



CITY OF BOULDER
PLANNING BOARD MEETING AGENDA
DATE: November 20, 2014
TIME: 6 p.m.
PLACE: 1777 Broadway, Council Chambers

1. CALL TO ORDER

2. APPROVAL OF MINUTES

The [October 30, 2014](#) minutes are scheduled for approval.

3. PUBLIC PARTICIPATION

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

- A. **CALL UP ITEM:** TEC2014-00022: Final plat to create Lot 1, 2, Outlot A (for land conveyed to the City), and to dedicate Oreg Avenue right-of-way as part of the Boulder Jewish Commons project located at the following addresses: 5980, 6160, 6180, and 6234 Arapahoe Avenue and 1492 Cherryvale Road. Expires November 20, 2014.

5. PUBLIC HEARING ITEMS

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

- A. Discussion about Planning Board's annual letter to City Council

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

**CITY OF BOULDER PLANNING BOARD
MEETING GUIDELINES**

CALL TO ORDER

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

AGENDA

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

PUBLIC PARTICIPATION

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

DISCUSSION AND STUDY SESSION ITEMS

Discussion and study session items do not require motions of approval or recommendation.

PUBLIC HEARING ITEMS

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

1. Presentations

- a. Staff presentation (5 minutes maximum*)
- b. Applicant presentation (15 minute maximum*). Any exhibits introduced into the record at this time must be provided in quantities of ten (10) to the Board Secretary for distribution to the Board and admission into the record.
- c. Planning Board questioning of staff or applicant for information only.

2. Public Hearing

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

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

3. Board Action

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

MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY

Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

ADJOURNMENT

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

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

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
October 30, 2014
1777 Broadway, Council Chambers

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

PLANNING BOARD MEMBERS PRESENT:

Aaron Brockett, Chair
Bryan Bowen
Crystal Gray
John Gerstle
Leonard May
Liz Payton
John Putnam

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT:

David Driskell, Executive Director for CP&S
Charles Ferro, Development Review Manager for CP&S
Elaine McLaughlin, Senior Planner
Sam Assefa, Senior Urban Designer
Edward Stafford, Engineering Review Manager for CP&S
Susan Meissner, Administrative Assistant III
David Thompson, Transportation Engineer II
Heidi Hansen, Engineer II

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 6:02 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

A. The September 4, 2014 Planning Board meeting minutes are scheduled for approval.

J. Gerstle asked that the minutes be corrected to show that he was absent for the Sept. 4th meeting and that **L. Payton** was present.

On a motion by **J. Putnam**, seconded by **L. Payton**, the Planning Board voted 6-0 (**J. Gerstle** abstained) to approve the September 4, 2014 Planning board minutes.

B. PUBLIC PARTICIPATION

1. **Laura Hullinghurst**, grew up in Boulder and had general comments about development

in Boulder. She loved the idea of density and encouraged making biking easier. Traffic is a growing problem. Need to add at infrastructure to support development before adding more density. Lobby RTD to increase regional bus service and bike storage on busses.

2. **Steven Haydell, 1935 Grove Street**, was co-chair of Goss Grove neighborhood. He felt unhappy with the Boulder Junction and Canyon developments and noted that the neighborhood was not notified about the James Travel site. He had concerns about the overflow parking moving into Goss Grove and about overflow parking in Boulder Junction.

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

- A. Call Up Item: 1345 Mariposa Ave Flood Recovery Floodplain Development Permit (LUR2014-00078). Expires: November 5, 2014.
- B. Call Up Item: CU Water Quality Pond Floodplain Development Permit (LUR2014-00077). Expires: November 5, 2014.
- C. Call Up Item: NIST Multi-Use Path Reconstruction Floodplain Development Permit (LUR2014-00083). Expires: November 7, 2014.
- D. Call Up Item: Multi-Use Path Modifications at the Boulder Slough Floodplain Development Permit (LUR2014-00086). Expires: November 7, 2014.

None of these items were called up.

5. PUBLIC HEARING ITEMS

- A. **CONCEPT PLAN REVIEW AND COMMENT: Request for public and Planning Board comment on a proposal for a redevelopment that includes a mix of uses including office, retail, restaurant, and multi-family residential apartments. The site is comprised of several properties located at the southeast corner of 30th & Pearl Streets (on the north and south sides of the North Boulder Farmer's Ditch). Proposed are approximately 103,000 square feet of office, 12,000 square feet of retail/office "flex" space, 12,000 sf of retail/restaurant, and 242 residential units comprised of studio, one, two and three bedroom units along with live/work units. The development proposed would require a rezoning for the two areas of the property. This is the second Concept Plan review submitted for this project.**

Applicant: Danica Powell

Owner: Bridge Commercial Partners IV, LLC

Staff Presentation:

C. Ferro introduced the item

E. McLaughlin presented the item

Board Questions:

E. McLaughlin answered questions from the board.

E. Stafford answered questions from the board.
C. Ferro answered questions from the board.

Applicant Presentation:

Shane White, a representative from Southern Land Company, presented to the board.
Danica Powell, the applicant, presented to the board.

