



**TO:** Members of Council  
**FROM:** Dianne Marshall, City Clerk's Office  
**DATE:** September 16, 2014  
**SUBJECT:** Information Packet

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## 1. CALL UPS

- A. Landmark Alteration Certificate to remodel and change the roof form to one side of the contributing accessory building at 2515 7th St. per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00190). This Landmark Alteration Certificate is subject to City Council call-up no later than **September 16, 2014**.
- B. Site Review Amendment application, no. LUR2013-00059 and Final Plat application, no. TEC2013-00073, for the Boulder Municipal Airport to subdivide the existing 123.5-acre lot into two new lots: Lot 1C (2.6 acres) and Lot 2C (120.8 acres). The site is located at 3300 Airport Rd and is within the P and IG zone districts.
- C. 2550 Canyon (LUR2013-00057)
- D. Landmark Alteration Certificate to demolish a contributing accessory building, construct a 6' x 26' rear deck, flagstone patio, and basketball court, retaining walls and fire pit with concrete base at 437 Highland Ave. per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00176). This Landmark Alteration Certificate is subject to City Council call-up no later than **September 16, 2014**.
- E. **Site and Use Review** application, no. LUR2014-00036, to amend the existing Iris Hollow PUD to allow for a new two-story, 3,131 sq. ft. professional office building at 2619 Iris Hollow Pl. The proposed office building would be an expansion of the existing "Blue Sky Bridge" nonprofit facility located on the adjacent site to the west at 2617 Iris Hollow Pl. The proposal includes a request for a 20% parking reduction to allow for 8 off-street parking spaces where 10 parking spaces are required.

## 2. INFORMATION ITEMS - Internal

- A. 2014 Food Tax Rebate Program
- B. Multi-Hazard Mitigation Plan - 2014 Annual Review
- C. Snow and Ice Control and Sidewalk Removal Enforcement
- D. Notification of Temporary Judge Appointment

## INFORMATION ITEM - External

- E. Boulder Housing Partners – 2013 Annual Report

**3. BOARDS AND COMMISSIONS**

- A. Environmental Advisory Board – August 6, 2014
- B. Landmarks Board – August 6, 2014
- C. Landmarks Board – September 3, 2014
- D. Planning Board – July 17, 2014
- E. Planning Board – July 31, 2014
- F. Planning Board – September 4, 2014

**4. DECLARATIONS**

- A. Celebrating Boulder's Immigrant Heritage Week – October 5-11, 2014



**INFORMATION PACKET  
MEMORANDUM**

To: Members of City Council

From: Jane S. Brautigam, City Manager  
David Driskell, Executive Director of Community Planning and Sustainability  
Susan Richstone, Deputy Director of Community Planning and Sustainability  
Lesli Ellis, Comprehensive Planning Manager  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner

Date: September 16, 2014

**Call-up Item:** Landmark Alteration Certificate to remodel and change the roof form to one side of the contributing accessory building at 2515 7<sup>th</sup> St. per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00190). This Landmark Alteration Certificate is subject to City Council call-up no later than **September 16, 2014**.

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**Executive Summary**

The proposal to remodel and change the roof form to one side of the contributing accessory building at 2515 7<sup>th</sup> St. was denied by the Landmarks Board (5-0) at the September 3, 2014 meeting. The decision was based upon the board's consideration that the proposed new fence and remodel of garage, which requested making a flat roof out of half of a gable roof, is inconsistent with the *Mapleton Hill Historic District Design Guidelines* and *General Design Guidelines* and does not meet the requirements in Section 9-11-18, B.R.C. 1981.

The Board's denial is subject to a 30-day call-up period by City Council. The denial of this Landmark Alteration Certificate is subject to City Council call-up no later than **September 16, 2014**.

**ATTACHMENTS:**

- A. Notice of Disposition dated September 16, 2014
- B. Photographs and Drawings of 2515 7<sup>th</sup> St.

**Notice of Disposition**

You are hereby advised that on September 3, 2014 the following action was taken:

- ACTION:** Denied by a vote of 5-0
- APPLICATION:** Continuation of a public hearing and consideration of a Landmark Alteration Certificate to remodel and change the roof form to one side of the contributing accessory building at 2515 7th St. per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00190).
- LOCATION:** 2515 7<sup>th</sup> St.
- ZONING:** RL-1 (Residential Low-1)
- APPLICANT/OWNER:** Christopher Melton/Jennifer Kilbury

This decision was based on the purposes and intent of the Historic Preservation Code as set forth in 9-11-18, B.R.C., 1981, as applied to the Landmark Alteration Certificate application.

**Public Hearing**

**Abby Daniels**, Historic Boulder, 1123 Spruce Street, stated that Historic Boulder considers the building to be contributing and that it supports the staff recommendation to deny the application.

**Motion:**

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board denied (5-0) the request for a Landmark Alteration Certificate to change the roof form of one side of the contributing accessory building to a flat roof form and to construct a 6' tall front yard fence at 2515 7<sup>th</sup> St. in the Mapleton Hill Historic District, in that the proposed construction does not meet the requirements of Section 9-11-18 of the Boulder Revised Code, 1981 and adopts the staff memorandum dated July 2, 2014 as findings of the board.



Figure 1. 2515 7th St. Tax Assessor Card photograph, c.1949  
Photograph Courtesy the Carnegie Branch Library for Local History.

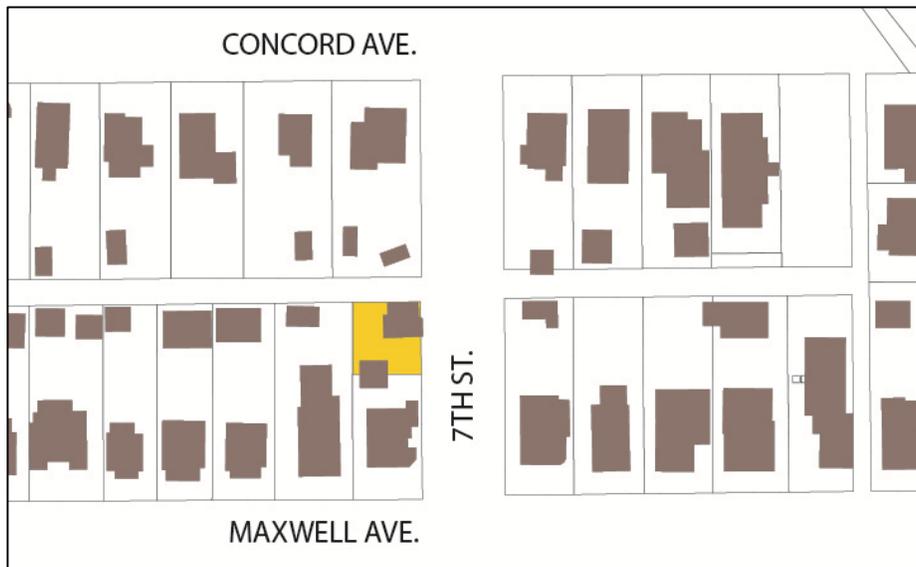


Figure 2. Location map, 2515 7th St.



Figure 3. 2515 7th St., house, 2014.

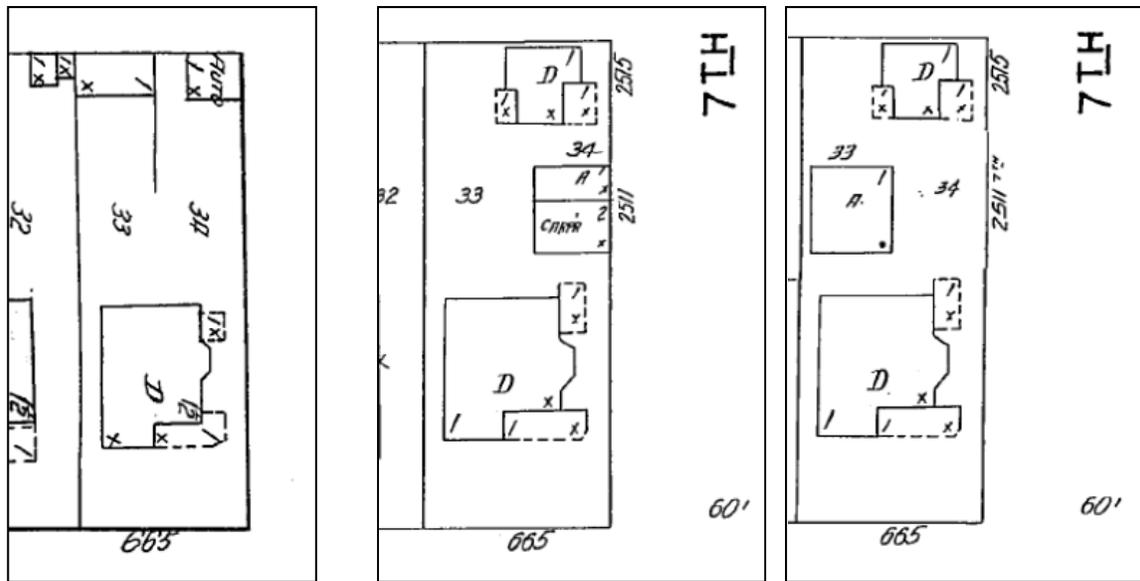


Figure 4. Sanborn Maps L to R: 1922, 1931, 1931-60. The existing accessory building was constructed in 1944.



*Figure 4a. 1929 Tax Assessor photograph (at right) showing two-story building near location of existing garage*



*Figure 5. Accessory building, east elevation (south 665 Maxwell Avenue side and north, 2515 7th Street side 2014)*



*Figure 6. Accessory building, northeast corner, 2515 7th St., 2014*



*Figure 7. Accessory building, south-west corner facing onto 655 Maxwell Ave., 2014*

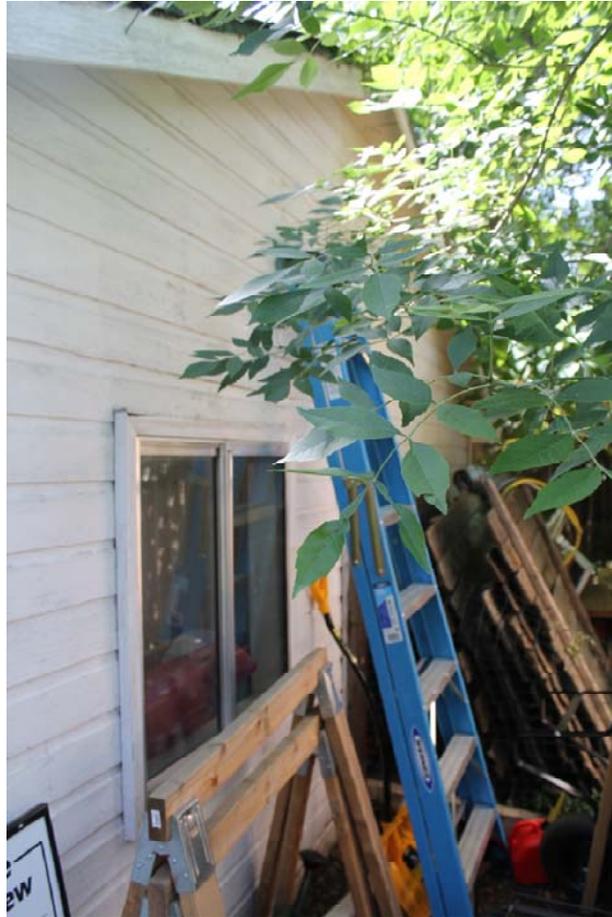


Figure 8. Accessory building, west elevation, 2515 7th St., 2014

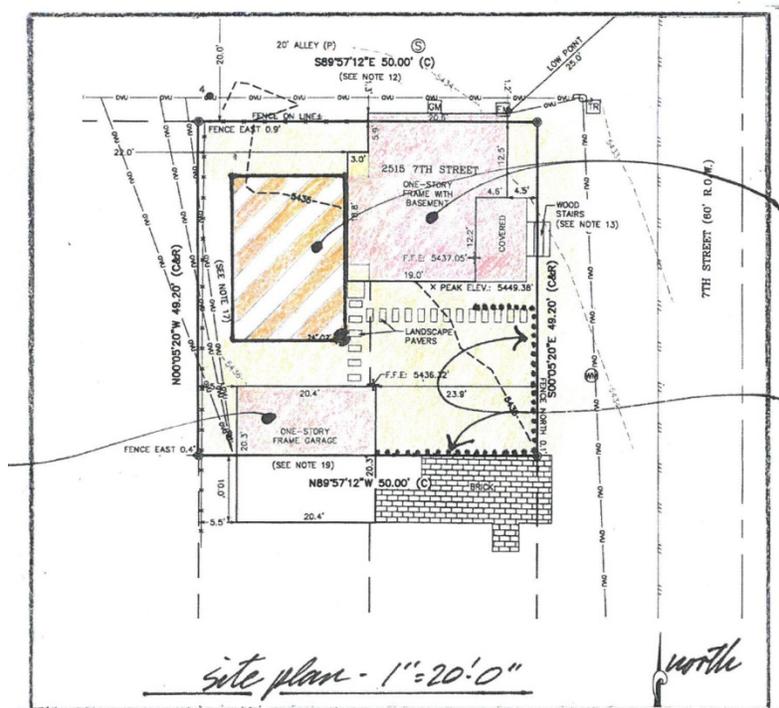
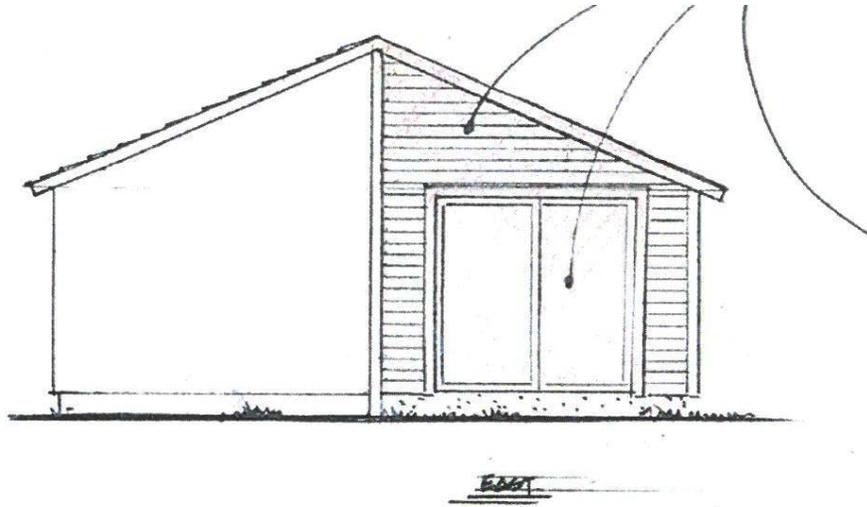
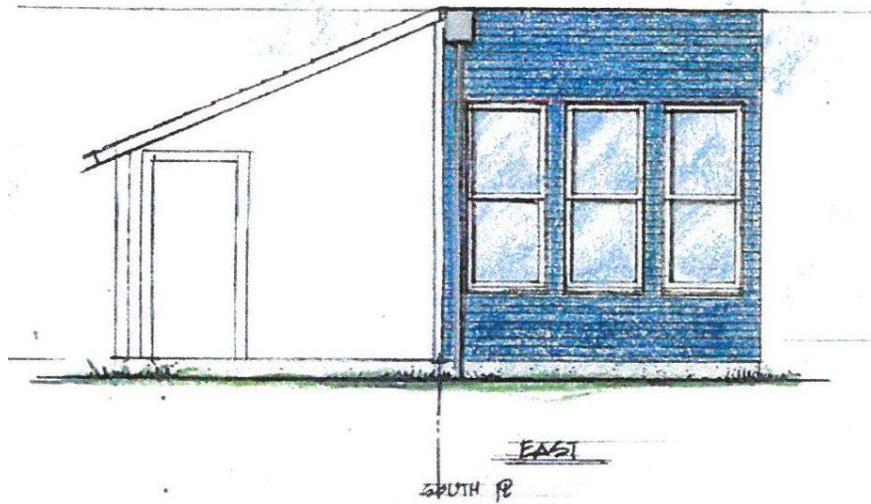


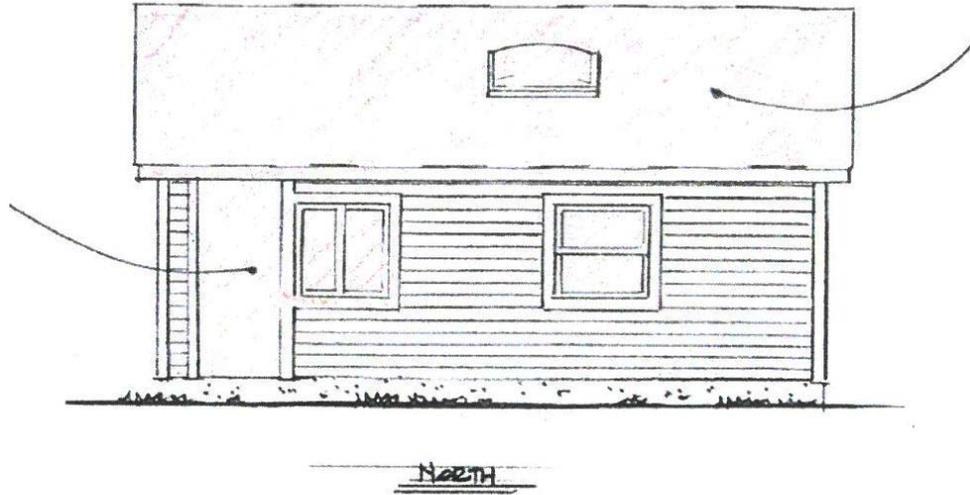
Figure 9. Site Plan. Shaded portion indicates footprint of approved addition.



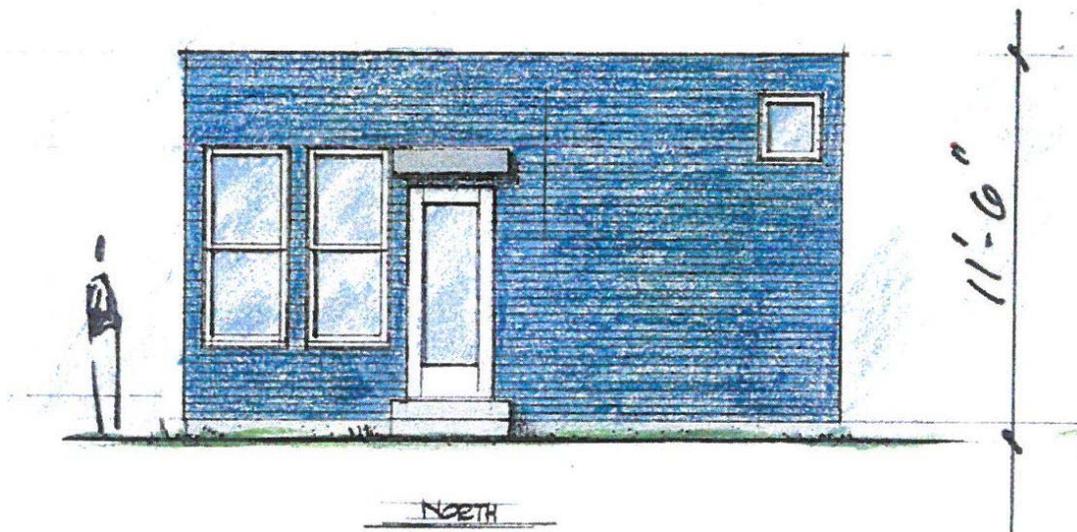
*Figure 10. Existing East Elevation (façade)*



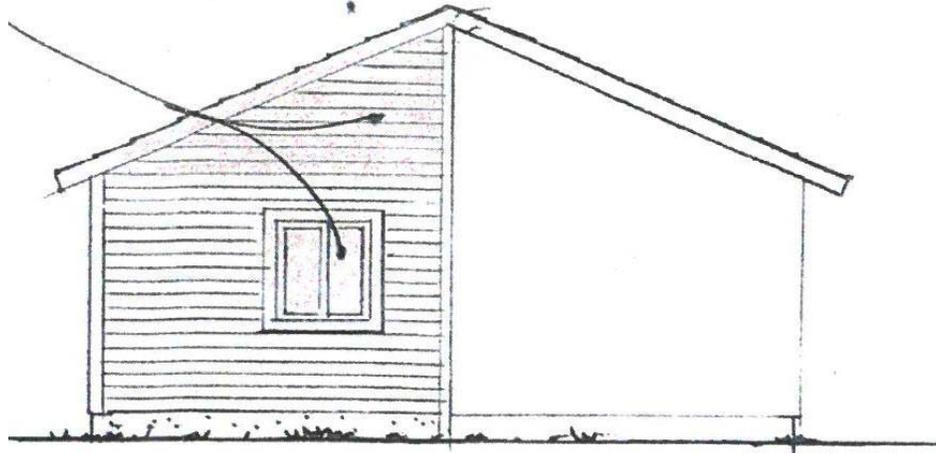
*Figure 11. Proposed East Elevation (façade)*



*Figure 12. Existing North Elevation*

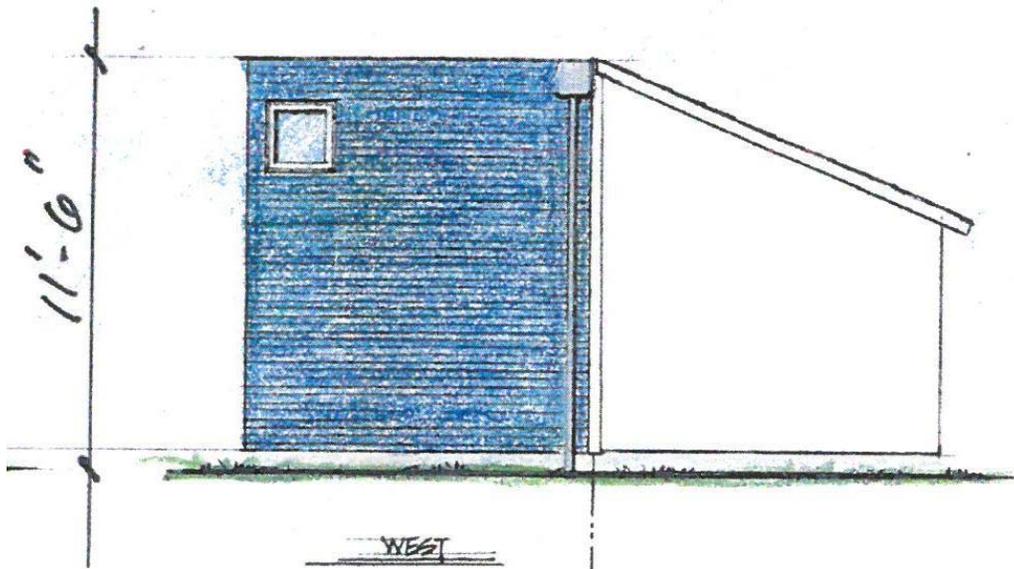


*Figure 13. Proposed North Elevation*



WEST

Figure 14. Existing West Elevation



WEST

Figure 15. Proposed South Elevation (façade)

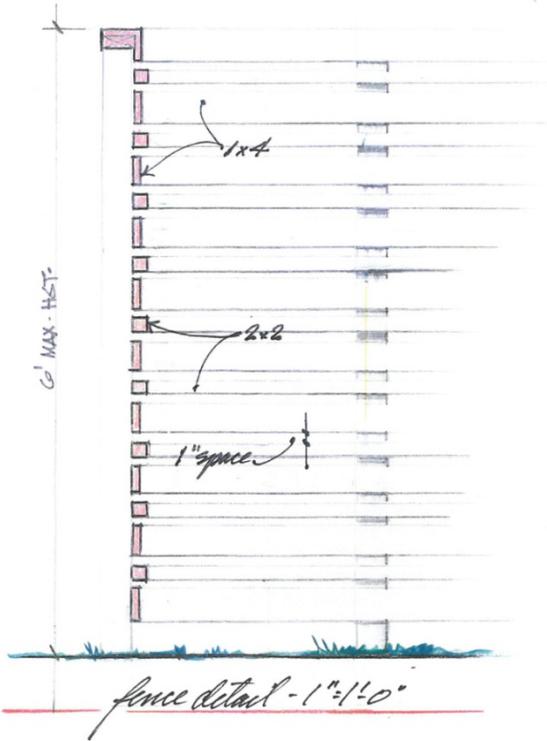


Figure 16. Proposed Fence detail



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager  
David Driskell, Executive Director of Community Planning + Sustainability  
Susan Richstone, Deputy Director of Community Planning + Sustainability  
Charles Ferro, Development Review Manager  
Chandler Van Schaack, Planner I

Date: September 16, 2014

**Subject: Call-Up Item:** Site Review Amendment application, no. LUR2013-00059 and Final Plat application, no. TEC2013-00073, for the Boulder Municipal Airport to subdivide the existing 123.5-acre lot into two new lots: Lot 1C (2.6 acres) and Lot 2C (120.8 acres). The site is located at 3300 Airport Rd and is within the P and IG zone districts.

### **EXECUTIVE SUMMARY:**

On April 3, 2014, Planning Board approved (5-1, C. Gray opposed; Gerstle absent) the subject applications with the conditions found in the disposition of approval, provided as **Attachment A**.

This Site Review Amendment and Final Plat request is to subdivide the existing single-lot Airport South Subdivision in order to create a new 2.6-acre lot to be sold to fund other airport improvements. No changes to the existing airport facilities or the planned facilities as outlined in the 2007 Boulder Municipal Airport Master Plan are proposed as part of this amendment, and the applicant is not requesting any modifications to the land use regulations.



**Figure 1: Vicinity Map**

The Site Review Amendment is required in order to reconfigure the existing Planned Unit Development (P.U.D.) boundary and remove the proposed Lot 1C from the PUD so that it may be developed in the future. Depending on the type and size of the future development proposed, a discretionary review process may or may not be required. Please see **Figure 1** for a vicinity map. Please see **Attachment B** for the applicant's proposed plans.

The Planning Board's approval is subject to a 30-day call-up period by City Council which expires on **October 6, 2014**. City Council is scheduled to consider this application for call-up at its **September 16, 2014** public meeting.

The staff memorandum of recommendation to Planning Board and other related background materials are available on the city website. Follow the links: [www.bouldercolorado.gov](http://www.bouldercolorado.gov) → A to Z → Planning Board → search for past meeting materials planning board → 2014 → 09.04.2014 PB Packet.

## **BACKGROUND:**

### **Project Site.**

The Boulder Municipal Airport is owned and operated by the city of Boulder, and is located on Airport Blvd. north of Valmont Rd. at the northeast boundary of the main city limits, as shown below in **Figure 1**. The 123.5-acre site is bordered by Airport Boulevard on the southeast, with the Boulder County Jail across the street and Vista Village mobile home park on the west, with an entrance to the park just south of the site. Hayden Lake (owned by the Boulder and Left Hand Ditch Company) lies northwest of the site; Valmont City Park is southeast of the jail, and Lakecentre Business Park is farther east and north. A large sculpture by the late Kim Field is located at the southern end of the site. The sculpture was funded in 1973 by the Parks and Recreation Department's Art in the Park program and moved to this location from the corner of Baseline and Broadway in 1986.

The airport serves the general aviation needs of the community by providing business-related flying; personal and recreational flying; flight training; law enforcement, fire and rescue flying services; air charters for medical support; transport of mail and newspapers; and other aviation-related activities.

The Land Use Designation and Zoning for the proposed Lot 1C were changed as part of the 2010 Boulder Valley Comprehensive Plan (2010 BVCP) update process. Currently, the Airport is split-zoned, with the majority of the site (120.8-acres) zoned P (Public) and the 2.6-acre area proposed to become Lot 1C at the southwest corner of the site zoned IG (Industrial-General). Per section 9-5-2, B.R.C. 1981, the P zone district is defined as "*Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses,*" and the IG zone is defined as "*General industrial areas where a wide range of light industrial uses, including research and manufacturing operations and service industrial uses, are located. Residential uses and other complementary uses may be allowed in appropriate locations.*"

### **Project History.**

On January 16, 2007, council adopted the 2007 Airport Master Plan Update for inclusion in the Boulder Valley Comprehensive Plan. The 2007 Airport Master Plan identifies the subject portion of the Boulder Municipal Airport proposed to be subdivided, (proposed Lot 1C), for possible

sale. The site is a small triangle of land with significant slopes (up to 9 percent) located on the southwest corner of the airport and not accessible to the taxiway/apron (proposed new lot line shown in green in **Figure 1** above). The airport intends to sell the site for redevelopment to fund other airport improvements. The site's significant slope and lack of taxiway access are the primary reasons that the Airport Master Plan did not identify airport uses for the property and recommended considering it for future sale.

As part of the 2010 Boulder Valley Comprehensive Plan (BVCP) update, city staff performed a detailed analysis of possible alternative land uses for the site and recommended the most appropriate land use designation for the site to be Light Industrial. The change in the BVCP Land Use Designation from Public to Light Industrial for the portion of the Boulder Municipal Airport proposed to become Lot 1C was approved by Planning Board on May 24, 2011, and City Council on June 7, 2011. Public comment was solicited on the land use change at a neighborhood public meeting on Oct. 25, 2010 and at the May 24, 2011 hearing. On August 7, 2012, council approved an ordinance rezoning that portion of the site from Public to Industrial-General.

On July 8, 2014, following staff review and approval of a Preliminary Plat and Final Plat for consistency with the city's Final Plat Subdivision criteria and lot standards, city staff approved the Airport South Replat C Subdivision as well as an Amendment to the Airport PUD to allow the new Lot 1C to be removed from the existing PUD. Final plat and Site Review Amendment approvals may be called up by the board or by the public within 14 days of staff's decision. Three members of the Planning Board were interested in calling up the decision, indicating that they wished to discuss the project further in the context of the zoning and land use designation for the site

#### **ANALYSIS:**

Section 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981 includes the procedures and review criteria for approval of an amendment to an approved site review development. The proposal was found to be consistent with the criteria for Amendments to Approved Site Plans found in section 9-2-14(m), B.R.C. 1981. Please refer to **Attachment C** for staff's complete analysis of the review criteria.

Subsection 9-12-8(b), B.R.C. 1981 lists all of the information that is required to be placed on a final plat. Staff has reviewed the plat and determined that the applicant has included all of the required information on the plat document. Section 9-12-12, "Standards for Lots and Public Improvements," B.R.C. 1981 includes all of the substantive regulatory requirements that need to be met in order to have an approvable final plat. The proposed subdivision meets all of the necessary lot standards set forth in Section 9-12-12, B.R.C. 1981. **Attachment C** includes a detailed analysis of the subdivision standards.

**Planning Board Hearing.** At their September 4, 2014 public hearing, the Planning Board approved the subject Site Review Amendment and Final Plat request in one motion with a vote of 5-1 (C. Gray opposed; J. Gerstle absent). There were no public comments regarding the proposal.

If the City Council disagrees with this decision, it may call up the applications within the 30-day call up period which expires on **October 6, 2014**. City Council is scheduled to consider these applications for call-up at its **September 16, 2014** public meeting.

**ATTACHMENTS:**

- A. Notices of Disposition dated September 4, 2014
- B. Applicant's Proposed Plans
- C. Site Review Amendment and Final Plat 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 September 4, 2014 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: **Airport P.U.D. Amendment**  
DESCRIPTION: **SITE REVIEW AMENDMENT to the Airport P.U.D. to remove the new Lot 1C from PUD #P-87-39 (Also see TEC2013-00073 for Final Plat). No modifications to land use standards.**  
LOCATION: **3300 AIRPORT BLVD**  
COOR: **N06W01**  
LEGAL DESCRIPTION: **Lot 2, Airport South, County of Boulder, State of Colorado**  
APPLICANT: **Vince Porreca**  
OWNER: **City of Boulder**  
APPLICATION: **LUR2013-00059 (Site Review Amendment)**  
ZONING: **P (Public) and IG (Industrial- General)**  
CASE MANAGER: **Chandler Van Schaack**  
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 **October 6, 2014**. 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 AND SIGNED FINAL PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING 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 September 4, 2014 the Planning Board approved the request with the following motion:

On a motion by **J. Putnam**, seconded by **B. Bowen**, the Planning Board voted 5-1 (**C. Gray** opposed, **J. Gerstle** absent) to approve Land Use Review # LUR2013-00059 for an Amendment to the Boulder Municipal Airport PUD and Technical Document Review # TEC2013-00073 for the Airport South Replat C Subdivision incorporating the staff memorandum and the Site Review Amendment and Final Plat Subdivision Review Criteria as findings of fact.

### CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** dated June 2, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of approval.
2. The Applicant shall comply with all previous conditions contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including but not limited to, the following: **the conditions contained in the Notice of Disposition dated January 21, 1988** for Planned Unit Development # P-87-39 and Special Review #SR-87-29 on file with the City of Boulder Planning Department.
3. Prior to building permit submittal, the Applicant shall submit a Technical Document Review application for a **Final Plat**, subject to the review and approval of the City Manager, and execute a memorandum of understanding in lieu of a subdivision agreement meeting the requirements of chapter 9-12, "Subdivision," B.R.C. 1981.

By: \_\_\_\_\_

David Driskell, Secretary of the Planning Board



**CITY OF BOULDER  
Community Planning & Sustainability**

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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 September 4, 2014 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 9-12, B.R.C. 1981, as applied to the proposed development.

DECISION:	<b>APPROVED WITH CONDITION</b>
PROJECT NAME:	<b>Airport South Replat C</b>
DESCRIPTION:	<b>Final Plat to subdivide one 123.5-acre lot into two new lots: Lot 1C (2.6 acres) and Lot 2c (120.8 acres).</b>
LOCATION:	<b>3300 AIRPORT BLVD</b>
COOR:	<b>N06W01</b>
LEGAL DESCRIPTION:	<b>Lot 2, Airport South, County of Boulder, State of Colorado</b>
APPLICANT:	<b>Vince Porreca</b>
OWNER:	<b>City of Boulder</b>
APPLICATION:	<b>TEC2013-00073</b>
ZONING:	<b>P (Public) and IG (Industrial- General)</b>
CASE MANAGER:	<b>Chandler Van Schaack</b>

At its public hearing on September 4, 2014 the Planning Board approved the request with the following motion:

On a motion by J. Putnam, seconded by B. Bowen, the Planning Board voted 5-1 (C. Gray opposed, J. Gerstle absent) to approve Land Use Review # LUR2013-00059 for an Amendment to the Boulder Municipal Airport PUD and Technical Document Review # TEC2013-00073 for the Airport South Replat C Subdivision incorporating the staff memorandum and the Site Review Amendment and Final Plat Subdivision Review Criteria as findings of fact.

By:   
\_\_\_\_\_  
David Driskell, Secretary of the Planning Board

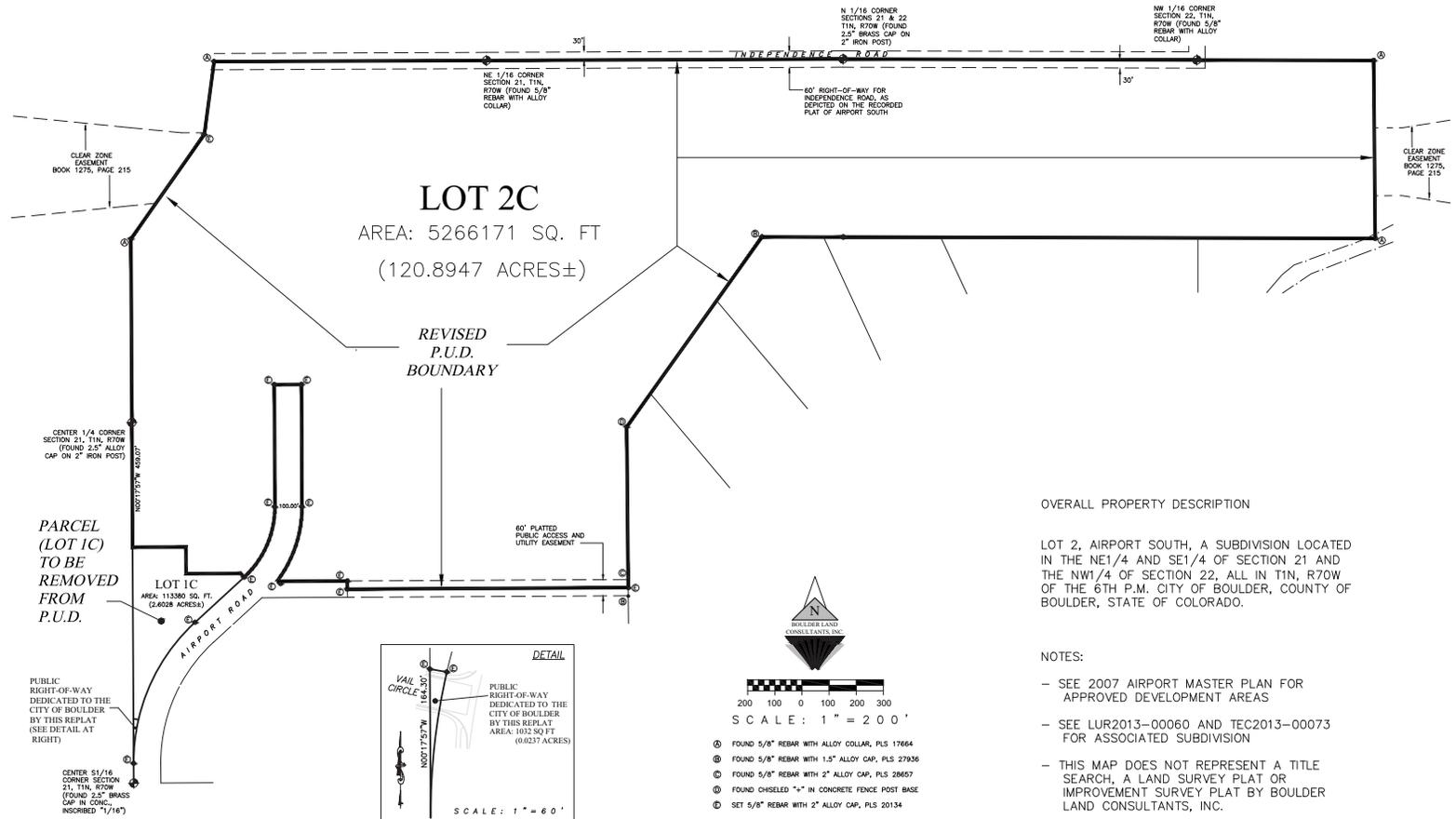
This decision may be called up before the City Council on or before October 6, 2014. If no call-up occurs, the decision is deemed final thirty days after the Planning Board's decision.

**CONDITION OF APPROVAL**

1. The subdivision is approved subject to the terms of the Memorandum of Understanding in Lieu of a Subdivision Agreement.

# AN EXHIBIT MAP OF THE AIRPORT P.U.D. SITE PLAN AMENDMENT

A REPLAT OF LOT 2, AIRPORT SOUTH, A SUBDIVISION LOCATED IN THE NE1/4 AND THE SE1/4 OF SECTION 21 AND THE NW1/4 OF SECTION 22, ALL IN T1N, R70W OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO  
TOTAL AREA (AS SURVEYED): 123.5212 ACRES

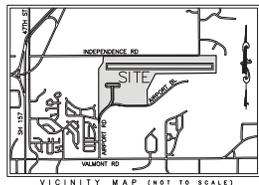


**OVERALL PROPERTY DESCRIPTION**

LOT 2, AIRPORT SOUTH, A SUBDIVISION LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 21 AND THE NW1/4 OF SECTION 22, ALL IN T1N, R70W OF THE 6TH P.M. CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

**NOTES:**

- SEE 2007 AIRPORT MASTER PLAN FOR APPROVED DEVELOPMENT AREAS
- SEE LUR2013-00060 AND TEC2013-00073 FOR ASSOCIATED SUBDIVISION
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH, A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT BY BOULDER LAND CONSULTANTS, INC.



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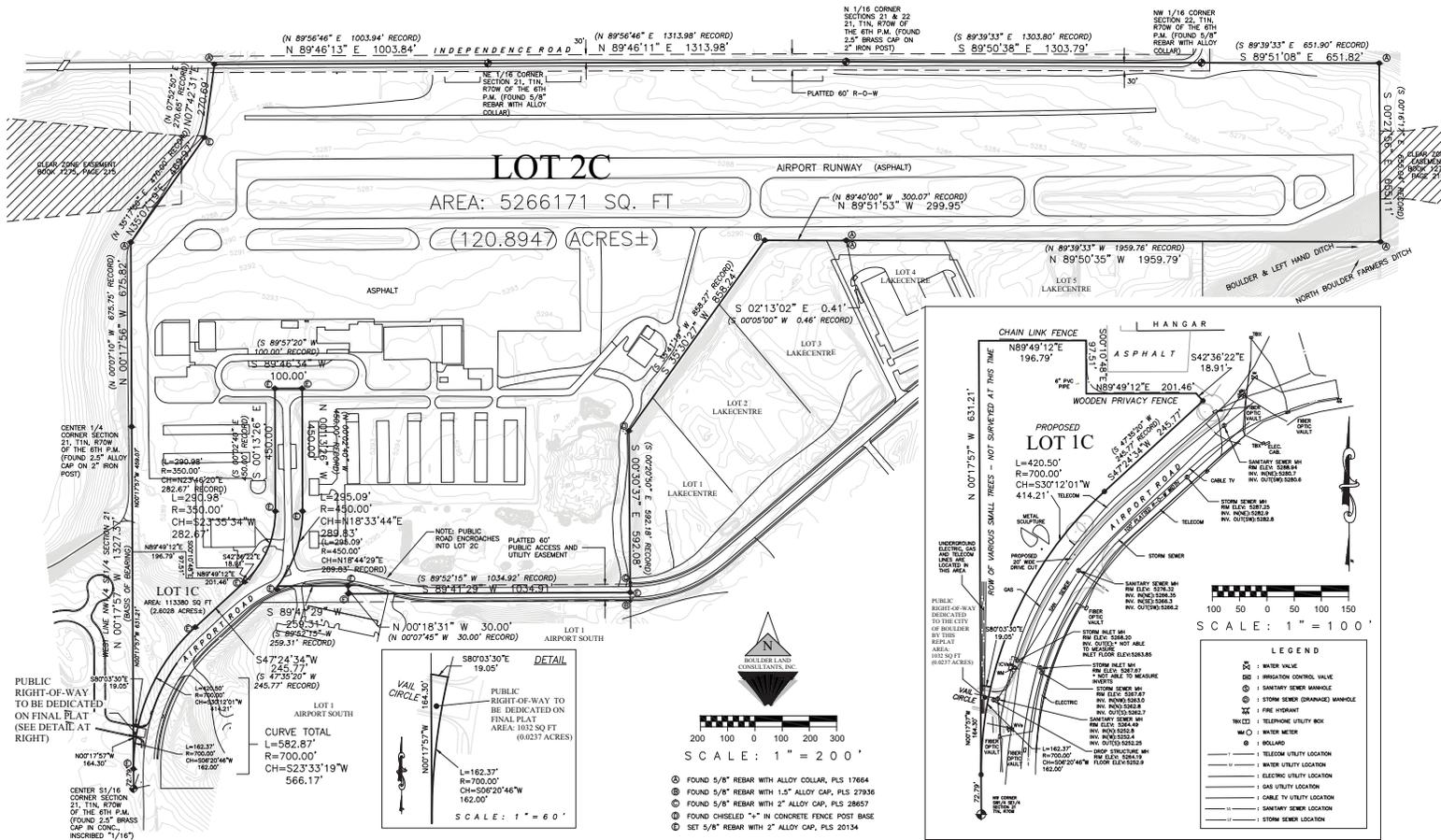
THIS MAP WAS PREPARED BY  
**BOULDER LAND CONSULTANTS, INC.**

950 LARAMIE BLVD, UNIT D  
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www.BLCsurveyors.com

06/02/2014 - AIRPORT P.U.D. SITE PLAN AMENDMENT - EXHIBIT MAP

# THE PRELIMINARY PLAT OF AIRPORT SOUTH REPLAT C

A REPLAT OF LOT 2, AIRPORT SOUTH, A SUBDIVISION LOCATED IN THE NE1/4 AND THE SE1/4 OF SECTION 21 AND THE NW1/4 OF SECTION 22, ALL IN T1N, R70W OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO  
TOTAL AREA (AS SURVEYED): 123.5212 ACRES



- NOTES
- THIS MAP IS BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 915-FOK545-170-TWO, AMENDMENT NO. 1, DATED JULY 22, 2015, AND PREPARED BY FIDELITY NATIONAL TITLE COMPANY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. ON THE UNDERSIGNED.
  - BASES OF BEARINGS SHOWN HEREIN IS THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, T1N, R70W OF THE 6TH P.M., MONUMENTED AS SHOWN HEREON, AND DETERMINED TO BEAN N 00°15'17" W BY GPS OBSERVATION.
  - ACCORDING TO THE ABOVE DESCRIBED TITLE COMMITMENT, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING RECORDED DOCUMENTS:
    - EXCEPTION #1: ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE.
    - EXCEPTION #2: RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, AS SET FORTH BELOW: PURPOSE: BOULDER A LEFT HAND DITCH AND NORTH BOULDER FARMERS DITCH; EXCEPTION #10: BOOK 59 AT PAGE 255 RECORDED DECEMBER 21, 1981 AND BOOK 1084 AT PAGE 546 RECORDED SEPTEMBER 2, 1958 (RESERVATIONS CONTAINED IN THE PATENTS FROM THE UNITED STATES OF AMERICA WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: "THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW);
    - EXCEPTION #11: BOOK 1089 AT PAGE 500 RECORDED NOVEMBER 1, 1958 (TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENTS CONTAINED IN AGREEMENT);
    - EXCEPTION #12: BOOK 1275 AT PAGE 215 RECORDED APRIL 16, 1943 (CITY OF BOULDER CLEAR ZONE EASEMENTS FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO);
    - EXCEPTION #13: RECEPTION NO. 79027 RECORDED SEPTEMBER 22, 1986 (TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENTS CONTAINED IN ORDINANCE NO. 4734);
    - EXCEPTION #14: RECEPTION NO. 79027 RECORDED SEPTEMBER 22, 1986 (TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENTS CONTAINED IN ORDINANCE NO. 4734);
    - EXCEPTION #15: RECEPTION NO. 83682 RECORDED JANUARY 28, 1983 (TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENTS CONTAINED IN ORDINANCE NO. 5254);
    - EXCEPTION #16: RECEPTION NO. 102623 RECORDED FEBRUARY 1, 1990 (TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENTS CONTAINED IN ORDINANCE NO. 5254);
    - EXCEPTION #17: RECEPTION NO. 320062 RECORDED MARCH 13, 2013 (A PENDING COURT ACTION AS DISCLOSED BY A RECORDED NOTICE OF US PENDINGS - PLAINTIFF: THE CITY OF BOULDER; DEFENDANTS: BARRY M. BARROW, ET AL; COUNTY: BOULDER; COURT: DISTRICT, CASE NO.: 20120174; NOTE: RECEPTION NO. 339179 RECORDED JUNE 12, 2013 (RULE AND ORDER IN CONNECTION WITH THE ABOVE US PENDINGS);
    - EXCEPTION #18: ANY EXISTING LEASES OR TENANCIES, INCLUDING, BUT NOT LIMITED TO AIRPORT HANGER LEASES, ASSIGNMENTS OF LEASES, BILLS OF SALE, DEEDS OF TRUST, ASSIGNMENTS OF RENTS AND UCC FINANCING STATEMENTS THEREOF, AND ANY AND ALL PARTIES CLAIMING BY THROUGH OR UNDER SAID LEASEES.
- TITLE COMMITMENT NOTE: IF SCHEDULE B OF YOUR COMMITMENT FOR AN OWNER'S TITLE POLICY REFLECTS AN EXCEPTION FOR MINERAL INTEREST OR LEASES, PURSUANT TO C.R.S. 10-11-123 (1980-1989), THIS IS TO ADVISE:
- THAT THERE IS RECORDED EVIDENCE THAT A MINERAL ESTATE HAS BEEN SEVERED, LEASED, OR OTHERWISE CONVEYED FROM THE SURFACE ESTATE AND THAT THERE IS A SUBSTANTIAL LIKELIHOOD THAT A THIRD PARTY HOLDS SOME OR ALL INTEREST IN OIL, GAS, OTHER MINERALS, OR GEOTHERMAL ENERGY IN THE PROPERTY; AND
  - THAT SUCH MINERAL ESTATE MAY INCLUDE THE RIGHT TO ENTER AND USE THE PROPERTY WITHOUT THE SURFACE OWNER'S PERMISSION.
- THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED REFLECTS LINEAL UNITS IN U.S. SURVEY FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFILES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS CLASS TWO (2) MONUMENTOR PURSUANT TO COLORADO STATE STATUTE 18-4-508 C.R.S.
  - CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND THINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED. THE CERTIFICATION SHOWN HEREON EXTENDS ONLY TO THOSE PARTIES SPECIFICALLY MENTIONED THEREIN (PER COLORADO STATE BOARD RULE 4.2.2).
  - IN ACCORDANCE WITH C.R.S. 13-80-105: NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

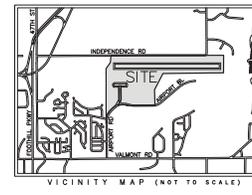
SURVEYOR'S CERTIFICATION

I, JASON EMERY, DO HEREBY CERTIFY TO THE CITY OF BOULDER, A COLORADO HOME RULE CITY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE BOUNDARY OF THE PROPERTY COMPRISING AIRPORT SOUTH REPLAT C, A PROPOSED SUBDIVISION OF A PART OF THE CITY OF BOULDER, COLORADO, AS DESCRIBED HEREON, WAS MADE UNDER MY DIRECT SUPERVISION AND CONFORMS TO ALL APPLICABLE STATE LAWS AS DEFINED IN TITLE 38, ARTICLES 50, 51 AND 53, COLORADO REVISED STATUTES AND THAT THIS FINAL PLAT OF AIRPORT SOUTH REPLAT C ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY.

