**TO:** Members of Council
**FROM:** Dianne Marshall, City Clerk's Office
**DATE:** November 19, 2013
**SUBJECT:** Information Packet

1. **Call Ups**
   A. Site Review no. LUR2013-00033 for the development of 31 detached single-family homes on 6.2 acres served by new public rights-of-way. The site is zoned Residential - Low 2 (RL-2).

2. **Information Item**
   None.

3. **Boards and Commissions**
   A. Library Commission – September 4, 2013
   B. Library Commission – October 30, 2013
   C. Library Commission – November 6, 2013

4. **Declarations**
   A. Mara Abbott Appreciation Day – October 15, 2013
   B. Pat Ament Appreciation Day – September 28, 2013
   C. American Indian Heritage Month – November 2013
   D. Recognition and Appreciation to the Boulder Community for Support in the Initial Phase of Flood Recovery – October 29, 2013
   E. Yoko Tamaki Brandt – Sister City 2013 Volunteer of the Year
   F. Conflict Resolution Month – October 2013
   G. Joanne Ernst Appreciation Day – September 28, 2013
   H. John "Jack" Hess Appreciation Day – November 7, 2013
   I. Steve Jones Appreciation Day – September 28, 2013
   J. Gary Lacy Appreciation Day – September 28, 2013
   K. Jeff Walters – Sister City 2013 Volunteer of the Year

**INFORMATION PACKET**
**MEMORANDUM**

To: Members of City Council

From: Jane S. Brautigam, City Manager
Paul J. Fetherston, Deputy City Manager
David Driskell, Executive Director of Community Planning + Sustainability
Charles Ferro, Land Use Review Manager
Sloane Walbert, Associate Planner

Date: November 12, 2013

**Subject:** **Call-Up Item:** Site Review no. LUR2013-00033 for the development of 31 detached single-family homes on 6.2 acres served by new public rights-of-way. The site is zoned Residential - Low 2 (RL-2).

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## EXECUTIVE SUMMARY

On October 24, 2013, the Planning Board approved with conditions (5-1, C. Gray opposed, L. May absent) the above-referenced application as provided in the attached Notice of Disposition (Attachment A), finding the project consistent with the Site Review criteria of Land Use Code section 9-2-14(h), B.R.C. 1981. Approval of the application would permit the redevelopment of the former Boulder County Fire Training Center with 31 single family homes. The units are proposed to range from approximately 2,060 to 3,940 square feet in size. The project would involve the extension of Zamia Avenue to the east and the construction of 10th Street as a connection from Yellow Pine Avenue to Lee Hill Drive. The proposal includes modifications to the required setbacks, solar access and open space standards in the Residential - Low 2 (RL-2) zone district.

The Planning Board decision is subject to City Council call-up within 30 days. There is one City Council meeting within this time period for call-up consideration on November 19, 2013.

The Planning Board memorandum and other related background materials are available on the city website, follow the links: *www.bouldercolorado.gov ➔ A to Z ➔Planning Board➔search for past meeting materials planning board➔2013➔10 OCT➔10.24.2013.*

## FISCAL IMPACT

**Staff Time:** The application has been processed through the provisions of a standard review process and is within normal staff work plans.

## BACKGROUND

### Site Context.

The 6.2 acre site was formerly used as the Boulder County Fire Training Center from 1974 to 2010. A new fire training facility was built near Boulder Reservoir in 2010, and since then, the property has been used as a transportation maintenance facility for the County. The site is still owned by Boulder County, but will be purchased by the applicant following site review. The parcel was annexed as part of the larger North Boulder Annexation in 1990.

**Figure 1: Birds-Eye View of Existing Context**

The site is designated as Low Density Residential under the BVCP with an intended density of two to six units per acre. The North Boulder Subcommunity Plan (NBSP) also designates the site as LR: Low Density Residential. In 1997, the proposed density of the site in the NBSP was changed from ER (Estate Density Residential) to LR to more closely match the adjacent established residential densities and zoning to the north, south, and west. The property is located in a Residential - Low 2 (RL-2) zone district, which is described under section 9-5-2, B.R.C. 1981 as follows, *"medium density residential areas primarily used for small-lot residential development, including, without limitation, duplexes, triplexes or townhouses, where each unit generally has direct access at ground level."*

The architecture of surrounding neighborhoods in general consists of large, traditional style single family homes most representative of construction in the 1990s and early 2000s. The Northbriar Estates subdivision surrounds the site to the west and south. This neighborhood is well-established

and is characterized by large single family homes with front loaded attached garages. The Dakota Ridge East and Dakota Ridge West developments are located to the north, across Lee Hill Drive, and are also characterized by single family homes with attached garages. Dakota Ridge Village, located north of these developments, is a mixed density residential development with a diversity of housing types, including apartment, townhomes, and single family homes.

**Site Design.**
The subject property is located with easy access to City of Boulder open space to the south and west and Foothills Community Park to the southwest. The site has easy access to commercial and service uses to the east on North Broadway. Also, RTD operates several transit routes on Broadway, including the Skip and 204.

The applicant proposes to redevelop the 6.2 acre property with 31 single family homes on individual lots. The site plan for the proposed development is arranged around a grid street system, with connections to the surrounding street system (see Figure 2 below). The design includes the extension of Zamia Avenue to the east and the construction of 10th Street as a north-south connection between Lee Hill Drive and Yellow Pine Avenue, as required by the NBSP. The design emphasizes logical, convenient pedestrian connections, high quality, accessible open space, narrow streets and traffic calming features for pedestrians and bicyclists.

**Figure 2: Proposed Site Plan, Viewed from the Southeast**

The portion of the site north of Zamia Avenue includes seventeen residential lots bisected by a "woonerf," which is a shared alley for pedestrian and vehicular access. Fifteen of the lots will include one- and two-car detached garages that will be accessed from the woonerf alley. The woonerf shared street concept allows for low speed, low volume vehicular access and also permits use of the space as an informal recreation area for children's play and other activities. Alley access on this portion of the site will provide a service side to these properties and reduce curb cuts, enhancing the pedestrian experience. The southern portion of the site contains fourteen larger residential lots with driveway access and attached garages, which mirrors a similar pattern of

residential development to the west and south. Shared access drives have been used along Yellow Pine Avenue to reduce curb cuts and maximize available on-street parking.

The lots range in size from approximately 4,100 to 7,300 square feet in area. Accordingly, the single family houses planned for the site will be moderately sized and will vary in size from approximately 1,200 square feet to 2,360 square feet in finished floor area, with approximately 864 to 1,578 square feet in unfinished area, including basement and garage space. Smaller lots with smaller home types have been positioned on the interior of the site to provide a relief to increased density from surrounding development. Accordingly, larger lots with larger homes are located on the perimeter of the property to provide a transition to the surrounding residential development.

**Open Space.**
The allowable intensity of development in the RL-2 zone district is controlled with a requirement of 6,000 square feet per dwelling unit. There are no restrictions on minimum lot size, floor area ratio, lot area per dwelling unit, or dwelling units per acre in this zoning district. With a total of 31 dwelling units proposed on the site, a minimum of 186,000 square feet of useable open space is required. The applicant is proposing 187,727 square feet of usable open space, an excess of 1,727 square feet.

The proposal includes of a variety of open space areas, including a formal neighborhood park, informal natural area, back yards, and front porches. The formal neighborhood park is planned for the central part of the site at the terminus of the woonerf alley and will be maintained by the HOA. This space would be used for active recreation with formal elements like a playground and picnic plaza to serve as a focal point and a gathering space in the heart of the neighborhood. A space has been reserved on the east side of the site for a community garden. In addition, an informal open space has been provided on the southeast corner of the site, which will also serve as an area for water quality purposes. The space provides important passive open space for residents, a place for walking the dog, sitting and casual play. Due to the low vehicular volume expected, the woonerf will also be used as an informal recreation area for children's play and other activities, such as court sports or ball games. Private open space is planned for each lot as back yards, front porches, balconies, and decks.

**Access and Parking.**
The parking standards in the RL-2 zoning district require a minimum of one off-street parking space per detached dwelling unit. The site design includes at least a one-car garage for each house, which fulfills this requirement. Additionally, on-street parking is provided on Zamia Avenue, 8$^{th}$ Street, and 10$^{th}$ Street north of Zamia Ave. The proposed street connections fully connect existing internal streets and provide direct access to Lee Hill Road. The western edge of North Boulder is a wildfire high hazard zone and 10$^{th}$ Street will serve as an important connection and excavation route for residents in the event of a wildfire. The existing multi-use path on the west side of the site is continued to the north along 8$^{th}$ Street to connect to existing bicycle routes.

**Architecture and Building Design.**
The proposed project represents a modestly-scaled, infill development with homes that are neo-traditional in design with front porches, gabled roofs, and orientation toward the street. There is variety in building design but the proposed architectural character utilizes varying roof pitches and layout features consistent with that of the surrounding neighborhoods. The design includes the use of cement board lap siding and hardcoat stucco as primary materials with the use of accent materials

like standing seam metal roofing accents, brick, wood porches, and metal railings. A pedestrian level of detailing, including railings, porch detailing and other architectural elements, are given prominence. The proposal includes the addition of both detached and attached garages. Where garages are attached, they are setback and do not dominate the front façade. The applicant has proposed a variety of color choices, each of which relates to the surrounding natural environment. Each home is expected to use one or two body colors and a contrasting trim color. While the proposed development is more contemporary in nature, the project is compatible with the area in terms of colors, materials, and building orientation.

The single family homes are modestly sized and will range from approximately 1,200 square feet to 2,900 square feet in above-grade floor area (excluding detached garages). All homes also include an unfinished basement that will range from approximately 600 square feet to 1,050 square feet, with the option for a finished basement at purchase. The majority of the homes are proposed as pedestrian-scaled, two story structures and the height of the homes range from under 29 feet to 35 feet; all homes will be below the permitted 35 feet for the zoning district. Three of the homes are proposed to be 3-stories in height, excluding a basement, and require modifications to the solar access standards. These homes are proposed to be located on the interior of the site and allow the applicant to provide a variety of building forms.

**Inclusionary Housing.**
The proposed project generates an inclusionary requirement of 6.2 affordable units. At this time, the applicant has indicated that either six affordable units will be provided on-site or they will make a cash-in-lieu contribution to the affordable housing fund.

**Previous Reviews and Neighborhood Meetings.**
The proposed residential development was reviewed as a Concept Plan at the April 4, 2013 Planning Board hearing. The packet and minutes for this meeting can be found at *www.bouldercolorado.gov ➔ A to Z ➔Planning Board➔search for past meeting materials planning board➔2013➔04 APR OCT➔4.4.2013.* Generally, the Board was supportive of the proposed design and concept. The applicant organized a neighborhood meeting on May 6, 2013 to gather input on the site design prior to submitting for site review. In response to suggestions by staff, Planning Board and neighborhood comments, the applicant made the following key changes to the proposal:

- 10th Street has been extended through the east side of the site to connect to Yellow Pine Avenue, which provides better street connectivity and access to homes on Yellow Pine Avenue.
- Larger home models with larger lots have been moved to the south and west sides of the site, to act as a transition to the existing neighborhood.
- Shared access drives have been added for the majority of homes on Yellow Pine Avenue to reduce curb cuts and congestion and maximize available on-street parking.
- 8th Street has been widened to accommodate on-street parking and the planned multi-use path connection, which results in the removal of a distinctive row of pine and juniper street trees. Planning Board and the neighborhood expressed an interest in preserving these trees. However, it has been determined by staff that it is important to provide on-street parking and construct the multi-use path in this location. The update to the streetscape will include the planting of tree species better suited as urban street trees. The existing trees would have to

be significantly pruned to accommodate on-street parking and it is unclear whether they would survive the grading required for site preparation.

- The number of units proposed was reduced from 33 to 31 in order to meet open space requirements and to accommodate necessary right-of-way connections.
- The informal natural open space has been expanded on the southeast corner of the site. The informal open space creates an interface with the existing neighborhood to the south and provides a relief to the density.

**PLANNING BOARD ACTION**

At its October 24, 2013 public hearing, the Planning Board approved the subject Site Review request with a vote of 5-1 (C. Gray opposed, L. May absent). As part of the board's discussion, the following key issues were identified:

- Concerns related to vagrancy and safety in the informal open space was expressed by neighbors. Neighbors also expressed concerns related to the location of the formal open space in the center of the site. Some neighbors felt the open space should be located further to the west to be more accessible to the established neighborhood. The board recommended that safety lighting be installed in open space areas and that additional fenestration be added to homes that abut open space areas to increase visibility onto the informal open space.
- Staff noted that water quality and detention must be located on the southeast corner of the site since it is the lowest elevation point. Currently the area is designed to be a non-structural, landscaped, informal open space area. The board discussed combining the informal open space area on the southeast corner of the site with the formal open space located in the center of the site to address the concerns stated above. A majority of the board felt that such a change would result in a smaller, deeper, more structural water quality and detention pond area. The conclusion was that a deeper, structural water quality feature would not be usable for residents and would likely result in a less visible, less defensible space. The board concluded that the existing design was superior to a smaller, deeper, structural drainage area.
- The board expressed some concerns about affordability of units.
- While it was acknowledged that rooftop solar access would not be impeded, the proposed three-story homes and north south orientations may impact passive solar opportunities.
- The board discussed circulation and trash removal. There was some discussion regarding the urban/wild land interface and unmanaged trash attracting bears into the neighborhood.

In order to address their concerns, the board added the following to the conditions of approval:

- Condition 3.b. was revised to read: *A final site plan and building elevations which illustrate the approved final site configuration and has been revised to show orientation of windows on buildings adjacent to the park in the south-east corner of the site towards the park creating transparency and activity at the pedestrian level and promoting a safe and vibrant pedestrian experience.*
- Addition to Condition 3.f.: *The final landscape plan shall be revised to increase the landscaping along Lee Hill Drive.*
- Condition 3.g. was revised to read: *A detailed lighting plan showing location, size, and intensity of illumination units indicating compliance with section 9-9-16, B.R.C. 1981, and*

*that in an energy conserving manner augments the safety and functionality of the open space in the south-east corner of the site.*

- A new Condition 7. was added: *The Applicant shall provide a trash management plan for the project to minimize impacts to natural systems.*

Boardmember Gray voted in opposition to the site review proposal. She appreciated the neighborhood concerns and thought the open space areas should be combined and designed to have a more outward focus. She was supportive of a continued dialogue with neighbors to address their concerns related to the location of the open space areas.

Overall, the board found that the project was well designed and the proposal was a community-minded and creative solution to a difficult site. The board found that the proposal was consistent with the NBSP and Site Review criteria and that the design provides a sensitive transition to the existing neighborhood. The board also acknowledged that the applicant could have provided open space as private open space on large lots, similar to the surrounding neighborhood, rather than providing high-quality common open space as a community amenity open to the public. The board concluded that both open space areas are accessible to the neighborhood at large.

The minutes and audio of the hearing are available on the city website, follow the links: *www.bouldercolorado.gov ➔ A to Z ➔Planning Board➔search for past meeting materials planning board➔2013➔10 OCT➔10.24.2013.*

**ANALYSIS**

On balance, the proposed redevelopment of the project site meets the goals and intent of the BVCP, the NBSP, and the Site Review criteria. In particular, the development proposal is consistent with several BVCP policies related to balancing the housing supply with the employment base, compact land use patterns, sensitive infill and redevelopment, and neighborhood streets connectivity.

**Site Review Criteria.**

As required in the criteria, the project is compatible, contextual, well scaled, and includes the provision high-quality housing. The proposal follows traditional design and layout concepts and contains elements which provide for the safety and convenience of the pedestrian.

Refer to Attachment C for the complete Site Review criteria analysis.

**The North Boulder Subcommunity Plan.**

In general, the proposed concept addresses the goals and policies expressed in the NBSP. The proposed redevelopment is a logical extension to an existing neighborhood and presents opportunities for attractive single family homes along with additional open space and pedestrian linkages that benefit the surrounding neighborhoods.

Goals and Objectives.

The goals found in the NBSP state that new neighborhoods should be designed by taking into account the need for more affordable housing, walking distance to transit and park facilities, connections to existing and future pedestrian and bike path systems, and the scale and positive architectural attributes of adjacent housing. The development will fill an important gap in North Boulder's housing stock by providing moderately sized homes in moderate income brackets. The

site has easy access to public transit, bike and pedestrian corridors, and open space. In addition, the design includes frequent and convenient connections for pedestrians and bicyclists, which link to the city-wide system.

The NBSP defines the objectives for future development in the North Boulder Subcommunity. In general, the development is consistent with the following objectives for residential areas:

- Connections are provided to the larger community and the site design integrates into the existing network of streets. The transportation network promotes the use of alternate modes of transportation and the site has easy access to public transit, bike and pedestrian corridors.
- The proposed design has an appropriate house size to lot size ratio.
- The site design and proposed homes are compatible with the surrounding context. While the proposed development is more contemporary, the project is compatible with the area in terms of colors, materials, and building orientation.
- The project provides smaller homes in comparison to the larger single family houses that surround it, providing a diversity of housing types. There are a variety of housing and lot sizes that contribute to overall diversity in housing types, sizes, and price ranges.

Development Guidelines.
The subject property is within the Lee Hill Road Area of the NBSP. The project is subject to the Development Guidelines for All Neighborhoods and guidelines specific to the Lee Hill Road Area. In general, the development is consistent with the following guidelines as discussed below:

- Site plan includes tree-lined streets that are pleasant for all modes of travel.
- Houses are positioned so that front doors and front yards face the street. Where attached garages face the street they are setback from the front facade of the home.
- Contains a variety of building designs that include human scale features such as porches and railings.
- Site is designed so that the fronts of buildings and lots face the street and one another, and backs face one another.
- Compatible building types face one another across streets. Larger home models are used along Yellow Pine Avenue to mimic larger homes located across the street.
- Includes well-placed pedestrian and bicycle trails that connect to neighborhood amenities, including parks and trails.
- Homes are positioned close to the street to create a more pedestrian friendly atmosphere. The applicant has requested front yard setback modifications on four lots.
- The project provides smaller homes in comparison to the larger single family houses that surround it, contributing to a diversity of housing types, sizes, and price ranges.
- The site plan encourages walking, biking, and transit by providing safe, comfortable and convenient connections.
- Design includes small blocks and narrow streets to better serve pedestrians and to help calm traffic.
- An alley is used on the north end of the site to reduce curb cuts and sidewalk interruptions.

Transportation.
The NBSP emphasizes the importance of an integrated network of streets to create more path options for motorists and users of alternate travel modes. The development guidelines for the Lee

Hill Area include the provision that new developments should include transportation connections that "fully connect internal streets and provide direct access to Lee Hill Road and Broadway (page 11). The provision of 10th Street through the east side of the site to Yellow Pine Avenue and the continuation of Zamia Avenue to the east significantly benefits the local street network. The east portion of the city's open space to the south has been reserved for the extension of 10th Street, to be constructed when the adjacent properties develop. The NBSP calls for a "Village Center" concept near the intersection of Broadway and Violet. The extension of 10th Street was planned to better connect the residential areas to the north (Dakota Ridge, Northbriar, etc.) to the neighborhood center as part of improved overall connectivity in the area. Per the guidelines, the site design continues a traditional gridded street pattern and streets are designed as multi-purpose public spaces where automobiles are physically separated from and made subordinate to bicyclists and pedestrians.

**ATTACHMENTS**

A. Notice of Disposition
B. Approved Plans
C. Site Review Criteria Analysis

**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 BOARD NOTICE OF DISPOSITION

You are hereby advised that on October 24, 2013 the following action was taken by the Planning Board 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: **820 LEE HILL DRIVE SITE REVIEW**
DESCRIPTION: **SITE REVIEW** to develop 31 single family homes on 6.2 acres with a mixture of attached and detached garages. The project includes the extension of Zamia Avenue to the east and the construction of 10th Street as a connection from Yellow Pine Avenue to Lee Hill Drive.

The approval also includes the following:

- A modification of the minimum front yard landscape setback on Lots 7, 8, 9, and 10;
- A modification of the minimum side yard setback from an interior lot line on Lots 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31;
- A modification of the minimum rear yard setback on Lots 7, 8, 9, and 10;
- A modification of the minimum front yard setback for accessory buildings on Lots 8 and 9;
- A modification of solar access requirements for homes on Lots 13, 14, and 15;
- Authorization to count landscape areas of the public right-of-way for up to 10 percent of the required usable open space; and
- A modification of the requirement that the entire use be located on one lot with regard to open space requirements.

(See approved plans dated October 1, 2013 for details.)

LOCATION: **820 LEE HILL DR**
COOR: **N09W07**
LEGAL DESCRIPTION: **See Exhibit A**
APPLICANT: **Coburn Development for Allison Management/Thistle Communities**
OWNER: **County of Boulder**
APPLICATION: **Site Review, LUR2013-00033**
ZONING: **Residential - Low 2 (RL-2)**
CASE MANAGER: **Sloane Walbert**
VESTED PROPERTY RIGHT: **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

This decision may be called up before the City Council on or before **November 25, 2013.** If no call-up occurs, the decision is deemed final thirty days after the Planning Board's decision.

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

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED

DEVELOPMENT AGREEMENT MUST BE SUBMITTED TO THE PLANNING DEPARTMENT, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING BOARD 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, Boulder Revised Code 1981) the development within three years shall cause this development approval to expire.

At its public hearing on October 24, 2013 the Planning Board Approved with Conditions the request with the following motion:

On a motion by **A. Brockett**, seconded by **M. Young,** the Planning Board approved 5-1 (**C. Gray** opposed, **L. May** absent) Site Review #LUR2013-00033 incorporating the staff memorandum and the attached Site Review Criteria Checklist as findings of fact, and subject to the recommended conditions of approval with the following modifications:

Condition 3.b. shall be revised to read: A **final site plan** and building elevations which illustrate the approved final site configuration and has been revised to show orientation of windows on buildings adjacent to the park in the south-east corner of the site towards the park creating transparency and activity at the pedestrian level and promoting a safe and vibrant pedestrian experience.

Add to Condition 3.f.: The final landscape plan shall be revised to increase the landscaping along Lee Hill Drive.

Condition 3.g. shall be revised to read: A **detailed lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981, and that in an energy conserving manner augments the safety and functionality of the open space in the south-east corner of the site.

A new Condition 7. shall be added reading: The Applicant shall provide a trash management plan for the project to minimize impacts to natural systems.

## CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** dated October 1, 2013 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:

   a. Annexation Ordinance #5355 recorded at Film No. 1655, Reception No. 1079937;

   b. Ordinance #5392 (to amend Annexation Ordinance #5355) recorded at Film No. 1655, Reception No. 1103103; and

   c. Annexation Agreement recorded at Reception No. 1088243.

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

   a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated October 1, 2013 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.

b. A **final site plan and building elevations** which illustrate the approved final site configuration and has been revised to show orientation of windows on buildings adjacent to the park in the south-east corner of the site towards the park creating transparency and activity at the pedestrian level and promoting a safe and vibrant pedestrian experience.

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

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

e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards and CDOT Access Code Standards, for all transportation improvements. These plans must include, but are not limited to: street plan and profile drawings, street cross-sectional drawings, retaining wall plan and profile drawings, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, street lighting plan, transportation detail drawings, retaining wall detail drawings, geotechnical soils report, and pavement design report. The retaining wall on the east side of 10th Street must be entirely contained on the property or within an easement meeting the requirements of section 9-9-10, "Easements," B.R.C. 1981.

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. The final landscape plan shall be revised to increase the landscaping along Lee Hill Drive.

g. A **detailed lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981 and that in an energy conserving manner augments the safety and functionality of the open space in the south-east corner of the site.

h. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C. 1981, for all lots that have not received a solar access exception through site review.

4. Prior to a building permit application, the **Applicant shall subdivide the property** in accordance with chapter 9-12, "Subdivision," B.R.C. 1981, and execute a subdivision agreement which provides for the dedication of public right-of-way and easements and the construction of all public improvements necessary to serve the Property as shown on the approved plans including, but not limited to the following:

   a. The dedication, to the City, in fee, of the following:

      i. A **60-foot right-of-way** dedication for Zamia Avenue between the east and west property boundaries.

      ii. A **41.5-foot right-of-way** dedication for 10th Street north of Zamia Avenue.

      iii. A **34-foot right-of-way** dedication for 10th Street south of Zamia Avenue.

      iv. The additional **right-of-way** required for all curb, gutter, and asphalt pavement along Lee Hill Drive, to be dedicated to 1-foot behind the back of the curb.

   b. The dedication, to the City, of the following easements:

      i. An approximately **12-foot wide public access easement** from the right-of-way line for Lee Hill Drive to one (1) foot behind the multi-use path.

      ii. A **12-foot wide public access easement** for the 10-foot multi-use path on the east side of 8th Street.

iii. A **20-foot wide public access easement** through the north side of the site for the woonerf alley.

iv. Three **30-foot wide public access easements** for the shared driveways along Yellow Pine Avenue, on the south side of the site.

v. A **20-foot wide drainage easement** that crosses Lots 25, 26, 27, 28, 29, 30, and 31 for drainage swales on the south side of the site.

vi. A **20-foot wide drainage easement** that crosses Lots 13, 14, 15, 16, and 17 for drainage swales on the northeast side of the site.

c. A **financial guarantee** in the form of an escrow of funds with City, a letter of credit, or other financial guarantee that is acceptable to the City Manager to secure the installation of the following public improvements serving the site in conformance with the approved engineering plans and with the City of Boulder Design and Construction Standards. Additional requirements not presently identified may be required during the subdivision process.

i. The widening of **8th Street** to provide a 30-foot flow-line to flow-line pavement section.

ii. An approximate **7-foot 10-inch landscape strip and 10-foot detached multi-use path** on the east side of 8th Street.

iii. The construction of the **Zamia Avenue cross-section**, as shown on the approved plans.

iv. The construction of the **10th Street cross-section**, as shown on the approved site plans.

v. A **5-foot detached sidewalk** along Lee Hill Drive, where the existing curb cut will be closed.

vi. A **5-foot detached sidewalk** along the north side of Yellow Pine Avenue.

vii. A **10-foot detached multi-use path** along Lee Hill Drive, as shown on the approved site plans.

viii. The extension of the **water line and sewer main** within the Zamia Avenue right-of-way.

ix. The extension of the **water line and sewer main** within the 10th Street right-of-way, north of Zamia Avenue.

d. The construction of the following **private improvements**:

i. A **water quality pond, retaining wall, outlet structure, and overflow weir on** the southeastern corner of the property.

