



TO: Members of Council
FROM: Mary Moline, City Clerk's Office
DATE: March 17, 2015
SUBJECT: Information Packet

1. CALL UPS

- A. Use Review for a 3,509 square foot tavern with an outdoor patio, which will not exceed 712 square feet in area, at 921 Pearl Street (LUR2014-00081). Proposed hours of operation are 9 a.m. to 12:00 a.m. Sunday through Thursday and 9 a.m. to 2 a.m. Friday and Saturday.
- B. Concept Plan Review 1900 Folsom (LUR2014-00085)
- C. Knapp Subdivision Final Plat Application no. TEC2013-00057: Final Plat to subdivide one 0.5-acre developed lot at 3050 15th St. in the RL-1 zone district to create 2 new residential lots: Lot 1 (9,605 s.f.) and Lot 2 (12,176 s.f.). Lot 1 will contain an existing single family home.
- D. Site and Use Review application, no. LUR2014-00057 to construct one new 2,850 square foot, single story Bank of America building with a drive thru facility on the pad site at 1965 28th St. The proposal also includes improvements to the existing parking area serving the pad site as well to the parking area adjacent to the Hazels liquor store. The project site is zoned Business Regional 1 (BR-1).

2. INFORMATION ITEMS

- A. Approval of Boulder Arts Commission Recommendations for 2015 Major Arts Grants
RESPOND BY MARCH 30, 2015
- B. Report on Economic Sustainability Strategy 2014 Action Items

3. BOARDS AND COMMISSIONS

- A. Human Relations Commission – February 23, 2015
- B. Landmarks Board – March 4, 2015
- C. Parks and Recreation Advisory Board – January 26, 2015
- D. Planning Board – January 22, 2015
- E. Planning Board – January 8, 2015
- F. Transportation Advisory Board – February 9, 2015

4. DECLARATIONS

None



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
Sloane Walbert, Planner I

Date: March 9, 2015

Subject: Call-Up Item: Use Review for a 3,509 square foot tavern with an outdoor patio, which will not exceed 712 square feet in area, at 921 Pearl Street (LUR2014-00081). Proposed hours of operation are 9 a.m. to 12:00 a.m. Sunday through Thursday and 9 a.m. to 2 a.m. Friday and Saturday.

EXECUTIVE SUMMARY

On Mar. 5, 2015, the Planning Board approved (5-1, Gray opposed, Payton recused) the above-referenced application with conditions as provided in the attached Notice of Disposition (**Attachment A**), finding the project consistent with the relevant criteria of section 9-2-15, "Use Review," B.R.C. 1981. Approval of the application would permit a 3,509 square foot tavern located at 921 Pearl Street with an outdoor patio of no greater than 712 square feet in size. The establishment would close no later than 12:00 a.m. on Sunday through Thursday nights and 2:00 a.m. on Friday and Saturday nights. The property is located in the DT-2 (Downtown 2) zone district.

Per the use standards found in section 9-6-1, B.R.C. 1981, approval of a Use Review is required for taverns that are over 1,500 square feet in floor area or which close after 11 p.m. in the DT-2 zone district. Additionally, taverns with an outdoor seating area of 300 square feet or more within 500 feet of residential zoning district are allowed in the DT-2 zone district if approved through Use Review.

The Planning Board decision is subject to City Council call-up within 30 days concluding on Apr. 6, 2015. City Council is scheduled to consider this application for call-up at the Mar. 17, 2015 public meeting. The staff memorandum of recommendation to Planning Board

and other related background materials are available on the city website for Planning Board at the following [link](#).

BACKGROUND

Existing Site/Site Context

The subject property is a roughly 11,500 square foot lot located in Central Boulder west of the Pearl Street pedestrian mall, between 9th and 10th Streets. Refer to Figure 1 for a Vicinity Map. The West End of Pearl is characterized by an active mix of restaurant, tavern, retail, office and residential uses. The proposed 3,509 square foot tenant space is located on the ground floor of the existing mixed-use building (see Figure 3). The space was previously occupied by a restaurant use (Bacaro Venetian Taverna), which operated under an approved Use Review from 1997 for a restaurant over 1,500 square feet and an



Figure 1: Vicinity Map

outside eating area of more than 300 square feet, within 500 feet of a residential zoning district. The approval from 1997 did not limit the business to specific hours of operation and the use was permitted to operate until 2 a.m. Since the original approval, the use had evolved into predominantly a nightclub with live DJs and music on a rooftop patio. The space is adjacent to a restaurant use (Chipotle Mexican Grill), which has an approved use review from 1997 for a restaurant over 1,500 square feet in area with an outside eating area of less than 300 square feet.

The site and adjacent area on the north side of Pearl Street is zoned DT-2 (Downtown 2), which is defined as “a transition area between the downtown and the surrounding residential areas where a wide range of retail, office, residential, and public uses are permitted. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged” (section 9-5-2(c)(3)(A), B.R.C. 1981).

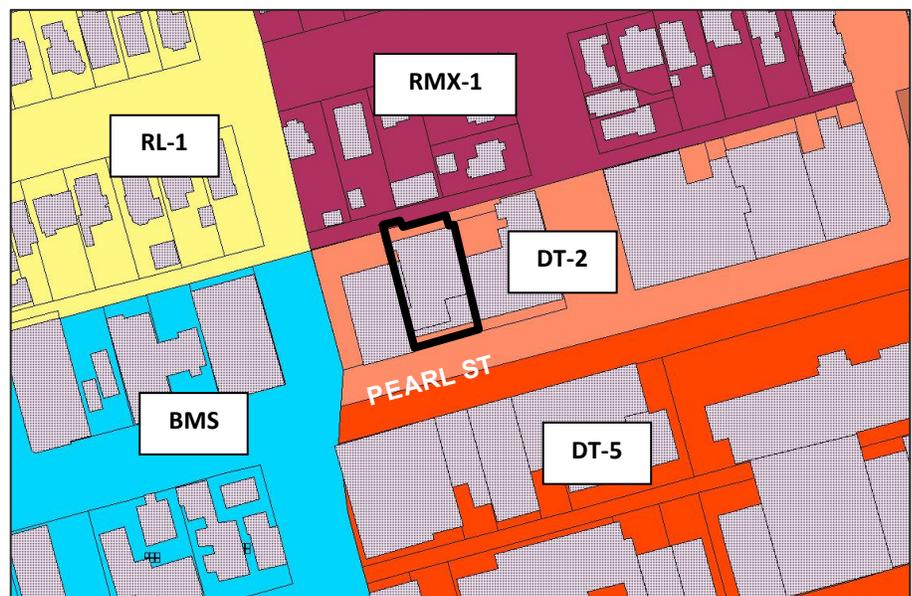


Figure 2: Zoning Map

PROPOSED PROJECT

The applicant is requesting approval of a Use Review to allow the “World of Beer” tavern use to locate in the existing tenant space at 921 Pearl St. The use is considered a “tavern” because the principal business is the sale of malt, vinous, and spirituous liquors for consumption on the premises (section 9-16-1, B.R.C. 1981). However, World of Beer will operate similar to a restaurant use and will serve a full menu during all hours of operation. The franchised use specializes in craft beer and strives for a tasting room ambiance rather than a typical bar. Due to the price and quality of beer selections, revenue from liquor sales is expected to comprise 60 percent of total sales.



Figure 3: Tenant Space

The proposed 3,509 square foot tavern use would include a 712 square foot outdoor patio at ground floor level, for a total of 4,221 square feet (interior and exterior space). Note that the rooftop patio formerly used by Bacaro will not be utilized by this tenant in order to minimize impacts on the adjacent residential use. Office tenants in the building will henceforth have sole use of the rooftop patio. The applicant initially proposed hours of operation from 9:00 a.m. to 2:00 a.m., seven days per week. However, in response to neighborhood feedback the applicant revised the proposed hours immediately prior to the Planning Board hearing. The applicant stated that they would be willing to cease food and

beverage service on the outdoor patio at 11 p.m. seven days a week. Additionally, the applicant stated that they would be willing to close at midnight Sunday through Wednesday. See summary of the Planning Board hearing below for more information regarding approved hours of operation, as conditioned by the Planning Board.

The building is located in the Central Area General Improvement District (CAGID) and there is no off-street parking requirement for the nonresidential use. At this time no exterior modifications are planned to be made to the site or building. The West Pearl Streetscape Improvements adjacent to the proposed use were completed last year. Refer to **Attachment C** for the proposed floor plan and applicant’s complete management plan describing the operating characteristics and how potential impacts will be mitigated.

Development Review Process

On Feb. 3, 2015, city staff approved the Use Review application to allow the proposed tavern use. Per the use standards found in section 9-6-1, B.R.C. 1981, approval of a Use Review is required for taverns that are over 1,500 square feet in floor area or which close after 11 p.m. in the DT-2 zone district. Additionally, taverns with an outdoor seating area of 300 square feet or more within 500 feet of residential zoning district are allowed in the DT-2 zone district if approved through Use Review. The Use Review is a staff-level decision subject to call-up by the Planning Board or by the public within 14 days of staff’s decision. The application was called up for discussion by the Planning Board on Feb. 5, 2015 and considered by Planning Board at the Mar. 5, 2015 public hearing.

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 property and a sign posted on the property for at least 10 days. Hence, all notice requirements of section 9-4-3, "Public Notice Requirements," B.R.C. 1981 have been met. In addition, based on a motion from Planning Board on Feb. 5, 2015, a new notice was sent to all property owners and tenants within 600 square feet of the subject property informing them of the request and the upcoming public meeting. Staff received numerous inquiries and comments on the project from surrounding residents. Some residents communicated support for the proposal. Others had concerns about the impacts of the tavern use, which primarily related to the following:

- Excessive noise, especially late at night and early in the morning
- Intoxicated persons
- Parking on residential streets.

See section below regarding the Planning Board meeting for more information about public comment given at the public hearing.

In addition, pursuant to section 9-2-4, "Good Neighbor Meetings and Management Plans," B.R.C. 1981, additional public notice was provided for a neighborhood meeting, which was held on Dec. 9, 2014. The building owner spoke at the meeting, who is a resident of the Mapleton Hill neighborhood, as well as several representatives of World of Beer. Questions that were discussed during the meeting including hours of operation, potential for noise, and excessive drinking. The restaurant operator addressed concerns and described the proposed operations and management, including security, techniques used to minimize excessive intoxication, and appropriate delivery times. The owner and operator indicated that any concerns that may arise will be immediately addressed by management and operator.

ANALYSIS

Staff finds the proposal consistent with the criteria for Use Review set forth in Section 9-2-15(e), B.R.C. 1981. Refer to **Attachment B** for a full criteria analysis.

Planning Board Hearing

At their Mar. 5, 2015 public hearing, the Planning Board approved the subject Use Review with conditions with a vote of 5-1 (Gray opposed, Payton recused). The Board approved the use to close at midnight on Sunday through Thursday and 2 a.m. on Friday and Saturday nights. The use will be required to cease service of food and beverage on the outdoor patio at 11 p.m. seven days a week. Additionally, the applicant will be required to schedule deliveries between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Nine members of the public spoke at the public hearing. Two representatives of local breweries spoke in support of the proposed use and described the positive relationship they have with World of Beer. These representatives also emphasized the importance of these types of establishments for the support of local breweries. Additionally, the owner of the building, who is also a resident of the neighborhood, explained how the proposed use would be an improvement over the previous use (Bacaro) by the closure of the rooftop patio. Several neighbors, including several who live directly across the alley, expressed concerns about the proposed 2 a.m. closing

time, especially during weeknights, and the tavern use. Some also expressed concerns about the condition of the alley and difficulty in accessing parking for their homes.

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 for a public hearing within a 30-day call up period, which expires on Apr. 6, 2015. The City Council may consider this application for call-up at the Mar. 17, 2015 public meeting.

ATTACHMENTS:

- A. Planning Board Notice of Disposition dated Mar. 5, 2015
- B. Use Review Criteria Analysis
- C. Project Plans and Management Plan



CITY OF BOULDER
Community Planning & Sustainability

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CITY OF BOULDER PLANNING BOARD
NOTICE OF DISPOSITION

You are hereby advised that on March 5, 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: **WORLD OF BEER**
DESCRIPTION: **USE REVIEW for a 3,509 square foot tavern with an outdoor patio closing no later than 12:00 a.m. midnight Monday through Friday and 2:00 a.m. Saturday and Sunday. The outdoor patio shall not exceed 712 square feet in size and service on such patio shall cease no later than 11 p.m. seven days a week.**
LOCATION: **921 PEARL STREET**
COOR: **N03W07**
LEGAL DESCRIPTION: **See Exhibit A**
APPLICANT: **Jason Rappaport, World of Beer USA**
OWNER: **West Pearl LLC**
APPLICATION: **Use Review, LUR2014-00081**
ZONING: **DT-2 (Downtown – 2)**
CASE MANAGER: **Sloane Walbert**
VESTED PROPERTY RIGHT: **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

This decision may be called up before the City Council on or before **April 6, 2015**. If no call-up occurs, the decision is deemed final on **April 7, 2015**.

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

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

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

At its public hearing on March 5, 2015 the Planning Board approved the request with the following motion:

On a motion by J. Putnam, seconded by B. Bowen, as amended, the Planning Board voted 5-1 (C. Gray opposed, L. Payton recused) to approve Land Use Review # LUR2014-00081 incorporating the staff memorandum as findings of fact and subject to the recommended conditions of approval except that:

(1) Condition 1.b. shall be replaced with the following:

Address: 921 PEARL ST

The approved use shall be closed from 2 a.m. through 9 a.m. Saturday and Sunday, and from midnight through 9 a.m. on Monday, Tuesday, Wednesday, Thursday, and Friday;

- (2) Strike from the management plan, on page three, first full paragraph, sixth sentence, related to scheduling of deliveries : "use its best effort to" so as to require scheduling of deliveries between 8:00 a.m. and 5:00 p.m.

A. Brockett, offered a friendly amendment to the main motion, which was accepted by J. Putnam, to additionally amend Condition 1.b. that the Applicant will cease service of food and beverage on the patio at 11 p.m. seven days a week.

C. Gray, moved to amend the main motion to include a Thursday night closing at 12 a.m. The motion to amend was seconded by L. May, and passed on a 5-1 vote (B. Bowen opposed).

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans dated February 2, 2015 and the management plan dated March 10, 2015**, 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. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:
 - a. The Applicant shall operate the business in accordance with the management plan dated March 10, 2015, which is attached to this Notice of Disposition as Exhibit B.
 - b. The approved use shall be closed from 2 a.m. through 9 a.m. Saturday and Sunday, and from midnight through 9 a.m. on Monday, Tuesday, Wednesday, Thursday and Friday. The Applicant will cease service of food and beverage on the patio at 11 p.m. seven days a week.
 - c. The size of the approved use shall be limited to 3,509 square feet, not including the approved outdoor patio use.
 - d. The size of the patio area shall not exceed 712 square feet. All trash located within the outdoor dining area, on the restaurant property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.
 - e. Trash and bottles shall not be removed to outside trash containers between the hours of 10:00 p.m. and 8:00 a.m.
 - f. Food, supply, and beverage deliveries made in the alley shall not block parking spaces of adjacent property owners and shall not be made before 8:00 a.m.
2. Prior to issuance of a building permit, the Applicant shall obtain a **right-of-way lease** pursuant to section 8-6-6, B.R.C. 1981 for the portions of outdoor seating area that project into the public right-of-way, as shown on the approved plans.
3. The Applicant shall **not expand or modify the approved use**, except pursuant to Subsection 9-2-15(h), B.R.C. 1981.
4. Upon the execution of the development agreement required by section 9-2-9-,B.R.C., 1981, **this approval supersedes the conditions of approval contained in Exhibit C** (Planning Department Notice of Disposition dated October 17, 1997).

By: _____

David Driskell, Secretary of the Planning Board

Address: 921 PEARL ST

EXHIBIT A

**Legal Description
921 Pearl Street**

LOT 3, EXCEPT the Easterly 4 feet thereof, TOURTELLOT & SQUIRES ADDITION TO BOULDER, County of Boulder, State of Colorado, TOGETHER WITH that portion of Section 25, Township 1 North, Range 71 West of the 6th P.M., described as follows: Beginning at the Southwest corner of Lot 3 Tourtellot & Squires Addition to Boulder, thence Northerly along the Westerly line of said lot 3 a distance of 150 feet to the Northwest corner of said Lot; thence Southwesterly along an extension of the Northerly line of said Lot 3 and along the South line of Lot 7 of said Addition a distance of 2 feet; thence Southerly parallel to the Westerly line of said Lot 3 a distance of 150 feet to the Northerly line of Pearl Street; thence Northeasterly along the Northerly line of Pearl Street 2 feet to the Point of Beginning.

EXHIBIT B

Revised 3/10/2015

MANAGEMENT PLAN – WORLD OF BEER, BOULDER

JTR Boulder LLC dba World of Beer (“WOB”) will be a full service restaurant specializing in tavern fare and craft beer located at 921 Pearl Street, Boulder, Colorado. We are a national franchise that will offer our patrons a full menu of meal options and over five hundred (500) different craft beer selections from over fifty (50) countries, including a large selection from local Colorado breweries. WOB may be classified in zoning terms as a tavern, but it will operate as a full service restaurant. Due to the price and quality of the beer selections, our food sales account for approximately forty percent (40%) of total sales. Therefore, with this Land Use Review application, we request to change the existing "Land Use" from a "Restaurant" (with fifty percent (50%) or more food sales) to a "Tavern" (with less than fifty percent (50%) food sales).

This establishment will hold a hotel & restaurant class liquor license, which requires the sale and service of full meals and therefore the kitchen will be open and the full menu will be available to our patrons during all hours of operation (until 2:00 AM on Saturday and Sunday, and 12:00 midnight Monday through Friday). A copy of our menu is attached. As you will see, our “tavern fare” isn’t the average bar grub. We strive to elevate classic comfort food and kick it up several notches with bold, modern flavors and ample portions. Each dish is carefully crafted to pair with our beer selections, giving you the ultimate craft tavern experience.

WOB is actively involved in the community hosting charitable events and supporting numerous Colorado craft breweries. Our demographic is consistent with the professional clientele associated with the local breweries and local charities.

WOB will provide the neighborhood with a social gathering place for our key demographic: the professionals in the downtown commercial area and surrounding residents. We expect approximately three hundred (300) people to patronize our restaurant daily. WOB plans to be open to the public Monday through Thursday from 11:00 AM to 12:00 midnight, Friday 11:00 AM to 2:00 AM Saturday morning, Saturday 9:00 AM to 2:00 AM Sunday morning, and Sunday 9:00 AM to 12:00 midnight. We have consistent business during all operating hours, but have

increased traffic during Lunch from 11:00 AM to 2:00 PM, Happy Hour from 4:00 PM to 6:00 PM and Dinner from 7:00 PM to 10:00 PM.

The majority of these patrons will walk from home, bike, take local RTD bus routes such as the Hop, or park in the public garages nearby. There is currently a B-Cycle Station located on Pearl and 11th, less than two (2) blocks from WOB and bikers will be encouraged to use the five (5) city bike racks that are located on the sidewalk directly in front of WOB. WOB will use its best efforts to encourage alternative transportation, such as RTD and local taxi services. Our employees are instructed to help their patrons arrange transportation by providing phone numbers or calling for local taxi services.

WOB will never be a nightclub. We are a national franchise that has strict operating procedures for brand consistency mandated by the Franchisor, and WOB does not utilize DJs as part of their standard operating procedures. Audio is played as background music during all hours of operation and is purposely monitored so patrons can hold conversations at normal levels.

WOB's annual WOBtoberfest event will never be held at this Boulder location.

WOB will not be using the second floor rooftop patio that was used by the prior restaurant tenant. We will use the street level patio on the south side of the building, but there will not be amplified music, live music or live entertainment offered on the street level patio at any time. WOB will cease service of food and beverage on the patio at 11:00 PM, seven (7) days a week.

WOB will use its best efforts to manage and control unruly behavior of its patrons upon entering and leaving the premises and occupying the patio. All employees are TIPS or ServSafe certified for responsible vending to properly manage alcohol consumption and are trained to check IDs for everyone who appears thirty-five (35) years old or younger. WOB uses specialty glassware as a part of its standard operating procedure, in which higher ABV beers are served in smaller specialty glasses than lower ABV beers, which are generally served in pint glasses. WOB does not serve pitchers or yard glasses and encourages their patrons to drink water while consuming alcohol.

Employees are not permitted to drink alcoholic beverages while working their shift. Security will be on site during greater volume hours as needed to monitor the main entrance and the rear door that accesses the alley. Management and/or Security will regularly monitor the rear hallway and alley to ensure that WOB's patrons do not loiter in the back alley. If necessary, WOB would also consider hiring off-duty police officers to provide additional security and monitor the surrounding area.

WOB will be hiring approximately 50-60 employees for this location. First Shift will begin at 8:00 AM and Third Shift will end at 3:00 AM on Saturdays and Sundays. WOB will have approximately 10-15 employees during First Shift, 15-20 employees during Second Shift, and 15-25 employees during Third Shift. Employees will be instructed to walk, bike, take public transit, or park in the public parking garages nearby. WOB has two (2) dedicated parking spaces. WOB will schedule all food, supply and beverage deliveries to be made in the back alley between 8:00 AM and 5:00 PM, Monday through Friday. We expect an average of ten (10) deliveries per week.

WOB will maintain the exterior of its premises in a neat and clean manner at all times, including sweeping up cigarette butts and other garbage and removing graffiti. All employees are instructed to pick up any trash and litter within our patio and the adjacent sidewalk as it is discovered throughout the day. In any case, all trash located within our outdoor patio and the adjacent sidewalk will be picked up and properly disposed of immediately after closing. After 10:00 PM, all trash, recyclables and compostables will be held inside the building and will be disposed of by the opening morning shift after 8:00 AM or later to reduce noise late at night.

Neighborhood residents are encouraged to contact the WOB on-site General Manager to work to resolve any complaints or issues that may arise. The cellphone number of the General Manager will be available to all neighbors. In the event that there are complaints about late night noise from neighborhood residents, WOB will work with the neighborhood in good faith, including if necessary, the use of mediation services recommended by the City of Boulder.

EXHIBIT C

NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the purposes and intent of the Land Use Regulations as set forth in Chapter 9-4, B.R.C. 1981, as applied to the proposed development:

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND SIGNED MYLAR PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE MYLAR PLANS. IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN SIXTY (60) DAYS OF THE FINAL DECISION DATE, THE PLANNING BOARD APPROVAL AUTOMATICALLY EXPIRES.

NAME OF PROJECT:	Tourtellot & Squires Use Review
DESCRIPTION:	Restaurant over 1,500 square feet with an outside eating area of more than 300 square feet, within 500 feet of a residential zoning district.
LEGAL DESCRIPTION:	See Attachment A
LOCATION:	921 Pearl Street
COOR:	N3W7
APPLICANTS:	Tourtellot & Squires, LLC
OWNERS:	929 Pearl Street, LLC
APPLICATION:	Use Review: #UR-97-11
ZONING:	RB2-X Regional Business Zone
CASE MANAGER:	Margaret King
DECISION:	Approval
VESTED PROPERTY RIGHT:	NO; the owner has waived the opportunity to create such right under Section 9-4-15, B.R.C., 1981.

Approved on: October 17, 1997

By: Robert O. Cole, Acting Director
Dept. of Community Design, Planning & Development

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

Appeal to Planning Board expires: October 31, 1997

Pursuant to Section 9-4-8 of the Land Use Regulations (Boulder Revised Code, 1981), this approval shall expire three years after the final approval date unless development has proceeded as specified in Section 9-4-8.

Conditions of Approval

1. All development shall be in compliance with the site and development plans dated August 5, 1997 on file with the City of Boulder Planning Department.
2. The development shall be in compliance with the written statement, dated August 12, 1997. The applicant shall not expand or modify the approved use except pursuant to Section 9-4-9(g), B.R.C., 1981.

Criteria for Review:

Overall, the project was found to be consistent with the criteria for Use Review set forth in Section 9-2-15(e), B.R.C. 1981.

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

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

The site and adjacent area on the north side of Pearl Street is zoned DT-2 (Downtown 2), which is defined as "a transition area between the downtown and the surrounding residential areas where a wide range of retail, office, residential, and public uses are permitted. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged" (section 9-5-2(c)(3)(A), B.R.C. 1981). The intent of the DT-2 zoning district is to provide a mid-level transition area between higher intensity downtown commercial area and surrounding neighborhood commercial streets and lower intensity residential areas. As restaurants and taverns are a predominant use in the area, the proposed tavern may be considered compatible with the area and the zoning, dependent on implementation of the management plan. Additionally, the proposed project is consistent with the zoning as it is on a ground floor furthest away on the property from the nearby residential. Consistent with the "regional business" land use designation, the proposed use would contribute to the economic vitality of the downtown area and would enhance the area's unique "sense of place."

