



TO: Members of Council
FROM: Mary Moline, City Clerk's Office
DATE: January 20, 2015
SUBJECT: Information Packet

1. CALL UPS

- A. Landmark Alteration Certificate to install vinyl replacement windows on the non-contributing building located at 720 Concord Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00350)
- B. 1029 Broadway Site and Use Review (LUR2014-00053)

2. INFORMATION ITEMS

- A. City Office Space Update
- B. Flood Recovery Status

3. BOARDS AND COMMISSIONS

- A. Boulder Design Advisory Board – November 12, 2014
- B. Human Relations Commission – December 15, 2014
- C. Landmarks – December 3, 2014
- D. Landmarks – January 7, 2015
- E. Library Commission – November 5, 2014
- F. Open Space Board of Trustees – December 10, 2014
- G. Planning Board – December 4, 2014

4. DECLARATIONS

- A. National Homeless Persons' Memorial Day, December 21, 2014
- B. Recognition of the Boulder County Latino History Project



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
Deb Kalish, Senior Assistant City Attorney
Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

Date: January 20, 2015

Subject: Call-up Item: Landmark Alteration Certificate to install vinyl replacement windows on the non-contributing building located at 720 Concord Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00350). This Landmark Alteration Certificate is subject to City Council call-up no later than **January 20, 2015**.

EXECUTIVE SUMMARY

The proposal to install vinyl replacement windows on the non-contributing building located at 720 Concord Ave., ensuring that the windows shall be installed in compliance with approved plans dated 11/26/14, was approved with conditions by the Landmarks Board (3-1, **D. Yin** objecting), at the January 7, 2015 meeting. The decision was based upon the board's consideration that the proposed construction meets the requirements in Section 9-11-18, B.R.C. 1981.

The board's approval is subject to a 14-day call-up period by City Council. The approval of this Landmark Alteration Certificate is subject to City Council call-up no later than **January 20, 2015**.

ATTACHMENTS:

- A. Notice of Disposition dated January 20, 2015
- B. Photographs and Drawings of 720 Concord Ave.

Attachment A
Notice of Disposition

You are hereby advised that on January 7, 2015 the following action was taken:

- ACTION:** Approved by a vote of 3-1, **D.Yin** objecting
- APPLICATION:** Public hearing and consideration of a Landmark Alteration Certificate to install vinyl windows on the non-contributing house located at 720 Concord Avenue in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00350).
- LOCATION:** 720 Concord Ave.
- ZONING:** RL-1 (Residential Low-1)
- APPLICANT/OWNER:** James R. Christoph

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.

Public Hearing

Abby Daniels, Historic Boulder, 1123 Spruce Street, spoke in support of the Landmark Alteration Certificate application.

Motion:

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board approved (3-1, **D. Yin** objecting), the proposal for the replacement of windows at 720 Concord Avenue in that it generally meets the standards in Chapter 9-11-18 (a)(b, 1-4), B.R.C. 1981, and is generally consistent with the *General Design Guidelines* and *Mapleton Hill Historic District Design Guidelines*, subject to the conditions below, and adopts this memorandum as findings of the board.

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that the windows are installed in compliance with all approved plans on file in the City of Boulder Planning Department, except as modified by these conditions of approval.
2. Prior to submitting a building permit application, the Applicant shall provide elevation, sill, head, and jamb details to demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines. The remaining windows may be installed after the review and approval of the sample window by the Landmarks Design Review Committee.
3. Landmarks board encourages applicant to replicate the existing window pattern on all windows.

D. Yin's vote against the motion was based upon her consideration that replacement of the existing windows with vinyl sash was inconsistent with section 3.7 *Windows, Storm Windows, and Shutters* of the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks*.

Attachment B
Photos and Drawings



Figure 1. 720 Concord Avenue, Location Map



Figure 2. 720 Concord Avenue, north face 2014



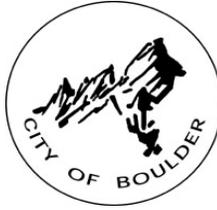
Figure 3. 720 Concord Avenue, north face c.1960 Tax Assessor Photograph



Figure 4. 720 Spruce Street, example of aluminum window proposed for replacement



Figure 5. Proposed vinyl replacement window from Amerimax brochure. Tan color proposed.



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: Jan. 14, 2015

Subject: Call-Up Item: 1029 Broadway Site and Use Review (LUR2014-00053)

EXECUTIVE SUMMARY

On Jan. 8, 2015, the Planning Board unanimously approved (6-0, Putnam absent) the above-referenced application with conditions 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 and the Use Review criteria of Land Use Code section 9-2-15(e), B.R.C. 1981. Approval of the application would permit a 1,600 square foot addition to the existing Evans Scholar House located within the Residential High – 5 (RH-5) zoning district.

The proposed project is for the construction of a three and a half story addition to the existing, historic home that is a student residence for scholarship recipients of the Evans Scholar Foundation. The Planning Board decision is subject to City Council call-up within 30 days concluding on Feb. 9, 2015. There are two City Council meetings within this time period for call-up consideration on: Jan. 20, 2015 and Feb. 3, 2015. 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 → *A to Z* → *Planning Board* → *search for past meeting materials planning board* → *2015* → *1.8.2015 PB Packet*.

BACKGROUND

The 16,940 square foot, four-story fraternal residential building was originally built in 1918 for the Phi Gamma Delta Fraternity. The house is designed in a Dutch Colonial Revival style that is characterized by the 50 foot tall, three and one-half story stone building with a shake shingle gambrel roof, pedimented dormers and evenly spaced windows. There have been several relatively small additions made on the house over the years; those additions include a small porch on the north,

added in 1931 and later enclosed. In 1953, a single story addition was added onto the southeast side of the house that incorporated a stone rubble wall that extends from the buildings foundation.

The house was purchased in 1968 by the Evans Scholar Foundation, a non-profit organization that has operated co-educational student housing for scholarship recipients at the site for over fifty years. According to the applicant’s Written Statement the foundation, which is sponsored by the Western Golf Association, has provided scholarships to over 10,000 students since its creation in 1930. The Evans Scholar House at University of Colorado offers a four year scholarship along with the housing to student golf caddies who can prove financial necessity and academic achievement. According to the applicant, operational upgrades and modifications to the house are necessary to increase safety, ADA accessibility, open space, and livability. Figure 1 illustrates the Evans Scholar House viewed from Broadway, with the proposed addition illustrated in Figure 2.

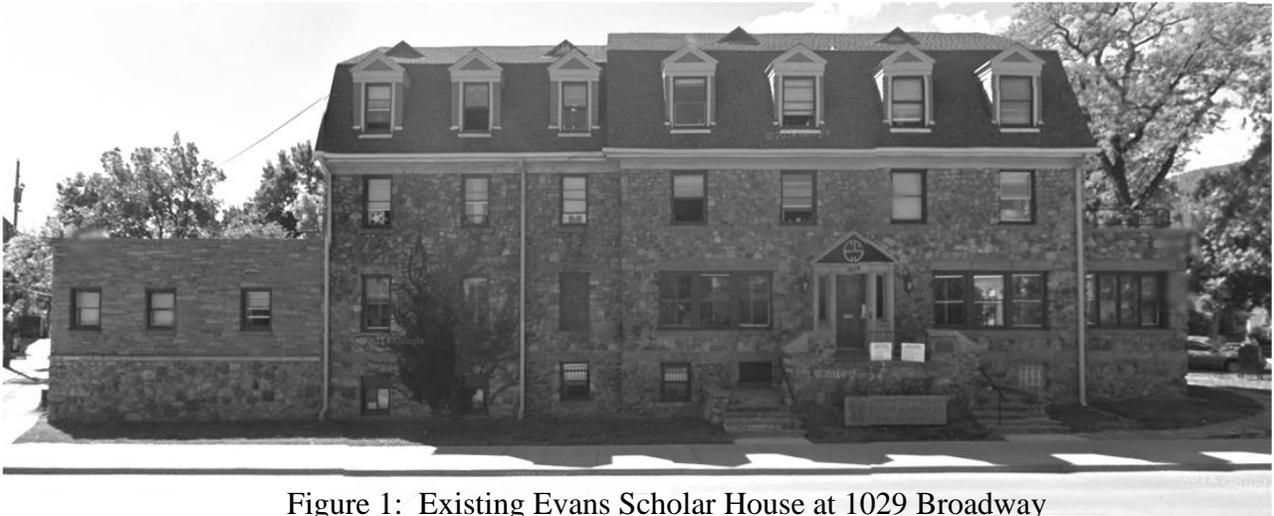


Figure 1: Existing Evans Scholar House at 1029 Broadway

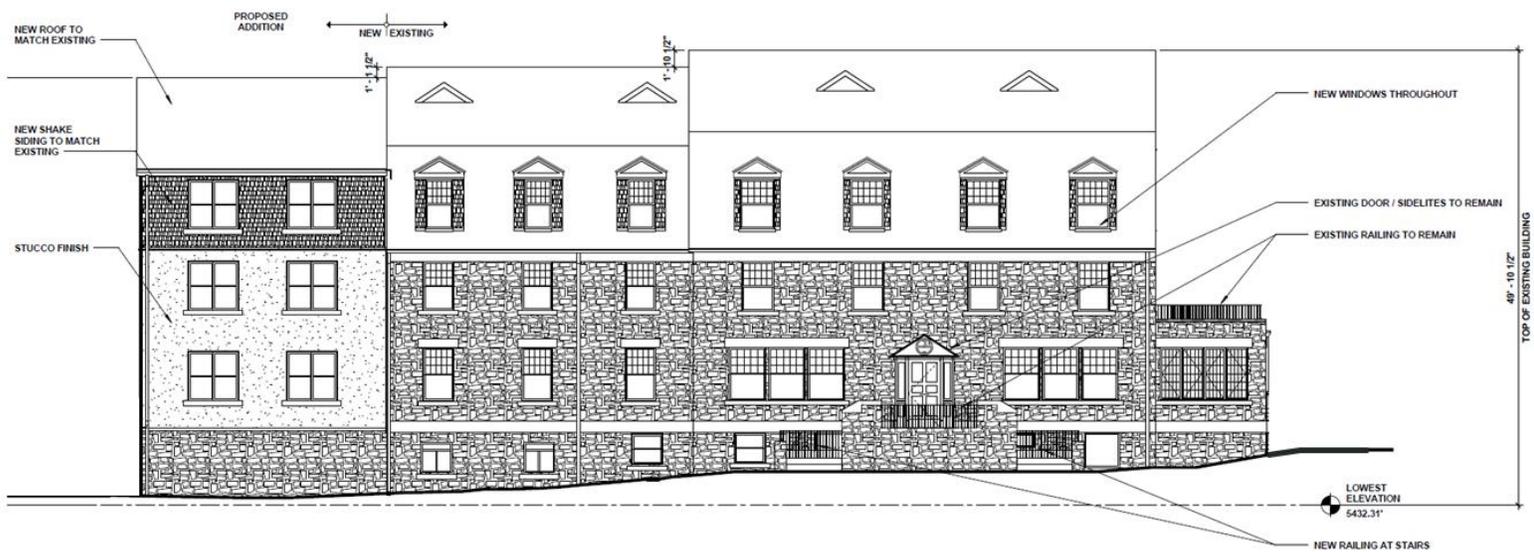


Figure 2: Planned Addition onto Evans Scholar House at 1029 Broadway

Boulder Valley Comprehensive Land Use Designation(BVCP): As shown in Figure 3, the site is designated “High Density Residential” in the BVCP as defined on page 66,

Residential land use areas on the Boulder Valley Comprehensive Plan, for the most part, reflect the existing land use pattern or current zoning for an area. The highest density areas are generally located close to the University of Colorado or in areas planned for transit oriented redevelopment.

Site Zoning: As shown in Figure 4, the zoning for the site is Residential High – 5, RH-5 Consistent with the BVCP Land Use Designation, the site is zoned and the purpose is defined in the Land Use code section 9-5-2, B.R.C. 1981 as:

“High density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed.”

Because the existing building was constructed in 1914, before the RH-5 zoning was put in place, it is considered a legal non-conforming use as to density on the site.

The existing building is also considered non-standard due to setbacks that are not consistent with today’s standards that will remain with the remodel.

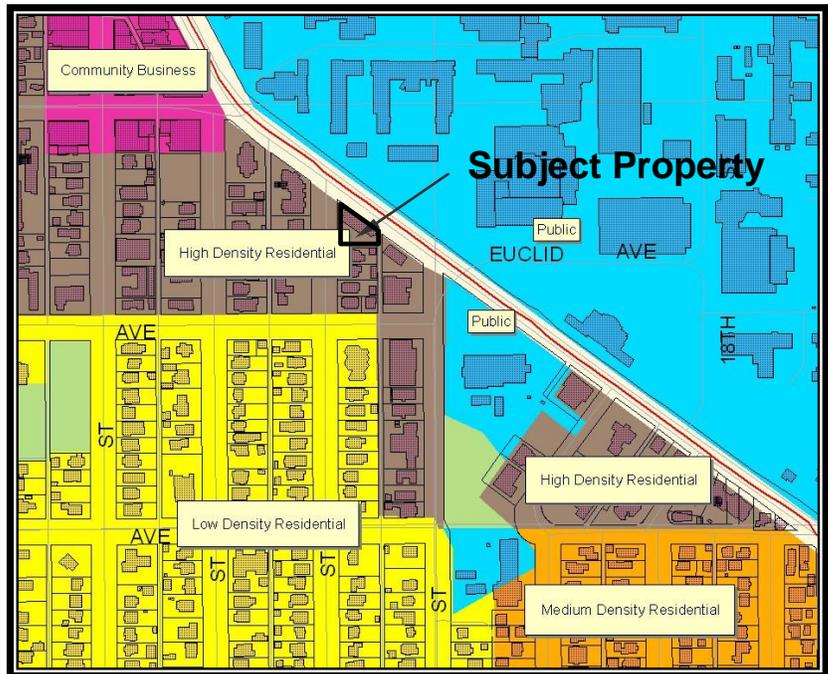


Figure 3:
BVCP Land Use Designation for the Subject Property

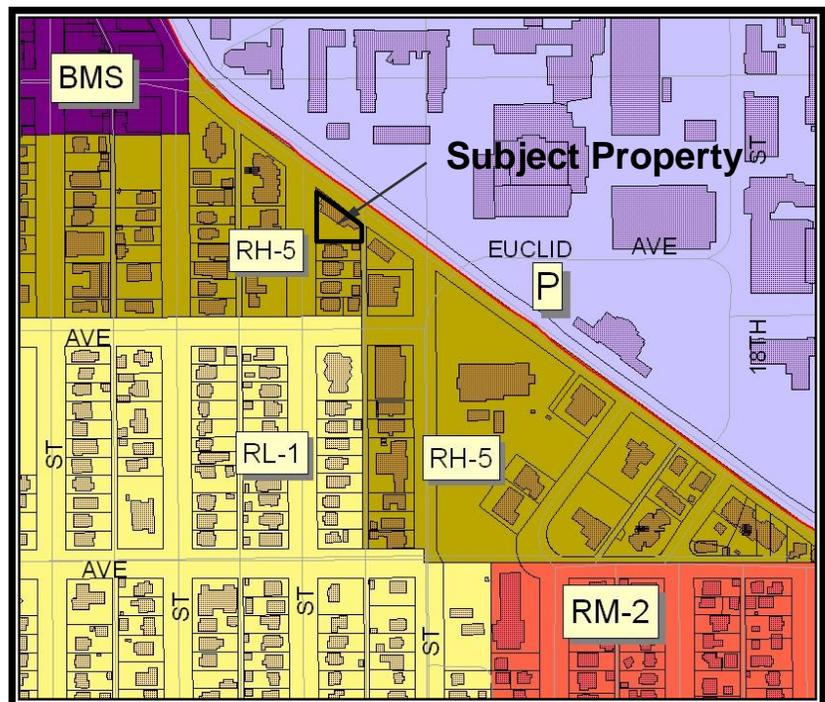


Figure 4:
Zoning Designation for the Subject Property

Development Review Process:

The house is an existing nonconforming use due to density and non-conforming parking; the building is non-standard due to setbacks. The non-conforming parking is analyzed and documented as a parking reduction through the Site Review Criteria of land use code section 9-2-14(h)(2)(K), B.R.C. 1981 as are the existing-to-remain setbacks. The 9.4 percent expansion of the floor area of the non-conforming use was evaluated through a Use Review process. The addition and remodel were also concurrently reviewed through the Landmarks Design Review Committee (LDRC) who found the proposed addition meets the city's *General Design Guidelines for Historic Resources*. An application to designate the property as an individual landmark was reviewed by the Landmarks Board who are recommending the City Council approve the designation at a later hearing date. The following describes each process in greater detail.

