way to incite ill will and divisiveness. I cannot image how our team is "taking advantage" of anyone in Vista Village, when in fact, we have committed substantial time, effort, and money to revising and refining the project over the past 5 months, primarily in response to comments and requests from the residents of Vista Village.

We intend to continue to work with the residents of Vista Village to improve this project as much possible, and I hope that unsubstantiated claims like this will have no place in that process.

Sincerely,

Kyle McDaniel

On Tue, Aug 9, 2016 at 1:23 PM, <judyb.found@yahoo.com> wrote:
Dear Elaine McLaughlin, Lisa Morzel, and Kyle McDaniel,

In response to Kyle's letter and attachment of July 22nd, and the discussions at the most recent neighborhood meeting prior to that, I am writing to you in the sincere hope that you will reconsider several points and make some alterations to these buildings and plans.

I believe that the two parking spaces at the west end of the driveway that points directly at my house have been moved. I appreciate that very much, but find it unacceptable that car headlights will still be

directed into 3 main rooms in my home: a main bedroom, bath and dining room, according to the way the layout looks to me. There will be a window installed in that bath within the next few months, it has just been delayed in recent weeks, or you would have seen it. There are no trees or wall at that drive to allow for sunlight. which is mandatory, as I understand it. But there will still be traffic in and out of that end of the drive.

I am very upset that there are no provisions to keep and care for the existing trees that were planted 25 - 30 years ago. The City and/ or the Airport had them planted, then failed to provide adequate watering and care for them all these years. They are survivors, and are well established. Many times I have watered them from my own sprinklers when we have had fire danger and drought, and have mowed under them every spring and summer, rather than allow waist-high grass and weeds to grow, which has been the case this summer. Also leaving the lower branches in place has provided shade and sound buffering, and shelter for small animals. They provide fantastic shade for my yard and house, and are used all year for shelter and food by at least a dozen bird species, including hawks and large owls. Some are here year-round and others are migratory, and of course, squirrels make use of them. It may be the case that the City considers Russian olive trees to be 'trash' trees, but these are fine trees, and badly need some care and pruning for damaged and dead branches, but leaving lower branches in place. There are at least 5 Russian olives and 5 or 6 evergreens that line my lot and just past it - the most of any yard that this abominable project borders of all the lots in Vista Village - and I am outraged that you consider it acceptable to take them all down. There are 2 evergreens that show signs of distress recently by dropping needles, but so does the similar very large long-needle pine in my yard. It drops a large amount of needles at times of drought stress, plus an annual drop. I hope these do not have pine beetles, but need professional advice on that. These trees are one of the best features of my location, plus a valuable sound barrier to traffic on Airport Road and Airport air traffic noise. They would be even more critical for sound protection and buffering from the 80 to 100 or more new neighbors you expect to allow to live next to me. Please hear me on this matter and allow them to stay and be cared for. Old trees are hard to come by and are never replaced the same. I respectfully ask to 'grandfather' them in to the space.

I request a scheduled time to walk this lot and do some measuring and accounting for these trees and others along that property line. Kyle McDaniel has indicated he would be willing to do this and take these concerns into account and hopefully make some physical changes.

I do not care for the automated convenience food outlet. I will find no value in it, and would rather decrease the number of tenants and units you plan to build.

In fact, I request to significantly decrease the number of units. I do not believe that Boulder needs to be developed with block style apartments and crowded little houses in every available space. I am privileged to have been born and raised here, and find that more and more projects like these, created by various developers and the City Council, are making Boulder's assets, streets and facilities overcrowded, and are taking away our Blue Line and other features that have always made Boulder unique and special. The traffic is becoming so much more congested than ever, and will continue to get worse as so many streets are not designed to handle thousands more vehicles in the city. The impact of this overrun development is completely detrimental to the quality of life we have here, in my view.

I appreciate a crushed gravel path in lieu of pavement or concrete, but it is another affront to have it just on the other side of my fence, in fact, in the place of these beloved trees, putting people, children

and pets directly outside my private yard. You are taking away the quiet and privacy in this side of our cul-de-sac, allowing more foot traffic and dogs to further ruin what I and my neighbors find valuable here. I am completely opposed to this path the way it has developed. I never volunteered to live next to a busy public park, and that is what this is becoming. Please remove it, or move it adjacent to the apartments.

Not to broadcast the fact, but as a single woman living alone, I find privacy more important than others may feel is needed. I do not want dozens more people potentially aware of my comings and goings.

The height of these buildings takes away the openness and cuts out the sunrises and views of the sky, and the artificial lighting will interfere with the night sky darkness. Again, ruining a valuable amenity of this space. Please drop the height of them, again, building fewer units, without an additional floor, to reduce the overall height on this side of the project. I thank you for setting back the upper floors to cut off the direct line of sight into my home and yard and living spaces, and those of my neighbors.

It is my understanding that the apartment tenants will be required to acknowledge they will be living directly next to an airport. I question if you are fully aware of the use of this Airport, including the frequent helicopter traffic in relationship to the Boulder Community Health hospital directly south-southwest of us. This Airport is the staging ground for many of their maintenance and flight requirements, as well as for emergency services during times of crises, wild fires and other service needs. I question if adequate sound testing has been performed during those exercises and during the general use of the airport and maintenance on engines, planes and small jets. There must be equipment available and arrangements could be made to coordinate tests during those times, I believe, should that be given the priority it deserves. It may be of use to determine a more accurate picture of the impact on the new tenants, but also more reason to scale the number of units back, and plant more trees along the north property line as an additional buffer. And back to the row of trees along my lot, again, they provide a tremendous buffer for the Airport noise!

It has been said at the Neighborhood meetings that people who live in mobile home parks should expect less than ideal conditions, and living next to airports and other busy, noisy places is expected more often than not. Myself and my neighbors enjoy a small but quiet and agreeable, more affordable part of Boulder, and are not 'less than' residents of this City. Most of us have chosen to live here for many, many reasons and by various circumstances that find us here, but we are a community who care about what we have. I find the ways we are taken advantage of in this proposed development are deeply insulting and egregious.

Thank you very much for your time and efforts to have changed the plans from the originals. I request that you give my concerns and what I have voiced further serious consideration for implementation, and will be willing to work with me.

Sincerely,

Judy Bashor

_____

**From: Cynthia** <nutrilicious2016@gmail.com>
**Date: Wed, Aug 17, 2016 at 1:03 PM**
**Subject: Re: 3289 Airport Rd proposed development updates**
**To: Renee Hummel** <renee.hummel@yahoo.com>
**Cc: Kyle McDaniel** <kmkylemcdaniel@gmail.com>

**Hi Kyle and Renee -**

**Yes, the HOA has agreed not to take a stance on this issue.**
**Thank you, Kyle, for your respectful, kind, and informative replies to the residents of Vista Village. We appreciate, too, how available and receptive you have been.**
**It means much that you are listening and addressing our concerns.**
**With appreciation,**
**Cynthia Holappa**
**VV HOA, President**
**#30**

Airport

Community Meeting| April 11, 2016

---

Q: Infrastructure – how will youou address the following; Sewer connection, Antiquated/aging infrastructure in Vsta Village.

A: *All the infrastructure will come off of Airport Road and will be new.*

Q: Floodplain – is the property in the floodplain? There was flooding on the western edge of property. Vista Village owners are required to pay flood insurance.

A: *The property is not in the floodplain. Will double check.*

Q: What about the ditch? didn'tpick up debris after they cleaned out the Boulder Ditch
A: *We're not sure what the Ditch Company's responsibilities are along Airport Rd*.

Q: Transportation/Traffic.

- People park on airport road during events. Bike park traffic and impacts to neighborhood. People park along Airport Road – there aren't "no parking" signs". During special events, they put up cones and constrict traffic. Nobody follows rules. Most significant traffic concern was the bike park events during the Summer season.
- Airport Road is a dead end road/box canyon – what happens in emergency? President arrives, fire?
- High travel speeds – don't obey speed limit. Would like to know actual speed that people are traveling.

A: *Traffic study will be required. David Thompson with the City of Boulder will determine what is required in the traffic study. Will look at the requirements of the existing traffic signal and turning movements. Can do Speed studies, capacity studies. Residential traffic is off peak to the traffic that is currently on Airport Road (employment traffic) and will be going the opposite direction. City measures traffic in Level of Services (LOS A-D). Has to be above D, and require mitigation if it worsens. Can include weekend or special event on traffic counts to provide data to community and City.*

Q: Land Uses

- What is the proposed mix of units?
- Would like to see live/work units to reduce traffic impacts and Boulder doesn't have very much Live/Work.
- How will you accomplish your affordable housing requirement? Live/Work – could you trade off garages?
- Could you include a coffee shop, small industrial space, retail or deli?

A: *Haven't decided whether it will be Rental or for sale. Will serve middle class incomes. 1, 2, 3, bedroom units = 850 SF average. Although FAR is not capped, we've limited size of units to make more affordable. For rent would mean cash in lieu. For sale – affordable units on site=14 unit requirement. We're open to incorporating other uses on the site, but think it could create traffic and parking issues.*

Q: Concerns about the height a ad djacent to single story homes. Impacts privaacycy and quality of life. 3 story balconies facing home homes. Not compatible.

A: *Will look at stepping back 3rd floor on units and creating compatible interface. Provided landscape and fencing examples for transition/buffer between uses. Private yards at grade for west facing apartments have low fences for more separation from the neighbors. Sections show 20'-50' of separation between mobile homes and proposed buildings.*

Other Comments:

- Other Impacts. Noise from sirens. Noise from airport. Forest fires/flooding
  A: *Acknowledged* .

- Sale of Land?
  A: *Property was purchased after being marketed to the public on MLS (actual days on market was 113 days)*.

- Wildlife Geese – migration?
  A: *We'd guess that Hayden Lake is probably the real draw for the geese, rather than our property.*

- Play areas for children?
  A: *There is a playground directly adjacent to the mobile homes that border our western side. There are also many acres of public parks in close proximity to Vista Village and our site.*

- If the property is going to be fenced along the west property line, can the fence be installed prior to development?
  A: *Possibly, pending final site layout and utility easements in this area*.

## VeloPark - Project Walk with Neighbors on September 7, 2016

**Project Team**: Sandi Gibson, outsideLA, Danica Powell, Trestle Strategy Group
**Vista Village Neighbors:** Sunny Brown, Judy Bashor, Jim Yenson, Randall Schroth

The Project Team and Vista Village Neighbors met at 5pm on Wednesday, September 7th to discuss the edge/buffers of the proposed development to understand how this would relate to Vista Village, the neighborhood located directly to the west. As a group, we walked the western edge of the site to measure out where the setbacks and buildings will be located in relation to their existing homes and property line and look at existing and proposed vegetation, utility easements, property lines, and setbacks. We had the site plans on a large tablet to review the details, setbacks and property lines.

During our walk, we discussed the following:

- The neighbors would like to preserve as much of the existing vegetation as possible to protect their privacy and views out their windows as well as have access to an informal pedestrian path. This informal walk is currently used by the VV Neighbors, and is located on the VeloPark project site. This path does not connect to any other existing paths/sidewalks, but is used to access the private properties located north of the site, including city owned airport property and Hayden Lake, which is a private lake owned by the Left Hand Ditch Company. Some pruning and limbing-up of existing vegetation would be required to make the trail passable.
- The neighbors would like the Russian Olives to remain because they provide a buffer along their edge, and the birds love them. We are aware that the City typically doesn't allow these trees, as they are a state listed invasive species, but we said we would work with the City since to see what can be accommodated, especially as many of them are in the future utility easement (which contains Vista Village utilities).
- The Project Team identified the future 10' utility easement along the western edge (which will accommodate existing Vista Village dry utilities). This easement will provide a buffer between the two properties (no structures, no yards, etc), and create a space for a simple trail, as requested by the neighbors.
- With a 25-foot tape, we measured the setbacks and distances between existing and proposed structures, which helped understand the dimensions on the site plans.
- We identified the location of the detention area, which would create a large open space along the southern end of the property.
- We discussed revisions to the path/sidewalk connection along the north to reduce impacts to the neighbors located adjacent to the proposed project.
- One neighbor was concerned about headlight glare as it currently occurs from cars exiting MHP site and heading west. With the new buildings, this glare should be reduced/eliminated.
- The Project Team explained that in the next stage of design and engineering, we will conduct detailed surveying to locate the dry utilities are within the future easement and the exact location of existing trees. Once we have that information we will work to preserve existing vegetation to the extent possible.
- The Project Team will be strategic about what type and where new trees are planted in order to reduce impacts from the neighbors' windows into the proposed project and maximize the efficacy of the buffer/setback area.
- The Project Team is committed to continuing to work with the neighbors on these details once we get to that level of design/engineering.

Live
Work
Ride

# VeloPark

## LIVE

*In a thoughtfully designed, modestly sized one, two, or three bedroom home.*

## WORK

*At home, in a spacious on-site studio, or in a co-working space provided for residents.*

## RIDE

*To the bike park, to a store, into downtown Boulder, or out on the roads for a day of cycling.*

| Airport Adventures LLC | RHAP Architecture | Trestle Strategy Group | The Sanitas Group | Sandi Gibson |
|---|---|---|---|---|
| Owner/Developer | Architect | Entitlement Consultant | Civil Engineer | Landscape Architect |

# Overview

Existing site and neighborhood conditions

The land was acquired in April 2016, with initial plans to construct a “use by right” 55,000 square foot industrial building, up to 40’ of height, with associated surface parking. However, after examining Section 9.6 of the Land Use code, which allows residential uses in industrial zones under certain specific conditions, the project team determined that the parcel could meet all the requirements, without the need for any variances, and so began exploring the option of providing housing. The resulting project includes 70 residential units with 5 live/work units, coworking space, and a micro-market convenience story. Unbundled parking is provided at the code requirements and includes 70 garage spaces (1 per unit).

Multiple site and circulation plans were evaluated during the initial project design phase, including positioning the driveway between the adjacent Vista Village MHP and the proposed residential units. In order to create the most appealing views into the project, minimize impacts to the neighbors, and reduce overall circulation and paving, the circulation was instead placed interior to the site with the units facing west and north. This orientation ensured the project did not “turn its back” on the neighbors and created a desirable interface and buffer between the two residential uses. Given the unique sloping topography of the site, the buildings also could now be stacked and incorporated into the grade so that from many vantage points, they appear to be two story structures, with garages tucked into the sloping grades.

Although there is no FAR limit on residential units in this zone, we elected to include modestly sized one, two, and three bedroom units averaging 848 SF. The intent was to provide units affordable to middle income earners, by virtue of their size and their surrounding context on Airport Road. Based on the findings of the Middle Income Housing Study commissioned by the City of Boulder, there is a high need for such units, in order to reduce commuting and to combat spiraling rents and home prices. The addition of Live/Work units to the core of the site will activate Airport Road, provide innovative opportunities for sustainable living, and support small home businesses.

# Introduction

## Key Elements

A Bicycle Community

The Outdoors

Industrious Living

Collaborative Infill

VeloPark is an innovative, diverse mixed-use housing development, which will activate and enliven a 2.6 acre parcel of vacant, industrial zoned land at 3289 Airport Road. The property is ideally situated next to an existing residential neighborhood (Vista Village MHP) and in close proximity to the Valmont Bike and Dog Parks and Boulder Airport. The proposed use reduces the adverse impact of the commercial and industrial buildings to the east on the residential neighborhoods to the west. The buildings will also buffer the existing neighborhood housing from Airport Rd. traffic, and will enhance the existing vacant land with substantial landscaping and trees along Airport Rd. VeloPark provides a compatible transition between large scale County and private industrial buildings to the east, and small scale residential units to the west.

We are excited to propose a project that meets the provisions written into the Land Use Code in 2004, which encourage residential uses in industrial zones to create new housing, expanding options for middle income earners to live and work in Boulder.

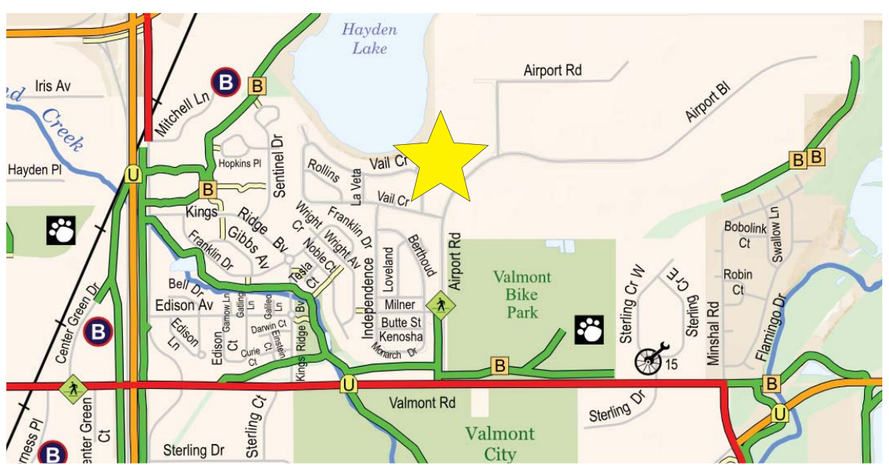
The project has undergone extensive review with City staff and with neighbors, who have all played a significant role in the design of the project. This collaborative process included multiple iterations of building and site layouts, each of which refined the design, layout, and use of the project. We had two meetings with our neighbors at which we received valuable feedback that was incorporated into the project design. We are grateful for the input received from the neighbors and City staff, as the resulting project is an attractive, modern community, which is also compatible with the surrounding residential and industrial uses.

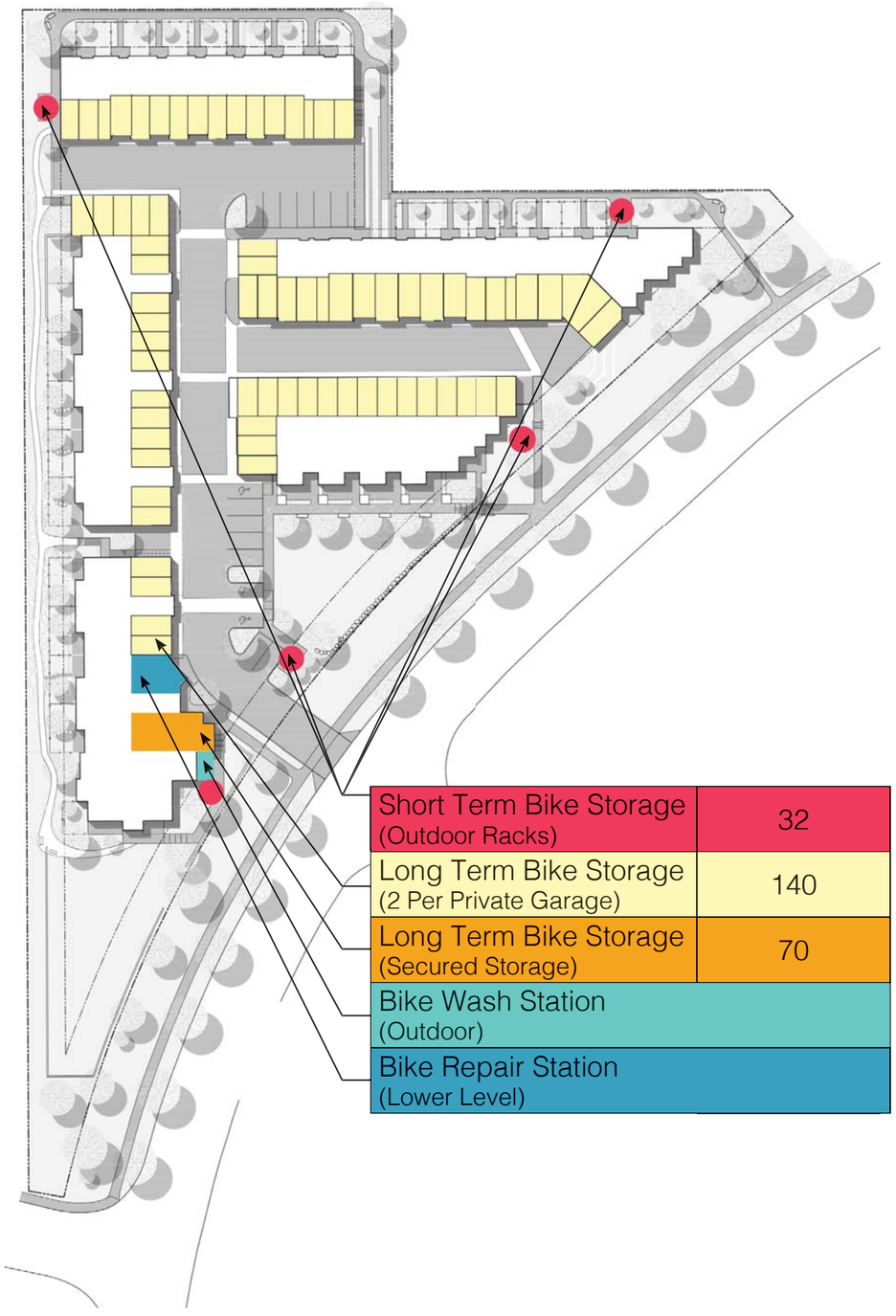
## Project Goals

- Respect adjacent residential development through thoughtful massing, setbacks, buffers and building breaks.
- Provide community amenities to support both VeloPark and adjacent residents.
- Create high functioning open space to support the live/work and community environment envisioned for VeloPark, while creating buffers and pedestrian circulation for the neighborhood.
- Support City policy and goals through the provision of workforce housing.
- Improve the City's job/housing balance in order to reduce the amount of commercial growth, create less expensive housing, and mitigate the impacts of traffic congestion.
- Create a livable and "industrious" residential neighborhood that provides a different type of living environment than is currently offered in the City.