5. Prior to a building permit application, the Applicant shall **demonstrate compliance with Subsection 9-9-10(c), "Structures in Private Easement," B.R.C. 1981.**

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

7. The Applicant shall provide a trash management plan for the project to minimize impacts to natural systems.

By: _____
David Driskell, Secretary of the Planning Board

# EXHIBIT A

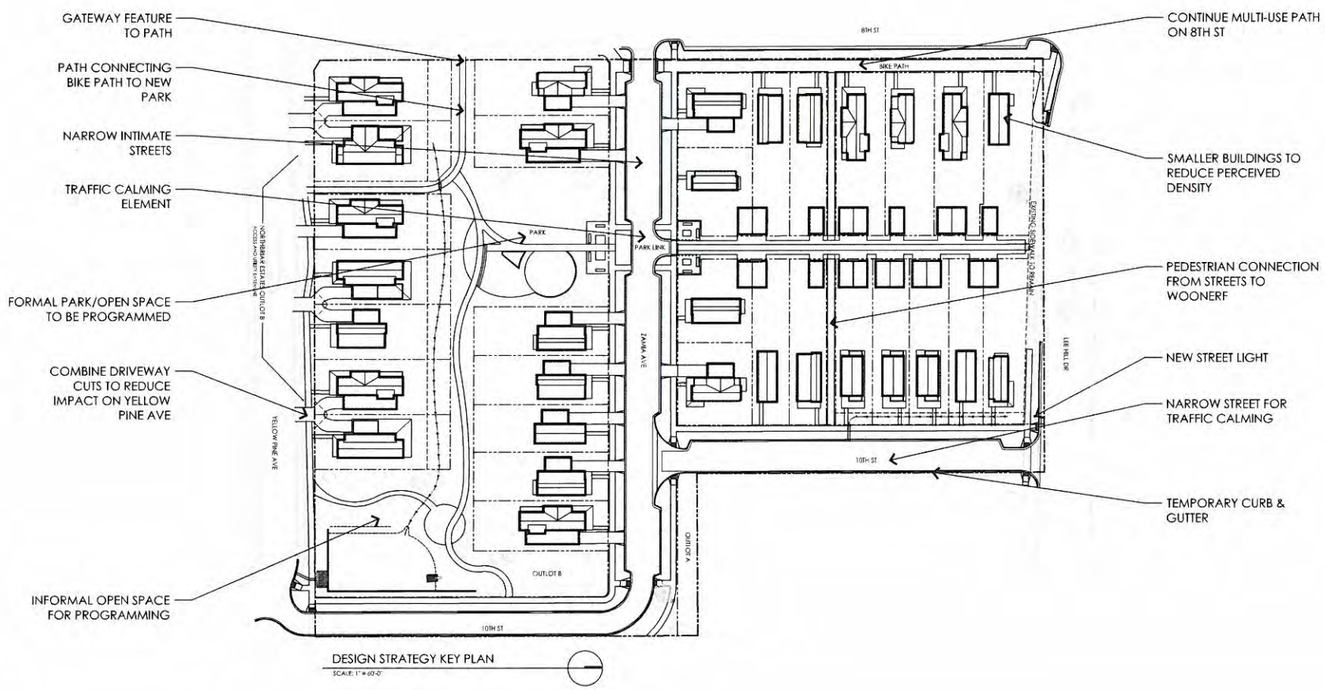
## LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE NORTH 0°02' WEST, 257.20 FEET ALONG THE EAST LINE OF SAID SECTION 12; THENCE NORTH 88°30' WEST, 659.49 FEET; THENCE NORTH 0°02' WEST, 380.42 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH POINT "A" BEARS SOUTH 89°43'30" WEST, 488.28 FEET; THENCE NORTH 0°02' WEST, 330.00 FEET; THENCE SOUTH 89°43'30" WEST, 140.00 FEET; THENCE NORTH 0°02' WEST, 330.00 FEET; THENCE SOUTH 89°43'30" WEST, 348.32 FEET; THENCE NORTH 58°30' WEST, 10.44 FEET; THENCE SOUTH 0°02' EAST, 659.98 FEET TO A POINT FROM WHICH SAID POINT "A" BEARS SOUTH 58°30' EAST, 10.49 FEET; THENCE SOUTH 58°30' EAST, 10.49 FEET; THENCE NORTH 89°43'30" EAST, 488.28 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF BOULDER, STATE OF COLORADO.

# 820 LEE HILL DRIVE: SITE REVIEW

COBURN ARCHITECTURE

VICINITY MAP
SCALE: NTS




DESIGN STRATEGY KEY PLAN
SCALE: 1" = 60'-0"

## Project Information

### Owner:

Thistle Communities / Allison Management, LLC
1845 Folsom Street
Boulder, CO 80302
p: 303-443-0007

### Applicant:

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

### Project Information:

| | |
|---|---|
| Parcel Area: | 271,097 SF (6.224 acres) |
| Current Zoning: | RL-2 |
| Proposed Use: | Residential |
| Proposed Units Per Acre: | 4.98 |
| Proposed FAR: | .19 |

## Drawing Index


| | |
|---|---|
| SR-1 | Project Information & Vicinity Map |
| SR-2 | Site Development Plan |
| SR-3 | Shadow Analysis & Open Space Diagrams |
| SR-4 | Architectural Plans & Elevations |
| SR-5 | Architectural Plans & Elevations |
| SR-6 | Architectural Plans & Elevations |
| SR-7 | Architectural Plans & Elevations |
| SR-8 | Street Elevations |
| LP-1 | Landscape Site Plan |
| LP-2 | Landscape Planting Plan |
| LP-3 | Landscape Planting Plan Enlargement |
| LP-4 | Landscape Notes & Details |
| C1.0 | Preliminary Drainage & Grading Plan |
| C2.0 | Preliminary Utility Plan |


SITE REVIEW CORRECTIONS

SR-1

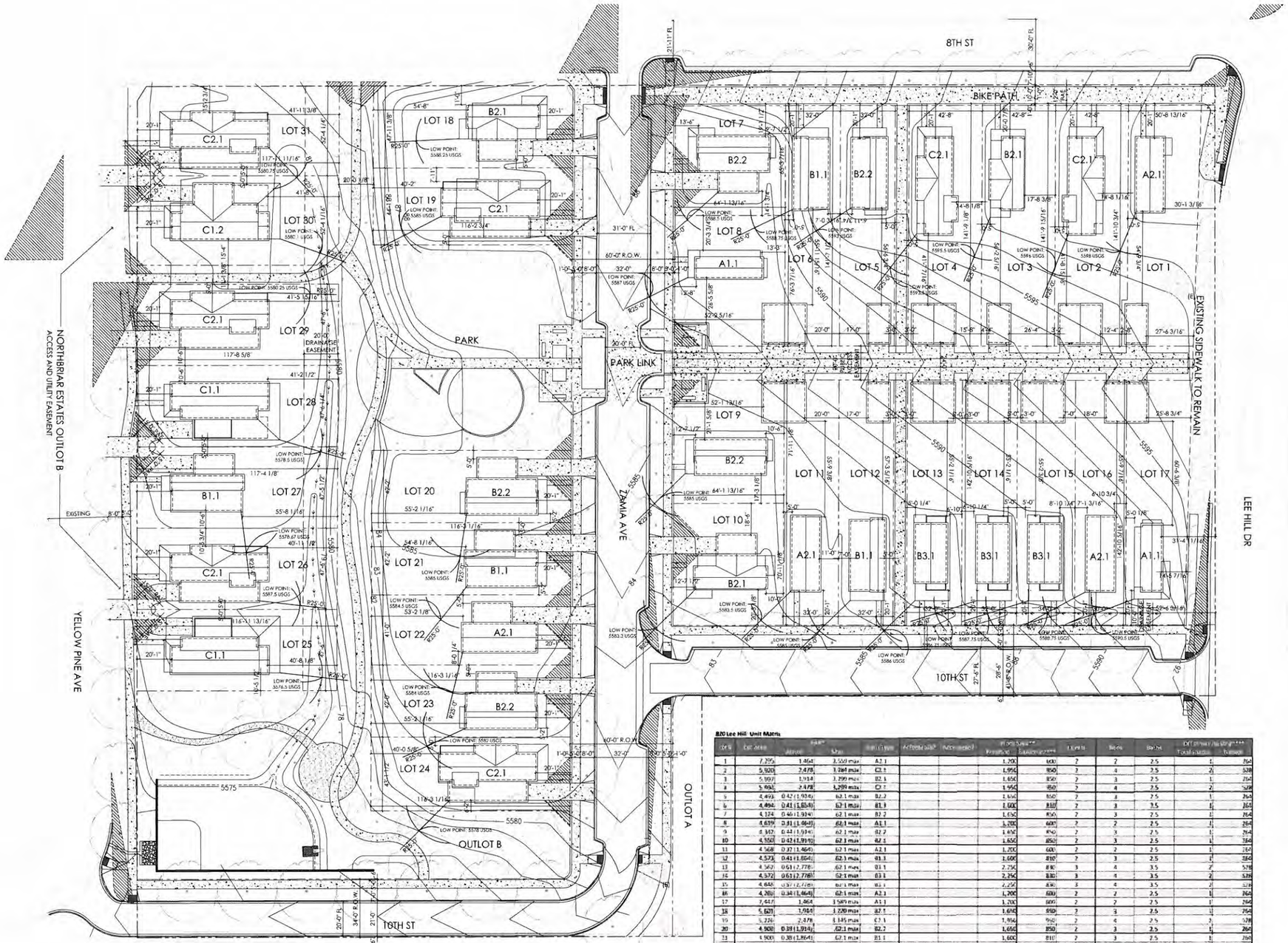
10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

Planners · Designers · Builders
3020 Carbon Place # 203
Boulder, CO 80301
303-442-3351
coburndev.com

COBURN ARCHITECTURE




SITE DEVELOPMENT PLAN
SCALE: 1" = 30'-0"

| REQUESTED SETBACK MODIFICATIONS | | | |
|---|---|---|---|
| SECTION 9-7-1 REQUIREMENTS | REQUIRED | PROPOSED | |
| MINIMUM FRONT YARD LANDSCAPED SETBACK | 20' | LOT 7 | 15'-6" |
| | | LOT 8 | 12'-8 |
| | | LOT 9 | 12'-7 1/2" |
| | | LOT 10 | 12'-7 1/2" |
| MINIMUM REAR YARD SETBACK | 20' | LOT 7 | 9'-7 1/2" |
| | | LOT 8 | 15'-8 |
| | | LOT 9 | 13'-6" |
| | | LOT 10 | 13'-0" |
| MINIMUM INTERIOR LOT LINE SETBACK | 1 PER 2 BLDG HT. S MIN. | | |
| | 17'-6" | LOT 1 | 5'-0" MIN |
| | 15'-9" | LOT 2 | 5'-0" MIN. |
| | 16'-0" | LOT 3 | 5'-0" MIN. |
| | 16'-0" | LOT 4 | 5'-0" MIN |
| | 16'-0" | LOT 5 | 5'-0" MIN |
| | 17'-0" | LOT 6 | 5'-0" MIN |
| | 16'-6" | LOT 7 | 5'-0" MIN |
| | 16'-6" | LOT 11 | 5'-0" MIN |
| | 15'-4" | LOT 12 | 5'-0" MIN. |
| | 17'-6" | LOT 13 | 5'-0" MIN |
| | 17'-6" | LOT 14 | 5'-0" MIN |
| | 17'-6" | LOT 15 | 5'-0" MIN. |
| | 16'-9" | LOT 16 | 5'-0" MIN |
| | 15'-6" | LOT 17 | 5'-0" MIN. |
| | 15'-6" | LOT 18 | 5'-0" MIN. |
| | 16'-6" | LOT 19 | 5'-0" MIN |
| | 15'-9" | LOT 20 | 5'-0" MIN |
| | 16'-0" | LOT 21 | 5'-0" MIN |
| | 17'-3" | LOT 22 | 5'-0" MIN |
| | 17'-0" | LOT 23 | 5'-0" MIN. |
| | 17'-3" | LOT 24 | 5'-0" MIN. |
| | 15'-3" | LOT 25 | 5'-0" MIN |
| | 14'-6" | LOT 26 | 5'-0" MIN |
| | 15'-0" | LOT 27 | 5'-0" MIN |
| | 15'-6" | LOT 28 | 5'-0" MIN. |
| | 15'-0" | LOT 29 | 5'-0" MIN |
| | 16'-0" | LOT 30 | 5'-0" MIN. |
| | 15'-0" | LOT 31 | 5'-0" MIN |
| MINIMUM FRONT YARD ACCESSORY SETBACK | 55' | LOT 8 | 52'-2 1/4" |
| | 55 | LOT 9 | 52'-1 3/4" |

*FRONT PORCHES WILL COMPLY WITH RRC 9-7-4 "SETBACKS FOR FRONT PORCHES"

820 Lee Hill Unit Matrix

| Bldg | Lot Area | FAR* Allowed | FAR* Max | Bldg Type | Affordable? | Accessible? | Floor Area** Footprint | Floor Area** Gross/Net*** | Levels | Beds | Baths | Off Street Parking*** Total Spaces | Garage |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 7,395 | 1,464 | 2,500 max | A2.1 | | | 1,200 | 600 | 2 | 2 | 2.5 | 1 | 264 |
| 2 | 5,920 | 2,478 | 2,784 max | C2.1 | | | 1,950 | 950 | 2 | 4 | 2.5 | 2 | 528 |
| 3 | 5,997 | 1,914 | 2,299 max | B2.1 | | | 1,650 | 850 | 2 | 3 | 2.5 | 1 | 264 |
| 4 | 5,994 | 2,478 | 2,299 max | C2.1 | | | 1,950 | 950 | 2 | 4 | 2.5 | 2 | 528 |
| 5 | 5,493 | 0.42 (1,914) | 62.1 max | B2.2 | | | 1,650 | 850 | 2 | 3 | 2.5 | 1 | 264 |
| 6 | 4,494 | 0.41 (1,834) | 62.1 max | B1.1 | | | 1,600 | 810 | 2 | 3 | 3.5 | 1 | 264 |
| 7 | 4,124 | 0.46 (1,914) | 62.1 max | B2.2 | | | 1,650 | 850 | 2 | 3 | 2.5 | 1 | 264 |
| 8 | 4,639 | 0.31 (1,464) | 62.1 max | A1.1 | | | 1,200 | 600 | 2 | 2 | 2.5 | 1 | 264 |
| 9 | 4,347 | 0.44 (1,914) | 62.1 max | B2.2 | | | 1,650 | 850 | 2 | 3 | 2.5 | 1 | 264 |
| 10 | 4,550 | 0.42 (1,914) | 62.1 max | B2.1 | | | 1,650 | 850 | 2 | 3 | 2.5 | 1 | 264 |
| 11 | 4,568 | 0.27 (1,464) | 62.1 max | A2.1 | | | 1,200 | 600 | 2 | 2 | 2.5 | 1 | 264 |
| 12 | 4,573 | 0.41 (1,864) | 62.1 max | B1.1 | | | 1,600 | 810 | 2 | 3 | 2.5 | 1 | 264 |
| 13 | 4,567 | 0.61 (2,778) | 62.1 max | B3.1 | | | 2,250 | 830 | 3 | 4 | 3.5 | 2 | 528 |
| 14 | 4,572 | 0.61 (2,778) | 62.1 max | B3.1 | | | 2,250 | 830 | 3 | 4 | 3.5 | 2 | 528 |
| 15 | 4,648 | 0.57 (2,778) | 62.1 max | B3.1 | | | 2,250 | 830 | 3 | 4 | 3.5 | 2 | 528 |
| 16 | 4,286 | 0.34 (1,464) | 62.1 max | A2.1 | | | 1,200 | 600 | 2 | 2 | 2.5 | 1 | 264 |
| 17 | 7,447 | 1,864 | 1,949 max | A1.1 | | | 1,200 | 600 | 2 | 2 | 2.5 | 1 | 264 |
| 18 | 5,621 | 1,914 | 2,299 max | B2.1 | | | 1,650 | 850 | 2 | 3 | 2.5 | 1 | 264 |
| 19 | 5,226 | 2,478 | 2,145 max | C2.1 | | | 1,950 | 950 | 2 | 4 | 2.5 | 2 | 528 |
| 20 | 4,900 | 0.39 (1,914) | 62.1 max | B2.2 | | | 1,650 | 850 | 2 | 3 | 2.5 | 1 | 264 |
| 21 | 4,900 | 0.38 (1,864) | 62.1 max | B1.1 | | | 1,600 | 810 | 2 | 3 | 2.5 | 1 | 264 |
| 22 | 4,777 | 0.3 (1,464) | 62.1 max | A2.1 | | | 1,200 | 600 | 2 | 2 | 2.5 | 1 | 264 |
| 23 | 4,861 | 0.39 (1,914) | 62.1 max | B2.2 | | | 1,650 | 850 | 2 | 3 | 2.5 | 1 | 264 |
| 24 | 5,011 | 2,478 | 1,102 max | C2.1 | | | 1,950 | 950 | 2 | 4 | 2.5 | 2 | 528 |
| 25 | 5,508 | 2,578 | 1,211 max | C1.1 | | | 2,050 | 1,050 | 2 | 4 | 3 | 2 | 528 |
| 26 | 5,565 | 2,478 | 1,233 max | C2.1 | | | 1,950 | 950 | 2 | 4 | 2.5 | 2 | 528 |
| 27 | 5,571 | 1,864 | 1,224 max | B1.1 | | | 1,600 | 810 | 2 | 3 | 2.5 | 1 | 264 |
| 28 | 5,582 | 2,578 | 1,216 max | C1.1 | | | 2,050 | 1,050 | 2 | 4 | 3 | 2 | 528 |
| 29 | 5,583 | 2,478 | 1,218 max | C2.1 | | | 1,950 | 950 | 2 | 4 | 2.5 | 2 | 528 |
| 30 | 6,003 | 2,888 | 1,118 max | C1.2 | | | 2,360 | 1,050 | 2 | 5 | 4 | 2 | 528 |
| 31 | 6,124 | 2,478 | 1,335 max | C2.1 | | | 1,950 | 950 | 2 | 4 | 2.5 | 2 | 528 |
| Total | 167,113 | | | | TBD | TBD | 53,660 | 25,930 | | | | 44 | 11,616 |

*FAR calculated per BRC Table 8-1 Lots < 5,000 SF (Max FAR = 0.62:1) Lots > 5,000 to 10,000 SF (Max FAR = (Lot Size x 0.21) + 2,100)
**Unit sizes may vary by +/- 15%
*** Basements are optional finish
****All units have either an attached or detached 1 or 2 car garage included in total number of parking spaces

SITE REVIEW CORRECTIONS

SR-2

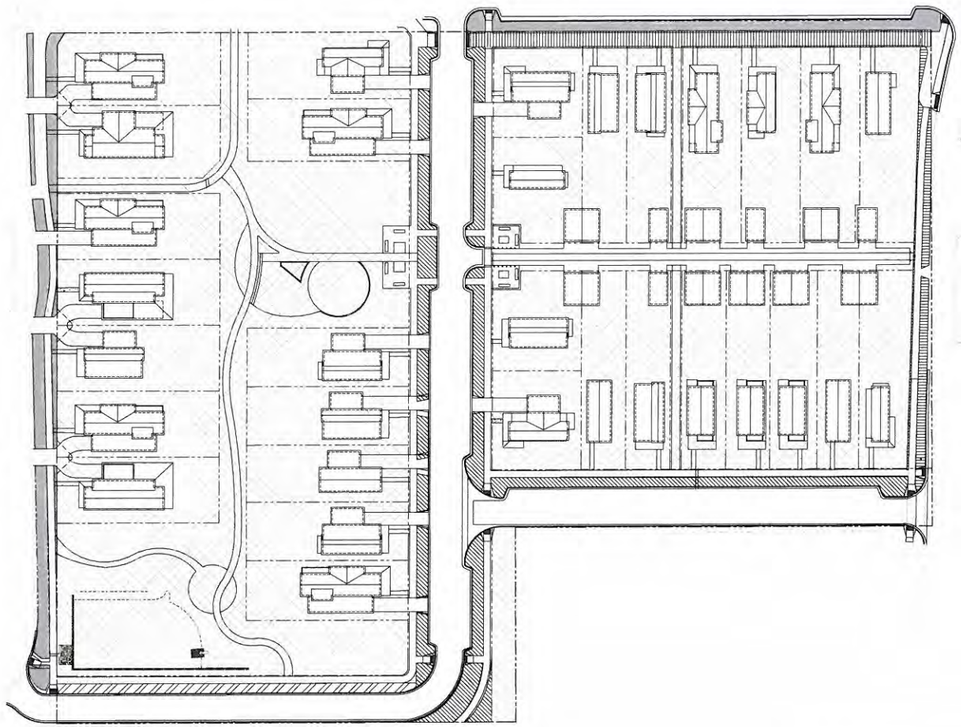
10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

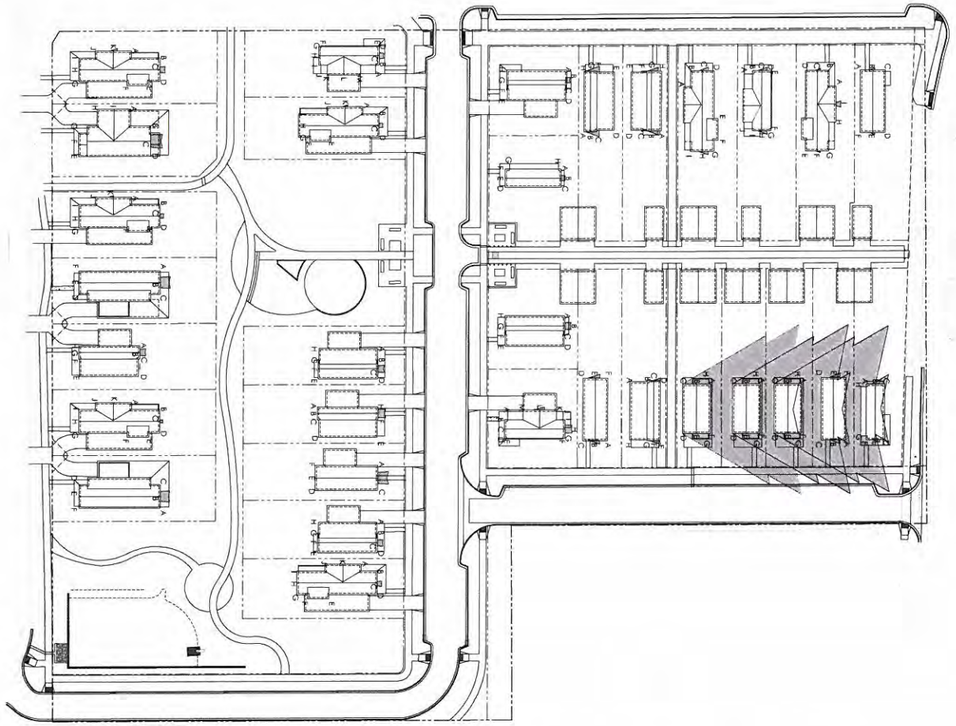
Planners · Designers · Builders
3020 Carbon Place # 203
Boulder, CO 80301
303-442-3351
coburndev.com

COBURN ARCHITECTURE



OPEN SPACE DIAGRAM

SCALE: 1" = 50'-0"



SOLAR ANALYSIS DIAGRAM

SCALE: 1" = 50'-0"

## OPEN SPACE SUMMARY

| TYPE | TOTAL AREA | PERCENTAGE ALLOWED TOWARDS REQUIRED OPEN SPACE | OPEN SPACE COUNTED |
|---|---|---|---|
| TOTAL LOT AREA | 271,097 SF | | |
| REQUIRED OPEN SPACE | 31 HOMES X 6,000 SF **= 186,000 SF** | | |
| OPEN SPACE WITHIN ROW (ZAMIA & 10TH) | 9,552 SF | | |
| OPEN SPACE WITHIN 10TH EXTENSION PAE | 1,796 SF | | |
| OPEN SPACE IN PAE ON LEE HILL | 1,807 SF | 20.665 SF TOTAL 10% OF 186,000 SF = 18,600 SF | 18,600 SF |
| OPEN SPACE IN ROW ON YELLOW PINE | 4,407 | | |
| OPEN SPACE IN ROW ON 8TH STREET | 2,711 | | |
| OPEN SPACE IN SHARED DRIVE PAE | 392 | | |
| MULTI USE PATH PAE ON 8TH STREET | 3,844 SF | 0% | |
| *PRIVATE PORCHES / BALCONIES | 6,984 SF | 25% OF 186,000 SF = 46,500 SF | 6,984 SF |
| **TOTAL BUILDING & GARAGE FOOTPRINTS | 37,921.5 SF | | |
| OPEN SPACE OUTSIDE OF ROW & PAE | 162,143 SF | 100% | 162,143 SF |
| | | TOTAL | 187,727 SF |

*PRIVATE BALCONIES, DECKS AND PATIOS TO BE NOT LESS THAN 36 SF AND NOT LESS THAN 48" IN ANY DIMENSION. BALCONIES, DECKS, OR PATIO AREAS CONSTRUCTED OVER AN ENCLOSED BUILDING ARE NOT TO BE COUNTED PER BRC 9-9-11(B)(B). FRONT PORCHES WILL COMPLY WITH BRC 9-7-4 "SETBACKS FOR FRONT PORCHES".
**FLOOR AREA PER UNIT MAY VARY +/- 15% AND THEREFORE FOOTPRINTS MAY VARY PROPORTIONALLY AS WELL.