Non Conforming Use Review.

Under Land Use Code section 9-10-1, "*Non Conformance Standards Purpose and Scope*," B.R.C. 1981, the city provides a means for nonconforming uses to be changed and upgraded without requiring such buildings to be eliminated, particularly in this case given that the building is an historic resource. This is further described under Key Issue 3. As noted, the house is an existing, legal non-conforming use that exceeds density standards. Rental License inspection records indicate that the maximum occupancy has historically been 45 students.

Expansion of the existing legal non-conforming use is permitted under Land Use Code section 9-2-15(f)(5), B.R.C. 1981 which states: "*The change or expansion will not result in a cumulative increase in floor area of more than 10 percent of the existing floor area.*"

Given that the existing building is 16,940 square feet in size, the proposed expansion of just under 1,600 square feet (1,593 square feet) equates to 9.4 percent increase, and would therefore be just under the maximum percent of expansion of a non conforming use. No additional residents will be added to the non-conforming use, the expansion is simply to upgrade the building and accommodate greater livability of the building for the existing number of residents, not to exceed 45.

Site Review.

All other aspects of the proposed project, including the height of the addition, the existing-to-remain setbacks and the existing-to-remain 91 percent parking reduction were evaluated through the Site Review process as described in the staff memo.

Historic Preservation.

An application for the designation of 1029 Broadway Road is a pending subject to Site Review approval. On August 6, 2014 the Landmarks Board reviewed an application to designate the property and voted 5-0 to recommend designation to City Council, finding that the property meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C., 1981. The City Council will consider the designation in an upcoming public hearing.

The Landmarks Design Review Committee (Ldrc) reviewed proposals for the addition to the historic building over the course of four meetings in 2014. The proposed project was found to meet "*Section 4, 'Additions to Historic Buildings' of the General Design Guidelines for Boulder's Historic Districts*

and Individual Landmarks.” Notes from the four meetings are provided in the Planning Board memo, weblink provided on page 1 of the IP. The full Landmarks Board reviewed the proposal to relocate the entrance to the 15th Street face of the building in Dec. 3, 2014, but the board considered that location of this entrance was more appropriate at the west face of the north addition. Subsequent review by the Ldrc on Dec.17, 2014 resulted in approval of final plans for this aspect of the design in addition to details for rehabilitation of the building and construction of the proposed south addition.

Following the Planning Board hearing, the applicant met with Ldrc on Jan. 14, 2015 and presented alternative sketches for the roof configuration and windows as was requested by the Planning Board. The Ldrc concluded that the proposed gambrel roof form and the slightly revised window configurations as proposed in the new sketch meet the guidelines. The Ldrc also approved the applicant’s specification for the authentic cementitious stucco.

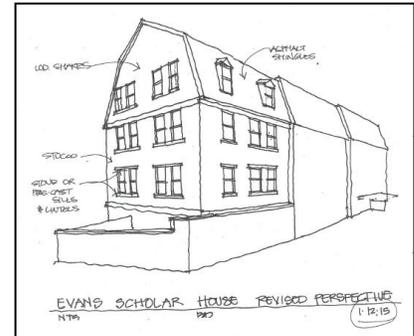


Figure 5: Revisions to addition roof shape per Planning Board & Ldrc

PROPOSED PROJECT

The applicant is proposing a two story, 1,600 square foot addition on the southeast side of the building above the existing single story addition for new study space. Other upgrades and improvements proposed include the following:

- New study rooms
- ADA accessible entrance along with an ADA accessible residential suite
- Improved building security and life/safety conditions including exit stairways
- Updated restroom and shower facilities
- New energy efficiency upgrades including efficient, historically relevant windows
- New long term internal bike storage and external bike racks
- Streetscaping and landscaping with drainage/stormwater improvements
- New south facing plaza and seating
- Relocated basketball court to create more useable onsite open space
- Enclosed trash/recycling area

The project plans in their entirety are available in for review in the City Council office of the City Manager’s Office.

Public Comment and Participation.

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site and a sign posted on the property for at least 10 days. All notice requirements of Section 9-4-3, “Public Notice Requirements,” B.R.C. 1981 have been met. Staff has also contacted the University Hill Neighborhood Association (UHNA). The representative for UHNA sent an email to staff indicating support for the proposed project that was provided in the Planning Board memo. No other public comments were received on the application.

PLANNING BOARD HEARING

The Planning Board reviewed the application Jan. 8, 2015. At the hearing, the board discussed following key issues:

1. Consistency of the proposed height modification to 47 feet with the Site Review Criteria.
2. Consistency of the 91 percent parking reduction (existing condition to remain) with the Site Review Criteria for parking reductions.
3. Consistency of the changes to the criteria for Non-Conforming Use Review, due to the density of 45 students that will remain with the remodel.
4. A condition of approval was added to require additional input from Landmarks Design Review Committee regarding refinements to the addition's window proportions and openings, the proposed gable roof's connection to the existing gambrel roof, and determination of an appropriate specification for the cementitious stucco finish material.

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 addition meets the Site Review criteria which requires consistency with the policies of the Boulder Valley Comprehensive Plan in that the three and one-half story addition is planned onto an existing 50 foot tall residential building, in an area where the city anticipates higher density residential development across from the University and on a major transit route.
2. The planned addition meets the Site Review criteria which requires consistency with the Boulder Valley Comprehensive Plan policies for preservation of historic resources in that the applicant has initiated the Landmarks designation of the property for which a condition of approval is required for the applicant to complete.
3. The proposed height of the addition is compatible with the surrounding context where there is a prevalence of tall, stately, manor-like residential buildings built primarily as fraternity or sorority houses and apartment buildings.
4. The proposed addition meets the Site Review criteria for building design and high quality building materials in keeping with the existing house and other historic properties nearby. A condition of approval was added so that the applicant continue to work with the Landmarks Design Review Committee (Ldrc) to refine the addition's window proportions and openings, consider the simple gable roof connection to the gambrel roof, and determine an appropriate specification for the cementitious stucco finish material.
5. The proposed parking reduction meets the Site Review Criteria given the Transportation Demand Management measures in-place and proposed by the applicant. Those measures include an on-going lease agreement with students to arrange for any long term auto storage with the university; the provision of over four times the required bike parking; the nature of

occupancy that is of a student residential building adjacent to the university and one-half block proximity the site to regional and local bus stops used by students.

6. The addition meets the criteria for expansion of a non-conforming use in that the addition is limited to less than 10 percent of the existing floor area as is permitted under Use Code section 9-10-1, "Non Conformance Standards Purpose and Scope," B.R.C. 1981. As allowed under that code section, the city provides a means for nonconforming uses to be changed and upgraded without requiring such buildings to be eliminated.

CONCLUSION

By a majority vote (6-0, Putnam absent) the Planning Board unanimously 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 Feb. 9, 2015, and with one City Council meeting during that time, it may consider this application for call-up at its **Jan. 29, 2015 or Feb. 3, 2015** public meetings.

ATTACHMENTS:

- A. Planning Board Notice of Disposition dated Jan. 8, 2015
- 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

CITY OF BOULDER PLANNING BOARD
NOTICE OF DISPOSITION

You are hereby advised that on January 8, 2015 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: EVANS SCHOLAR HOUSE
DESCRIPTION: SITE REVIEW AND NON-CONFORMING USE REVIEW for a 1,600 square foot addition to the Evans Scholars House, an existing non-conforming fraternal organization residential use. The addition and building improvements are intended to add study halls, upgrade infrastructure, improve energy performance, add an enclosed stairway to the east end of the structure, add bicycle storage, and improve ADA access to the house. The site has been historically non-conforming as to parking and density. The building had been nonstandard due to its setbacks and height. Site Review included an evaluation of the non-conforming parking and approved a documented parking reduction and approved setback and height modifications for the previously existing setbacks and heights as well as the setbacks and heights of the approved addition. Applicant is required to submit an application for Individual Landmark designation of the property.

LOCATION: 1029 BROADWAY
COOR: N01W06
LEGAL DESCRIPTION: LOTS 1-6, BLOCK 1, UNIVERSITY PLACE, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

APPLICANT: RICK POLMEAR
OWNER: EVANS SCHOLAR FOUNDATION
APPLICATION: SITE AND NON-CONFORMING USE REVIEW, LUR2014-00053
ZONING: RH-5
CASE MANAGER: ELAINE MCLAUGHLIN
VESTED PROPERTY RIGHT: YES, the applicant is seeking to establish vested rights.

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:

Section 9-7, "Form and Bulk Standards," B.R.C. 1981:

- Permitted height from 35 feet to 46'-10" for the addition (50 feet is the Existing Condition on the house)
- Maximum number of stories from three to four for the addition (Existing Condition on house)
- Setbacks
 - Front: 15th Street existing to remain: eight feet where 25 feet is standard (Existing Condition)
 - Side yard adjacent to a street: 0 foot setback where 12 feet is standard (Existing Condition)
 - Rear yard (Alley): 1 foot setback where 25 feet is standard (Existing Condition)

Section 9-9, "Development Standards," B.R.C. 1981:

- Parking reduction of 91% (two spaces where 22 are required: Existing Non-conforming Condition)

This decision may be called up before the City Council on or before **February 9, 2015**. 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.

Address: 1029 Broadway

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 January 8, 2015 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. Putnam absent) to approve Site and Use Review application # LUR2014-00053 with the conditions listed below and adopting the findings provided in the staff memorandum and its attachments.

L. Payton offered a friendly amendment that was accepted by C. Gray and B. Bowen, to add the following condition:

Prior to Technical Document Review, the Applicant shall submit revised plans to the Landmarks Board or Design Review Committee thereof, with architectural plans showing modifications to the addition's roof form to a gambrel roof or other solution that achieves a more compatible roof interface on the Broadway facade and window proportions on the Broadway facade that are more compatible with the historic structure. If these revised plans are not approved by the Landmarks Board or Design Review Committee, the plans dated December 18, 2014 shall be considered approved by the Planning Board.

CONDITIONS OF SITE REVIEW APPROVAL:

1. The Applicant shall ensure that the development shall be in compliance with all plans prepared by the Applicant on Dec. 18, 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. Prior to Technical Document Review, the Applicant shall submit to the City an application for Individual Landmark designation of the property located at 1029 Broadway.
3. The Applicant shall comply with the terms of the Revised Transportation Demand Management (TDM) Plan dated Dec. 18, 2014 on file in the City of Boulder Planning Department.
4. The Applicant shall ensure through a provision in its lease agreement with each occupant that each occupant with a vehicle shall make arrangements for long term vehicle storage directly through the University of Colorado.
5. Prior to Technical Document Review, the Applicant shall submit revised plans to the Landmarks Board or Design Review Committee thereof, with architectural plans showing modifications to the addition's roof form to a gambrel roof or other solution that achieves a more compatible roof interface on the Broadway facade and window proportions on the Broadway facade that are more compatible with the historic structure. If these revised plans are not approved by the Landmarks Board or Design Review Committee, the plans dated December 18, 2014 shall be considered approved by the Planning Board.

CONDITIONS OF USE REVIEW APPROVAL:

1. The Applicant shall ensure that the development shall be in compliance with all plans prepared by the Applicant on Dec. 18, 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 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

Address: 1029 Broadway

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
Bob Eichem, Chief Financial Officer
David Driskell, Executive Director of Community Planning & Sustainability
Maureen Rait, Executive Director of Public Works

Date: January 20, 2015

Subject: Information Item: City Office Space Update

This City Council information item provides an update on the evaluation of city office space needs and options being examined to support the delivery of city services longer-term.

BACKGROUND

During 2013, the city office space analysis conducted as part of the Civic Area implementation planning identified a shortfall of 30,000 square feet in the downtown area. Office space deficiencies have been exacerbated by new responsibilities and demands, including those associated with staffing flood recovery efforts and the implementation of recent ballot items.

City Council was provided an update on city office space needs at the June 3, 2014 City Council meeting <https://documents.bouldercolorado.gov/weblink8/0/doc/125565/Electronic.aspx>. Additional leased office space was subsequently secured. Human Resources, Information Technology, Information Resources and Fire Department Administration were relocated to 3065 Center Green during the 4th quarter of 2014. The five-year lease at Center Green enables the city to pursue the implementation of the Civic Area Vision Plan and consider options for addressing the delivery of city services longer-term.

UPDATE

Boulder Community Health (BCH) is also in the midst of a comprehensive planning process. With the relocation of its acute care services to its Foothills hospital in October 2014, BCH is now examining options for the future use of its Broadway campus at 1100 Balsam Ave. Options include putting it on the market later this year. Previous plans to relocate the Mapleton Center outpatient rehabilitation operations to the Broadway campus changed in late 2014 as a result of a partnership with the University of Colorado.

It has been suggested that the city evaluate the extent to which city services and programs currently located across the Boulder community, including those on the city's Municipal Campus, could be a potential fit for the current BCH facility on Broadway. Additionally, other uses that could be considered for this site, along with city services, include overflow parking demand from the downtown as well as accommodating any parking relocated from proposed Civic Area improvements.

The 6.76 acre site at 1100 Balsam Ave. is zoned Public (P). The P zone is defined in Section 9-5 of the city's code as "*Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.*" City operations would be considered a "governmental facility" under Section 9-16 of the city's code and would therefore be a consistent use within the P zone.

With regard to the regulatory process, a master plan was approved through a Planned Unit Development (PUD) process (which was the precursor to the Site Review process) in the 1980s. Any changes to the site would require an amendment to the PUD. Depending on the changes that are proposed, Planning Board approval at a public hearing may be required, although the city's code allows staff to refer items to the Planning Board for decision even if a mandatory public hearing is not triggered.

