



TO: Members of City Council

FROM: Michael Gallegos, City Clerk's Office

DATE: November 10, 2015

SUBJECT: Information Packet

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**1. CALL UPS**

- A. Concept Plan Review 2751 30<sup>th</sup> Street (LUR2015-00053)
- B. 5555 Racquet Lane/Meadows Club Expansion Site & Use Review  
Request for expansion of the Meadows Tennis Club located at 5555 Racquet Lane within the RL-2 zone district. The proposal includes the renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse; relocation of two existing platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion. The subject project includes an application for Site Review (LUR2014-00095) and an application for Use Review (LUR2015- 00018), which is required for the expansion of the existing indoor athletic facility/ non-profit membership club.

**2. INFORMATION ITEMS**

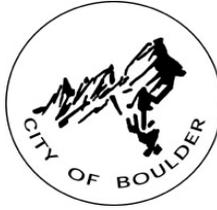
None

**3. BOARDS & COMMISSIONS**

- A. Human Relations Commission – October 19, 2015
- B. Open Space Board of Trustees – October 14, 2015
- C. Planning Board – October 1, 2015

**4. DECLARATIONS**

None



## INFORMATION PACKET MEMORANDUM

To: Members of City Council

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

Date: November 10, 2015

**Subject: Call-Up Item: Concept Plan Review 2751 30<sup>th</sup> Street (LUR2015-00053)**

### EXECUTIVE SUMMARY

On October 15, 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 **November 16, 2015**. There is one City Council meeting within this time period for call-up consideration, on November 10, 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 → 10 OCT → 10.15.2015*). The minutes from the Planning Board hearing are provided in **Attachment A** and the Concept Plan submittal package is provided in **Attachment B**.

There were no neighborhood comments at the Planning Board hearing. Following staff's presentation of the Concept Plan submittal, the applicant presented a revised design for the project based on feedback provided by the Boulder Design Advisory Board (BDAB) at a meeting on September 23, 2015 (Revised elevation included as **Attachment C**). The discussion focused on the revised design. Several board members felt this project needs a mixed-use component to be compliant with the main street character vision for 30th Street as expressed by the adopted Transit Village Area Plan (TVAP); however, several other board members expressed support for the "family friendly" elements of the project. The board expressed support for rezoning the property to BMS as anticipated by TVAP Phase 2; however, the board acknowledged that this may not be feasible at this time due to rezoning policies included in the TVAP Implementation Plan. The board identified issues with regard to the proposed access on the south side of the site, in particular with regards to the potential future Bluff Street alignment. The Board suggested new site layouts to address those issues. Some issues were also raised in regards to site permeability and parking. The board made some recommendations for site and building improvements and parking management strategies and also suggested potentially adding residential units to the project.

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 **November 16, 2015**.

**ATTACHMENTS**

- A. 10.15.2015 Planning Board Minutes
- B. Concept Plan Submittal
- C. Revised Elevation Presented by Applicant at Oct. 15, 2015 Hearing

**CITY OF BOULDER  
PLANNING BOARD ACTION MINUTES  
October 15, 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  
John Gerstle  
Leonard May  
Liz Payton  
Crystal Gray

**PLANNING BOARD MEMBERS ABSENT:**

John Putnam

**STAFF PRESENT:**

Charles Ferro, Development Review Manager  
Hella Pannewig, Assistant City Attorney  
Cindy Spence, Administrative Assistant III  
David Thompson, Civil Engineer II, Transportation  
Chandler Van Schaack, Planner I  
Jessica Stevens, Civil Engineer II

**1. CALL TO ORDER**

Chair, **A. Brockett**, declared a quorum at 6:05 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **C. Gray** and seconded by **A. Brockett** the Planning Board voted 5-0 (**J. Putnam** absent; **J. Gerstle** did not vote due to being absent from the October 1, 2015 meeting) to approve the October 1, 2015 minutes as amended,

**3. PUBLIC PARTICIPATION**

No one spoke.

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

**A.** Call Up Item: Floodplain Development Permit (LUR2015-00090), 505 27<sup>th</sup> Way

- B. Call Up Item: Floodplain Development Permit (LUR2015-00086), South Boulder Creek Pedestrian Bridge – 3 South Cherryvale
- C. Call Up Item: Pearl Place Subdivision (TEC2015-00004) located at 2920 and 2930 Pearl; 2085, 2111 and 2121 30<sup>th</sup> Street. Final Plat to replat the existing site into two lots: one on the south side of the site (2.92 acres) and the other on the north side of the site (1.40 acres). The call up period expires on Oct. 23, 2015.

None of the items were called up.

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

- A. Information Item: Second Review of the Draft Community Cultural Plan
- B. Information Item: Zero Waste Strategic Plan

On a motion by A. Brockett, seconded by C. Gray, the Planning Board voted 6-0 (J. Putnam absent) to continue Matters 5A and 5B to the October 22, 2015 Planning Board meeting.

**6. PUBLIC HEARING ITEMS**

- A. AGENDA TITLE: Concept Plan (case no. LUR2015-00053) for redevelopment of a 1.85-acre site located at 2751 and 2875 30<sup>th</sup> Street within the BT-1 zoning district. Referred to as “The Boulder Junction Rowhouses” the proposed residential development is located in Phase 2 of Boulder Junction and would consist of 32 attached residential units split between four, 4-story, 37’ tall rowhouse buildings totalling roughly 66,000 sq. ft. The proposal also includes a large, central open space feature constructed over a structured parking area containing 70 parking spaces.

Applicant: Jason Lewiston

Property Owner: Greenius Boulder LLC as to 2751 30<sup>th</sup> St.; McNeill Family Trust as to 2875 30<sup>th</sup> St.

**Staff Presentation:**

- C. Ferro introduced the item.
- C. Van Schaack presented the item to the board.

**Board Questions:**

- C. Van Schaack and D. Thompson answered questions from the board.

**Applicant Presentation:**

Jason Lewiston, with Greenius Boulder LLC, 782 Cherry Street, Denver, the applicant, presented the item to the board.

**Board Questions:**

**J. Lewiston**, the applicant, answered questions from the board.

**Public Hearing:**

No one spoke.

**Board Comments:**

**Key Issue #1: Are the preliminary plans consistent with the Transit Village Area Plan (TVAP)?**

- **L. Payton** stated that the project complies with the TVAP guidelines and is consistent. Parking is underground and would eliminate the curb cut on 30<sup>th</sup> Street. While this project is not a mixed-use project, **L. Payton** stated that currently there is already a large amount of commercial development in other parts of TVAP and that there is not enough family oriented development. She expressed concern that the proposed units will be on the high income level end and that not enough affordable units would be provided.
- **J. Gerstle** generally agreed with **L. Payton**. However, he stated that it is important to have the mixed-use aspect preserved. The project should be an interesting place to walk along and the project would be enhanced with a mixed-use function.
- **A. Brockett** agreed that the project is meeting most of the goals and criteria set by TVAP. 30<sup>th</sup> Street is looking to be a main business corridor and the project needs to comply with the eventual vision of the 30<sup>th</sup> Street corridor which is to become a walkable main street. Therefore, in order to fully meet the TVAP criteria, it is necessary for the project to have a mixed-use component.
- **B. Bowen** stated that the project does not comply with TVAP guidelines due to the lack of mixed uses. The plan calls for 30th Street to be a "business main street" (i.e. retail, office and commercial spaces). This street section in TVAP is proposing zero setbacks and a different cross section than what is shown in this project's designs. Therefore this project is not TVAP compliant.
- **L. May** agreed with previous comments. The TVAP vision plan needs to be maintained. Generally this project does not comply with TVAP at this time.
- **C. Gray** stated that the project complies with the TVAP land use plan. Likes yard spaces in the design. She agrees with L. Payton that the city needs to have more projects that are family friendly. TVAP's goal is to have a mix of housing from small flats to larger family housing. According to the "commuter" survey previously looked at by the Board, participants stated they would want single family house, townhomes or duplexes. This project will meet those needs. Lots of positive things exist within this project and suggested opportunities for creative affordable units rather than the disconnected park space to the south. However, mixed-use would be beneficial as well to include.

- **A. Brockett** likes the townhome aspect and the family friendly housing and open spaces are positive. He suggested that it might be sufficient to add a mixed-use component to just a portion of the 30th Street frontage.
- **L. Payton** stated that in regards to the setbacks, which will be landscaped, that they would be pleasant to walk past.

**Key Issue #2: Access**

- **J. Gerstle** stated the site layout seems reasonable. He stated he would like to see two elements. He would like to see public access to the courtyard if possible. Paths from the north through the middle seem reasonable. The other element would be maintaining the permeability to the public through the site.
- **A. Brockett** stated that it seems unfair to state that the access from 30<sup>th</sup> Street can't be developed until Phase II of TVAP. In order for developers to move forward, access off 30<sup>th</sup> Street is the only answer as long as it conforms to the overall TVAP Plan. While he likes the open space concept that would be shared by all units, he is concerned about the future of the site, after Bluff Street is developed. It would leave underutilized space. Should be designed for the final layout of the site. He suggested taking the garage access to the west side, so the south side could be made into a functional pocket park.
- **B. Bowen** stated relocating the parking garage access to the alley would be an improvement. In regards to the site layout, he would want to see more detail for the future alley as a public right-of-way. He suggested to perhaps flip the parking stalls from the fence line to the building side to anticipate the future though alley. He agrees with **J. Gerstle** in that the center courtyard needs to be permeable and open to the public. In terms of site layout, if there was a strip of retail the same width as the units facing the street that would allow for two-story townhomes over the first floor of retail that could open out onto the central open space. This would also provide more diversity of housing types.
- **L. May** asked if this particular plan is in compliance with city requirements in terms of distance off 30<sup>th</sup> Street and to have access into the proposed site.
  - **D. Thompson** stated no they are not. He stated staff's preference would be to have the curb cut to the north of the site. The access would be supported by the location of the light and traffic study.
- **L. May** stated the access to the site is awkward as currently proposed. He suggested exploring access from north end of Bluff Street. This could potentially enable the addition of another unit at the south end of the block.
- **A. Brockett** said that in light of **D. Thompson's** statement that a street light will be added at Bluff Street in 2017, access would need to be taken from the north side of the project.

- **C. Gray** stated that the applicant and the city staff will need to work out a reasonable access into the parking garage. She stated that she likes the proposed plan. In regards to the alley, more landscaping along the alley and along the north pedestrian access would be beneficial. She stated that she hopes reasonable access to the site can be accomplished.
- **L. Payton** echoed **J. Gerstle's** comments regarding having permeability through the site and being open to public (east/west). She agreed that it would be awkward with the large pavement left over at the access. Perhaps removing that or to put something else in its place.

### **Key Issue #3: Mixed Use**

- **L. May** stated that a mixed-use would give more continuity to the site. The project needs to provide diversity of housing and as many of the elements from TVAP as possible.
- **C. Gray** stated that this is the type of project that is missing from TVAP.
- **L. Payton** agrees with **C. Gray's** comments and suggested that perhaps one way to address the diversity issue would be to take one or two units and split them as affordable units, but not that they are obvious they are affordable units. She stated that more commercial units are not needed in at that site. More residential is needed.
- **B. Bowen** stated that 7 units of affordable housing would be required.
- **J. Gerstle** agreed with **L. Payton** that her suggestion would make the project better.
- **B. Bowen** stated, in terms of mixed-use, that townhouses to the backside of the park over the mixed use would give the diversity needed. For example, he suggested more commercial below on the streetscape and above that opening up to the elevated open space.
- **C. Gray** stated the proposed park gives an opportunity for mixed use.

### **Key Issue #4: Parking**

- **L. May** encouraged reduction in parking for this project. The city does need to achieve the mode shifts of transportation and this project presents an opportunity to do that.
- **A. Brockett** agreed with **L. May's** comments. He suggested a way to accomplish this would be to bundle or have shared parking spots.
- **B. Bowen** agreed with the previous comments and added that unbundling parking would be more effective if it was a mixed use project.
- **L. Payton** supports shared parking. The current plan has excessive parking.

- **J. Gerstle** stated the parking should be unbundled.
- **C. Gray** stated she would like to learn more about their transportation management plan when they return to Planning Board as it could be applicable.

**Key Issue #5: Design, Architecture, Materials**

- **C. Gray** stated the applicant has responded to BDAB's advice. She likes how the buildings have been broken up. She stated some concerns about raising the door stoop and the patterns of the windows have been resolved. Items have been addressed from the FBC aspect as well.
- **L. May** stated this is a big improvement to remove the CMU and simplify the façade. He stated he is concerned with over scale of bricks and would be very resistant to condone their use.
- **B. Bowen** stated the project has come a long way from the presentation in BDAB. He also has concerns with the proposed masonry. The style of bricks proposed will not meet city's energy code without and insulated cavity wall on the interior side. He suggested to the applicant to pay attention to the proportions of masonry to glass which also appear in the FBC. In addition, the differential layers of fenestration are outlined in the FBC as well. He suggested grouping the windows over the door into a pair.
- **A. Brockett** echoed that the project has come a long way with BDAB's advice. He stated that he has no problem with the proposed masonry.
- **J. Gerstle** had nothing to add.
- **L. Payton** shared **L. May's** concerns with size of the masonry. She appreciates the applicant's effort to make the building feel like it belongs in Boulder. She approved of the building's proportions and fenestration. She had a concern with the top of the building because there does not appear to be a real cap except for a railing.
- **L. May** agrees with all of the previous comments.

**Key Issue #6: Re-Zoning:**

- **B. Bowen** stated that it would make sense to rezone and to have land use match the adopted TVAP plan.
- **A. Brockett** stated it would be reasonable to rezone. It is important that TVAP establishes a broad character for 30<sup>th</sup> Street and it is defined as a business main street. He stated that he would support a rezoning to BMS to make that definition more doable. He stated that in his opinion, Bluff Street would need to be built to achieve that.
- **J. Gerstle** stated he would be in support with rezoning.

- **L. Payton** stated she likes the plan as currently proposed. She stated she is not in favor of increasing the development potential and adding more units and having less open space. In regards to TVAP, it does not need to be followed to the letter for each project. She does not support the rezoning.
- **C. Gray** agrees with **L. Payton**. She believes the project is on the right track and a project like this has not been seen before. She stated that the applicant has the choice to rezone, but that she is comfortable with the project moving ahead as is.
- **A. Brockett** stated that BMS zoning does require commercial on the first level. Therefore this exact project could not be done, but it could be similar. He stated that the family friendly aspect is important to him as well.
- **B. Bowen** and **J. Gerstle** both agree that if it were rezoned, it would not preclude a family friendly project.
- **L. May** reiterated that rezoning is the applicant's prerogative.
  - **C. Ferro** stated that an adopted implementation plan for TVAP does exist. In regards to rezoning for Phase II, there is some specific language. He quoted, *"Properties in Phase II that wish to redevelop sooner could do so under current zoning or could request BVCP Land Use designation and zoning changes consistent with the adopted area plan if can be demonstrated that adequate public facilities will be in place concurrent with redevelopment including construction of transportation improvements shown on the connections plan that are necessary to serve the property and connected to the arterial street network , an early action item for plan implementation will be development of a concurrency ordinance that would require adequate public facilities and services to be in place concurrent with redevelopment . Planning Board and City Council may also consider the market absorption of properties with similar uses in Phase I when considering BVCP Land Use and zoning changes for Phase II properties."*  
**C. Ferro** stated that this intentional language is designed to emphasize the build out of Phase I in advance of Phase II.
- **L. May** stated that the quote reads as though the rezoning cannot be done in a timely manner and that infrastructure needs to be in place before the Planning Board can consider rezoning changes.
- **C. Gray** stated that by advocating for rezoning, it appears that we are asking property owners to aggregate properties. She stated that this could eliminate the smaller projects that contribute to the area. In her opinion, TVAP could benefit from smaller projects as it could break up the massing.

- **B. Bowen** stated that a mixed-use zone should occur in this area and that is what is desired in this area.
- **A. Brockett** agreed with **C. Gray** in her comments regarding smaller projects, but the BMS zoning would not necessarily be a more intense project.

**Summary of Concept Plan:**

No action is required on behalf of the Planning Board. **A. Brockett** gave a summary of the Board's comments to the applicant. One fundamental point is that several Board members feel this project needs a mixed-use component to be compliant with the main street character vision for 30<sup>th</sup> Street. In addition however, several other Board members feel the proposed project with the family friendly component is acceptable. There is openness to rezoning to BMS however there may be some resistance from staff and existing language in the Plan. It is the applicant's decision whether or not to apply for a rezoning. In terms of access and layout, issues with regard to the southern access exist, in particular with Bluff Street. The Board has suggested new site layouts to deal with those issues. And some issues were raised in regards to permeability and parking reduction.

- B. AGENDA TITLE:** Public hearing and consideration of Site and Use Review applications for expansion of the Meadows Tennis Club located at 5555 Racquet Lane within the RL-2 zone district. The proposal includes the renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse; relocation of two existing platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion. The project is reviewed under two separate cases, LUR2014-00095 and LUR2015-00018.

Applicant: Jim Bray for the Meadows Club  
Property Owner: Meadows Club Inc.

**Board Comment:**

**C. Gray** recused herself from this discussion.

**Staff Presentation:**

**C. Ferro** introduced the item.

**C. Van Schaack** presented the item to the board.

**Board Questions:**

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

**Applicant Presentation:**

**Jim Goldfarb, Meadows Club, Inc., 5555 Racquet Lane**, a member of the Board of Directors of The Meadows Tennis Club, and **Jim Bray, Bray Architecture, 1300 Yellow Pine Ave.**, the architect, presented the item to the board.

**Board Questions:**

**J. Bray**, the architect, and **Don Ash**, with **Scott, Cox & Associates, 6490 Pennsylvania Ave**, the civil drainage engineer and neighbor, answered questions from the board.

**Public Hearing:**

1. **Tom Murphy (pooling time with Ron Berger, Myrl Miller, Don Saunders, Betsey Saunders), 5543 Stonewall Place**, spoke in opposition to the project.
2. **Sally Schneider (pooling time with Tamara Eric), 5547 Stonewall Place**, spoke in opposition to the project.
3. **Jeff Pastore, 5606 Pennsylvania Ave.**, spoke in opposition to the project.
4. **Amir Caspi, 5610 Pennsylvania Ave.**, spoke in opposition to the project.
5. **Andrew Roppel, 880 Racquet Lane**, spoke in opposition to the project.
6. **Mike Fettig, 5525 Friends Place**, spoke in opposition to the project.
7. **Brock Borman, 3150 Iris Ave., #101**, spoke in support to the project.
8. **Jim Doyle, 876 Racquet Lane**, spoke in support to the project.
9. **Janice Branam, 5521 Friends Place**, spoke in opposition to the project.

**Board Comments:**

**Key Issues:**

- **Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?**
- **Is the request for an expansion of the existing indoor athletic facility/ non-profit membership club use consistent with the Use Review Criteria set forth in section 9-2-15(e), B.R.C. 1981?**
- **Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-2-14(h)(2)(K), B.R.C. 1981?**
- **L. May, B. Bowen and J. Gerstle** felt that in general the project is compliant and grandfathered in by the original PUD. In his opinion, the Planning Board does not have much latitude. They stated that perhaps there are some management plan issues that can be addressed.
- **A. Brockett** stated that the neighbors' concerns seem to center around changes that are allowed by-right. There have been additional concerns regarding the size of the club house, which the Planning Board can review. He agreed that the management plan can be mitigated in regards to impact on the neighbors.
- **J. Gerstle** confirmed that these elements are grandfathered in and still valid and the Planning Board has limited capabilities to deal with those grandfathered issues in regards to the proposed new tennis courts and the old tennis courts.
  - **H. Pannewig** stated that what was approved under the old PUD (approval) still remains valid.

- **L. Payton** stated her main concern was with the potential for property damage from drainage and flooding. She stated she agrees with the other Board members, if drainage issues are resolved and if the structures are out of the Planning Board's purview, then it is about the management plan.

**Additional Key Issue: Changes to management plan:**

- **A. Brockett** stated that the overnight events should be addressed in the management plan.
- **L. Payton** was under the assumption an overnight event only happens once a year. She stated that the issue of light leakage should be addressed in the management plan and proposed operable shades.
- **J. Gerstle** stated it would be appropriate to stipulate that the Boulder lighting code, when it becomes effective in 2017, that the older lighting which will not be in accordance with the new code should be brought up to date.
  - **C. Ferro** informed the Board that currently the applicant is not in compliant with current regulations. In this particular case, the applicant would be seeking a variance where some of the light levels would exceed what is in the code today. If the variance is granted, it would not require them to come to full compliance in 2017.
  - **H. Pannewig** could be a condition of approval.
- **A. Brockett** suggested that during swim meets, starting guns not be used and to state this in the management plan.
- **L. May** stated that most of these issues are currently addressed in the management plan. Regarding a non- renewal of the parking agreement with the school, then they would be out of compliance. In his opinion, generally the management plan has addressed most concerns from neighborhood.

**Motion:**

On a motion by **B. Bowen**, seconded by **J. Gerstle**, the Planning Board voted 5-0 (**J. Putnam** absent, **C. Gray** recused herself) to approve the Site Review application LUR2014-00095 and Use Review application LUR2015-00018, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval found in the staff memorandum.

Friendly amendment by **L. Payton** to add a condition requiring that the Applicant install operable shades on the eastern portion of the enclosed tennis courts. Friendly amendment was accepted by **B. Bowen** and **J. Gerstle**.

Friendly amendment **A. Brockett** to add a condition requiring the Applicant to ensure that no starting guns be used at any event on the property. Friendly amendment was accepted by **B. Bowen** and **J. Gerstle**.

C. AGENDA TITLE: Staff briefing and board input regarding the Access Management and Parking Strategy (AMPS).

**Motion:**

On a motion by A. Brockett, seconded by C. Gray, the Planning Board voted 6-0 (J. Putnam absent) to continue the Public Hearing Item 5C to the October 22, 2015 Planning Board meeting.

**7. DEBRIEF MEETING/CALENDAR CHECK**

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 10:17 p.m.

APPROVED BY



Board Chair

10/29/15

DATE

**Concept Plan Transmittal 6.10.15**  
**The Boulder Junction Rowhouses**  
**2751 30<sup>th</sup> and 2875 30<sup>th</sup>**

This site, 2751 30<sup>th</sup> and 2875 30<sup>th</sup>, is part of the adopted Transit Village Area Plan (TVAP) and is slated to be zoned TVAP-MU1, consistent with a BMS zoning, when Phase 2 of TVAP is implemented. The site is currently zoned BT-1.

Our proposed Boulder Junction Rowhouses will be 32 family sized homes, complete with 2,000 sf+ each (plus a 700 sf basement), 3 bedrooms, a fenced front yard, and a great community park.

They will also be among the most energy efficient homes ever built in Boulder, with solar electricity, solar hot water, NRG block walls, and healthy indoor air.

We propose entering an underground garage from the south side of the property with, for the present time, an entrance from 30<sup>th</sup> Street. The entrance to the development can be moved to the new Bluff Street, when it is extended in accordance with the TVAP transportation plan.

As part of our submittal, we would like the Planning Board to consider allowing us a 38' height, rather than the 35' currently allowed under BT-1. We have raised only the center portion of each building, at the "stair tower", to 37'. This will allow access to the roof top decks.

The façade facing 30th Street will remain at approximately 32'. The taller portion (37' height) of the building will be set back from the 30th Street property line about 40 feet.

We note that under the future BMS zoning, the site is designated to have 38' maximum height, so we believe that this is a reasonable request. Please note that **we are not asking for any additional units/density above that which is allowed under the current BT-1 zoning.**

We comply with BT-1 zoning in the matters of density / open space (minimum 1,200 sf open space per unit), front, side and rear yard setbacks, and parking (2 spaces per 3 bedroom unit).

Also, please note that our FAR, although not applicable under BT-1, is about .8, which is less than the 1.0 FAR allowed (for residential) under future BMS zoning.

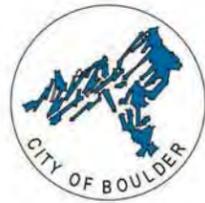
With the hundreds of thousands of square feet of office space being built in Boulder Junction, there is scarcely little large size (2,000 sf +) housing being added for families, who will want a front and back (ground floor) entrance, a fenced yard for a dog, and a playground and park right outside the door. And all within walking distance of new offices, restaurants and retail.

The Boulder Junction Rowhouses will be a (clean energy) supply of homes that will be in huge demand in the district.

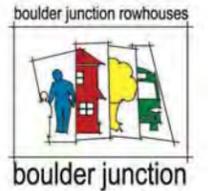
Please approve our project.

Thank you.

Jason Lewiston  
Greenius Boulder LLC

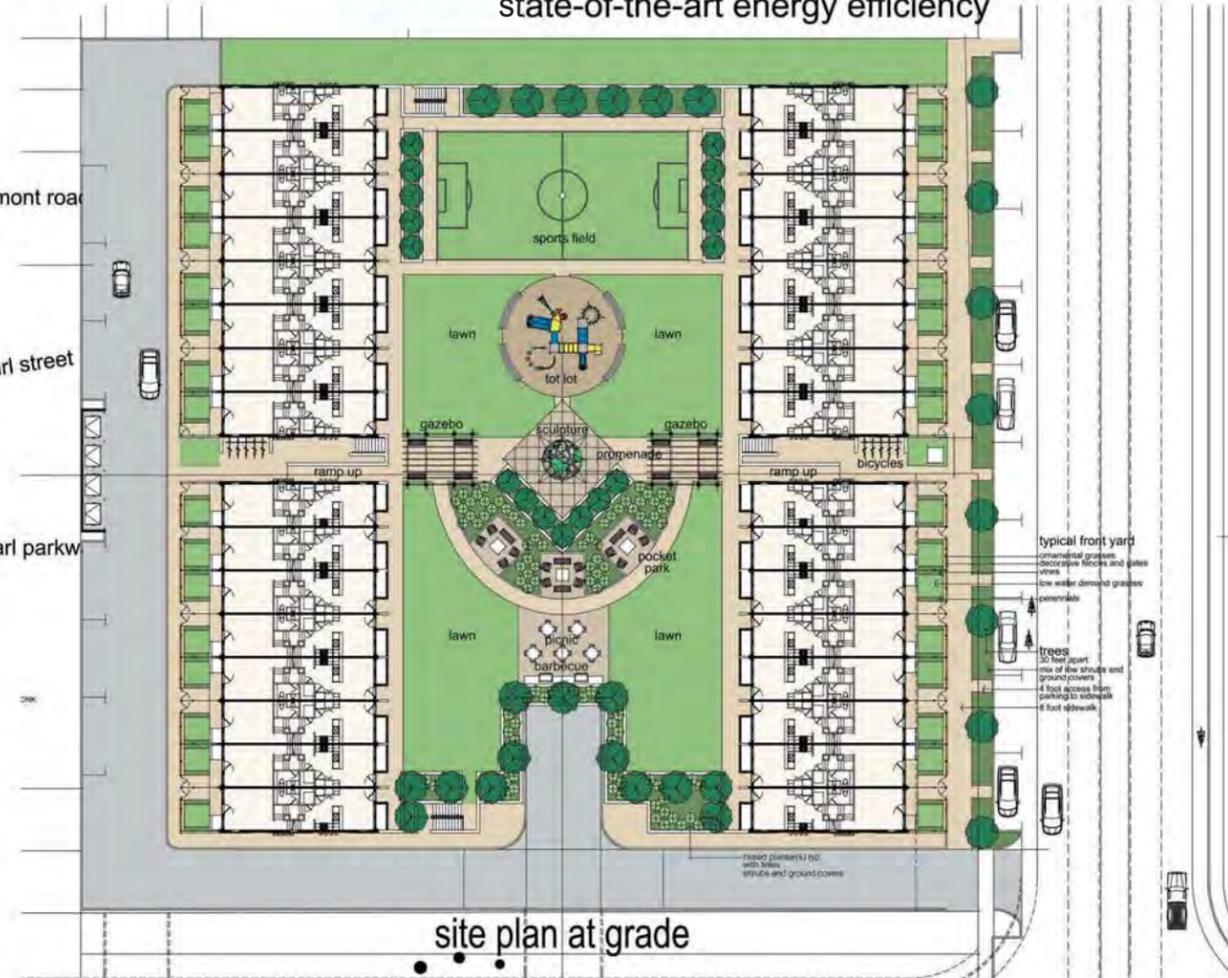
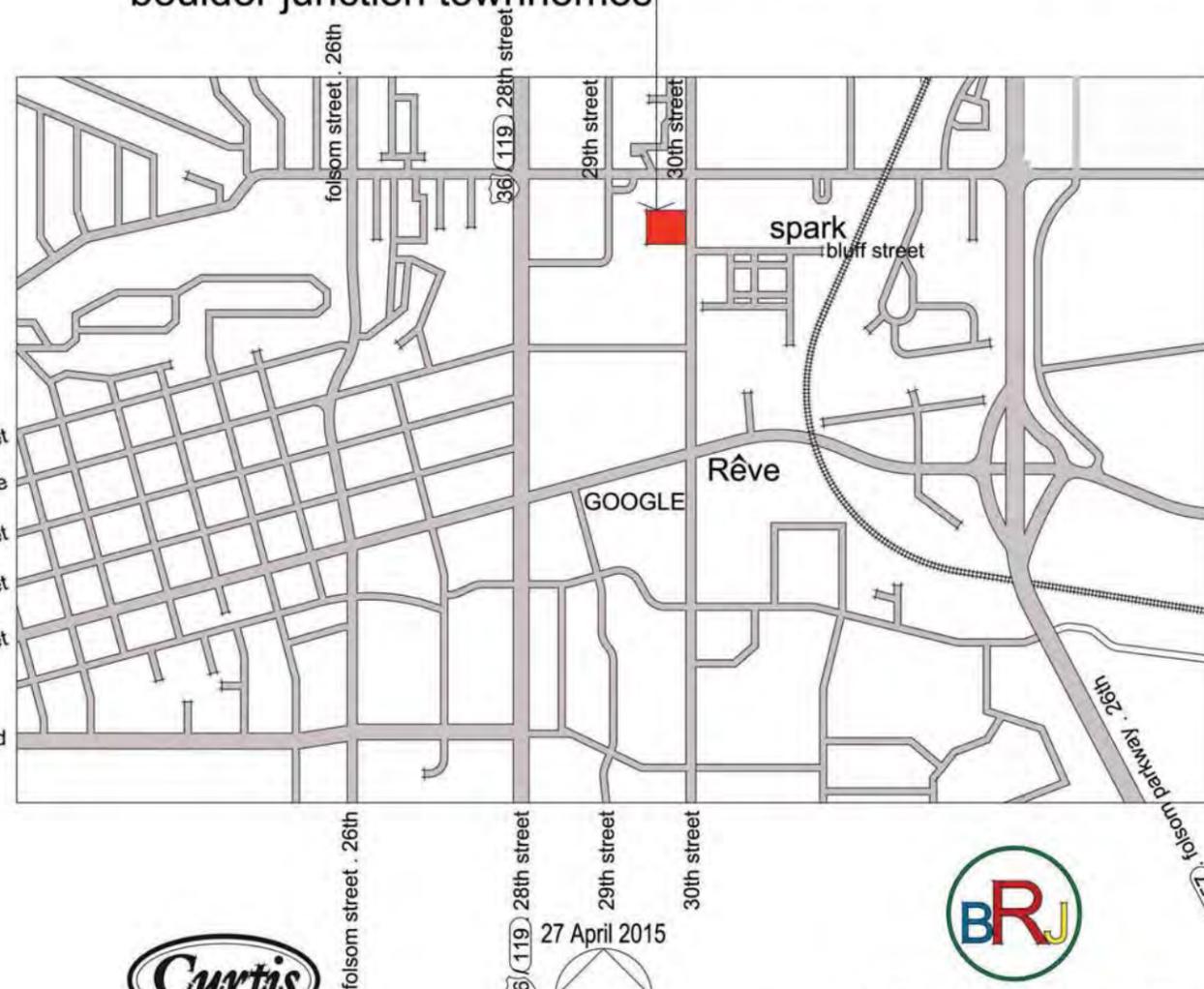


# Boulder Junction Rowhouses



**site** Presenting 32 new rowhouses in the City of Boulder Colorado in the dynamic . new . Boulder Junction District family size . 2,700 square feet . three bedroom state-of-the-art energy efficiency

boulder junction townhomes



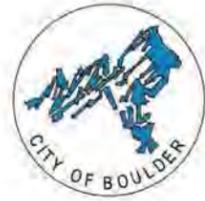
site plan at grade



jeff dawkins architect . llc  
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jeffthearchitect@gmail.com

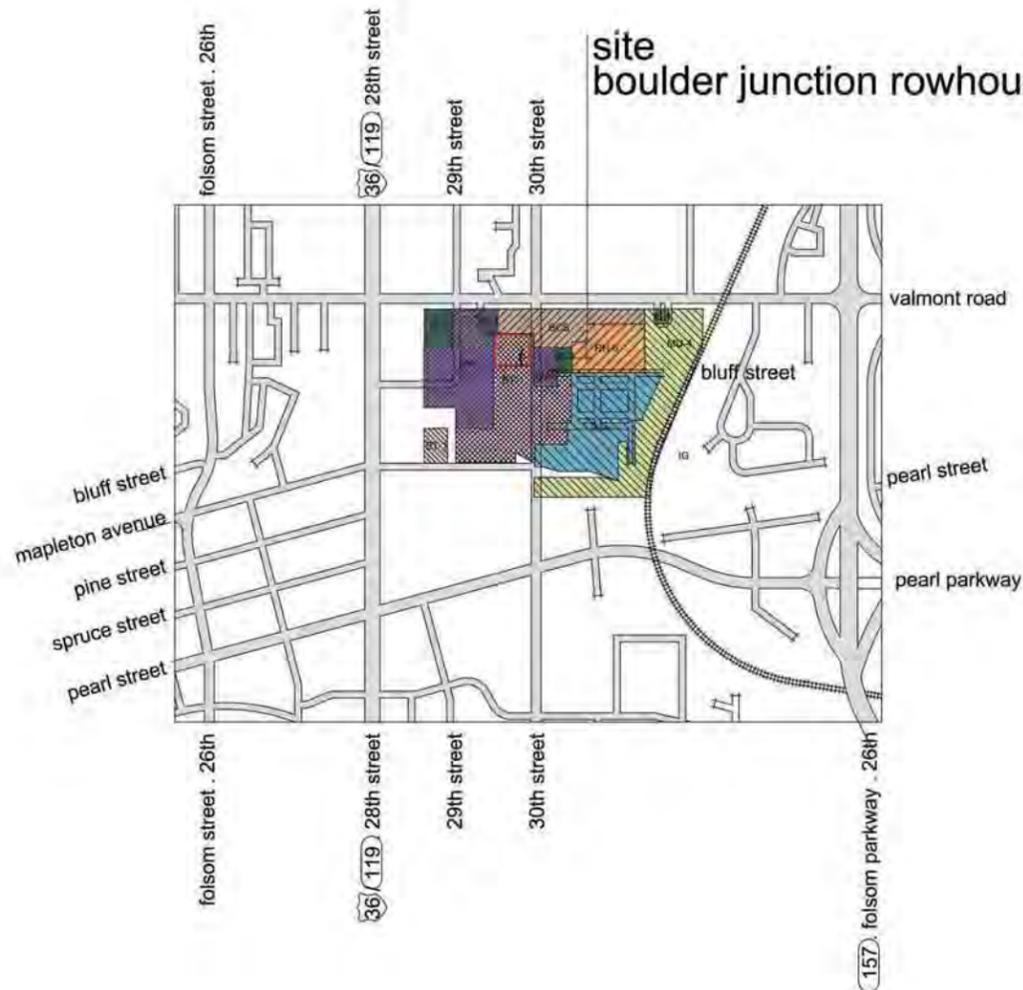
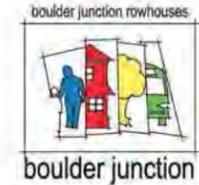
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greenius corporation  
782 Cherry Street  
Denver . Colorado . 80220  
303.990.2629  
jasonlewiston@gmail.com

Call Up  
2751 30th Street



# Architectural Documents

## Boulder Junction rowhouses



drawing number	subject
	cover
1.	introduction . team . drawing index
2.	architectural site plan at grade + site location map
2a	landscape plan
3.	architectural site plan underground parking
4.	3 bedroom rowhouse floor plans
4a	plan - key
5.	front elevations
6.	rear elevations and underground parking section
7.	north elevation and site section through buildings
8.	south elevation and site section between buildings
9.	typical building section
10.	open space calculation
11.	Bluff Street extension per TVAP proposal

### The Team

**Developers**  
 Jason Lewiston  
 Greenius Corporation  
 782 Cherry Street . Denver . Colorado . 80220  
 JasonLewiston@gmail.com 303.990.2629

**Craig and Mark Menuck**  
 Curtis Building Company  
 craig@curtisbuilding.com 248.722.2400  
 mark@curtisbuilding.com 248.730.0300

**Architect**  
 Jeff Dawkins . Architect  
 Jeff Dawkins Architect . LLC  
 jeffthearchitect@gmail.com 248.321.0640  
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2751 and 2875 30th Street  
 Boulder . Colorado

27 April 2015

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### Energy Features

**Energy efficient design, including solar panels, is about saving money through lower utility bills. It is a fantastic coincidence that in saving money, you are also doing a great deal to help the environment by causing far less pollution, and increasing your comfort, health, safety, and even our national security.**

**Our rowhouse dwellers will save hundreds of dollars per year on their utility bills due to several features, including:**  
**NRG Block:** Our exteriors will be built out of an insulated block, some in brick size shapes, which is far superior to any lumber/insulation combination. There will be virtually no air loss or heat exchange through our walls.