KEY:

- OPEN SPACE
- OPEN SPACE IN R.O.W.
- PUBLIC ACCESS EASEMENT OPEN SPACE - LEE HILL
- PUBLIC ACCESS EASEMENT OPEN SPACE - 8TH STREET
- PUBLIC ACCESS EASEMENT OPEN SPACE - 10TH STREET EXTENSION
- OPEN SPACE IN R.O.W. (TH YELLOW PINE & 8TH)

**SOLAR ANALYSIS WORKSHEET**
**Property Zone District: RL-2**

**LOT 13** — Solar Fence Height: 0

| Roof Element | Elevation of Building Element (x) (relative to 10,000' or datum) | Elevation of Grade at Property Line (y)* Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM | Relative Height of Building Element (h)** Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM | Length of Shadow (L)*** Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 5[illegible] | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| B | 5[illegible] | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| C | 5[illegible] | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | 24.75 | [illegible] | [illegible] | [illegible] | 74 |
| D | 5[illegible] | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| E | 5[illegible] | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| F | 5[illegible] | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | 26.40 | [illegible] | 75.5 | 5[illegible] | 71.0 |
| G | 5[illegible] | 5[illegible] | 5[illegible] | 5[illegible] | 25.5[illegible] | [illegible] | 22.1 | 74.2 | 4[illegible] | 63.[illegible] |
| H | 5[illegible] | 5[illegible] | 5[illegible] | 5[illegible] | 26.1 | 24.1 | 22.7 | 74.2 | 4[illegible] | 7[illegible] |

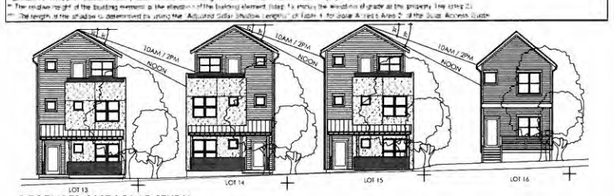
**LOT 14** — Solar Fence Height: 0

| Roof Element | Elevation of Building Element (x) (relative to 10,000' or datum) | Elevation of Grade at Property Line (y)* Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM | Relative Height of Building Element (h)** Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM | Length of Shadow (L)*** Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 26.[illegible] | 26.[illegible] | 26.65 | [illegible] | [illegible] | 70.[illegible] |
| B | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | 32.[illegible] | 32.7 | 80.[illegible] | 85.[illegible] | 8[illegible] |
| C | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 25.[illegible] | 26.[illegible] | 26.75 | [illegible] | 62 | 70.[illegible] |
| D | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 24.[illegible] | 26.[illegible] | 24.[illegible] | [illegible] | [illegible] | [illegible] |
| E | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | 26.40 | [illegible] | [illegible] | [illegible] |
| F | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 26.[illegible] | 26.40 | 26.65 | [illegible] | [illegible] | [illegible] |
| G | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 24.[illegible] | 24.[illegible] | 24.[illegible] | [illegible] | 48.[illegible] | [illegible] |
| H | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 24.[illegible] | [illegible] | 24.[illegible] | 58. | 42.7 | [illegible] |

**LOT 15** — Solar Fence Height: 0

| Roof Element | Elevation of Building Element (x) (relative to 10,000' or datum) | Elevation of Grade at Property Line (y)* Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM | Relative Height of Building Element (h)** Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM | Length of Shadow (L)*** Step 1 10:00 AM | Step 2 12:00 PM | Step 3 2:00 PM |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 27.[illegible] | 27.[illegible] | 27.[illegible] | 68 | [illegible] | 68 |
| B | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 24.[illegible] | 31.[illegible] | 31.[illegible] | 83.6 | [illegible] | 81.9 |
| C | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 26.[illegible] | [illegible] | 26.[illegible] | [illegible] | [illegible] | 68 |
| D | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | 26.[illegible] | 8[illegible] | [illegible] | 7[illegible].4 |
| E | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | [illegible] | 6[illegible] | [illegible] | [illegible].7 |
| F | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| G | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | 26.[illegible] | 26.[illegible] | 26.[illegible] | 74.[illegible] | [illegible] | [illegible] |
| H | 5[illegible].75 | 5[illegible] | 5[illegible] | 5[illegible] | [illegible] | [illegible] | [illegible] | 74.[illegible] | [illegible] | [illegible].7 |

*Elevation of 10,000' is arbitrary datum where the existing element shadow (x) and (y) may be property line.
** The relative height of the building element (h) 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 (L) determined by using the Adjusted Solar Shadow Length of Table 1 for Lots 8-16 and Table 2 of the Solar Access Guide.




DECEMBER 21ST SOLAR STUDY

SHADOW ANALYSIS TABLE: FROM TABLE 1 ACCESS AREA B

| LOT NUMBER (FEET) | ROOF ELEVATION | HEIGHT ABOVE GRADE | SHADOW LENGTH 10 AM | NOON | 2 PM |
|---|---|---|---|---|---|
| LOT 1 | A | 24.9 | NA | NA | NA |
| | B | 26.1 | 2.87 | 2.7 | 2.87 |
| | C | 24.9 | NA | NA | NA |
| | D | 24.9 | NA | NA | NA |
| | E | 26.1 | 2.87 | 2.2 | 2.87 |
| | F | 24.9 | NA | NA | NA |
| LOT 2 | A | 19.13 | NA | NA | NA |
| | B | 18.95 | NA | NA | NA |
| | C | 26.04 | 2.7 | 2.1 | 2.7 |
| | D | 18.95 | NA | NA | NA |
| | E | 18.95 | NA | NA | NA |
| | F | 26.04 | 2.7 | 2.1 | 2.7 |
| | G | 18.95 | NA | NA | NA |
| | H | 19.13 | NA | NA | NA |
| LOT 3 | I | 35.63 | 4.3 | 3.28 | 4.3 |
| | A | 21.34 | NA | NA | NA |
| | B | 22.28 | NA | NA | NA |
| | C | 34.87 | 4.8 | 3.44 | 4.8 |
| | D | 22.28 | NA | NA | NA |
| | E | 21.34 | NA | NA | NA |
| | F | 21.34 | NA | NA | NA |
| | G | 22.28 | NA | NA | NA |
| | H | 34.87 | 4.8 | 3.44 | 4.8 |
| | I | 22.28 | NA | NA | NA |
| | J | 21.34 | NA | NA | NA |
| LOT 4 | A | 20.0 | NA | NA | NA |
| | B | 19.85 | NA | NA | NA |
| | C | 29.94 | 5.1 | 3.9 | 5.1 |
| | D | 19.85 | NA | NA | NA |
| | E | 22.41 | NA | NA | NA |
| | F | 22.41 | NA | NA | NA |
| | G | 19.85 | NA | NA | NA |
| | H | 29.94 | 5.1 | 3.9 | 5.1 |
| | I | 19.85 | NA | NA | NA |
| LOT 5 | A | 21.34 | NA | NA | NA |
| | B | 27.24 | 5.92 | 4.62 | 5.92 |
| | C | 21.34 | NA | NA | NA |
| | D | 21.34 | NA | NA | NA |
| | E | 21.34 | NA | NA | NA |
| | F | 21.34 | NA | NA | NA |
| | G | 27.24 | 5.92 | 4.62 | 5.92 |
| | H | 21.34 | NA | NA | NA |
| LOT 6 | A | 20.82 | NA | NA | NA |
| | B | 27.81 | 7.4 | 6.1 | 7.4 |
| | C | 20.82 | NA | NA | NA |
| | D | 21.69 | NA | NA | NA |
| | E | 21.69 | NA | NA | NA |
| | F | 20.82 | NA | NA | NA |
| | G | 27.81 | 7.4 | 6.1 | 7.4 |
| | H | 20.82 | NA | NA | NA |
| LOT 7 | A | 20.40 | NA | NA | NA |
| | B | 26.49 | 3.9 | 2.9 | 3.9 |
| | C | 20.40 | NA | NA | NA |
| | D | 20.40 | NA | NA | NA |
| | E | 20.40 | NA | NA | NA |
| | F | 20.40 | NA | NA | NA |
| | G | 26.49 | 3.9 | 2.9 | 3.9 |
| | H | 20.40 | NA | NA | NA |
| LOT 8 | A | 21.78 | NA | NA | NA |
| | B | 26.22 | 3.7 | 2.46 | 3.7 |
| | C | 21.78 | NA | NA | NA |
| | D | 21.78 | NA | NA | NA |
| | E | 26.22 | 3.7 | 2.46 | 3.7 |
| | F | 21.78 | NA | NA | NA |
| | G | 20.46 | NA | NA | NA |
| | H | 20.46 | NA | NA | NA |
| LOT 9 | A | 20.87 | NA | NA | NA |
| | B | 27 | 5.3 | 4.0 | 5.3 |
| | C | 20.87 | NA | NA | NA |
| | D | 20.87 | NA | NA | NA |
| | E | 20.87 | NA | NA | NA |
| | F | 20.87 | NA | NA | NA |
| | G | 27.07 | 5.3 | 4.0 | 5.3 |
| | H | 20.87 | NA | NA | NA |
| LOT 10 | A | 21.54 | NA | NA | NA |
| | B | 22.40 | NA | NA | NA |
| | C | 26.96 | 5.9 | 4.6 | 5.9 |
| | D | 22.40 | NA | NA | NA |
| | E | 21.54 | NA | NA | NA |
| | F | 21.54 | NA | NA | NA |
| | G | 22.40 | NA | NA | NA |
| | H | 26.96 | 5.9 | 4.6 | 5.9 |
| | I | 22.40 | NA | NA | NA |
| | J | 21.54 | NA | NA | NA |
| | K | 22.40 | NA | NA | NA |
| | L | 26.40 | 3.9 | 3.0 | 3.9 |
| | M | 22.40 | NA | NA | NA |
| LOT 11 | A | 20.20 | NA | NA | NA |
| | B | 27.0 | 5.3 | 4.0 | 5.3 |
| | C | 20.20 | NA | NA | NA |
| | D | 20.38 | NA | NA | NA |
| | E | 27.0 | 5.3 | 4.0 | 5.3 |
| | F | 20.38 | NA | NA | NA |
| LOT 12 | A | 21.03 | NA | NA | NA |
| | B | 23.19 | NA | NA | NA |
| | C | 27.15 | 5.9 | 4.3 | 5.9 |
| | D | 23.19 | NA | NA | NA |
| | E | 23.19 | NA | NA | NA |
| | F | 27.15 | 5.9 | 4.3 | 5.9 |
| | G | 23.19 | NA | NA | NA |
| | H | 21.03 | NA | NA | NA |
| LOT 16 | A | 19.58 | NA | NA | NA |
| | B | 27.19 | 5.8 | 4.4 | 5.8 |
| | C | 19.58 | NA | NA | NA |
| | D | 19.58 | NA | NA | NA |
| | E | 27.19 | 5.8 | 4.4 | 5.8 |
| | F | 19.58 | NA | NA | NA |
| LOT 17 | A | 22.08 | NA | NA | NA |
| | B | 26.34 | 4.1 | 3.1 | 4.1 |
| | C | 22.08 | NA | NA | NA |
| | D | 22.08 | NA | NA | NA |
| | E | 26.34 | 4.1 | 3.1 | 4.1 |
| | F | 22.08 | NA | NA | NA |
| | G | 20.78 | NA | NA | NA |
| | H | 20.78 | NA | NA | NA |
| LOT 18 | A | 21.04 | NA | NA | NA |
| | B | 21.98 | NA | NA | NA |
| | C | 26.40 | 3.8 | 2.9 | 3.8 |
| | D | 21.98 | NA | NA | NA |
| | E | 21.04 | NA | NA | NA |
| | F | 21.04 | NA | NA | NA |
| | G | 21.98 | NA | NA | NA |
| | H | 26.40 | 3.8 | 2.9 | 3.8 |
| | I | 21.98 | NA | NA | NA |
| | J | 21.04 | NA | NA | NA |
| | K | 21.40 | NA | NA | NA |
| | L | 25.98 | 3.6 | 2 | 3.6 |
| | M | 21.40 | NA | NA | NA |
| LOT 19 | A | 19.22 | NA | NA | NA |
| | B | 19.13 | NA | NA | NA |
| | C | 26.22 | 3.2 | 2.0 | 3.2 |
| | D | 19.13 | NA | NA | NA |
| | E | 21.81 | NA | NA | NA |
| | F | 21.81 | NA | NA | NA |
| | G | 19.13 | NA | NA | NA |
| | H | 26.22 | 3.2 | 2.0 | 3.2 |
| | I | 19.13 | NA | NA | NA |
| | J | 19.30 | NA | NA | NA |
| | K | 25.87 | 2.6 | 2 | 2.6 |
| LOT 20 | A | 21.87 | NA | NA | NA |
| | B | 19.15 | NA | NA | NA |
| | C | 26.23 | 3.2 | 2.5 | 3.2 |
| | D | 19.15 | NA | NA | NA |
| | E | 21.77 | NA | NA | NA |
| | F | 21.77 | NA | NA | NA |
| | G | 19.15 | NA | NA | NA |
| | H | 26.23 | 3.2 | 2.5 | 3.2 |
| | I | 19.15 | NA | NA | NA |
| | J | 19.32 | NA | NA | NA |
| | K | 25.82 | 2.6 | 2.0 | 2.6 |
| LOT 21 | A | 23.39 | NA | NA | NA |
| | B | 27.4 | 3.7 | 2.8 | 3.7 |
| | C | 23.39 | NA | NA | NA |
| | D | 21.22 | NA | NA | NA |
| | E | 21.22 | NA | NA | NA |
| | F | 23.39 | NA | NA | NA |
| | G | 27.4 | 3.7 | 2.8 | 3.7 |
| | H | 23.39 | NA | NA | NA |
| LOT 22 | A | 20.28 | NA | NA | NA |
| | B | 28.39 | 9.0 | 6.8 | 9.0 |
| | C | 20.28 | NA | NA | NA |
| | D | 20.78 | NA | NA | NA |
| | E | 28.39 | 9.0 | 6.8 | 9.0 |
| | F | 20.78 | NA | NA | NA |
| LOT 23 | A | 20.67 | NA | NA | NA |
| | B | 20.67 | NA | NA | NA |
| | C | 26.78 | 4.7 | 3.1 | 4.7 |
| | D | 20.67 | NA | NA | NA |
| | E | 20.67 | NA | NA | NA |
| | F | 26.78 | NA | NA | NA |
| | G | 20.67 | NA | NA | NA |
| | H | 20.67 | NA | NA | NA |
| LOT 24 | A | 19.52 | NA | NA | NA |
| | B | 19.20 | NA | NA | NA |
| | C | 26.44 | 3.8 | 2.9 | 3.8 |
| | D | 19.20 | NA | NA | NA |
| | E | 21.97 | NA | NA | NA |
| | F | 21.97 | NA | NA | NA |
| | G | 19.20 | NA | NA | NA |
| | H | 26.44 | 3.8 | 2.9 | 3.8 |
| | I | 19.20 | NA | NA | NA |
| | J | 19.52 | NA | NA | NA |
| | K | 26.02 | 2.6 | 2.0 | 2.6 |
| LOT 25 | A | 18.39 | NA | NA | NA |
| | B | 27.97 | 7.8 | 5.9 | 7.8 |
| | C | 18.39 | NA | NA | NA |
| | D | 18.39 | NA | NA | NA |
| | E | 27.97 | 7.8 | 5.9 | 7.8 |
| | F | 18.39 | NA | NA | NA |
| LOT 26 | A | 18.58 | NA | NA | NA |
| | B | 18.4 | NA | NA | NA |
| | C | 25.48 | 2.6 | 2.0 | 2.6 |
| | D | 18.4 | NA | NA | NA |
| | E | 21.07 | NA | NA | NA |
| | F | 21.07 | NA | NA | NA |
| | G | 18.4 | NA | NA | NA |
| | H | 25.48 | 2.6 | 2.0 | 2.6 |
| | I | 18.4 | NA | NA | NA |
| | J | 18.58 | NA | NA | NA |
| | K | 25.07 | NA | NA | NA |
| LOT 27 | A | 22.94 | NA | NA | NA |
| | B | 26.10 | 5.0 | 3.8 | 5.0 |
| | C | 22.94 | NA | NA | NA |
| | D | 20.77 | NA | NA | NA |
| | E | 20.77 | NA | NA | NA |
| | F | 22.84 | NA | NA | NA |
| | G | 26.90 | 5.0 | 3.8 | 5.0 |
| | H | 22.94 | NA | NA | NA |
| LOT 28 | A | 18.59 | NA | NA | NA |
| | B | 28.17 | 8.4 | 6.3 | 8.4 |
| | C | 18.59 | NA | NA | NA |
| | D | 18.59 | NA | NA | NA |
| | E | 28.17 | 8.4 | 6.3 | 8.4 |
| | F | 18.59 | NA | NA | NA |
| LOT 29 | A | 19.37 | NA | NA | NA |
| | B | 19.15 | NA | NA | NA |
| | C | 26.23 | 3.2 | 2.5 | 3.2 |
| | D | 19.15 | NA | NA | NA |
| | E | 21.77 | NA | NA | NA |
| | F | 21.77 | NA | NA | NA |
| | G | 19.15 | NA | NA | NA |
| | H | 26.23 | 3.2 | 2.5 | 3.2 |
| | I | 19.15 | NA | NA | NA |
| | J | 19.32 | NA | NA | NA |
| | K | 25.82 | 2.6 | 2.0 | 2.6 |
| LOT 30 | A | 19.97 | NA | NA | NA |
| | B | 19.69 | NA | NA | NA |
| | C | 28.47 | 9.7 | 7.3 | 9.7 |
| | D | 19.69 | NA | NA | NA |
| | E | 19.09 | NA | NA | NA |
| | F | 28.47 | 9.7 | 7.3 | 9.7 |
| | G | 19.09 | NA | NA | NA |
| | H | 19.27 | NA | NA | NA |
| | I | 28.27 | 8.5 | 6.4 | 8.5 |
| | A | 19.82 | NA | NA | NA |
| | B | 19.65 | NA | NA | NA |
| | C | 26.73 | 4.6 | 3.5 | 4.6 |
| | D | 19.65 | NA | NA | NA |
| | E | 22.67 | NA | NA | NA |
| | F | 22.67 | NA | NA | NA |
| | G | 19.65 | NA | NA | NA |
| | H | 26.73 | 4.6 | 3.5 | 4.6 |
| | I | 19.65 | NA | NA | NA |
| | J | 19.82 | NA | NA | NA |
| | K | 26.32 | 3.5 | 2.6 | 3.5 |

SITE REVIEW CORRECTIONS

# SR-3

10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

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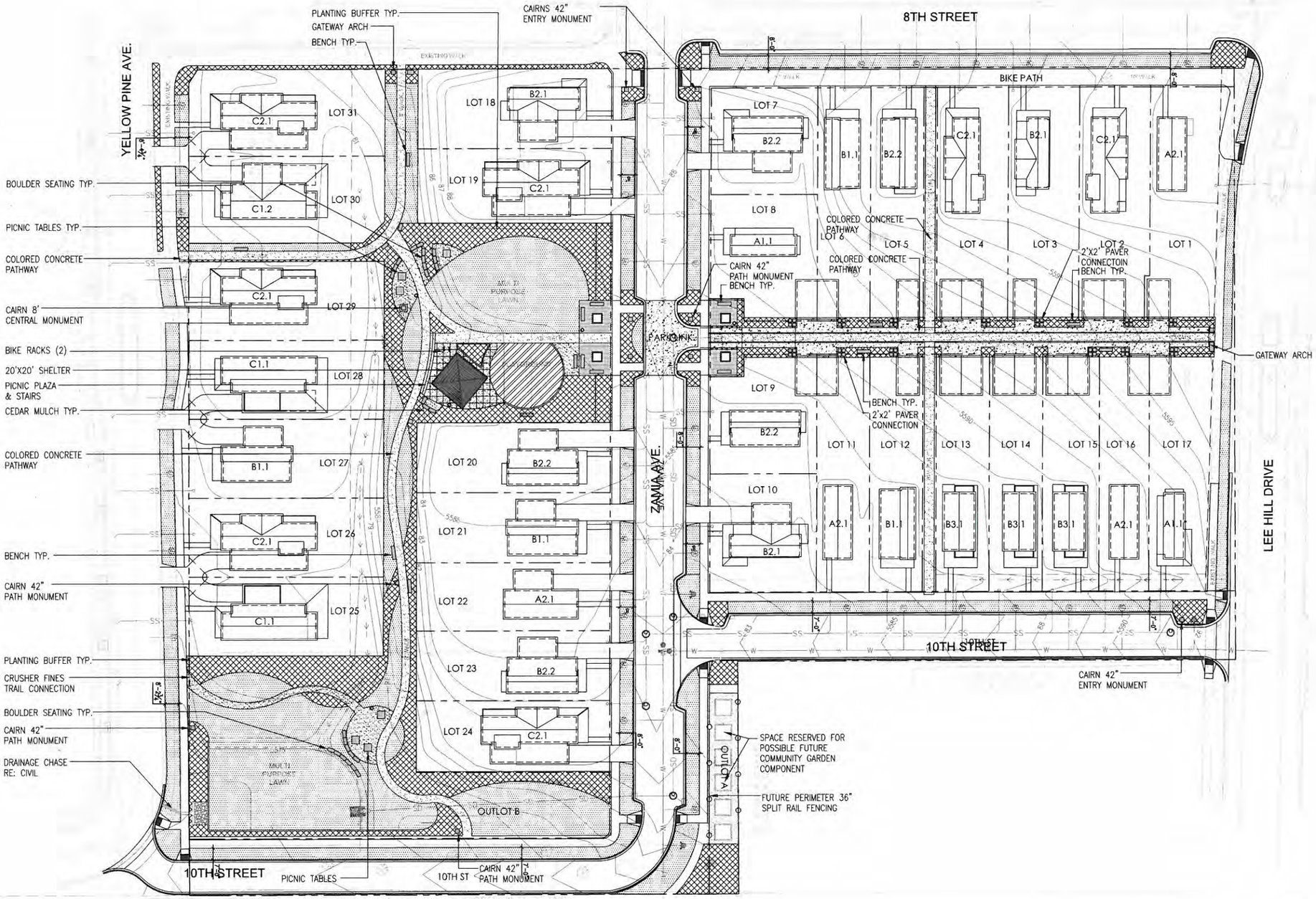


## SURFACE LEGEND

- CONCRETE PAVERS
- STANDARD CONCRETE
- COLORED CONCRETE
- IRRIGATED TURF
- CEDAR GARDEN MULCH
- RUBBER PLAY SURFACE
- STABILIZED CRUSHER FINES

## LEGEND

- CAIRN COLUMNS (HEIGHT VARIES)
- U STYLE BIKE RACKS
- PICNIC TABLE SEATING
- BOULDER SEATING
- BENCH SEATING
- TRASH RECEPTACLE
- IRON TREE GRATE
- FUTURE GARDEN PLOT
- 2'X2' CONCRETE PAVERS

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303.451.7986

LANDSCAPE SITE PLAN
SCALE: 1"=30'-0"