JASON EMERY  
COLORADO LICENSED  
PROFESSIONAL LAND SURVEYOR NO. 20134  
DATE: OCTOBER 24, 2013

APPROVED BY THE CITY OF BOULDER

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



LEGAL DESCRIPTION

LOT 2, AIRPORT SOUTH, A SUBDIVISION LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 21 AND THE NW1/4 OF SECTION 22, ALL IN T1N, R70W OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

THIS MAP WAS PREPARED BY  
**BOULDER LAND CONSULTANTS, INC.**  
950 LARAMIE BLVD, UNIT D  
BOULDER, CO 80504 (303) 443-3616  
www.BLCurveyors.com



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

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

**Criteria for Review: No site review application shall be approved unless the approving agency finds that:**

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

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

The proposed plan is consistent with the purposes and policies of the Boulder Valley Comprehensive Plan. Boulder Municipal Airport (BMA) is a general aviation airport owned and operated by the city. On January 16, 2007, council adopted the 2007 Airport Master Plan Update for inclusion in the Boulder Valley Comprehensive Plan. Master plans are developed to be consistent with the policies, plans, and population and employment projections provided in the Boulder Valley Comprehensive Plan.

The proposed Amendment is found to be substantially consistent with the intent of the original approval and subsequent Master Plan updates. The proposed Lot 1C is a portion of the Boulder Municipal Airport that was identified in the 2007 Airport Master Plan for possible sale. It is a small triangle of land with steep slopes located on the southwest corner of the airport and not accessible to the taxiway/apron. The airport intends sell the site to fund other airport improvements.

**N/A (B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:**

Not applicable, as the as the subject lot is located within the P (Public) and IG (Industrial- General) zoning districts and the proposal does not include any new development.

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

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

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

The proposed subdivision and site review amendment are required in order to implement the goals of the 2007 Airport Master Plan. The Airport Master Plan assesses the current and anticipated needs of the Airport and plans facility and management improvements for the next 20 years. Major changes to the facility are not proposed; improvements are primarily focused on maintaining the facility and operations, as well as meeting aircraft storage needs if the market demands. The proposed Lot 1C is a portion of the Boulder Municipal Airport that was identified in the 2007 Airport Master Plan for possible sale. It is a

small triangle of land with steep slopes located on the southwest corner of the airport and not accessible to the taxiway/apron. The airport intends sell the site to fund other airport improvements.

**(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:**

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

**N/A (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;**

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Any new development on the subdivided parcel would be required to undergo the city's review process.

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

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Any new development on the subdivided parcel would be required to undergo the city's review process.

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

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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;**

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

**N/A (i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and**

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.**

Please see response above.

**\_\_\_(C) Landscaping**

**N/A (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;**

Not applicable, as this proposal does not include any new development. The intent of this application is to amend the existing PUD boundary in accordance with the proposed subdivision, thereby removing the proposed Lot 1c from the PUD. Landscaping standards will apply to any new development that takes place on the new lot in the future.

**N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;**

Not applicable, as the subject site and the surrounding area is also fully developed. There are no species of special concern known in the area, and this proposal does not include any new development. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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**

Not applicable, as this proposal does not include any new development. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as this proposal does not include any new development. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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:**

Not applicable, as the streets serving the Airport have already been constructed, and no new development is proposed as part of this application. Any new development on the new lot in the future will be subject to the city's site access and transportation design standards.

**N/A (i) High speeds are discouraged or a physical separation between streets and the project is provided;**

Not applicable, as streets are existing. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (ii) Potential conflicts with vehicles are minimized;**

Not applicable, as streets are existing. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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;**

Not applicable, as the existing Airport PUD has been developed in accordance with the adopted Master Plan, and the current proposal does not include any new development. The intent is to

remove a portion of the PUD through the subdivision of the lot and concurrent site review amendment. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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;**

Not applicable, as there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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;**

Not applicable, as there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as the streets are already existing. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**✓ (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 existing Airport PUD has been developed in accordance with the adopted 2007 Master Plan, which assesses the current and anticipated needs of the Airport and plans facility and management improvements for the next 20 years. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

#### **(E) Parking**

Currently, the Boulder Municipal Airport includes a total of 186 existing on-site parking spaces. The current proposal does not trigger any additional parking requirement, as there is no new development proposed for the new lot. When the new lot is developed in the future, the parking standards for the IG zone district will apply.

**N/A (i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;**

Not applicable, as the parking for the Airport site is already in place and there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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;**

Not applicable, as the parking for the Airport site is already in place and there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as the parking for the Airport site is already in place and there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection 9-9-6 (d), "Parking Area Design Standards," and Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.**

Not applicable, as the parking for the Airport site is already in place and there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

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

This proposal will not affect the existing buildings within the Airport PUD, which have been designed and constructed in accordance with the adopted Airport Master Plan. There is no new development included with this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

This proposal will not affect the existing buildings within the Airport PUD, which have been designed and constructed in accordance with the adopted Airport Master Plan. There is no new development included with this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review

process.

**N/A (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;**

Not applicable, as there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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;**

Not applicable, as there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Boulder Municipal Airport (BMA) is a general aviation airport owned and operated by the city. The 2007 Airport Master Plan was adopted by council and is included in the Boulder Valley Comprehensive Plan. The proposed subdivision and site review amendment are required in order to implement the Airport Master Plan, which identifies the subject parcel for subdivision and sale to fund future airport improvements.

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

Not applicable, as there is no new residential development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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;**

Not applicable, as there is no new residential development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

A lighting plan will be required at time of building permit for any new development. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as there is no new development proposed for the site and the surrounding area is fully developed. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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.**

Not applicable, as there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (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;**

Not applicable, as there is no new development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**✓ (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 existing Airport site is fully graded, and no new development is proposed for the new lot, so this proposal will not result in any new cut or fill. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as this site is located in Area I and is not located in an urbanizing area along the Boulder Valley Comprehensive Plan boundary between Area II and Area III. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.**

Not applicable, as this site is not a gateway site as anticipated by the BVCP.

**N/A (G) Solar Siting and Construction: For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets,**

**lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:**

Not applicable, as there is no new residential development included in this proposal. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**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:**

Not applicable, as this proposal does not include a request for a height modification. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (I) Land Use Intensity Modifications:**

Not applicable, as this project does not include a request for a land use intensity modification. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

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

Not applicable, as the subject lot is located within the P (Public) and IG (Industrial- General) zoning districts and does not include a request for a Land Use Intensity Modification. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**N/A (K) Additional Criteria for Parking Reductions: The off-street parking requirements of [section 9-9-6](#), "Parking Standards," B.R.C. 1981, may be modified as follows:**

Not applicable, as this proposal does not include a request for a parking reduction. Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process.

**Section 9-12-8, "Final Plat," B.R.C. 1981**

**In order to obtain city manager review of a final plat, the subdivider shall submit a final plat that conforms to the approved preliminary plat, includes all changes required by the manager or the planning board, and includes the following information:**

- (1) A map of the plat drawn at a scale of no less than one inch equals one hundred feet (and of a scale sufficient to be clearly legible) with permanent lines in ink and whose outer dimensions are twenty-four inches by thirty-six inches on a reproducible Mylar sheet (maps of two or more sheets shall be referenced to an index placed on the first sheet);**

Standard met.

- (2) A one inch equals one hundred feet reduction of the plat;**

Standard met.

**(3) The title under which the subdivision is to be recorded;**

Standard met- the title of the proposed subdivision is "Airport South Replat C"

**(4) Accurate dimensions for all lines, angles and curves used to describe boundaries, public improvements, easements, areas to be reserved for public use and other important features. (All curves shall be circular arcs and shall be defined by the radius, central angle, tangent, arc and chord distances. All dimensions, both linear and angular, are to be determined by an accurate control survey in the field that must balance and close within a limit of one in ten thousand. No final plat showing plus or minus dimensions will be approved.);**

Standard met.

**(5) The names of all abutting subdivisions, or, if the abutting land is unplatted, a notation to that effect;**

Standard met.

**(6) An identification system for all lots and blocks and names for streets;**

Standard met. The proposed lots are titled Lot 1C and Lot 2C.

**(7) An identification of the public improvements, easements, parks and other public facilities shown on the plat, a dedication thereof to the public use and areas reserved for future public acquisition;**

Standard met.

**(8) The total acreage and surveyed description of the area;**

Standard met.

**(9) The number of lots and size of each lot;**

Standard met.

**(10) Proposed ownership and use of outlots;**

Standard met.

**(11) A designation of areas subject to the one-hundred-year flood, the estimated flow rate used in determining that designation, and a statement that such designation is subject to change;**

Not applicable, as the subject property is not located within a floodplain.

**(12) A description of all monuments, both found and set, that mark the boundaries of the property and a description of all control monuments used in conducting the survey;**

Standard met.

**(13) A statement by the land surveyor that the surveyor performed the survey in accordance with state law;**

Standard met.

**(14) A statement by the land surveyor explaining how bearings, if used, were determined;**

Standard met.

**(15) The signature and seal of the Colorado registered land surveyor;**

Standard met.

**(16) A delineation of the extent of the one hundred year floodplain, the base flood elevation, the source of such delineation and elevation and a statement that they are subject to change;**

Not applicable, as the subject property is not located within a floodplain.

**(17) The square footage of each lot;**

Standard met.

**(18) Certification for approval by the following:**

**(A) Director of planning,**

Standard met.

**(B) Director of public works and utilities,**

Standard met.

**(C) Director of parks and recreation, if park land is dedicated on the plat, and**

Not applicable.

**(D) Director of real estate and open space, if open space land is dedicated on the plat;**

Not applicable.

**(19) Signature blocks for all owners of an interest in the property; and**

The property is city owned, so the signature block is for the city manager's signature. Standard met.

**(20) A signature block for the city manager's signature.**

Standard met.

**(c) The subdivider shall include with the final plat:**

**(1) Engineering drawings, certified by a professional engineer registered in the State of Colorado, for proposed public and private utility systems meeting the requirements of the City of Boulder Design and Construction Standards;**

Standard met.

**(2) An update to the preliminary title report or attorney memorandum based upon an abstract of title current as of the date of submitting the plat;**

Not applicable, as the property is city-owned.

**(3) Covenants for maintenance of private utilities or improvements, as prescribed by subsection [9-12-12\(c\)](#), B.R.C. 1981;**

Not applicable, as the property is city-owned.

**(4) Copies of documents granting any easements required as part of the plat approval, the county clerk and recorder's recording number and proof of ownership of the property underlying the easement satisfactory to the city attorney;**

Standard met.

**(5) Evidence that adequate utility services, including electrical, natural gas, telephone and other services, are provided for each lot within the subdivision; and**

Standard met.

**(6) Agreements with ditch companies, if needed.**

Not applicable.

**Section 9-12-12, "Standards for Lots and Public Improvements," B.R.C. 1981**

Section 9-12-12, "Standards for Lots and Public Improvements," B.R.C. 1981 includes all of the substantive regulatory requirements that need to be met in order to have an approvable final plat. The proposed subdivision meets all of the standards set forth in Section 9-12-12, B.R.C. 1981. Below is a summary of the staff findings on each of the standards.

**(a) Conditions Required: Except as provided in subsection (b) of this section, subdivision plats shall comply with section 9-9-17, "Solar Access," B.R.C. 1981, and meet the following conditions:**

**(1) Standards for Lots: Lots meet the following conditions:**

**(A) Each lot has access to a public street.**

Standard met. Both of the proposed new lots will have frontage on Airport Blvd.

**(B) Each lot has at least thirty feet of frontage on a public street.**

Standard met.

**(C) No portion of a lot is narrower than thirty feet.**

Due to the existing shape of the Airport parcel, there is a small portion of the proposed new lot that is narrower than 30 feet; however, this condition is pre-existing and is not a result of the proposed subdivision. *The new subdivision will not result in new portions of the lot less than 30'.* Therefore, this standard is not applicable.

**(D) Lots meet all applicable zoning requirements of this title and section 9-9-17, "Solar Access," B.R.C. 1981.**

Standard met. Both lots are located in Solar Access Area III, and therefore do not have solar access protection requirements.

**(E) Lots with double frontage are avoided, except where necessary to provide separation from major arterials or incompatible land uses or because of the slope of the lot.**

Standard met.

**(F) Side lot lines are substantially at right angles or radial to the centerline of streets, whenever feasible.**

Not applicable, as the property lot does not have right angles radial to the streets.

**(G) Corner lots are larger than other lots to accommodate setback requirements of section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981.**

Not applicable, as neither lot will be a corner lot. Regardless, each lot has more than adequate room to accommodate required setbacks.

**(H) Residential lots are shaped so as to accommodate a dwelling unit within the setbacks prescribed by the zoning district.**

Not applicable, as the proposed lots are not residential.

**(I) Lots shall not be platted on land with a ten percent or greater slope, unstable land, or land with inadequate drainage unless each platted lot has at least one thousand square feet of buildable area, with a minimum dimension of twenty-five feet. The city manager may approve the platting of such land upon finding that acceptable measures, submitted by a registered engineer qualified in the particular field, eliminate or control the problems of instability or inadequate drainage.**

Standard met. The proposed new lot has slopes of up to 9 percent; however, each lot also has at least one thousand square feet of buildable area.

**(J) Where a subdivision borders an airport, a railroad right-of-way, a freeway, a major street, or any other major source of noise, the subdivision is designed to reduce noise in residential lots to a reasonable level and to retain limited access to such facilities by such measures as a parallel street, a landscaped buffer area, or lots with increased setbacks.**

Not applicable, as the lots are not intended for residential use. If the lot is developed for residential use in the future, it will be required to meet the conditional use standards for residential uses in the IG zone, which include a buffering requirement.

**(K) Each lot contains at least one deciduous street tree of two-inch caliper in residential subdivisions, and each corner lot contains at least one tree for each street upon which the lot fronts, located so as not to interfere with sight distance at driveways and chosen from the list of acceptable trees established by the city manager, unless the subdivision agreement provides that the subdivider will obtain written commitments from subsequent purchasers to plant the required trees.**

Any new development on the subdivided parcel would be required to meet city standards and undergo the city's review process. **(L) The subdivider provides permanent survey monuments, range points, and lot pins placed by a Colorado registered land surveyor.**

Standard met.

**(M) Where an irrigation ditch or channel, natural creek, stream, or other drainage way crosses a subdivision, the subdivider provides an easement sufficient for drainage and maintenance.**

Not applicable, as the proposed subdivision is not crossed by any irrigation ditch or channel, natural creek, stream, or other drainage way.

**(N) Lots are assigned street numbers by the city manager under the city's established house numbering system, and before final building inspection the subdivider installs numbers clearly visible and made of durable material.**

Standard met.

**(O) For the purpose of ensuring the potential for utilization of solar energy in the city, the subdivider places streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:**

Not applicable. Please see response to criterion (D) above.

**(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.**

Not applicable.

**(ii) Lot Layout and Building Siting: Lots are oriented and buildings sited in a way which maximizes the solar potential of each principal building. Lots are designed so that it would be easy to site a structure which is unshaded by other nearby structures and so as to allow for owner control of shading. Lots also are designed so that buildings can be sited so as to maximize the solar potential of adjacent properties by minimizing off-site shading.**

Not applicable.

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

Not applicable, as there are no buildings included with this proposal.

**(iv) Landscaping: The shading impact of proposed landscaping on adjacent buildings is addressed by the applicant. When a landscape plan is required, the applicant shall indicate the plant type and whether the plant is coniferous or deciduous.**

A Landscape Plan will be required at time of redevelopment of the new lot.

**(2) Transportation Standards for Streets, Alleys, and Sidewalks: Streets, curb and gutters, sidewalks, alleys, and the public rights-of-way therefore, are provided in conformity with the standards in the City of Boulder Design and Construction Standards, and meet the following conditions:**

There is an existing sidewalk in front of the subject property, as well as an existing curb cut. No additional transportation improvements are required as part of the proposed subdivision.

**(A) Streets are aligned to join with planned or existing streets.**

Not applicable, as there are no new streets proposed.

**(B) Streets are designed to bear a relationship to the topography, minimizing grade, slope, and fill.**

Not applicable, as there are no new streets proposed.

**(C) There are no dead-end streets without an adequate turnaround and appropriate barriers.**

Not applicable, as there are no new streets proposed.

**(D) Access to freeway, arterial, or collector street occurs only at intersections approved by the city manager, if the manager finds that the access provides efficient traffic movement and safety for drivers and pedestrians.**

Not applicable, as both lots take access from Airport Blvd., which is a local street.

**(E) A street of only one-half width is not dedicated to or accepted by the city.**

Standard met.

**(F) When the plat dedicates a street that ends on the plat or is on the perimeter of the plat, the subdivider conveys that last foot of the street on the terminal end or outside border of the plat to the city in fee simple, and it is designated by using an outlot.**

Not applicable, as the existing lot is owned by the city and the portion of right-of-way being dedicated is intended to accommodate an existing access to the adjacent mobile home park.

**(G) Streets are provided as prescribed by the Boulder Valley Comprehensive Plan, adopted subcommunity or area plans, or the Transportation Master Plan.**

Standard met.

**(H) Alleys are encouraged and should be provided. If they are provided, they are paved or otherwise appropriately surfaced with a material approved by the city manager for the specific application and location.**

Standard met. No new alleys are being constructed as part of this subdivision.

**(I) Sidewalks are provided in all subdivisions, unless the city manager determines that no public need exists for sidewalks in a certain location.**

Standard met. Staff has determined that no public need exists for a sidewalk in that area.

**(J) Signs for street names (subject to approval of the city manager), directions, and hazards are provided.**

Standard met. Existing street signs are already in place.

**(K) Traffic control signs are provided, as required by the city manager for control of traffic.**

Standard met. No new traffic control signs are required.

**(L) Pedestrian crosswalks are provided, as required by the city manager for traffic control and, at a minimum, between streets where the distance between intersecting streets exceeds one thousand feet.**

Standard met. No crosswalks will be required.

**(M) Bike paths or lanes are provided in conformity with the City of Boulder Comprehensive Plan for bicycle facilities and are dedicated to the city.**

Standard met. No new bicycle lanes are required.

**(N) Private streets are not permitted.**

Standard met. No private streets are being constructed as part of this subdivision.

**(3) Standards for Water and Wastewater Improvements: Water and wastewater utilities are provided in conformity with the construction and design standards in the City of Boulder Design and Construction Standards, and meet the following conditions:**

**(A) Water and sanitary sewer mains are provided as necessary to serve the subdivision.**

Standard met.

**(B) Easements are provided for city utilities as prescribed by the City of Boulder Design and Construction Standards.**

Standard met.

**(C) Easements for utilities other than city utilities are provided as required by the applicable private utility.**

Standard met.

**(D) Newly installed telephone, electric, and cable television lines and other similar utility service are placed underground. Existing utilities are also placed underground unless the subdivider demonstrates to the manager that the cost substantially outweighs the visual benefit from doing so. But transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, electric transmission and distribution feeder lines, communication long distance trunk and feeder lines, and other facilities necessarily appurtenant to such facilities and to underground utilities may be placed above ground within dedicated easements or public rights-of-way.**

Standard met. All new utilities will be underground.

**(4) Standards for Flood Control and Storm Drainage: Flood control and storm drainage measures are provided as required by the city's master drainage plan and in conformity with the construction and design standards in the City of Boulder Design and Construction Standards, and meet the following conditions:**

**(A) The measures retain existing vegetation and natural features of the drainageway where consistent with the master drainage plan.**

Standard met.

**(B) Any land subject to flooding by a one hundred-year flood conforms to the requirements of chapter 11-5, "Storm Water and Flood Management Utility," B.R.C. 1981.**

Not applicable. The subject property is not located within a floodplain.

**(C) Storm drainage improvements and storm sewers are maintained to collect drainage from the subdivision and convey it off-site into a city right of way or drainage system without adversely affecting adjacent property.**

Standard met.

**(D) Bridges, culverts, or open drainage channels are provided when required by the flood control utility master drainage plan.**

Not applicable.

**(E) All subdivisions shall be designed to minimize flood damage.**

Not applicable.

**(F) All subdivisions shall have public utilities and facilities, including, without limitation, sewer, gas, electrical, and water systems, located and constructed to prevent flood damage.**

Not applicable.

**(G) All subdivisions shall have adequate drainage provided to reduce exposure to flood damage.**

Standard met.

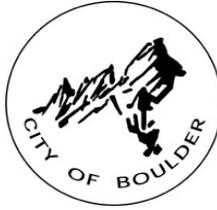
**(5) Standards for Fire Protection: Fire protection measures meet the following conditions:**

**(A) Fire hydrants are provided as required by chapter 10-8, "Fire Prevention Code," B.R.C. 1981.**

Standard met.

**(B) Fire lanes are provided where necessary to protect the area; an easement at least sixteen feet wide for fire lanes is dedicated to the city, remains free of obstructions, and permits emergency access at all times.**

Not applicable, as no new fire lanes are required.



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager  
David Driskell, Executive Director of Community Planning + Sustainability  
Susan Richstone, Deputy Director of Community Planning + Sustainability  
Charles Ferro, Development Review Manager  
Elaine McLaughlin, Senior Planner

Date: September 9, 2014

**Subject: Call-Up Item: 2550 Canyon (LUR2013-00057)**

### EXECUTIVE SUMMARY

On Aug. 28, 2014, the Planning Board approved with conditions (5-2, Gerstle and Gray opposed) 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 a four story, 43-foot tall Residence Inn Hotel within the Boulder Valley Regional Center and the Business Regional (BR-1) zoning district. The conditions of approval by the Planning Board require that the fifth floor of the hotel be removed, and to attach the sidewalk at the southwest corner of the existing sidewalk on the adjacent property and to extend the sidewalk on the west property line to the sidewalk on Canyon Boulevard. The hearing was a continuation of the July 17, 2014 Planning Board hearing.

The Planning Board decision is subject to City Council call-up within 30 days concluding on Sept. 29, 2014. There is one City Council meeting within this time period for call-up consideration on Sept. 16, 2013. The staff memorandum of recommendation to Planning Board and other related background materials are available on the city website for Planning Board, follow the links: [www.bouldercolorado.gov](http://www.bouldercolorado.gov) → A to Z → Planning Board → search for past meeting materials planning board → 2014 → 8.28.2014 PB Packet.

### BACKGROUND

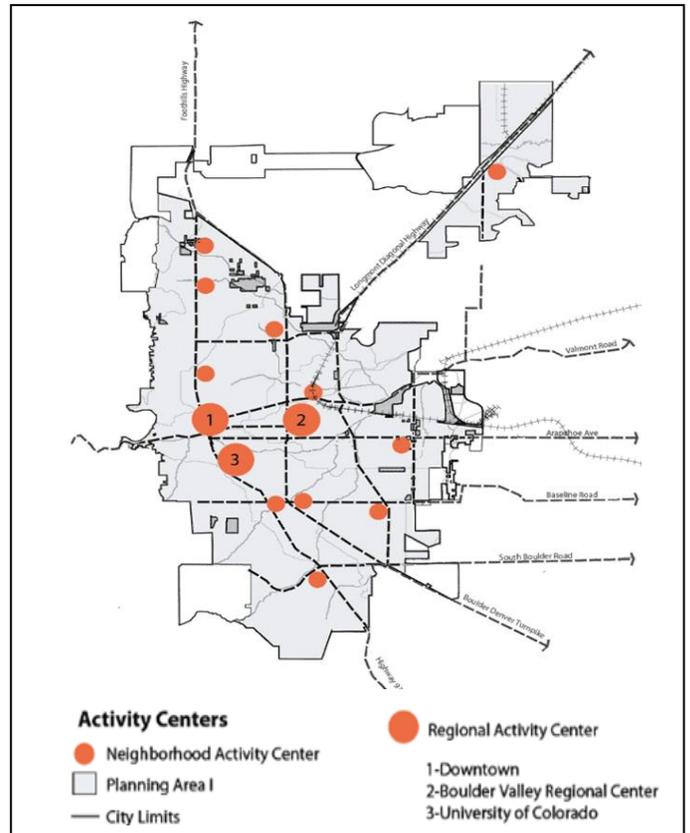
The existing site is a surface parking lot within the Village Shopping Center at the corner of 26<sup>th</sup> Street and Canyon Boulevard and within the site are several large, healthy cottonwood trees at the northeast corner of the site and adjacent to the 26<sup>th</sup> Street entry into the shopping center. The site is part of an overall Planned Unit Development (PUD) originally approved in the 1970s for the Village Shopping Center that has been amended several times, most recently in 2007 under case number

LUR20006-00091. At that time a number of changes to the shopping center were approved including a similar but smaller hotel project on the same site. Due to the economic recession, the hotel approval was never implemented and subsequently expired. However, a former 1,200 seat, four-plex cinema was converted into a food market as part of that Site Review approval. The shopping center has approximately 60 tenants at present that include McGuckin Hardware, a number of in-line retail shops, restaurants, and offices. A five story Marriott Hotel is located off of 26<sup>th</sup> Street near the site, but is within a separate PUD than the Village Shopping Center.

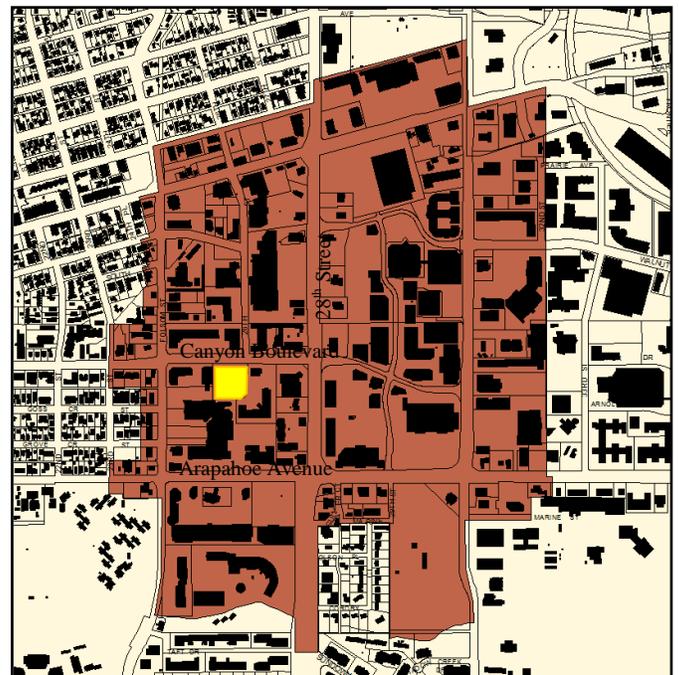
**Boulder Valley Comprehensive Plan (BVRC) Regional Activity Centers:** The site is located within one of three “regional activity centers” as identified within the Boulder Valley Comprehensive Plan, that are comprised of (1) Downtown; (2) Boulder Valley Regional Center; (3) University of Colorado, as shown in Figure 1 and Figure 2 illustrates the location of the site within the BVRC. The regional activity centers are defined on page 20 of the comprehensive plan as follows,

*“Boulder’s commercial, entertainment, educational and civic centers are focused in concentrated nodes of activities at a variety of scales distributed throughout the community. At the highest level of intensity are the city’s three regional centers. They form a triangle at Boulder’s geographic center: the Historic Downtown, the Boulder Valley Regional Center (BVRC), and the University of Colorado (CU) with the University Hill business district, which also serves as a neighborhood center for the surrounding area. Each regional center has a distinct function and character, provides a wide range of activities and draws from the entire city as well as the region.”*

The BVRC Plan is intended as a guide for redevelopment within this regional activity center. Projects within the BVRC are subject to the BVRC Design Guidelines and Transportation Connections Plan created by the Boulder Urban Renewal Authority (BURA) in 1987 and revised in 1998. The intent of the guidelines is to “bring predictability to the development objectives in the BVRC” while helping to facilitate the development review process and provide clear design direction. The design guidelines articulate how a



**Figure 1**  
BVCP: Three Regional Activity Centers in the City



**Figure 2:** Site as located within the BVRC

development project should achieve the design goals of the BVRC for site design and layout, parking, building orientation, streetscapes, etc. The site is also included in the Boulder Plaza subarea and is subject to those guidelines. While it predates the BVRC, adopted in 1992, the BPSP serves as a supplemental guide to redevelopment for the area with many of the guidelines being similar to those of the BVRC. A weblink to the guidelines is found on line at [www.bouldercolorado.gov](http://www.bouldercolorado.gov) → A to Z → boards-commissions → bdab.

Based upon the guidelines, the Boulder Design Advisory Board (BDAB) reviewed the project twice prior to Planning Board review and in both circumstances, gave the applicant recommended revisions to better meet the intent of the guidelines. The applicant addressed the majority of the board’s comments and later refined plans further based on Planning Board recommendations.

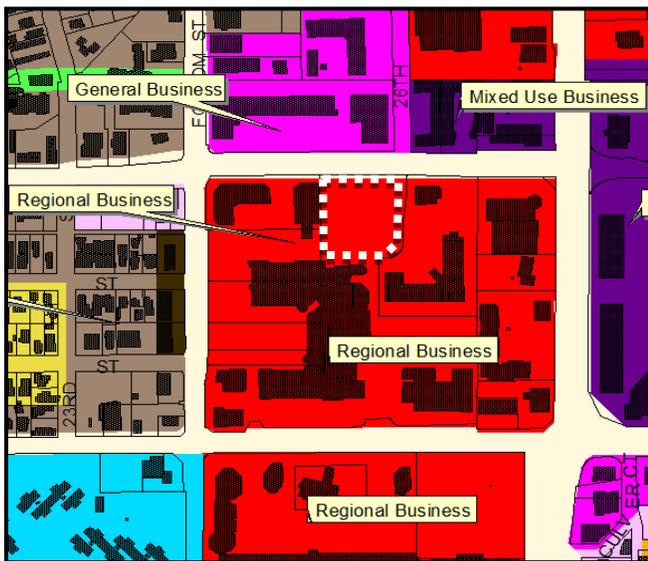
**Land Use.** The Boulder Valley Comprehensive Plan land use for the site is Regional Business (shown in Figure 3) with the intent as follows,

*“Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and neighboring communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region.”*

**Zoning.** The site is zoned Business Regional – 1 (BR-1) as shown in Figure 4 and is defined within the Land Use Code as follow:

*“Business centers of the Boulder Valley, containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented. Residential uses are also permitted as a use by-right in the BR-1 zone” (section 9-5-2(c)(2)(I), B.R.C. 1981).*

The BR-1 zoning district permits a by-right height of three stories and 35 feet and hotels are a by-right use within the zoning district. The BR-1 zoning permits up to a 4.0 FAR, the highest in the city.



**Figure 3: BVCP “Regional Business Land Use Designation**



**Figure 4: Regional Business (BR-1) Zoning**

**Surrounding Context.** The surroundings include a variety of retail, office and restaurants including: McGuckin’s Hardware, the Golden Buff Restaurant, Le Peep Restaurant, the Marriott Hotel, Essentials Spa, Sprouts Market and a number of other retailers. The Water Street Office building along with several inline retailers are located to the north, along with, the Dairy Center for Performing Arts and high density residential uses along 26<sup>th</sup> Street to the west, including the Hub Apartments and Horizon West Condominiums. Diagonally to the northeast, the redevelopment of the Eads Golden Buff site was recently approved by the Planning Board for an office retail building and two hotels, an Embassy Suites Hotel and a Hilton Garden Inn. In the larger context, the Twenty Ninth Street Mall includes retail, office, restaurants, apartments and cinemas.

Canyon Boulevard adjacent to the site is a four lane arterial with dedicated turn lanes. Adjacent to the site on the east, 26<sup>th</sup> Street is a private street serving the Village Shopping Center. The site is served by several major bus lines, as shown in Figure 5, including the HOP, the BOLT, the 205, and the 206.

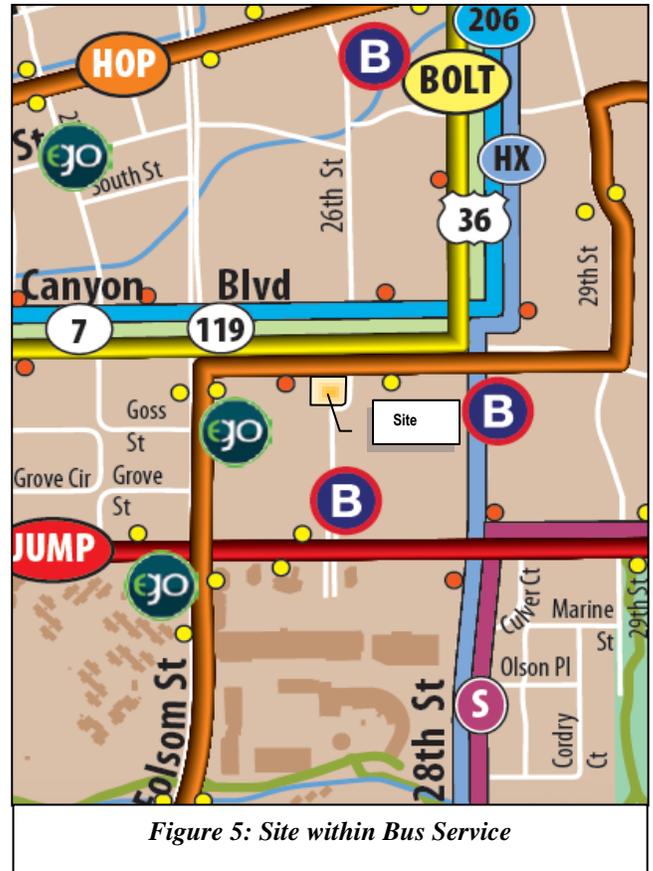


Figure 5: Site within Bus Service

**Existing Village Shopping Center.** The Village Shopping Center was approved in the 1970s as a Planned Unit Development (PUD) and subsequent PUD amendments were also approved. Currently, with the 60 retailers there are a total of 950 motor vehicle parking spaces and 75 bike parking spaces not including a seven-bike, B-Cycle station within the Village Shopping Center. The nearby existing Marriott Hotel provides 60 spaces for use within the Village Shopping Center, per both PUD approvals. For nearly 20 years, the center has maintained an overall 10.58 percent parking reduction given the central context of the site, direct access to bus transit on all sides and linkages to the bike network. The most recent approval in 2007 removed what had been a Bennigan’s Restaurant where the project site is currently located with the intent of constructing a hotel and additional retail. That approval also converted what had been a 1,200 seat, four-plex cinema space with into a grocery store (initially Sunflower Market, and later Sprouts Market as it exists today).

The conversion of the cinema space in 2007 effectively lowered the overall parking requirement for the entire shopping center. Because the grocery store has a much lower parking demand than the cinema, the “additional” spaces that resulted with the cinema’s departure essentially created a surplus of parking spaces available for other uses and designates extra parking spaces available for other higher demand uses that may come into (or out of the center) such as restaurants. This surplus has been deemed the “conversion buffer” for the Village Shopping Center and has been

continually adjusted when retail spaces have been converted to restaurants or vice versa. Therefore, the conversion buffer allows for future shopping center modifications such as new additions, square footage expansions or conversions with the stipulation that new uses utilize the surplus parking spaces available in the buffer. With the proposed hotel project, a total of 883 parking spaces are proposed equating to a slightly less 10.55 percent parking reduction on the site.

## **PROPOSED PROJECT**

The proposed project is planned as a Residence Inn Hotel. It was originally planned with 163 rooms, however as approved by the Planning Board (to remove the fifth floor that equates to 27 rooms) there would be a total of 136 rooms. Also proposed is an interior fitness facility with a small pool area and weights room; and also planned are three small meeting rooms. A planned dining area near the front lobby area leads to an outdoor patio space. The total floor area proposed was 128,346 square feet. However, as conditioned by the Planning Board, with removal of the fifth floor the total floor area equates to approximately 111,040 square feet with a resulting Floor Area Ratio (FAR) of 1.54 where 4.0 FAR is the maximum.

Among the key site design considerations on the site are the large, healthy, long-lived trees that anchor the corner of Canyon Boulevard and 26<sup>th</sup> Street. The applicant designed building to be well outside of the drip line of the large trees and instead created the outdoor patio space and a garden area to create an amenity space and preserve the trees. The building itself is configured in a generalized “H” shape with two elongated wings along Canyon and along an internal access drive within the shopping center. The “front” of the building is along the private roadway of 26<sup>th</sup> Street where a broad entry overhang extends to an on-street drop-off lane. The Residence Inn hotel rooms have small kitchen facilities provided for longer stays, up to 30 days, unlike most short-term stay hotels and there are no on-site restaurants or retail. Parking is predominately below grade with some surface parking on the west, and “podium” parking on the south, and across the street from the McGuckin’s Hardware loading dock. Access into the parking is from both the west and along 26<sup>th</sup> Street. There are 25 bike parking spaces proposed with both short term and long-term covered parking, resulting in 100 bike parking spaces throughout the shopping center. Figure 6 illustrates a birds-eye view of the site plan, and figures 7 and 8 illustrate perspective sketches of the building from different angles. Refer to **Attachment B** for the project plans and written statement.

**Public Comment and Participation.** Required public notice for Site Review was given in the form of written notification mailed to all property owners within 600 feet of the subject site and the public notification sign was posted on the property for at least 10 days, per the public notification requirements of Section 9-4-3, B.R.C. 1981. There were no public comments received on the application.

**Design Advisory Board Review.** The Boulder Design Advisory Board (BDAB) reviewed and discussed the application on Jan. 8, 2014 and Mar. 12, 2014 at regularly scheduled BDAB meetings, followed by a brief check-in with staff. The BDAB provided the applicant with a written summary of the BDAB review specific to each applicable design guideline within BVRC guidelines along with recommended changes to the building. The applicant implemented the majority of the BDAB and staff recommendations related primarily to simplifying the building finish materials and form.



**Figure 6: Axonometric (Birds-Eye Perspective) of Proposed Hotel  
(prior to implementation of Planning Board Condition of Approval)**

## **PLANNING BOARD HEARING**

The Planning Board reviewed the application twice with an initial review on July 17, 2014. At the hearing, the board discussed following key issues:

1. Is the proposed project consistent with Boulder Valley Comprehensive Plan policies?
2. Does the proposed project, including the requested modifications to height, number of stories, and setbacks meet the Site Review criteria of Land Use Code Section 9-2-14(h), B.R.C. 1981?
3. Is the proposed project consistent with the Boulder Valley Regional Center Design Guidelines?
4. Does the proposed parking reduction of 10.5 percent meet the criteria of Section 9-2-14 (h)(2)(K), B.R.C. 1981?



**Figure 7: Illustration of proposed hotel from corner of 26<sup>th</sup> and Canyon Boulevard (prior to implementation of Planning Board condition of approval to remove fifth floor)**



**Figure 8: Illustration of Planned Pedestrian view along Canyon Boulevard**

While the Planning Board appeared to generally support the proposed modifications to the zoning standards, they requested that the applicant return in a continuation of the public hearing, with several revisions to the project plans to better meet the Site Review criteria. The items requested by the Planning Board were summarized as follows:

1. Simplify the façade of the building, particularly along Canyon Boulevard, this could include utilizing two brick colors instead of three and by having less wall returns;
2. Along Canyon Boulevard, create a greater building setback from the right of way, add more plantings and a second row of trees along the northern façade; further screen the parking lot from Canyon Boulevard, add a bus shelter;
3. Provide a walkway along the south side of the building;
4. Provide an extended period to five years for EcoPasses to employees.
5. Provide rough-in electrical conduit for future roof mounted photovoltaic panel array.

Subsequently, the Planning Board reviewed the changes that were requested by the applicant in a continuation of the public hearing on Aug. 28, 2014. At the hearing, the Planning Board acknowledged that applicant was responsive to all of the revisions that they had requested. However, during the continuation discussion, several board members articulated on-going concerns about the five story height of the building and the lack of certain sidewalk connections through the site. As a result, the Planning Board made a motion to approve the project plans with removal of the fifth floor and to require two specific sidewalk connections on the site. The application for Technical Document review will be required to reflect the requested changes. A majority of the Planning Board voted to approve the application with the additional conditions. However, two board members articulated that they had remaining concerns about the height and mass of the building and voted against the motion.

## **SUMMARY OF ANALYSIS**

In approving the application, a majority of the Planning Board found that the proposal to be consistent with the Site Review criteria of the Land Use Code subsection 9-2-14(h), B.R.C. 1981 and Design Guidelines, because:

1. The proposed project's massing, scale, design and materials as conditioned in the approval are compatible with the surrounding context where two to five stories exist in a varied context.
2. The proposed project meets the Site Review Criteria for pedestrian oriented building design, preservation of long lived trees, reduced parking, and consistency with the BVCP plan for regional business.
3. The application is consistent with the BVRC design guidelines for the following reasons:

- a. The building is located close to the street with parking behind and beside the building.
- b. The building is oriented to the street with the main façades and entryways located along 26<sup>th</sup> Street and Canyon Boulevard.
- c. The building will maintain a human scale with use of standard sized brick and horizontal brick bands along with proposed landscaping that includes a double row of trees along Canyon Boulevard.
- d. For human scale and visual interest, the mass of the building is further articulated vertically through use of simple wall off-sets and building bays.
- e. The outdoor patio and garden at the northeast corner of the building is intended to ensure the building mass is removed from the long lived trees and provides an opportunity to intermingle the indoors with the outdoors per the guidelines.

## **CONCLUSION**

By a majority vote (5-2, Gerstle and Grey opposed) the Planning Board approved the application with conditions. Consistent with the land use code section 9-4-4(c), B.R.C. 1981, if the City Council disagrees with the decision of the Planning Board, it may call up the application within a 30-day call up period which expires on Sept. 29, 2014, and with one City Council meeting during that time, it may consider this application for call-up at its **Sept. 16, 2014** public meeting.

## **ATTACHMENTS:**

- A. Planning Board Notice of Disposition dated Aug. 28, 2014
- B. Project Plans and Written Statement



**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](http://www.bouldercolorado.gov)

**CITY OF BOULDER PLANNING BOARD**  
**NOTICE OF DISPOSITION**

You are hereby advised that on August 28, 2014 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: BOULDER RESIDENCE INN AT VILLAGE SHOPPING CENTER**  
**DESCRIPTION: Site Review Amendment-New urban hotel located on approx. 1.65 acres at the southwest corner of Canyon Boulevard and 26th Street in the Village Shopping Center with 4 stories above grade. Below grade basement parking is approved to be under the north wing of the hotel along Canyon Boulevard. Podium parking is approved on the first floor of the south wing along with surface parking along the interior west property line. Amendment to previous approvals: P-77-5, P-81-3 and P-91-30.**

**LOCATION: 2550 CANYON BLVD**  
**COOR: N03W04**  
**LEGAL DESCRIPTION: See Exhibit A Attached**  
**APPLICANT: BILL MARTINIC**  
**OWNER: GRI VILLAGE LP**  
**APPLICATION: Site Review, LUR2013-00057**  
**ZONING: BR-1**  
**CASE MANAGER: Elaine McLaughlin**  
**VESTED PROPERTY RIGHT: Yes**

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

Section 9-9-6, B.R.C. Parking Reduction of 10.58% for overall Village Shopping Center  
Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981

- Height Modification to accommodate the 4<sup>th</sup> story when 35 feet is allowed by right
- Five stories when three stories are permitted by-right
- Front yard setback (26<sup>th</sup> Street): Eight feet where 20 feet is the by-right standard
- Side yard adjacent to street (Canyon Boulevard): minimum 3 feet for the entry element only; 14.5 to 17.5 feet for the majority of the setback, where 20 feet is the by-right standard

This decision may be called up before the City Council on or before **September 29, 2014**. 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 AND SIGNED FINAL PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING 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 August 28, 2014 the Planning Board approved the request with the following motion:

On a motion by **B. Bowen**, seconded by **L. May**, the Planning Board voted 5-2 (**C. Gray** and **J. Gerstle** opposed) to approve Site Review case no. LUR2013-00057, incorporating the staff memorandum for the August 28, 2014 public hearing as findings of fact and the attached Site Review criteria checklist as findings of fact, and subject to the recommended Conditions of Approval found in the memo and with the following additional conditions of approval:

- remove the fifth floor of the building without increasing the height of the remaining four floors; and
- attach the sidewalk at the southwest corner to the existing sidewalk on the adjacent property and to extend the sidewalk on the west property line to the sidewalk on Canyon.

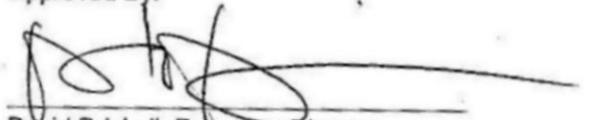
### CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** dated August 15, 2014 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: P-77-5, P-81-3, P-91-30, LUR2006-00091, and ADR2013-00088.
3. Prior to a building permit application, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:
  - a. **Final architectural plans**, including material samples and colors, to ensure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated – August 15, 2014 is acceptable except that the Applicant shall remove the fifth floor of the building without increasing the height of the remaining four floors. Planning staff will review plans to assure that the architectural intent is performed.

- b. A **final site plan** illustrating the approved site configuration. On the final site plans, the Applicant shall show the sidewalk at the southwest corner attached to the existing sidewalk on the adjacent property and the sidewalk on the west property line extended to the sidewalk on Canyon.
  - 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, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation detail drawings, geotechnical soils report, and pavement analysis.
  - f. A **CDOT access permit** meeting the CDOT Access Code Standards for all transportation improvements within the CDOT right-of-way for the change in use of the existing permit.
  - g. 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 ensure 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.
  - h. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.
4. Prior to a building permit application, the Applicant shall submit a **Final Plat**, subject to the review and approval of the City Manager, and execute a **subdivision agreement** meeting the requirements of Chapter 9-12, "Subdivision," B.R.C. 1981, which provide, without limitation and at no cost to the City, for the following:
- a. The **dedication, to the City, of all easements necessary** to serve the development, including, but not limited to, the following:
    - i. "No-build" easements located along the west and south property lines.
    - ii. An approximately 1.5-foot wide public access easement along the north property line.
    - iii. A public access easement located along the east property line and a portion of the south property line varying in width from approximately 6.46' at the south property line to 20-feet at the northeast corner of the property.
    - iv. A utility easement located in the northwest portion of the property, adjacent to the existing water line easement, varying in width as necessary to provide a minimum 25' width utility easement.
    - v. A utility easement located south of the south property line, wrapping around the southeast corner of the property, and extending north along either side of the east property line to the south end of the vehicle pull-out.
    - vi. A drainage and utility easement along the south property line.
  - b. The **construction of all public improvements** necessary to serve the development, including, but not limited to, the following:

- i. An 8-foot wide sidewalk located along the south side of Canyon Boulevard.
  - ii. A 5-foot sidewalk located along the east property line.
  - iii. An RTD transit stop along with a shelter located on the south side of Canyon Boulevard.
  - iv. A detention pond located along the south property line.
  - v. An 8" water main extension at the southeast of the property extending north along the private access drive.
  - vi. An 8" sanitary sewer main extension south of the property within the private access drive.
  - vii. A 15" storm sewer lateral and main extension from the drainage outlet structure south to a connection with the existing storm sewer main at the inlet in the private access drive.
  - viii. A fire hydrant east of the proposed building, north of the tuck-under parking entrance near the east property line.
  - ix. The fire hydrant in the southwest corner of the property to replace a hydrant to be removed to accommodate the south parking entrance.
- c. A **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of constructing all public improvements necessary to serve the development.
5. Applicant shall provide eco-passes or, if not available, a similarly effective transportation option in promoting alternate modes to the single-occupant vehicle use, subject to approval by the City Manager, to the employees of the development for a minimum of five years after the issuance of a certificate of occupancy. 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 employees of the development for three years after the issuance of a certificate of occupancy to secure the provision of eco-passes.
6. The Applicant shall ensure that **all surface parking spaces are available** in a manner consistent with the Declaration of Covenant recorded in the records of the Boulder County Clerk and Recorder at Film No. 1314, Reception, No. 637601 on August 1, 1984 ("Declaration"). The Applicant agrees that the terms of such Declaration as provided in Paragraph 4 of the Declaration shall not be terminated without the prior consent of the City of Boulder Planning Board.

Approved By:



David Driskell, Executive Director  
Department of Community Planning and Sustainability

*Note: Due to the size and number of pages of the plan set, Attachment B was too large to include in the memo. Therefore, a complete set of plans is available in the City Council office of the City Manager's Office.*



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager  
David Driskell, Executive Director of Community Planning and Sustainability  
Susan Richstone, Deputy Director of Community Planning and Sustainability  
Lesli Ellis, Comprehensive Planning Manager  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner

Date: September 16, 2014

**Call-up Item:** Landmark Alteration Certificate to demolish a contributing accessory building, construct a 6' x 26' rear deck, flagstone patio, and basketball court, retaining walls and fire pit with concrete base at 437 Highland Ave. per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00176). This Landmark Alteration Certificate is subject to City Council call-up no later than **September 16, 2014**.

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### Executive Summary

At its September 3, 2014 meeting, the Landmarks Board denied the application for a Landmark Alteration Certificate to demolish a contributing accessory building located on the property at 437 Highland. It approved with conditions the application's proposal for a rear deck, patio and basketball court. One of the conditions of approval was the removal of retaining walls, specifically the fire pit and planter retaining walls. The vote was 4-0, with M. Schreiner having recused himself. The application was filed after the work had been nearly completed. The Board's decision was based upon its finding that certain elements of the proposed construction met, and certain other elements did not meet, the requirements in Section 9-11-18, B.R.C. 1981.

Because the Board disapproved a portion of the application, Council may call up the decision at any time within 30 days of the Board's decision. The decision is subject to City Council call-up on or before **October 1, 2014**.

### ATTACHMENTS:

- A. Notice of Disposition dated September 16, 2014
- B. Photographs and Drawings of 437 Highland Ave.

**Notice of Disposition**

You are hereby advised that on September 3, 2014, the following action was taken:

**ACTION:** Application for Landmark Alteration Certificate denied in part and conditionally approved in part by a vote of 4-0 (M. Schreiner recused).

**APPLICATION:** Public hearing and consideration of a Landmark Alteration Certificate to demolish a contributing accessory building, construct a 6' x 26' rear deck, flagstone patio, and basketball court, retaining walls and fire pit with concrete base at 437 Highland Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00176).

**LOCATION:** 437 Highland Ave.

**ZONING:** RL-1 (Residential Low-1)

**APPLICANT/OWNER:** Andy and Genny Horning

This decision was arrived at based on the purposes and intent of the Historic Preservation Code as set forth in 9-11-18, B.R.C., 1981, as applied to the Landmark Alteration Certificate application.