Live
Work
Ride

# A Bicycle Community

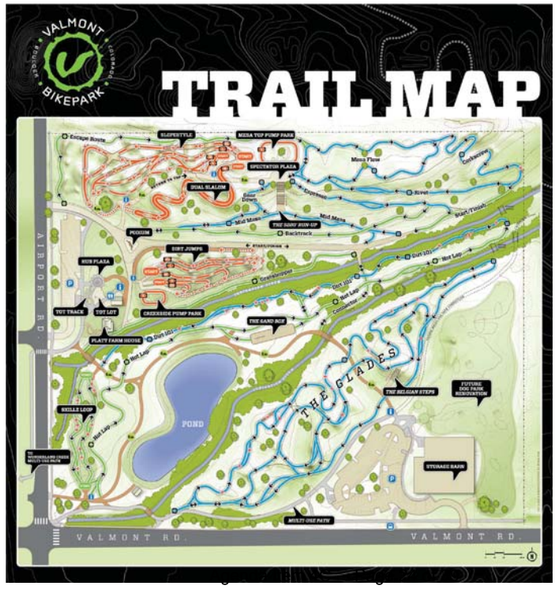


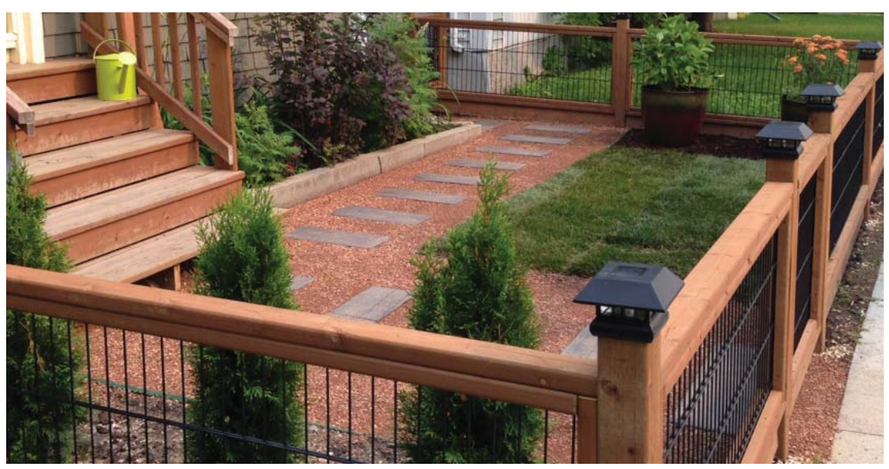
| | |
|---|---|
| Short Term Bike Storage (Outdoor Racks) | 32 |
| Long Term Bike Storage (2 Per Private Garage) | 140 |
| Long Term Bike Storage (Secured Storage) | 70 |
| Bike Wash Station (Outdoor) | |
| Bike Repair Station (Lower Level) | |

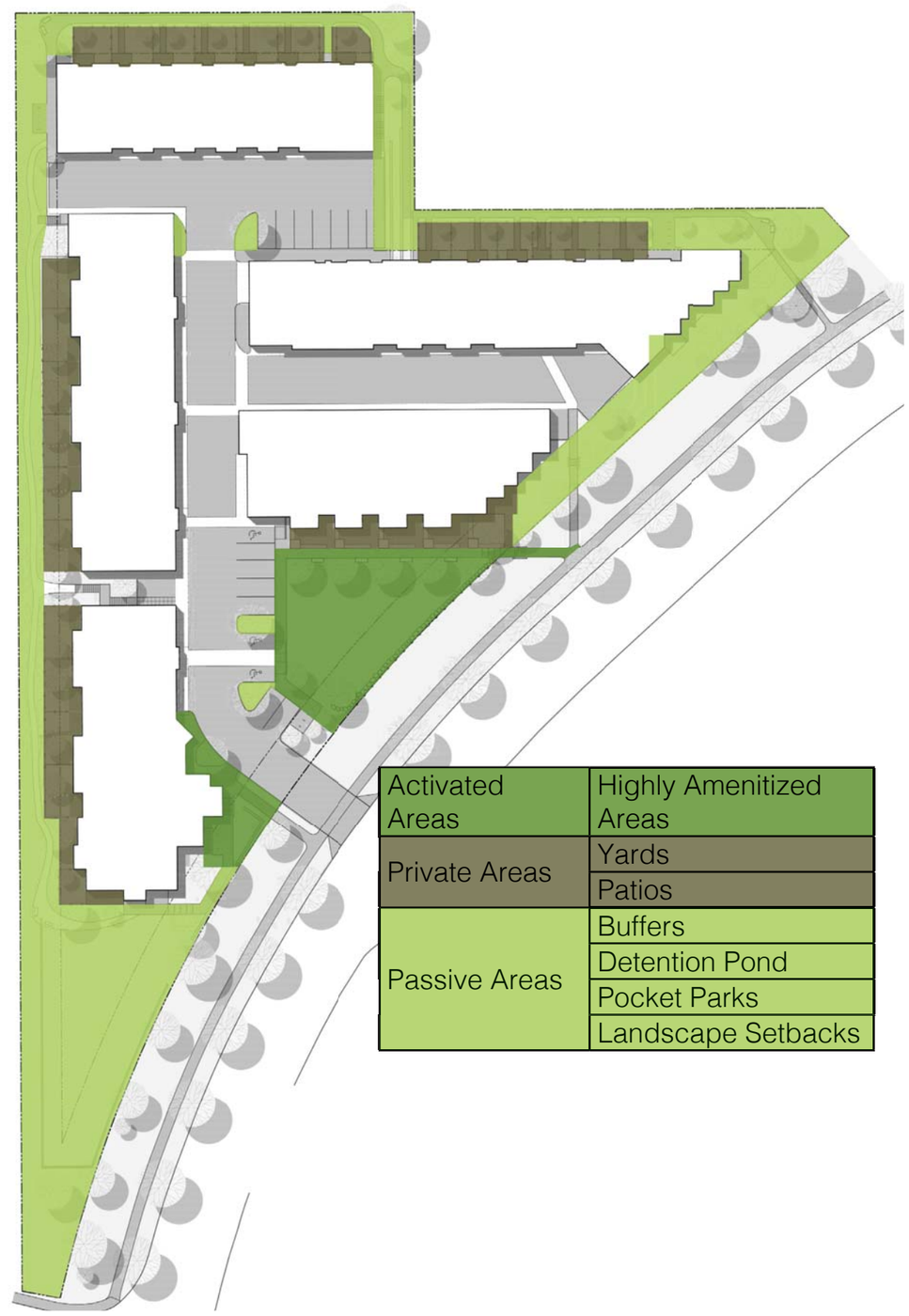
VeloPark is a Live/Work/Ride community that thrives and capitalizes on the City's love of bikes and extensive trail network.

In addition to garages for each residential unit, additional dedicated, secure long-term bike storage, bike wash station, and a well equipped bike repair room are provided on site. Given the proximity to Valmont Bike Park, and the immediate connections to bike paths, most residents are expected to use bikes not only for recreation, but also for everyday commuting.



# The Outdoors



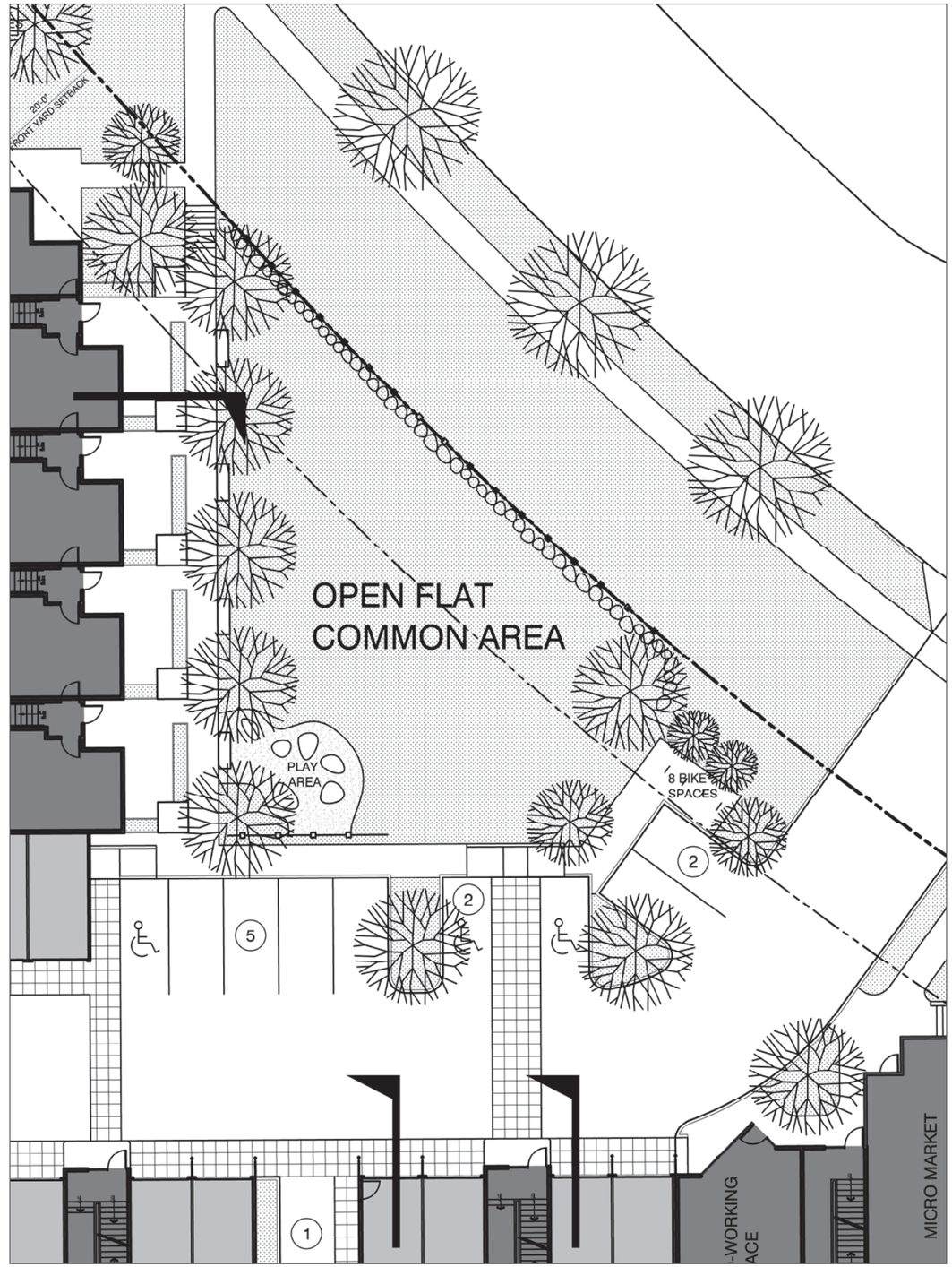



## 45% Open Space

VeloPark transforms a vacant parcel of land by adding low profile housing surrounded by green space. Ample 20+ foot landscape setbacks surround the residential units and create a green buffer of trees, grasses, and perennials.

- Common spaces with modern seating and gardens are provided outside the live/work units to foster opportunities for working outdoors, and to encourage interactive social encounters.
- A meandering gravel path has been thoughtfully designed to connect to more formal sidewalks and link together several informal gathering areas around the perimeter of the site.
- The site's open space and landscaping has been adjusted to increase privacy from Airport Rd. by adding a low protective berm and plantings.
- All ground level units include private yard areas, with low fencing and attractive plantings.

# Community Play

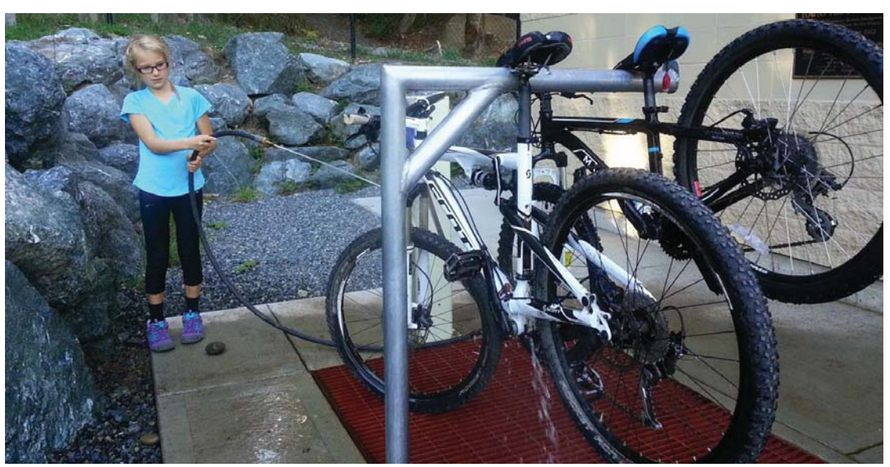


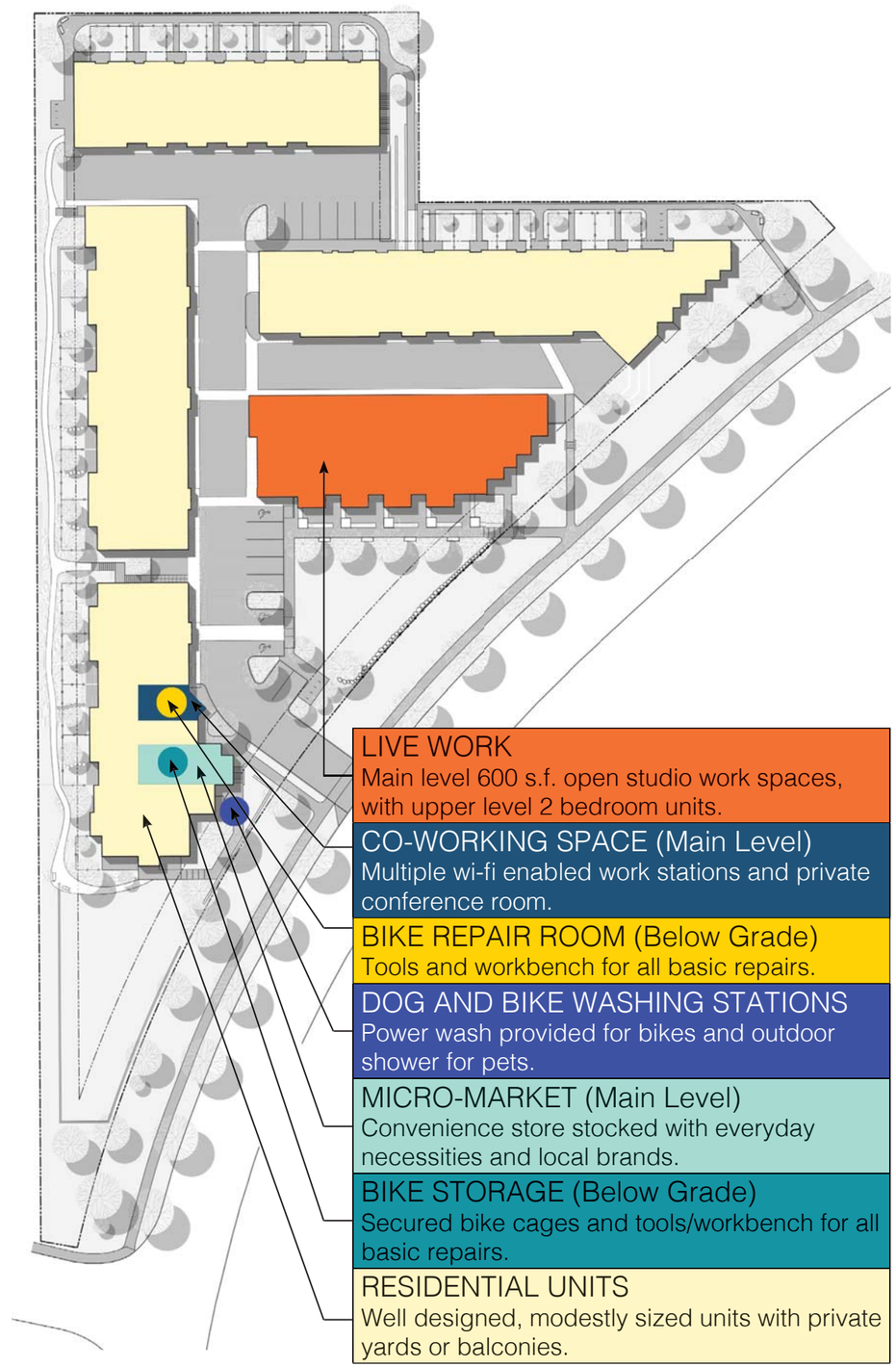
## Natural Playscape

- Natural features integrated into central community space
- Activated for live/work users, children and families
- Climbing rocks for children to scramble, jump, climb, and balance
- Central location is safely buffered from Valmont Road and separated from parking by low fence
- Complements playground of Valmont Bike Park

Live
Work
Ride

# Industrious Living






| Residential | | |
|---|---|---|
| 1-Bedroom | 41 | 59% |
| 2-Bedroom | 21 | 30% |
| 3-Bedroom | 3 | 4% |
| 2-Bedroom Live/Work Units | 3 | 4% |
| 3-Bedroom Live/Work Units | 2 | 3% |

With housing shortages reaching critical proportions across the City, we focused our design and planning on providing housing to support the industrious lifestyle of moderate income earners of Boulder. The opportunity to live, work, and ride was the inspiration for the architectural style and choice of amenities at VeloPark.

- Residential units have been carefully designed to be large enough for comfortable living, but small enough to maintain affordability. Averaging around 850 s.f., these one, two, or three bedroom homes include private yards on the ground level, balconies on the upper levels, and spectacular views of the foothills to the south and west.

- Live-work units are located in the central building on the site. The 600 square foot work spaces on the first floor open to common outdoor open space areas with retractable clear glass doors, allowing residents to have workshops, studios, and small home businesses below their living space.

- In order to reduce the need to commute to a separate office, a large co-working conference/support space has been created near the site entrance, adjacent to the micro-market. This will provide open work stations for residents to support on-site collaboration, as well as a private conference room for business meetings. This space can also be used for community events, small birthday parties and other gatherings.

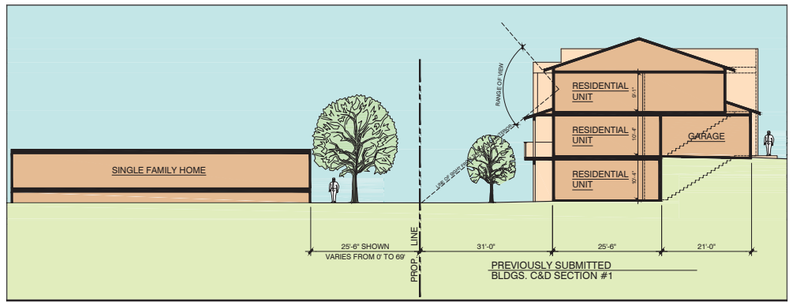
- A micro-market convenience store has been provided as a neighborhood amenity, stocking basic necessities, food, drinks, and coffee. The store will be open to the public during business hours, and VeloPark residents will have 24 hour key card access. This market will reduce the need for short car trips to other stores for small item purchases.

- A dog and bike washing station is included on the lower level just beneath the micro-market store. A secure bike storage and repair room, in the basement level underneath the co-working space, provides a safe option to store bicycles, as well as a workbench and tools to make minor repairs before heading out on a ride.

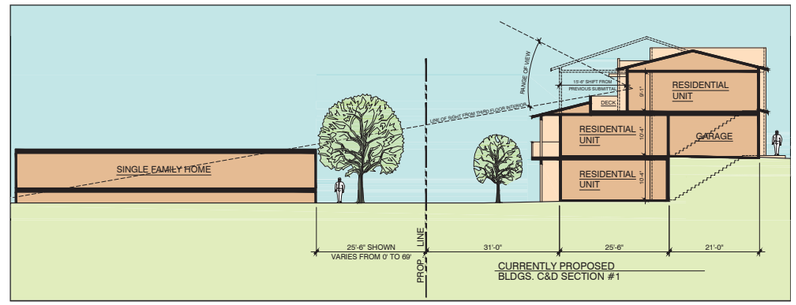
Live
Work
Ride

# Collaborative Infill

The proposed use provides a compatible transition between large scale County and private industrial buildings to the east, and small scale residential units to the west. In collaboration with the City and our future neighbors, we made multiple improvements to the project.



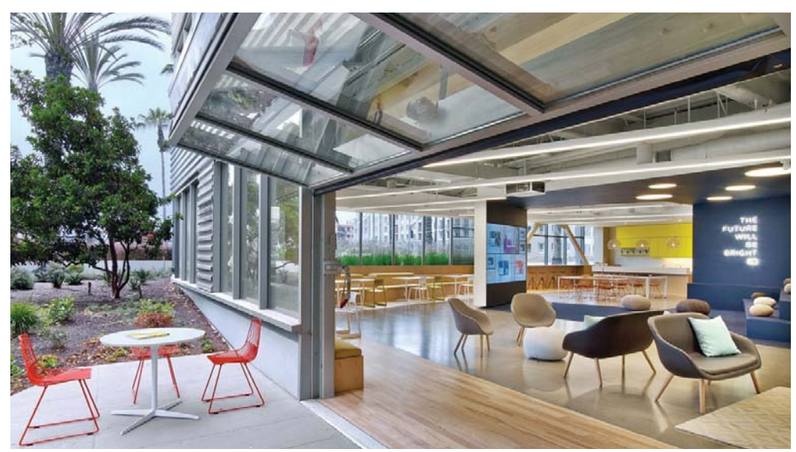

Previously Submitted Buildings C & D




Currently Proposed Buildings C & D

All of the third floor 2 bedroom units on the western facing buildings were reduced in size to 1 bedroom, and the setbacks from the west increased between 12-20'. Density was transferred to the central portion of the site, changing a one-story central building into two-story live/work units. The change in setbacks and careful arrangement of buildings on the sloping grade creates the appearance of two-story facades from almost all sides of the site.

This small retail market will provide coffee, snacks, and basic living goods, reducing the need to travel by car to stores more than a mile away and creating an activated space at the entrance to the project.



Through thoughtful commercial architectural elements, including storefront glass, roll up commercial garage doors, transparent work spaces, and activated modern outdoor landscape design, this site will support the industrial vibe of the area and will create a compatible transition to the residential neighborhood to the west.