This site is also located in the Upper Goose Creek drainage. The site and existing building are partially within the 100-year floodplain. Assuming that the value of the remodeling needed to adapt this site for city use would exceed 50 percent of the structure's value (not including land value), the building would need to also be brought into compliance with current flood-proofing requirements. Upper Goose Creek is currently being remapped as part of a larger study that also includes Twomile Canyon Creek. To date, the results show that a portion of the building on this site will continue to be in the 100-year floodplain, which means that flood-proofing the building would be required with any significant remodeling or renovation. Additionally, an emergency management plan that would meet the city's Critical Facilities regulations would need to be prepared for the change in use.

The assessed valuation of the property is approximately \$40 million.

NEXT STEPS

An update on Civic Area implementation is tentatively scheduled to be provided under Matters at the March 17 City Council meeting. If the City Council supports staff further evaluating the potential feasibility of providing city services and programs at this site, recognizing the corresponding opportunities that may result from redevelopment and repurposing of the Civic Area, additional information could be provided at the March 17 meeting to support a Council discussion.



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
Maureen Rait, Executive Director of Public Works, Flood Recovery Manager

Date: January 20, 2015

Subject: Information Item: Flood Recovery Status

This City Council information item provides an update on recovery status in relation to the key objectives for both near-term recovery and long-term resilience. Highlights of the progress made are listed below, by objective, with details provided in the body of the memorandum:

1. Help people get assistance.

- Recent changes made by FEMA to the National Flood Insurance Program (NFIP) are impacting how insurance rates are determined for structures in the 100-year floodplain that have been built to floodproof standards. Although the city is not involved in the issuance or pricing of flood insurance nor in determining the requirements for FEMA acceptance of floodproofing standards, staff will be sending letters to the owners of floodproofed properties alerting them that they should begin collecting this information and corresponding with FEMA. It is anticipated that these new requirements will affect between 30 to 40 properties in the city. Staff is also working with the Colorado Association of Floodplain Managers and FEMA to attempt to further clarify the requirements and help to identify opportunities to improve the floodproofing re-certification process.
- Staff is continuing targeted outreach to neighborhoods and property owners with vacant and uninhabitable units. Approximately 17 housing units remain vacant and uninhabitable.
- Approximately 145 cases are active with the Long-Term Flood Recovery Group.

2. Restore and enhance our infrastructure.

- As of Dec 31, the city has spent approximately \$18.0 million on flood recovery.
- In terms of costs, with remaining work estimated at \$10 million, recovery efforts are 64 percent complete.
- During the months of November and December of 2014, city staff worked closely with FEMA staff to review and revise the two large project worksheets covering Open Space and Mountain Parks (OSMP) trail repairs and reroutes. As a result of this work, FEMA has prepared amendments (versions) increasing the city's eligible costs on these two project worksheets by \$3 million.
- The city formally appealed an ineligible determination made by FEMA about sediment and debris removal from a portion of Fourmile Canyon Creek. The appeal was submitted to

FEMA by the State of Colorado on Nov. 10, 2014. FEMA has 90 days to consider and respond to the city's appeal, staff anticipates a response by mid-February.

- In coordination with Carl Castillo, the city of Boulder's congressional delegation and Urban Drainage sent letters to FEMA in support of the city's efforts to receive reimbursement for flood recovery expenses and to urge a review of FEMA's policies with respect to floodplain management and mitigation.

3. Assist business recovery.

- The city is continuing to assist businesses with remaining flood recovery needs by connecting them with funding sources and business resources specific to their unique needs.
- The city is working to inform businesses of new and revised federal grant opportunities.

4. Pursue and focus resources to support recovery efforts.

- The city has received \$2.4 million in FEMA reimbursements to date. Compared to state averages, this is in line with other communities.
- The city has been awarded \$3.7 million in non-FEMA grants to support recovery and resilience projects in housing, OSMP, utilities and community services.
- The city is pursuing additional CDBG-DR funds in Rounds 2 and 3 (\$257 million available).
- The city has adopted a policy to acknowledge the risk of de-obligation of funds due to procurement challenges by assigning a portion of FEMA receipts to a restricted fund balance.
- Costs of immediate emergency response and recovery efforts have been covered by reserves across the city's funds and there was no impact to the operating elements of the 2014 Budget. The 2015 Recommended Budget includes a plan to replenish emergency reserves by the end of 2016.

5. Learn together and plan for the future.

- The city continues to participate in the BOCO Strong network, and is supporting an effort to apply for a CDBG-DR Planning & resilience grant, and to kick-off a local volunteer organizations active in disasters (VOAD) organization.
- The resilience strategy (funded through the 100 Resilient Cities program) is moving forward, with an update to council anticipated in the first quarter of 2015 including the scope of work, schedule, and community engagement strategy.

City staff, consultants and community partners continue to work diligently to make progress in achieving the council-adopted objectives. Each objective is explained in the following pages, along with a high-level summary of progress. More detailed information can be found at the city's comprehensive resource for all flood-related information: www.BoulderFloodInfo.net.

Future council updates on flood recovery efforts will occur through Information Packet items on an as-needed basis.



Facilitate access to individual assistance for affected homeowners, renters and businesses to support their recovery from flood impacts and strengthen long-term resilience.

NATIONAL FLOOD INSURANCE PROGRAM CHANGES

Recent changes made by FEMA to the National Flood Insurance Program (NFIP) are impacting how insurance rates are determined for structures in the 100-year floodplain that have been built to floodproof standards. In the past, property owners only needed to provide documentation to certify floodproofing at the time of initial construction or first issuance of the flood insurance policy. Under the new FEMA requirements just announced, NFIP policy renewals for existing floodproofed buildings require property owners to submit additional floodproofing documentation before policy renewal at floodproof rates. As existing floodproofed structures are alerted of their policy renewals, FEMA is requiring owners to provide additional documentation and Engineer of Record certifications. FEMA is no longer recognizing their previous approvals and certifications. It is unlikely that owners of many existing floodproofed structures in Boulder will have all of the necessary documentation because of changes FEMA has made, including new documentation requirements and specific certification wording which was not previously the standard.

An example of this situation is the Arete Condominiums, who are currently working to comply with these new requirements. Even as a newer structure, the work to obtain all of the required documentation took longer than the policy renewal timeline provided by the insurance company. During this process Arete unit owners began to receive letters from their mortgage companies stating that the uncertain status of flood insurance was imperiling their loan status.

Although the city is not involved in the issuance or pricing of flood insurance nor in determining the requirements for FEMA acceptance of floodproofing standards, staff will be sending letters to the owners of floodproofed properties alerting them that they should begin collecting this information and corresponding with FEMA to determine what additional documentation, if any, will be required. City staff is also compiling the floodproofing information on file for each structure so that it can be provided to the property owners. It is important to note that, so far, the information in the city's files is not sufficient to meet the new FEMA and NFIP requirements. It is anticipated that these new requirements will affect between 30 to 40 properties in the city. Staff is also working with the Colorado Association of Floodplain Managers and FEMA to attempt to further clarify the requirements and help to identify opportunities to improve the floodproofing re-certification process.

UNINHABITABLE, VACANT UNITS & REBUILDING

The city continues to help residents in need of assistance as they recover from the flood. The city's latest estimate is that approximately 17 housing units continue to remain vacant and/or uninhabitable as a result of the flood.

Direct outreach and workshops with neighborhoods and property owners that remain vacant continues, as needed. Assistance to home owner associations (HOA's) is underway.

The Planning & Development Services Center customers with flood-related questions and those seeking permits for repairs due to flood damage or mitigation measures continues but has decreased. Since Sept. 11, 2013, the city has processed more than 756 flood-related building permits. Since the last council briefing in October, 4 flood recovery permits have been processed. As individuals receive CDBG-DR grant funding, permits for the work are needed, or retroactive permits for work already completed will be required, so a small increase in flood recovery permits is expected.

INDIVIDUAL ASSISTANCE & CASE MANAGEMENT

Approximately 145 Boulder households have open cases with the Long-Term Flood Recovery Group of Boulder County (LTFRG). Ninety-two cases have been closed. The direct assistance provided by case managers includes assisting with FEMA individual assistance and insurance appeals; mental health programs; volunteer and nonprofit labor coordination; construction coordination; funding assistance through the United Way Flood Relief Fund; CDBG-DR housing rehabilitation; as well as connections to other agencies for technical assistance. The city's Human Services department has extended the financial grant through 2015 to support case management of City of Boulder cases.

FLOOD-RELATED ANNEXATIONS

Council received an update on flood-related annexations in an Oct. 8, 2014 Information Packet item. Five properties are proceeding for annexation in January 2015. The Colorado Department of Public Health and Environment (CDPHE) grant to fund extension of water and sewer infrastructure in a flood-affected neighborhood is proceeding in the Old Tale neighborhood.

CDBG-DR GRANT FUNDING

CDBG-DR funding coordination is continuing countywide for the second round of funding (\$199 million for Colorado). By working with state and regional partners, the countywide collaborative was successful in getting the state to include a more predictable, expedited and customized process for allocating this second round of funding for infrastructure- and housing-related projects through a sub-allocation to the countywide collaborative.

The city, along with the other countywide collaborative partners, is compiling all remaining unmet needs (through a consultant) to develop an equitable understanding of the need in each community for infrastructure and housing. Based on that study, a percentage allocation will be established for each community and projects selected. HUD requirements such as 50 percent benefit to low/moderate-income households must still be met, and the collaborative is currently reviewing projects to understand how to ensure compliance.

The header photos were taken at a Twomile Canyon Creek open house.



Invest in projects to restore services and to rebuild and enhance infrastructure, as appropriate, in the interests of public health and safety, community quality of life, and long-term resilience.

FLOOD RECOVERY PROJECT STATUS

As a result of the significant flood damage to city infrastructure, the city is working to complete approximately 300 projects across the community that includes repairs, restoration, replacement and mitigation work. To fund these projects, the city is pursuing a variety of available resources in the recovery and reimbursement process, including insurance, FEMA assistance, and other agencies (e.g., Federal Highway Administration, Urban Drainage and Flood Control District, Colorado Water Conservation Board, etc.), as further described in Objective #4.

Below is a summary of the total projects by department/division. Projects are considered partially complete if work has been started, temporary repairs have been made, or mitigation work has yet to be completed. As of Jan. 9, 2015, the city has completed 75 percent of the flood-related projects and spent \$18 million on flood recovery (see more financial details on page 11).

	Total Flood-related Projects	Percent Complete
Citywide Total	318	75%
Department/Division		
OSMP	142	61%
Parks & Recreation	46	89%
PW - Utilities	64	95%
PW - Transportation	32	75%
PW - FAM/Fleet	34	74%

Department-specific details are provided below.

OPEN SPACE AND MOUNTAIN PARKS (OSMP)

In the last quarter of 2014, OSMP focused flood recovery efforts on completion of important trail projects and continuing the planning and execution of ecological restoration. Work was completed on the 1st/2nd Flatiron, Bear Peak West Ridge, Royal Arch, South Boulder Creek and Wonderland Lake trails. Of special note was an innovative project working with the Access Fund, a national organization focused upon providing access to climbing areas open and conserving the climbing environment. The Access Fund was hired to work on the Royal Arch Trail, which leads to several popular climbing destinations. Boulder County’ contractors completed their repairs to Flagstaff

Road and have vacated the Gregory Canyon Trailhead area allowing work to begin on the recovery of the last flood damaged trailhead parking area. OSMP anticipates completing the Gregory Canyon restoration during the summer of 2015.

Staff members from both the OSMP and Finance departments have also worked with FEMA staff to evaluate significant discrepancies between the city’s estimate of recovery costs for trails and the estimates initially provided by FEMA. A collaborative FEMA-City of Boulder project resulted in FEMA’s approving an additional \$3 million in recovery costs. This change effectively closed the gap between the city and federal recovery cost estimates for FEMA-eligible work. A summary of OSMP flood-related projects is shown in the table below. The number of projects has changed since the previous update because some damages were determined to not be flood related. Those projects have been removed from the tally.

PROJECT STATUS	NUMBER OF PROJECTS
Completed	87
Partially Completed	12
Planning/Design	43
TOTAL	142

During the last quarter staff submitted materials to the State of Colorado to request an extension of the March 2015 project completion deadline out of a recognition that recovery work will extend to the end of 2017. Staff is currently responding to the State’s request for additional documentation in support of the extension request.

PARKS AND RECREATION

Approximately 34 percent, or 35 of the 98 Parks and Recreation facilities, were significantly damaged by the flood. Recovery work includes repair, restoration and/or replacement of facilities, structures, playgrounds, multi-use fields and courts, and paths.

PROJECT STATUS	NUMBER OF PROJECTS
Completed	41
Partially Completed	4
Planning/Design	1
TOTAL	46

Parks and Recreation staff continues to implement flood recovery and restoration projects across the community, with approximately 89 percent of the projects complete. The department had 46 distinct projects due to flood damage and has currently completed 41 projects, with four partially completed. The four partially complete projects include:

- *Flatirons Golf Course* – removal of sediment from the pond at hole #6;
- *Eben G. Fine Park*¹ – installation of storm sewer pipe to convey flows into Boulder Creek;
- *Evert Pierson Memorial Kids’ Fishing Ponds* – full restoration of the ponds and associated park amenities; and

¹ The remaining work at Eben G. Fine Park is being completed through the FEMA public assistance program. The Natural Resources Conservation Service (NRCS) is not being considered as a funding option because the amount and type of work would not be competitive in meeting the criteria of the grants and programs.

- *Boulder Reservoir* – improve drainage of the main (west side) parking lot.

The remaining project that is currently in planning and design, with FEMA coordination, includes:

- *Knollwood Tennis Courts* – complete replacement of the damaged courts, in addition to replacement of the walls and landscape restoration. The work is anticipated to be complete in summer 2015.

The department anticipates that all projects will be complete within the next seven to 10 months.

UTILITIES

Although the water utility infrastructure performed admirably and sustained minimal damages, the wastewater, stormwater, and major drainageway systems were overwhelmed by floodwaters and runoff, groundwater infiltration, and inflow to the city’s open channel and pipe conveyance systems. Initial flood response work included the protection of critical wastewater pipelines, vulnerable water delivery pipelines, and access roads to critical water infrastructure.

Continuing recovery work includes:

- Reconstruction of improved drainageway features, and
- Stabilization and repair of the undermined and damaged wastewater interceptor pipe near 61st Street.

PROJECT STATUS	NUMBER OF UTILITY PROJECTS			
	WATER	WASTEWATER	STORMWATER/FLOOD MANAGEMENT	TOTAL
Completed	20	15	26	61
Partially Completed	0	1	1	2
Planning/Design	0	1	0	1
TOTAL	20	17	27	64

Utilities staff continues to implement flood recovery and restoration projects for the water, wastewater and stormwater/flood management utilities. Approximately 95 percent of the recovery work is complete. Work on all critical water and wastewater infrastructure is complete. Sediment and debris removal from major drainageways is complete. Repair of drainageway features, such as drop structures and retaining walls, is more than 90 percent complete and should be completed by mid- year.