**Background**

The demolition of a contributing building and installation of back yard hardscaping, including an athletic court, was undertaken without a Landmark Alteration Certificate (LAC) in 2013 and 2104. The applicant is requesting a (after the fact) Landmark Alteration Certificate for demolition of a contributing building, as well as various hardscaping elements in the back yard area of the property.

**Public Hearing**

Chris Sestrong, 430 Mapleton Ave., spoke in support of the Landmark Alteration Certificate application, particularly of the retention of the sport court.

**Abby Daniels**, Executive Director of Historic Boulder, Inc., 1123 Spruce St., stated that the Historic Boulder Preservation Committee agrees with the staff's recommendation and also urged the board to take the violation seriously, acknowledging the precedent this case may set. She pointed out that many other communities in Colorado require illegally demolished buildings to be reconstructed.

**Kathryn Barth**, 2940 20<sup>th</sup> St., spoke of her experience as a consultant for the 2005 accessory building survey and the importance of accessory buildings to the Mapleton Hill Historic District.

**Paul Wenig**, 2443 6<sup>th</sup> St., spoke of his previous experience with the Landmarks Board regarding a tension between safety and preservation.

**Carrie O'Neal**, 421 Pine St., spoke in support of the sport court as a safe gathering space for neighborhood children.

**Kristin Zompa**, 454 Highland Ave., spoke in support of the sport court and the Horning's back yard as an important community space and against a reconstruction of the accessory building as it would not be historic.

**Beverly Potter**, 3211 11<sup>th</sup> St., spoke in support of staff's recommendation.

**Maggie Warn**, 429 Highland Ave., spoke in support of the historic character of the district and in support of the Horning's application.

A letter and photographs view of the Horning's back yard from the property immediately to the east were circulated to the Board by Carol Grasse.

#### **Applicant's Rebuttal**

**Andy Horning**, 437 Highland Ave., stated that he anticipated that the landscape architect had taken care of the required Landmark Alteration Certificate and permits. He urged the board to provide additional outreach to contractors, consultants and property owners regarding the design guidelines and required processes in the historic district and offered his services as a liaison in the neighborhood.

#### **Motion**

Regarding the application for a Landmark Alteration Certificate submitted in case HIS2014-00176, on a motion by **M. Gerwing**, seconded by **F. Sheets**, the Landmarks Board, by a vote of 4-0, with M. Schreiner recused, adopted the staff memorandum, dated Aug. 6, 2014, as findings of the board, denied the application for the demolition of a contributing accessory building, and because the application's proposal for a rear deck, patio and basketball court does not meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, and is inconsistent with Sections 2, Site Design, and 7, Garages and Other Accessory Structures, of the General Design Guidelines and Section C, Landscaping and Section D, Alleys, Easements and Accessways, of the Mapleton Hill Historic District Design Guidelines, those elements of the proposal were conditionally approved.

#### **CONDITIONS OF APPROVAL:**

1. The application shall:
  - Remove approximately 50% of the hardscaping between the rear of the house and the garage;
  - Remove the fire pit, retaining walls and planter retaining walls;
  - Revise fence design to a maximum height of 5';
  - Submit for review by Design Review Committee materials, color, and exterior lighting.

2. The applicant shall submit detailed plans for the hardscaping, fire pit and retaining wall removal, as well as a revised fence design showing the height to the top of the fence to be no more than 5' at any point. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *Mapleton Hill Historic District Design Guidelines* and the *General Design Guidelines*.
3. The applicant shall be responsible for completing the work as shown on plans that have been approved pursuant to 3, above.

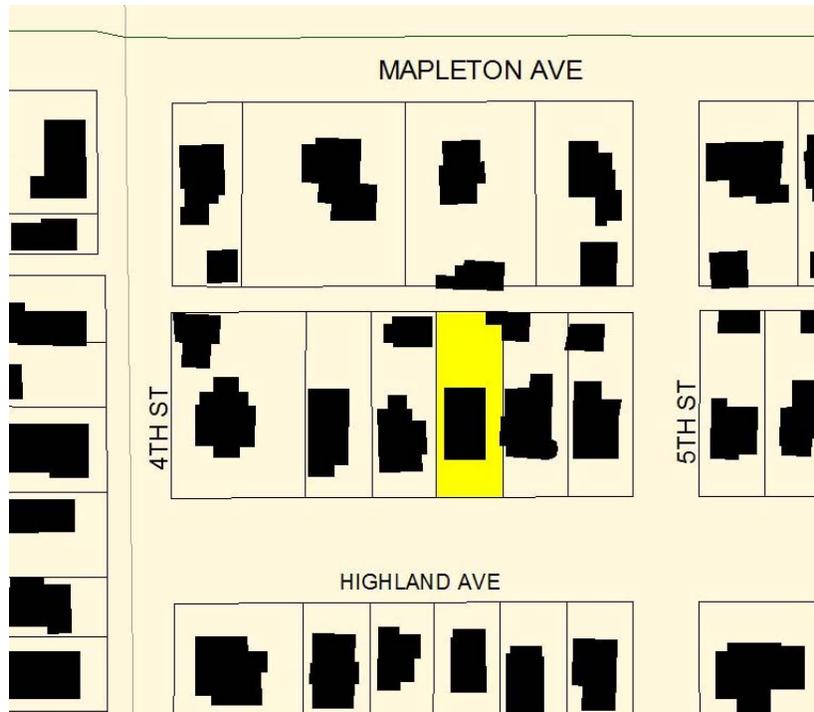


Figure 1. Location Map, 437 Highland Ave.

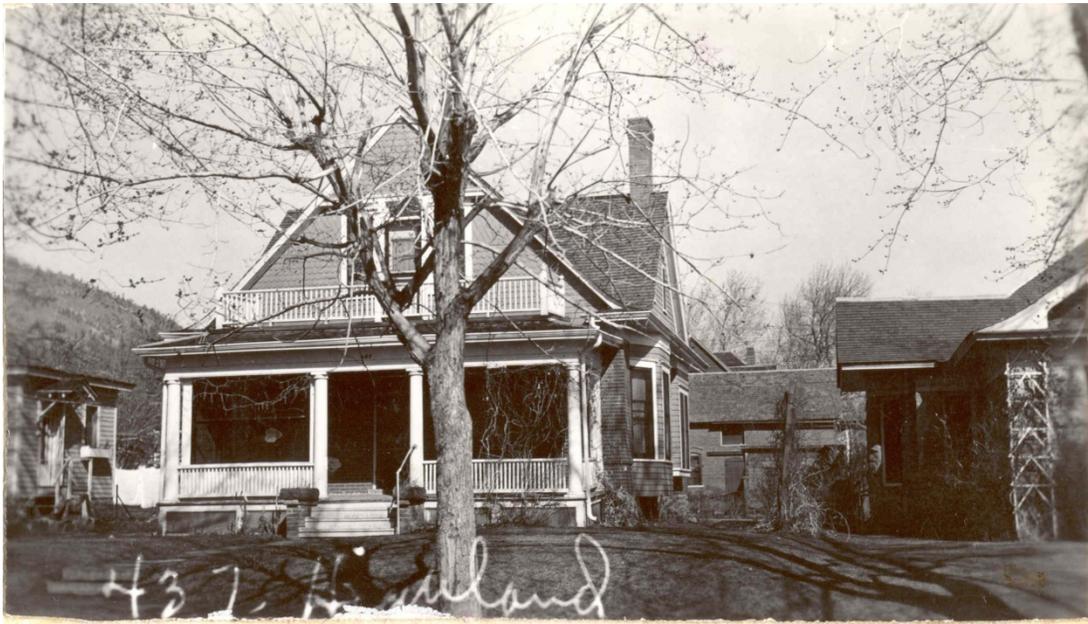


Figure 2. Tax Assessor Photograph, 437 Highland Ave., c.1929

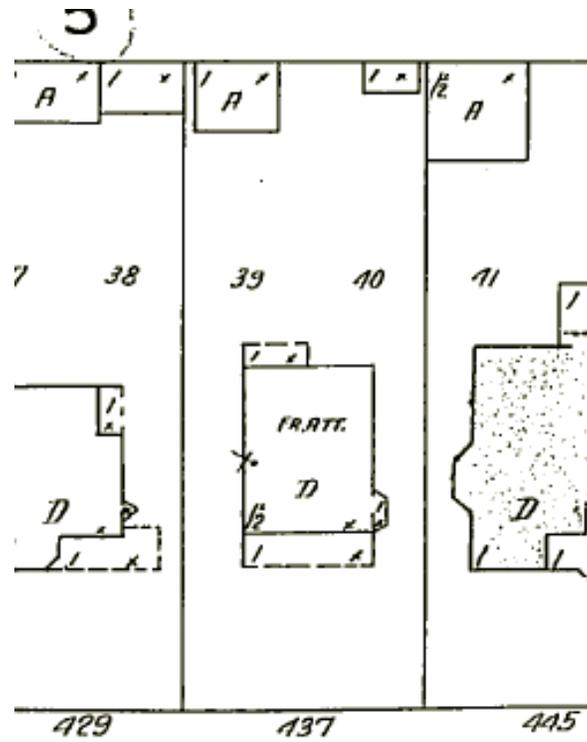


Figure 3. 437 Highland Sanborn Map, 1931.



Figure 4. 437 Highland Ave., Facing east, North faces of garage (demolished 2005) and shed building (demolished 2013).



*Figure 5. 437 Highland Ave. rear yard landscaping and shed building, 2004 prior to demolition and paving.*



*Figure 6. 437 Highland Ave. Southwest corner of demolished shed, July 2004*



*Figure 7. 437 Highland Ave. Northeast corner of property where shed was previously located, July 2014.*



*Figure 8, 437 Highland Ave. Northeast view of backyard, July 2014.*



*Figure 9. 437 Highland Ave. North elevation (rear) showing deck, July 2014.*

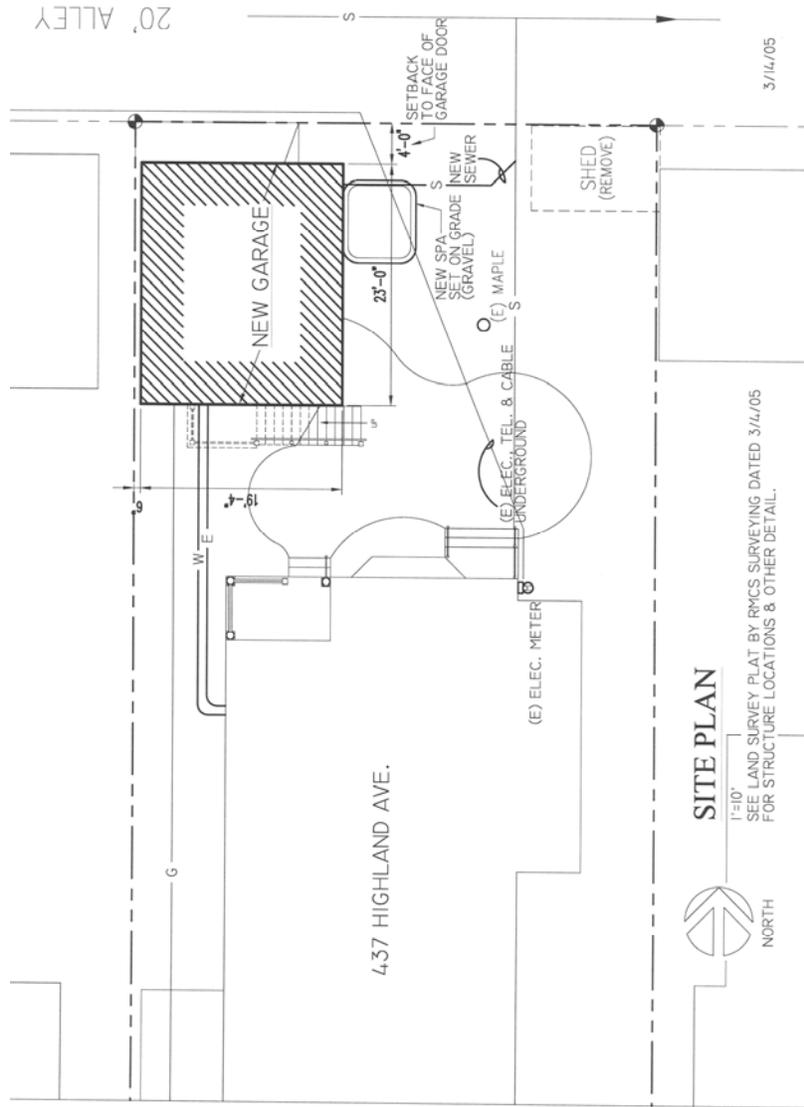


Figure 8. 437 Highland Ave., Landscape Plan for Landmark Board Review, 2005.

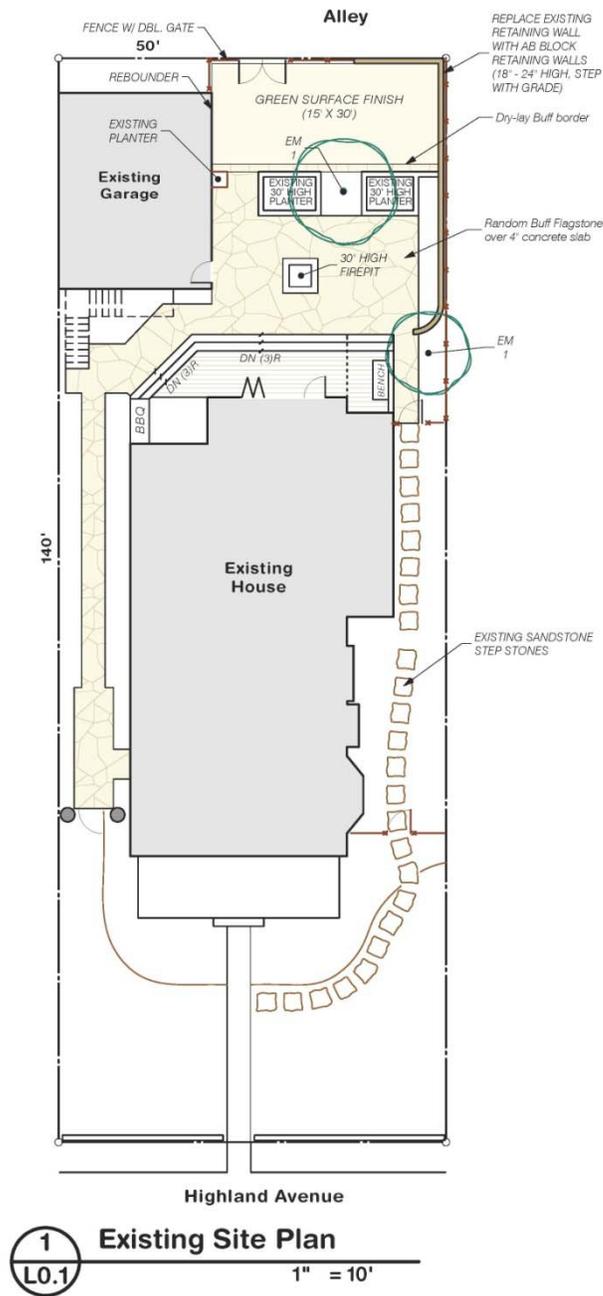


Figure 9. 437 Highland Ave., Landscape Plan, Current (2014).



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager  
David Driskell, Executive Director of Community Planning + Sustainability  
Susan Richstone, Deputy Director of Community Planning + Sustainability  
Charles Ferro, Development Review Manager  
Chandler Van Schaack, Planner I

Date: September 16, 2014

**Subject: Call-Up Item: Site and Use Review** application, no. LUR2014-00036, to amend the existing Iris Hollow PUD to allow for a new two-story, 3,131 sq. ft. professional office building at 2619 Iris Hollow Pl. The proposed office building would be an expansion of the existing “Blue Sky Bridge” nonprofit facility located on the adjacent site to the west at 2617 Iris Hollow Pl. The proposal includes a request for a 20% parking reduction to allow for 8 off-street parking spaces where 10 parking spaces are required.

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### **EXECUTIVE SUMMARY:**

On September 4, 2014, Planning Board unanimously approved (6-0, J. Gerstle absent) the subject application with the conditions found in the disposition of approval, provided as **Attachment A**.

This proposal is to develop the currently vacant lot at 2619 Iris Hollow Pl. within the Iris Hollow PUD with a new two-story, 3,131 sq. ft. office building. The proposed office space is intended to serve Blue Sky Bridge, a nonprofit organization that offers consultation services to professionals in Boulder County in regards to concerns about children and families in relation to child abuse allegations, and which currently occupies an office facility located on the adjacent lot to the west. Per the Applicant’s written statement, the physical expansion is not intended to increase the intensity of their existing operations, but instead to give more space to accommodate their existing operations. They do not anticipate an increase in staff, interns, or client traffic. The 2,645 sq. ft. project site is located just southeast of the intersection of Iris Ave. and Folsom St. within the RM-3 zone district. Please refer to **Figure 1** for a vicinity map.

The height, mass, scale and orientation of the building are in keeping with the original approved site plan for the Iris Hollow PUD, which included lot regulations calling for a 35’ tall, 3,400 sq. ft. building with minimal setbacks along the south and east sides of the property. The current proposal is slightly lower in height at 30’-3” tall and slightly smaller at 3,131 sq. ft., but honors the original intent by maintaining pedestrian-level interest with a covered entryway and ample

fenestration as well as minimal setbacks along the south and east sides of the property. The exterior material palette of shingle siding, cement-board lap and board & batten siding is consistent with the architectural intent of the approved Iris Hollow PUD as well as the existing residential character of the area, and the projects includes various elements encouraged in the Iris Hollow PUD approval including a gabled roof, wood-clad windows, and a covered entryway feature.

The applicant is requesting a 20% parking reduction to allow for 8 off-street parking spaces where 10 spaces are required per the parking standards for nonresidential uses in the RM-3 zone district. Per the original Iris Hollow PUD approval, the subject lot is allocated eight reserved parking spaces located in the covered condominium parking garage immediately to the north of the subject site. The original approval also included two on-site parking spaces for the proposed bed and breakfast use; however, because the applicant is not proposing to expand their existing parking demand, they are proposing to eliminate the two approved on-site spaces called for per the original approval. Given that the parking demand will not increase, the reserved garage spaces in conjunction with ample on-street parking on Iris Hollow Pl. and Iris Walk Ct. will adequately meet the parking needs of the proposed use. Refer to **Attachment B** for the applicant's proposed plans and Parking Analysis.

The existing hours of operation are generally from 9:00 am to 5:00 pm, Monday through Friday, with a total of 7 staff positions ranging from 28 to 40 hours per week. There are also one to three volunteer interns on-site at any given time. On average, approximately 7 to 15 clients visit the site each day. There are no changes to the existing staffing or operating characteristics included with this proposal.

The Planning Board's approval is subject to a 30-day call-up period by City Council which expires on **October 6, 2014**. City Council is scheduled to consider this application for call-up at its **September 16, 2014** public meeting.

The staff memorandum of recommendation to Planning Board and other related background materials are available on the city website. Follow the links: [www.bouldercolorado.gov](http://www.bouldercolorado.gov) → A to Z → Planning Board → search for past meeting materials planning board → 2014 → 09.04.2014 PB Packet.

## **BACKGROUND:**

### **Project Site.**

The 6.15-acre Iris Hollow PUD was originally approved in 1996 following Annexation, Site and Use Review and Subdivision, as a mixed-use development containing 86 mixed-density residential units and a daycare facility, laundromat, office use and post office, as well as a two-story, 3,400 sq. ft. bed and breakfast use to be located on the subject lot (2619 Iris). Since that time, development has proceeded largely in accordance with the original PUD approval except for the subject lot which has remained vacant due to a lack of market demand for a bed and breakfast use. Please see **Attachment D** for additional information on the original Iris Hollow PUD approval.

The existing Blue Sky Bridge office use has been in its current location at 2617 Iris Hollow Pl. since 2000. As mentioned above, Blue Sky Bridge offers consultation services to professionals

in Boulder County in regards to concerns about children and families in relation to child abuse allegations. Blue Sky Bridge provides clinical interventions to families who may have experienced trauma through forensic interviews, crisis intervention, treatment and psycho-educational support. The organization also provides educational opportunities through specialized programs, outreach, and formal training. Per the Applicant's written statement, Blue Sky Bridge provides consultation services to nine different law enforcement jurisdictions within Boulder County, and several other organizations, departments, and individuals within the county. These other organizations, departments, and individuals can vary from private organizations with concerns about a child or family and looking for advice, to therapists working with a family, to representatives from the District Attorney's Office, a mental health center, or hospital. In addition to persons described above who visit or contact the center in a professional capacity, Blue Sky Bridge provides clinical services to approximately 300 families in person per year and 170 individuals in crisis over the phone. Please see **Attachment B** for the Applicant's proposed plans including a written statement.

### **Site Context.**

The project site is located just southeast of the intersection of Iris and Folsom within the RM-3 (Residential- Medium 3) zoning district. Per section 9-5-2(c), B.R.C. 1981, the RM-3 zone district is defined as "*Medium density residential areas which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions.*" Office uses are allowed in the RM-3 zone district if approved through a Use Review.

To the north of the subject lot is a private park area surrounded by attached residential condo units to the north and west, with the existing Blue Sky Bridge office located to the south of the condominium units and immediately to the west of the subject lot. Single family homes lay across Iris Hollow Pl. to the south, and to the east lies a daycare center surrounded by additional single family residential. Parking is provided as a mix of off-street parking for the residential units, on-street parking for visitors and non-residential uses, and a covered garage under the adjacent condominium building that includes 8 reserved spaces for the approved bed and breakfast use.

### **ANALYSIS:**

Overall, the application was found to be consistent with the existing Iris Hollow PUD approval in terms of building mass, scale and architecture, as well as the Site Review criteria of section 9-2-14(h), B.R.C. 1981 including the additional criteria for parking reductions found in section 9-2-14(h)(2)(K), B.R.C. 1981. The application was also found to be consistent with the Use Review criteria of section 9-2-15(e), B.R.C. 1981. Specifically, the proposed operating characteristics of the office use are such that the use will provide a direct service to the surrounding area, and will be compatible with and have a minimal negative impact on the use of nearby properties. In addition, given the variety of uses surrounding the site and the fact that the original PUD approval anticipated a non-residential use of a similar scale in this location, the proposed use will not change the predominant character of the surrounding area. Please see **Attachment C** for staff's complete analysis of the review criteria.

**Planning Board Hearing.** At their September 4, 2014 public hearing, the Planning Board unanimously approved the subject Use Review request with a vote of 6-0 (J. Gerstle absent). The

board amended the conditions of approval to allow for additional flexibility in the hours of operation and the number of employees. There were no public comments regarding the proposal.

If the City Council disagrees with this decision, it may call up the applications within the 30-day call up period which expires on **October 6, 2014**. City Council is scheduled to consider these applications for call-up at its **September 16, 2014** public meeting.

**ATTACHMENTS:**

- A. Notice of Disposition dated September 4, 2014
- B. Applicant's Proposed Plan
- C. Site and Use Review Criteria Analysis
- D. Iris Hollow PUD Information



**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 September 4, 2014 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:** BLUE SKY BRIDGE OFFICE EXPANSION  
**DESCRIPTION:** Site and Use Review to amend the existing Iris Hollow PUD to allow for a new two-story, 3,131 sq. ft office professional building to serve Blue Sky Bridge  
**LOCATION:** 2619 IRIS HOLLOW PL  
**COOR:** N05W04  
**LEGAL DESCRIPTION:** Lot 39, Iris Hollow Subdivision, County of Boulder, State of Colorado  
**APPLICANT:** CATRINA WEIGEL  
**OWNER:** MARK S POLSTER  
**APPLICATION:** Site and Use Review, LUR2014-00036  
**ZONING:** RM-3  
**CASE MANAGER:** Chandler Van Schaack  
**VESTED PROPERTY RIGHT:** NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.

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

- 20% parking reduction to allow for 8 off-street parking spaces where 10 spaces are required.

This decision may be called up before the City Council on or before **October 6, 2014**. 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 AND SIGNED FINAL PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING 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 September 4, 2014 the Planning Board approved the request with the following motion:

On a motion by C. Gray, seconded by B. Bowen, the Planning Board voted 6-0 (J. Gerstle absent) to approve the Site and Use Review application LUR2014-00036, adopting the staff memorandum as findings of fact and subject to the recommended conditions of site review approval and the recommended conditions of use review approval, with the following modifications:

Condition 3.a shall be revised to read: The Applicant shall operate the business in accordance with the Written Statement dated August 4, 2014, which is attached to this Notice of Disposition, except that there shall be no restriction with regard to the number of employees and the facility may occasionally be used until 10 p.m. for board and community business and for Blue Sky Bridge events and except as otherwise modified by these conditions of approval.

Friendly Amendment by J. Putnam to add "occasionally" to "the facility may be used until 10 p.m. for board and community business and for Blue Sky Bridge events" consistent with what was described by the Applicant. C. Gray accepted the friendly amendment.

## CONDITIONS OF APPROVAL

### RECOMMENDED CONDITIONS OF SITE REVIEW APPROVAL:

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** dated October 6, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Annexation Agreement recorded at Film 2180, Reception No. 01671143 on January 16, 1997; Annexation Ordinance No. 5843; Subdivision Agreement recorded at Reception No. 1741962 on October 24, 1997; and the conditions of the Revised Planning Board Disposition of Approval for Iris Hollow dated July 11, 1996 (SI-96-3 and UR-96-2).

### RECOMMENDED CONDITIONS OF USE REVIEW APPROVAL:

3. The Applicant shall ensure that the **development shall be in compliance with all approved plans** dated October 6, 2014 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.
  - a. The Applicant shall operate the business in accordance with the **Written Statement dated August 4, 2014**, which is attached to this Notice of Disposition, except that there shall be no restriction with regard to the number of employees and the facility may occasionally be used until 10 p.m. for board and community business and for Blue Sky Bridge events and except as otherwise modified by these conditions of approval:
4. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.

By: 

David Driskell, Secretary of the Planning Board

## **Blue Sky Bridge Written Statement & Parking Analysis**

2619 Iris Hollow Place  
LUR2014-00036  
8/4/2014

Blue Sky Bridge currently has 7 staff positions ranging from 28 to 40 hours per week. In addition, there are generally one to three volunteer interns in the building at any time. Hours are generally 9am to 5pm. Occasionally a staff member or two will be onsite outside of these hours. The staffing plan is not anticipated to change with Blue Sky Bridge's expansion to two buildings.

Most staff members and clients travel to Blue Sky Bridge by car. Two staff members occasionally ride bicycles. One regularly rides a 50cc scooter that does not require a parking space. On average, there are 7 clients at Blue Sky Bridge each day. The most clients in the building at any particular time is generally 5, in 3 cars, and the maximum number of total clients at Blue Sky Bridge throughout any given day is 15.

Each staff member is required to attend off-site meetings on a regular basis. Four staff members have one to two meetings offsite each week lasting 2-3 hours. One staff member is out of the office daily for meetings lasting 1-8 hours. One staff member is out of the office 3-4 days/week, with each off-site lasting 3-4 hours.

Currently there is ample on-street parking near the building to accommodate the needs of Blue Sky Bridge. This additional lot adds 8 off-street parking spaces though it is not anticipated that additional parking is needed, so this will further free up on-street parking.

There are several bicycle parking structures in the area, including on the existing Blue Sky Bridge property, and the neighborhood is accessible by bicycle and pedestrian paths. Public transportation is available in close proximity, with RTD route 208 stops located on Iris Ave and route 205, 208 and BOLT stops located on 28<sup>th</sup> St.

Blue Sky Bridge currently has sufficient parking that does not impact the parking in the neighborhood. Moving into a second building is not anticipated to cause any increase in traffic or parking requirements. The additional off-street parking available with the new lot will reduce the already minimal demand on on-street parking.

# BLUE SKY BRIDGE

## USE & SITE REVIEW

2619 IRIS HOLLOW PLACE



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

### Blue Sky Bridge

2619 Iris Hollow Pl  
 Boulder, CO 80304

### PROJECT TEAM

#### APPLICANT

BLUE SKY BRIDGE  
 PO BOX 19122  
 BOULDER, CO 80308

#### ARCHITECT

COBURN DEVELOPMENT  
 3020 CARBON PLACE #203  
 BOULDER, CO 80301  
 P: 303.442.3351  
 F: 303.447.3933

### PROJECT INFORMATION

#### LEGAL DESCRIPTION

LOT 39, IRIS HOLLOW, LOCATED IN THE  
 SOUTHWEST QUARTER OF SECTION 20,  
 TOWNSHIP 1 NORTH, RANGE 70 WEST  
 OF THE 6TH P.M., COUNTY OF BOULDER,  
 STATE OF COLORADO.

#### ZONING REQUIREMENTS

ZONING: RM-3  
 LOT AREA: 2,645 SF  
 PROPOSED BUILDING AREA: 3,131 SF  
 PROPOSED USE: OFFICE  
 PER IRIS HOLLOW LOT REGULATIONS, NO SETBACKS REQUIRED  
 SOUTH BUILD-TO LINE: 5 FT  
 EAST BUILD-TO LINE: 0 FT

### DRAWING INDEX

#### SITE PLANS

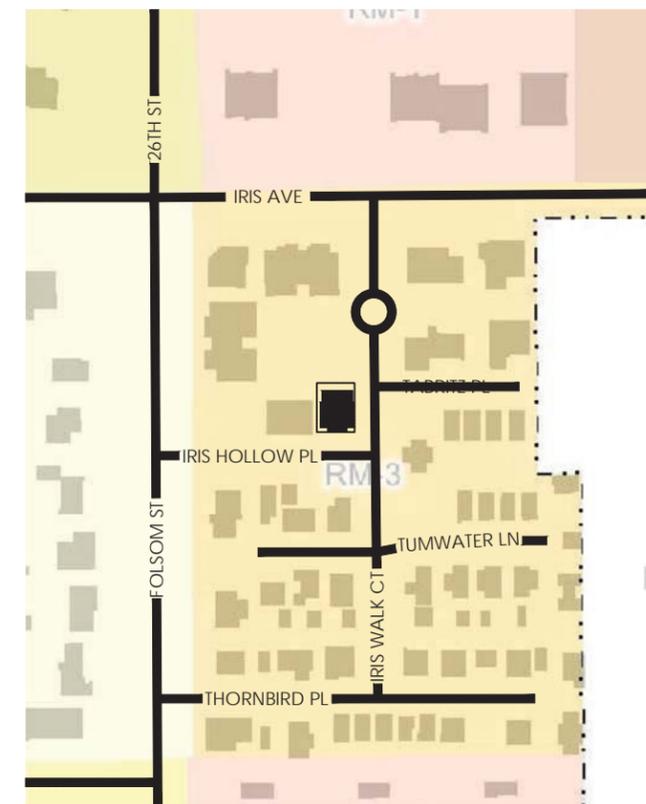
SR-1 TITLE SHEET  
 SR-2 SITE PLANS  
 SR-3 UTILITIES & DRAINAGE

#### ARCHITECTURAL PLANS

AR-1 FLOOR PLANS  
 AR-2 ELEVATIONS

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SUBMITTAL					
USE/SITE REVIEW	FB	PW			07.01.14
RESUBMITTAL					
USE/SITE REVIEW	FB	PW			07.31.14
CORRECTIONS					



1 Vicinity Map  
 1" = 100'-0"





**COBURN**  
ARCHITECTURE

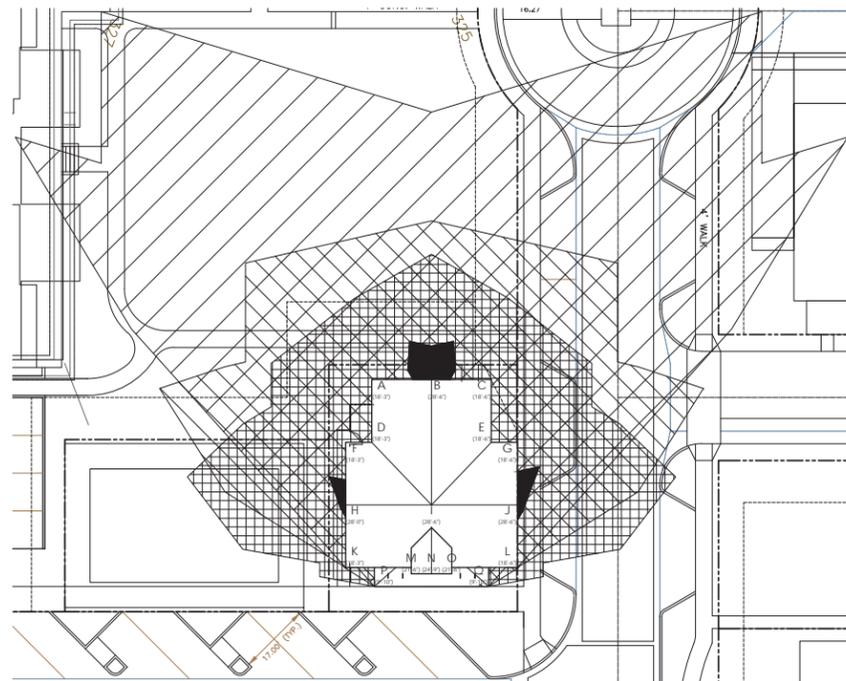
3020 Carbon Place #203  
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**Blue Sky Bridge**

2619 Iris Hollow Pl  
Boulder, CO 80304

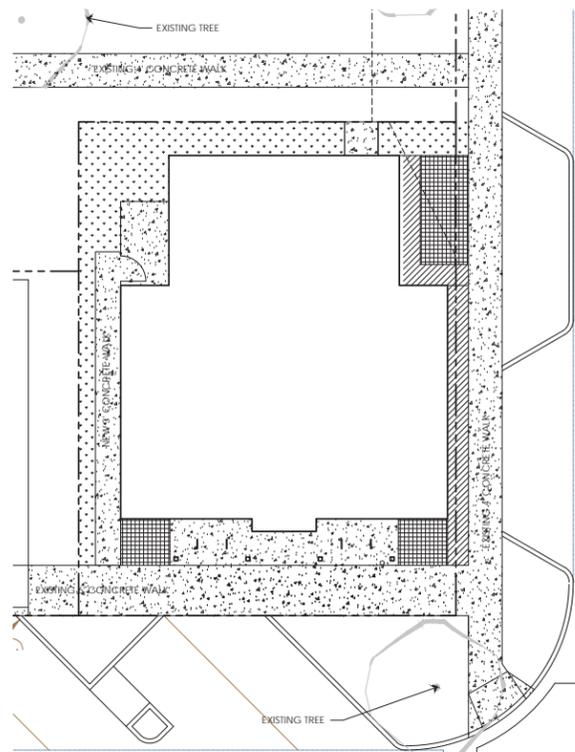
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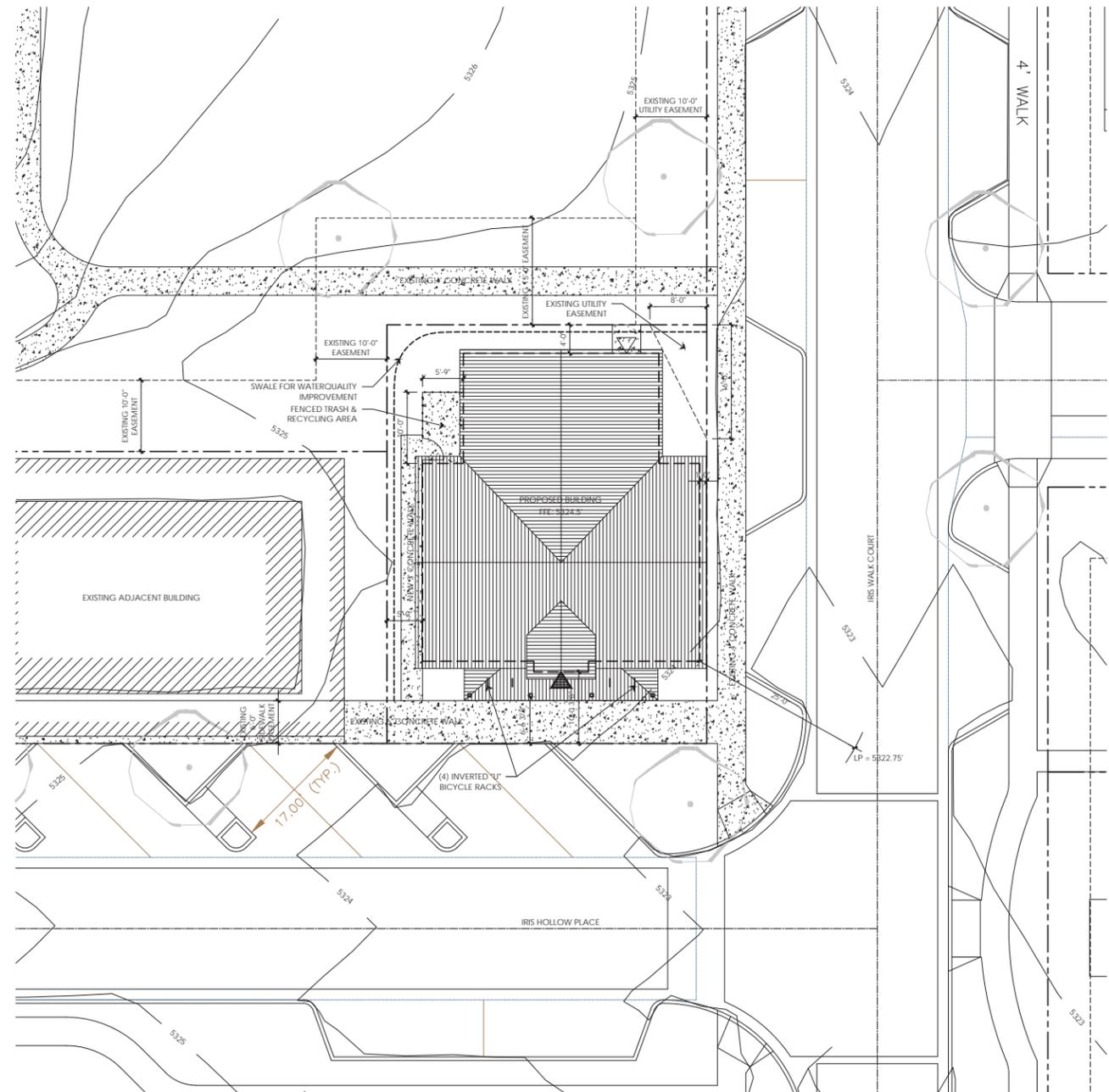
2 Solar Shadow Plan (Solar Access Area II)  
1" = 20'-0"

SOLAR SHADOW LEGEND	
	SHADOWS DEC 21 9AM - 3PM
	SHADOWS MAR/SEP 21 9AM - 3PM
	SHADOWS JUN 21 9AM - 3PM
	SHADOWS PER SOLAR ACCESS AREA II - 25 FT SOLAR FENCE



3 Landscape Concept Plan  
1" = 10'-0"

LANDSCAPE PLANTING LEGEND	
	NATIVE GRASS
	SPREADING GROUNDCOVER (EVERGREEN; 1'-3' HEIGHT)
	PERENNIAL/ACCENT (0.5'-3' HEIGHT)



4 Site Development Plan  
Call Up: 2619 Iris Hollow Place

USE/SITE REVIEW  
07.31.2014

NOT FOR  
CONSTRUCTION

SHEET No.

SR-2

1E SITE PLAN



**COBURN**  
ARCHITECTURE

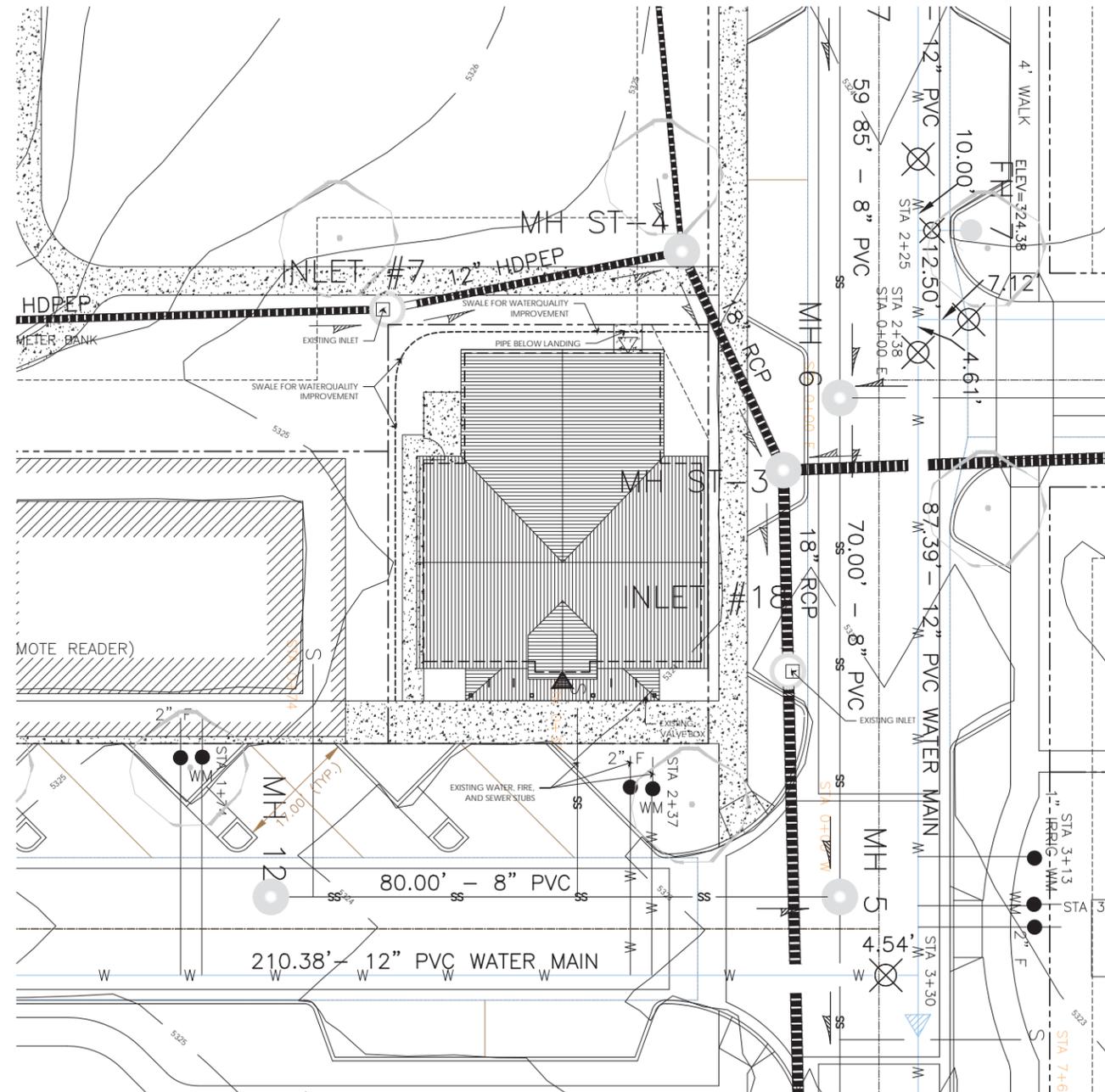
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Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933

### Blue Sky Bridge

2619 Iris Hollow PI  
Boulder, CO 80304

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NOTE: WATER & SANITARY SEWER STUBS ARE EXISTING. ALL WET UTILITY INFRASTRUCTURE (MAINS, INLETS, MANHOLES, ETC.) ARE EXISTING. REFER TO THE ORIGINAL IRIS HOLLOW SITE ENGINEERING PLANS AND AS-BUILTS.

1 As-Built Utility Connection & Drainage Plan  
1" = 10'-0"



USE/SITE REVIEW  
07.31.2014

NOT FOR  
CONSTRUCTION

SHEET No.

SR-3

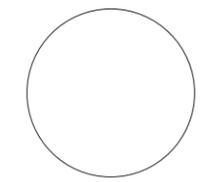
UTILITIES & DRAINAGE

**Blue Sky Bridge**

2619 Iris Hollow PI  
Boulder, CO 80304

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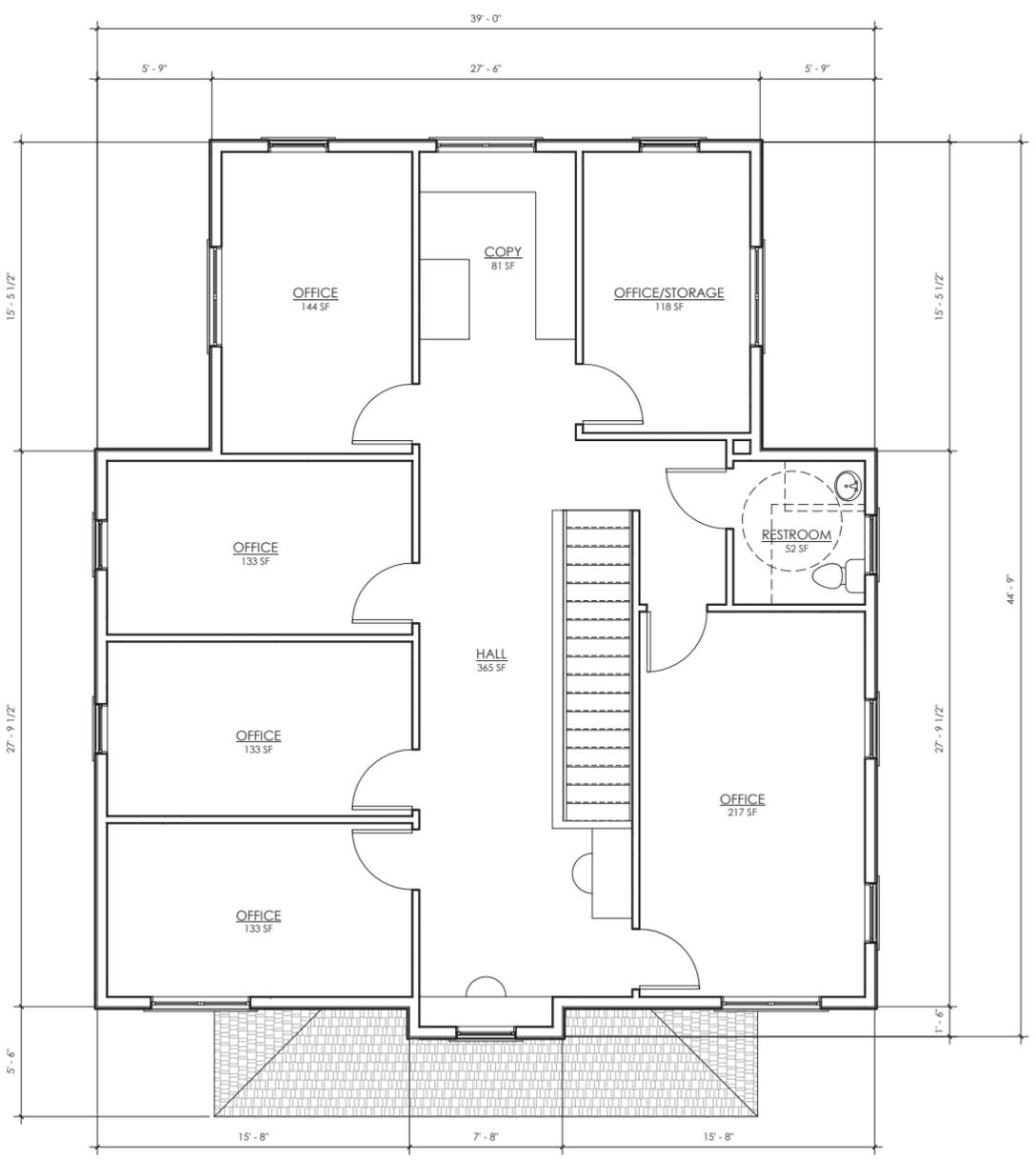


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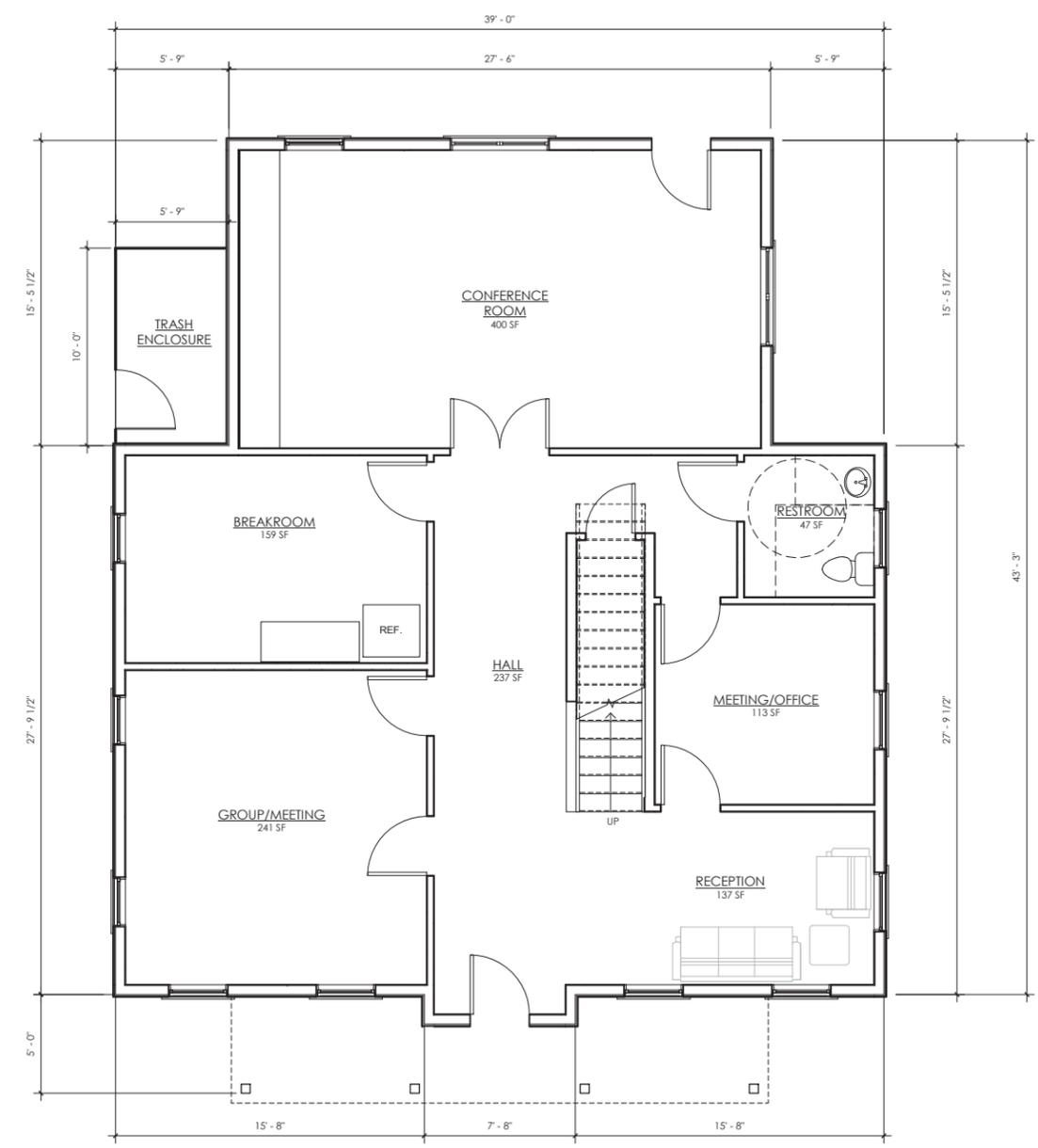
NOT FOR  
CONSTRUCTION

SHEET No.