Live
Work
Ride

# VeloPark

LIVE WORK RIDE

# VELO PARK
## SITE / LEVEL 1 PLAN

NORTH

SCALE: 1"=20'-0"

8-31-2016


RHAP architecture + planning
711 Walnut Street,
Carriage House
Boulder, co 80302
720-530-5901


A1


PROJECT TEAM:

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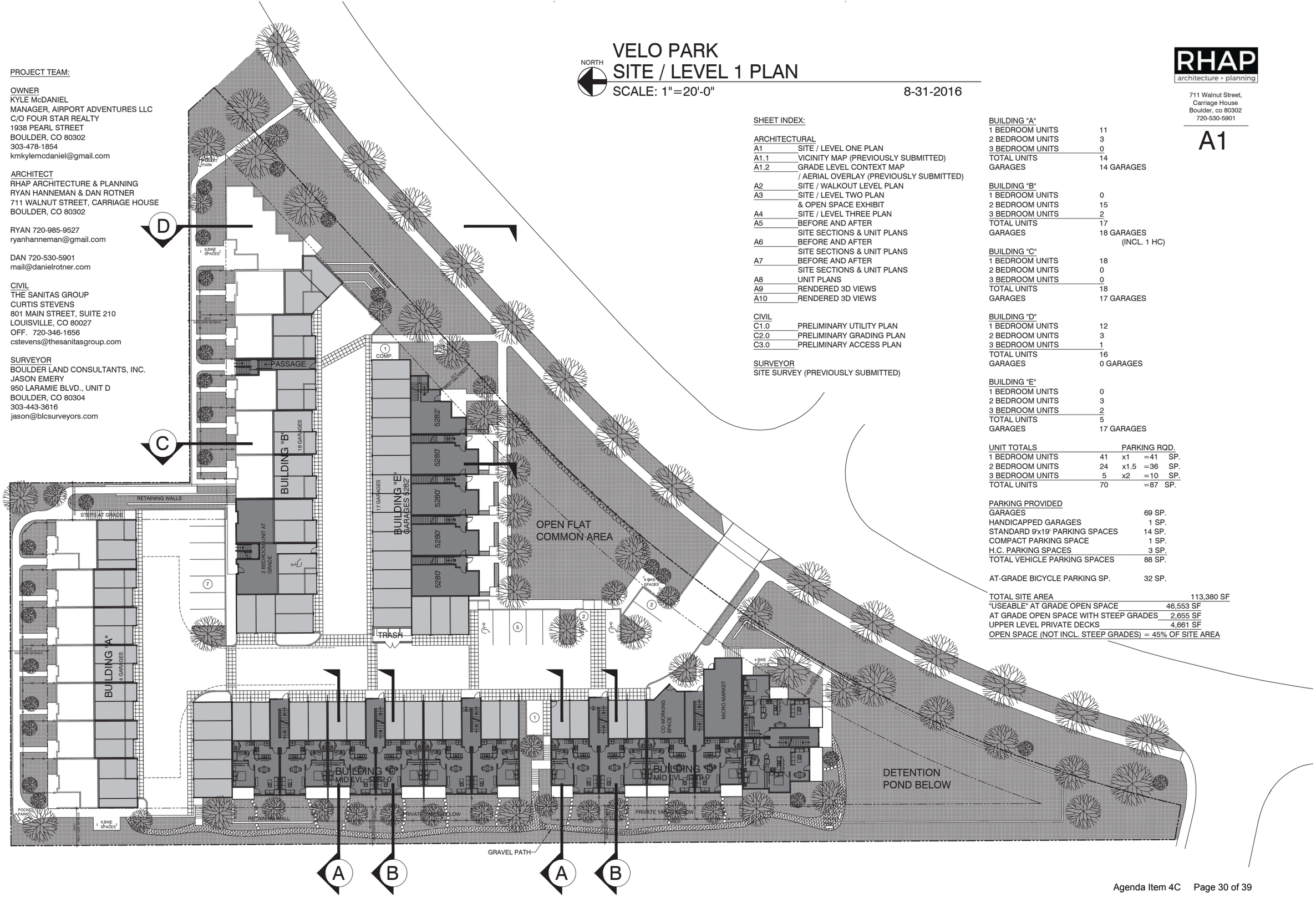


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| A1.2 | GRADE LEVEL CONTEXT MAP / AERIAL OVERLAY (PREVIOUSLY SUBMITTED) |
| A2 | SITE / WALKOUT LEVEL PLAN |
| A3 | SITE / LEVEL TWO PLAN & OPEN SPACE EXHIBIT |
| A4 | SITE / LEVEL THREE PLAN |
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| BUILDING "A" | |
| 1 BEDROOM UNITS | 11 |
| 2 BEDROOM UNITS | 3 |
| 3 BEDROOM UNITS | 0 |
| TOTAL UNITS | 14 |
| GARAGES | 14 GARAGES |
| BUILDING "B" | |
| 1 BEDROOM UNITS | 0 |
| 2 BEDROOM UNITS | 15 |
| 3 BEDROOM UNITS | 2 |
| TOTAL UNITS | 17 |
| GARAGES | 18 GARAGES (INCL. 1 HC) |
| BUILDING "C" | |
| 1 BEDROOM UNITS | 18 |
| 2 BEDROOM UNITS | 0 |
| 3 BEDROOM UNITS | 0 |
| TOTAL UNITS | 18 |
| GARAGES | 17 GARAGES |
| BUILDING "D" | |
| 1 BEDROOM UNITS | 12 |
| 2 BEDROOM UNITS | 3 |
| 3 BEDROOM UNITS | 1 |
| TOTAL UNITS | 16 |
| GARAGES | 0 GARAGES |
| BUILDING "E" | |
| 1 BEDROOM UNITS | 0 |
| 2 BEDROOM UNITS | 3 |
| 3 BEDROOM UNITS | 2 |
| TOTAL UNITS | 5 |
| GARAGES | 17 GARAGES |

| UNIT TOTALS | | | PARKING RQD. | |
|---|---|---|---|---|
| 1 BEDROOM UNITS | 41 | x1 | =41 | SP. |
| 2 BEDROOM UNITS | 24 | x1.5 | =36 | SP. |
| 3 BEDROOM UNITS | 5 | x2 | =10 | SP. |
| TOTAL UNITS | 70 | | =87 | SP. |

| PARKING PROVIDED | |
|---|---|
| GARAGES | 69 SP. |
| HANDICAPPED GARAGES | 1 SP. |
| STANDARD 9'x19' PARKING SPACES | 14 SP. |
| COMPACT PARKING SPACE | 1 SP. |
| H.C. PARKING SPACES | 3 SP. |
| TOTAL VEHICLE PARKING SPACES | 88 SP. |
| AT-GRADE BICYCLE PARKING SP. | 32 SP. |

| | |
|---|---|
| TOTAL SITE AREA | 113,380 SF |
| "USEABLE" AT GRADE OPEN SPACE | 46,553 SF |
| AT GRADE OPEN SPACE WITH STEEP GRADES | 2,655 SF |
| UPPER LEVEL PRIVATE DECKS | 4,661 SF |
| OPEN SPACE (NOT INCL. STEEP GRADES) = 45% OF SITE AREA | |

# VELO PARK
## SITE / WALKOUT LEVEL PLAN

NORTH

SCALE: 1"=20'-0"

8-11-2016

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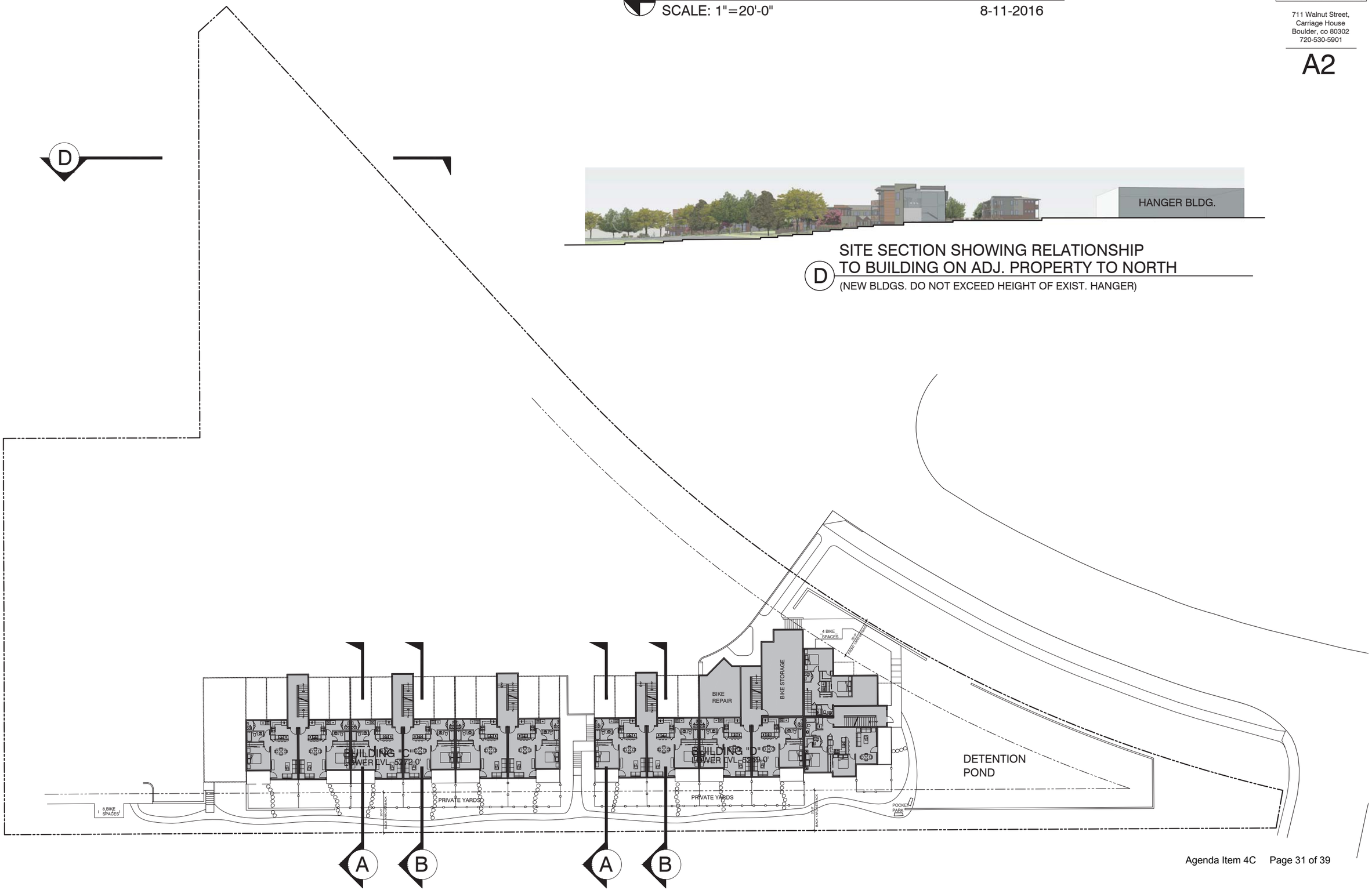
Boulder, co 80302
720-530-5901

A2




D SITE SECTION SHOWING RELATIONSHIP TO BUILDING ON ADJ. PROPERTY TO NORTH
(NEW BLDGS. DO NOT EXCEED HEIGHT OF EXIST. HANGER)



TOTAL SITE AREA = 113,380 SF

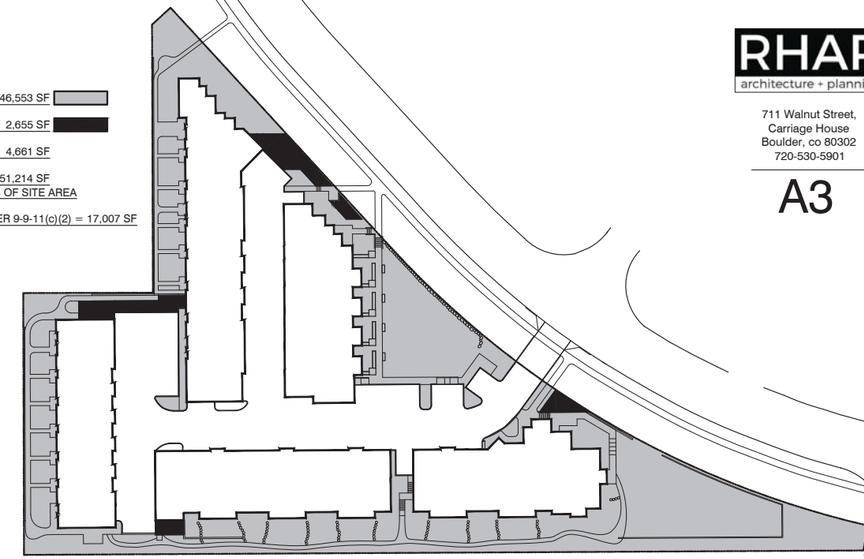
"USEABLE" AT GRADE OPEN SPACE 46,553 SF

AT GRADE OPEN SPACE WITH STEEP GRADES 2,655 SF

UPPER LEVEL PRIVATE DECKS 4,661 SF

TOTAL "USEABLE" OPEN SPACE PROVIDED = 51,214 SF
OPEN SPACE (NOT INCL. STEEP GRADES) = 45% OF SITE AREA

OPEN SPACE REQUIRED = 15% OF SITE AREA PER 9-9-11(c)(2) = 17,007 SF



NORTH

## VELO PARK
## OPEN SPACE AREA EXHIBIT

SCALE: 1"=50'-0"

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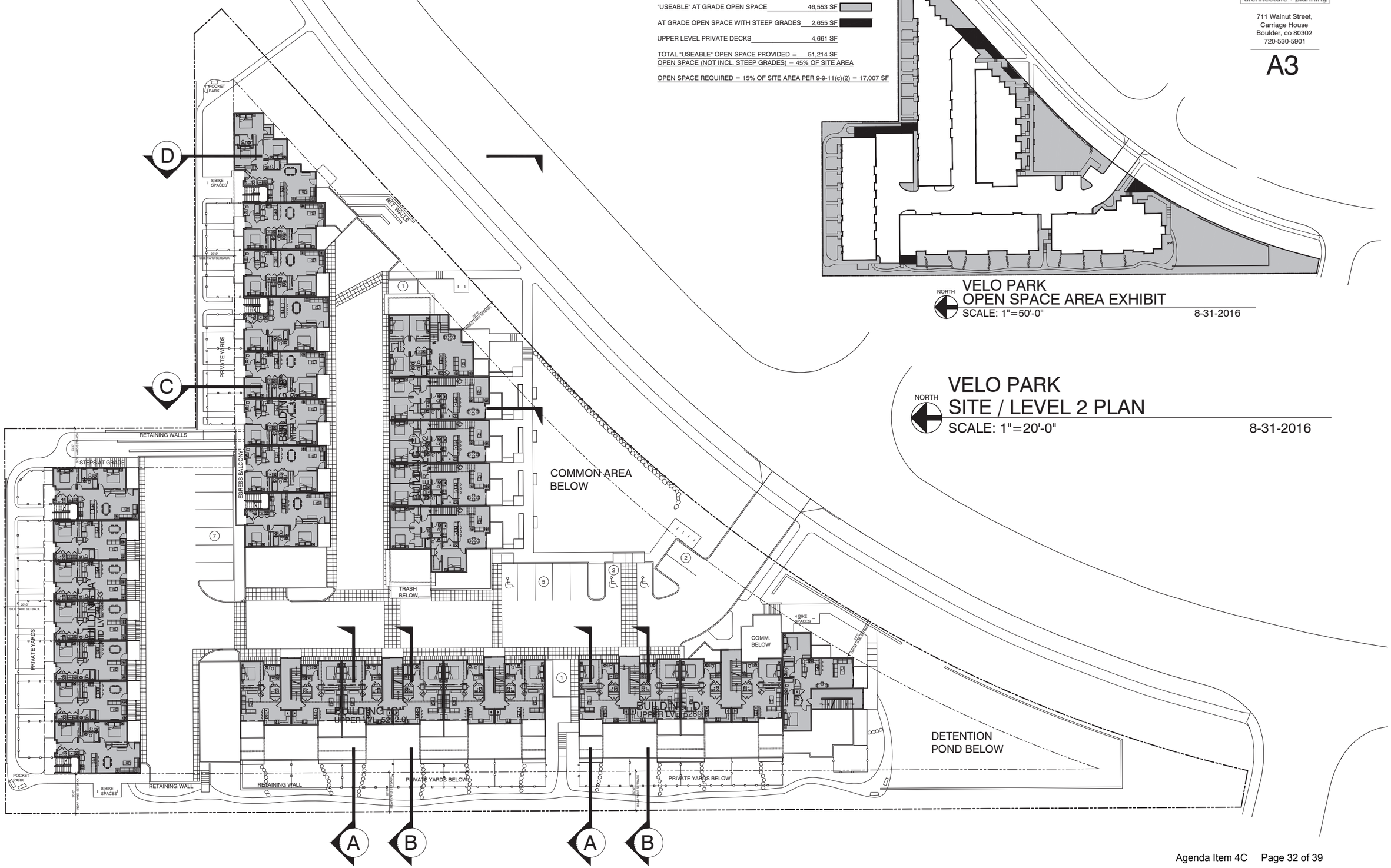
A3




NORTH

## VELO PARK
## SITE / LEVEL 2 PLAN

SCALE: 1"=20'-0"

8-31-2016

# VELO PARK
# SITE / LEVEL 3 PLAN

SCALE: 1"=20'-0"

8-31-2016

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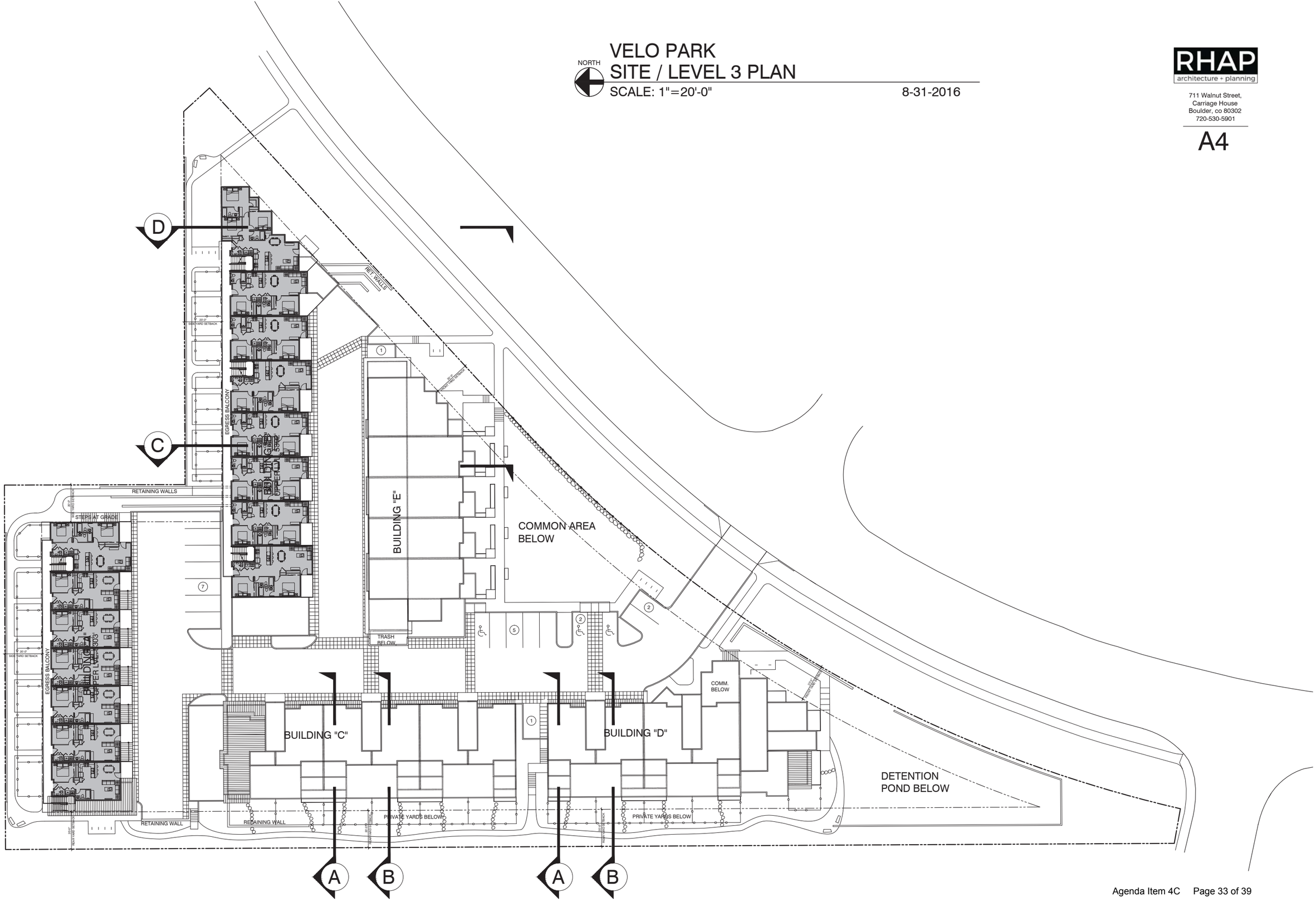
A4