- ✓ (2) Rationale: The use either:

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

The proposed tavern is consistent with the regional business district vision for the area and will add to the service character of the West Pearl portion of downtown where other restaurants, bar establishments and retail are common and cater to citywide and neighborhood residents. Like other restaurants and taverns in the vicinity and within similar neighborhoods around the downtown, conditions of approval will be applied to an approval to mitigate any adverse impacts to the surrounding residential neighborhoods.

The building is located within the Central Area Improvement District (CAGID, which provides several parking structures and on-street parking in close proximity to serve the tavern. There are approximately 2,000 parking spaces within ¼-mile radius of the site. Additionally, there is a Neighborhood Parking Permit (NPP) program in the Mapleton neighborhood to the north,

which is enforced Monday through Friday, 8 a.m. to 6 p.m. Enforcement in the evening hours could be considered in the future if residents experience parking shortages.

The site is also within walking distance for several hundred downtown residential dwelling units, and several hundred downtown employers. As a downtown business, World of Beer employees will be eligible to receive a downtown employee Eco Pass. There are a number of transit stops within two blocks of the site, serving bus routes including the HOP, DASH, SKIP, CLIMB, 205, 119, Y, 208, 225, AB, BV, and several others.

N/A (B) Provides a compatible transition between higher intensity and lower intensity uses;
Not applicable.

N/A (C) Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and non-residential mixed uses in appropriate locations, and group living arrangements for special populations;
or
Not applicable.

N/A (D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (e) of this section;
Not applicable.

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

The proposed tavern use in itself will not present a higher intensity of use than that of the existing neighboring restaurants and taverns, which are common to the vicinity and are generally of a lesser intensity than the larger mix of uses on the Pearl Street mall. In the context, with restaurants to the east and directly adjacent, the activity of the tavern is compatible in the context. A robust management plan will mitigate the impacts of extended hours and an outdoor patio.

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

The infrastructure for the existing building is already in place and has been for decades. The restaurant will not create an impact to infrastructure in a downtown area that is already well served.

- ✓ (5) Character of Area: The use will not change the predominant character of the surrounding area;

West Pearl is predominately commercial in nature as is the existing property. Because the tavern is at street level in a mixed use building, the use will enhance the predominate character of West Pearl street by activating the streetscape. The addition of a tavern will not change, but rather would add to this established character.

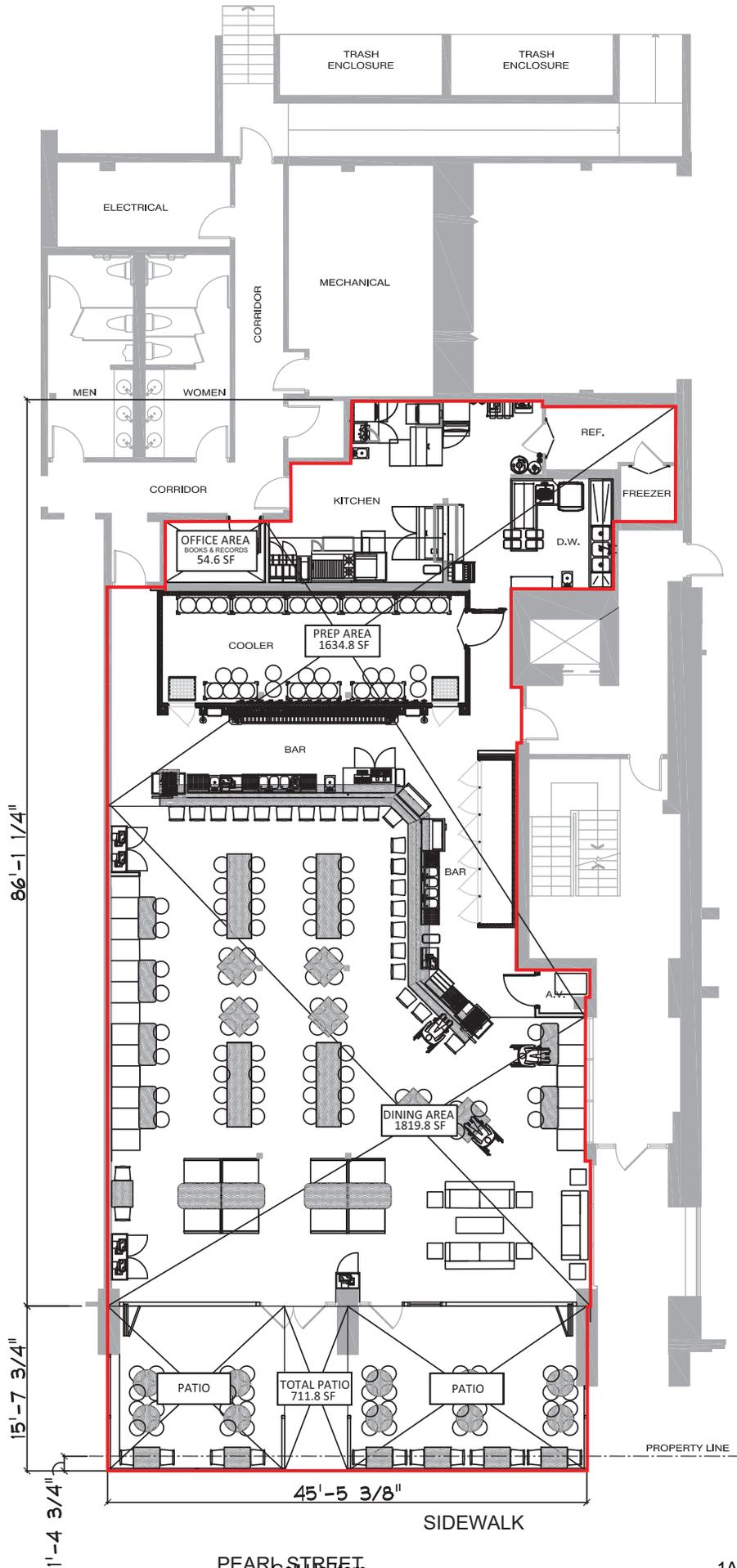
- N/A (6) Conversion of Dwelling Units to Non-Residential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts set forth in subsection 9-5-2(c)(1)(a), B.R.C. 1981, to non-residential uses that are allowed pursuant to a use review, or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

Not applicable.

2/2/2015

JTR BOULDER LLC
 DBA WORLD OF BEER
 921 PEARL STREET
 BOULDER, CO 80302

PROPOSED LICENSED
 PREMISES



3,509.2 SF INTERIOR
 + 711.8 SF PATIO

 4,221.0 SF TOTAL AREA

Revised 3/10/2015

MANAGEMENT PLAN – WORLD OF BEER, BOULDER

JTR Boulder LLC dba World of Beer (“WOB”) will be a full service restaurant specializing in tavern fare and craft beer located at 921 Pearl Street, Boulder, Colorado. We are a national franchise that will offer our patrons a full menu of meal options and over five hundred (500) different craft beer selections from over fifty (50) countries, including a large selection from local Colorado breweries. WOB may be classified in zoning terms as a tavern, but it will operate as a full service restaurant. Due to the price and quality of the beer selections, our food sales account for approximately forty percent (40%) of total sales. Therefore, with this Land Use Review application, we request to change the existing "Land Use" from a "Restaurant" (with fifty percent (50%) or more food sales) to a "Tavern" (with less than fifty percent (50%) food sales).

This establishment will hold a hotel & restaurant class liquor license, which requires the sale and service of full meals and therefore the kitchen will be open and the full menu will be available to our patrons during all hours of operation (until 2:00 AM on Saturday and Sunday, and 12:00 midnight Monday through Friday). A copy of our menu is attached. As you will see, our “tavern fare” isn’t the average bar grub. We strive to elevate classic comfort food and kick it up several notches with bold, modern flavors and ample portions. Each dish is carefully crafted to pair with our beer selections, giving you the ultimate craft tavern experience.

WOB is actively involved in the community hosting charitable events and supporting numerous Colorado craft breweries. Our demographic is consistent with the professional clientele associated with the local breweries and local charities.

WOB will provide the neighborhood with a social gathering place for our key demographic: the professionals in the downtown commercial area and surrounding residents. We expect approximately three hundred (300) people to patronize our restaurant daily. WOB plans to be open to the public Monday through Thursday from 11:00 AM to 12:00 midnight, Friday 11:00 AM to 2:00 AM Saturday morning, Saturday 9:00 AM to 2:00 AM Sunday morning, and Sunday 9:00 AM to 12:00 midnight. We have consistent business during all operating hours, but have

increased traffic during Lunch from 11:00 AM to 2:00 PM, Happy Hour from 4:00 PM to 6:00 PM and Dinner from 7:00 PM to 10:00 PM.

The majority of these patrons will walk from home, bike, take local RTD bus routes such as the Hop, or park in the public garages nearby. There is currently a B-Cycle Station located on Pearl and 11th, less than two (2) blocks from WOB and bikers will be encouraged to use the five (5) city bike racks that are located on the sidewalk directly in front of WOB. WOB will use its best efforts to encourage alternative transportation, such as RTD and local taxi services. Our employees are instructed to help their patrons arrange transportation by providing phone numbers or calling for local taxi services.

WOB will never be a nightclub. We are a national franchise that has strict operating procedures for brand consistency mandated by the Franchisor, and WOB does not utilize DJs as part of their standard operating procedures. Audio is played as background music during all hours of operation and is purposely monitored so patrons can hold conversations at normal levels.

WOB's annual WOBtoberfest event will never be held at this Boulder location.

WOB will not be using the second floor rooftop patio that was used by the prior restaurant tenant. We will use the street level patio on the south side of the building, but there will not be amplified music, live music or live entertainment offered on the street level patio at any time. WOB will cease service of food and beverage on the patio at 11:00 PM, seven (7) days a week.

WOB will use its best efforts to manage and control unruly behavior of its patrons upon entering and leaving the premises and occupying the patio. All employees are TIPS or ServSafe certified for responsible vending to properly manage alcohol consumption and are trained to check IDs for everyone who appears thirty-five (35) years old or younger. WOB uses specialty glassware as a part of its standard operating procedure, in which higher ABV beers are served in smaller specialty glasses than lower ABV beers, which are generally served in pint glasses. WOB does not serve pitchers or yard glasses and encourages their patrons to drink water while consuming alcohol.

Employees are not permitted to drink alcoholic beverages while working their shift. Security will be on site during greater volume hours as needed to monitor the main entrance and the rear door that accesses the alley. Management and/or Security will regularly monitor the rear hallway and alley to ensure that WOB's patrons do not loiter in the back alley. If necessary, WOB would also consider hiring off-duty police officers to provide additional security and monitor the surrounding area.

WOB will be hiring approximately 50-60 employees for this location. First Shift will begin at 8:00 AM and Third Shift will end at 3:00 AM on Saturdays and Sundays. WOB will have approximately 10-15 employees during First Shift, 15-20 employees during Second Shift, and 15-25 employees during Third Shift. Employees will be instructed to walk, bike, take public transit, or park in the public parking garages nearby. WOB has two (2) dedicated parking spaces. WOB will schedule all food, supply and beverage deliveries to be made in the back alley between 8:00 AM and 5:00 PM, Monday through Friday. We expect an average of ten (10) deliveries per week.

WOB will maintain the exterior of its premises in a neat and clean manner at all times, including sweeping up cigarette butts and other garbage and removing graffiti. All employees are instructed to pick up any trash and litter within our patio and the adjacent sidewalk as it is discovered throughout the day. In any case, all trash located within our outdoor patio and the adjacent sidewalk will be picked up and properly disposed of immediately after closing. After 10:00 PM, all trash, recyclables and compostables will be held inside the building and will be disposed of by the opening morning shift after 8:00 AM or later to reduce noise late at night.

Neighborhood residents are encouraged to contact the WOB on-site General Manager to work to resolve any complaints or issues that may arise. The cellphone number of the General Manager will be available to all neighbors. In the event that there are complaints about late night noise from neighborhood residents, WOB will work with the neighborhood in good faith, including if necessary, the use of mediation services recommended by the City of Boulder.



INFORMATION PACKET MEMORANDUM

To: Members of City Council

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

Date: March 17, 2015

Subject: Call-Up Item: Concept Plan Review 1900 Folsom (LUR2014-00085)

EXECUTIVE SUMMARY

On March 5, 2015 the Planning Board reviewed and commented on the above-referenced application. City Council may vote to call-up the Concept Plan to review and discuss within 30 days of the Planning Board hearing. The call up period concludes on **April 6, 2015** (the end of the 30-day call up period falls on a weekend and so is extended to the following Monday). There is one City Council meeting within this time period for call-up consideration on March 17, 2015. The staff memorandum to Planning Board, minutes, meeting audio, and other related background materials are on the city website for Planning Board, available [here](#) (Follow the links: 2015 → 03 MAR → 03.05.2015 PB Packet). The draft minutes from the Planning Board hearing are provided in **Attachment A** and the Concept Plan submittal package is provided in **Attachment B**.

It should be noted that this Concept Plan review was submitted concurrent with an application to rezone the property from BT-2 (Business- Transitional 2) to BR-1 (Business- Regional 1), both of which were heard by the Planning Board at their March 5, 2015 meeting. At the Planning Board hearing, there were no neighborhood comments; however, several written comments from the neighborhood had been received previously and are included with the staff memorandum to the Planning Board. The Planning Board supported the proposed rezoning and made a recommendation of approval. The draft ordinance has been scheduled for first reading at City Council on April 7, 2015.

Regarding the Concept Plan proposal, overall the board expressed support for the proposal; however, the board recommended some site plan changes with regard to access and open space and also recommended changes to the architecture to make the massing more consistent.

Consistent with recently amended land use code section 9-2-13(a)(2), B.R.C. 1981 City Council has the opportunity to call up the application to review and comment on the concept plan within a 30-day call up period which expires on April 6, 2015.

ATTACHMENTS

- A. Draft March 5, 2015 Planning Board Minutes
- B. Concept Plan Submittal

**CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
March 5, 2015
1777 Broadway, Council Chambers**

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

PLANNING BOARD MEMBERS PRESENT:

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

PLANNING BOARD MEMBERS ABSENT:

None

STAFF PRESENT:

Charles Ferro, Director of Current Planning
Hella Pannewig, Assistant City Attorney
Susan Meissner, Administrative Assistant III
Sloane Walbert, Planner I
Chandler Van Schaack, Planner I
David Thompson, Civil Engineer II- Transportation
Carl Castillo, Assistant City Attorney

PUBLIC HEARING ITEM 5B:

Public hearing and Planning Board consideration of the following items:

- (a) Recommendation to City Council on a request to rezone the property at 1900 Folsom Street from BT-2 (Business Transitional – 2) to BR-1 (Business Regional – 1) (application no. LUR2014-00084) and**
- (b) Review and comment on a Concept Plan (application no. LUR2014-00085) proposal to redevelop the 1.28-acre property following rezoning with a new 48' tall, four-story, 151,405 sq. ft. mixed-use building with two levels of office space and two levels containing 35 residential units.**

**Applicant: Adrian Sopher
Property Owner: John Volkmar**

Staff Presentation:

C. Van Schaack presented the item to the board.

Board Questions:

C. Van Schaack answered questions from the board.

Applicant Presentation:

Adrian Sopher, the applicant, presented to the board.

Public Hearing:

No one from the public spoke.

Board Comments:

Rezoning:

- The board agreed that the rezoning was in compliance with the BVCP and makes sense given the current zoning conditions. They felt that a 0.5 FAR seemed too low for that location and thought the proposed use was appropriate.
- **C. Gray** felt that the lower height made it compatible with the adjacent buildings.

Motion:

On a motion by **J. Putnam**, seconded by **B. Bowen**, the Planning Board voted 7-0 to recommend approval of rezoning request number LUR2014-00084 to City Council incorporating the staff memorandum as findings of fact.

Concept Plan:

- The board thought the use was appropriate for the neighborhood and agreed that it would be appropriate to have office space on the bottom floor with residential above.
- Consider landscape design and sightlines as they relate to the curb cut to ensure optimal pedestrian and biking safety.
- Enhance the pedestrian experience around the building through architecture and landscape.
- The board appreciated that the project will have underground parking and only one curb cut. Remove the drive lane around the back of the building if possible and move cars underground as quickly as possible upon entering the site.
- Reduce the number of surface parking spots and consider using permeable pavers for the remaining handicap and/or service parking spots.
- Convert the area gained from removing surface parking spots to private open space for residents.
- Unbundle and share parking in the garage between daytime and nighttime uses.
- Create a space in the building for residents to store and work on bikes and skis.
- Members agreed that the existing building was not salvageable. **L. Payton** suggested that the next building be of a caliber and construction typology that would make it enduring.
- Most members liked the general direction of the architecture but felt that it should be significantly simplified. Given that the building is three instead of four stories, it does not need to work to break up the massing.
- **L. Payton** suggested that the building relate to the adjacent Mike's Camera building for cohesion; design it to have a clear top, bottom and middle.

- **B. Bowen** liked the proposed imagery and architectural character in the applicant's submittal materials. Consider co-op housing choreography principles for hallways and shared spaces.
- The board liked the glazed element on the southwest corner of the building; the breakdown of the building creates interest, relates well to the Mike's Camera building, and enlivens the street.
- Most members liked the ground level windows along Folsom. **L. Payton** felt that a glass facade made for an uncomfortable pedestrian experience and recommended adding a sill and/or reducing the size of the windows.
- Provide renderings showing the pedestrian experience around the buildings. Create an appealing experience; Walnut and Folsom are important corridors.
- Consider introducing opportunities for co-op living in this building and incorporating planters on south-facing balconies.
- Members agreed that it would not be necessary for the applicant to return for a second concept review, but thought that it could be helpful.

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



INFORMATION PACKET MEMORANDUM

To: Members of City Council

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

Date: March 17, 2015

Subject: Call-Up Item: Knapp Subdivision Final Plat Application no. TEC2013-00057: Final Plat to subdivide one 0.5-acre developed lot at 3050 15th St. in the RL-1 zone district to create 2 new residential lots: Lot 1 (9,605 s.f.) and Lot 2 (12,176 s.f.). Lot 1 will contain an existing single family home.

EXECUTIVE SUMMARY:

On **March 5, 2015**, Planning Board approved (5-2, C. Gray and L. Payton opposed) the subject application with the condition found in the disposition of approval, provided as **Attachment A**.

The subject property is 21,781 sq. ft. (0.5-acres) in size and currently contains a detached single-family dwelling unit. This Final Plat request is to subdivide the existing lot to create two new residential lots: Lot 1 (9,605 s.f.) will contain the existing single family home, and Lot 2 (12,176 s.f.) will be sold as a vacant, developable lot. The proposed subdivision is in a flag lot configuration, with Lot 2 proposed to be located behind Lot 1 to the east. Both lots would be accessed via a 30' portion of lot that runs along the south edge of the proposed Lot 1 (See **Figure 2** for the proposed subdivision layout). Both lots will share access using the existing driveway, which will be located on Lot 2 following the subdivision of the lots and subject to a shared access easement. In order for the existing home on Lot 1 to continue to meet the minimum side yard setback requirements for the RL-1 zone, a portion of the existing home will be demolished prior to building permit issuance for either lot (as required by the subdivision agreement). All minimum development standards will be met, including compatible development standards and solar access.

The Planning Board's approval is subject to a 30-day call-up period by City Council which expires on **April 6, 2015**. City Council is scheduled to consider this application for call-up at its **March 17, 2015** public meeting.



Figure 1: Vicinity Map and Current Lot Configuration



Figure 2: Proposed Subdivision Layout

The staff memorandum to Planning Board, minutes, meeting audio, and other related background materials are on the city website for Planning Board, available [here](#) (Follow the links: 2015 →03 MAR →03.05.2015 PB Packet).

BACKGROUND:

Project Site.

As shown above in **Figure 1**, 3050 15th St. is located in North Boulder on 15th Street north of Elder Ave. The property is zoned RL-1 (Residential- Low 1), which is defined as “Single-family

detached residential dwelling units at low to very low residential densities" per section 9-5-2(c)(1)(A), B.R.C. 1981. The surrounding neighborhood is also zoned RL-1. Pursuant to section 9-8-1, Table 8-1, "Intensity Standards," the minimum lot area for the RL-1 zone district is 7,000 square feet; however, the lots located along 15th Street on this block range in size from approximately 10,000 square feet to 22,400 square feet.

Project History.

On January 12, 2015, following staff review and approval of a Preliminary Plat and Final Plat for consistency with the city's Final Plat Subdivision criteria and lot standards, city staff approved the Knapp Subdivision. Final plat approvals may be called up by the board or by the public within 14 days of staff's decision. Following the Planning Board meeting on January 22, 2015 at which the Planning Board did not call up the decision, a member of the public called up staff's decision on January 25, 2015.

ANALYSIS:

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

Planning Board Hearing.

At their March 5, 2015 public hearing, the Planning Board approved the subject Final Plat request in one motion with a vote of 5-2 (C. Gray and L. Payton opposed). There were no public comments regarding the proposal.

If the City Council disagrees with this decision, it may call up the applications within the 30-day call up period which expires on **April 6, 2015**. City Council is scheduled to consider these applications for call-up at its **March 17, 2015** public meeting.

ATTACHMENTS:

- A. Notice of Disposition dated March 5, 2015
- B. Proposed Final Plat
- C. Final Plat Criteria and Lot Standards Analysis



CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER PLANNING BOARD
NOTICE OF DISPOSITION

You are hereby advised that on **March 05, 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
PROJECT NAME: KNAPP SUBDIVISION
DESCRIPTION: Final Plat to subdivide one 0.5-acre developed lot in the Garden Home Subdivision to create 2 new residential lots: Lot 1 (9,605 s.f.) and Lot 2 (12,176 s.f.). Lot 1 will contain the existing single family home.
LOCATION: 3050 15TH STREET
COOR: N05W06
LEGAL DESCRIPTION: The North Half of Lot 8, Garden Home Subdivision, City of Boulder, County of Boulder, State of Colorado
APPLICANT: James McCutcheon
OWNER: Charles L. Knapp & Ellen C. Smith-Knapp
APPLICATION: TEC2013-00057
ZONING: RL-1
CASE MANAGER: Chandler Van Schaack

This decision may be called up before the City Council on or before **April 6, 2015**. If no call-up occurs, the decision is deemed final on **April 7, 2015**.

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

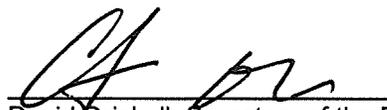
At its public hearing on March 05, 2015 the Planning Board approved the request with the following motion:

On a motion by **A. Brocket**, seconded by **J. Putnam**, the Planning Board voted 5-2 (**C. Gray** and **L. Payton** opposed) to approve Technical Document Review # TEC2013-00057 for the Knapp Subdivision incorporating this staff memorandum and the Final Plat Subdivision Review Criteria as findings of fact.

CONDITIONS OF APPROVAL:

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

By:


David Driskell, Secretary of the Planning Board

KNAPP SUBDIVISION FINAL PLAT

A REPLAT OF THE NORTH 1/2 OF LOT 8, GARDEN HOME SUBDIVISION,
 LOCATED IN THE SW 1/4 OF SECTION 19, T1N, R70W OF THE 6TH P.M.
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 0.500 ACRES
SHEET 1 OF 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ELLEN C. SMITH-KNAPP AND CHARLES L. KNAPP ARE THE OWNERS OF THAT PARCEL OF LAND SITUATED IN THE CITY OF BOULDER, AND LYING WITHIN THE SW 1/4 OF SECTION 19, T1N, R70W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

THE NORTH HALF OF LOT 8, GARDEN HOME SUBDIVISION, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

HAVE CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "KNAPP SUBDIVISION" IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AS SHOWN ON THE ACCOMPANYING PLAT.

THE UNDERSIGNED DO GRANT TO THE CITY OF BOULDER THAT PORTION OF SAID REAL PROPERTY DESIGNATED AS "SHARED ACCESS EASEMENT" FOR ITS USE AND THE USE OF THE PUBLIC FOREVER, AS AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF SAID REAL PROPERTY, SO SHOWN HEREON FOR THE BENEFIT OF LOT 1. SAID EASEMENT SHALL REMAIN THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS AND SHALL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF THE CITY.

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

FOR THE APPROVAL OF "KNAPP SUBDIVISION" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS ____ DAY OF _____, 20____

BY: _____ BY: _____
 ELLEN C. SMITH-KNAPP CHARLES L. KNAPP

STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY ELLEN C. SMITH-KNAPP AND CHARLES L. KNAPP.

WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: _____

[SEAL]

 NOTARY PUBLIC

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

RESOURCE MORTGAGE CORPORATION

BY: _____
 AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS AUTHORIZED REPRESENTATIVE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS FOR RESOURCE MORTGAGE CORPORATION.

WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: _____

[SEAL]

 NOTARY PUBLIC

LENDERS CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER STATED BELOW.

BOULDER MUNICIPAL EMPLOYEES FEDERAL CREDIT UNION

BY: _____
 AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____ OF BOULDER MUNICIPAL EMPLOYEES FEDERAL CREDIT UNION.

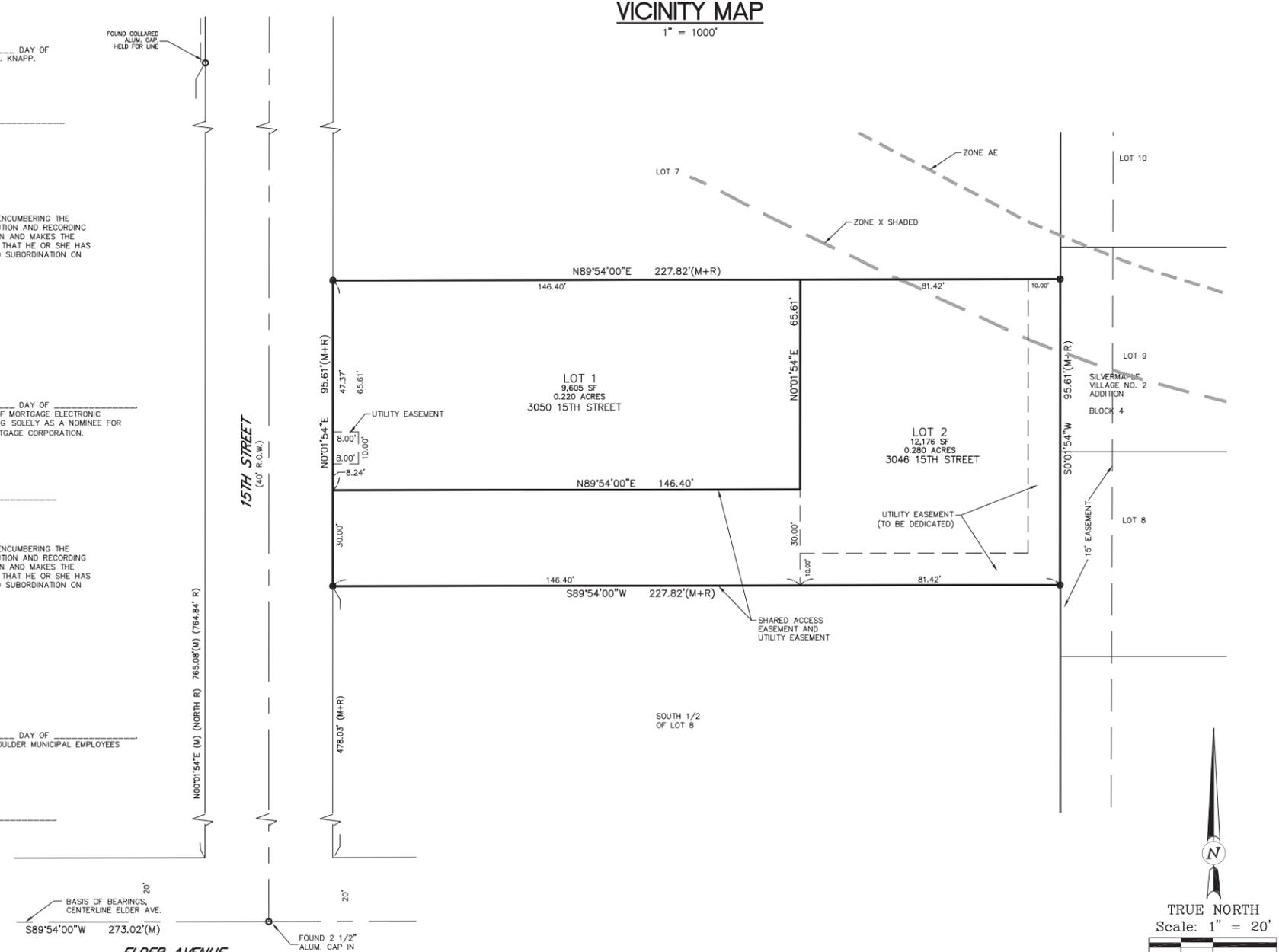
WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: _____

[SEAL]

 NOTARY PUBLIC



VICINITY MAP
 1" = 1000'



LEGEND

- FOUND MONUMENT AS NOTED
 - FOUND #5 REBAR WITH RED PLASTIC CAP, P.L.S. 24302.
 - (R) RECORD COURSE PER PLAT
 - (M) MEASURED COURSE PER THIS SURVEY
- SURVEY NOTES**
1. THE BASIS OF BEARINGS IS THE CENTER LINE OF ELDER AVE. AND BEARS S89°54'W PER GARDEN HOME SUBDIVISION PLAT.
 2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
 3. THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON 7/08/13.
 4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
 5. FIRST COLORADO TITLE COMPANY, LLC, POLICY NO. 113-00-880032, DATED SEPTEMBER 3, 2013 WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
 6. LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: FLAGSTAFF SURVEYING INC., LAND SURVEY PLAT, LS-12-0300; FLATIRON, INC., IMPROVEMENT SURVEY PLAT, LS-13-0068; BONSALL SUBDIVISION, REC. NO. 549483; GARDEN HOME SUBDIVISION, REC. NO. 441958; IMPROVEMENT SURVEY PLAT BY SCOTT COX AND ASSOC., 7-03-12.
 7. LOTS ARE TO BE USED FOR SINGLE FAMILY RESIDENCES.
 8. THE NORTHEAST PORTION OF THIS PROPERTY LIES WITHIN ZONE X, SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AND THE REST LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BOULDER COLORADO, BOULDER COUNTY FIRM MAP NUMBER 080130392 J EFFECTIVE DATE: DECEMBER 18, 2012.
 9. THE PROPERTY IS ZONED RL-1.

SURVEYOR'S CERTIFICATE

I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND IS BASED ON A BOUNDARY SURVEY MADE BY SCOTT, COX & ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, IN SUBSTANTIAL COMPLIANCE WITH C.R.S. 38-51-106.

A. JOHN BURI, PLS 24302
 FOR AND ON BEHALF OF
 SCOTT, COX & ASSOCIATES, INC.

APPROVALS

 DIRECTOR OF PLANNING

 DIRECTOR OF PUBLIC WORKS AND UTILITIES

CITY MANAGER'S CERTIFICATE

IN WITNESS WHEREOF, THE CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS ____ DAY OF _____, 20____

ATTEST:

 CITY CLERK

 CITY MANAGER

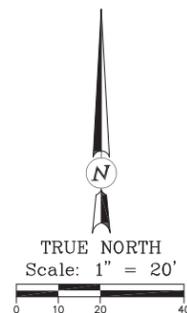
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS ____ DAY OF _____, 20____, AND IS RECORDED AT RECEPTION # _____ FEES PAID: \$ _____

 CLERK AND RECORDER

 DEPUTY



SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
 (303) 444 - 3051

Designed by	AJB	Date	02/14/14	Scale	1" = 20'	Drawing no.	13330B-1	Sheet	1
Drawn by	JAS	Revision		Description		Date		Project no.	13330B
Checked by	AJB								

Call Up
 3050 15th St

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

- (a) A final plat may be submitted at the same time as a preliminary plat.

The Preliminary and Final Plat applications were submitted concurrently.

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

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

- (10) Proposed ownership and use of outlots;

Not Applicable, as no outlots are included.

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

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

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

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

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

(17) The square footage of each lot;

Standard met.

(18) Certification for approval by the following:

(A) Director of planning,

Standard met.

(B) Director of public works and utilities,

Standard met.

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

Not applicable

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

Not Applicable

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

Standard met.

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

Standard met.

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

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met.

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

Not Applicable.

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

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

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

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

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

Standard met. The proposed new lot is in a flag lot configuration, with 30' of frontage on 15th St. A Shared Access Easement will be dedicated through the Final Plat which will allow both lots to utilize the existing curb cut.

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

Standard met.

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

Standard met.

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

Standard met. Both of the proposed new lots meet the 7,000 s.f. minimum lot size requirement for the RL-1 zone district, with Lot 1 being 9,605 square feet and Lot 2 being 12,176 square feet, respectively. In order for the existing home on Lot 1 to continue to meet the minimum side yard setback requirements for the RL-1 zone, a portion of the existing home will be demolished prior to building permit issuance for either lot. Following the demolition of the portion of the existing home, Lot 1 will comply with all applicable zoning standards, including FAR. Any new development on Lot 2 will be subject to compatible development standards.

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

Standard met. Both lots will front on 15th Street only.

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

Standard met.

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

Not applicable, as neither of the proposed lots will be a corner lot.

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

Standard met. Both of the proposed new lots are large enough to accommodate the setback requirements of section 9-7-1.

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

Not Applicable, as the subject lot does not contain slopes greater than ten percent, is not unstable, and will provide adequate drainage. Regardless, each lot has at least one thousand square feet of buildable area.

(J) Where a subdivision borders an airport, a railroad right-of-way, a freeway, a major street, or any other major source of noise, the subdivision is designed to

reduce noise in residential lots to a reasonable level and to retain limited access to such facilities by such measures as a parallel street, a landscaped buffer area, or lots with increased setbacks.

Not applicable, as the subject property borders a residential street that terminates a half-block to the north. There is no thru-traffic on 15th St., so noise levels are minimal.

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

Standard will be met at time of building permit application.

(L) The subdivider provides permanent survey monuments, range points, and lot pins placed by a Colorado registered land surveyor.

Standard met.

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

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

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

Standard met.

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

The applicant has demonstrated that following subdivision any new development on the new lots will be able to meet all applicable solar access standards for the RL-1 zone district.

(i) Placement of Open Space and Streets: Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.

The applicant has demonstrated that new development on the proposed new lot will be able to meet minimum setback requirements as well as all applicable solar access standards for the RL-1 zone district. Standard met.

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

The applicant has demonstrated that new development on the proposed new lot will be able to meet minimum setback requirements as well as all applicable solar access standards for the RL-1 zone district. Any new development will also have to show compliance with applicable zoning standards through the building permit review process. Standard met.

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

The applicant has demonstrated that any new development on the proposed new lot will be able to meet compatible development standards as well as solar access standards for the RL-1 zone district. Any new development will also have to show compliance with applicable zoning standards through the building permit review process. Standard met.

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

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

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

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

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

Not applicable, as there are no new streets proposed.

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

Not applicable, as there are no new streets proposed.

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

Not applicable, as there are no new streets proposed.

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

Not applicable, as both lots take access from 15th Street, which is a local street.

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

Standard met.

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

Not applicable, as no street is being dedicated to the city through this subdivision.

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

Standard met.

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

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

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

Standard met. There is an existing sidewalk along 15th St.

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

Standard met. Existing street signs for 15th St. are already in place.

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

Standard met. No new traffic control signs are required.

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

Standard met. No crosswalks will be required.

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

Standard met. No new bicycle lanes are required.

(N) Private streets are not permitted.

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

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

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

Standard met.

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

Standard met.

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

Standard met.

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

Standard met. All new utilities will be underground, and the existing overhead powerline serving the existing home on Lot 1 will be removed and undergrounded.

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

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

Standard met.

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

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

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

Standard met. All necessary infrastructure is existing.

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

Not applicable. All necessary infrastructure is existing.

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

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

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

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

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

Standard met. All necessary infrastructure is existing.

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

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

Standard met. All necessary infrastructure is existing.

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

Not applicable, as no new fire lanes are required.



INFORMATION PACKET MEMORANDUM

To: Members of City Council

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

Date: March 17, 2015

Subject: Call-Up Item: Site and Use Review application, no. LUR2014-00057 to construct one new 2,850 square foot, single story Bank of America building with a drive thru facility on the pad site at 1965 28th St. The proposal also includes improvements to the existing parking area serving the pad site as well to the parking area adjacent to the Hazels liquor store. The project site is zoned Business – Regional 1 (BR-1).

EXECUTIVE SUMMARY:

On March 5, 2015, Planning Board approved (5-2, J. Gerstle and L. May opposed) the subject application with the conditions found in the disposition of approval, provided as **Attachment A**.



Figure 1: Vicinity Map

The intent of this proposal is to amend the 1955 28th St. PUD to construct a new 2,850 square foot, single story Bank of America branch with a drive-thru facility on the former Wendy's pad site at 1965 28th Street (depicted in green in **Figure 1** above). The Bank massing has been designed to be similar to its surroundings, with a 20'4" roof height which is lower than neighboring buildings and below the maximum height of 35' allowed by the zone district. The Bank proposal places the drive-through on the west side of the building, where it is least visible from 28th St. and allows the building to be positioned closer to the street, consistent with the existing buildings to the south. The Bank materials consist of a mix of stone, brick, metal panel and stucco. The applicant is proposing a modification to the minimum side yard setback to allow for a 9' setback where 12' is the minimum required by the BR-1 zone district standards.

The proposal includes reconfiguration of the entire 1955 28th St. parking area and drive aisles in order to reduce vehicular speeds and maintain the previously approved number of parking spaces, and the addition of a new 7' concrete pedestrian multi-use path running north-south across the site consistent with the adopted BVRC Connections Plan.

Parking lot landscaped areas would also be reconfigured, and new interior parking lot landscaping added to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop. Additional site improvements include providing pedestrian access from the 28th St. sidewalk to the bank and adding colored (red) concrete to the drive aisle in front of Hazel's to improve pedestrian safety. The 13 existing bicycle racks located on the site will be maintained, and a total of 14 new bicycle parking spaces will be added to the site (6 spaces in front of Bank of America and 8 spaces in front of Hazel's). Please refer to **Attachment B** for complete plans.

The original approvals allowed for 135 parking spaces to serve all of the retail uses on-site. Under the current proposal, the parking area will be reconfigured and re-stripped in order to maintain 134 parking spaces following construction of the proposed Bank of America building.

The Planning Board's approval is subject to a 30-day call-up period by City Council which expires on **April 6, 2015**. City Council is scheduled to consider this application for call-up at its **March 17, 2015** public meeting.

The staff memorandum to Planning Board, minutes, meeting audio, and other related background materials are on the city website for Planning Board, available [here](#) (Follow the links: 2015 →03 MAR →03.05.2015 PB Packet).

BACKGROUND:

Site Context.

The subject site is located within the Boulder Valley Regional Center (BVRC) on the west side of 28th Street between Walnut Street and Pearl Street, and as such is subject to the BVRC Design Guidelines (the Guidelines). The character of this area is predominantly commercial and retail oriented, with Target and the 29th Street Shopping Center located immediately across 28th Street to the east. To the north is the existing Google office building (formerly Circuit City) and

pad restaurant and retail shops. To the south is the Marshall's Plaza shopping center including Marshall's, Office Depot, REI and Bed Bath & Beyond.

The 1955 28th St. PUD where the project site is located is comprised of three parcels held under common ownership. Currently, the PUD is developed with a large retail liquor store (Hazel's) and a smaller retail mattress store (Denver Mattress), and includes a large surface parking area that is shared between uses. The proposed Bank of America site is located at the northeast corner of the PUD, and currently contains a surface parking lot providing parking for the two existing retail uses.

The proposed Bank of America site was the previously location of a drive-thru Wendy's restaurant, which was originally approved in 1977 through a Special Review. In 1995, a separate Site Review was approved (as a part of the 1955 28th St. PUD), which included a 35,980 square foot retail building (currently Hazel's Liquors) as well as an additional 4,000 square foot pad site (currently Denver Mattress) to the west and south of the Wendy's site. In 2012, staff approved a Site Review Amendment for the demolition and removal of the existing Wendy's restaurant pad building and the temporary reconfiguration of the parking lot, vehicular access, and landscaping and lighting to serve the Hazel's retail liquor store. The proposed Bank of America building would be located where the former Wendy's stood.

ANALYSIS:

Overall, the project was found to be consistent with the criteria for Amendments to Approved Site Plans set forth in section 9-2-14(m), B.R.C. 1981. The proposed Bank of America building uses high quality materials and is compatible in terms of size and location to other existing buildings nearby, and the proposed site layout includes several measures that will deemphasize the automobile and enhance bicycle and pedestrian safety, including provision of a direct pedestrian access off the 28th Street multi-use path and providing new bicycle parking at the bank entrance. In addition, the proposed location of the drive-thru on the west side of the bank building will minimize the visual impact of the drive-thru facility while also minimizing traffic impacts. The proposed improvements to the Hazel's site, including a new 7' multi-use path running north-south across the site, re-aligning the vehicular drive aisle to reduce traffic speeds, adding colored concrete to the pedestrian crossing in front of Hazel's and adding new bicycle parking, will also help to improve bicycle and pedestrian safety and general circulation within the site. A consistency analysis of the proposed project with the site review criteria is provided in **Attachment C**.

The project was also found to be consistent with the Use Review criteria found in Section 9-2-15(e) and the Conditional Use Standards for Drive-Thru Uses found in section 9-6-9(c), B.R.C. 1981. Specifically, the operating characteristics of the proposed drive-thru use are such that the use will provide a direct service to the surrounding area while remaining compatible with and having a minimal negative impact on the use of nearby properties. In addition, given the variety of high intensity, regional business uses within and surrounding the site, the proposed use will not change the predominant character of the surrounding area. Please see **Attachment C** for staff's complete analysis of the review criteria.

Planning Board Hearing. At their March 5, 2015 public hearing, the Planning Board approved the subject Site and Use Review request with a vote of 5-2 (J. Gerstle and L. May opposed).

Board members Gerstle and May opposed the motion due to the project including a drive-thru facility. There were no public comments regarding the proposal.

The 30-day call up period expires on **April 6, 2015**. City Council is scheduled to consider these applications for call-up at its **March 17, 2015** public meeting.

ATTACHMENTS:

- A. Notice of Disposition dated March 5, 2015
- B. Applicant's Proposed Plan
- C. Site and Use Review Criteria Analysis



CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER PLANNING BOARD
NOTICE OF DISPOSITION

You are hereby advised that on **March 5, 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: BANK OF AMERICA
DESCRIPTION: Site Review Amendment and Use Review to establish one new 2,850SF, single story "Bank of America" branch with drive-thru on vacant site.
LOCATION: 1955 28TH ST
COOR: N03W04
LEGAL DESCRIPTION: See Attached 'Exhibit A'
APPLICANT: Bruce Dierking
OWNER: Andre Family Partnership, Ltd.
APPLICATION: Site and Use Review, LUR2014-00057
ZONING: BR-1
CASE MANAGER: Chandler Van Schaack
VESTED PROPERTY RIGHT: NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-7-1, "Form and Bulk Standards," – Building Setbacks: request to modify the side yard setback to allow for a 9' setback where 12' is the minimum required by the BR-1 zone district standards.**

This decision may be called up before the City Council on or before **April 6, 2015**. If no call-up occurs, the decision is deemed final on **April 7, 2015**.

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

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

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

At its public hearing on **March 5, 2015** the Planning Board approved the request with the following motion:

On a motion by J. Putnam, seconded by A. Brockett, the Planning Board voted 5-2 (J. Gerstle and L. May opposed) to approve the Site and Use Review application LUR2014-00057, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval.

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all approved plans** prepared by the Applicant on November 6, 2014 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Development Agreement recorded May 16, 1996 at Reception No. 1608284, the Amended Development Agreement recorded August 22, 1997 at Reception No. 1724916 and the Development Agreement recorded May 22, 2012 at Reception No. 03224469.
3. Prior to building permit issuance, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:
 - a. **Final architectural** plans, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated November 6, 2014 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
 - b. A **final site plan** which includes detailed floor plans and section drawings.
 - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
 - d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.
 - e. A **detailed landscape** plan, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.

By: _____

David Driskell, Secretary of the Planning Board

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

A tract of land located in the Northwest ¼ of the Southwest ¼ of Section 29, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Commencing at the intersection of the East line of the Southwest ¼ of the Northwest ¼ of said Section 29 and the South right-of-way line of Pearl Street extended Easterly in the City of Boulder, State of Colorado, thence South 74° 54'50" West, 263.97 feet along the South right-of-way line extended Easterly and the South right-of-way line of said Pearl Street; thence South 15° 05' 10" East, 135.00 feet at right angles to the South right-of-way of said Pearl Street; thence South 02° 47'40" East, 110.00 feet; thence South 74° 54'50" West, 150.28 feet parallel with the South right-of-way line of said Pearl Street; thence South 00° 06'40" East, 89.55 feet to the true point of beginning;

Thence North 00° 06'40" West, 89.55 feet;

Thence South 74° 54'50" West, 221.39 feet parallel with the South right-of-way line of said Pearl Street to the East right-of-way line of 26th Street as described in Deed recorded in Book 1292 at Page 562 of the records of Boulder County, Colorado;

Thence South 00° 58'00" East, 263.69 feet along the East right-of-way line of said 26th Street to the South line of that tract of land as described in deed recorded in Book 1283 at Page 216 of the records of Boulder County, Colorado;

Thence North 81° 42'50" East, 515.01 feet along the South line of that tract of land as described in said Book 1283 at Page 216 to the Southeast corner thereof;

Thence North 00° 05'10" West, 157.96 feet along the East line of that tract of land as described in said Book 1283 at Page 216 to a point from which the true point of beginning bears South 89° 54'50" West;

Thence South 89° 54'50" West, 299.91 feet to the true point of beginning.

PARCEL B-1:

A tract of land located in the Northwest ¼ of the Southwest ¼ of Section 29, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Commencing at the point of intersection of the South right-of-way line of Pearl Street extended Easterly with the East line of the Southwest ¼ of the Northwest ¼ of Section 29; thence South 74° 56'20" West, 263.97 feet along the South right-of-way line of Pearl Street extended Easterly; thence South 15° 03'40" East, 135.00 feet; thence South 02° 46' 10" East, 110.00 feet; thence South 74° 56' 20" West, 16.56 feet to the true point of beginning;

Thence continuing South 74° 56'20" West, 133.72 feet to the West line extended Northerly of that tract of land as described in Lease Agreement recorded on Film 676 as Reception No. 921491 of the records of Boulder County, Colorado;

Thence South 00° 05'10" East, 89.55 feet along the West line extended Northerly of that tract of land as described on said Film 676 as Reception No. 921491 to the Northwest corner thereof;

Thence North 89° 54'50" East, 129.18 feet along the North line of that tract of land as described on said Film 676 as Reception No. 921491 to a point on a line that bears South 00° 05'10" East, from the true point of beginning;

Thence North 00° 05'10" West, 124.10 feet to the true point of beginning.

RESTAURANT SITE:

A tract of land located in the Northwest ¼ of the Southwest ¼ of Section 29, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Commencing at the point of intersection of the South right-of-way line of Pearl Street extended Easterly with the East line of the Southwest ¼ of the Northwest ¼ of said Section 29; thence South 74° 56'20" West, 263.97 feet along the South right-of-way line of Pearl Street extended Easterly; thence South 15° 03' 40" East, 135.00 feet; thence South 02° 46' 10" East, 110.00 feet to the true point of beginning;

Thence South 74° 56'20" West, 16.56 feet;

Thence South 00° 05'10" East, 124.10 feet to the North line of that tract of land as described in Lease Agreement recorded on Film 676 as Reception No. 921491 of the records of Boulder County, Colorado;

Thence North 89° 54'50" East, 170.82 feet along the North line of that tract of land as described on said Film 676 as Reception No. 921491 to the West right-of-way line of 28th Street (U.S. Highway No. 36);

Thence North 00° 05' 1 0" West, 172.97 feet along the West right-of-way line of said 28th Street to the most Southerly corner of that tract of land as described in Deed recorded on Film 613 as Reception No. 857016 of the records of Boulder County, Colorado;

Thence North 67° 53' West, 82.79 feet along the Southerly line of that tract of land as described on said Film 613 as Reception No. 857016 to a point on a line that bears North 45° 46'20" East from the true point of beginning;

Thence South 45° 46'20" West, 108.94 feet to the true point of beginning.

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.