**Greenius Screens:** We will install our own interior magnetic window screens (patent pending) which will block most air loss and heat exchange at the windows.

**Energy Recovery Ventilator:** As a result of having air tight structures, we will install energy recovery ventilators which will use the energy from indoor air to heat or cool incoming outdoor air. Our indoor air will be frequently exchanged at minimal energy loss.

**Solar Panels:** A 2 to 3 kWh system will provide much of the electricity for our units. The units will still be "grid" tied and will draw electricity from the grid whenever necessary.

**Terrazzo concrete floors:** You really don't want to know what you breath in from your carpeting or coated hardwood everyday. Our floors will be time tested, eternal poured concrete. Residents can place area rugs atop and replace them when needed if they like, but our flooring will not significantly off-gas or retain dirt.

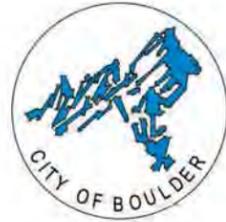
**Solar Hot Water Collectors:** Have you ever picked up a hose in the summer and felt how hot the water was? We will use the sun to heat much of our hot water.

**Ceiling Fans:** These use a lot less energy than air conditioners in the summer. User friendly Programmable Thermostats.

**LED and CFL lighting:** Some of our light bulbs will last ten years or more and use 1/15 the energy of yesterdays bulbs.

**Front loading washing machines:** These use a lot less water than top loading washers.

**With respect for our neighbors from Google, we will be installing Nest Thermostats in all of our homes, and products from the partners of Nest, including Big Ass Fans, Whirlpool Appliances, and LIFX lighting.**

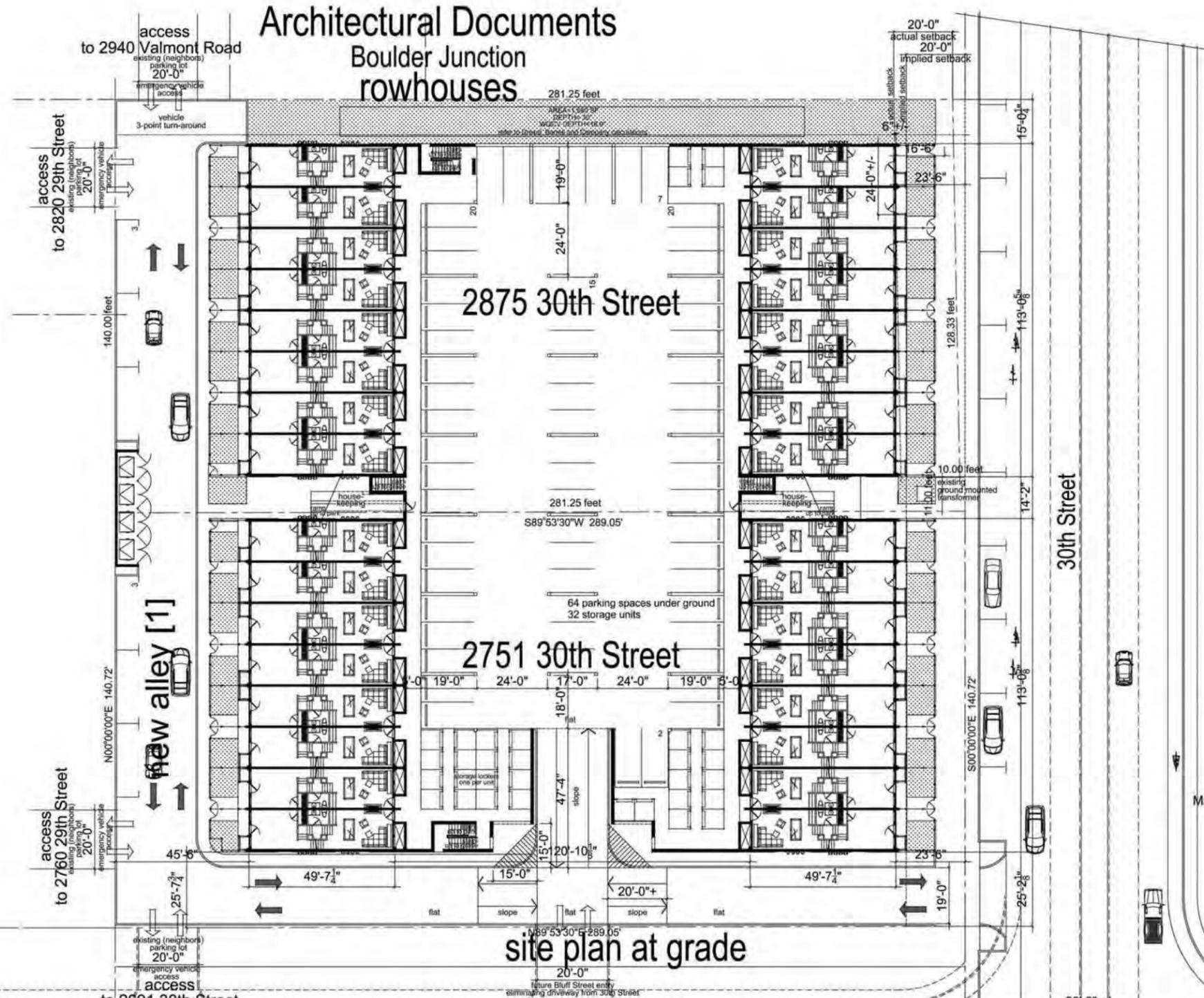


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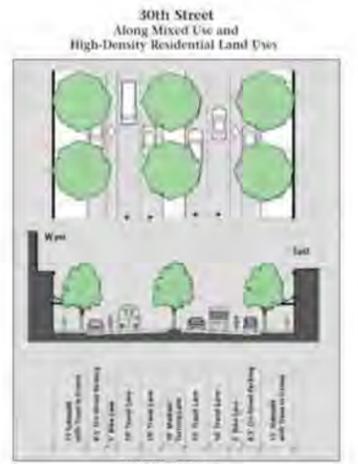
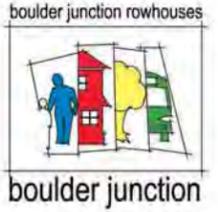
## Boulder Junction rowhouses

FAR (floor area ratio) BMS zoning  
 32 units at 2,078.64 square feet each  
 66,516.48 square feet  
 lot(s) size: 80,687 square feet  
 0.82 FAR  
 lot size calculation  
 2875 30th Street = 40,147 square feet  
 2751 30th Street = 40,540 square feet

proposed parking  
 32 3 Bedroom Units  
 2 parking spaces per unit  
 64 parking spaces required  
 70 parking spaces provided



site plan at grade



streetscape as shown in TVAP



site location map



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 248.321.0640  
 jeff@architect@gmail.com



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 greenius corporation  
 782 Cherry Street  
 Denver . Colorado . 80220  
 303.990.2629  
 jasonlewiston@gmail.com

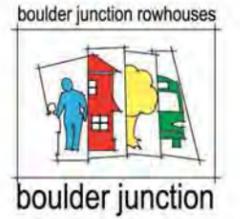
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2.



# Architectural Documents

## Boulder Junction rowhouses



**LEGEND**

- NEW DECIDUOUS TREE
- NEW ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW ORNAMENTAL GRASSES
- ENHANCED LANDSCAPE COMBINATION OF ORNAMENTAL GRASSES, PERENNIALS and GRASSES
- NATURALIZED UNDERSTORY / GROUND COVERS
- LAWN
- ENHANCED PAVING - PAVERS (CONCRETE or BRICK)
- PERMEABLE PAVING (PERMEABLE CONCRETE or BRICK PAVERS)
- ENHANCED PAVING - CIP COLORED CONCRETE
- CRUSHER FINES

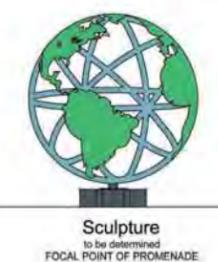
**NOTES**

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERY (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED and BURLAPPED or EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE or OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK and ROOT BALL of the PLANT PRIOR TO PLANTING.
  2. TREES SHALL NOT BE PLANTED CLOSER 10 FEET TO ANY PUBLIC SEWER or WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
  3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS and DEBRIS.
  4. OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE or OTHER CONSTRUCTIONS DOES NOT CONFLICT OR PRECLUDE INSTALLATION and MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
  5. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH ROLLED TOP STEEL EDGER.
  6. ALL SHRUB BED AREAS, PERENNIALS and GROUND COVER SHALL BE MULCHED WITH A 4" LAYER OF GORILLA HAIR MULCH. DO NOT USE WEED BARRIER FABRIC IN ANY OF THE LANDSCAPE BEDS.
  7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSEMED, ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
  8. ALL LANDSCAPE (PLANT MATERIAL and GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP. SHRUBS and TREES WITH A DRIP ZONE and PERENNIALS / GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS OR DRIP.
  9. PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.
  10. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
  11. REFER TO CITY OF BOULDER DESIGN and CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
  12. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING and UTILITY INFORMATION.
  13. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
  14. NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 and MARCH 15 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 and SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
  15. SOD SPECIFICATION:  
REVELLE  
HYBRID TURF GRASS OF KENTUCKY BLUEGRASS and TEXAS BLUEGRASS
- SOD AVAILABLE THROUGH:  
GRAFF'S TURF FARMS  
9609 N. FRONTAGE RD 1-76  
PO BOX 715  
FORT MORGAN, CO 80701-0715  
P: 970.867.8973  
F: 970.867.4343  
E: graff@grafts-turf.com  
W: www.grafts-turf.com



typical front yard  
ornamental grasses  
decorative fences and gates  
vines  
low water demand grasses  
perennials

trees  
30 feet apart  
mix of low shrubs and ground covers  
4 foot access from parking to sidewalk  
8 foot sidewalk



**Landscape Plan**

2751 and 2875 30th Street  
Boulder, Colorado  
1:20



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248.321.0640  
jeffthearchitect@gmail.com



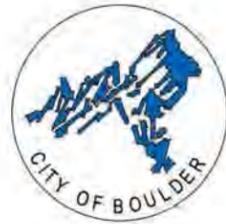
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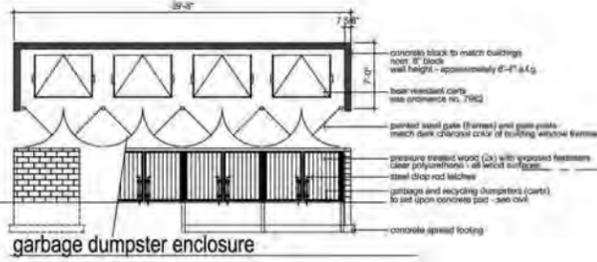
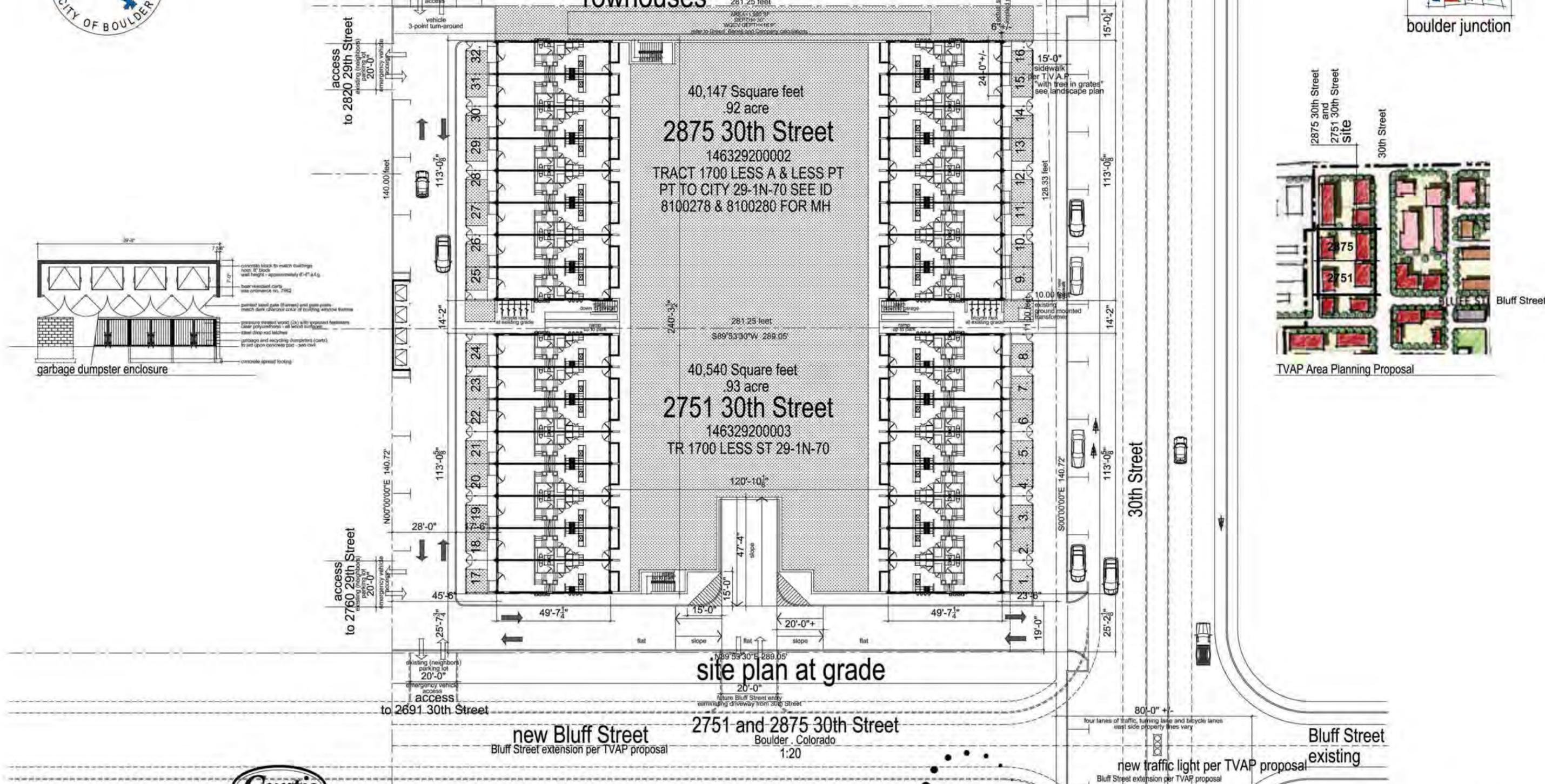
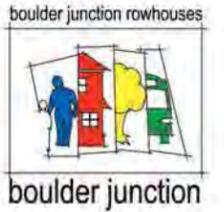
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CAROL@STUDIOTERRA.NET

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# Architectural Documents Boulder Junction rowhouses



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jeffthearchitect@gmail.com

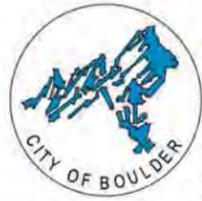


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greenius corporation  
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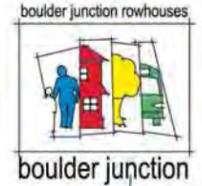
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# 3.



# Architectural Documents

## Boulder Junction rowhouses



typical floor plans

1/4" = 1'-0"  
2751 and 2875 30th Street  
Boulder, Colorado

typical unit

1st floor	692.88 square feet
2nd floor	692.88 square feet
3rd floor	692.88 square feet
<b>total</b>	<b>2,078.64 square feet</b>
<b>32 units x 2,078.64 square feet / unit</b>	<b>total 66,516.48 square feet development</b>

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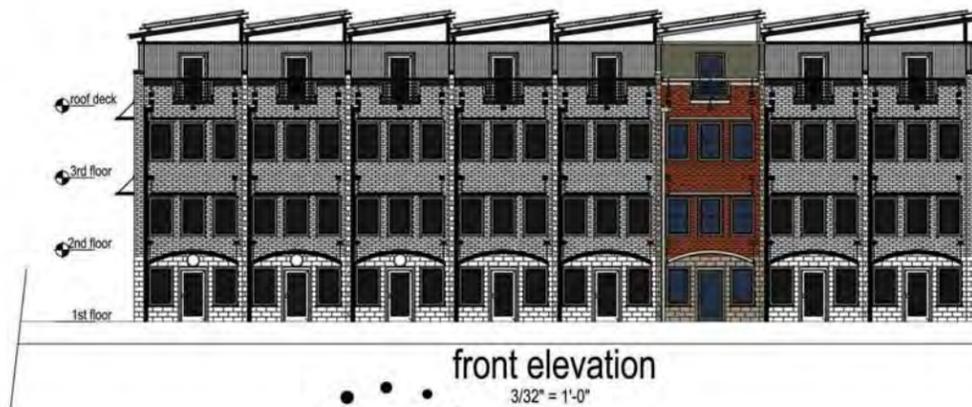
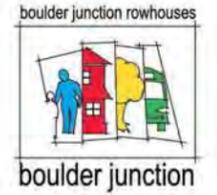
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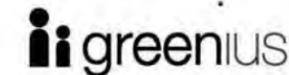
# Boulder Junction Rowhouses



◆ Since 1945 ◆  
Craig and Mark Manuck  
Curtis Building Company  
craig@curtisbuilding.com  
mark@curtisbuilding.com

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248.321.0640

jeffthearchitect@gmail.com  
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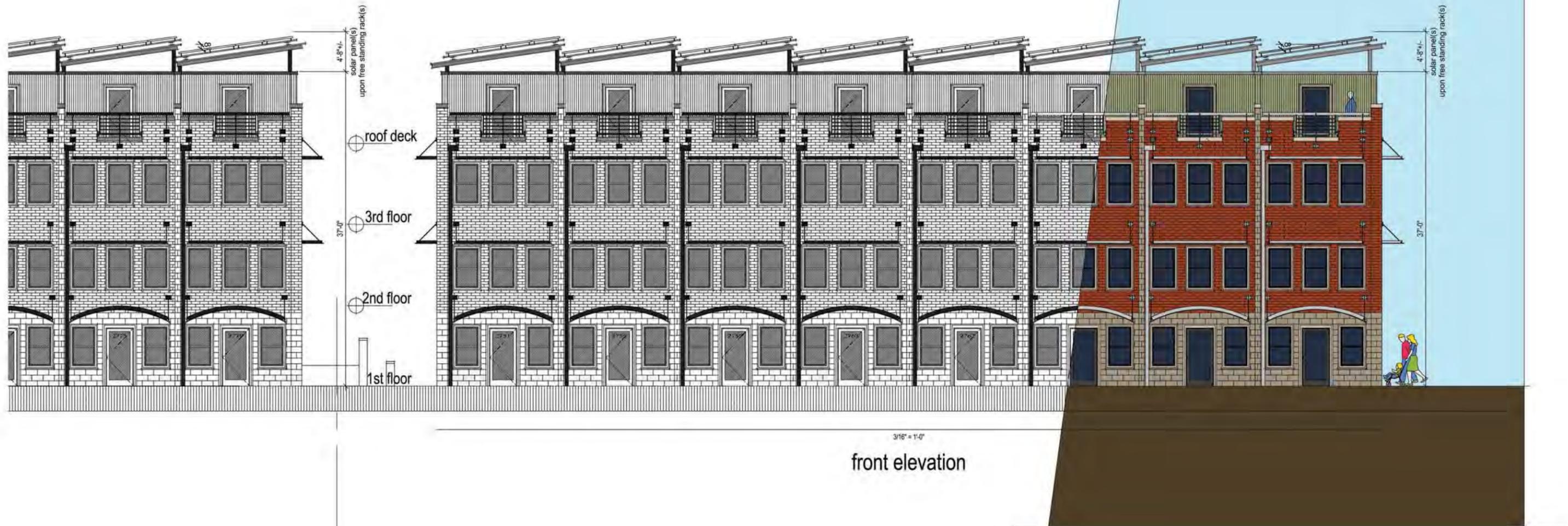
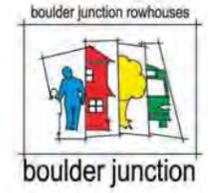


greenius corporation  
782 Cherry Street  
Denver . Colorado . 80220  
303.990.2629

jasonlewiston@gmail.com



# Architectural Documents Boulder Junction rowhouses



3/16" = 1'-0"  
front elevation

front elevation

3/16" = 1'-0"

2751 and 2875 30th Street  
Boulder, Colorado

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2751 30th Street



Since 1945

Craig and Mark Menick  
Curtis Building Company

craig@curtisbuilding.com  
mark@curtisbuilding.com

jeff dawkins architect . llc

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248.321.0540

jeff@jeffarchitect@gmail.com



greenius corporation  
782 Cherry Street  
Denver, Colorado 80220  
303.990.2628

jason@greenius.com

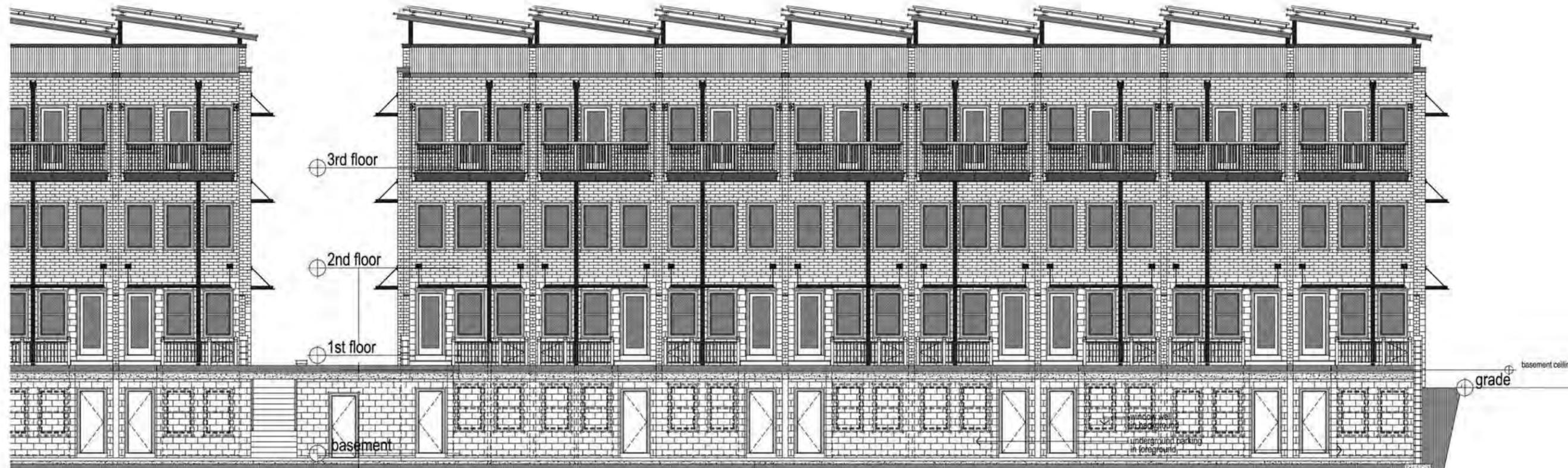
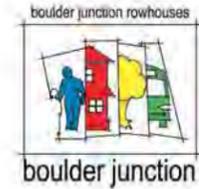
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# Architectural Documents

## Boulder Junction rowhouses



rear elevation and underground parking section

3/16" = 1'-0"

rear elevation and underground parking section

3/16" = 1'-0"

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Boulder, Colorado

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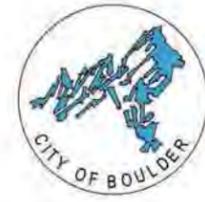


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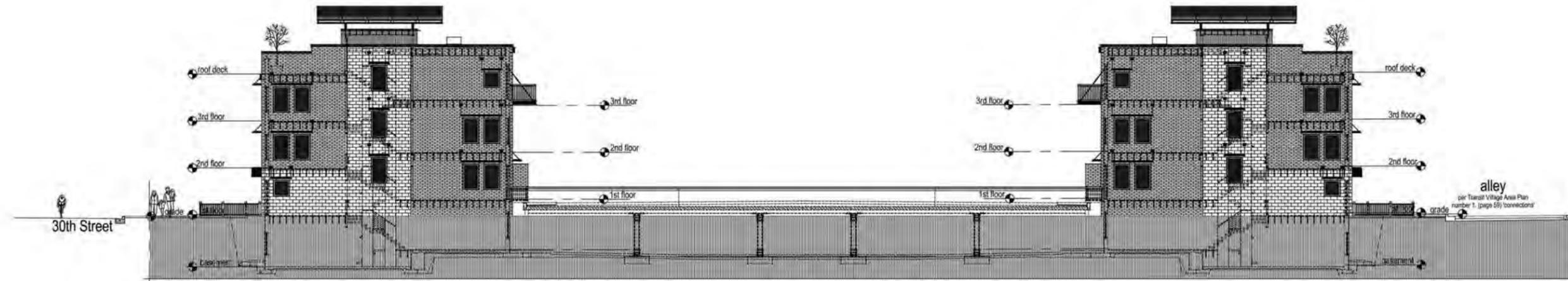
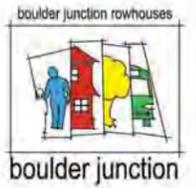


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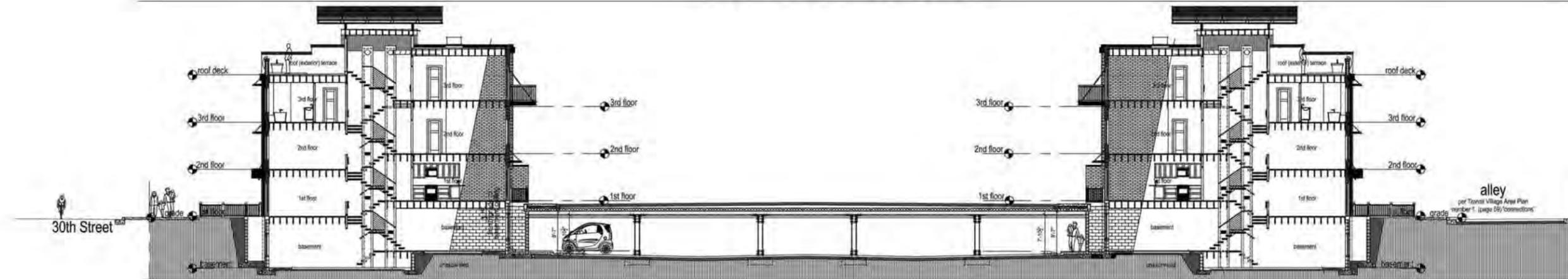
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# Architectural Documents Boulder Junction rowhouses



north side elevations



site section

## north elevation and site section

3/32" = 1'-0"

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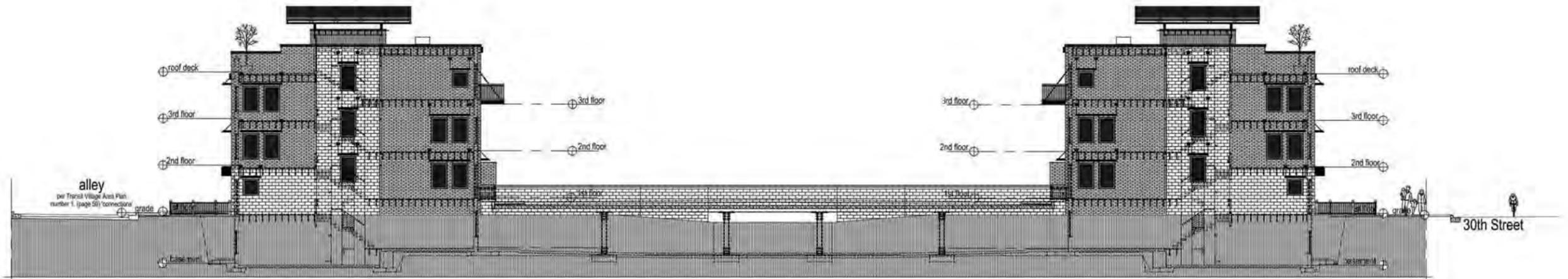
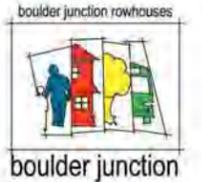


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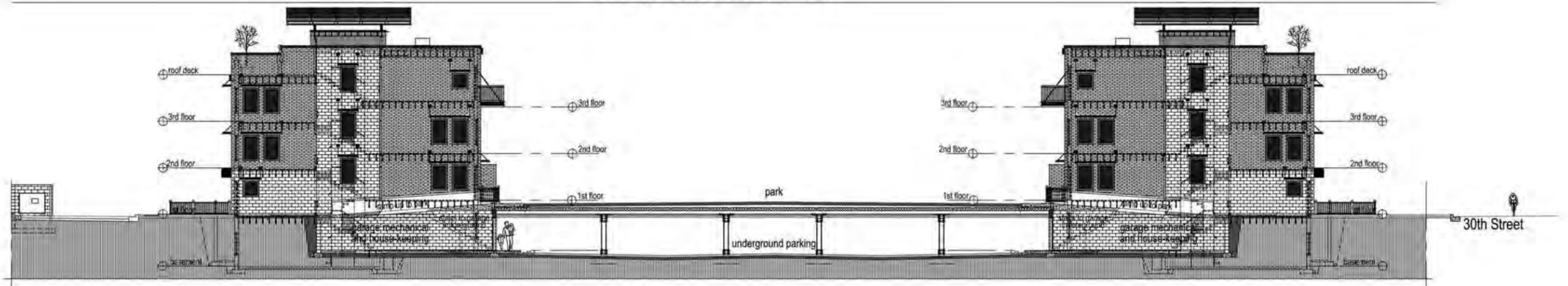




# Architectural Documents Boulder Junction rowhouses



south side elevation



site section - between buildings

## south elevation and site section between buildings

3/32" = 1'-0"

2751 and 2875 30th Street  
Boulder, Colorado



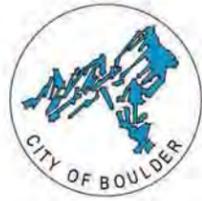
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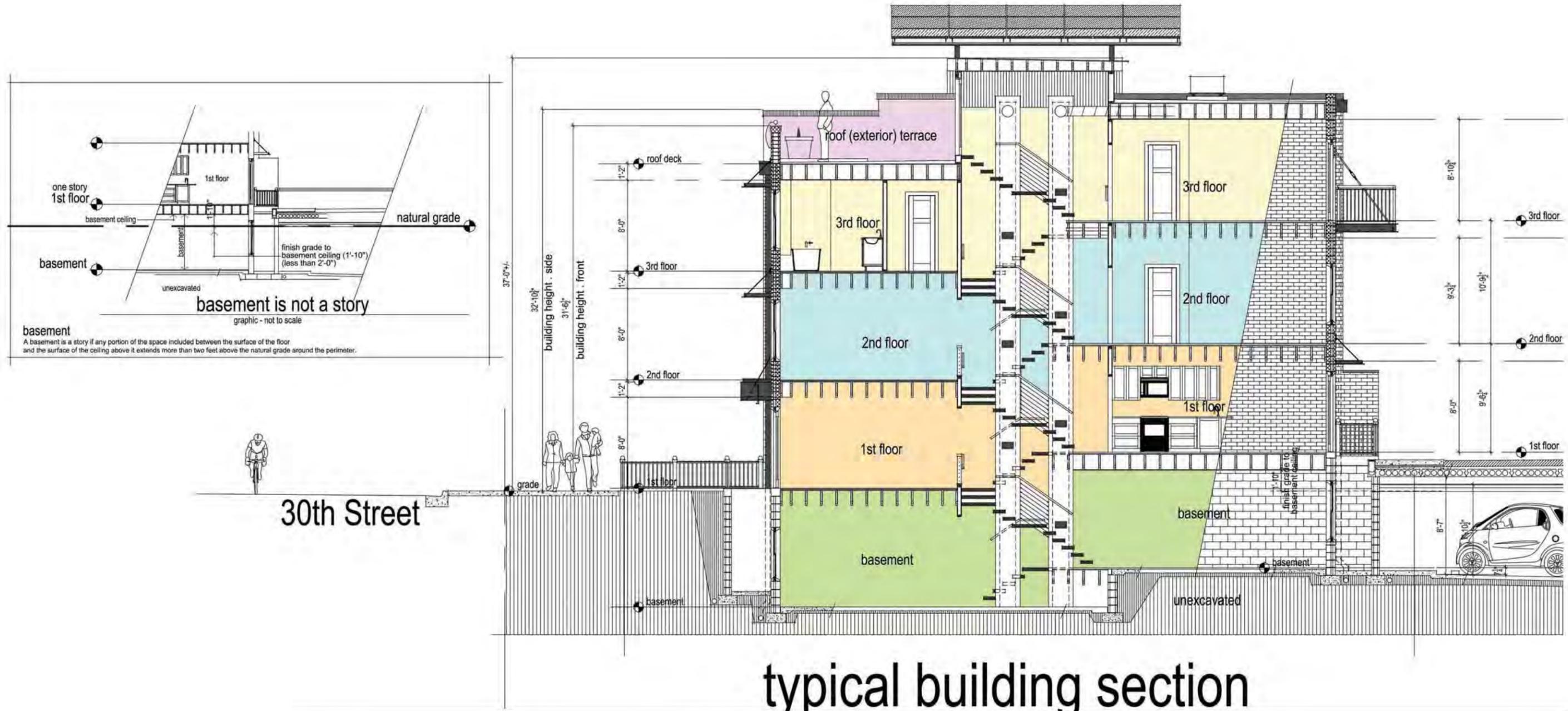
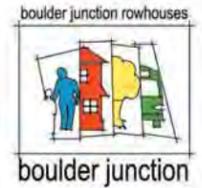


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# Architectural Documents Boulder Junction rowhouses



## typical building section

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Boulder, Colorado

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Since 1945

Craig and Mark Menzies  
Curtis Building Company

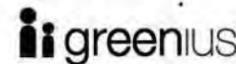
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mark@curtisbuilding.com