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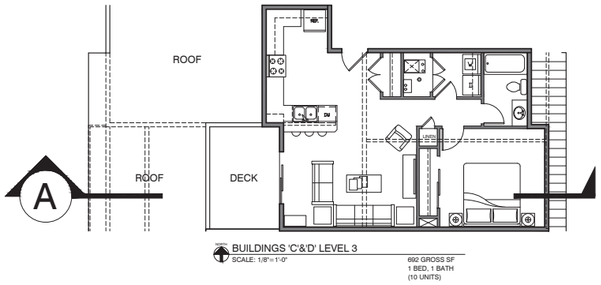
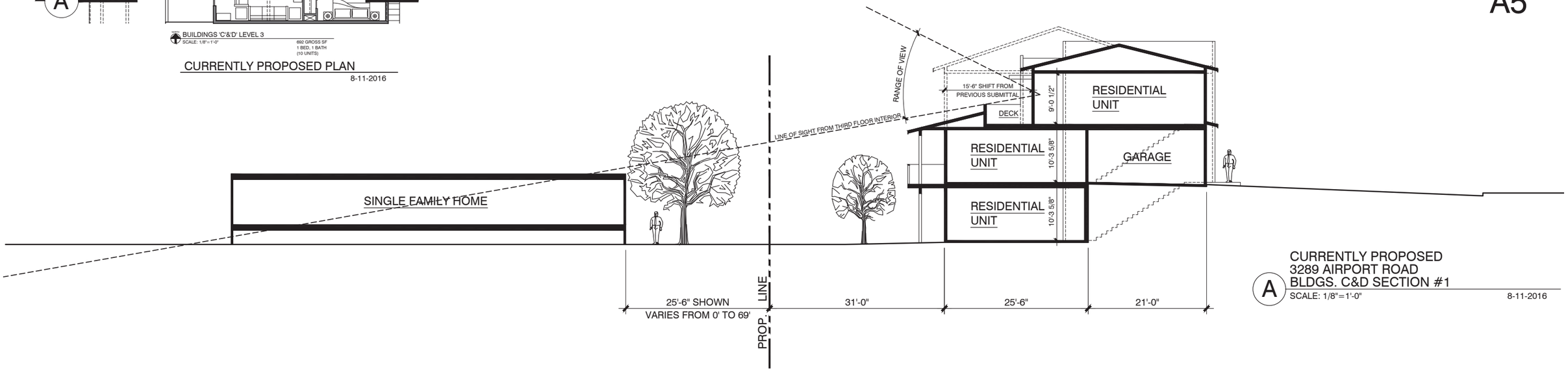
Boulder, co 80302
720-530-5901

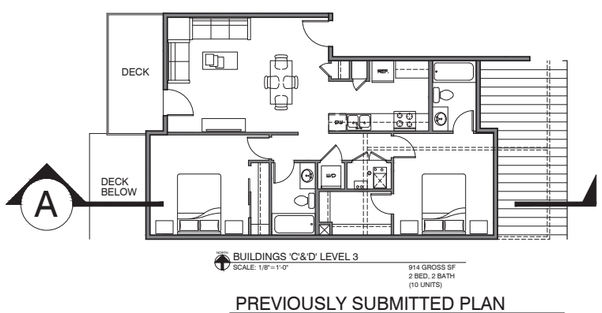
A5



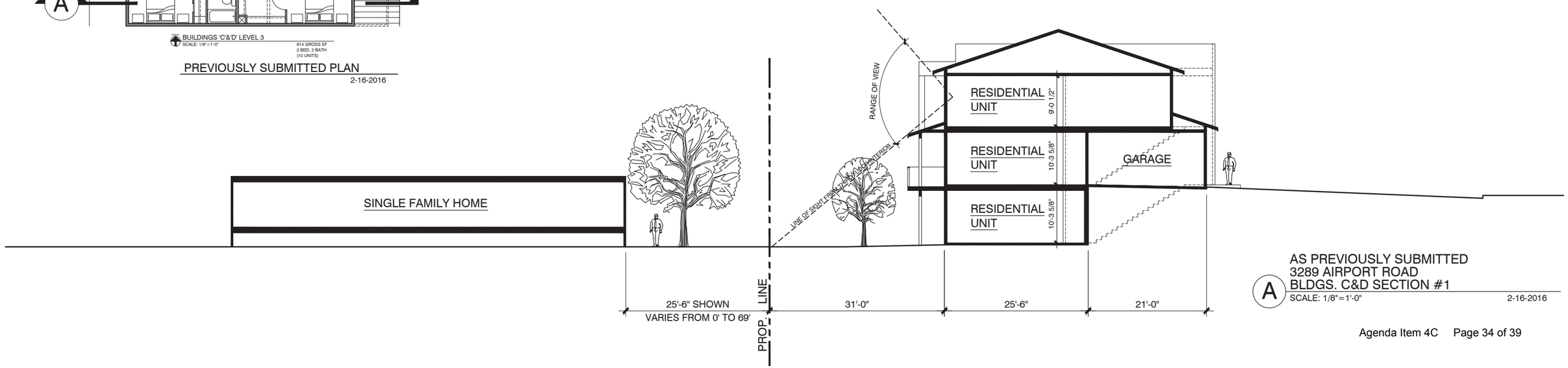

CURRENTLY PROPOSED PLAN
8-11-2016




CURRENTLY PROPOSED
3289 AIRPORT ROAD
BLDGS. C&D SECTION #1
A
SCALE: 1/8"=1'-0"
8-11-2016




PREVIOUSLY SUBMITTED PLAN
2-16-2016




AS PREVIOUSLY SUBMITTED
3289 AIRPORT ROAD
BLDGS. C&D SECTION #1
A
SCALE: 1/8"=1'-0"
2-16-2016

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architecture + planning
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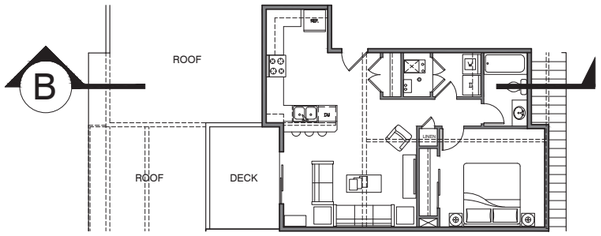
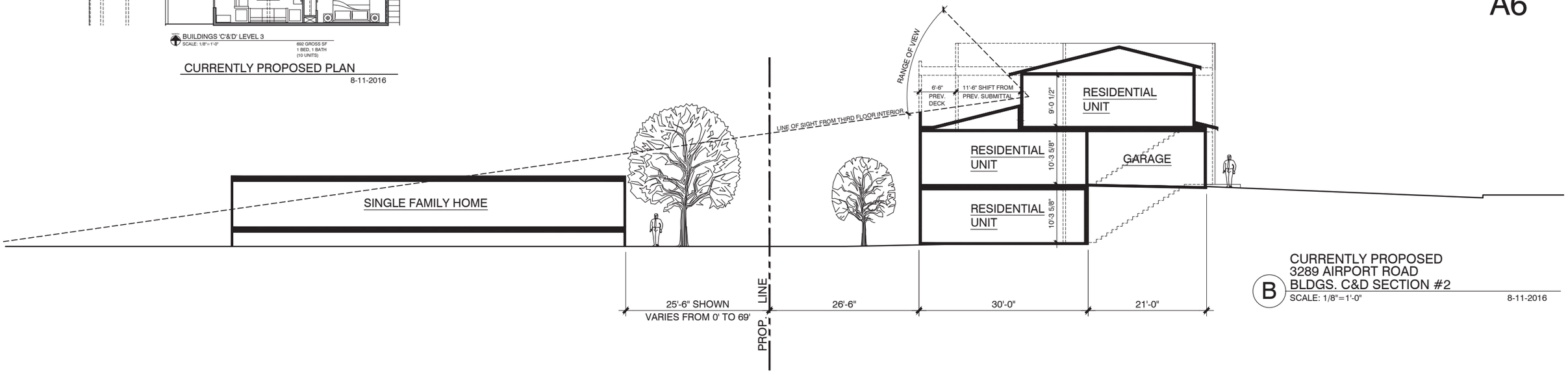
Carriage House
Boulder, co 80302
720-530-5901

A6

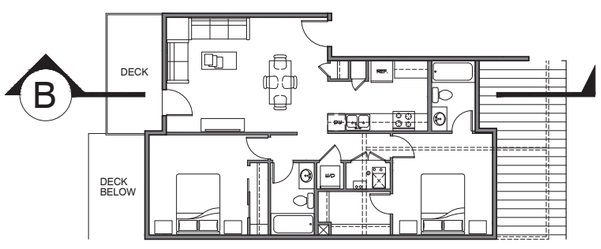



BUILDINGS 'C'&'D' LEVEL 3
SCALE: 1/8"=1'-0"
692 GROSS SF
1 BED, 1 BATH
(10 UNITS)

CURRENTLY PROPOSED PLAN
8-11-2016

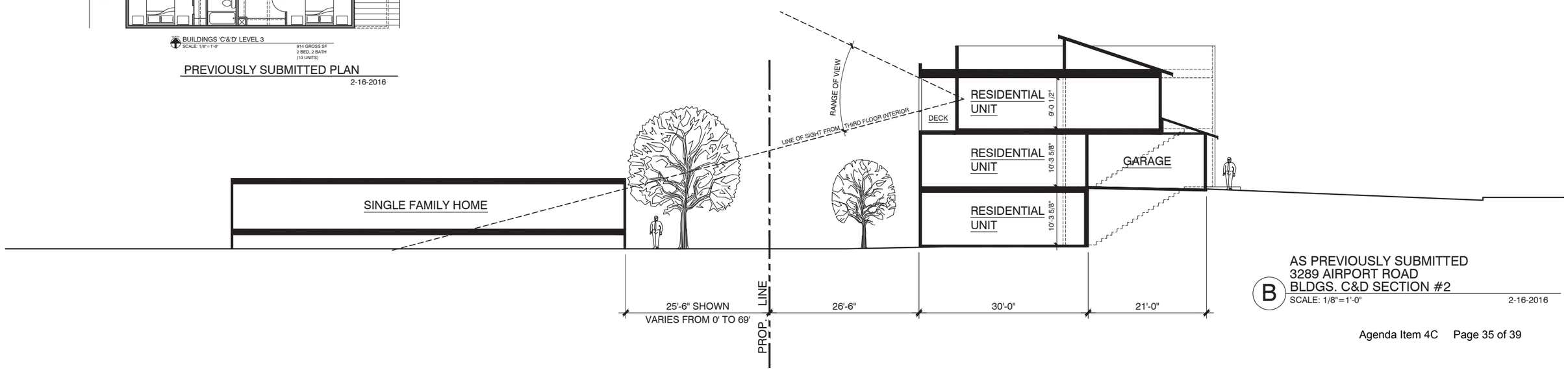



B CURRENTLY PROPOSED
3289 AIRPORT ROAD
BLDGS. C&D SECTION #2
SCALE: 1/8"=1'-0" 8-11-2016




BUILDINGS 'C'&'D' LEVEL 3
SCALE: 1/8"=1'-0"
914 GROSS SF
2 BED, 2 BATH
(10 UNITS)

PREVIOUSLY SUBMITTED PLAN
2-16-2016




B AS PREVIOUSLY SUBMITTED
3289 AIRPORT ROAD
BLDGS. C&D SECTION #2
SCALE: 1/8"=1'-0" 2-16-2016

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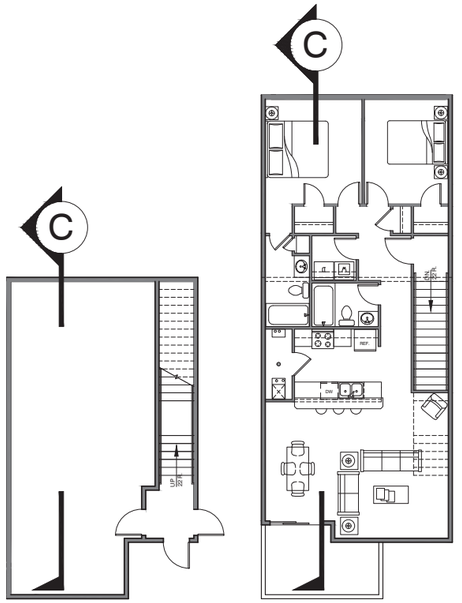
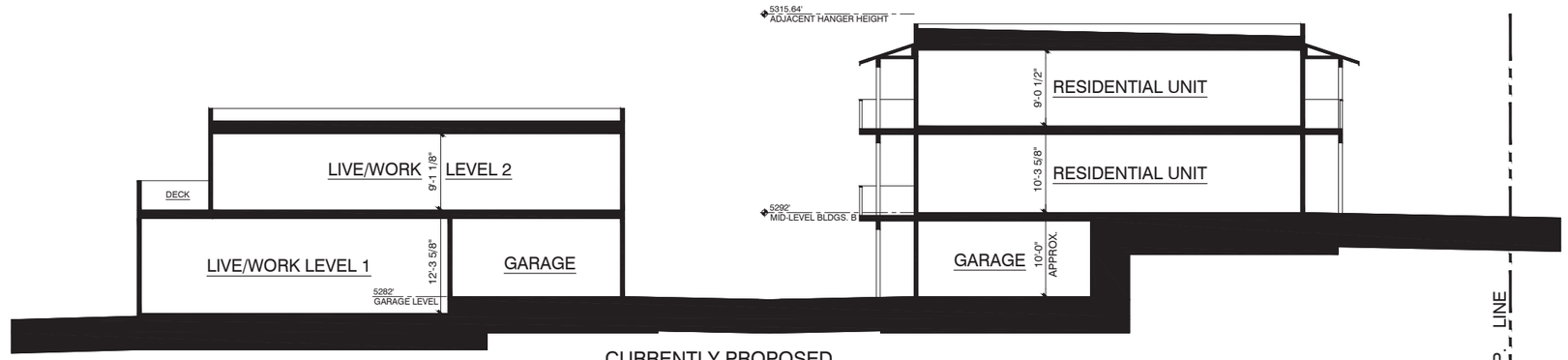
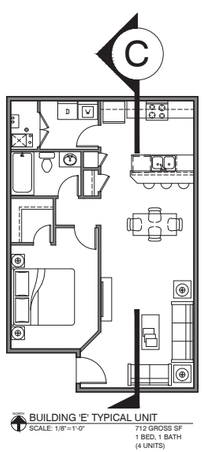
A7



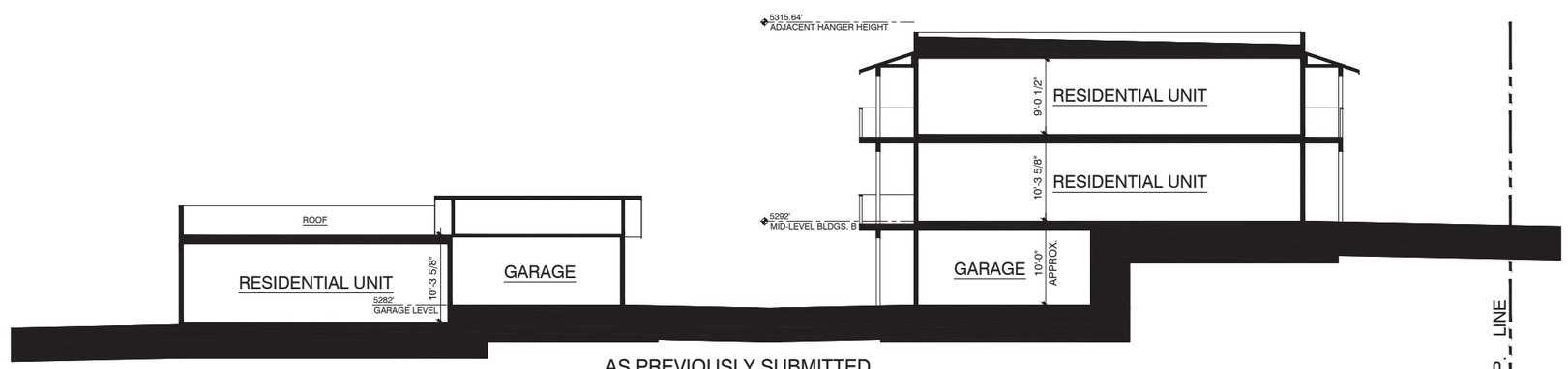

CURRENTLY PROPOSED PLAN
8-11-2016




C CURRENTLY PROPOSED
3289 AIRPORT ROAD
BLDGS. B&E SECTION
SCALE: 1/8"=1'-0"
8-11-2016




PREVIOUSLY SUBMITTED PLAN
2-16-2016




C AS PREVIOUSLY SUBMITTED
3289 AIRPORT ROAD
BLDGS. B&E SECTION
SCALE: 1/8"=1'-0"
2-16-2016

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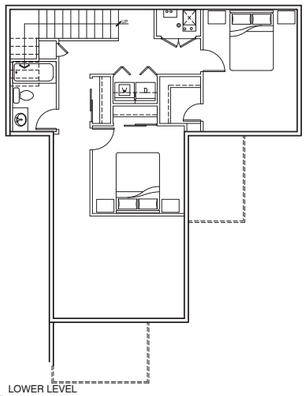
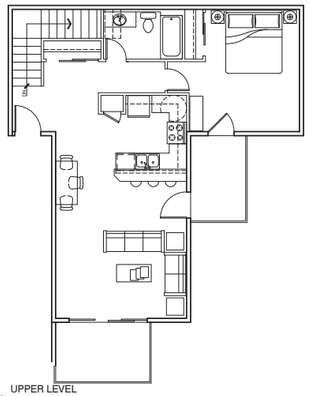
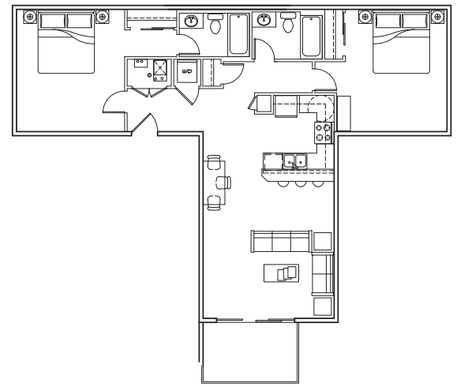
A8



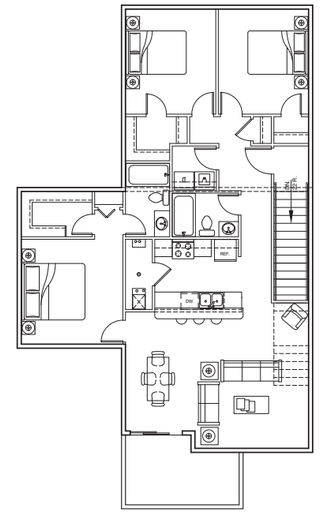
LOWER LEVEL
BUILDING 'D' SOUTHEAST UNIT
SCALE: 1/8"=1'-0"



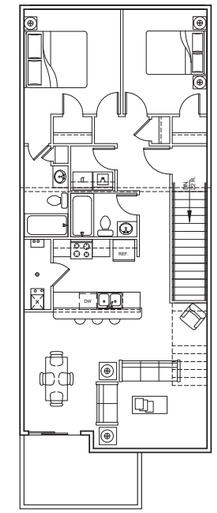
UPPER LEVEL
BUILDING 'D' SOUTHEAST UNIT
SCALE: 1/8"=1'-0"
1,647 GROSS SF
3 BED, 2 BATH
(1 UNIT)



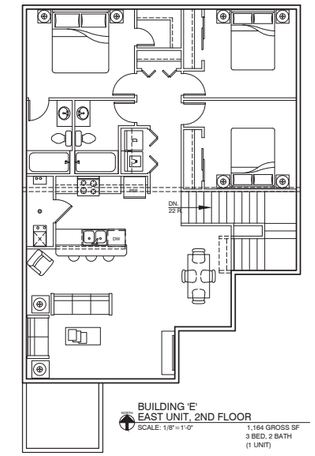
BUILDING 'D' LEVEL 3 SOUTH UNIT
SCALE: 1/8"=1'-0"
1,102 GROSS SF
2 BED, 2 BATH
(1 UNIT)



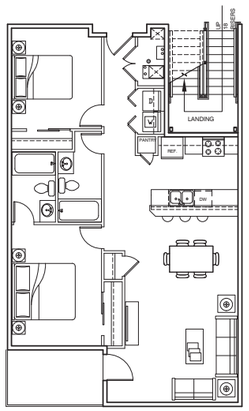
BUILDING 'E'
2ND FLOOR, WEST UNIT
SCALE: 1/8"=1'-0"
1,283 GROSS SF
3 BED, 2 BATH
(1 UNIT)



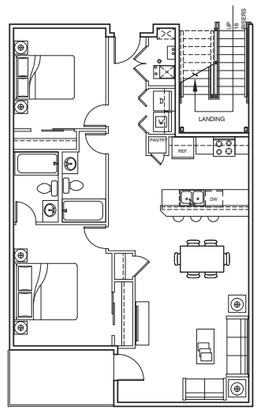
BUILDING 'E'
TYPICAL UNIT 2ND FLOOR
SCALE: 1/8"=1'-0"
1,061 GROSS SF
2 BED, 2 BATH
(3 UNITS)



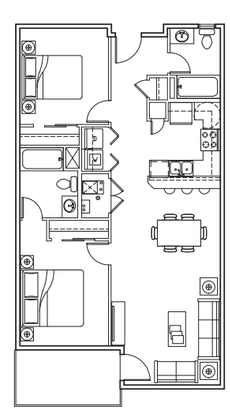
BUILDING 'E'
EAST UNIT, 2ND FLOOR
SCALE: 1/8"=1'-0"
1,164 GROSS SF
3 BED, 2 BATH
(1 UNIT)



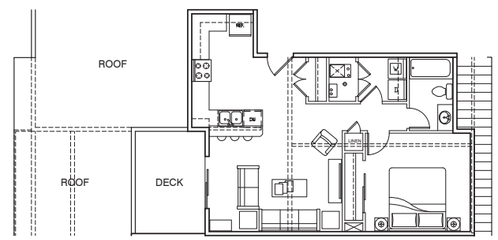
BUILDING 'A' LEVELS 2&3 2BED AT STAIRS
SCALE: 1/8"=1'-0"
1,005 GROSS SF
2 BED, 2 BATH
(3 UNITS)



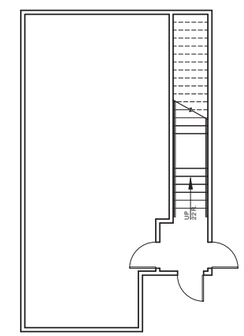
BUILDING 'B' LEVELS 2&3 2BED AT STAIRS
SCALE: 1/8"=1'-0"
1,043 GROSS SF
2 BED, 2 BATH
(4 UNITS)



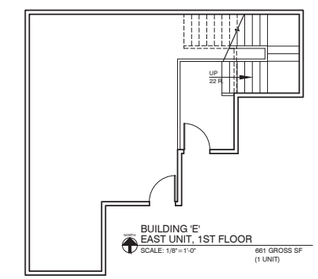
BUILDING 'B' LEVELS 2&3 2BED
SCALE: 1/8"=1'-0"
948 GROSS SF
2 BED, 2 BATH
(10 UNITS)