Board Questions:

Shane White and **Danica Powell** answered questions from the board.

Board Disclosures:

J. Putnam disclosed that the owner of Ras Kassa's is on the board of his charity.

L. May disclosed that one of the architects for the project has been his client. He did not feel that this would impede his ability to be objective. The hearing adjourned briefly so that the City Attorney could discuss with **L. May** his involvement with the architects. After reopening the hearing, **L. May** indicated that because this is a Concept Review, he will not recuse himself. The situation will be reassessed at the time of Site Review.

Public Hearing:

1. **Derek Empey**, 444 S. Cerdos, Solana Beach, CA, developed the Solana apartments and spoke in support of the project.
2. **Claire Egan**, 3060 Pearl Parkway, a resident from the Solana apartments, thought they would benefit from the retail and restaurant opportunities afforded by the proposed development.
3. **Stephen Haydel**, 1935 Grove Street, noted that the ditch often does not run and that it could flood. He also thought that traffic could pose a challenge in the area and that all of the buildings are exceptions to the 35 foot height allowance by code.
4. **Ruth Blackmore**, 705 S. 41st Street, would like to have more information about the number of occupants as opposed to a unit count.

Board Comments:

The board recommended that the applicant ready Growing Up Boulder's report. It has good ideas as to how to accommodate families and children in urban areas.

Site Plan

- Members thanked the applicant for returning for a second Concept Review and for taking the board's initial comments into account.
- The ditch is a central feature in the development and must work well to be successful. Determine whether the ditch company will allow the proposed uses sooner rather than later. Members would like to more information about how the ditch could be affected by flooding.
- Some members raised concern over using the ditch as an amenity while others thought it would provide a positive amenity to residents and the community.

- **J. Putnam** appreciated the creative treatment of stormwater and encouraged the applicant to utilize permeable surfaces wherever possible.
- Some members requested that the applicant disclose the number of proposed bedrooms in addition to the number of units to provide a better sense of the overall population of the development.
- Members would like to see more information about the affordable housing at Site Review.
- Many members thought that this was an appropriate development for Boulder Junction.
- Board members noted that the mixture of office and residential is specified and by-right for the zone. They generally liked that the applicant traded office space for residential and that affordable housing will be integrated into the project.
- **C. Gray** asked to see more information regarding the project's plans for energy efficiency and renewable energy.
- The board liked the organization of the buildings around programmed outdoor spaces.
- **A. Brockett** felt that the promenade, plaza, cafés and patios will provide a public experience that would be a net benefit to the city.
- Board members asked that the applicant be careful with the implementation of the shared promenade between cars, bikes and pedestrians. Consider using the south side for casual strolling and kids' areas instead.
- The board agreed that this could be an attractive development for families looking for more urban amenities and liked the precedent images of the various open spaces.
- Board members generally liked the ground floor, exterior entrances to dwelling units and embedded townhouses. The activity in the plazas will add vibrancy and encourage interaction among neighbors.
- The current townhouses adjacent to the garage entrance might be better suited elsewhere. Consider adding the embedded townhouses to the buildings to the south.
- **B. Bowen** would prefer to see a higher FAR and four story buildings. The massing would allow for more open space.
- Employ the best possible placemaking and landscaping strategies.
- Consider making the entire mixed use courtyard on the southern end of the site residential to add vibrancy.

- **L. Payton** cautioned against making bicycles superior to pedestrians on the multi-use path and recommended adding a daycare center to the building program; it would attract families.

Urban Design

- Board members had differing views on the appropriateness of the proposed heights.
- Some members felt that the buildings seemed too monolithic and should be more varied in height. Consider adding setbacks for the higher stories to assure that buildings will create a pedestrian friendly environment and not feel too enclosed.
- Other members were comfortable with the height and massing as proposed given the proximity to services and the transit center.
- Some members recommended that the buildings along Pearl and 30th Streets be lower while the internal buildings be taller. This would allow the interior buildings to have better views.
- Encourage people to cross plazas to get to their offices and homes through site design and parking; it creates vibrancy.
- Consider what “urban” means to Boulder; use precedents that are fitting as opposed to foreign to Boulder’s context.
- Get an overall sense of future adjacent developments and street sections along 30th Street, namely Pearl Street and the street between this development and Solana. Try to avoid creating canyon-like street conditions and consider future connections.
- Pay special attention to the building at the corner of 30th and Pearl. It will sit at the gateway to the Transit Village and should be as pedestrian friendly as possible.
- There was disagreement as to whether a restaurant on Pearl, at the corner of 30th, would be successful. Consider measures to enliven the area and help to soften the streetscape.
- Consider stepping the buildings back along the central promenade to provide a more pedestrian friendly environment.

Building Design

- Board members generally liked the building design and varied architecture because it makes the site feel as if it had developed over time.
- **B. Bowen** cautioned against breaking up the building massing to pretend that these are not big buildings; the buildings as proposed are legible and appropriate. He liked the southern

elevation of the building along 30th Street; it is simple, well proportioned and unapologetic about its size.