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248.321.0640

jeffthearchitect@gmail.com

1/4" = 1'-0"



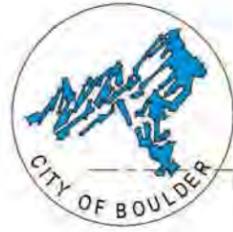
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303.990.2629

jasonlewiston@gmail.com

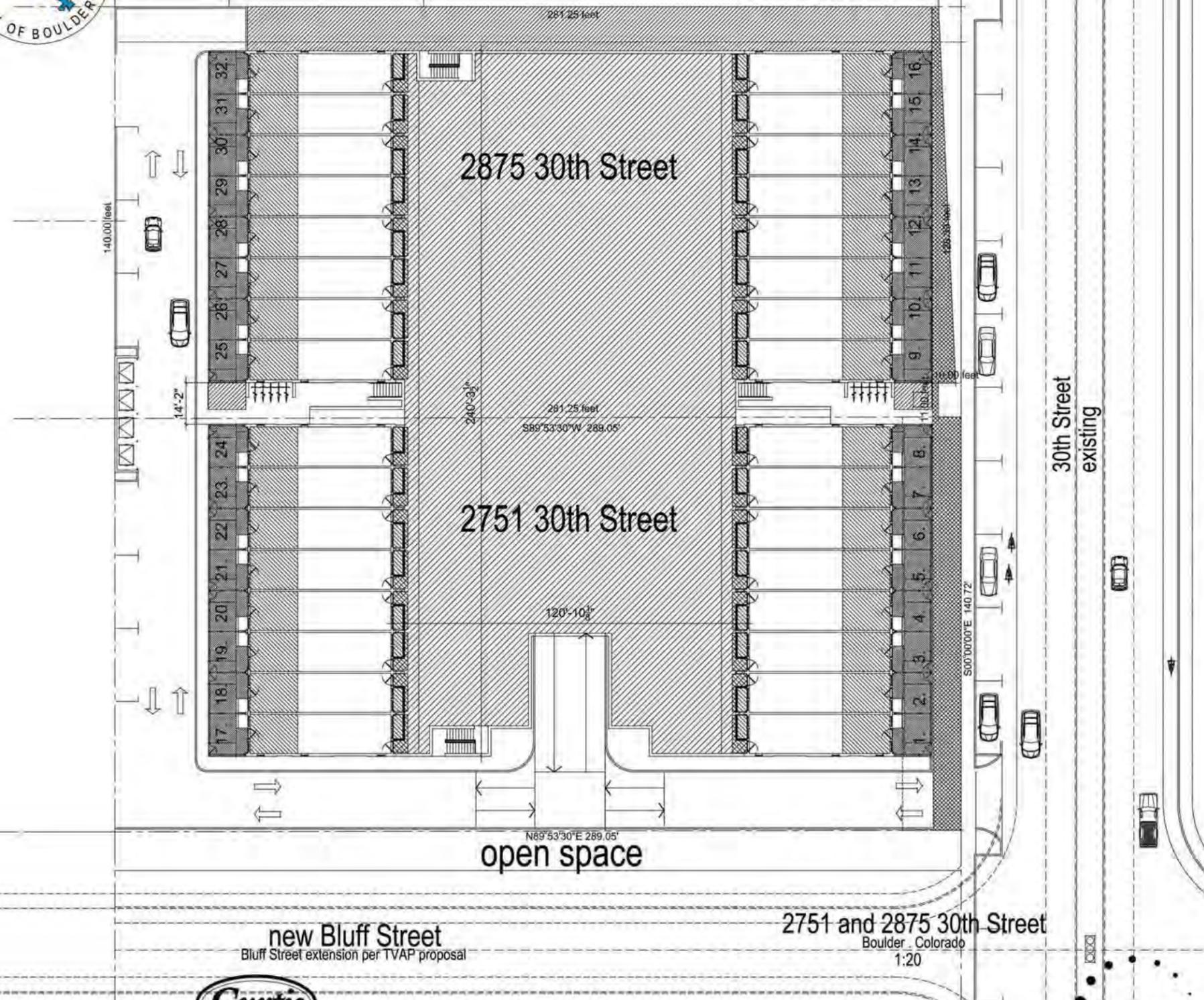
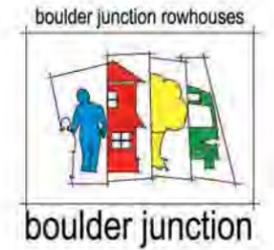
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# Architectural Documents

## Boulder Junction rowhouses



- Sidyard  
3,745.12 square feet
- Park  
26,026.11 square feet
- Roof deck(s) - balcony(s)  
8,959.68 square feet
- Fenced front yards  
5,441.64 square feet
- Front Sidewalk - per TVAP  
2,030.63 square feet

Open Space  
46,203.18 square feet

total open space per Municipal Code  
1,200 / unit x 32 units = 38,400 square feet open space required  
46,203.18 square feet open space provided

46,203.18 square feet open space provided  
is greater than 38,400 required



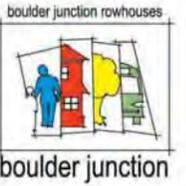
**jeff dawkins architect . llc**  
State of Colorado License . ARC.00403480  
248.321.0640  
jeffthearchitect@gmail.com

27 April 2015  
called north  
Call Up  
2751 30th Street

**greenius**  
greenius corporation  
782 Cherry Street  
Denver, Colorado 80220  
303.990.2629  
jasonlewiston@gmail.com

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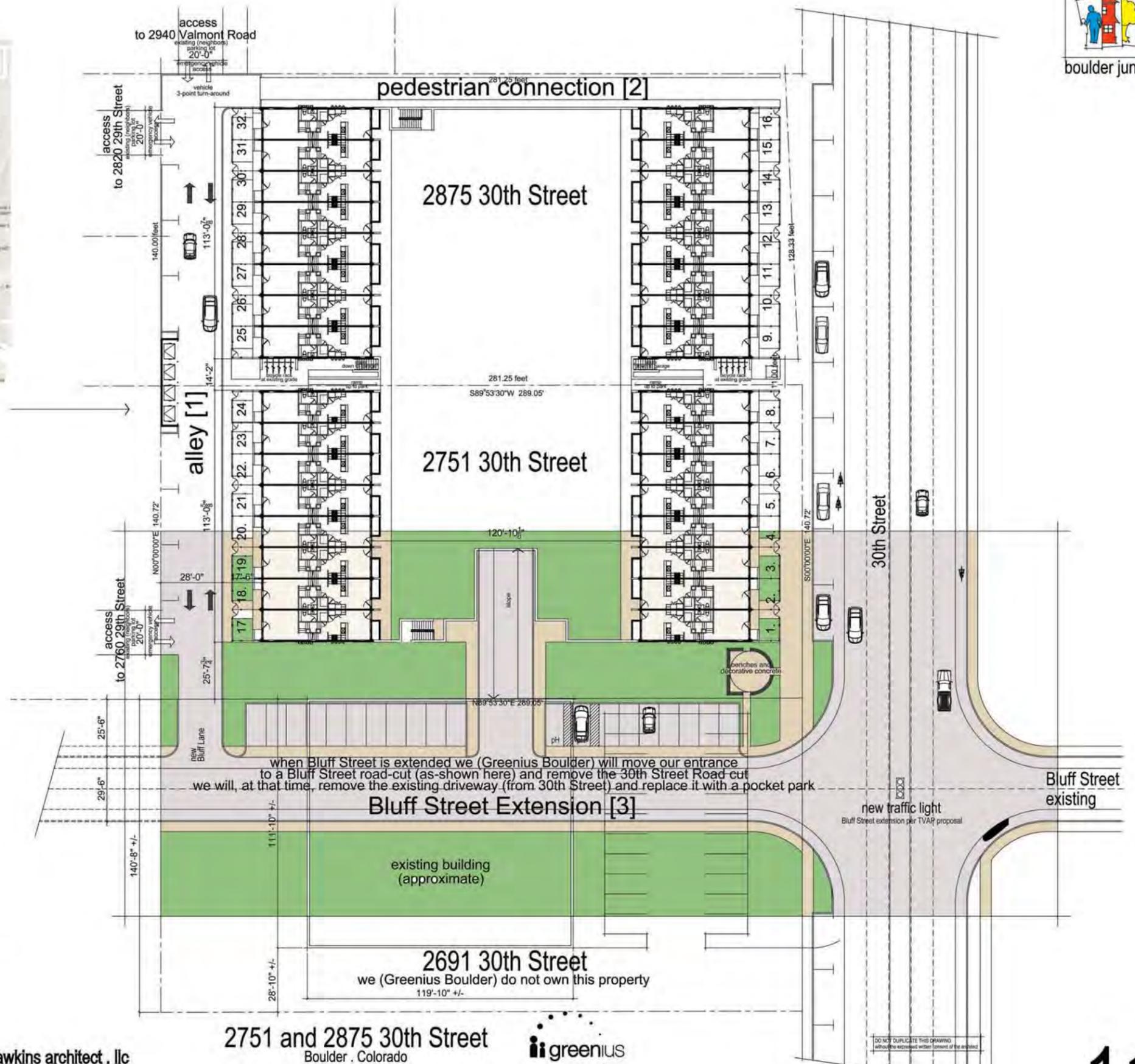


**Appendix 3:  
Connections Explanation and Rationale**

The purpose of this appendix is to provide a detailed explanation and rationale for each connection on the Transportation Connections Plan. It will be used to help interpret the Connections Plan for capital improvement planning and review of individual development review applications.

- 1. Alley:** This connection is intended to break up the large block between 29th and 30th streets and to support rear access to the lots along both 30th and 29th streets as redevelopment occurs. The block face distance between 29th and 30th streets is approximately 600 feet, well over the recommended block size for pedestrian access. And as mixed-use redevelopment occurs along 30th Street, an urban street face is expected, which will eliminate driveway access from 30th Street and necessitate rear lot access for parking and deliveries. The proposed connection has been located approximately 260 feet west of 30th Street and on the nearest property boundary.
- 2. Pedestrian connection:** This connection is located on a property boundary approximately 230 feet south of Valmont Road and approximately mid-way between Valmont Road and the proposed extension of Bluff Street. The location of this connection is flexible but is meant to meet the objective of providing a pedestrian connection at least every 200-300 feet in a mid-block location.
- 3. Bluff Street extension:** The continuation of Bluff Street between 29th and 30th streets is a primary connection about 750 feet south of Valmont Road and provides a key east-west connection in the area. Given the location of Goose Creek and development along 28th Street, this is the only reasonable opportunity to provide an east-west connection between Valmont Road and Mapleton Avenue. Access to this portion of 29th Street is difficult and the connection of Bluff Street will significantly improve access to the area for all modes.

Transit Village Area Plan • Boulder, Colorado 59



**jeff dawkins architect, llc**  
State of Colorado License - ARC 00403480  
248.321.0640  
jeff@architect@gmail.com

**2751 and 2875 30th Street**  
Boulder, Colorado

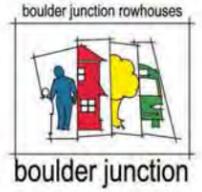
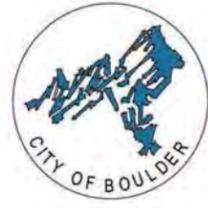
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greenius corporation  
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Denver, Colorado 80221  
303.990.2629  
jascriewiston@gmail.com

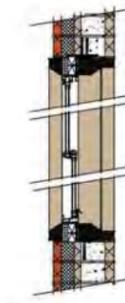
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# Architectural Documents

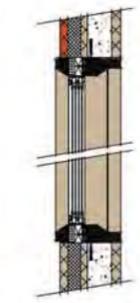
## Boulder Junction rowhouses



cast stone window surround



cast stone window head + sill



window jamb



# 30th Street Elevation

3/8" = 1'-0"

## 30th Street Elevation

2751 and 2875 30th Street  
Boulder, Colorado

15 October 2015  
Call Up  
2751 30th Street



Since 1945  
Craig and Mark Menick  
Curtis Building Company  
craig@curtisbuilding.com  
mark@curtisbuilding.com

jeff dawkins architect . llc  
State of Colorado License - ARC.00403480  
248.321.0640  
jeff@architect@gmail.com



greenius corporation  
782 Cherry Street  
Denver, Colorado, 80220  
303.990.2029  
jasonlewis@gmail.com

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## INFORMATION PACKET MEMORANDUM

To: Members of City Council

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

Date: November 10, 2015

**Subject: Call-Up Item: 5555 Racquet Lane/Meadows Club Expansion Site & Use Review.** Request for expansion of the Meadows Tennis Club located at 5555 Racquet Ln. within the RL-2 zone district. The proposal includes the renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse; relocation of two existing platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion. The subject project includes an application for Site Review (LUR2014-00095) and an application for Use Review (LUR2015-00018), which is required for the expansion of the existing indoor athletic facility/ non-profit membership club.

---

### EXECUTIVE SUMMARY

On Oct. 15, 2015, the Planning Board voted **5 – 0** (**J. Putnam** absent, **C. Gray** recused) to approve Site Review application LUR2014-00095 and Use Review application LUR2015-00018 to allow for the expansion of the Meadows Tennis Club located at 5555 Racquet Ln. within the RL-2 zone district, including renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse; relocation of two existing platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The approval also included a 39% parking reduction to allow for the club to maintain 92 existing parking spaces where the expansion increases the required number of parking spaces to 151. **Attachment A** contains the Planning Board Notice of Disposition with associated conditions of approval and management plan for the tennis and swim club use. **Attachment B** contains the approved plans associated with the Site and Use Review and **Attachment C** includes staff's analysis of the Site Review, Use Review and parking reduction criteria.

The staff memorandum to Planning Board, its attachments, audio from the meeting and other related background materials including all public correspondence received by staff are available on the city website at this web [link](#) (click on '2015' → '15 OCT' → '10.15.2015')

Planning Board's decision is subject to call-up of City Council within a 30-day period. There are two City Council meetings within this time period for call-up consideration, on October 20 and November 10, 2015.

**BACKGROUND:**

The Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD# P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site - Sites 1, 2, and 3 (See **Figure 1** below for delineation of original Sites 1, 2 and 3; Site 1 shown in blue, Site 2 shown in red, and Site 3 shown in green). Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a Special Use (now referred to as Use Review). The original approval of Site 2 permitted the development of a recreation club house, swimming pool, sixteen tennis courts (five intended for enclosure), and four unenclosed paddle courts. Eight of the outdoor tennis courts were approved to have low-glare outdoor lighting. In terms of the tennis club's operating characteristics, the original approval set the total number of allowable memberships to three hundred fifty family memberships, fifty single memberships and fifty junior memberships.

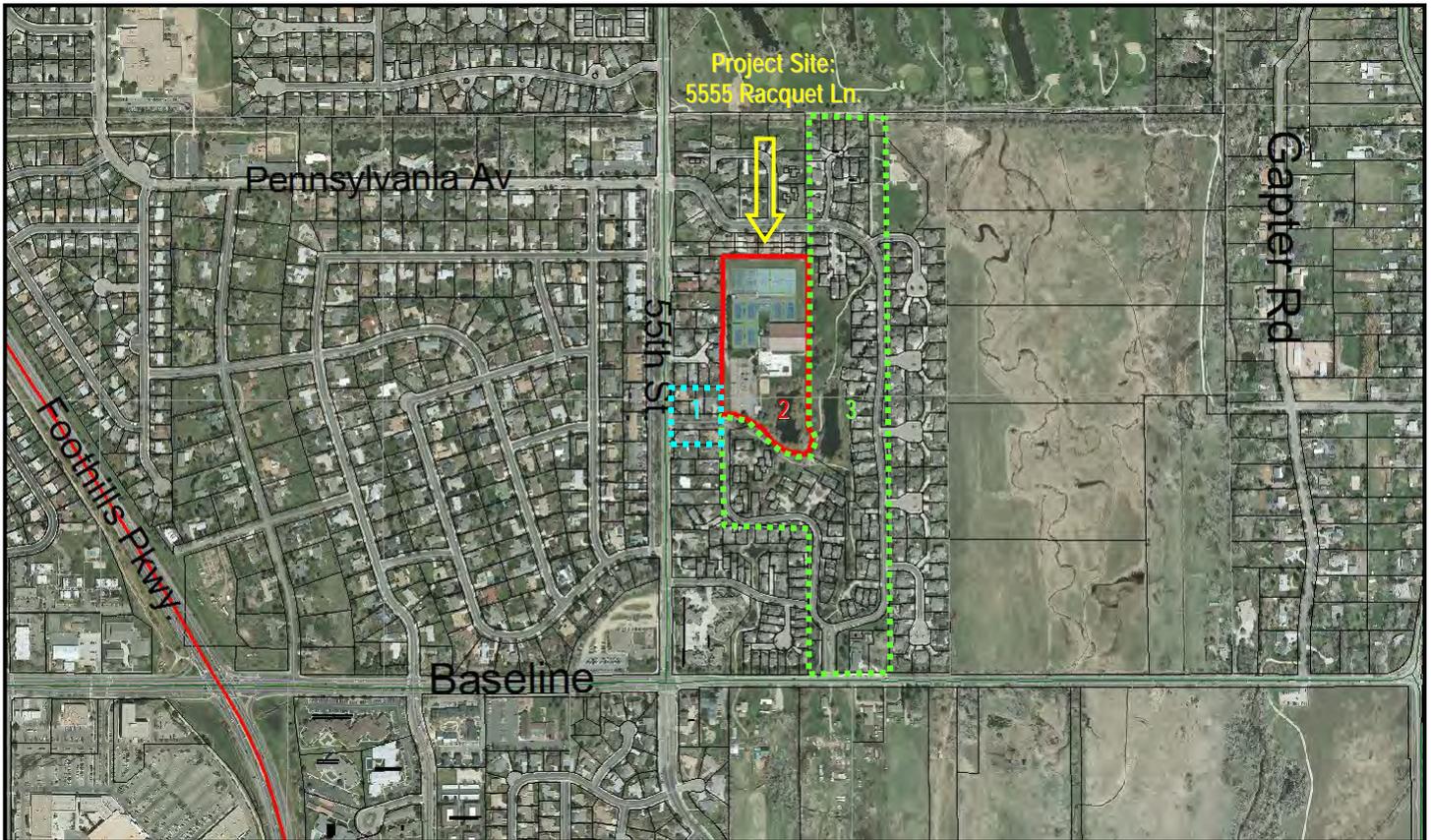


Figure 1: Vicinity Map including delineation of Sites 1, 2 and 3 as shown in original Meadow Glen PUD

Currently, there are fourteen tennis courts located on the site, three of which have been enclosed, as well as two platform tennis courts approved through a Minor Modification in 2009 (this approval converted the previously approved 'paddle' tennis courts to 'platform' tennis courts and allowed for their relocation from an approved location on the east side of the site to a location more central on the site - see **Attachment C** of Planning Board Memo for Background Materials). There is also a one-story clubhouse and a swimming pool. The club is served by 92 existing parking spaces. Per the Applicant's Management Plan, there are currently 400 active club memberships, with roughly one third of members living within 0.75 miles of the club.

### **Existing Site**

As shown in **Figure 1**, the 7.75-acre project site is located in East Boulder off of 55<sup>th</sup> Street, to the northeast of the intersection of 55<sup>th</sup> St. and Baseline Rd. As mentioned above, the tennis club sits within the Meadow Glen PUD, and as such the context of the area immediately surrounding the site is low density residential with a variety of attached and detached units. The club is surrounded by a 50-foot wide landscaped easement along the north and west sides of the property, which was intended to provide a visual and noise buffer for the adjacent residential properties. Bordering the club on its east side is a 4.5-acre outlot under common ownership of the Meadow Glen Residents Association which serves as a central open space feature including multi-use path connections and a large pond. See Figure 3 below for a site plan depicting existing site conditions.

To the west of the Meadow Glen PUD across 55<sup>th</sup> Street is the Country Club Park subdivision. The Flatirons Golf Course lies just north of the site, and extends into a large area of city-owned open space running along the east side of the Meadow Glen PUD past Baseline to the south and eventually connecting to the East Boulder Community Center property.

### **Project Description**

The current proposal is to complete the build-out of the tennis club facilities as anticipated by the original PUD approval and to amend the existing PUD and Special Review approvals to allow for additional expansion beyond what was originally anticipated. Aspects of the proposal which were anticipated in the original approval include enclosing the two existing outdoor tennis courts on the west side of the clubhouse with a new 35 foot tall structure and constructing two new outdoor tennis courts on the east side of the site adjacent to the existing tennis courts. Aspects of the proposal which were not anticipated in the original approval and which require an amendment to the existing approvals include expansion of the existing clubhouse by 3,398 square feet, relocation of the existing platform tennis courts and the addition of two new platform tennis courts to the northwest of the clubhouse. The four proposed platform tennis courts will replace an existing outdoor tennis court, and the former platform tennis court location will become a new landscaped courtyard with a small gazebo structure.

The proposal also includes additional landscape improvements in the parking area and around the tennis courts as well as the addition of a new masonry screen wall to the east of the proposed new outdoor tennis courts. A 39% parking reduction is being requested to allow the club to maintain the 92 existing parking spaces where 151 spaces are required following the proposed clubhouse expansion and tennis court enclosure. To support this request, the club has entered into a voluntary parking agreement with the nearby Friends' School located at the corner of 55<sup>th</sup> St. and Pennsylvania Ave. to allow the club to use an additional 54 parking spaces during special events. A variance to the lighting standards has been requested to allow for new lighting for the proposed platform tennis courts to exceed the city's outdoor lighting standards for private recreation uses,

and to allow the existing noncompliant outdoor tennis court lighting to remain, with the exception of the two courts proposed to be enclosed. Please refer to **Attachment A** for the Notice of Disposition and Attached Management Plan, and **Figure 2** below for the proposed site plan.

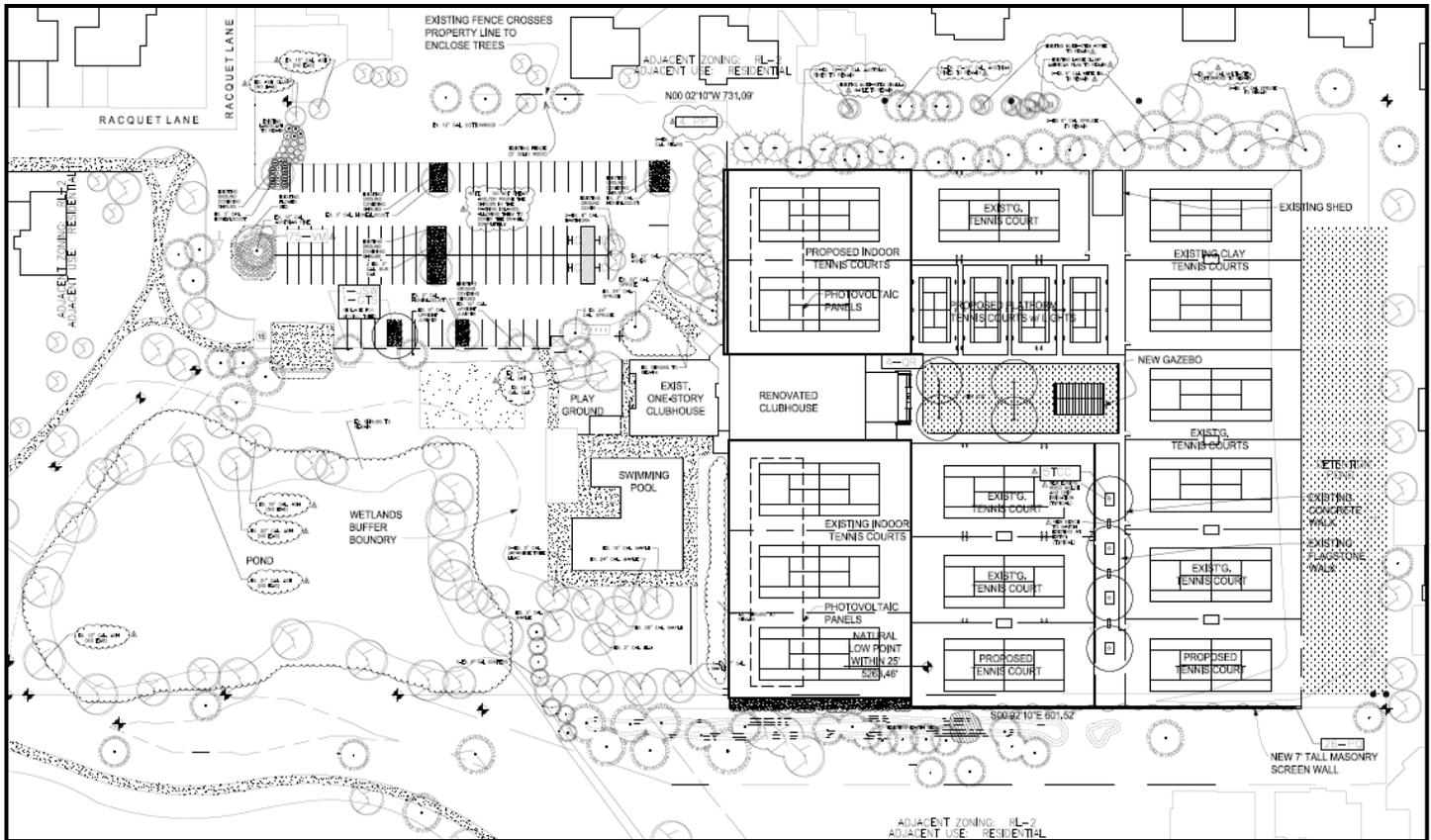


Figure 2: Proposed Site Plan

In terms of the Meadows Club’s operating characteristics, the proposed expansion would not increase the number of allowable memberships as set forth in the original PUD approval. The existing hours of operation (7:00 am -10:00 pm seven days a week for outdoor tennis, with pool hours from 7:00 am to 8:00 pm) would also remain the same, with indoor tennis hours from 5:00 a.m. to 1:00 a.m. seven days a week. Per the Applicant’s written statement, the proposed clubhouse renovation and expansion is intended to provide additional space for existing members.

**Process**

Pursuant to section 9-2-15(d), B.R.C. 1981, because the proposed project includes expansion of an existing non-residential use in a residential zoning district, a Use Review with a recommendation by staff and a final decision by the Planning Board at a public hearing is required. A Site Review Amendment is required because the scope of the project exceeds the limitations set forth in the original approval and because a parking reduction of over 25% is required to allow the existing parking area to continue to serve the club following the proposed expansion. Planning Board’s decision is subject to call-up of City Council within a 30-day period. There are two City Council meetings within this time period for call-up consideration, on October 20 and November 10, 2015.

## ANALYSIS

The following key issues were identified for the project:

**1. Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?**

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

**2. Is the request for an expansion of the existing indoor athletic facility/ non-profit membership club use consistent with the Use Review Criteria set forth in section 9-2-15(e), B.R.C. 1981?**

Section 9-2-15(e), B.R.C. 1981 includes the procedures and review criteria for approval of a Use Review. The proposal was found to be consistent with the criteria for Use Review found in section 9-2-15(e), B.R.C. 1981. Please refer to **Attachment C** for staff’s complete analysis of the review criteria

**3. Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-2-14(h)(2)(K), B.R.C. 1981?**

The criteria for motor vehicle parking reductions are found in section 9-2-14(h)(2)(K), B.R.C. 1981. The request for a 39% parking reduction to allow for a total of 92 parking spaces to be provided where 151 would be required following the proposed tennis club expansion was found to be consistent with the applicable review criteria. Staff’s complete analysis of the review criteria can be found in **Attachment C**.

### Planning Board Action

At the public hearing on October 15, 2015, the board heard presentations by staff and the applicant, and asked questions following each presentation. During the public hearing, nine people spoke including two people who had pooled time with other neighbors. All but one of the neighbors who spoke expressed opposition to the proposed project based on concerns including light and noise impacts; parking and traffic generation; and concerns over site drainage and perceived property value impacts.

As a part of their deliberations the board discussed the proposed management plan and determined that many of the project elements about which people expressed concerns, including the proposed tennis court enclosure and addition of new outdoor tennis courts, are essentially “grandfathered” in by the existing PUD and Special Review approval and are therefore out of their purview to change. The board made changes to the management plan for the tennis club in an effort to mitigate some of the potential impacts discussed by neighbors. The board made two friendly amendments: that the indoor tennis courts shall be fitted with operable shades to prevent light trespass; and that starting guns shall not be used during swim meets.

On a motion by **B. Bowen**, seconded by **J. Gerstle**, the Planning Board voted 5-0 (**J. Putnam** absent, **C. Gray** recused herself) to approve the Site Review application LUR2014-00095 and Use Review application LUR2015-00018, adopting the staff memorandum as findings of fact, including the attached analysis of review criteria, and subject to the recommended conditions of approval with the two amendments listed in the attached Notice of Disposition. For additional details, please refer to the Planning Board minutes included as **Attachment D**.

The Planning Board decision is subject to City Council call-up within 30-days. There are two City Council meetings within this time period for call-up consideration, on October 20 and November 10, 2015.

**ATTACHMENTS:**

- A. Planning Board Notice of Disposition dated October 15, 2015 (includes management plan)
- B. Project Plans dated 7.02.2015
- C. Staff's Analysis of Review Criteria
- D. 10.15.2015 Planning Board Minutes



**CITY OF BOULDER**  
**Planning and Development Services**

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791  
phone 303-441-1880 • fax 303-441-3241 • email [plandevelop@bouldercolorado.gov](mailto:plandevelop@bouldercolorado.gov)  
[www.boulderplandevelop.net](http://www.boulderplandevelop.net)

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

You are hereby advised that on October 15, 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: **MEADOWS CLUB EXPANSION**  
DESCRIPTION: **SITE AND USE REVIEWS for renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse, relocation of two existing platform tennis courts, and the addition of two new platform tennis courts and two new tennis courts.**  
LOCATION: **5555 RACQUET LANE**  
COOR: **N01E01**  
LEGAL DESCRIPTION: **See Exhibit A attached**  
APPLICANT: **JIM BRAY**  
OWNER: **MEADOWS CLUB, INC.**  
APPLICATION: **Site and Use Review, LUR2014-00095 AND LUR2015-00018**  
ZONING: **RL-2**  
CASE MANAGER: **Chandler Van Schaack**  
VESTED PROPERTY RIGHT: **NO**

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

**Section 9-2-14(h)(2), B.R.C. 1981:**

**39% parking reduction to allow for 92 parking spaces where 151 are required**

This decision may be called up before the City Council on or before **November 16, 2015**. If no call-up occurs, the decision is deemed final on **November 17, 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.

**Address: 5555 RACQUET LN**

At its public hearing on OCTOBER 15, 2015 the Planning Board APPROVED WITH CONDITIONS the request with the following motion:

On a motion by **B. Bowen**, seconded by **J. Gerstle**, the Planning Board voted 5-0 (**J. Putnam** absent, **C. Gray** recused herself) to approve the Site Review application LUR2014-00095 and Use Review application LUR2015-00018, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval found in the staff memorandum.

Friendly amendment by **L. Payton** to add a condition requiring that the Applicant install operable shades on the eastern portion of the enclosed tennis courts. Friendly amendment was accepted by **B. Bowen** and **J. Gerstle**.

Friendly amendment **A. Brockett** to add a condition requiring the Applicant to ensure that no starting guns be used at any event on the property. Friendly amendment was accepted by **B. Bowen** and **J. Gerstle**.

## CONDITIONS OF APPROVAL

### SITE REVIEW – RECOMMENDED CONDITIONS OF APPROVAL (LUR2014-00095)

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 2, 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.
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Annexation Agreement recorded on December 22, 1976 at Reception No. 204262 and the Subdivision Agreement recorded on July 28, 1978 at Reception No. 291301 in the records of the Boulder County Clerk and Recorder.
3. Prior to a building permit application, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:
  - a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated July 2, 2015 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
  - b. A **final site plan** which includes detailed vehicle and bicycle parking lot plan, 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.

**Address: 5555 RACQUET LN**

- f. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981. Prior to or concurrent with submittal of the lighting plan, the applicant will be required to submit an administrative application for a Variance to the Outdoor Lighting standards pursuant to section 9-9-16(j), B.R.C. 1981.
  - g. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C.
4. Prior to a building permit application, the Applicant shall construct and complete, subject to acceptance by the City, **stormwater discharge facilities and stormwater quality improvements** serving the site in conformance with the approved engineering plans and with the City of Boulder Design and Construction Standards.
  5. The Applicant **shall install operable shades** on the eastern portion of the enclosed tennis courts

#### **USE REVIEW – RECOMMENDED CONDITIONS OF APPROVAL (LUR2015-00018)**

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 2, 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 for The Meadows Club dated October 2, 2015 which is attached to this Notice of Disposition.
  - b. The outdoor tennis courts shall be closed between the hours of 10:00 p.m. and 7:00 a.m., seven days per week. The indoor tennis courts shall be closed between the hours of 1:00 a.m. and 5:00 a.m., seven days per week. The outdoor swimming pool shall be closed between the hours of 8:00 p.m. and 7:00 a.m., seven days per week.
  - c. Size of the approved use shall be limited to 44,713 square feet.
2. The Applicant **shall comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Annexation Agreement recorded on December 22, 1976 at Reception No. 204262 and the Subdivision Agreement recorded on July 28, 1978 at Reception No. 291301 in the records of the Boulder County Clerk and Recorder.
3. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.
4. The Applicant shall maintain a minimum of 54 off-site parking spaces within 1,320 feet (1/4 mile) of the property for use during special events, subject to the review and approval of the city manager. During special events, the Applicant shall provide a regularly operated shuttle vehicle to transport visitors from the overflow parking lot to the property and back. The Applicant shall provide the city manager with a copy of an executed **agreement** providing for the **off-site parking** for no fewer than 54 cars for a term of no less than one year prior to application for any building permits. Such agreements shall be renewed prior to their expiration and proof of such renewal shall be provided to the city manager prior to the expiration of any previous such agreement.

**Address: 5555 RACQUET LN**

5. The Applicant shall **ensure that no starting guns be used** at any event on the Property.

By:



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

**EXHIBIT A**

**LEGAL DESCRIPTION**

**(FILM NO. 812, RECEPTION NO. 060131)**

A TRACT OF LAND SITUATED IN W1/2 OF THE SW1/2 OF SECTION 34 TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34 FROM WHICH THE W1/4 CORNER OF SAID SECTION 34 BEARS NORTH 0°02'10" WEST;  
THENCE SOUTH 89°55' EAST, 660.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO C. WARREN SLATER AND JANE R. SLATER AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 534 AT RECEPTION NO. 783316 OF THE RECORDS OF BOULDER COUNTY, COLORADO;  
THENCE NORTH 00°02'10" WEST, 1062.34 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 534 AT RECEPTION NO. 783316 TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°55' WEST, 3.74 FEET TO A POINT OF CURVE TO THE RIGHT;  
THENCE NORTHWESTERLY 192.39 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 216.00 FEET, A DELTA ANGLE OF 51°02'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 64°24'00" WEST, 186.09 FEET;  
THENCE NORTHWESTERLY 252.98 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 284.00 FEET, A DELTA ANGLE OF 51°02'15" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 64°24'08" WEST 244.70 FEET;  
THENCE NORTH 89°55'15" WEST 3.87 FEET;  
THENCE NORTH 0°02'10" WEST, 731.09 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 534 AT RECEPTION NO. 783316 TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 89°55' EAST, 396.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 534 AT RECEPTION NO. 783316 TO THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH 0°02'10" EAST 917.65 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 534 AT RECEPTION NO. 783316 TO THE TRUE POINT OF BEGINNING;

**(FILM NO. 1600, RECEPTION NO. 269142)**

**PARCEL 1:**

ALL THAT PORTION OF OUTLOT "D", "MEADOW GLEN", ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF OUTLOT "D", "MEADOW GLEN", ACCORDING TO THE RECORDED PLAT THEREOF, THENCE WESTERLY 143.51 FEET ALONG THE SOUTHERLY LINE OF SAID OUTLOT "D" AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 108.81 FEET AND THE CHORD OF WHICH ARC BEARS NORTH 76°40'02" WEST, 133.33 FEET TO A POINT TANGENT; THENCE NORTH 38°53'00" WEST, 73.00 FEET; THENCE NORTHWESTERLY 41.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 97.00 FEET AND THE CHORD OF WHICH ARC BEARS NORTH 26°41'26" WEST, 40.97 FEET TO A POINT ON THE NORTHERLY LINE OF SAID OUTLOT "D"; THENCE SOUTHEASTERLY, 63.58 FEET ALONG THE NORTHERLY LINE OF SAID OUTLOT "D" AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 284.00 FEET TO A POINT OF REVERSE CURVE ON SAID NORTHERLY LINE OF OUTLOT "D"; THENCE SOUTHEASTERLY, 173.41 FEET ALONG THE NORTHERLY LINE OF SAID OUTLOT "D" AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FEET TO THE POINT OF BEGINNING.