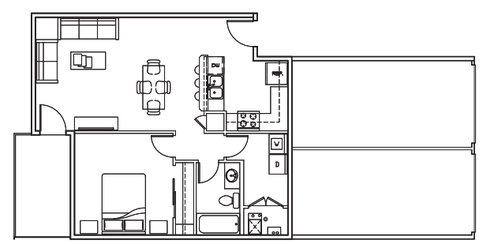
BUILDINGS 'C&D' LEVEL 3
SCALE: 1/8"=1'-0"
692 GROSS SF
1 BED, 1 BATH
(10 UNITS)



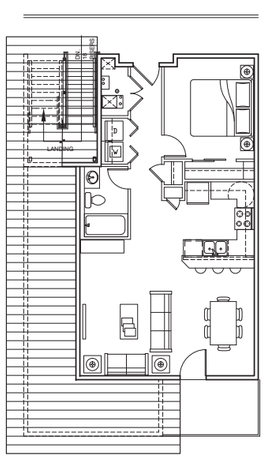
BUILDING 'E'
TYPICAL UNIT 1ST FLOOR
SCALE: 1/8"=1'-0"
762 GROSS SF
(4 UNITS)



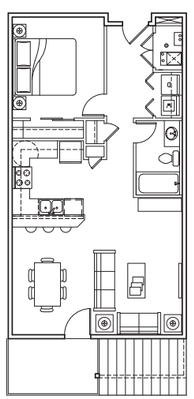
BUILDING 'E'
EAST UNIT, 1ST FLOOR
SCALE: 1/8"=1'-0"
661 GROSS SF
(1 UNIT)



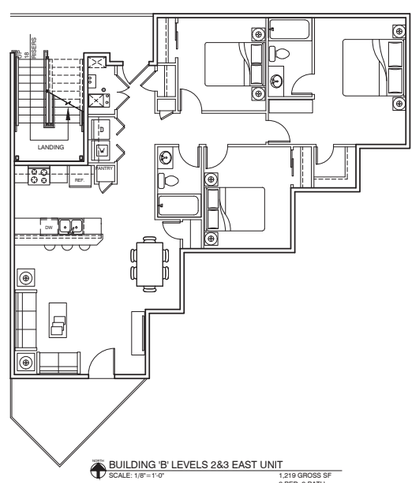
BUILDINGS 'C&D' LEVEL 2
SCALE: 1/8"=1'-0"
706 GROSS SF
1 BED, 1 BATH
(10 UNITS)



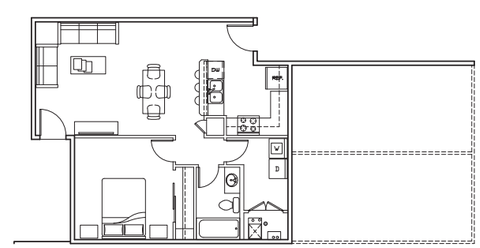
BUILDING 'A' LEVEL 3 WEST UNIT
SCALE: 1/8"=1'-0"
751 GROSS SF
1 BED, 1 BATH
(1 UNIT)



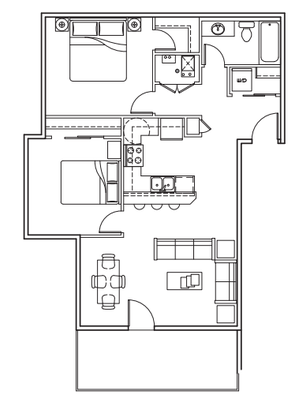
BUILDING 'A' LEVELS 2&3 1BED
SCALE: 1/8"=1'-0"
764 GROSS SF
1 BED, 1 BATH
(10 UNITS)



BUILDING 'B' LEVELS 2&3 EAST UNIT
SCALE: 1/8"=1'-0"
1,219 GROSS SF
3 BED, 2 BATH
(2 UNITS)



BUILDINGS 'C&D' LEVEL 1
SCALE: 1/8"=1'-0"
706 GROSS SF
1 BED, 1 BATH
(10 UNITS)



BUILDING 'D' LEVELS 1&2 SOUTHWEST UNIT
SCALE: 1/8"=1'-0"
897 GROSS SF
2 BED, 1 BATH
(2 UNITS)

# VELO PARK, UNIT PLANS

RHAP
architecture + planning

COMMON AREA FROM SOUTHEAST

BUILDING 'D' FROM ENTRY DRIVE

VIEW FROM SOUTH

SOUTHWEST CORNER OF BUILDING 'D'

RHAP
architecture + planning

VIEW FROM SOUTHEAST

VIEW FROM COMMON AREA LOOKING NORTH

BUILDING 'C' FROM NORTHWEST

BUILDING 'D' FROM SOUTHWEST

**C I T Y O F B O U L D E R**
**PLANNING BOARD AGENDA ITEM**
**MEETING DATE: November 3, 2016**

**AGENDA TITLE:**
Public hearing for consideration of a Concept Plan proposal (LUR2016-00070) to redevelop the site at 1600 Broadway, an approximately 0.54 acre-property, involving removal of two commercial buildings, development of a new 41,606 square-foot hotel building with approximately 73 hotel rooms, and installation of an underground parking structure. Preliminary consideration of a rezoning from Business – Transitional 2 (BT-2) to Downtown – 3 (DT-3) is also proposed.

Applicant: Julie Eck, Davis Partnership Architects
Property Owner: Stephen D. Tebo

**REQUESTING DEPARTMENT:**
Planning, Housing & Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Land Use Review Manager
Shannon Moeller, Planner II

**OBJECTIVE:**
1. Hear applicant and staff presentations
2. Hold public hearing
3. Planning Board to ask questions of applicant, the public and staff
4. Planning Board discussion of Concept Plan. No action is required by Planning Board.

**SUMMARY:**

| | |
|---|---|
| Proposal: | Concept Plan review and comment for the proposed redevelopment of the site at 1600 Broadway, an approximate 0.54 acre-property, involving removal of two commercial buildings, a new 41,606 square-foot hotel building with approximately 73 hotel rooms, and installation of an underground parking structure. Preliminary consideration of a rezoning from Business – Transitional 2 (BT-2) to Downtown – 3 (DT-3) is also proposed. |
| Project Name: | Boulder University Inn Expansion |
| Location: | 1600 Broadway |
| Size of Property | 0.54 acre |
| Zoning: | BT-2 (Business – Transitional 2) |
| Comprehensive Plan: | Transitional Business |

## I. INTRODUCTION AND BACKGROUND

## PROCESS

Per Section 9-2-14, B.R.C. 1981, the project requires Concept Plan review and comment, because the project exceeds 30,000 square feet of floor area. The Concept Plan is an opportunity for the applicant to receive comments from the community about the proposed plan before moving forward. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed Site Review documents.

## BACKGROUND

### Site Context

As shown in **Figure 1**, the site is roughly .54 acres in size and is located at the northeast corner of Broadway and Marine Street. The site is developed with existing structures containing Khow Thai Café and DP Dough. Demolition of the two buildings was approved by the Landmarks Design Review Committee (LDRC) in 2016. The remainder of the site consists largely of paved areas and some vegetation. The site generally slopes downward to the northeast toward Boulder Creek and backs to an alley, a multi-use path, open space, and Boulder High School fields to the east; and is bordered by other commercial properties to the north. As shown in the context photos in **Figure 2**, buildings in the

**Figure 1 - Vicinity Map**

**Figure 2 – Context Photos**

immediate vicinity on the east and west side of Broadway are generally one and two story, with the exception of the nearby nonconforming four story apartments on the west side of Broadway.

The site is located outside of the Central Area Improvement District (CAGID) and is not subject to the Downtown Design Guidelines. A portion of the northern lot is impacted by the 500-year floodplain, as shown in **Figure 3**.

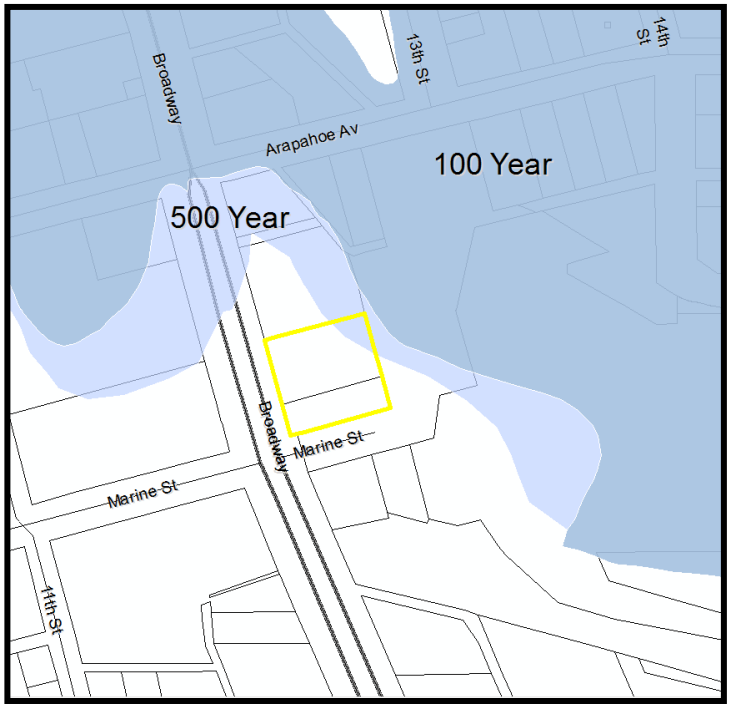



**Figure 3 – Floodplain Map**

### BVCP Land Use Designation

The Boulder Valley Comprehensive Plan (BVCP) designates the site as Transitional Business (see **Figure 4**). Per the BVCP Land Use Map description: "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."

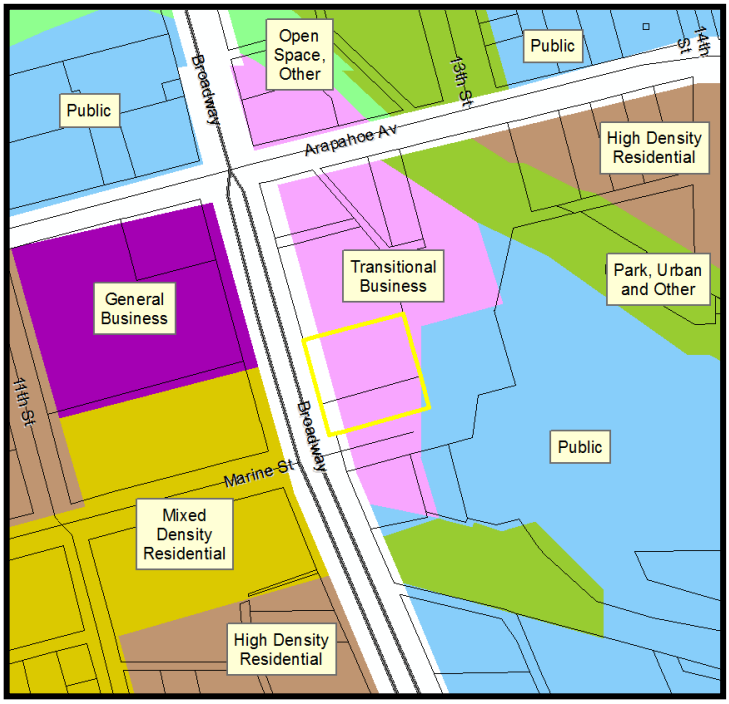



**Figure 4 – BVCP Land Use Map**

### Zoning

The project site is zoned BT-2, Business - Transitional 2 (see **Figure 5**). Section 9-5-2(c)(2)(E), B.R.C. 1981 describes the district as *"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."* Motels and hotels require a Use Review in this zoning district.

The applicant is proposing to rezone the site to DT-3, Downtown - 3. Section 9-5-2(c)(3)(A), B.R.C. 1981 describes the DT-3 district as *"a transition area between the downtown and the surrounding residential areas where a wide range of retail, office, residential, and public uses are permitted. A balance of new development with the*

*maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged."* Motels and hotels require a Use Review in this district, as well.

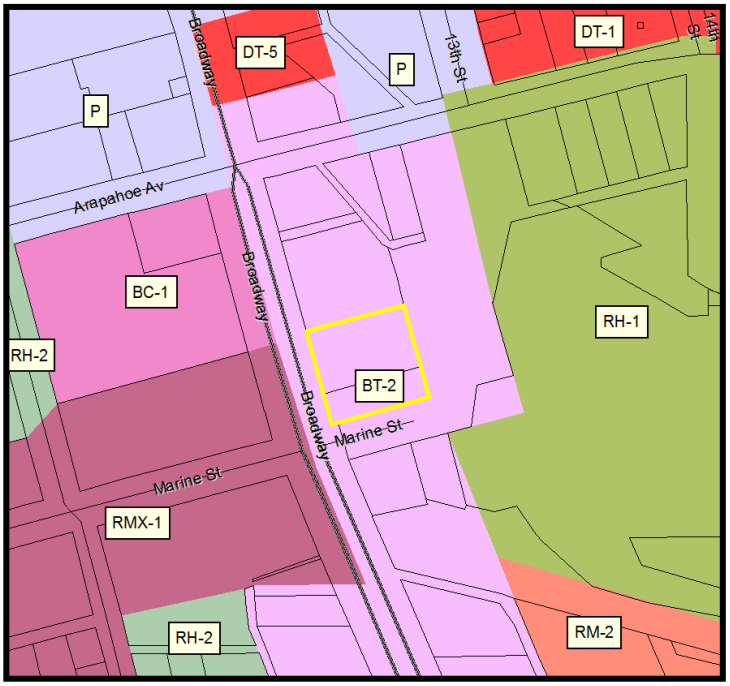



**Figure 5 – Zoning Map**

## II. PROJECT DESCRIPTION SUMMARY

The applicant is requesting feedback on the following proposal:

- Construction of a 41,606 square-foot hotel with 73 rooms and underground parking;
- Modification to the permitted height and number of stories for a proposed 48-foot, four story building;
- Modification to the setbacks, including a proposed 5' front yard setback from Broadway and a 20' rear yard setback;
- An overall proposed 1.74 FAR (Floor Area Ratio);
- Preliminary consideration of a rezoning from Business – Transitional 2 (BT-2) to Downtown – 3 (DT-3).

A conceptual site plan showing the building location, site circulation, and nearby transportation connections is shown in **Figure 6**.

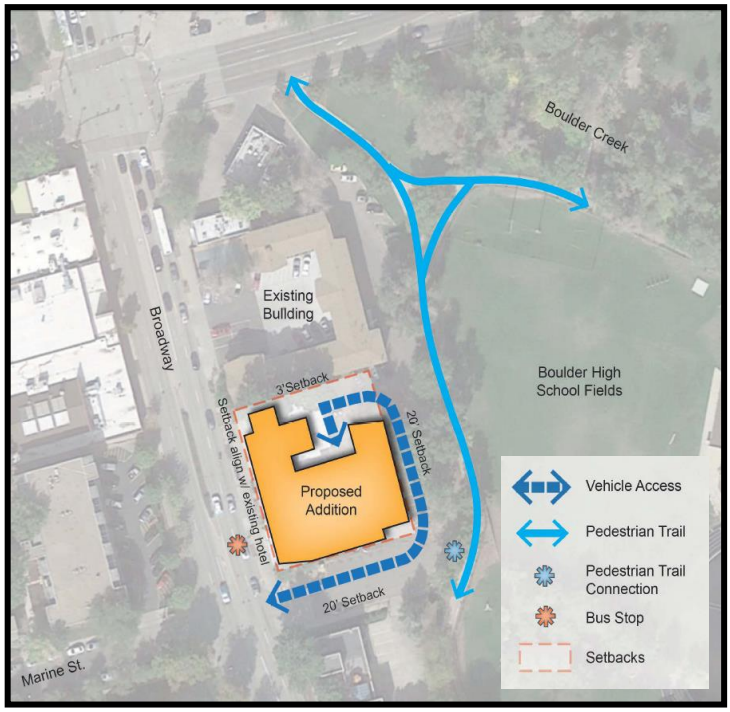



**Figure 6 – Conceptual Site Plan**

Conceptual site sections are shown in **Figure 7** demonstrating the proposed height and scale of the building in relation to the site topography and existing Boulder University Inn building.

The architecture of the project is shown in **Figure 8**. The proposed building includes four stories (one parking level and three hotel levels) using a mix of materials including steel panels, composite wood-look panels, red and buff stacked sandstone veneer, and brick veneer.

See **Attachment A** for the applicant's written description and **Attachment B** for the conceptual plans. See **Attachment C** for staff's development review comments dated September 28, 2016.

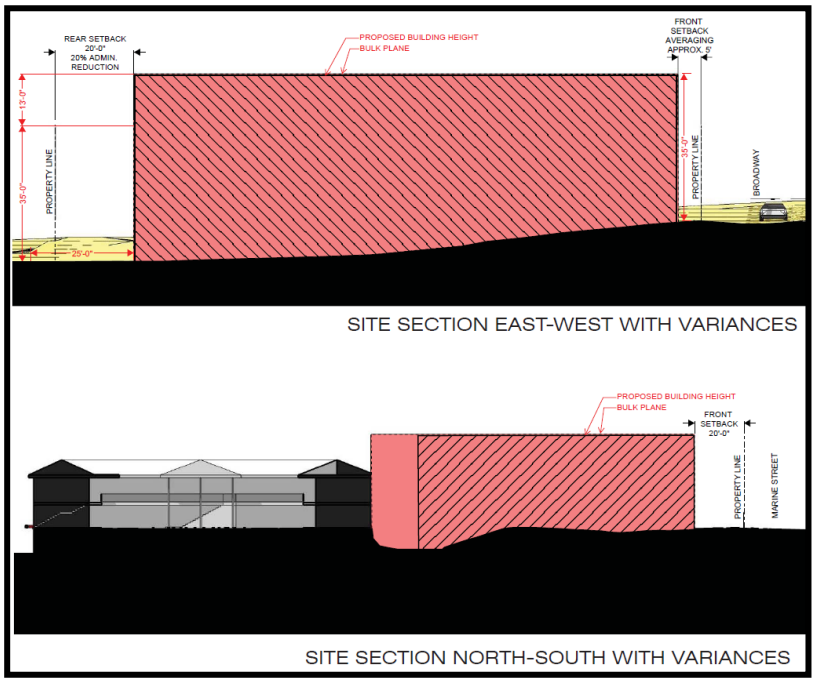



**Figure 7 – Site Sections**

**Figure 8 – Architectural Renderings**

## III. Concept Plan Review Criteria for Land Use Code Section 9-2-13(e), B.R.C. 1981

**CONCEPT PLAN REVIEW AND COMMENT**
**Section 9-2-13**

**(g) Guidelines for Review and Comment: The following guidelines will be used to guide the planning board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The planning board may consider the following guidelines when providing comments on a concept plan:**

1) **Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

   The overall site contains two parcels and is approximately 0.54 acres. The site is developed with existing structures containing Khow Thai Café and DP Dough. Demolition of both buildings was approved by the Landmarks Design Review Committee (LDRC) by HIS2016-00174 and HIS2016-00175. The remainder of the site consists largely of paved areas and some vegetation.

   The site is located immediately east of Broadway and approximately 250 feet south of Arapahoe Avenue. It is surrounded by Marine Street to the south; an alley, multi-use path, open space, Boulder Creek, and Boulder High School fields to the east; and other commercial properties to the north (Boulder University Inn, Massage Specialists, South Mouth Wings).

   The site generally slopes downward to the northeast toward Boulder Creek. Portions of the site slope steeply downward to the east and northeast toward the multi-use path and the existing inn. Several mature trees exist on the site, particularly along both sides of the alley and the multi-use path, and south of the inn.

   The site lies along prominent transportation corridors, including fronting Broadway and backing the multi-use path that links downtown to the University of Colorado.

   The site backs to a large open area containing Boulder High School fields and Boulder Creek.

   Views from the site westward are largely obstructed by existing structures and trees. There are some partial mountain views along Marine Street and from the southwest corner of the site toward the intersection of Arapahoe and Broadway. The property to the east of the site lies at a lower elevation and the topography, existing structures, and trees on the site also largely obstruct mountain views from those properties.

2) **Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, subcommunity and subarea plans;**

The current proposal to rezone the property to DT-3 would result in a higher FAR (floor area ratio) than is allowed by the existing BT-2 zoning.