AR-1



2 Second Floor Plan  
1/4" = 1'-0"



1 Ground Floor Plan  
1/4" = 1'-0"

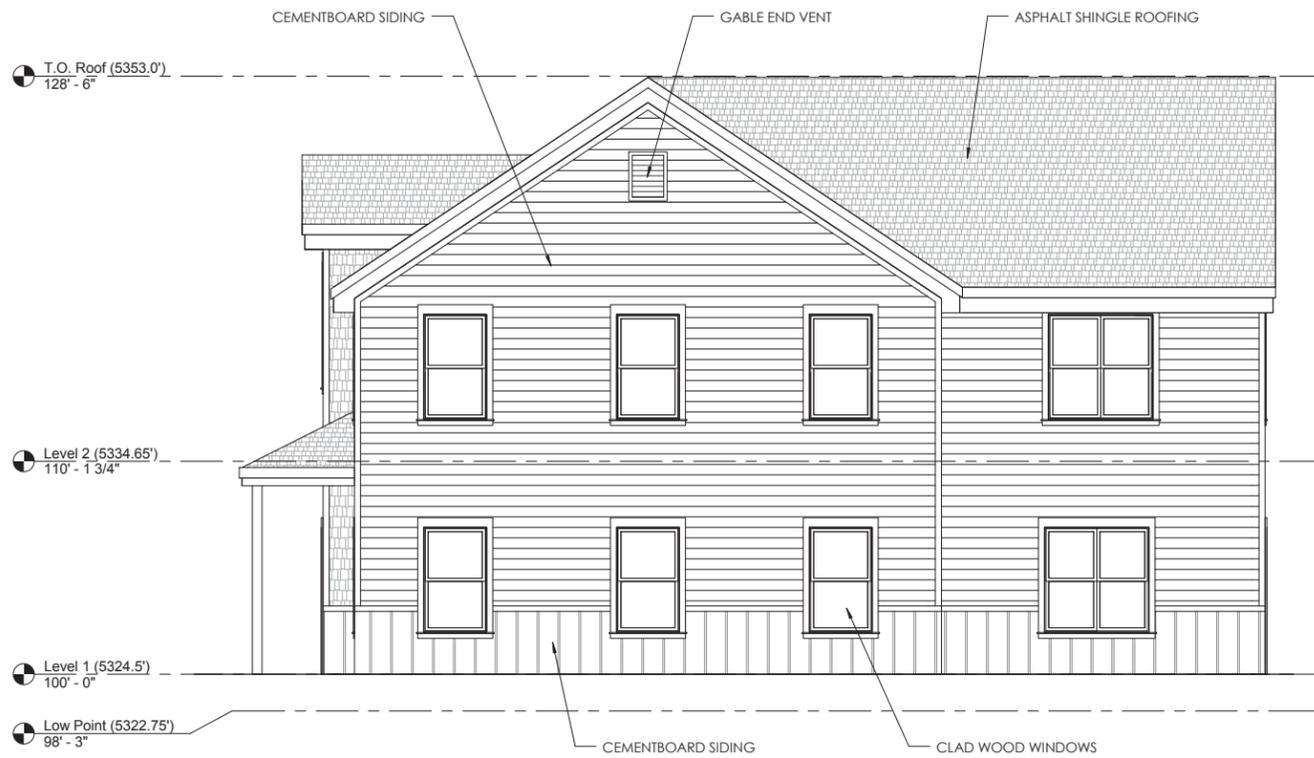


**COBURN**  
ARCHITECTURE

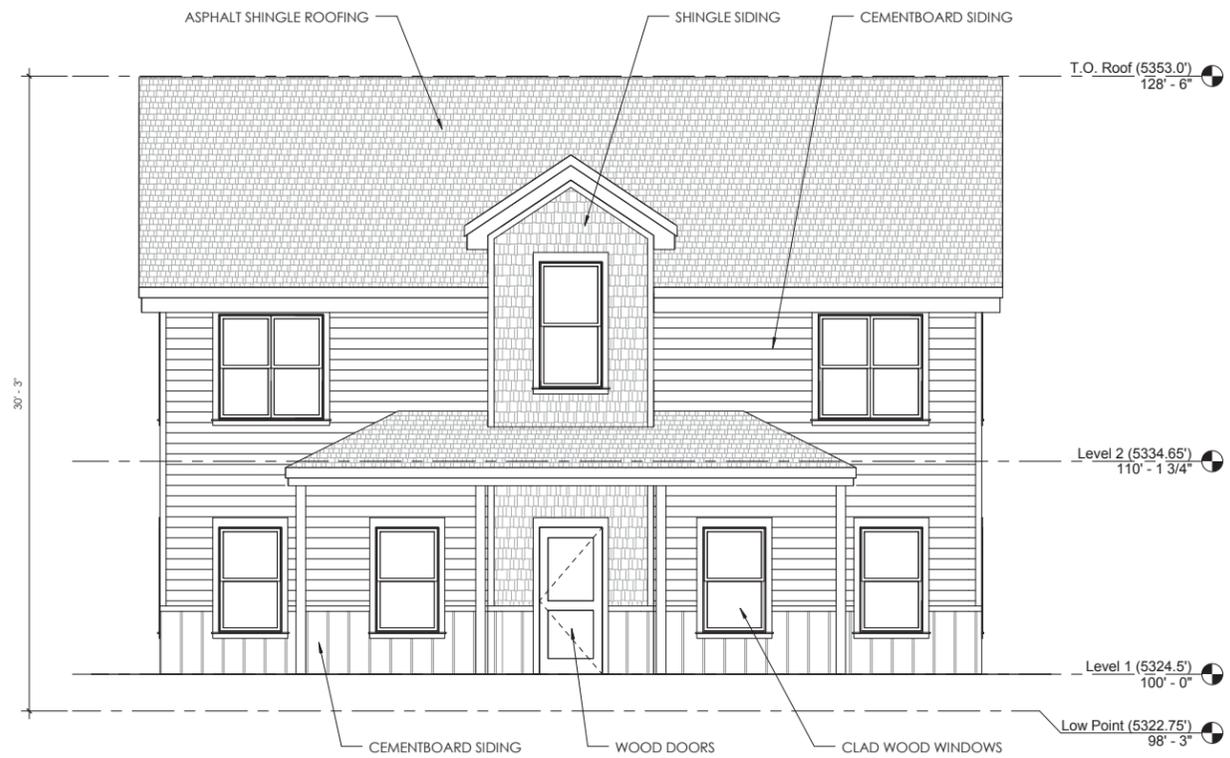
3020 Carbon Place #203  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933

**Blue Sky Bridge**

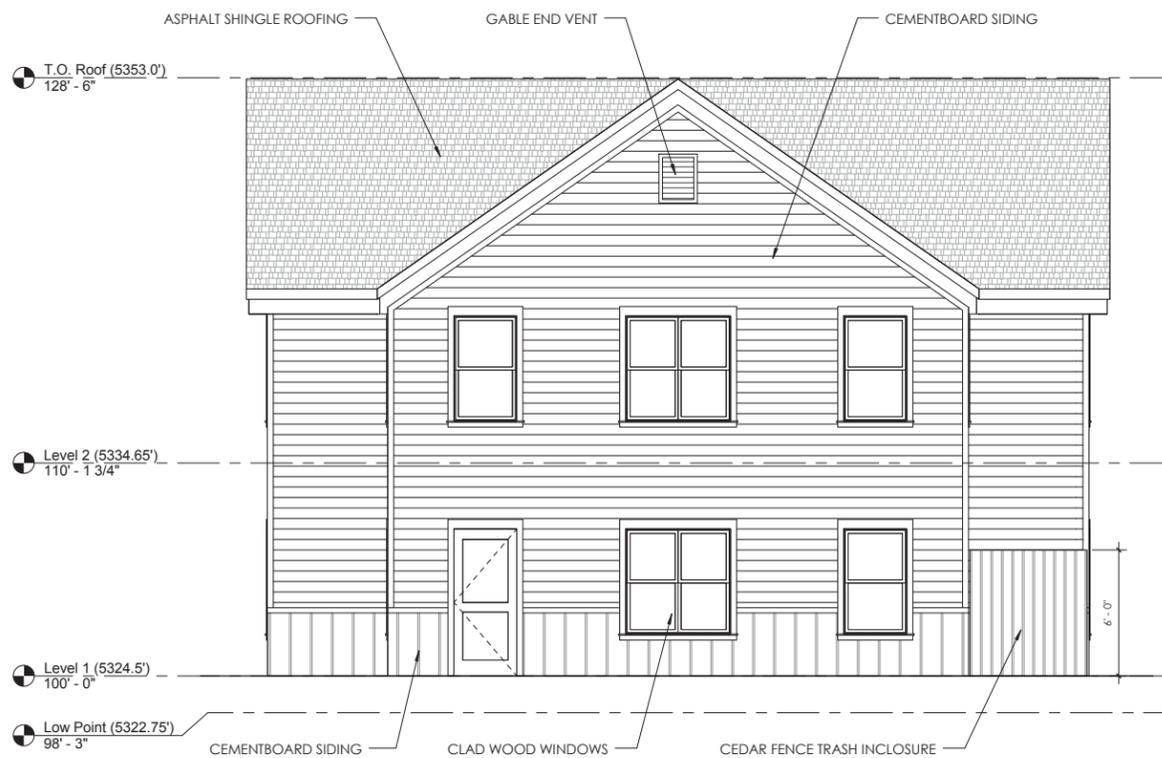
2619 Iris Hollow Pl  
Boulder, CO 80304



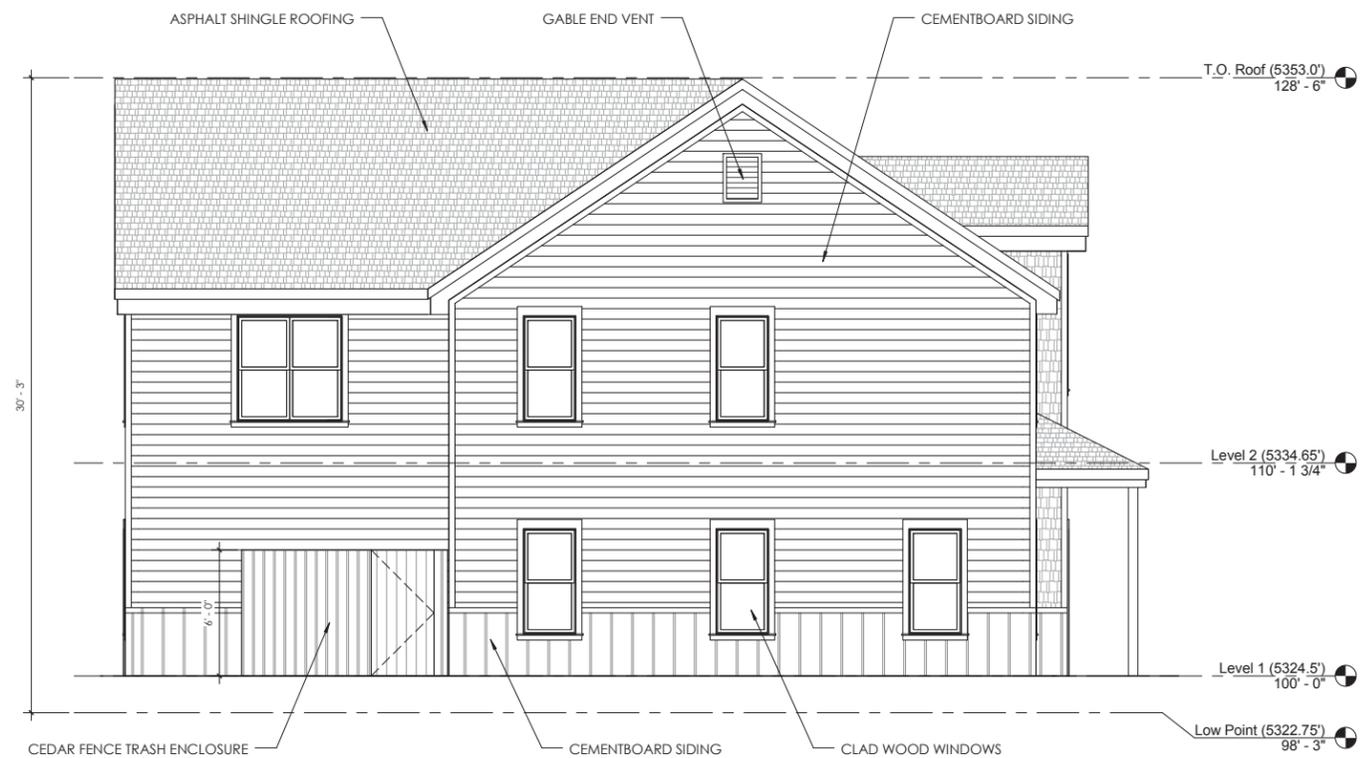
2 East Elevation  
1/4" = 1'-0"



1 South Elevation  
1/4" = 1'-0"



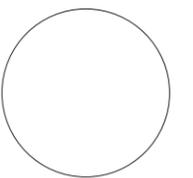
4 North Elevation  
1/4" = 1'-0"



3 West Elevation  
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USE/SITE REVIEW  
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NOT FOR  
CONSTRUCTION

SHEET No.

AR-2

ARCHITECTURAL PLANS



PHONE 303.442.3351  
FAX 303.447.3933  
3020 Carbon Place #203  
Boulder, CO 80301

[coburnpartners.com](http://coburnpartners.com)

## Blue Sky Bridge Written Statement & Parking Analysis

2619 Iris Hollow Place

LUR2014-00036

8/4/2014

Blue Sky Bridge currently has 7 staff positions ranging from 28 to 40 hours per week. In addition, there are generally one to three volunteer interns in the building at any time. Hours are generally 9am to 5pm. Occasionally a staff member or two will be onsite outside of these hours. The staffing plan is not anticipated to change with Blue Sky Bridge's expansion to two buildings.

Most staff members and clients travel to Blue Sky Bridge by car. Two staff members occasionally ride bicycles. One regularly rides a 50cc scooter that does not require a parking space. On average, there are 7 clients at Blue Sky Bridge each day. The most clients in the building at any particular time is generally 5, in 3 cars, and the maximum number of total clients at Blue Sky Bridge throughout any given day is 15.

Each staff member is required to attend off-site meetings on a regular basis. Four staff members have one to two meetings offsite each week lasting 2-3 hours. One staff member is out of the office daily for meetings lasting 1-8 hours. One staff member is out of the office 3-4 days/week, with each off-site lasting 3-4 hours.

Currently there is ample on-street parking near the building to accommodate the needs of Blue Sky Bridge. This additional lot adds 8 off-street parking spaces though it is not anticipated that additional parking is needed, so this will further free up on-street parking.

There are several bicycle parking structures in the area, including on the existing Blue Sky Bridge property, and the neighborhood is accessible by bicycle and pedestrian paths. Public transportation is available in close proximity, with RTD route 208 stops located on Iris Ave and route 205, 208 and BOLT stops located on 28<sup>th</sup> St.

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**CREATING  
GREAT  
PLACES™**

## USE REVIEW CRITERIA

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

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

The project site is located just southeast of the intersection of Iris and Folsom within the RM-3 (Residential-Medium 3) zoning district (see **Figure 2** for zoning map). Per section 9-5-2(c), B.R.C. 1981, the RM-3 zone district is defined as “*Medium density residential areas which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions.*” The proposed use is considered a “Professional Office” use per section 9-16, of the Boulder Revised Code. Per section 9-6-1, “Use Standards,” B.R.C. 1981, professional office uses are allowed in the RM-3 zone district if approved through a Use Review.

       **(2) Rationale: The use either:**

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

The proposed use is an expansion of the existing Blue Sky Bridge office facility located adjacent to the subject site at 2617 Iris Hollow Pl. Blue Sky Bridge offers consultation services to professionals in Boulder County in regards to concerns about children and families in relation to child abuse allegations. Blue Sky Bridge provides clinical interventions to families who may have experienced trauma, and provides educational opportunities through specialized programs, outreach, and formal training. In addition to providing clinical services to approximately 300 families and 170 individuals per year, many of whom are Boulder residents, Blue Sky Bridge provides consultation services to nine different law enforcement jurisdictions within Boulder County, and several other organizations, departments, and individuals within the city and county. Overall, Blue Sky Bridge provides a variety of direct services to the community. In addition, the proposed use would represent a reduction in impact from the previously approved bed and breakfast use, as the new building is intended solely to increase the amount of space available for Blue Sky Bridge and does not include any expansion employees, customers or traffic generation. Therefore the impacts to the surrounding area will not change from the existing use, as opposed to a separate entity moving in with different operating characteristics and traffic and parking needs.

N/A **(B) Provides a compatible transition between higher intensity and lower intensity uses;**

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

N/A (D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (e) of this section;

✓ (3) **Compatibility:** The location, size, design, and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

The proposal is to develop a vacant infill site within the Iris Hollow PUD with a new office building to serve the existing organization that currently occupies the building on the adjacent lot to the west. The location, size and design of the proposed building are in keeping with the original approved site plan for the Iris Hollow PUD, which included lot regulations calling for a 35' tall, 3,400 sq. ft. building facing south with minimal setbacks along the south and east sides of the property. The current proposal is slightly lower in height at 30'-3" tall and slightly smaller at 3,131 sq. ft., but honors the original intent by maintaining the desired orientation and keeping pedestrian-level interest with extensive fenestration, a covered entryway and minimal setbacks along the south and east sides of the property.

Further, the applicant has indicated that the proposed expansion is to provide additional space but will not entail any changes to the existing operating characteristics. The existing Blue Sky Bridge office has been located at 2617 Iris Hollow Pl. since 2001, and during that time has had minimal impacts on the surrounding uses. There are currently 7 staff positions ranging from 28 to 40 hours per week, as well as one to three volunteer interns in the building at any time. Hours are generally 9am to 5pm, seven days per week. Per the applicant's written statement (see **Attachment A**), there are an average of 7 clients at Blue Sky Bridge each day. The most clients in the building at any particular time is generally 5 and the maximum number of total clients at Blue Sky Bridge throughout any given day is 15. There is ample on-street parking available on both Iris Hollow Pl. and Iris Walk Ct., and the daytime hours of operation coincide with the time of day that many of the residents are at work, so parking has not historically been an issue. Given that the new building will include rights to 8 reserved spaces in the nearby covered condominium garage to the north, the applicant anticipates being able to further free up on-street parking, so the new use may actually reduce the impacts associated with an already low-impact use.

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

All of the existing infrastructure required to serve the proposed use is existing, as the subject lot is a vacant infill site within an otherwise fully developed mixed-use neighborhood, and has been anticipated for commercial development since the time of the original Iris Hollow PUD approval.

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

The project site is within the Iris Hollow PUD, which was originally approved in 1996 as a mixed-use development containing 86 mixed-density residential units and a daycare facility, laundromat, office use and post office. In addition, the subject lot was intended to hold a two-story, 3,400 sq. ft. bed and breakfast use; however, since that time there has not been a market demand for a bed and breakfast use, so the site has remained vacant. At 30'-3" tall, the current proposal is slightly lower in height than the previously approved use and slightly smaller at 3,131 sq. ft., but honors the original intent by maintaining pedestrian-level interest with a covered

entryway and ample fenestration as well as minimal setbacks along the south and east sides of the property. The exterior material palette of shingle siding, cement-board lap and board & batten siding is consistent with the architectural intent of the approved Iris Hollow PUD as well as the existing aesthetic in the area, and the projects includes various elements encouraged in the Iris Hollow PUD approval including a gabled roof, wood-clad windows, and a covered entryway feature. Overall, staff has found that the proposal is in keeping with the intent of the oIris Hollow PUD, and will maintain the existing small-scale neo-traditional mixed use character of the surrounding neighborhood.

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

Not applicable, as the proposal does not include the conversion of any dwelling units to non-residential use.

## **SITE REVIEW CRITERIA**

**Criteria for Review: No site review application shall be approved unless the approving agency finds that:**

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

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

The proposed plan is consistent with the purposes and policies of the Boulder Valley Comprehensive Plan. Specifically, the proposal to construct a high-quality building within an existing mixed-use neighborhood to expand an existing local agency providing critical social services meets the following BVCP goals:

- 2.01 Unique Community Identity
- 2.03 Compact Development Pattern
- 2.14 Mix of Complementary Land Uses
- 2.30 Sensitive Infill and Redevelopment
- 2.32 Physical Design for People
- 8.10 Support for Community Facilities

**N/A (B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:**

Not applicable, as the proposed use is not residential but an office use.

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

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

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

The proposed project sensitively utilizes an infill site in providing an appropriate use for the existing mixed-use neighborhood context. This is achieved by maintaining consistency with the existing Iris Hollow PUD standards in terms of the scale and massing of the building design, and by maintaining the existing operating characteristics of the adjacent use that the new building will serve so as to ensure that no additional impacts will be generated. The use utilizes an infill site where utilities, roads, and other infrastructure exist.

**(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:**

While the small lot doesn't allow large amounts of open space, the property is located directly adjacent to park space and in close proximity to Boulder's multi-use path network.

✓(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 subject lot is a part of the Iris Hollow PUD, which has a variety of accessible and functional open space areas that provide a mixture of sun and shade and places to gather.

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

The subject lot is a part of the Iris Hollow PUD, which has a variety of accessible and functional open space areas that provide a mixture of sun and shade and places to gather. Each of the existing single family detached units has access to private open space in some capacity.

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

Not applicable, as the subject site is already graded and the surrounding area is also fully developed.

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

The subject lot is a part of the Iris Hollow PUD, which has a variety of accessible and functional open space areas that provide a relief to the density of the development and places for both active and passive recreation. Each of the existing single family detached units has access to private open space in some capacity.

**✓(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 subject lot is a part of the Iris Hollow PUD, which has a variety of accessible and functional open space areas that provide a mixture of sun and shade and places for both active and passive recreation.

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

The subject lot is a part of the Iris Hollow PUD, which has a variety of accessible and functional open space areas that provide a buffer to protect sensitive environmental features and natural areas.

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

The subject lot is a part of the Iris Hollow PUD, which includes several linkages to bike paths along Iris and Folsom.

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

**✓(i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and**

The subject lot is a part of the Iris Hollow PUD, which has a variety of private and shared open space areas, including a shared park space immediately to the north of the subject site, that provide a mixture of sun and shade and places for both residents and visitors to gather.

**✓(ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.**

Please see response above.

**\_\_\_(C) *Landscaping***

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

The proposed landscaping will be compatible with the plant materials existing throughout the Iris Hollow neighborhood. To provide an attractive streetscape, the building setbacks along the public rights of way will be landscaped with perennial beds and spreading groundcover. The native grass in the back yard will blend in with the surrounding areas.

**N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;**

Not applicable, as the subject site is already graded and the surrounding area is also fully developed. There are no species of special concern known in the area.

**✓ (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**

A detailed landscape and irrigation plan meeting the requirements of section 9-9-12(d)(1) B.R.C. 1981 will be required at the time of building permit.

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

The proposed landscaping will be compatible with the plant materials existing throughout the Iris Hollow neighborhood. To provide an attractive streetscape, the building setbacks along the public rights of way will be landscaped with perennial beds and spreading groundcover. The native grass in the back yard will blend in with the surrounding areas.

**✓ (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:**

As this is an urban infill project, the streets have already been built and this project supports its design with pedestrian scale and architectural interest. As a part of the Iris Hollow neighborhood, pedestrians are supported with existing sidewalks and nearby access to public transportation. The multi-use path network is in close proximity, supporting pedestrians and bikes.

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

Streets and sidewalks are existing.

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

The proposed building is in keeping with the existing street system in the Iris Hollow PUD. 8 new bike racks will be provided off the existing sidewalk in excess of the code requirement.

**✓ (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;**

There are existing sidewalks across the south and east sides of the subject lot, which will remain in place following construction of the proposed office building.

**✓ (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 applicant has requested a 20% parking reduction to allow for 8 spaces where 10 are required. 8 reserved spaces are provided for the site in the covered condominium garage to the north. The applicant is proposing to provide 8 bicycle parking spaces on-site where no bike spaces are required by the parking standards for the RM-3 zone. As a part of the Iris Hollow neighborhood, pedestrians are supported with existing sidewalks and nearby access to public transportation along Iris. The multi-use path network is in close proximity, supporting pedestrians and bikes.

**✓ (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;**

Please see Attachment A, “Applicant’s Proposed Plans and Written Statement,” for additional information. Because the proposal is to maintain the current operating characteristics of the existing office use at 2617 Iris and no additional traffic or parking demand will be generated, staff has determined that requiring additional TDM strategies would not be practical or beneficial.

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

As a part of the Iris Hollow neighborhood, pedestrians are supported with existing sidewalks and nearby access to public transportation. The multi-use path network is in close proximity, supporting pedestrians and bikes.

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

Not applicable, as the streets are already existing.

**✓ (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.**

All of the transportation infrastructure is existing, and this project will be designed to fit into the existing context. Ample on-street parking is available for visitors, and the new building will also include 8 bike parking spaces in front of the building in excess of the parking requirements for the zone.

#### **— (E) Parking**

Eight parking spaces located in the covered condominium parking garage are allocated to this project. The project proposes to eliminate the two on-site spaces called for per the original Iris Hollow Site Review and requests a parking reduction from 10 required spaces to 8. There is ample street parking existing along Iris Hollow PI and Iris Walk Ct, and the new building will not result in expansion of operations or increases in staff and traffic demand.

**N/A (i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;**

Not applicable, as the applicant is not proposing to add any additional parking to the subject lot. There are currently off-street 8 parking spaces allocated for use of this lot.

**N/A (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;**

Not applicable, as the applicant is not proposing to add any additional parking to the subject lot. There are currently off-street 8 parking spaces allocated for use of this lot.

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

Not applicable, as the applicant is not proposing to add any additional parking to the subject lot. There are currently off-street 8 parking spaces allocated for use of this lot.

**N/A (iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection 9-9-6 (d), "Parking Area Design Standards," and Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.**

Not applicable, as the applicant is not proposing to add any additional parking to the subject lot. There are currently off-street 8 parking spaces allocated for use of this lot.

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

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

The height, mass, scale and orientation of the building are in keeping with the original approved site plan for the Iris Hollow PUD, which included lot regulations calling for a 35' tall, 3,400 sq. ft. building facing south with minimal setbacks along the south and east sides of the property. The current proposal is slightly lower in height at 30'-3" tall and slightly smaller at 3,131 sq. ft., but honors the original intent by maintaining the desired orientation and keeping pedestrian-level interest with extensive fenestration, a covered entryway and minimal setbacks along the south and east sides of the property.

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

The height of the proposed building is 30'-3", which is within the 35' height initially approved for the site in the Iris Hollow PUD documents and is also consistent with the existing buildings in the area, which range from 25' to 32' in height.

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

The building orientation is in keeping with the building orientation approved as part of the original Iris Hollow PUD. Further, the site immediately to the north of the subject lot is a park, and as such will not be affected by shading from the proposed building.

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

The exterior material palette of shingle, cement-board lap and board & batten siding is consistent with the architectural intent of the approved Iris Hollow PUD as well as the existing aesthetic in the area. The roof pitch, window style and configuration, and covered entryway feature are also specifically encouraged in the Iris Hollow PUD documents.

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

The proposed building successfully creates activity and transparency at the pedestrian level by incorporating a variety of siding materials including vertical and horizontal cementboard and shingles, as well as several first-story windows and a covered entryway facing the sidewalk. The proposed building is in keeping with the pedestrian-scaled design of the existing buildings in the area.

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

Not applicable, as the subject lot is part of the Iris Hollow PUD, which included numerous public amenities and public facilities that have already been developed.

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

Not applicable, as this is a non-residential project.

**N/A (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;**

Not applicable, as this is a non-residential project.

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

A lighting plan will be required at time of building permit.

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

Not applicable, as the site is currently graded and the surrounding area is fully developed.

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

The building will be designed to comply with the 2012 IECC as adopted by the City of Boulder and its location and roof plan are ideal for future installation of solar panels. The majority of construction waste will be recycled during construction. The open space features of the Holiday neighborhood, including a large park adjacent to the subject property, help mitigate urban heat island effects.

**✓ (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 exterior material palette of cement-board lap and board & batten siding and asphalt shingles is consistent with the architectural intent of the approved Iris Hollow PUD as well as the existing aesthetic in the area. The roof pitch, window style and configuration, and covered entryway feature are also specifically encouraged in the Iris Hollow PUD documents. Additional high-quality materials included in the project are wood shingle siding in the entry way and wood-clad windows.

**✓ (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;**

There will be no cut and fill on site, as the existing site is already graded.

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

Not applicable, as this is not located in an urbanizing area along the Boulder Valley Comprehensive Plan boundary between Area II and Area III.

**N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.**

Not applicable, as this site is not a gateway site as anticipated by the BVCP

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

Not applicable, as this project is non-residential.

**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:**

Not applicable, as this proposal does not include a request for a height modification.

**N/A (I) *Land Use Intensity Modifications*:**

Not applicable, as this project does not include a request for a land use intensity modification.

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

Not applicable.

(K) *Additional Criteria for Parking Reductions: The off-street parking requirements of [section 9-9-6](#), "Parking Standards," B.R.C. 1981, may be modified as follows:*

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

The applicant is requesting a parking reduction of 20% to allow for 8 off-street parking spaces where 10 spaces are required per the RM-3 zone district parking standards for non-residential uses.

(ii) **Criteria:** Upon submission of documentation by the applicant of how the project meets the following criteria, the approving agency may approve proposed modifications to the parking requirements of [section 9-9-6](#), "Parking Standards," B.R.C. 1981 (see tables 9-1, 9-2, 9-3 and 9-4), if it finds that:

(a) **For residential uses, the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated;**

Not applicable, as the proposed use is a professional office.

(b) **The parking needs of any non-residential uses will be adequately accommodated through on-street parking or off-street parking;**

Per the original Iris Hollow PUD approval, the subject lot is allocated eight reserved parking spaces located in the covered condominium parking garage immediately to the north of the subject site. The original approval also included two on-site parking spaces for the proposed bed and breakfast use; however, because the applicant is not proposing to expand their existing parking demand, they are proposing to eliminate the two approved on-site spaces called for per the original approval. Given that the parking demand will not increase, the reserved garage spaces in conjunction with ample on-street parking on Iris Hollow Pl. and Iris Walk Ct. will adequately meet the parking needs of the proposed use. Refer to **Attachment A** for the applicant's proposed plans and Parking Analysis.

(c) **A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;**

The proposal is to construct an office building within an existing mixed-use neighborhood. While no formal shared parking agreement is required, the applicant has indicated that the on-street parking is more than adequate for their existing and proposed parking demand due in part to the fact that many of the residents leave the development during the day to go to work, which corresponds with the office's business hours. In addition, all of the existing residential units have designated off-street parking.

(d) **If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and**

As mentioned above, the applicant has indicated that the majority of the available on-street parking along Iris Hollow Pl. and Iris Walk Ct. is free during daytime hours due to the fact that many residents are at work during that timeframe. In addition, there are 8 designated

parking spaces reserved for the proposed use in the covered condominium garage adjacent to the site on the north.

- (e) If the number of off-street parking spaces is reduced because of the nature of the occupancy, the applicant provides assurances that the nature of the occupancy will not change.**

If approved, the Use Review for the proposed use will include conditions indicating that the existing operating characteristics are not to be expanded.

**(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:**

- ✓ (i) The lots are held in common ownership;**

The reserved parking spaces are located within the condominium parking garage adjacent to the site on the north. All of the lots within Iris Hollow are subject to the HOA, which manages parking.

- ✓ (ii) The separate lot is in the same zoning district and located within three hundred feet of the lot that it serves; and**

The lot on which the off-site reserved parking is located is subject to the Iris Hollow PUD regulations, is within 300 feet of the subject property and is within the RM-3 zone district.

- ✓ (iii) The property used for off-site parking under this Subsection continues under common ownership or control.**

The reserved parking spaces are located within the condominium parking garage adjacent to the site on the north. All of the lots within Iris Hollow are subject to the HOA, which manages parking.

# IRIS HOLLOW ARCHITECTURAL CODE

WALLS	ELEMENTS	ROOFS	OPENINGS	MISCELLANEOUS
<p><b>Building Materials</b></p> <p>Ext. wall finish: a) Painted wood, or masonite, clapboard, drop siding, or board &amp; batten, with a 6" max. reveal. No fake grain siding. b) Clay brick selected from the approved list. c) Stucco with smooth sand finish. d) Indigenous stone. e) Metal. f) Cedar shingles (no decorative shingles).</p> <p>Garden walls shall be of masonry or stucco or match the principal building.</p> <p><b>Material Configuration</b></p> <p>Wall materials shall be combined horizontally with the heavier material below, i.e., wood above stucco and stucco above brick or stone.</p> <p>Walls may be finished with no more than two siding materials.</p> <p>Exterior chimneys shall be galvanized metal or finished in brick, stucco or indigenous stone.</p> <p>Garden walls shall be no less than 6" inches thick.</p> <p>Windows and doors must have double brick mold or a 3 1/2" width trim minimum.</p> <p>Foundations: minimize exposed concrete, where exposed by more than 6", the concrete shall be screened or covered with stucco.</p> <p>Main level finished floor shall be a maximum of 36" above grade.</p>	<p><b>Configuration</b></p> <p>Brick and stucco arches shall be no less than 12 inches in thickness. Piers shall be no less than 12 x 12 inches.</p> <p>Posts shall be no less than 5 x 5 inches.</p> <p>Cantilevers shall be permitted only as open balconies or porches supported by visible brackets.</p> <p>Balconies shall not exceed 4 feet in depth.</p> <p>Porches shall be no less than 6' or as shown on lot regulations, without special permission from the Iris Hollow ACC.</p> <p>Spindles and balusters on railings shall not exceed 4 inches on center.</p> <p>Bay or bow windows shall come to the ground and shall be habitable.</p> <p>Porches and arcades shall be one or two stories superimposed but not two stories high.</p> <p>Undercroft of porches shall be open between pier supports or infilled with a wood lattice running vertical-horizontal or wood boards running horizontally or vertically one inch spacing between boards.</p> <p>Columns must be supporting a visible beam.</p> <p>Decks should be located in rear yards. An Attempt should be made to screen the deck from the street.</p>	<p><b>Cladding</b></p> <p>Roofs shall be finished in asphalt shingles, or metal.</p> <p><b>Configuration</b></p> <p>The principal roof if sloped shall be a symmetrical gable or hip.</p> <p>Gable roof slopes shall be between 8:12 and 12:12.</p> <p>Hip roof slopes shall be no less than 5:12 with a 18" minimum overhang.</p> <p>Penetrations of the principal roof such as monitors, towers, and cupolas which are less than 250 S.F. are exempt from roof slope requirements.</p> <p>No clipped gable ends.</p> <p>Ancillary roofs may be sheds sloped no less than 2:12.</p> <p>Overhanging eaves may have exposed rafters.</p> <p>Porch soffit to be exposed rafters, tongue and groove boards or grooved plywood.</p> <p>All penetrations from the roof shall match or be painted to match the color of the roof.</p> <p>Skylights shall be flat panels. Solar collectors shall be fixed parallel to the roof slope.</p> <p>An Attempt shall be made to minimize roof penetrations. Where penetrations occur they shall be located towards the rear of the house.</p> <p>Roof vents where provided shall be continuous ridge type.</p>	<p><b>Materials</b></p> <p>Exterior doors shall be made of wood. Glass shall be clear or frosted.</p> <p>Windows in detached housing shall be wood.</p> <p><b>Configuration</b></p> <p>The total glazing area on each facade shall not exceed 40% of its surface. The glazed area of the south and west facades may be 60% of the surface.</p> <p>Windows shall be square or rectangular with a vertical proportion of no less than 1:1.5.</p> <p>There may be no more than one semicircular or circular window on each building.</p> <p>Hexagonal, trapezoidal, and triangular windows are outlawed.</p> <p>Window muntins shall be true divided lights, creating panels vertical in proportion (no snap in grills).</p> <p>Porch and arcade openings shall be vertical in proportion.</p> <p>Garage doors shall be a maximum of 9 feet in width and made of wood or masonite.</p> <p>Windows may be equipped with operable wood shutters sized to match the opening.</p> <p>No external glass block.</p> <p>Awnings if provided shall be of rectangular geometry.</p>	<p>Each lot must provide a bird house.</p> <p>Variations to the Architectural Code may be granted on the basis of architectural merit by the Iris Hollow Architectural Control Committee.</p> <p>Exterior surfaces shall be painted or semitransparent stain.</p> <p>No prefabricated sheds allowed.</p> <p>Each lot must provide 1 Iris for every 2 feet of lot frontage on a Public R.O.W. (see landscape plan)</p> <p>Exterior lights shall be of 40 watts or less.</p> <p>An attempt shall be made to screen the following from streets, alleys, &amp; paths: HVAC equipment, satellite dishes, permanent play equipment, hot tubs, solar collectors and antennas. Where possible these items shall be located in the rear of the yard.</p> <p>Each structure on Cannonball &amp; Red Zinger alley shall have at least one light fixture facing the alley activated by a photo voltaic cell.</p> <p>Each house shall have at least one exterior light located on the front elevation that is activated by a photo voltaic cell.</p> <p><b>FENCES</b></p> <p>Fences shall be made of painted wood pickets, woven wire (not chain link) or open lattice. Fences adjacent to streets and walks shall be no taller than 36" and open in nature. Fences on an alley may be 48" and may be solid. Fence posts may be spaced no greater than 6 feet on center.</p>

Coburn Development Inc.

\* Format used with permission of the Kiki Wallace Co.

Prepared: January 16, 1996

Revised: April 16, 1996

Revised: May 7, 1996



## Iris Hollow

Approved Site Review (Including All Disposition Requirements)

Call Up 2619 Iris Hollow Place



DESIGN • RENOVATION • CONSTRUCTION  
1711 PEASE ST. THIRD FLOOR, BOULDER, CO 80502  
(303)442-2021 FAX (303)442-0911

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August 27, 1996

**Iris South Neighborhood**

Lot#	Type	Lot Size
1	Existing	5009 SF
2	Large	3758 SF
3	Cottage	1540 SF
4	Cottage	1375 SF
5	Shotgun	1375 SF
6	Cottage	1375 SF
7	Cottage	1375 SF
8	4-Square	3000 SF
9	4-Square	3132 SF
9a	Small	3360 SF
10	Small	2989 SF
11	4-Square	2622 SF
12	4-Square	2577 SF
13	Small	2098 SF
14	Small	2451 SF
15	Large	3507 SF
16	Small	2868 SF

**Iris West Neighborhood**

Lot#	Type	Lot Size
17	Existing	4677 SF
18	Small	2598 SF
19	Small	2940 SF
20	Small	2985 SF
21	Small	2781 SF
22	Existing	5560 SF
23	Shotgun	1797 SF
24	Small	3244 SF
25	Large	3517 SF

**Iris East Neighborhood**

Lot#	Type	Lot Size
26	Large	3641 SF
27	Large	3557 SF
28	Large	3849 SF
29	Large	3317 SF
30	Large	4580 SF
31	Cottage	1274 SF
32	Cottage	1274 SF
33	Cottage	1274 SF
34	Cottage	1427 SF
35	Cottage	1296 SF
36	Cottage	1250 SF
37	Cottage	1250 SF
38	Cottage	1250 SF
41	School	2055 SF
42	Treehouse	15352SF

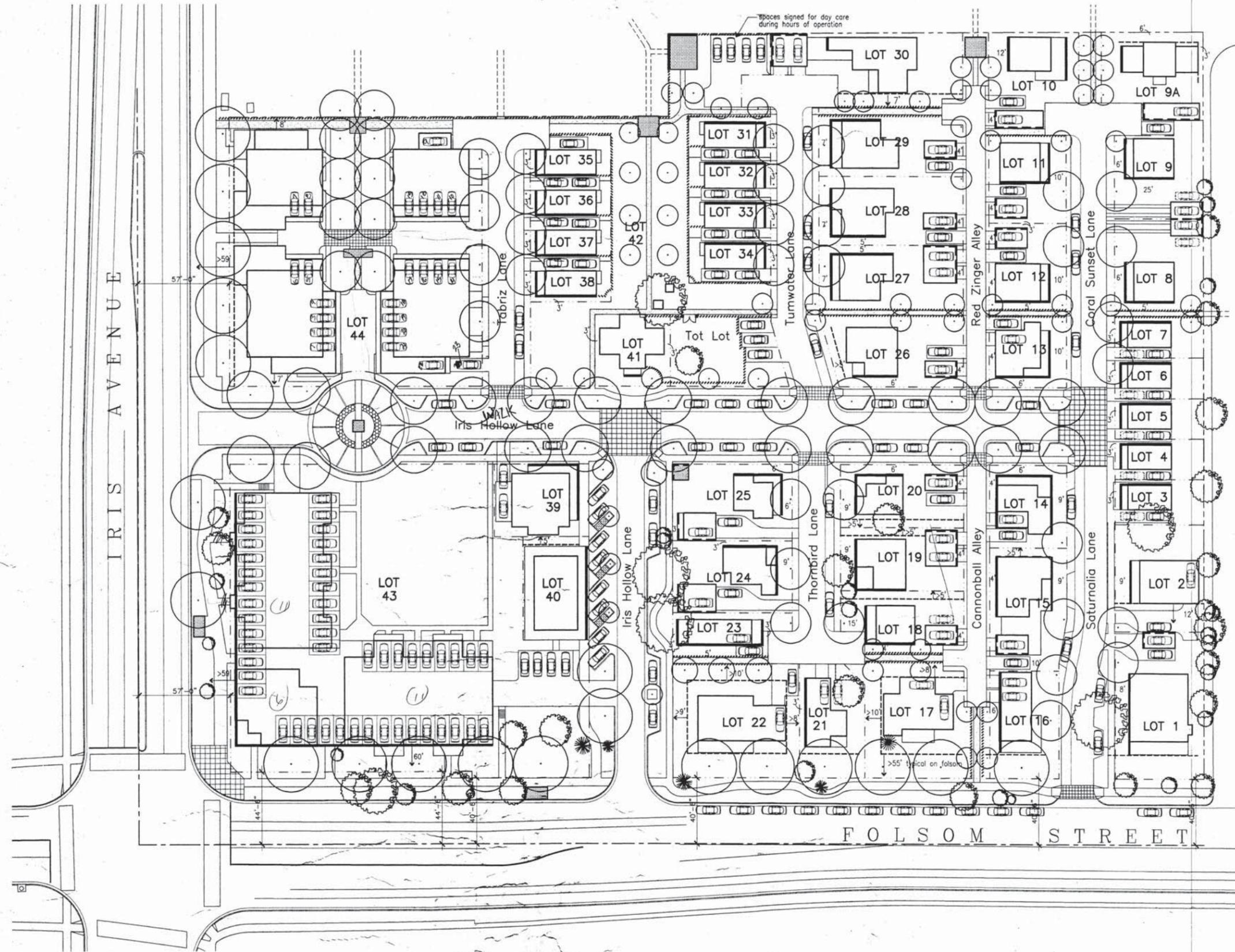
**Iris North Neighborhood**

Lot#	Type	Lot Size
39	Guest House	2645 SF
40	Business Studio	2582 SF
43	Condominiums	36901 SF
44	Rowhouses	25496 SF

**Lot Information/Requirements**  
scale 1:30

**Legend**

-  deferred parking space
-  primary build to line
-  accessory build to line
-  set back line
-  required structures



# Iris Hollow

Approved Site Review (Including All Disposition Requirements)  
Call Up 2619 Iris Hollow Place



DESIGN • RENOVATION • CONSTRUCTION  
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# IRIS HOLLOW LOT REGULATIONS

	Single Family								Multi-Family			Public				
	Carriage Studio	Carriage Apartment	Cottage	Shotgun	Four Square	Small Lot	Large Lot	Existing	Row House	Row Loft	Condo	Guest House	Business Studio	School	Pavilions	Barn
Location Plan																
Lot # & Lot Size	Lot 24 Lot 25	Lot 10 3357 SF Lot 19 3075 SF Lot 27 3557 SF Lot 29 3222 SF Lot 30 4744 SF	Lot 3 1540 SF Lot 4 1375 SF Lot 7 1375 SF Lot 31 1400 SF Lot 32 1250 SF Lot 33 1250 SF Lot 34 1400 SF Lot 35 1316 SF Lot 36 1250 SF Lot 38 1250 SF	Lot 5 1375 SF Lot 23 1797 SF	Lot 8 3132 SF Lot 9 3029 SF Lot 11 2822 SF Lot 12 2077 SF	Lot 9a 3380 SF Lot 10 2909 SF Lot 13 2295 SF Lot 14 2401 SF Lot 16 2933 SF Lot 18 2598 SF Lot 19 2340 SF Lot 20 2985 SF Lot 21 2831 SF Lot 24 3244 SF	Lot 2 3758 SF Lot 15 3507 SF Lot 25 3517 SF Lot 26 3841 SF Lot 27 3557 SF Lot 28 3849 SF Lot 29 3317 SF Lot 30 4580 SF	Lot 1 5096 SF Lot 17 4767 SF Lot 22 5646 SF	Lot 44 26570 SF	Lot 44 10050 SF	Lot 43 38216 SF	Lot 39 2645 SF	Lot 40 3023 SF	Lot 41 4890 SF		Lot 42 12616 SF
Build to Line	Lot 24 N3 W0 Lot 25 N3 W0	Lot 10 N4 W0 Lot 19 N4 E0 Lot 27 N4 E0 Lot 29 N4 E0 Lot 30 N0 E0	Lot 3,4,6,7 N3 E3 Lots 31,32,33,34 S3 E3 Lots 35,36,37,38 N3 W3	Lot 5 E3 Lot 23 N3 W5 S3	Lot 8 Princ. N6 W5 Garage S0 E3 Lot 9 Princ. N6 W2S Garage S0 W0 Lot 11 Princ. S10 W2S Garage N4 W3 Lot 12 Princ. S10 W5 Garage N4 E3	Lot 9a Princ. S3 E3 Garage S0 W0 Lot 10 Princ. N12 S8 E-3 Garage N4 W0 Lot 13 S10 W6 N-4 Lot 14 N4 S9 E5 Lot 16 N6 W5 E-20 Lot 18 Princ. N15 W4 E-5 Garage S4 W0 Lot 19 N9 W0 E-5 Lot 20 Princ. N9 W-5 S5 Garage S4 E6 Lot 21 N3 W-20 S9 E3	Lot 2 N6 W-12 Lot 15 N4 S-9 E-5 Lot 25 Princ. S6 E8 Outbdg N0 E0 (100sf) Lot 26 Princ. N5 W6 Garage S4 W8 Lot 27 N7 E5 Lot 28 Princ. N7 W5 Garage S4 W10 Lot 29 N7 E0 Lot 30 E-3 W-7	Lot 1 Princ. N8 W-5S Garage N18 E0 Lot 17 N-10 E-8 W-5S Lot 22 N-9 S-8 E-10 W-5S	N-57.5 W-7 (Exclude Roundabout R.O.W.) E-8 S0 S0	N-60 E0 S-3-3 N-58.5 W60	S5 E0	S0 E-5	W3			NO E0
Max. Square Feet	750 SF Total Main Floor 50% (Parking) Upper Floor 50% (Living Area)	650 SF Main Floor 50% Upper Floor 50%	350-500 SF	1145 SF	1300 SF Principal				18000 SF Excludes Garages	Main building foot print 41' x 145' Porches & balconies may exceed build to line.	22300 SF	3400 SF	2900 SF	1200 SF		
Floor Area Ratio						.45 FAR May increase by 50 SF after certificate of occupancy.	.45 FAR May increase by 100 SF after certificate of occupancy.	.45 FAR								
Maximum Height	26'	24'	Lots 31 - 38 22' Lots 3,4,6,7 28'	28'	28' Principal Lots 11 & 12 14' Garage - 1 Car Lots 8 & 9 18' Garage - 2 Car Shared	14' Garage - 1 Car 18' Garage - 2 Car Side by Side 14' Garage - 2 Car Tandem	32' Principal 14' Garage	26' 33' Roof Top Access	35'	25' Parapet Wall 32' Pitched Roof 35' Tower	35'	25'	25' Ridge 30' Tower	25' Tower	25' Ridge 30' Tower	
Tower	- Max 35' high - Max 20 SF cupolas allowed on access bldgs not counted in max. height.	Cupolas & spires allowed				Maximum 100 SF	Maximum 200 SF		80 SF per Roof Top Access	1500 SF Total 40'	30' 500 SF Max.			Maximum 200 SF		
Porch	Lot 24 N 100% Lot 25 N 100%	-Nose Required -Eyebrow Allowed in alley setback	All Cottages 5' Front 100% Lots 31-38 3' Rear 30%	Lot 5 25% Lot 23 100%	Front 100%	Lot 9a N80% W20% Lot 13 S60% W30% Lot 14 S30% E60% Lot 15 S60% Lot 16 S30% Lot 18 N100% Lot 19 N60% Lot 20 N60% E30% Lot 21 W30% E20% Lot 24 S60%	Lot 2 N60% Lot 10 S30% W20% Lot 25 S30% E30% Lot 26 N30% W10% Lot 27 N100% Lot 28 N60% Lot 29 N100% Lot 30 W50%	West 60%	South 30%	South 40% North 3' overhang reqd. above garages.	West 40%	South 60% East 40%	6' South 100% (access easement)	West 20%		
Parking	0 = Open Off Street A = Attached Garage D = Detached Garage T = Tandem Off Street DEF = Deferred Maximum Footprint 2 Car Garage 440 SF 1 Car Garage 240 SF		2 Spaces 10 IT Exception: Lot 35 space off street.	2 Spaces Lot 5 10 IT Lot 23 1A	2 Spaces Lot 8 1D 1T 1DEF Lot 9 1D 1T 1DEF Lot 11 1D 10 Lot 12 1D 10	Lot 9a 1D 10 Lot 13 1A 10 Lot 14 1A 10 Lot 15 1A 10 Lot 16 1A 10 Lot 18 1D 1DEF Lot 19 2D Lot 20 1D 10 Lot 21 1A 1DEF Lot 24 1D 10	Lot 2 1A 10 Lot 10 1D 10 Lot 25 1D 10 Lot 26 1D 10 or 2A Lot 27 2D Lot 28 1D 10 Lot 29 1D 10 Lot 30 2D or 2A	Lot 1 1D 10 Lot 17 2A Lot 22 1A 10	22 Covered 1 Tandem	14 Single garages	49 Covered spaces	8 Covered in condo garage 1 Porte-cochere 1 Tandem	4 Open spaces	4 spaces (Barn) (Time Restricted) 3 Spaces	4 spaces (Barn) (Time Restricted) Guest Parking	
Out Buildings	- Max of 3 structures per lot - An out bldg. under 60 SF & 12 FT tall may be placed anywhere behind the front build to line.		Lots 3,4,6,7 1 Out Building Allowed Otherwise Not Allowed.	Lot 5 1 Out Building Allowed	Allowed	Allowed	Allowed							Allowed		