- Some members recommended that the taller buildings step back in certain locations. Use lighter materials for the setback portions make them feel lighter and less impactful.
- Design simple building faces with less complexity and less material variation.
- **L. Payton** would like to see a logical fenestration pattern and a simple material palette. She appreciated the the applicant proposed to save the Quonset hut.
- Members cautioned against using 29 North or Solana as precedents for design. They generally liked the precedent images submitted by the applicant.

Circulation

- Consider connections to south and east in the future. 32nd street will become very important once it is connected.
- The board liked the incorporation of bike repair and storage facilities.
- **Brockett** thought the application met the requirements of connections plan and had handled connections skillfully.

Summary

- It is important to evaluate the feasibility of the ditch as amenity; safety will be important.
- Tally the total number of people that the development will house and employ.
- Provide family friendly amenities and unit designs.
- The board appreciated the open space.
- Keep going in family friendly direction.
- There were clear differences in opinion regarding the appropriate heights of the buildings.
- Some looked for varied approach and would like to see the massing broken up; avoid a jumbled approach.
- Avoid monoliths or undulations in the building facade.
- Design simple, clean buildings.
- Buildings should be of high quality materials and design.
- Consider the connections to other adjacent sites.

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

S. Assefa updated that board about Victor Dover's visit. There will be a joint Planning Board and BDAB meeting on Monday, December 8, and other events on the 9th and 10th.

S. Assefa gave a summary of City Council's discussion of Envision East Arapahoe.

Public Notice

L. Payton would like to expand the public noticing to include the current resident at the addresses.

D. Driskell noted that in addition to creating a new Neighborhood Liaison position, the city is developing an engagement platform to provide information and opportunities to facilitate more dialog online about planning efforts.

Letter to City Council

L. May made and later withdrew a motion to schedule three meetings between now and the end of December to discuss items from the City Council Study Session agenda. Instead, they will be rediscussed at the November 6th, November 20th and December 18th regularly scheduled Planning Board meetings under matters.

A. Brockett asked that each member think about their priorities to bring to the table at the next meeting.

The board agreed to 5pm starts on Dec 6 and Jan 8

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 11:17 p.m.

APPROVED BY

Board Chair

DATE

MEMORANDUM

TO: Planning Board
FROM: Karl Guiler, Senior Planner/Code Amendment Specialist
DATE: Nov. 13, 2014
SUBJECT: CALL UP ITEM: TEC2014-00022: Final plat to create Lot 1, 2, Outlot A (for land conveyed to the City), and to dedicate Oreg Avenue right-of-way as part of the Boulder Jewish Commons project located at the following addresses: 5980, 6160, 6180, and 6234 Arapahoe Avenue and 1492 Cherryvale Road.

Attached is the disposition of approval (**Attachment A**) to permit a proposed subdivision entitled the Boulder Jewish Commons Subdivision Final Plat at the location shown in Figure 1 below within the RR-1 (Rural Residential – 1), RE (Residential Estate) and RM-1 (Residential Medium – 1) zoning districts (see Figure 1 below). The proposal is consistent with the previously approved Boulder Jewish Commons Site Review project (case #LUR2012-00005).

The project was approved by City Council as part of an Annexation/Site Review application on Jan. 21, 2014 ([web link](#)) and permitted development of a Boulder Jewish Community Center building to house an adult education facility, a day care center and an indoor recreational or athletic facility on the 32.3 acre site. As a community benefit to annexation, the applicant has dedicated a 4.33 acre area encompassing the Sombrero Marsh to the City of Boulder Open Space and Mountain Parks (OSMP) and an area of 4.62 acres is planned as a Conservation Easement adjacent to the open space land. Also as a community benefit for annexation, any future residential built on the property will be required to provide 40 percent as permanently affordable residential. Planning Board reviewed the project at its Oct. 24, 2013 public hearing and recommended approval of the applications to City Council ([web link](#)).