**Address: 5555 RACQUET LN**

PARCEL 2:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MEADOWS CLUB, INC, BY INSTRUMENT RECORDED AS RECEPTION NO. 060131 OF THE BOULDER COUNTY, COLORADO RECORDS;  
THENCE NORTH 0°02'10" WEST, 13.59 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 060131; THENCE SOUTH 15°00'00" EAST, 73.58 FEET;  
THENCE SOUTHERLY, 66.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MEADOWS CLUB, INC. BY INSTRUMENT RECORDED AS RECEPTION NO. 060131 OF THE BOULDER COUNTY, COLORADO RECORDS;  
THENCE NORTH 0°02'10" WEST, 259.61 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 060131 TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0°02'10" WEST, 658.04 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 060131 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°55'00" EAST, 10.00 FEET; THENCE SOUTH 0°02'10" EAST, 601.52 FEET PARALLEL WITH THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 060131;  
THENCE SOUTH 10°00'00" WEST, 57.38 FEET TO THE TRUE POINT OF BEGINNING.

October 2, 2015

To: City of Boulder Planning Department  
From: The Meadows Club, General Manager Bob Shoulders

### **Meadows Club Management Plan**

The Meadows Club has been a Colorado not-for-profit club for more than 40 years and has served Boulder families and athletes with a neighborhood opportunity for community based swim meets and tennis tournaments. The club is owned and managed for and by the members and has been given Tax Exempt status as a 501 (C) (7) entity by the IRS.

The development is governed by a PUD from 1976 and preceded the neighborhood that grew up around the club. In addition to the two anticipated tennis courts on the northeast border of the property, and the covering of courts #1 and #2 as detailed in the original PUD; the club wishes to expand the club house to provide more interior space for the members. There are no additional memberships being added or additional uses proposed that were not anticipated in the original PUD. While the club is expanding the size of the clubhouse, there will be no increase in memberships which are capped at 400 by the club by-laws which are included in this plan. Note that this is below the allowable of 450 per the original PUD.

With no increase in usage, the current parking lot is more than adequate for the daily needs of the club; however, four times during the summer, there arises the need for overflow parking which has previously been absorbed by the grass areas surrounding the parking lot and tennis courts. To alleviate the parking overflow created by three community swim meets that are hosted at the club and our 4th of July party, the club has arranged for parking spaces less than 1/3 of a mile away at the Friends' School located at 5465 Pennsylvania. Meadows will staff the Friends' School parking area and actively monitor and manage the parking arrangement on these four dates which will include providing a drop area for swimmers and shuttle arrangements back to the club. All of the times and dates included in the written agreement between the Meadows Club and Friends' School is included with this management plan. Last summer went very smoothly with our lot being monitored and shuttle buses provided by Meadows staff during these events. There was no overflow into our neighborhood and all communications and execution of this arrangement was well handled by Meadows management. The club agrees to maintain a parking agreement with the Friends' School or another nearby property owner for use of overflow parking during future special events, and in no case will the Club allow for overflow parking to occur within the grass areas surrounding the parking lot and tennis courts.

Our best estimate of the participants in our swim meets indicates that we probably have about 300 swimmers per home meet which expands to approximately 500 attendees; however, only about 400 of those arrive by car in approximately 125-130 vehicles. With our current inventory of 92 spaces and the overflow arrangement with Friends' School for an additional 60+ vehicles we should be well within our capacity of parking spaces.

To actively manage the Friends' school parking overflow access, we will:

- Communicate in advance via email to all swim team members and the visiting team to utilize the overflow lot or consider alternative transportation via bike, walking trail or bus.
- Station a Meadows parking representative at the drop area near our pool gate to direct swim meet participants to drop their belongings and proceed to either available parking spaces on site or to the Friends' school lots.
- Station another Meadows parking representative at Friends' School to ensure orderly parking space usage and to communicate via cell phone with the club lot as to availability
- Have a shuttle vehicle available to bring families back and forth from the overflow lot to the Meadows should swim meet families not wish to walk

It is important to note that two of our activities, platform tennis and our swimming pool are calendar opposite seasonal activities. Our pool opens Memorial Day weekend and closes the weekend after Labor Day. Our platform tennis courts are a winter only sport.

The club is primarily a neighborhood club with nearly a third of the membership living within walking or biking distance (see included map). As part of our parking overflow plan, we will be actively encouraging our members and swim meet participants to utilize alternative transportation to lessen the demand for parking spaces. The club bike parking rack currently has the capacity to hold over 75 bikes and is being improved with the addition of 10 new city standard additional spaces and a long term bike parking area. There is additionally an RTD stop located near the site at Baseline Road and 55<sup>th</sup> Street, approximately 1,200 feet away from the club.

We are not proposing any changes to the existing uses or hours of operation of the building or site as part of the application or this management plan. The existing Meadows Club outdoor tennis hours of operation are 7am-10pm seven days a week. The indoor tennis facility hours of operation are 8:00am to 10:00pm. However, members have keys to the facility and may use the indoor facility at any time between the hours of 5am and 1am limited to four people per court in the existing three indoor courts or five aggregate courts (20 players total) with the new addition. The pool hours are 7am until 8pm.

We have timers that will shut off the tennis court lighting systems no later than 10pm nightly to ensure the neighbors surrounding the club can peacefully enjoy their property. To further block any light from our facilities, the east facing windows of our current indoor tennis courts (#3, #4 and #5) have light reducing shading installed. Similar shading or solid doors are proposed at the new court windows that face west to neighbors.

Any issues involving noise ordinances will be dealt with proactively.

- Our swim meets will no longer use a bullhorn to direct meet activities and will rely on whistles and cowbells to start heats and direct meet traffic.
- Parking lot and tennis court signage will direct members and visitors to be courteous and keep any yelling or car stereo volume to a minimum.
- Pool parties will be directed in advance to not allow amplified music and to respect the neighborhood by cleaning their activities up and vacate the space by the pool closing time of 8 pm.

The Meadows' staff consists of three full time administration staff, one full time maintenance/operations director and three full time tennis pros. Additional summer employees are added for swimming and tennis camps. There will be no increase in staffing associated with the proposed expansion.

**ATTACHMENTS:**

- 1. Parking Study & Parking Agreement**
- 2. Sound Study**
- 3. Lighting Report**



LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street  
Denver, CO 80206  
(303) 333-1105  
FAX (303) 333-1107  
E-mail: [lsc@lscdenver.com](mailto:lsc@lscdenver.com)

April 30, 2015

Mr. Jim Bray  
Bray Architecture  
1300-C Yellow Pine  
Boulder, CO 80304

Re: Meadows Tennis Club  
Parking Study  
Boulder, CO  
LSC #150250

Dear Mr. Bray:

In response to your request, LSC Transportation Consultants, Inc. has prepared this parking analysis for the Meadows Tennis Club. As shown on Figure 1, the site is located east of 55<sup>th</sup> Street to the north of Baseline Road in Boulder, Colorado.

## REPORT CONTENTS

The report contains the following: a description of the land use and the typical parking demand per the 2010 ITE *Parking Generation Manual*, 4<sup>th</sup> Edition for typical operations; an estimate of parking demand for special events; and the development of a parking management plan for special events.

## LAND USE AND ACCESS

Figure 2 shows the conceptual site plan. The site has access to 55<sup>th</sup> Street via Racquet Court. The site includes ten outdoor tennis courts, five indoor tennis courts, and four platform courts. The outdoor courts are lightly used in the winter and the platform courts are typically not used in the summer. Typically, the highest number of courts in use at one time is in the summer with 15 courts available to members. To be conservative, a second analysis is provided assuming the four platform courts are modified in the future to a use that would be popular during the summer months.

## VEHICLE PARKING

The site has 92 parking spaces available on the site. The nearby Friends School on the north-west corner of 55<sup>th</sup> Street and Pennsylvania Avenue has 54 available parking spaces and is agreeable to entering into a shared parking agreement if appropriate. Figure 3 shows the location of the Friends School as well as the recommended pedestrian route between the two properties.

**ITE PARKING GENERATION DATA**

The Institute of Transportation Engineers *Parking Generation Manual*, 4<sup>th</sup> Edition, 2010, provides data for Racquet/Tennis Clubs. The land use description in the Manual states that many of the sites sampled may also include ancillary facilities such as swimming pools, whirlpools, saunas, weight rooms, snack bars, and retail stores. Table 1 shows the estimated average parking demand for an average weekday as well for the 33<sup>rd</sup> and 85<sup>th</sup> percentile parking demand. Excerpts from the Manual are attached.

On an average weekday, with 15 courts in use, the site would generate an average peak parking demand of about 54 parking spaces, the 33<sup>rd</sup> percentile demand would be about 46 parking spaces, and the 85<sup>th</sup> percentile demand would be about 62 parking spaces. The data in the manual suggests the peak parking demand on a typical weekend is only about two spaces per court.

On an average weekday, with 19 courts in use, the site would generate an average peak parking demand of about 68 parking spaces, the 33<sup>rd</sup> percentile demand would be about 58 parking spaces, and the 85<sup>th</sup> percentile demand would be about 79 parking spaces. The data in the manual suggests the peak parking demand on a typical weekend is only about two spaces per court.

This data suggests the 92 on-site parking spaces are sufficient to accommodate the parking demand for a typical day with either the existing peak demand from 15 courts or a theoretical demand of 19 courts. This is consistent with information provided by the applicant.

For a special event, the estimated parking demand increases to about 130 vehicles based on feedback from the applicant. A shared parking arrangement will be necessary during special events to avoid parking issues in the surrounding neighborhood. Typically, there are five to eight special events per year with three to five home swim meets between June and August, a Fourth of July picnic event, and the "Meadows Open" tournament in late August.

**BIKE PARKING**

The club's current bike parking is being converted to meet city standards. Ten short term parking spaces are being provided for club members that typically stay at the club for one to three hours for tennis or social events. This is an increase from the half dozen currently provided. In addition, four long-term parking spaces are being provided within the property for secure storage for those who are concerned about theft and also employees that might be staying for longer periods. The long-term parking also meets requirements with visibility from the lifeguards, access to locker rooms, and locked/covered storage. This increase in number of spaces and convenience should promote the already popular bike usage for the club community.

**CONCLUSIONS**

1. The existing 92 on-site vehicle parking spaces are sufficient to accommodate the estimated parking demand during an average day.

Mr. Jim Bray

Page 3

April 30, 2015  
Meadows Tennis Club Parking Study

2. The 92 on-site vehicle parking spaces provided on site plus the 54 available parking spaces at the Friends School north of the site total 146 available parking spaces which should be sufficient to accommodate the estimated parking demand of 130 parking spaces during a special event.
3. Ten short term bike parking spaces and four long-term bike parking spaces are being provided on the site. This is an increase from the half dozen spaces currently on the site.

**RECOMMENDATIONS**

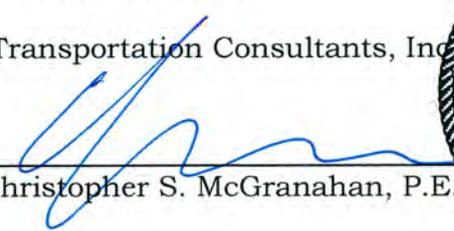
4. Based on the findings of this study, the Meadows Tennis Club has entered into a shared parking arrangement with the nearby Friends School for use only during special events.
5. During a special event, all staff and members should be encouraged to use the Friends parking lot and walk to the site or if possible walk (or take other alternative travel modes) directly to the site from their point of origin.
6. The first few special events in the summer of 2015 should be monitored to determine if modifications to the proposed parking management plan are appropriate. The contingency plan for additional spaces is to enter into a second shared parking arrangement with the nearby Islamic Center of Boulder which has over 40 paved parking spaces plus a significant number of unpaved parking spaces.

\* \* \* \* \*

We trust this information will assist you in planning for improvements to the Meadows Tennis Club.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:   
Christopher S. McGranahan, P.E.,



4-30-15

CSM/wc

Enclosures: Table 1  
Figures 1 - 3  
Pages 126 - 127 of the *ITE Parking Generation Manual*, 4<sup>th</sup> Edition, 2010.

Z:\LSC\Projects\2015\150250-MeadowsTennisClub\Report\MeadowsTennisClubParking-043015.wpd

**Table 1  
PARKING DEMAND ESTIMATE  
Meadows Tennis Club  
Boulder, CO  
(LSC #150250; April, 2015)**

Parking Demand Category	Quantity	Parking Generation Rate <sup>(1)</sup>			Parking Generation Demand		
		33rd Percentile	Average Weekday	85th Percentile	33rd Percentile	Average Weekday	85th Percentile
<b>Maximum Number of Courts in Use at One Time</b>							
Tennis Courts <sup>(2)</sup>	15 Courts	3.05	3.56	4.13	46	54	62
<b>Maximum Number of Courts On-Site</b>							
Tennis Courts <sup>(2)</sup>	19 Courts	3.05	3.56	4.13	58	68	79

Notes:

(1) Source: *Parking Generation*, Institute of Transportation Engineers, 4th Edition, 2010.

(2) Land Use No. 491, Racquet/Tennis Club



Approximate Scale  
Scale: 1"=600'

Figure 1  
**Vicinity  
Map**

Meadows Tennis Club (LSC #150250)

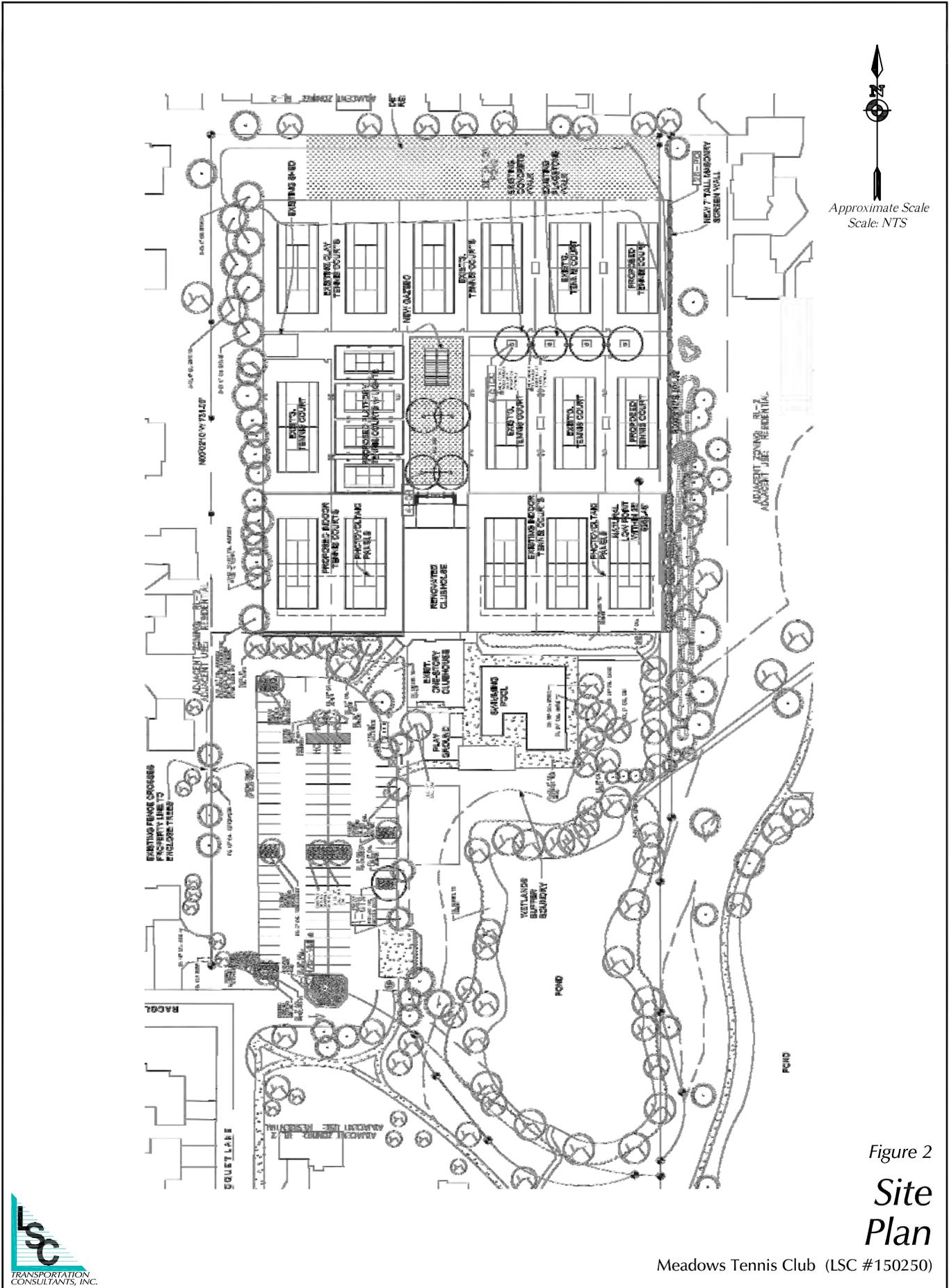
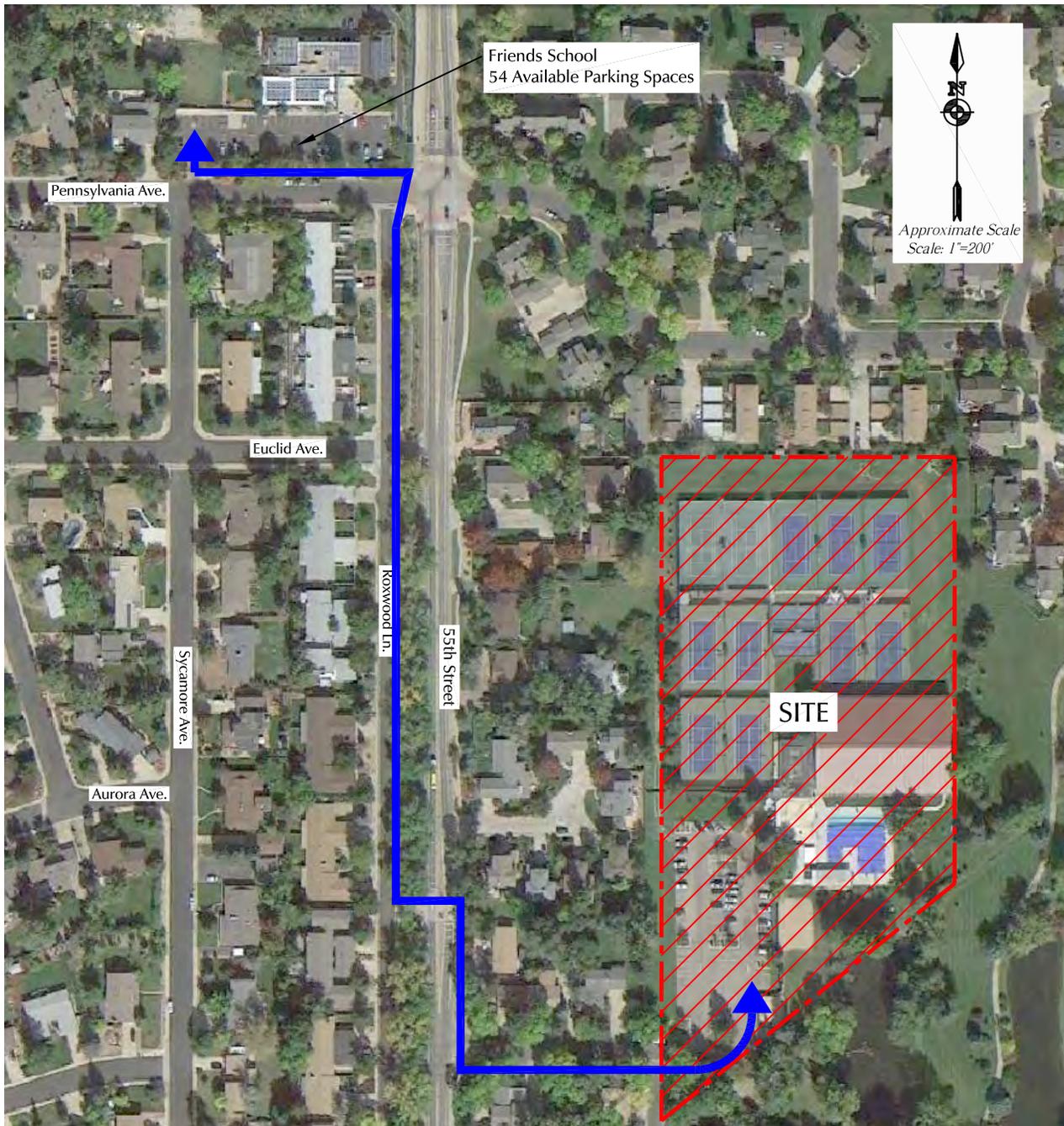


Figure 2  
**Site Plan**

Meadows Tennis Club (LSC #150250)





The route generally follows:

1. North side sidewalk on Pennsylvania Avenue.
2. Cross Pennsylvania Avenue on west side of 55th Street at raised intersection.
3. East side sidewalk on Roxwood Lane.
4. Cross 55th Street at raised crosswalk about 200 feet north of Racquet Court.
5. East side sidewalk on 55th Street.
6. Cross Racquet Court.
7. South side sidewalk on Racquet Court.

Figure 3

## Pedestrian Route to Overflow Parking

Meadows Tennis Club (LSC #150250)



# Land Use: 491 Racquet/Tennis Club

## Description

Racquet/tennis clubs are privately-owned facilities that primarily cater to racquet sports (tennis, racquetball, or squash—indoor or outdoor). This land use may also provide ancillary facilities, such as swimming pools, whirlpools, saunas, weight rooms, snack bars and retail stores. These facilities are membership clubs that may allow access to the general public for a fee. Tennis courts (Land Use 490), health/fitness club (Land Use 492), athletic club (Land Use 493) and recreational community center (Land Use 495) are related uses.

## Database Description

The database consisted of two suburban sites and one urban site. Parking demand at the urban site was similar to the suburban sites and, therefore, the data were combined and analyzed together.

- Average site parking supply ratio: 3.6 spaces per court (five study sites).
- Average number of members: 1,030 (three study sites).
- Average number of employees: 9 (five study sites).

The weekday parking demand data were collected between 4:00 and 8:00 p.m. The Saturday parking demand data were collected between 5:00 and 9:00 p.m.

The database included two study sites with Saturday parking demand data. The suburban site had six courts and a peak parking demand ratio of 2.00 vehicles per court between 7:00 and 8:00 p.m. The urban site had 12 courts and a peak parking demand ratio of 2.00 vehicles per court between 6:00 and 7:00 p.m.

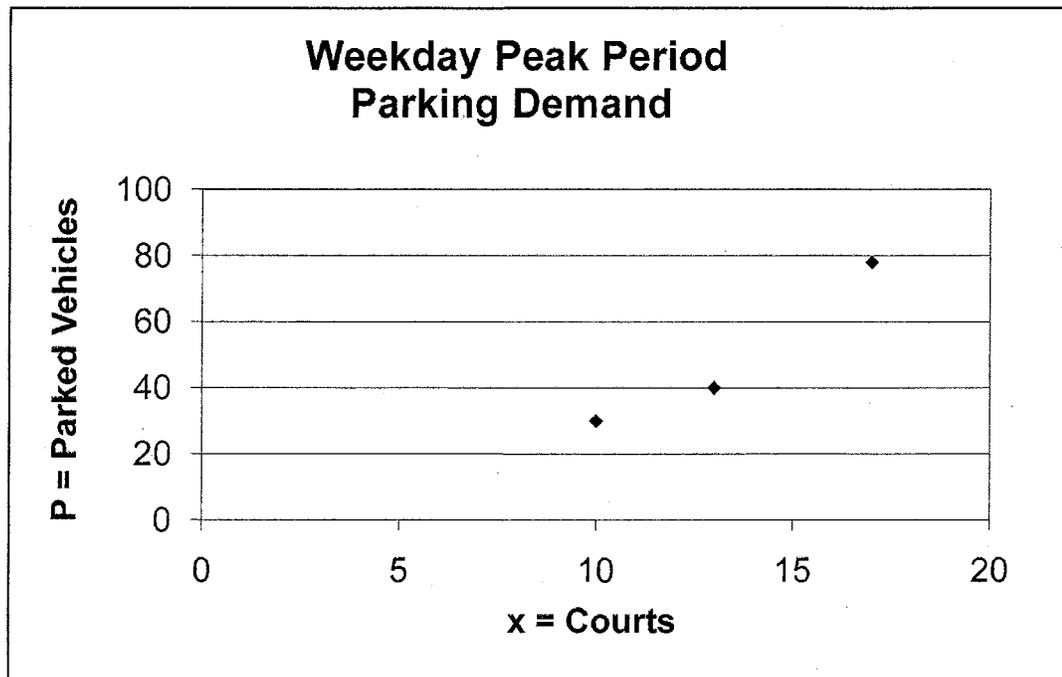
## Study Sites/Years

Dewitt, NY (1988); Lake Oswego, OR (1995); Portland, OR (1995)

## Land Use: 491 Racquet/Tennis Club

### Average Peak Period Parking Demand vs. Courts On a Weekday

Statistic	Peak Period Demand
Peak Period	5:00–8:00 p.m.
Number of Study Sites	3
Average Size of Study Sites	13 courts
Average Peak Period Parking Demand	3.56 vehicles per court
Standard Deviation	0.90
Coefficient of Variation	25%
Range	3.00–4.59 vehicles per court
85th Percentile	4.13 vehicles per court
33rd Percentile	3.05 vehicles per court



◆ Actual Data Points

# Friends' School



Educating The Whole Child  
Head, Hand & Heart

May 1, 2015.

By signing below, Friends' School and the The Meadows Club agree to the following terms and conditions regarding the rental of Friends' School parking spaces as specified below.

The Meadows Club will utilize Friends' School parking spaces for overflow parking on Saturday June 20<sup>th</sup> from 7AM-2PM, Saturday June 27<sup>th</sup> from 7AM-2PM, Saturday July 4<sup>th</sup> from 7AM-5PM and Saturday July 18<sup>th</sup> from 7AM-2PM. Friends' School agrees to allow The Meadows Club to utilize a maximum of 60 spaces.

The Meadows Club will provide at least one staff member to manage traffic flow and parking during all rental periods.

In consideration for the use of these parking spaces, the Meadows Club will allow the Friends' School the use of it's facilities for Friends' School field day on May 20<sup>th</sup>, 2015, at no cost to Friends' School

## **INSURANCE AND INDEMNITY**

Friends' School assumes no liability with respect to bodily injury, illness or any activities undertaken under the contract, whether concerning persons or property in the Meadows Club's organization or a third party. The Meadows Club shall insure or otherwise protect itself with respect to bodily injury, illness or any other damages or losses, or any claims arising out of any activities undertaken under this contract. The Meadows Club will provide Friends' School with a Certificate of Liability Insurance with Friends' School listed as additional insured.

For all motor vehicles used in conducting activities under this contract, the Meadows Club shall ensure that the driver is protected by a policy of insurance covering bodily injury and property damage

The Meadows Club agrees that it shall indemnify and save harmless Friends' School, their officers, agents and employees from:

- (a) any claims or losses for services rendered by any subcontractor, person or firm performing or supplying services, materials or supplies in connection with the performance of this contract; and
- (b) any claims or losses resulting to any person or firm injured or damaged by the erroneous or negligent acts, including disregard of federal and state statutes or regulations, by the Meadows Club, its officers, employees or subcontractors in the performance of this contract.

FRIENDS' SCHOOL, INC.

By  \_\_\_\_\_ Date 5/1/15

Jennifer Cope, Director of Finance & Operations

THE MEADOWS CLUB

By  \_\_\_\_\_ Date 5/1/15

Bob Shoulders, General Manager



1536 Ogden Street  
Denver, CO 80218  
www.dlaa.com  
303.455.1900

February 12, 2015

Mr. Jim Bray  
Bray Architecture  
1300-C Yellow Pine  
Boulder, CO 80304

**RE: Meadows Tennis Club (DLAA 15-015)**

Dear Jim:

We analyzed the community impact of the platform tennis courts back in 2008. During that process, we sampled platform court noise at other tennis clubs in Boulder in order to predict the community noise impact from adding two courts at the Meadows Tennis Club in Boulder, Colorado. I understand the location that we previously analyzed in 2008 was ultimately not chosen and the two platforms were placed along the center access lane of the tennis courts. We understand that the club would like to reclaim this central access as a green-space amenity and would like to relocate and add two more courts immediately west of the existing location replacing one of the existing tennis courts.

I used the data and analysis results from our initial survey to arrive at new noise contours as shown in Figure 1. We understand that the nearest property line is west of the courts at a distance of 103' from the edge of the proposed new platform tennis courts. These contours predict the estimated impact of the four platform courts being used simultaneously. The contours show 5 dBA increments. The estimated sound level at 103' would be 52 dBA.

**Design Criteria**

The City of Boulder Noise Code limits the noise at a residential property line to be 55 dBA during the hours of 7:00 a.m. to 11:00 p.m., and 50 dBA between 11:00 p.m. and 7:00 a.m. See the following link:

[https://www.municode.com/library/co/boulder/codes/municipal\\_code?nodeId=TIT5GEOF\\_CH9NO\\_5-9-3EXDESOLEPR](https://www.municode.com/library/co/boulder/codes/municipal_code?nodeId=TIT5GEOF_CH9NO_5-9-3EXDESOLEPR)

Based on the predicted level at the property, the estimated noise from the platforms should be in compliance with the City Code..

Mr. Jim Bray  
February 12, 2015  
Page 2

Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mick Barnhardt". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mick Barnhardt

encl. Figure 1

EXISTING FENCE CROSSES  
PROPERTY LINE TO  
CLOSE TREES

50 dBA

ONE-WAY DIRECTION  
TRAVEL  
PLANTER

ASPHALT  
PARKING AREA

PLANTERS

P.

N00°02'10"W 731.09'  
Proposed new  
Platform Tennis  
Courts

50'-0"  
NON-BUILDING  
EASEMENT

55 dBA

EXIST'G. 60 dBA  
TENNIS COURT

EXISTING SHED

PROPOSED INDOOR  
TENNIS COURTS

EXISTING CLAY  
TENNIS COURTS

NEW LED LIGHTS  
AT PLATFORM  
COURTS

EXISTING LIGHTS  
TO BE REMOVED

NEW RE-GRADED CENTER  
GREEN AND COURT ACCESS

NEW GAZEBO

DETEN  
RE: CIV

NEW ENTRY CANOPY

PHOTOVOLTAIC  
PANELS

PROPOSED PLATFORM  
TENNIS COURTS W/ LIGHTS

TRASH DUMPSTER

ONE-STORY  
EXIST.  
CLUBHOUSE  
w/ FUTURE  
SECOND STORY

RENOVATED  
CLUBHOUSE

PLAY  
GROUND

SWIMMING  
POOL

NEW ENTRY CANOPY

EXISTING TREES TO BE REMOVED

EXIST'G.  
TENNIS COURT

50'-0"  
NON-BUILDING  
EASEMENT

EXISTING  
CONCRETE  
WALK

EXISTING INDOOR  
TENNIS COURTS

PHOTOVOLTAIC  
PANELS

NATURAL  
LOW POINT  
WITHIN 25'

Call-Up  
5555 Racquet Lane

Site Plan - Four Courts

**D. L. ADAMS ASSOCIATES**  
acoustics | performing arts | technology  
1536 Ogden Street Denver, Colorado 80218  
303/455-1900 FAX 303/455-9187

Meadows Club			Figure <b>1</b>
1" ~ 40'			
Date 2-12-15	Project No. 15-015	Drawn by MBB	

**BRAY**  
Architecture, Inc

May 4, 2015  
Revised 7/2/15

CITY OF BOULDER  
Planning Department  
PO Box 791  
Boulder, CO 80306

**RE: Lighting variance request for the Meadows Swim and Tennis Club at 5555 Racquet Court, Boulder, Colorado associated with Site Review - LUR2014-00095**

Per the staff request we offer this variance request to support the existing site conditions and the proposed modifications within our Site Review submittal. Variance from table 9-12 of the BRC for the existing tennis court lights and the proposed new court lights at platform tennis courts to be at 50 foot-candles verses the permitted limited of 30 foot-candles.

**Lighting Variance requirement**

*Variance: The city manager may grant a variance from the provisions of this section if the city manager finds that one of the criteria of subparagraph (j)(2)(A), (j)(2)(B) or (j)(2)(C), and subparagraphs (j)(2)(D) and (j)(2)(E) of this section have been met:*

*A. There are special circumstances or conditions applying to the land, buildings, or outdoor light fixtures for which the variance is sought, which circumstances or conditions are peculiar to such land, buildings or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood;*

**The original PUD for the club established a 50' setback/buffer to the surrounding neighborhood that is unique to the development. This buffer is developed with mature landscaping and berming to mitigate sound and the existing lighting to the surrounding community. We wish to maintain those existing lights that are above the 30ftc limit with current levels at approximately 50 ftc that have been in place for the last 40 years and add new lighting at the proposed platform courts in place of an existing lighted tennis court.**

**The lighting level limit of 30ftc is 40% below the lowest tennis court criteria provided in the national standards of the IES. This is a safety hazard for the members and participants of many of Boulders public tennis events to participate. With this being one of only a handful of lighted tennis facilities in Boulder County it would be to the sports detriment to no longer be able to utilize the facility due to inadequate lighting levels. An example of such low lighting levels exist at NBRC which have gone mostly un-used since there construction verses the EBRC lights which are at levels of 75ftc with much better participation.**

*D. The granting of the variance will generally be consistent with the purpose of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;*

**The request reduces the amount of court lighting by 44% of that which has been in operation since the clubs inceptions with the enclosing of 4 of the lighted courts (2 in the previous construction and 2 in the proposed improvements). The new lighting proposed for the platform courts, which are used primarily in winter, are in the place of one of the existing centralized lighted courts and will be at similar levels. All the exterior courts lights are also set on timer clocks that limit use to 10pm.**

*E. The variance is the minimum variance that provides the relief required.*

**The proposed new lighting at the platform courts and the existing courts will maintain the lighting levels of 40fc as an appropriate minimum to the level of play for the club and level any less will limit or potentially eliminate the use of night play on these courts.**

The club is integral to Boulder's tennis community and the use of lighted tennis courts is vital to supporting the sport within the community. The club also wishes to support the growing sport of platform tennis that is currently limited within the community to two courts at the NBRC. These courts are currently booked for most nights of the week for a blossoming league that cannot serve the number of players in town with just these two courts. Platform is one of the fastest growing sports in the country and is well suited for Colorado's winters.

The code's limits are in place for residential development with less setbacks and limited to private uses. The clubs request is within the intent of the code with the appropriate setbacks and screening already in place to allow for 'public' sport lighting levels and has already been in operation with more lighting for the last 40 years. We urge you to allow for this variance to continue the clubs success as Boulder's primary club that serve the tennis community.