To Be Determined by Iris Hollow Architectural Committee



## Iris Hollow

Approved Site Review (Including All Disposition Requirements)



# 3

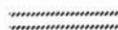
Iris Hollow Open Space Calculation

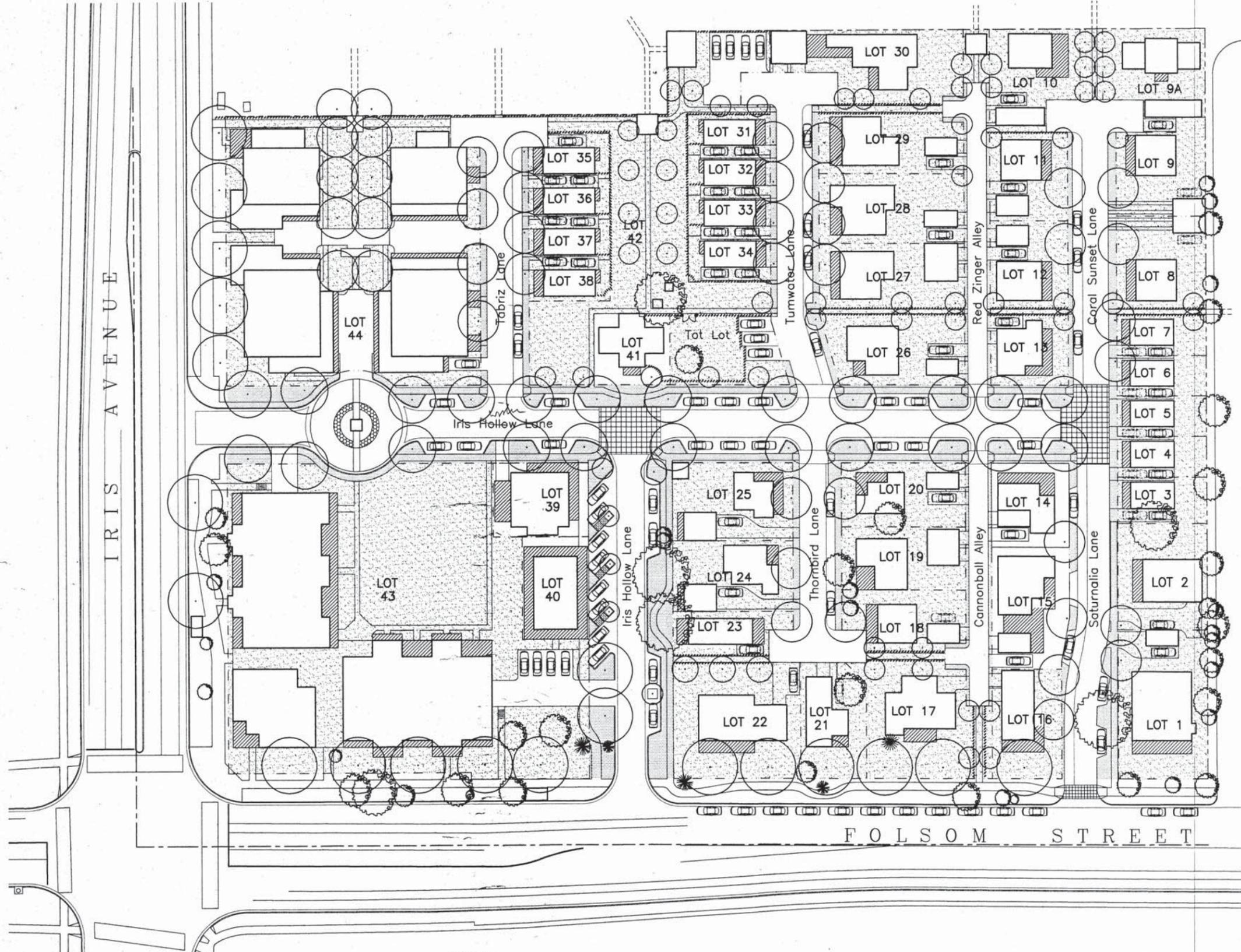
LOT NUMBER	LOT AREA	MINIMUM OPEN SPACE	MAXIMUM OPEN SPACE	MINIMUM R.O.W. OPEN SPACE	MINIMUM OPEN SPACE	MINIMUM OPEN SPACE	TOTAL MINIMUM OPEN SPACE
1	3758	1118	0	0	0	164	2854
2	1540	513	0	0	0	80	1107
3	1375	513	0	0	0	80	942
4	1375	513	0	0	0	80	942
5	1375	513	0	0	0	80	942
6	1375	513	0	0	0	80	942
7	1375	513	0	0	0	80	942
8	3132	775	200	0	0	150	2307
9	3020	775	200	0	0	150	2304
9a	3360	982	383	0	0	200	2199
10	2999	982	383	0	0	200	1972
11	2622	775	240	0	0	150	1737
12	2577	775	240	0	0	150	1712
13	2098	980	0	0	50	250	1418
14	2451	1202	0	0	0	292	1541
15	3907	1500	220	0	0	548	2626
16	2888	1133	0	0	0	280	2015
17	4677	1384	0	0	100	160	3553
18	2598	745	240	0	0	170	1783
19	2940	982	440	0	0	162	1750
20	2985	740	200	0	0	170	2215
21	2781	910	0	0	0	87	1958
22	5560	1450	0	0	100	252	4253
23	1707	863	0	0	0	228	1162
24	3244	1018	340	320	0	151	1708
25	3517	887	340	420	50	287	2198
26	3651	923	200	0	50	67	2615
27	3557	1035	440	0	0	168	2250
28	3849	1124	200	0	50	120	2695
29	3117	1144	200	0	0	226	2198
30	4580	1530	440	0	100	348	3058
31	1274	632	0	0	0	120	762
32	1274	632	0	0	0	120	762
33	1274	632	0	0	0	120	762
34	1427	632	0	0	0	120	915
35	1296	632	0	0	0	120	784
36	1250	632	0	0	0	120	738
37	1250	632	0	0	0	120	738
38	1250	632	0	0	0	120	738
39	1535	390	0	0	0	160	1375
40	3690	1488	0	1878	2015	2208	24415
41	25496	12976	0	2441	3854	544	14477
A	165	0	0	0	0	0	165
B	402	0	0	0	0	0	402
C	140	0	0	0	0	0	140
D	144	0	0	0	0	0	144
E	499	0	0	0	0	0	499
F	192	0	0	0	0	0	192
G	267	0	0	0	0	0	267
H	384	0	0	0	0	0	384
I	528	156	0	0	0	156	528
J	236	0	0	0	0	0	236
K	416	49	0	0	0	49	416
L	0	0	0	0	0	0	0
PROVIDED LOT TOTALS	192482	68648	5186	5477	6866	11397	131522
RECOGNIZED LOT TOTALS (Sum of all lots except 39, 40 and 41)	185200	63810	5186	5877	6619	9970	127796
LANDSCAPED R.O.W. PROVIDED							19373
LANDSCAPED R.O.W. RECOGNIZED (max. 10% of required)							13680
OPEN SPACE REQUIRED FOR 85 UNITS							136,000
RECOGNIZED SITE TOTALS (Sum of the Recognized Landscaped R.O.W. and all lots except Lots 39, 40 and 41)	185200	68648	5186	5477	6866	11397	141396

NOTES: 1. Building footprint includes porch area.  
2. Non-usable open space includes accessory buildings, and parking and drive areas for non-single family lots.

Open Space  
scale 1:30

Legend

-  picket fence 3' high
-  porch
-  open space
-  r.o.w. open space



# Iris Hollow

Approved Site Review (Including All Disposition Requirements)

Call Up 2619 Iris Hollow Place



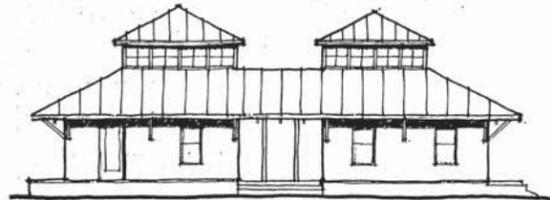
DESIGN • RENOVATION • CONSTRUCTION  
1111 PEARL ST., THIRD FLOOR, BOULDER, CO 80502  
(303) 440-3331 FAX (303) 440-3302

8

August 27, 1998



Guest House  
Conceptual Elevation  
Maximum Height: 35' NTS



Business Studio  
Conceptual Elevation  
Maximum Height: 25' NTS



Iris Hollow Day Care / School  
Conceptual Elevation  
Maximum Height to Ridge: 25' NTS  
Maximum Height to Tower: 30'

### IRIS GUEST HOUSE

**Lot Information**  
Lot type: Corner  
Parking: Eight off-street, three street

**Building Type**  
Use: Caretaker and eight guestrooms

**Plan Type**  
Characteristic: Two-and-a-half stories with entry towers  
Shape: Square  
Footprint: 34' x 36'  
Square footage: 3,000 s.f.

### BUSINESS STUDIOS

**Use**  
Possible: Rental Business Offices; Artist Studios; Laundromat; Post Office  
Tenants: Rental Business Offices; Artist Studios; Laundromat; Post Office

**Lot Information**  
Lot type: Corner  
Parking: Four spaces in adjacent lot

**Building Type**  
Facade: Porch  
Porch: 100% all sides of building, 4' deep minimum

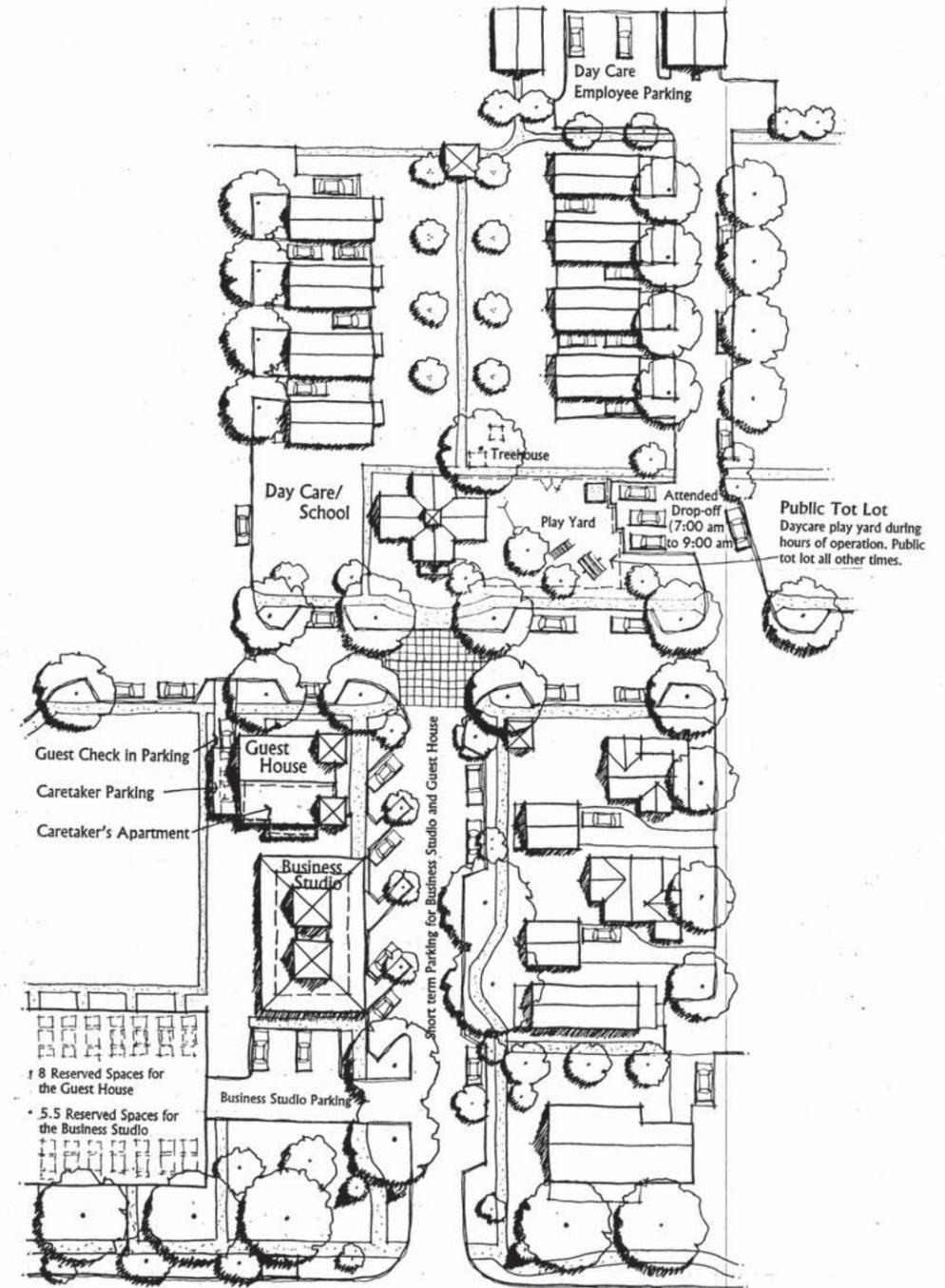
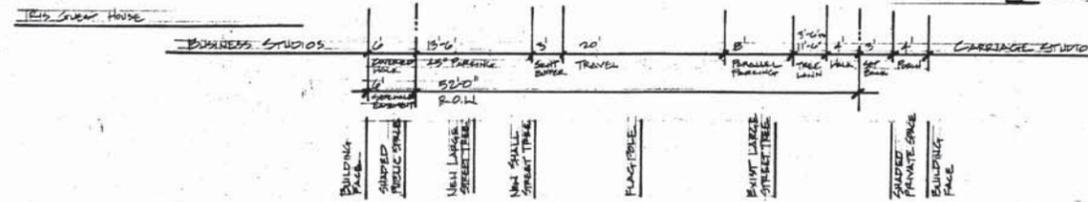
**Plan Type**  
Characteristic: Two story with exterior stairs  
Shape: Rectangular  
Footprint: 26' x 50'  
Square footage: Main level 1,000 s.f.  
Second level 500 s.f.  
Total 1,500 s.f.

### IRIS HOLLOW DAY CARE / SCHOOL

**Lot Information**  
Lot type: Focal point front yard  
Parking: Three visitor spaces at the south side of the school  
Remote Employee Parking

**Building Type**  
Use: Day Care / Montessori School  
Facade: Small porch with bell tower above gable end  
Porch: 6' wide, 4' deep

**Plan Type**  
Characteristic: Historic schoolhouse character  
Shape: T-shaped plan with bell tower  
Footprint: 40' x 32' with 6' x 4' porch  
Square footage: Level one 850 s.f.  
Loft 200 s.f. Total 1,050 s.f.



Village Center Detail Plan  
Scale 1" = 30'



# Iris Hollow

Approved Site Review (Including All Disposition Requirements)  
Call Up 2619 Iris Hollow Place



9

August 27, 1996  
Page 30



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager  
Karen Rahn, Director, Human Services  
Betty Kilsdonk, Deputy Director, Human Services  
Jason Allen, Food Tax Rebate Administrator

Date: September 16, 2014

**Subject: Information Item: 2014 Food Tax Rebate Program**

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### EXECUTIVE SUMMARY

This item presents a summary of the 2014 Food Tax Rebate Program (FTRP). The FTRP provides cash rebates to help compensate qualified residents for sales tax paid on food items. Those eligible for rebates include low-income families, seniors and persons with disabilities.

In 2014, 910 applications were received. Twenty-six (26) applications were denied because the applications were incomplete or those applying did not meet the qualifications; 884 were approved. Rebate amounts were \$231 per qualified family and \$75 per qualified individual. Since 2001, rebates have been indexed for inflation.

In 2014:

- 172 rebates were issued to families for a total of \$39,732;
- 540 rebates were issued to seniors for a total of \$40,500; and
- 172 rebates were issued to persons with disabilities for a total of \$12,900.
- Total rebate disbursement was \$93,132.

### FISCAL IMPACT

Total cost of the 2014 program, including rebates (\$93,132) and administration (\$17,512) was \$110,644.

## **COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- Economic: There may be a small positive impact on local business, as a FTRP recipient may spend some or all of the rebate at businesses in the City of Boulder.
- Social: The rebate program helps low-income and disabled residents meet basic needs by providing a modest financial benefit.

## **BACKGROUND**

Since passage of a voter initiative in 1967, Boulder has operated the FTRP to help compensate lower-income residents for sales tax paid on food items.

To qualify for a rebate, an applicant must have been a resident of Boulder for the entire 2013 calendar year, meet the income guidelines, complete an Immigration Status Affidavit as required by state law, and be either:

- a) A family with at least one child under 18 living at home;
- b) A senior more than 62 years of age for the entire year; or
- c) An individual with disabilities.

Applications were accepted March 1 through June 30. All who applied for a tax refund in 2013 were mailed an application for 2014. Program information and the application were also available online at <https://bouldercolorado.gov/seniors/food-tax-rebate-program>. There is ongoing outreach to partner community organizations to enroll their clients who qualify.

The FTRP is administered by the Department of Human Services, Senior Services Division. The West Senior Center, 909 Arapahoe Avenue, is the main distribution and processing point for applications.

## **ANALYSIS**

In 2014, there were 910 total applicants and 884 qualified applicants. Of the 884 who qualified, 540 (61%) were seniors; 172 (19.5%) were families; and 172 (19.5%) were individuals with disabilities. As compared to 2013, the number of qualified families increased by 6 (3.6%); qualified individuals with disabilities stayed about the same; and qualified seniors decreased by 14 (2.5%). The 2014 season was the first following the September 2013 floods. Three applicants experienced a temporary flood-related disruption in their residency status and exceptions were made to allow them to qualify for a rebate.

In each of the last five years, seniors comprised the largest category of qualified applicants. The total number of unqualified applicants –26– was the lowest in five years. The total rebate disbursement in 2014 (\$93,132) was the highest in five years, and was a 1.8% increase over the 2013 total (\$91,480).

Applicants by Category, 2010-2014

Year	Total Applicants	Total Unqualified Applicants	<b>Total Qualified Applicants</b>	Qualified Families	Qualified Seniors	Qualified Individuals with Disabilities
2014	910	26	<b>884</b>	172	540	172
2013	925	32	<b>893</b>	166	554	173
2012	871	33	<b>838</b>	162	526	150
2011	826	46	<b>780</b>	155	475	150
2010	847	40	<b>807</b>	175	465	167
<b>TOTAL</b>	4379	177	<b>4202</b>	830	2560	812

**NEXT STEPS**

The FTRP accepts and processes applications from March through June each year. Public notices are sent out at least two weeks in advance and program information and application are posted on the city website.



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager  
Maureen Rait, Executive Director of Public Works  
Greg Testa, Chief of Police  
Larry Donner, Fire Chief  
Mike Chard, Director of Boulder Office of Emergency Management  
Mike Patton, Director of Open Space and Mountain Parks  
Jeff Dillon, Parks and Planning Superintendent  
Jeff Arthur, Director of Public Works for Utilities  
Bob Harberg, Principal Engineer - Utilities  
Annie Noble, Flood and Greenways Engineering Coordinator  
Kristin Dean, Utilities Planner

Date: September 16, 2014

**Subject: Information Item: City of Boulder Multi-Hazard Mitigation Plan 2014 Annual Review**

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### EXECUTIVE SUMMARY

This memo provides City Council members with the results of the 2014 annual review of the city's Multi-Hazard Mitigation Plan.

Boulder's Multi-Hazard Mitigation Plan (the Plan) was prepared pursuant to the requirements of the Federal Disaster Mitigation Act of 2000, to ensure the city would be eligible for the Federal Emergency Management Agency (FEMA) Pre-Disaster Mitigation and Hazard Mitigation Grant Program. The original Multi-Hazard Mitigation Plan was adopted by City Council on Aug. 19, 2008. As required by FEMA, a comprehensive update was adopted by City Council on April 2, 2013 and approved by FEMA on May 24, 2013.

The annual review is required to receive credit in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) and remain eligible for federal grant moneys. Per the CRS credit criteria, the plan is to be reviewed annually and fully updated every five years. To achieve CRS credits and maintain grant eligibility, the annual review must be presented to the governing body and made available to the public via the web. No action is required by council.

The 2014 plan review (**Attachment A**) was completed in the third quarter of 2014. In general, the annual review shows that much progress has been made since the comprehensive update was adopted in 2013. Implementation of the actions has resulted in:

- Greater community awareness of Boulder’s vulnerability to natural hazards;
- Reduced vulnerability to these hazards; and
- Enhanced response preparation by agencies to reduce impacts of natural hazards.

An overview of the progress made towards implementing the Plan is provided in the Analysis section of this memo.

The full Plan can be found on the city’s website:

[www.bouldercolorado.gov](http://www.bouldercolorado.gov) > city A-Z > M > Multi-Hazard Mitigation Plan

### **FISCAL IMPACT**

Implementation of the actions in the Multi-Hazard Mitigation Plan is funded by existing approved budgets.

### **COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- **Economic:** Property damage, transportation and utilities disruption from natural and man-made disasters can cause substantial economic costs. Action items identified in the Plan were developed to reduce the risk to life and property and disruptions to business.
- **Environmental:** Implementation of the recommended Plan’s action items will help reduce damage to the environment resulting from natural and man-made disasters.
- **Social:** Implementation of the Plan’s action items will help reduce the risk to life and damage to property along Boulder Creek and its fifteen tributaries, including at-risk populations.

### **BACKGROUND**

The NFIP CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. Flood insurance premium rates are discounted based on the community’s efforts to reduce flood losses beyond the minimum requirements. The City of Boulder participates in the CRS program and currently has a community rating of 5 out of 10 (1 being the highest rating). This rating provides an annual flood insurance premium discount of up to 25 percent for property owners. The City’s rating has been steadily improving since 2010.

Each participating community must submit documentation to FEMA for annual recertification. Community ratings can change depending on the current level of flood mitigation activities. One of the program elements the City of Boulder elected to participate in was the preparation of a Multi-Hazard Mitigation Plan. The Plan is intended to be a dynamic, living document. As a result, to achieve CRS credits and maintain grant eligibility, the Plan must be reviewed on an annual basis, presented to the governing body (council) and made available to the public via the web. Every five years, the Plan needs to be fully updated. The annual review must evaluate each of the mitigation actions and submit the review to the governing body, be released to the media and made available to the public. Credit for floodplain management planning is

dependent on the report's being submitted with the community's annual CRS recertification which is due Oct. 1 of each year.

## ANALYSIS

The City of Boulder Multi-Hazard Mitigation Plan has three goals:

1. Increase community awareness of Boulder's vulnerability to natural hazards;
2. Reduce vulnerability of people, property and the environment to natural hazards; and
3. Increase interagency capabilities and coordination to reduce the impacts of natural hazards.

To meet identified goals, the plan recommends 33 mitigation actions. The actions include:

- Twelve multi-hazard actions;
- Twelve flood actions;
- One human health action;
- Six wildfire actions; and
- Two drought actions.

In the full plan, each of the actions includes a description of the issue / background, identification of alternatives if applicable, the responsible office, the priority, cost estimate, estimated benefits, potential funding sources and schedule. **Attachment A** presents the 2014 annual review of the Multi-Hazard Mitigation Plan.

The following provides an overview based on the 2014 annual review of the progress made towards implementing the Multi-Hazard Mitigation plan's 33 action items since its acceptance in 2013:

- Twelve actions relate to multiple hazards and most all are being implemented or are in progress. These include public outreach efforts, emergency warning and automated vehicle location system enhancements, development and implementation of an evacuation plan, development of a recovery plan, preplanning of prime evacuation points/shelter locations, preparation of pre-disaster forms to facilitate public assistance by FEMA post-disaster, becoming a StormReady Designated community and urban forestry management.
- Twelve actions relate to flood mitigation. Six actions have been completed or are underway including: the approval of a critical facilities ordinance, the development of two floodplain mitigation plans, development of three other mitigation plans that are in progress, mapping updates for seven of the fifteen major drainageways, city acquisition of several properties in the high hazard flood zone and the installation of a camera along Bear Canyon Creek
- One human health mitigation action relates to control of West Nile Virus (WNV). Council adopted the WNV mosquito Management Plan in 2004 and amended it in 2006. The monitoring and control program has been implemented on an annual basis and this management plan has been successful in controlling WNV mosquito populations. The WNV risk index has not reached levels to warrant further action or response.
- Six actions relate to wildfire mitigation, all of which have been implemented or are in progress including; the adoption of a Structure Protection Plan, approved bond funding to

construct a new Wildland Fire Facility (construction began in January 2014), the upgrade of six seasonal wildland firefighting positions to full time, completion of significant forest restoration and fire mitigation work, and the commencement of a watershed planning study for the Middle Boulder Creek Watershed.

- Two actions relate to drought mitigation. A drought mitigation plan was developed in 2003 and updated in 2010. Drought status continues to be evaluated every year in accordance with the city's drought plan and it has been determined that the existing drought plan is adequate for the city's needs for the foreseeable future.

## **NEXT STEPS**

The 2014 annual update will be submitted to FEMA for credit with the community's annual CRS recertification. Per the CRS credit criteria, the Plan is to be reviewed annually and fully updated every five years. As a result, an annual review will be conducted in 2015, 2016 and 2017, and a full plan update is scheduled for 2018. Annual reviews will be presented to City Council and made available to the public via the web.

## **ATTACHMENT**

A – City of Boulder Multi-Hazard Mitigation Plan 2014 Annual Review

## City of Boulder Multi-Hazard Mitigation Plan 2014 Annual Review



### INTRODUCTION

The National Flood Insurance Program's (NFIP) Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. Flood insurance premium rates for community members are discounted based on the community's efforts to reduce flood losses beyond the minimum requirements. The City of Boulder participates in the CRS program and currently has a community rating of 5 out of 10 (1 being the highest rating). This rating provides an annual flood insurance premium discount of approximately 25 percent for property owners. The City's rating has steadily been improving since 2010, when the rating was a seven and thus only provided for a 15 percent discount for property owners.

Participating communities must submit documentation annually to the Federal Emergency Management Agency (FEMA) for recertification by Oct. 1. One of the program elements the City of Boulder elected to participate in was the preparation of a Multi-Hazard Mitigation Plan. The plan was prepared pursuant to the requirements of the federal Disaster Mitigation Act of 2000 so that the city would be eligible for the FEMA Pre-Disaster Mitigation and Hazard Mitigation Grant Program in addition to achieving CRS credits. The original Multi-Hazard Mitigation Plan was adopted by City Council on Aug. 19, 2008 and a comprehensive update was adopted by City Council on April 2, 2013 and approved by FEMA on May 24, 2013.

The full City of Boulder Multi-Hazard Mitigation Plan can be found on the city's website at: [www.bouldercolorado.gov](http://www.bouldercolorado.gov) > city A-Z > M > Multi-Hazard Mitigation Plan

While the comprehensive update was prepared and adopted prior to the September 2013 flood event, many of the action items in the plan have been implemented as a response to that event, thus improving the city's and county's preparation for and response to natural hazard events in the future.

### BACKGROUND

The City of Boulder Multi-Hazard Mitigation Plan has three goals:

1. Increase community awareness of Boulder's vulnerability to natural hazards.
2. Reduce vulnerability of people, property and the environment to natural hazards.
3. Increase interagency capabilities and coordination to reduce the impacts of natural hazards.

To meet identified goals, the plan recommends 33 mitigation actions. The actions include:

- Twelve multi-hazard actions
- Twelve flood actions
- One human health actions
- Six wildfire actions
- Two drought action

The full plan includes a description of each action, identification of alternatives if applicable, the responsible office, the priority, a cost estimate, estimated benefits, potential funding sources and schedule.

## **EVALUATION OF PLAN ACTIONS**

Each of the 33 actions was reviewed by the responsible office. The review includes a statement on how much has been accomplished, when the action is scheduled to be addressed, or if modifications to the action are recommended. The following presents the annual review by action item.

### **Multi-Hazard Actions**

#### ***Action #1: Outreach Efforts Associated with BoCo911Alert.com***

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Now that many families had stopped using telephone land lines efforts need to be made to insure that emergency notifications can be sent to people potentially impacted by emergency situations. Public safety agencies throughout Boulder County are switching to a new emergency notification system which is accessible at BoCO911Alert.com. This system will allow residents of the county and all cities within the county to be notified of an emergency situation in a variety of ways, including on their cell phone, home and work phones and by text messaging and e-mail. This project would include outreach efforts to raise awareness about BoCO911Alert.com to increase the number of subscribers.

**Reviewer / Responsible Office:** Boulder Office of Emergency Management (“OEM”)

This action is ongoing. The Boulder OEM website has been updated to include BOCO911Alert.com as a link to allow for community sign up. Media releases throughout 2014 included not only the current topic but also included the BOCO911 sign up message. Three community meetings related to flooding in the City of Boulder were held with the BOCO911.Alert message in the agenda. Social media is also being used to push the BOCO911.Alert message.

#### ***Action # 2. Develop Updated City Continuity of Operations and Emergency Evacuation Plans***

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The city has outdated or incomplete plans for staff evacuation and continuity of operations following a disaster. These plans need to be updated / developed to ensure adequate safety and services.

**Reviewer / Responsible Office:** CMO/Department Heads

Evacuation information for every city facility was posted on the employee intraweb in 2014. Evacuation maps will continue to be posted in all city facilities within the floodplain. Full updates to the City Continuity of Operations Plan (COOP) and Emergency evacuation plans will

be completed in 2015. The September 2013 flood was a real application of these plans, and the lessons learned will be applied and plans revised and updated. Flood recovery staff will assist in coordinating these updates in conjunction with a multi-departmental staff team.

***Action #3. Preplan prime evacuation points/shelter locations for emergency situations (fire, flood, snow, etc.)***

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The city and county have developed systems to alert the public when there is an emergency or disaster. These mass notification systems are effective tools to use when evacuating the public out of harm's way. Currently there is not a plan or infrastructure to identify locations or facilities as pre-designated evacuation sites. There is a shelter plan and this is managed by ESF 8 Mass Care and Red Cross. Shelters take 2-3 hours to establish and evacuation sites or locations are to be the intermediary locations for the public to gather safely and obtain information with little assistance provided except for immediate life threatening and safety issues. This project would entail preplanning prime evacuation points/shelter locations for emergency situations (fire, flood, snow, etc.).

**Reviewer / Responsible Office:** Boulder OEM

- Boulder OEM has worked with the Red Cross to verify shelter locations and Americans with Disabilities Act compliance.
- ESF 6- Mass Care has performed an After Action Report from flood disaster and is making improvements.
- ESF 6- Mass Care created EOC summary sheet describing the roles, responsibilities and operational concepts of operations.
- Operational Planning has emergency notification polygons with evacuation points identified. Having polygons predetermined makes it is easier to launch messages and also know size of evacuation for shelter capacity and location of the shelter.
- 3 access and functional needs shelters in the County exist right now. North Boulder Rec is currently in the inventory and East Boulder Rec is becoming an access functional needs site and should be completed in 2015.
- BCARES deploys to all shelter sites for communications between the EOC and shelter

***Action #4. Prepare pre-disaster forms to facilitate public infrastructure mitigation through the FEMA public assistance program during post-disaster recovery***

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Following a disaster there is a 60 day filing time to complete project sheets to qualify for funding under the Public Assistance (PA) program within a Stafford Act (Presidential Disaster) Declaration. Having the critical infrastructure project sheets completed in advance and updated yearly ensures that the City of Boulder will qualify to the maximum benefit under a disaster declaration within reimbursement cost share guidelines. In addition, if mitigation projects are included in the assessment and written into the project sheets it will increase opportunities to apply mitigation projects into the recovery process. This project would entail assembling, in a pre-disaster environment, data for PA forms for infrastructure that would be expected to be impacted by; flood, fire, or technological hazards.

**Reviewer / Responsible Office:** Boulder OEM

Emergency Management meeting with City officials was held on August 18, 2014. The scope of meeting was to define future projects that specifically will impact this objective. The first phase of project worksheets is to identify the damages. The city needs to complete a damage assessment plan and recover plan to execute the above objective. Recommendations from the August 18 meeting are as follows: review and update existing facility or Department Emergency Plans and Continuity of Operations Plans, adopt the City's Emergency Operation Plan, meet with OEM to review existing recovery, debris management and damage assessment plans.

***Action #5. Recovery Plan Development***

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Currently there is not a recovery plan for the City and County of Boulder. The process is currently under way and integrating the efforts of the (UASI) Wide Area Recovery Plan and the State of Colorado Recovery Plan. Recovery planning is important because mitigation projects and efforts post disaster are coordinated through the recovery coordination group.

**Reviewer / Responsible Office:** Boulder OEM

A Recovery Plan and a Damage Assessment Plan has been completed by Boulder OEM but have not yet been adopted. A damage assessment and recovery group was established during the 2013 flood. Damage Assessment After Action Reports have been completed and the plan is revised and under first draft approval.

***Action #6. Become a StormReady Designated Community***

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The National Weather Service provides a StormReady assessment for local communities that develop their severe weather monitoring capability, public warning systems, and rain / stream gauge monitoring systems. If a community obtains this rating they can receive credits under the Community Rating System which could potentially lower the cost of flood insurance for residents. Boulder OEM has been working with the NWS to prepare and submit this application in 2012.

**Reviewer / Responsible Office:** Boulder OEM

The City of Boulder and Boulder County were designated as storm ready in 2013.

***Action #7. Increase web-based public outreach***

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Increased public awareness of hazards in the city and county is a goal of this plan and an ongoing activity of the city and County of Boulder Office of Emergency Management. This project would continue and supplement existing outreach efforts with additional web-based information on hazards and personal preparedness measures.

**Reviewer / Responsible Office:** Boulder OEM/Public Works

In the spring of 2014, the city launched an eight-week campaign to increase public awareness of flood safety and personal preparedness measures. The campaign was paired with online advertising, social media posts and an integrated web presence.

The ads and messages pointed users to Boulder's Community Guide to Flood Safety, a comprehensive guide on how to prepare before, during and after a flood. Based on campaign metrics, a total of 311,184 Boulder County residents saw some iteration of the web-based public outreach.

***Action #8. Enhance Outdoor Emergency Warning System - add sirens to NW, East & SE areas of the City***

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There are 11 outdoor warning sirens operating in the City of Boulder currently. The sirens should be evaluated for all risk placement to ensure coverage serves the identified hazard message capability of the system. For example the sirens in sector 5 may need to be moved further west to increase coverage capability. The movement may require additional sirens towards the core of the city in the Northern corridor. In addition, to cover the entire city in outdoor warning sirens it possibly could require 6 additional sirens.

**Reviewer / Responsible Office:** Boulder OEM

A siren inventory has been verified to determine coverage gaps and determined approximate 6 locations where sirens should be installed; 3 sirens west of Broadway (one west of Lee Hill and Broadway, one west of Linden and Broadway, and one in the vicinity of BCH); the neighborhood SE of Baseline and Foothills (near the East Boulder Rec Center or Manhattan Middle School) ; the area around 55th and Valmont; and also the City properties in Gunbarrel, as there are no nearby sirens in that area at all. Sirens are intended for outdoor warning, so they don't necessarily need to be placed only in neighborhoods, but also anywhere the active Boulder citizens play outdoors. The cost estimate is \$45,000 dollars per siren.

***Action #9. Implement Replacement Planting Program to Meet Tree Criteria***

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Target a 2:1 replacement ratio for the planting program and target species diversity such that no tree species comprises more than 10 percent of the current population (consistent with City of Boulder Environmental Management Audit 2001).

**Reviewer / Responsible Office:** City Parks and Recreation

The current annual Parks and Recreation Forestry tree planting budget is \$18,500. This budget allows approximately 100 trees to be planted per year. To achieve a 2:1 planting to removal ratio based upon pre-emerald ash borer losses, the budget would need to be approximately doubled. Planting to removal ratio for the past five years has ranged from 1:2 to 1.5:1. In 2010 thru 2014, the city Urban Forestry has achieved a minimum of a 2:1 planting ratio using funding from the Tree Mitigation program. Urban Forestry receives reimbursement for trees removed or destroyed per B.R.C, 6-6-7. This funding source is variable from year to year however and therefore not stable.

Additional tree loss will occur however over the next decade due to the emerald ash borer (EAB). EAB was discovered within the city of Boulder in September, 2013. Ash comprises at least 15% of the urban tree canopy and it is estimated the city of Boulder has over 90,000 ash trees.

***Action #10. Increase Urban Forest Canopy from 7 Percent to 9 Percent in Commercial Areas and from 31 Percent to 35 Percent in Residential Areas to Provide Maximum Flood Reduction Benefit***

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Extensive research conducted worldwide provides evidence that stream degradation occurs with as little as 10 percent impervious cover. During storms, accumulated pollutants are quickly washed off and rapidly delivered to aquatic systems as stormwater runoff. In a typical small-scale storm event (0.5 inch), highly concentrated and polluted stormwater would, without interference, flow directly into Boulder's waterways. These small storms are responsible for most pollutant washout, also known as the "first flush" effect. Urban stormwater runoff is the second most common source of water pollution for lakes and estuaries and the third most common source for rivers nationwide. (From Calculating the Value of Boulder's Urban Forest, October 2002, Chapter 1, page 2)

Trees in urban areas can protect water quality by substantially reducing the amount of runoff from the more frequent but less extreme storm events that are responsible for most annual pollutant runoff. Infiltrating and treating stormwater runoff on site can reduce runoff and pollutant loads by 20 to 60 percent. Trees' extensive fibrous root systems also hold soil in place, reducing further impacts on water quality due to erosion. (From Calculating the Value of Boulder's Urban Forest, October 2002, Chapter 1, page 4)

**Reviewer / Responsible Office:** City Parks and Recreation

The numbers stated in the action item were extrapolated from a series of plots within the city. The city teamed up with the City of Denver on the 2013 USFS Metro Denver Urban Forest Assessment report. For this report, the USFS estimated the total urban tree canopy in Boulder at 27.4%. The raw GIS data will be analyzed once it is received from the researchers to determine if it is possible to determine the urban tree canopy per zoning district.

The Forestry Division received additional funding starting in 2009 for tree planting and maintenance in the commercial areas. Forestry planted 208 trees in the Business Improvement District since spring 2008 (23 trees in 2008, 19 trees in 2009, 33 trees in 2010, 25 trees in 2011, 24 trees in 2012, 21 trees in 2013 and 63 trees in 2014).

Ash comprises at least 15% of the urban tree canopy and it is estimated the city of Boulder has over 90,000 ash trees. In September 2013, City of Boulder Parks and Recreation Forestry staff discovered an emerald ash borer (EAB) infestation within the city. The subsequent delimitation survey showed EAB is well established within a corridor in central Boulder. Over the next decade, EAB management, including tree removal, tree replacement, wood disposal and pesticide treatments will have a significant direct budgetary impact to the City of Boulder and

private residents. The loss of urban tree canopy will have considerable economic, social, and environmental impacts for decades.

Forestry staff has developed a city 2014 EAB Workplan to respond to the infestation within the city and potentially slow the spread throughout Boulder and to nearby communities. An EAB city interdepartmental working group has been formed and will meet over the next several months to identify the key issues and recommendations for long term EAB management. Recommendations will be presented to City Council in a study Session in 2015.

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***Action #11. Implement a System of Automatic Vehicle Location for Police, Fire, Snow Removal Vehicles***

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City snow removal vehicles now have GPS vehicle locators; however, this information is not shared with police, fire, and other agencies. Police and fire vehicles, if equipped with automatic vehicle location (AVL), will enable better tracking and dispatching of resources. Tracking of resources during flood warnings will enable police, fire, and snow vehicles potentially at risk to flooding to be mobilized. During a major flood event on Boulder Creek, the city will be cut in two. The AVL system will help the tracking and dispatching of resources on the north and south sides of Boulder Creek. Sharing of snow removal vehicle movement during winter storms and blizzards will assist fire and police personnel with emergency response access and evacuation needs.

**Reviewer / Responsible Office:** Boulder Office of Emergency Management (“OEM”)

An AVL has been installed in city law and fire resources vehicles and in city snow removal vehicles.

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***Action #12. Increase Rotational Pruning of Street Trees to Eight Years***

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The current pruning rotation of ten years places undue stress on the urban forest. Improving the pruning rotation from 10 years to 8 years will improve structure, reduce sight clearance problems, remove deadwood, mechanically remove insect/disease problems, and most importantly, reduce potential liability. An eight-year pruning rotation would make trees stronger and more resistant to storm, freeze, and snow damage, thus reducing post-storm cleanup costs and liability exposure.

Note that Boulder’s urban forest, when maintained in a healthy condition, returns benefits of \$56 per tree or \$2 million annually. Furthermore, for every \$1 spent on tree care, Boulder receives \$3.64 in benefits (E.G. McPherson, et al. September 2005).

**Reviewer / Responsible Office:** City Parks and Recreation

The current city pruning rotation is 10 years for trees in the public street rights-of-way and 8 years for city park trees. An additional \$30,000 was allocated to the Parks and Recreation Forestry Division in 2014 and on-going to ensure the current pruning rotation can be maintained given additional public trees added through development projects over the past eight years.

## **Flood Mitigation Actions**

### ***Action #13. Enhance Flood Warning System on Smaller Tributaries***

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There are 14 tributaries to Boulder Creek that flow through the City of Boulder. The city has an extensive network of rain and stream gages that provide real-time data for Boulder Creek and South Boulder Creek. The city also has cameras showing stream conditions on Boulder Creek and Fourmile Creek. The city is 'blind', however, on most of the smaller tributaries. Storm flows in these tributaries peak too quickly to make installation of stream gages effective. Installation of cameras, however, would greatly enhance the city's knowledge of flood conditions along the smaller tributaries. Installation of additional rain gages located within the city's smaller tributary watersheds would also provide reliable real-time information that could be accessed by the Urban Drainage and Flood Control's ALERT network.

**Reviewer / Responsible Office:** Public Works

The city installed a camera along Bear Canyon Creek in spring of 2013. The city will continue to evaluate the need and location options for additional cameras such as along Fourmile Canyon Creek.

### ***Action #14. Relocate Fire Station out of 100-year Floodplain***

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As noted in the City of Boulder's 2011 Operations and Management Assessment, Fire Station #3 at Arapahoe and 30th Street is currently located in the 100-year floodplain. The city's 2012 Fire Master Plan also recommends that a new station include administrative staff space and records storage. This project would entail relocation of the station to a location outside of the 100 and 500 year floodplains.

**Reviewer / Responsible Office:** Public Works

In August 2013, the critical facilities ordinance was approved by City Council which identified requirements for critical city facilities in the 500-year floodplain, which a fire station would be subject to.

The Fire Department along with Information Resources has mapped out response times of existing stations with current and expected growth in the city to identify optimal station locations. Per City Council's request, the Fire Department is also looking at smaller fire response vehicles which will affect station sizing. FAM will conduct a space study for sizing a new Fire Station 3 and it is anticipated that this study will be completed in Spring 2015. The goal is to identify the cost of a new station in preparation for a possible 2016 bond to go to the citizens of Boulder.

***Action #15. Flood Hazard Prioritization***

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The city prepares flood mitigation studies for creek systems. The flood master plans prioritize flood mitigation among each creek system. The city, however, has not conducted an evaluation to prioritize flood mitigation efforts city wide.

**Reviewer / Responsible Office:** Public Works

No action has been taken to date. However, funding for this study is scheduled for 2017.

***Action #16. Update the Comprehensive Flood and Stormwater Master Plan (CFS)***

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The city prepared a Comprehensive Flood and Stormwater Master Plan (CFS) in 2004. The plan provides a framework for evaluating, developing, and implementing programs and activities related to the city's flood management, stormwater quality and stormwater drainage problems. The plan is nearly eight years old and requires updating.

**Reviewer / Responsible Office:** Public Works

No action has been taken to date. However, funding for this study is scheduled for 2016.

***Action #17. Update Flood Preparedness Web Mapping Site***

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The Flood Preparedness website is a primary tool for city flood preparedness. The site brings together a large amount of city GIS data with real time USGS/UDFCD rain and stream gages along with NWS radar info. ESRI, the GIS software company, will sunset the WebADF API in future releases of software; meaning the Flood Preparedness site will not work in 10.1 (released July '12). The city is holding off upgrading to 10.1 until all issues have been explored. The plan is to upgrade to a Javascript or Silverlight application. Once the flood site has been upgraded, consider adding All-Hazards functionality depending on how useful it would be to other departments.

**Reviewer / Responsible Office:** Public Works

The city is holding off upgrading the flood preparedness website to 10.1 until all issues have been explored. Other platforms will be evaluated during the analysis in 2015. It is anticipated that this will be completed in Fiscal year 2015.

***Action #18. Develop Flood Mitigation Plans After Flood Mapping Updates***

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Develop major drainageway Phase A flood mitigation plans following floodplain mapping updates.

**Reviewer / Responsible Office:** Public Works

Floodplain mitigation studies have been developed for Fourmile Canyon Creek and Wonderland Creek. A floodplain mitigation plan is currently being developed for South Boulder Creek and Gregory Canyon Creek. A floodplain mitigation study is being initiated for Bear Canyon Creek. A watershed master plan is being initiated by the UDFCD for Boulder Creek

**Action #19. Implement Mitigation Plan for Fourmile Creek and Wonderland Creek**

Fourmile Canyon Creek and Wonderland Creek exhibits a significant flood risk to a number of residential neighborhoods in Boulder. The existing system is undersized along most reaches of both creeks. Fourmile Canyon Creek spills to Wonderland Creek during storms greater than the 50-year event, increasing the flood risk along Wonderland Creek during major events. In addition, approximately 20 percent of the Fourmile Burn area that occurred in 2010 is tributary to Fourmile Canyon Creek. The burn area will increase the flood risk along Fourmile Canyon Creek for up to the next 10 years. The Fourmile Canyon and Wonderland Creek Flood Mitigation Final Plan presents background information and recommended flood mitigation measures.

**Reviewer / Responsible Office:** Public Works

A Community and Environmental Assessment Process (CEAP) application was prepared and accepted in March 2012 for flood improvements and multi-use path enhancements from 19th Street to Tamarack Avenue. The CEAP improvements include constructing a new underpass at 19th Street with a path connection to Tamarack Avenue. The improvements are in the preliminary design phase and a new CEAP evaluating upstream mitigation alternatives but both actions were put on hold following the September 2013 flood. A CEAP evaluating mitigation alternatives upstream from 19th Street to Broadway and possibly areas west of Broadway will be initiated late fall 2014.

**Action #20. Update City's Floodplain Mapping**

The city recognizes that floodplain maps need to be periodically revised to incorporate changes in development, modeling techniques, and improved topographic data as well as LOMR information. The city is trying to keep mapping at least 10 years current. The city is currently updating Boulder Creek, Skunk Creek, Kings Gulch, Bluebell Canyon Creek, Boulder Slough, Upper Goose, and Two Mile Canyon Creek. The city goal is to keep all 14 tributaries to Boulder Creek current within a 10-year timeframe. Other basins that will need future updating include: Sunshine Canyon Creek.

Updates to floodplain mapping should include the development of depth grids which can be imported and used to refine loss estimation through programs such as HAZUS-MH.

**Reviewer / Responsible Office:** Public Works

Boulder Creek mapping has been updated and adopted through City Council. It has been submitted to the Federal Emergency Management Agency (FEMA) for final approval.

Bear Canyon Creek, Boulder Slough, Upper Goose and Twomile Canyon Creek, Skunk Creek, Bluebell Canyon Creek and Kings Gulch mapping has been analyzed and updated by consultants to the City. The proposed mapping updates are currently going through the City approval process. Once the mapping updates are approved by City Council, then they must be submitted to FEMA for final approval and regulatory adoption.

### ***Action #21. Acquire Properties in the High Hazard Flood Zone***

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Numerous structures are located in the City of Boulder's High Hazard Flood Zone where there exists the potential for risk to life and safety. In 1989, Boulder created a floodplain ordinance that prohibits new construction of structures intended for human occupancy in the high hazard zone. As part of this objective, community acquisition and removal of high hazard structures has been a key component of mitigating floodplain impacts in the city. The High Hazard Zone acquisition program has been in place for many years with funding by the flood management utility. Available funds are leveraged with matching funds from other organizations such as the Urban Drainage and Flood Control District, and purchases are made as high hazard properties become available on the market.