0 15' 30' 60' 90' NORTH

SITE REVIEW

LP-1

09.27.13

820 LEE HILL DRIVE

BOULDER, COLORADO

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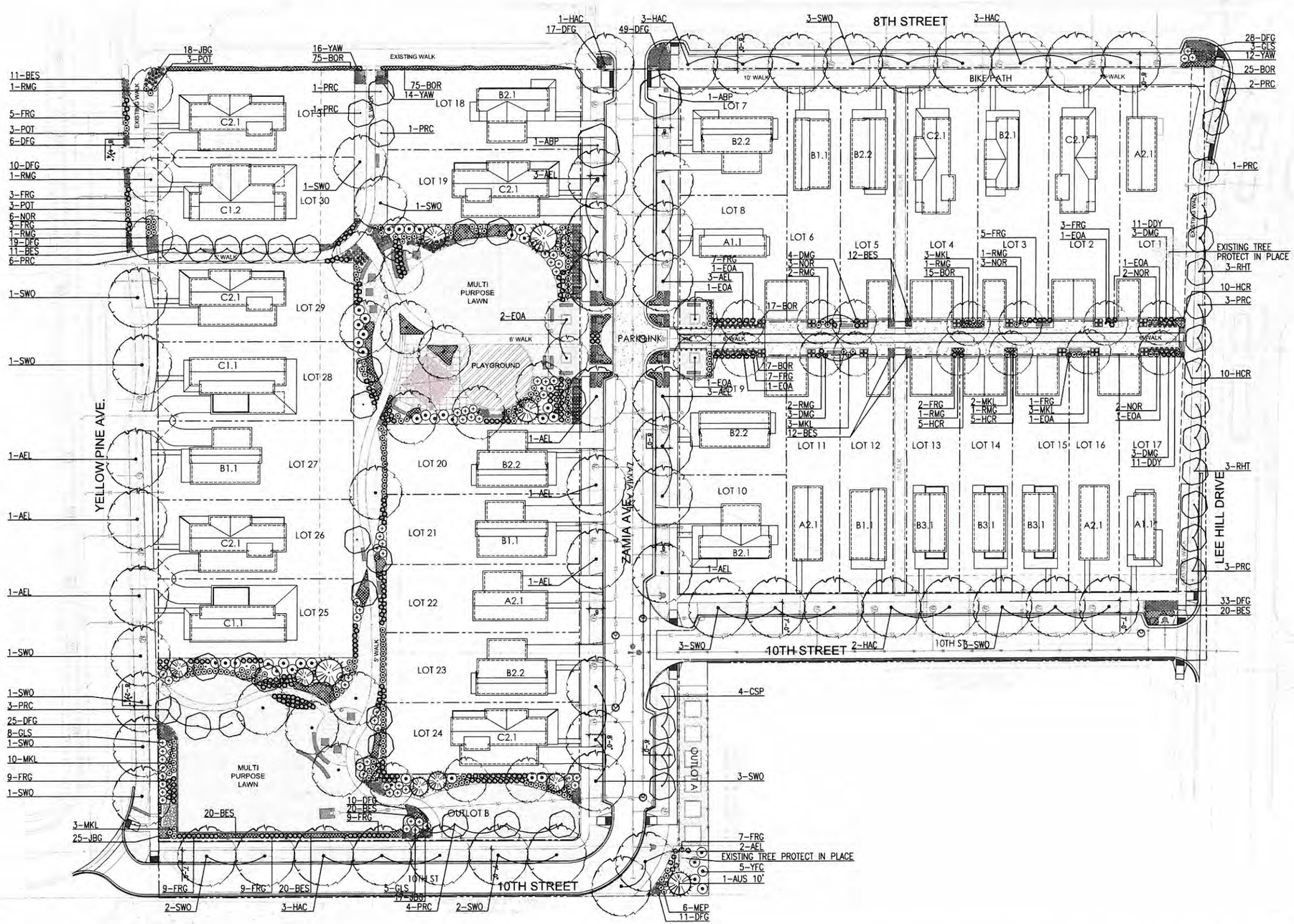


## LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN PROTECT IN PLACE
- DECIDUOUS SHADE TREE MEDIUM TO LARGE
- EVERGREEN TREE
- SMALL SHADE TREE OR ORNAMENTAL TREE
- ORNAMENTAL SHRUBS & GRASSES
- IRRIGATED TURF
- PERENNIAL / GROUNDCOVER

## LEGEND

- GABION CAIRN COLUMNS (HEIGHT VARIES)
- U STYLE BIKE RACKS
- PICNIC TABLE SEATING
- BOULDER SEATING
- BENCH SEATING
- TRASH RECEPTACLE
- IRON TREE GRATE
- FUTURE GARDEN PLOT
- 2'X2' CONCRETE PAVERS

## TURF SCHEDULE

SOD

CHARACTERISTICS:
LOW TO MODERATE WATER USE

CONTAINS:

- 20% HARD FESCUE
- 20% CHEWING FESCUE
- 20% CREEPING RED FESCUE
- 15% NEWPORT KENTUCKY BLUEGRASS
- 15% PENGUIN PERENNIAL BLUEGRASS
- 10% BLUESTAR KENTUCKY BLUEGRASS

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303.451.7986

LANDSCAPE PLANTING PLAN
SCALE: 1"=30'-0"

0 15' 30' 60' 90'
NORTH

SITE REVIEW

LP-2

09.27.13

820 LEE HILL DRIVE

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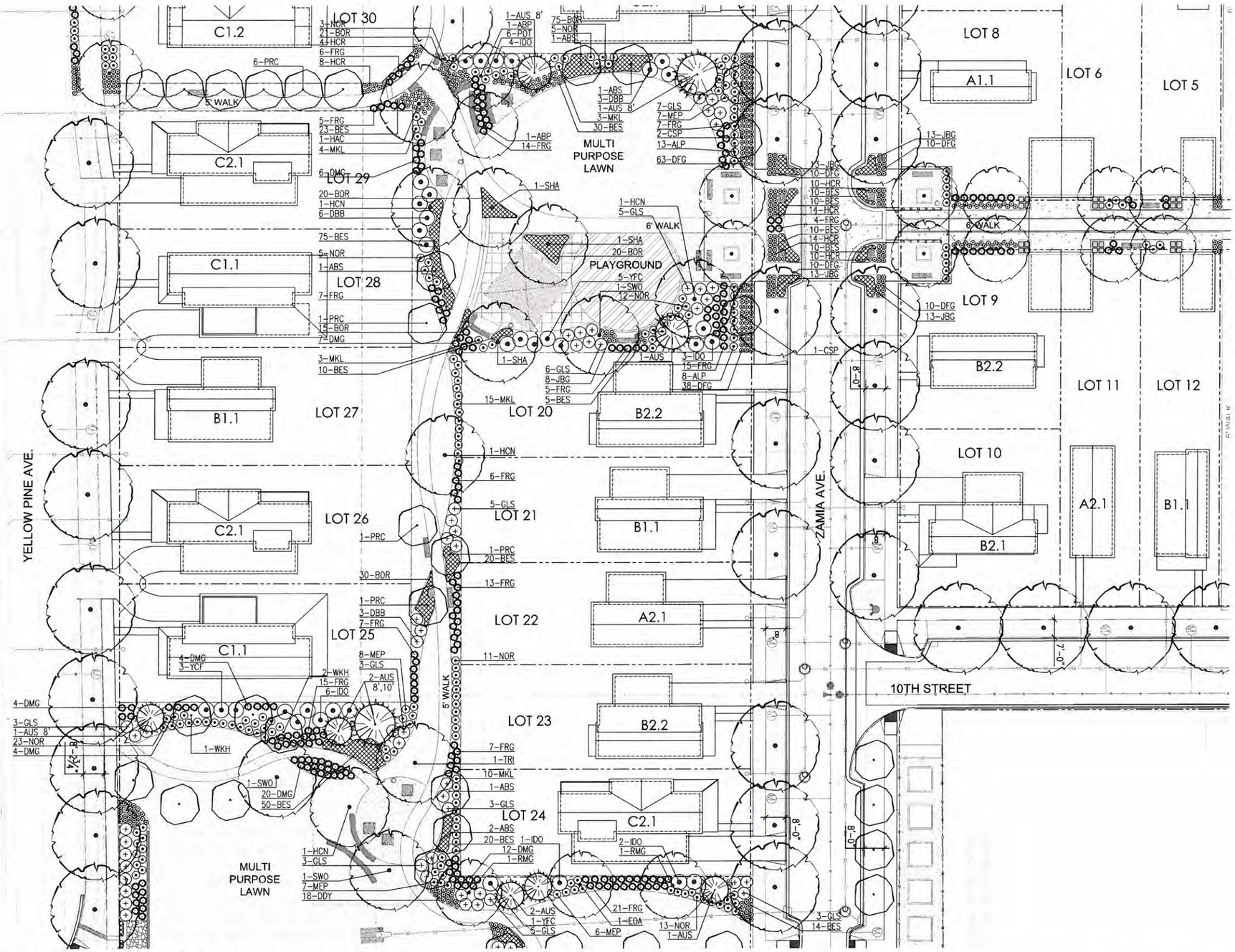


LANDSCAPE PLANTING PLAN ENLARGEMENT

SCALE: 1"=20'-0"

## LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN PROTECT IN PLACE
- DECIDUOUS SHADE TREE MEDIUM TO LARGE
- EVERGREEN TREE
- SMALL SHADE TREE OR ORNAMENTAL TREE
- ORNAMENTAL SHRUBS & GRASSES
- IRRIGATED TURF
- PERENNIAL / GROUNDCOVER

## LEGEND

- GABION CAIRN COLUMNS (HEIGHT VARIES)
- U STYLE BIKE RACKS
- PICNIC TABLE SEATING
- BOULDER SEATING
- BENCH SEATING
- TRASH RECEPTACLE
- IRON TREE GRATE
- FUTURE GARDEN PLOT
- 2'X2' CONCRETE PAVERS

## TURF SCHEDULE

SOD

CHARACTERISTICS:
LOW TO MODERATE WATER USE

CONTAINS:

- 20% HARD FESCUE
- 20% CHEWING FESCUE
- 20% CREEPING RED FESCUE
- 15% NEWPORT KENTUCKY BLUEGRASS
- 15% PENGUIN PERENNIAL BLUEGRASS
- 10% BLUESTAR KENTUCKY BLUEGRASS

0 10' 20' 40' 60'

NORTH

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SITE REVIEW

LP-3

09.27.13

820 LEE HILL DRIVE

BOULDER, COLORADO

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## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS.
2. PROVIDE PROTECTIVE BARRIERS, FENCING, ETC.. AS REQUIRED BY ALL JURISDICTIONS HAVING AUTHORITY.
3. BEFORE CONSTRUCTION, LOCATE ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES WITH RESPECTIVE UTILITY COMPANIES, AND LOCATE IRRIGATION LINES AND WIRES.
4. CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.
6. REFER TO LP2 FOR PLANTING LAYOUT.
7. ROLLED TOP EDGING SHALL OCCUR BETWEEN ALL OF THE FOLLOWING SURFACE MATERIALS: SOD & MULCHES UNLESS OTHERWISE INDICATED N THESE DRAWINGS.
8. EXISTING TREES LOCATED ON THE PROPERTY ARE TO REMAIN, AND SHALL BE PROTECTED IN PLACE.
9. BENCH SEATING SHALL BE LANDSCAPE BRANDS RENDEZVOUS COLLECTION MODEL L1364 6' LENGTH OR APPROVED EQUAL. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COLOR IS TO BE DETERMINED.

## LANDSCAPE PLANTING NOTES

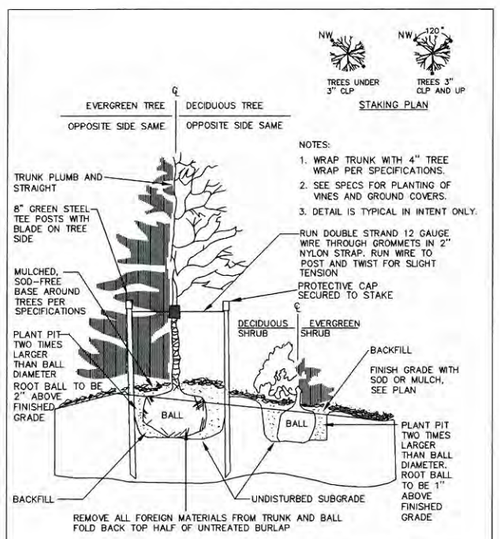
1. STAKE ALL TREES AND SHRUBS BASED ON THESE DRAWINGS. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TO EXACT LOCATIONS IN THE FIELD.
2. ALL TREES TO MEET THE CITY OF BOULDER LAND USE CODE STANDARDS FOR SIZE AND SPECIES.
3. PROVIDE MATCHING FORM AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE AS DESIGNATED ON THE DRAWINGS.
4. ALL LANDSCAPE MATERIAL TO BE DISEASE AND INSECT FREE. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
5. ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH 4" MINIMUM LAYER OF WESTERN SHREDDED CEDAR MULCH OVER PLANTING SOIL. UNLESS OTHERWISE INDICATED IN THESE DRAWINGS.
6. ALL LANDSCAPE BEDS AND TURF AREAS ARE TO RECEIVE ORGANIC SOIL AMENDMENTS AT A RATE OF 5 CY/1000 S.F. OF LANDSCAPE AREA. AMENDMENTS ARE TO BE TILLED TO A DEPTH OF 8" AND FINE GRADED TO A SMOOTH SURFACE WITH POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION WITH PRIOR APPROVAL FROM THE CITY OF BOULDER, AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
8. STREET TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 40' CLEARANCE TO STREET LIGHTS (15' MINIMUM IF THE TREE IS ORNAMENTAL).
9. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING.
10. STREET TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN WATER AND SEWER UTILITY LINES.
11. ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

## PLANT SCHEDULE

| PLANT TYPE: DECIDUOUS & EVERGREEN TREES | | | | | | | |
|---|---|---|---|---|---|---|---|
| Abbr. | No. | Genus | Species | Common Name | Min. Size | Spacing | Notes |
| ABP | 4 | Pyrus | calleryana 'Autumn Blaze' | Autumn Blaze Pear | 2.5" | Per Plan | |
| ABS | 6 | Amelanchier | x grandiflora | Brilliant Serviceberry | 8' Clump | Per Plan | |
| AEL | 19 | Ulmus x | morton 'Accolade' | Triumph Elm | 2.5" | Per Plan | |
| AUS | 10 | Pinus | nigra | Austrian Pine | 8'-11' | Per Plan | |
| CSP | 7 | Pyrus | calleryana | Chanticleer Pear | 2.5" | Per Plan | |
| EOA | 9 | Quercus | robur | English Oak | 2.5" | Per Plan | |
| HAC | 13 | Celtis | occidentalis | Common Hackberry | 2.5" | Per Plan | |
| HCN | 4 | Aesculus | hippocastanum | Common Horsechestnut | 2.5" | Per Plan | |
| PRC | 29 | Malus | ioensis 'Prairie Rose' | Prairie Rose Crab | 2.0" | Per Plan | |
| RMG | 13 | Acer | grandidentatum | Rocky Mountain Glow Maple | 2.0" | Per Plan | |
| RHT | 6 | Crataegus | ambigua | Russian Hawthorn | 2.5" | Per Plan | |
| SHA | 2 | Gleditsia | triacanthos inermis | Shademaster Honeylocust | 3.0" | Per Plan | |
| SWO | 27 | Quercus | bicolor | Swamp White Oak | 2.5" | Per Plan | |
| WKH | 3 | Crataegus | viridis 'Winter King' | Winter King Hawthorn | 2.0" | Per Plan | |

| PLANT TYPE: SHRUBS | | | | | | | |
|---|---|---|---|---|---|---|---|
| Abbr. | No. | Genus | Species | Common Name | Min. Size | Spacing | Notes |
| ALP | 21 | Ribes | alpinum 'Green Mound' | Green Mound Currant | 5 Gal | 3' O.C. | |
| DBB | 12 | Euonymus | alatus 'Compacta' | Dwarf Burning Bush | 5 Gal | 4' O.C. | |
| GLS | 59 | Sumac | aromatica 'Grow-Low' | Grow Low Sumac | 5 Gal | 3' O.C. | |
| IDO | 16 | Cornus | sericea 'Isanti' | Isanti Dogwood | 5 Gal | 4' O.C. | |
| MEP | 28 | Rosa | x 'Meipoque' | Pink Meidiland Rose | 5 Gal | 3' O.C. | |
| MKL | 59 | Syringa | patula 'Miss Kim' | Miss Kim Lilac | 5 Gal | 4' O.C. | |
| NOR | 88 | Spirea | japonica | Norman Spirea | 5 Gal | 3' O.C. | |
| POT | 15 | Potentilla | fruiticosa 'Gold Drop' | Yellow Gem Potentilla | 5 Gal | 3' O.C. | |
| YFC | 14 | Ribes | aureum | Yellow Flowering Currant | 5 Gal | 5' O.C. | |

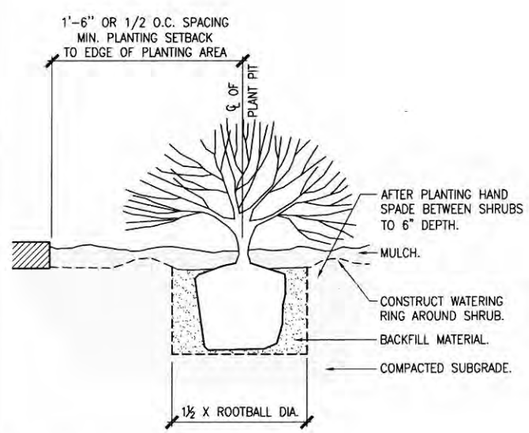
| PLANT TYPE: PERENNIALS & GRASSES | | | | | | | |
|---|---|---|---|---|---|---|---|
| Abbr. | No. | Genus | Species | Common Name | Min. Size | Spacing | Notes |
| BES | 413 | Rudbeckia | fulgida 'Goldsturm' | Black Eyed Susan | 1 Gal | 18" O.C. | |
| BOR | 405 | Persicaria | affinis | Border Jewel | 1 Gal | 24" O.C. | |
| DDY | 40 | Hemerocallis | 'Stella D'Oro Dwarf' | Dwarf Daylily | 1 Gal | 24" O.C. | |
| DFG | 349 | Pennisetum | alopecuroides 'Hameln' | Dwarf Fountain Grass | 1 Gal | 18" O.C. | |
| DMG | 70 | Miscanthus | sinensis 'Yaku Jima' | Dwarf Maiden Grass | 1 Gal | 3' O.C. | |
| FRG | 211 | Calamagrostis | acutiflora 'Karl Foerster' | Feather Reed Grass | 1 Gal | 3' O.C. | |
| HCR | 90 | Agastache | 'Pstessene' | Coronado Red Hyssop | 1 Gal | 18" O.C. | |
| JBG | 120 | Geranium | x 'Johnson's Blue' | Johnson's Blue Geranium | 1 Gal | 18" O.C. | |
| YAW | 42 | Achillea | 'Moonshine' | Moonshine Yarrow | 1 Gal | 18" O.C. | |



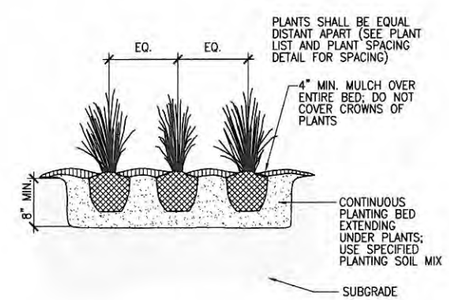

DRAWN BY: JSH
CHECKED BY: SRW
APPROVED BY: DIRECTOR OF PUBLIC WORKS

CITY OF BOULDER, COLORADO
TREES AND SHRUBS PLANTING DETAIL

ISSUED: JULY 2, 1998
REVISED: OCT. 17, 2000
DRAWING NO. 3.02




SHRUB PLANTING
SCALE: NTS
shrb.dwg




ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE: NTS
orn.grass.dwg

## LANDSCAPE REQUIREMENTS CHART

| | |
|---|---|
| TOTAL LOT SIZE | 271,097 SF |
| BUILDING COUNT | 31 UNITS |
| OPEN SPACE AREA | 187,767 SF |
| ZONING | RL-2 |

| REQUIREMENTS | REQUIRED FORMULA | AREA OR QUANTITY | REQUIRED | PROVIDED |
|---|---|---|---|---|
| STREETSCAPE TREES YELLOW PINE AVE. | 1 TREE / 35 LF | 433 LF | 12 EA | 12 EACH |
| STREETSCAPE TREES LEE HILL ROAD | 1 TREE / 20 LF | 300 LF | 15 EA | 15 EACH |
| STREETSCAPE TREES ZAMIA AVE. | 1 TREE / 35 LF | 950 LF | 25 EA | 24 EACH |
| STREETSCAPE TREES 10TH STREET | 1 TREE / 35 LF | 592 LF | 16 EA | 16 EACH |
| ALLEY TREES WOONERF | 1 TREE / 40 LF | 610 LF | 15 EA | 16 EACH |

COBURN
creating great places
christopherhoydesigngroup
LANDSCAPE ARCHITECTS
3002 WALNUT STREET
DENVER, CO 80205
303.451.7986

SITE REVIEW

LP-4

09.27.13

820 LEE HILL DRIVE

BOULDER, COLORADO

Planners · Designers · Builders
3020 Carbon Place # 203
Boulder, CO 80301
303-442-3351
coburndev.com

COBURN ARCHITECTURE

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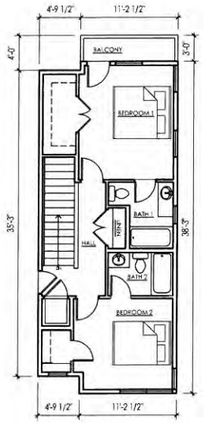
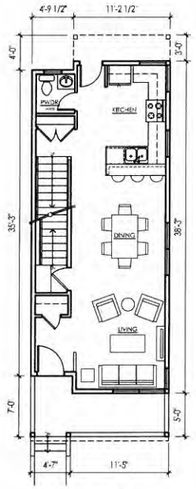
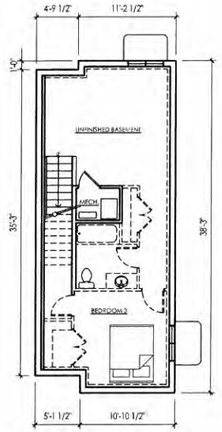



SECOND FLOOR



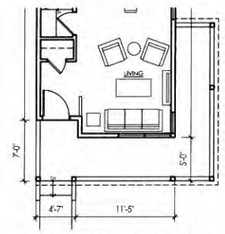

GROUND FLOOR




BASEMENT

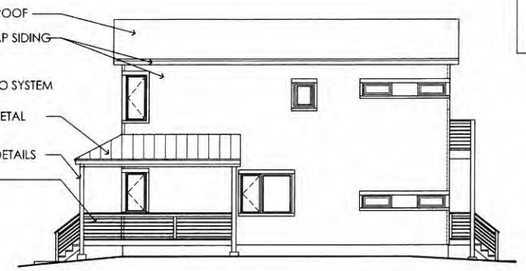
A1.1 TYPICAL STREET ELEVATION

(COLORS AND MATERIALS VARY BETWEEN LOTS)



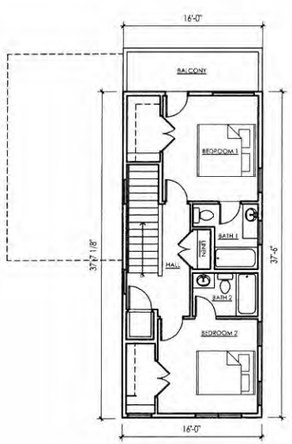

CORNER LOT GROUND FLOOR

A1.1 CORNER LOT EAST ELEVATION ON 10TH ST.

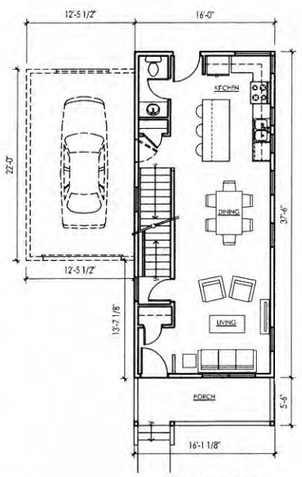


A1.1 CORNER LOT NORTH ELEVATION ON LEE HILL DR.

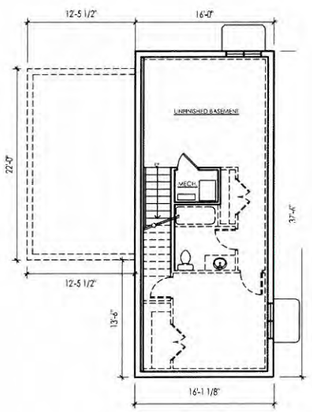
## A1.1 House



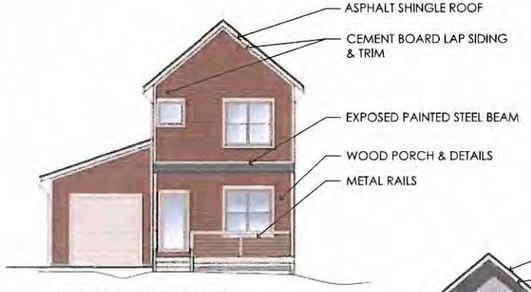

SECOND FLOOR




GROUND FLOOR

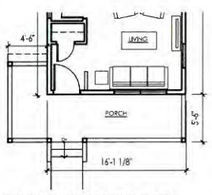



BASEMENT



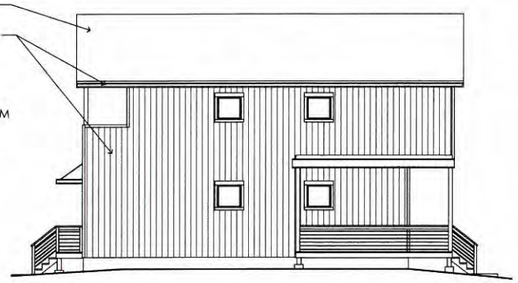

A2.1 TYPICAL STREET ELEVATION

(COLORS AND MATERIALS VARY BETWEEN LOTS)




CORNER LOT GROUND FLOOR

A2.1 CORNER LOT WEST ELEVATION ON 8TH ST.