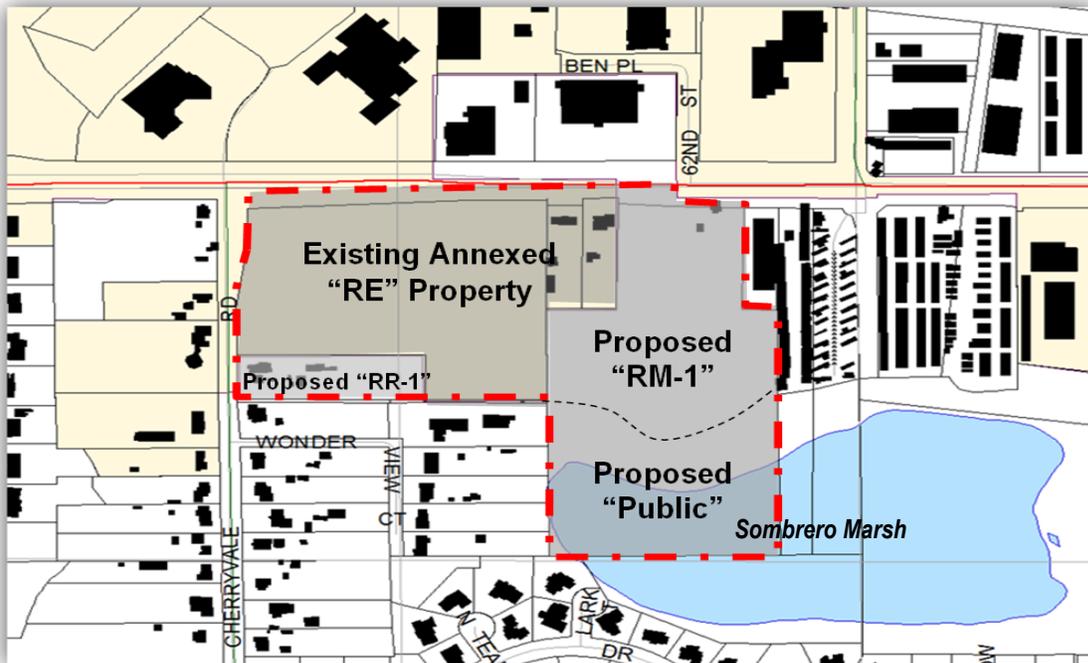


Figure 1: Boulder Jewish Commons site located at intersection of Arapahoe Ave. and Cherryvale Rd.

To implement the project and pursuant to the Site Review conditions of approval, a subdivision (i.e., final plat) is required to dedicate the required right-of-way accessing the site (i.e., Oreg Avenue) and to create the outlot necessary to finalize the conveyance of land to OSMP consistent with the terms of the annexation to protect the Sombrero Marsh.

Per section 9-12-10, "Final Plat Procedure," B.R.C. 1981, the city manager is required to notify the Planning Board in writing within seven days of the disposition of the final plat application. Staff has reviewed the application for compliance with the Subdivision Regulations of chapter 9-12, "Subdivision," B.R.C. 1981 and finds that the proposal would meet the Standards for Lots and Public Improvements, as set forth in section 9-12-12, B.R.C. 1981 and the approved Site Review.

Staff has attached the approved final plat (**Attachment B**) for the Planning Board's review. The proposal was approved by Planning and Development Services staff on **Nov. 7, 2014** and the decision may be called up before Planning Board on or before **Nov. 20, 2014**. There is one Planning Board meeting within the 14-day call up period on **Nov. 20, 2014**. Questions about the project or decision should be directed to Karl Guiler at (303) 441-4236 or guilerk@bouldercolorado.gov.

Attachments:

- A) [Notice of Disposition dated Nov. 7, 2014.](#)
- B) [Final Plat.](#)



CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION: **APPROVED WITH CONDITION**
 PROJECT NAME: **BOULDER JEWISH COMMONS FINAL PLAT**
 DESCRIPTION: **TECHNICAL DOCUMENTS: Final plat to create Lot 1, 2, Outlot A (for land conveyed to the City), and to dedicate Oreg Avenue right-of-way.**
 LOCATION: **1492 CHERRYVALE ROAD; 5980, 6160, 6180, AND 6234 ARAPAHOE ROAD**
 COOR: **N02E02**
 LEGAL DESCRIPTION: **See the following exhibits attached:
 Exhibit A (1492 Cherryvale Road),
 Exhibit B (5980 Arapahoe Road),
 Exhibit C (6160 Arapahoe Road),
 Exhibit D (6180 Arapahoe Road),
 Exhibit E (6234 Arapahoe Road), and
 Exhibit F (Outlot A).**

APPLICANT: **VINCE PORRECA**
 OWNER: **Cherryvale Commons, LTD.**
 APPLICATION: **TEC2014-00022 Subdivision/Final Plat**
 ZONING: **RR-1 (1492 Cherryvale Road),
 RE (5980, 6160, and 6180 Arapahoe Road),
 RM-1 (6234 Arapahoe Road), and
 Public (Outlot A).**

CASE MANAGER: **Karl Guiler**

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved On: 11-7-14
 Date

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

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

Appeal to Planning Board expires: 11-20-14

CONDITION OF APPROVAL

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

BOULDER JEWISH COMMONS SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST
OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA: 32.345 ACRES
SHEET 1 OF 3

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF BOULDER, AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 34:

THENCE S89°56'35"W, 330.65 FEET ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER (BASIS OF BEARINGS);

THENCE S00°03'25"E, 74.95 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 7 (AS OF DECEMBER, 2011), BEING THE SOUTHEASTERLY CORNER OF PARCEL NUMBER 254B DESCRIBED IN DEED RECORDED 04/27/2011 AT RECEPTION NO. 3145809, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°19'26"E, 360.65 FEET ALONG THE WESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2873842;

THENCE N89°56'35"E, 100.00 FEET ALONG THE SOUTHERLY LINES OF SAID PARCEL RECORDED AT RECEPTION NO. 2873842 AND A PARCEL OF LAND RECORDED AT RECEPTION NO. 1047614;