**Reviewer / Responsible Office:** Public Works

The city budgets \$500,000 a year to purchase property from willing sellers in flood prone areas. This is an on-going effort. The following properties have been acquired for the sole purpose of removing them from flood risk and not for the purpose of completing a drainageway improvement project:

- ▶ 299 Arapahoe
- ▶ 810 Marine
- ▶ 1228 17th St.
- ▶ 1800 Violet
- ▶ 1650 Alpine
- ▶ 2400 Topaz
- ▶ 2435 Topaz
- ▶ 2446 Sumac
- ▶ 2490 Topaz
- ▶ 2650-2660 13th St.
- ▶ 4018 26th St.

### ***Action #22. Mitigate Flooding in the South Boulder Creek Floodplain***

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Updated floodplain mapping has identified several hundred residential structures to be subject to South Boulder Creek flooding that are located in the city and were previously not determined to be in the floodplain. These structures were developed without flood protection measures. The large residential area is primarily "built-out" and is referred to as the West Valley. West Valley flood is the result of flooding that spills the main creek along the east side of the valley and spreads to the west, exacerbated by the U.S. 36 highway that serves to redirect flows away from the main creek corridor. Floodplain mitigation would preserve the regulatory floodplain status

that existed during the development stages of the West Valley and would prevent the flood potential to structures that are not designed to accommodate flood impacts.

**Reviewer / Responsible Office:** Public Works

A draft South Boulder Creek Major Drainageway Plan has been completed along with a study recommendation.

The recommended alternative would provide significant flood protection within the West Valley area, including eliminating the 100-year floodplain designation that currently affects approximately 700 structures. The estimated cost of the alternative is approximately \$46 million, but the project could be constructed in three phases. Construction of the project would require numerous permits, agreements with the University of Colorado and Boulder Valley School District, disposal of Open Space and Mountain Park land and would be regulated by the State as a high hazard dam. Construction of the regional detention facility at US36 would result in significant impacts to wetlands, habitat for threatened and endangered species and other environmental and aesthetic resources. In 2014, the recommendation has been presented to the public, twice to the Water Resources Advisory Board and once to the Open Space and Mountain Parks Board of Trustees. The remaining public process includes the following items:

- A second meeting with the Open Space Board of Trustees at which a motion will be requested.
- A study session with City Council is scheduled for September 30, 2014.
- Additional agenda items meetings with City Council will follow the study session.

These items are anticipated to be completed in 2014 or early 2015. Selection of the recommended alternative or any phase of the alternative would require securing funding beyond what is currently approved in the 2014-2019 CIP.

### ***Action #23. Develop a Critical Facilities Floodplain Ordinance***

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The 500-year floodplain affects approximately 20 percent of the incorporated lands in the City of Boulder. As a result, many of the community's critical facilities are located in the 500-year floodplain. There is a significant concern with the location of critical facilities given the need to ensure that these facilities are operational and accessible during a major flood event. Adoption of an ordinance that regulates new construction and improvements for critical facilities to the 500-year flood level will offer a higher level of protection for these facilities from flood losses and damage that could render them unusable during times of need. In addition to adopting flood protection standards, the critical facilities ordinance offers a mechanism to support funding opportunities to floodproof existing facilities that are subject to flood impacts. Given the vital nature of critical facilities, protection from flooding is of particular interest to the community.

**Reviewer / Responsible Office:** Public Works

The ordinance was approved on October 1, 2013 and became effective on March 1, 2014.

**Action #24. Institute a Community Assisted Floodproofing Program Focusing on Critical Facilities**

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Evolving trends and philosophies in national and regional floodplain management have outlined alternative approaches and measures for addressing flood hazards in the future. These trends focus on the “wise use of the nation’s floodplains” and “no adverse impacts.” In an effort to allow possible development and flood mitigation flexibility that would avoid the need to implement publicly funded drainageway improvements to contain flood waters, the City of Boulder is interested in establishing opportunities to permit limited applications of floodproofing of critical facilities. City assistance under the program would involve development and adoption of local floodplain regulations to approve floodproofing applications for property owners to implement improvements to their facilities. The program would be consistent with nonstructural measures endorsed under the Comprehensive Flood and Stormwater Master Plan. This action would be focused on critical facilities in the floodplain.

**Reviewer / Responsible Office:** Public Works

The city is exploring resources and offering assistance with OEM to help critical facilities in completing their plans. It is intended that this will be more fully evaluated and most likely implemented in 2015.

**Human Health Mitigation Actions**

**Action #25. Continue the City of Boulder West Nile Virus Mosquito Monitoring and Control Program**

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West Nile Virus is a mosquito-vectored disease first detected in the United States in 1999 in New York City, which has since spread westward across the United States. While many people who contract the virus experience very mild symptoms, infection can result in severe and sometimes fatal illnesses. In 2003, Colorado led the country in West Nile cases and deaths. Colorado experienced a significant decrease in cases in 2004 and 2005. During the 2006 mosquito season, Colorado had a resurgence of cases and ranked second only to Idaho in the national case count. Boulder and Weld Counties reported the highest number of cases (74 and 68) in Colorado. As in years past, the City of Boulder and Boulder County continued to conduct a very intensive mosquito testing program. With the widespread and frequent testing throughout the county, 107 pools of mosquitoes tested positive for the virus, which was significantly more than most other Colorado counties.

The city’s West Nile Virus Mosquito Management Plan was first adopted by City Council in 2004. Further refinements were adopted in 2006. The primary goal of the program is to reduce the risk of West Nile Virus infection while minimizing environmental impacts. The plan is directed at controlling the larval stages of vector mosquitoes and their sources. The objectives that have been used to accomplish this goal are categorizing the habitats that support mosquitoes that most effectively transmit WNV to humans; applying the larvicide (*Bacillus thuringiensis subspecies israelensis*, or *Bti*) to all sites where *Culex* species are found; using adult mosquito monitoring to provide an early warning system of the occurrence of West Nile Virus within and

near city limits; developing trigger mechanisms to respond to early larval detection and/or heightened mosquito activity to appropriately increase management activity; utilizing thresholds for initiating adult mosquito control in emergency cases; and continuing the program to educate the public about West Nile Virus and increase awareness of the city's West Nile Virus Mosquito Management Plan.

**Reviewer / Responsible Office:** Environmental Affairs

The management plan has been successful. The WNV risk index has not reached levels to warrant further action or response. Public education and outreach is crucial to reduce WNV risk by advising residents to drain standing water on their properties to reduce mosquito breeding habitat and to take personal protective measures to avoid mosquito bites.

## **Wildfire Mitigation Actions**

### ***Action #26. Structure Protection Plan***

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The City of Boulder communities are at risk to wildfire. A Structure Protection Plan would provide a common operating picture of the needs of protecting the communities on the west side of the city from wildfires.

**Reviewer / Responsible Office:** Boulder Fire

The Structure Protection Plan was completed in 2012. This plan will be updated periodically as needed.

### ***Action #27. Construct New Wildland Fire Facility***

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The city's current wildland cache is in a residential unit at 1888 Violet. Due to zoning restrictions, the facility cannot be remodeled for what's needed for a wildland fire facility. In the November 2011 ballot, voters approved \$1.15 million to construct a new Wildland Fire Facility; however, the 2011 Fire Operations and Management Assessment identified a need that doubled the space requirements from today's wildland fire operations to include adding permanent staff due to year-round wildland fire hazards and new equipment. A shortfall of \$1.3 million from the bond funding is anticipated.

**Reviewer / Responsible Office:** FAM

An additional amount of \$1.31 million in bond funding was approved in February 2014 for the shortfall. Construction began in January 2014.

The existing wildland cache was damaged beyond repair in the Sept 2013 floods and the wildland crew has relocated temporarily into the former Eco-cycle facility, which was the former Boulder Emergency Squad building, at the city's Municipal Service Center until the new facility is completed.

A FEMA Hazard Mitigation Grant Program for a new generator for the wildland fire station will be applied for in late August 2014. The FEMA HGMP funds will cover 75 percent of the \$47,000 cost for the new generator and the state will pay for 12.5 percent with the city paying for the remaining 12.5 percent.

***Action #28. Implement the City's Community Wildfire Protection Plan***

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Project Description/Background: The City of Boulder is listed in the National Fire Plan as a community at high risk from wildfire. In 2007, the city worked with consultants to develop a Community Wildfire Protection Plan (CWPP) to address the wildfire threats to the community. The plan meets the requirements of the federal Healthy Forests Restoration Act and outlines steps the city can take to reduce and mitigate the threats of wildfire. The CWPP could be considered a parallel document to the city's Forest Ecosystem Management Plan (FEMP) in that the CWPP addresses areas within the city boundary, and the FEMP is focused on adjacent wildlands. The CWPP outlines steps the city and private property owners can take to both mitigate the threat of wildfire and increase public safety in the event of a wildfire. The plan makes recommendations for fuels modification projects, safety zones, evacuation routes, addressing, and ingress/egress routes. Funding for the plan development came from a combination of city departments and a matching state grant.

**Reviewer / Responsible Office:** Boulder Fire/OSMP

Several of the recommended fuels treatments have been accomplished. The training recommendation has been addressed and is ongoing, along with the defensible space evaluations of high risk communities. The fuels treatment recommendations are ongoing and should be completed within 2 years. The other projects and recommendations are ongoing and continue to be revised.

***Action #29. Implement the City's Forest Ecosystem Management Plan***

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The City of Boulder Open Space and Mountain Parks Department (OSMP) manages approximately 10,000 acres of forested land. Due to the land's close proximity to homes, dense forest conditions, and risks of fire ignition, the forests of Boulder fall within the high hazard category of the wildland-urban interface. In June of 1999, the City Council approved the Forest Ecosystem Management Plan (FEMP). The plan established a framework, policy guidelines, and management direction for forest ecosystem management on city lands. One of the FEMP's primary goals is to "reduce the wildfire risk to forest and human communities." Part of this objective includes forest thinning and prescriptive burning as key components in mitigating the threat of large scale wildfire. Forest treatments are to be completed on a steady basis under the plan. Funding for projects completed to date has come from the annual OSMP budget.

**Reviewer / Responsible Office:** OSMP

OSMP has completed over 1200 acres of forest restoration and fire mitigation work over the past 10 years. The department continues to fund an annual seasonal crew of 8 people that is solely dedicated to the implementation of the City's Forest Ecosystem Management Plan. All of the

treatments to date have been located in high hazard areas and areas that decrease the risk of wildfire to the City, surrounding homes or private property or serve as important emergency egress routes. OSMP has also secured over \$200,000 in grant funds over the past 5 years to help fund forest management and fire mitigation operations on city lands. Forest work will continue on OSMP for the foreseeable future and will continue to include mitigation efforts in areas directly adjacent to the city and in areas where heavy fuel loads pose a significant risk in the event of a wildfire.

No additional resources are necessary at this time but an ongoing budget item to support seasonal crews is necessary for the work to continue in the future. This has been a regular part of the OSMP operating budget.

### ***Action #30. Increase Boulder Wildland Fire Hazard Mitigation Crew Funding***

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Since the 1990s, Boulder has maintained its own seasonal Wildland Fire Hazard Mitigation Crew through the City of Boulder Fire-Rescue Department Wildland Fire Division. Funding for the mitigation crew has historically come from Open Space and Mountain Parks and the Fire-Rescue Department. Constrained budgets are supplemented by crew assignment to fire incidents outside the local area for which the department is reimbursed by the federal, state, or local agency. While this reduces Boulder's cost to maintain the crew, it also reduces their availability to complete needed hazard mitigation on city-owned lands. The Utilities Division proposes to contribute to the Wildland Fire Hazard Mitigation Crew funding with the objective of increasing crew size and availability to:

- Identify and plan measures to protect infrastructure and access to Utilities Division properties,
- Complete hazard mitigation projects on lands owned and managed by the Utilities Division, and
- Participate in broader community hazard mitigation projects that would reduce risks to Utilities Division lands and facilities.

**Reviewer / Responsible Office:** Public Works/ Boulder Fire

This year the city completed a three-year plan to upgrade six seasonal wildland firefighting positions to fulltime. Additionally, Public Works pays the Fire Department mitigation crew to perform specified wildland fire mitigation near or around Public Works facilities as needed. The need varies from year-to-year.

### ***Action #31. Develop a Wildland Fire Mitigation Program for the Middle Boulder Creek Watershed***

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The city's Barker Reservoir and Middle Boulder Creek supply approximately 35 percent of Boulder's annual water needs. When considered in terms of both wildland fire hazard rating and structural density, the approximately 25,000-acre Middle Boulder Creek watershed contains large areas of high, very high, and extreme danger for wildland fire. As has been experienced by other Colorado Front Range water providers, a major wildland fire can render a reservoir unusable for years when ash, sediment, and debris from upstream fire-ravaged areas are washed

into streams and reservoirs following a fire. Reservoir clean-up and rehabilitation costs can be in the millions of dollars, not including loss of use of the water or lost hydroelectric power revenues.

The city proposes partnering with the Front Range Fuels Treatment Partnership (FRFTP), a coalition of federal, state, and local government agencies and private interests, to plan and implement a watershed-wide fire risk mitigation program targeted at the high and extreme risk areas within the Middle Boulder Creek basin. FRFTP exists to reduce wildland fire risks, protect communities from wildland fires, and restore fire-adapted ecosystems in the 10-county Front Range corridor. The city has successfully partnered with the FRFTP in the past in the 38,000-acre Winiger Ridge Ecosystem Restoration Project just south of the Middle Boulder Creek basin.

The city will explore recent guidelines developed by the Colorado State Forest Service for Community Wildfire Protection Planning specific to prioritizing watersheds for fuels treatment.

**Reviewer / Responsible Office:** Public Works

In 2012, the City began a pre- and post-fire watershed planning study. The study is being headed up by City Utilities staff in association with consultant JW Associates and involves small scale watershed hazard quantification and prioritization, establishment of watershed goals, identification of potential management projects, post fire planning and collaboration with other stakeholders. The studies are expected to be completed in the 2015 to 2016 timeframe with future management projects to follow.

## **Drought Mitigation Actions**

### ***Action #32. Review City Landscape Codes for Drought***

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The Statewide Water Supply Initiative 2010 (<http://cwcb.state.co.us/water-management/water-supply-planning/Documents/SWSI2010/SWSI2010.pdf>) published by the Colorado Water Conservation Board in January 2011, recommended the following actions be taken by municipalities for landscape water use restrictions (residential and non-residential) including:

- Targeted audits for high demand landscape customers
- Landscape transformation of some high water requirement turf to low water requirement plantings
- Irrigation efficiency improvements

This project would review the current city codes related to landscaping and water conservation and recommend suggested improvements that may increase the resiliency of the city during times of drought.

**Reviewer / Responsible Office:** Public Works and Comprehensive Planning & Sustainability

The city's current landscaping regulations include water conservation and xeriscape landscape standards. The city is due to update its Water Efficiency Plan in 2016 in accordance with the Colorado Water Conservation Board requirements. Additionally, the long-term water use is

currently being reviewed in the city's Water Conservation Future Study. These studies may help identify necessary changes to the landscaping regulations which would promote additional water conservation measures, including provisions related to irrigation use. Potential changes to the landscaping regulations would be evaluated by a citywide staff team and subsequently be presented for board and council consideration.

***Action #33. Identify and Implement Priority Projects Identified in the City's Drought Plan***

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The City of Boulder is subject to drought due to its location in a semiarid climate. City Council adopted a Drought Plan in 2003 to mitigate the effects of drought on the municipal water supply. The plan applies principles of water conservation and reliability criteria for the city's raw water system. The reliability criteria specify acceptable levels of frequency and amount of reduction in water availability due to drought for the various classifications of use. Water provided by the city serves multiple purposes ranging from critical uses that require an assured supply, such as water for drinking or firefighting, to uses that can tolerate occasional restrictions, such as outdoor irrigation or car washing. The Drought Plan provides guidance for recognizing droughts that will affect water supply availability and responding to these droughts. Strategies for responding to drought include increasing the water supply (e.g., eliminate leasing programs to farmers, lease water, trade water) and decreasing water demand (e.g. voluntary restrictions, mandatory restrictions). Each option presents its own unique issues and must be considered individually and with respect to drought severity.

**Reviewer / Responsible Office: Public Works**

Monitoring the city's water supply and demand conditions is a continuous and ongoing process. Drought status was evaluated in accordance with the City's drought plan in the spring of both 2013 and 2014 (as it is every year). In both years, key water supply factors such as snowpack and reservoir storage levels were adequate such that no water restrictions were required. The existing drought plan is adequate for the city's needs for the foreseeable future. The update of Volume 2 of the drought plan mentioned in the 2012 MHMP has been put on hold to allow the city to focus on flood recovery in addition to other planning studies which will better inform future drought updates (e.g. climate studies, water conservation planning).

The city is due to update it's Water Efficiency Plan (formerly the Water Conservation Plan) in 2016 in accordance with Colorado Water Conservation Board requirements. The plan will include information from the planning studies mentioned above.



## INFORMATION PACKET MEMORANDUM

**To:** Members of City Council

**From:** Jane S. Brautigam, City Manager  
Maureen Rait, Executive Director of Public Works  
Tracy Winfree, Director of Public Works for Transportation  
Greg Testa, Police Chief  
Curt Johnson, Deputy Police Chief - Operations  
Carey Weinheimer, Deputy Police Chief - Support and Staff Services  
Tom Trujillo, Commander - Boulder Police Department  
Jennifer Riley, Code Enforcement Supervisor  
Peter Rosato, Transportation Maintenance Manager

**Date:** September 16, 2014

**Subject: Information Item: Snow and Ice Control Program and Sidewalk Snow Removal Enforcement**

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### EXECUTIVE SUMMARY

This year, the city's official "snow season," in terms of operational response preparation, begins Sept. 15, 2014 and lasts until May 22, 2015. With the onset of winter, the public begins to ask questions about the city's snow removal procedures. This memorandum provides City Council with information about the city's snow and ice control program, new residential road plowing program, and sidewalk snow removal enforcement.

The goals of the city's snow and ice control program, as related to the [Transportation Master Plan](#), are to:

1. Keep primary and secondary streets, on-street bike lanes and the off-street path system open.
2. Respond with enhanced service levels when a significant snowfall impedes the mobility of the public in and around residential roads, sidewalks and bus shelters.
3. Use materials and equipment efficiently and effectively to help reduce the dangers of traveling in inclement weather.

4. Enforce the sidewalk snow removal regulations (Section 8-2-13, B.R.C. 1981), which require all owners or residents of private property to have ice and snow hazards cleared from public sidewalks or walkways abutting their property no later than 24 hours after a snowfall stops.
5. Communicate any delayed opening or early release decisions in advance of city functions before impending severe weather impacts the ability of residents or employees to safely arrive at their destination within the city.

Snow and ice control program information is made available each year in news releases, a utility bill insert, a snow brochure, and online at [bouldercolorado.gov/public-works/snow](http://bouldercolorado.gov/public-works/snow). The city's snow brochure, which is provided to residents who request additional information, includes details about the snow and ice control program and provides answers to commonly asked questions about snow operations.

A copy of this year's snow brochure is included in the 2014-2015 City of Boulder Snow and Ice Control Information packet. This year, the packets will be distributed electronically to council members and internal staff. The packet is also posted on the website mentioned above.

In 2013, council supported moving forward with a residential road plowing pilot program for the 2013-2014 snow season. During that season, Boulder experienced one snow event that met the criteria for staff to deploy one partial implementation of this pilot program. For the 2014-2015 snow season, staff has outfitted two additional trucks with the equipment necessary to solely cover these residential routes when the criteria are met.

With voter approval of a 2014 tax initiative that provides additional transportation funding from 2014 through 2030, staff has implemented this pilot project as a permanent program for 2014 and beyond. Due to the increased mileage of multi-use path added over the past several years, Public Works has also increased maintenance staffing levels to provide a higher level of service on the multi-use path system, including snow and ice control operations.

### **FISCAL IMPACT**

Each year, the Transportation Division's budget accounts for snow and ice control operations for normal weather patterns and events. The adopted 2014 budget for snow and ice control is \$1,067,758. Snow control on city streets is affected by the amount of snow, length of the storm, time of day, temperatures and traffic conditions.

### **COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- **Economic:** The mobility of workers, residents and consumers is essential to the overall economic health of Boulder. The ability to safely travel roads, sidewalks and/or bus stops affects the city's overall economic health.
- **Environmental:** Snow and ice control operations and sidewalk snow removal efforts support multiple travel choices that benefit the environment. The city's street sweeping program and selection of environmentally sensitive products also help achieve air quality and water quality goals for the city and region.

- **Social:** Mobility is a key component to independence, particularly for people with disabilities, seniors and schoolchildren who are adversely impacted if roads are impassable or sidewalks, bus stops and multi-use paths are not adequately cleared of snow. The involvement of these populations in community activities, including employment, is essential.

## **BACKGROUND**

The snow and ice control program goals are achieved by having full crews available, equipment maintained and ready when needed, and providing a safe environment for employees. Each year, crews are provided with education and training on the use of snow removal materials and equipment, and plow operators are recertified on the equipment used to perform snow control operations. Equipment is also calibrated and thoroughly inspected at the beginning of each season as well as throughout the season.

In September of each year, staff develops two snow crew rosters. During the snow season, mid-September through the end of May, each crew rotates on a weekly basis as the "first call" crew. A Transportation Maintenance employee is on snow standby 24 hours a day, seven days a week to track weather conditions and respond to notification of snow events. Working with the Boulder Police Department patrol officers and dispatchers, the snow standby person is notified when snow conditions occur after normal work hours or on holidays and weekends. Crews are expected to respond as quickly as possible and work rotating 12-hour shifts throughout a storm event.

A standard operating procedure guides communication and assists the City Manager's Office with decision-making regarding city facilities and programming. When an incoming severe weather event is forecasted that may impact the transportation system, Transportation Maintenance staff assesses local roads, investigates the response of other agencies, and informs the City Manager's Office with a recommendation as to whether a delayed opening, early release of city functions, or public meeting postponement is warranted. The City Manager's Office then makes the decision to alter city functions or facility hours.

During snowstorms, 16 plow trucks are operating on Boulder streets. Fifteen trucks drive predetermined routes, while one "floater" truck responds to problem areas and requests from public safety personnel and the community. Ten trucks have dual systems that can distribute either liquid deicer or traction materials while five are able to spread only liquid materials. Like other Front Range communities, the City of Boulder does not normally plow residential streets because most snow melts within a day or two and this additional level of service would significantly increase costs, impacting the city's ability to perform other high-priority services. When snowfall exceeds 12 inches, the city will strategically service some neighborhood streets to address known problem areas.

From Dec. 1 to March 1, the residential road plowing program is triggered in 10 predetermined residential areas when snow accumulation reaches eight inches or greater and is followed by 72 consecutive hours of below-freezing temperatures. View a [map of the residential street plowing program](#).

The Transportation Maintenance workgroup utilizes a “real-time” Automatic Vehicle Location (AVL) system to track the actual location, speed and plowing operation of the main route snow fleet. The Global Positioning System (GPS) allows supervisors to track and verify snow and ice control operations for dispatching efficiency adjustments, and for liability purposes.

### **Deicing and Traction Materials**

In order to minimize the environmental impacts of snow and ice control, the city uses alternative deicing and traction materials. City water quality staff have reviewed and analyzed the materials used and found no significant impact to Boulder’s water sources or distribution system. No sand is used unless alternative deicing materials are not available from the supplier and public safety is an issue.

The liquid deicer is a magnesium chloride solution, a plant nutrient and soil stabilizer that is less corrosive than other deicing products. In 2008, the city switched to a more effective and environmentally friendly formulation of magnesium chloride called “Meltdown Apex.” Meltdown Apex, which costs slightly more than traditional magnesium chloride, is more readily available from the supplier and continues to be effective at lower temperatures. Staff continues to analyze new and less-corrosive liquid deicers.

The granular material called “Ice-Slicer,” used as a crystallized deicer, is made up of complex chlorides that dissolve over time and do not need to be swept. However, in keeping with the city’s commitment to air quality goals monitored by the Regional Air Quality Council (RAQC), staff attempts to sweep all snow routes within four days of a storm event after a full snow shift has been called.

Depending on weather conditions, streets are sometimes pretreated with liquid deicer before a storm to help reduce the buildup of snow and ice. The material or combination of materials used depends on existing and predicted weather conditions (i.e., the amount of precipitation and humidity) and pavement temperatures.

Standard operating procedures also provide for the proactive application of deicing materials on streets that have certain factors, such as steep grades and significant shading, which contribute to more challenging conditions and typically generate a high number of resident requests for attention. Utilizing data collected from resident service requests, this “spot plowing and treating” approach will occur at locations with significant elevation gain/loss and/or solar shading.

### **Operational Efficiencies**

The Public Works, Parks and Recreation, Parking Services and Open Space and Mountain Parks departments continue to investigate operational efficiencies and potential areas of overlap, including snow and ice operations. To date, several minor changes in operational responsibilities have been made and will continue to be discussed among these departments.

Staffing efficiencies are also an important aspect of budget management. An operational efficiency was implemented between Transportation and Utilities maintenance crews by requiring utilities positions to participate in snow response. This change allows the city to “staff up” for larger events and to have smaller, more efficient crews during smaller events.

Transit shelter maintenance continues to be a challenge for the city and the Regional Transportation District (RTD). With nearly 1,000 transit stops located within the city, the city and RTD are only able to provide regular maintenance at high-use transit stops to the extent that human and financial resources permit. Snow removal is performed at the remaining RTD transit stops on a limited basis by city staff or contractors, typically by request only. RTD's Adopt-a-Stop program utilizes community volunteers to remove trash and snow from designated stops.

### **SIDEWALK SNOW REMOVAL ENFORCEMENT**

Section 8-2-3, B.R.C., 1981 requires that sidewalks adjacent to both residential and commercial properties be cleared of snow and ice no later than 24 hours after snowfall stops. Property owners, tenants and property managers can each be held responsible for failure to remove snow. Violation of the ordinance can result in a municipal court summons and fine (\$100 for first offense) or abatement, in which the city hires a contractor to clear the sidewalk at the property owner's expense. Enforcement of the sidewalk snow removal ordinance is handled by the Code Enforcement Unit in the Boulder Police Department.

The National Weather Service website, [www.nws.noaa.gov/data/obhistory/KBDU.html](http://www.nws.noaa.gov/data/obhistory/KBDU.html), is the official resource for local weather conditions. The information is updated every 20 minutes. To learn when the 24-hour time period begins, community members can go to the website and look for the "Weather" column and corresponding time. The descriptions in the weather column will include "Overcast," "Fair," "Mostly Cloudy," "Light Snow," "Snow," etc.

Code Enforcement may begin enforcing the snow removal ordinance 24 hours after the last mention of snow listed on this website. Residents may also check [Inquire Boulder](#) or call the code enforcement line at 303-441-1875 to learn the official time that snowfall stopped. During times of consecutive storms, the original stop of snowfall will be enforced if no apparent effort is made to keep the sidewalks cleared for safe passage.

When a Code Enforcement Officer identifies a violation of the sidewalk snow removal ordinance, the officer attempts to make contact at that location to have the snow removed. If no contact can be made, a 24-hour notice of violation is posted on the front door of the property. Only one notice will be issued to a property per snow season. A notice will also be mailed to the owner of record per the Boulder County Assessor's office. After the expiration of the notice, an officer will re-inspect the property to confirm compliance. Should a property remain in violation and for repeat offences, the address will be added to a list that is forwarded daily to a contractor for abatement of the hazardous condition. The property owner is then billed for all snow removal charges and assessed an administrative fee.

The Code Enforcement Unit partners with the University of Colorado Off-Campus Housing and Neighborhood Relations department, as well as other community and neighborhood groups, for an educational campaign that focuses on the importance to "Make it Clear," with a focus on:

- increasing community awareness of each person's role in ensuring that sidewalks are cleared and safely passable after snow events;
- the requirements of the sidewalk snow and ice removal ordinance; and

- the liability should a violation remain on private property.

Education will be in the form of detailed pamphlets being delivered door-to-door in identified areas that have a high volume of new residents each season and a history of repeat violations. Information will also be available on the city website and through outreach to local media sources. “Make it Clear” will also direct people to resources for snow removal assistance and to volunteer opportunities to assist others in the community.

Additional code enforcement information can be found on [www.inquireboulder.com](http://www.inquireboulder.com) under “Code Enforcement Unit,” which includes a link to the National Weather Service report for Boulder.

### **NEXT STEPS**

Snow and ice program information will be made available in news releases, an October 2014 utility bill insert, and a snow brochure and at [bouldercolorado.gov/public-works/snow](http://bouldercolorado.gov/public-works/snow). The city’s snow brochure, which is provided to residents who request additional information, includes information about the snow program and answers commonly asked questions about snow operations. A copy of this year’s brochure is included in the 2014-2015 City of Boulder Snow and Ice Control Information packets, which will be available electronically to council members. Detailed snow route maps and operations information are also included in the packet.

For more information about the snow and ice control program, please contact Peter Rosato at [rosatop@bouldercolorado.gov](mailto:rosatop@bouldercolorado.gov) or 303-413-7116.

For more information about the transportation planning effort regarding bus shelter maintenance, please contact Kathleen Bracke at [brackek@bouldercolorado.gov](mailto:brackek@bouldercolorado.gov) at 303-441-4155.

For more information about code enforcement efforts, please contact Jennifer Riley at [rileyj@bouldercolorado.gov](mailto:rileyj@bouldercolorado.gov) or 303-441-1877.

### **ATTACHMENTS**

**Attachment A** – 2014-2015 Snow and Ice Control Information  
<https://bouldercolorado.gov/links/fetch/9840>



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Linda Cooke, Presiding Judge  
James Cho, Interim Court Administrator

Date: September 16, 2014

**Subject: Information Item: Notification of Temporary Judge Appointment**

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### **EXECUTIVE SUMMARY**

The purpose of this information item is to notify City Council that Judge Cooke intends to appoint, through contract, the following temporary judge: Carol Glowinsky. Trained and experienced temporary judges permit the efficient coverage of the court's docket when conflicts in scheduling, such as leave requests or a required recusal of the presiding or associate judge, occur.

### **FISCAL IMPACT**

The funding necessary to meet the terms of the contracts associated with the appointments of temporary judges is contained within the department's budget.

### **BACKGROUND**

Boulder Revised Code §2-6-4 (b)(3) provides that the presiding judge shall appoint temporary judges for terms of up to one year, after notification to the City Council of each such appointment.

# NEW BEGINNINGS



2013



BOULDER HOUSING PARTNERS  
ANNUAL REPORT

## MENU

- » Letter to City Council ▪ pg 1
- » Properties Site Map ▪ pg 2
- » New Beginnings: 2013's Successful Starts ▪ pg 3
- » Partnership Highlights ▪ pg 8
- » Financial Responsibility ▪ pg 9
- » BHP Board & Staff ▪ pg 11
- » Boulder Housing Partners Foundation ▪ pg 12

# Letter to City Council | August 2014

Dear Mayor Appelbaum and Boulder City Council members:

On behalf of Boulder Housing Partners Board of Commissioners and staff, we are pleased to submit our 2013 annual report.

Our theme for 2013 was "Planning for the Future." The biggest project related to a future focus was the launch of our strategic planning process. The BHP Board is scheduled to approve the plan this Fall. A full copy of our plan is on our website at [www.boulderhousing.org](http://www.boulderhousing.org).

Our community is at a crossroads. In the last 12 years, Boulder's market has appreciated at such a pace that a combined average of 1,000 market rental and for sale

affordable housing units per year move from being market-affordable to unattainable. There is a window of time for the community to react to preserve this greater measure of affordability in order to preserve some diversity for our population; to provide a workforce; and to minimize the environmental impact of in-commuting.

For these and other reasons, Boulder Housing Partners is updating its strategic plan to help our community correct its path and remain consistent with the vision articulated in the Boulder Valley Comprehensive Plan. Much of the work we did in 2013 sets the stage for this plan:

## ■ PROVIDING HOMES

- » Purchased the WestView apartments and added 34 new affordable homes to our portfolio.
- » Purchased the site of the former Wallace Vacuum on Valmont for a future expansion of Red Oak Park.
- » Broke ground on 1175 Lee Hill, Boulder's first permanent housing community for the chronically homeless. The first residents will move into their new homes on October 1, 2014.
- » Broke ground on High Mar, 59 units of affordable housing for seniors; the first new 100% affordable senior housing in Boulder since 1982. This property is now fully occupied as of July 31, 2014.
- » Renovated seven affordable apartment communities in the Boulder Housing Partners portfolio, positioning them for long term affordability.
- » Reorganized our property management division in anticipation of managing the new units coming into the portfolio in the next ten years.

## ■ COMMUNITY ENGAGEMENT

- » Created a new position at BHP specifically for neighborhood engagement, and focused much of our initial efforts with our North Boulder neighbors, specifically working on 1175 Lee Hill and the Art@1175 initiative, as well as the new NoBo corner library partnership.

## ■ RESIDENT ACHIEVEMENT AND QUALITY OF LIFE

- » Expanded and redesigned our resident services division to provide more services and better customer care.
- » Developed new metrics to measure our impact and return on investment.
- » Created a summer literacy and a broadband access program in partnership with Boulder Valley School District and Impact on Education.
- » Sponsored two Americorps VISTA volunteers working to develop internet access for our residents and outcome metrics.

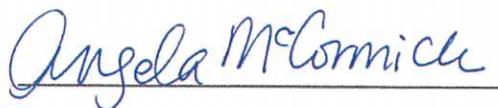
## ■ MINIMIZE ENVIRONMENTAL IMPACT

- » Worked toward \$100,000 in grant funding for alternative transportation programs benefiting residents.

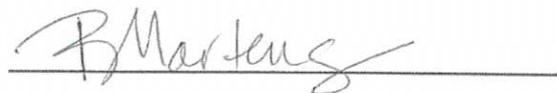
## ■ ORGANIZATIONAL STEWARDSHIP

- » Launched the BHP 2025 Strategic Plan
- » Achieved excellent budget performance and 2<sup>nd</sup> year as a national Moving to Work program to use federal dollars more efficiently and help residents move toward self-sufficiency.
- » Welcomed the leadership of a new City Council Liaison, Andrew Shoemaker, replacing Suzy Ageton.

BHP strives to be a catalyst for the city's goal of a diverse, inclusive and sustainable community. Thank you for your support of our mission to provide homes, inspire community and create change.



Angela McCormick, Chair  
Board of Commissioners



Betsey Martens, Executive Director

# Properties Site Map



## Public Housing

- 1** Arapahoe Court (14)  
951 Arapahoe Ave
- 2** Diagonal Court (30)  
3265 30th St
- 3** Iris/Hawthorne (14)  
16th St & Iris Ave
- 4** Kalmia (55)  
3502 Nottingham Ct
- 5** Madison (34)  
1130 35th St
- 6** Manhattan (44)  
660 Manhattan Dr
- 7** Northport (50)  
1133 Portland Pl
- 8** Walnut Place (95)  
1940 Walnut St

## Affordable Rentals

- 9** Arapahoe East (11)  
4610 Arapahoe Ave
- 10** Bridgewalk (12)  
602 Walden Cir
- 11** Broadway West (26)  
3120 Broadway St
- 12** Dakota Ridge (13)  
4912 10th St
- 13** Foothills Community (52)  
700 Silver Lake Ave
- 14** Hayden Place (24)  
3405 Hayden Place
- 15** Holiday Neighborhood (49)  
1312 Yellow Pine Ave
- 16** Midtown (13)  
837 20th St
- 17** Red Oak Park (59)  
2637 Valmont Rd
- 18** Sanitas Place (12)  
3640 Broadway St
- 19** Twin Pines (22)  
1700 22nd St
- 20** Whittier (10)  
1946 Walnut St
- 21** Vistoso (15)  
4500 Baseline Rd

- 27** Orchard House  
1603 Orchard St
- 33** WestView (34)  
4600 Broadway St

## Section 8 Project Based

- 22** Broadway East (44)  
3110 Broadway St
- 23** Canyon Pointe (82)  
700 Walnut St
- 24** Glen Willow (34)  
301 Pearl St
- 25** Woodlands (35)  
2663 Mapleton Ave

## Market Rate

- 26** Flats at  
101 Canyon and  
Cornell House (6)  
101 Canyon Blvd
- 10** Bridgewalk (111)  
602 Walden Cir
- 13** Foothills  
Community (22)  
700 Silver Lake Ave

## Development Project

- 28** High Mar (59)  
4990 Moorhead Ave
- 29** 1175 Lee Hill (31)  
Lee Hill Rd & Broadway St

## Land Bank

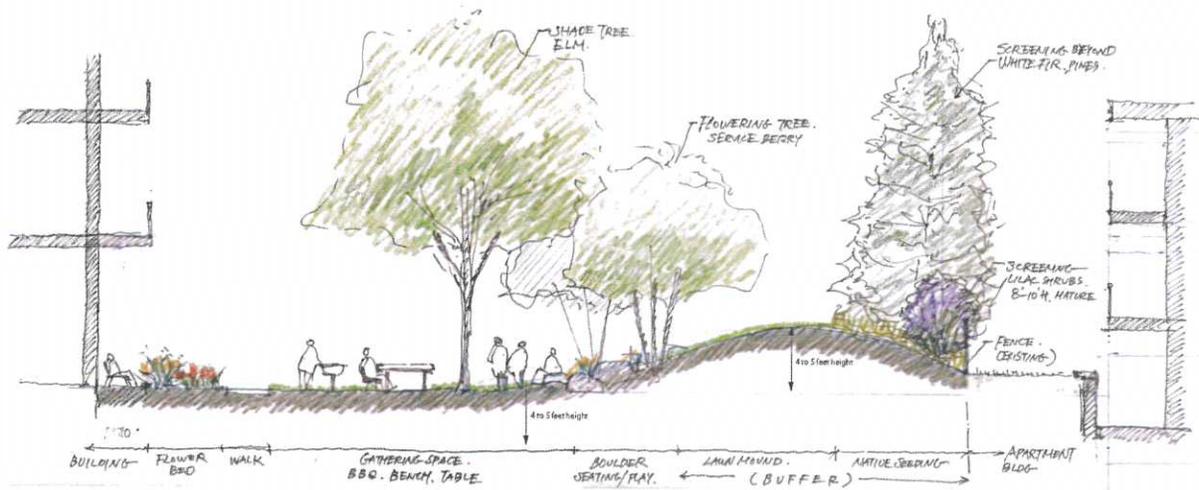
- 15** Holiday  
Neighborhood  
2.2 Acres
- 32** Foothills  
7 Acres
- 34** 2625 Valmont Rd  
0.98 Acres
- 30** Poplar Land Lease

## BHP Office

- 31** Main Office  
4800 Broadway

# NEW BEGINNINGS

# 2013's Successful Starts



## SUSTAINABILITY: Green Initiatives in Action

### WE INSTALL A LOT OF SOLAR!

Almost 50% of our housing sites have solar PV! BHP has now installed 929 kw of solar PV,\* nearly a megawatt. The energy our solar program produces equals:\*\*



**52,175** Gallons of Gas Annually



**6,400+** Light bulbs powered for One Year



**378** Trees



**61** Cars off the Road for One Year

\* As of August 2014

\*\* Calculations derived from [americancleanenergy.com](http://americancleanenergy.com)



A 130Kw solar array is installed on the roof and carports at High Mar, BHP's newest completed development project.

We aim to minimize our effect on climate change and be a green leader in Boulder by reducing energy and resource use in the multi-family housing sector, building more sustainable housing, and educating residents on resource conservation. In addition to our ongoing work, we launched several new sustainability initiatives in 2013:

- » Innovative water sub metering and conservation work with the City of Boulder water department.
- » Waste Diversion program launched through a grant from the City of Boulder, and in partnership with Western disposal and Eco cycle.
- » Worked toward \$100,000 in grant funding for alternative transportation programs benefiting residents (the grant was secured in 2014).

# BREAKING NEW GROUND: High Mar

## HIGH MAR / 4990 Moorhead Avenue

Program: Boulder Affordable Rentals  
Units: 59 one and two bedroom apartments  
Residents: People age 55+  
Groundbreaking: February 13, 2013  
Grand Opening: June 24, 2014

In February 2013, BHP broke ground on High Mar, the first new fully affordable senior housing built in Boulder since 1982. Residents began moving into the community on June 16, 2014.

The three-story apartment community is located in South Boulder, near Table Mesa Drive and US-36. The building is extremely energy efficient, built to the standards of ENERGY STAR and Enterprise Green Communities. A 130Kw solar array is installed on the roof and carports.

Residents are able to enjoy a variety of amenities including senior-oriented enrichment programs and wellness activities on site. The apartments offer full kitchens, private balconies or patios, a washer and dryer and carport spaces.

Each resident also receives a free local and regional bus pass to take advantage of nearby transit stops and the Table Mesa Park N Ride.

Monthly rents may range between \$600 and \$1200 and income eligibility is 40-60% AMI, ranging from approximately \$25,000 per year to \$44,000 per year.

Financial partners for the \$12.2 million High Mar project include the City of Boulder, State of Colorado Division of Housing, Colorado Housing and Finance Authority, Boston Capital and Wells Fargo Bank.

"We're incredibly grateful for our financial partners, the City of Boulder and our neighbors who have embraced this much-needed asset," said Betsey Martens, BHP Executive Director. "Because of those partnerships we can offer this beautiful place to live for people who have very few alternatives in the current market."



# BREAKING NEW GROUND: Lee Hill

## LEE HILL / 1175 Lee Hill Drive

Program: Housing First Community  
Units: 31 one bedroom apartments  
Residents: People experiencing chronic homelessness  
Groundbreaking Date: October 2, 2013  
Expected Completion: September 2014



BHP broke ground on the city's first permanent supportive housing development for the chronically homeless\* in October 2013. The North Boulder development, which follows the national Housing First model, will increase the number of permanent housing units available to Boulder's chronically homeless\* population, a critical component of Boulder's ten year plan to end homelessness.



"The recent flood event reminds us all about the significance of a stable home, and how fragile the line can be between being housed and being homeless," said Betsey Martens, executive director of BHP. "We are excited [...] to create a permanent and safe home for people who've not had one for a very long time. We are grateful to the community for an engaged and vigorous dialogue that resulted in support for 1175 Lee Hill."

The two-story apartment building will offer fully-furnished units. Residents will also have access to a variety of community spaces and amenities. Each resident will be assigned a case manager, contracted through the Boulder Shelter for the Homeless, who will assist them in obtaining available community services such as federal income benefits, medical care, counseling, and job training.

The \$7.6 million development was designed by Humphries Poli Architects; the general contractor is Boulder-based Deneuve Construction. Funding was provided by the City of Boulder, Boulder County, the Colorado Division of Housing, and the Colorado Housing and Finance Authority.

1175 Lee Hill is designed to be 30 percent more energy efficient than city code. A 56 kW solar array will be installed on the roof, offsetting 100 percent of the common area electricity demand.

\*See the definition of "chronically homeless" at <http://bit.ly/1v2xkaJ>

**ART @1175**

Art@1175 is a committee dedicated to integrating public art into 1175 Lee Hill. The Committee aims to enrich the daily lives of the apartment community's residents and area neighbors through frequent exposure to public art.

In February 2013, the Boulder Arts Commission awarded Art@1175 their \$10,000 Major Grant to place a mural on the exterior of 1175 Lee Hill. This was a huge success for BHP and the North Boulder neighborhood.

After conducting a long process to select the mural artwork from submissions by Boulder County artists, a professional panel selected muralist Sally Eckert's "Hot Air Balloon" [pictured at left] as the final design.



# RENOVATIONS COMPLETED: A Fresh Start for 78 units

The BHP Asset Management team completed renovations on seven properties in 2013.

In addition to many exterior and site improvements, we completed interior renovations on 78 units throughout seven properties in 2013. Nearly all of these projects began in 2012 and were completed in 2013. The exception is Arapahoe Court, which was restored after the September 2013 flood (see pg. 7). Here are some of the completed renovations:



Midtown: 13 Units  
Comprehensive interior, exterior and site renovation.



Cornell House: 1 Unit  
Full historic renovation.



Twin Pines: 22 Units  
Comprehensive interior, exterior and site renovation.



Dakota Ridge: 13 Units. Exterior paint, hot water tanks, flooring, storage units, landscaping.



Whittier Apartments: 10 Units  
Comprehensive interior, exterior and site renovation.



The Flats@101 Canyon: 5 Units  
Comprehensive market rate renovation.

# WEATHERING THE STORM: 2013 Flood Recovery

Beginning on September 9, 2013, the city experienced unprecedented rainfall, causing a catastrophic flood event which affected many of our properties.

Six units at the Public Housing site Arapahoe Court were significantly damaged by flood water and mud. During the early morning hours of September 11<sup>th</sup>, BHP emergency staff evacuated residents to neighboring Presbyterian Manor which was the safe location during an evacuation.

There were no injuries to our residents or staff. The units were fully restored and re-occupied by the middle to end of October.

As of August 2014, nearly all the BHP properties affected by the 2013 flood had been fully restored. The expected completion date for all flood-related restoration work is spring 2015.

TOTAL DAMAGES to  
BHP Properties exceeded

\$500,000



Boulder street scene, September 13, 2013.



Arapahoe Court units sustained heavy flood damage.

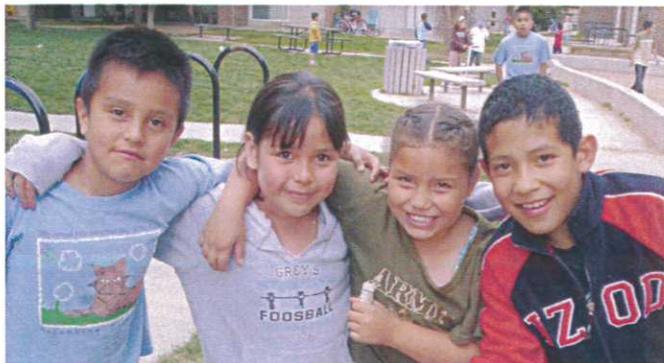


Arapahoe Court unit after restoration.



Flooded courtyard at Arapahoe Court.

# MOVING TO WORK PROGRAM: New Initiatives for 2013



Youth residents at Kalmia, a Public Housing Family Site.

BHP became the nation's 33<sup>rd</sup> Moving to Work (MTW) housing authority in 2011. MTW is a demonstration program for housing authorities to design and test local affordable housing strategies that use federal dollars more efficiently, help residents move toward self-sufficiency, and increase housing choices for low-income families.