TRANSPORTATION

Due to the flood, approximately 1 percent (three miles) of roadways were damaged citywide. There are approximately 300 miles of roads that exist within the City of Boulder. It is estimated that approximately 20 percent (60 miles) of the roads were covered in debris. The city also has 60 miles of multi-use paths within the city limits. Approximately 15 percent, or nine miles, of the paths were damaged.

PROJECT STATUS	NUMBER OF PROJECTS ²
Completed	24
Partially Completed	7
Planning/Design	1
TOTAL	32

All transportation facilities are available for full use by the public. The remaining transportation projects include:

- *Table Mesa Drive/Lehigh Street* – stabilizing the Bear Canyon Creek channel, reconstructing drop structures and repairing pavement;
- *47th Street at Fourmile Canyon Creek* – primary work is complete and only fencing replacement, revegetation, and minor channel inlet riprap adjustments remains;
- *Various Street Locations* – complete minor patching and chip seal on flood-damaged streets;
- *Boulder Creek at 4141 Arapahoe Ave.* – removal of a piece of displaced concrete; and
- *Boulder Creek east of 55th Street* – repairs to the rip rap protecting the abutments of the pedestrian bridge.

Transportation staff anticipates that all projects will be complete within the next seven to 10 months.

FACILITIES AND ASSET MANAGEMENT (FAM): BUILDINGS AND STRUCTURES

Of the 365 city-owned buildings and structures, approximately 34 (nine percent) were damaged due to the flood.

PROJECT STATUS	NUMBER OF PROJECTS
Completed	25
Partially Completed	7
Planning/Design	2
TOTAL	34

About 94 percent of the building and structural repairs have been completed. With the majority of the mitigation work, such as installing sump pumps, rerouting roof drains, and adding flood walls and doors, approved by FEMA, the next step will be completing that work at the following facilities:

- Fire Stations #1 and #4;
- West Senior Center;
- Reynolds Library;
- Main Boulder Public Library;

² Projects include FEMA and Federal Highway Administration (FHWA). FEMA oversees the disaster relief federal funding for the street system that carries lower traffic volumes, or residential streets, and FHWA, through Colorado Department of Transportation (CDOT), oversees the federal funding for streets that have higher traffic volumes.

- Iris Center; and
- North Boulder Recreation Center.

Additional flood recovery projects under planning/design include:

- *South Boulder Recreation Center* – the gymnasium floor design and replacement. It is anticipated that the floor will be replaced during the spring facility shutdown; and
- *Flatirons Event Center* – based on council’s direction, staff anticipates demolishing the facility in the summer of 2015 and are currently in the planning phase to ensure an efficient transition of the facility. Spice of Life is remodeling space in Flatiron Industrial Park (near their current offices) for its new commercial kitchen and catering space.

Staff anticipates that all flood mitigation projects, with the exception of the Main Library, will be complete by the end of March 2015. The Main Library flood mitigation project will be accomplished in mid-2015 as part of the Capital Improvement Project (CIP) work.

The header photos were taken along Boulder Creek and at the primary interceptor pipe that delivers the majority of wastewater flows to the 75th Street Wastewater Treatment Facility.

FLOOD SAFETY BOULDER, CO

OBJECTIVE #3: ASSIST BUSINESS RECOVERY

Work with the Boulder business community and key partners to connect affected businesses with resources, recover quickly from flood impacts, and support long-term economic vitality.

The city continues to assist businesses with flood recovery needs. Impacts to Boulder businesses ranged from moderate damage (businesses that were repaired in a few weeks) to severe (e.g., complete demolition of a building with 20 tenants at 100 Arapahoe Avenue). Business assistance inquiries have included unique requests to specific Boulder businesses (e.g., disposal of confidential but severely damaged documents) and questions about funding sources and business resources.

CDBG-DR BUSINESS ASSISTANCE

Recently approved changes to the CDBG-DR program as part of the round 2 funding has changed and expanded the businesses eligible – most significantly assistance for rental property owners for housing rehabilitation costs. The program guidelines are still pending.

Additionally, technical assistance and workforce development programs will be funded, beginning sometime late in the first quarter of 2015.

The header photo was taken at a business recovery meeting and the graphic was extracted from the Recover Colorado Business Grant and Loan program application.



Work in partnership with volunteers, governmental and other agencies to maximize financial resources and efficiencies for recovery.

The September 2013 flooding was declared a national disaster, which created the opportunity for possible reimbursement through the FEMA, Federal Highway Administration (FHWA) and State of Colorado. The city is striving to maximize reimbursement from all applicable agencies, as well as through grant funding opportunities.

FINANCIAL RESOURCES

Due largely to the city's reserve policies and ability to flex repair dollars, the city has been able to fund the emergency response and initial recovery investments. Although partial reimbursement for eligible expenses is expected from FEMA and the State of Colorado, and the city is seeking all external funding opportunities to cover both recovery and mitigation costs, the timing of this funding is uncertain. Therefore, the 2015 Recommended Budget includes replenishing the General Fund reserves to 14 percent in 2015 and building reserves to 15 percent in 2016 and beyond. This plan brings reserve levels to recognized best practice levels in a short timeframe, maintains adequate levels in the immediate term, and responsibly meets the funding needs of the city.

Tables 1 and 2 (shown below) illustrate, by department/division, the anticipated city share in the flood recovery costs, as well as the estimated amount of reimbursement back to the city. The total cost estimate of \$28.0 million (an increase of \$400,000 from the \$27.6 million estimate in October 2014 due to the projected costs of staff and consultant time for administration of the FEMA grant through 2016) represents staff's current estimates of flood damage and recovery activities after further investigation of damages and assessment of repair and recovery alternatives. These costs are related to the specific September 2013 flood damages and are not reflective of subsequent issues with additional sediment and debris during spring runoff and summer storms.

Since the conclusion of FEMA's "field operations" phase of Public Assistance (PA) work on July 31, staff has been working with FEMA and the State of Colorado to process project worksheet (PW) amendments (versions) to correct omissions and add newly discovered damage. In particular, OSMP and flood recovery staff spent considerable time during November and December to amend the city's two large trail PWs. The original versions of the two PWs totaled \$2.5 million of eligible costs. The revised versions now total \$5.5 million. In terms of potential reimbursements, this translates into an additional \$2.6 million in revenue to the city.

In response to the risks of FEMA de-obligation of funds highlighted in past updates, the Flood Steering Committee adopted a policy which will establish an assignment of fund balance equal to seven percent (7%) of FEMA reimbursements in the seven most affected funds. Based upon current estimates of expected reimbursement, the sum of fund designations would equal approximately \$1.2

million. If FEMA does not require return of funds at the end of the audit period (currently estimated around 2019 or 2020), the fund assignments would be released to unrestricted fund balance.

Since the October 22 update, the city has received an additional \$1.3 million in FEMA reimbursements, bringing the total reimbursements to \$2.38 million. One million of flood related revenues were transferred to departments as part of the November 18 Final Budget Supplemental.

REMAINING COST TO THE CITY (GAP)

While FEMA and the state typically reimburse 87.5 percent of eligible projects (75 percent and 12.5 percent, respectively), in many cases, the city’s gap between incurred costs and estimated reimbursements varies significantly. The most common reasons for this gap are listed below.

- Through policy, FEMA has deemed many flood recovery activities ineligible (e.g., ecological restoration activities in OSMP, debris removal in certain areas of the streams).
- FEMA policies generally do not reimburse for regular staff time for flood response and recovery activities (only overtime is eligible). While project management and direct administrative costs are reimbursable, actual “boots on the ground” time is typically limited to overtime labor.
- Costs related to general administrative activities (not associated with a particular project) are ineligible for reimbursement (e.g., general flood coordination meetings, reporting, budgeting, council updates, etc.).

Table 1: Costs Related to Flood Damage and Response

Department/Division	Total Flood Damage and Response	Amount Spent	Remaining Estimated Cost
Transportation	\$2,500,000	\$2,485,068	\$14,932
Utilities	\$9,000,000	\$8,393,241	\$606,759
FAM/Fleet	\$1,900,000	\$950,193	\$949,807
OSMP	\$8,800,000	\$1,324,923	\$7,475,077
Parks & Rec	\$1,600,000	\$928,584	\$671,416
CP&S	\$1,892,947	\$1,892,947	\$0
Police	\$743,206	\$743,206	\$0
Fire	\$112,009	\$112,009	\$0
Other	\$1,500,000	\$1,177,404	\$322,596
Total	\$28,048,162	\$18,007,575	\$10,040,588

Table 2: Sources of Funds for Flood Recovery and Response

Department/Division	Actual FEMA/State/FHWA Reimbursement	Estimated Reimbursement from FEMA/State/FHWA ¹	Insurance Proceeds ²	Total Reimbursement	Remaining Cost to City (Gap) ³	Total Sources of Funds
Transportation	\$595,822	\$1,530,000		\$1,921,064	\$578,936	\$2,500,000

Utilities	\$329,854	\$5,630,000		\$6,932,574	\$2,067,426	\$9,000,000
FAM/Fleet	\$190,845	\$112,000	\$1,422,388	\$1,722,876	\$177,124	\$1,900,000
OSMP ⁴	\$99,111	\$5,354,000	\$25,097	\$5,478,208	\$3,321,792	\$8,800,000
Parks & Rec	\$187,167	\$696,000	\$186,812	\$1,001,233	\$598,767	\$1,600,000
CP&S	\$711,344	\$1,362,000		\$1,376,484	\$516,463	\$1,892,947
Police	\$220,061	\$28,000	\$4,963	\$253,024	\$490,182	\$743,206
Fire	\$0	\$94,000		\$94,000	\$18,009	\$112,009
Other	\$42,534	\$1,000		\$43,534	\$1,456,466	\$1,500,000
Total	\$2,376,736	\$14,807,000	\$1,639,260	\$18,822,996	\$9,225,166	\$28,048,162

¹ Actual reimbursement amounts may vary due to actual costs incurred and/or FEMA de-obligation of costs at project closeout. Includes 1.34 percent management cost reimbursement.

² Insurance proceeds do not reflect \$1 million uncheduled property payment. The city is still determining the best use of these funds. FEMA may require that some or all of this payment be used to offset "duplication of benefits." This would result in a reduction of the FEMA reimbursement.

³ Please refer to the following sections (Remaining Cost to City, and Grants) for an overview of the reasons contributing to the gap, and the additional funding sources that city staff is pursuing to help close the gap.

⁴ The majority of OSMP project worksheets have been written on estimates. As recovery work and reimbursements progress, the actual reimbursement from FEMA and the state may increase, as long as the work performed is consistent with the project scope and costs are determined to be reasonable by FEMA.

GRANTS

To help close the aforementioned gap between flood damage and response costs and FEMA reimbursements, the city is pursuing additional funding sources. The following table provides a brief overview of the opportunities currently being pursued.

Program	Awarded Projects/Eligible Activities
Grants Awarded	
Community Development Block Grant: Disaster Recovery – Resiliency Planning	<ul style="list-style-type: none"> West Fourmile Creek annexation and redevelopment study Award: \$75,625
Community Development Block Grant: Disaster Recovery – Housing Rehabilitation	<ul style="list-style-type: none"> Single-family renovations and repairs Relocation of single family homes Award: \$1 million (city's share of city/county funds)
Colorado Department of Public Health and Environment	<ul style="list-style-type: none"> 61st Street wastewater interceptor reroute Area II annexation infrastructure and design Award: \$1,595,000
Colorado Water Conservation Board	<ul style="list-style-type: none"> Boulder Creek restoration and relocation

– Stream Restoration Grant	<ul style="list-style-type: none"> • Award: \$200,000
Community Development Block Grant: Disaster Recovery – Infrastructure	<ul style="list-style-type: none"> • FEMA local match for sediment and debris removal in streams • Award: \$500,000
Fish and Wildlife Service – National Fish Passage Program	<ul style="list-style-type: none"> • Boulder Creek at Green Ditch Fish Passage Project • Award: \$75,000
Colorado Water Conservation Board – Water Supply Reserve Account Program	<ul style="list-style-type: none"> • Boulder Creek at Green Ditch Floodplain Reconnection Project • Award: \$245,000
Open Opportunities	
FEMA Hazard Mitigation Grant Program	<ul style="list-style-type: none"> • Hazard mitigation projects (property acquisition, structure elevation, dry floodproofing, generators, etc.)
Urban Drainage and Flood Control District (UDFCD)	<ul style="list-style-type: none"> • Repair of structures built by UDFCD
Natural Resources Conservation Service Emergency Watershed Protection Program	<ul style="list-style-type: none"> • Debris removal • Streambank stabilization • Repair of water control structures and infrastructure
Colorado Department of Public Health and Environment	<ul style="list-style-type: none"> • Water and Wastewater infrastructure repairs and mitigation
Unites States Tennis Association	<ul style="list-style-type: none"> • Tennis court repairs

VOLUNTEERS

Since September 2013, the city has been very fortunate to have a significant level of support from volunteers, with approximately 1,650 volunteers working approximately 6,700 hours. Of those hours, 3,853 are eligible for FEMA reimbursement, with a projected value of \$60,000.

Upcoming events for public volunteer assistance can be found online at www.ow.ly/pfF4Y.

The header photos were taken at volunteer projects along the Royal Arch Trail and Mesa Trail.



OBJECTIVE #5: LEARN TOGETHER & PLAN FOR THE FUTURE




Engage the Boulder community in assessing neighborhood impacts, refining and rethinking community design options, prioritizing actions and opportunities that mitigate hazards before rebuilding and support long-term community resilience and sustainability. In doing so, we build a city both greater and more beautiful than we were before.

BOCO STRONG

BOCO Strong – the countywide network for resilience will be applying for a CDBG-DR resilience planning grant to assist in piloting neighborhood level resilience countywide. This effort is being coordinated with the city’s resilience planning efforts.

BOULDER COUNTY VOAD

Efforts are underway through the BOCO Strong network to organize a Boulder County Volunteer Organizations Active in Disasters (VOAD) structure that will allow nongovernmental organizations to work in collaboration with local emergency response and county resources. The benefits of having a VOAD within the county include:

- Ability to communicate across organizational silos;
- Avoid duplication of resources while maximizing existing capabilities;
- Leverage local knowledge to meet the diverse needs of communities across the county;
- Identify gaps in service coverage and adapt to meet needs that arise during a disaster; and
- Interface with groups coming to assist from out of state and deploy them to where they are most needed.

CITY PRE-DISASTER RECOVERY PLANNING

Efforts to create pre-disaster recovery plans for city and community recovery are underway, and will continue through 2015.

RESILIENCE STRATEGY

The city's resilience strategy (funded through the Rockefeller Foundation's 100 Resilient Cities program) is moving forward, with an update to council anticipated in the first quarter of 2015 including the scope of work, schedule, and community engagement strategy.

The header photos were taken at the Sept. 10 "The Boulder Flood: One Year Later" afternoon and evening events.