THENCE S00°19'26"E, 884.40 FEET ALONG THE WESTERLY LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 1047614 TO THE NORTHERLY LINE OF THE "SOMBRERO RANCH" SUBDIVISION;

THENCE S89°56'35"W, 657.48 FEET ALONG SAID NORTHERLY LINE;

THENCE N00°19'26"W, 394.62 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 293377;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PARCEL RECORDED AT RECEPTION NO. 293377 AND A PARCEL OF LAND RECORDED AT RECEPTION NO. 2933716 THE FOLLOWING THREE COURSES:

- 1) N89°40'34"E, 2.50 FEET;
- 2) N00°19'26"W, 169.98 FEET;
- 3) S89°56'35"W, 891.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CHERRYVALE ROAD (AS OF DECEMBER, 2011);

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINES OF CHERRYVALE ROAD AND STATE HIGHWAY 7 (AS OF DECEMBER, 2011) THE FOLLOWING ELEVEN COURSES:

- 1) N00°19'26"W, 347.69 FEET;
- 2) N07°52'57"E, 210.18 FEET;
- 3) N00°19'26"W, 127.11 FEET;
- 4) N40°36'21"E, 34.79 FEET;
- 5) N89°56'35"E, 835.69 FEET;
- 6) S00°19'26"E, 19.48 FEET;
- 7) N89°56'35"E, 100.32 FEET;
- 8) N00°19'26"W, 2.73 FEET;
- 9) N89°57'35"E, 100.00 FEET;
- 10) N00°19'26"W, 3.68 FEET;
- 11) 357.93 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 6,735.00 FEET, A CENTRAL ANGLE OF 03°02'42", AND A CHORD BEARING S87°31'20"E, 357.91 FEET TO THE POINT OF BEGINNING, CONTAINING 32.345 ACRES, MORE OR LESS.

HAVE CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "BOULDER JEWISH COMMONS SUBDIVISION," A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY GRANT, IN FEE, TO THE CITY OF BOULDER, FOR ITS USE AND THE USE OF THE PUBLIC FOREVER, THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "OREG AVENUE", AS PUBLIC RIGHT-OF-WAY, AS SHOWN ON THE ACCOMPANYING PLAT.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: TELEPHONE AND ELECTRIC LINES, WORKS, POLES, UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER, PIPELINES AND APPURTENANCES, SANITARY SEWER WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER FOR ALL PURPOSES, INCLUDING MAINTENANCE, REPAIR AND REPLACEMENT, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER OR THE PUBLIC UTILITY, AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF BOULDER.

(CONTINUED)

DEDICATION (CONTINUED):

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER, THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR STRUCTURES TO CONTAIN STORM RUN-OFF FROM THE SUBDIVISION, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING: CULVERTS, DRAINAGE DITCHES AND DRAINS, FLOOD CONTROL IMPROVEMENTS AND ALL APPURTENANCES THERETO. IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING THE DRAINAGE IMPROVEMENTS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY SHALL REMAIN THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE SUBDIVIDER AND SHALL NOT BECOME THE PROPERTY OF THE CITY.

THE UNDERSIGNED DO FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "PUBLIC ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PUBLIC INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF TRANSPORTATION IMPROVEMENTS AND LANDSCAPING AND UTILITIES AND APPURTENANCES THERETO. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SAID IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFOR WHICH ARE APPROVED BY THE CITY OF BOULDER, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF BOULDER, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED AND ACCEPTED BY THE CITY OF BOULDER, COLORADO, SHALL BECOME THE SOLE PROPERTY OF THE CITY OF BOULDER FOR ALL PURPOSES, INCLUDING MAINTENANCE, REPAIR AND REPLACEMENT.

FOR THE APPROVAL OF "BOULDER JEWISH COMMONS SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS ____ DAY OF ____ 20__

CHERRYVALE COMMONS LTD.
A COLORADO LIMITED LIABILITY COMPANY
(OWNER OF PROPOSED LOT 1 AND LOT 2)

BY: _____
LINDSAY A. WEAVER, JR., PRESIDENT

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__ BY LINDSAY A. WEAVER, JR., AS PRESIDENT OF CHERRYVALE COMMONS LTD., A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

(SEAL)

NOTARY PUBLIC

CITY OF BOULDER.
A COLORADO HOME RULE CITY
(OWNER OF PROPOSED OUTLOT A)