In 2013, BHP implemented four new strategies under the MTW Program. To learn about our MTW initiatives and read the 2013 MTW Annual Report, please visit:

[www.boulderhousing.org/content/moving-work-mtw](http://www.boulderhousing.org/content/moving-work-mtw)

# Partnership Highlights

## SERVICE PARTNERS

BHP would like to thank the following businesses and organizations for their collaboration and support in 2013:

Abo Group Architects	Colorado Immigrant Rights Coalition
AmeriCorps VISTA	Colorado State University SNAP-Ed Boulder County
Anschutz Family Foundation	Colorado Statewide Parent Coalition
BHP Foundation	Community Computer Connection
BHP Resident Representative Council, Inc.	Community Cycles
Boston Capital	Community Food Share/Elder Share/Mobile
Boulder County Area Agency on Aging	Community Foundation Serving Boulder and Broomfield Counties
Boulder County Community Action Program	Community Mediation Services
Boulder County Housing and Human Services	Connecting Community Solutions
Boulder Food Rescue	Deneuve Construction
Boulder Public Library	Dental Aid
Boulder Reads	Early Childhood Council of Boulder County
Boulder Shelter for the Homeless	El Centro Amistad
Boulder Valley School District	Element Properties
Bridges Technology	Emergency Family Assistance Association
Care Connect	Family Learning Center
Center for People with Disabilities	Family Resource Center
City of Boulder Community Mediation Services	Family Resource Schools
City of Boulder Community Relations and Office of Human Rights	First Bank
City of Boulder Fire Department	First Presbyterian Church
City of Boulder Housing and Human Services	Foothills United Way
City of Boulder Police Department	Growing Gardens/La Cultiva
City of Boulder Senior Services	Housing Colorado
City of Boulder Youth Services Initiative	Humphries Poli Architects
Clinica (People's Clinic)	"I Have a Dream" Foundation of Boulder County
Collins Foundation	Immigrant Legal Center of Boulder County
Colorado Division of Housing	Impact on Education
Colorado Housing Finance Authority	



BHP Partnership Award recipients March 2013:  
Gabina Silva, Mayra Zavala, and Maria del  
Rosario Alvarado Gonzalez

- Intercambio - Uniting Communities
- Key Bank
- Latino Chamber of Commerce
- Lens Crafters
- Longmont Housing Authority
- Meals on Wheels
- Mental Health Partners
- National Equity Fund
- New Horizons Preschool
- Office of District Attorney, City of  
Boulder
- Safehouse Progressive Alliance for  
Nonviolence
- Safeway
- Sam S. Bloom Foundation
- Temple Hoyne Buell Foundation
- Tinker Arts Studio
- University of Colorado
- US Bank
- VIA
- Wells Fargo Bank
- Wells Fargo Foundation
- Workforce Boulder County
- YWCA Career Center
- Zonta Foothills Club of Boulder  
County

## 2013 BHP PARTNERSHIP AWARD WINNERS

The BHP Partnership Award is given to recognize the important work being done by individuals, residents, businesses, nonprofits, and governmental agencies who support BHP's mission and exemplify successful partnership. Recipients in 2013 were:

- » Center for People with  
Disabilities (CPWD)
- » Boulder Food Rescue
- » Joel Hayes of Boulder  
County Legal Services
- » Maria del Rosario Alvarado  
Gonzalez
- » Gabina Silva
- » Cristina Sanchez
- » Mayra Zavala
- » Colorado Statewide Parent  
Coalition
- » Brian Larson and Nicole  
Mansour of FirstBank
- » Colorado Housing and  
Finance Authority
- » Moving Connection
- » Cornerstone Housing Alliance  
LLC
- » LJD Enterprises, Inc.
- » Linda Peth
- » Kurt Wunnicke

### Summary Statement of Net Position

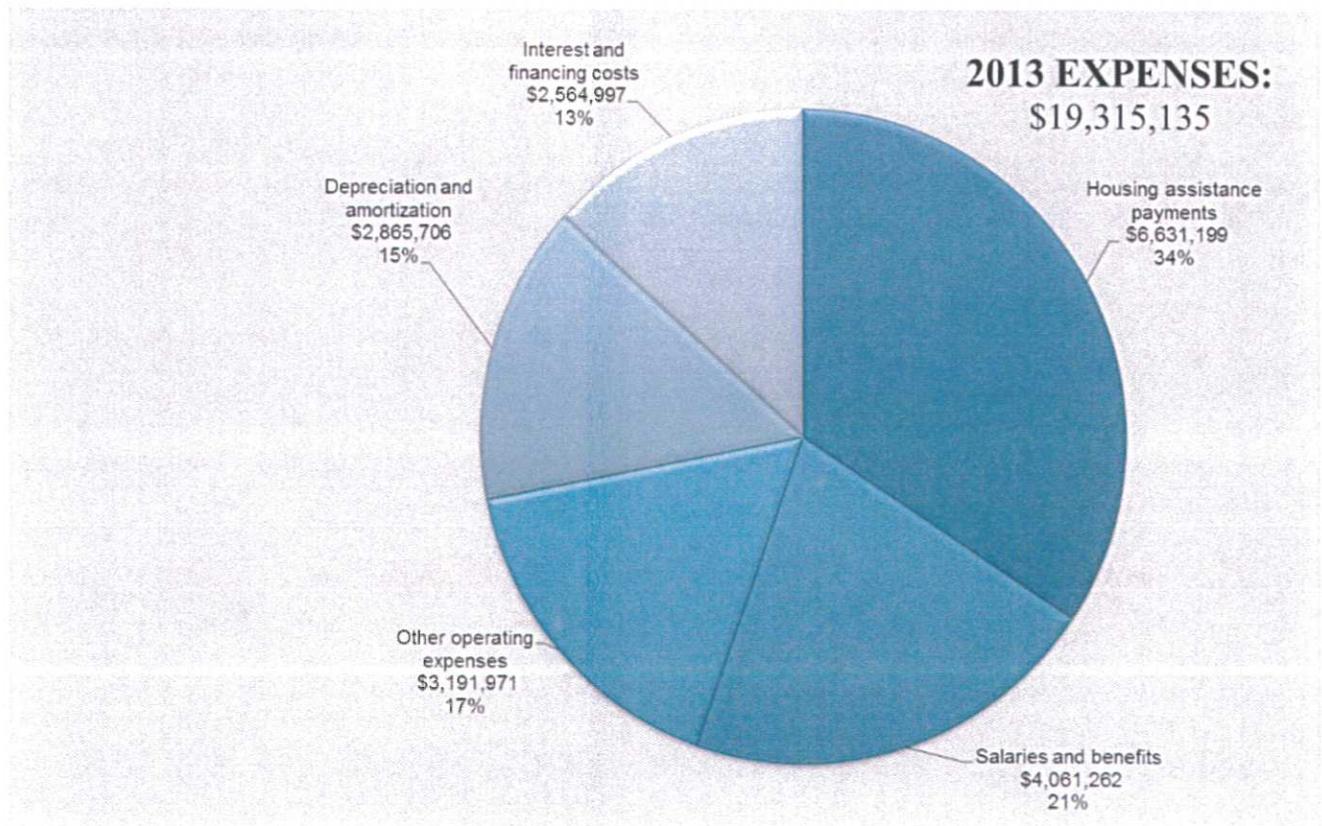
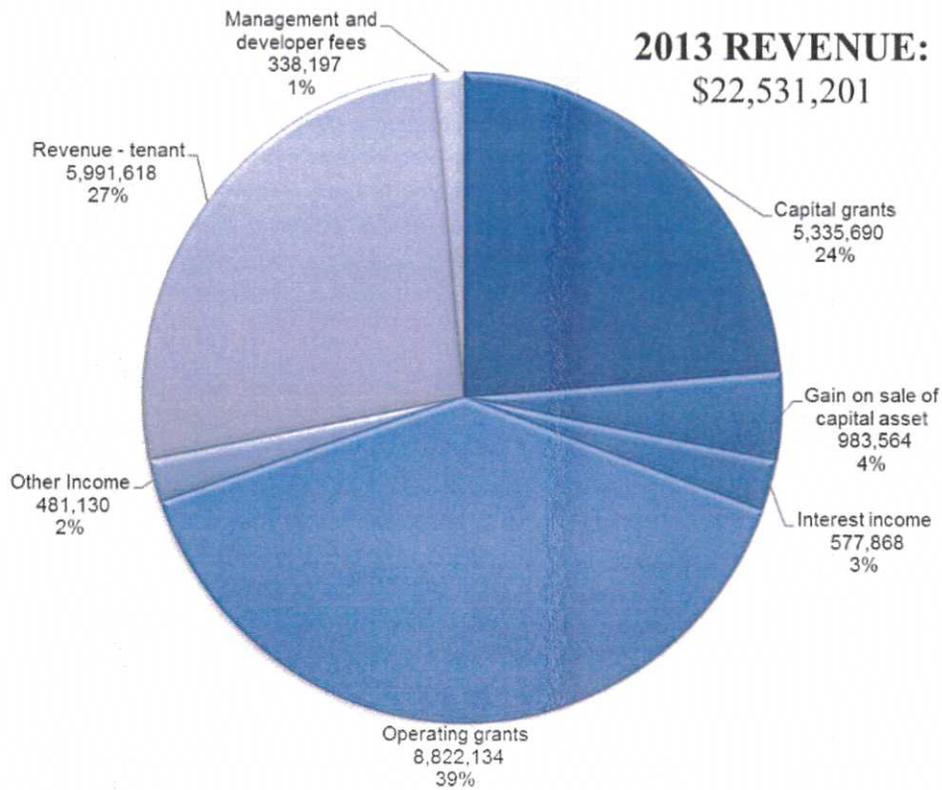
Assets	2013	2012
Current assets	\$ 8,192,164	\$ 6,721,570
Noncurrent assets	\$ 18,085,142	\$ 17,629,261
Capital Assets (net of depreciation)	\$ 46,214,339	\$ 37,818,017
Total Assets	\$ 72,491,645	\$ 62,168,848
Deferred Outflows	\$ 317,941	\$ -
Total Assets and Deferred Outflows	\$ 72,809,586	\$ 62,168,848
<b>Liabilities</b>		
Current liabilities	\$ 4,358,235	\$ 2,658,052
Long-term liabilities	\$ 35,721,331	\$ 29,636,091
Total Liabilities	\$ 40,079,566	\$ 32,294,143
<b>Net Position</b>		
Unrestricted	\$ 21,675,985	\$ 20,343,078
Net Investment in Capital Assets	\$ 10,659,726	\$ 8,880,390
Restricted	\$ 394,309	\$ 651,237
Total Net Position	\$ 32,730,020	\$ 29,874,705
Total Liabilities and Net Position	\$ 72,809,586	\$ 62,168,848

### Summary Statement of Activities

Revenues	2013	2012
Revenue - Tenant	\$ 5,991,618	\$ 4,995,329
Grant Income	\$ 8,822,134	\$ 9,025,091
Management and Developer Fees	\$ 338,197	\$ 1,108,334
Other Income	\$ 481,130	\$ 507,124
Total Revenues	\$ 15,633,079	\$ 15,635,878
<b>Expenses</b>		
Salaries and Benefits	\$ 4,061,262	\$ 3,882,527
Other Operating Expenses	\$ 3,191,971	\$ 3,034,335
Housing Assistance Payments	\$ 6,631,199	\$ 6,753,087
Depreciation and Amortization	\$ 2,865,706	\$ 2,496,559
Total Expenses	\$ 16,750,138	\$ 16,166,508
Operating Income (Loss)	\$ (1,117,059)	\$ (530,630)
<b>Other Income (Expense)</b>		
Nonoperating Income (Loss)	\$ (1,003,575)	\$ (395,975)
Capital Grants	\$ 5,335,690	\$ 1,610,465
Change in Net Position	\$ 3,215,056	\$ 683,860

# FINANCIAL RESPONSIBILITY

BHP Revenue & Expense Details  
Year Ended December 31, 2013



# Board of Commissioners

In 2013 we welcomed two new members to the BHP Board of Commissioners. Andrew Shoemaker replaced Suzy Ageton as the Boulder City Council liaison to the board. Robin Chavez replaced Jim O'Neal, beginning her two-year term as the BHP Resident Representative Council president and our resident commissioner.

## Boulder Housing Partners Board of Commissioners (as of December 31, 2013):

- » Angela McCormick, Chair
- » Karen Klerman, Vice Chair
- » Robin Chavez
- » Stephen Eckert
- » Tom Hagerty
- » Dick Harris
- » Scott Holton
- » Valerie Mitchell
- » Andrew Shoemaker

## Staff

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### Executive Director - Betsey Martens

Chief Financial Officer - Jim Koczela  
Director of Development - Stuart Grogan  
Director of Organizational Excellence - Penny Hannegan

Director of Resident Services - Rene Brodeur  
Director of Property Management - Tracy Walters  
Maintenance Director - Terry Johnson

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Yolanda Aguilar  
Mary Alico  
Tim Beal  
Nina Bennett  
Lynn Berge  
Jodi Bogen  
Krystle Brandt  
Steve Busch  
Richard Butler  
Rick Chek  
Shannon Cox  
Caroline Crawford

George Ellis  
Alejandro Favela  
Carmen Giardiello  
Paul Graham  
Karen Kreuzberg  
Rhoda Lee  
Char Lemkee  
Russ Lewis  
Omar Llamas  
Lisa Lockett  
Luz Maria  
Jeff Mcbeth

Joshua Mcvay  
Shelly Miezwa  
Sally Miller  
Suinya Mindiola  
Carrie Murphy  
Becky Nisttahuz  
Daniel Nunez  
Shari Owen  
Dreu Patterson  
Natasha Pelegrina  
Nick Phillips  
Ryan Ramsay

Tom Read  
Jessica Robetor  
Kris Sauders  
Brooke Scarborough  
Lauren Schevets  
Laura Sheinbaum  
Nancy Specian  
Doug Spellman  
Karin Stayton  
Gale Stromberg  
Martin Teetzel  
Dani Vachon

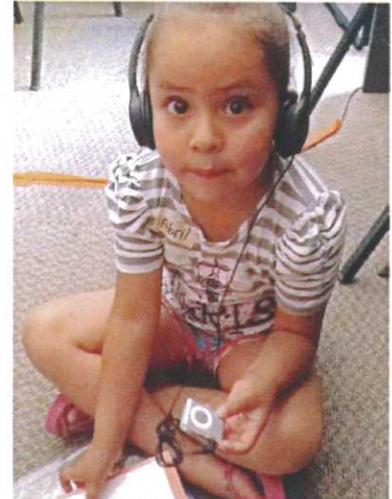
Laura Valdez  
Lidia Vargas  
Lisa Vargas  
Teena Wells  
  
Americorps VISTA  
Volunteers:  
Amanda Maya  
Alex Kearney



In 2013, the BHP Foundation made great strides in its strategic direction to focus on closing the achievement gap for the children who live in BHP properties. Below is a summary of some of the major programs piloted and funded through the Foundation.

## SUMMER LITERACY PROGRAM

One of the most exciting successes was the Summer Literacy Program. Due to a lack of summer learning opportunities, low-income students tend to lose reading proficiency over the summer at a greater rate than their more affluent peers. In partnership with Boulder Valley School District (BVSD) and Impact on Education, three bilingual teachers were hired to teach a 5-week summer literacy program, and 76% of students from Kalmia (aged 3-11) participated. Based on school test results, these students did not lose reading skills over the summer. Given this great success, the Foundation and their will expand the program to include three BHP communities in 2014.



A student uses an iPod Shuffle to learn during the Summer Literacy Program.

## BRIDGING THE DIGITAL DIVIDE

Another program funded by contributions targeted the “digital divide” that many of our students experience as more schools require the use of computers and the internet for homework. BHP’s Red Oak Park community used to be the only BHP site with free access to a Wi-Fi network provided by BHP. Thanks to the BHP Foundation and strong partnerships with BVSD, Impact on Education, and the City of Boulder, 79 students at the Broadway East community now have free Wi-Fi access.

## THREE STEP PARENTING CLASSES

Another full class of parents took advantage of the Three Step Parents Making a Difference education program in 2013. This was the third year of the program in partnership with the Colorado Statewide Parenting Coalition. Participants learn valuable parenting techniques that help prepare their children to be successful in Kindergarten and beyond.

## Support the BHP Foundation

The BHP Foundation Board made a strategic decision to focus on closing the achievement gap for the children who live in our properties.

To make a donation or read more about BHP’s commitment to closing the Achievement Gap, visit the BHP Foundation page on our website:

[www.boulderhousing.org/content/boulder-housing-partners-foundation](http://www.boulderhousing.org/content/boulder-housing-partners-foundation)

## 2013 Foundation Board Members:

Midge Korczak, President	Lynn Guissinger
Bob Walker, Vice President	Betty Hoyer
Scott Holton, Secretary	Neil Littmann
Laurie Albright	Jim Topping

We thank our major grant funders for their generous contributions:

- » Temple Hoyne Buell Foundation - Three Step Parenting Classes
- » US Bank - Family Self-sufficiency
- » Wells Fargo Foundation - Family Self-sufficiency
- » Sam S. Bloom Foundation - Family Self-sufficiency

**CITY OF BOULDER, COLORADO  
BOARDS AND COMMISSIONS MEETING SUMMARY**

**NAME OF BOARD/COMMISSION:** Environmental Advisory Board

**DATE OF MEETING:** August 6, 2014

**NAME/TELEPHONE OF PERSON PREPARING SUMMARY:** Juliet Bonnell,  
303-441-1931

**NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:**

**Environmental Advisory Board Members Present:** Mara Abbott, Tim Hillman, Larissa Read, Stephen Morgan, and Morgan Lommele.

**Staff Members Present:** Brett KenCairn, Jamie Harkins, Sarah Huntley, Colette Crouse, Lisa Smith and Juliet Bonnell

**MEETING SUMMARY:**

- The board was enthusiastic about and supportive of the Boulder Energy Challenge (BEC). They were excited about this year's finalists and interested to see the outcome of their projects. The board hoped to see the BEC continue in the future.
- The board felt that climate related outreach efforts need to be simplified, framed clearly, focused on tangible incentives and results, and sensitive to the results of the Sustainability Survey.
- The board expressed concern that the community's understanding of the connection between municipalization and the community's ability to achieve its climate goals has been confused and overshadowed by all of the negative press surrounding the city's legal battles with Xcel. The board encouraged staff to reorient communication efforts to elevate and emphasize the positive and integral role municipalization plays in achieving the community's larger climate commitment and energy resilience goals.

**1. CALL TO ORDER**

The Environmental Advisory Board Chair **M. Abbott** declared a quorum and the meeting was called to order at 6:06 p.m.

**2. APPROVAL OF MINUTES**

On a motion by **M. Abbott**, seconded by **T. Hillman**, the Environmental Advisory Board approved (4-0, **M. Lommele** abstained since she was absent from the June 25, 2014 meeting) the June 25, 2014 meeting minutes.

**3. PUBLIC PARTICIPATION**

**4. DISCUSSION ITEMS**

A. Boulder Energy Challenge (Jamie Harkins, Local Environmental Action Division)

**J. Harkins** provided the board with an update on the Boulder Energy Challenge. Thirty applications were received, screened by the BEC working group, and narrowed down to six finalists. She reminded the board that the Boulder Energy Challenge Pitch Night event was scheduled for August 7 during which the finalists would provide community attendees with

information about their projects. She indicated that there may be enough funding for all of the finalists to receive awards. Once it is determined how much funding will be allocated to each of the chosen projects, grant agreements will be created including a Scope of Work and outcome plan for each of the projects. A process for checking in regularly with each team will be created and mentoring may be part of the process plan.

**B. KenCairn** mentioned that the proposed projects were incredibly diverse and address many of the challenging energy issues that are being faced. He informed the board that Boulder has joined the Clean Energy Cluster to help grow our clean energy sector and suggested that they may be able to help mentor Boulder emerging entities such as the BEC finalists.

**S. Morgan** noted that there was diversity on the working group, but that there was consensus on the finalists. He felt this was a great beginning and hoped to build on the success of this energy challenge.

**J. Harkins** asked for the board's feedback and thoughts on best ways to move forward with the BEC.

**L. Read** suggested being clear with project managers/finalists about anticipating and mitigating risks.

**S. Morgan** commented that simple metrics should be established and measured properly. He also noted that the Sustainability Survey results should be kept in mind in order to frame things in a manner that will resonate positively with the community.

**M. Lommele** noted that different metrics should be set for each project since the projects are so diverse. If a project looks like it's not going to be successful and achieve the goal it set out to achieve, she suggested that some of the money be used to create a final report outlining why it wasn't successful to ensure that we learn something and benefit in some way from it.

**J. Harkins** informed the board that the BEC will likely launch again in 2016 to allow time for this year's projects to be completed, the results evaluated, and the fund to build up again to approximately \$300,000.

**B. Update on Sustainability Survey, BoulderUp, and Climate Commitment Outreach Strategy (Sarah Huntley and Colette Crouse, Communications)**

**C. Crouse** informed the board about the Sustainability Survey that the city and county pooled funds to conduct last December in order to better understand the public's perceptions of climate change and the environmental actions members of the public are taking. Staff plans to use the results of this survey to inform climate change related outreach moving forward. Key findings of the survey were that city residents' opinions and actions varied greatly from those of county residents. City residents were most motivated by concern for future generations and a sense of moral obligation. They felt that if collective group action was taken, positive change would occur. City residents felt that climate related initiatives were a good use of city funds. And the survey results indicated that cost savings was less important to city residents than anticipated. City residents reported recycling, composting, and conserving indoor and outdoor water. And residents who didn't compost indicated that if it was easier to compost they would do it. The energy services that could be provided if Boulder was a municipal utility that residents were most interested in were the installation of real time meter-reading equipment to help people save

energy in their homes and the facilitation of neighborhood climate action through solar gardens and bulk purchases of solar equipment.

**S. Huntley** discussed how staff is using the findings of this survey to inform their community outreach. Residents were surveyed about their feelings (positive, negative or neutral) toward certain terminology, such as “climate change”, but the way the questions were worded led to inconclusive findings. It was discovered that survey respondents didn’t have a clear idea of what resilience means, so we’ll either need to better define this term or use different terminology..

No questions related specifically to the flood were included in the survey. This was due to the fact that the survey consultants didn’t feel informative feedback would be received because the survey was conducted soon after the flood, so it was assumed that people would have noted that there was a connection between the flood and climate change.

When asked how often community-wide surveys are conducted, **S. Huntley** responded that a broad community survey is done every 3 years, but does not provide the opportunity to ask climate-specific questions as this one did. This more specific type of survey is done on an as-needed basis. This survey, designed to delve deeper into our community’s energy efficiency efforts, cost \$17-18,000 to conduct and included calling residents’ cell phone numbers.

**T. Hillman** noted that the survey responses were self-reported numbers of climate actions taken and therefore, likely inflated.

**M. Lommele** attended a resiliency workshop and felt that its focus on how to build community in order to motivate people was important and could be used while messaging climate action outreach efforts.

**S. Morgan** felt that the survey should have gathered more feedback on how the community felt the city and county were doing with sustainability efforts including specifying the numerous sustainability efforts and gathering opinions on their effectiveness.

**S. Huntley** highlighted the fact that residents felt climate action is important, but that they were not asked to rank or prioritize these efforts against other issues like fixing potholes, public safety, etc. The biggest take-aways from the survey led to staff’s goal of shifting community conversation away from the fear-based thinking and toward the idea of creating opportunity (including a thriving economy and entrepreneurship) and creating opportunities for future generations. Staff hopes to shift peoples’ mindsets in order to better motivate our community. Climate commitment engagement and communications should show how our actions roll up into the city’s larger goals of municipalization and climate actions and the opportunity for more clean energy. She wants to focus more on positive, tangible outcomes. In addition to municipalization the city is working with Vermilion to create a call to action campaign to show the interconnectedness of actions that can be taken that will make a difference. This outreach campaign will likely be called BoulderUp and launch in 6-8 months.

**S. Morgan** felt some fear-based message of “we must take certain climate actions” is important.

**M. Lommele** asked if the city is leveraging other communication channels and suggested engaging neighborhood groups and interest groups in a targeted manner. She wondered if post-flood residents have greater or lesser confidence in the city’s ability to successfully run an electric utility. She noted that we shouldn’t rely on behavior change alone and should consider

changing or creating laws and regulations to minimize climate impacts. She suggested a campaign focused on “Imagine a world where...(there is no potable water- or something else negative)” to motivate people to behave differently.

**S. Huntley** responded to **M. Lommele’s** campaign idea and countered it with “Imagine a world where (insert positive statement for a hopeful future)” She thought it would be more powerful messaging to acknowledge the harsh realities, but provide ways that we can act positively. She noted that the news reported in the Daily Camera is important and widely read. She mentioned that short videos that can be pushed out via multiple channels including interest groups will be used. She agreed that more targeted, on the ground neighborhood and interest group outreach would be great, but that it would require many more staff resources. She responded that some residents expressed confidence in the city’s ability to run a utility while others didn’t think the city could handle it. She noted that if the city municipalizes, a utility advisory board would be formed to make decisions and report to City Council.

**L. Read** suggested simplifying our messages. She observed that the county results of the survey reflect state thoughts and behaviors. Therefore, she suggested that since many people commute in from the county to work in the city, the city should include messaging designed to reach county residents and demonstrate a model to strive toward.

**T. Hillman** liked the concept of BoulderUp and felt it was great to move toward more tangible ideas and results and returns on investment. He suggested ensuring that businesses that are up for sale are required to meet minimal energy efficiency/renewable energy requirements.

**M. Abbott** mentioned that the framing of our message needs to be very clear. She suggested “Imagine a world where...” there’s a positive or negative outcome and focus on the tangible economic incentives/benefits.

**B. KenCairn** noted that when we reach out to neighborhood groups we want to have a clear message and actionable items which we haven’t defined yet. He asked the board if they thought the community understands the connection between climate and municipalization.

**M. Lommele** felt that the city has been messaging municipalization as an opportunity to reduce carbon emissions.

**M. Abbott** agreed that carbon reduction is the main motivating factor for municipalization and felt that we could better leverage economic factors to change social behaviors.

**L. Read** noted that the main motivating factor for municipalizing seems to be an opportunity to get away from the control of large corporations.

**S. Morgan** felt that climate was the main reason for municipalizing, but that more leverage can be gained by framing it as economic incentive.

**T. Hillman** responded that his community circle is skewed more toward seeing climate as the motivating factor for the municipalization effort, but felt that BoulderUp was a great opportunity to clarify our future goals and the actions that we’re taking. He suggested leveraging community goals to support the city’s sustainability efforts.

**L. Read** noted that multiple messages aren’t a bad thing. What people care about varies and

changes, so it's good to share multiple messages as one might strike a chord with someone while a different message will be more meaningful to a different person.

**B. KenCairn** mentioned that the city is trying to re-integrate our messaging of municipalization to support our climate goals. He is interested in understanding what the community thinks and assuring that the community understands that the municipalization effort is in support of our community's goals.

**M. Lommele** felt that although the city originally messaged the municipalization effort as an opportunity to meet our climate commitment goals, the messaging about why the city is trying to municipalize has gone astray. Most of the current media coverage has focused on the city's power struggle and legal battles with Xcel.

**M. Abbott** agreed that efforts have become messy and overshadow the positive motivations behind municipalizing. We need to remind the community of the outcome of why we're fighting this battle and continuously illustrate the positive in a more engaging way instead of focusing on the legal battle.

**L. Read** noted that the community doesn't respond positively to words like "fight and battle." Because most of the recent information being shared with the community about Boulder's Energy Future efforts has dealt with our interactions with Xcel, perspective has been lost as to why we are making the effort to municipalize our utility. She felt it was important for the city to regain control over our media messaging.

**M. Lommele** thought staff should focus on positive campaigning, encouraging community members to make pledges, reaching out to neighborhood groups, and making promises to get people excited about their future.

**M. Abbott** thought that the BEC is a great positive message and suggested advertising the idea that if we municipalize, we will be able to do more of these cool types of projects using wind, solar, and other renewable energy sources.

**S. Morgan** agreed that the original municipalization message has been lost. He suggested the need to simplify the important messages and repeat them regularly. He expressed the need to listen to the constituency to understand how to message important items.

**B. KenCairn** noted that municipalization is an enormous undertaking during which staff is developing a transition plan and new business model. He asked the board for their feedback on the best way to couple the municipalization message and climate commitment goals in a positive way.

**T. Hillman** commented that once BoulderUp has been launched we'll have a whole new foundation after a year or so in order to leverage more community support. He suggested leaving the climate commitment and municipalization messages somewhat separate until community perception has been rebuilt positively and the image of climate commitment has been rebranded more positively.

**B. KenCairn** noted that energy source change is the key to reaching our climate commitment goals. Municipalization is the effort being undertaken which will lead to energy source change. The dilemma is how to connect these two messages in a way that will be supported and

understood by the community.

**B. Queen**, the new EAB member who will officially start serving on the board next month, noted that climate change can be sliced into smaller issues and addressed (but that not many people will approach it that way). This issue needs to be made smaller and more understandable as an economic challenge. We need to improve our climate actions in order to be more internationally competitive and retain a competitive advantage. This is a pretty radical shift in our way of thinking, but it needs to be considered. He suggested leveraging the market and economy to outperform other communities in the front range. He felt our messaging should appeal to peoples' competitive spirits.

**B. KenCairn** mentioned that we are aiming to measure our climate success by the amount of clean energy such as solar power, wind, etc. that the city has.

**S. Morgan** liked the message of "we can't afford to not do this because..."

**L. Read** reiterated the need to simplify our messages. She also felt it would be helpful for the city to provide information about what exactly is happening and how. For example: is the city taking over Xcel's plants? If so, what will that look like on the ground?

**M. Lommele** didn't like the BoulderUp branding because it doesn't speak to an action. She'd like to hear more about branding strategies in the future.

## 5. PUBLIC HEARING ITEMS

## 6. OLD BUSINESS/UPDATES

## 7. MATTERS FROM THE ENVIRONMENTAL ADVISORY BOARD, CITY MANAGER, AND CITY ATTORNEY

**M. Lommele** volunteered to be the timekeeper at the September 3 EAB meeting. The board agreed to have a different member fill this role at each meeting moving forward.

## 8. DEBRIEF MEETING/CALENDAR CHECK

The next EAB will take place on Sept. 3

A Joint Board Meeting will take place on Sept 22 to discuss AMPS best practices work, the draft Transportation Demand Management Toolkit, and quick code fixes

## 9. ADJOURNMENT

Environmental Advisory Board adjourned at 8:10 p.m.

Approved:



Chair

9/3/14

Date

**CITY OF BOULDER  
LANDMARKS BOARD  
August 6, 2014  
1777 Broadway, Council Chambers Room  
6 p.m.**

The following are the action minutes of the August 6, 2014 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: [www.boulderplandevlop.net](http://www.boulderplandevlop.net).

**BOARD MEMBERS:**

Mark Gerwing, Chair

Nick Fiore

Kate Remley

Mike Schreiner

\*Crystal Gray                    *\*Planning Board representative without a vote*

**STAFF MEMBERS:**

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Angela Smelker, Historic Preservation Intern

**1. CALL TO ORDER**

The roll having been called, Chair **M. Gerwing** declared a quorum at 6:00 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board approved (4-0) the minutes of the July 2, 2014 board meeting.

**3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA**

- **Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., updated the board that Martha Campbell, a neighbor of 747 12<sup>th</sup> St. has invited the Landmarks Board and staff to a neighbor meeting to discuss potential historic district designation. Date is pending.

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION  
APPLICATIONS ISSUED AND PENDING**

- 747 12<sup>th</sup> St. – Stay-of-Demolition expires Oct. 20, 2014. **N. Fiore** recused himself from the discussion. Staff held a meeting with applicants and representatives of Historic Boulder and the Landmarks Board on July 3, 2014 to discuss alternatives to demolition. Owners are not interested in preserving this building; applicant has option to buy the

house. Applicant is aware of interest by neighbors in potential historic district designation.

- 445 College Ave. – Stay-of-Demolition expires Oct. 25, 2014. Staff held a meeting with applicants and representatives of Historic Boulder and the Landmarks Board on July 3, 2014 to discuss alternatives to demolition and zoning considerations. Staff will hold a site visit with applicants and representatives on August 7, 2014.
- 405 Valley View Dr. – Stay-of-Demolition expires Nov. 23, 2014. Staff has attempted to contact the applicants and has not has any contact returned as of the date of this meeting.
- Statistical Report

## 5. ACTION ITEMS

- A. Public hearing and consideration of a Landmark Alteration Certificate to demolish a contributing accessory building, construct a 6' x 26' rear deck, flagstone patio, and basketball court, retaining walls and fire pit with concrete base at 437 Highland Ave. in the Mapleton Hill Historic District, per section 9-11-12 of the Boulder Revised Code (HIS2014-00176). Applicant/Owner: Andrew and Genevieve Horning.

*Board members were asked to reveal any ex-parte contacts they may have had on this item.*

**M. Schreiner** recused himself from this case because he lives within 600 ft. of the property.

**M. Gerwing** made a site visit and reviewed the case at a Design Review Committee meeting.

**N. Fiore** made a site visit and reviewed the case at a Design Review Committee meeting.

**K. Remley** made a site visit.

**C. Gray** made a site visit, as and she was entering the building someone asked that the board be nice to the applicants.

### Staff Presentation

**J. Hewat** made a PowerPoint presentation to the Landmarks Board.

### Applicant's Presentation

**Jessica Catlin**, 250 Arapahoe Ave., #301, counsel for the owners, spoke in support of the LAC application, particularly in support of the sport court as a community asset for neighborhood children and spoke to the structural issues of the shed.

**Andy Horning**, 437 Highland Ave., applicant and owner of the property, answered questions from the board. He confirmed that he did not receive permits for the hardscaping.

### Public Hearing

**Suzanne Stone**, 511 Highland Ave., spoke in support of keeping the landscaping as a safe place for neighborhood children to play.

**David Dyer**, 511 Highland Ave., spoke in support of the LAC application and that the sport court provides a safe alternative to playing on the street.

**Maggie Warn**, 429 Highland Ave., spoke in support of the LAC application and of the vibrant character of the district today and the dire condition of the shed.

**Peter Johnson**, 502 Highland Ave., spoke of the increased number of young families in the neighborhood and in support of the LAC application.

**Beverley Potter**, 3211 11<sup>th</sup> St., spoke in opposition of the LAC application as the demolition of the shed and addition of hardscaping changed the historic fabric of the neighborhood.

**Chris Centeno**, 541 Highland, resides at the Judge Holmes House, which had a tennis court in the 1920s, which became a basketball court in the 1970s, and that the sport court is appropriate for its time and should be kept.

**Kathryn Barth**, 2940 20<sup>th</sup> St., spoke of her experience as a consultant of the accessory building survey in 2005 and the importance of the alleys in the Mapleton Hill Historic District.

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke of concern of the violation of the historic preservation code.

### **Rebuttal**

**Jessica Catlin**, spoke of the irony of suggesting the building be lifted and set on a concrete slab as the recommendation is to remove hardscaping on the property. She also spoke of drainage issues of the alley impacting the condition of the building.

**Andy Horning**, appreciates the historic district and spoke of their efforts in restoring their house and removing the curb cut along Highland Ave. He offered to lower the rear fence to 4', as the intention is not to wall off the property and noted that the shed building was functionally obsolete.

### **Motion**

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board voted (3-0) to continue the item until the Sept. 2, 2014 meeting.

The Landmarks Board asked for an accurate site plan of the current conditions.

- B. Public hearing and consideration of an application to designate the property at 1029 Broadway as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00072). Applicant /Owner: Evans Scholars.

### **Staff Presentation**

**M. Cameron** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**Rick Palmer**, 1029 Broadway, Director of the Evans Scholars Foundation, introduced himself.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the landmark designation.

**Kathryn Barth**, 2940 20<sup>th</sup> St., spoke in support of the landmark designation and suggested the board consider approaching local fraternities about the possibility of a discontinuous district.

### **Motion**

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board adopted (4-0) a resolution that the City Council designate the property at 1029 Broadway as a local historic landmark, to be known as the **Evans Scholars House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.

### **FINDINGS**

The Landmarks Board finds that, based upon the application and evidence presented the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.

The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

- C. Public hearing and consideration of an application to designate the property at 905 Marine as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00162). Applicant /Owner: Christian Griffith.

### **Staff Presentation**

**M. Cameron** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**Christian Griffith**, 22 Artesian Dr., Eldorado Springs, property owner, spoke in support of the landmark designation.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the landmark designation.

### **Motion**

On a motion by **K. Remley**, seconded by **M. Gerwing**, the Landmarks Board adopted (4-0) a resolution that the City Council designate the property at 905 Marine Street as a local historic landmark, to be known as the **Wolcott House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.

### **FINDINGS**

The Landmarks Board finds that, based upon the application and evidence, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.

The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

- D. Public hearing and consideration of an application to designate the property at 1630 9<sup>th</sup> St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00163). Applicant /Owner: Christian Griffith.

### **Staff Presentation**

**M. Cameron** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**Christian Griffith**, 22 Artesian Dr., Eldorado Springs, property owner, spoke in support of the landmark designation.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the landmark designation.

### **Motion**

On a motion by **N. Fiore**, seconded by **M. Gerwing**, the Landmarks Board adopted (4-0) a resolution that the City Council designate the property at 1630 9<sup>th</sup> St. as a local historic landmark, to be known as the **Finch-Paddock House**, finding that it meets the standards for

individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.

### **FINDINGS**

The Landmarks Board finds that, based upon the application and evidence presented, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
  2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
  3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
  4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.
- E. Public hearing and consideration of an application to designate the property at 1622 9<sup>th</sup> St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00164). Applicant /Owner: Christian Griffith.

### **Staff Presentation**

**M. Cameron** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**Christian Griffith**, 22 Artesian Dr., Eldorado Springs, property owner, spoke in support of the landmark designation.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the landmark designation.

### **Motion**

On a motion by **M. Schreiner**, seconded by **M. Gerwing**, the Landmarks Board adopted **(4-0)** a resolution that the City Council designate the property at 1622 9<sup>th</sup> St. as a local historic landmark, to be known as the **George and Mabel Reynolds House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.

### **FINDINGS**

The Landmarks Board finds that, based upon the application and evidence presented, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.

The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

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

- A. Update Memo
- B. Subcommittee Update (suspended)
  - 1) Demolition Ordinance
  - 2) Outreach
  - 3) Potential Historic Districts and Landmarks
  - 4) Design Guidelines
  - 5) Sustainability

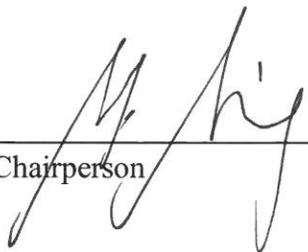
**7. DEBRIEF MEETING/CALENDAR CHECK**

**8. ADJOURNMENT**

The meeting adjourned at 9:45 p.m.

Approved on Sept. 3, 2014

Respectfully submitted,

  
\_\_\_\_\_  
Chairperson

**CITY OF BOULDER  
LANDMARKS BOARD  
September 3, 2014  
1777 Broadway, Council Chambers Room  
6 p.m.**

The following are the “*unapproved and unsigned*” action minutes of the September 3, 2014 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: [www.boulderplandevlop.net](http://www.boulderplandevlop.net).

**BOARD MEMBERS:**

Mark Gerwing, Chair

Kate Remley

Mike Schreiner

Fran Sheets

Deborah Yin

\*Crystal Gray                   *\*Planning Board representative without a vote*

**STAFF MEMBERS:**

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

**1. CALL TO ORDER**

The roll having been called, Chair **M. Gerwing** declared a quorum at 6:00 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **M. Gerwing**, seconded by **F. Sheets**, the Landmarks Board approved (5-0) the minutes of the August 6<sup>th</sup>, 2014 Board meeting.

**3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA**

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION  
APPLICATIONS ISSUED AND PENDING**

- **747 12<sup>th</sup> St. – Stay-of-Demolition expires Oct. 20, 2014**  
The Landmarks Board voted (5-0) to hold an initiation hearing for 747 12<sup>th</sup> St., to be held on Oct. 1<sup>st</sup>.
- **445 College Ave. – Stay-of-Demolition expires Oct. 25, 2014**  
The board voted (5-0) to hold a public hearing on October 1, 2014 to either initiate landmark designation or to issue a demolition permit for the property.
- **405 Valley View Dr. – Stay-of-Demolition expires Nov. 23, 2014**  
A meeting to discuss alternatives to demolition with the property owners will be scheduled in the next week by Staff.

- **Statistical Report**

## **5. ACTION ITEMS**

- A. Public hearing and consideration of an application to designate the property located at 1919 14<sup>th</sup> St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00186). Applicant / Owner: 1919 Street, LLC.**

### **Motion**

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board adopted (**4-1**, **K. Remley** opposed) a resolution to initiate landmark designation the property at 1919 14<sup>th</sup> St. as a local historic landmark, to be known as the Colorado Building.

- B. Continuation of a public hearing and consideration of a Landmark Alteration Certificate to remodel and change the roof form to one side of the contributing accessory building at 2515 7<sup>th</sup> St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00190). Applicant: Christopher Melton. Owner: Jennifer Kilbury.**

### **Motion**

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board denied (**5-0**) the request for a Landmark Alteration Certificate to change the roof form of one side of the contributing accessory building and construct a 6' tall front yard fence at 2515 7<sup>th</sup> St.

- C. Continuation of a public hearing and consideration of an application for a Landmark Alteration Certificate to construct a 1,459 sq. ft. addition to the main house, to relocate an existing garage on the property, and to construct a 330 sq. ft. one-car garage at 711 Pine St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00172). Applicant: David Waugh. Owner: Kevin Deighan.**

### **Motion**

The majority of the Landmarks Board considered that the proposed design of the addition did not meet the design guidelines and it was withdrawn.

- D. Continuation of a public hearing and consideration of a Landmark Alteration Certificate to demolish a contributing accessory building, construct a 6' x26' rear deck, flagstone patio, and basketball court, retaining walls and fire pit with concrete base at 437 Highland Ave. in the Mapleton Hill Historic District, per section 9-11-12 of the Boulder Revised Code (HIS2014-00176). Applicant/Owner: Andrew and Genevieve Horning.**

### **Motion**

On a motion by **M. Gerwing**, seconded by **F. Sheets**, the Landmarks Board adopted (4-0) the staff memorandum, dated Aug. 6, 2014 as findings of the board and approve in part and deny in part the application for a Landmark Alteration Certificate submitted in case HIS2014-00176.

- E. Public hearing and consideration of an application for a Landmark Alteration Certificate to construct a 1,359 sq. ft. addition to a contributing house and to construct a 440 sq. ft. two-car garage at 735 Mapleton Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00192). Applicant: David Waugh. Owner: Marybeth Emerson.**

### **Motion**

The Landmarks Board considers that due to the extent of the proposed conditions of approval, the application could not be reviewed by the Landmarks Design Review Committee.

## **6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY**

- A. Update Memo
- B. Subcommittee Update
  - 1) Demolition Ordinance
  - 2) Outreach
  - 3) Potential Historic Districts and Landmarks
  - 4) Design Guidelines

## **7. DEBRIEF MEETING/CALENDAR CHECK**

## **8. ADJOURNMENT**

The meeting adjourned at 12:30 a.m.

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**July 17, 2014**  
**1777 Broadway, Council Chambers**

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

**PLANNING BOARD MEMBERS PRESENT:**

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

**PLANNING BOARD MEMBERS ABSENT:**

**STAFF PRESENT:**

Charles Ferro, Development Review Manager for CP&S  
Hella Pannewig, Assistant City Attorney  
Lesli Ellis, Comprehensive Planning Manager  
Susan Meissner, Administrative Assistant III  
Chandler Van Schaack, Planner I  
Elaine McLaughlin, Senior Planner  
Bev Johnson, Senior Planner  
Chris Meschuk, Senior Planner  
David Thompson, Transportation Planner  
Heidi Hansen, Civil Engineer II  
Sam Assefa, Senior Urban Designer  
Edward Stafford, Development Review Manager for PW  
Marni Ratzel, Senior Transportation Planner  
Kathleen Bracke, GO Boulder Manager

**1. CALL TO ORDER**

Chair, **A. Brockett**, declared a quorum at 5:05 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **J. Gerstle** and seconded by **J. Putnam**, the Planning Board voted 7-0 to approve the May 15, June 5 and June 19, 2014 minutes as amended (**L. Payton** abstained from the approval of the June 19, 2014 minutes).

**3. PUBLIC PARTICIPATION**

No one from the public spoke.

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

- A. Call Up: Wetland Permit LUR2014-00041, Sombrero Marsh Restoration. Expires 07/21/2014
- B. Call Up: Minor Subdivision Review 1401 Kalmia LUR2014-00020. Expires 07/21/2014
- C. Call Up: Staff Level Site Review Amendment (LUR2013-00059) and Final Plat (TEC2013-00073). Expires 7/22/2014

**C. Gray, J. Gerstle and L. May** called up item 4C. It will be added to a Planning Board agenda within the next 60 days.

#### **5. PUBLIC HEARING ITEMS**

- A. SITE REVIEW AMENDMENT for development of an existing surface parking lot into a 163 room Residence Inn hotel at the Village Shopping Center, case no. LUR2013-00057. The planned extended stay hotel is located on an approximate 1.65 acre site on the southwest corner of Canyon Boulevard and 26th Street in the Village Shopping Center, 2525 Arapahoe Ave., and 2550 Canyon Blvd. The hotel is proposed to be 128,346 square feet in a 4-5 story building. Below grade parking is proposed under the north wing of the hotel along Canyon Boulevard. Podium parking is proposed on the first floor of the south wing, with surface parking along the interior west property line. The applicant intends to pursue Vested Rights per section 9-2-19, B.R.C. 1981

Applicants: Bill Martinic, Stonebridge Properties  
Property Owners: Gart Properties

#### **Staff Presentation:**

**E. McLaughlin** presented the item.

#### **Board Questions:**

- E. McLaughlin** answered questions from the board.
- D. Thompson** answered questions from the board.
- K. Bracke** answered questions from the board.
- C. Ferro** answered questions from the board.
- H. Pannewig** answered questions from the board.

#### **Applicant Presentation:**

**Tommy Nigro**, from Stonebridge Companies, introduced the item.  
**Steve Newman**, from Newman Architecture, presented the item.  
**Daniel Aizenman**, from Stantec Architecture, presented the item.

#### **Board Questions:**

**Daniel Aizenman**, from Stantec Architecture, answered questions from the board.  
**E. Stafford** answered questions from the board

**Public Hearing:**

There were no comments from the public.

**Board Comments:****Consistency with BVCP:**

**L. May** thought the project is generally moving in the right direction. He liked that the project was not monolithic and stepped down to four stories along Canyon Boulevard. He was concerned with the pedestrian quality along Canyon.

**J. Gerstle** thought that the use and zoning were appropriate for the location. He expressed concern regarding the pedestrian experience along Canyon, height and setbacks.

**J. Putnam** agreed that it met the general BVCP policies but was concerned about the pedestrian experience along Canyon Boulevard.

**A. Brockett** was a fan of the overall project. He liked that the parking lot would be converted to an urban use and that the building steps down to four stories on Canyon. He would like to look at the pedestrian experience.

**B. Bowen** agreed with the previous comments. He saw the project progress through BDAB and thought that the building setback and incorporation of cottonwoods were positive but expressed some concern about the pedestrian experience. He was generally happy with the architecture and massing, and liked that the lobby height was low.

**C. Gray** generally thought the design met the BVCP. She liked the lobby design and height reduction along Canyon, and appreciated that the existing cottonwood trees will remain in place. She expressed concern about the setback along Canyon and loss of landscaping. Embed the mechanical systems in the roof.

**L. Payton** noted that the Village Shopping Center has a homegrown feel due to the landscaping, human scale and local businesses and expressed concern that the proposed scale and design do not relate to the rest of the center. She thought the streetscape may need a few tweaks and asked that the applicant do everything possible to maintain the health of the cottonwood trees; there are few that large n Boulder.

**Height and Number of Stories:**

**L. May** did not have anything to add to his previous comments.

**J. Gerstle** had some concerns about the height. He did not feel that the project provided sufficient community benefit to warrant the additional height. He would like to see a larger setback along Canyon with landscaping on either side of the sidewalk. He recommended that the applicant add windows along Canyon for displays; he recognized that retail is not permitted.

**L. May** suggested that any space above the by-right height be required to be net zero. A wider setback along Canyon would be appropriate; the current design is too constrained. Modify the ground use to activate that street and consider moving an active use to the northeast corner to contribute to the pedestrian experience.

**J. Putnam** did not agree with the previous comments. He shared concern about the pedestrian experience but would prefer to activate it with a public use; it is not necessary to shift the building program on the ground floor. He thought the surface parking lot posed a greater problem for activation and that pushing the setback toward Canyon made sense. He noted that the Village landscaping is currently uninspired in this zone; the proposal is better than what is there now. He did not have concerns about the height and liked that it stepped back along Canyon. He did not think that the project would be viable if it were all four stories. Thought energy consumption is important, it is too much to ask for the additional height to be net zero without a legislative mandate.

**A. Brockett** thought that the height was appropriate in this zone. He did not have an issue with the tighter setback and thought there was sufficient space for trees; wider setbacks feel more suburban and he thought the urban feel was appropriate in this area. He agreed that more activation on the north side would be positive but thought that the façade was significantly articulated and activated with rooms and balconies. He felt comfortable with the fact that this site and adjacent uses are auto friendly and have internal circulation patterns. He reminded the board that there is no public benefit requirement for height modifications. They must meet the site review criteria which do not cite public benefit.

**B. Bowen** thought the height, massing and setbacks were appropriate and that the articulation was successful. He appreciated that the design was simplified from previous renditions and thought the overall design and livability site review criteria were met. There is not enough program to make the first level more interesting and engaging; instead allow the rooms and balconies to open to the street. Screen the transformer and parking by more than shrubs.

**C. Gray** thought that tradeoffs on the site warranted the height modifications. The setback along Canyon does not need to be the full 20 feet, but more landscaping would make for a better pedestrian experience. She appreciated that the building pulled the corner back to accommodate the existing trees. Assure they are given enough space to be viable and are not compromised by the retaining walls and pathways. She would like to see renewable energy sources used on this project.

**L. Payton** was questioned the idea of granting the applicants a 10% credit toward the open space requirement for creating a streetscape and instead recommended that the 10% go toward more space for the existing cottonwood trees. She did not think that the context supports a 55 foot building given the lower neighborhood to the east and noted that a three story hotel was approved for this site seven years ago. She liked BDAB's comments but did not think that the design took them into account. She thought that the design as proposed was too busy, the wall articulation did not succeed in creating interest and that the three foot setback along Canyon was too narrow. A ten foot setback could be used to create more organic interest.

**L. May** agreed with **L. Payton** about the architecture. He thought that the BDAB comments were good and that the current design is too busy. Adding layers of complexity does not lead to a better design. He did not think that the setback, ground level and architecture work well together.

**J. Putnam** noted that this site sits in the regional center where the city aims to have a more urban model; higher buildings and tighter setbacks support the goals and context. The Pearl apartment buildings across the street are much higher. He did not think that the NW corner of the Village shopping center worked well and could be discussed in the future.

**E. McLaughlin** clarified that the setbacks along Canyon are ten feet. There is only a three foot setback where the side entry canopy protrudes.

**L. May** noted that the creation of a successful pedestrian experience will require additional elements in conjunction with the building forward design.

**J. Gerstle** disagreed with **J. Putnam** about the height requirements. He thought that it was appropriate for the Planning Board to determine whether the city would be better off by granting a height variance.

**A. Brockett** agreed with **J. Gerstle** that the board should consider the appropriateness of the height; per the city's goals, he thought that this was one of the most appropriate locations for increased height and density. He agreed with **L. Payton** that neighborhoods need appropriate transitions, but noted that this site is far from the neighborhood; there is a row of commercial buildings on the west side of Folsom between the Village Shopping Center and the neighborhood.

**C. Gray** clarified that she was not advocating for parking lots or suburban development. She thought that some additional landscaping would benefit the pedestrian experience and promote a feeling of safety along a busy street.

**L. May** did not think that heights under 55 feet were suburban. It is possible to achieve an urban feel with larger setbacks and lower heights.

**L. Payton** quoted the design guidelines that views to the west should be protected, buildings should appear to be permanent and respect Boulder's small city ambiance. She questioned whether 55 foot buildings were embraced by the community. This is a good site for infill and we want to get rid of the parking lot; we should strive to get the best project possible.

**B. Bowen** noted that buildings with floors that step back are often criticized in Boulder.

**C. Gray** thought that the criticisms for "wedding cake" buildings that set higher stories back from the facade normally come from architects. The general public tends to like the friendly and open feeling that they achieve.

**J. Gerstle** thought that a step back would be desirable along Canyon and would enhance the pedestrian experience. He would like to see a 35 foot height along Canyon; it can rise to 55 feet toward the south.

**J. Putnam** cautioned there are important tradeoffs and that the board may be asking for too much. This is not an annexation. A certain density of use is needed to enliven the street. Lower heights and larger setbacks will reduce the intensity of use, likely creating more suburban typologies and problems elsewhere.

**L. May** did not think that everything needed to be built with zero lot lines and at 55 feet to achieve the city's transit and other goals.

**B. Bowen** noted that the applicant has already reduced the heights in several areas, done a lot to save trees, and worked on the façade to reinforce BDAB's goals. He did not think that being

taller was inherently worse. He thought this was a reasonable building design and did not think that chopping off a story would make the design better.

**C. Gray** thought the façade along Canyon was the most successful followed by that along 26<sup>th</sup> Street. She liked the step down, cohesiveness and use of materials. If the lobby were turned toward Canyon, it would feel more suburban.

**S. Assefa** spoke about the BDAB discussion and review of this building. He noted that the aspect ratio of the height and setbacks makes a place feel comfortable to pedestrians. He thought that larger setbacks undermine urban character in this area. The places that most people love have little to no setbacks.

**C. Gray** noted that Canyon is a unique street with a variety of zones; this project sits in a transitional section. She would like to see large trees continued in this section and feared that Redbuds will feel like shrubs.