CRITERIA FOR REVIEW

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

(1) Boulder Valley Comprehensive Plan:

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

The site is located at 1955-1965 28th St. within the Boulder Valley Regional Center (BVRC) and within the city limits. The BVRC is one of the city's three regional centers, along with the Historic Downtown and the University of Colorado (CU) with the University Hill business district. These three regional centers represent the highest level of land use intensity within the city, and each center has a distinct function and character, provides a wide range of activities and draws from the entire city as well as the region. Within this context, staff has found the application for this project to add a drive-thru bank to be consistent with the existing 2010 Boulder Valley Comprehensive Plan (BVCP) land use designation for the site of Regional Business. The Regional Business land use designation applies to the Downtown and BVRC areas, which are described in the 2010 BVCP as follows:

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

In addition, staff has found the proposal to be consistent with the following BVCP policies:

2.14 Mix of Complementary Land Uses

2.17 Variety of Activity Centers

2.18 Role of the Central Area

2.30 Sensitive Infill and Redevelopment

2.37 Enhanced Design for Private Sector Projects

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

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

N/A (i) The density permitted in the Boulder Valley Comprehensive Plan, or,

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

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

While the proposed project is to construct one new drive-through bank on the subject site, the project is part of a larger PUD managed by the applicant that includes two existing retail businesses, (Hazel's and Denver Mattress). The improvements proposed to the site as part of this project will not only allow for the creation of a new drive-thru bank, but will also benefit the existing retail establishments and will serve to support the economic health of the PUD overall. The project meets a broad range of BVCP policies as well as other site review criteria in an economically feasible manner.

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

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

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

The original approval for SI-94-29 included a pedestrian area to the southwest of the Soundtrack building along the north side of the Walnut Driveway, which will be maintained following approval of this proposal. In addition, the proposal includes landscaping improvements to the proposed Bank of America site, including a new pedestrian access from the existing 10' multi-use path along 28th Street.

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

Not applicable, as there are no residential units included in this project.

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

Not applicable, as the subject site is already fully developed in an urban context and as such does not contain any significant natural features.

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

Not applicable, as there are no residential units included in this project.

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

Not applicable, as the proposal is commercial, not recreational or residential.

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

Not applicable, as the subject site is already fully developed and urban in character, as is the surrounding area. There are currently no sensitive natural features located on or adjacent to the site.

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

The proposed redevelopment of the former Wendy's site includes adding a pedestrian access to the site from the existing 10' multi-use path along 28th St. In addition, the proposal includes adding a 7' multi-use path connecting the existing sidewalk along Walnut St. on the south side of the site to the existing crusher fines path on the adjacent property to the north, consistent with the adopted BVRC Connections Plan. The new path across the site will facilitate pedestrian and bicycle movement between properties as well as between existing city transportation facilities to the north and south.

N/A (B) Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

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

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

(C) Landscaping

The proposal includes upgrades to the existing landscaping on the former Wendy's site. The existing parking lot landscaping in the Hazel's parking area will be reconfigured, and will continue to meet city landscaping requirements.

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

The proposal includes several landscaping improvements on the Bank of America site and provides for a variety of plant and hard surfaces. A new 7' multi-use path running north-south across the site is also proposed.

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

Not applicable, as the subject site is already fully developed and as such does not contain any endangered species or habitat.

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

The proposal includes reconfiguring parking lot landscaped areas and adding new interior parking lot landscaping to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop.

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

The proposal includes adding new landscaping to all of the building setbacks around the proposed Bank of America building, and provides a new low site wall to the 28th St. frontage. In addition, the proposed pedestrian access off of the new 28th St. multi-use path will be landscaped to frame both the entrance feature as well as the front of the bank to passers-by.

(D) Circulation: Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

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

The intent of the proposed parking lot reconfiguration is to further reduce vehicle speeds and improve pedestrian safety. While the 2012 Site Review Amendment improved the previous parking lot by adding pedestrian crosswalks to all of the major pedestrian walkways and widening the multi-use path along 28th St. from 5.5 feet to 10 feet, since that time the applicant has noted that the straight drive aisle in the middle of the site has not been effective at reducing vehicular speeds. Per the applicant, there have been several "close calls" between pedestrians and vehicles; thus, the applicant is proposing to bend the main drive aisle to the east, thereby making it so that vehicles must make two small turns in order to pass through the site from south to north. In addition, the applicant is proposing to add a large area of colored concrete in front of the Hazel's store (as currently exists at the 28th St. Whole Foods) to act as a traffic calming measure. Overall, the proposed parking lot improvements will serve to reduce vehicular speeds and improve pedestrian circulation and safety.

✓(ii) Potential conflicts with vehicles are minimized;

As mentioned above, the proposal includes several measures to slow down cars and improve pedestrian safety. In addition to the change in circulation and addition of colored concrete at the main store entry to Hazel's, the applicant is proposing to add a new 7' wide colored concrete multi-use path running north-south across the site. This will improve safety for pedestrians and bicyclists travelling within and across the site by creating a visual break in the drive aisles and providing a designated travel route where currently there is not one.

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

As previously discussed, a new 7' multi-use path will be provided running north to south across the site consistent with the adopted Boulder Valley Regional Center (BVRC) Connections Plan, and a new pedestrian access will be provided to the bank building from the existing 28th St. multi-use path. Currently there are 13 inverted U bike racks on site. All of the existing bicycle and pedestrian facilities will be maintained, and an additional 14 bike parking spaces will be provided (4 in front of the Bank of America building and 8 in front of Hazel's).

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

Site design techniques that support alternate modes of transportation include the addition of colored concrete at the main store entry to Hazel's, the addition of a new 7' wide colored concrete multi-use path running north-south across the site, the creation of a new

pedestrian access to the bank site from the 28th St. path and the addition of 14 new bicycle parking spaces.

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

Site design techniques that support alternate modes of transportation include the addition of colored concrete at the main store entry to Hazel's, the addition of a new 7' wide colored concrete multi-use path running north-south across the site, the creation of a new pedestrian access to the bank site from the 28th St. path and the addition of 14 new bicycle parking spaces.

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

As mentioned above, the proposal includes the addition of a new 7' multi-use path running north-south across the site as shown in the BVRC Connections Plan as well as a new pedestrian access from the 28th St. multi-use path.

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

Not applicable, as there are no new streets or right-of-way being dedicated through this proposal.

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

The project is well-designed to accommodate both vehicular and bike/pedestrian traffic. The proposal includes maintaining 134 out of 135 previously approved car parking spaces in order to meet the high demand for parking generated by the existing and proposed uses, and also provides a total of 27 bike parking spaces across the site.

(E) Parking

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

As mentioned above, the proposal includes several measures to slow down cars and improve pedestrian safety. In addition to the change in circulation and addition of colored concrete at the main store entry to Hazel's, the applicant is proposing to add a new 7' wide colored concrete multi-use path running north-south across the site. This will improve safety for pedestrians and bicyclists travelling within and across the site by creating a visual break in the drive aisles and providing a designated travel route where currently

there is not one. All of the existing pedestrian walkways and crosswalks will be maintained following the proposed reconfiguration.

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

The proposed parking layout represents an efficient use of the land, and uses the minimum amount of land necessary to meet the parking requirements of the development by maximizing the number of compact spaces.

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

The parking area will meet city landscaping standards, reducing the visual impact of the parking areas, and all new lighting will be compliant with current lighting standards.

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

The proposal includes reconfiguring parking lot landscaped areas and adding new interior parking lot landscaping to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop.

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

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

The subject site is located within the Boulder Valley Regional Center (BVRC) on the west side of 28th Street between Walnut Street and Pearl Street, and as such is subject to the BVRC Design Guidelines (the Guidelines). The character of this area is predominantly commercial and retail oriented, with Target and the 29th Street Shopping Center located immediately across 28th Street to the east. To the north is the Google office building (formerly Circuit City) and pad restaurant and retail shops. To the south is the Marshall's Plaza shopping center including Marshall's, Office Depot, REI and Bed Bath & Beyond.

The Bank massing has been designed to be sensitive and appropriate to its surroundings, with a 20'4" roof height which is lower than neighboring buildings. The Bank proposal places the drive-through on the west side of the building, where it has the least visibility to the adjacent roadway and allows the building to be pushed closer to the street consistent with the existing Denver Mattress building to the south. The proposed building will support a lively street presence, placing the majority of glazed areas on the south and east sides of

the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments. In addition, a new pedestrian access from the existing 28th Street multi-use path, landscaped and with new bike parking nearby, will be provided so that pedestrians and bicyclists can access the bank without having to enter the parking lot.

Staff finds the proposed building to be in keeping with the goals of the BVRC Design Guidelines (the Guidelines) to continue to upgrade the BVRC through high-quality redevelopment, make the BVRC a memorable, people-oriented place, develop a more fine-grained and complete transportation network and incorporate a greater diversity of land uses. Specifically, staff finds the proposed project to be consistent with the following policies contained in the Guidelines:

Overall Site Layout

- 3.1.B. Locate buildings close to the street
- 3.1.D. Maximize street-frontage of buildings

The proposal places the Bank of America building roughly 20' from the property line, which is consistent with the neighboring Denver Mattress building to the south. The drive-through has been placed on the west side of the building so that it is fully screened from 28th Street. A new pedestrian access will create a visual connection to the building entrance from the 28th Street multi-use path, and will enhance visual interest to passers-by.

Circulation

- 3.1.E. Lay out site to support pedestrian circulation
- 3.1.K. Provide vehicular and pedestrian links
- 3.2.B. Connect with adjacent parking lots or drives
- 3.3.B. Provide interior pedestrian links to adjacent properties
- 3.3.D. Use distinctive paving
- 3.3.G. Provide bicycle facilities shown on Connections Plan

As previously discussed, the proposal includes reconfiguring the parking lot and drive aisles in order to slow down vehicular traffic and improve pedestrian circulation. In addition, a new 7' multi-use path will be provided running north to south across the site consistent with the adopted Boulder Valley Regional Center (BVRC) Connections Plan, a new pedestrian access will be provided to the bank building from the existing 28th St. multi-use path, and colored concrete will be added to the main drive aisle in front of Hazel's in order to slow down cars and improve pedestrian safety.

Bicycle Parking

- 3.4.A. Ensure bicycle parking is ample and secure

Currently there are 13 inverted U bike racks on site. All of the existing bicycle and pedestrian facilities will be maintained, and an additional 14 bike parking spaces

will be provided (4 in front of the Bank of America building and 8 in front of Hazel's).

Automobile Parking

3.5.D. Screen parking from the street

3.5.E. Landscape the interior and perimeter of parking lots

The proposal includes reconfiguring parking lot landscaped areas and adding new interior parking lot landscaping to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop.

Building Design

5.2.A. Orient the building to the street

5.2.C. Emphasize building entrances

5.2.E. Provide pedestrian interest on the ground level

5.2.J. Select high-quality exterior materials

The proposed building will support a lively street presence, placing the main entrance on the southern elevation and the majority of glazed areas on the south and east sides of the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials in the Boulder area. In addition, a new pedestrian access from the existing 28th Street multi-use path, landscaped and with new bike parking nearby, will be provided which will help to add visual interest and frame the entrance to passers-by.

The BVRC Guidelines also include the following policy:

5.1.F. Drive-throughs are discouraged:

"Free-standing drive-through buildings (e.g., fast food or banking) are discouraged. If drive-through service is found to be appropriate, consider incorporating the service into a larger building with other uses."

Staff finds that this site is an appropriate location for drive-thru service due to the fact that the drive-thru is located to the west of the proposed building, which maximizes the building frontage along 28th Street and minimizes the visual impacts associated with automobile queues. The building's location on the northern edge of the site also minimizes impacts to surrounding uses and provides a buffer for the proposed drive-thru use, as the area immediately adjacent to the drive-thru is mainly undeveloped land serving as storm water detention for the neighboring property and bordered on the north by a parking lot. Additionally, access to and from the proposed drive-thru would be entirely contained within an existing parking area, meaning that no new curb cuts or traffic impacts would be

generated on 28th Street. Finally, the proposed drive-thru facility would not affect pedestrian or bicycle access, as a new access point off the 28th Street multi-use path will allow bicyclists and pedestrians to access the bank without having to cross the drive-thru lanes, and the new proposed 7' multi-use path would provide a safe way for bicyclists and pedestrians to get across the site without interacting with traffic entering and exiting the bank. Overall, given the regional context of the site and surrounding area and the relatively low impacts of the proposed facility, staff finds that the subject site is uniquely appropriate for a new drive-thru use.

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

The proposed Bank of America building will be a single story building with a height of 20'4", which is lower than adjacent buildings and is well within the 35' maximum height limit for the BR-1 zone.

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

The Bank site has an existing, well established grove of trees on the north side of the site. It is anticipated that any shading from the proposed bank will shade the trees and have no impact on neighboring buildings to the north. In addition, the project is within Solar Access Area III and is therefore not subject to any solar access restrictions.

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

The surrounding area is regional retail in character, and includes a wide variety of architectural styles. The proposed building and site design are consistent with the existing character of the area. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco accents to complement the character of surrounding developments and reflect vernacular building materials in the BVRC.

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

As stated previously, the Bank proposal places the drive through on the west side of the building, where it has the least visibility to adjacent roadways, and will be screened by the proposed building and landscaping. The proposed building entrance faces south, and will support a lively street presence by placing the majority of glazed areas on the south and east sides of the building adjacent to 28th street. A direct connection from the 28th street

multi-modal path is provided for pedestrians, which will also serve to enhance transparency and visual interest at the pedestrian level.

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

The proposal includes adding 14 new bicycle parking spaces as well as a new 7' multi-use path running north-south across the site consistent with the adopted BVRC Connections plan.

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

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

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

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

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

A lighting plan meeting current city lighting standards will be required at time of building permit.

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

Not applicable, as the site is already fully developed in an urban context and this does not contain any significant natural systems.

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

The applicant will be required to meet current energy code requirements for commercial buildings, which include the 2012 International Energy Conservation Code (IECC) standard as well as the 2010 American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) 90.1 standards, with additional local amendments requiring a 30 percent increase in performance requirements. This requirement is considered aggressive and represents a significant step toward improved energy efficiency

in buildings in balance with the cost impact for new construction. As discussed as a part of the adoption process in October, 2013, the adopted codes, if supported by continued improvements in cost-efficient building and energy management technology, could achieve a "net zero" building code in the future (in which buildings, on balance, produce as much energy as they consume).

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

The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials within the BVRC.

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

As previously mentioned, the site is already fully developed and thus does not require cut or fill. The existing grade will be largely maintained, with existing drainage patterns to be preserved and pervious area to be increased slightly.

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

Not applicable.

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

Not applicable.

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

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

N/A (H) Additional Criteria for Poles Above the Permitted Height: No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:

N/A (I) Land Use Intensity Modifications:

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

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

N/A (L) Additional Criteria for Off-Site Parking: The parking required under section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

USE REVIEW CRITERIA

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

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

The subject property is located within the BR-1 zone district, which is defined in section 9-5-2(c)(2)(I), B.R.C. 1981, as "Business centers of the Boulder Valley, containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented." The financial institution use is consistent with such purpose. Per section 9-6-1, "Use Standards," B.R.C. 1981, drive-thru uses are allowed if approved through the Use Review process.

(2) Rationale: The use either:

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

The proposed Bank of America will provide a direct service to the surrounding area by increasing the banking options for residents and visitors. The proposed drive-thru will also add to the variety of commercial services available within the BVRC, and will further help to implement the high-quality redevelopment of the BVRC as intended by the BVRC Design Guidelines.

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

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

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

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

The proposed project is to construct a 2,850 square foot, single story Bank of America building with a drive-thru facility. The project site is part of the larger 1955 28th Street PUD, which currently includes two large-scale retail businesses, Hazel's and Denver Mattress. The project site was originally approved in 1977 as a Wendy's drive -thru, which remained on the site until 2012 when the building was demolished and the site reconfigured as a temporary parking lot with the intention of developing it as a pad site at a later time. Given the site's history as a drive-thru use, its location within the BVRC and the high-intensity regional commercial character of the surrounding area, the proposal to add a new drive-thru banking facility with standard hours of operation and ample parking (a total of 134 parking spaces are provided across the site as part of this proposal) to the subject site will be compatible with and have minimal negative impact on the use of surrounding properties.

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

All of the infrastructure required to serve the proposed development is already existing. The proposed project will improve storm drainage on site by reducing the amount of impervious surface area.

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

As mentioned above, the site is located on the west side of 28th Street within the Boulder Valley Regional Center (BVRC). The character of this area is predominantly commercial and retail

oriented, with Target and the 29th Street Shopping Center located immediately across 28th Street to the east. To the north is the Google office building (formerly Circuit City) and pad restaurant and retail shops. To the south is the Marshall's Plaza shopping center including Marshall's, Office Depot, REI and Bed Bath & Beyond.

The Bank massing has been designed to be sensitive and appropriate to its surroundings, with a 20'4" roof height which is lower than neighboring buildings. The Bank proposal places the drive-through on the west side of the building, where it has the least visibility to the adjacent roadway and allows the building to be pushed closer to the street consistent with the existing Denver Mattress building to the south. The proposed building will support a lively street presence, placing the majority of glazed areas on the south and east sides of the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials in the Boulder area. Please see the Site Review criteria above for an analysis of the project's consistency with the adopted BVRC Design Guidelines.

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

Not applicable. There are no residential units in the existing development.

Section 9-6-9(c) Drive-Thru Uses:

The following criteria will apply to any drive-thru use:

(1) No drive-thru facility is allowed in any Downtown (DT) district unless the property is located directly abutting Canyon Boulevard.

Not Applicable, as the project site is not located within the downtown area.

(2) Hazardous and other adverse effects on adjacent sites and streets are avoided.

The proposed drive-thru is located to the west of the proposed building, which maximizes the building frontage along 28th Street and minimizes the visual impacts associated with automobile queues. The building's location on the northern edge of the site also minimizes impacts to surrounding uses and provides a buffer for the proposed drive-thru use, as the area immediately adjacent to the drive-thru is mainly undeveloped land serving as storm water detention for the neighboring property and bordered on the north by a parking lot. In addition, access to and from

the proposed drive-thru would be entirely contained within an existing parking area, meaning that no new traffic impacts would be generated on 28th Street.

(3) The location of any access to the drive-thru facility from an adjacent street does not impair its traffic-carrying capacity.

Not Applicable, as access to the proposed drive-thru would be taken from within the existing parking area, and no new curb cuts are proposed.

(4) Internal circulation and access to and egress from the site do not substantially impair the movement of other modes of transportation, such as bicycles and pedestrians, to and through the site.

The proposed drive-thru facility would not affect pedestrian or bicycle access to and movement within the site, as the drive-thru would be located on the west side of the building, while a new access point off the 28th Street multi-use path to the east of the building will allow bicyclists and pedestrians to access the bank without having to cross the parking area or drive-thru lanes. In addition, the new proposed 7' multi-use path would provide a safe way for bicyclists and pedestrians to get across the site between Walnut Street and the adjacent site to the north without interacting with traffic entering and exiting the bank.

(5) Clearly marked pedestrian crosswalks are provided for each walk-in customer access to the facility adjacent to the drive-thru lanes.

The existing parking area includes clearly marked pedestrian crosswalks, and the proposed drive-thru is located so as to minimize pedestrian/vehicular conflicts. Specifically, the parking for the proposed bank does not require customers to cross the drive-thru lanes. A sidewalk is provided at the main entrance of the south side of the building, which will allow customers to either access the parking area directly or utilize the nearby 28th Street multi-use path to access the parking spaces.

(6) The drive-thru use is screened from adjacent rights-of-way and properties through placement of the use, screening, landscaping, or other site design techniques.

As previously discussed, the drive-thru use would be screened from 28th Street by the proposed bank building. In addition, new landscaping is proposed on the north and west sides of the drive-thru, which would help to screen the drive-thru from the adjacent property. The portion of the adjacent property immediately to the north of the drive-thru is a landscaped area currently used for stormwater detention, which will provide an additional buffer.

(7) Environmental impacts, including, without limitation, noise, air emissions, and glare are not significant for the employees of the facility or the surrounding area.

The drive-thru is located so as to minimize environmental impacts for employees of the facility. Rather than extend around the entire building as is commonly the case with drive-thru facilities, the drive-thru is located entirely on the west side of the building. This allows the main office windows

on the east side of the building to remain unobstructed, thereby reducing associated environmental impacts for employees.

(8) Any curb cuts serving the use are not located within two hundred feet of any intersection of the rights-of-way of any two of the major streets or major arterials shown on the map of major streets.

As mentioned in the staff memorandum, the PUD is comprised of three separate parcels under common ownership. The existing curb cut serving the Hazel's and Denver Mattress retail stores is located on a separate parcel than the proposed drive-thru use, and as such is not considered to serve the drive-thru. Access to the proposed drive-thru loop would be taken from within the existing parking area.

(9) The location, size, design, and operating characteristics of the proposed facility are such that the drive-thru operation will be reasonably compatible with and have minimal negative impact on the use of nearby properties.

The proposed project is to construct a 2,850 square foot, single story Bank of America building with a drive-thru facility. The project site is part of the larger 1955 28th Street PUD, which currently includes two large-scale retail businesses, Hazel's and Denver Mattress. The project site was originally approved in 1977 as a Wendy's drive -thru, which remained on the site until 2012 when the building was demolished and the site reconfigured as a temporary parking lot with the intention of developing it as a pad site at a later time. Given the site's history as a drive-thru use, its location within the BVRC and the high-intensity regional commercial character of the surrounding area, the proposal to add a new drive-thru banking facility with standard hours of operation and ample parking (a total of 134 parking spaces are provided across the site as part of this proposal) to the subject site will be compatible with and have minimal negative impact on the use of surrounding properties.

(10) The noise generated on the site is inaudible to adjacent residential uses, measured at or inside the property line of property other than that on which the sound source is located.

Not applicable, as there are no residential uses immediately adjacent to the subject site.

(11) Nonconforming drive-thrus shall comply with the criteria of subsection 9-10-2(d), B.R.C. 1981.

Not applicable, as the proposed use is allowed through the Use Review process and is not replacing an existing non-conforming drive-thru use.



**INFORMATION PACKET
MEMORANDUM**

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Farnan, Director of the Library & Arts Department
Matt Chasansky, Manager of the Office of Arts & Culture

Date: March 11, 2015

Subject: Information Item: Approval of Boulder Arts Commission Recommendations for 2015 Major Arts Grants RESPOND BY MARCH 30, 2015

EXECUTIVE SUMMARY

The Boulder Arts Commission (BAC), established in 1979 to provide support to local artists and art organizations, is chartered with promoting and encouraging development and public awareness of, and interest in, the visual, fine and performing arts in the city. The BAC is committed to fostering a climate in which residents value art as a civilizing force, and recognize art as a basic community need.

Each year, the BAC solicits proposals for the Major Grants program. Approved grant projects must be completed by the end of the current fiscal year. Eighty percent of the grant award is given upon City Council approval. The final twenty percent are granted upon the submittal of a final report and approval by the BAC.

Recently, the BAC completed the 2015 Major Grants process, utilizing the online culture grant application tool. This year, 25 applications were received, requesting a total of \$207,583. The 2015 budget for the Major Grants program is \$100,000. The commission is recommending the approval of 11 grants, totaling \$98,541.

EVALUATION CRITERIA

PROJECT NARRATIVE

- Is of a high overall artistic quality: The project narrative indicates the ability to achieve high overall artistic quality. (weighted at 15% of score)
- Promotes artistic diversity and innovation: The project creates art that is unique, innovative and promotes artistic diversity. (weighted at 10% of score)
- Plans for documentation of the project: Plans for documentation appear complete and appropriate for the project. (weighted at 5% of score)

COMMUNITY IMPACT

- Attracts a substantial and diverse audience: Marketing plans for the project are well defined, with a clear target audience and methods for reaching them. (weighted at 15% of score)
- Is of benefit to the residents of Boulder: The project has clear realizable plans to engage the community, sparking interaction and conversation about art. (weighted at 15% of score)

DEMONSTRATES A REASONABLE BUDGET

(weighted at 5% of score)

ADDITIONAL MAJOR GRANT RATING CRITERIA

- Is substantially impactful to the community: The project has the clear capacity to engage a large, diverse section of the community, make significant, long-lasting, positive impact and increase awareness of and participation in the arts in the community. (weighted at 25% of score)
- Demonstrates other pending or secured funding sources: The project budget shows funding sources other than the applicant organization and the Boulder Arts Commission that are either secured or actively being sought. (weighted at 10% of score)

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACT GOALS

- Economic: Recognizing the arts' role in economic vitality, the Boulder Arts Commission continues to focus grant funding on efforts which will position the City of Boulder as a cultural center known for quality arts offerings.
- Environmental: The investments in culture and creative projects in our city are one component of vibrant and sustainable urban living. As it is true that thoughtful cities are a solution to environmental challenges, programs like the ones represented in these grants will promote that vibrancy, and develop attachment to city life in Boulder. In addition, some of the BAC-funded grants in 2015 incorporate an environmental component and promote environmental awareness.
- Social: The arts reach all corners of the community, ranging from free tickets to events, to art in the schools, as well as bridging diverse cultures, and catalyzing the creative ecosystem of professionals, workforce, and consumers in the creative economy. Projects recommended for funding in 2015 include: international festivals, programs for youth, public art, and many free events for the community.