A2.1 NORTH ELEVATION ON LEE HILL DR.

## A2.1 House

SITE REVIEW CORRECTIONS

SR-4

10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

Architectural Plans

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

Planners · Designers · Builders
3020 Carbon Place # 203
Boulder, CO 80301
303-442-3351
coburndev.com

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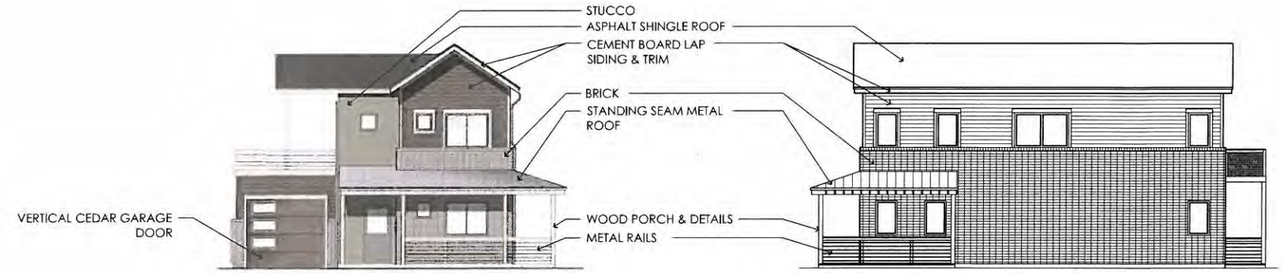
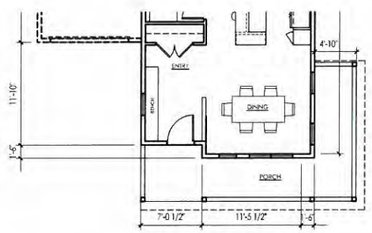
COBURN ARCHITECTURE

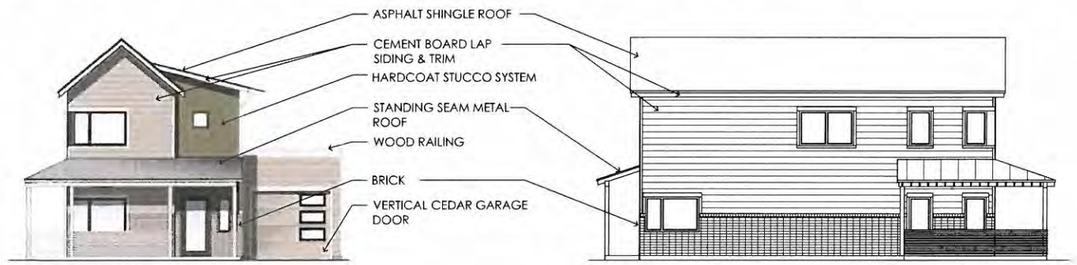



B2.1 TYPICAL CORNER LOT FRONT ELEVATION

B2.1 TYPICAL CORNER LOT SIDE ELEVATION

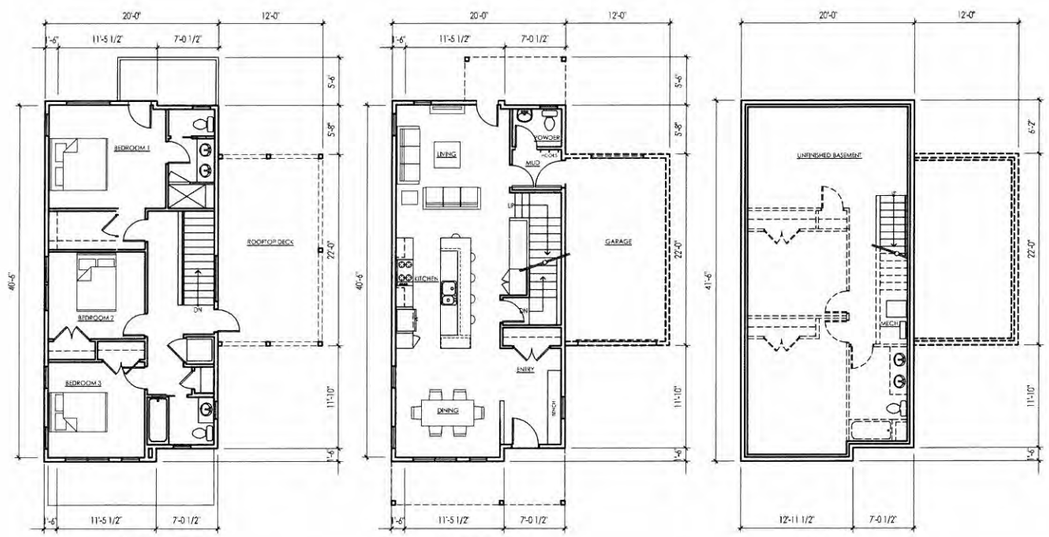



CORNER LOT GROUND FLOOR




B2.2 CORNER LOT SOUTH ELEVATION ON ZAMIA AVE.

B2.2 CORNER LOT WEST ELEVATION ON 8TH ST.

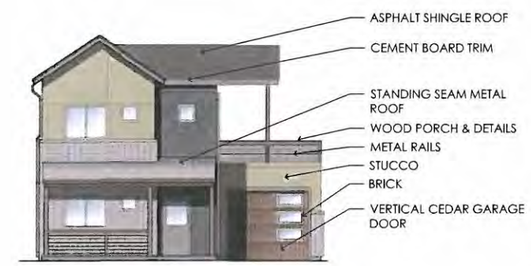



SECOND FLOOR

GROUND FLOOR

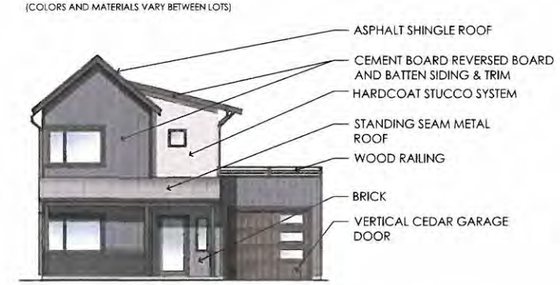
BASEMENT

B2.1 & B2.2 House Plan




B2.1 TYPICAL STREET ELEVATION

(COLORS AND MATERIALS VARY BETWEEN LOTS)




B2.2 TYPICAL STREET ELEVATION

(COLORS AND MATERIALS VARY BETWEEN LOTS)

SITE REVIEW CORRECTIONS

SR-5

10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

Architectural Plans

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

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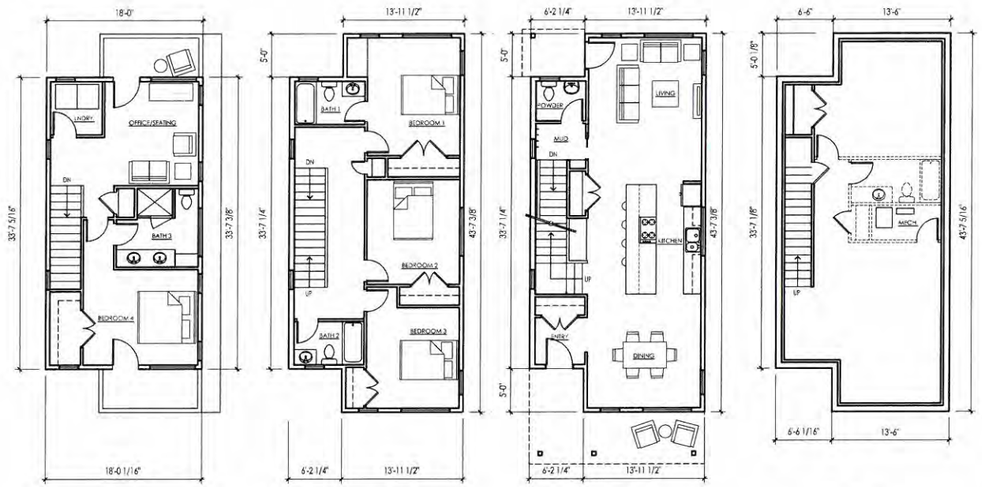
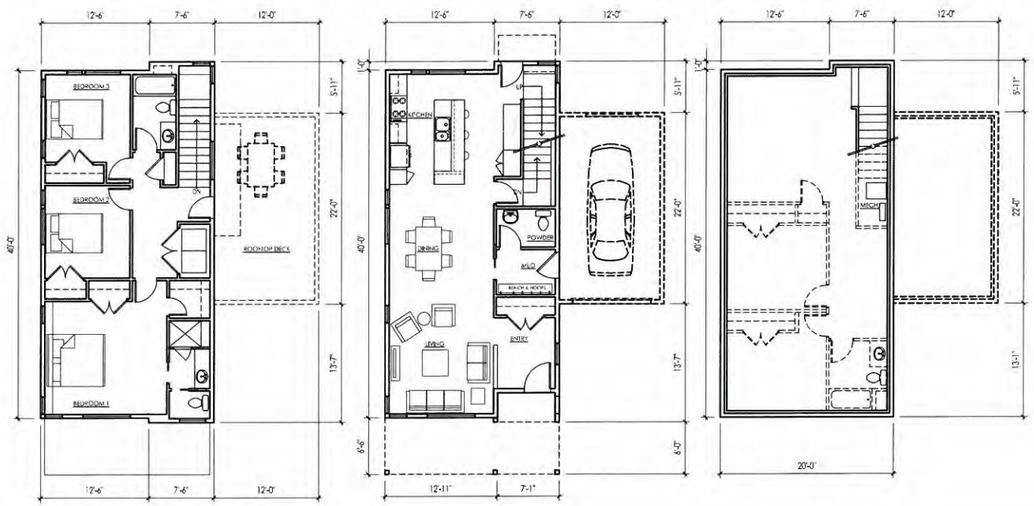
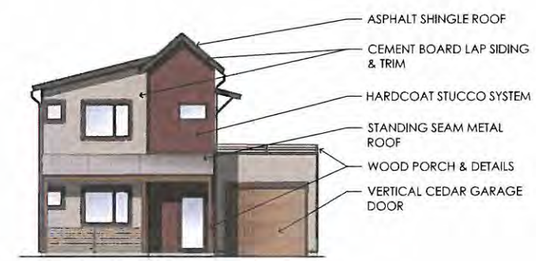


B3.1 STREET ELEVATION

## B3.1 House




B1.1 STREET ELEVATION

## B1.1 House

SITE REVIEW CORRECTIONS

SR-6

10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

Architectural Plans

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

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Call Up

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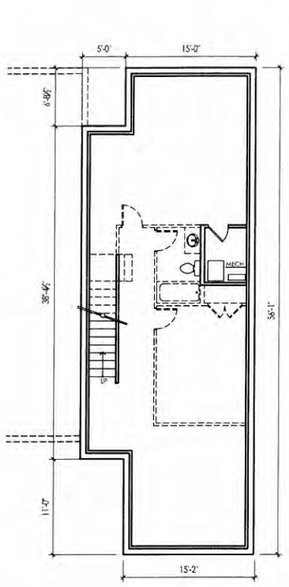
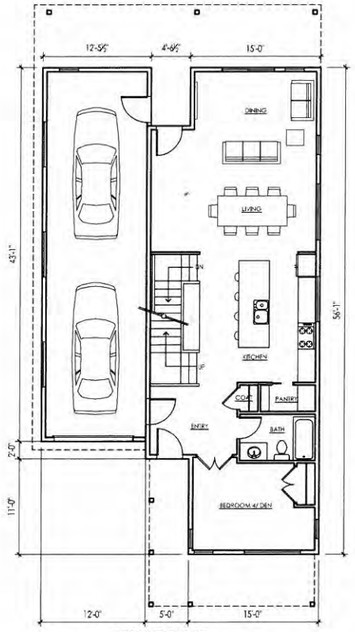
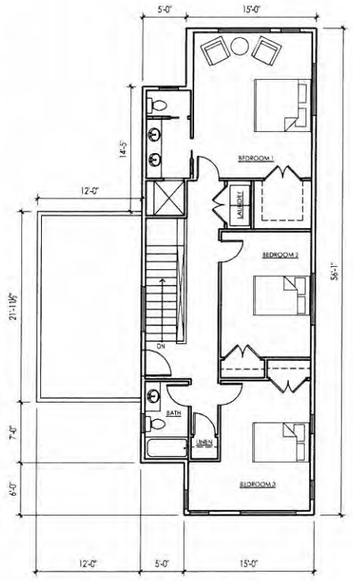
COBURN ARCHITECTURE




BASEMENT

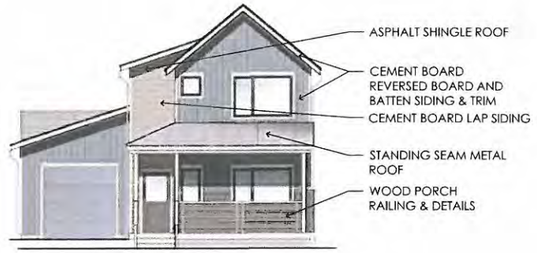



GROUND FLOOR

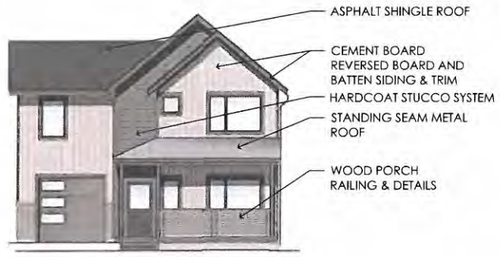



SECOND FLOOR

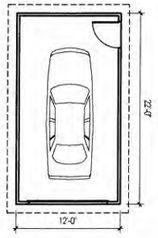
## C1.1 & C1.2 House



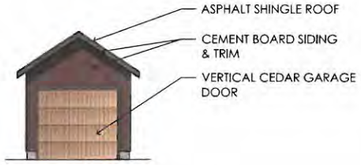

B1.1 STREET ELEVATION




B1.2 STREET ELEVATION

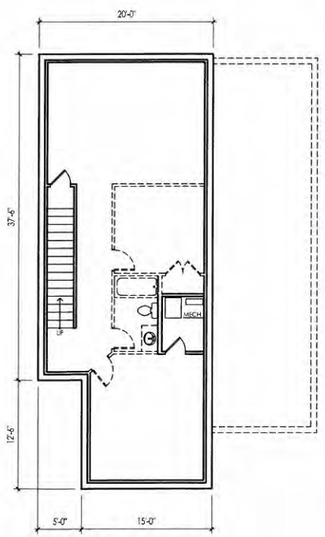



GROUND FLOOR

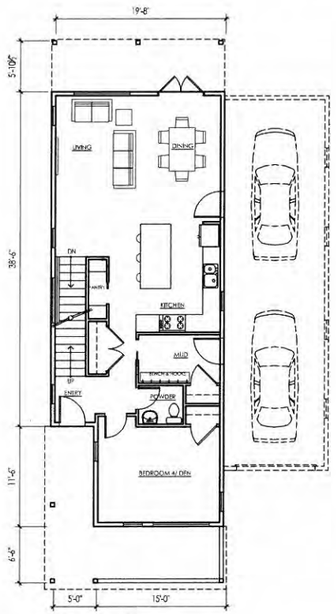



STREET ELEVATION

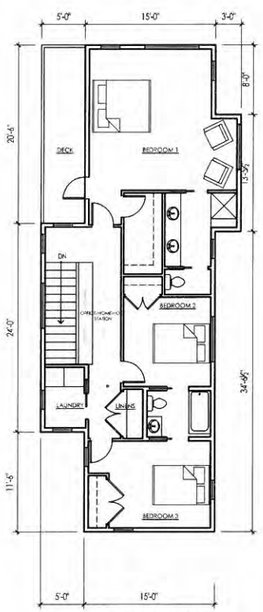
## 1 Car Garage




BASEMENT



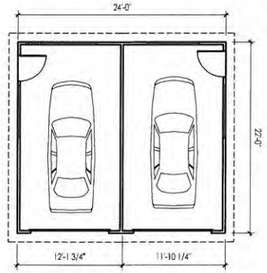

GROUND FLOOR



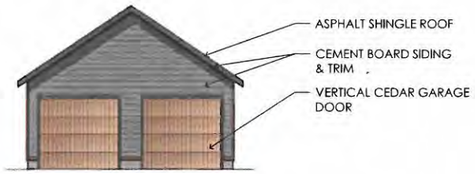

SECOND FLOOR

## C2.1 House

C2.1 STREET ELEVATION




GROUND FLOOR




STREET ELEVATION

## 2 Car Garage

C2.1 CORNER LOT SIDE ELEVATION

SITE REVIEW CORRECTIONS

SR-7

10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

Architectural Plans

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

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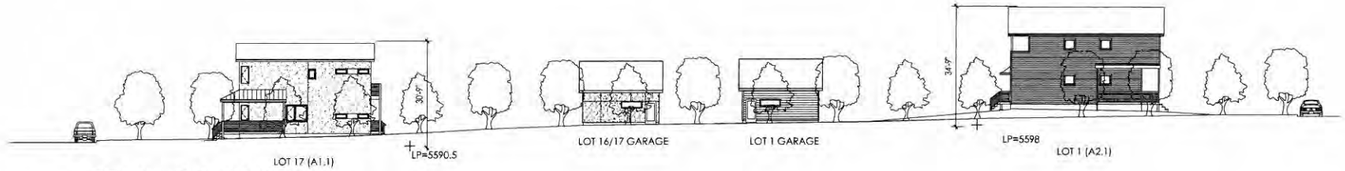
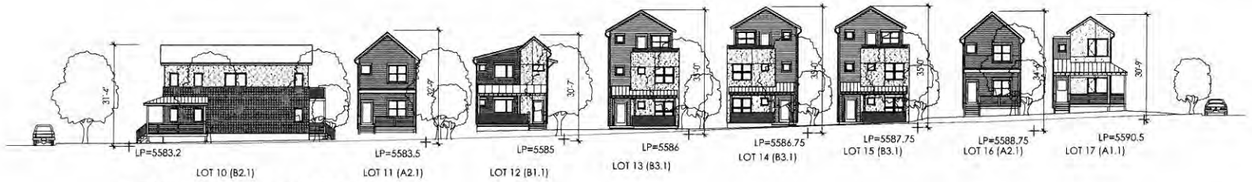
Boulder, CO 80301
303-442-3351
coburndev.com

COBURN ARCHITECTURE



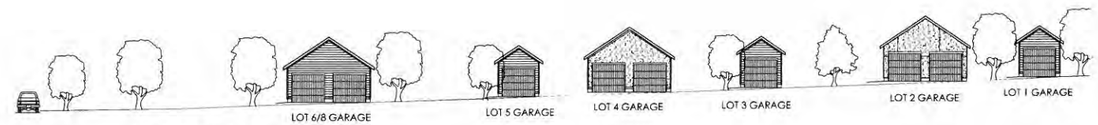

## LEE HILL DR - SOUTH

SCALE: 1":20'




## 10TH STREET - WEST

SCALE: 1":20'

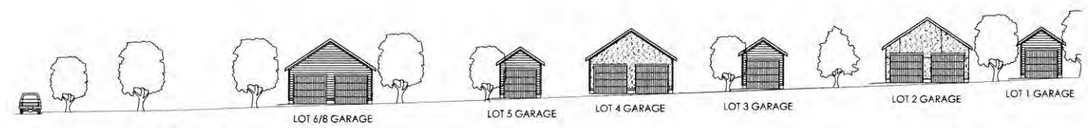



## WOONERF - WEST

SCALE: 1":20'

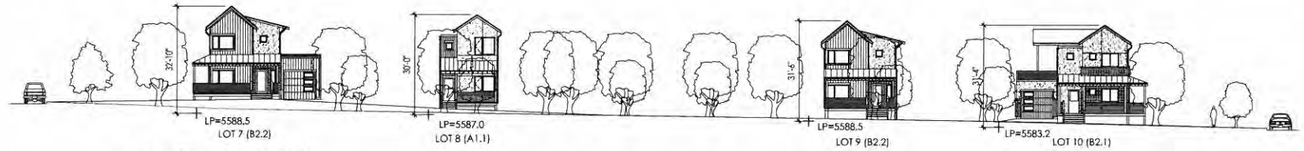
## 8TH STREET - EAST

SCALE: 1":20'




## WOONERF - EAST

SCALE: 1":20'

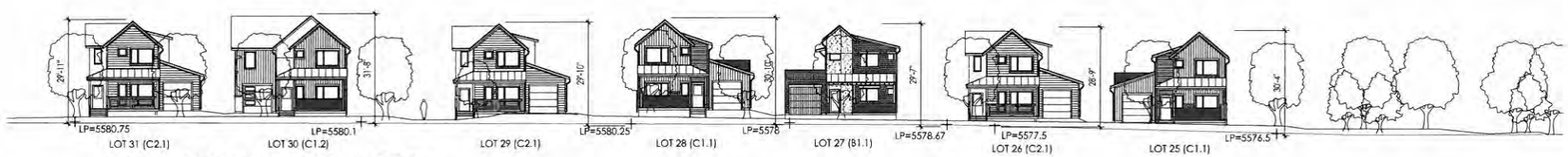



## ZAMIA - NORTH

SCALE: 1":20'

## ZAMIA - SOUTH

SCALE: 1":20'




## YELLOW PINE AVE - NORTH

SCALE: 1":20'

SITE REVIEW CORRECTIONS

# SR-8

STREET ELEVATIONS

10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

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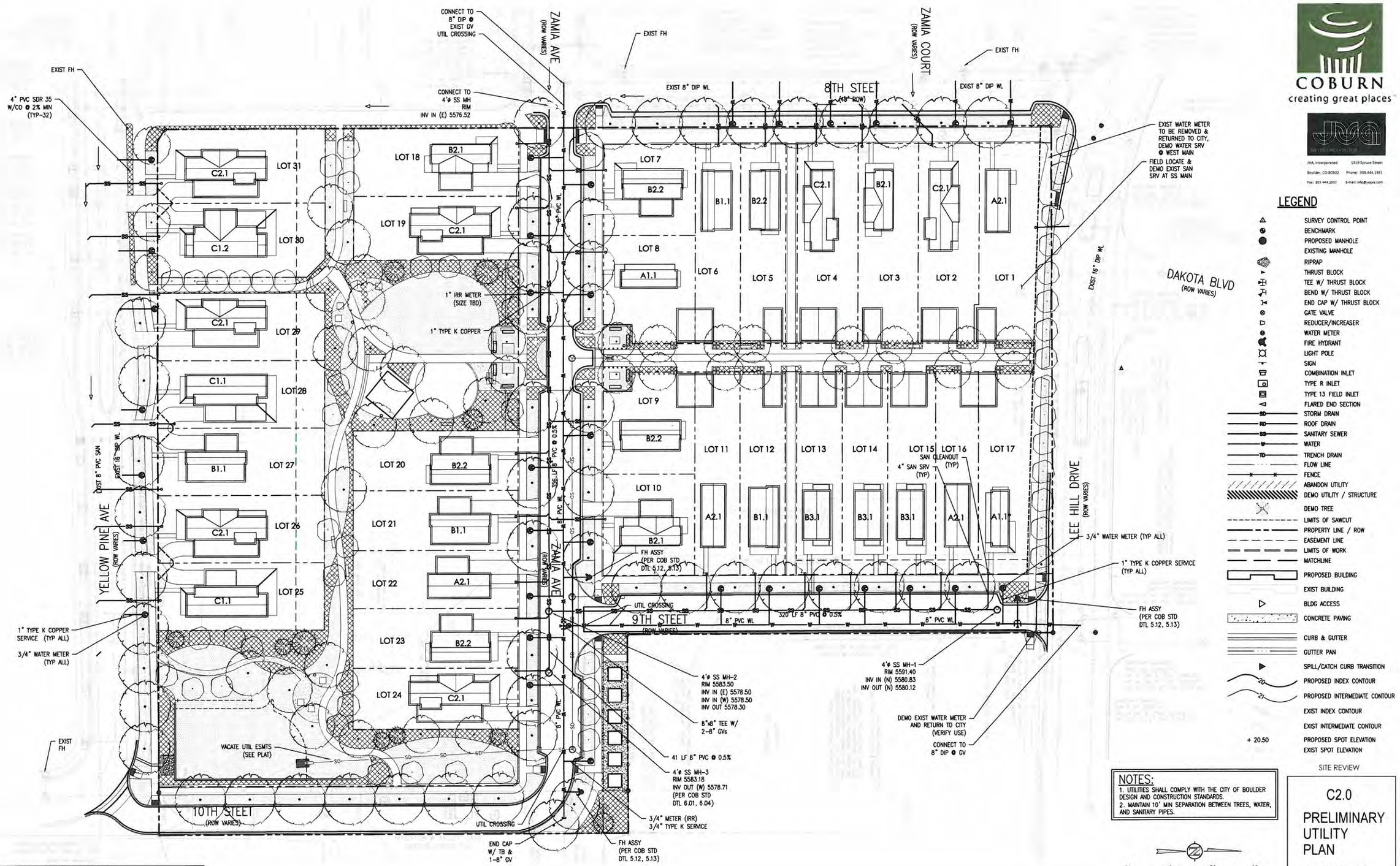


COBURN
creating great places

JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
Phone: 303.444.1951
Fax: 303.444.1957
E-mail: info@jvajva.com

## LEGEND

- SURVEY CONTROL POINT
- BENCHMARK
- PROPOSED MANHOLE
- EXISTING MANHOLE
- RIPRAP
- THRUST BLOCK
- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- END CAP W/ THRUST BLOCK
- GATE VALVE
- REDUCER/INCREASER
- WATER METER
- FIRE HYDRANT
- LIGHT POLE
- SIGN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION
- STORM DRAIN
- ROOF DRAIN
- SANITARY SEWER
- WATER
- TRENCH DRAIN
- FLOW LINE
- FENCE
- ABANDON UTILITY
- DEMO UTILITY / STRUCTURE
- DEMO TREE
- LIMITS OF SAWCUT
- PROPERTY LINE / ROW
- EASEMENT LINE
- LIMITS OF WORK
- MATCHLINE
- PROPOSED BUILDING
- EXIST BUILDING
- BLDG ACCESS
- CONCRETE PAVING
- CURB & GUTTER
- GUTTER PAN
- SPILL/CATCH CURB TRANSITION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXIST INDEX CONTOUR
- EXIST INTERMEDIATE CONTOUR
- + 20.50 PROPOSED SPOT ELEVATION
- EXIST SPOT ELEVATION

SITE REVIEW

NOTES:
1. UTILITIES SHALL COMPLY WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS.
2. MAINTAIN 10' MIN SEPARATION BETWEEN TREES, WATER, AND SANITARY PIPES.