BY: _____
JANE S. BRAUTIGAM
CITY MANAGER

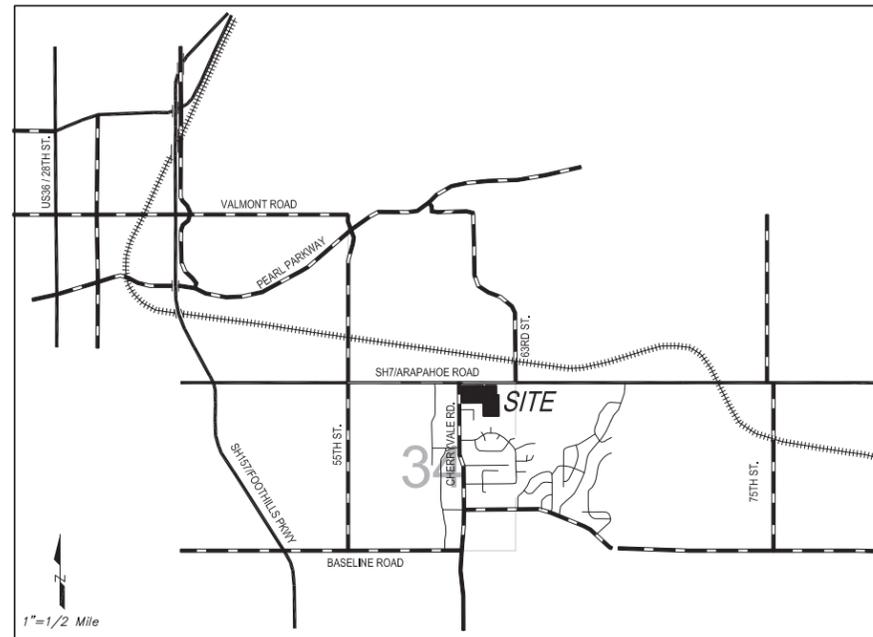
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

DATE



VICINITY MAP

LOT - OUTLOT INFORMATION			
Lot	AREA	USE	OWNERSHIP
Lot 1	9.77 Ac.	Community Center	Cherryvale Commons, Ltd.
Lot 2	12.34 Ac.	Future Development	Cherryvale Commons, Ltd.
Outlot A	8.59 Ac.	Wetlands & Open Space	City of Boulder

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 34, BEING S89°56'35"W, 2,620.17 FEET BETWEEN THE NORTHEAST CORNER (2.5" BRASS CAP, LS 24959 1999 IN RANGE BOX) AND THE NORTH QUARTER CORNER (2.5" ALUMINUM CAP, LS 2149 IN RANGE BOX).
3. THE PROPERTY IS CURRENTLY ZONED R-E (RESIDENTIAL - ESTATE), RM-1 (RESIDENTIAL - MEDIUM 1), RR-1 (RESIDENTIAL - RURAL 1) AND P (PUBLIC).
4. AREAS OF THE PROPERTY ARE LOCATED IN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND SHADDED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 080130044J WITH A REVISION DATE OF 12/18/2012. SEE SHEET 2 FOR AREAS AFFECTED (ALONG CHERRYVALE ROAD).
5. UNLESS OTHERWISE NOTED, SUBDIVISION CORNERS ARE MARKED WITH 2" ALUMINUM CAPS MARKED "PLS 37990".

APPROVALS:

DIRECTOR OF PLANNING

DIRECTOR OF PUBLIC WORKS AND UTILITIES

CITY MANAGER'S CERTIFICATE:

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HERETO AFFIXED BY ITS CITY MANAGER THIS ____ DAY OF ____ A.D. 20__

ATTEST:

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____M., THIS ____ DAY OF ____ 20__, AND IS RECORDED AT RECEPTION # _____