Please let us know if there is any further clarification on the variance request.

Sincerely,

Jim Bray  
AIA, LEED AP, NCARB

**BRAY ARCHITECTURE, INC.**  
1300-C Yellow Pine  
Boulder, CO 80304  
303.444.1598 - O  
303.579.3609 - C



1717 15<sup>th</sup> Street, Boulder, CO 80302 p (303) 444-6038 f (303) 442-1172

7/02/2015

Chandler Van Schaack  
City of Boulder Planning & Development Services  
1739 Broadway, Third Floor  
Boulder, CO 80306-0791

Re: Meadows Club Expansion  
5555 Racquet Ln.  
Boulder, CO 80303

Review # LUR2014-00095

Dear Mr. Van Schaack

Thank you for your review of the above referenced project. Below are responses to your comments dated May 22, 2015.

The comments say "it must be demonstrated, that not only will the overall light levels on the site decrease, but that there will be no increase in light levels anywhere on the site". Photometric plans are attached that show historic, existing, and proposed light levels on the site. From the historic to existing to proposed photometric plan, overall light levels on the site have decreased from 7.3 to 6.4 to 4.8 average footcandles. The existing photometric plan saw a lighting reduction because two of the lighted courts were enclosed to become indoor tennis courts. The proposed photometric plan shows two more lighted courts being enclosed. This overall reduction of exterior lighted courts illustrates a 44% reduction in lighting impact on the surrounding neighborhood environment.

IESNA design recommendations for an outdoor tennis court lit by 20 to 25 ft. floodlights specify an average of 50 footcandles and a uniformity ratio of 4:1 or less. The proposed photometric plans shows an average of 43 footcandles and a uniformity ratio of 2.1:1. This optimal uniformity ratio justifies the average light level in the platform tennis court area increasing from current levels. Note that the proposed photometric plan shows no effect on the surrounding property lines from the increased light levels at the platform tennis courts. Also, maximum proposed footcandle values in the platform tennis court and two adjacent courts are equivalent to actual measured footcandle values, based on measurements made earlier this month. For reference, the East Boulder Recreation tennis courts, which see a lot of use and represent a successful installation within the City, have been measured at an average of 66 footcandles. This is higher than footcandle levels in the proposed platform tennis court area. The North Boulder Recreation tennis courts, which do not see much use according to staff, measure below a 30 footcandle average.

In an effort to "promote efficient and cost effective lighting and to conserve energy", LED lights will be installed in the proposed platform tennis court area. Also, it is the club's intent to replace, over time, existing metal halide fixtures with comparable LED fixtures.

Sincerely,



Gerald Ngweny  
Boulder Engineering

# Meadows Swim & Tennis Club

## Site Review Application

### July 2, 2015

LEGAL DESCRIPTION	
Legal Description: TRACT 2709 & 2709 A LESS A1 & A2 & TR 3627 A & 3627 B 34-1N-70 & PT OF OUTLOT D MEADOW GLEN REPLAT	
Sec-Town-Range: 34-1N-70	
Subdivision: TR, 194-198 MEADOW GLEN REPLAT	

PROJECT DATA	
PROJECT ADDRESS:	5555 Racquet Court Boulder, Colorado 80303
PROJECT DESCRIPTION:	Addition to existing building
ZONING:	RL-2
BUILDING TYPE:	II-B / V-B, Fully Sprinklered
OCCUPANCY:	A-3
<b>ZONING</b>	
ZONING DISTRICT (MODULE-F)	RL-2
MIN. FRONT LANDSCAPE SETBACK	25'
MIN. FRONT PARKING SETBACK	25'
MIN. SIDE SETBACK - FROM STREET	12.5'
MIN. SIDE YARD BULK PLANE	N/A
MAX. BUILDING HEIGHT	35'
MAX. BUILDING COVERAGE	N/A
MAX. STORIES	3
MAX. FENCE HEIGHT	7'

Note: Setbacks vary based on 1976 PUD - No variations are proposed

**Parking Calculations:**

Parking required per PUD*	92 spaces required
Total Spaces Provided On-Site:	92 spaces (51 full size, 37 compact, 4 handicap)

\*No increase in membership proposed

**Accessible Parking Required:**

Standard Accessible Space:	3
Van Accessible Space:	1
Accessible Parking Provided:	3
Standard Accessible Space:	3
Van Accessible Space:	1

**Bicycle Parking Required:** 0

Short Term Bike Parking Provided:	10
Long Term Bike Parking Provided:	4
Existing Bike Parking:	75 (non-conforming)

Open Space required: 10% = 33,678 s.f.  
Open Space Provided: 76% = 254,407 s.f.  
Wetland area: 30,083 s.f. / 254,407 s.f. = 12% < 50%

**Accessibility:**  
All Primary functions are accessible.

**Existing Square Footage:**

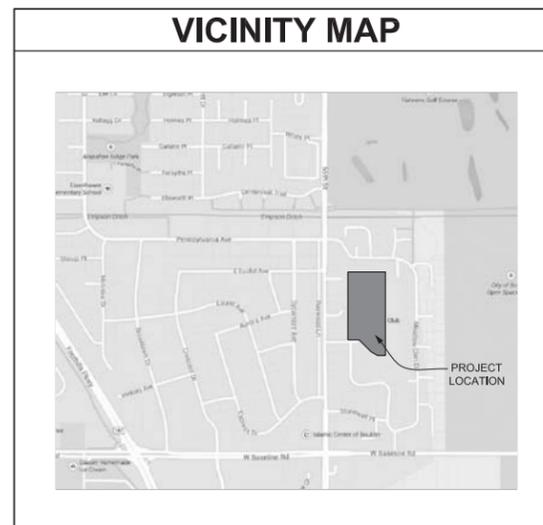
Indoor Courts:	21,894 s.f.
Club House:	5,036 s.f. (includes locker rooms)
Total Square Footage:	26,930 s.f.

**Proposed Square Footage:**

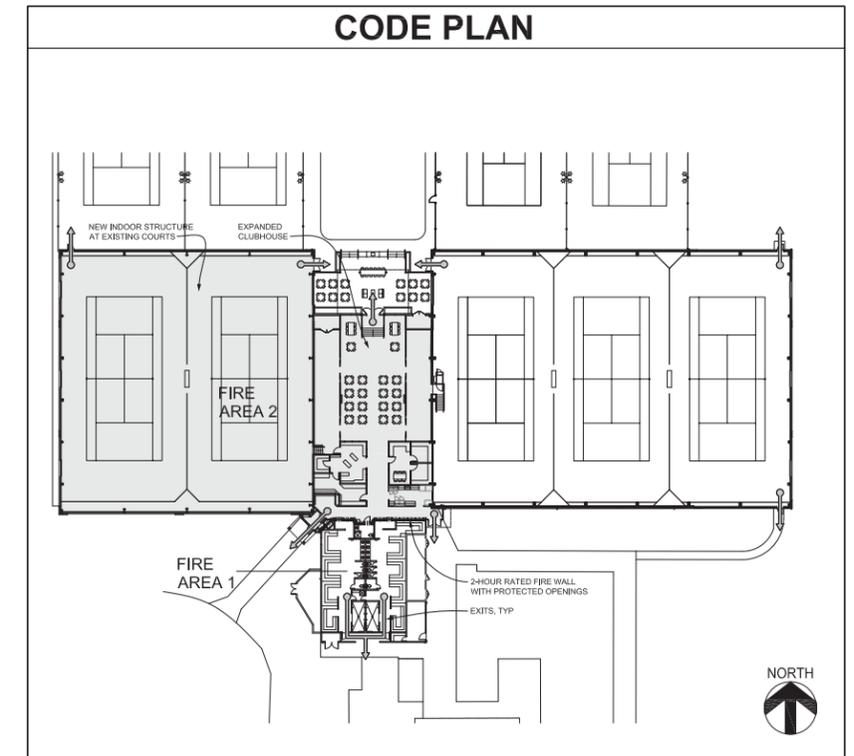
<b>AREA 1:</b>	
Locker Rooms:	2,795 s.f.
<b>AREA 2:</b>	
Indoor Courts:	36,279 s.f.
Club House:	5,639 s.f.
Total Square Footage:	44,713 s.f.

PROJECT DIRECTORY	
OWNER	<b>Meadows Swim &amp; Tennis Club</b> 5555 Racquet Court Boulder, CO 80303 (303) 494-5069 Contact: Jim Kasic e-mail: jkasic@comcast.net
CONTRACTOR	<b>Wyatt Construction, Inc.</b> 3223 Arapahoe Street Boulder, CO 80303 (303) 449-1255 Contact: John Wyatt e-mail: john@wyattconstruction.com
ARCHITECT	<b>Bray Architecture, Inc.</b> 1300-C Yellow Pine Ave. Boulder, CO 80304 (303) 444-1598 Contact: Jim Bray e-mail: brayarch@comcast.net
LANDSCAPE ARCHITECT	<b>Nature's Design Associates, LLC</b> 15674 Inlandia Gulch Rd Jamesstown, CO 80455 (303) 459-3333 Contact: Becky Martinek e-mail: martinek@hughes.net
CIVIL ENGINEERING	<b>Scott Cox &amp; Associates, Inc.</b> 1530 55th Street Boulder, CO 80303 303-444-3051 Contact: Dana Smyly e-mail: dana.scottcox.com
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER	<b>Boulder Engineering, Inc.</b> 1717 15th Street Boulder, CO 80302 (303) 444-6038 / Fax (303) 442-1176 Contact: Ethan Milby Email: ethan@boulderengineering.com

SHEET INDEX	
SHEET	DESCRIPTION
A0.0	Cover Sheet
A0.1	Existing Conditions
C1.01	Preliminary Grading and Drainage Plan
C1.02	Preliminary Utility Plan
L-1	Landscape Plan
L-2	Landscape Details
A1.1	Architectural Site Plan
A2.1	Floor Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A4.1	Shadow Analysis
E1	Proposed Lighting Site Plan
E2	Existing Lighting Site Plan
E3	Historic Lighting Site Plan



CODE ANALYSIS					
This document is prepared using the 2012 IBC. All references are to this document unless noted otherwise. Reference local requirements for a full listing of applicable codes and requirements. The General Contractor shall reference drawings and specifications for General Requirements.					
<b>1. BUILDING CLASSIFICATION</b>					
1.1 CONSTRUCTION TYPE	Fire Area 1: VB Construction Fire Area 2: IIB Construction An NFPA 13 sprinkler system will be provided throughout				
<b>2. OCCUPANCY CLASSIFICATION</b>					
2.1 OCCUPANCY GROUP	Fire Area 1: A-3 Assembly (Locker rooms) Fire Area 2: A-3 Assembly (Tennis courts w/o spectator seating)				
<b>3. BUILDING AREA/OCCUPANCY</b>					
3.1 AREA Floor area includes the entire area "within the surrounding exterior walls."					
BLDG.	USE	AREA			
Fire Area 1	Assembly (A-3)	2,794			
Fire Area 2	Assembly (A-3)	41,917			
Total Square Feet		44,711			
<b>4. ALLOWABLE HEIGHT/AREA</b>					
4.1 HEIGHT - Building Stories Per Table 602					
BLDG	CONST. TYPE	USE	MAX. ALLOWED	SPRINKLER INCREASE*	ACTUAL
Fire Area 1	VB	A-3	1	2	1
Fire Area 2	IIB	A-3	2	3	1
*Height Increase of an additional story with fire sprinkler system per 504.2					
4.2 FLOOR AREA CALCULATIONS					
FIRE AREA 1:			FIRE AREA 2:		
OCCUPANCY		GROUP A-3	OCCUPANCY		GROUP A-3
TABULAR AREA - A <sub>i</sub> (TABLE 503)		6,000	TABULAR AREA - A <sub>i</sub> (TABLE 503)		9,500
F	P	W/30	F	P	W/30
170	218	1	967	1024	1
FRONTAGE INCREASE $I_i = \left[ \frac{170}{218} - 0.25 \right] 1 = 0.53$			FRONTAGE INCREASE $I_i = \left[ \frac{967}{1024} - 0.25 \right] 1 = 0.69$		
$[A_i \times 0.5] =$		3,000	$[A_i \times 0.7] =$		6,555
SPRINKLER INCREASE $[A_i \times 3] =$		18,000	SPRINKLER INCREASE $[A_i \times 3] =$		28,500
AREA PER FLOOR		27,000	AREA PER FLOOR		44,555
STORIES (504.2) (MAX 2)		1	STORIES (504.2) (MAX 3)		1
MAX. ALLOWABLE BUILDING AREA		27,000	MAX. ALLOWABLE BUILDING AREA		44,555
The actual building height (1 story) is less than the allowable height (2 stories) The actual building area (2,794 s.f.) is less than the allowable area (27,000 s.f.)			The actual building height (1 story) is less than the allowable height (3 stories) The actual building area (41,967 s.f.) is less than the allowable area (44,555 s.f.)		
<b>5. BUILDING FIRE RESISTANCE</b>					
5.1 RATINGS AT STRUCTURAL / BUILDING ELEMENTS Per Table 601 & 705.4					
BUILDING ELEMENT	FIRE-RESISTIVE RATING				
STRUCTURAL FRAME	0-HOUR				
BEARING WALLS	0-HOUR				
EXT. NON-BEARING WALLS (NB)	2-HOUR*				
INTERIOR PARTITIONS (NB)	0-HOUR				
FLOORS & FLOOR/CEILINGS	0-HOUR				
ROOFS & ROOF/CEILINGS	0-HOUR				
SHAFT ENCLOSURES	0-HOUR				
FIRE AREA SEPARATION WALL	2-HOUR				
*SEE 5.3 FOR SPECIFIC EXTERIOR WALL RATINGS					
5.2 EXTERIOR WALL PROTECTION AND OPENINGS Per Table 602 & 705.8					
WALL LOCATION	DISTANCE TO PROPERTY LINE	EXTERIOR WALL (TABLE 602)	WALL OPENING PROTECTED (TABLE 705.8)		
NORTH	316	0-HOUR	NO LIMIT		
EAST	7	1-HOUR	25%		
SOUTH	230	0-HOUR	NO LIMIT		
WEST	45	0-HOUR	NO LIMIT		
East wall area = 3,080 sf Area of openings at east wall = 224.1 sf = 7.3% < 25%					
<b>6. MEANS OF EGRESS</b>					
6.1 OCCUPANT LOAD/ EXITS PER FLOOR Per Table 1004.1.1 & 1015.1					
FUNCTION	FLOOR AREA	OL FACTOR	OCCUPANT LOAD		
BUSINESS AREA	2,168	100 GROSS	22		
LOCKER ROOM	2,444	50 GROSS	49		
EAST COURTS	21,039	50 GROSS	424		
WEST COURTS	15,234	50 GROSS	305		
MECHANICAL	335	300 GROSS	2		
ASSEMBLY	3485	15 NET	233		
TOTAL OCCUPANT LOAD			1032		
6.2 EGRESS WIDTH Per Table 1005.1					
FUNCTION	OCC. LOAD	EXITS REQD.	EXITS PROV.	MIN. DOOR WIDTH (IN) REQD. / PROV.	
BUSINESS AREA	22	2	3	- / -	
LOCKER ROOM	49	2	2	- / -	
EAST COURTS	421	2	3	- / -	
WEST COURTS	305	2	2	- / -	
MECHANICAL	2	1	1	- / -	
ASSEMBLY	233	2	3	- / -	
TOTAL	1032				
6.3 MISCELLANEOUS REQUIREMENTS					
Maximum Travel Distance:		250' Per Table 1016.1			
Maximum Dead End:		20' Per Sec. 1017.3			
Door Swing Direction:		Per Sec. 1008.1.2			
Exit Illumination:		Per Sec. 1006			
Illumination Emergency Power:		Per Sec. 1006			
Exit Sign Requirements:		Per Sec. 1011			
Fire Alarm Requirements:		Manual			
<b>7. PLUMBING REQUIREMENTS</b>					
8.1 OCCUPANT LOAD - Per Code Analysis, Section 6.1 = 591 Occupants					
8.2 PLUMBING REQUIREMENTS Per Table 2902.2					
GENDER	WATER CLOSETS 1 PER 125	LAVATORIES 1 PER 200	URINALS	DRINKING FOUNTAINS 1 PER 500	
REQUIRED					
MALE	3	2	0	-	
FEMALE	3	2	0	-	
PROVIDED					
MALE	2	4	2	-	
FEMALE	4	4	0	-	
FAMILY	1	1	-	-	
FAMILY ROOM REQUIRED/PROVIDED PER 1109.2.1					



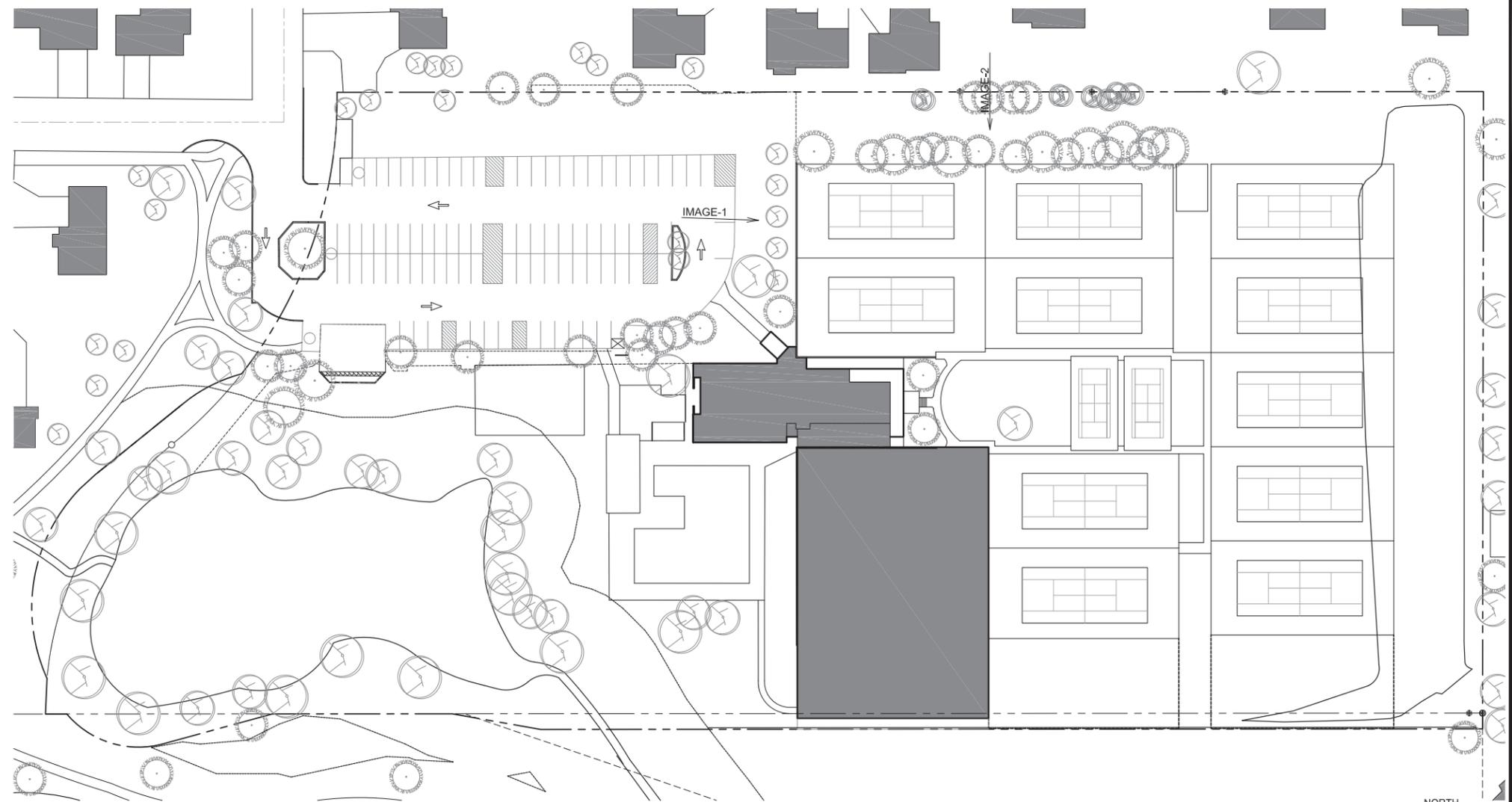
PROJECT NO.:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	
COVER SHEET	
SHEET NUMBER:	



EXISTING CONDITIONS - IMAGE 2



EXISTING CONDITIONS - IMAGE 1



Call Up  
5555 Racquet Lane

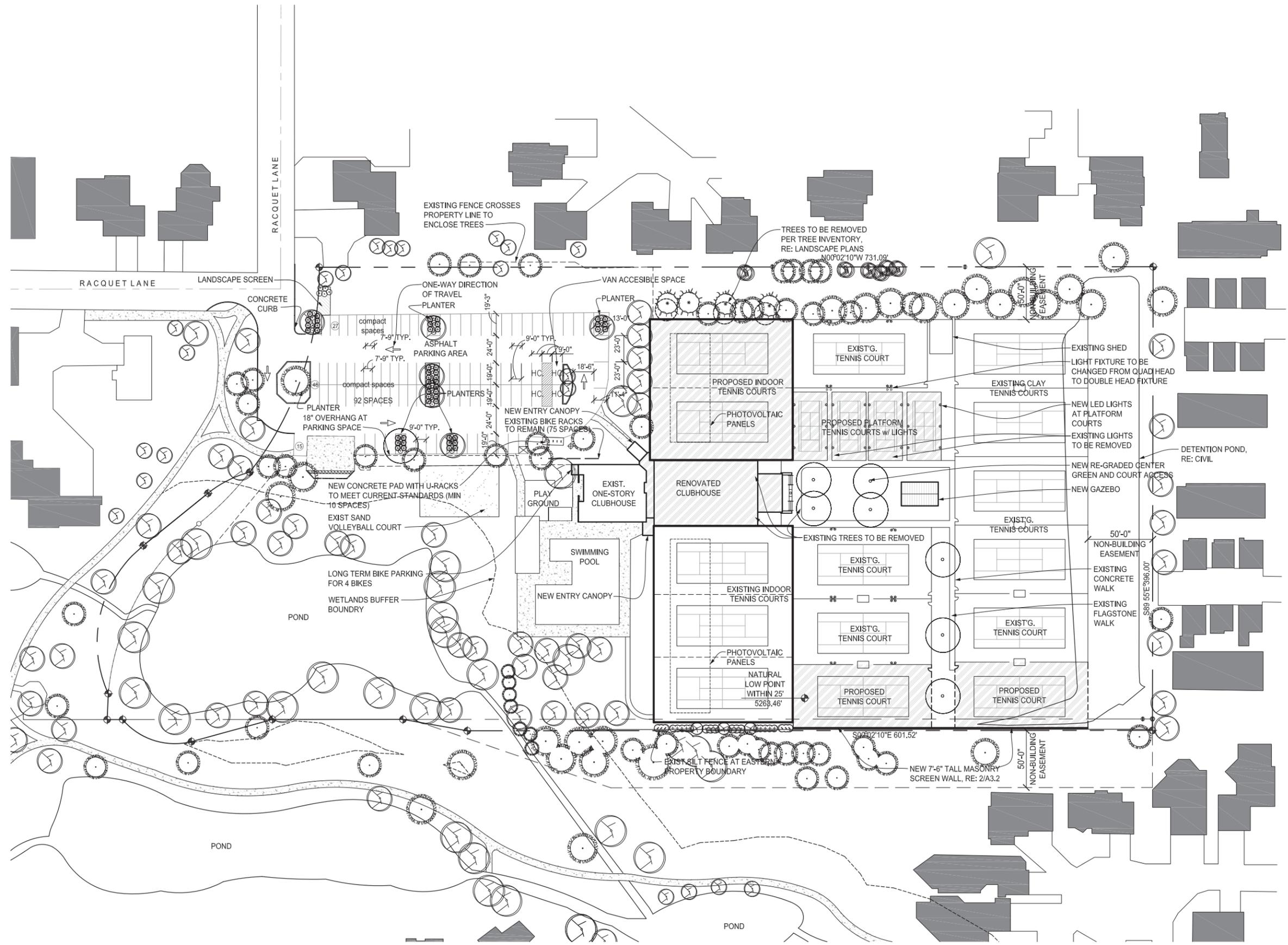
1 EXISTING CONDITIONS  
A0.1 NTS



**MEADOWS SWIM & TENNIS CLUB EXPANSION**  
5555 RACQUET CT.  
BOULDER, COLORADO

PROJECT NO:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	
EXISTING CONDITIONS	
SHEET NUMBER:	

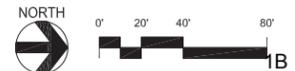
**A0.1**



**MEADOWS SWIM & TENNIS CLUB EXPANSION**  
5555 RACQUET CT.  
BOULDER, COLORADO

Call Up  
5555 Racquet Lane

**1 SITE PLAN**  
A1.1 1" = 40'-0"



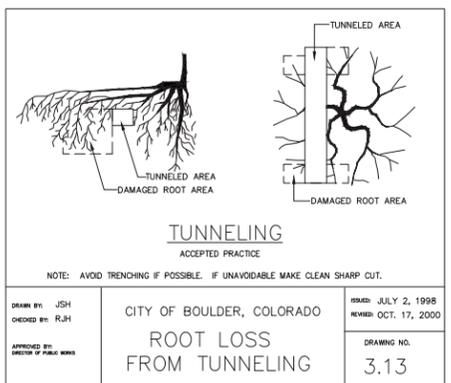
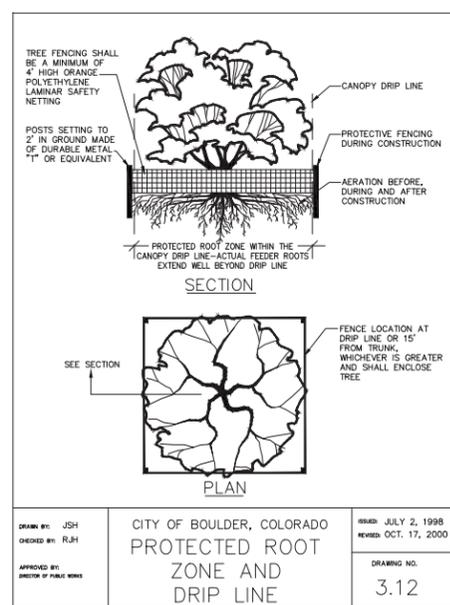
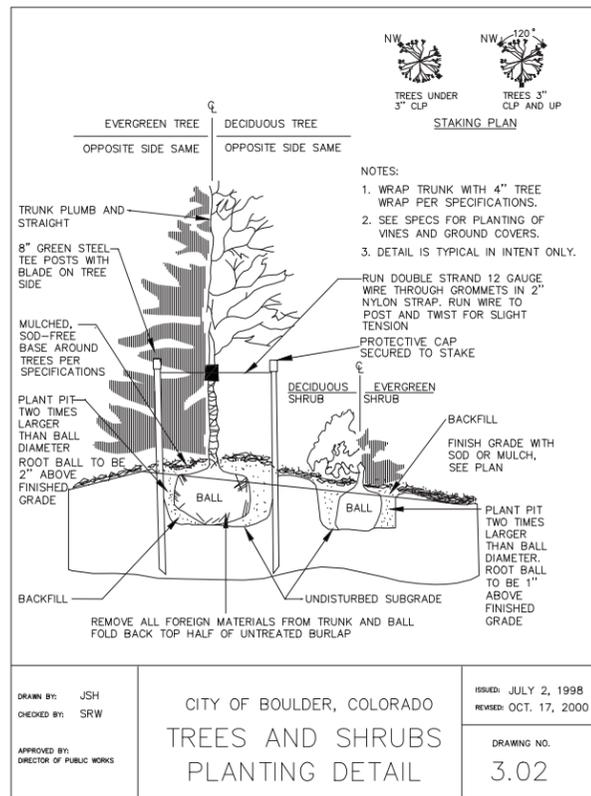
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REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	
ARCHITECTURAL SITE PLAN	
SHEET NUMBER:	





**LANDSCAPE PLAN**

**Meadow Tennis Club  
5555 Racquet Court  
Boulder, Colorado**



CITY OF BOULDER REQUIREMENTS

PROJECT DATA:		
TOTAL LOT SIZE	336,781 S.F.	
TOTAL PARKING LOT/DRIVES SIZE	29,334 S.F.	
TOTAL AREA NOT COVERED BY BUILDING OR PARKING LOT	262,292 S.F.	
POND/WETLAND AREA	30,083 S.F.	
OUTDOOR BALL COURTS	77,899 S.F.	
TOTAL LANDSCAPE AREA	154,310 S.F.	
	REQUIRED	PROVIDED
1 TREE/5 SHRUBS PER 1500 S.F. LANDSCAPE AREA	103 TREES	118 TREES $\Delta$
	515 SHRUBS	395 SHRUBS $\Delta$
		895, 12 trees for 120 shrubs
TOTAL NUMBER OF PARKING STALLS	34	93
TOTAL INTERIOR PARKING LOT LANDSCAPED AREA	1460.5 S.F.	2,435 S.F.
TOTAL INTERIOR PARKING LOT LANDSCAPED AREA AS A PERCENTAGE OF TOTAL PARKING LOT AREA	5%	8.3%
TOTAL NUMBER OF TREES IN INTERIOR PARKING LOT LANDSCAPED AREA	8	10
TOTAL PERIMETER PARKING LOT LANDSCAPED AREA	N/A	N/A
TOTAL NUMBER OF STREET TREES	N/A	N/A
TOTAL NUMBER OF ALLEY TREES	N/A	N/A
TOTAL QUANTITY OF NEW TREES PROVIDED		14
TOTAL QUANTITY OF EXISTING TREES PROVIDED		116

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

CITY OF BOULDER, COLORADO  
**TREES AND SHRUBS PLANTING DETAIL**

ISSUED: JULY 2, 1998  
REVISED: OCT. 17, 2000

DRAWING NO. 3.02

DRAWN BY: JSH  
CHECKED BY: R.J.H.  
APPROVED BY: DIRECTOR OF PUBLIC WORKS

CITY OF BOULDER, COLORADO  
**PROTECTED ROOT ZONE AND DRIP LINE**

ISSUED: JULY 2, 1998  
REVISED: OCT. 17, 2000

DRAWING NO. 3.12

DRAWN BY: JSH  
CHECKED BY: R.J.H.  
APPROVED BY: DIRECTOR OF PUBLIC WORKS

CITY OF BOULDER, COLORADO  
**ROOT LOSS FROM TUNNELING**

ISSUED: JULY 2, 1998  
REVISED: OCT. 17, 2000

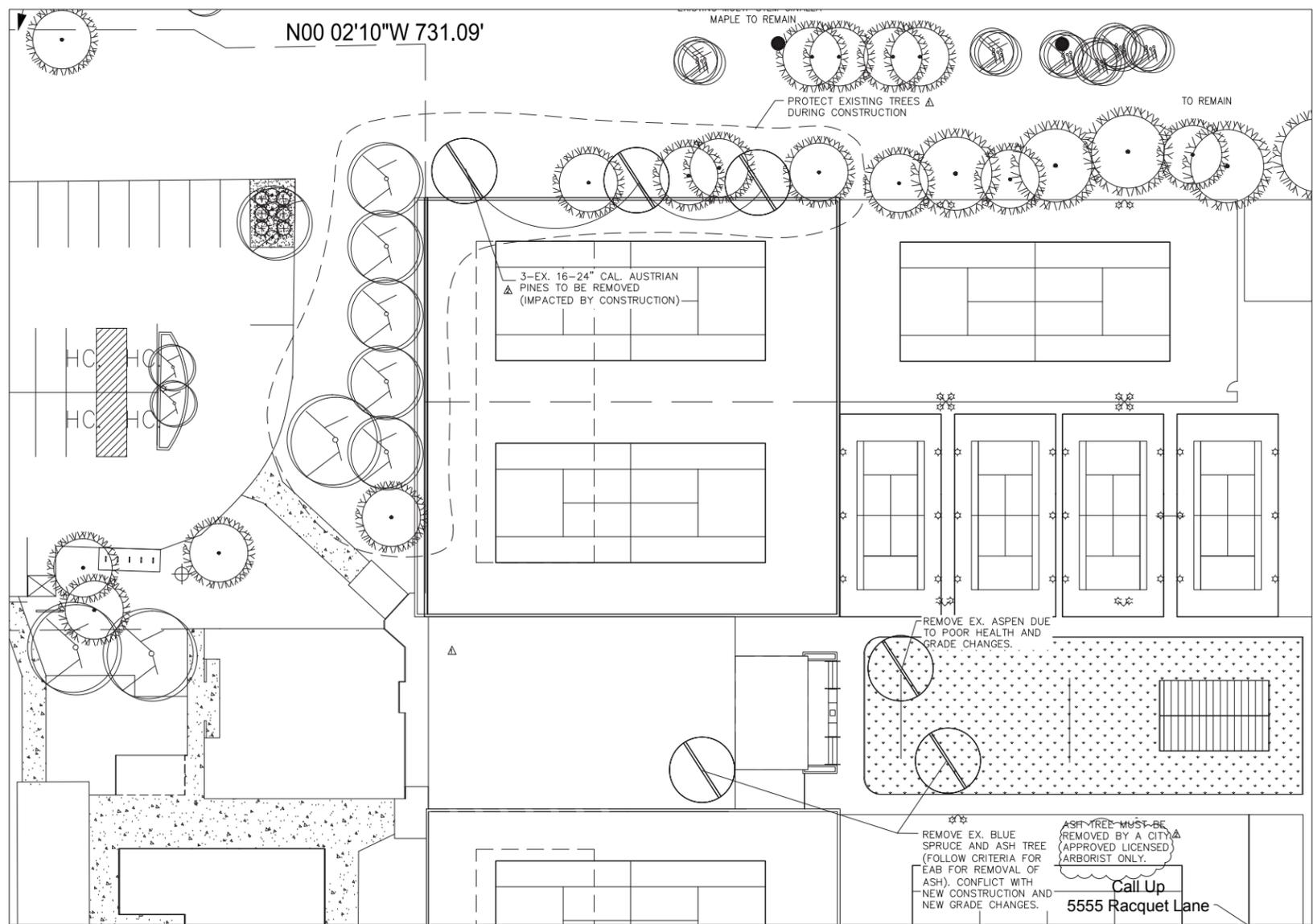
DRAWING NO. 3.13

- LANDSCAPE NOTES**
- THE FOLLOWING SPECIFICATIONS ARE MEANT TO MEET OR EXCEED THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. WHERE DISCREPANCIES OCCUR, THE CITY STANDARDS SHALL TAKE PRECEDENCE.
  - BEFORE ANY LANDSCAPING ON THE PROPERTY BEGINS, A TREE ASSESSMENT SHALL BE PERFORMED BY CUTTING EDGE TREE CARE (CHARLEY WAGNER ISA #RM-2359A) TO EVALUATE ALL EXISTING ASH TREES ON SITE FOR EMERALD ASH BORER, AND RECOMMEND TREATMENT AND/OR REMOVAL AND REPLACEMENT. PROTECT EXISTING TREES ADJACENT TO NEW CONSTRUCTION FROM CONSTRUCTION TRAFFIC, DAMAGE, AND STORAGE ACCORDING TO CHAPTER 3.05 OF THE CITY OF BOULDER'S CURRENT DESIGN AND CONSTRUCTION STANDARDS. ANY IRRIGATION TRENCHING THAT LIES IN THE DRIP LINE OF THESE TREES SHALL BE HAND DUG. ANY NEW UTILITY LINES SHALL BE TUNNELED, OR THE TREE REMOVED AND REPLACED.
  - ALL NEW TREES AND SHRUBS SHALL BE BACKFILLED WITH A UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% ORGANIC COMPOST.
  - ALL NEW DEODUOUS TREES SHALL BE STAKED WITH TWO 6' T-POSTS. ALL NEW EVERGREEN TREES SHALL BE STAKED WITH THREE 2' T-POSTS. ALL POSTS SHALL BE GUYED TO THE TREE WITH 12 GA. WIRE ENCASED IN RUBBER HOSE.
  - NEW SOD AREA SHALL BE AMENDED WITH 3-5 CU.YDS. ORGANIC COMPOST TILLED TO A DEPTH OF 6-8". AREA SHALL THEN BE RAKED TO A SMOOTH GRADE FOLLOWING GRADING PLAN.
  - NEW SOD SHALL BE DROUGHT TOLERANT 3-WAY BLEND.
  - LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME OF THE PLANT MATERIAL SHALL BE ON ALL TREES AT THE TIME OF FINAL INSPECTION.
  - NO TREES SHALL BE PLANTED WITHIN 10' OF A WATER OR SEWER LINE. NO SHRUBS OR TREES SHALL BE PLANTED WITHIN A 10' RADIUS AROUND FIRE HYDRANTS. ALL UTILITIES SHALL BE LOCATED BEFORE ANY DEMOLITION OR LANDSCAPE CONSTRUCTION BEGINS. LANDSCAPE PLAN TO BE ADJUSTED TO ACCOMMODATE ANY EXISTING UTILITY.
  - NEW EDGING SHALL BE 4" METAL WITH SAFETY ROLLED TOP.
  - NEW MULCH SHALL BE NATURAL COLOR SHREDDED CEDAR WITH NO FABRIC UNDERLAY.
  - EXISTING SHRUBS IN PARKING LOT ISLANDS ARE NOT TO BE PRUNED OR SHEARED UNTIL COMPLETE COVERAGE OF THE MULCH IS ACHIEVED.