2015 BOULDER ARTS COMMISSION RECOMMENDATIONS

1. Boulder Chorale: \$6,725
Project: One Song, One Boulder
2. Boulder County Arts Alliance (Fiscal Sponsor of Communikey): \$9,821
Project: Communikey Festival 2015
3. Boulder County Arts Alliance (Fiscal Sponsor of Michelle Ellsworth): \$10,000
Project: Clytigation: State of Exception
4. Boulder County Arts Alliance (Fiscal Sponsor of NoBo Arts District): \$10,000
Project: PLACE: Placemaking by Art and Community Engagement
5. Boulder County Arts Alliance (Fiscal Sponsor of Truth Be Told): \$10,000
Project: Truth Be Told's All Stories Project
6. Boulder Philharmonic Orchestra: \$10,000
Project: Masterworks Opening Concert
7. The Catamounts NFP: \$8,075
Project: The Regional Premiere of DISNEY at madelife
8. Frequent Flyers Productions, Inc.: \$6,000
Project: Star Sailors
9. LOCAL Theater Company: \$10,000
Project: LOCAL Lab 2015 New Play Fest
10. Motus Theater: \$10,000
Project: SALSA
11. 3rd Law Dance/Theater: \$7,920
Project: Fall 2015 Dance Concert

NEXT STEPS

Please review the attached information and send any questions or comments to Matt Chasansky.
(phone: 303-441-4113, email: chasanskym@boulderlibrary.org).

Unless there are objections, the artists and organizations will be notified of the results on March 31, 2015.



INFORMATION PACKET MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
Mary Ann Weideman, Assistant City Manager
Bob Eichen, Chief Financial Officer
David Driskell, Executive Director of Community Planning and Sustainability
Susan Richstone, Deputy Director of Community Planning and Sustainability
Liz Hanson, Economic Vitality Coordinator
Jennifer Pinsonneault, Business Liaison

Date: March 17, 2015

Subject: Information Item: Report on Economic Sustainability Strategy 2014 Action Items

EXECUTIVE SUMMARY

This memorandum provides a report on the progress and implementation of the 2014 Action Items in the Economic Sustainability Strategy (ESS).

City Council adopted the ESS (**Attachment A**) on October 29, 2013. The strategy is an integrated approach to Boulder's continued economic vitality. As a key tool to implement the economic vitality strategy area of the city's Sustainability Framework, the ESS is consistent with the Boulder Valley Comprehensive Plan (BVCP) and helps to guide the implementation of adopted BVCP policies (particularly economic policies). The ESS is also based on the 2012 Primary Employer Study and reflects a cross-departmental effort by staff from the city's Economic Vitality (EV) Team, Community Planning and Sustainability (CP&S), Housing, and Transportation to ensure that the new strategy document is coordinated with other existing and proposed city plans, strategies, and programs.

In addition to strategies related to People, Place, and Process (see below), the adopted ESS identifies 2104 action items. Major accomplishments on those action items in 2014 include completion of the Transportation Master Plan Update, Northwest Mobility Study, North Boulder Subcommunity Action Plan, and significant progress on tenant finish permit process improvements, Comprehensive Housing Strategy and Civic Area Plan (see **Attachment B**).

FISCAL IMPACT

None. The document's 2014 Action Items are based on the existing work plan. Any future actions would be prioritized and funded through the development of the annual work plan.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

Economic: The ESS is the key tool to implement the economic vitality strategy areas of the city's Sustainability Framework. The Sustainability Framework is based on the goals and policies of the Boulder Valley Comprehensive Plan and the city's priority based budgeting process and is used to assess and evaluate plans and programs against the desired outcomes defined by City Council and the community. The intent of the strategy is to support the city's economic vitality by building on its strengths and addressing challenges. This strategy is based on simultaneously maintaining and enhancing the existing community of businesses while also positioning Boulder to grow new segments of its economy associated with larger economic, environmental, and social trends.

Environmental: Part of Boulder's economic sustainability strategy is to prepare Boulder and its businesses to be able to both minimize the impacts of environmental changes as well as position Boulder as a leader in the emerging market for technical, technological and social innovations, which is an essential element in Boulder's Climate Commitment.

Social: The application of a comprehensive "sustainability lens" acknowledges that efforts to ensure and enhance economic vitality must be approached and implemented in conjunction with the environmental, social and cultural quality that are the foundation of Boulder's long-term health and quality of life. Aspects of the strategy include placemaking efforts, workforce development, and housing and transportation strategies.

BACKGROUND

Primary Employer Definition and Study

In 2006, the City of Boulder defined "primary employer" by ordinance as:

A business or organization of any number of employees that generates more than 50 percent of its revenues from activities outside of Boulder County, and shall include, but is not limited to those facilities of such business and organization devoted to manufacturing, research and development, data processing, telecommunications and publishing, but shall not include hotels, motels, retailers, or food service facilities.

Whether primary employers have five or 500 employees, they bring "new money" into the Boulder economy, support local secondary employers (e.g. caterers, printers, restaurants), and pay substantial property taxes, sales and use taxes and permit fees to the city.

In 2012, the city, with consultants, prepared a Primary Employer Study to analyze the needs of primary employers in relation to the city's industrial and commercial areas. At the [August 28, 2012 Study Session](#), City Council received the Primary Employer Study, which included findings from a report authored by the University of Colorado (CU) Leeds School of Business, Business Research Division (BRD), and a survey conducted by the Boulder Economic Council

(BEC) and four stakeholder meetings. The results featured a summary of the issues, needs, and challenges of Boulder’s primary employers as well as profiles of Boulder’s commercial and industrial space and primary employers.

During the August 2012 study session, City Council expressed support for the exploration of near-term actions to improve codes and processes that affect primary employers and the development of an ESS. On December 11, 2012, city staff sent an Information Packet to City Council to provide an update on the proposed framework and work plan for the ESS. After city staff work and analysis and input from local partners (Boulder Chamber, Boulder Economic Council, etc.) and local primary employers and commercial property owners, City Council adopted the ESS (**Attachment A**) on October 29, 2013.

Economic Sustainability Strategy: Overview

The adopted ESS states a vision:

Boulder will continue to be recognized throughout the world as a city where employers and employees innovate, create, and thrive in a manner consistent with Boulder’s environmental and social values.

To achieve this vision, the city and its partners will focus on strategies and actions in three inter-related categories:

People –workforce, quality of life and social issues

Place – physical environment (infrastructure, amenities, buildings)

Process – ease of doing businesses (city processes, programs, codes and procedures)

A “**place-based**” approach to economic sustainability seeks to create vibrant, amenity-rich business districts that vary in their focus and intensity but all of which offer environments that support key industry clusters, retain talented workers and enhance a unique and sustainable “Boulder” quality of life. Each area of the city is different and a place-based approach looks at Boulder’s various employment areas to identify desired change and then develop tailored strategies and actions for achieving that change.

Key strategies in each of the three focus areas were outlined in the city’s Economic Sustainability Strategy:

People

- Expand opportunities for workers to live within the city
- Expand regional transit alternatives for commuters
- Support programs to develop highly skilled workforce needed by Boulder employers

Place

- Support vitality of employment areas throughout city through place-based approach
- Enhance East Boulder employment area for companies and workers
- Continue to develop Gunbarrel community center
- Ensure Downtown Boulder’s continued success
- Develop programs to encourage upgrades of Boulder commercial buildings
- Support development based on unique assets and opportunities of University Hill

Process

- Ensure codes reflect employer needs for flexibility in use and workplaces
- Encourage commercial and industrial building owners to increase energy efficiency
- Improve application and permitting processes to make it easier to work with city
- Expand city's economic vitality efforts

ANALYSIS

This section assesses the progress made in accomplishing strategy objectives through implementation of 2014 action items. A detailed summary of the status of action items is included in **Attachment B**.

2014 Action Items: People

Ongoing support of workforce development continued through collaborative efforts with partner organizations in 2014. Significant progress was made on programs that support workforce transportation and housing, and those that foster “productive collisions” for local workers to enhance collaboration and the exchange of ideas.

- The Transportation Master Plan update and Northwest Mobility Study were both completed and significant progress was made on the city's Access Management and Parking Strategy
- Progress was made on the city's Comprehensive Housing Strategy including the launch of the Housing Boulder initiative and website, completion of a community engagement plan and draft toolkit of housing options, and establishment of working groups.
- The Boulder Civic Area Project and University Hill Revitalization Strategy provided opportunities for input from business owners, employers and workers.

2014 Action Items: Place

Several projects related to Place were included in the work plan and significant progress was made on improvements to major employment centers in 2014.

- The city's Envision East Arapahoe project included work with commercial and industrial property owners, employers and workers to identify challenges and unmet needs for employee transportation, workforce housing and amenities.
- The North Boulder Subcommunity Action Plan was finalized in 2014 and included work in arts and placemaking, transportation, access and parking, and land use and development in the area.
- In partnership with Hill stakeholders, the city developed plans for improvements and redevelopment in the area. A Hill Community Development Coordinator was hired to work with other city departments and strategic partners including business owners.

2014 Action Items: Process

Changing priorities and work demands delayed progress on some of the 2014 action items related to city processes, programs, codes and procedures. One contributing factor was recovery

from the September 2013 flood which resulting in additional demands and a need for reprioritization of CP&S work plans. Another factor was concern expressed by members of the community prompted by a higher than usual number of construction projects in the city.

- Despite the increased volume of building permit applications (including many related to flood recovery), city staff introduced several improvements to make the tenant finish permit process more timely and predictable for applicants.
- An ordinance allowing assessed value to be calculated using a professionally appraised fair market value in determining requirements for site improvements and upgrades was adopted by City Council in December 2014.

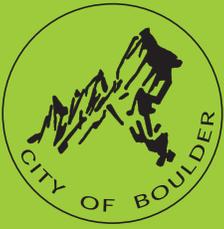
NEXT STEPS

In 2015, work to support the key strategies outlined in the ESS will continue. EV staff will work with other CP&S staff and Housing and Transportation staff to update ESS action items based on the 2015 work plan. EV staff will continue to track action item progress through meetings with project managers and work on project teams, and provide an update to the City Council early in 2016 on action item progress and accomplishments in 2015.

ATTACHMENTS

Attachment A: Economic Sustainability Strategy (Adopted October 29, 2013)

Attachment B: Economic Sustainability Strategy: 2014 Year End Report



ECONOMIC SUSTAINABILITY STRATEGY

Adopted by City Council 10-29-13



INTRO

Boulder's highly educated workforce, superb quality of life, high concentration of companies in growing industries, and synergies with the University of Colorado and 14 federal labs are the foundation of its economic success. The city attracts talented entrepreneurs who have created a unique business community focused on cutting edge innovation and vision, earning Boulder recognition as one of the nation's best cities for start ups in 2013. In fact, Richard Florida, author of *The Rise of the Creative Class*, named Boulder the most creative city in the U.S. in 2012 based on a detailed analysis of how more than 350 metro areas ranked in technology (new ideas, inventions, high-tech companies), talent (skilled, ambitious individuals), and tolerance (non-judgmental, open-minded).

This success didn't just happen—many ingredients came together to support Boulder's economic vitality. However, in terms of city-led efforts, many of the most important actions were not undertaken to promote economic development. On the contrary, many were initiated in response to growth pressures and the sense that the community's unique sense of place and quality of life would otherwise be lost. But, from preserving open space to protecting historic buildings in the downtown, many of those same actions have played a significant role in securing Boulder's current economic success. The uniqueness of place, compactness, connectedness and recreational amenities—combined with the innovation engines of CU and the labs—have helped attract and retain a talented and entrepreneurial workforce, fostering the growth of leading edge companies across a range of key industries.

Economic vitality in the city of Boulder is a public-private collaboration to promote a healthy economy that supports the outstanding quality of life enjoyed by its residents. Boulder is following a sustainable path to economic development, adopting strategies that foster innovation, competitiveness, and entrepreneurship, and maintaining a positive business climate, while enhancing community character and preserving environmental quality.

SUSTAINING BOULDER'S ECONOMIC VITALITY

Since 2003, Boulder has had an economic vitality program aimed at working with community partners to create and sustain a favorable business climate. The program focuses in particular on the needs of primary employers—those that are the primary drivers of the city's economic health—helping to ensure that they are supported in their desire to be a growing and continuing part of Boulder's economy and community life. While the city does not focus on business attraction, it has become more proactive in working with partners to understand the needs of employers and respond accordingly. Two Economic Vitality programs—the Flexible Rebates program and Microloan program—are examples of how the city has responded to identified needs.

But while Boulder is fortunate to enjoy economic success today, challenges are on the horizon. The cost and lack of office space that meets contemporary standards; limited opportunities for home-grown businesses to remain in Boulder as their space needs change; and the impact of housing costs on employee retention are often cited as chal-

lenges that could impede Boulder's future economic vitality. Developing a more strategic approach to economic vitality can help respond to today's challenges and help ensure continued economic success in the future.



Boulder Farmers' Market

CREATING AN ECONOMIC SUSTAINABILITY STRATEGY

The Economic Sustainability Strategy (ESS) is an integrated, cross-cutting approach to Boulder's continued economic vitality. This strategy is not a typical economic development approach, but will support the city's economic vitality by building on its strengths and addressing challenges. This strategy is based on simultaneously maintaining and enhancing the existing community of businesses while also positioning Boulder to grow new segments of its economy associated with larger economic, environmental and social trends. The strategy is focused on Boulder's primary employers. While the retail base cannot be ignored as a significant part of our economic vitality, it is not a focus of this strategy.

Use of the term "economic sustainability" instead of "economic development" or even "economic vitality" reflects two key tenets. First, economic sustainability focuses on long-term conditions and outcomes, with a critical look at how current and anticipated issues and trends may affect the community's future economic vitality. It identifies near- and long-term strategies and actions that can help ensure success over time. Second, the application of a comprehensive "sustainability lens" acknowledges that efforts to ensure and enhance economic vitality must be approached and implemented in conjunction with the environmental, social and cultural qualities that are the foundation of Boulder's long-term health and quality of life.

This recognition now includes the acknowledgement that significant and far reaching changes are taking place in climatic systems that are having impacts both globally and locally. These impacts are leading to changes in international, national and state policies that will likely influence both regulatory and market activities. Part of Boulder's economic sustain-

ability strategy is to prepare our community and our businesses to be able to both minimize the impacts of these changes as well as position Boulder as a leader in the emerging market for technical, technological and social innovations, which is an essential element in the orientation of Boulder's new Climate Commitment strategy.



A Boulder view

HOW WILL THE ECONOMIC SUSTAINABILITY STRATEGY BE USED?

The Economic Sustainability Strategy is the key tool to implement the Economic Vitality strategy area of the city's Sustainability Framework. The Sustainability Framework is based on the goals and policies of the Boulder Valley Comprehensive Plan and the city's priority based budgeting process and is used to assess and evaluate plans and programs against the desired outcomes defined by City Council and community. In many cases, priority strategies will be implemented by, integrated with or used to inform other city priorities and processes. For example, the

need for expanded workforce housing opportunities is identified in the Economic Sustainability Strategy as an important need for Boulder's primary employers, and the community's long-term economic health, with that priority being implemented through the Comprehensive Housing Strategy work effort already underway. Identifying the strategic priority in the Economic Sustainability Strategy helps underscore the importance of affordable housing to Boulder's economy, and will help ensure that the economic impacts of housing decisions are given due weight in the housing strategy development process.

Implementation of the Economic Sustainability Strategy will rely on both the city and community partners, including businesses, institutions, commercial property owners and non-profit organizations that work with businesses. While the city plays a central role in the development of "place" (through planning, investment and regulation) as well as in "process" (balancing community perspectives and priorities in the review and approval of new development), those approaches alone will not achieve the vision. Leveraging community assets is critical to maintaining a strong and diverse economy, and many actions surrounding people, workforce, training and collaboration require leadership by community partners.

KEEPING THE ECONOMIC SUSTAINABILITY STRATEGY ALIVE

The Economic Sustainability Strategy is a strategy, not a plan. It is a living document designed to be a flexible tool with actions that are updated annually as community needs and priorities change. It will be regularly evaluated through informal and formal (surveys, focus groups, etc.) feedback to ensure that actions are achieving desired results.

A "place-based" approach to economic sustainability seeks to create vibrant, amenity-rich business districts that vary in their focus and intensity and provide environments that support key industry clusters, retain talented workers and enhance a unique and sustainable "Boulder" quality of life. Each area of the city is different and a place-based approach looks at Boulder's various employment areas to identify desired change and then develop tailored strategies and actions for achieving that change.



Pearl Street Mall

ECONOMIC SUSTAINABILITY STRATEGY VISION

Boulder will continue to be recognized throughout the world as a city where employers and employees innovate, create, and thrive in a manner consistent with Boulder's environmental and social values.

To achieve this vision, the city and its partners will focus on strategies and actions in three inter-related categories:

- PEOPLE** – workforce, quality of life and social issues
- PLACE** – physical environment (infrastructure, amenities, buildings)
- PROCESS** – ease of doing businesses (city processes, programs, codes and procedures)

Strategies describe how the city can best respond to issues raised in the 2012 Primary Employer Study and other research conducted by the city while furthering the Economic Sustainability Strategy vision and the goals articulated in the Boulder Valley Comprehensive Plan (BVCP). The strategies are based on a “place-based” approach to economic vitality, improving city codes and process and addressing broader policy issues.

Action items identify how strategies will be implemented. Some actions can be accomplished by the city through improvements in internal processes and procedures. Others involve coordination with external stakeholders or require further analysis, particularly when an issue to be addressed may lead to policy changes or major program additions or enhancements. Action items are categorized as priority actions to be completed in 2014 or longer term actions that may begin in 2014 but be completed at a later date.

BOULDER'S ECONOMY

Boulder is a highly desirable place to work, live, and play. The city is an important employment center for the area and has a diverse and healthy economy. Boulder businesses represent a wide variety of industries and the city has a high concentration of aerospace, bio-science, clean tech, data storage, digital media, natural and organic products, outdoor recreation and software companies. While the majority of the city's employers are small businesses, several Fortune 300 corporations have a presence in Boulder. This diversity has contributed to the city's economic vitality and helped mitigate effects of recent economic downturns.

Many people choose to work or live in Boulder because of its high quality of life, sense of place and extensive amenities. Boulder boasts hundreds of miles of bike and walking trails, excellent bus service, easy access to open space and the mountain backdrop, numerous and varied art, cultural, dining, entertainment and

shopping options, excellent schools, and high quality healthcare. These community characteristics have created a strategic economic advantage that is difficult to replicate, but requires careful consideration and planning to ensure its viability into the future.

Boulder is a land-constrained, compact community by design, reflecting the city's commitment to a sustainable urban form while protecting the area's scenic beauty, open space and recreational opportunities. With relatively little undeveloped land available for commercial development, the city is strategic about economic vitality. Boulder's economic sustainability efforts recognize the importance of jobs already in the city; and business retention and support for homegrown companies is a priority. While the Economic Sustainability Strategy is intended to help implement the results of the 2012 Primary Employer Study, Boulder's economic sustainability is much broader. Economic sustainability also results from the unique mix of a successful and healthy tourist industry, partnerships with universities and federal laboratories, and many arts, cultural, entertainment and retail options. The city



Twisted Pine Brewing Company's newly expanded ale house and outdoor deck

also recognizes the importance of the primary employers that make up the core of the local economy. Primary employers are defined by city ordinance as:

A business or organization of any number of employees that generates more than 50 percent of its revenues from activities outside of Boulder County, and shall include, but is not limited to those facilities of such business and organization devoted to manufacturing, research and development, data processing, telecommunications and publishing, but shall not include hotels, motels, retailers, or food service facilities.

Primary employers bring new money into the local economy, support secondary employers (restaurants, printers, banks, etc.) and pay substantial property taxes, sales and use taxes and permit and development fees to the city. Many of the city's economic vitality efforts, including business outreach and assistance, a flexible rebate program and a microloan program, have focused on primary employers.

In 2012, city staff, along with the University of Colorado Leeds Business Research Division and the Boulder Economic Council, conducted a primary employer study identifying the issues, trends and needs of Boulder's primary employers relative to the city's existing industrial and commercial space.

Key findings from the 2012 Primary Employer Study include:

- Boulder has approximately 554 primary employers
8.2% of all Boulder employers
- Boulder's primary employers employ an estimated 26,059 individuals
29% of all individuals employed in Boulder (excluding self-employed)
- Boulder's primary employers occupy approximately:
538 commercial buildings (29% of all commercial buildings in city)
7.5 million square feet of commercial space (35% of total)
- Primary employers are concentrated in three main areas:
East Boulder (44%), Gunbarrel (15%) and Downtown (15%).
- A significant number of primary employers expect to expand in the next few years and many anticipate needing more space and moving to a new location.



Rally Software CEO Tim Miller (photo courtesy of Don Cudney)

The four key issues identified in the Primary Employer Study were:

- 1** Availability of suitable space for expansion
- 2** Lack of flexibility in allowed uses
- 3** High cost of land / cost of doing business
- 4** Lack of amenities in some areas of the city

PEOPLE



Upslope Brewing's Founder Matt Cutter, Director of Sales and Marketing Henry Wood, and Director of Brewing Operations Dany Pages. In 2012, Upslope opened a new brewery and taproom in Flatiron Park in East Boulder.

Boulder has a well educated, highly skilled and creative workforce. The city has the nation's highest percentage of college graduates and a very high concentration of individuals employed in scientific and technical occupations including aerospace engineers, architects, biochemists, environmental scientists and software developers. This high concentration of talent reflects the presence of the University of Colorado at Boulder, federal labs, and technology-intensive industries which draw companies and entrepreneurs from around the world.

Boulder's workforce draws from several key sources. The desirability of Boulder's quality of life and a collaborative and supportive business climate has attracted people with world-class talent and skills for many

decades, and the workforce includes many who chose Boulder as a place to live and found a job here. The innovation economy workforce also includes technically trained and "creative class" workers drawn to growing Boulder companies, residents who grew up and remained in Boulder and University of Colorado and other area college graduates who find work and careers in the city. City-wide, inflation-adjusted median income has decreased for Boulder households since 2000. Poverty rates and other negative economic indicators are increasing among certain populations (e.g. Latino residents, seniors, children).

Photos from left to right: Eetrex, Rally Software (photo courtesy of Don Cudney), Populus



ISSUES & CHALLENGES

- 1** An educated, creative and productive workforce has always been vital to Boulder's economic prosperity, and will be even more so in the future as other communities, other states, even other nations cultivate the education, creativity and productivity of their workforces. Workforce training and high quality education needs to be a focus, especially in the Science, Technology, Education and Math (STEM) fields.
- 2** Boulder's workforce is drawn to employment areas with a wide variety of amenities, uses, and services (e.g. restaurants, retail), recreational amenities, the arts, and increased walkability to public transportation, bicycle, and pedestrian facilities. East Boulder and Gunbarrel are primary employment centers that lack the same diversity of amenities that are available to downtown workers.
- 3** Changing work patterns and technology have resulted in more individuals operating small businesses and start-ups from their homes, with occasional visitors or part-time employees. Current city regulations for home occupations do not always reflect these types of home-based businesses that many times are compatible with residential uses. (Note: see Process: 2014 Action chart)
- 4** While most of the individuals who work in Boulder are residents within Boulder County, between half and two-thirds of Boulder employees live outside the city limits. While the city has a high concentration of self employed and residents who work from home, over 59,000 employees commute into the city for work (2013 City of Boulder estimate), using the U.S. 36 Corridor (26%) and the Diagonal Highway 119 (18%) (Boulder Economic Council Commuting Patterns Study 2012). Ongoing transportation challenges include traffic congestion and public transit improvements.
- 5** As technology changes, there will be increased demand for workforce with specialized skills. Current K-12 and post K-12 higher education options, including non-university training, professional and technical schools, and community colleges, may need to be expanded and customized to meet the needs of employers, workers and residents. In addition, demographic trends indicate between 2020 and 2025 Colorado will require a significant in-migration of employees to fill vacancies from retirees.

STRATEGIES

- 1** Expand opportunities for workers to live within the city, including moderately priced market rate housing.
- 2** Expand regional transit alternatives with local partners so that commuters have more transportation options other than single occupant vehicles.
- 3** Work with employers, educators and partners to develop and support programs designed to help attract workers with highly specialized skills and experience, and provide workforce training opportunities.

PEOPLE



EVOL Foods is headquartered at the base of the foothills and manufactures in Boulder.