**L. Payton** thought that the projected use of this building would make it feel suburban in character and suffer from the same issues as the buildings on Canyon that have banks on the first floor.

**S. Assefa** thought that it was important to ask what would make the building feel more engaging to the pedestrian. BDAB struggled with this and requested that the materials be simplified. The project has come a long way even though it does entirely comply with the full scope of BDAB comments.

**Consistency with BVRC Design Guidelines:**

**J. Gerstle** stressed the importance of maintaining the views and desirable character of the city - and that, although determination of “desirable character” is subjective, it is also a fundamental element in the decision.

**Parking Reduction and Transportation Demand Management:**

**L. Payton** generally supports parking reductions but worried that this one could adversely impact the grocery store and McGuckin’s. Parking reductions favor young and able bodied people.

**C. Gray** supported the parking reduction but cautioned that Le Peep customers would likely use their parking. She thought it was important that the applicant provide EcoPasses for longer than two to three years. She did not think that the TDM plans were enforced strongly enough.

**B. Bowen** would advocate for a larger parking reduction by two or three stalls.

**A. Brockett** supported the parking reduction.

**J. Putnam** supported the parking reduction. It would have been helpful to have seen some more analysis. He thought that a B-Cycle station was helpful, but recommended that a fleet of bicycles belonging to the hotel could potentially be even better.

**J. Gerstle** thought the reduction was appropriate and supported the applicant’s provision of employee Eco-Passes for longer than the allotted three year timeframe.

**L. May** agreed with a parking reduction; he would like to see an Eco-Pass instated for more than three years.

**J. Putnam** felt uncomfortable requiring that an applicant provide Eco-Passes for longer than three years because they are tied to RTD. The city does not control their fares, etc. This would push farther than the board should push.

**Trees:**

**L. Payton** asked that the cottonwood trees get a larger buffer; she recommended that the radius of the buffer equal the tree height and that the additional space could come out of the open space credit that is given for the streetscape.

**B. Bowen** thought that the requirement for a drip line buffer was reasonable but would like to see assure that the roots are protected. Consider using alternatives to retaining walls such as boulders that would not require frost protection.

**A. Brockett** felt comfortable with the buffer as proposed because the city arborist approved it.

**Site Plan:**

**B. Bowen** would like to see a few modifications to the site plan. The northern setbacks could be aided by removing two parking stalls. Move the transformer out of the landscaping and place it behind a screen. Move the egress stair out of the setback to improve the pedestrian experience. Relocate the crosswalk to the south of the hotel; it will be even more difficult and dangerous when the building is built. He was okay with the narrow sidewalk along Canyon and noted that this is already a bad area for biking.

**J. Gerstle** cycles along the Canyon sidewalk and thought that this could be an opportunity to improve it.

**Energy:**

**J. Putnam** was disappointed that renewable energy options were not discussed or incorporated on site. Energy efficiency and renewable energy sources need to be clarified in the site review criteria. He would not deny the application based upon this, but would like to get more clarity for the future.

**L. May** did not think that buildings should emit more operational GHGs than their by right solution.

**Architectural Articulation:**

**L. May** thought that the plan looked jumbled and that a previous rendition looked more cohesive in the overall volume of the building. He said that it is important to place-make and maximize the quality of projects in the area. He thought that the Canyon façade was pretty close but missed the mark.

**A. Brockett** did not think that the current design took the BDAB comments into account.

**L. Payton** did not think that the requirement for enduring materials was met because they will age differently and make the building feel temporary. Simplify by using one type of brick and more natural materials.

**L. May** noted that the buildings at Boulder Junction have a similar stepping quality and variety of materials. He is afraid that this will look similar.

**C. Gray** thought that Canyon facade looks okay and that the step back portion will look fine because it is less visible. She disagreed with **L. May's** comment that the previous design was preferable. Her approval would not hinge on what the applicant does with the south side.

**J. Gerstle** thought the general design was okay but would prefer to see natural and simpler materials, a lower height and larger setback from the street. He requested that the applicant consistently show the bus enclosure on the drawings.

**Straw Poll Vote:**

**L. May** would opt for a continuance to give the applicant a chance to respond to the board's comments.

**J. Gerstle** agreed with **L. May**.

**J. Putnam** agreed that a continuance would be preferable because he did not think that the applicant would get four votes to approve the project as is. He would like to approve the project.

**A. Brockett** and **B. Bowen** agreed with **J. Putnam**.

**D. Aizenman**, architect for the applicant, was given the opportunity to provide some clarification. The setbacks along Canyon are between 8 and 13.5 feet. The side entrance is the only place with a three foot setback. The materials are intended to lighten the structure and be durable. He would be willing to consider changes to the colors and the articulation in the façade. The building would have an illuminated façade at night. Juliet balconies were added to the ground level to activate the façade. The back façade has as much brick and landscaping as possible. He can look into altering the sidewalk and detention pond. He liked the idea of providing a permeable deck and noted that the setback for the cottonwoods exceeds the trees' canopy. For context on the height, the applicants considered the adjacent Marriott and Golden Buff developments for context; both were approved for 55 feet.

**Summary of Key Points:**

**Height:**

Three members agreed with the height as presented and four raised concerns.

**L. Payton** would like to lower the entire hotel to four stories.

**C. Gray** thought that the height was acceptable as proposed if it were set back further from Canyon.

**J. Gerstle** thought the building was too high along Canyon but was okay with 55 feet on the south side.

**L. May** thought that the height should be tied to the pedestrian aspect, landscaping and setbacks.

### **Setback**

Three members were okay with the setback as proposed and, four felt it was too small. The board would support a modest additional setback.

L. **May** thought that it should be tied to the height and pedestrian experience.

J. **Putnam** was fine with the setbacks as proposed but would be open to improving them. He liked **B. Bowen's** recommendation to move the transformer and to provide an area of relief and art in that area to enhance the pedestrian interest.

A. **Brockett** agreed with the setbacks as proposed.

C. **Gray** liked the entry along Canyon as designed. Create a transition to the narrower setback.

J. **Gerstle** agreed that the entry on Canyon was reasonable.

L. **Payton** agreed that the entry on Canyon was okay.

### **Architecture along Canyon**

There was general interest in the simplification of form and material. Most of the board members supported the banding.

B. **Bowen** thought that the materiality was good and wanted to keep the banding on the brick. The applicant did a great job of making the elevation work given the nature of the building program. He asked that they take more of BDAB's comments into account.

L. **May** asked that the form and material be simplified and thought the lighter material on the bump outs made the building look more massive. He recommended that the bump outs use the same material as the rest of the building. He would like to see an enhanced pedestrian experience along Canyon.

L. **Payton** suggested that the same end could be achieved through a cornice or other architectural elements. She did not like the building articulation.

J. **Putnam** thought that there were qualitative and quantitative elements that will contribute to the comfort of the pedestrian.

A. **Brockett**, with the help of the other Planning Board members, summarized the key issues that the applicant would need to address in order for the board to consider the height variance. It appeared that the majority agreed that the resolution of these issues could warrant an approval.

- **Key Issues along the North Side:**

- Enhance the pedestrian interest along Canyon Boulevard.
- Add a landscaped amenity area near the northwest section that would screen the parking.
- Some amount of additional setback on the north side and include enhanced landscaping.
- Simplification of form and material.

- **Show the feasibility for the future incorporation of renewable energy systems on the building.**
- **TDM Plan and Eco Pass**
  - The board would like to see more details on the TDM Plan and for the applicant to provide Eco Passes to employees for an additional amount of time. The board recommended a five year commitment.
- **Improve the pedestrian connection along the South side of the Property**

On a motion by C.Gray and seconded by J.Putnam the Planning Board voted 7-0 to continue case number LUR2013-00057 to a future date to be determined.

**B. Public hearing and consideration of Annexation and Initial Zoning of Residential Estate (RE) for the following properties:**

1. 4270 19<sup>th</sup> St.  
Applicant: Robert and Elaine Schuman  
Owner: Robert and Elaine Schuman
2. 2130 Tamarack Av.  
Applicant: Paul and Cindy Baker  
Owner: Paul and Cindy Baker

J. Gerstle recused himself from this item.

**Staff Presentation:**

B. Johnson presented the item.

**Board Questions:**

B. Johnson answered questions from the board.

**Applicant Presentation:**

Cindy Baker and Elaine Schuman, the applicants, presented to the board.

**Motion:**

On a motion by B. Bowen and seconded by C. Gray the Planning Board voted 7-0 to recommend to City Council approval of the proposed annexation and initial zoning of Estate Residential (RE) pertaining to request #LUR2014-00046 (4270 19<sup>th</sup> St.), incorporated this staff memorandum as findings of fact, subject to the following recommended conditions of approval for annexation, including the amendment to item 4B of the Annexation Agreement as shown in handout for Agenda Item 5B::

1. Requirements Prior to First Reading of the Annexation Ordinance. Prior to the scheduling of first reading of the annexation ordinance, the Applicants shall do the following:
  - A. Annexation Agreement. The Applicants will sign the Agreement.
  - B. Title Work. The Applicants will provide the City with title work current to within 30 days of signing this Agreement.

- C. Written Descriptions. The Applicants shall provide a written description of any nonconforming uses and/or nonstandard buildings existing on each Property, if any.
  - D. Easement Dedication. The Applicants shall dedicate to the City, in fee and at no cost, 10.5 feet of right-of-way along the length of the west line of the Property for 19<sup>th</sup> Street.
  - E. Right-of-Way Dedication. The Applicants shall dedicate to the City, in fee and at no cost, 15 feet of right-of-way along the length of the east line of the Property.
2. Connection Requirements. Prior to connection to the City's water and/or sanitary sewer mains, the Applicants shall:
- A. Submit an application to connect to the City's water and/or sanitary sewer mains that meets the requirements of Chapters 11-1 and 11-2, B.R.C. 1981.
  - B. Pay all applicable fees and charges associated with a service line connection to water and/or sanitary sewer mains, including water and wastewater plant investment fees, stormwater and flood management plant investment fees, right-of-way, water, and wastewater permit fees, installation fees, and tap fees.
  - C. Construct the individual service line that will connect the Applicants' existing residence to the City's water and/or wastewater mains.
  - D. Pay any assessments, including but not limited to the following:

Water Main	\$ 636.00
Sewer Main	\$ 954.00
Stormwater and Flood PIF	\$19,967.58

- E. Execute a Promissory Note and Deed of Trust, if Applicants selected Payment Option #B, as described under Paragraph 3.B.i below.
3. Payment Options and Requirements for Fees, Taxes, and Public Improvement Costs. The Applicants select **Option #B** set forth below.
- B. Option #B: Payment Plan. The Applicants shall connect to City water and sanitary sewer mains within 180 days after the effective date of the annexation ordinance, shall comply with the terms of Paragraph 3 above except that the costs, fees and any assessments described in Paragraph 3 shall be paid in accordance with the terms of the following payment plan:
    - i. Prior to connection to the City's water and/or sewer mains, the Applicants shall execute a Promissory Note and a Deed of Trust securing said Note and encumbering the Applicants' Property in the principal amount to cover the amounts set forth in Paragraph 3 above. The Note will have a simple interest rate of 3.25 percent per annum, payable in 10 annual installments of principal and interest beginning on October 1, 2015.

The City Manager may, in her discretion, approve a different time for connection to City water and sanitary sewer mains provided the Applicants demonstrate reasonable diligence to comply with the 180-day deadline and good cause for the extension. The City Manager, in her discretion, may approve for good cause a different time for payment of the first of the 10 annual installments of principal and interest.

- C. City of Boulder Design and Construction Standards. Any other public improvements that are required to be constructed by the terms of this Agreement shall be constructed in accordance with the requirements of the City of Boulder *Design and Construction Standards*.
- D. Use of Existing Wells. The City agrees not to prohibit the Applicants from using existing wells for irrigation purposes, even if the Property is served by the City water utility. Under no circumstances may existing wells be used for domestic water purposes once the Applicants have connected to city water utility. No person is allowed to make any cross connections between a well and the City's municipal water utility. The Parties agree that there shall not be any type of connection between any well and the City water system serving the Property.
- E. Applicants Responsible for Legal Disconnection of On-site Wastewater System. If the Applicants decide to continue to use an existing on-site wastewater system, the Applicants agree that they will connect to the adjacent sanitary sewer main, in accordance with Section 11-2-9, B.R.C. 1981, upon any declaration by Boulder County Public Health to cease and desist using the on-site wastewater system or other declaration that the on-site wastewater system constitutes a threat to the public health. Currently, under Boulder County Public Health Department policy, all on-site wastewater system must be permitted and approved by 2023. At that time, any resident still using an on-site wastewater system must either have their system permitted and approved, or connect to the adjacent sanitary sewer main. At the time of any disconnection of the on-site wastewater system and connection to the City's sanitary sewer main, the Applicants are required to abandon the existing on-site wastewater system in accordance with Boulder County Public Health and State of Colorado regulations.
- F. Historic Drainage. The Applicants agree to convey drainage from the Property in an historic manner that does not materially and adversely affect abutting properties.
- G. Ditch Company Approval. If the Property is abutting an existing irrigation ditch or lateral, the Applicants agree not to relocate, modify, or alter the ditch or lateral until and unless written approval is received from the appropriate ditch company.
- H. Existing Nonstandard Buildings and/or Nonconforming Uses. Existing, nonstandard buildings and/or nonconforming uses will be allowed to continue to be occupied and operated in the City of Boulder. The Applicants shall identify existing nonstandard buildings and/or nonconforming uses at the time of annexation to be considered a legal use under this Agreement. The Applicants and the City agree that this section shall not be construed to permit the Property to constitute a nuisance or to cause a hazard under the City's life safety codes.
- I. New Construction. The Applicant shall ensure that all new construction commenced on the Property after annexation shall comply with all City of Boulder laws, taxes, and fees, except as modified by this Agreement. Any new structure shall front on 19th Street, with the front door and front yard facing 19<sup>th</sup> Street. Any new garages shall be designed so that garage doors do not dominate the front façade of the structure. Garage doors shall be located no less than 20 feet behind the principle plane of the primary structure.

11. Providing Permanently Affordable Housing. For each additional dwelling unit on the Property that is not deed-restricted as a permanently affordable residence consistent with the requirements of Chapter 9-13, "Inclusionary Housing," B.R.C. 1981, the Applicant shall pay twice the applicable cash-in-lieu amount as required per each market unit in that chapter to the City. This amount is payable prior to issuance of a building permit for each new dwelling unit that is not deed-restricted as a permanently affordable residence consistent with the requirements of Chapter 9-13, "Inclusionary Housing," B.R.C. 1981. The parties acknowledge that the Property has the equivalent of one habitable dwelling unit on such Property at the time of annexation.

On a motion by B. Bowen and seconded by C. Gray the Planning Board voted 7-0 to recommend to City Council approval of the proposed annexation and initial zoning of Estate Residential (RE) pertaining to request #LUR2014-00047 (2130 Tamarack Av.), incorporated this staff memorandum as findings of fact, subject to the following recommended conditions of approval for annexation, including the amendment to item 4B of the Annexation Agreement as shown in handout for Agenda Item 5B:

1. Requirements Prior to First Reading of the Annexation Ordinance. Prior to the scheduling of first reading of the annexation ordinance, the Applicants shall do the following:
  - A. Annexation Agreement. The Applicants will sign this Agreement.
  - B. Title Work. The Applicants will provide the City with title work current to within 30 days of signing this Agreement.
  - C. Written Descriptions. The Applicants shall provide a written description of any nonconforming uses and/or nonstandard buildings existing on the Property, if any.
  - D. Easement Dedications. The Applicants shall dedicate to the City, at no cost, a flood control easement from 60 feet on either side of the centerline of Fourmile Canyon Creek as shown on **Exhibit B** of the annexation agreement. The easement shall be in a form acceptable to the city manager. The easement will exclude any principal building containing a dwelling unit on the lot within the flood control easement area that is existing at the time of annexation.
2. Connection Requirements. Prior to connection to the City's water and/or sanitary sewer mains, the Applicants shall:
  - A. Submit an application to connect to the City's water and/or sanitary sewer mains that meets the requirements of Chapters 11-1 and 11-2, B.R.C. 1981.
  - B. Pay all applicable fees and charges associated with a service line connection to water and/or sanitary sewer mains, including water and wastewater plant investment fees, stormwater and flood management plant investment fees, right-of-way, water, and wastewater permit fees, installation fees, and tap fees.
  - C. Construct the individual service line that will connect the Applicants' existing residence to the City's water and/or wastewater mains.
  - D. Pay any assessments, including but not limited to the following:

Water Main	\$11,356.91
Sewer Main	\$ 8,465.50
Street	\$ 7,604.49
Stormwater and Flood PIF	\$6,742.38

E. Execute a Promissory Note and Deed of Trust, if Applicants selected Payment Option #B, as described under Paragraph 3.B.i below.

3. Payment Options and Requirements for Fees, Taxes, and Public Improvement Costs. The Applicants select **Option #B** set forth below.

B. Option #B: Payment Plan. The Applicants shall connect to City water and sanitary sewer mains within 180 days after the effective date of the annexation ordinance, shall comply with the terms of Paragraph 3 above except that the costs, fees and any assessments described in Paragraph 3 shall be paid in accordance with the terms of the following payment plan:

- i. Prior to connection to the City's water and/or sewer mains, the Applicants shall execute a Promissory Note and a Deed of Trust securing said Note and encumbering the Applicants' Property in the principal amount to cover the amounts set forth in Paragraph 2 above. The Note will have a simple interest rate of 3.25 percent per annum, payable in 10 annual installments of principal and interest beginning on October 1, 2015.

The City Manager may, in her discretion, approve a different time for connection to City water and sanitary sewer mains provided the Applicants demonstrate reasonable diligence to comply with the 180-day deadline and good cause for the extension. The City Manager, in her discretion, may approve for good cause a different time for payment of the first of the 10 annual installments of principal and interest.

4. City of Boulder Design and Construction Standards. Any other public improvements that are required to be constructed by the terms of this Agreement shall be constructed in accordance with the requirements of the City of Boulder *Design and Construction Standards*.
5. Use of Existing Wells. The City agrees not to prohibit the Applicants from using existing wells for irrigation purposes, even if the Property is served by the City water utility. Under no circumstances may existing wells be used for domestic water purposes once the Applicants have connected to city water utility. No person is allowed to make any cross connections between a well and the City's municipal water utility. The Parties agree that there shall not be any type of connection between any well and the City water system serving the Property.
6. Applicants Responsible for Legal Disconnection of On-site Wastewater System. If the Applicants decide to continue to use an existing on-site wastewater system, the Applicants agree that it will connect to the adjacent sanitary sewer main, in accordance with Section 11-2-9, B.R.C. 1981, upon any declaration by Boulder County Public Health to cease and desist using the on-site wastewater system, or other declaration that the on-site wastewater system constitutes a threat to the public health. Currently, under Boulder County Public Health Department policy, all on-site wastewater system must be permitted and approved by 2023. At that time, any

resident still using an on-site wastewater system must either have their system permitted and approved, or connect to the adjacent sanitary sewer main. At the time of any disconnection of the on-site wastewater system and connection to the City's sanitary sewer main, the Applicants are required to abandon the existing on-site wastewater system in accordance with Boulder County Public Health and State of Colorado regulations.

7. Historic Drainage. The Applicants agree to convey drainage from the Property in an historic manner that does not materially and adversely affect abutting properties.
8. Ditch Company Approval. If the Property is abutting an existing irrigation ditch or lateral, the Applicants agree not to relocate, modify, or alter the ditch or lateral until and unless written approval is received from the appropriate ditch company.
9. Existing Nonstandard Buildings and/or Nonconforming Uses. Existing, nonstandard buildings and/or nonconforming uses will be allowed to continue to be occupied and operated in the City of Boulder. The Applicants shall identify existing nonstandard buildings and/or nonconforming uses at the time of annexation to be considered a legal use under this Agreement. The Applicants and the City agree that this section shall not be construed to permit the Property to constitute a nuisance or to cause a hazard under the City's life safety codes.
10. New Construction. The Applicant shall ensure that all new construction commenced on the Property after annexation shall comply with all City of Boulder laws, taxes, and fees, except as modified by this Agreement. Any new structure shall front on Tamarack Avenue, with the front door and front yard facing Tamarack Avenue. Any new garages shall be designed so that garage doors do not dominate the front façade of the structure. Garage doors shall be located no less than 20 feet behind the principle plane of the primary structure.
11. Flood Control Easement Conditions.
  - A. The City will allow existing accessory structures identified in the agreement to remain within the Flood Control Easement Area until removed, destroyed, demolished, or relocated.
  - B. The City can require removal of pre-existing accessory buildings if removal of such buildings is required to implement a specific flood mitigation project.
  - C. The Applicants shall neither construct any new buildings nor rebuild or reconstruct any pre-existing accessory buildings within the Flood Control Easement Area.
12. Providing Permanently Affordable Housing. For each additional dwelling unit on the Property that is not deed-restricted as a permanently affordable residence consistent with the requirements of Chapter 9-13, "Inclusionary Housing," B.R.C. 1981, the Applicant shall pay twice the applicable cash-in-lieu amount as required per each market unit in that chapter to the City. This amount is payable prior to issuance of a building permit for each new dwelling unit that is not deed-restricted as a permanently affordable residence consistent with the requirements of Chapter 9-13, "Inclusionary Housing," B.R.C. 1981. The parties acknowledge that the Property has the equivalent of one habitable dwelling unit on such Property at the time of annexation.

- C. Public hearing to receive feedback on proposed changes to the Parking Standards of Title 9, "Land Use Code," B.R.C. 1981 relative to 1) identified inconsistencies and standards that are often problematic and require update and 2) new bicycle parking standards by land use. The proposed changes were identified as part of the Access Management and Parking Strategy (AMPS) process relative to parking citywide.**

**Staff Presentation:**

**K. Guiler** and **M. Ratzel** presented the item.

**Board Questions:**

**K. Guiler** answered questions from the board.

**Bill Fox**, the transportation consultant, answered questions from the board.

**Public Hearing:**

No one from the public spoke.

**Board Comments:**

**C. Gray** expressed concern that Topic 2: Driveway Parking Standards would encourage people to park over the sidewalk. For Topic 7, she wanted to assure that there would not be unintended consequences.

**Topic 7: Simplifying Parking Requirements for Restaurants, Brewpubs and Taverns**

**L. May** wanted to assure that restaurant seating patterns were taken into account and questioned whether the number of people at a restaurant changes depending on the weather; the client base may just move between interior and exterior seats.

**A. Brockett** noted that this could significantly raise the parking requirements for businesses. He requested more analysis and examples to provide a better understanding of the ramifications.

**J. Putnam** agreed with **A. Brockett**. He would like to see more analysis to avoid unintended consequences.

**A. Brockett** recommended restricting the percentage of restaurants by square footage. Develop tiers depending on the number of restaurants.

**Topic 1: Updating RH-1 Parking Standards**

**C. Gray** opposed the addition of curb cuts for homes with access to an alley; she felt that they decrease the walkability of neighborhoods.

**L. May** thought **C. Gray's** point was legitimate. Remove curb cuts where alley access is available.

**B. Bowen** recommended that the revised code remove the parking requirement for projects with 60% or more one-bedroom units.

**J. Gerstle** was interested in learning more about this and requested additional analysis on this topic.

**J. Putnam** suggested moving **B. Bowen's** parking reduction recommendation to Phase 2 unless information is already readily available.

**L. May** noted that this could perform differently based upon the location.

**A. Brockett** noted that the board previously received a great deal of analysis on RH-2 parking standards that were virtually identical to the proposed RH-1 parking standards. This is a simplified version of that, therefore he felt comfortable with this proposal.

**Topic 2: Making Driveway Parking Standards for RL-2 Consistent with other Districts**

**Topic 3: Specifying Non-Residential Parking Requirements in the RH-6 Zoning District**  
The board felt comfortable with topic three.

**Topic 4: Updating Accessible Parking Requirements**

**B. Bowen** looked at NCA117.1, the ADAG. Both documents specify the size, arrangement and clearances requirement for the stalls, but they do not specify the number. The ADA specifies the number. He thought it was either one or both.

**J. Putnam** thought the concept made sense but prior to approval he would want to assure that the federal standard is keeping up with Boulder's demographics.

**Topic 5: Reducing the Parking Rate for Low Parking Demand Nonresidential Land Uses**  
The board felt comfortable with topic five.

**Topic 6: Simplifying Parking Standards for Retail Centers (Restaurants, Brewpubs and Taverns)**

**A. Brockett** noted that restaurants currently require more parking than other retail uses. He suggested restricting the percentage of restaurants by square footage. Include two or three tiers. Reduce the complexity.

**Topic 8: Add Duplex to Single Family Detached**

The board saw little distinction between single family residential and duplexes.

**C. Gray** wanted to avoid unintended consequences in locations such as the Hill. She recommended that staff discuss this concept with neighbors on the Hill. Nonconforming duplexes could reduce the parking requirements.

**B. Bowen** noted that this is currently a hole in the code. There is not currently a requirement.

**C. Gray** cited an email from her neighbor that that there are many VRBO rentals and old properties that have been turned into VRBO's where parking districts are not enforced.

**B. Bowen** asked that there be requirements to make parking lots more user friendly. Add sidewalks, and increase tree count and hardscape permeability requirements.

**C. Gray** exited the meeting at 11:06pm.

**Bike Parking Code Requirements and Design Standards:**

**J. Putnam** noted that hotels may not need the same bike rack requirements as multifamily residential and suggested that outlets for electric bikes be added to the standards. He also recommended drafting standards for bike repair spaces in housing complexes with smaller unit sizes.

**J. Gerstle** agreed with **J. Putnam's** hotel comment.

**A. Brockett** commented on the difference between office and retail bike parking requirements. Office bike parking should have a 50:50 short term and long term bike parking ratio with the exception of medical offices; they behave more like retail spaces.

**B. Bowen** thought that this was fantastic and applauded staff for going this far with the revisions.

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

**L. Payton** asked whether it would be possible to add an automatic "PB" prefix to the subject line of all emails addressed to boulderplanningboard. **S. Meissner** will look into this with IT.

**L. May** requested that packets be loaded onto the staff laptop for reference. He asked to schedule a retreat to discuss some earmarked items. He will send them to the board via email.

**B. Bowen** noted that BDAB is interested in having some walking tours and events with the Planning Board. They are revising the Downtown Design Guidelines.

**7. DEBRIEF MEETING/CALENDAR CHECK**

**C. Ferro** noted that we will likely have 3 to four meetings for the next few months. August 28<sup>th</sup> may need to be added to accommodate the call up item from tonight. **S. Meissner** will poll the board on dates.

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 11:45 p.m.

APPROVED BY



Board Chair

8/28/14

Date

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**July 31, 2014**  
**1777 Broadway, Council Chambers**

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

**PLANNING BOARD MEMBERS PRESENT:**

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

**PLANNING BOARD MEMBERS ABSENT:**

**STAFF PRESENT:**

Charles Ferro, Development Review Manager for CP&S  
Hella Pannewig, Assistant City Attorney  
Susan Meissner, Administrative Assistant III  
Sam Assefa, Senior Urban Designer  
Peggy Bunzli, Budget Officer, Finance  
Chris Meschuk, Flood Recovery Coordinator – Community Services  
Lesli Ellis, Comprehensive Planning Manager, CP&S  
Jean Gatzka, Sustainability Planner, CP&S  
Milford John-Williams, Budget Analyst, Finance  
Joe Castro, Facilities and Asset Management  
Jeff Haley, Parks & Recreation  
Bob Harberg, Public Works / Utilities  
Douglass Sullivan, Public Works / Utilities  
Tim Head, Public Works / Airport  
Don Ingle, Information Technology  
Annie Noble, Public Works / Utilities & Greenways  
Kurt Bauer, Public Works / Utilities & Greenways  
Mike Orosel, Open Space and Mountain Parks  
Stephany Westhusin, Public Works / Transportation  
Molly Winter, DUHMD

**1. CALL TO ORDER**

Chair, **A. Brockett**, declared a quorum at 6:03 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

There were no minutes scheduled for approval.

### 3. PUBLIC PARTICIPATION

1. **Richard Harris, 2645 Briarwood Drive**, spoke in opposition to the Comprehensive Housing Strategy to be discussed at the August 7<sup>th</sup> Planning Board meeting. He did not think that there had been sufficient public process.
2. **Steve Pomerance, 335 17<sup>th</sup> Street**, asked the city to put a moratorium on growth and to allow for more public input. He spoke in opposition to the proposed CHS.

The board asked both applicants to send their comments via email.

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

There were no items for discussion.

### 5. PUBLIC HEARING ITEMS

#### A. Compliance of Proposed Changes to the 9<sup>th</sup> and Canyon Urban Renewal Plan to the Boulder Comprehensive Plan

##### Staff Presentation:

**M. Winter** and **S. Assefa** presented the item.

##### Board Questions:

**M. Winter** and **S. Assefa** answered questions from the board.

##### Public Hearing:

No one from the public spoke.

##### Board Comments:

**L. Payton** expressed disappointment that meeting space was proposed to be the primary programmatic function of the civic use pad. She had hoped that the site would provide a venue for different ethnic and socioeconomic groups downtown.

**A. Brockett** agreed with **L. Payton's** disappointment that meeting space is the only proposed civic use. However, given that this effort has taken 16 years and that there are only a few years remaining, he would support staff's efforts and recommendation.

**C. Gray** also agreed with **L. Payton**. She hoped that the management agreement would allow for different groups and organizations to use the space on a sliding scale.

**J. Putnam** felt uncertain whether the amount of money that the city would invest warranted the value that it would get out of the space. However, he thought it was worth pursuing the option.

**B. Bowen** noted that the city has invested a lot of time in this process and should salvage value from it. Assure that it be used well for good purposes and connect the architecture to the Civic Area, St. Julien and downtown.

**C. Gray** served on some of the committees and noted that there were many proposals that never came to fruition for a variety of reasons. She was concerned that this space would revert to the St. Julien. She thought that the integration with the Civic Area plan made sense and that it was important to allow this to move forward.

**Motion:**

On a motion by C. Gray, seconded by J. Putnam, the Planning Board found 7-0 that the modifications to the to the two sections of the 9<sup>th</sup> and Canyon Urban Renewal Plan to the two sections of thean made s2, including the amendment by the Boulder Urban Renewal Board, as a whole, conform to the general plan for the development of the municipality of the city which is the Boulder Valley Comprehensive Plan.

On a motion by C. Gray, seconded by J. Putnam, the Planning Board voted 7-0 to recommend that City Council ensure that this space is available and welcoming all members of the community, including the low income community and minority community, and that City Council look at different rate structures to accomplish that.

**J. Putnam** noted that it is hard for nonprofits to justify spending a lot of money to rent nice spaces. He therefore questioned whether this was the highest and best use for the space. The city should consider this when looking at the cost benefit.

**L. Payton** reiterated for City Council that the Planning Board was not excited by the prospect of the proposed program because meeting space did not meet the needs of low income and minority populations.

**B. 2015-2020 Capital Improvement Program**

**Staff Presentation:**

**J. Gatza** and **P. Bunzli** presented the item.

**Board Questions:**

**J. Gatza, P. Bunzli, S. Richstone, B. Harberg, J. Castro, K. Bauer** and **D. Sullivan** answered questions from the board.

**Public Hearing:**

**Board Comments:**

**J. Putnam** thought the plan was solid and found the information helpful. He recommended that future reports include a dashboard that shows where we are and where we're going, as well as a snapshot of resilience and maintenance. Understand what we're trying to solve and address. He thought that the plan should be approved. Some scope, location and design issues will need to be addressed in the future; these items are already highlighted in the CIP.

**A. Brockett** thought this was a dynamic document and was impressed by the depth of effort and cross departmental work.

**C. Gray** liked that the city plans to raise water and sewage fees, and appreciated resiliency efforts surrounding agricultural uses, Emerald Ash Borer, mitigation carbon reduction and energy efficiency. She encouraged staff to remind residents about the city's efforts to improve energy efficiency in its own buildings and to communicate how funds are spent to this end. She thought that the CIP had improved over the years and was pleased with this document.

**L. Payton** recommended that Boulder protect, enhance and amplify its existing special places; it does not need to focus solely on the creation of new ones. Consider partnering with BVSD to restore school yards as special places that are available to community members, especially low income families.

**Motion:**

On a motion by **J. Putnam**, seconded by **B. Bowen**, the Planning Board voted 7-0 to recommend to City Council the 2015-2020 proposed Capital Improvement Program, including the list of CIP projects to undergo a Community and Environmental Assessment Process, as outlined in the staff memorandum dated July 25, 2014.

- C. Public hearing to consider a recommendation to City Council on an ordinance amending Title 9, "Land Use Code," B.R.C. 1981, to add a process for review of Concept Plans by City Council and to relax housing occupancy limitations for persons 62 years of age and older, implementing measures recommended as part of the city's Comprehensive Housing Strategy.**

**Staff Presentation:**

**K. Guiler** presented the item.

**Board Questions:**

**K. Guiler** answered questions from the board.

**Public Hearing:**

- 1. Ruth Blackmore, 205 S. 41<sup>st</sup> Street**, raised some concerns about the proposed occupancy levels and parking impacts. Seniors will have cars. She thought that the housing stock should be preserved for young families.
- 2. Jordan Mann, 710 31<sup>st</sup> Street**, supported the higher occupancy codes. He thought that the number of occupants, age and parking restrictions were arbitrary.
- 3. Neshama Abraham, 1460 Quince Avenue (pooled with Nina Hyde Huoself, Mary Kirk and Douglas Thompson)**, supported the proposed ordinance but thought that 10 – 12 occupants was a more reasonable and realistic number.
- 4. Cha Cha Spinrad, 710 31<sup>st</sup> Street**, thought that it was important to for seniors to be able to live in community. She encouraged the age limit to 55 to allow for a wider variety of ages.
- 5. Harry R. Moody, 3870 Broadway #16**, the retired VP of AARP noted that Boulder will be dealing with this issues for the next 20 years. He provided a report from AARP and thought that this could be an opportunity to create a model.
- 6. Lincoln Miller, 744 Marine Street**, spoke in favor of the ordinance but would like to see an age limit of 55 and a cap of at least 10 people. He felt that the proposed changes were too small.
- 7. Ian Basinger, 430 45<sup>th</sup> Street**, would like to have more opportunities for affordable housing and spoke in support of the ordinance.
- 8. Will Toor, 3032 10<sup>th</sup> Street**, spoke in support of the ordinance and on behalf of Better Boulder. This would provide the benefit of greater density without making large changes to Boulder's neighborhoods. Seniors would have a low impact. He encouraged lowering the age to 55 and increasing the occupancy levels. The most functional group homes have around ten people. He noted that other states do not allow occupancy limits.

9. **Michelle Seipp, 906 McIntire Street**, works with aging demographics and noted that this will have huge impacts on the community. It is important to allow people to age in their own communities.

**Board Comments:**

**Concept Plan:**

**C. Gray** supported the change but was disappointed that neighborhoods had not been informed or involved in the process.

**J. Gerstle** supported it in concept but thought that there were other issues that needed to be addressed. He thought it would have significant impacts on the character of neighborhoods, Boulder's population and the general housing scheme.

**B. Bowen** supported this whole heartedly. He thought that the benefits to the communities and neighborhoods far outweighed any concerns over parking, etc.

**A. Brockett** agreed with **B. Bowen** and thought it was important to have more housing options. He didn't expect many households to take advantage of the higher occupancy limits, but thought it would be important to have them as a tool. It would further the city's sustainability goals of affordability and GHG reduction through lowered energy use. It would also help seniors to avoid entering assisted living.

**L. May** agreed with the previous comments and thought there is an element of urgency to act in some fashion. The financial crisis has affected many seniors and it is important to provide options for that demographic.

**J. Putnam** strongly agreed with the concept. He thought it should be explored but may need some tailoring to determine how and at what rate to act, and how to handle the pushback from the neighborhoods. He did not want to threaten progress while trying to figure out how to do it right. He asked about the existing housing stock and noted that many people are being forced out because they do not have options.

**L. Payton** agreed with the notion of shared senior housing but thought that neighbors needed to be informed. Currently it is possible to have roommates but most seniors live alone. She thought that the cohousing housing option with greater than 6 people could be attractive. She expressed concern that this could inadvertently burden seniors by creating an opportunity for people to take advantage of them or by increasing their housing prices. She was concerned about this becoming something marketed nationally; she suggested that the owner be required to live in the house.

**C. Gray** would like to see an evaluation at the end of the year, suggesting that staff create a database and include allowed occupancy rates on rental licenses. She recommended creating a separate zoning category to make it possible to build housing for larger groups. Assure that ADUs be considered separate units and allow for additional occupancy. One large house could be used for senior housing while a couple lives in the ADU.

**J. Gerstle** thought **L. Payton's** recommendation for owner occupancy could be a good way to address the commercialization of senior housing. He thought it would be good to address whether occupancy regulations are necessary.

**L. May** thought that occupancy limits would change over time to become more liberal. He was interested in better understanding the timeline.

**J. Putnam** encouraged the board to keep this ordinance change simple. The more expansive it becomes, the more complicated it will be. He cautioned that requiring the owner occupancy could create unintended consequences.

**B. Bowen** agreed with **J. Putnam**. He noted that many different people handle finances differently with age. It could get thorny quickly to tie occupancy to ownership.

**Age Limitation of 62 Years:**

**B. Bowen** noted that the ratio of women to men increases with age and found benefit in having a variety of age groups to provide different skill sets. He would advocate for lowering the age limit to 55 years, but thought it would still be worth doing if it would be too burdensome to lower the age from 62 years.

**L. May** explained that a more refined ordinance will be worked out; this is an intermediary step in the process.

**J. Gerstle** agreed that this is an evolutionary process. He would prefer a 55 year age limit, but would accept 62 years to ease the burden on staff.

**J. Putnam** did not think that the Fair Housing Act was intended to deal with this. It will need to stay on the agenda because a 62 year limit will not work in the long run.

**B. Bowen** thought that the occupancy rates should be removed in general to allow people to live in the way that they want to live. It would be much more natural.

**C. Cray** noted that CU houses few of their students. If occupancy limitations were eliminated, it could limit opportunities for seniors. She was inclined to change the age to 55, but would prefer that staff focus on other quick win code changes.

**L. Payton** would prefer a 62 year limit because it would reduce the burden on staff. She thought it would be important to provide oversight or licensing to prevent people from taking advantage of seniors.

**A. Brockett** also felt troubled by the possibility of senior exploitation. Consider adding some form of oversight via the rental licensing for this category. He would prefer a 55 year limit but would rather have a quick win. He requested that City Council look into the possibility of 55.

**Occupancy Limitation of 6:**

**L. May** thought an occupancy limit of 8 or 10 was compelling but that it would be too big of a step to take without getting input from neighborhoods. He recommended devising a mechanism to ensure affordability for expanded occupancy. Consider adding a provision to revisit this in a year.

**J. Gerstle** thought that it would be important to include an assurance of quality if the occupancy numbers were relaxed. Assure that there is adequate room for occupants.

**C. Gray** would like to keep the allowed occupancy at 6 in the RL-1 zones and require owner occupancy. For new builds in the 14,000 sf lots, she would be willing to consider 10 – 12 occupants.

**B. Bowen** did not think that going up to 10 – 12 occupants would be a problem; it would create a very different format and pro forma. This allows for a different way of approaching life than just getting roommates. The more people there are, the more likely residents are to find the connections and community. He thought it was better to encourage more people to live in existing homes.

**A. Brockett** was in favor of allowing 10 to 12 occupants. He appreciated **C. Gray's** request for outreach to neighborhoods, but thought the fundamental outcry would be over parking. The advantages to the senior population would be so great that it would outweigh parking difficulties for neighbors.

**J. Putnam** would like to find some standards or limits such as limiting it to a subset of zoning districts. This applies to existing as well as new homes and he thought it would generate some pushback. He would rather start from a more modest base to ensure success.

**B. Bowen** noted that co-ops are dependent on having enough people to work; they need at least ten to be successful. Capping it at 6 will reduce our success.

**L. Payton** agreed with **C. Gray** that there should be a public process to vet this. She would support six because the original intention is for people who are in their own home to bring in roommates. She thought that co-ops should be dealt with separately.

**L. May** recommended that the board address the occupancy limits for co-ops in the near future and consider whether senior co-ops could be its own category. That would allow staff to do public outreach.

**A. Brockett** suggested that different zones have different limits.

**C. Gray** recommended that staff hold an open house to ask for public input on this process before it goes to City Council.

**L. Payton** feared that this could allow for a commercial operation in someone's neighborhood.

**A. Brockett** did not think commercial operations would be a viable option. He saw this as a bottom up opportunity.

**L. May** noted that this would allow for affordability. Even if it were a commercial operation, he would like to see a mechanism for ensuring affordability.

**Neshama Abraham** spoke at the board's request. Her project would dedicate 20% of the home to affordable rentals and 80% would be owned. This would qualify as owner occupied. The model would not work with six people.

**C. Gray** would feel comfortable with this if there were an owner occupied contingent.

**A. Brockett** noted that the owner occupied criteria could be difficult in the event that the owner would pass away while others were living in the property.

**J. Putnam** feared that the owner occupied requirement would force tenants to move out if the owner passed away. He did not think that this was a healthy outcome.

**L. May** suggested that the allowed occupancy rates be based on a factor of people per bedroom.

**B. Bowen** cited some concerns with this approach and requested that Council grapple with the other details. He would like to vote on the motion. If problems arise in the future, the board can address them then.

**J. Gerstle** expressed concern about living and amenities. He was amenable to **B. Bowen's** recommendation that standards be tied to the city of Boulder's liveability standards for affordable housing.

**S. Richstone** thought it would be reasonable to consider adding some form of liveability standard.

**L. May** thought affordability was important but thought it could be addressed in later Comprehensive Strategy planning.

**B. Bowen** explained that some people may want to have a high end shared house. People should not be excluded based on income because sharing provides affordability and sustainability.

**A. Brockett** said that even a high end shared house would provide relative affordability.

**Motion:**

On a motion by **A. Brockett**, seconded by **J. Putnam**, the Planning Board voted 6-1 ( **L. Payton** opposed) to recommend approval to the City Council of an ordinance amending Title 9, "Land Use Code," B.R.C. 1981, to relax occupancy limitations for housing for persons 62 years of age or older and specifically to allow up to 6 persons 62 years of age or older in RL, RR and RE zones and up to 10 persons 62 years of age or older in the RR and RE zones provided that an owner of the home is a resident in the house.

A friendly amendment by **C. Gray**, accepted by **A. Brockett** requested that the planning staff perform outreach to neighborhoods and stakeholders and the that the results of that outreach be reported to City Council.

**L. Payton** supported the motion and amendment, but thought that all instances should be owner occupied.

**C. Gray** agreed with **L. Payton** but wanted to vote for it for an early win. She requested that a zoning map be included in Council's packet.

## **Part 2: Concept Plan:**

### **Board Questions:**

**K. Guiler** answered questions from the board.

### **Public Hearing:**

1. **Adrian Sopher**, 1919 14<sup>th</sup> Street, did not think that the Council call up process took too long. If Council is concerned and interested, they should take over the review process from the Planning Board at Site Review. Do not subject applicants to four reviews.

### **Board Comments:**

**C. Gray** understood Mr. Sopher's recommendation but did not think that it was appropriate for Council to take on the Site Review process. They rely on Planning Board's decision.

**L. Payton** recommended that Council and Planning Board have joint meetings for some items, or that they appoint members to co-hear projects with the Planning Board.

**B. Bowen** liked **L. Payton's** idea to have joint meetings.

**L. May** thought there was an issue with that process. He did not think that Council rehearing a concept plan would create greater predictability.

**A. Brockett** agreed with **L. May**. If the boards had divergent opinions it would create a difficult scenario.

**C. Gray** would prefer joint meetings because it would create a more transparent process. Developers currently try to meet with Council members before they go before Planning Board.

**A. Brockett** liked **L. Payton's** suggestion to allow Council to appoint members to co-hear certain projects with the Planning Board.

**L. May** recommended that applicants be given the opportunity to determine whether they would prefer whether Council would rehear a project.

**C. Gray** noted that Council counts on the Planning Board's expertise when reviewing projects.

**B. Bowen** noted that the board is trying to encourage applicants to have Concept Reviews but the expectations are getting more intense. This could make concept review harder and more expensive for applicants.

### **Motion:**

On a motion by **C. Gray**, seconded by **L. Payton**, the Planning Board voted 5-2 (**A. Brockett** and **B. Bowen** opposed) to support the proposed change to allow City Council to review Concept Plans as amended by **L. Payton**.

On an amendment by **L. Payton**, seconded by **J. Gerstle**, the board voted 6-1 (**C. Gray** opposed) to consider joint Concept Plan hearings.

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

**A. Envision East Arapahoe- Draft Vision Elements and Scenario Concepts** was moved to a future meeting.

**7. DEBRIEF MEETING/CALENDAR CHECK**

The August 21<sup>st</sup> meeting will start at 5 p.m. **A. Brockett** cannot be there early so **B. Bowen** will chair the first hour.

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 11:50 p.m.

APPROVED BY



Board Chair

9/9/19

Date



**CITY OF BOULDER  
PLANNING BOARD MEETING SUMMARY**

**DATE:** September 4, 2014

**TIME:** 6 p.m.

**PLACE:** Council Chambers, 1777 Broadway

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**PLANNING BOARD MEMBERS PRESENT:**

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

**PLANNING BOARD MEMBERS ABSENT:**

John Gerstle

**STAFF PRESENT:**

Charles Ferro, Development Review Manager for CP&S  
Hella Pannewig, Assistant City Attorney  
Susan Meissner, Administrative Assistant III  
Elaine McLaughlin, Senior Planner  
Chandler Van Schaack, Planner I  
Heidi Hansen, Civil Engineer II  
David Thompson, Civil Engineer Transportation  
Beth Roberts, Housing Planner

**1. CALL TO ORDER**

Chair, **A. Brockett**, declared a quorum at 6:08 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

The July 31, 2014 Planning Board minutes are scheduled for approval.

Approved 5-0 (J. Gerstle absent)

**3. PUBLIC PARTICIPATION**

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

**A.** Call Up Item: Wetland Permit (LUR2014-00056): Expires: Sept. 9, 2014

**B.** Call Up Item: 2250 Pearl Street (LUR2014-00022): Expires: Sept. 2, 2014

No items were called up

**5. PUBLIC HEARING ITEMS**

- A.** Public hearing and consideration of a Site Review Minor Amendment (LUR2013-00059) and Final Plat (TEC2013-00073) for the Boulder Municipal Airport to subdivide the existing 123.5-acre lot into two new lots: Lot 1C (2.6 acres) and Lot 2C (120.8 acres). Lot 1C will be removed from the existing Airport PUD, and Lot 2C will contain the existing Boulder Municipal Airport. The site is located at 3300 Airport Rd and is within the P and IG zone districts.

Applicant: City of Boulder

Owner: City of Boulder

Approved 5-1 (C. Gray opposed, J. Gerstle absent)

- B.** Public hearing and consideration of a Site and Use Review application, no. LUR2014-00036, to amend the existing Iris Hollow PUD to allow for a new two-story, 3,131 sq. ft. office building on Lot 39. The proposed office building would be an expansion of the existing “Blue Sky Bridge” facility located on the adjacent site to the west. The proposal includes a request for a 20% parking reduction to allow for 8 off-street parking spaces where 10 parking spaces are required.

Applicant: Blue Sky Bridge c/o Peter Weber  
Owner: Mark L. Polster

Approved with Condition and Friendly Amendment 6-0 (J. Gerstle absent)

Revision to Condition 3a: The Applicant shall operate the business in accordance with the Written Statement dated August 4, 2014, which is attached to this Notice of Disposition, except that there shall be no restriction with regard to the number of employees and the facility may occasionally be used until 10 p.m. for board and community business and for Blue Sky Bridge events and except as otherwise modified by these conditions of approval.

Friendly Amendment by J. Putnam to add “occasionally” to “the facility may be used until 10 p.m. for board and community business and for Blue Sky Bridge events” consistent with what was described by the Applicant. C. Gray accepted the friendly amendment

- C.** CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff and Planning Board comment on a proposal to redevelop the existing properties located at 3085, 3155 and 3195 Bluff Street totaling approximately 4.25 acres into 77 dwelling units consisting: 24 three-bedroom, for-sale townhomes; 45 two and three-bedroom permanently affordable rental townhomes; and eight standard townhomes. Total of 84,534 square feet of habitable area on three lots: 3085, 3155 and 3195 Bluff Street. Review case number LUR2014-00050.

Applicant: Adrian Sopher  
Property Owner: 1240 Cedar, LLC

No decision made for Concept Plans

- 6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
- 7. DEBRIEF MEETING/CALENDAR CHECK**
- 8. ADJOURNMENT**  
The Planning Board adjourned the meeting at 10:20 p.m.

**Celebrating Boulder's Immigrant Heritage  
October 5-11, 2014**

**WHEREAS**, immigrants have enriched the United States beyond measure, bringing many contributions to our society along with the unique customs and traditions of their ancestral homeland; and

**WHEREAS**, immigration has been one of the largest single factors in our nation's social, cultural, and economic development; and

**WHEREAS**, immigrants have had an indelible impact on the growth and development of Boulder throughout its history, playing a critical economic and cultural role in making it a great and diverse place to live; and

**WHEREAS**, immigrants have provided meaningful contributions to the City of Boulder; and

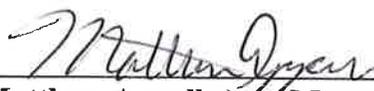
**WHEREAS**, Boulder recognizes the importance of educating the City's population on shared immigrant histories, diverse cultures and the role these play in shaping and enriching the life of the City; and

**WHEREAS**, Boulder celebrates its fourth annual Immigrant Heritage Week with a series of events honoring the experiences and contributions of the millions of immigrants who have shaped the city for generations;

**NOW THEREFORE, BE IT RESOLVED** by City Council of the City of Boulder, Colorado, that October 5-11, 2014 is recognized as

**Boulder's Immigrant Heritage Week**

and invite all Boulder residents to celebrate the vibrant life stories of immigrants in our community and facilitate the successful integration of immigrants into the civic, economic and cultural life of Boulder.

  
**Matthew Appelbaum, Mayor**