Currently, the BVCP designates the majority of the site as Transitional Business. Per the BVCP Land Use Map description: *"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."* The site has a corresponding zoning designation of Business - Transitional 2 (BT-2) which is defined in the city's code as *"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."*

A comparison of the proposal to the existing BT-2 zoning is provided below.

| | BT-2 | Proposal | Comparison |
|---|---|---|---|
| Setback and Separation Requirements | | | |
| Minimum front yard landscaped setback | 20' | 5' to Broadway | Non compliant. Requires modification through Site Review |
| Minimum front yard setback for all covered and uncovered parking areas | 20' | Underground parking garage accessed from alley | Complies |
| Minimum side yard landscaped setback from a street | 15' | 20' to Marine Street | Complies |
| Minimum side yard setback from an interior lot line | 10' | 3' to north property line | Non compliant. Requires modification through Site Review. |
| Minimum total for both side yard setbacks | 20' | > 20' | Complies |
| Minimum rear yard setback | 25' | 20' | Non compliant. Requires modification through Site Review |
| Principal Building Height | | | |
| Maximum Height | 35' | 48' | Does not comply; an ordinance is necessary for height modification per Ordinance 8028 (height moratorium). |
| Maximum Stories | 3 | 4 | Non compliant. Requires modification through Site Review. |
| Intensity Standards | | | |
| Maximum FAR | 0.5 | 1.74 | Exceeds Maximum FAR for BT-2. The maximum FAR cannot be modified through Site Review. A rezoning to a district with a greater FAR would be necessary. |
| Minimum Lot Area | 6,000 | 23,884 | Complies |
| Minimum Open Space | 10-20% depending on height. 48' building requires 20% open space. | Not specified | To be evaluated through Site Review. |

Outside of the periodic updates of the BVCP, there is an ability to request a change with a concurrent

rezoning and land use map change. Changes outside of the regular BVCP are rare. In this case, the property is located in an area of transition located between downtown and University Hill. It is not considered a part of the downtown area. The transitional nature of the area lends itself to a lower scale and intensity of development than that of downtown. Conceptually, staff does not find that a map change or a rezoning would be consistent with the criteria for a Land Use Change is found in the Comprehensive Plan in Chapter II Amendment Procedures below which states:

> *The Land Use Map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, a change to the land use designations may be considered at any time if it is related to a proposed change in zoning or proposed annexation and meets all of the following criteria:*
>
> *(a) The proposed change is consistent with the policies and overall intent of the comprehensive plan.*
> *(b) The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.*
> *(c) The proposed change would not materially affect the land use and growth projections that were the basis of the comprehensive plan.*
> *(d) The proposed change does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder.*
> *(e) The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder.*
> *(f) The proposed change would not affect the Area II/Area III boundaries in the comprehensive plan.*

Similarly, staff doesn't find that a rezoning would be consistent with the criteria for a rezoning is found in section 9-2-18 of the Boulder Revised Code, 1981, which states:

*(e) Criteria: The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. In order to establish and maintain sound, stable and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the city council shall grant a rezoning application only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, and, for an application not incidental to a general revision of the zoning map, meets one of the following criteria:*

*(1) The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;*
*(2) The existing zoning of the land was the result of a clerical error;*
*(3) The existing zoning of the land was based on a mistake of fact;*
*(4) The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils and inadequate drainage;*
*(5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or*

*(6) The proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Boulder Valley Comprehensive Plan.*

While a BVCP land use map change and a rezoning appear preliminarily inconsistent with the criteria above, staff finds the proposed project preliminarily consistent with the following Boulder Valley Comprehensive Plan policies:

2.03 Compact Development Pattern
2.21 Commitment to a Walkable and Accessible City
2.23 Trail Corridors/Linkages

The following Boulder Valley Comprehensive Plan policies should be used to guide the proposal as it moves into Site Review:

2.14 Mix of Complementary Land Uses
2.30 Sensitive Infill and Redevelopment
2.32 Physical Design for People
2.34 Importance of Street Trees and Streetscapes
2.37 Enhanced Design for Private Sector Projects
- a) The context
- b) The public realm
- c) Human scale
- d) Permeability
- e) On-site open spaces
- f) Buildings

With regard to increased building height, on March 31, 2015, City Council approved Ordinance 8028, which establishes a two-year period during which modifications to the by-right height for new buildings will only be considered through the Site Review process in specific parts of the city or in particular circumstances. The project is not included in the list of exempted areas or circumstances; therefore, a request to exceed the 35-foot height limit for the zone district would require that Ordinance 8028 be amended by City Council. Preliminarily, staff doesn't find that a proposed increase in building height would be consistent with the context of the area or with the Site Review criteria found in Section 9-2-14(h)(2)(F), B.R.C. 1981 related to site context and building design.

**3) Applicable criteria, review procedures, and submission requirements for a site review;**

As stated above, a Site Review application would be required and would be subject to all the criteria in Section 9-2-14(h) of the Land Use Regulations. Submission requirements would be the same as any other Site Review and would have to satisfy the requirements of sections 9-2-6 and 9-2-14(d). Development of the site would also have to be found consistent with the Design and Construction Standards (DCS).

Applications for Site Review are submitted to the Planning and Development Services Center and are reviewed through the Land Use Review process. Ultimately, if the project is designed to include a height modification request, a public hearing and recommendation by the Planning Board followed by approval of an ordinance by City Council would be required.

**4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

In addition to the required Concept Plan, the applicant will be required to complete the following processes:

- Rezoning/Land Use Map Change – to rezone the property from BT-2 to DT-3 and change the BVCP land use designation for the site from Transitional Business to Downtown – 3. These processes may be run concurrently and follow the standard land use review process. A rezoning requires a recommendation by the Planning Board followed by approval of an ordinance by City Council.
- Site Review - Per Section 9-2-14, B.R.C. 1981, the project requires Site Review because the project exceeds 30,000 square feet of floor area. Additionally, a number of modifications to the city's development standards have been identified, including:

    - Section 9-7-1 - Maximum height for principal buildings and uses - Request to build up to 48 feet where 35-feet is the maximum.
    - Section 9-7-1 - Maximum number of stories for a building - Request for four stories where three stories is the maximum.
    - Section 9-7-1 - Minimum front yard landscape setback - Request for a 5' front yard building setback from Broadway where 20' is the minimum.
    - Section 9-7-1 - Minimum rear yard setback - Request for a 20' rear yard setback where 25' is the minimum.

    These modifications would need to be considered through the Site Review process.

    Additionally, the Boulder University Inn parcel at 1632 Broadway would be need to be included in the overall Site Review of this proposal per 9-2-14(b)(1)(C) which states that "contiguous lots or parcels under common ownership or control, not subject to a planned development, planned residential development, planned unit development, or site review approval, shall be considered as one property" for the purposes of determining which development is eligible or other required to complete the site review process."

- Subdivision – a subdivision is required in order to consolidate the two existing properties into one property to allow for the proposed development. The subdivision process follows the standard land use review process and is a staff-level subject to call-up by the Planning Board. A subdivision must be completed prior to approval of a building permit application.
- Height Ordinance – to request a height modification to allow for the proposed building to exceed the 35-foot height limit for the BT-2 zone. The ordinance does not have a separate review process and must be requested through the Site Review process. Approval of an ordinance requires a recommendation by Planning Board followed by two readings at City Council.
- Technical Document Review – following Site Review and Rezoning approval, if approved, the applicant is required to submit an application for Technical Document (TEC doc) Review prior to application for building permit. The intent in the TEC doc review is to ensure that technical details are resolved such as drainage and transportation issues that may require supplemental analyses.

- Building Permits

**5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;**

Numerous opportunities exist to enhance the transportation system in this location, including: improvements to Broadway, Marine Street, and the alley to reduce vehicular access points and provide adequate sidewalks and landscaping at appropriate locations; linkages to the existing multi-use path at the rear of the site; provision of short- and long-term bicycle parking; improvements to the existing bus stop at the front of the site; and consideration of measures such as a vehicle or bicycle sharing program as part of an overall TDM plan.

Portions of the existing alley and Marine Street are located in a city-owned parcel, rather than right-of-way. Generally, staff is supportive of the proposed access from the alley, although additional evaluation is necessary to determine if access should be provided through this public land to new developments. Additionally, the existing alley is currently one-way southbound from Arapahoe and is constrained in its location and alignment by the adjacent multi-use path and bridge over Boulder Creek. Additional right-of-way dedication may be necessary where the alley intersects Marine Street to accommodate two-directional traffic. Finally, careful attention to the building design will be critical in addressing how the building will interface with adjacent multi use path.

**6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;**

The site is part of a developed commercial property. The proposed structure is impacted by the 500-year floodplain of Boulder Creek. Lodging facilities are considered a critical facility and must comply with the development requirements of Section 9-3-2(i) of the Boulder Revised Code, 1981, including review and approval of an Emergency Management Plan prior to issuance of a Floodplain Development Permit.

**7) Appropriate ranges of land uses; and 8) The appropriateness of or necessity for housing.**

The proposal is limited to a singular land use, hotel, which would extend along a significant portion of the Broadway block frontage. Additional land uses such as storefront uses should be considered in the first-floor of the proposal along Broadway and at the corner of Broadway and Marine Street to provide a richer mix of land uses in the area.

Housing is not a part of this proposal.

**PUBLIC COMMENT AND PROCESS:**

Required public notice was given in the form of written notification mailed to all property owners and renters within 600 feet of the subject site and a sign was posted on the property for at least 10

days. All notice requirements of Section 9-4-10(g), B.R.C. 1981 have been met. Staff has not received any public comments on the proposal.

**STAFF RECOMMENDATION:**

**No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant's use.** Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the site review plans.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

**ATTACHMENTS:**

**A:** Applicant's written statement dated August 12, 2016
**B:** Proposed plans dated August 12, 2016
**C:** Development Review Committee comments dated September 28, 2016

DAVIS PARTNERSHIP ARCHITECTS

August 12, 2016

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

**Re: Land Use Review Application: Concept Plan Review**
**Boulder University Inn Expansion**

Dear Planning and Development Services Staff:

Please accept the following Land Use Application for a Concept Plan Review request for the proposed Boulder University Inn Expansion project. As the Applicant on behalf of Tebo Properties, we are happy to continue discussions with Staff regarding the development of additional lodging opportunities within the City and County of Boulder in the downtown area. The proposed building is planned to be located on the two adjacent zone lots to the existing Boulder University Inn at 1632 Broadway and be used for a standalone expansion of that development. The existing buildings on 1600 and 1622 Broadway will be demolished to make room for the expansion. The existing buildings are approximately 3,301 sf and 2,001 sf. Demolition permit applications were approved in June of 2016.

DENVER OFFICE
2901 Blake Street, Suite 100
Denver, CO 80205-2303
T 303.861.8555
F 303.861.3027

www.davispartnership.com

The proposed hotel expansion will be approximately 41,606 sf of additional hotel space to the existing 21,663 sf building. The expansion will front Broadway, Marine Street and a 14' rear alley adjacent to the Christian Recht Field open space. The ultimate project intent is to change the Boulder Valley Comprehensive Plan Land Use and rezone the property to allow a greater density than the existing F.A.R. of 0.5 which the existing University Inn is in non-compliance with. Currently the existing hotel is 1.0 F.A.R.

Existing Site Condition:
The property to be developed adjacent to the existing hotel is approximately 0.55 acres (24,048.52 sf) and is currently zoned BT-2 Business Transitional 2. The site consists of two single story buildings with surface parking. The addresses are 1600 and 1622 Broadway, located east of Broadway and directly north of Marine Street. Surrounding the existing University Inn is a variety of heights and land uses from the Christian Recht Field and open space to the east, to 2, 3 & 4 story buildings on the south and west blocks. There are a mix of uses from grocery, small restaurants and gas stations, City facilities, and residential. There is some existing vegetation along the edges of the site but mostly consist of asphalt lots, buildings and streets in the immediate area. The site is close to the Boulder Creek recreational trail. Broadway

is a major transportation route with bus stops directly in front of the proposed addition.

The site drops steadily 14' from the south to the northeast, with 10' of the drop occurring in an area less than 23' off of the northeast corner of the site. The site grades are consistent through the site except in this location. The grade change happens on less than 12% of the lot. Based on the layout of the site and location of this grade drop, it is not visible from the surrounding uses. The significant grade drop in a small area of the site is not consistent with the surrounding developments.

There are no known wetlands, view corridors, or other natural hazards, wildlife corridors, endangered and protected species and habitats associated with this site. The two lots to be developed are out of the existing floodplain.

**Project Design Intent**

The design intent is to provide a 73 key standalone expansion to the existing University Inn and use architecture that is complementary to the existing building and the surrounding architecture but updated. The target is to maximize the room count and provide a three story building if building heights can get resolved with Staff and City Council. All parking will be onsite in an underground structure that is accessed from the alley. The front of the building will align with the existing structure approximately 6' off of the property line. The existing buildings to be demolished sit closer to the property line than what is proposed.

The concept plan maximizes the room capacity with 3 stories, which is allowed by zoning. The addition is separated from the existing building along the Broadway side with minimal distance (3' off of the side interior property line). The architecture is compatible with the existing building but with updated detailing for a modern look. The floor to floor is dimension is planned at 10'. The average building height along Broadway is 32.5'. The Marine Street side average height is 33'. The alley side building height averages 38'. In this location in the northeast property corner the site has a significant drop in grade to the low point of the site. Keeping the alley edge consistent sets the northeast corner of the building at a height of 41' at the highest. This is the only location on the building where the project exceeds the current zoning building height of 35' and is not visible from the surrounding street network. The elevator overrun will extend beyond the 35' as well as some mechanical appurtenances. The location of these will be made to be placed on the portion of the roof that is least visible from adjacent streets.

The project intends to work with the setbacks as defined by the new zone classification as determined as we move forward with the project. The following setbacks are shown of the current concept; align the Broadway face with the existing Inn, 20' along Marine Street, 20' along the back alley and 3' at the side interior. Modifications to setbacks that do not conform to propose zoning will be modified as described above through the site plan process.

Access to an underground parking structure will from the alley. Parking ratios will be that as required by zoning, 1 space per guest room, plus required space for nonresidential at 1 space per 300 sf.

**Conformance to the Municipal Code**

The proposed site plan does not conform to the existing zone within the municipal code for the BT-2 zone in two areas. One specifically that cannot be resolved through the Site Development process, but would require a rezone is the F.A.R.

1. Building Size and Coverage Limitations - F.A.R.

Per BRC Title 9 – Land Use Code,

Principal and Accessory Building Height, section 9-7-1 "Schedule of Form and Bulk Standards," maximum floor area of any principal building permitted by Chapter 9-8-2 for BT-2 zone.

Request:

The development is proposed to be an addition to the existing Boulder Inn. The three story project exceeds the allowable F.A.R. To fit within the confines of the existing zoning F.A.R. the expansion could only be 5,468 sf, which is not a feasible or worthwhile expansion effort.

The Base F.A.R. for the BT-2 zone is 0.5, but maximum total F.A.R. additions are listed as not applicable. The developer considers this an addition, but would like to get approval for a 1.7 over both lots. The existing University Inn has a 1.0 F.A.R.

The sites for development are adjacent to each other and combined are surrounded by streets (Arapahoe, Broadway, Marine and the public alley). The existing use of a hotel and proposed expansion is not a use that can conform to a 0.5 F.A.R. within this blocks depth and width for this type of development expansion proposed.

The sites surrounding the site, including the existing Boulder University Inn do not conform to the 0.5 F.A.R. and are more in line with the proposed expansion with the building ratios as existing. The property cannot reasonably be used for hotel expansion at a 0.5 F.A.R. due to the building coverage needed for an expansion of a use this type. The parcel would need to be significantly bigger to get an expansion that conforms.

**The applicant sees a rezone/land use map amendment as the only feasible way to allow the building expansion. The applicant is considering DT-3 zoning and 1.7 F.A.R.**

**2.** Maximum Building Height

Per BRC Title 9 – Land Use Code,

Per Principal and Accessory Building Height, section 9-7-1 "Schedule of Form and Bulk Standards," maximum height for principal buildings and uses in the BR-2 zone is 35' and 3 stories.

The development is proposed to have a 35', 3 story building height for 3/4th of the building footprint. There is a significant grade (10') difference within a 23' area in the northeast corner of the site that creates the lowest elevation to measure the height from. The proposed variance request is to allow this corner of the building to maintain 3 stores but increase the height to 48', keeping the 3 story building configuration consistent throughout the building.

The site grades are consistent through the site except in a 23' location in the northeast quadrant where the site drops 10'. The grade change happens on less than 12% of the lot, but causes a significant reduction in building height on one side of the proposed building. The side in question is on the back side, adjacent to the existing Boulder University Inn along the alley and across the Christian Recht Field open space and tree coverage. Based on the layout of the site and location of this grade drop, it is not visible from the surrounding uses.

The significant grade drop in a small area of the site is not consistent with the surrounding developments. The adjacent properties are built out and have manipulated grades around developments that are not in conformance with the existing BT-2 zone.

Due to the grade change in the back corner only, the development cannot utilize what is allowed in the code for a 3 story building. The significant grade drop would cause the reduction of an entire story due to the one corner in order to keep circulation routes.

The applicant is going forward with the 3 story option with the height request per the adopted ordinance no 8028 Building Height, within 9-2-14 Site Review,

2. The maximum height or conditional height for principal buildings or uses may be modified in any of the following circumstances:

C) In all zoning districts, if the height modification is to allow the greater of two stories or the maximum number of stories permitted in section 9-7-1 in a building and the height modification is necessary because of the topography of the site.

**The applicant sees this being resolved by the approval from City Council to allow the preferred concept to be constructed and would like to pursue this option. If this option is denied then the applicant will go with the 2 story option per the City Councils decision.**

**Conformance with the Boulder Valley Comprehensive Plan**

The applicant understands they have missed the 5-year update to the Boulder Valley Comprehensive Plan (BVCP) and would need to pursue an independent rezone in order to increase the F.A.R. as demonstrated above. The proposed project fits within the existing goals of the BVCP and would plan on exhibiting how this project will follow these guiding documents throughout the entitlement process. Below are some of the initial correlations between the proposed project and the BVCP.

1. *Core Values, Sustainability Framework and General Policies:*
   *-Compact, continuous development and infill that supports evolution to a more sustainable urban form*
   *- Vibrant economy based on Boulder's quality of life and economic strengths*
   *1.03 Principles of Economic Sustainability*
   *-Promoting a qualified and diversified work force that meets employers' needs and supports a range of jobs*
   *1.15 City's Role in Managing Growth and Development*
   *1.16 Adapting to Limits on Physical Expansion*
   *1.17 Growth Projections*
   *1.20 Definition of Comprehensive Panning Area I, II and III (Area I)*
   *1.22 Definition of New Urban Development*
   *1.29 Channeling Development to Areas with Adequate Infrastructure*
2. *Built Environment:*
   *2. Individual Character Areas*
   *3. Activity Centers (University of Colorado and Federal Labs, just south of Downtown Historic Core)*
   *4. Mobility Grid (University of Colorado)*
   *2.13 Protection of Residential Neighborhoods Adjacent to Non-residential Zones*
   2.14 Mix of Complementary Land Uses
   2.15 Compatibility of Adjacent Land Uses
   2.30 Sensitive Infill and Redevelopment
   2.33 Environmentally Sensitive Urban Design
   2.34 Importance of Street Trees and Streetscapes
   2.35 Outdoor Lighting/Light Pollution
   2.37 Enhanced Design for Private Sector Projects
3. *Natural Environment:*
   *3.09. Management of Wildlife-Human Conflicts*
4. *Energy and Climate:*
   *4.03. Energy Conservation and Renewable Energy*
   *4.04 Energy-Efficient Building Design*
5. *Economy:*
   *5.01. Revitalizing Commercial and Industrial Areas*
   *5.03 Diverse Mix of Uses and Business Types*
   *5.05 Support for Local Business and Business Retention*
   *5.08 Role of Tourism in the Economy*
   *5.14 Employment Opportunities*
6. *Transportation:*
   *6.10 Managing Parking Supply*

**Additional Response**

A) *Techniques and strategies for environmental impact avoidance, minimization, or mitigation;*
   - Currently the site is paving and commercial structures adjacent to large vegetation and trail system. During construction, efforts will be made to protect existing offsite vegetation and wildlife corridors. Demolition will be coordinated to reduce dust, noise and debris. Removal of onsite materials will be done according to existing industry standards.

B) *Techniques and strategies for practical and economically feasibility travel demands management techniques, including without limitation, site design, land use, covenants, transit passes, parking restrictions, information or education materials or programs that may reduce single-occupant vehicle trip generation to and from the site; and*
   - *Anticipated users of the hotel addition are local business and University visitors. Due to the proximity to the campus and downtown via existing pedestrian pathways, bikeways and a bus stop at the front door of the addition, it is anticipated the single-occupant vehicle use will be minimalized. Hotel concierge assists in helping visitors make their way around Boulder, campus and downtown.*

C) *Proposed land uses and if it is a development that includes residential housing type, mix, sizes, and anticipated sales price, the percentage of affordable units to be included; special design characteristics that may be needed to assure affordability.*
   - *The proposed land use is for a hotel; therefor residential housing is not applicable.*

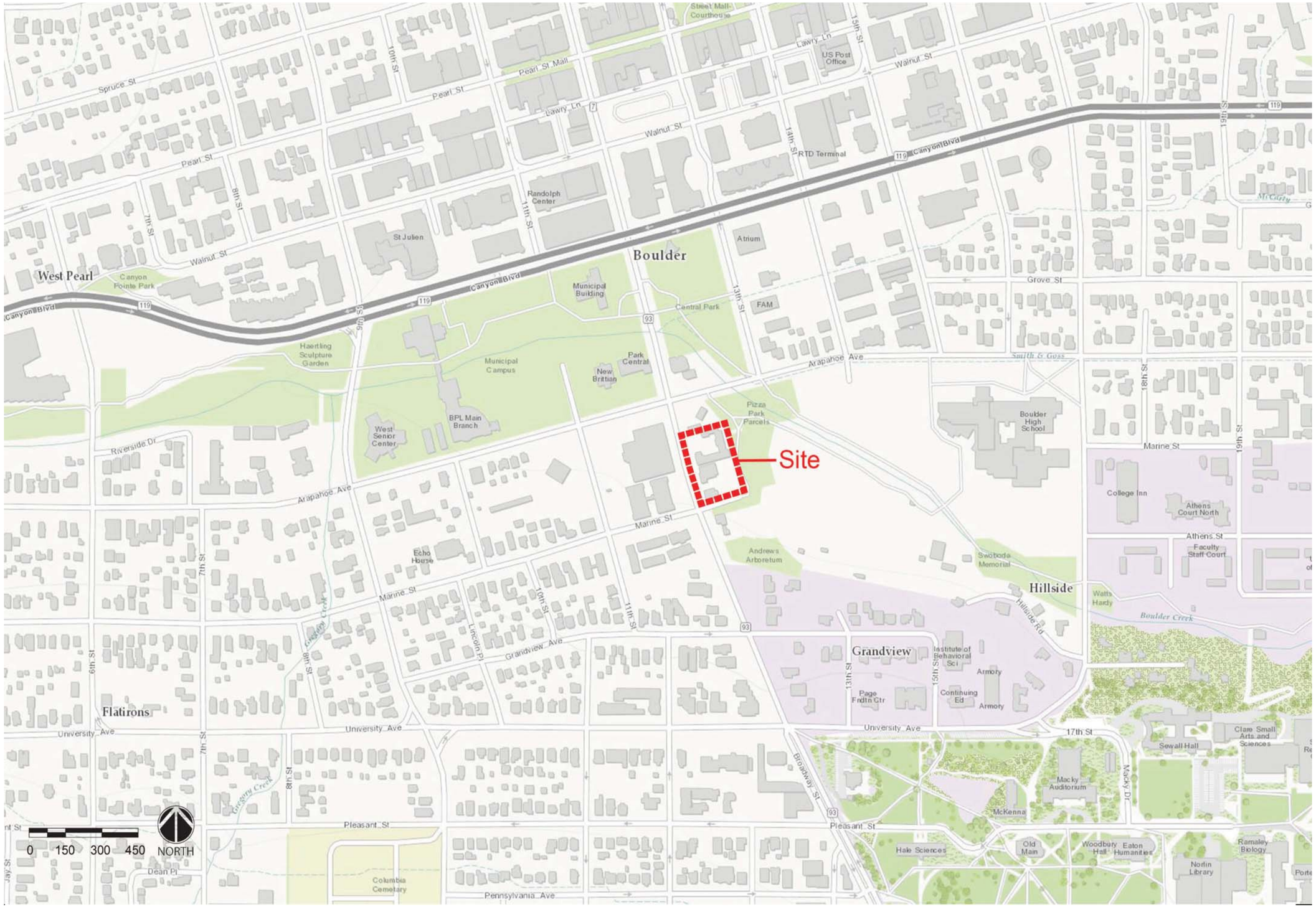
In the attached documents, you will find copies of the Land Use Review Application, Sign Posting Acknowledgement, Context Map, Schematic Site Development Concepts, Trip Generation Analysis, Architectural Character Sketches and this Written Statement and submittal Fee. We look forward to discussing it in more detail with the DRC Staff and the Planning Board soon. Please let me know when there is an opportunity to schedule a meeting.