Photos from left to right: Namaste Solar, Seth Ellis Chocolatier



PEOPLE: 2014 ACTION CHART

	ACTIONS	RESPONSIBLE PARTIES	TIMING
action 1.1	Increase collaboration with employers, universities and colleges, and state and local workforce and economic development partners to support ongoing development of the workforce available to Boulder employers.	Community Planning & Sustainability, Boulder Economic Council	Ongoing
action 1.2	Ensure that the city's Transportation Master Plan update , city involvement in the RTD Northwest Area Mobility Study , and the city's Access Management and Parking Strategy focus on developing strategies and funding mechanisms for addressing the local and regional commuting challenges and opportunities for Boulder workers.	Public Works - Transportation and Downtown & University Hill Management Division/ Parking Services	In progress - TMP adopted by 2014, AMPS implementation in 2014 and NAMS study will conclude in Spring 2014.
action 1.3	Through the city's Comprehensive Housing Strategy currently under development, understand and develop approaches for the needs, desires and preferences of Boulder workers who do not live inside the city limits. Expand housing opportunities for those working in Boulder.	Division of Housing and Community Planning & Sustainability	In progress
action 1.4	Support local business and industry organizations to foster "productive collisions" of local workers which provide opportunities for exchanges of ideas and collaboration. Enhance opportunities through civic area, Innovation HQ, and downtown development.	Community Planning & Sustainability, Boulder Economic Council	Ongoing

PEOPLE: LONGER TERM ACTIONS

- 1 Work with strategic partners - industry associations, business organizations, and education institutions - and employers to develop a plan to help attract workers in select fields.
- 2 Work with the Boulder Chamber and other community partners to implement the Innovation Blueprint 3.0, in particular to "expand mentoring and training programs for entrepreneurs, female and minority business leaders, facilitate cross-industry collaboration, and develop talent among our university student population".
- 3 Implement programs to foster attractive and affordable housing options for in-commuters.

Photos from left to right: LogRhythm, Boulder Chamber Event, Rally Software Founder and CTO Ryan Martens (photo courtesy of Don Cudney)



PLACE



Ligit (photo courtesy of Tres Birds) recently moved into a renovated space on the second floor of Twenty Ninth Street.

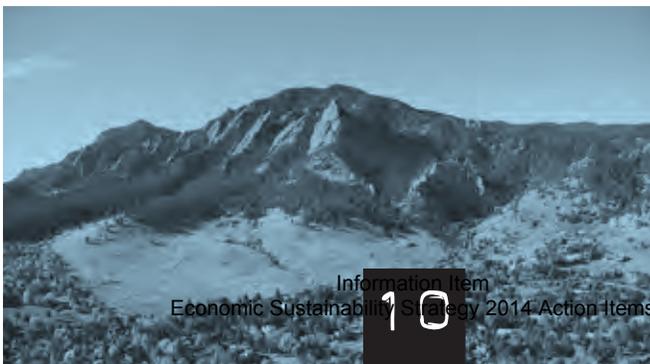
The workplace needs of today's employers are vastly different from those of just a few years ago. The city's employment areas need to make a similar transformation. Each area of the city is different and a more place-based approach would identify desired change and tailored strategies for achieving that change. There is enormous opportunity to improve Boulder's employment areas to provide a greater diversity of uses and services, increased walkability, improved quality of the built environment, and increased access to public transportation, bicycle and pedestrian facilities. Public investment in infrastructure is also a key component.

The city has three major employment centers, generally described as Downtown, East Boulder, and Gunbarrel. Primary employers have also

clustered in other areas like the Twenty Ninth Street area (Crossroads subcommunity), Boulder Junction, the North Boulder subcommunity, as well as smaller commercial centers such as University Hill. However, with the development of the city, those employment areas on the west side of Boulder benefit from the smaller, tighter street grid and pre-war development pattern with a mix of uses, amenities and services. East Boulder and Gunbarrel employment areas were developed in a more post-war pattern with large superblocks, and a lack of a connected street grid, access to nearby restaurants, amenities and services.

The city's urban form is shaped by the location and design of streets, paths and open spaces; the mix of uses and activities that are allowed in each area of the city; and the design and intensity of development

Photos from left to right: West Pearl Street in downtown Boulder, Boulder's mountain backdrop, numerous recreational options (Copyright © 2012 - Rob O'Dea)



and public improvements. The city's goal is to evolve toward an urban form that supports sustainability, from a citywide scale down to the "15 minute neighborhood" scale. This "sustainable urban form" is defined with 5 components: Compact; Connected; Complete; Green; Attractive and Distinct; and Inclusive.

For each employment area the same components of a sustainable urban form can be applied. Density should be in appropriate locations to create and support viable commercial opportunities; there should be an integrated multi-modal transportation system, with daily needs within easy access of home, work or school without driving a car.

As the city works towards its climate commitment goals, the built environment, including our commercial and industrial buildings, and the activities within those buildings play a significant role related to energy use and greenhouse gas emissions. Regulatory changes, financial incentives, innovations and education together will help our commercial and industrial buildings become more efficient, attractive, and cost efficient for employers and property owners.

The 2012 Primary Employer Study highlights the unique characteristics and needs of specific Boulder areas where most primary employers are located. Desired public and private amenities like restaurants, shopping, parking, bike paths, and transportation – and the needs of primary employers – differ greatly between Downtown, East Boulder, and Gunbarrel.

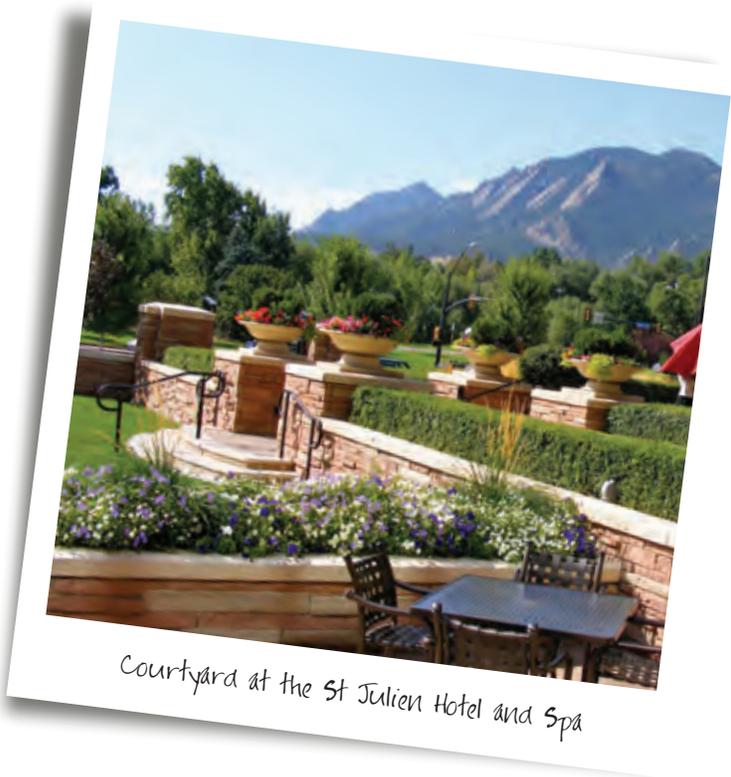
Downtown restaurants, retail, district parking, and the Pearl Street Mall serve downtown employees, residents, and visitors. Downtown zoning includes non-industrial primary employer offices in addition to financial services and other professional offices. Employers love downtown for the many opportunities for "casual collisions" on the mall or in a coffee shop. Some companies find the parking district convenient, while others do not choose a downtown location because they don't want their employees or visitors to pay for parking. High demand has resulted in very limited office space availability. The completion of the vision for the civic area, including office, arts, and event/performance spaces provides the opportunity to explore public-private partnerships.

East Boulder houses a mix of manufacturers, research and development, and a wide range of industrial uses, and is the city's largest employment center for primary employers. Free and abundant parking is seen as a plus for most employers. Bike paths and sidewalks provide pedestrian access. There are some lunchtime options within Flatiron Park and in the area of the 55th and Arapahoe intersection, but many employees drive to Twenty Ninth Street, downtown, or other commercial areas for more eating options. Additional amenities such as pedestrian connec-

tions, restaurants and other services are desired. Shuttle buses or other transportation options have been requested.

Gunbarrel is evolving, with new housing, retail, brewery/restaurant, and hotel development all under construction. Gunbarrel is home to many larger companies, and employers desire more eating options and services in this portion of Boulder. As in East Boulder, parking is free for employees and visitors. More Gunbarrel housing options – in type and price – would allow more Gunbarrel workers to consider living closer to work.

As a mature, compact city with little remaining vacant land, the city has an opportunity to revitalize areas of the city that are not reaching their full potential. Strategic planning to address the unique needs and priorities of each employment area and ensure that economic sustainability and place-making is a primary outcome is the essence of the place-based approach. While supporting and sustaining these vibrant places, the city can help to retain and attract primary employers as well as enhance the unique character of Boulder's subcommunities and advance other community sustainability goals. Strategic planning has been done in downtown, 28th St. and Boulder Junction. The new buildings proposed and under construction are fulfilling the vision of the planning efforts for the area, and helping to address needed office space for employers. The primary employer study identified that additional demand for office space remains strong, even with these new developments.



Photos from left to right: Spectra Logic's Boulder headquarters, interior of a W.W. Reynolds building (photo courtesy of Britt Augustine), Pearl Street Mall



ISSUES & CHALLENGES

- 1** Main employment centers of East Boulder and Gunbarrel lack a diversity of amenities, uses, and services (e.g. restaurants, retail), increased walkability, recreational amenities, the arts, and increased access to public transportation, bicycle, and pedestrian facilities to meet the needs of Boulder's workforce.
- 2** As an older community, Boulder has an older commercial building stock as compared to newer, remodeled space in neighboring or similar cities. As a result, "tired" buildings may not provide the amenities or upgrades desired by employers.
- 3** There is limited availability of high quality, large floor plate commercial space to meet the demand of growing Boulder larger primary employers. Many larger employers look for the efficiencies provided by larger floor plates.
- 4** The very low supply (low vacancy rate) of downtown office space presents a challenge due to the high desirability and demand for downtown space (and its numerous amenities and concentration of companies) by Boulder primary employers.

STRATEGIES

- 1** Support the vitality of Boulder's varied employment areas throughout the community (e.g. Twenty Ninth Street, South Boulder, and North Boulder) through a place-based approach that builds upon the unique amenities to those areas, in addition to the city's main employment centers.
- 2** Enhance the East Boulder employment area to create a more desirable place for companies and workers with desired amenities and mixed use: eating and drinking places, retail services, the arts, and increased multi-modal access to public transportation and bicycle and pedestrian facilities.
- 3** Continue the efforts in the Gunbarrel community center, to create a more inviting and diverse place for companies and workers, with desired amenities and increased access to public transportation and bicycle and pedestrian facilities.
- 4** Ensure Downtown Boulder's continued success as a vibrant, desirable location for a rich mix of uses by finding opportunities to upgrade and create additional space for key industries as well as high quality outdoor spaces, including implementation of the civic area plan.
- 5** Encourage and incentivize the upgrading of Boulder commercial buildings in appearance, tenant amenities, energy efficiency, and other sustainability measures.
- 6** Support a multi-pronged, community development based strategy to maximize the unique assets and opportunities of University Hill.



Downtown Boulder is home to Bing's maps team and imagery processing office

PLACE

Photos from left to right: Chautauqua Park (photo courtesy of LogRhythm), Amgen's Boulder headquarters



PLACE: 2014 ACTION CHART

	ACTIONS	RESPONSIBLE PARTIES	TIMING
action 2.1	Implement the Civic Area Plan Phase 1 including investment strategies, financing tools, capital improvements, flood protection, safety improvements, and feasibility planning for future phases.	City Manager's Office, Finance, Community Planning & Sustainability, Public Works, Parks & Recreation, Library and Arts	Begin early 2014
action 2.2	Work to support public and private investment in amenities in the East Boulder employment area through the East Arapahoe area planning effort .	Community Planning & Sustainability, Public Works – Transportation	In progress – Scoping to City Council in 1st Quarter 2014
action 2.3	Examine the mix and type of businesses located in and around North Boulder as part of the Subcommunity Plan update, including analysis of the feasibility of fully developing the Village Center.	Community Planning & Sustainability	In progress - Adoption by 3rd Quarter 2014
action 2.4	In partnership with the Hill stakeholders, provide resources and coordination for the implementation of the Residential Service District and the innovation district concept . Develop a cross departmental Hill team to ensure coordination of and communication about Hill programs and activities.	Downtown & University Hill Management Division	In progress – implementation through 2014
action 2.5	Continue implementation of Boulder Junction to support economic development, and community goals for transit-oriented development.	Community Planning & Sustainability, Transportation Division, Housing Division	Ongoing

PLACE: LONGER TERM ACTIONS

- 1 Support areas like Diagonal Plaza to maximize redevelopment opportunities and strengthen economic health.
- 2 Explore incentives and financial tools for commercial property owners to upgrade their building stock, catalyze commercial energy upgrades, and provide employee amenities.
- 3 Through the Sustainable Streets and Centers project and East Arapahoe area planning, study East Boulder and Gunbarrel zoning (e.g. open space, parking, and floor area requirements) and consider updates to reflect current employment trends and needs of primary employers.
- 4 Complete the implementation of Phase 1 of the Transit Village Area Plan, and continue to Phase 2 of implementation.

Photos from left to right: Entrance to Lijit's new office (photo courtesy of tres birds), The Hill, Google's Boulder office



PROCESS

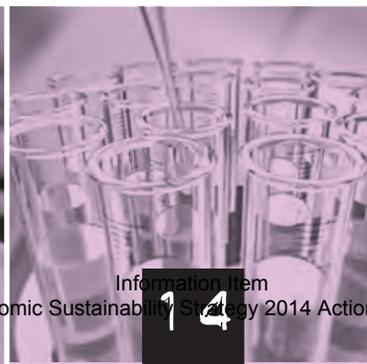


A collection of code books

Many issues related to primary employers' space, location, and expansion are purely defined by the market. To support the retention and attraction of today's talented workforce and progressive employers, however, the city can make it easier to do business in Boulder and have a direct influence on a number of important issues:

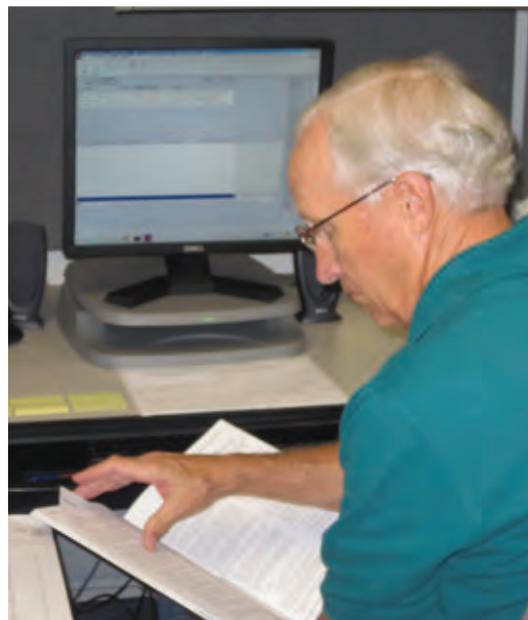
- The city's comprehensive plan sets broad economic policy and land use direction.
- The city's zoning districts define the uses allowed in different areas occupied by primary employers.
- Developing new space or upgrading existing buildings require review and permits by the city.
- Business retention, expansion, outreach, and incentives through the city's economic vitality program.

Photos from left to right: Seth Ellis Chocolatier, Mobile Assay, LogRhythm



ISSUES & CHALLENGES

- 1 The city's discretionary review process can result in a wide range of outcomes that can increase the level of risk and associated costs (which affects the ability to build the development potential according to the zoning code).
- 2 Because most primary employers are lessees (81 percent) and move frequently, employers and property owners may not invest capital in building upgrades.
- 3 Certain city zoning regulations on the uses of commercial space (and size of uses) may unnecessarily limit use flexibility.
- 4 Upgrading older buildings can result in significant building improvement requirements (e.g. energy code, accessibility, wiring, utilities) that may be unexpected to a property owner or a business tenant.
- 5 Land cost is a significant factor; Boulder's commercial land cost is generally higher than surrounding communities and this affects decisions to upgrade and develop commercial property.



City building official / permit reviewer

STRATEGIES

- 1 Ensure that Boulder's land use and other codes respond to changes that support 21st century employer needs for flexibility in commercial uses and employee workplaces.
- 2 Encourage owners of Boulder's industrial and commercial building stock to update their buildings so that they become models of 21st century energy efficiency.
- 3 Make doing business with the city easier, through improved application and permitting processes.
- 4 Continue and expand the city's economic vitality efforts in business retention and expansion, outreach, incentives, and assistance.



Twisted Pine Brewery's expanded ale house

PROCESS

Photos from left to right:
Community engagement outreach event held by the city, Planning and Development Services Center



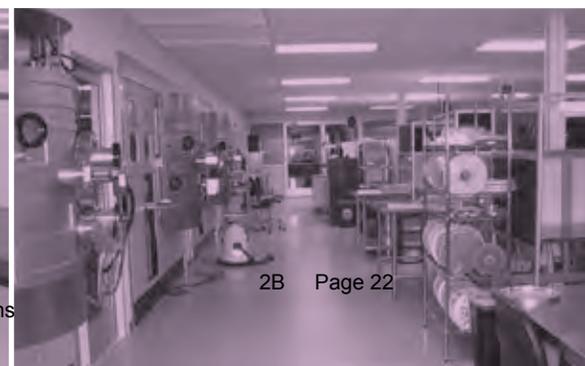
PROCESS: 2014 ACTION CHART

	ACTIONS	RESPONSIBLE PARTIES	TIMING
action 3.1	Update commercial and industrial zoning use charts and definitions to provide more flexibility for space options, respond to the dynamic nature of Boulder's primary employers, and to allow and encourage desired amenities.	Community Planning & Sustainability	In progress
action 3.2	Continue to improve the commercial tenant finish permit process to make it more timely and predictable (with predictable requirements) for applicants and property owners.	Public Works and Community Planning & Sustainability	In progress
action 3.3	Update home-based occupation regulations to reflect current industries and businesses, the use of the Internet, and to balance potential impacts to residential neighborhoods while allowing flexibility for home-based businesses.	Community Planning & Sustainability	Complete by end of 2014
action 3.4	Continue to improve energy efficiency in commercial buildings and business operations through the implementation and evaluation of voluntary programs. Work with building owners and businesses on the 2014 pilot with Pecan Street that further policy and strategy development aimed at reducing energy waste in commercial buildings.	Community Planning & Sustainability	Ongoing
action 3.5	Revise the land use regulations to allow, through Site Review, the density and floor area that would otherwise be permitted prior to the dedication of land for public right-of-way in areas where the city has adopted connections plans.	Community Planning & Sustainability	In progress
action 3.6	Update the land use regulations for required site improvements and upgrades by changing how the assessed value is calculated , by allowing the option of using the professionally appraised fair market value of the structure.	Community Planning & Sustainability	In progress

PROCESS: LONGER TERM ACTIONS

- 1 Evaluate updates to zoning bulk and intensity methods (height, stories, FAR, building size, open space, setbacks, parking).
- 2 Examine policies and regulations around complementary uses and amenities in employment centers, such as eating establishments, retail and services.
- 3 Consider increased funding for flexible rebate incentives.
- 4 Modify/enhance development review processes (review thresholds, review times, fees, predictability).

Photos from left to right: City permit reviewer, LogRhythm, Interior of Advanced Thin Films



Economic Sustainability Strategy: 2014 Year End Report

PEOPLE	
2014 Action Items	2014 Activities and Project Status
<p>1.1 - Increase collaboration with employers, universities and colleges, and state and local workforce and economic development partners to support ongoing development of the workforce available to Boulder employers.</p>	<ul style="list-style-type: none"> • Town/Gown Forum held Jan. 2014 at CU <ul style="list-style-type: none"> ○ 300 attendees representing many sectors ○ City Manager Jane Brautigam on panel ○ Transportation, Resiliency, Engaging lower income populations, Workforce housing and Broadband access identified as areas of common interest • Discussed partnership opportunities with CU Office of Industry Collaboration • Referred employers to Workforce Boulder County and other workforce resources
<p>1.2 - Ensure that the city's Transportation Master Plan update, city involvement in the RTD Northwest Area Mobility Study, and the city's Access Management and Parking Strategy focus on developing strategies and funding mechanisms for addressing the local and regional commuting challenges and opportunities for Boulder workers.</p>	<ul style="list-style-type: none"> • 2014 Transportation Master Plan accepted by City Council on Aug. 15, 2014; Action Plan includes strategies to address workforce transportation challenges • Northwest Area Mobility Study adopted by RTD Board on Jun. 24, 2014; priorities include US 36 Bus Rapid Transit (BRT) and exploring arterial BRT on Colorado 119 and US 287 • Access Management and Parking Strategy addressed diverse needs including those of business owners, employers and workers <ul style="list-style-type: none"> ○ Best Practices Summary ○ City Council Study Session (Jun. 10, 2014) ○ City Council Study Session (Jul. 29, 2014) ○ City Council Study Session (Oct. 28, 2014)
<p>1.3 - Through the city's Comprehensive Housing Strategy currently under development, understand and develop approaches for the needs, desires and preferences of Boulder workers who do not live inside the city limits. Expand housing opportunities for those working in Boulder.</p>	<ul style="list-style-type: none"> • Housing Boulder initiative considered workforce housing needs and included opportunities for input from employers and workers <ul style="list-style-type: none"> ○ Housing Policies ○ Working Groups ○ Housing Choice Survey and Analysis ○ Housing Market Analysis ○ Community Engagement Plan ○ City Council Study Session (Sep. 27, 2014) ○ City Council Agenda Item (Sep 2, 2014) ○ Draft Toolkit of Housing Options

Economic Sustainability Strategy: 2014 Year End Report

PEOPLE (Continued)	
2014 Action Items	2014 Activities and Project Status
<p>1.4 - Support local business and industry organizations to foster "productive collisions" of local workers, which provide opportunities for exchanges of ideas and collaboration. Enhance opportunities through civic area, Innovation HQ, and downtown development.</p>	<ul style="list-style-type: none"> • Continued to work with Boulder County Independent Business Alliance (BIBA), Downtown Boulder, Inc., Innovation Center for the Rockies, Boulder Chamber, Naturally Boulder, Boulder Tomorrow and other organizations to foster collaboration and exchange of ideas • Boulder Small Business Development Center (SBDC) announced move to Boulder Library, providing new opportunities for collaboration and business assistance • Boulder Chamber's Innovation Blueprint 3.0 website launched to facilitate access to information and connections related to Boulder's innovation-driven economy • Boulder Civic Area Project provided opportunities for input from business owners, employers and workers <ul style="list-style-type: none"> ○ Civic Area Vision Plan, adopted by City Council in Sep. 2013, is inclusive design that can be enjoyed by business owners, entrepreneurs and workers; includes areas for commercial activity, e.g., innovation space, meeting space, farmers' market • University Hill Revitalization Strategy included business owners, employers and workers in area <ul style="list-style-type: none"> ○ 2014 Hill Employee Transportation Survey ○ Began to investigate potential measures to foster year-round economic vitality of area (Phase I report)
PLACE	
2014 Action Items	2014 Activities and Project Status
<p>2.1 - Implement Civic Area Plan Phase 1 including investment strategies, financing tools, capital improvements, flood protection, safety improvements, and feasibility planning for future phases.</p>	<ul style="list-style-type: none"> • Ballot Item 2A passed in Nov. 2014, including funding for improvements to Civic Area • Boulder Civic Area Project phases in progress including work on Civic Area Master Plan and Civic Area Park Site Plan: <ul style="list-style-type: none"> ○ Activation <ul style="list-style-type: none"> ▪ Short-term site improvements (ongoing) ▪ Safety enhancements (ongoing) ▪ Events (2014 Summer Games) ○ Transformation <ul style="list-style-type: none"> ▪ Research (surveys, technical reports) ▪ Design (Tom Leader Studio and consultant support team selected) ▪ Civic Area branding developed

Economic Sustainability Strategy: 2014 Year End Report

	<ul style="list-style-type: none"> ○ Realization <ul style="list-style-type: none"> ▪ <i>Reimagining Place: Civic Area Site Transformation Public Kick Off</i> (Sep. 2014) ▪ <i>Civic Area Site Transformation Open House</i> (Sep. 2014) ▪ <i>Co-create the Space – Civic Area Workshop Series</i> launched in Nov. 2014 ▪ Working groups (Arts, Innovation, Local Food) established ▪ Capital projects and new facilities to be informed by work on master and site plans ● Changes in Civic Area internal project management team
<p>2.2 - Work to support public and private investment in amenities in the East Boulder employment area through the East Arapahoe area planning effort.</p>	<ul style="list-style-type: none"> ● Envision East Arapahoe project work included: <ul style="list-style-type: none"> ○ Identifying focus areas and began refining assumptions and estimates for employment and residential buildout ○ Presenting project vision, goals and potential scenarios for input from businesses and community at public meetings ○ Developing performance indicators including safety, health and social, livability, accessibility and connectivity, environmental sustainability, and economic vitality ○ City Council Study Session (May 27, 2014) ○ City Council Study Session (Feb. 24, 2015) ○ Long-term land use planning for the study area on hold to allow work on other priority planning projects in 2015 ○ Work continues on planning corridor access and connections, multimodal transportation improvements, and bus rapid transit, biking and walking enhancement; exploring transportation connections and medical office zoning near Boulder Community Health to address immediate needs of health care providers ● Continued to work with employers in area to identify challenges and unmet needs for employee transportation, workforce housing and amenities ● Met with major property owner to discuss their plans for enhancements to area and explore options to expand access to alternative transportation