CITY OF BOULDER
BOULDER DESIGN ADVISORY BOARD MINUTES
November 12, 2014
1739 Broadway, 401 Conference Room

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/>

BDAB MEMBERS PRESENT:

David Biek
Jamison Brown
Fenno Hoffman, Chair
Jeff Dawson
Michelle Lee

BDAB MEMBERS ABSENT:

PLANNING BOARD EX-OFFICIO MEMBER PRESENT:

Bryan Bowen

STAFF PRESENT:

Sam Assefa, Senior Urban Designer

BOARD DISCUSSION:

1. Update on Design Excellence

- **S. Assefa** explained that Victor Dover will be in town in December and will host a joint BDAB and Planning Board meeting, Council Study Session and public workshop. He discussed the objectives for his visit and steps for moving forward.
- **B. Bowen** recommended that the board and Victor Dover review and discuss some by-right projects including 1150 Lee Hill, Surround Architecture project on Broadway and North, Andy Alison project adjacent to Chez Thuy, Rick Epstein's office, McDonalds, and Yarmouth and Broadway affordable housing project.

2. BDAB Applicant Questions

- **S. Assefa** submitted revisions to the BDAB interview questions to Council. He will circulate the questions to the board.
- **D. Biek** also drafted questions based on feedback from board members and sent a draft to Macon Cowles.
- Two BDAB board positions will open in 2015.

3. Design Guideline Update Discussion

- **S. Assefa** requested the board's feedback about how to best handle the Design Guidelines. There was consensus that they do not work well in their current form. A new document cannot be drafted unless Council adds it to the work plan.
- Board members agreed that the Design Guidelines are not effective in their current application. They were drafted for downtown and have been stretched to encompass a larger area.
- The city needs a strong overarching plan with an established set of Design Guidelines. Determine the best way to communicate the ideas about the future to the layperson.
- Predictability and clarity are important. Developers need to understand the Guidelines if they must go through Site Review.
- **J. Brown** thought that the Design Guidelines should be scrapped and recreated via a public process, consultant and board of advisors. The current document does not function properly. The current revisions to the Guidelines should only serve as a band-aid until they can be redrafted altogether.
- The board discussed difficulties involved with using area plans to supplement the Design Guidelines. Consider other options such as form-based code or guidelines for specific nodes to achieve desired outcomes.
- The Planning Board and the public aim to maintain a good public realm but do not always know how to achieve it architecturally. They often associate lower heights, setbacks and step-backs as a means to protect the public realm. These issues, mass and height could be properly addressed in Design Guidelines.

Community Engagement:

- **F. Hoffman** noted that the Planning Board often sends their annual letter to council to BDAB to inform their letter. **B. Bowen** shared some of the items that the Planning Board is considering for their annual letter to Council including community engagement.
- Reconsider the process for community engagement. It currently involves asking the neighbors what they'd like to see, but without a clear vision, the neighbors don't want anything. This makes great placemaking and innovation impossible.
- Consider a more nuanced approach without asking the layperson to act as a designer.
- There are so many long public processes in Boulder that it becomes a confusing quagmire.
- Consider including design education for the layperson in the Design Excellence process.

- Group design processes often result in mediocre buildings and feel incoherent.

Role of BDAB in Review Processes:

- BDAB would like Council and Planning Board to clarify BDAB's role. Some members felt that their role was currently ineffective and unnecessary. The current structural set up does not work well or engage BDAB's strengths.
- The BDAB and Planning Board review processes are fractured. BDAB and Planning Board review different iterations of the same project. The James was an example of this. Consider holding a concurrent BDAB and Planning Board Concept Review.
- BDAB would like to be involved with plans and plan updates as early as possible so they can be engaged in the upfront thinking for the project. They liked the joint East Arapahoe meeting the TAB and Planning Board.
- The board appreciated that **B. Bowen** attends all of BDAB's meetings and thought that a BDAB representative should also attend every Planning Board meeting. While he does not represent the Planning Board, **B. Bowen** can give Planning Board's perspective as he sees it.

Next Steps:

- **F. Hoffman** will complete his redlined version of the Design Guidelines and will send it to the board for review. The board will discuss it at the next meeting to flag areas of disagreement and to get high level consensus.
- The board agreed to have a special meeting on Tuesday, November 25th to discuss the Design Guidelines.

4. Meeting Minutes

- **D. Biek** had concerns that the minutes did not accurately capture the meeting. There were implications of consensus when only one person brought up a topic. Some of the comments were made by non-board members. He will send his comments to **S. Meissner**.
- Members agreed to pilot the minutes process that the Planning Board uses. Draft minutes will be sent to the board prior to the meeting for comment via email. Members may only edit their own or general comments. Any edits should be sent to **S. Meissner**.

APPROVED BY:

Fenno Hoffman
Board Chair

12/17/2014
DATE

City of Boulder
BOARDS AND COMMISSIONS MEETING SUMMARY FORM

NAME OF BOARD/COMMISSION: Human Relations Commission
DATE OF MEETING: Dec. 15, 2014
NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Robin Pennington 303-441-1912
NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT: Commissioners – Amy Zuckerman, Shirly White, Emilia Pollauf, Nikhil Mankekar, José Beteta Staff – Carmen Atilano, Robin Pennington, Todd Jorgensen Commissioners absent - None
WHAT TYPE OF MEETING (CIRCLE ONE) [REGULAR] [SPECIAL] [QUASI-JUDICIAL]
AGENDA ITEM 1 - CALL TO ORDER – The Dec. 15, 2014 HRC meeting was called to order at 6 p.m. by A. Zuckerman .
AGENDA ITEM 2 – AGENDA ADJUSTMENTS – Add Out Boulder 2015 CEF budget discussion as Discussion/Informational Item VI.A.2.
AGENDA ITEM 3 – APPROVAL OF MINUTES – E. Pollauf moved to approve the Nov. 17, 2014 minutes with corrections. J. Beteta seconded. Motion carries 5-0. S. White moved to approve the Dec. 4, 2014 minutes with changes. J. Beteta seconded. Motion carries 5-0.
AGENDA ITEM 4 – COMMUNITY PARTICIPATION (non-agenda action items) – None.
AGENDA ITEM 5 – ACTION ITEMS A. 2014 Community Impact Fund Reports <ol style="list-style-type: none"> 1. Boulder History Museum – Nancy Geyer reported on the Boulder History Museum reinstallation of the “Chief Niwot – Legend and Legacy” exhibition. N. Mankekar moved to approve. E. Pollauf seconded. Motion carries 5-0. 2. Out Boulder – Mardi Moore and Sara Connell reported on the Out Boulder Transgender Programming Project. J. Beteta moved to approve. N. Mankekar seconded. Motion carries 5-0. B. 2014 Celebration of Immigrant Heritage Reports <ol style="list-style-type: none"> 1. Barrio E’ – Tamil Maldonado reported on “Feel Puerto Rico” which was held on Oct. 11, 2014. J. Beteta recused himself from the vote. N. Mankekar moved to approve. E. Pollauf seconded. Motion carries 4-0. C. 2014 Community Event Reports <ol style="list-style-type: none"> 1. Barrio E’ – Tamil Maldonado reported on “Influencias: The Legacy of Bomba,” a combination of the original three 2014 CEF proposals for “Bomba Dance and Theater featuring Barrio E’ and Marien Torres Lopez,” “Barrio E presents Master Percussionist Rafael Maya,” and “Expresion De Barrio feat: Painter Artist Reynaldo GuAracibo Rodriguez.” J. Beteta recused himself from the vote. E. Pollauf moved to approve. N. Mankekar seconded. Motion carries 4-0. 2. Bridge House – The commissioners reviewed the report from Bridge House on the “Kids Give Back Thanksgiving Dinner” held Nov. 25, 2014. E. Pollauf moved to approve. S. White seconded. Motion carries 5-0. D. Funding Decisions: 2015 Community Event Fund – Following a discussion of the 2015 CEF proposals, J. Beteta moved to fund the 2015 CEF for a total of \$14,500. E. Pollauf seconded. Motion carries 5-0. A. Zuckerman moved to reserve \$6,000 of the remaining 2015 grant funds for Celebration of Immigrant Heritage and allocate the remainder of \$12,530 to the Community Impact Fund. E. Pollauf seconded. Motion carries 5-0.

E. January 15th Immigration Forum – C. Atilano gave an overview of the Immigration Forum proposed for Jan. 15, 2015. **A. Zuckerman moved** that the HRC co-sponsor the event. **E. Pollauf seconded. Motion carries 5-0. J. Beteta** and **A. Zuckerman** agreed to act as co-hosts for the event.

AGENDA ITEM 6 – DISCUSSION/INFORMATIONAL ITEMS

- A. 2015 Community Event Applications
 - 1. Barrio E’ – Tamil Maldonado presented the BarrioE’ “Cultura Viva” proposal, tentatively scheduled for July 18, 2015, to be held on the Pearl Street Mall.
 - 2. Out Boulder – Mardi Moore provided clarification on the 2015 CEF Pridefest budget.
- B. Questions from City Council – The commissioners discussed the questions from City Council and identified three priorities for 2015: revisiting the Living Wage policy, the repeal of C.R.S. Section 8-6-101 and ensuring that the needs of low-income people, the working poor and struggling immigrants are considered in the prioritization of City strategic planning and the crafting and implementation of policies.
- C. 2015 HRC Work Plan – This item was tabled to the January HRC meeting.
- D. 2015 MLK Celebration – C. Atilano gave an overview of the plans for the 2015 MLK Celebration, which will include a day of service by Youth Opportunities Advisory Board members and a documentary on MLK to be shown at the Dairy Center on Jan. 19, 2015 followed by a panel discussion.
- E. 2015 January and February HRC Meetings – The commissioners agreed to meet on the fourth Monday instead of the third Monday in these months due to the Martin Luther King Day and Presidents’ Day holidays.
- F. Event Reports – **A. Zuckerman** attended the Transgender Day of Remembrance on Nov. 20, 2014.
- G. Follow Up Tasks – Revise the Nov. 17 and Dec. 4 minutes, notify the 2015 CEF applicants of the funding decisions and administer the contracts, include the HRC as a sponsor on the January 15th Immigration Forum and prepare a draft of the responses to the Questions from City Council for HRC review.

AGENDA ITEM 7 – IMMEDIATE ACTION ITEMS – None.

AGENDA ITEM 8 – Adjournment – N. Mankekar moved to adjourn the Dec. 15, 2014 meeting. **E. Pollauf seconded** the motion. **Motion carries 5-0.** The meeting was adjourned at 10:03 p.m.

TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS: The next regular meeting of the HRC will be Jan. 26, 2015 at 6 p.m. at 1777 West Conference Room, Municipal Building, 1777 Broadway St.

**CITY OF BOULDER
LANDMARKS BOARD
December 3, 2014
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the December 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.

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

Lesli Ellis, Comprehensive Planning Manager

Angela Smelker, Historical 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 (5-0) the minutes of the November 5, 2014 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING

- **Statistical Report**

5. BRIEF UPDATE ON HOUSING BOULDER – JAY SUGNET

6. ACTION ITEMS

A. Continuation of a public hearing and consideration of an application for a Landmark Alteration Certificate to construct a 753 sq. ft. addition to a contributing house and to construct a 336 sq. ft. one-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.

F. Sheets recused herself. All other board members made site visits.

Staff Presentation

J. Hewat presented to the board, recommending that the Landmarks Board conditionally approve the application.

Applicant's Presentation

David Waugh, 71 Bowen St., Longmont, architect, spoke in support of the Landmark Alteration Certificate application.

Public Hearing

Michael Mikuta, 2433 8th St., spoke in support of the Landmark Alteration Certificate application but voiced concern about location of proposed new garage to ensure back-out distance and requested it be moved 1' south into the property. He spoke in support of removing the historic garage to allow for more flexibility and better design.

Motion

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board approved (4-0, **F. Sheets** recused herself) the proposed construction shown on plans dated 09/23/2014, finding that it generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for constructing the addition and new one-car garage in compliance with the approved plans dated 09/23/2014, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit a revised design that:
 - a. Retains a greater portion of the north (rear) wall of the historic house and create a more defined connection between the historic house and new addition;
 - b. Addresses preservation of the east wall of the existing garage;
 - c. Applicant shall submit a revised design that studies turning the gable to match the roof form of the existing garage.

3. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall provide details on the rehabilitation of the existing house.
4. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: window and door details, wall material details, siding material details, paint colors, roofing material details and details regarding any exterior lighting and hardscaping on the property to ensure that the approval is consistent with the General Design Guidelines and the Mapleton Hill Historic District Guidelines and the intent of this approval.

B. Public hearing and consideration of a Landmark Alteration Certificate to alter window opening to create an entrance at the north (primary) elevation of 1029 Broadway St. (pending landmark), per section 9-11-18 of the Boulder Revised Code (HIS2014-00354). Applicant: Rick Burkett. Owner: Evans Scholars.

All board members made site visits. **M. Gerwing, D. Yin, K. Remley, and M. Schreiner** reviewed the case at Design Review Committee meetings.

Staff Presentation

J. Hewat presented to the board, recommending that the Landmarks Board conditionally approve the application.

Applicant's Presentation

Rick Polmear, 5685, Greenwood Village, Evans Scholars Foundation, spoke in support of the Landmark Alteration Certificate application and the importance of a single, prominent entrance.

Danica Powell, 1350 Pine St., spoke in support of the Landmark Alteration Certificate application.

Catherine Quintero, 431 Oneida St., Denver, architect, spoke in support of the Landmark Alteration Certificate application.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, spoke in support of the staff recommendation.

Motion

On a motion by **M. Schreiner**, seconded by **M. Gerwing**, the Landmarks Board approved (5-0) a Landmark Alteration Certificate for the proposed alteration shown on plans dated 09/16/2014 and 9/24/2014, finding that it generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for making modifications to the north face of the building in compliance with the approved plans dated 09/16/2014 and 09/24/2014, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit a revised design that:
 - (A) Locates the entrance to the west side of the north addition;
 - (B) Revises the replacement of non-historic windows on the north addition to more closely replicate the appearance of the screened in porch visible in the 1930s photograph;
 - (C) Eliminates the proposed new windows and door at the north wall of the main building;
3. The Landmarks design review committee shall review details of the remodel, including doors and window details, moldings and proposed insets, paint colors, and any associated hardscaping to ensure that the approval is consistent with the *General Design Guidelines* and the historic preservation ordinance.

C. Public hearing and consideration of an application to designate the property at 445 College Ave. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00085). Owner: George Stark. Applicant: Landmarks Board.

Staff Presentation

M. Cameron presented to the board, recommending that the Landmarks Board disapprove the application for individual landmark designation.

Applicant's Presentation

Stephen Sparn, 1731 15th Street, architect and property owner's representative, spoke in opposition to landmark designation.

Public Hearing

Karl Kellogg, 2249 Tin Cup Circle, spoke in opposition to landmark designation.

Marion Thurnauer, 440 College Avenue, spoke in opposition to landmark designation.

Mark Gelband, 505 College Avenue, spoke in opposition to landmark designation.

Dale Thoms, 425 College Avenue, spoke in opposition to landmark designation.

Inger Barron, 430 College Avenue, spoke in opposition to landmark designation.

Eileen Kintsch, 435 College Avenue, spoke in opposition to landmark designation.