C2.0
PRELIMINARY UTILITY PLAN
09.27.13

820 LEE HILL DRIVE
BOULDER, COLORADO

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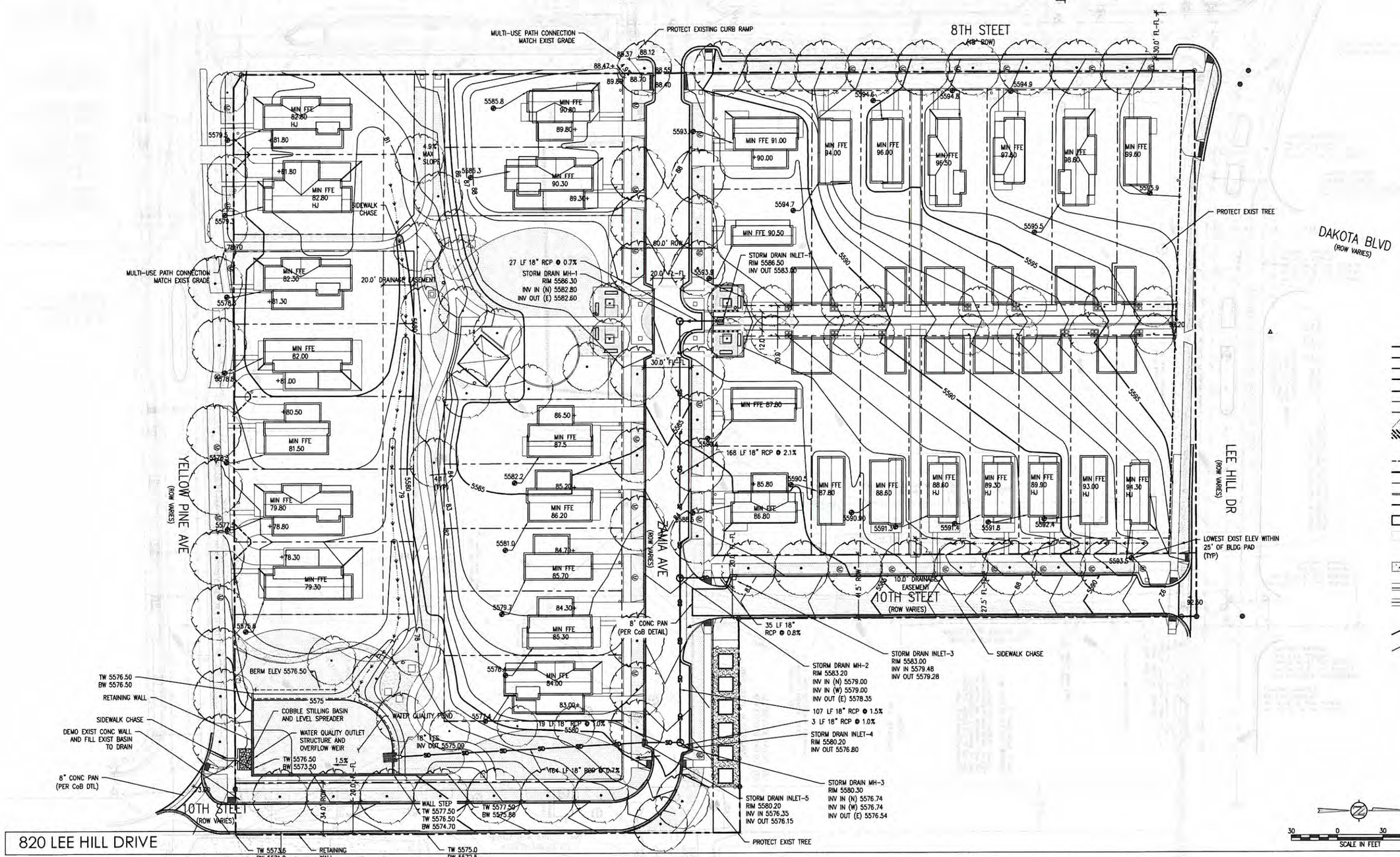



820 LEE HILL DRIVE

BOULDER, COLORADO

COBURN
creating great places™

JVA, Incorporated 1319 Spruce Street
Boulder, CO 80302 Phone: 303.444.1951
Fax: 303.444.1957 E-mail: info@jvajva.com

## LEGEND

- SURVEY CONTROL POINT
- BENCHMARK
- PROPOSED MANHOLE
- EXISTING MANHOLE
- RIPRAP
- THRUST BLOCK
- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- END CAP W/ THRUST BLOCK
- GATE VALVE
- REDUCER/INCREASER
- WATER METER
- FIRE HYDRANT
- LIGHT POLE
- SIGN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION
- SD — STORM DRAIN
- RD — ROOF DRAIN
- SS — SANITARY SEWER
- W — WATER
- TD — TRENCH DRAIN
- FLOW LINE
- FENCE
- ABANDON UTILITY
- DEMO UTILITY / STRUCTURE
- DEMO TREE
- LIMITS OF SAWCUT
- PROPERTY LINE / ROW
- EASEMENT LINE
- LIMITS OF WORK
- MATCHLINE
- PROPOSED BUILDING
- EXIST BUILDING
- BLDG ACCESS
- CONCRETE PAVING
- CURB & GUTTER
- GUTTER PAN
- SPILL/CATCH CURB TRANSITION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXIST INDEX CONTOUR
- EXIST INTERMEDIATE CONTOUR
- + 20.50 — PROPOSED SPOT ELEVATION / EXIST SPOT ELEVATION

SITE REVIEW

C1.0
PRELIMINARY GRADING & DRAINAGE PLAN
09.27.13

Planners · Designers · Builders
3020 Carbon Place # 203
Boulder, CO 80301
303-442-3351
coburndev.com

COBURN
ARCHITECTURE

## CONTEXTUAL EXAMPLES:

ASPHALT SHINGLE ROOF
CEMENT OR FIBER BOARD LAP SIDING
HARDCOAT STUCCO
STONE

8TH STREET

ASPHALT SHINGLE ROOF
HARDCOAT STUCCO
STONE
CEMENT OR FIBER BOARD LAP SIDING

ZAMIA AVE.

CEMENT OR FIBER BOARD LAP SIDING
ASPHALT SHINGLE ROOF
STONE

YELLOW PINE AVE.

CEMENT OR FIBER BOARD LAP SIDING
ASPHALT SHINGLE ROOF

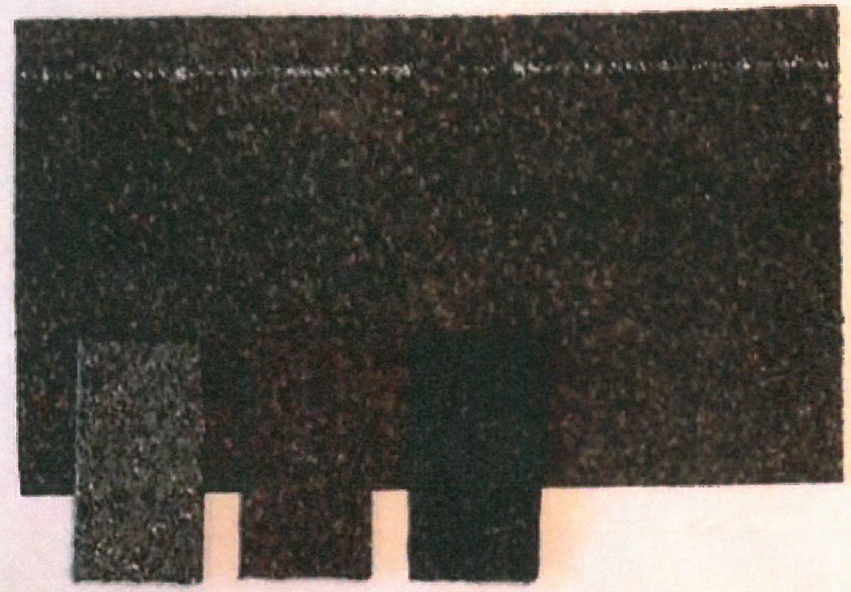
30TH (DAKOTA RIDGE)

ASPHALT SHINGLE ROOF
CEMENT OR FIBER BOARD LAP SIDING
BRICK

30TH (DAKOTA RIDGE)

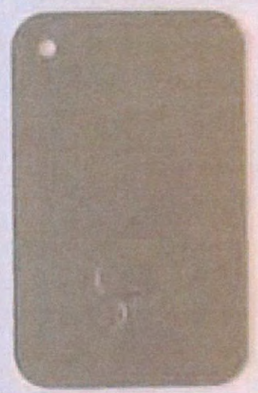
ASPHALT SHINGLE ROOF
CEMENT OR FIBER BOARD LAP SIDING
BRICK

DAKOTA BLVD.



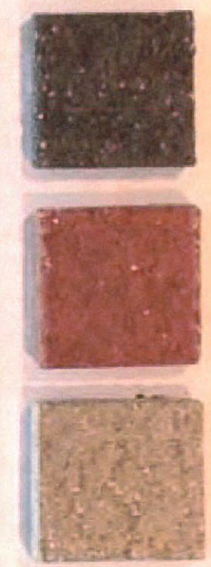
ASPHALT SHINGLE ROOFING

CEMENT BOARD LAP SIDING

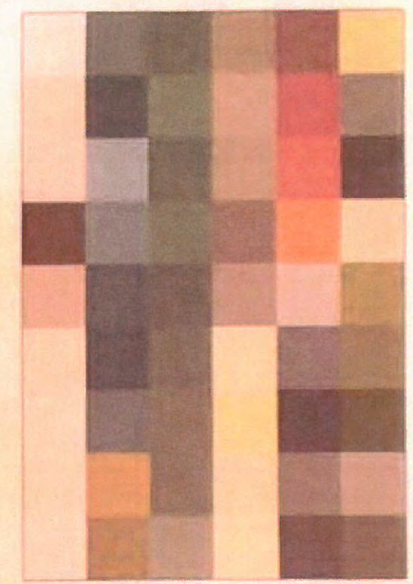


STANDING SEAM METAL ROOFING ACCENTS

HARDCOAT STUCCO SYSTEM



BRICK



COLOR MATRIX

These colors are representative of the range of colors expected to be used on the buildings at 820 Lee Hill. It is expected that there may be multiple colors per building. Different buildings of the same unit type are expected to have unique color schemes to promote diversity and interest, as well as individual identity for each building. The colors represented may be either a trim or body color. Trim colors will be a complimentary color that complements the colors used on the body.

SITE REVIEW CORRECTIONS

MATERIAL BOARD

10.01.13

820 LEE HILL DRIVE

BOULDER, COLORADO

Planners · Designers · Builders
3020 Carbon Place # 205
Boulder, CO 80301
303-440-1311
coburnarch.com

Section 9-2-14(h), B.R.C. 1981, "Site Review"
CRITERIA FOR REVIEW

No site review application shall be approved unless the approving agency finds that:

**(1)** Boulder Valley Comprehensive Plan:

✓ (A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

*Given the intent of the Low Density Residential land use designation of the site within the BVCP, along with a number of BVCP policies, the proposed project appears to be conceptually consistent with the BVCP. The Low Density Residential designation, as described on page 59 of the BVCP is as follows:*

> *"Lower density areas in the older section of the city consist predominantly of single family detached structures. Many of the areas developed in the city and the county over the last 30 years are characterized by a mixture of housing types ranging from single family detached to cluster and patio homes, townhouses and apartments. A variety of housing types will continue to be encouraged in developing areas during the planning period of the Comprehensive Plan."*

Applicable BVCP policies are listed below:

- 1.21 Jobs:Housing Balance.
- 2.04 Compact Land Use Pattern.
- 2.12 Neighborhoods as Building Blocks.
- 2.13 Support for Residential Neighborhoods.
- 2.15 Compatibility of Adjacent Land Uses.
- 2.21 Commitment to a Walkable City.
- 2.30 Sensitive Infill and Redevelopment.
- 2.31 Design of Newly-Developing Areas.
- 2.40 Physical Design for People.
- 2.42 Enhanced Design for the Built Environment.
- 6.02 Reduction of Single Occupancy Auto Trips.
- 6.12 Neighborhood Streets Connectivity.
- 7.01 Local Solutions to Affordable Housing.
- 7.03 Permanently Affordable Housing.
- 7.06 Mixture of Housing Types.
- 7.10 Balancing Housing Supply with Employment Base.
- 7.14 Integration of Permanently Affordable Housing.

✓ (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 BVCP defines the density of the Low Density Residential designation as two to six units per acre. The density of the proposed development is 5 units per acre (gross, including right-of-way to be dedicated) and 6 units per acre (net, excluding right-of-way).*

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

*The allowable intensity of development in the RL-2 zone district is controlled by the minimum open space per dwelling unit of 6,000 square feet per dwelling unit. There are no restrictions on minimum lot size, floor area ratio, lot area per dwelling unit, or dwelling units per acre in this zoning district. With a total of 31 dwelling units proposed on the site, a minimum of 186,000 square feet of useable open space is required. The proposal exceeds this requirement with 187,727 square feet of usable open space provided on the site.*

✓ (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:

*The proposal includes the provision of a variety of usable open space, including a formal neighborhood park, informal natural area, back yards, and front porches.*

✓ (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 usable open space for the proposed development consists of both private open space (backyards, front porches, decks, and patios) and public open space (formal park, informal natural area, trail connections). The formal park is centrally located and is easily accessed by the community at large by various sidewalk connections and the woonerf. The informal open space is connected to the formal park by a path that meanders along the south side of the site and by the new 10th Street and Zamia Avenue connections. Street trees will be provided along all street connections and the woonerf alley. All public formal and informal open space areas will include high quality landscaping.*

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

*Each single family residential lot contains appropriate private open space as back yards, porches, decks, and patios.*

✓ (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;

*Per the submitted tree inventory, there are 27 existing trees on the property, 15 of which are in good condition. Two of the trees in good condition will be preserved on the site. The remaining trees in good condition must be removed due to the proximity to future site improvement. Five invasive Russian Olives will be removed. The existing mature pine and juniper street trees must be removed to accommodate a multi-use path and on-street parking along 8th Street. These trees will be replaced with varieties better suited as urban street trees.*

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

*All lots have private green spaces as front and back yards, which will provide a relief in density within the development. The formal park and the green space surrounding the east-west meandering path connection also provide a relief to the density. Several back yards face the path and low fences will be used to extend the perception of open space. In buffering from surrounding development, the site design utilizes the informal open space to create an interface with the existing neighborhood and provide a relief to the density. Street tree plantings along the perimeter of the development help provide relief to the site's density from the surrounding developments.*

✓ (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 formal park is easily accessed by the development and the neighborhood at large and a number of lots face the park directly. The park is large enough to accommodate all programmed activities.*

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

*There are no sensitive environmental features or natural areas on the developed site.*

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

*The subject property has easy access to open space located to the west and south, along Fourmile Canyon Creek. The Fourmile Canyon Creek multi-use path runs alongside the western side of the site and provides direct access to the open space. Convenient sidewalk connections connect the formal and informal open space to the City of Boulder open space to the south and west and Foothills Community Park to the southwest.*

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;

*Landscaping is planned to be installed according to the Landscape Plan (see sheets LP-2, LP-3, and LP-4 in Attachment B). The project includes a variety of planting areas including but not limited to, required plantings along rights-of-ways and alleys, along the pedestrian pathways, and within the formal park, informal natural area, and park link to the woonerf. The project provides a variety of landscape types, including hardscape, permeable path material such as crushed fines, patterned and or colored concrete, colored walks, paths, mulched planting beds, ground cover, shrubs, flowers, trees, street trees, gates, boulders, and other elements. The selection of plants and their relationship to the surrounding greenspaces and buildings are aesthetically attractive and provide a relief to the proposed density.*

✓ (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;

*25 mature trees are proposed for removal due to the proximity to future site improvements, health of the tree, and invasive or non-native trees. Two mature trees deemed of higher quality will be retained on the project. No important native species plant communities of special concern threatened and endangered species and habitat would be impacted on this project.*

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

*The project contains extensive landscaping along internal pathways and the woonerf, at the pedestrian crossing to the park, and within the formal park and informal open space. The project will include a tree lawn with street trees along 8th St., Zamia Ave., 10th St., and Yellow Pine Ave. The proposed landscaping provides interesting and varied landscape elements throughout the site in excess of what would be considered typical in a neighborhood of this type.*

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

*The project includes attractive streetscapes within the new development that highlight the pedestrian experience. In addition, the project will update the existing streetscape along both 8th Street and Yellow Pine Ave to meet landscaping standards. Given the traditional design of the homes with front porches facing the street, the detached sidewalk and tree lawn create an attractive and inviting streetscape.*

✓ (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;

*High traffic speeds are discouraged by narrow streets and the presence of on-street parking. The proposed street network on the site is not conducive to through traffic or high speeds.*

✓ (ii) Potential conflicts with vehicles are minimized;

*Vehicular conflicts are minimized by the use narrow streets within the development and an emphasis on alley loaded homes on the north side of the site. Vehicular conflicts are minimized on the south side of the site through minimal curb cuts along the streetscape. Curb extensions on 10th Street and Zamia Avenue serve to slow motorists. In addition, the multi-use path has been brought through the south end of the site to avoid bicycle/car conflicts where the path crosses Yellow Pine Ave. The site design is such that automobiles are physically separated from and made subordinate to bicyclists and pedestrians.*

✓ (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 design includes frequent pedestrian connections for use by pedestrians and bicyclists, which connect to the existing multi-model network. The following connections are planned:*

- *Walkable "woonerf" style alley serves as a north-south connection between the formal park and Lee Hill Drive;*
- *Multi-use path is continued along the west side of the site;*
- *East-west pedestrian connection on the north end of the site to connect woonerf to 8th Street and 10th Street;*
- *Path on south side of the site connecting the multi-use path to the park and open space to the south;*

- *Meandering path running east-west to connect formal park to informal open space and 10th Street.*

*The planned connections provide easy accessibility to the Four Mile Canyon Creek path to the south, Foothills Community Park to the southwest, and restaurants, retail, services located along Broadway. The planned connections, coupled with the detached sidewalks within the development, support multi-model mobility on the site.*

✓ (iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single-occupant vehicle;

*The project contains a number of elements that support and encourage walking and biking. The design includes frequent and convenient connections for pedestrians and bicyclists (see above). Bicyclists and pedestrians have the most direct route of travel through the site. In addition, a 10-foot wide multi-use path is provided on the east side of the site, which connects to several bicycle routes to the north and the Four Mile Canyon Creek path to the south. This connection promotes walking and biking from the site with convenient accessibility to the transit routes and commercial and retail services on the Broadway corridor.*

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

*The applicant has submitted a Transportation Demand Management (TDM) plan, which has been reviewed and approved. While a significant shift away from single-occupant vehicles for a single family dwelling development may not be entirely practical or realistic, the applicant is committing to providing Neighborhood EcoPasses to residents of the development and providing information on available transit to encourage residents to benefit from the frequent bus service that exists within walking and biking distance.*

✓ (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

*The amount of land devoted to the street system is the minimum necessary to accommodate two new required public rights-of-way and the woonerf alley to pull garages to the rear.*

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

*The project is designed and scaled to accommodate all modes of travel. Low vehicular traffic is expected and the project will emulate a typical neighborhood feel with front*

*porches and units oriented to streets. The number of curb cuts has been minimized to reduce vehicular conflicts. A detached sidewalk with tree lawn and on-street parking provide separation for the pedestrian. Due to frequent path connections bicyclists and pedestrians have the most direct route of travel through the site.*

✓ (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;

*One- and two-car garages on the north side of the site will be primarily accessed from the woonerf alley. Alley access on this portion of the site reduces curb cuts, enhancing the pedestrian experience on 8th Street and 10th Street. Attached garages on the southern portion of the site are accessed from driveways. Shared access drives have been used along Yellow Pine Avenue to reduce curb cuts and maximize available on-street parking. Pedestrians are protected from on-street parking areas by a tree lawn. Parking is generally shifted away from sidewalks and the frontages of lots in a manner that creates separation of pedestrian movements.*

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

*No parking lots are proposed. Most parking is confined to garages and confined to areas not visible from the streetscape. On the southern portion of the site some parking may be provided on driveways. This does not present a superfluous amount of parking and enables the project to accommodate parking without increasing congestion on the streets.*

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

*As stated above, parking has been designed to reduce visual impact by confining most parking areas away from the streetscapes. The attached garages that face the street are setback from the front facade of the home. No lighting is expected to create adverse visual impacts. Any lighting installations on single family dwellings will be subject to the Outdoor Lighting requirements of section 9-9-16, B.R.C.*

✓ (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.

*The landscape plan includes the provision of trees in the alley to enhance the visual appearance of the alley and to soften the visibility of service and parking related areas.*

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

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

*The proposed project represents a modestly-scaled infill development that is compatible with the surrounding area. The majority of the homes are proposed as human-scaled two story structures. The single family homes are modestly sized and will range from approximately 1,200 square feet to 2,900 square feet in above-grade floor area. The building orientation follows a traditional pattern, which is dictated by the required dedication of two new public rights of-way within the development (10th Street and Zamia Avenue). The architecture of the homes is neo-traditional with gable roofs with a contemporary touch and is compatible with the emerging character of North Boulder. Houses and porches face the street. As discussed in the key issues section, the proposed homes meet the design guidelines of the North Boulder Subcommunity Plan. The houses are positioned so that front doors and front yards face the street, garage doors are setback and do not dominate the front façade, and there is a variety of building designs that include human scale features.*

✓ (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;

*Heights for the homes will range from under 29 feet to 35 feet. Building heights are limited to the 35-feet in height per the regulations in the RL-2 zoning district. The majority of the homes are proposed to be 2-stories in height, which is consistent and harmonious with the adjacent neighborhoods. Basements above 2 feet above grade could potentially qualify buildings as three-story, but would otherwise appear as two-story in design. Three of the homes are proposed to be 3-stories in height, excluding a basement, and require modifications to the solar access standards. These homes are proposed to be located on the interior of the site and allow the applicant to provide a variety of building forms.*

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

*The larger lots on the south side are oriented north-south to match the homes located across Yellow Pine Avenue. On the northern side of the site, where the lots are smaller, the homes are generally arranged in an east-west configuration to help avoid shadowing and allow for solar on the roofs. Homes on 28 of the 31 lots within the project would be compliant with the solar access regulations and as stated above, and would include limited building heights on smaller lots as to avoid shadowing impacts and blocked views. The applicant is requesting modifications to the solar access standards on three lots to allow shading by proposed homes to a greater degree than the adjacent lot would be shaded by a solar fence twenty-five feet in height. However, there are no shadows projected in the deepest part of the winter that would encroach on the rooftop, the area protected under Solar Access Area II.*

✓ (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;

*As stated above, buildings are neo-traditional in design with front porches, gable roofs, and principal orientation to the street with garages either setback from the front façade or accessed from the woonerf alley. The architecture of immediate surrounding neighborhoods consists of large traditional style single family homes most representative of construction in the 1990s and early 2000s. The proposed architectural character utilizes varied roof pitches and layout features consistent with that of the surrounding neighborhoods. While the proposed development is more contemporary in nature, the project is compatible with the area in terms of colors, materials, and building orientation. The design is consistent with the developing character of new residential areas of North Boulder. The project has detached tree lawns which also compliment this character.*

✓ (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;

*As stated above, the project will promote a safe and vibrant pedestrian experience with detached sidewalks and buffering tree lawns along the public rights-of-way associated with the development. Homes would front directly to these spaces with attractive front porches and entries, as required by the design guidelines, making the development inviting and attractive. A pedestrian level of detailing, such as railings, porch detailing and other architectural elements, will be given prominence. Various secondary pedestrian pathways cross through the development and the internal woonerf design creates a human scaled public thoroughfare.*

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

*The project includes the dedication of two public rights-of-way and the construction of a multi-use path connection on the north side of the site. The 10th Street connection from Lee Hill Drive to Yellow Pine Avenue significantly benefits the local street network. The development supports the planned sidewalks, utilities, streets, bike paths and street trees contemplated in the area's planning.*

✓ (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;

*One of the primary goals of the North Boulder Plan is that the subcommunity contains a diversity of housing types, sizes, and costs. The Lee Hill Road Area section states, "It is imperative that the project contain a mix of residential densities with a diversity of housing types" (page 11). While the project does not include a variety of housing types, the project provides smaller homes in comparison to the larger single family houses that surround it, providing a diversity of housing types. There are a variety of housing and lot sizes that contribute to providing homeowners a variety of choice.*

*One of the primary goals of the North Boulder Plan is that the subcommunity contains a diversity of housing types, sizes, and costs. The Lee Hill Road Area section states, "It is imperative that the project contain a mix of residential densities with a diversity of housing types" (page 11). While the project does not include a variety of housing types, the project provides smaller homes in comparison to the larger single family houses that surround it, providing a diversity of housing types and is complimentary to the variety of housing types and mixed densities that have been provided throughout the North Boulder subcommunity.*

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

*The units are single family homes, and individual yards, setbacks, and landscaping provide sound buffers throughout the project. As a relatively dense project, units would be located closer than a typical single family development. However, with a minimum of 10 feet between units, noise would be minimized.*

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

*Final lighting will be evaluated at the Technical Documents review process. Each single family home building permit will include a requirement to include lighting fixtures that comply with the Outdoor Lighting Ordinance.*

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

*Due to past industrial uses, the site does not contain natural systems that could be disturbed by redevelopment. As can be seen on the landscape plan, the design incorporates a host of natural features and a variety of natural area types, ranging from programmed to informal. This will allow the residents to connect with nature within the development on a day to day basis. Grading is required for site preparation, drainage diversion, and road construction, but otherwise, would be minimal. No negative impacts to the environment would occur or hazards created as a result of the grading.*

✓ (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.