Economic Sustainability Strategy: 2014 Year End Report

PLACE (Continued)	
2014 Action Items	2014 Activities and Project Status
<p>2.3 - Examine the mix and type of businesses located in and around North Boulder as part of the Subcommunity Plan update, including analysis of the feasibility of fully developing the Village Center.</p>	<ul style="list-style-type: none"> • North Boulder Subcommunity Action Plan finalized in Oct. 2014; Action Plan Snapshot summarizes work in: <ul style="list-style-type: none"> ○ Arts and Placemaking, including analyzing and adjusting regulations to allow desired live-work uses and exploring arts-oriented anchor land use ○ Transportation, Access and Parking, including evaluating enhancement of pedestrian connections, bicycle facilities, bus connections and parking ○ Land Use and Development, including evaluating affordable service industrial and artist's space strategies • Community workshop Apr. 2014; Open House Sep. 2014 • Work on Village Center feasibility analysis delayed by flood remapping
<p>2.4 - In partnership with the Hill stakeholders, provide resources and coordination for the implementation of the Residential Service District and the innovation district concept. Develop a cross departmental Hill team to ensure coordination of and communication about Hill programs and activities.</p>	<ul style="list-style-type: none"> • Ballot Item 2A passed in Nov. 2014, including funding for improvements to University Hill Commercial District <ul style="list-style-type: none"> ○ Preliminary plans developed for creation of event street on Pennsylvania Avenue, commercial area street tree improvements and irrigation, and pedestrian lighting improvements in residential area • Hired Hill Community Development Coordinator in Sept. 2014 to work on interdepartmental University Hill Reinvestment Strategy and build strategic partnerships with the community, business owners, CU and other stakeholders • City Council passed an ordinance that declared a moratorium on adding residential units within the University Hill Business Main Street (BMS) district until Mar. 18, 2015 • Began the Residential Service District (RSD) as a multi-year pilot cleanup program in high-density residential areas • Expanded distribution of regular communications about Hill activities and opportunities • Entered into memorandum of understanding for the mixed-use redevelopment of the 14th Street UHGID parking lot; developed pilot parklet on Pennsylvania Avenue; installed Boulder B-cycle bike-sharing station on College Avenue; established partnership with Boulder-based nonprofit eGO CarShare service for location on Hill • Preliminary exploration of innovation district concept

Economic Sustainability Strategy: 2014 Year End Report

PLACE (Continued)	
2014 Action Items	2014 Activities and Project Status
<p>2.5 - Continue implementation of Boulder Junction to support economic development, and community goals for transit-oriented development.</p>	<ul style="list-style-type: none"> • Work continued on redeveloping the Boulder Junction area into a mixed-use, pedestrian-oriented neighborhood with regional transit connections and public spaces that will benefit entire community • Work continued on RTD Depot Square at Boulder Junction, a mixed use transit-oriented development which will include affordable rental housing units, a Hyatt Place Hotel, restored Boulder Jaycees depot, managed parking structure, underground RTD bus station, and street-level open plaza • Construction was completed on Solana at 3100 Pearl Parkway, a four-building, 319-unit apartment complex with retail spaces, parking structure, recreation center, multi-use paths and interior courtyard spaces • Boulder Junction Access District established to help manage parking in area • Boulder Junction Transportation Demand Management District established to provide multiple transportation options; residents and employees in district will be provided with an EcoPass, Boulder B-cycle membership and a car-share membership

PROCESS	
2014 Action Items	2014 Activities and Project Status
<p>3.1 - Update commercial and industrial zoning use charts and definitions to provide more flexibility for space options, respond to the dynamic nature of Boulder's primary employers, and to allow and encourage desired amenities.</p>	<ul style="list-style-type: none"> • Based on work efforts on the density/right-of-way ordinance discussed below and prioritization of Housing Boulder short-term action items, this action item was not advanced in 2014.
<p>3.2 - Continue to improve the commercial tenant finish permit process to make it more timely and predictable (with predictable requirements) for applicants and property owners.</p>	<ul style="list-style-type: none"> • Staff continues to work with customers to ensure tenant finish permits are reviewed within a seven working day window. In some cases, staff has been able to approve minor finishes over the counter. Staff is developing a more refined checklist to ensure customers are submitting a complete application in order to facilitate a quick review without the requirement for a re-submittal.
<p>3.3 - Update home-based occupation regulations to reflect current industries and businesses, the use of the Internet, and to balance potential impacts to residential neighborhoods while allowing flexibility for home-based businesses.</p>	<ul style="list-style-type: none"> • Based on work efforts on the density/right-of-way ordinance discussed below and prioritization of Housing Boulder short-term action items, this action item was not advanced in 2014.

Economic Sustainability Strategy: 2014 Year End Report

PROCESS (Continued)	
2014 Action Items	2014 Activities and Project Status
<p>3.4 - Continue to improve energy efficiency in commercial buildings and business operations through the implementation and evaluation of voluntary programs. Work with building owners and businesses on the 2014 pilot with Pecan Street that further policy and strategy development aimed at reducing energy waste in commercial buildings.</p>	<ul style="list-style-type: none"> Expanded Partners for a Clean Environment (PACE) program to serve as the one-stop-shop for business sustainability implementation. Through advising services, PACE assists building owners and businesses on best practice implementation in the areas of energy efficiency, waste diversion and reduction, water conservation and employee transportation offerings. Established working group of local expert and stakeholders including commercial property owners and businesses to discuss options for rating and reporting energy use and implement energy efficiency strategies. Continued to offer voluntary commercial building energy rating and reporting program through ENERGY STAR Portfolio Manager online rating tool developed by EPA. PACE's energy component, EnergySmart, served 455 Boulder businesses in 2014. Of those, 418 (93%) advised on energy efficiency opportunities and 118 made upgrades. Implemented Community Power Partnership pilot project with Pecan Street Research Institute to understand how electricity is being used in Boulder residences and businesses and what tools and information are needed to better manage resource use and contribute to innovative community solutions. Fourteen businesses participated in the pilot program in 2014 and have real time energy use devices (eGauge) installed. The city is receiving anonymous, aggregated data from the businesses and will be evaluating it for insights and research purposes throughout 2015. Continued to share information about resources and financial incentives for improving energy efficiency with businesses through city website and outreach
<p>3.5 - Revise the land use regulations to allow, through Site Review, the density and floor area that would otherwise be permitted prior to the dedication of land for public right-of-way in areas where the city has adopted connections plans.</p>	<ul style="list-style-type: none"> Draft ordinance reviewed by Planning Board May 1, 2014 Following recommendation of approval, Planning Board requested rehearing of item on June 5, 2014. The Board reversed its recommendation to denial on Aug. 7, 2014. Based on the board recommendation and concerns raised in the community regarding density, staff did not advance the ordinance to City Council. An Information Packet was sent to City Council on Oct. 21, 2014 to inform City Council of the status and the suggestion that the item should be considered as a long-term action item in 2015.
<p>3.6 - Update the land use regulations for required site improvements and upgrades by changing how the assessed value is calculated, by allowing the option of using the professionally appraised fair market value of the structure.</p>	<ul style="list-style-type: none"> Completed on Dec. 16, 2014 with City Council adoption of Ordinance No. 8018 amending Title 9, "Land Use Code," B.R.C. 1981, to add valuation method for existing structures for determination of upgrade requirements

City of Boulder
BOARDS AND COMMISSIONS MEETING SUMMARY FORM

NAME OF BOARD/COMMISSION: Human Relations Commission
DATE OF MEETING: Feb. 23, 2015
NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Robin Pennington 303-441-1912
NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT: Commissioners – Amy Zuckerman, Shirly White, Nikhil Mankekar, José Beteta Staff – Carmen Atilano, Robin Pennington, Karen Rahn, Kim Pearson Commissioners absent - Emilia Pollauf
WHAT TYPE OF MEETING (CIRCLE ONE) [REGULAR] [SPECIAL] [QUASI-JUDICIAL]
AGENDA ITEM 1 - CALL TO ORDER – The Feb. 23, 2015 HRC meeting was called to order at 6:01 p.m. by A. Zuckerman .
AGENDA ITEM 2 – AGENDA ADJUSTMENTS – None.
AGENDA ITEM 3 – APPROVAL OF MINUTES – N. Mankekar moved to approve the Jan. 26, 2015 minutes with corrections. S. White seconded. Motion carries 4-0.
AGENDA ITEM 4 – COMMUNITY PARTICIPATION (non-agenda action items) –None.
AGENDA ITEM 5 – ACTION ITEMS A. 2015 HRC Work Plan The HRC discussed and approved its 2015 Work Plan. Community members Cynthia Beard, Darren O’Connor, Jen Watson and Lexi Delgado addressed the commission regarding the need for community dialog on race relations. N. Mankekar moved to accept the 2015 HRC Work Plan as amended. J. Beteta seconded. Motion carries 4-0.
AGENDA ITEM 6 – DISCUSSION/INFORMATIONAL ITEMS A. Event Reports – A. Zuckerman and N. Mankekar attended the Boulder Coalition and Alliance on Race meeting the week of Feb. 16. J. Beteta made an announcement about the Feb. 25 meeting on Immigration Reform hosted by the YMCA. N. Mankekar attended the Boulder County roundtable discussion of police-community relations on Feb. 21. C. Atilano gave an update on the upcoming Boulder County Circles Poverty Simulation. B. Follow Up Tasks – Submit the amended Jan. 26, 2015 minutes, include Living Wage as an on-going agenda item for HRC monthly meetings, update the 2015 HRC Work Plan, invite Chief Testa to the March 16 HRC meeting to provide information on community policing, include the HRC event funding RFPs and CIF application in the March packet.
AGENDA ITEM 7 – IMMEDIATE ACTION ITEMS – None.
AGENDA ITEM 8 – Adjournment – N. Mankekar moved to adjourn the Feb. 23, 2015 meeting. S. White seconded the motion. Motion carries 4-0. The meeting was adjourned at 8:29 p.m.
TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS: The next regular meeting of the HRC will be March 16, 2015 at 6 p.m. in Council Chambers, Municipal Building, 1777 Broadway St.

**CITY OF BOULDER
LANDMARKS BOARD
March 4, 2015
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the “*unapproved and unsigned*” action minutes of the March 4, 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

Fran Sheets

Deborah Yin

*Liz Payton **Planning Board representative without a vote*

STAFF MEMBERS:

David Gehr, 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 February 4, 2015 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

- Chuck Sanders, 2055 Kohler Drive, representing Historic Boulder, Inc., spoke in support of the landmark designation of the Atrium Building located at the corner of 13th St and Canyon Blvd.
- Kristen Lewis, 511 Pleasant St., representing Historic Boulder, Inc., spoke in support of the landmark designation of the Atrium Building located at the corner of 13th St and Canyon Blvd.
- Abby Daniels, Historic Boulder, 1123 Spruce St., spoke in support of the landmark designation of the Atrium Building located at the corner of 13th St and Canyon Blvd.

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

- **Statistical Report**

5. ACTION ITEMS

- A. Public hearing and adoption of amendments to the General Design Guidelines for Local Historic Districts and Individual Landmarks to create pool guidelines pursuant to the rulemaking procedures set forth in Chapter 1-4, B.R.C. 1981.**

Motion

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board approved (4-0) the proposed guidelines to become Section 2.7 “Pools” of the General Design Guidelines for Historic District and Individual Landmarks pursuant to the rulemaking procedures set forth in Chapter 1-4, B.R.C. 1981 and adopt the staff memorandum dated March 4, 2015 as findings of the board.

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

- A. Update Memo
- B. Subcommittee Update
 - 1) Demolition
 - 2) Design Guidelines and Code Revisions
 - 3) Outreach and Engagement
 - 4) Potential Resources

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 8:13 p.m.

CITY OF BOULDER,
BOULDER,
COLORADO

BOARDS AND COMMISSIONS MEETING MINUTES

To listen to the Parks and Recreation Advisory Board meetings in their entirety, please go to the following link:

www.boulderparks-rec.org

Name of Board/Commission: Parks and Recreation Advisory Board
Date of Meeting: January 26, 2015
Contact Information Preparing Summary: Sally Dieterich 303-413-7242
Board Members Present: Mike Conroy, Myriah Conroy, Kelly Wyatt, Marty Gorce, Tom Klenow, Mike Guzek Board Members Absent: Michelle Estrella
Staff Present: Jeff Dillon, Yvette Bowden, Alison Rhodes, Tina Briggs,
Guests Present: Mike Svetz, PROS Consulting Julianna Watson, Youth Opportunities Advisory Board (YOAB) member Allison Bayley, City of Boulder Human Services Department
Type of Meeting: Advisory/Regular
Agenda Item 1: Call to Order The meeting was called to order at 6:00 p.m. Chair Conroy requested agenda item 7 (Matters from the Department) be moved to follow agenda item 5 (Items for Action). The motion was approved and the motion to approve the agenda was approved.
Agenda Item 2: Future Board Items and Tours Future items: <ul style="list-style-type: none">• 2/23/15 PRAB meeting – Valmont City Park Concept Plan public hearing• 2/23/15 PRAB meeting – Capital Improvement Program (CIP) Planning Strategy update – possible study session at a later date• 2/23/15 PRAB meeting – Aquatic Feasibility Plan final recommendations• 2/23/15 PRAB meeting – Thunderbird Lake year-end report
Agenda Item 3: Public Participation <ul style="list-style-type: none">• Miriam Meghjee, resident, spoke about the importance of having a warm pool available to residents.
Agenda Item 4: Consent Agenda A. Approval of minutes from December 15, 2014 Minutes from December 15, 2014 were approved as written. B. Park Development Update Written updates were provided to the board as part of the packet materials. These are items that require no board action or discussion.
Agenda Item 5: Items for Action There were no Items for Action.

Agenda Item 6: Items for Discussion/Information

A. 2016-21 Capital Improvement Program (CIP) and Capital Investment Strategy (CIS)

Dillon provided the update on the status of the Capital Improvement Program (CIP).

- Master plan is complete and projects have been identified for the next five years
- Staff will complete a thorough review of proposed CIP projects through 2021 to make certain they align with master plan goals
- Will review total capital needs beyond six years to possibly create a ten year plan
- Will review available funds to upgrade facilities to current standards and determine what investments are needed
- Develop strategy to develop \$40 million aquatics improvements, \$60 million for Valmont City Park development, Civic Area project, etc.
- .25 % sales tax approval provided 30 more years of funding
- 2015 year end – \$2.2 million debt retirement
- 3/23/15 PRAB meeting will include a CIP public hearing and recommendation

Agenda Item 7: Matters from the Department

A. Youth Opportunities Advisory Board (YOAB) Presentation

Briggs spoke on a joint project between YOAB and the department and how it provides a youth perspective to the department. YOAB guests attending and speaking were Julianna Watson and Allison Bayley. They shared the youth engagement background on their parks project results:

- YOAB selects different projects each year
- YOAB created photo language and sticker surveys
- Results showed the opinions that parks are outdated for teens, that kids had priority and that parks were not welcoming for teens
- Strong desire for parks with a community of kids and teens together with more inclusive opportunities such as sports, concerts and things that teens enjoy

B. Aquatic Feasibility Plan – Draft Recommendations

Rhodes and Mike Svetz from PROS Consulting provided background information on this item and a verbal update.

- First introduced in November 2014
- Update provided in December 2014
- Feasibility direction plan is clear and ties into the master plan
- Performed evaluation of condition of facilities
- Evaluated supply and demand due to desire for additional facilities by public
- Will re-visit EBCC leisure pool schedule to arrange more warm water walking times
- Will evaluate use of NBRC leisure pool area for warm water walking prior to 9:00 am
- 1/28/15 East Boulder Senior Center open house – open discussion of the draft plan
- 2/23/15 PRAB meeting – Staff will provide the feasibility plan report

C. City Council Retreat Update

Dillon provided a brief update on the council retreat process.

- 1/20/15 – Council study session - discussed all boards/commissions council goal submittals to determine if further discussion would be warranted at the retreat
- Discussion centered on adding philanthropy partnerships to 2015 work plan – decision to move forward at staff level, not as a council action or work plan item this year
- Retreat - no park issues discussed, but cottage industry local foods added - focus will be development and planning

D. Valmont City Park Planning Update

Dillon provided this verbal update.

- Plan is close to completion
- Most recent public meeting some public proposed some changes to the disc golf and ball field areas
- User groups requested to move three ball fields and three soccer fields to eliminate an overlap which would improve facilitate scheduling
- Aquatics facility – space would be added to have room for a recreation center/fitness center facility
- Cost estimates are being developed

Agenda Item 8: Matters from Board Members

A. Board Member Recruitment

Conroy (Mike) requested that board members aid in the recruitment process for two five year term PRAB vacancies.

B. Greenways Advisory Committee Representative Appointment

The board did not choose to appoint a PRAB representative to the Greenways Advisory Committee at this time. They agreed to discuss this option with outgoing PRAB Greenways representative Michelle Estrella to obtain more background information.

Next Board Meeting: February 23, 2015

Adjourn: There being no further business to come before the board at this time; the meeting was adjourned at 8:38 p.m.

Approved by:

Attested:

Mike Conroy
Board Chair

Sally Dieterich
Board Secretary

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
January 22, 2015
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
Crystal Gray
John Gerstle
Liz Payton
John Putnam

PLANNING BOARD MEMBERS ABSENT:

Bryan Bowen
Leonard May

STAFF PRESENT:

Susan Richstone, Deputy Director of CP&S
Charles Ferro, Development Review Manager for CP&S
Hella Pannewig, Assistant City Attorney
Susan Meissner, Administrative Assistant III
Chandler Van Schaack, Planner II
Sloane Wlabert, Planner I
Marcy Cameron, Planner, Historic Preservation
David Thompson, Civil Engineer II- Transportation
Jeff Hirt, Senior Planner
Sam Assefa, Senior Urban Designer
Kathleen Bracke, GO Boulder
Abbey Shannon, Boulder County Planner

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 6:08 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

There were no minutes scheduled for approval

3. PUBLIC PARTICIPATION

No one from the public spoke.

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

- A.** Call Up Item: Site Review Minor Amendment (LUR2014-00031) and Final Plat (TEC2014-00031): Request to subdivide one 32,510 sq. ft. developed lot within the Carrie Subdivision PUD located at 593 Lee Hill Rd. into to three new residential lots. Call-up expires January 23, 2015.
- B.** Call Up Item: Knapp Subdivision (TEC2013-00057): Final Plat to subdivide one 0.5-acre developed lot at 3050 15th St. in the Garden Home Subdivision to create 2 new residential lots: Lot 1 (9,605 s.f.) and Lot 2 (12,176 s.f.). Lot 1 will contain the existing single family home. The call up period expires on January 26, 2015.

C. Van Schaack answered questions from the board. Neither item was called up.

5. PUBLIC HEARING ITEMS

- A. Public hearing and consideration of a Site and Use Review (LUR2014-00057) to construct one new 2,850 square foot, single story Bank of America building with a drive thru facility on the pad site at 1965 28th St. The proposal also includes improvements to the existing parking area serving the pad site as well to the parking area adjacent to the Hazels liquor store. The project site is zoned Business – Regional 1 (BR-1).**

Applicant: Bruce Dierking
Owner: Andre Family Partnership, RLLLP

Staff Presentation:

C. Van Schaack presented the item to the board.

Board Questions:

C. Van Schaack, H. Pannewig and **C. Ferro** answered questions from the board.

Applicant Presentation:

Bruce Dierking, the applicant, presented to the board.

Jim Larson, the architect, presented to the board.

Board Questions:

Bruce Dierking, the applicant, answered questions from the board.

Jim Larson, the architect, answered questions from the board.

Carol Adams, the landscape architect, answered questions from the board.

Ray Ashad, a representative from Bank of America, answered questions from the board.

Public Hearing:

No one from the public spoke.

Board Comments:

- Board members appreciated the improvements to the parking lot to better accommodate pedestrians and cyclists.
- **C. Gray** liked the applicant's use of landscaping and screening.
- **L. Payton** noted that the BVCP land use map shows open space running through the north portion of the parking lot, coincident with the path of the slough, and that the BVRC connections plan shows the slough being daylighted on the other side of 28th St
- **L. Payton** and **J. Gerstle** recommended that the proposed building be moved to the south; avoid covering the Boulder Slough in the event that the city wishes to daylight it in the future per long range and preservation goals. Safeguard opportunities to maximize open space as the city urbanizes.
- **Brockett** noted that the slough is paved over, also runs under Hazel's and would not make a good open space. There is currently no plan to turn this into a trail or public amenity.
- **J. Putnam** cautioned that requiring the applicant to move the building to the south to avoid the slough area could feel like an exaction; it would make a portion of the property undevelopable.
- Board members generally agreed that the city should discuss its policy regarding drive-through windows. They promote the use of vehicles when the city is trying to encourage other mode share options.
- **Gray, J. Putnam** and **A. Brockett** thought that the design met the current criteria. While they did not generally support drive-thru uses, they supported the application based upon the current regulations and zoning. The site sits within the vehicle-oriented zone of town and the applicant designed the building based on that presumption. Bank of America could be at a competitive disadvantage if it is not allowed to have a drive-thru when other banks in the area have them.
- **L. Payton** and **J. Gerstle** felt that the drive thru use violated the BVRC guidelines and the Site Review Criteria; drive-thrus and single occupancy vehicles are discouraged in the documents. They felt that the city must act now to uphold its goals.
- Though current codes prohibit drive-thru typologies for bikes and pedestrians, the board encouraged staff to look at means for addressing this to allow them.

Motion:

On a motion by **J. Putnam**, seconded by **A. Brockett**, the Planning Board voted 3-2 (**J. Gerstle** and **L. Payton** opposed, **L. May** and **B. Bowen** absent) to approve the Site and Use Review application LUR2014-00057, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval.

The motion failed.

On a motion by L. Payton, seconded by J. Gerstle, the Planning Board voted 2-3 (C. Gray, A. Brockett and J. Putnam opposed, L. May and B. Bowen absent) to amend the main motion to require that the bank building be moved south such that it does not intrude into the long range plan for the Boulder Slough and connections plan, and that the drive-through portion of the building be removed.

The motion to amend failed.

For approval, the application would need four votes in favor and written findings to support the decision. Given that the full board was not in attendance at the hearing, the applicant can elect to return for a rehearing. The request for a rehearing must be made within two weeks of the Planning Board meeting.

B. Public hearing and consideration of a Minor Amendment to an Approved Site Review (LUR2014-00088) for a 1,950 square foot addition to an existing single-family residence partially located in the rear yard setback at 3059 6th St. The project site is zoned Residential - Low 1 (RL-1).

Applicant: Coburn Development Inc.
Owner: Kara Goucher.

Staff Presentation:

C. Ferro introduced the item.

S. Walbert presented the item to the board.

Board Questions:

S. Walbert answered questions from the board.

Applicant Presentation:

Pete Webber, the architect, presented to the board.

Board Questions:

Pete Webber, the architect, answered questions from the board.

Public Hearing:

No one spoke.

Board Comments:

- J. Gerstle had called the item up due to the alley setback. After hearing the presentations by staff and the applicant, he thought the proposal was reasonable and met the review criteria.
- All board members present agreed that the proposal met the review criteria.

- **L. Payton** sympathized with the owners' needs and desire for a garage but noted that Boulder is losing many small historic structures. She encouraged the owner to celebrate the unique and historical attributes of the property.
- **Gray** appreciated the design and approach to the garage.

Motion:

On a motion by **C. Gray**, seconded by **J. Putnam** the Planning Board voted 5-0 (**B. Bowen** and **L. May** absent) to find that the application for a minor amendment meets the criteria of section 9-2-14(l), B.R.C. 1981, and, therefore, Planning Board approves Land Use Review # LUR2014-00088 incorporating the staff memorandum and associated review criteria as findings of fact and subject to the recommended conditions of approval found in the staff memorandum.

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

A. Envision East Arapahoe Update and Scenarios Analysis

Staff Presentation:

S. Richstone introduced the item

Staff proposed to City Council that the work plan look at transportation issues and larger scale items, but postpone the bulk of the planning until some of the long range planning has been completed.