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, spoke on behalf of the Historic Boulder Board spoke in opposition to landmark designation of this property.

Dale Thoms, 425 College Avenue, spoke in opposition to landmark designation.

Kathryn Barth, 2940 20th Street, spoke in support of landmark designation.

George Stark, 1321 Marshall Street, spoke in opposition to landmark designation.
Nancy Kellogg, 2944 Tin Cup Circle, spoke in opposition to landmark designation.
Joan Lieberman, 1335 Marshall Street, spoke in opposition to the landmark designation.
Gretchen King, 415 College Avenue, spoke in opposition to the landmark designation.
Stephanie Stark, 1321 Marshall Street, spoke in opposition to the landmark designation.

Motion

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board disapproved (5-0) the designation of the property at 445 College Ave. as an individual local historic landmark, finding that although, pursuant to Sec. 9-11-1(a), B.R.C. 1981, the proposal would protect, enhance, and perpetuate a building of the city reminiscent of past eras, events, and persons, it does not meet the legislative intent of Section 9-11-1(b) in that approving the application would not draw a reasonable balance between private property rights and the public interest. Further the Landmarks Board adopts the staff memorandum as findings of the Board, orders staff to issue the demolition permit and recommends that prior to issuance of the demolition permit, staff require the applicant to submit to CP&S staff for recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
2. Measured elevation drawings of all faces of the buildings depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and
3. Black and white medium format archival quality photographs of all exterior elevations.

D. Public hearing and consideration of issuance of a demolition permit for the building located at 1103 6th St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2014-00301). Applicant: Olga DeLange Owner: Patricia Faulkner.

All Board members made site visits to the property.

Staff Presentation

M. Cameron presented to the board, recommending that the board approve the demolition permit application.

Applicant's Presentation

Tamara Faulkner, executor of family estate, spoke in support of issuing a demolition permit and opposes imposition of a stay-of-demolition.

Todd Faulkner, 3306 Longview Road, Erie, son of Dean and Patricia Faulkner, spoke in support of demolition permit.

Public Hearing

Kathryn Barth, 2940 20th Street, stated that she considered the building might be contributing-restorable, but in its present form is not eligible for individual landmark designation.

Lynn Segal, 538 Dewey Street, considers the interior of the building has a really “neat feel to it” and would like to know the expenses of demolition vs. renovation.

Motion

On a motion by **M.Schreiner**, seconded by **M.Gerwing**, the Landmarks Board approve (5-0) the demolition permit application for the buildings located at 1103 6th St. finding that, due to a loss of architectural integrity, the property is not eligible for landmark designation and adopt the staff memorandum dated Dec. 3, 2014, as the findings of the board. The Landmarks Board recommends that prior to issuance of the demolition permit, staff require the applicant to submit to CP&S staff for recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
2. Measured elevation drawings of all faces of the buildings depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and
3. Color medium format archival quality photographs of all exterior elevations.

7. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Structure of Merit Update
- B. Update Memo
- C. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources

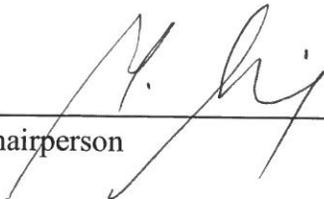
8. DEBRIEF MEETING/CALENDAR CHECK

9. ADJOURNMENT

The meeting adjourned at 10:53 p.m.

Approved on January 7, 2015

Respectfully submitted,



Chairperson

**CITY OF BOULDER
LANDMARKS BOARD
January 7, 2015
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the “*unapproved and unsigned*” action minutes of the January 7, 2015 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.

BOARD MEMBERS:

Mark Gerwing, Chair

Kate Remley

Mike Schreiner

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

Lesli Ellis, Comprehensive Planning Manager

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 as amended of the December 3, 2014 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING

- **Statistical Report**

5. ACTION ITEMS

- A. Public hearing and consideration of a Landmark Alteration Certificate to install vinyl windows on the non-contributing building located at 720 Concord Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00350). Applicant/Owner: James R. Christoph.**

Motion

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board approved (**3-1**), with **D. Yin objecting**, the proposal for the replacement of windows at 720 Concord Avenue in that it generally meets the standards in Chapter 9-11-18 (a)(b, 1-4), B.R.C. 1981, and is generally consistent with the *General Design Guidelines* and *Mapleton Hill Historic District Design Guidelines*, subject to the conditions below, and adopts this memorandum as findings of the board.

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that the windows are installed in compliance with all approved plans on file in the City of Boulder Planning Department, except as modified by these conditions of approval.
2. Prior to submitting a building permit application, the Applicant shall provide elevation, sill, head, and jamb details to demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines. The remaining windows may be installed after the review and approval of the sample window by the Landmarks Design Review Committee.
3. Landmarks board encourages applicant to replicate the existing window pattern on all windows.

B. Public hearing and consideration of an application to designate the property at 747 12th St., as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00070). Owner: 747 Twelfth Street, LLC. Applicant: Landmarks Board.

The board agreed to discuss this item at the next Landmarks Board meeting, February 3, 2015.

C. Public hearing and consideration of an application to designate the property at 747 12th St., as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00070). Owner: 747 Twelfth Street, LLC. Applicant: Landmarks Board.

Motion

On a motion by **M. Schreiner**, seconded by **D. Yin**, the Landmarks Board adopted (**4-0**) a resolution to initiate landmark designation the property at 747 12th St. as a local historic landmark, to be known as the Cowgill 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 adopts the staff memorandum, including the following as the findings of the board:

FINDINGS

The Landmarks Board finds, based upon the application and evidence presented, that the proposed designation application is 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 a past era and 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 buildings proposed for designation have exceptionally high architectural, historic and environmental significance. The property is associated with Marthana and Josephine Cowgill, who cared for tuberculosis patients in the house prior to purchasing the Mesa Vista Sanatorium; the property possesses a high level of architectural integrity as an example of architecture of that period, and the property has been identified as contributing resource to the identified potential University Hill local and National Register of Historic Places District. Sec. 9-11-2(a)(1), B.R.C. 1981.
4. In this case, designation over an owner's objection is appropriate because (i) the house and garage are of exceptionally high architectural, historic, and environmental significance; (ii) the house and garage are in need of protection provided through the designation as the buildings are proposed for demolition; and (iii) it has not been demonstrated that the cost of restoration or repair would be unreasonable or that it would not be feasible to preserve the buildings and incorporate them into future development plans.
5. 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. Due to the location of the house on the south side of the lot, and the gradual grade change away from the house, redevelopment of the site in a manner that preserves the historic buildings and provides for a modern residential use will be possible if the property is individually landmarked. 9-11-1(b), B.R.C. 1981.
6. 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. Pool Guidelines
- B. Update Memo
- C. Subcommittee Update

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 10:27 p.m.

**CITY OF BOULDER
BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING
MINUTES**

Name of Board/ Commission: Library Commission	
Date of Meeting: November 5, 2014 at the Main Library, 1001 Arapahoe Ave., North Meeting Room	
Contact Information Preparing Summary: Carrie Mills, 303-441-3106	
Commission Members Present: Anne Sawyer, Paul Sutter, Joni Teter, Donna O'Brien, and Alicia Gibb Commission Members Absent: None.	
Library Staff Present: David Farnan, Director of Library & Arts Jennifer Miles, Deputy Library Director Carrie Mills, Administrative Specialist II City Staff Present: Glenn Magee, Facilities Design and Construction Manager Public Present: None present.	
Type of Meeting: Regular	
Agenda Item 1: Call to Order and Approval of Agenda	[6:04 p.m., Audio 0:10 min]
The meeting was called to order at 6:04 p.m. Commissioners approved the revised agenda handed out at the start of the meeting.	
Agenda Item 2: Public Participation	[6:04 p.m., Audio 0:23 min]
No members of the public were present.	
Agenda Item 3: Consent Agenda	[6:04 p.m., Audio 0:25 min]
Item 3A, Approval of Oct. 7, 2014 minutes (p. 2-6) Teter motioned to approve the minutes. Sutter seconded. Approved unanimously, vote 4-0.	
Agenda Item 4: Welcome and swearing in of new library commissioner	[6:05 p.m., Audio 0:55 min]
In her capacity as secretary, O'Brien swore in Gibb as a library commissioner.	
Agenda Item 5: Main Library renovation project update	[6:06 p.m., Audio 2:13 min]
Magee reported that the new children's area opened yesterday, marking the end of Phase 3. The construction crew is off schedule, but Magee hoped that the crew can pick up speed in Phase 4. With regards to the clerestory windows in the Main Library, pane replacement is nearly completed. The Automatic Materials Handling system (AMH) was in the process of being installed. O'Brien asked if the AMH will speak to users and Magee confirmed that the system will indeed speak. With other developments, Miles announced that an RFID tagging system was installed at the Meadows Branch that morning. O'Brien asked if the commissioners could see the AMH in the next meeting, to which Farnan and Magee agreed. In regards to the budget, Magee noted that the construction budget is currently 61% expended, including the window replacements, which matched the initial expectation.	
Commission discussion, questions, and comments included:	
<ul style="list-style-type: none"> • Sutter asked for an update on the café. Magee replied that he is currently waiting for more from the architect on final details, but the current plans are to fill the café with high-tech equipment. • Sawyer inquired if the bridge will need to close again to complete the café. Magee responded that the contractors anticipate walling off the work area and allowing for pass-through use during café construction. • Sawyer asked for clarification on the delay. Magee explained that the initial completion date was in November, but now construction would be pushed through December, following on the heels of completion of Phase 4 construction. He assured that the bridge will look better in the coming weeks. • Magee reminded commissioners that Phase 4 consisted of converting staff space into meeting rooms and reestablishing that staff space by the entrance along with renovating the ceiling and floors. • Sawyer asked if there would be games for the end caps of the shelves in the children's area. Miles noted plans 	

to put those games in the early literacy space.

- Miles announced that the renovations memo was omitted from the packet. A corrected packet with the memo will be sent out via email the following day.

Agenda Item 6: Commission review and approval of policies (p. 7-19)

[6:19 p.m., Audio 15:18 min]

Item 6A, Meeting room terms of use (p. 9-18)

Prior to the meeting, Teter sent out notes. Sawyer suggested going through the policy line by line and incorporating Teter's comments and questions as they fit.

Commission discussion, questions, and comments included:

- In response to a sponsorship question raised by Teter, Sawyer noted that the next policy for consideration will be on library sponsorship. Teter wondered how the public would know whether an event was sponsored, and what it meant for a group to have sponsorship. Farnan explained that sponsored partners receive advantages for booking meeting space in addition to marketing and publicity through the library.
- Farnan advised that when the community bulletin board is up, there should be a disclaimer posted which welcomes the community to post events but notes that such does not indicate library sponsorship. Teter asked if there were plans for a community calendar, to which Farnan responded that the Visitor's Bureau was looking into the possibility of staffing that.
- Sawyer considered the advantage of having a comprehensive calendar of events at the library to better direct visitors, to which Teter concurred. O'Brien suggested a daily slide on the digital signage listing that day's events in the library. Sawyer suggested putting that information on the website, with clear delineation as to what was or was not sponsored. Miles responded that should the recently purchased technology for booking rooms allow for posting online without requiring the staff to manually input data, then staff would take advantage of the opportunity. Farnan was reluctant to promote non-sponsored programs as there is hardly enough capacity for sponsored programs alone.
- Teter worried that the language and tone of the policy resembled the old customer service philosophy and did not reflect the new approach. Farnan asked if dropping the disclaimer requirement would make the policy friendlier. Teter pointed out that from the user's perspective, it does not matter if the event is library-sponsored or not. Sawyer believed it would be friendlier to drop the requirement, but that most are accustomed to the use for a disclaimer. Sutter is less concerned with the tone because this policy is not intended for public consumption. Moreover, Sutter wondered if this policy is streamlining the process for staff. O'Brien agreed with Sutter and had no reservations about the disclaimer.
- Teter advised that if conference rooms with audiovisual equipment are available for public use, then the library should anticipate making technical support readily available. Sawyer suggested remedying this concern by offering the public a chance to book a librarian prior to their meeting to assist with set-up. Miles noted that staff may not be able to assist with outside equipment that does not meet software or hardware standards. Gibb, Teter, and Sutter recommended changes to the wording to better reflect capabilities and manage expectations. Gibb suggested a visual guide to include photos of ports, cords, and buttons. Sutter added that the policy should mention that cords are not provided.
- Sawyer noticed an inconsistency with the Meadows Branch reservation policy for study rooms, which allows any patron of any age to book, and the drafted policy, which limits reservations to adults. Farnan explained that the Main Library does not reserve study rooms as it's a time consuming process, but hoped that this will change with the new technology for booking rooms.
- Sutter and Sawyer emphasized the importance of clarifying that food and drink must follow the rules of conduct to ensure the exclusion of alcohol outside of the director's approval. Gibb argued against referencing the specific rule in the text as the intention is clear.
- Sawyer recommended grouping all rules together at the end of the document and Sutter suggested separating out whichever rooms cannot be reserved to ensure a better flow within the document.
- Sawyer asked, in regards to same-day reservations, if one can book at 11 a.m. for 3 p.m. Farnan clarified that the goal is to prevent monopolization of the rooms. Miles noted that patrons could reserve the room two hours per day every day, but they would need to come in daily and the room would need to be available. Teter wondered if there could be limits to how often a patron books a room for a same-day reservation. Sawyer explained that she finds it reasonable to allow someone to continue using a room if it is not booked.
- Teter believed that community groups need to know that once a month meetings are now available again at the library, citing these monthly groups as a target audience. Farnan replied that the revamped marketing plan should address this.
- O'Brien suggested removing mention of the library's right to cancel reservations due to flooding, given

Boulder's inherent geographic properties. Miles stated that this was a remnant of a previous policy. Sawyer felt this was covered in the blanket statement.

- Sawyer noted a 15-minute policy to study rooms which allows the room to reopen for public use if a patron with a reservation does not appear, and suggested that this policy be extended to meeting rooms.
- Sawyer raised the question of requiring all meetings be open to the public. O'Brien worried that groups discussing sensitive information, such as support groups, may be disinclined to use the library for the preservation of privacy and confidentiality. Sawyer and Teter noted that some groups, like the Boulder Library Foundation, work under assumed privacy. Farnan mentioned that the biggest risk to unwanted attendance is serving food or covering a controversial topic. Farnan recognized that no groups would necessarily kick out a lost patron in a meeting room. Miles confirmed that few stray patrons walk into meetings in progress. Sutter and Miles wondered who would be in charge of policing rooms to ensure privacy of participants. Following feedback from the commissioners, Farnan suggested writing into the policy that the library cannot ensure that meetings will be private. Sutter recommended beginning with an affirmation, such as "The library is a public space." Farnan agreed to survey nearby libraries for their policy around this issue.
- Teter was concerned that city staff would use the meeting spaces disproportionately. Farnan confirmed that the spaces are less convenient for city staff now that Human Resources and others are moving to a new facility, and as such city groups do not routinely book a room. Teter sought assurance that city staff will be subject to the same public policy, but Farnan replied that bookings in the Canyon Meeting Room are not public. Sawyer stated that this is still consistent with the previous discussion as the onus falls upon the participants in the meeting to maintain their privacy.
- Sawyer recommended that a map of the building be included. Miles responded that one is forthcoming.
- Gibb wondered why non-reservable rooms are included in the policy. Miles explained that these spaces are used for public programming and as such, informs the public of the space.
- Sutter suggested including optimal occupancy in addition to maximum occupancy. Sawyer mentioned including the size of the LCD screen. Miles noted that a table will be forthcoming.