*In general, buildings are oriented to take advantage of renewable energy systems and will be required at the building permit stage to demonstrate compliance with the city's green points program. All homes have either significant south or east facing roofs and the project is designed to support solar panels on the roofs. The homes will be prewired and pre-engineered to support "plug and play" panels to be added later. The buildings will be designed to meet 2012 IECC standards and to exceed the standard set by 20%. The*

*majority of the construction waste will be recycled during construction. An emphasis on alternate modes of transportation and less emphasis on the automobile will greatly assist in reduced energy use.*

✓ (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 design includes the use of cement board lap siding and hardcoat stucco as the primary siding materials with the use of accent materials like standing seam metal roofing accents, brick, wood porches, and metal railings. A pedestrian level of detailing, such as railings, porch detailing and other architectural elements, will be given prominence. The proposed building architecture, while more contemporary in nature, draws from a similar building material palette as the surrounding development, where cement or fiber board lap siding, brick and stucco are prevalent.*

✓ (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 subject property contains a gradual downward slope from Lee Hill Drive to Yellow Pine Ave. The overall slope will be maintained and little cut and fill is needed. The design of the homes conforms to the slope and takes advantage of solar access with significant south or east facing roofs. See civil plans for current and proposed contours*

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 proposed street pattern is an extension of the existing grid into the site. Lots, too, match the development pattern of the area. Buildings are oriented to take advantage of solar energy systems and have either significant south or east facing roofs. Setbacks*

*between homes and reduced building heights allow for optimal solar access on the majority of homes. As discussed in the key issues section, the applicant is requesting modifications to the solar access standards for three lots to allow shading to a greater degree than the solar access regulations would allow.*

✓ (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.

*See above. The setbacks and positioning of buildings on the site is conducive to solar access for the majority of buildings on the site. The project is designed for all homes to have either significant south or east facing roofs for panels. See key issues section for more information regarding requested modifications to the solar access standards.*

✓ (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.

*As stated above, building forms are conducive to solar panel installation. The homes will be prewired and pre-engineered to support "plug and play" panels and all homes have either significant south or east facing roofs for panels. As indicated in the memo and in the solar analysis provided by the applicant, the shading of the adjacent lots is contained to the side yard setback and a portion of the building wall faces. There are no shadows projected in the deepest part of the winter that would encroach on the rooftop, the area protected under Solar Access Area II. Solar panels could effectively be installed on the rooftops.*

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

*There are no identified conditions where proposed plantings could negatively affect solar access of buildings in the future.*

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) The light pole is required for nighttime recreation activities, which are compatible with the surrounding neighborhood, or the light or traffic signal pole is required for safety, or the electrical utility pole is required to serve the needs of the city; and

N/A (ii) The pole is at the minimum height appropriate to accomplish the purposes for which the pole was erected and is designed and constructed so as to minimize light and electromagnetic pollution.

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:

**Approved Minutes**
**Boulder Public Library Commission meeting**
**September 4, 2013**
**Main Library North Meeting Room**

COMMISSION MEMBERS PRESENT

Anne Sawyer
Celeste Landry
Donna O'Brien
Anna Lull

COMMISSION MEMBERS ABSENT

None

LIBRARY STAFF MEMBERS PRESENT

Valerie Maginnis, Library & Arts Director
Jennifer Miles, Deputy Library Director
Leanne Slater, Administrative Specialist
Aimee Schumm, eServices Manager
Kathleen Janosko, Administrative Specialist II (Finance)

CITY STAFF MEMBERS PRESENT

Glenn Magee, Facilities Design and Construction Manager
Joe Castro, Facilities & Fleet Manager
Maureen Rait, Executive Director of Public Works
David Mallett, Budget Analyst
Jennifer Bray, Communication Specialist III
Peggy Bunzli, Budget Manager
Paul Fetherston, Deputy City Manager

PUBLIC PRESENT

Peter Richards
David Mendosa

BOULDER TEEN ADVISORY BOARD MEMBER PRESENT (BTAB)

Nick Bozik

STUDIOTROPE REPRESENTATIVES PRESENT

Designer Brigitte Kerr, Principal Designer Deva Montalbano, and Interior Designer Caitlin Bullock

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

APPROVAL OF AGENDA

Sawyer amended the agenda in order to provide for an update from Deputy City Manager Paul Fetherston on the Library and Arts Director interim plan and recruitment. Therefore, Item 6C, Library and Arts Director retirement search, was moved after the Consent Agenda. Landry amended the

agenda by changing the name of Item 5B under Matters from the Commission from "Possible statement about tax options and library funding" to "City Council Charter Committee."

PUBLIC PARTICIPATION
No public participation.

CONSENT AGENDA

**A. APPROVAL OF JULY 10, 2013 MINUTES**
The Aug. 7, 2013 minutes were unanimously approved as amended (4-0).

**B. COMMISSION UPDATE (FROM MEMO)**
There were no items discussed.

**C. LIBRARY UPDATE (FROM MEMO)**

- Landry asked if the Boulder Housing Partners (BHP) online survey regarding the proposed north Boulder library station had been completed. Maginnis responded that she had not heard back yet but would be meeting with BHP on Fri., Sept. 6 and could email an update about this to the commission.

MATTERS FROM THE DEPARTMENT

**A. LIBRARY AND ARTS DIRECTOR RETIREMENT AND SEARCH**
Fetherston thanked Maginnis for her service and provided information regarding the search for a new library and arts director, and the timeline for filling this position.

Fetherston shared that the Executive Director of Public Works Maureen Rait has agreed to serve as the interim director of library and arts. He said that Rait, Miles, and Maginnis have worked very closely on the capital improvement project and complimented Rait on her ability to successfully conduct capital improvement projects in our community.

He said that the city is hoping to have a recruitment firm secured by the end of October and that the firm will engage in gathering stakeholder input which will include input from the Library Commission and staff. This information will help develop a candidate profile, and the firm will also identify a timeline (for working toward filling this position.) Due to the typically low number of responses to recruitment around the holidays, recruitment may take place at the beginning of 2014. However, stakeholder feedback will start immediately. Fetherston reviewed the city's process for filling director level positions, said that the hope is to have someone in place in the first quarter of 2014, hopefully in March, depending on when the recruitment begins.

Library Commission presented Valerie with a letter of congratulations on her retirement, thanking her for her service to libraries for 33 years, and more specifically for her dedication to the Boulder Public Library.

COMMISSION PRIORITY DISCUSSION AND INPUT

**A. MAIN LIBRARY RENOVATION PROJECT DESIGN ADVISORY GROUP (DAG) UPDATE (50 MINUTES)**

Magee presented information about the cost estimate for the Main Library project design. The Library Commission acknowledged the extensive public engagement process and studiotrope's facilitation and documentation of the community's vision for the project. The expectation is that the desired scope of work can be achieved within the budget. The update provided about the cost estimates suggested that may not be possible. Items that are not part of the base project scope were organized into tiers by DAG and discussed.

- Tier 1 and 2 items combined and bid as add/alternates.
  - Café /Bridge renovation – finishes, furniture, lighting and casework ($80,000)
  - Second children's restroom ($9,000)
  - Technology lab adjacent to Teen space ($10,000)
  - Energy efficient lighting improvements to main stairway, children's area, and fiction area ($180,000)
  - Enhanced graphics for way finding and meeting space privacy ($39,000)
  - Furniture to increase patron seating ($122,800)
  - Flexible, configurable shelving to improve access to collections ($60,000)
  - Audio-visual enhancements to basic equipment ($32,100)
  - UV protection film for north windows that face non-fiction collection ($2,500)

- Sawyer stated that it was a surprise that the project is almost a third over budget. It wasn't the understanding that studiotrope was proposing the "vision" rather than a design that could be completed within our budget. She was concerned that it would be difficult for the commission and the public if some of the ideas discussed in the community meetings as things we were going to do (i.e. the bridge café, seating area, and the technology lab) are eliminated. She said she wished things had been planned better, and asked for specific numbers in regards to components of the renovation such as the café and the teen technology lab. She said that the Boulder Library Foundation has expressed interest, but not commitment, to possibly funding something that they would not normally fund because it is related to library programming.
- Landry asked if there was possible alternative financing for café vendors such as exists at the West Boulder Senior Center. Magee answered that once the library finds a vendor, alternative funding could be a possibility.
- O'Brien suggested that perhaps a private donor could contribute to creating a complete (video) production area for the teens. Magee said that this may be possible. Miles stated the renovation Design Advisory Group (DAG) needs to wait to have the bids back in order to inform any decisions, which may include possibly pursuing alternative funding. She said that there is still hope that some of these things can be done within the budget.
- Landry confirmed with Magee that the numbers above were based on the design development set which was 60 percent completed. She also agreed with Sawyer that the café and the teen technology lab were important.

- Commission reiterated that the renovation of the café/bridge, adding a second children's restroom, and the establishment of the technology lab adjacent to the teen space were identified as important to meeting the community's expectations.
- Magee stated that 90 percent of the design development will be completed by next week.
- Sawyer said that if we weren't able to include components that have been moved to non-base tiers, she might be disappointed in the outcome. However, she encouraged staff and commission to continue to be optimistic, evaluate the bids once received, and, if needed, to work hard to find additional funding for some of these important pieces. Perhaps this could be done as a part of the Civic Area plan, making a case to the City for Capital Improvement Bond reserves, or other potential resources.

The commission desires to have more discussion about project alternates and priorities once bids are received. (More information can be found at http://boulderlibrary.org/pdfs/commission/2013/handouts/13%20SepMeetingHandouts.pdf)

**B. UPDATE ON RFID/MATERIALS HANDLING (10 MINUTES)**

Schumm informed the Library Commission on the radio-frequency identification (RFID)/materials handling project. She confirmed that the budget for this entire project is about 1.1 million dollars.

- Sawyer asked how the estimates that are being received are different from one another (i.e. different materials handling systems). Schumm responded that while we knew the ultimate goal is to get the materials from the main level of the library down to the basement, the details were left up to the vendors. This assisted staff in clarifying their preferences for the new system and then we issued a more precise RFP which are more precise; now the bids are more similar and the final 3 bidders will be brought in to review bids and the space.
- O'Brien asked if there would still be a materials drop box on the north side of the Main Library. Schumm responded affirmatively.
- Lull asked if the RFID tagging would be done in tandem with collection development practices. Miles responded that new materials will be tagged by the vendors. O'Brien asked if other RFID tagging would be done by volunteers or if perhaps high school or college students might be hired for this task. Schumm said this is yet to be determined.

(For more information, please go to p. 21 & 22 of the following link: http://boulderlibrary.org/pdfs/commission/2013/packet/SepCompletePacket.pdf)

**C. STUDIOTROPE PRESENTATION (1 HOUR & 5 MINUTES)**

Designer Brigitte Kerr, Principal Designer Deva Montalbano, and Interior Designer Caitlin Bullock presented information on the "look and feel" boards for the interior design of the Main Library Renovation's Project. The Library Commission had the opportunity to ask questions.

- Lull asked what end of the cost spectrum are the new shelving units. Bullock answered that it is middle grade shelving and that it can be added onto later.
- Bullock said that the DAG and studiotrope are looking at prize furniture pieces that are desired and that more of those pieces can be purchased at a later time.
- O'Brien suggested perhaps using a combination of carpet and linoleum on the stairs near the children's area (in order to keep it kid-friendly.)

- Lull asked if there had been any requests from the public about keeping the artwork on the columns outside the current children's area. Maginnis answered that she had not received public input about that.
- O'Brien asked if there would be a changing station in the family restroom. Kerr answered affirmatively.
- Sawyer asked if one of the children's restrooms is removed from the plans will the (4 walls of the) restroom still exist. Kerr answered that the room for the restroom would be constructed in order to enable future growth.
- O'Brien asked if the smaller restroom would still be wheelchair accessible. Kerr responded affirmatively.
- Sawyer and O'Brien asked that the teens continue to be collaborated with during the interior design component of this project.

(More information can be found at http://boulderlibrary.org/pdfs/commission/2013/handouts/13%20SepMeetingHandouts.pdf)

MATTERS FROM THE COMMISSION

A. **PRELIMINARY MEETING ROOM PLAN**

Landry submitted a template for staff to fill in and Commission to discuss describing access and scheduling of library meeting rooms during and after construction. (See page 23 of the September packet at http://boulderlibrary.org/pdfs/commission/2013/packet/SepCompletePacket.pdf).

Landry mentioned that the template is related to the color scheming for the meeting rooms since the color scheme described by studiotrope would be a visual clue for which meeting rooms are available to the public, but some meeting rooms are not available to the public. Should we change the color scheme for the rooms that are locked and not available for public use? Landry was surprised to find out that meeting rooms are routinely locked. Maginnis said that the Arapahoe Conference Room and North Meeting Room are locked to discourage individual patrons from using the space because it can be difficult to remove one person from a room when it is needed for library programming. During the visioning meetings for the renovation, the public stressed the importance of meeting rooms. Landry asked if members of the public may get Leanne Slater to unlock the meeting rooms so they may use them when there is no program scheduled in the room. In general, Slater doesn't unlock doors except for scheduled programs.

Sawyer said that whether the meeting rooms are locked or not is a policy discussion which the Commission could have at a future meeting.

B. **CITY COUNCIL CHARTER COMMITTEE**

The City has a Charter Committee with 4 City Council members on it. A current member of the Charter Committee suggested that January or February, after the City Council elections, would be a good time for the Commission to invite a representative from the Charter Committee to our meeting. Landry asked the Commission to consider issuing such an invitation in order to review the library's portion of the charter. Commission will consider an invitation when it revises its 2014 priorities beginning in November.

Landry stated that this committee will often propose a ballot issue in order to change charter language, especially language that may be outdated.

MATTERS FROM THE DEPARTMENT (CONTINUED)

**B. REVIEW 2014 CITY MANAGER'S RECOMMENDED BUDGET (18 MINUTES)**

Mallett reviewed the Library & Arts Department's portion of the 2014 City Manager's Recommended Budget with the Library Commission and offered the Commission the opportunity to ask questions. He explained that the economy appears to be moving in a positive direction, i.e. there has been a 3.5 percent increase in sales and use tax and the unemployment rate is down. He added that there have been some costs that are outpacing this growth, i.e. the cost of materials, higher healthcare costs, etc. but that he is still cautiously optimistic.

(For more information, please go to p. 44 at http://boulderlibrary.org/pdfs/commission/2013/handouts/13%20SepMeetingHandouts.pdf).

- North Boulder Library Station
  - O'Brien noted the annual $115,000 allocated for operating costs seemed like a low number. Miles responded that the number is mostly comprised of the salary for the 1.0 FTE as well as the money required to maintain the space (which is a relatively low amount.)
  - O'Brien asked if there could be a cool sign at the WestView location; she said that it may be hard to notice otherwise. She mentioned that maybe some of the local artists in that area could work on this. Miles answered that signage costs are being estimated in the one-time cost figure ($90,000.) Miles said that it would be something that goes in the grass rather than on the building itself. Landry commented/suggested that there be a City of Boulder Transportation street sign directing people to the library station.
  - Landry stated, on a side note, that there was a bumper sticker on the sign that points to the Canyon Gallery. Rait made note of this.
  - Landry requested the line items that make up the north Boulder library station budget.
  - Sawyer asked for the costs of the station to be open an additional 20 hours per week, as she said she heard that the community may be going to council to ask for the library to be open for more than the proposed 16-20 hours per week. She wants to be able to provide this group with the number.
  - Landry asked if the library would employ 2 people that would comprise the 1.0 FTE. Miles responded that was a possibility and could allow for coverage for breaks/vacations.

**C. PLAN FOR TARGET SURVEY ON LIBRARY PROGRAMMING**

This item was deferred until October meeting.

**ANNOUNCEMENT-** Commissioner Sawyer announced that applications for the vacant library commissioner appointment are being accepted until Sept. 23, 2013.

ITEMS FOR INCLUSION IN THE ACTION SUMMARY

Commission discussed items for the Action Summary.

NEXT COMMISSION MEETING (ROLLOVER ITEMS AND DATE)

The next Library Commission meeting will be held at 6 p.m. on Wed., Oct. 2, 2013 at the Main Library, in the North Meeting Room, 1001 Arapahoe Ave. and will include the following agenda items:
Swearing in new Library Commissioner, Main Library renovation project Design Advisory Group regarding an update on the bid process plan, café vendor request for proposals (RFP) process, review of the public art selection panel recommendation, master plan funding goal information review, city-based Library Commission webpage, and plan for target patron survey on library programming.

Meeting adjourned at 9:04 p.m.

Approved By _____ Date _____

Please note: Commissioner Sawyer approved these minutes on 10/29/13.

CITY OF BOULDER, COLORADO

# BOARDS AND COMMISSIONS MEETING ACTION SUMMARY FORM

**NAME OF BOARD/COMMISSION:** LIBRARY COMMISSION: SPECIAL MEETING
**DATE OF MEETING:** October 30, 2013 at Main Library
**NAME/TELEPHONE OF PERSON PREPARING SUMMARY:** Leanne Slater, 303-441-3106
**LIBRARY COMMISSION MEMBERS PRESENT:** Anne Sawyer, Celeste Landry, Donna O'Brien, Anna Lull, and Paul Sutter
**LIBRARY COMMISSION MEMBERS ABSENT:** None
**LIBRARY STAFF MEMBERS PRESENT:** Maureen Rait, Jennifer Miles, and Leanne Slater
**REPRESENTATIVES FROM BRADBURY ASSOCIATES:** Jobeth Bradbury and Dan Bradbury
**PUBLIC PRESENT:** Steve Colby and Peter Richards

**Call to order:** The meeting was called to order at 6:02 p.m.

**Public Participation:** None

**Agenda, facilitated by Bradbury Associates:**

A. Introductions

B. Structure for the Search

C. Review the Search Process: Bradbury and Bradbury discussed their recruitment/search process for the Library & Arts Director.

A. Marketing Plan: Share the (Bradbury Associates) position marketing plan strategy

B. Identification of Key Attributes: Report from the attribute surveys as well as challenges and desired results- The Library Commission had previously submitted a questionnaire identifying the key attributes, skills and abilities required for this position.

C. Job Advertisement/ Announcement: Review of basic elements of the job ad/announcement- including salary ranges and suggested closing date

D. Staff Meetings/ Other Input: Discussion of purpose and general feedback from staff meetings

E. Confidentiality: Discuss confidentiality of the applications under Colorado open meetings/records law

F. Additional Questions- Bradbury Associates answered questions that the Library Commission presented.

**Adjournment –** The meeting was adjourned at 7:31 p.m.

**Next commission meeting (rollover items):** Shelley Sullivan, BoulderReads! manager, will present the Janet Driskell Turner-Outstanding Adult Learner award, library's renovation update regarding the contractor selection process and review of the public art selection panel recommendations, funding goal with information and vision information in relation to the library's master plan, update on the approved 2014 Library & Arts budget, begin prioritization of Library Commission goals in preparation of sending the commission's letter to City Council in December, report on Boulder Library Foundation's grants, and an update on the library and arts director search, and possibly information on a patron survey iteration.

**ATTACH BRIEF DETAILS OF ANY PUBLIC COMMENTS (LIMIT TO ONE PAGE):**

**TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:** 6 p.m. on Wed., Nov. 6, 2013 at the Main Library, in the North Meeting Room, 1001 Arapahoe Ave.

DRAFT

CITY OF BOULDER, COLORADO

# BOARDS AND COMMISSIONS MEETING ACTION SUMMARY FORM

**NAME OF BOARD/COMMISSION:** LIBRARY COMMISSION
**DATE OF MEETING:** November 6, 2013 at Main Library
**NAME/TELEPHONE OF PERSON PREPARING SUMMARY:** Leanne Slater, 303-441-3106
**LIBRARY COMMISSION MEMBERS PRESENT:** Anne Sawyer, Celeste Landry, Donna O'Brien, and Paul Sutter
**LIBRARY COMMISSION MEMBERS ABSENT:** Anna Lull
**LIBRARY STAFF MEMBERS PRESENT:** Maureen Rait, Jennifer Miles, Wendy Hall, Matt Chasansky and Leanne Slater
**CITY STAFF PRESENT:** Glenn Magee, Joe Castro, and Jennifer Bray
**PUBLIC PRESENT:** Anna Salim (arts commissioner), Steve Colby, Alice McDonald, David and Georgia Harris, Gayla Fills Pipe (Janet Driskell Turner- Outstanding Adult Learner Award recipient), Betty Johnson, Peter Richards, and Ann Moss (arts commissioner).

**Call to order:** The meeting was called to order at 6:00 p.m.

**Approval of Agenda:**

**Public Participation:** See Attachment A.

**Consent Agenda:**

A. Approval of Oct. 2, 2013 Minutes: The Library Commission unanimously (4-0, Lull absent) approved the Oct. 2, 2013 minutes as amended.

**Presentation:**
Janet Driskell Turner- Outstanding Adult Learner Award- Shelley Sullivan, BoulderReads! manager (20 minutes)

**Commission Priority Discussion and Input:**

A. Main Library Renovation Project (20 minutes)
   - Contractor Selection Process
   - Design Advisory Group Update
   - Public Art Selection Process

**Matters from the commission:**

A. Board and Commission Committee Report and Recommendations-Tim Plass, city councilmember (33 minutes)
B. Discuss commission priorities to inform City Council goal setting (15 minutes): The Library Commission discussed their 2014 priorities to inform City Council's goal setting; and Sawyer will draft a letter to bring to the commission for review.
C. Discuss Charter report to city manager
D. Commission Update (from memo) (38 minutes) - The Library Commission discussed the questions included in the Library Commission application; and Sutter will draft proposed changes and send to the commission for review.

**Matters from the department:**

A. Update on library and arts director recruitment (30 minutes)
B. Library Update (from memo)
   - 2014 Approved Budget Update
   - George Reynolds Branch Library- Flood Recovery Update
   - NoBo Library Station Update
   - Update on Operations- Public Services Reorganization
   - Maria Rogers Oral History Project Website Update
   - Report on Boulder Library Foundation Funding Requests
   - 2014 Community Survey
   - Library Policy Review Planning
   - Library Commission Retreat Planning
   - 2014 Library Commission Meeting Calendar
   - Library Commission Website Update

**Adjournment –** The meeting was adjourned at 9:05 p.m.
**Next commission meeting (rollover items):** Renovation update including the furniture bid update, perhaps the RFP (requests for proposals) for a café, and the public art semifinalists; the annual letter to City Council to finalize and vote on; the policy review prioritized list; addendum to the arts assessment; arts and cultural service review update; and reviewing the 2014 community survey.

DRAFT

**ATTACH BRIEF DETAILS OF ANY PUBLIC COMMENTS (LIMIT TO ONE PAGE):** See Attachment A.

**TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:** 6 p.m. on Wed., Dec. 4, 2013 at the Main Library, in the North Meeting Room, 1001 Arapahoe Ave.