L. Ellis presented the item.

Board Comments:

Schedule:

- The board agreed with the proposal to postpone the land use decisions along East Arapahoe given the upcoming Comp Plan update.
- Board members thought it was important to address the medical uses at this time.
- There was some concern that improvements to the pedestrian experience along East Arapahoe could not be achieved now without a larger plan in place for road improvements and land use changes.

Scenarios and Tools:

- **L. Payton** commended the outreach efforts. She cautioned that the surveys may capture some comments twice given that several board members and citizens attended multiple feedback sessions. She thought that people generally liked the transportation improvements.
- The board thought the visualizations of different scenarios were important tools to help the public to better understand their options. They will be helpful in the community dialogue

about density.

- Provide a wider variety of scenario choices and show several different options for the same intersections. Reduce the number of pedestrians in the photos; this may be misleading as several of the proposals may not increase pedestrian traffic to the extent currently depicted.
- If form-based code were implemented along East Arapahoe in the future, visualization tools would be especially helpful and public spaces and areas between buildings could be addressed.
- **J. Putnam** asked that staff consider different, efficient and compelling ways to convey information about densities of employment and residential uses, and create an indicators dashboard noting impacts on greenhouse gas emissions, and other important factors. He also thought that the scenarios to date were too similar; add options that show trade-offs and highlight the pros and cons of the options.
- Assure that up-zoning and changes to the area don't squeeze out art and service industrial uses. Determine how much space for these uses is necessary before the plans are developed. Consider subsidizing these uses if necessary; they are important to the community, contribute to Boulder's sustainability goals and should not be lost.

Medical Office Zoning Options:

- The board members appreciated that new medical uses will be allowed in the hospital area in the near future.
- **A. Brockett** recommended implementing a conditional use overlay zone for the time-being to allow some temporary relief without impeding the development of a more fully developed plan with modified zoning.
- **C. Gray** requested that staff consider limiting medical uses to existing office buildings north of Arapahoe via use review until a larger plan is in place. Be intentional about ground floor uses to encourage pedestrian activity; she did not want to see new developments in the interim that would limit future placemaking efforts.
- **J. Putnam** recommended that staff analyze the potential impacts of displacing existing business. He did not feel it was necessary to limit medical uses to existing buildings at this time. Support businesses in the area related to the medical uses; existing businesses could also potentially benefit from the adjacencies.

6. DEBRIEF MEETING/CALENDAR CHECK

- The February 5th meeting will start at 5 p.m. to allow **D. Driskell** to report on Council

Retreat items.

- **S. Richstone** discussed Council's questions related to height exemptions. **D. Driskell** will talk about this further with the Planning Board on February 5th.
- Council is considering forming a housing process subcommittee with some representatives from Planning Board.
- **A. Brockett** noted that two of the items on the agenda were call-ups. While he acknowledged that calling up an item is the prerogative of any board member, he encouraged board members to ask questions of staff in attendance at the meeting and to ask other board members for input prior to calling an item up. It is possible to have a mini-hearing at that time.
- **Gray** discussed the drive-thru issue. She thought TAB could provide some insights about the role that they play in traffic in the community. **S. Richstone** will ask **K. Bracke** whether this is already being discussed.

7. ADJOURNMENT

The Planning Board adjourned the meeting at 9:48 p.m.

APPROVED BY



Board Chair

2/19/15
DATE

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
January 8, 2015
1777 Broadway, Council Chambers

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

PLANNING BOARD MEMBERS PRESENT:

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

PLANNING BOARD MEMBERS ABSENT:

John Putnam

STAFF PRESENT:

D. Driskell, Director of CP&S
Charles Ferro, Development Review Manager for CP&S
Hella Pannewig, Assistant City Attorney
Susan Meissner, Administrative Assistant III
Elaine McLaughlin, Senior Planner
Sloane Wlabert, Planner I
James Hewat, Senior Planner, Historic Preservation
David Thompson, Civil Engineer II- Transportation
Sean Daley, Project Specialist

1. CALL TO ORDER

Chair, **A. Brockett**, declared a quorum at 5:02 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

There were no minutes scheduled for approval

3. PUBLIC PARTICIPATION

No one from the public spoke.

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

There were no items.

5. PUBLIC HEARING ITEMS

- A. **Public hearing and consideration of Site and Non-Conforming Use Review case no. LUR2014-00053 for a proposed 1,600 square foot addition to the Evans Scholars House located at 1029 Broadway, an existing non-conforming residential 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. Site Review analysis includes evaluation of the non-conforming parking as a documented parking reduction along with setback and height modifications (currently a non-standard building). Applicant is also proposing to landmark the existing structure and is seeking to establish vested rights.**

Applicant: Rick Burkett
Property Owner: Evans Scholar Foundation

Board Disclosures:

C. Gray disclosed that she sits on the Landmarks board as a non-voting member. She has heard this item through Landmarks, however, she felt she could be impartial.

Staff Presentation:

C. Ferro introduced the item.

E. McLaughlin presented the item to the board.

Board Questions:

E. McLaughlin answered questions from the board.

J. Hewatt answered questions from the board.

Applicant Presentation:

Rick Burkett, the applicant, presented to the board.

Rick Polmear, a representative from Evans Scholars, presented to the board.

Board Questions:

Rick Burkett, the applicant, answered questions from the board.

Public Hearing:

No one from the public spoke.

Board Comments:

- The board generally liked the project and thought that it met the site review criteria for a building exceeding 35 feet.
- L. Payton was pleased that the applicant would landmark the building.

- The Landmarks Design Review Committee reviewed the project four times and provided direction to the applicant to make the addition's roofline and fenestration pattern differ from the original building. While most members agreed with this direction, they thought that the interface between the rooflines was awkward and that the window proportions could be altered to better complement the existing building.
- There was some disagreement as to whether the addition should step back from the facade of the original building slightly to better differentiate the old from the new.
- Consider shortening the eaves of the gambrel roof to align with the existing gambrel roof. The difference in height between the ridge lines is acceptable.
- The board felt comfortable with the requested parking reduction and non-conforming use.
- Some members requested that the applicant return to the Landmarks Design Review Committee for one final consultation. Others did not feel that it was necessary and did not wish to prolong the project further. The applicant volunteered to return to the DRC but did not wish to go in front of the full board.

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.

Two motions were proposed that did not pass:

J. Gerstle proposed a friendly amendment to add a condition of approval that the application be sent back to the Landmarks Board Design Review Committee with special consideration of roof and window characteristics. This amendment was not accepted by **C. Gray** or **B. Bowen**.

On an amendment by L. Payton, seconded by L. May, the Planning Board voted 3-3 (J. Putnam absent, A. Brockett, B. Bowen and C. Gray opposed), that prior to Technical Document Review, the Applicant shall submit an application for a Landmark Alteration Certificate subject to approval of 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. The motion did not pass.

- B. Consideration of a motion to amend the Cunningham Farm Annexation Agreement for the properties located at 350 and 390 Linden Avenue (Lots 1 and 2, Cunningham Farm Subdivision) in order to modify the Conceptual Design Elements and allow for modern architecture. Case #LUR2014-00087.**

Board Disclosures:

J. Gerstle recused himself from this item.

C. Gray disclosed that she saw this as an annexation when she served on City Council.

Staff Presentation:

C. Ferro introduced the item.

S. Walbert presented the item to the board.

Board Questions:

S. Walbert answered questions from the board.

Applicant Presentation:

Becky Rico, an attorney for the applicant, presented the item to the board.

Marcel De Lange, the architect, presented the item to the board.

Board Questions:

Becky Rico, an attorney for the applicant, answered questions from the board.

Marcel De Lange the architect, answered questions from the board.

Terry Britton, the applicant, answered questions from the board.

Public Hearing:

No one from the public spoke.

Board Comments:

- **L. Payton** and **C. Gray** felt that it would be important to add design guidelines to the annexation agreement given its location and potential to affect views from open space trails.

- **L. May, B. Bowen** and **A. Brockett** did not feel that design guidelines would result in improved architecture and felt that the conditions already attached to the annexation agreement were sufficient.
- **L. Payton** supported most of the staff's proposed changes to the conceptual design elements but wanted tweaks in the language to make the design subtle enough to not be overly visible from open space, such as preventing highly reflective surfaces and using earth tones.
- Other members did not feel that it was necessary to dictate the style but would support the prohibition of highly visible or reflective materials.
- **C. Gray** and **L. Payton** requested adding a condition that building materials be high quality, natural such as brick or stone, and non-reflective. Bright colored surfaces and mirrored windows would not be permitted.

Motion:

On a motion by **A. Brockett**, seconded by **B. Bowen**, the Planning Board voted 5-0 (**J. Putnam** absent, **J. Gerstle** recused) to recommend to City Council approval of the Annexation Agreement Amendment as it is consistent with the overall goals and policies of the Boulder Valley Comprehensive Plan policies pertaining to annexation as well as to the intent of the original Cunningham Farm Annexation package with regards to community benefit, with the addition, that the final item of the Conceptual Design Elements be changed from “allow high-quality materials, including wood, stone, brick, and glass”, to “allow high-quality materials, including wood, stone and brick. Glass shall only be allowed in windows, doors, and skylights”.

C. Gray made a friendly amendment, accepted by **A. Brockett** and **B. Bowen** to prohibit mirrored glass.

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

Staff has created a new email newsletter to send updates every 2 weeks. It will serve as a portal to help citizens to access more information on the website and to highlight current planning matters in the community. Staff has compiled 6,000 email addresses of interested parties to date and will send it to other as well.

The board liked the newsletter and thanked staff for their efforts to bring this to fruition.

The City has entered a contract with Code for America to develop better technology tools to support community engagement. The initial focus will be on Housing Boulder.

C. Gray recommended that staff also continue to provide updates in the Daily Camera for people who are less tech-savvy.

D. Driskell explained the history of the P&DS Advisors' Group and answered board questions about the topic.

C. Gray suggested that the city create a similar venue for neighborhoods to provide input.

J. Gerstle thought that noticing the meetings might help to ease the public's concern.

A. Brockett suggested that the minutes of the Advisors' Meetings and/or audio recordings be posted online to provide for more transparency.

L. May recommended that the Planning Board have a representative at the Advisors' Meetings.

C. Gray didn't think that Planning Board members needed to attend and recommended having a meeting on efficiency and process with other boards instead.

L. Payton noted that the trust with the public has been eroded and thought it would be important to be transparent to repair it. Clarify and better define protocols surrounding the meetings.

B. Bowen recommended clarifying the roles through a guest opinion in the Camera. He hoped that the group could stay intact because it serves a good function.

C. Gray noted that applicants have rescheduled items to have a full board. She asked whether it could be possible to appoint interim board members when other members are absent.

6. DEBRIEF MEETING/CALENDAR CHECK

D. Driskell briefed the board on the upcoming planning-related events. City Council will hold a Study Session to discuss the 2015 work plan. The Reve call up will be heard by City Council next week. There will be a housing symposium at eTown Hall on January 26th. City Council will hold a Study Session to discuss the Uni Hill moratorium on January 27th and the Planning Board will discuss it at their meeting on February 5th.

7. ADJOURNMENT

The Planning Board adjourned the meeting at 8:21 p.m.

APPROVED BY



Board Chair
2/19/15

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

Name of Board/ Commission: Transportation Advisory Board	
Date of Meeting: 09 February 2015	
Contact Information Preparing Summary: Rene Lopez 303.441.3208	
Board Members Present: Daniel Stellar, Jessica Yates, Dom Nozzi, Andria Bilich, Zane Selvans Board Members Absent: None	
Staff Present: Michael Gardner-Sweeney, Acting Director of Public Works for Transportation Kathleen Bracke, GO Boulder Manager Randall Rutsch, Sr. Trans Planner, GO Boulder Chris Hagelin, Sr. Trans Planner, GO Boulder Marni Ratzel, Sr. Trans Planner, GO Boulder Carl Castillo, Policy Advisor, City Manager's Office Rene Lopez, Board Secretary	
Consultants Present: Chuck Sisk, RTD Board of Representatives Chris Quinn, Planning Project Manager, RTD	
Type of Meeting: Advisory/ Regular	
Agenda Item 1: Call to Order	[6:01 p.m.]
The meeting was called to order at 6:01 p.m.	
Agenda Item 2: Approval of minutes from 12 January 2015	[6:01p.m.]
Motion to approve the meeting minutes from 12 January 2015 TAB meeting as presented: Motion by: Bilich, Seconded by: Stellar Vote: 5:0	
Agenda Item 3: Public Participation	[6:01 p.m.]
Julie McCabe – Re: Transportation Master Plan Update should be encouraging the public to use public transportation and not just pedestrian/bicycle options. Real time GPS mapping and ease of payment need to be included on our buses.	
Agenda Item 4: Invitation to RTD Board Representative Chuck Sisk of RTD	[6:06 p.m.]
Chuck Sisk, RTD Board of Representatives Chris Quinn, Planning Project Manager, RTD.	
Summary from Presentation:	
Northwest Area Mobility Study (NAMS) – challenges with the rail, establish a BRT system and how the remaining Fastracks would look in the Northwestern corridor.	
<ul style="list-style-type: none"> • NAMS Priorities: <ol style="list-style-type: none"> 1. Completion of the remaining US 36 BRT commitments 2. Arterial BRT <ol style="list-style-type: none"> a. SH 119 Highest priority b. US 287 or SH 7 3. I-25 Reverse commute 4. Northwest rail completion 5. Remaining arterial BRT corridors • Arterial BRT corridors: \$304M and the expected ridership by 2035 will be 27,800 boardings per day with largest increases projected on US 287. • \$17.3M of \$304M for Boulder System Improvements minus BRT Share • US 36 BRT Status: Upgrades, Real Time information, Branding and fleet replacements • US BRT Service Plan: Express, Local and schedule free service 	
Board discussion and comments included:	[6:34 p.m.]
<ul style="list-style-type: none"> • Questions regarding boarding processes in BRT – ticket vending machines, smart cards and possible bus fleet changes to decrease boarding times 	

accordingly. Council is to be informed whenever such committee direction has been provided, and may choose to subsequently revisit such direction.

Council's Legislative Committee is also turned to during non-legislative periods to provide suggestions on revisions to the legislative agenda and to plan agendas for meetings with legislators.

As has been done in years past, council is again adopting a goal that modifications to this legislative agenda require consistency, when applicable, with the six criteria described below:

1. Uniformity with current city council goals;
2. Expected relevance in the upcoming or present state and federal legislative sessions;
3. Uniqueness of issue or impact to the City of Boulder;
4. Viability, or likelihood of achieving goal;
5. Opportunity for providing funding for City of Boulder; and,
6. High probability of metrics of success in order to allow the position to be deleted from future agendas if achieved.

Departures from these criteria are made in unique circumstances as determined by council, such as when adoption of a city position is important to support its regional partners, even while the legislation is otherwise of limited consequence to the city.

The city welcomes the opportunity to discuss the city's Legislative Agenda. Please direct any questions to City Council members or to the city's Policy Advisor at 303-441-3009.

Board discussion and comments included:

[7:19 p.m.]

- Comments regarding reactivity rather than proactivity with the legislative agenda – options for initiating a proactive effort on an item
- Remarks that additional revenue sources may be necessary
- Comments regarding Stop/Yield implementation in cities, and institutional history regarding this issue
 - “Idaho Stops” Colorado Municipal League opposes this action, Boulder a small minority looking into this.
- Transportation maintenance fees – look at user based funding mechanisms for transportation – vehicle miles travelled (VMT) taxes are an option that should be looked into.
 - VMT funding mechanisms are in the legislative agenda but have little political support.
- Comments regarding managed lanes within city limits – an option for Boulder

Public Hearing Comments:

No board action beyond input is requested at this time.

Agenda Item 6: Staff briefing and TAB input regarding City Council 6-month TMP Implementation [7:40 p.m.] check-in February 24, 2015 (Bracke, Rutsch)

Randall Rutsch presented this item.
Kathleen Bracke presented this item

Executive Summary from Packet Materials:

The 2014 Transportation Master Plan (TMP) represents the continued refinement of the city's transportation and sustainability goals. The 2014 TMP is built on more than 20 years of consistent policy direction in transportation and includes a refined focus on sustainability, including greenhouse gas (GhG) reductions, and a broader integration of sustainability planning across city departments.

While all areas of the TMP were updated, the work effort producing the 2014 TMP included extensive technical work in transit planning, developing a detailed inventory of GhG emissions from the transportation sector, implementation of the “living lab” approach to improving the transportation system for all modes, development of the low stress bike network, and additional measurable objectives to track progress in safety, vehicle miles travelled per capita for residents and non-resident employees, and creation of 15-minute neighborhood access tool.

The work and results of the 2014 TMP are being integrated in other city work efforts, including Envision East Arapahoe, the Access and Parking Management Strategy (AMPS), Civic Area implementation, Housing Boulder, Climate Commitment, and the upcoming Boulder Valley Comprehensive Plan update.

- Questions regarding operational funding
 - 10% increase in service hours on opening day with expectations for increased usage, and 59 new busses for the corridor.
- Comments regarding BRT decreased service – the plan should provide the same or better service then before – some routes, such as S service east and mid-day express service may have decreased service – can some of these issues be addressed?
 - No final service plans have been decided on.
- How will service decreases be communicated to the public?
 - Public hearings, and graphical information
- Comments regarding practicality of BRT and this corridors specific needs.
 - Bicycle storage areas instead of luggage compartments on corridor
- Comments regarding high frequency service causes bus “clumping”
 - BRT operations will have real time management and scheduling flexibility and a dedicated lane.
- Remarks regarding RTD’s interest in increasing ridership –
 - First and final mile efforts and increased ridership are important to RTD – revenue from fares is only 21-22% currently.

Public Hearing Comments:

No board action beyond input is requested at this time.

Agenda Item 5: City of Boulder Legislative Agenda (Carl Castillo)

[7:01 p.m.]

Carl Castillo, Policy Advisor, City Manager’s Office, presented this item.

Executive Summary from Packet Materials:

PURPOSE OF THE LEGISLATIVE AGENDA

The purpose of the city’s 2015 State and Federal Legislative Agenda (the “Legislative Agenda”) is to formalize city positions on legislation expected to be considered by the Colorado General Assembly and the U.S. Congress. The city offers the Legislative Agenda as a guideline to legislators for reference when considering legislation impacting the City of Boulder. Strategic, targeted, and/or abbreviated versions of the information contained in this agenda will also be created throughout the year for use in further legislative communications.

The Legislative Agenda was developed in advance of the convening of the 2015 Colorado General Assembly and the 114th U.S. Congress. Consequently, it does not address legislation by bill number. Instead, it describes the underlying interest the city has on specific issues. With the coordination of the city’s Policy Advisor, it will be used by individual council members and city staff to inform city positions taken on specific bills once these legislative sessions begin. At that point, council may also consider amendments to the Legislative Agenda and address specific bills that have been proposed.

The city often attempts to influence state and federal policies through other avenues, beyond the legislative agenda, such as by submitting comments on administrative rulemakings or “sunset” reviews of expiring legislation, or by making direct appeals to federal and state administrative officials. While the Legislative Agenda is not designed to direct such action, it can be looked toward as a resource to inform such city efforts.

Council may revisit the Legislative Agenda at any point. It may do so as a body, or through its Legislative Committee. Council created this committee for the purpose of convening on an ad hoc basis with the Policy Advisor and other city staff as necessary when one or more of the following circumstances exist:

1. There is an immediate need for council members to participate with staff in developing a legislative strategy to advance or defeat a bill which is clearly addressed by the city’s legislative agenda or other council-approved policy documents, or;
2. There is action expected on pending legislation that affects a matter which council has previously provided general direction on and that could significantly impact the city, but which council did not provide sufficient specific direction on (either through its legislative agenda or other approved policy documents) and with timing that will not allow for council direction to be obtained. In these limited situations, the Policy Advisor may turn to the committee for direction on such legislation so that the city can advocate

The 2014 TMP includes an extensive Action Plan reflecting anticipated work items for the immediate (2014-2016), mid (2017-2020) and long term (2020+). The upcoming study session is intended to provide council with the results of work on implementing the 2014 TMP in the six months since acceptance by City Council in August 2014. The work program for implementing the TMP is consistent with the council's priorities and city's efforts to promote long-term sustainability and resiliency. Highlights of the implementation work efforts include:

- Continuation of the living laboratory approach for bicycle innovations, including piloting corridor-based complete street repurposing or rightsizing projects;
- Work with local and regional agency partners to push for real-time travel information, continued work on the community wide Eco Pass program, and improving the service plan for the upcoming US36 Bus Rapid Transit system;
- Refinement of Transportation Demand Management (TDM) strategies in coordination with the city's Access Management and Parking Strategy (AMPS), including refinements for enhancing the city's TDM Tool Kit for new development;
- Secured \$11.5 million in funding for local transportation improvement projects and regional BRT projects through Denver Regional Council of Governments (DRCOG) competitive funding process;
- Continued collaboration with integrated land use and transportation projects including Envision East Arapahoe, Civic Area, AMPS, Housing Boulder, Climate Commitment, and scoping process for Boulder Valley Comprehensive Plan update.
- Completed 2014 Boulder Valley Employee survey and compiling results along with other updates to transportation related evaluation measures to gauge on-going progress toward accomplishing the TMP goals. The next Transportation Report on Progress document and web-based dashboard is scheduled for completion by end of 2015.

Board discussion and comments included:

[7:49 p.m.]

- University protected bike lanes – feedback and experiences are helpful to staff
 - Maintenance and adjustments should be prompt and efficient to show the public responsiveness
- Bike Corral program – great idea.
- Artistic bike racks -- design efforts have not been functional
- Low stress network – overlay maintenance/snow removal plan with bikeways system to see if changes to snow removal routes would be advantageous
- Remarks for parking cash-out support
- TDM Toolkit – parking reductions bundled with other services to developers
- Enforcement – voice for more rigorous monitoring of not complying with approved TDM plans
- EcoPass analysis feedback –
 - Parking needs to be managed efficiently to see a community wide EcoPass as a successful next step
 - Remarks regarding the engagement with RTD on community wide EcoPass
 - Strategic with RTD with regard to City's priorities to prevent a zero-sum game
- 6 month check-in – progress is impressive
- Living Lab Phase I – currently exploring 4 corridors to better understand them and getting input from the public
- Roll out some of these measures in Summer 2015 so that phase 2 can build on that
- Phase II timing – timeline phase I evaluation available Aug-Sep 2015, phase II begins in June/July 2015 – not able to get feedback from phase I first – need to adjust project timeline to address this

Public Hearing Comments:

No board action beyond input is requested at this time.

Agenda Item 7: Matters

[8:22 p.m.]

A.) Matters from the Board Included:

- AMPS Joint Board Meeting Update
 - Selvans – great groups and venue, spent too much time on consultant presentation to set-up conversations at tables, prefer more time for table discussions
 - Bilich- shortened presentation time would be helpful

B.) Matters from staff/Non Agenda:

[8:24 p.m.]

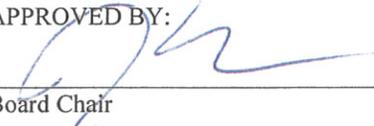
- Regional studies update (Bracke)
 - Still working through service plan issues, met with RTD staff and have acknowledged some of the issues

- Direct service from Boulder Junction to DIA – on going process
- MCC group and Boulder County – working together to evaluate US36 BRT service planning and other regional transit issues, including RTD Fare Study
- SH7 coalition is formed and will meet quarterly for BRT planning along SH7 corridor from Boulder to Brighton
- FLEX – regional entities meeting for planning of routes to enhance inter-regional service (Boulder to Fort Collins)
- Envision East Arapahoe Public Meeting report (Bracke)
 - Focused on transportation planning components for Open House event
 - New tools to engage public by creating models for public to work on – good input from community members
- City Council Retreat Report (Sweeney)
 - Development fees – work program to explore commercial linkage fee for housing and review/update transportation impact fees
- Colorado Bike Summit (Bracke)
 - Staff able to share the living lab approach with statewide communities
 - National Mayors challenge – looking for Boulder to participate in this and have representation to create safer communities
 - League of American bicyclists – platinum cities working together to get to diamond level and helping to elevate other cities

Agenda Item 7: Future Schedule Discussion: **[8:34 p.m.]**
None

Agenda Item 8: Adjournment **[8:34 p.m.]**
There being no further business to come before the board at this time, by motion regularly adopted, the meeting was adjourned at 8:34 p.m.
Motion: moved to adjourn; Selvans, seconded by: Yates
Motion passes 5:0

Date, Time, and Location of Next Meeting:
The next meeting will be a regular meeting on Monday, 09 March 2015 in the Council Chambers, 2nd floor of the Municipal Building, at 6 p.m.; unless otherwise decided by staff and the Board.

APPROVED BY: 

Board Chair

3/9/15

Date

ATTESTED: 

Board Secretary

10 March 2015

Date

An audio recording of the full meeting for which these minutes are a summary is available on the Transportation Advisory Board web page.