Sincerely,

Julie Eck, ASLA, EDAC

Senior Associate
**Davis Partnership Architects. PC**

Cc: File, Tebo Properties




CONTEXT MAP

DAVIS PARTNERSHIP ARCHITECTS

APPLICANT:
TEBO PROPERTIES
2111 28TH STREET
BOULDER, CO 80301
PHONE: 303.447.0326

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80205
PHONE: 303.861.8555

# LANDUSE SUBMITTAL - VICINITY MAP

TEBO PROPERTIES

| DATE | REV | REMARKS | DRWN | CHKD | APRVD |
|---|---|---|---|---|---|
| 01.20.16 | | FIRST SUBMITTAL | | | |

PROJECT NO. 15530.00.00

DATE: 08/12/16

SHEET NUMBER: A-1

DAVIS PARTNERSHIP ARCHITECTS

APPLICANT:
TEBO PROPERTIES
2111 28TH STREET
BOULDER, CO 80301
PHONE: 303.447.0326

ARCHITECT:
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2001 BLAKE STREET, SUITE 100
DENVER, CO 80205
PHONE: 303.861.8555

LANDUSE SUBMITTAL - SITE CONCEPT

TEBO PROPERTIES

| DATE | REV | REMARKS | DRWN | CHKD | APRVD |
|---|---|---|---|---|---|
| 01.20.16 | | FIRST SUBMITTAL | | | |

PROJECT NO.: 15530.00.00

DATE: 08/12/16

SHEET NUMBER: A-2

SITE CONCEPT

## LEGEND

- P PUBLIC
- BC-1 BUSINESS COMMUNITY 1
- BT-2 BUSINESS TRANSITIONAL 2
- RMX-1 RESIDENTIAL-MIXED 1
- RH-1 RESIDENTIAL-HIGH 1
- RH-2 RESIDENTIAL-HIGH 2
- RM-2 RESIDENTIAL-MEDIUM 2

DAVIS PARTNERSHIP ARCHITECTS

APPLICANT:
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2111 28TH STREET
BOULDER, CO 80301
PHONE: 303.447.0326

ARCHITECT:
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2001 BLAKE STREET, SUITE 100
DENVER, CO 80205
PHONE: 303.861.8555

LAND USE SUBMITTAL - ZONING MAP

TEBO PROPERTIES

| DATE | REV | REMARKS | DRWN | CHKD | APPROD |
|---|---|---|---|---|---|
| 10.28.16 | | PREP SUBMITTAL | | | |

PROJECT NO. 15530.00.00

DATE: 08/12/16

SHEET NUMBER: A-3

ZONING MAP

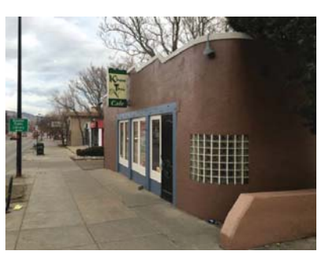
**1** - PANARAMA LOOKING NORTH FROM CORNER OF BROADWAY & MARINE

**2** - PANARAMA LOOKING SOUTH

**3** - PANARAMA LOOKING WEST FROM ALLEY

**4** - PANARAMA LOOKING NORTH FROM MARINE STREET

**A** - BOULDER UNIVERSITY INN
**B** - D.P. DOUGH
**C** - KHOW THAI CAFE
**D** - CHRISTIAN RECHT FIELD
**E** - DATU HEALTH
**F** - MARINE PARK APARTMENTS
**G** - ALFALFA'S
**H** - MESSAGE SPECIALIST
**I** - SOUTH MOUTH / THE HOOKAH HOOK-UP



**5** - KHOW THAI RESTAURANT

**6** - MARINE PARK APARTMENTS

**7** - D.P. DOUGH

**8** - BOULDER UNIVERSITY INN

**9** - MESSAGE SPECIALIST

**10** - SOUTH MOUTH / THE HOOKAH HOOK-UP

EXISTING CONTEXT IMAGES

DAVIS PARTNERSHIP ARCHITECTS

APPLICANT:
TEBO PROPERTIES
2111 28TH STREET
BOULDER, CO 80301
PHONE: 303.447.0326

ARCHITECT:
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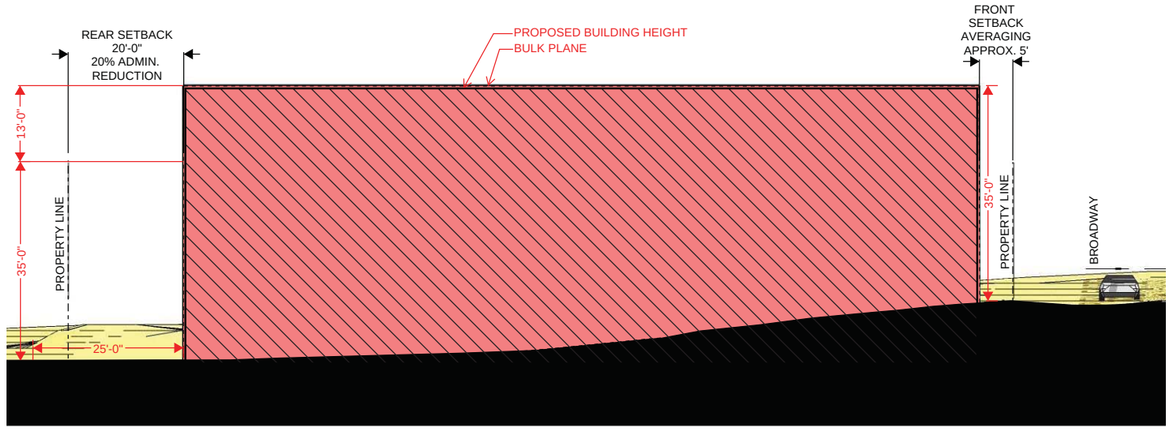
DENVER, CO 80205
PHONE: 303.861.8555

LAND USE SUBMITTAL - EXISTING CONTEXT IMAGES

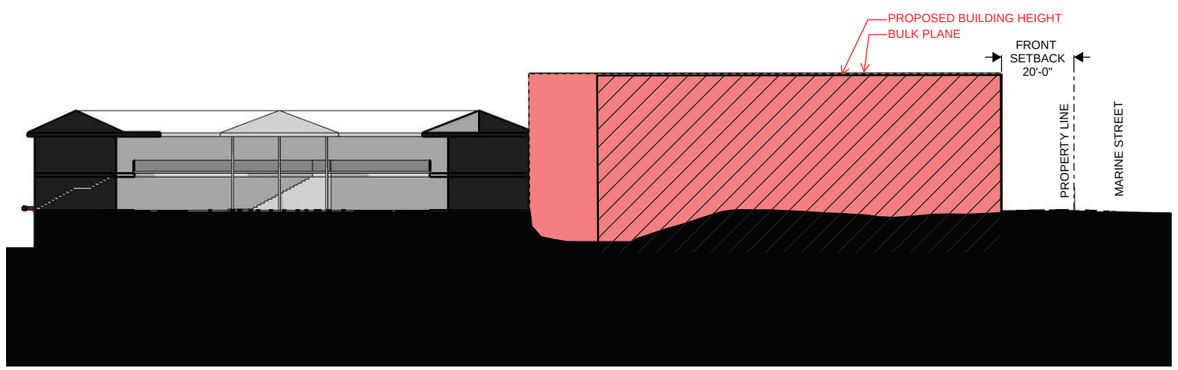
TEBO PROPERTIES

| DATE | REV | REMARKS | DRWN | CHKD | APPRVD |
|---|---|---|---|---|---|
| 07.29.16 | | FIRST SUBMITTAL | | | |

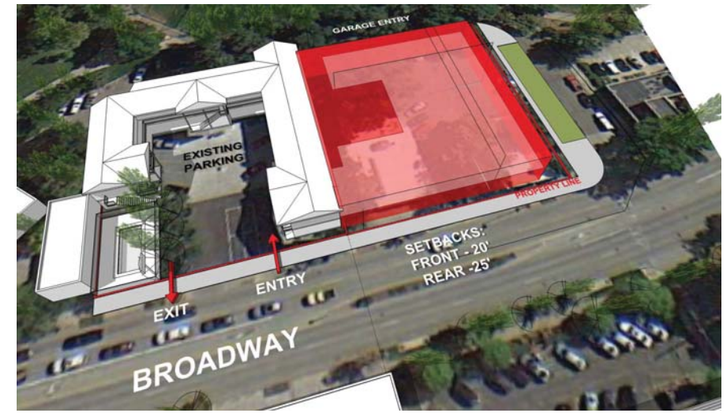
PROJECT NO. 15530.00.00
DATE: 08/12/16
SHEET NUMBER: A-4

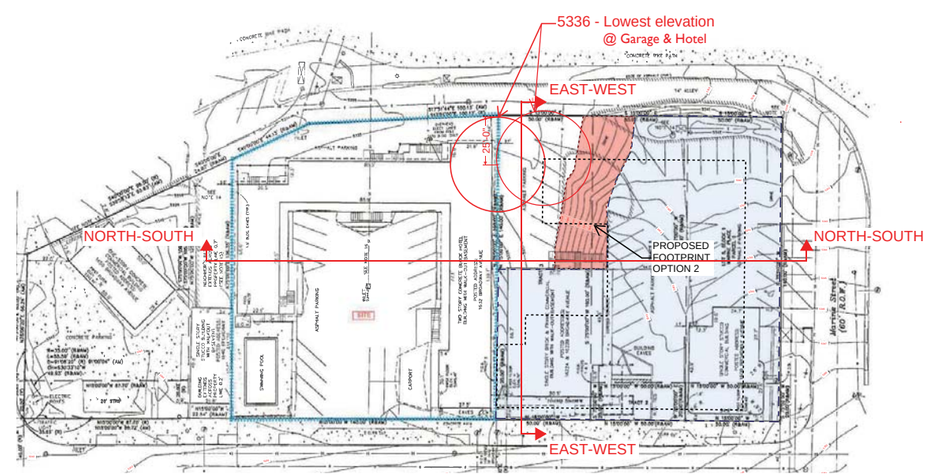



SITE SECTION EAST-WEST WITH VARIANCES




SITE SECTION NORTH-SOUTH WITH VARIANCES






SITE SECTIONS

DAVIS PARTNERSHIP ARCHITECTS

APPLICANT:
TEBO PROPERTIES
2111 28TH STREET
BOULDER, CO 80301
PHONE: 303.447.0326

ARCHITECT:
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DENVER, CO 80205
PHONE: 303.861.8555

LAND USE SUBMITTAL - SITE SECTIONS

TEBO PROPERTIES

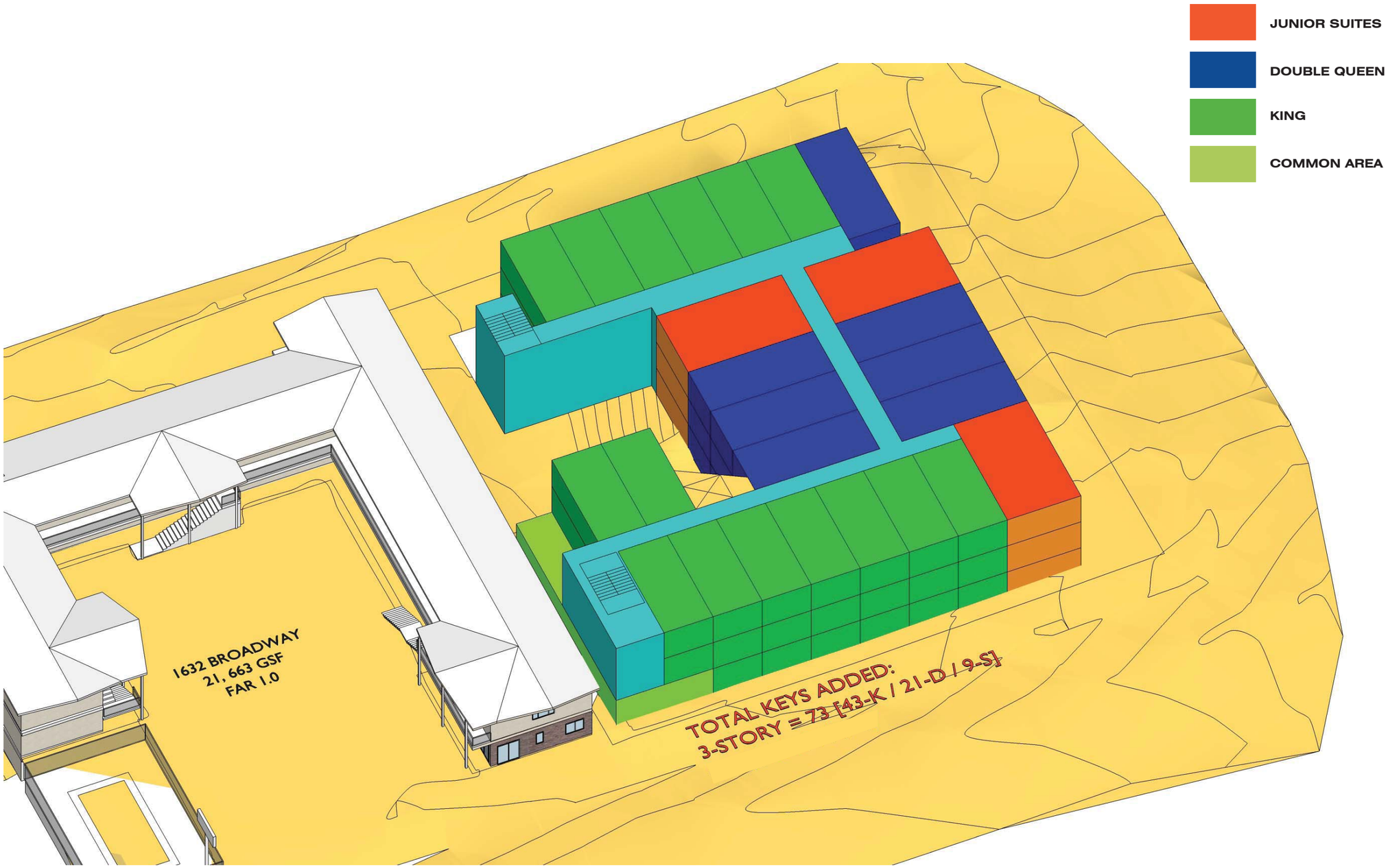
| DATE | REV | REMARKS | DRWN | CHKD | APRVD |
|---|---|---|---|---|---|
| 10-20-16 | | 1ST REVIEW | | | |

PROJECT NO.
15530.00.00

DATE:
08/12/16

SHEET NUMBER:
A-5

TEBO PROPERTIES - BOULDER UNIVERSITY INN ADDITION




DAVIS PARTNERSHIP ARCHITECTS

APPLICANT
TEBO PROPERTIES
3111 28TH STREET
BOULDER, CO 80301
PHONE: 303.447.0326

ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80205
PHONE: 303.861.8555

# LAND USE SUBMITTAL - MASSING DIAGRAMS

## TEBO PROPERTIES

| DATE | REV | REMARKS | DRWN | CHKD | APRVD |
|---|---|---|---|---|---|
| 07.29.16 | | PRELIM SUBMITTAL | | | |

PROJECT NO. 15530.00.00

DATE: 08/12/16

SHEET NUMBER: A-6

MASSING DIAGRAMS

3-STORY PERSPECTIVES

DAVIS PARTNERSHIP ARCHITECTS


APPLICANT:
TEBO PROPERTIES
2111 28TH STREET
BOULDER, CO 80301
PHONE: 303.447.0326

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80205
PHONE: 303.861.8555


LAND USE SUBMITTAL - ELEVATION PERSPECTIVES

TEBO PROPERTIES

| DATE | REV | REMARKS | DRWN | CHKD | APRVD |
|---|---|---|---|---|---|
| 10.20.16 | | FIRST SUBMITTAL | | | |

PROJECT NO.
15530.00.00

DATE:
08/12/16

SHEET NUMBER:
A-7

**West Elevation**

**South Elevation**

**East Elevation**

**North Elevation**

**KEYNOTE MATERIALS LIST**

01 - Steel panel system
02 - Composite wood-look panel system - Geolam or sim.
03 - Red and buff stack sandstone veneer
03a - Replace existing stone, match new
04 - Brick veneer
05 - Composite window
06 - Storefront glazing system
07 - Architectural screening system - match wood-look panel
08 - Aluminum sun shades
09 - Mechanical equipment
10 - Parking garage access

DAVIS PARTNERSHIP ARCHITECTS

APPLICANT:
TEBO PROPERTIES
3111 28TH STREET
BOULDER, CO 80301
PHONE: 303.447.0326

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80205
PHONE: 303.861.8555

# LAND USE SUBMITTAL - EXTERIOER ELEVATIONS

## TEBO PROPERTIES

| DATE | REV | REMARKS | DRWN | CHKD | APRVD |
|---|---|---|---|---|---|
| 11-20-15 | | FIRST SUBMITTAL | | | |

PROJECT NO. 15530.00.00

DATE: 08/12/16

SHEET NUMBER: A-8

EXTERIOR ELEVATIONS

**CITY OF BOULDER**
**Planning and Development Services**

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

# CITY OF BOULDER
# LAND USE REVIEW RESULTS AND COMMENTS

| | |
|---|---|
| DATE OF COMMENTS: | **September 28, 2016** |
| CASE MANAGER: | **Shannon Moeller** |
| PROJECT NAME: | **Boulder University Inn Expansion** |
| LOCATION: | **1600 BROADWAY** |
| COORDINATES: | **N02W06** |
| REVIEW TYPE: | **Concept Plan Review & Comment** |
| REVIEW NUMBER: | **LUR2016-00070** |
| APPLICANT: | **CHANCE REESER** |
| DESCRIPTION: | **CONCEPT PLAN REVIEW AND COMMENT: Expansion of the University Inn involving removal of two commercial buildings, a new 41,606 square feet building with approximately 48 additional rooms, and installation of an underground parking structure.** |

IDENTIFIED MODIFICATIONS FROM THE LAND USE REGULATIONS (EXISTING BT-2 ZONING):

- Section 9-7-1 - Maximum height for principal buildings and uses - Request to build up to 48 feet where 35-feet is the maximum (note that the site is not eligible for the identified height modification as discussed below).
- Section 9-7-1 - Maximum number of stories for a building - Request for four stories where three stories is the maximum.
- Section 9-7-1 - Minimum front yard landscape setback - Request for a 5' front yard building setback from Broadway where 20' is the minimum.
- Section 9-7-1 - Minimum side yard landscaped setback from a street - Request for parking in the side yard setback from Marine Street where a 15' landscaped setback is required.
- Section 9-7-1 - Minimum side yard setback from an interior lot line - Request for a 3' north side yard setback where 10' is the minimum.
- Section 9-7-1 - Minimum rear yard setback - Request for a 20' rear yard setback where 25' is the minimum.
- Section 9-8-2 - Maximum floor area ratio - Request for a 1.74 FAR where the maximum permitted is 0.5.

## I. REVIEW FINDINGS

Generally, staff finds that the proposal would not conform to either the existing BT-2 or the proposed DT-3 zoning in several significant aspects which cannot be modified through the Site Review process, including the FAR and height.

Upon review of the comments herein, the applicant may decide to proceed forward with a public hearing before the Planning Board, or may submit a revised Concept Plan in response to these comments that better conforms to the zoning.

If the applicant chooses to move forward with the Planning Board hearing tentatively scheduled for November 3, 2016, there are no expectations for revisions based on these comments, although there are minor corrections under **'Plan Documents'** section that should be clarified on the plans before they are routed to the board. The comments found herein will be the basis for the staff memo to the board in which Key Issues for discussion will be presented.

If a revised Concept Plan is submitted, a new round of comments will be provided by staff and a new Planning Board date will be scheduled. Hourly billing rates would apply.

If desired, the Case Manager can set up a meeting with relevant staff to discuss these comments.

## II. CITY REQUIREMENTS

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

1. Staff supports the closure of the existing access point (curb-cut) off Broadway as shown on the concept plan and taking access to the underground parking from the back of the lot.
2. The applicant should consider a parking reduction for the proposed land uses given the location of the site adjacent to Broadway which is a major transit corridor and the site's close proximity to the downtown area. Please be aware though any request for a parking reduction will require a parking study to support the requested reduction. The parking study can be included in the project's Transportation Demand Management (TDM) Plan.
3. In accordance with Section 9-9-8 of the Boulder Revised Code, 1981 and the City's Design and Construction Standards (DCS), the development project is responsible for the dedication of right-of-way and constructing the following public improvements along Broadway and Marine Street:

   Broadway
   - Lengthening the existing southbound left-turn lane if warranted by the Traffic Impact Study
   - Providing an eight-foot wide landscape strip behind the roadway curb-and-gutter
   - Constructing a twelve-foot wide detached sidewalk
   - Reconstructing the existing transit stop to accommodate the eight-foot wide landscape strip and detached sidewalk. The transit stop layout must follow RTD standards with respect to the layout of the boarding area and the concrete pad to accommodate the existing amenities at the stop. These existing amenities include two inverted "u" bicycle racks, a bench and two trash receptacles.