DRAFT

**Attachment A.**
**Public Comments**

1. Peter Richards addressed the Library Commission and summarized the points, that he found interesting, from a field trip that he went on with Celeste Landry and Paul Sutter to the Longmont Public Library. Richards and others spoke with Longmont Library Director Judith Anderson, on Monday afternoon. Richards said that Judith has worked for the city for a long time, close to 20 years. He said that Judith has an MLS [Masters in Library Science] degree and that she thinks that degree is needed in order to see the library 'big picture.' He added that Judith has been the director for four years now. Richards said that Judith has nothing to do with 'arts' in Longmont; Longmont Museum handles that area. He stated that she has people working for her, who worked at BPL (Boulder Public Library) in the past. Longmont has only one main library, no branches. He said that Longmont has one library, 51,000 sq. ft., which was built 20 years ago. Boulder Main has 92,000 sq. ft., renovated about 20 years ago. Including the two circulating branches and Carnegie, Boulder has a total of 114,000 sq. ft. of space. Longmont's current security system for books, CDs, etc. is RFID, and it works. He said that Longmont has city employees doing the janitorial service and security service and that they have full benefits. Richards stated that Boulder [library] subcontracts this out and that these employees have no benefits, to his knowledge.
   Richards stated that they spent a lot of time discussing security issues as that is a problem in all libraries. He said that the Longmont library security person has worked for the city for over 10 years and she does not look like a cop or a rent-a-cop. He said that she has no gun, no badge, no nightstick, and does not wear a uniform. Richards said that she does have a yellow blazer that says 'Longmont Public Library Staff.' Richards said that she makes everyone follow the rules and that Longmont has less of a homeless problem than Boulder, but they are very firm with the homeless. He said that Judith mentioned that if a patron stinks, they are out of there [the library].
   Richards said that he is organizing, not an official city function, a field trip to the University of Denver library on Fri., Nov. 15. He said that the group will be meeting at the DU library at 3 p.m. He said that the tour will be led by Director Nancy Allen, who incidentally is married to Jim Williams whom is the dean of libraries at University of Colorado, Boulder. He said that DU has 11,500 students and that at the beginning of the summer of 2011, the 41-year old Penrose Library closed for a $32 million renovation and reopened in the spring of 2013. If the public wants more information about the tour, they can contact Peter Richards directly.

2. Arts Commissioner Anna Salim addressed the commission and said that she has been serving on the Arts Commission since 2010. She that the arts department has been in major transition and that she believes this is primarily due to not having an arts manager since Donna Gartenmann retired. Salim said that Valerie Maginnis made a fantastic hire for the arts division manager, with Matt Chasansky. She said that the arts can now begin pursuing a new cultural master plan. She said that Valerie felt very strongly that the arts assessment was a necessary step in that process. She said that she believed that Valerie's untimely absence for personal reasons was

the reason that the assessment consultants failed to understand and accurately connect the library, the Boulder Library Foundation (BLF), and the arts division. She said that she was happy to hear that the steps are underway to remedy this with an addendum to that report. She said that the assessment provides third party recommendations so that decisions and improvements can be made from the greater perspective of the entire city. In regards to cultural master planning, the BLF will undoubtedly be an important player in that conversation as well; she added that the Library Commission will also be important in this respect. This community needs more collaboration rather than less. She said that Marcelee Gralapp was before her time in recognizing the natural reciprocity that could exist between library and arts. Salim said that there are a lot of efficiencies in keeping these departments together and under a single director. She also said that she doubted the city's willingness in making an abrupt change in their search for a new director. Instead, she suggested encouraging Bradbury Associates to do their best, to find our new library and arts director, trust our new arts division manager is qualified and eminently capable of leading the arts division, which will allow the library and arts director much more time to focus on the library and its issues, and finally, to look to our cultural master planning process to see whether or not the arts need to be separated from the library. She said that in the meantime, the Library and Arts commissions can begin to work together more closely and better understand where our services overlap, where they are distinct, and in what ways we can work together to make both divisions stronger.

Landry thanked Salim for attending and for speaking, as she said this was the first time that an Arts Commissioner had attended and spoken as a commissioner.

3. Alice McDonald said that she would like better publicity for public meetings and that she would like to save the auditorium. She said that only four library users, along with some arts commissioners, showed up for the public meeting with Bradbury Associates. And McDonald said that there are so many decisions to make this year regarding: the Main Library Renovation, the Civic Area Plan's to take over the library auditorium, and a new director. She said with all of these items that we should have regular publicity; she suggested getting on the Daily Camera's "To-Do" list and mentioned that Erie and Louisville libraries have posted their storytimes there on an ongoing basis. McDonald said that an update in the monthly electronic newsletter is old by the second week. She suggested having a sign at the front door regarding public meetings advertising free cookies.

   In regards to the discussion about whether the library and arts director position should be separated into two positions, she said that it had already been concisely suggested what needs to be worked on. McDonald said that regardless of this decision, she believes that the auditorium should remain a free meeting space for all citizens. She said that the Civic Area Plan intends to turn the auditorium into a paid for performance venue and asked the commission if they were aware of this. She said that Marcelee felt strongly that we need to have a performance space that is free for all income levels in this community to be able to enjoy films, concerts, children's events, programming, etc. She said that it would be wrong for the city to

amputate the north wing from the rest of the library since it was built with tax money. McDonald urged the Library Commission to prevent this from happening.

And she added that she was happy that she was able to offer feedback to the recruitment firm for the director's position.

4. Betsy Tobin, artistic director of the Now or Never Theatre, spoke to the Library Commission about the separation between the directors for library and arts. She said that it takes an unusual person to address all of the concerns for the library as well as all of the arts concerns. She said that she thought there had been some fantastic performances in the Canyon Theater. Tobin said that there have been full houses and they have had to turn people away. She said that she thought it was important to have a separation between the library director and the arts director. She reiterated the wonderful performances that have happened in the theater and that she was lucky to be part of some of them. Tobin stated that she had heard from many people: artists, audience members, and staff, that are really upset that the programming was cut and were really upset and disappointed. She said that it is easy to cut a program and lose it but it takes a long time to build something. She added that as you [the Library Commission and others] decide who are in what roles and work on the Civic Area Plan, that it is important to consider the things that do work well and to stand behind them.

## Mara Abbott Appreciation Day
## October 15, 2013

**WHEREAS**, Mara Abbott was born in Boulder in 1985 and grew up here, competing as a distance swimmer. She began cycling during her freshman year at Whitman College, and won a collegiate national title as a freshman, only four months after she first raced a bike; and

**WHEREAS**, Mara Abbott is a member of the U.S. National Team and a two-time national road racing champion, the first time at age 21; and

**WHEREAS**, Mara Abbott is the first American ever to win the Giro d'Italia Femminile, an eight-stage race and the most demanding stage race on the professional women's calendar, as well as overall victories at the Tour of the Gila and Cascade Classic; and

**WHEREAS**, Mara Abbott is known for her climbing abilities in cycling and, among her many victories, has won a mountain stage in the Giro della Toscana, stage three and the King of the Mountains jersey in the Giro Donne and finishing second overall, and has won two Giro Rosa races as well; and

**WHEREAS**, Mara Abbott has been an avid environmentalist since she was a child, posting reduce/reuse/recycle signs around her neighborhood, promotes cycling as an alternative to driving, and uses her cycling notoriety to help advance environmental causes and aspires to work in environmental policy; and

**WHEREAS**, Mara Abbott continues to volunteer her time and expertise to the community serving on the City of Boulder Environmental Advisory Board.

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the city of Boulder, Colorado, that October 15, 2013 is declared

**Mara Abbott Appreciation Day**

Matthew Appelbaum

Matthew Appelbaum, Mayor

## Pat Ament Appreciation Day
## September 28, 2013

**WHEREAS**, Boulder, Colorado, is recognized as one of the centers of climbing and endurance sports training in the world; and

**WHEREAS**, many of the world's best triathletes, cyclists, climbers and runners have lived and trained here during the past 50 years, logging countless miles on the trails and roads and hours in gyms in pursuit of becoming the best at what they do; and

**WHEREAS**, these elite athletes have helped spread Boulder's fame throughout the world, with the help of unsung forward-thinking members of the Boulder community; and

**WHEREAS**, Pat Ament has been a great ambassador for the City of Boulder, being a pioneer climber who has helped attract scores of world-class athletes here to train; and

**WHEREAS**, Pat Ament, author and climber, has contributed in many ways to Boulder becoming a national and world center of climbing; and

**WHEREAS**, Pat Ament gave back to the community through his writing and music and who is now being recognized for his contributions by being inducted into the Boulder Sports Hall of Fame

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the city of Boulder, Colorado, that September 28 is declared

**Pat Ament Appreciation Day**

Matthew Appelbaum

Matthew Appelbaum, Mayor

AMERICAN INDIANS COMMITTEE NATIONAL SOCIETY
DAUGHTERS of the AMERICAN REVOLUTION

## AMERICAN INDIAN HERITAGE MONTH
**November 2013**

**WHEREAS**, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

**WHEREAS**, the contributions of American Indians have enhanced the freedom, prosperity and greatness of America today; and

**WHEREAS**, the customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

**WHEREAS**, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Heritage History Month; and

**WHEREAS**, in honor of American Indian Heritage Month, community celebrations, as well as numerous cultural and artistic, educational and historical activities have been planned.

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the City of Boulder that November is

**National American Indian Heritage Month**

and urge all our citizens to observe this month with appropriate programs, ceremonies and activities.

Matthew Appelbaum, Mayor

**Recognition and Appreciation to the Boulder Community**
**for Support in the Initial Phase of Flood Recovery**
**October 29, 2013**

**WHEREAS,** the City Council of the City of Boulder recognizes and expresses heartfelt appreciation for the outpouring of support provided by volunteers, businesses and governmental and non-profit organizations during and following the flood event that began on September 11, 2013; and

**WHEREAS,** Boulder County has been designated a Federal Disaster Area and the City of Boulder experienced substantial flooding that will have lasting effects on our community, resulting in extensive infrastructure damage, damage to and displacement of residents and businesses; and

**WHEREAS,** through the initial phases of response and recovery, the City has been blessed with an outpouring of support in time, work, and equipment from thousands of volunteers – by individuals, businesses, and organizations – who have helped the city in so many ways, including emergency response, community services, and clean up and recovery of parks, open space, and transportation networks; and

**WHEREAS,** Boulder-based businesses donated professional services, provided meals for emergency responders, volunteers and impacted residents, pledged matching donation funds, hauled debris, held fundraising events and benefits, offered discounted pricing, organized volunteer efforts, and provided extensive financial support to disaster relief and recovery efforts; and

**WHEREAS,** an incredibly generous level of financial support from numerous Boulder-based businesses, community organizations, and individuals, which have and will benefit Boulder County and City residents and businesses impacted by the flood; and

**WHEREAS,** the City of Boulder is immensely grateful to and for all those who have given and will continue to give so selflessly to accomplish extraordinary things for our community as we continue to learn from, recover and rebuild together, and looks forward to the continued collaboration as we move forward; and

**WHEREAS,** the City Council of the City of Boulder wishes to express warm appreciation for all who have and will continue to exemplify true community spirit and support.

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the City of Boulder, Colorado, does express

**Recognition and Appreciation to the Boulder Community**
**for Support in the Initial Phase of Flood Recovery**

Matthew Appelbaum

**Matthew Appelbaum, Mayor**

## Yoko Tamaki Brandt
## 2013 Volunteer of the Year

**WHEREAS,** Yoko Tamaki Brandt has displayed a passion for sharing the love of the land of her birth with those of her adopted community, Boulder; and

**WHEREAS,** Yoko Tamaki Brandt played a key role in the establishment of the Boulder-Yamagata Sister City relationship in 1994, including organizing and translating for the initial delegation of Boulder representatives to Yamagata. Specifically, she has started the City of Boulder Sakura (Japanese cherry tree) planting program to populate Boulder's city parks with hundreds of cherry trees over the past decade; and worked with the Boulder Valley Rotary Club to set up their sister Rotary Club relationship with Yamagata North Rotary Club (this includes an annual high school exchange); and initiated and organized a nine-day visit by a delegation of nurses from Yamagata City Hospital to Boulder in the fall of 2012 to understand how the American system of nurse practitioners works here in Boulder and bring the concept back to Yamagata; and translated documents and gave cultural advice countless times to delegates going to and from Boulder and Yamagata for social-cultural and business reasons.

**NOW, THEREFORE, BE IT DECLARED** that the City Council of the City of Boulder, Colorado, hereby recognizes

**YOKO TAMAKI BRANDT**

As a 2013 **VOLUNTEER OF THE YEAR** for her dedicated international service in developing relationships and projects between Boulder and Yamagata and urge all citizens of Boulder to recognize and celebrate the varied programs and activities of the seven Boulder Sister City committees in the City of Boulder as exemplified by the volunteer service of their many committed members.

Matthew Appelbaum

Matthew Appelbaum, Mayor

## Conflict Resolution Month Declaration
## October 2013

**WHEREAS,** conflict resolution encompasses mediation, arbitration, facilitation, collaborative decision-making, restorative processes, and other responses to differences; and

**WHEREAS,** the conflict resolution process empowers individuals, families, communities, organizations, and businesses to foster communication and devise solutions that are acceptable to the needs and interests of all parties involved; and

**WHEREAS,** conflict resolution is taught and practiced by citizens in many school systems -including the Boulder Valley School District - universities, and graduate programs throughout Colorado and the world as a way of solving disputes; and

**WHEREAS,** community-based programs fairly and equitably resolve neighborhood and community conflicts, thereby strengthening local relationships; and

**WHEREAS,** professional associations of conflict mediators promote peaceful and creative resolutions to disputes

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the city of Boulder, Colorado, in recognition of the ongoing commitment to collaborative and constructive means of conflict resolution, that the month of October 2013 is declared

**Conflict Resolution Month**

Matthew Appelbaum, Mayor

**Joanne Ernst Appreciation Day**
**September 28, 2013**

**WHEREAS**, Boulder, Colorado, is recognized as one of the centers of endurance sports training and climbing in the world; and

**WHEREAS**, many of the world's best triathletes, cyclists, climbers and runners have lived and trained here during the past 50 years, logging countless miles on the trails and roads and hours in gyms in pursuit of becoming the best at what they do; and

**WHEREAS**, these elite athletes have helped spread Boulder's fame throughout the world, with the help of unsung forward-thinking members of the Boulder community; and

**WHEREAS**, Joanne Ernst has been a great ambassador for the City of Boulder, being a pioneer female triathlete who has helped attract scores of world-class athletes here to train; and

**WHEREAS**, Joanne Ernst, Ironman champion, has contributed in many ways to Boulder becoming a national and world center of endurance sports; and

**WHEREAS**, Joanne Ernst gave back to the community through her years coaching young women and men at Fairview High School and is now being recognized for her contributions by being inducted into the Boulder Sports Hall of Fame

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the city of Boulder,Colorado, that September 28 is declared

**Joanne Ernst Appreciation Day**

Matthew Appelbaum

Matthew Appelbaum, Mayor

# John "Jack" Hess Appreciation Day
# November 7, 2013

**WHEREAS**, John "Jack" Hess was a Scout as a youth and earned his Eagle Scout Award in 1966. He is an active member in the Order of the Arrow (Scouting's National Honor Society) and earned his Vigil Honor in 1967; and

**WHEREAS**, John Hess, better known as Jack among his friends, has served in various leadership roles in the Order of the Arrow as a Chapter and Lodge Adviser in the Nebagamon Lodge in the Boulder Dam Area Council, OA W4C Section Adviser, OA Area W4 Adviser, OA Western Region Chairman, and is currently a member of the National OA Committee; and

**WHEREAS**, Jack served as the Incident Commander for the OA ArrowCorp5 and SummitCorp Projects, and was recognized with the Order of the Arrow Distinguished Service Award in 1998; and

**WHEREAS**, Dr. Hess is Executive Director of the Geological Society of America (GSA) and serves as a member of the US National Commission for UNESCO, the US National Committee for Geological Sciences, and the Science Committee for the National Natural Landmarks Program and is a Fellow of the Geological Society of America, the National Speleological Society, and the Cave Research Foundation; and

**WHEREAS**, Dr. Hess earned his Wood Badge beads in 1987, and was recognized with the Silver Beaver Award, the highest award a council can bestow, by the Boulder Dam Area Council in 1988, and Dr. Hess was bestowed the Silver Antelope Award, the highest award the Western Region can bestow, in 2000; and

**WHEREAS**, Dr. Hess relocated to Colorado in 2001 and has been very active in the Longs Peak Council serving on the Board of Directors and as an Officer for the Council, chairing the Program Committee, and Dr. Hess was recently selected to receive the Distinguished Eagle Scout Award from National BSA for dedicated service to youth.

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the city of Boulder, Colorado, that November 7, 2013 is declared

**John "Jack" Hess Appreciation Day**

Matthew Appelbaum

**Matthew Appelbaum, Mayor**

## Steve Jones Appreciation Day
## September 28, 2013

**WHEREAS**, Boulder, Colorado, is recognized as one of the centers of climbing and of endurance sports training in the world; and

**WHEREAS**, many of the world's best triathletes, cyclists, climbers and runners have lived and trained here during the past 50 years, logging countless miles and hours in gyms and on the local trails and mountains in pursuit of becoming the best at what they do; and

**WHEREAS**, these elite athletes, as well as members of the Boulder community in many fields have helped spread Boulder's fame throughout the world; and

**WHEREAS**, Steve Jones has been a great ambassador for the City of Boulder since moving here in 1988, being a magnet that has drawn scores of fellow Olympians and world-class athletes here to train; and

**WHEREAS**, Steve Jones, former marathon world record holder and one of the greatest marathon runners ever, has contributed in many ways to Boulder becoming a national and world center of endurance sports; and

**WHEREAS**, Steve Jones continues to volunteer his time and expertise to the community through his coaching and is now being recognized by being inducted into the Boulder Sports Hall of Fame

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the city of Boulder, Colorado, that September 28 is declared

**Steve Jones Appreciation Day**

Matthew Appelbaum

Matthew Appelbaum, Mayor

## Pat Ament Appreciation Day
## September 28, 2013

**WHEREAS**, Boulder, Colorado, is recognized as one of the centers of climbing and endurance sports training in the world; and

**WHEREAS**, many of the world's best triathletes, cyclists, climbers and runners have lived and trained here during the past 50 years, logging countless miles on the trails and roads and hours in gyms in pursuit of becoming the best at what they do; and

**WHEREAS**, these elite athletes have helped spread Boulder's fame throughout the world, with the help of unsung forward-thinking members of the Boulder community; and

**WHEREAS**, Pat Ament has been a great ambassador for the City of Boulder, being a pioneer climber who has helped attract scores of world-class athletes here to train; and

**WHEREAS**, Pat Ament, author and climber, has contributed in many ways to Boulder becoming a national and world center of climbing; and

**WHEREAS**, Pat Ament gave back to the community through his writing and music and who is now being recognized for his contributions by being inducted into the Boulder Sports Hall of Fame

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the city of Boulder, Colorado, that September 28 is declared

**Pat Ament Appreciation Day**

Matthew Appelbaum

Matthew Appelbaum, Mayor

## Mara Abbott Appreciation Day
## October 15, 2013

**WHEREAS**, Mara Abbott was born in Boulder in 1985 and grew up here, competing as a distance swimmer. She began cycling during her freshman year at Whitman College, and won a collegiate national title as a freshman, only four months after she first raced a bike; and

**WHEREAS**, Mara Abbott is a member of the U.S. National Team and a two-time national road racing champion, the first time at age 21; and

**WHEREAS**, Mara Abbott is the first American ever to win the Giro d'Italia Femminile, an eight-stage race and the most demanding stage race on the professional women's calendar, as well as overall victories at the Tour of the Gila and Cascade Classic; and

**WHEREAS**, Mara Abbott is known for her climbing abilities in cycling and, among her many victories, has won a mountain stage in the Giro della Toscana, stage three and the King of the Mountains jersey in the Giro Donne and finishing second overall, and has won two Giro Rosa races as well; and

**WHEREAS**, Mara Abbott has been an avid environmentalist since she was a child, posting reduce/reuse/recycle signs around her neighborhood, promotes cycling as an alternative to driving, and uses her cycling notoriety to help advance environmental causes and aspires to work in environmental policy; and

**WHEREAS**, Mara Abbott continues to volunteer her time and expertise to the community serving on the City of Boulder Environmental Advisory Board.

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**Mara Abbott Appreciation Day**

Matthew Appelbaum

Matthew Appelbaum, Mayor

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**September 28, 2013**

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**WHEREAS**, many of the world's best triathletes, cyclists, climbers and runners have lived and trained here during the past 50 years, logging countless miles on the trails and roads and hours in gyms in pursuit of becoming the best at what they do; and

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**WHEREAS**, Joanne Ernst has been a great ambassador for the City of Boulder, being a pioneer female triathlete who has helped attract scores of world-class athletes here to train; and

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**Joanne Ernst Appreciation Day**

Matthew Appelbaum

Matthew Appelbaum, Mayor

**Gary Lacy Appreciation Day**
**September 28, 2013**

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**WHEREAS**, many of the world's best triathletes, cyclists, climbers and runners have lived and trained here during the past 50 years, logging countless miles on the trails and roads and hours in gyms in pursuit of becoming the best at what they do; and

**WHEREAS**, these elite athletes have helped spread Boulder's fame throughout the world, with the help of unsung forward-thinking members of the Boulder community; and

**WHEREAS**, Gary Lacy has been a great ambassador for the City of Boulder, through his work as the City's Greenway Coordinator, who has helped attract scores of world-class athletes here to train; and

**WHEREAS**, Gary Lacy, athlete and planner, has contributed in many ways to Boulder becoming a national and world center of fitness for people of all levels; and

**WHEREAS**, Gary Lacy has contributed much to the community and who is now being recognized for his contributions by his induction into the Boulder Sports Hall of Fame

**NOW, THEREFORE, BE IT DECLARED** by the City Council of the city of Boulder, Colorado, that September 28 is declared

**Gary Lacy Appreciation Day**

Matthew Appelbaum

Matthew Appelbaum, Mayor

## Yoko Tamaki Brandt
## 2013 Volunteer of the Year

**WHEREAS,** Yoko Tamaki Brandt has displayed a passion for sharing the love of the land of her birth with those of her adopted community, Boulder; and

**WHEREAS,** Yoko Tamaki Brandt played a key role in the establishment of the Boulder-Yamagata Sister City relationship in 1994, including organizing and translating for the initial delegation of Boulder representatives to Yamagata. Specifically, she has started the City of Boulder Sakura (Japanese cherry tree) planting program to populate Boulder's city parks with hundreds of cherry trees over the past decade; and worked with the Boulder Valley Rotary Club to set up their sister Rotary Club relationship with Yamagata North Rotary Club (this includes an annual high school exchange); and initiated and organized a nine-day visit by a delegation of nurses from Yamagata City Hospital to Boulder in the fall of 2012 to understand how the American system of nurse practitioners works here in Boulder and bring the concept back to Yamagata; and translated documents and gave cultural advice countless times to delegates going to and from Boulder and Yamagata for social-cultural and business reasons.

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**YOKO TAMAKI BRANDT**

As a 2013 **VOLUNTEER OF THE YEAR** for her dedicated international service in developing relationships and projects between Boulder and Yamagata and urge all citizens of Boulder to recognize and celebrate the varied programs and activities of the seven Boulder Sister City committees in the City of Boulder as exemplified by the volunteer service of their many committed members.

Matthew Appelbaum

Matthew Appelbaum, Mayor

## Jeff Walters
## 2013 Volunteer of the Year

**WHEREAS,** Boulder Jalapa Friendship City Projects, Inc. fosters people-to-people diplomacy through organizing delegations to and from Nicaragua and is dedicated to developing and funding projects that create community and work for the greater good of its international partners; and

**WHEREAS,** Jeff Walters has traveled to and lived in the community of Jalapa in northern Nicaragua as a volunteer to develop a safe and sustainable water system. Specifically, he has worked with the community leaders, national government agencies and Nicaraguan engineers to plan and coordinate the construction of the Pasmata Water System in the Jalapa Valley; he has also worked on different phases of the water systems in other small communities in the Jalapa Valley in need of clean water systems; and helped co-found the non-profit Second Mile Water (www.secondmilewater.org), a Colorado non-profit working to provide marginalized people in developing countries permanent access to clean, safe drinking water; and

**WHEREAS**, Jeff Walters is now a Mortenson Fellow at the University of Colorado where he is developing a holistic monitoring and evaluation framework to aid in planning for and maintaining sustainable rural water services in Nicaragua and beyond; and

**WHEREAS**, the efforts of Jeff Walters has led to the development of projects that empowers people to address their own needs, given the resources available to them.

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Matthew Appelbaum

**Matthew Appelbaum, Mayor**

**Recognition and Appreciation to the Boulder Community**
**for Support in the Initial Phase of Flood Recovery**
**October 29, 2013**

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**WHEREAS**, Boulder County has been designated a Federal Disaster Area and the City of Boulder experienced substantial flooding that will have lasting effects on our community, resulting in extensive infrastructure damage, damage to and displacement of residents and businesses; and

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Matthew Appelbaum

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