- IRRIGATION NOTES**
- A COMPLETELY AUTOMATIC IRRIGATION SYSTEM EXISTS AND SHALL BE MODIFIED TO COVER ALL NEW AND EXISTING LANDSCAPING.
  - EXISTING IRRIGATION HEADS SHALL BE MOVED AND/OR REMOVED SUCH THAT TURF IRRIGATION SHALL COVER TURF AREAS ONLY. DRIP IRRIGATION SHALL BE INSTALLED TO ALL NEW PLANTINGS.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED SUCH THAT EXISTING TURF AREAS AND NEW SHRUB BEDS SHALL EACH BE ON SEPARATE VALVES.
  - IRRIGATION DESIGN SHALL BE SUBMITTED TO THE CITY OF BOULDER WITH THE BUILDING PERMIT APPLICATION.

**PLANT LIST**

NO.	KEY	BOTANIC NAME	COMMON NAME	SIZE	H2o
H2o indicates water needs of plant:					
H High water (18-20 gallons per s.f. per season)					
M Moderate water (10 gallons per s.f. per season)					
L Low water (0-3 gallons per s.f. per season)					
V No additional irrigation water needed after establishment					
<b>TREES:</b>					
1	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2"	L
1	JSW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5.0"	V
4	QR	QUERCUS ROBUR	ENGLISH OAK	2"	M
4	PP	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	5.0"	L
4	TCC	TILIA CORDATA CORINTHEAN	CORINTHEAN LINDEN	1"	M
14		TOTAL TREES			
<b>VINES:</b>					
26	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#1	L
26		TOTAL VINES			
<b>GROUND COVERS:</b>					
75	VM	VINCA MINOR	PERWINKLE	#1	L
75		TOTAL GROUND COVERS			



REMOVE EX. ASPEN DUE TO POOR HEALTH AND GRADE CHANGES.

REMOVE EX. BLUE SPRUCE AND ASH TREE (FOLLOW CRITERIA FOR EAB FOR REMOVAL OF ASH). CONFLICT WITH NEW CONSTRUCTION AND NEW GRADE CHANGES.

ASH TREE MUST BE REMOVED BY A CITY APPROVED LICENSED ARBORIST ONLY.

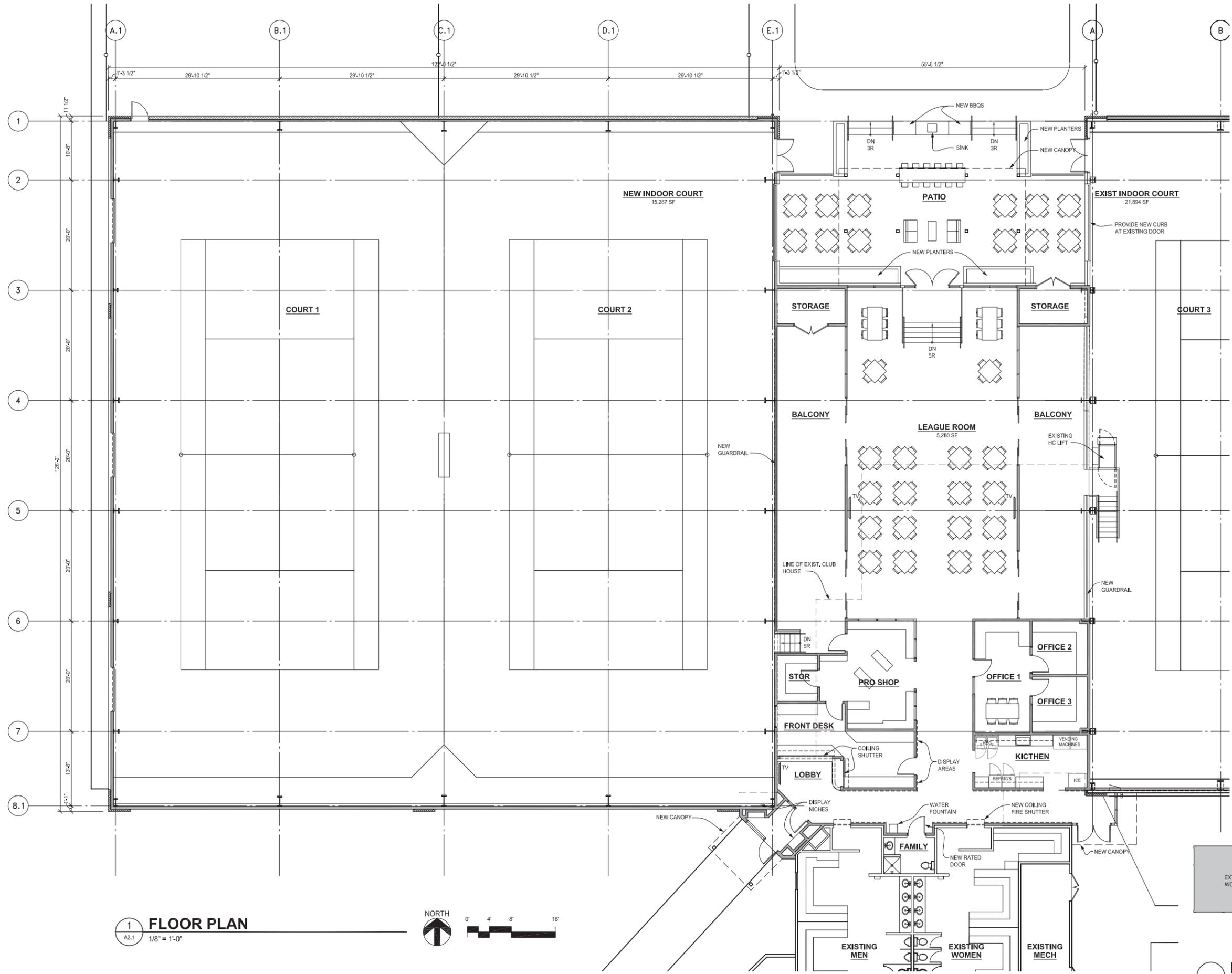
Call Up  
5555 Racquet Lane



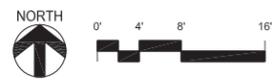
**Plan Date:**  
11/03/2014

**Revisions:**  
 $\Delta$  2/16/2015  
 $\Delta$  05/04/2015  
07/02/2015

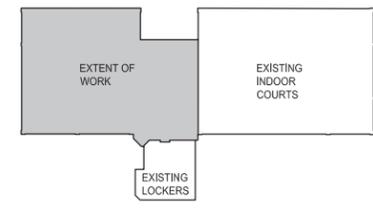
**Sheet Number:**  
1-2  
Page 37



**1 FLOOR PLAN**  
A2.1 1/8" = 1'-0"

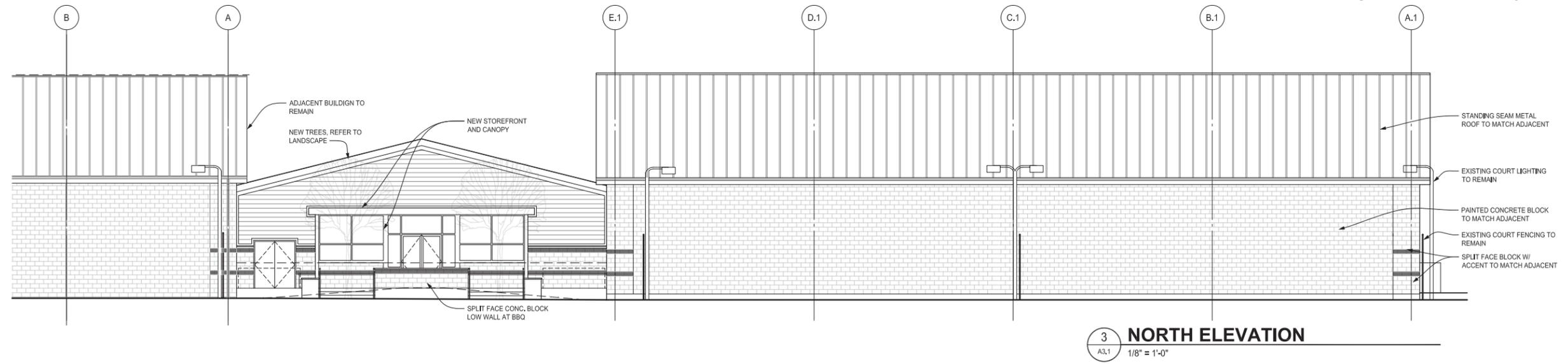


Call Up  
5555 Racquet Lane

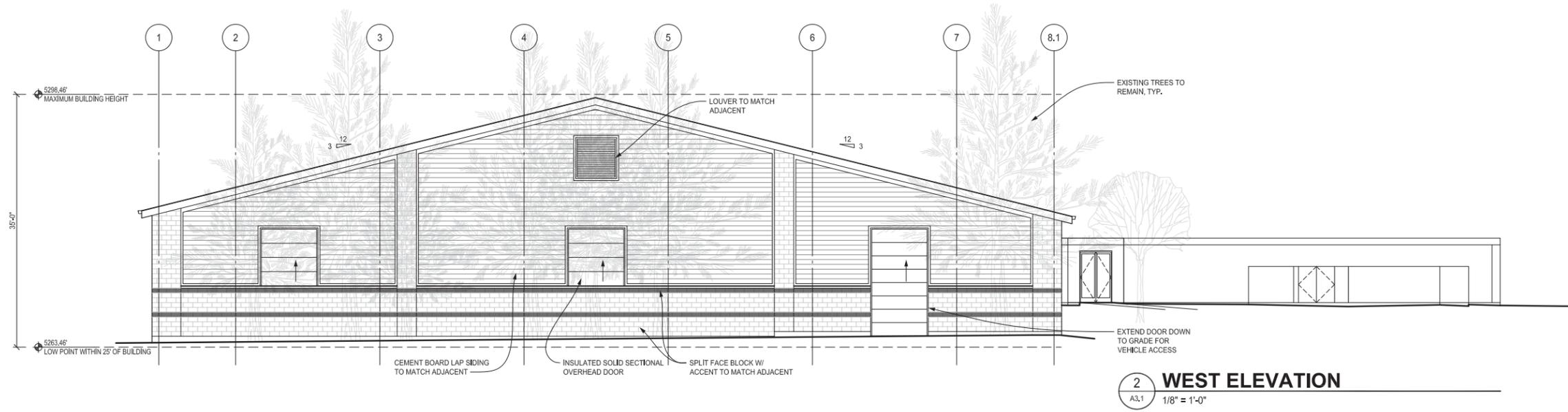


**KEY PLAN**

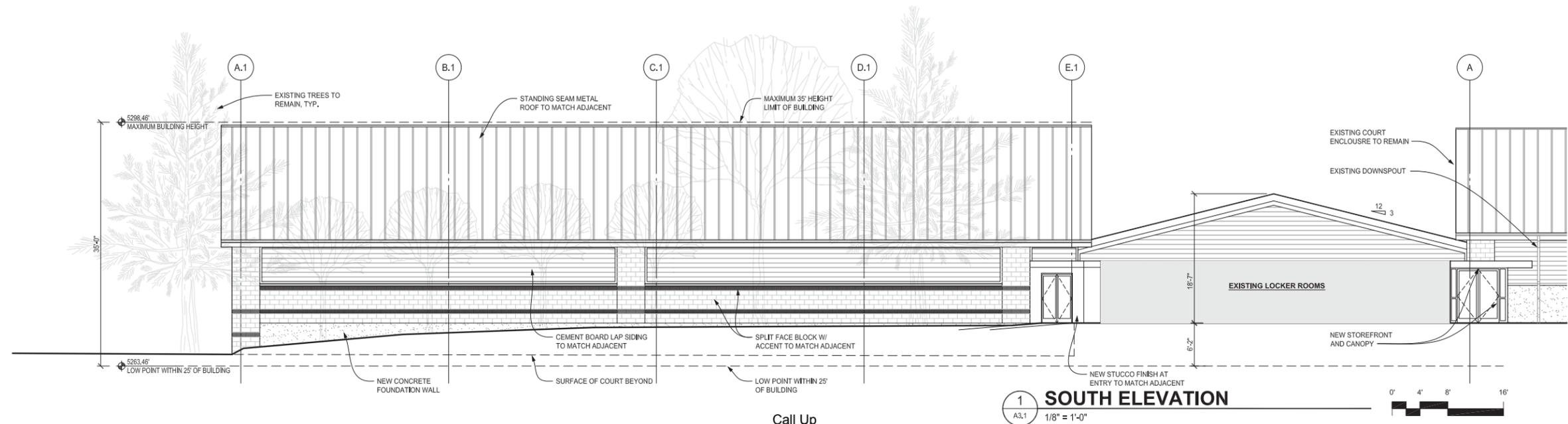
PROJECT NO:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	
FLOOR PLAN	
SHEET NUMBER:	



**3 NORTH ELEVATION**  
A3.1 1/8" = 1'-0"



**2 WEST ELEVATION**  
A3.1 1/8" = 1'-0"

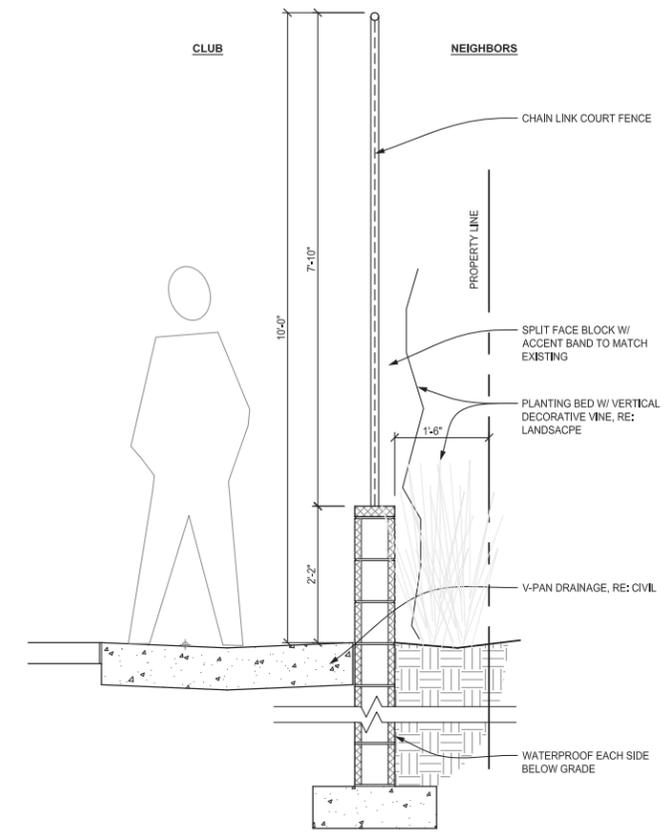


**1 SOUTH ELEVATION**  
A3.1 1/8" = 1'-0"

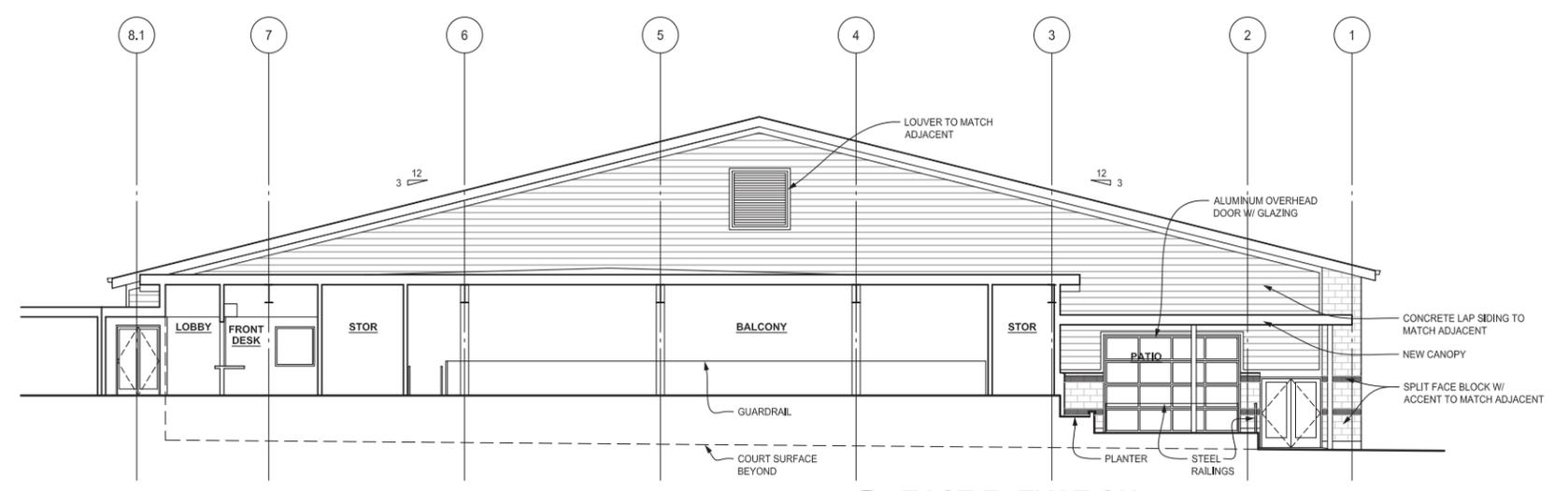


Call Up  
5555 Racquet Lane

PROJECT NO:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET NUMBER:	



**2 BLOCK WALL DETAIL**  
A3.2 3/4" = 1'-0"



**1 EAST ELEVATION**  
A3.2 1/8" = 1'-0"

Call Up  
5555 Racquet Lane

PROJECT NO:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	
EXTERIOR ELEVATIONS	
SHEET NUMBER:	

**A3.2**

LUMINAIRE SCHEDULE					
KEY	LAMP	DESCRIPTION	CEILING (DEPTH)	MANUFACTURER/#	VOLT
AA	257W LED (20x37 LUM, 90 CR)	LED HIGH OUTPUT AREA LIGHT, AUTOMOTIVE FRONTLINE OPTIC, 120 LED, DIE CAST ALUMINUM, 5000K	POLE (22'-0")	CREE ARE-EHO-AF-HV-12-E-UL	120

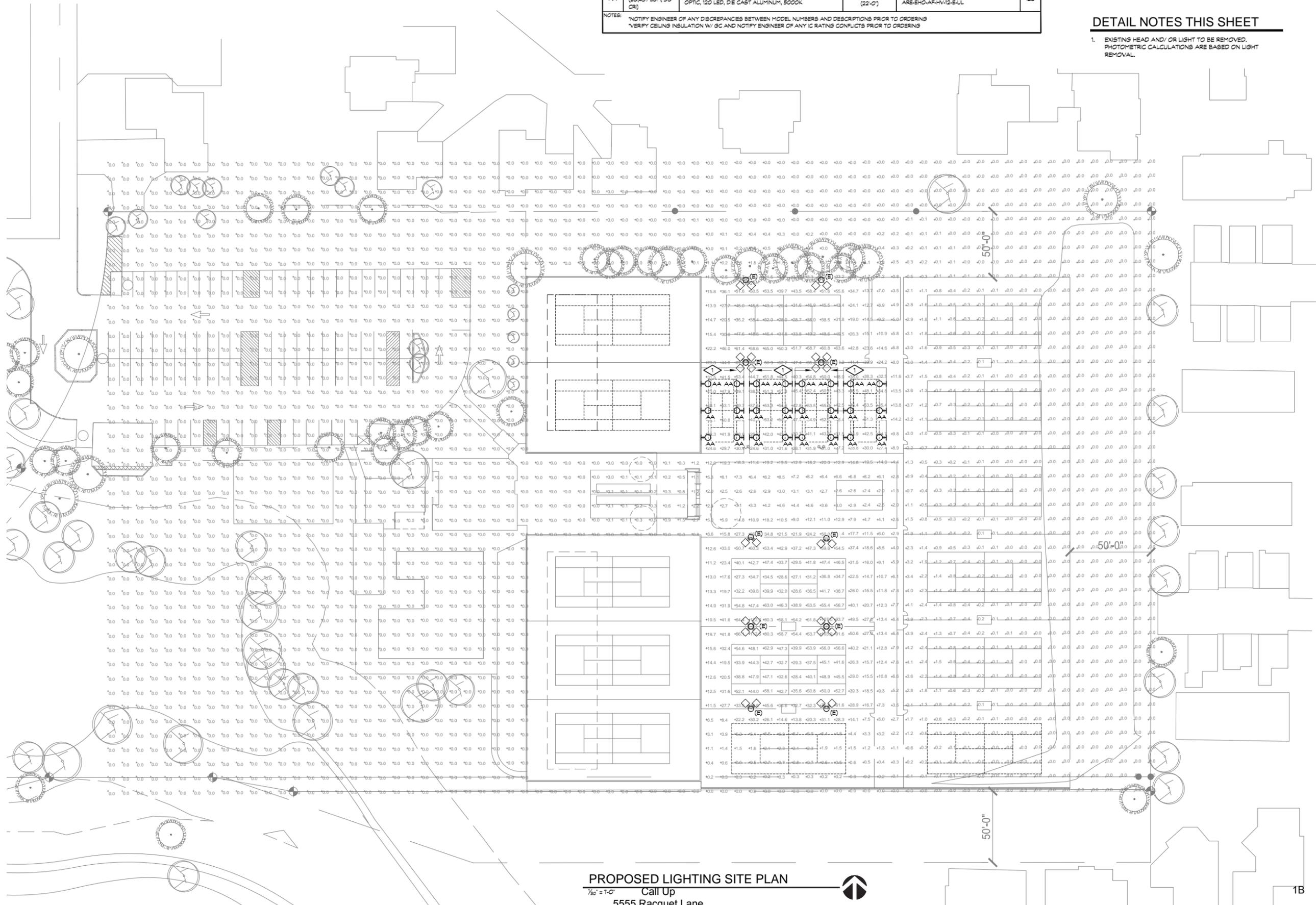
NOTES:  
 NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING  
 VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATINGS CONFLICTS PRIOR TO ORDERING

**GENERAL NOTES**

- A. ALL AA FIXTURES ARE TO BE MOUNTED ON THE FENCE SURROUNDING THE PLATFORM TENNIS COURTS.

**DETAIL NOTES THIS SHEET**

- 1. EXISTING HEAD AND/OR LIGHT TO BE REMOVED. PHOTOMETRIC CALCULATIONS ARE BASED ON LIGHT REMOVAL.



**PROPOSED LIGHTING SITE PLAN**

1/32" = 1'-0"  
 Call Up  
 5555 Racquet Lane

**BRAY** Architecture, Inc.  
 1300C Yellow Pine  
 Boulder, CO 80304

**boulder engineering**  
 plumbing, mechanical and electrical  
 1717 15th Street  
 Boulder, CO 80302  
 303.444.6038 phone  
 303.442.1172 fax  
 staff@boulderengineering.com

**MEADOWS SWIM & TENNIS CLUB  
 EXPANSION  
 5555 RACQUET CT.  
 BOULDER, COLORADO**



PROJECT NO: 14136  
 ISSUE DATE: 11-03-14  
 REVISIONS: 07-02-15

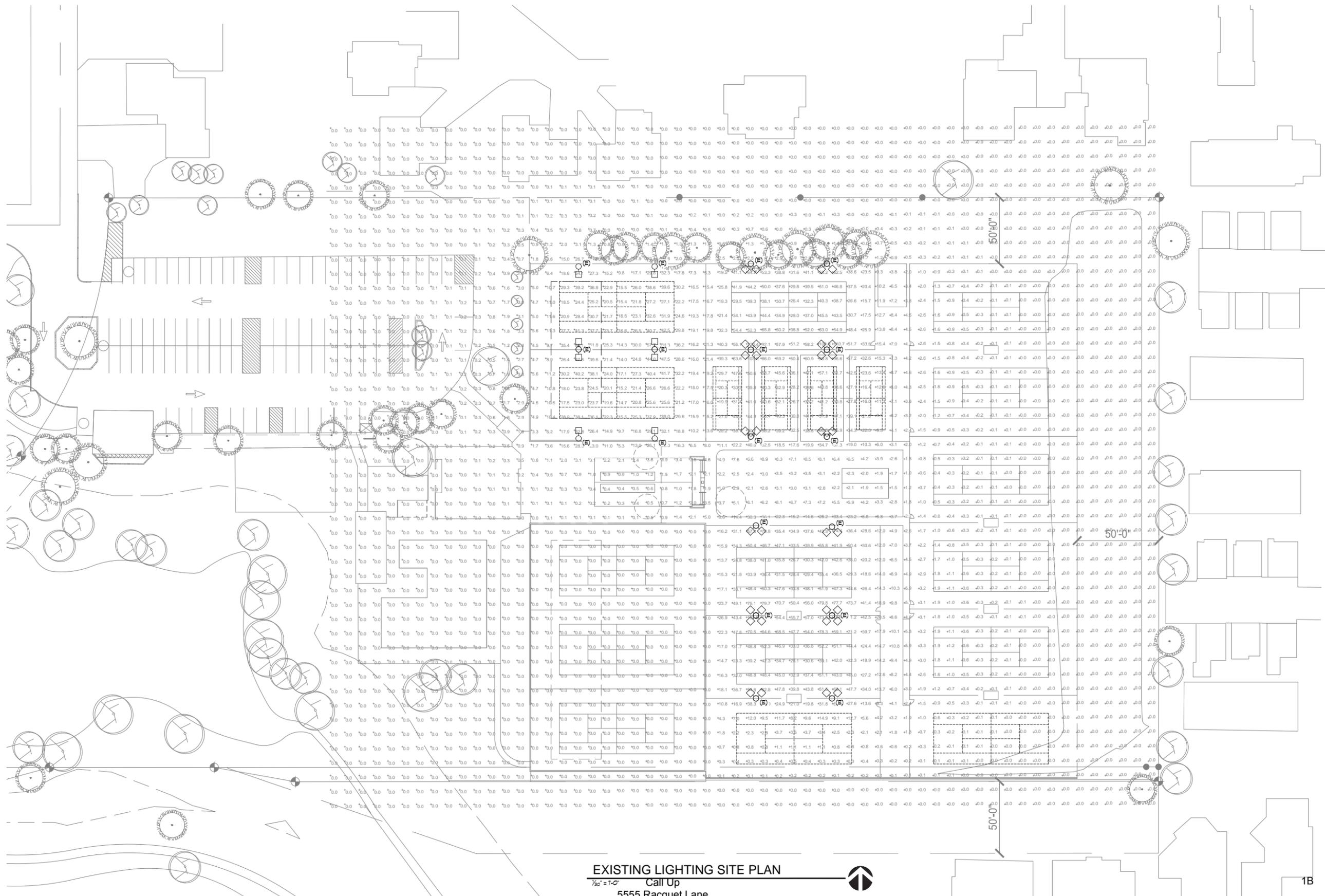
SHEET TITLE:  
**PROPOSED LIGHTING SITE PLAN**  
 SHEET NUMBER:



PROJECT NO:	14136
ISSUE DATE:	11-03-14
REVISIONS:	07-02-15

SHEET TITLE:  
**EXISTING LIGHTING SITE PLAN**

SHEET NUMBER:  
**E2**



**EXISTING LIGHTING SITE PLAN**  
1/8" = 1'-0"  
Call Up  
5555 Racquet Lane

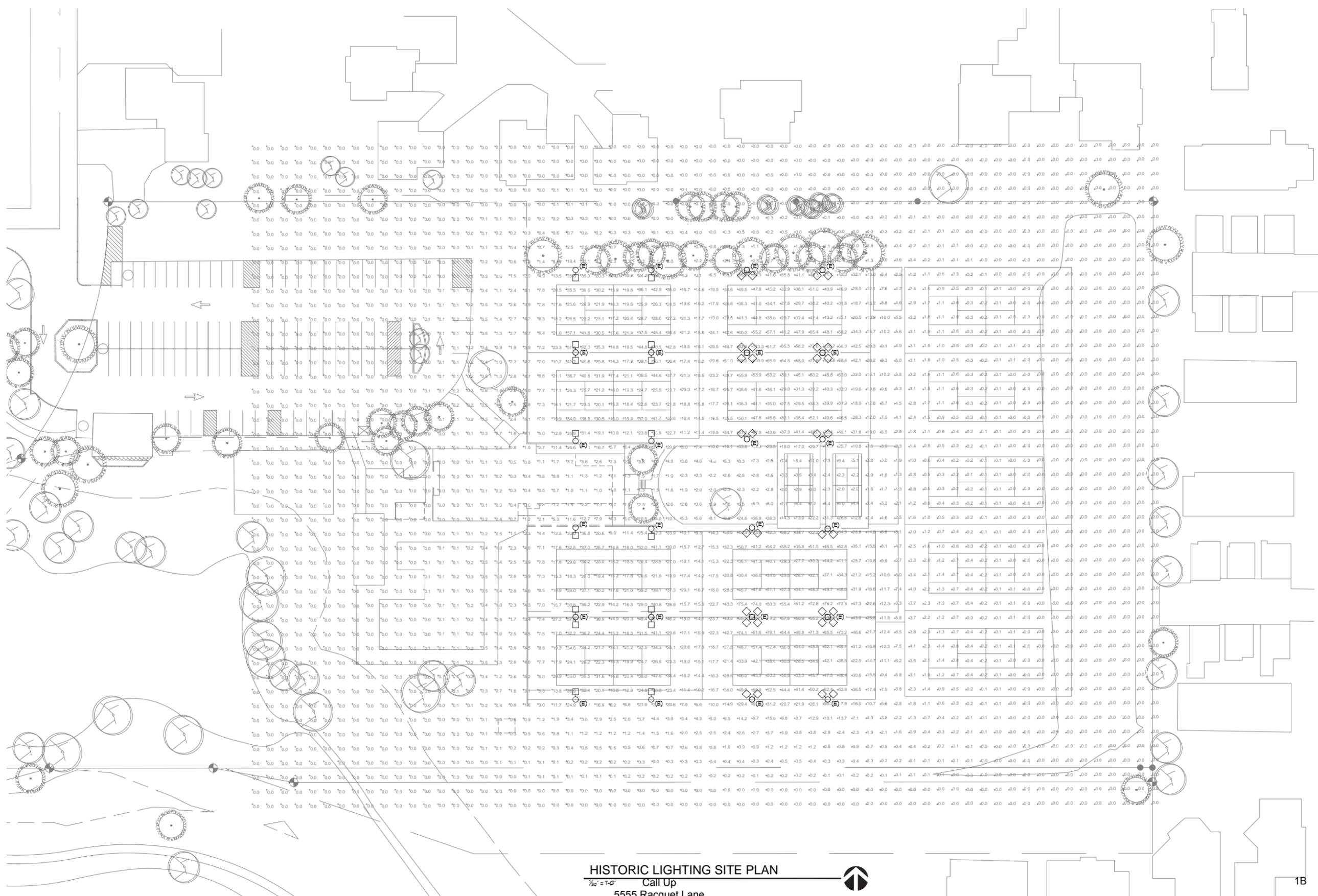




PROJECT NO.	14136
ISSUE DATE	11-03-14
REVISIONS	07-02-15

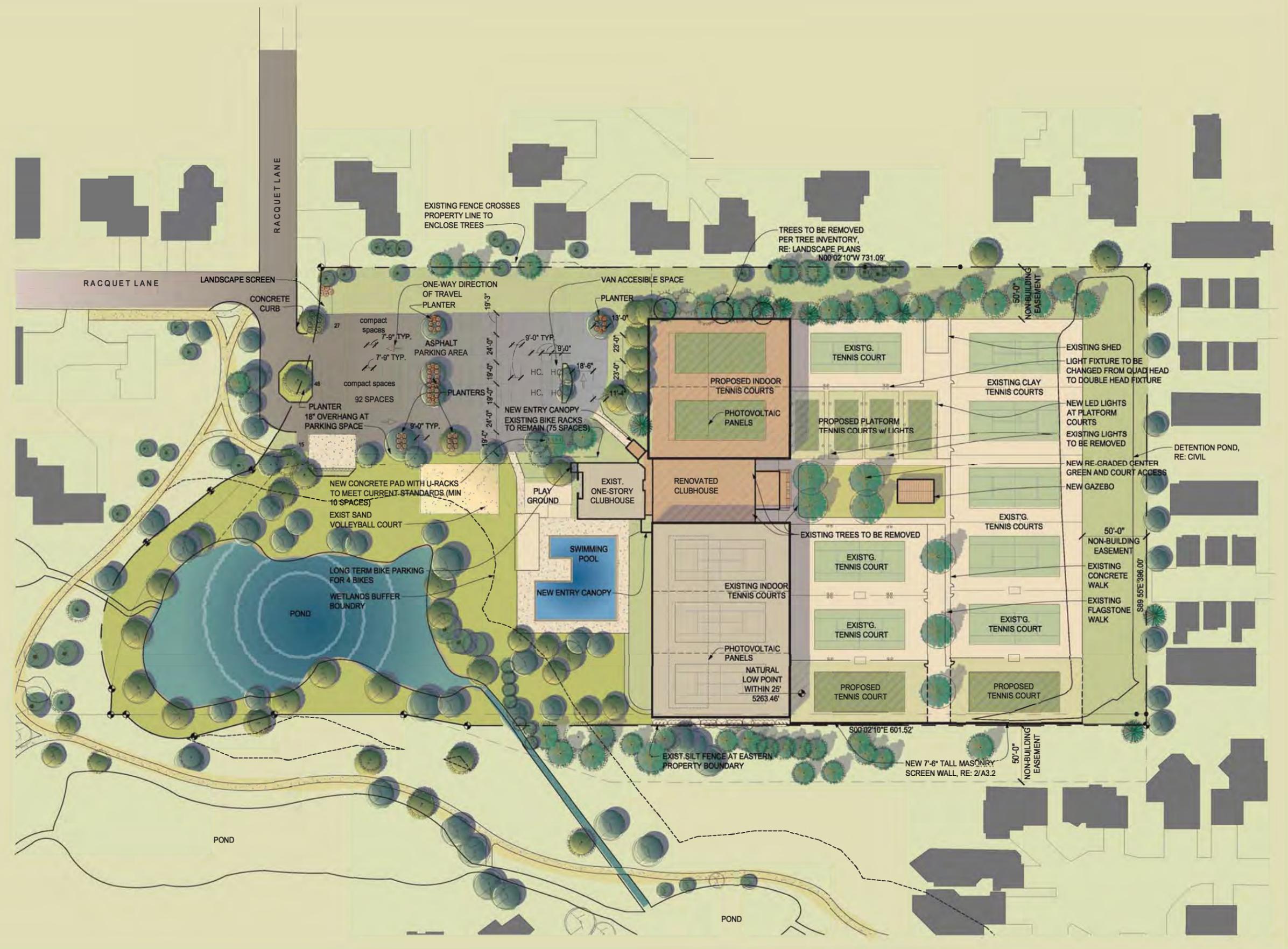
SHEET TITLE:  
**HISTORIC LIGHTING SITE PLAN**