FEES PAID: \$ _____

CLERK AND RECORDER

DEPUTY

**BOULDER JEWISH COMMONS
FINAL PLAT
BOULDER, COLORADO**

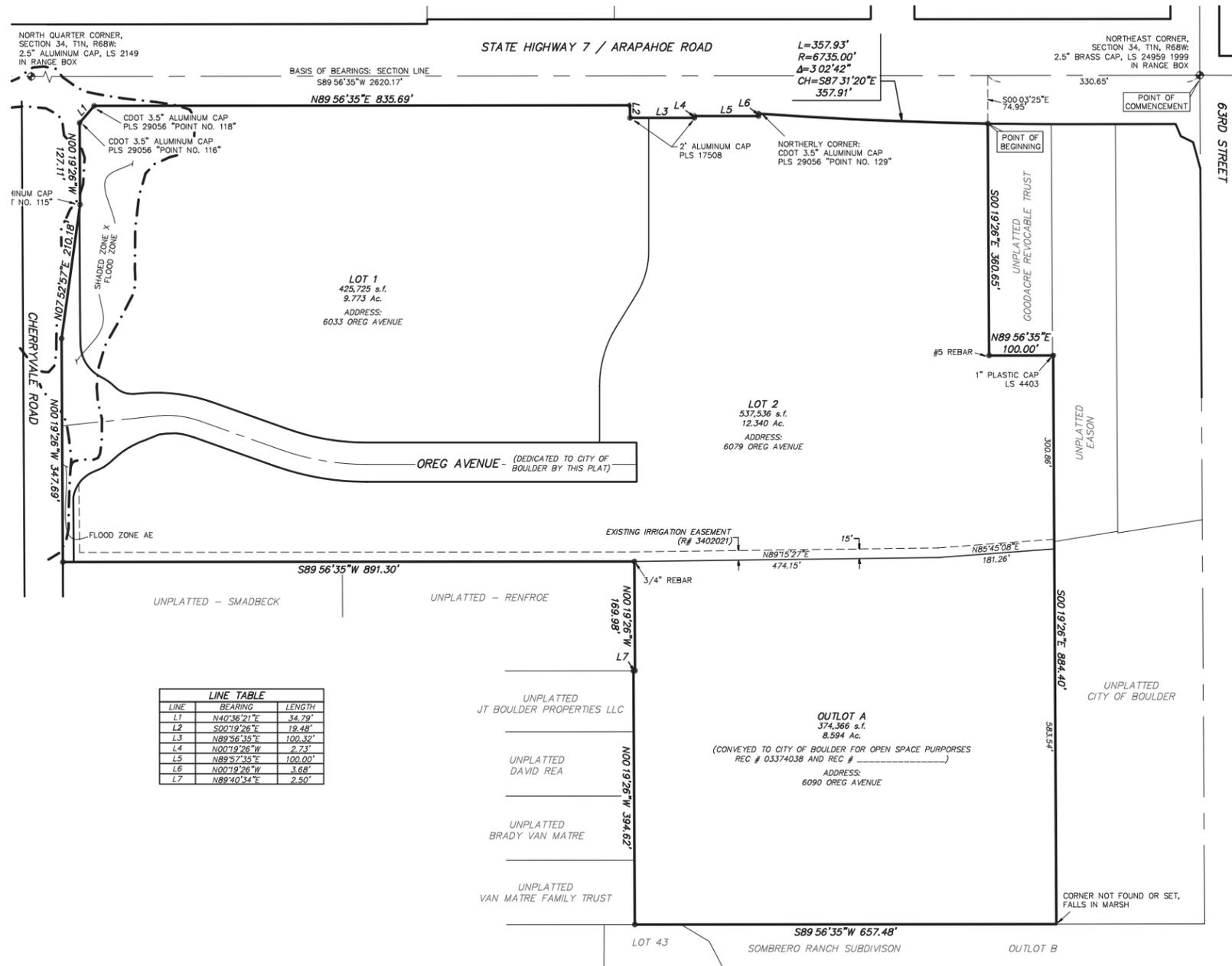
DATE 02/28/14	SCALE HOR. N/A	VERT. N/A	
REVISED 05/12/14			
07/10/14	DESIGN/APPR.	BO	
10/15/14	DESIGNED BY	BO	
FILE G:\23121\SURVEY\PLATS\BJC FINAL PLAT SH 1-2		SHEET 1 OF 3	

BOULDER JEWISH COMMONS SUBDIVISION FINAL PLAT

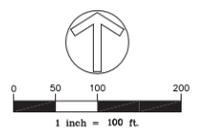
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST
OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA: 32.345 ACRES

SHEET 2 OF 3



NOTES:
SEE SHEET 3 FOR DETAILS OF LOTS 1 & 2 AND EASEMENTS.



