

Please indicate with a checkmark if your property is affected by any of the following:

- Wetland area
- Airport Influence Zone
- Historic landmark designation/district
- Boulder Valley Regional Center (BVRC)
- 100 Year Flood Zone
- North Boulder Subcommunity Plan
- CAGID parking district
- UHGID parking district
- Other local improvement district

Land Use

Please describe the proposed use(s) of the property, including activities conducted on site, number of seats, number of guest rooms, number of residents, number of employees, hours of operation and any other unique operating characteristics. Also, please specify which land use category(ies) in the Schedule of Permitted Land Uses (Section 9-6-1) that most closely describes the proposed use:

Proposed Residential Uses:

- 63 Market Rate Single Family Homes: 138.4 residents
- 2 Permanently Affordable Single Family: 4.4 residents
- 3 Permanently Affordable Duplex: 6 units, 13.2 residents
- 50 Congregate Care Senior Housing Units: 2 employees and 60 residents

Activities:

- Walk connections to neighboring Open Space
- Trail and drainage corridors
- Small passive Pocket Park

Schedule of Permitted Land Use:

- R2-Detached dwelling units, Duplexes
- Congregate Care Facility is a requested use through annexation

Utilities

- Are existing buildings hooked-up to city water? Yes No
- Are existing buildings hooked-up to city sewer? Yes No
- Are there city water mains adjacent the property? Yes No
- Are there city sewer mains adjacent the property? Yes No

Please name any utility districts that currently serve the property: _____

Currently the property has no water or sewer service.
Xcel Energy provides electrical service and Century Link provides communication services

Parking - *see memo attached*

Total # off-street parking spaces <i>existing</i>	standard size _____ (dimensions: 9' x 19')
	small car _____ (dimensions: 7'9" x 15')
	accessible _____ (dimensions: 12'x19'+3')
	bicycle _____ (type: _____)
	other _____ (dimensions: _____)
	TOTAL <u>0</u>
Total # off-street parking spaces <i>proposed</i>	standard size _____ (dimensions: 9' x 19')
	small car _____ (dimensions: 7'9" x 15')
	accessible _____ (dimensions: 12'x19'+3')
	bicycle _____ (type: _____)
	other _____ (dimensions: _____)
	TOTAL _____

Specify % of parking reduction requested _____ % spaces where _____ are required
 Specify % of parking deferral requested _____ % spaces where _____ are required

Setbacks - *see memo attached*

Certain streets are categorized in the city code as Major Streets and have more restrictive setback requirements.

Does your property abut a Major Street? Yes No
 What is the setback requirement? _____

Are any setback variations requested? Yes No
 Please specify request: _____ feet for the _____ yard setback, where _____ feet is required
 _____ feet for the _____ yard setback, where _____ feet is required
 _____ feet for the _____ yard setback, where _____ feet is required
 _____ feet for the _____ yard setback, where _____ feet is required

Are you requesting any other variations to the Land Use Regulations? Yes No
 If so, please list the specific variation(s) requested:

To allow Congregate Care Facility in RL-2 Zone

Projects with residential dwelling units (existing or proposed)

SCC memo attached

	Existing	Proposed
Total # of lots	_____	_____
Size of lots	_____	_____
Total # of buildings	_____	_____
Size of each building	_____	_____
	_____	_____
	_____	_____
Total # of dwelling units	_____	_____
Total # of kitchens	_____	_____
Total floor area	_____	_____
Number of stories	_____	_____
Maximum building height	_____	_____

	Existing	Proposed	Floor Area/unit
Specify the number of units with each bedroom configuration.	_____ ELU*	_____ ELU*	_____ ELU*
	_____ 1 BR	_____ 1 BR	_____ 1 BR
	_____ 2 BR	_____ 2 BR	_____ 2 BR
	_____ 3 BR	_____ 3 BR	_____ 3 BR
	_____ 4 BR	_____ 4 BR	_____ 4 BR
	_____ other	_____ other	_____ other

* *efficiency living unit*

Project density:	Existing	Proposed
Gross units/acre	_____	_____
Net units/acre	_____	_____
Lot area/unit	_____	_____
Total useable open space	_____	_____
Useable open space/unit	_____	_____
Floor area ratio	_____	_____

Is open space reduction requested**? (If yes, specify %) _____

** *Open space reduction requests may only be made for properties in the RH-1 or RH-2 zoning district.*

Projects with non-residential uses (existing or proposed)

	Existing	Proposed
Total # of lots	_____	_____
Total # buildings	_____	_____
Size of each building	_____	_____
	_____	_____
	_____	_____
Total floor area	_____	_____
Floor area ratio	_____	_____
Total building coverage	_____	_____
Number of stories	_____	_____
Maximum building height	_____	_____
Ratio of non-residential floor area to number of parking spaces	_____	_____
Ratio of non-residential floor area to residential floor area	_____	_____

What type of building code occupancy classification is required? _____

Projects with a mix of non-residential and residential uses

In addition to the information above, please describe the proposed project, and any project characteristics or requested variations of the mixed-use project.