Item 6B, Patron photography and video recording (p. 19)

Sawyer and Teter submitted changes prior to the meeting. These changes can be found here:

<http://boulderlibrary.org/pdfs/commission/2014/handouts/14NovHandouts.pdf>. Sawyer also suggested additional changes. O'Brien asked for clarification as to whether people are allowed to take photos of children, to which Farnan responded that it is allowable as the library is a public space. Gibb asked if this policy extended to internal photography by the library. Farnan noted that staff would fall under this, but that the library also requires a photo release form for photos taken for library publicity use. Teter moved to approve the policy as presented with the addition by Sawyer. O'Brien seconded. Voted 5-0, unanimous.

Agenda Item 7: Commission to begin annual letter to City Council and report for city manager (p. 18-23)

[7:32 p.m., Audio 1:28:57 hr]

Sawyer explained that the focus would be on the letter to City Council as the report for the city manager largely consists of statistics which are gathered and calculated by library staff. Sawyer noted that the current work plan for the city does not include much in regards to the library, and as such, the commission should communicate priorities and successes. She further narrowed the focus by calling for a discussion of priorities in particular during this session.

Commission discussion, questions, and comments included:

- Teter distributed her thoughts and reflections to the City Council's questions prior to the meeting.
- O'Brien echoed Teter's comments, citing technology and maker spaces as a priority. Further, O'Brien would like to move forward with the Boulder Library Foundation as they define their relationship with the commission. And finally, O'Brien hoped to support staff in their transition into the new space as it will necessitate a new culture.
- Sutter also agreed with Teter's priorities, such as the goal to define the commission's role in the bylaws and master plan. Building on previous statements, Sutter hoped to optimize the library's digital presence and digital capacities. In addition, Sutter considered optimizing the library's redefinition as "the place to be." Within the notion of "the place to be," Sutter considered greater space for the existing maker space and an ongoing discussion about the homeless and transient issues.
- Gibb joined in the excitement of building digital capacities. She noted that making "building" a priority encouraged continual change and growth and can be faster than objective-oriented goals such as "increasing the size of the maker space." Gibb reiterated the importance of maker space/hacker space initiatives to modernize the library. Further, Gibb emphasized information education to ensure that patrons had the skills to use implemented innovations and the will to embrace new mechanisms for finding information.

- Sawyer supported the creation of the library platform through partnerships and expansion of library programming to utilize more library spaces and engage the community. In particular, Sawyer was interested in using the new spaces to bring people in. Evolving from that, Sawyer felt the commission should embrace changes of community expectations. Sawyer also noted engagement in civic area planning to maximize the library renovation as the cornerstone, continue with the master plan, and finalize the role of the commission within the charter and bylaws.
- In response to the commissioners' priorities, Farnan asked that the expansion of services be included in the master plan instead of the letter to city council. Farnan suggested framing these ideas in a broad framework to make them accessible and understandable to others.
- Teter considered how staff may feel with this push towards digitization. Sawyer thought that perhaps some of the library's partners could provide not just community programming but also library staff training in exchange. Teter and O'Brien reinforced that these technology trainings are not an imposition on staff, but more a way in which the library and the commission can support staff in their work.
- Farnan and Miles noted that the library's buying power has been decreasing. Teter suggested addressing an increased budget in the master plan. Further, Farnan recognized that the e-book collection was weak, but worried that very few funds could be bustled around to supplement.
- Sawyer instructed the commissioners to send any additional priorities to her as she and O'Brien will compile these answers to begin a framework.

Agenda Item 8: Review commission's recommended changes to the City Charter [8:12 p.m., Audio 2:08:35 hr]

Sawyer confirmed that the commission is waiting for City Council to decide whether or not the commission can meet with the subcommittee for boards and commissions in addition to the charter subcommittee. Scheduling should proceed following the city council's meeting the following night. Sawyer anticipated completing these revisions by the end of January 2015.

Agenda Item 9: Update on Library and Arts Department partnerships [8:14 p.m., Audio 2:10:44 hr]

Item 9A: Small Business Development Center

Farnan announced that the budget was approved. Currently, Farnan is working on solidifying a move-in date and finalizing the parameters of the contract with the Small Business Development Center. The group will hold a minimum of 12 to 20 events at the library annually, including a 2-3 week entrepreneurial program for teens. The program will likely be free with required applications. O'Brien noted that someone should reach out to Boulder Valley School District to help students fill a credit requirement with this program.

Agenda Item 10: Report from Boulder Library Foundation Oct. 30, 2014 visioning meeting

[8:17 pm, Audio 2:13:21 hr]

Teter remarked that everyone on the foundation seem excited with the shift in direction, though noted some trouble envisioning what a different relationship may be. Overall, Teter felt it was positive. In regards to the January retreat with the foundation, Farnan expected it would run from 8:30 a.m. to 12 p.m. Sawyer suggested reviewing July 2014 retreat notes to review discussion points. Sutter and O'Brien agreed that this meeting is really for the foundation. Sawyer affirmed that the commission endorses what the library is planning, and recognized that these sentiments should be passed along to the foundation.

Agenda Item 11: Discussion of programming the 2015 half-day retreat with the Boulder Library Foundation

[8:23 p.m., Audio 2:19:38 hr]

This item was included in the previous discussion.

Agenda Item 12: Library Commission update (from memo)

[8:23 p.m., Audio 2:19:40 hr]

Sawyer shared thoughts and lessons from the CalCon conference as it relates to maker spaces. Sawyer suggested supporting staff to involve themselves in panels or in nominations for awards.

Agenda Item 13: Library and Arts Director's report (p. 29-30)

[8:27 p.m., Audio 2:23:23 hr]

Teter wondered if Devin Billingsley will continue with the plan to diagram the monies within the budget. Farnan confirmed that they anticipate showing that in January. O'Brien noted that in previous years, the library was closed during Memorial Day weekend but noticed that in 2015, the library is scheduled to be open for Memorial Day weekend and, along with Sawyer, wondered what the rationale was. Farnan responded that it was strange that the library was closed on a weekend when the civic area is at its busiest. Farnan invited commissioners to attend the All Staff Training Day on Thurs., Nov. 20 at the Main Library.

Agenda Item 14: Future Items/Scheduling	[8:41 p.m., Audio 2:37:11 hr]
<ul style="list-style-type: none"> • Renovation update • Update on 2nd round of 2014 adjustments to the base budget • Complete and approve letter to City Council • Update on the City Charter changes • Review the Meeting Room, Canyon Theater, Gallery and Foundry policies • Digital branch discussion with Monique Sendze • Tour of Automated Material Handling System (Edit: Postponed to the January meeting due to location.) 	
Agenda Item 15: Adjournment	[8:44 p.m., Audio 2:40:46 hr]
<p>There being no further business to come before the board at this time, the meeting was adjourned at 8:44 p.m.</p>	
Date, Time, and Location of Next Meeting:	
<p>The next Library Commission meeting will be at 6:00 p.m. on Mon., Dec. 8, 2014, at the Carnegie Branch Library of Local History, 1125 Pine St., Boulder, CO 80302.</p>	

Commissioner Anne Sawyer approved these minutes on January 6, 2015; and Carrie Mills attested to this approval on January 6, 2015.

An audio recording of the full meeting for which these minutes are a summary, is available on the Library Commission web page at <http://boulderlibrary.org/about/commission.html>



CITY OF BOULDER
Boards and Commissions Minutes

NAME OF COMMISSION: Open Space Board of Trustees
DATE OF MEETING: December 10, 2014
NAME/EXTENSION OF PERSON PREPARING SUMMARY: Leah Case x3440
NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT: MEMBERS: Tom Isaacson, Shelley Dunbar, Frances Hartogh, Molly Davis, Kevin Bracy Knight STAFF: Mike Patton, Jim Reeder, Dave Kuntz, Tracy Winfree, Mark Gershman, Heather Swanson, Don D'Amico, Alyssa Frideres, Cecil Fenio, Kelly Wasserbach, Phil Yates, Annie McFarland, Steve Armstead, Leah Case
TYPE OF MEETING: <u>REGULAR</u> CONTINUATION SPECIAL
SUMMATION: AGENDA ITEM 1- Approval of the Minutes Shelley Dunbar moved to approve the minutes from Nov. 12, 2014 as amended. Tom Isaacson seconded. This motion passed unanimously. AGENDA ITEM 2- Public Participation Randy Winter, Boulder, thanked staff for making changes to the self-closing gates on OSMP. Joel Koenig, Boulder, said there has been too much time spent working on Skunk Canyon. AGENDA ITEM 3- Director's Updates Wildlife Program Update Heather Swanson, Wildlife Ecologist, gave an update on the wildlife program. Council Retreat Questions for Boards and Commissions The OSBT finalized their responses for the council retreat questions for Boards and Commissions. This will be sent to City Council prior to their retreat. AGENDA ITEM 4- Matters from the Board The Board took some time to thank Mike Patton for his time with OSMP. The Board asked staff for an update on the Voice and Sight Tag Program. Steve Armstead said registration is underway. There have been 4100 people who have passed the class. Classes will continue to be offered into

next year; likely slowing down in February.

AGENDA ITEM 5 – Consideration of a motion pertaining to the development of a trail on the Joder Open Space and Mountain Parks property.*

Mike Patton, Director, gave a presentation to the Board on various options for the Joder Property.

This item spurred four motions:

Molly Davis moved the Open Space Board of Trustees recommend that staff proceed towards establishing one interim trail between Foothills Highway and Olde Stage Road across the Joder Property, using the existing road and trail identified in staff's map attached to the November 12, 2014 memorandum, with the understanding that all uses of the Joder property will be evaluated as part of the North TSA planning process. The decision to create interim access is due to the unique circumstances and will not set a precedent. North TSA participants should not interpret this action as supporting or rejecting any other proposed action on the Joder property in the North TSA. The usual HCA rules, including the on-trail requirement, will apply to the Joder property and the interim trail through the conclusion of the North TSA process. Tom Isaacson seconded. This motion passed four to one; Frances Hartogh dissented.

Tom Isaacson moved the Open Space Board of Trustees recommend that the Joder portion of the interim regional connection trail be dogs on leash and the portion on the Buckingham property remain Voice and Sight. The North TSA process should consider whether to keep these designations in effect. Shelley Dunbar seconded. This motion passed unanimously.

Frances Hartogh moved the Open Space Board of Trustees to make the following statement about the Joder property: the Board understands and appreciates the historic use of the Joder property for equestrians and believes that this historic use should be honored and accommodated through the TSA process. Kevin Bracy Knight seconded. This motion passed unanimously.

Tom Isaacson moved the Open Space Board of Trustees make the following statement: the designation of the Joder II property as an HCA was made with minimal public process. The North TSA should take a fresh look at the management area designation of this property. Kevin Bracy Knight seconded. This motion passed three to two; Molly Davis and Frances Hartogh dissented.

ADJOURNMENT: The meeting adjourned at 11:40 p.m.

ATTACH BRIEF DETAILS OF ANY PUBLIC COMMENTS:

Many members from the public spoke in regard to the Joder Property. There were varying opinions on whether to open the proposed interim trail prior to the North TSA.

TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:

The next OSBT meeting will be Jan. 14, 2015.

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
December 4, 2014
1777 Broadway, Council Chambers

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

PLANNING BOARD MEMBERS PRESENT:

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

PLANNING BOARD MEMBERS ABSENT:

John Putnam was recused from item 5B.

STAFF PRESENT:

Susan Richstone, Deputy Director, CP&S
Hella Pannewig, Assistant City Attorney
Susan Meissner, Administrative Assistant III
Sam Assefa, Senior Urban Designer
Charles Ferro, Development Review Manager for CP&S
Elaine McLaughlin, Senior Planner
Jessica Stevens, Civil Engineer II
David Thompson, Civil Engineer II- Transportation

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 5:03 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by C. Gray and seconded by J. Gerstle the Planning Board approved 7-0 the October 16, 2014 Planning Board minutes.

3. PUBLIC PARTICIPATION

1. **Stephen Haydel**, 1935 Grove Street, spoke about the trend toward height variances in Boulder, especially near the transit village area. He expressed concern about added density and traffic.

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

- A. Call Up: Wetland Permit (LUR2014-00091) Dry Creek Flume Repair. Expires December 9, 2014
- B. Call Up: Use Review (LUR2014-00073) 2353 13th Street. Expires: December 12, 2014
- C. Call Up: Site and Use Review (LUR2014-00057) 1955 28th Street. Expires: December 12, 2014
- D. Call Up: Site and Use Review (LUR2014-00055 and LUR2014-00080) 2880 Wilderness Place. Expires: December 12, 2014

L. Payton called up item 4C. No other items were called up.

5. PUBLIC HEARING ITEMS

A. Public hearing regarding Site and Use Review application no. LUR2008-00034, Flatirons Storage Facility located at 5675 Arapahoe Ave., a request to extend the original Site and Use Review approvals for the property beyond the expiration period as permitted by the development code.

Applicant: WW Reynolds
Owner: LJD Enterprises

Staff Presentation:

- C. Ferro introduced the item.
- E. McLaughlin presented the item to the board.

Board Questions:

- E. McLaughlin answered questions from the board.
- E. Stafford answered questions from the board.

Applicant Presentation:

Jeff Wingert, the applicant, presented to the board.

Board Questions:

Jeff Wingert, the applicant, answered questions from the board.

Public Hearing:

No one from the public spoke.

Board Comments:

There were no comments from the board.

Motion:

On a motion by C. Gray, seconded by J. Putnam, the Planning Board voted 7-0 to approve the extension for the development approval of case no LUR2008-00034 based on the condition that the applicant begin and substantially complete the construction process within three years of the date of the Planning Board hearing, December 4, 2014.

- B. SITE REVIEW for the proposed removal of existing structures and a two-phased redevelopment with three, four-story buildings of Class A office in a campus format with below grade parking for the property located at 2095, 2111 and 2121 30th Street along with 2920 and 2930 Pearl Street. Design includes enhanced building architecture, high quality landscaped open spaces, and provision of the east-west running multi-use path as consistent with the City's adopted connections plan. In addition, the existing ditch bisecting site will be modified and improved. A total of 330,000 gross square feet in two phases (200,000 square feet in initial phase) with maximum 55' building height and four-stories is requested. Site Review case no. LUR2014-00035. The applicant intends to pursue Vested Rights per section 9-2-19, B.R.C. 1981**

Applicant: Collin Kimberlin

Property Owners: Pearl Place Associates, LLC

Board Disclosures:

- **J. Putnam** recused himself from the item.
- **A. Brockett, B. Bowen** and **J. Gerstle** disclosed that they read the Daily Camera article that discussed the potential tenant for space; they did not feel that it would affect their ability to make an impartial decision.
- **L. Payton** disclosed that she owns some Google stock but that it would not affect her ability to make an impartial decision.