SHEET NUMBER:  
**E3**



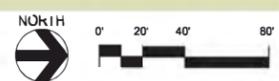
**HISTORIC LIGHTING SITE PLAN**  
1/8" = 1'-0"  
Call Up  
5555 Racquet Lane

**MEADOWS SWIM & TENNIS CLUB EXPANSION**  
5555 RACQUET CT.  
BOULDER, COLORADO



Call Up  
5555 Racquet Lane

**1 SITE PLAN**  
A1.1 1" = 40'-0"

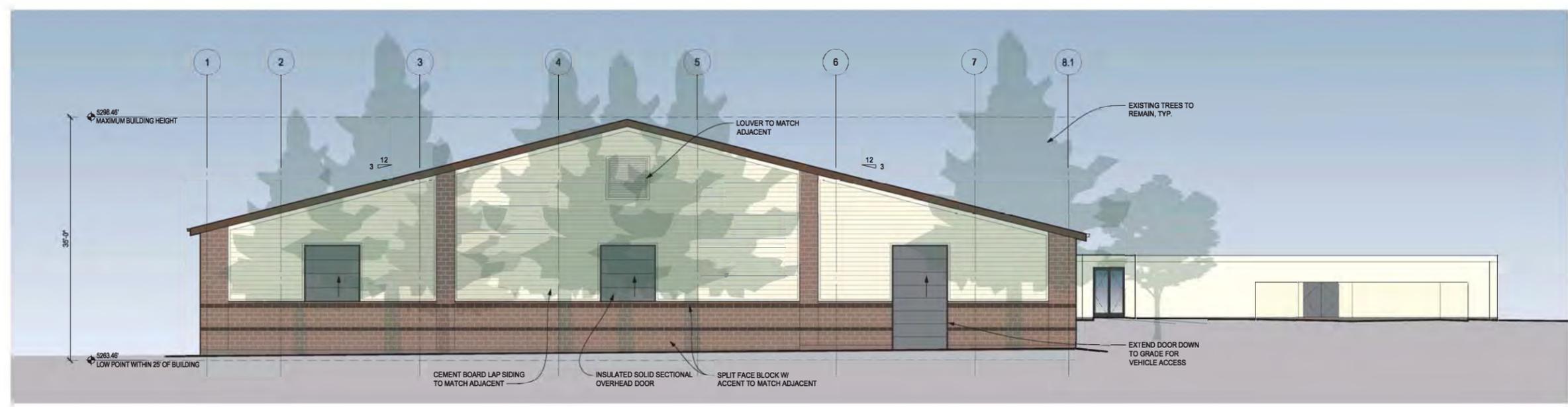


PROJECT NO.	
ISSUE DATE	11-3-14
REVISIONS	2-17-15
	7-02-2015
SHEET TITLE	
ARCHITECTURAL SITE PLAN	
SHEET NUMBER	

**A1.1**



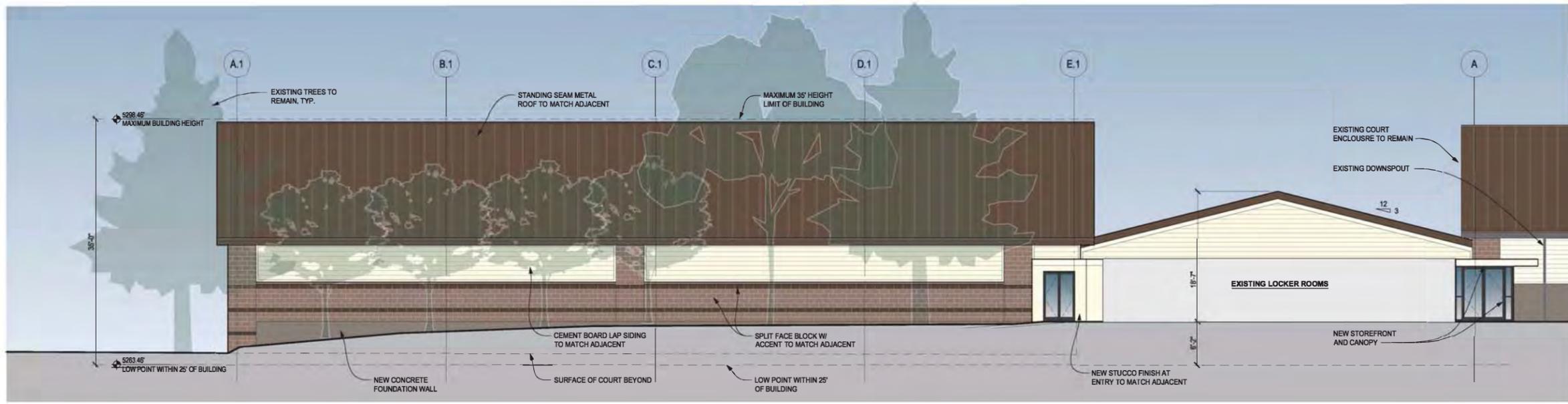
**2 NORTH ELEVATION**  
A3.1 1/8" = 1'-0"



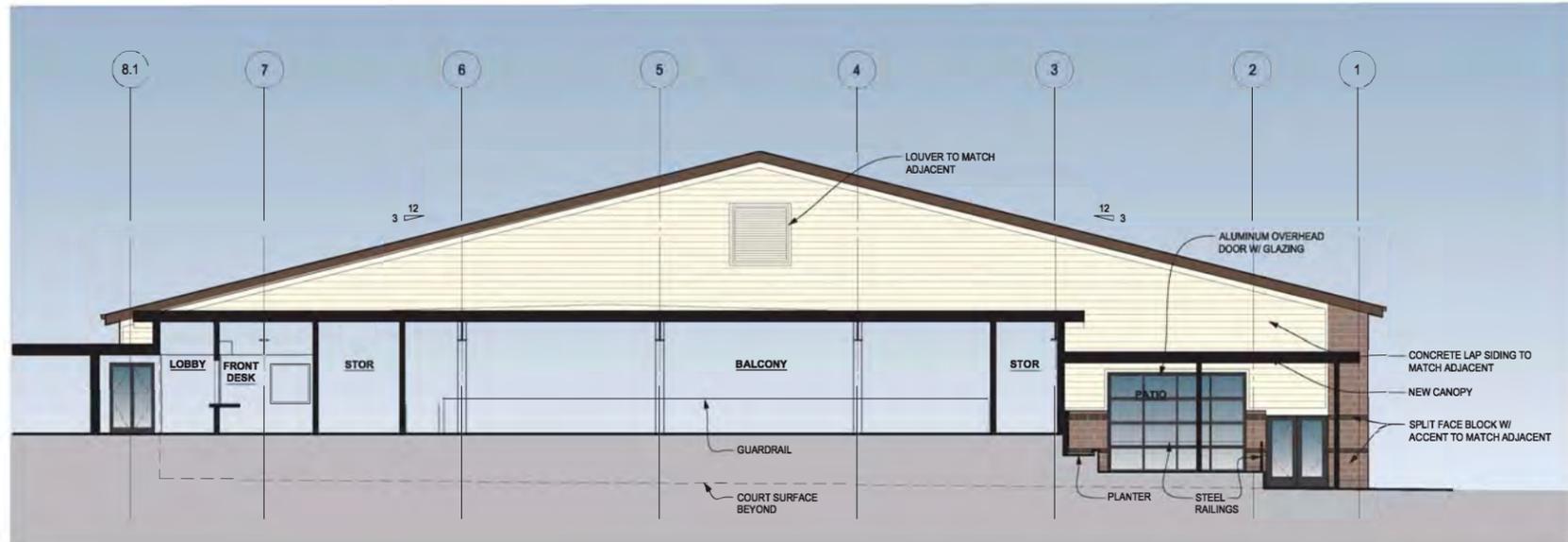
**1 WEST ELEVATION**  
A3.1 1/8" = 1'-0"

PROJECT NO:	
ISSUE DATE:	11-3-14
REV 5 CHG:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	
EXTERIOR ELEVATIONS	
SHEET NUMBER:	

PROJECT NO.	
ISSUE DATE:	11-3-14
REVISION:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET NUMBER:	



**2 SOUTH ELEVATION**  
A3.2 1/8" = 1'-0"  
0' 4' 8' 16'



**1 EAST ELEVATION**  
A3.2 1/8" = 1'-0"

Case #: LUR2014-00095  
& LUR2015-00018

Project Name: Meadows Club Expansion

## CRITERIA FOR REVIEW

Date: October 15, 2015

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 subject property has a BVCP Land Use Designation of LR, Low Density Residential and is consistent with the service area map of the BVCP. Under the BVCP, lower density areas in the older section of the city consist predominantly of single-family detached structures at a density of two to six units per acre. The existing land use designation on the subject site was applied along with a zoning designation of LR, Low Density Residential, when the property was annexed into the City in 1976. At that time, the Meadows Club was the only existing use on the site. The existing RL-2 zoning and LR Land Use Designation were applied at that time in order to allow for the surrounding area to be developed as medium-density residential housing consisting of 125 units. As part of the annexation and PUD approval, the tennis club underwent a Special Review to allow for the continuation and eventual expansion of the use within the context of the planned residential development surrounding it. Acknowledging that the recreational use would not be permitted under RL-2 regulations, but only as a special use within the PUD, the original PUD approval required that "Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."*

*As the use has been approved pursuant to a Special Review and as a PUD, which may be modified pursuant to Site Review and Use Review amendment standards, the proposal has been found consistent with the land use map designation for the site.*

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

- 2.01 Unique Community Identity*
- 2.14 Mix of Complementary Land Uses*
- 2.15 Compatibility of Adjacent Land Uses*
- 2.17 Variety of Activity Centers*
- 2.30 Sensitive Infill and Redevelopment*
- 3.20 Flood Management*
- 8.07 Physical Health*
- 8.10 Support for Community Facilities*

N/A (B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding

the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

*Not applicable. There are no new residential units 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.

*The project meets a broad range of BVCP policies as well as other site review criteria in an economically feasible manner. The improvements proposed to the site as part of this project will complete the expansion of the Meadows Tennis Club as anticipated by the original PUD approval, and will update the PUD approval to allow for the expansion and renovation of the existing clubhouse facility. The applicant has indicated that the necessary funding to construct the proposed improvements has already been obtained.*

**(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 existing tennis club property consists largely of outdoor recreational areas (tennis courts, swimming pool). The proposed landscape improvements would add passive recreational elements to the existing tennis court area in the form of a new patio for the clubhouse and a new landscaped area and gazebo structure to the north of the clubhouse amidst the existing tennis courts. Additional landscaping around the tennis courts and within the parking area will further enhance the existing recreational facilities.*

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.*

✓ (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;

*The proposed project would maintain all existing healthy, mature trees on-site, and also preserves the existing southern detention facility while enhancing the drainage facility located on the north side of the site.*

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

*The original Meadows Club PUD approval included the provision of a 50-foot easement surrounding the club on the west, north and east sides which was intended to act as an open space buffer between the club and the surrounding residential development. The current proposal adds additional landscaping into the buffer area, and also includes provisions restricting vehicular parking within the easement. As part of the original annexation and PUD approval, the owner also created a large outlot which serves as a central park and open space feature shared by the Meadow Glen residents. The proposed project would not impact the existing park adjacent to the site, and remains within the previously established buffer area.*

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

*The majority of the open space provided on site is designed for active recreational purposes. All facilities are compliant with the applicable industry standards. The intent of the original PUD approval was to create a residential development oriented around a central recreational facility, and this project remains consistent with the intent of that facility to provide recreational opportunities.*

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

*The open space easements put in place at the time of annexation and PUD approval for the subject site continue to act as a buffer between the club and adjacent uses, including the adjacent natural areas within the Meadow Glen park/ open space area.*

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

*There are sidewalks connecting the tennis club to 55<sup>th</sup> Street. It is also possible to access the club via multi-use paths running from Baseline to the adjacent open space.*

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

*Not applicable. The Meadows Club itself was originally intended to provide recreational open space within the context of a mixed use development; however, the residential portion of the development has since been completed and the club is now under separate ownership and management. The proposed modifications apply only to the tennis club portion of the development and do not include the residential component; therefore, the proposed project is not considered mixed use.*

**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. The existing parking lot landscaping in the parking area will be upgraded to meet city landscaping requirements, and additional planting will be provided within the 50 foot open space buffer to further mitigate potential noise and light impacts.*

**✓ (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 Meadows Tennis Club site and provides for a variety of plant and hard surfaces (See Landscape Plan, included in packet as **Attachment A**)*

**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 known 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 also adds additional landscaping to the buffer area surrounding the site. The landscaped buffer was required by the original PUD to mitigate impacts to adjacent residents. The landscaping within the buffer currently exceeds city landscaping and screening requirements, and will further exceed city requirements following the addition of new landscaping as currently proposed (See Landscape Plan, included in packet as Attachment A).*

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

*The proposal includes adding new landscaping to the existing parking area, which is the only portion of the site that abuts public right-of-way.*

**(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:

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

*Not applicable, as the street system and site access are already constructed and no new streets of vehicular circulation features are proposed.*

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

*While the parking area is already existing and proposed remain largely the same, the proposed project includes landscaping improvements to the parking area which will serve to slow down vehicles and reduce conflicts with vehicles.*

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

*The existing development has several connections through and between the property, including pathways connecting the property to the adjacent residential development and open space as well as an access easement allowing for public access to the site though the adjacent residential cul-de-sac to the north of the property.*

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

*The overall intent of the original PUD approval was to create a residential development around the existing tennis club so that residents would be provided recreational opportunities within walking and biking distance. The intent of the original approval has*

*largely been successful, as per the applicant's written statement roughly 1/3 of existing memberships are located within .75 miles of the site. As part of the requested parking reduction, the applicant has also indicated that they will communicate to members and participants via email in advance of special events to encourage alternative modes of transportation.*

**✓(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;**

*Per the applicant's management plan, the club has an existing bike rack which can accommodate up to 75 bicycles, and is adding an additional 5 u-racks to the site to further encourage members to ride their bikes to the site rather than drive. The applicant has also indicated that they will communicate to members and visitors in advance of swim and tennis tournaments to consider alternative means of transportation. Standard met.*

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

*As mentioned above, the existing development has several connections through and between the property, including pathways connecting the property to the adjacent residential development and open space as well as an access easement allowing for public access to the site through the adjacent residential cul-de-sac to the north of the property.*

**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 92 existing car parking spaces in order to meet the high demand for parking generated by the existing use, and also provides a total of 85 bike parking spaces across the site (75 existing plus 5 new u-racks).*

## **(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;**

*No changes to the existing parking layout are proposed, and the existing parking area has been deemed to meet the above standard.*

**✓ (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.*

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

*The parking lot landscaping will be brought into compliance with city landscaping standards, reducing the visual impact of the parking area.*

**✓ (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 upgrading parking lot landscaped areas 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 site.*

#### **(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 Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site - Sites 1, 2, and 3. Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use. The original approval of Site 2 permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure), and 4 unenclosed paddle courts. The approval also permitted eight tennis courts to have lowglare outdoor lighting.*

*The existing clubhouse has not changed since the club was annexed. In 2010, the Meadows Club completed the enclosure of the three tennis courts located south of the clubhouse as anticipated in the original PUD approval. The current proposal to enclose the two tennis courts to the north of the clubhouse would complete the indoor tennis facilities anticipated by the original PUD approval. The proposed tennis court enclosure has been designed to be compatible with the clubhouse, and is comprised of single-story, 35' tall gabled roof structure with a simple palette of lap siding with a split face CMU base. The proposed renovation and expansion of the clubhouse would include a new façade on the*

*north elevation, which has also been designed to remain compatible with the existing architectural character of the site.*

**✓ (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 tennis court enclosure is 35 feet in height, which is within the maximum allowable height permitted by the zone district and is consistent with many of the multi-story residential buildings surrounding the site. The clubhouse will remain as a single story, and is significantly lower in height than the existing and proposed tennis court enclosures.*

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

*As discussed above, the original approval of the Meadows Club and Meadow Glen PUD incorporated 50-foot landscaped buffers around the tennis club in order to minimize impacts on adjacent residential properties. These buffers ensure that the new development anticipated by the original PUD approval will not unduly shade or block views of adjacent properties. The proposed site and building layout is consistent with the original PUD approval, and is consistent with existing Solar Access standards.*

**✓ (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 existing tennis club was the first use located in the area that is now the Meadow Glen PUD, and as such was incorporated into the overall design and character of the surrounding residential development. The tennis club has served as a defining feature of the surrounding neighborhood for over 40 years, and the architectural character of the proposed addition is in keeping with the existing character as well as the intent of the original PUD approval. The proposed tennis court enclosure and remodeled clubhouse façade will both incorporate the same lap siding and split-face CMU base that currently exists on site.*

**✓ (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;**

*This project is somewhat unique in that the intent of the original PUD was to provide a buffer around the tennis club so that the club and associated visual/ noise impacts would be separated from the surrounding neighborhood. Given the significant building setbacks as well as the fact that there is only one small corner of the site that borders public right-of-way, there is not really an opportunity to locate building frontages along a public street. The current proposal is in keeping with the intent of the original approval and largely*

*honors the previously approved building envelope except for an extension of the clubhouse building to the north. That being said, the proposed architecture is designed to a human scale and is appropriate given the existing and proposed uses as well as the surrounding context.*

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

*The original annexation agreement and subdivision agreement pertaining to the subject property included numerous required public improvements which have all been constructed. No additional public facilities are required or proposed at this time.*

**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 new residential units proposed.*

**✓ (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;**

*While technically this criterion is not really applicable because the proposed project is not residential, given the surrounding residential context there are a few considerations worth noting. Given that noise impacts associated with the tennis club have been an issue in the past (See **Attachment C** for Background Materials), staff required a noise study by a licensed professional in order to demonstrate that the new and relocated platform tennis courts would not violate the city noise ordinance and that any additional noise generated by the courts would be below the limits permitted at residential property lines (City of Boulder Noise Code limits the noise at a residential property line to 55 dBA during the hours of 7:00 a.m. to 11:00 p.m., and 50 dBA between 11:00 p.m. and 7:00 a.m.). The applicant has provided a noise study predicting the estimated impact of the four proposed platform courts being used simultaneously. The study shows the estimated sound level at 103' (the nearest residential property line) would be 52 dBA. Because the platform courts would cease operation at 10:00 pm per the applicant's management plan, the estimated sound levels would be within allowable noise limits set forth in the Boulder Revised Code.*

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

*The applicant is requesting that existing non-compliant lighting fixtures be allowed to remain and that the new outdoor lighting proposed for the four platform tennis courts be allowed to exceed the 30 footcandle maximum lighting level for private recreational uses set forth in section 9-9-16, B.R.C. 1981 in order to meet IESNA design recommendations for an outdoor tennis court lit by 20 to 25 ft. floodlights, which specify an average of 50 footcandles and a uniformity ratio of 4: 1 or less. The applicant has provided a lighting plan and report in support of their variance request.*

Pursuant to [section 9-9-16\(j\)](#), B.R.C. 1981, a request for a lighting variance is processed through a staff-level administrative review; thus, the lighting variance is not included within the scope of this review. However, staff has found the proposed lighting plan and report preliminarily consistent with the lighting variance criteria, and the recommended conditions of approval for the project include a condition which would require the applicant to submit an administrative lighting variance request prior to building permit issuance. Based on the materials provided by the applicant, staff is supportive of the request for a lighting variance.

The lighting plan submitted with the application shows historic, existing and proposed lighting levels, and demonstrates that the proposed lighting reduces the average outdoor court lighting levels by 34% compared to historic levels (from 7.3 average footcandles historically to 4.8 average footcandles under the current proposal), and reduces the overall lighting impact on surrounding properties by 44% while providing the minimum IESNA industry standard lighting levels for outdoor tennis courts. The proposed photometric plan shows no new impacts on the surrounding property lines from the increased light levels at the platform tennis courts.

**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.*

**✓ (xii) Exteriors of 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 proposed building materials are in keeping with the existing character of the tennis club as well as the surrounding neighborhood. The proposed materials include cement board lap siding on the south and west elevations of the tennis court enclosure and on the north elevation of the clubhouse, split-face block with accent banding around the base of the buildings and standing seam metal roofs. These materials are consistent with the existing structures located on the site, and are in keeping with the character of the development as set forth in the original PUD approval.*

✓ (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 the site is largely built-out, there will be little if any cut or fill needed for the proposed improvements. The existing grade will be largely maintained, with existing drainage patterns to be preserved and enhanced.*

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*

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

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

✓ (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:

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

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

*Not applicable, as the proposed project does not include any residential units.*

- b. The parking needs of any nonresidential uses will be adequately accommodated through on-street parking or off-street parking;

*Standard met. The site has 92 parking spaces available on the site. The applicant has provided a Parking Study indicating that 92 on-site parking spaces are sufficient to accommodate the parking demand for a typical day with either the existing peak demand from 15 courts or a proposed demand of 19 courts (refer to **Attachment A**). The study also indicates that for special events, the estimated parking demand increases to about 130 vehicles based on feedback from the applicant. As recommended by the Parking Study, the applicant has entered into an agreement with the nearby Friends' School (located at the corner of 55<sup>th</sup> and Pennsylvania, approximately ¼ mile from the Racquet Ln. entrance to the project site) for use of 54 off-street parking spaces during special events. This will provide a total of 146 parking spaces for use during special events, which will be sufficient to meet the club's parking needs.*

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

*Not applicable, as the proposed plan is for the expansion of an existing nonresidential use and does not include any new residential units.*

- d. If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and

*Standard met. As discussed above, the applicant has entered into a shared parking agreement with the nearby Friends' School which will allow the club to use 54 off-street parking spaces during special events. The special events (i.e., swim meets and tennis tournaments) are held on Saturdays, so the school will not be in session during those times.*

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

*Standard met. Staff's support of the proposed parking reduction is partially based on the nature of the occupancy, as the applicant has provided a Parking Study based on the existing operating characteristics of the tennis club and has indicated that the proposed expansion of the club house and enclosure of the tennis courts will not increase the number of club memberships. Because the use is subject to an existing PUD and Special Review and is currently prohibited under RL-2 zoning standards, it would not be possible for the use to change to another type of occupancy without a Site Review Amendment and*

*Use Review, in which case the parking requirements would be re-triggered and the new project would need to demonstrate compliance with city parking standards.*

**N/A (L) Additional Criteria for Off-Site Parking**

**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 RL-2 zone district, which is defined in section 9-5-2(c)(1)(B), B.R.C. 1981, as "Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level." The existing indoor athletic facility/ non-profit membership club use is prohibited under current RL-2 zoning district standards; however, the use was approved through a PUD and Special Review in 1976 as part of the initial annexation and development of the surrounding neighborhood and is therefore able to be expanded through the Use Review process of section 9-2-15, B.R.C. 1981.*

*It should be noted that the use is not considered to be nonconforming per the definition of nonconforming uses found in section 9-16-1, B.R.C. 1981, which reads:*

*"Nonconforming use means any use of a building or use of a lot that is not permitted by [Section 9-6-1](#), "Schedule of Permitted Land Uses," B.R.C. 1981, but excludes a conforming use in a nonstandard building or on a nonstandard lot; a legal existing use that has not been approved as a conditional use or a use review use, or a use approved pursuant to a valid special review or use review approval."*

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

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

*The existing Meadows Tennis Club has been in its current location for over 40 years. The tennis club was in fact the first existing use of the area that is now the Meadow Glen PUD. The stated intent of the Meadow Glen PUD was to "provide 125 mixed housing units...which will be situated around an existing recreational facility at the east edge of the Boulder City limits...The development will surround a substantial interior landscaped area which will work in conjunction with the existing recreational facilities." As such, the existing Meadow Glen neighborhood*

*surrounding the tennis club was developed with the intent of using the existing club as an amenity for residents. The club has served this purpose since the surrounding residences were constructed, and continues to serve this purpose today. While not all residents of the meadow Glen PUD are members of the club, the applicant has indicated that roughly 1/3 of current members are located within .75 miles of the site. Following the proposed expansion and modifications to the site, the club will continue to provide recreational and athletic facilities to the surrounding neighborhood and broader community.*

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;

*As mentioned previously, the existing tennis club has been in its current location for over 40 years, and was a central consideration in the development of the surrounding Meadow Glen PUD. The original PUD approval included provisions for the phased expansion of the tennis club, and anticipated the total floor area of the development after the planned build-out (5,650 sq. ft. for the clubhouse, 40,000 sq. ft. for indoor courts and 2,000 sq. ft. for racquetball courts). The original approval also set the maximum allowable number of memberships for the club (three hundred fifty family memberships, fifty single memberships and fifty junior memberships). The current proposal completes the anticipated build-out of the club (with the exception of the racquetball courts, which are no longer anticipated to be built) and expands the clubhouse by 3,398 square feet to reach a total floor area of 8,434 square feet including the existing locker rooms. While the expanded clubhouse will extend beyond the approved building envelope, the area of expansion is still situated between the two previously approved tennis court enclosures and will therefore not have any visual impact on surrounding properties. In addition, the applicant has stated that there will be no increase in memberships following the proposed expansion (there are currently 400 active memberships, below the approved maximum of 450), and no changes to the existing hours of operation. In response to staff and neighborhood concerns regarding the potential for increased light and noise impacts associated with relocating the existing platform tennis courts and adding two new platform tennis courts, the applicant has provided a revised Photometric Plan as well as an updated Noise Study showing that the proposed changes will result in a net reduction in lighting*

levels across the site and that the club will continue to meet city noise standards following the proposed modifications. In addition, in response to neighborhood concerns regarding parking for special events, the applicant has entered into an agreement with the nearby Friends' School for the use of 54 additional off-site parking spaces during special events. Given that the use has been a part of the existing neighborhood since its construction over 40 years ago as well as the array of supporting documentation that the applicant has provided demonstrating that the proposed changes to the use will not increase any off-site impacts, staff finds that the location, size, design, and operating characteristics of the proposed change to the existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby 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 increasing the capacity of the existing detention facility and improving infiltration.*

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

*The existing tennis club use has been in its current location for over 40 years, and preceded the existing residential development surrounding it. The character of the area is the result of the original PUD and Special Review approval, which intended for the tennis club to act as a central recreational feature around which the residential development would be situated. Given that the tennis club was a planned integral part of the surrounding development, the request to complete the build-out of the club as anticipated by the original PUD and expand the clubhouse while maintaining the existing operating characteristics will not change the predominant character of the surrounding area.*

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.*

**CITY OF BOULDER  
PLANNING BOARD ACTION MINUTES  
October 15, 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  
John Gerstle  
Leonard May  
Liz Payton  
Crystal Gray

**PLANNING BOARD MEMBERS ABSENT:**

John Putnam

**STAFF PRESENT:**

Charles Ferro, Development Review Manager  
Hella Pannewig, Assistant City Attorney  
Cindy Spence, Administrative Assistant III  
David Thompson, Civil Engineer II, Transportation  
Chandler Van Schaack, Planner I  
Jessica Stevens, Civil Engineer II

**1. CALL TO ORDER**

Chair, **A. Brockett**, declared a quorum at 6:05 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **C. Gray** and seconded by **A. Brockett** the Planning Board voted 5-0 (**J. Putnam** absent; **J. Gerstle** did not vote due to being absent from the October 1, 2015 meeting) to approve the October 1, 2015 minutes as amended,

**3. PUBLIC PARTICIPATION**

No one spoke.

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

**A.** Call Up Item: Floodplain Development Permit (LUR2015-00090), 505 27<sup>th</sup> Way

- B. Call Up Item: Floodplain Development Permit (LUR2015-00086), South Boulder Creek Pedestrian Bridge – 3 South Cherryvale
- C. Call Up Item: Pearl Place Subdivision (TEC2015-00004) located at 2920 and 2930 Pearl; 2085, 2111 and 2121 30<sup>th</sup> Street. Final Plat to replat the existing site into two lots: one on the south side of the site (2.92 acres) and the other on the north side of the site (1.40 acres). The call up period expires on Oct. 23, 2015.

None of the items were called up.

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

- A. Information Item: Second Review of the Draft Community Cultural Plan
- B. Information Item: Zero Waste Strategic Plan

On a motion by A. Brockett, seconded by C. Gray, the Planning Board voted 6-0 (J. Putnam absent) to continue Matters 5A and 5B to the October 22, 2015 Planning Board meeting.

**6. PUBLIC HEARING ITEMS**

- A. AGENDA TITLE: Concept Plan (case no. LUR2015-00053) for redevelopment of a 1.85-acre site located at 2751 and 2875 30<sup>th</sup> Street within the BT-1 zoning district. Referred to as “The Boulder Junction Rowhouses” the proposed residential development is located in Phase 2 of Boulder Junction and would consist of 32 attached residential units split between four, 4-story, 37’ tall rowhouse buildings totalling roughly 66,000 sq. ft. The proposal also includes a large, central open space feature constructed over a structured parking area containing 70 parking spaces.

Applicant: Jason Lewiston

Property Owner: Greenius Boulder LLC as to 2751 30<sup>th</sup> St.; McNeill Family Trust as to 2875 30<sup>th</sup> St.

**Staff Presentation:**

- C. Ferro introduced the item.
- C. Van Schaack presented the item to the board.

**Board Questions:**

- C. Van Schaack and D. Thompson answered questions from the board.

**Applicant Presentation:**

Jason Lewiston, with Greenius Boulder LLC, 782 Cherry Street, Denver, the applicant, presented the item to the board.

**Board Questions:**

**J. Lewiston**, the applicant, answered questions from the board.

**Public Hearing:**

No one spoke.

**Board Comments:**

**Key Issue #1: Are the preliminary plans consistent with the Transit Village Area Plan (TVAP)?**

- **L. Payton** stated that the project complies with the TVAP guidelines and is consistent. Parking is underground and would eliminate the curb cut on 30<sup>th</sup> Street. While this project is not a mixed-use project, **L. Payton** stated that currently there is already a large amount of commercial development in other parts of TVAP and that there is not enough family oriented development. She expressed concern that the proposed units will be on the high income level end and that not enough affordable units would be provided.
- **J. Gerstle** generally agreed with **L. Payton**. However, he stated that it is important to have the mixed-use aspect preserved. The project should be an interesting place to walk along and the project would be enhanced with a mixed-use function.
- **A. Brockett** agreed that the project is meeting most of the goals and criteria set by TVAP. 30<sup>th</sup> Street is looking to be a main business corridor and the project needs to comply with the eventual vision of the 30<sup>th</sup> Street corridor which is to become a walkable main street. Therefore, in order to fully meet the TVAP criteria, it is necessary for the project to have a mixed-use component.
- **B. Bowen** stated that the project does not comply with TVAP guidelines due to the lack of mixed uses. The plan calls for 30th Street to be a "business main street" (i.e. retail, office and commercial spaces). This street section in TVAP is proposing zero setbacks and a different cross section than what is shown in this project's designs. Therefore this project is not TVAP compliant.
- **L. May** agreed with previous comments. The TVAP vision plan needs to be maintained. Generally this project does not comply with TVAP at this time.
- **C. Gray** stated that the project complies with the TVAP land use plan. Likes yard spaces in the design. She agrees with L. Payton that the city needs to have more projects that are family friendly. TVAP's goal is to have a mix of housing from small flats to larger family housing. According to the "commuter" survey previously looked at by the Board, participants stated they would want single family house, townhomes or duplexes. This project will meet those needs. Lots of positive things exist within this project and suggested opportunities for creative affordable units rather than the disconnected park space to the south. However, mixed-use would be beneficial as well to include.

- **A. Brockett** likes the townhome aspect and the family friendly housing and open spaces are positive. He suggested that it might be sufficient to add a mixed-use component to just a portion of the 30th Street frontage.
- **L. Payton** stated that in regards to the setbacks, which will be landscaped, that they would be pleasant to walk past.

**Key Issue #2: Access**

- **J. Gerstle** stated the site layout seems reasonable. He stated he would like to see two elements. He would like to see public access to the courtyard if possible. Paths from the north through the middle seem reasonable. The other element would be maintaining the permeability to the public through the site.
- **A. Brockett** stated that it seems unfair to state that the access from 30<sup>th</sup> Street can't be developed until Phase II of TVAP. In order for developers to move forward, access off 30<sup>th</sup> Street is the only answer as long as it conforms to the overall TVAP Plan. While he likes the open space concept that would be shared by all units, he is concerned about the future of the site, after Bluff Street is developed. It would leave underutilized space. Should be designed for the final layout of the site. He suggested taking the garage access to the west side, so the south side could be made into a functional pocket park.
- **B. Bowen** stated relocating the parking garage access to the alley would be an improvement. In regards to the site layout, he would want to see more detail for the future alley as a public right-of-way. He suggested to perhaps flip the parking stalls from the fence line to the building side to anticipate the future though alley. He agrees with **J. Gerstle** in that the center courtyard needs to be permeable and open to the public. In terms of site layout, if there was a strip of retail the same width as the units facing the street that would allow for two-story townhomes over the first floor of retail that could open out onto the central open space. This would also provide more diversity of housing types.
- **L. May** asked if this particular plan is in compliance with city requirements in terms of distance off 30<sup>th</sup> Street and to have access into the proposed site.
  - **D. Thompson** stated no they are not. He stated staff's preference would be to have the curb cut to the north of the site. The access would be supported by the location of the light and traffic study.
- **L. May** stated the access to the site is awkward as currently proposed. He suggested exploring access from north end of Bluff Street. This could potentially enable the addition of another unit at the south end of the block.
- **A. Brockett** said that in light of **D. Thompson's** statement that a street light will be added at Bluff Street in 2017, access would need to be taken from the north side of the project.

- **C. Gray** stated that the applicant and the city staff will need to work out a reasonable access into the parking garage. She stated that she likes the proposed plan. In regards to the alley, more landscaping along the alley and along the north pedestrian access would be beneficial. She stated that she hopes reasonable access to the site can be accomplished.
- **L. Payton** echoed **J. Gerstle's** comments regarding having permeability through the site and being open to public (east/west). She agreed that it would be awkward with the large pavement left over at the access. Perhaps removing that or to put something else in its place.

### **Key Issue #3: Mixed Use**

- **L. May** stated that a mixed-use would give more continuity to the site. The project needs to provide diversity of housing and as many of the elements from TVAP as possible.
- **C. Gray** stated that this is the type of project that is missing from TVAP.
- **L. Payton** agrees with **C. Gray's** comments and suggested that perhaps one way to address the diversity issue would be to take one or two units and split them as affordable units, but not that they are obvious they are affordable units. She stated that more commercial units are not needed in at that site. More residential is needed.
- **B. Bowen** stated that 7 units of affordable housing would be required.
- **J. Gerstle** agreed with **L. Payton** that her suggestion would make the project better.
- **B. Bowen** stated, in terms of mixed-use, that townhouses to the backside of the park over the mixed use would give the diversity needed. For example, he suggested more commercial below on the streetscape and above that opening up to the elevated open space.
- **C. Gray** stated the proposed park gives an opportunity for mixed use.