MEMORANDUM

BOULDER CREEK COMMONS – FACT SHEET ATTACHMENT

Date: June 18, 2012

Parking:

**Congregate Care Senior Housing
CCSH**

Single Family

Total # off-street parking spaces <i>proposed</i>	standard size - 62 spaces (dimensions: 9'x19')	standard size – 142 spaces (2 per residence) (dimensions: 9'x19')
	small car _____ (dimensions: 7'9"x15')	small car _____ (dimensions: 7'9"x15')
	accessible - 3 spaces (dimensions:12'x19'+3')	accessible _____ (dimensions:12'x19'+3')
	bicycle _____ (type:)	bicycle _____ (type:)
	other _____ (dimensions:)	other _____ (dimensions:)
	TOTAL 65 spaces	TOTAL 142 spaces

Setbacks:

Form and Bulk Standards (see Sheet P2):

Residential Neighborhood Setbacks: (all setbacks measured from R.O.W.)

Setbacks	RL-2-g	60' R.O.W. Street	33' R.O.W. Street
Min front setback	20'	12.5' ***	16.5'
Min front setback to garage	20'	18'	28.5'
Max front yard from street	n/a	n/a	n/a
Max front yard interior	n/a	n/a	n/a
Min side yard from street	10'	14*	14**
Min side yard interior	1' per 2' ht Min 10'	5*	5*
Min total both sides	n/a	n/a	n/a
Min rear yard	20'	15'/**	15'***
Min bulk plane	n/a	n/a	n/a
Building Height	35'	35'	35'

*Up to 3' encroachment into side yard setback for trash can/recycle enclosure, maximum height of 55"

**Up to 10' encroachment into rear yard for patio screen wall, average height of 4'6"

***Lot 1 front setback to R.O.W. is 9.5' due to required curve and tangent of street

Projects with Residential Dwelling Units (Existing or Proposed):

	Existing	CCSH	Single Family
Total # of Units	0	1	68
Size of Lots	NA	111,091 s.f./2.55 ac.	50' x 85' min.
Total # of Buildings	NA	1	68
Size of Each Building	NA	53,302 s.f.	Model A 3,077 s.f. / 4 BR Model B 2,923 s.f. / 4 BR Model C 3,271 s.f. / 3 BR Model D 2,922 s.f. / 4 BR Duplex Unit 1 1,612 s.f. Duplex Unit 2 1,510 s.f.
Total # of Dwelling Units	NA	50	71
Total # of Kitchens	NA	50	71
Total Floor Area	NA	53,302 s.f.	215,579 s.f.*
Number of Stories	NA	2	2
Maximum Building Height	NA	35'	35'

Projects with Residential Dwelling Units (Existing or Proposed): (cont'd)

	<u>Existing</u>	<u>Proposed</u>	<u>Floor Area/Unit</u>
Specify the Number of Units with each Bedroom Configuration	0 - ELU*	0 - ELU*	_____ ELU*
	0 - 1 BR	0 - 1 BR	_____ 1 BR
	0 - 2 BR	3 - 2 BR	_____ 2 BR Duplex Unit 2 – 1,510 s.f.
	0 - 3 BR	35 - 3 BR	_____ 3 BR Duplex Unit 1 – 1,612 s.f. Model C – 3,271 s.f.
	0 - 4 BR	33 - 4 BR	_____ 4 BR Model A – 3,077 s.f. Model B – 2,923 s.f. Model D – 2,922 s.f.
TOTAL		71	

Project Density:	<u>Existing</u>	<u>Proposed</u>
Gross Units/Acre		88 / 22.17 ac. = 3.97 dua
Net Units/Acre		88 / 18.75 ac. ** = 4.69 dua
Lot Area/Unit		4,838 s.f. average per unit / 2,221.8 s.f. CCSH
Total Useable Open Space		14.36 ac.
Useable Open Space/Unit		7,108.20
Floor Area Ratio		0.278:1

Is open space reduction requested**? (If yes, specify %) No

**Floor Area determined using 2 largest floor plans. When the mix of housing is ultimately built, the floor area will be less.*

*** Net acreage determined by removing all roadway R.O.W.'s from total site acreage.*

FLAGSTAFF SURVEYING, INC.

PROPERTY DESCRIPTION

Parcel I: (North portion)

A portion of the Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M., described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M.;

Thence North 0°35' West, 1592.00 feet to the **True Point of Beginning**, Corner No. 1;

Thence North 88°22' East, 1296.93 feet to Corner No. 2;

Thence North 60°11' West, 1503.50 feet to Corner No. 3;

Thence South 0°35' East, 784.80 feet to the **True Point of Beginning**, County of Boulder, State of Colorado.

Parcel II: (South portion)

Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M.; Thence North 0°35' West 1259.00 feet to the **True Point of Beginning**, Corner no. 1; Thence North 88°22' East 1728.15 feet to Corner No. 2; Thence North 0°29' East 71.48 feet to Corner No. 3; Thence North 60°11' West 501.20 feet to Corner No. 4; Thence South 88°22' West 1296.93 feet to Corner No. 5; Thence South 0°35' East 333.00 feet to the **Point of Beginning**,

Except that portion referenced in rule and order recorded November 10, 1993 at Reception No. 1360066, and described in agreement recorded November 15, 1993 at Reception No. 1361390, County of Boulder, State of Colorado.

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