Staff Presentation:

C. Ferro introduced the item.

E. McLaughlin presented the item to the board.

Board Questions:

E. McLaughlin answered questions from the board.

C. Ferro answered questions from the board.

D. Thompson answered questions from the board.

Applicant Presentation:

Kevin Foltz, from Forum Investment Group, presented to the board.

Collin Kimberlin the applicant, presented the item to the board.

Scott Green, a representative from Google, spoke to the board.

Board Questions:

Collin Kimberlin, the applicant, answered questions from the board.

Leslie Ewe, from the Sanitas Group, answered questions from the board.

Emily Glutner, the transportation consultant, answered questions from the board.

John Pawlowski, the chairman for the TDM board for Boulder Junction, answered questions from the board.

David Tryba, the architect, answered questions from the board.

Public Hearing:

1. **Mike Marsh, 265 31st Street**, pooled with **Catherine Dawson-Latamboise, 215 31st Street**, expressed concerns about the impact that this project could have on rents and affordable housing. There needs to be a balance of work and living spaces in town.
2. **Clif Harald, 2440 Pearl Street**, spoke in support of the project and felt that it complied with all city policies. The Boulder Economic Council supports the project.
3. **Patrick Dillard, P.O. Box 7978, Boulder**, expressed concerns about housing ratios and recommended that the developer pay impact fees for affordable housing. He also supported the Community Cycles recommendation to add a multi-use path through the site.
4. **Stephen Haydel, 1935 Grove Street**, noted that site access will be restricted to Google employees for security purposes. The only access point is along 30th Street and could be problematic. The development on the other side of the street will also be 55 feet.
5. **Ruth Blackmore, 705 S. 41st Street**, wanted to know how many of the 1,500 employees will be incommuting. She would like to see job linkage fees for commercial spaces to add affordable housing. She cautioned about the traffic and groundwater.
6. **Paul Walmsley, 1630 30th Street**, is a computer programmer and thought it was exciting that Google wants to relocate in Boulder. He opposed the existing proposal because it will not have any public uses and this area is becoming a new heart for Boulder. Redesign to host public uses on the ground floor or relocate the project to a light industrial site.

Board Comments:**General Impressions and Consistency with BVCP Policies:**

L. Payton discussed the environmental, social, economic sustainability impacts of the project. She thought the proposal would have a negative impact on the community's environmental sustainability due to increased car trips and use of materials for construction. Economically, she noted that it would increase jobs in Boulder but also cited negative impacts on the small, local businesses displaced by this development. Social sustainability would be adversely impacted by increasing housing demand and costs. With regard to the BVCP, she cited several incompatibilities including its stress on the jobs/housing balance, lack of transit and pedestrian-oriented features, overabundance of parking, and lack of attention to the neighborhood context due to the insular, commercial office park feel. She thought that the density was excessive, the height would block views, and the streetscape was insufficient and lacked a human scale; add

pedestrian interest and more of a tree lawn buffer along 30th Street. She liked the reference to Boulder High School, multi-use path and open space.

J. Gerstle generally agreed with L. Payton's comments on BVCP policies. He disapproved of the setback reduction along 30th Street because it would be inadequate for pedestrian life. He thought the multiuse pathway along the western boundary should be completed to the northern edge of the site. He expressed concern about the development's impact on traffic, incommuting and housing in the community.

B. Bowen disagreed with **L. Payton** and **J. Gerstle**. He thought the proposal generally complied with the BVCP policies. He expressed some concern that it does not contain retail, that it lacks permeability and that it may impact local housing costs; he wished that there were a mechanism for balancing the housing issue. He noted that this parcel has been designated for high density development and therefore thought the proposed intensity was appropriate. He sympathized that it is difficult to watch the city and businesses change.

A. Brockett agreed with **B. Bowen** and thought that the proposal was fundamentally in line with BVCP policies. He noted that this is one of three areas in the city slated for intense development and saw this as a positive urban infill project that would move away from more suburban land use in the transit rich area. He thought the proposal had improved enormously since the first concept review. He liked the circulation; cars move underground quickly, the central open space is positive, and the multi-use path will be a great public amenity. He thought the development would be good for the economic sustainability of the city; companies bring in money from out of town and reinvest in our city. It is important to have users that need larger floor plates in transit-rich areas of town so people can commute by bus, walking or bike. This will have lower transportation impacts than large office campuses like NCAR and IBM. He shared concerns about possible impacts on housing costs and recommended that the city implement a linkage fee to support affordable housing for future projects. He would prefer to see retail on the ground floor but understood the constraints and noted that there is other retail in the area. He thought the two story portion of the building on Pearl Street would add to pedestrian interest.

C. Gray thought the project was consistent with the BVCP policies but not was consistent with the neighborhood policies. She liked the architecture and that it was distinct from downtown. The buildings have a sense of permanence in an area where the nearby buildings feel more temporary. She was concerned that the area could start to feel suburban if all buildings create a 55 foot datum. She would prefer to reduce the Pearl and 30th Street facades to two stories and to add retail to enhance the pedestrian experience. Connect the path to Pearl Street. Though she noted that the board does not have jurisdiction over the use, she was happy for Google to occupy the space and did not feel concern that the tech sector would overwhelm the area; there is already a diverse and solid base of employment. She thought a linkage fee would have been beneficial but are not feasible for this project. Look at the cumulative impacts of the project to assure that proposed projects are meeting the vision for the area.

L. May thought this proposal was much improved but was not convinced that the project generally complied with the BVCP policies. He agreed with Community Cycles letter, liked the architecture, thought that the path was acceptable as shown, and felt the open space would

provide a good amenity. He found discrepancies with the BVCP concerning mass and scale, pedestrian elements and lack of mixed use elements. He also noted that it would create increased demand for services and affordable housing; though not the fault of the applicant, it would work against the city's larger housing goal and displace local businesses without providing opportunities for their relocation on site. It also fell short on core values such as providing views of mountains, and finer grained architecture as opposed to monolithic structures. The Regional Center Guidelines call for mixed use tightly woven into project; instead, this has 800 feet of dead sidewalk. He did not find it consistent with stated goals for the area.

Given the dissenting opinions, **A. Brockett** polled the board to determine how or if the board could reach a consensus to approve the project. The remaining discussion aimed to identify and craft conditions to address the following elements that some members identified as non-compliant with the review criteria:

- Monolithic 55 foot height, specifically the building height along Pearl and 30th Streets
- Setbacks along Pearl and 30th Streets
- Lack of pedestrian interest and/or mixed use elements
- Connection between western multi-use path and Pearl Street
- Impacts on traffic and TDM requirements
- Impacts on housing

Site Review Criteria:

- **Building Height**
 - **L. Payton, L. May, J. Gerstle and C. Gray** expressed concern that the consistent 55 foot height was excessive and felt too monolithic. They felt that the cumulative effect of this and other buildings in the area were incompatible with Boulder's small town character and blocked views to the mountains. Most felt that this would be approvable if the heights were reduced and/or more varied on the buildings fronting Pearl and 30th Streets. Break up the monoliths and step upper stories back along the street to preserve views and create a better pedestrian experience. Consider both the pedestrian experience and the building as viewed from a block away. These members thought it would be acceptable for the southwestern-most building to be taller. Do not significantly alter the character of the open space with floor area replaced from the removed fourth floors.
 - **Bowen and A. Brockett** felt that the 55 foot height was appropriate for the Transit Village area. They noted that it is one of three areas in town zoned and intended for high intensity development. They generally liked the design of the buildings and the tradeoff between FAR and open space; the proposed buildings have a 2.0 FAR where 4.0 FAR is allowed.
 - Reduced building heights would likely require the applicant to make up for the lost floor area in other locations, namely the open space.

- The applicant explained their agreement with the tenant is contingent upon a specific amount floor area. They could reduce the floor area up to, but no more than 10%.
- **Setbacks and Pedestrian Interest**
 - **J. Gerstle** and **L. Payton** felt that the proposed setbacks, especially along 30th Street, were insufficient. The setbacks did not need to be pushed back to the zoning requirement, but could be increased to allow for more of a pedestrian buffer from the street; add a larger tree lawn with trees on either side.
 - **B. Bowen** noted that the proposed setbacks are in response to BDAB's comments; the applicant complied with BDAB's recommendations about the building program and design. There is a large discrepancy between the direction that BDAB and Planning Board are giving to applicants. He was hesitant to ask the applicant to rework a good piece of architecture that had already responded to multiple iterations of board comments. Leave the first floor as designed.
 - Several members expressed concern that there was not more pedestrian interest and would have liked to see more public retail or restaurant uses on the ground floor. The board recognized that it could not dictate use but asked the applicant to consider means for activating the ground floor spaces through art, a community space or other public uses. Avoid the creation of a dead zone, especially along 30th Street.
 - The applicant clarified that a gym would be located on the first floor with views to 30th Street. Board members felt that this would enhance the pedestrian experience.
 - **A. Brockett** noted that a portion of the Pearl Street façade is already two stories and could support a retail use in the future if conditions became appropriate and feasible.
- **Multi-use Path Connections**
 - **J. Gerstle**, **C. Gray** and **L. Payton** would like to see the multi-use path connect with Pearl Street.
- **TDM Plan and Traffic Impacts**
 - **J. Gerstle**, **L. May** and **L. Payton** felt that the applicant had not done enough analysis on the traffic impacts of the development. Expand the analysis to better understand the impacts beyond Arapahoe and to calculate the number of incommuters. Given the proximity to the new Transit Center, they thought that the development should strive to have a near zero impact on traffic. **L. Payton** thought 600 parking spaces was excessive.
 - **Brockett** and **B. Bowen** did not think that it was reasonable to request a near zero impact on traffic from this development. This area of Boulder is still in transition from a car-oriented area to one with more access to alternate means of transportation. They saw traffic as a sign of a healthy and vibrant urban environment; demand will incentivize and ensure the success of a more bike, pedestrian and bus-oriented design.

They did not think that 620 spaces for 1,500 employees was excessive; the supply will naturally limit car traffic.

- The majority of members would support a more aggressive TDM Plan. Provide a more integrated plan that would allow Pearl Place to provide more aggressive financial incentives/deterrents for on-site parking without adversely affecting neighbors. Extend mandatory Eco Passes for employees beyond the required three year period. Most members did not want to reduce the number of parking spaces.
- **L. May** requested that the board get a better understanding of the methodologies used in traffic studies for future projects. He would support a more robust TDM plan including reducing the number of parking spaces.
- **J. Gerstle** recommended diminishing the magnitude of the project. Fewer employees would reduce impacts on traffic and housing.
- The parking consultant explained that all strategies for reducing parking demand are being employed shy of charging for parking. Any additional strategies would not be effective. The tenant does not believe in charging for parking and would prefer to provide positive incentives for using alternate means of transit.

Housing:

The board expressed concern that this project would contribute to the housing imbalance and cost increases in Boulder. Members recognized that the board did not have the jurisdiction to request a housing linkage fee but would like to have the ability to consider this for future projects.

Process Moving Forward:

The applicant will not need to return to BDAB.

Motion:

On a motion by **A. Brockett**, seconded by **L. May**, the Planning Board voted 5-1 (**L. Payton** opposed, **J. Putnam** recused) to approve Site Review case no. LUR2014-00035, as described in the staff memorandum incorporating the staff memorandum and the attached Site Review criteria checklist as findings of fact, and subject to the recommended Conditions of Approval found in the memo with the following modifications to the Conditions of Approval:

Condition 2a. shall be revised to read: 2a. 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 prepared by the Applicant on Nov. 14, 2014 is generally acceptable. The final plans shall be revised to show an increased building setback at the fourth floor of wings A and C intended to decrease the perception of building height from the public right of way. Specifically, the Applicant shall integrate into the design a 65' setback from the Pearl Street frontage and a 30' setback from the

30th Street frontage starting at the northeast corner and extending south to encompass and wrap the southeast corner for a distance of 80 feet. The Applicant may recover floor area within other areas of the campus that do not materially change the size, configuration or design of the central common space. The final architectural plans shall also be revised include additional pedestrian interest to the ground floor along Pearl St. and 30th St. Planning staff will review plans to assure that the architectural intent is performed.

Add to Condition 2.b.: The final site plan shall show a public pedestrian connection connecting the multi-use path from the southwest corner of Building C with the Pearl Street right of way.

Revise Condition 5 to read: 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, Car Share services, B-cycle membership and Guaranteed Ride Home, or, if those do no longer exist, for other equally effective TDM strategies, to the employees of the development for seven years after the issuance of a certificate of occupancy as proposed in the Applicant's Transportation Demand Management (TDM) plan.

Added by friendly amendment by J. Gerstle which was accepted by A. Brockett:

Enhance the TDM plan to ensure that all employees are provided with financial incentives not to drive. That may include either a positive or negative incentive with regard to the use of a parking space such as requiring employees to pay for parking spaces or being provided with some sort of payment not to drive.

5. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY
 - A. DEBRIEF MEETING/CALENDAR CHECK
 - B. ADJOURNMENT

The Planning Board adjourned the meeting at 12:25 a.m.

APPROVED BY



Board Chair

12/18/14

DATE

National Homeless Persons' Memorial Day

WHEREAS, the winter poses extreme hardship for inadequately housed low-income men, women and children in Boulder; and

WHEREAS, the spirit of the holiday season of giving provides an opportunity for affirmation and renewal regarding the commitment to end homelessness; and

WHEREAS, December 21st has been designated National Homeless Persons' Memorial Day by the National Coalition for the Homeless and the National Health Care for the Homeless Council, and is so recognized by cities nationwide; and

WHEREAS, in this season of generosity and sharing, residents of Boulder are encouraged to commit themselves to promoting compassion and concern for all brothers and sisters, especially those who are poor and homeless; and

WHEREAS, in remembering those who have died on the streets, the cause of ending homelessness is kept urgent as is the city's commitment to preventing such deaths in the future.

NOW, THEREFORE, BE IT DECLARED by the City Council of the City of Boulder, Colorado that December 21, 2014 is

National Homeless Persons' Memorial Day



Matthew Appelbaum
Mayor

**Recognition
of the
Boulder County Latino History Project**

WHEREAS, the Boulder County Latino History Project, a collaborative, grass-roots initiative, is documenting and describing the history of Latinos in the Boulder area over the past century; and

WHEREAS, with the assistance of local Latino youth from high schools and colleges, plus more than 95 community volunteers, the project has gathered oral, written and photographic information about the experiences and contributions of Latinos; and

WHEREAS, Latinos 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 wonderful and diverse place to live; and

WHEREAS, the City of Boulder recognizes the importance of educating its population on the extensive history of contributions by the Latino community; and

WHEREAS, the city's fourth annual Immigrant Heritage Week in October 2014 was enormously enriched by the unveiling of the Boulder County Latino History Project's work at the Museum of Boulder.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Boulder, Colorado, that the Boulder County Latino History Project is recognized for its contribution to the city's recorded history and encouraged in its ongoing effort to tell the immeasurably valuable stories of Latino life in the Boulder area.



Matthew Appelbaum
Mayor