### **Key Issue #4: Parking**

- **L. May** encouraged reduction in parking for this project. The city does need to achieve the mode shifts of transportation and this project presents an opportunity to do that.
- **A. Brockett** agreed with **L. May's** comments. He suggested a way to accomplish this would be to bundle or have shared parking spots.
- **B. Bowen** agreed with the previous comments and added that unbundling parking would be more effective if it was a mixed use project.
- **L. Payton** supports shared parking. The current plan has excessive parking.

- **J. Gerstle** stated the parking should be unbundled.
- **C. Gray** stated she would like to learn more about their transportation management plan when they return to Planning Board as it could be applicable.

**Key Issue #5: Design, Architecture, Materials**

- **C. Gray** stated the applicant has responded to BDAB's advice. She likes how the buildings have been broken up. She stated some concerns about raising the door stoop and the patterns of the windows have been resolved. Items have been addressed from the FBC aspect as well.
- **L. May** stated this is a big improvement to remove the CMU and simplify the façade. He stated he is concerned with over scale of bricks and would be very resistant to condone their use.
- **B. Bowen** stated the project has come a long way from the presentation in BDAB. He also has concerns with the proposed masonry. The style of bricks proposed will not meet city's energy code without and insulated cavity wall on the interior side. He suggested to the applicant to pay attention to the proportions of masonry to glass which also appear in the FBC. In addition, the differential layers of fenestration are outlined in the FBC as well. He suggested grouping the windows over the door into a pair.
- **A. Brockett** echoed that the project has come a long way with BDAB's advice. He stated that he has no problem with the proposed masonry.
- **J. Gerstle** had nothing to add.
- **L. Payton** shared **L. May's** concerns with size of the masonry. She appreciates the applicant's effort to make the building feel like it belongs in Boulder. She approved of the building's proportions and fenestration. She had a concern with the top of the building because there does not appear to be a real cap except for a railing.
- **L. May** agrees with all of the previous comments.

**Key Issue #6: Re-Zoning:**

- **B. Bowen** stated that it would make sense to rezone and to have land use match the adopted TVAP plan.
- **A. Brockett** stated it would be reasonable to rezone. It is important that TVAP establishes a broad character for 30<sup>th</sup> Street and it is defined as a business main street. He stated that he would support a rezoning to BMS to make that definition more doable. He stated that in his opinion, Bluff Street would need to be built to achieve that.
- **J. Gerstle** stated he would be in support with rezoning.

- **L. Payton** stated she likes the plan as currently proposed. She stated she is not in favor of increasing the development potential and adding more units and having less open space. In regards to TVAP, it does not need to be followed to the letter for each project. She does not support the rezoning.
- **C. Gray** agrees with **L. Payton**. She believes the project is on the right track and a project like this has not been seen before. She stated that the applicant has the choice to rezone, but that she is comfortable with the project moving ahead as is.
- **A. Brockett** stated that BMS zoning does require commercial on the first level. Therefore this exact project could not be done, but it could be similar. He stated that the family friendly aspect is important to him as well.
- **B. Bowen** and **J. Gerstle** both agree that if it were rezoned, it would not preclude a family friendly project.
- **L. May** reiterated that rezoning is the applicant's prerogative.
  - **C. Ferro** stated that an adopted implementation plan for TVAP does exist. In regards to rezoning for Phase II, there is some specific language. He quoted, *“Properties in Phase II that wish to redevelop sooner could do so under current zoning or could request BVCP Land Use designation and zoning changes consistent with the adopted area plan if can be demonstrated that adequate public facilities will be in place concurrent with redevelopment including construction of transportation improvements shown on the connections plan that are necessary to serve the property and connected to the arterial street network , an early action item for plan implementation will be development of a concurrency ordinance that would require adequate public facilities and services to be in place concurrent with redevelopment . Planning Board and City Council may also consider the market absorption of properties with similar uses in Phase I when considering BVCP Land Use and zoning changes for Phase II properties.”*  
**C. Ferro** stated that this intentional language is designed to emphasize the build out of Phase I in advance of Phase II.
- **L. May** stated that the quote reads as though the rezoning cannot be done in a timely manner and that infrastructure needs to be in place before the Planning Board can consider rezoning changes.
- **C. Gray** stated that by advocating for rezoning, it appears that we are asking property owners to aggregate properties. She stated that this could eliminate the smaller projects that contribute to the area. In her opinion, TVAP could benefit from smaller projects as it could break up the massing.

- **B. Bowen** stated that a mixed-use zone should occur in this area and that is what is desired in this area.
- **A. Brockett** agreed with **C. Gray** in her comments regarding smaller projects, but the BMS zoning would not necessarily be a more intense project.

**Summary of Concept Plan:**

No action is required on behalf of the Planning Board. **A. Brockett** gave a summary of the Board's comments to the applicant. One fundamental point is that several Board members feel this project needs a mixed-use component to be compliant with the main street character vision for 30<sup>th</sup> Street. In addition however, several other Board members feel the proposed project with the family friendly component is acceptable. There is openness to rezoning to BMS however there may be some resistance from staff and existing language in the Plan. It is the applicant's decision whether or not to apply for a rezoning. In terms of access and layout, issues with regard to the southern access exist, in particular with Bluff Street. The Board has suggested new site layouts to deal with those issues. And some issues were raised in regards to permeability and parking reduction.

- B. AGENDA TITLE:** Public hearing and consideration of Site and Use Review applications for expansion of the Meadows Tennis Club located at 5555 Racquet Lane within the RL-2 zone district. The proposal includes the renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse; relocation of two existing platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion. The project is reviewed under two separate cases, LUR2014-00095 and LUR2015-00018.

Applicant: Jim Bray for the Meadows Club  
Property Owner: Meadows Club Inc.

**Board Comment:**

**C. Gray** recused herself from this discussion.

**Staff Presentation:**

- C. Ferro** introduced the item.  
**C. Van Schaack** presented the item to the board.

**Board Questions:**

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

**Applicant Presentation:**

**Jim Goldfarb, Meadows Club, Inc., 5555 Racquet Lane**, a member of the Board of Directors of The Meadows Tennis Club, and **Jim Bray, Bray Architecture, 1300 Yellow Pine Ave.**, the architect, presented the item to the board.

**Board Questions:**

**J. Bray**, the architect, and **Don Ash**, with **Scott, Cox & Associates, 6490 Pennsylvania Ave**, the civil drainage engineer and neighbor, answered questions from the board.

**Public Hearing:**

1. **Tom Murphy (pooling time with Ron Berger, Myrl Miller, Don Saunders, Betsey Saunders), 5543 Stonewall Place**, spoke in opposition to the project.
2. **Sally Schneider (pooling time with Tamara Eric), 5547 Stonewall Place**, spoke in opposition to the project.
3. **Jeff Pastore, 5606 Pennsylvania Ave.**, spoke in opposition to the project.
4. **Amir Caspi, 5610 Pennsylvania Ave.**, spoke in opposition to the project.
5. **Andrew Roppel, 880 Racquet Lane**, spoke in opposition to the project.
6. **Mike Fettig, 5525 Friends Place**, spoke in opposition to the project.
7. **Brock Borman, 3150 Iris Ave., #101**, spoke in support to the project.
8. **Jim Doyle, 876 Racquet Lane**, spoke in support to the project.
9. **Janice Branam, 5521 Friends Place**, spoke in opposition to the project.

**Board Comments:**

**Key Issues:**

- **Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?**
- **Is the request for an expansion of the existing indoor athletic facility/ non-profit membership club use consistent with the Use Review Criteria set forth in section 9-2-15(e), B.R.C. 1981?**
- **Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-2-14(h)(2)(K), B.R.C. 1981?**
- **L. May, B. Bowen and J. Gerstle** felt that in general the project is compliant and grandfathered in by the original PUD. In his opinion, the Planning Board does not have much latitude. They stated that perhaps there are some management plan issues that can be addressed.
- **A. Brockett** stated that the neighbors' concerns seem to center around changes that are allowed by-right. There have been additional concerns regarding the size of the club house, which the Planning Board can review. He agreed that the management plan can be mitigated in regards to impact on the neighbors.
- **J. Gerstle** confirmed that these elements are grandfathered in and still valid and the Planning Board has limited capabilities to deal with those grandfathered issues in regards to the proposed new tennis courts and the old tennis courts.
  - **H. Pannewig** stated that what was approved under the old PUD (approval) still remains valid.

- **L. Payton** stated her main concern was with the potential for property damage from drainage and flooding. She stated she agrees with the other Board members, if drainage issues are resolved and if the structures are out of the Planning Board's purview, then it is about the management plan.

**Additional Key Issue: Changes to management plan:**

- **A. Brockett** stated that the overnight events should be addressed in the management plan.
- **L. Payton** was under the assumption an overnight event only happens once a year. She stated that the issue of light leakage should be addressed in the management plan and proposed operable shades.
- **J. Gerstle** stated it would be appropriate to stipulate that the Boulder lighting code, when it becomes effective in 2017, that the older lighting which will not be in accordance with the new code should be brought up to date.
  - **C. Ferro** informed the Board that currently the applicant is not in compliant with current regulations. In this particular case, the applicant would be seeking a variance where some of the light levels would exceed what is in the code today. If the variance is granted, it would not require them to come to full compliance in 2017.
  - **H. Pannewig** could be a condition of approval.
- **A. Brockett** suggested that during swim meets, starting guns not be used and to state this in the management plan.
- **L. May** stated that most of these issues are currently addressed in the management plan. Regarding a non- renewal of the parking agreement with the school, then they would be out of compliance. In his opinion, generally the management plan has addressed most concerns from neighborhood.

**Motion:**

On a motion by **B. Bowen**, seconded by **J. Gerstle**, the Planning Board voted 5-0 (**J. Putnam** absent, **C. Gray** recused herself) to approve the Site Review application LUR2014-00095 and Use Review application LUR2015-00018, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval found in the staff memorandum.

Friendly amendment by **L. Payton** to add a condition requiring that the Applicant install operable shades on the eastern portion of the enclosed tennis courts. Friendly amendment was accepted by **B. Bowen** and **J. Gerstle**.

Friendly amendment **A. Brockett** to add a condition requiring the Applicant to ensure that no starting guns be used at any event on the property. Friendly amendment was accepted by **B. Bowen** and **J. Gerstle**.

C. AGENDA TITLE: Staff briefing and board input regarding the Access Management and Parking Strategy (AMPS).

**Motion:**

On a motion by A. Brockett, seconded by C. Gray, the Planning Board voted 6-0 (J. Putnam absent) to continue the Public Hearing Item 5C to the October 22, 2015 Planning Board meeting.

**7. DEBRIEF MEETING/CALENDAR CHECK**

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 10:17 p.m.

APPROVED BY



Board Chair

10/29/15

DATE

**City of Boulder**  
**BOARDS AND COMMISSIONS MEETING SUMMARY FORM**

<b>NAME OF BOARD/COMMISSION:</b> Human Relations Commission
<b>DATE OF MEETING:</b> Oct. 19, 2015
<b>NAME/TELEPHONE OF PERSON PREPARING SUMMARY:</b> Robin Pennington 303-441-1912
<b>NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:</b> <b>Commissioners</b> – Amy Zuckerman, Shirly White, Nikhil Mankekar, Emilia Pollauf, José Beteta <b>Staff</b> – Carmen Atilano, Robin Pennington <b>Commissioners absent</b> – None
<b>WHAT TYPE OF MEETING (CIRCLE ONE) [REGULAR] [SPECIAL] [QUASI-JUDICIAL]</b>
<b>AGENDA ITEM 1 – CALL TO ORDER</b> – The Oct. 19, 2015 HRC meeting was called to order at 6:02 p.m. by <b>A. Zuckerman</b> .
<b>AGENDA ITEM 2 – AGENDA ADJUSTMENTS</b> – Move Discussion/Informational Item 6.A. Boulder Valley Comprehensive Plan to follow Community Participation; move Action Item 5.B. 2016 Community Event Fund Applications to Discussion/Informational Item 6.A.
<b>AGENDA ITEM 3 – APPROVAL OF MINUTES</b> <b>A. S. White moved</b> to approve the Sept. 21, 2015 minutes with one edit. <b>E. Pollauf seconded.</b> <b>Motion carries 4-0. A. Zuckerman</b> abstained.
<b>AGENDA ITEM 4 – COMMUNITY PARTICIPATION (non-agenda action items)</b> – None
<b>AGENDA ITEM 5 – ACTION ITEMS</b> <b>A. 2015 Community Event Fund Reports</b> <ol style="list-style-type: none"> <li>1. BarrioE - Postponed to the November meeting.</li> <li>2. BMoCA – Jordan Robbins and Nicole Dial-Kay reported on the April 25 2015 Día del Niño event. <b>S. White moved</b> to approve. <b>J. Beteta seconded. Motion carries 5-0.</b></li> <li>3. Boulder Asian Pacific Alliance – Brenda Pearson and Jasmine Santillan reported on BAPA’s 2015 Boulder Asian Festival held Aug. 8 and 9. <b>N. Mankekar moved</b> to approve pending receipt of the final budget. <b>E. Pollauf seconded. Motion carries 5-0.</b></li> <li>4. Boulder Jewish Festival– Cheryl Fellows reported on the Boulder Jewish Festival held on June 7, 2015. <b>N. Mankekar moved</b> to approve. <b>J. Beteta seconded. Motion carries 5-0.</b></li> <li>5. Intercambio Uniting Communities - Lee Shanis of Intercambio and Alison Rhodes from Boulder Parks and Recreation reported on Building Community and Health Through African Dance, five events held in 2015. Acceptance of the report was tabled until receipt of the final budget.</li> <li>6. Veterans Helping Veterans Now – Jennifer Slater and two other representatives of Veterans Helping Veterans Now reported on the 2015 Veterans Awareness Series. <b>N. Mankekar moved</b> to approve. <b>J. Beteta seconded. Motion carries 5-0.</b></li> </ol>
<b>AGENDA ITEM 6 – DISCUSSION/INFORMATIONAL ITEMS</b> <b>A. 2016 Community Event Fund Applications</b> <ol style="list-style-type: none"> <li>1. Boulder Asian Pacific Alliance - Brenda Pearson and Jasmine Santillan presented on BAPA’s 2016 Boulder Asian Festival to be held in August.</li> <li>2. Boulder Jewish Festival - Cheryl Fellows reviewed the proposal for the 2016 Boulder Jewish Festival to be held in June.</li> <li>3. Intercambio Uniting Communities - Lee Shanis of Intercambio and Alison Rhodes from Boulder Parks and Recreation reviewed the proposal for the 2016 Building Community and Health through World Dance series.</li> <li>4. Veterans Helping Veterans Now – Representatives reviewed the 2016 proposal for the Veterans Awareness Series.</li> </ol>

- B. Boulder Valley Comprehensive Plan** – Courtland Hyser and Lesli Ellis from the Boulder Valley Comprehensive Plan presented an update on the plan to the commission.
- C. Inclusive and Welcoming Community Work Plan** – **S. White** and **E. Pollauf** participated on the committee for the Community Perception Assessment consultant selection and **A. Zuckerman** and **S. White** met with consultant Hillard Heintze who is looking at policing in Boulder.
- D. Living Wage Update** – C. Atilano gave an update on work of the city staff committee on Living Wage, which will go to the City Manager in late October.
- E. Event Reports** – **S. White** and **N. Mankekar** attended the League of Women Voters Fair Wages Breakfast on Oct. 14 where the Living Wage issue was discussed.

**AGENDA ITEM 7 – IMMEDIATE ACTION ITEMS** – None.

**AGENDA ITEM 8 – Adjournment** – **N. Mankekar moved** to adjourn the Oct. 19, 2015 meeting. **E. Pollauf seconded. Motion carries 5-0.** The meeting was adjourned at 8:14 p.m.

**TIME AND LOCATION OF ANY FUTURE MEETINGS, COMMITTEES OR SPECIAL HEARINGS:** The next regular meeting of the HRC will be Nov. 16, 2015 at the West Senior Center, 909 Arapahoe Ave.



CITY OF BOULDER  
Boards and Commissions Minutes

NAME OF COMMISSION: Open Space Board of Trustees			
DATE OF MEETING: October 14, 2015			
NAME/EXTENSION OF PERSON PREPARING SUMMARY: Leah Case x2025			
NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:			
MEMBERS: Shelley Dunbar, Frances Hartogh, Molly Davis, Kevin Bracy Knight, Tom Isaacson			
STAFF: Jim Reeder, Steve Armstead, Mark Gershman, Bethany Collins, Deryn Wagner, Brian Anacker, Don D'Amico, Marianne Giolitto, Kelly Wasserbach, Cecil Fenio, Leah Case, Alycia Alexander			
TYPE OF MEETING:	<u>REGULAR</u>	CONTINUATION	SPECIAL
SUMMATION:			
<b>AGENDA ITEM 1- Approval of the Minutes</b>			
Tom Isaacson moved the Open Space Board of Trustees to approve the minutes from Sept. 9, 2015 as amended. Kevin Bracy Knight seconded. This motion passed four to one; Molly Davis was absent at the time of the motion.			
<b>AGENDA ITEM 2- Public Participation</b>			
Eileen Monyok, Boulder, spoke in regard to the North Trail Study Area (TSA) process and scenarios.			
<b>AGENDA ITEM 3- Matters from Staff</b>			
Marianne Giolitto, Wetlands and Riparian Ecologist, gave an update on the Boulder Creek Master Plan.			
Brian Anacker, Science Officer, gave an update on his role within OSMP.			
Steve Armstead, Environmental Planner, gave an update on the North TSA.			
Jim Reeder, Trails and Facilities Division Manager, gave an update on ongoing staff projects.			
<b>AGENDA ITEM 4- Matters from the Board</b>			
None.			
<b>AGENDA ITEM 5 – Request for a recommendation to approve the purchase of approximately 24.59 acres of land with one house, associated outbuildings and appurtenant water and mineral rights at 4290 Eldorado Springs Dr. from the Brett D. Trigg Heritage Trust for \$1,600,000 for Open Space and</b>			

**Mountain Parks purposes. An additional expenditure of up to \$100,000 is being requested for immediate needs.**

Bethany Collins, Property Agent, gave a presentation on a possible acquisition.

This item spurred one motion:

**Frances Hartogh moved the Open Space Board of Trustees recommend that the Boulder City Council approve the purchase of approximately 24.59 acres of land with one house, associated outbuildings and appurtenant water and mineral rights at 4290 Eldorado Springs Dr. from the Brett D. Trigg Heritage Trust for \$1,600,000 for Open Space and Mountain Parks purposes, as well as an additional expenditure of up to \$100,000 for immediate needs. Molly Davis seconded. This motion passed unanimously.**

ADJOURNMENT: The meeting adjourned at 8:16 p.m.

ATTACH BRIEF DETAILS OF ANY PUBLIC COMMENTS:

Two members from the public spoke in regard to the Trigg Property.

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

The next OSBT meeting will be Wed. Nov. 16 at 6 p.m. at 1777 Broadway in the Council Chambers

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**October 1, 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  
John Putnam  
Leonard May  
Liz Payton  
Crystal Gray

**PLANNING BOARD MEMBERS ABSENT:**

John Gerstle

**STAFF PRESENT:**

Charles Ferro, Development Review Manager  
Hella Pannewig, Assistant City Attorney  
Cindy Spence, Administrative Assistant III  
Sloane Walbert, Planner I  
David Thompson, Transportation Engineer  
Beth Roberts, Housing Planner  
Jessica Stevens, Civil Engineer II

**1. CALL TO ORDER**

Chair, **A. Brockett**, declared a quorum at 6:04 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **L. Payton** and seconded by **J. Putnam** the Planning Board voted 6-0 (**J. Gerstle** absent) to approve the July 16, August 6, August 20, August 27, September 2, September 3, and September 17, 2015 minutes as amended,

**3. PUBLIC PARTICIPATION**

No one spoke.

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

**A.** Informational Item: TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot line between Lot 6A and Lot 7A of West Rose Hill Replat A to create one lot addressed 927 7<sup>th</sup> Street. The project site is split-zoned Residential - Low 1 (RL-1) and Residential - Estate (RE). Case no. TEC2015-00028.

- B.** Call Up Items: Eben Fine Park rehabilitation and enhancement  
Floodplain Development Permit (LUR2015-00077)  
Wetland Permit (LUR2015-00078)

None of the items were called up.

## **5. PUBLIC HEARING ITEMS**

- A. CONCEPT PLAN REVIEW AND COMMENT:** Request for citizen, staff and Planning Board comment on a proposal to redevelop the property located at 3303 Broadway with an approximately 83,000 square foot 3-story building multi-use building with below-grade parking. The building is proposed to include 94 residential units, coffee shop, community room, fitness center and office space for micro and co-working offices. Proposed residential units will consist of 55 efficiency units (less than 475 square feet), 23 one-bedroom units and 16 two-bedroom units. The applicant seeks to amend the Boulder Valley Comprehensive Plan (BVCP) land use designation and rezone the property to Residential – High 3 (RH-3).

Applicant: Margaret Freund, Fulton Hill Properties

Property Owner: Mental Health Center of Boulder County

### **Staff Presentation:**

**C. Ferro** introduced the item. **C. Ferro** stated that the concept plan for 3303 Broadway and the concept plan for 2801 Jay Road will be heard separately. He clarified that there would be two public hearings.

**S. Walbert** presented the item to the Board.

### **Board Questions:**

**S. Walbert** answered questions from the Board.

### **Applicant Presentation:**

**Margaret Freund**, with **Fulton Hill Properties, 3139 7<sup>th</sup> St.**, the applicant, and **J. V. DeSousa**, with **J.V. DeSousa, LLC, 2510 47<sup>th</sup> St.**, the architect, presented the item to the Board.

### **Board Questions:**

**S. Walbert, C. Ferro, H. Pannewig, M. Freund** and **J. DeSousa**, answered questions from the Board.

### **Public Hearing:**

1. **David Rose, 4134 Stone Pl.**, spoke in opposition to the project.
2. **Maureen Taylor, 4382 Apple Way**, spoke in opposition to the project.
3. **Robyn Kube, 4160 Amber Pl.**, spoke in opposition to the project.
4. **Will LeBoeuf, 2994 23<sup>rd</sup> St.** spoke in support to the project.
5. **Greg Smith, 1501 Upland Ave.** spoke in support to the project.
6. **Joe Gibbs, 2010 18<sup>th</sup> St.**, spoke in support to the project.
7. **Bob Crifasi, 3257 Hawthorn Hallow**, spoke in opposition to the project.
8. **Mark Bloomfield, 1720 15<sup>th</sup> St.**, spoke in support to the project.

9. **Bill Williams, 3320 N. Broadway** spoke in opposition to the project.
10. **Tommy Stover, 3310 Broadway St.**, spoke in opposition to the project.
11. **Tim Ryan, 497 Kalmia Ave.**, spoke in support to the project.
12. **Amy Webb, 1032 Hawthorn**, spoke in opposition to the project.
13. **Robert Webb, 1032 Hawthorn Ave.**, spoke in opposition to the project.
14. **Judy Nogg, 1182 Juniper Ave.**, spoke in opposition to the project.
15. **Bill Myeus, with Mental Health Partners, 1333 Iris, Ave.**, spoke in support to the project.
16. **Janine Malcolm, 3346 Hickok Pl.**, spoke in support to the project.
17. **Rich Schmelzer, 1080 Juniper Ave.**, spoke in opposition to the project.
18. **Lisa Jo Landsberg, 2320 Balsam Dr.**, spoke in support to the project.
19. **Peter Mayer, 1339 Hawthorne**, spoke in opposition to the project.
20. **Kevin Gross, 2320 Balsam Dr.**, spoke in support / opposition to the project.
21. **Evan Manee, 3393 O'Neal Pkwy.**, spoke in support to the project.
22. **Eric Budd, 3025 Broadway, St., #38**, spoke in support to the project.

**Board Comments:**

**Key Issue #1:** Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)? Would the project be compatible with the character of the surrounding area?

- All Board members agreed with the staff's analysis.
- **J. Putnam** stated that there is a lot to like in the Concept Plan but it presents some real challenges. This is a good site for residential use. It would be a challenge to find a public use for this location. He likes the mixed use components with commercial amenities in the plan. The micro units are also helpful and useful. It is important to note that there would be no surface parking with this project. He also appreciates the 3<sup>rd</sup> floor setback. The city needs more affordable housing. However, his concern is that it may not be the right location for the proposed development. Proposed density is too high. The plan's lack of affordable housing on-site and the provision of required affordable units off-site are not in tune with the current Comp Plan update. He felt that this building would stand out awkwardly due to the density in this location. This area is not an area of change, but a place of greater stability. The neighboring context must be taken into consideration.
- **L. Payton** supports staff's conclusions and agrees with the Comp Plan criteria that staff highlighted. In regards to traffic congestion, she visited the site and recognized the traffic issues. Because the elementary school attendance area is so large, the lines for the hug-n-go for the school will not go away and there will be a lot of cars along Hawthorn Ave. into the future. This is a good site for residential, such as family housing. In addition, she added that she was not sure that an RH-3 zoning would fit in that area. In her opinion, she did not think it was a good spot for Commercial because the site is not located at one of the commercial nodes along Broadway; it should be strictly residential. She is sympathetic to those that are in need of affordable housing and remarked that they are competing for housing with highly paid workers from many of the new high-tech firms.

Finally, in her opinion, this location may no longer be good for public use since the city purchased the hospital site and may concentrate public uses there.

- **A. Brockett** stated that there is a real need for housing of different kinds for families and younger people and this project could provide some of that. This is an appropriate site for some kind of attached housing. He stated that he supports the mixed use aspect of the proposed plan. Transit access is good for the proposed location. The primary issue is the proposed density of the site. The applicant is proposing the most intense residential zone in the city. He does not believe the highest density zone should be used where walking opportunities are limited. Walk-ability is a key piece of density. Compatibility with the neighborhood is lacking. Something more of a mixed or medium density project would be better. Would like to see mixed incomes and families as well. He stated that he would like to see a project with less density and to have more quality open space which is lacking. If more density is proposed at this location, he urged the applicant to look at aggressive transportation management strategies.
- **B. Bowen** agreed with the previous comments. When he looks at the volume, scale and mass of the project, he does not have any concerns. He likes how the project is proposing to carve up the volume to make smaller units. Affordability is important and this can be achieved with smaller units. He stated that he likes how Broadway is evolving and creating a nice street frontage. He would like to see this happen all along the Broadway corridor. Perhaps this could be done by changing land use designations all along Broadway. He stated that there is an issue in the city with providing enough affordable housing. He agrees with the idea of placing micro units along the corridor and there needs to be a more diverse spread of unit mix. He stated that is appropriate to have a mix of apartments and family oriented units. His concern focused on the number of cars, not the number of people in that location. He stated he would be more in favor of the Concept Plan if the parking were reduced to offering half a parking stall, rather than 2 per unit, for example. Architecturally, the site plan is well resolved. The arrangement of uses makes sense and he likes mix of uses. The coffee shop is great idea and good to include. He proposed the next step would be to find the right zoning to accommodate the project.
- **L. May** stated that he generally agrees with the previous comments and staff. He stated that the mixed use is good idea in this location and high density housing is appropriate. He doesn't agree with the review process in general, not specific to this project. He stated that these types of decisions need to be resolved at the comprehensive level through the BVCP. A vision for Broadway needs to be developed with heavy engagement with the neighborhoods. That, in turn, will give a predictable path to the neighborhoods and developers for what may happen in the future. **L. May** stated that he would like to see this addressed at the Comp Plan update generally for the Broadway corridor, and then have the applicants come back with a proposal that fits the new vision. Currently this Concept Plan does not comply with the Comp Plan, however if the Comp Plan is revised, it may comply.

- **C. Gray** agrees with **L. May's** comments regarding the Comp Plan and looking at it from a comprehensive standpoint. The zoning proposal is incompatible with the surrounding residential area. The type of zoning **C. Gray** sees as more compatible for this area would be a product that would meet the needs, as identified by in-commuters, for families (i.e. a single-family residence, townhome or duplex). This plan should have unites attractive to families since the proximity is close to a school. In regards to affordable units in the community, ideally inclusionary housing requirements should be met on-site by all projects. However, the code does not allow for the Planning Board to know what the developers' plan is to meeting the inclusionary housing requirements are until the permit is picked up. In regards to the open space issue brought up by a member of the public, she stated that the city's open space and growth management policies have put pressure on housing; however, it has created a compact community that has allowed the city to develop a good transportation system, etc. Another thing that has put pressure on development is the popularity of the University of Colorado that has a lack of housing for the students. We must work with them to house students, faculty and staff. In terms of this Concept Plan, the Public zoning is not compatible with the proposed project, but it is compatible with residential, public and non-profit use.

**Key Issue #2: Flood**

- **L. Payton** asked whether historical flooding events should be considered in our analysis of this project, since we know that this site floods from existing data and photos. The proposed parking garage would be affected by a flood despite the proposal to build under the regulations of the 100 year floodplain. She stated that it could wait for site review to discuss what is realistic.
  - **S. Walbert** stated that under the current regulations, the developers would have to flood proof the garage. It would need to be demonstrated that water would not enter the garage.
- **J. Putnam** stated that the Planning Board will be looking at site review and Comp Plan criteria. The Board would need to look at spillover affects in neighboring properties. Flooding is something that the Board will need to evaluate in future reviews.
- **L. May** stated that when the Board looks at the criteria modifications, whether they are in the Boulder Revised Code or the Comp Plan, the Board will need to review the flood criteria. Look at history of what has flooded and if it can still be affected. This has not been adequately reviewed.

**Summary of Concept Plan:**

The Board agreed that there is a general interest in seeing residential at the proposed location. Nearly all Board members were in favor of multi-family residential. A lower intensity is recommended by the Board for compatibility with the existing neighborhood. From a flood perspective, the Board felt it was critical to look at those issues carefully. There was a general feeling that RH-3 was not an appropriate zoning for this site. The Board agreed that undertaking a study or perhaps policy revisions in the Comp Plan would be necessary; however, this would put this project on hold until the changes could be made. The Board offered that they are in

support of a sub-community plan that included a vision for the Broadway corridor going forward. In regards to zoning, the Board suggested a zone in which calculations are based on open space or parking, rather than dwelling units per acre. Overall, the Board was very supportive of staff's position and, while the Board agreed that this is a suitable place for residential development, it is probably more suited to medium density, not high density development.

- B. CONCEPT PLAN REVIEW AND COMMENT:** Request for citizen, staff and Planning Board comment on a proposal to redevelop the property located at 2801 Jay Road with a multi-family residential development consisting of 94 units in eight buildings. The development is proposed as a receiving site to accommodate required affordable housing from a companion development at 3303 Broadway. The applicant seeks to annex the property to the city with Residential - Mixed 2 (RMX-2) zoning and amend the Boulder Valley Comprehensive Plan (BVCP) land use designation.

Applicant: Margaret Freund, Fulton Hill Properties

Property Owner: Colorado District of the Church of the Nazarene

**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:**

Margaret Freund, with Fulton Hill Properties, 3139 7<sup>th</sup> St., the applicant, and J.V. DeSousa, of J.V. DeSousa, LLC, 2510 47<sup>th</sup> St., the architect, presented the item to the Board.

**Board Questions:**

S. Walbert, C. Ferro, H. Pannewig, M. Freund and J. DeSousa, answered questions from the Board.

**Public Hearing:**

1. Carlos Espinosa, 2892 Jay Rd., spoke in opposition to the project.
2. Maureen Taylor, 4382 Apple Way, spoke in opposition to the project.
3. Robyn Kube, 4160 Amber Pl., spoke in opposition to the project.
4. Heather Hosterman, 2823 Jay Rd., spoke in opposition to the project.
5. Wyley Hodgson, 2823 Jay Rd., spoke in opposition to the project.
6. Mick Shopnizz, 2503 Sumac Ave., spoke in opposition to the project.
7. David Ralph 13246 Humboldt Way, spoke in support to the project.
8. Andrea Grant, 4384 Apple Ct., spoke in opposition to the project.
9. Paul Strupp, 4192 Amber Pl., spoke in opposition to the project.
10. Margaret Bruehl, 4192 Amber Pl., spoke in opposition to the project.
11. Paulina Hewett, 2865 Jay Rd., spoke in opposition to the project.
12. Jann Scott, 4145 Autumn Ct., spoke in opposition to the project.

13. **Peter Galvin, 4259 Sumac Ct.**, spoke in opposition to the project.
14. **Matthew Karowe, 2825 Jay Rd.**, spoke in opposition to the project.

**Board Comments:**

**Key Issue #1: Is the proposed annexation, initial zoning and concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP). Would the project be compatible with the character of the surrounding area?**

- **C. Gray** agreed with staff's comment that the proposed use would be inconsistent with the Comp Plan's goals and objectives (specifically policies 2.10, 2.05 and 6.12). It would be better to address development of this property as part of the Comp Plan update, similar to the comments under Agenda Item 5A for 3303 Broadway. The proposed concept plan is incompatible with the surrounding land uses. The higher density proposed is too much and would be incompatible.
- **L. May** agreed with **C. Gray**. He questioned staff as to the history of this parcel being located in Area II. In looking at this area and how it is defined by the roadway, he suggested that this should be moved to Area III based on the typography.
  - **S. Walbert** answered **L. May's** question and said that it has been located in Area II for a number of years, because the existing church was considered to be "urban development." The exact amount of years is not known at this time.
- **B. Bowen** stated it is difficult to define what the best development would be in the proposed area. If development were done at this corner, a mixed income affordable housing would be a good fit for that site. However, maybe not at the density proposed. In term of design, there are some good comparisons to the newer modern developments. Specifically, the Holiday housing area was a lot more fine-grained in nuance than this proposal. The big parking lot design is not the right solution for this project. He suggested moving the parking to the east side of the property, running all buildings on an east/west axis and possibly incorporating a passive solar access project. In addition, the developer should allow for more ground level apartments. The density proposed now is more that can be accommodated at this location. The applicant should consider an "agriburbia" type development.
- **A. Brockett** agreed with **B. Bowen**. Housing is the right use for the proposed parcel and mixed income would be a good way to go. He also liked **B. Bowen's** village concept which he mentioned. There are no services in the immediate vicinity of the location. Therefore the proposed density should be reduced.
- **L. Payton** agreed with the staff analysis. She stated that she is not sure housing is the right use for the property. She would like to look at this property in the context of the Comp Plan update and use more of a community process to help determine what should be developed at the location. With regard to density, the proposal violates the urban to rural transect. This location is not near employment or transit; therefore, it is not a

suitable site for affordable housing. People would be required to have a car to get around from this location. In regards to the materials proposed, she stated that they are not of good quality but appreciates the mixed housing types proposed. She stated that she did conduct a site visit and accessing the site in a car was “terrifying” with the traffic.

- **B. Bowen** commended the designer for the simple and elegant architecture.
- **J. Putnam** agreed with **B. Bowen**. He stressed that connectivity is a major issue and that the site is isolated by the current infrastructure, from a pedestrian and bicycle perspective. The 205 transit route is only a “thin lifeline” to the site. Even with an enhanced design concept, as described by **B. Bowen**, the applicant would need to put a lot of thought into the infrastructure and connectivity to the site. Fixing the Jay Rd. and 28<sup>th</sup> St. intersection would take a lot of thought and a lot of money. Given that annexation is a discretionary act on the part of the city, development of the property would be done as part of a larger plan. It would be better to determine through a plan whether this property is going to the edge of urban development or located in the middle of a larger development in the future. At this point, it is hard to plan for both possibilities.

**Summary of Concept Plan:**

In general, the Board agreed with staff’s analysis in the memorandum. The Board agreed they would support a lower density development, including the property as part of larger Comp Plan strategies and possibly converting the location from Area II to an Area III.

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

**7. DEBRIEF MEETING/CALENDAR CHECK**

**8. ADJOURNMENT**

The Planning Board adjourned the meeting at 10:17 p.m.

APPROVED BY



Board Chair

10/15/15

DATE