BOULDER JEWISH COMMONS
FINAL PLAT
BOULDER, COLORADO

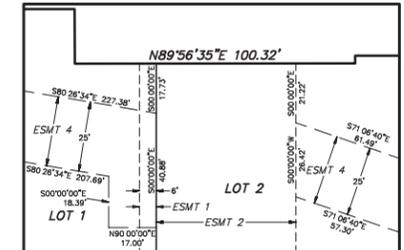
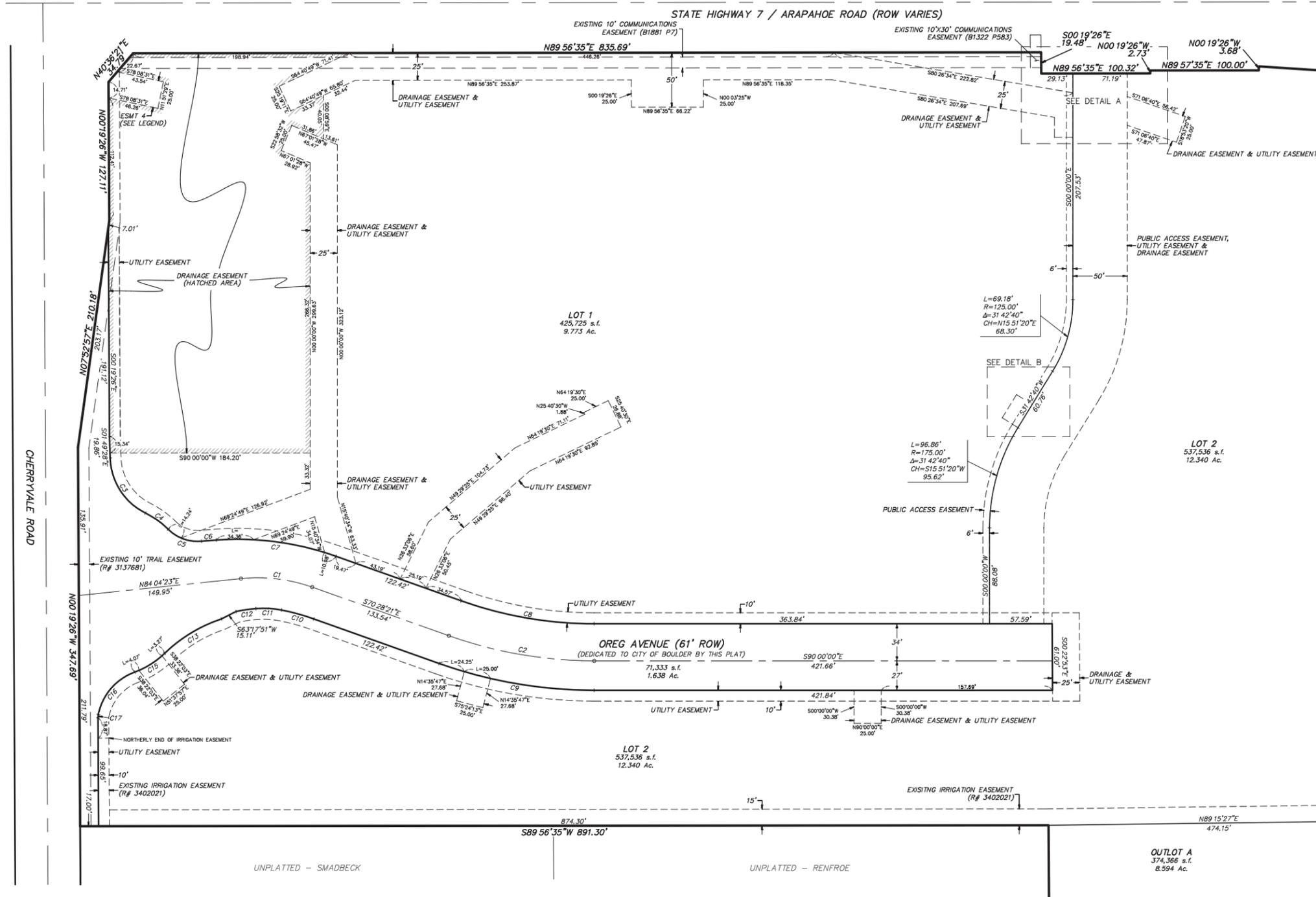
THURSTON SURVEYING	2500 Broadway, Suite B Boulder, CO 80302 www.thurstonsurvey.com	SCALE: HOR. 1"=100' VERT. N/A
	DESIGN/APPR. OCH DRAWN BY BO DATE 10/15/14 SHEET 2 OF 3	FILE G:\23121\SURVEY\PLATS\BJC FINAL PLAT SH 1--2

BOULDER JEWISH COMMONS SUBDIVISION FINAL PLAT

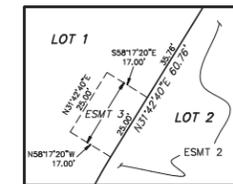
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST
OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA: 32.345 ACRES

SHEET 3 OF 3



DETAIL A (1"=30')



DETAIL B (1"=30')

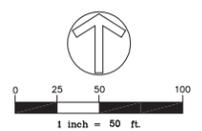
EASEMENT LEGEND:

- ESMT 1: PUBLIC ACCESS EASEMENT
- ESMT 2: PUBLIC ACCESS EASEMENT, UTILITY EASEMENT & DRAINAGE EASEMENT
- ESMT 3: UTILITY EASEMENT
- ESMT 4: DRAINAGE EASEMENT & UTILITY EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	66.64'	150.00'	25°27'16"	66.09'	N83°11'59"W
C2	136.33'	400.00'	19°31'39"	135.67'	S80°14'11"E
C3	63.12'	58.50'	61°48'58"	60.10'	S32°43'57"E
C4	25.89'	81.50'	18°11'55"	25.78'	N94°32'29"W
C5	33.58'	38.50'	49°58'14"	32.52'	S70°25'39"E
C6	13.69'	588.50'	1°20'24"	13.69'	S85°15'26"W
C7	111.83'	271.50'	23°36'00"	111.04'	N82°16'21"W
C8	124.74'	366.00'	19°31'39"	124.14'	S80°14'11"E
C9	145.53'	427.00'	19°31'39"	144.83'	S80°14'11"E
C10	30.93'	210.50'	8°25'09"	30.80'	N74°40'56"W
C11	23.58'	65.50'	15°48'36"	23.52'	N88°47'48"W
C12	18.42'	140.50'	7°02'56"	18.40'	S81°32'36"W
C13	61.63'	137.50'	25°40'49"	61.11'	S58°50'30"W
C15	32.59'	77.50'	24°05'33"	32.35'	N58°02'52"E
C16	53.82'	52.50'	58°44'03"	51.49'	S40°43'38"W
C17	2.85'	14.00'	11°41'02"	2.85'	S05°31'05"W

NOTE:

ALL EASEMENTS NOT LABELED "EXISTING" ARE DEDICATED BY THIS PLAT.



BOULDER JEWISH COMMONS
FINAL PLAT
BOULDER, COLORADO