   Marine Street
   - 11' wide travel lane (should the existing travel lane be less than eleven feet)
   - 8½' width for on-street parking and concrete curb-and-gutter
   - 8-foot wide landscape strip
   - 8-foot wide detached sidewalk
4. Pursuant to Section 9-9-8(g) of the B.R.C. 1981 the applicant will be responsible for reconstructing the pavement section of Marine Street adjacent to the site with a 2-inch mill of the pavement coupled with a 2-inch asphalt overlay to support the increase in traffic on Marine Street generated by this project.
5. At time of Site Review:
   - A TDM plan consistent with section 2.03(I) of the DCS and section 9-2-14(h)(2)(D)(iv) and (v) of the B.R.C. is required to be submitted which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternative modes of travel. The TDM plan must be submitted as a separate document with the Site Review submittal. In support of meeting the site review criteria for circulation the applicant should consider providing a transit shelter for the existing transit stop on Broadway and providing customers with access to a vehicle and bicycle sharing program.
   - Pursuant to Section 2.02 of the DCS, a Traffic Impact Study is required to assess the impacts of the development proposal at the intersection of Broadway and Marine Street and at the intersection of Arapahoe and the alley. The transportation consultant preparing the Traffic Impact Study must contact David Thompson after the project is heard by Planning Board and possibly City Council to discuss the study parameters prior to initiating the study.
   - Please show on the site plans the location and number of short-term and long-term bicycle parking spaces to be provided on the site, meeting the requirements found in section 9-9-6(g), B.R.C. 1981 to include the parking/storage specifications for the long-term parking spaces.
   - Per section 9-9-9 of the B.R.C. 1981, show on the site plans the location and layout of the off-street loading area that will support the site and how trucks will access the site and turnaround.
   - Show the appropriate sight triangle on the civil and landscape plans pursuant to section 9-9-7 of the B.R.C. 1981.
   - Show and label on the site review plans the public improvements to be constructed along with the right-of-way to be dedicated in conjunction with the site's development.

**Flood Control,** Jessica Stevens, 303-441-3121

1. The proposed structure is impacted by the 500-year floodplain of Boulder Creek. Lodging facilities located in the 500-year floodplain must comply with the development requirements of Section 9-3-2(i) of the Boulder Revised Code, 1981 (BRC).
2. An Emergency Management Plan must be provided for review and approval prior to issuance of a Floodplain Development Permit.
3. The application materials reference the project as an expansion/addition of the University Inn. The existing structure at 1632 Broadway is located in the 100-year floodplain of Boulder Creek. If the structures are connected, the entire structure will be required to comply with the requirements of Section 9-3-3 of the BRC. An addition of this size would be a substantial modification, requiring the existing lodging units to be elevated to a minimum of two feet above the base flood elevation.

**Fees** Shannon Moeller, 303-441-3137
Please note that 2016 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

**Land Uses** Shannon Moeller, 303-441-3137
Please see Section V. City Code Criteria Checklist, Guidelines 2 and 7, for a summary of the proposed land uses and the Boulder Valley Comprehensive Plan policies and land use designation.

**Landscaping** Elizabeth Lokocz, 303-441-3138
The application does not appear to include the entire project area. If the existing hotel site is under common ownership and included for FAR purposes, it also is subject to all Site Review criteria. Consider the following comments as the design develops:

1. Large maturing street trees in an eight-foot landscape strip is the minimum standard. Given the lack of on street parking on Broadway, selecting low water and salt tolerant shrubs and perennials is preferred over turf. On Marine Street, the design should incorporate pedestrian connections to avoid long term maintenance issues.
2. The curb cut, parking in the landscape setback, and lack of any parking lot screening must be addressed at the existing hotel if it is part of the project. Its current condition is not supportable through the Site Review process. Review all Criteria with particular attention to open space, landscape circulation, parking and building design.
3. Given the potential alley use and adjacent multi-use path, careful attention is needed on how this space accommodates different users and presents an attractive building façade. Consider incorporating alley trees and pedestrian circulation.
4. It's not clear how water quality is incorporated into the design. Consider low impact techniques such as pervious paving systems, porous landscape detention and green roofs.
5. Provide a tree inventory prepared by a licensed arborist at the time of Site Review submittal including all trees with a diameter of six inches or great measured 54" above the ground regardless of the intention of preservation.
6. Modifications: please be aware that per the Site Review criteria, this project should exceed the by-right landscaping standards of section 9-9-12, "*Landscaping & Screening*" and section 9-9-13, "*Streetscape Design*," B.R.C. 1981, in quantity and size. Any requested modifications should be called out and an explanation of how the project continues to meet the Site Review criteria included.
7. Include a general landscape plan at the time of initial submission to be followed by a detailed landscape plan prior approval, showing the spacing, sizes, specific types of landscaping materials, quantities of all plants and whether the plant is coniferous or deciduous. Refer to section 9-9-12(d) B.R.C. 1981 for a list of what is typically included.

**Neighborhood Comments** Shannon Moeller, 303-441-3137
Staff has not received any comments as of the date of this correspondence.

**Plan Documents** Shannon Moeller, 303-441-3137

1. Sheet A-5 Site Sections: The low point appears to be greater than 25' from the proposed building. To identify the correct low point, find the lowest exposed point on the proposed building and draw a 25' radius. The lowest point within 25' is the low point. This point may or may not be within the property boundary. If this affects the resulting "height" of the proposed building, revise the site sections accordingly.
2. Sheet A-6 Massing Diagrams
   a. Sheet states that 73 keys are added, but the application form states that 48 rooms will be added. Please clarify.
   b. FAR calculations must include the parking facility floor area because the parking facility is not located completely below grade on all sides of the structure (refer to the definitions of "*Floor area*" and "*Uninhabitable space*" in section 9-16-1 General Definitions). Please update FAR information accordingly.

**Review Process** Shannon Moeller, 303-441-3137
The project requires Concept Plan review and comment per Section 9-2-14, B.R.C. 1981 because it exceeds 30,000 square feet of floor area. The Concept Plan is also an opportunity for the applicant to get comments from the community about the proposed plan before moving forward. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed plan documents.

Please see Section V. City Code Criteria Checklist, Guidelines 3 and 4, for a summary of additional required review processes.

**Zoning** Shannon Moeller, 303-441-3137
The site is currently zoned BT-2, Business - Transitional 2. Section 9-5-2(c)(2)(E), B.R.C. 1981 describes the district as

"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." Motels and hotels require a Use Review in this district.

The applicant is proposing to rezone the site to DT-3, Downtown - 3. Section 9-5-2(c)(3)(A), B.R.C. 1981 describes the district as "a transition area between the downtown and the surrounding residential areas where a wide range of retail, office, residential, and public uses are permitted. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged." Motels and hotels require a Use Review in this district.

## III. INFORMATIONAL COMMENTS

**Area Characteristics and Zoning History** Shannon Moeller, 303-441-3137
See Section V. City Code Criteria Checklist, Guideline 1.

**Building and Housing Codes** Jim Gery 303-441-3129

1. While it is understood that the plans presented are conceptual in nature, it appears that projections and openings into exit courts may be too close to property lines.
2. The grade of the site as shown may present challenges for proper grading of accessible routes.

**Building Design** Shannon Moeller, 303-441-3137
Below is a summary of staff analysis of the building design:

1. The FAR calculations do not appear to include the parking facility. The parking facility floor area would be included as currently proposed because it is not located completely below grade on all sides of the structure (refer to the definitions of "*Floor area*" and "*Uninhabitable space*" in section 9-16-1 General Definitions). In order for this space to not impact the proposed FAR, the entire parking facility must be below grade on all sides regardless of the topography of the site.
2. The proposal consists of four stories, including the parking facility, per the definition of "story" in section 9-16-1 which states: *"Story means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then between the floor and the ceiling next above it. A basement is a story if any portion of the space included between the surface of the floor and the surface of the ceiling above it extends more than two feet above the natural grade around the perimeter."* A four-story proposal exceeds the maximum number of stories permitted in both the existing BT-2 zone (3 stories) and proposed DT-3 zone (2 stories) per section 9-7-1. The proposal would not qualify for the exemption of 9-2-14(c)(2)(C) created by Ordinance 8028 and a height modification could not be considered at this time. The provisions of Ordinance 8028 will expire on April 19, 2017. The council intends that the ordinance will expire, be amended, or replaced with subsequent legislation after further study of appropriate building heights in the city.

   *9-2-14 Site Review*

   *(c) Modifications to Development Standards: The following development standards of B.R.C. 1981 may be modified under the site review process set forth in this section:*

   *(1) 9-7-1, "Schedule of Form and Bulk Standards" and standards referred to in that section except for the floor area requirements and the maximum height or conditional height for principal buildings or uses, except as permitted in paragraph (c)(2) below.*

   *(2) The maximum height or conditional height for principal buildings or uses may be modified in any of the following circumstances:*

   *(A) For building or uses designated in Appendix J "Areas Where Height Modifications May Be Considered."*

   *(B) Industrial General, Industrial Service, and Industrial Manufacturing districts if the building has two or fewer stories.*

   *(C) In all zoning districts, if the height modification is to allow the greater of two stories or the maximum number of stories permitted in Section 9-7-1 in a building and the height modification is necessary because of the topography of the site.*

   *(D) In all zoning districts if at least fifty percent of the floor area of the building is used for units that meet the requirements for permanently affordable units in Chapter 9-13, "Inclusionary Housing," B.R.C. 1981.1*
3. Much of the first-floor space fronting Broadway and Marine Street are private hotel room spaces. The building design should provide additional street-facing first floor uses along Broadway that will allow for activation and transparency of the façade, such as storefront uses. Such uses should anchor the corner of Broadway and Marine Street.
4. Similarly, consider how active first-floor uses can be provided along the east (trail facing) façade.
5. Material choices seem to be fitting.

6. The first floor should have a substantial floor-to-floor height and currently appears truncated. The proposed first floor use and appearance is not compatible with the desired character along Broadway. Additionally, locating hotel rooms with window wells and egress windows creates possible conflicts with the sidewalk, landscaping, and other improvements along Broadway.

**Drainage:** Kyle Birch, 303-441-3273

1. Detention ponding for storm water shall be provided for all new development or redevelopment where the runoff coefficient for the site is increased, unless runoff for the initial and major storm events from the entire tributary basin can be conveyed directly to the major drainage system without adverse impact on upstream, surrounding, or downstream properties and facilities and storm water detention to meet water quality mitigation measures is not required.
2. Storm water runoff and water quality treatment are issues that must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* must be provided by the applicant at time of Site Review application. The required report and plan must also address the following issues:
   - Water quality for surface runoff using "Best Management Practices"
   - Minimize Directly Connected Impervious Areas (MDCIA)
   - Detention ponding facilities
   - Water Quality Capture Volume (WQCV)
   - Storm sewer construction
   - Groundwater discharge
   - Erosion control during construction activities
3. It is not clear on the plans where a detention/water quality pond could be located. Based on the proposed added impervious area to the site, a detention/water quality pond may be required if runoff for the initial and major storm events cannot be conveyed directly to Boulder Creek.

**Groundwater:** Kyle Birch, 303-441-3273

1. Groundwater is a concern in many areas of the City of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.

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

A lot line elimination or the equivalent would be requirement of site review, if approved.

**Parking** David Thompson, 303-441-4417

If the site to the north is included into the site review staff would require the applicant to close the curb-cuts, move the associated parking to the new garage and looking for opportunities to replace the parking lot with landscaping and other hotel amenities.

**Site Design** Shannon Moeller, 303-441-3137

1. The Boulder University Inn parcel would be need to be included in the overall Site Review of this proposal per 9-2-14(b)(1)(C) which states that "contiguous lots or parcels under common ownership or control, not subject to a planned development, planned residential development, planned unit development, or site review approval, shall be considered as one property" for the purposes of determining which development is eligible or other required to complete the site review process.
2. The Boulder University Inn parcel lies within the boundaries of the *Non-Historic Area* of the Downtown Historic District as shown in Fig. 1, page 5 of the Downtown Urban Design Guidelines. Please review the applicable guidelines: Downtown Urban Design Guidelines. The Design Advisory Board (DAB) reviews projects valued over $25,000 located in the Non-Historic Area and Interface Area.
3. Below is a summary of staff analysis of the site design and land use layout:
   a. The relationship with the existing Boulder University Inn and the new development should be further clarified; considerations include pedestrian connections, shared outdoor spaces, and shared parking. Additionally, the proposed building is shown very close to the existing inn; potential impacts of this narrow gap should be considered including solar access and snow/ice buildup.
   b. Staff appreciates that an effort is being made to maintain the historic setback line in relationship to the existing inn.
   c. Quality outdoor spaces such as outdoor seating, dining, and other amenities should be provided on the trail side of the hotel to take advantage of proximity to the adjacent open space. Additionally, balconies could take advantage of views. Open space locations and total percentage of useable open space should be documented on

the Site Review. The height of the building determines the percentage of required useable open space per 9-9-11(c).

d. Site circulation should be further considered to evaluate if areas for vehicular circulation could instead provide amenities or open space.
e. Consider how the improvements to the alley can enhance the overall site design.
f. Enhance and provide additional pedestrian connections from the site to the adjacent multi-use path.
g. Exterior lighting will be an important aspect of the site design, particularly on the trail side of the building to provide adequate light for safety and security and to enhance open spaces.
h. Consider how the site can take advantage of any views. Although mountain views are largely obstructed, there are some mountain views from the southwest corner of the site. Additionally, consider how the site design can cultivate unique streetscape scenes along Broadway or scenic views eastward across the open space.
i. Per the definition of *yard, front, rear, and* side in section 9-16-1, the applicable yards and setbacks under the existing BT-2 zoning would be:
    - Broadway: Front yard – 20' minimum.
    - Marine Street: Side yard landscaped setback from a street – 15' minimum.
    - North – Side yard setback from an interior lot line – 10' minimum.
    - East/alley – Rear yard setback – 25' minimum.
    - Setbacks can be modified through Site Review.
j. Parking appears to be shown in the side yard landscaped setback from Marine Street, which is prohibited. This parking should be relocated and screened.

**Utilities:** Kyle Birch, 303-441-3273

1. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's *Treated Water Master Plan, October 2011* is necessary.
2. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's *Wastewater Collection System Master Plan, March 2009*.
3. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.
4. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder *Design and Construction Standards*, and any private/franchise utility specifications.
5. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.
6. All proposed public utilities for this project shall be designed in accordance with the City of Boulder *Design and Construction Standards* (DCS). A Utility Report per Sections 5.02 and 6.02 of the DCS will be required at time of Site Review application to establish the impacts of this project on the City of Boulder utility systems.
7. Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the City of Boulder *Design and Construction Standards*. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.

## IV. NEXT STEPS

If the applicant chooses to move forward with the Planning Board hearing scheduled for November 3, 2016, there are no expectations for revisions based on these comments, although there are minor corrections under **'Plan Documents'** section that should be clarified on the plans before they are routed to the board.

If a revised Concept Plan is submitted, a new round of comments will be provided by staff and a new Planning Board date will be scheduled. Hourly billing rates would apply.

## V. CITY CODE CRITERIA CHECKLIST

**Guidelines for Review and Comment**

**The following guidelines will be used to guide the Planning Board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the concept plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan.**

**(1) Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

The overall site contains three parcels and is approximately 46,368 square feet in area per GIS records. The site is developed and contains three existing structures containing the Boulder University Inn, Khow Thai Café, and DP Dough. Demolition of the latter two buildings was approved by the Landmarks Design Review Committee (LDRC) by HIS2016-00174 and HIS2016-00175. The remainder of the site consists largely of paved areas and some vegetation.

The site is located immediately east of Broadway and approximately 100 feet south of Arapahoe Avenue. It is surrounded by Marine Street to the south; an alley, multi-use path, open space, Boulder Creek, and Boulder High School fields to the east; and other commercial properties to the north (Massage Specialists, South Mouth Wings).

The site generally slopes downward to the northeast toward Boulder Creek. Portions of the site slope steeply downward to the east and northeast toward the multi-use path and the existing inn. Several mature trees exist on the site, particularly along both sides of the alley and the multi-use path, and south of the inn.

The site lies along prominent transportation corridors, including fronting Broadway and backing the multi-use path that links downtown to the University of Colorado.

The site backs to a large open area containing Boulder High School fields and Boulder Creek.

Views from the site westward are largely obstructed by existing structures and trees. There are some partial mountain views along Marine Street and from the southwest corner of the site toward the intersection of Arapahoe and Broadway. The property to the east of the site lies at a lower elevation and the topography, existing structures, and trees on the site also largely obstruct mountain views from those properties.

**(2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, sub-community and sub-area plans;**

The current proposal includes a higher FAR (floor area ratio) than is allowed by the existing zoning.

Currently, the BVCP designates the majority of the site as Transitional Business. Per the BVCP Land Use Map description: "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." The site has a corresponding zoning designation of Business Transitional – Two (BT-2).

Outside of the scheduled updates, there is an ability to request a change with a concurrent rezoning and land use map change. Changes outside of the broader scheduled updates are held to a very high standard. Staff does not find that a rezoning would be consistent with the criteria for a Land Use Change is found in the Comprehensive Plan in Chapter II Amendment Procedures, which states:

> *The Land Use Map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, or proposed annexation and meets all of the following criteria:*
>
> *(a) The proposed change is consistent with the policies and overall intent of the comprehensive plan.*
> *(b) The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.*
> *(c) The proposed change would not materially affect the land use and growth projections that were the basis of the comprehensive plan.*
> *(d) The proposed change does not materially affect the adequacy or availability of urban facilities and*

*services to the immediate area or to the overall service area of the City of Boulder.*

*(e) The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder.*

*(f) The proposed change would not affect the Area II/Area III boundaries in the comprehensive plan.*

Similarly, staff doesn't find that a rezoning would be consistent with the criteria for a rezoning is found in section 9-2-18 of the Boulder Revised Code, 1981, which states:

*(e) Criteria: The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. In order to establish and maintain sound, stable and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the city council shall grant a rezoning application only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, and, for an application not incidental to a general revision of the zoning map, meets one of the following criteria:*

*(1) The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;*

*(2) The existing zoning of the land was the result of a clerical error;*

*(3) The existing zoning of the land was based on a mistake of fact;*

*(4) The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils and inadequate drainage;*

*(5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or*

*(6) The proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Boulder Valley Comprehensive Plan.*

The proposed project is preliminarily consistent with the following Boulder Valley Comprehensive Plan policies:

*2.03 Compact Development Pattern*
*2.21 Commitment to a Walkable and Accessible City*
*2.23 Trail Corridors/Linkages*

Additionally, the following Boulder Valley Comprehensive Plan policies should be used to guide the proposal as it moves into Site Review:

*2.14 Mix of Complementary Land Uses*
*2.30 Sensitive Infill and Redevelopment*
*2.32 Physical Design for People*
*2.34 Importance of Street Trees and Streetscapes*
*2.37 Enhanced Design for Private Sector Projects*
*a) The context*
*b) The public realm*
*c) Human scale*
*d) Permeability*
*e) On-site open spaces*
*f) Buildings*

**(3) Applicable criteria, review procedures, and submission requirements for a site review;**

The project requires Site Review per Section 9-2-14, B.R.C. 1981 because the project exceeds 30,000 square feet. The process reviews for conformance with the proposed zoning district and land use designation of the BVCP along with policies of the BVCP and the Site Review criteria of the Land Use Code.

**(4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

In addition to a Site Review, the proposal would require:

- Design Advisory Board (DAB) review may be required for the Boulder University Inn parcel if exterior work on the property exceeds $25,000.
- Use Review for a hotel use in BT-2 zoning that would take place concurrent with the Site Review.
- Preliminary Plat (generally at the time of Site Review) and Final Plat (Technical Document review after Site Review) to create a platted lot, dedicate any new public rights-of-way, and grant any required easements.
- Technical Documents after Site Review. Dedications of any right-of-way would be required at that time.
- Building permits following approval of Technical Documents and any applicable Final Plat approvals.

**(5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;**

Numerous opportunities exist to enhance the transportation system in this location, including: improvements to Broadway, Marine Street, and the alley to reduce vehicular access points and provide adequate sidewalks and landscaping at appropriate locations; linkages to the existing multi-use path at the rear of the site; provision of short- and long-term bicycle parking; improvements to the existing bus stop at the front of the site; and consideration of measures such as a vehicle or bicycle sharing program as part of an overall TDM plan.

Portions of the existing alley and Marine Street are located in a city-owned parcel, rather than right-of-way. Generally, staff is supportive of the proposed access from the alley, although additional evaluation is necessary to determine if access should be provided through this public land to new developments. Additionally, the existing alley is currently one-way southbound from Arapahoe and is constrained in its location and alignment by the adjacent multi-use path and bridge over Boulder Creek. Additional right-of-way dedication may be necessary where the alley intersects Marine Street to accommodate two-directional traffic.

**(6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;**

The site is part of a developed commercial property. The proposed structure is impacted by the 500-year floodplain of Boulder Creek. Lodging facilities are considered a critical facility and must comply with the development requirements of Section 9-3-2(i) of the Boulder Revised Code, 1981, including review and approval of an Emergency Management Plan prior to issuance of a Floodplain Development Permit.

The existing Boulder University Inn lies within the 100-year floodplain of Boulder Creek. If the proposed structure is connected to the existing inn, the entire structure must comply with the requirements of Section 9-3-3 Regulations Governing the One Hundred-Year Floodplain. The size of the proposal would be a substantial modification, and if the structures were connected, would require the existing lodging units to be elevated to a minimum of two feet above the base flood elevation.

**(7) Appropriate ranges of land uses; and (8) The appropriateness of or necessity for housing.**

The proposal is limited to a singular land use, hotel, which would extend along a significant portion of the Broadway block frontage. Additional land uses such as storefront uses should be considered in the first-floor of the proposal along Broadway and at the corner of Broadway and Marine Street to provide a richer mix of land uses in the area.

Housing is not a part of this proposal.

## VI. Conditions On Case

None.