MEMORANDUM

TO:	Planning Board
FROM:	Karl Guiler, Senior Planner/Code Amendment Specialist
DATE:	October 12, 2015
SUBJECT:	CALL UP ITEM: LUR2009-00057: Request for approval to demolish an existing single-family residence and construct a new three-unit, three-story structure with parking located within a ground floor garage. The request includes requested modifications to setbacks (front and sides).

Attached is the disposition of approval (**Attachment A**) to permit the construction of a new three-unit building within the RH-2 (Residential High - 2) zoning district (see Figure 1 below) at 944 Arapahoe Avenue in the vicinity of the West Senior Center and the Boulder Public Library.

Background: The Site Review application was originally submitted in 2009 for a larger, five-unit residential structure requiring Planning Board review and has since been revised to be a more compact, three-unit building in order to minimize impact on the rear of the property (special circumstances described below), decrease potential parking impacts on adjacent properties and result in a building that has a design and massing consistent with the surrounding context.

The context around the project is eclectic and includes a variety of designs and scales. While there are more modern structures than other historic residential neighborhoods and some that are vastly out of scale with their surroundings, the general character of the area remains more historically scaled with most buildings built in the early 1900s (roughly around 1920s).

The 9,375 square foot site (see Figure 1) is located on the south side of Arapahoe Avenue, includes a small single-family residence and is unique in that the rear of the property (south) contains underground piping and infrastructure used by Boulder Fish and Game to collect water from underground springs in the area for diversion to a facility off of Lincoln Place (see Figure 1 below) where fish are raised. The system is old and while there are underground pipes in the rear of the subject site, only a manhole inlet to the pipe system is within easement on the rear southeast corner of the property (see **Attachment B** for approved plans).

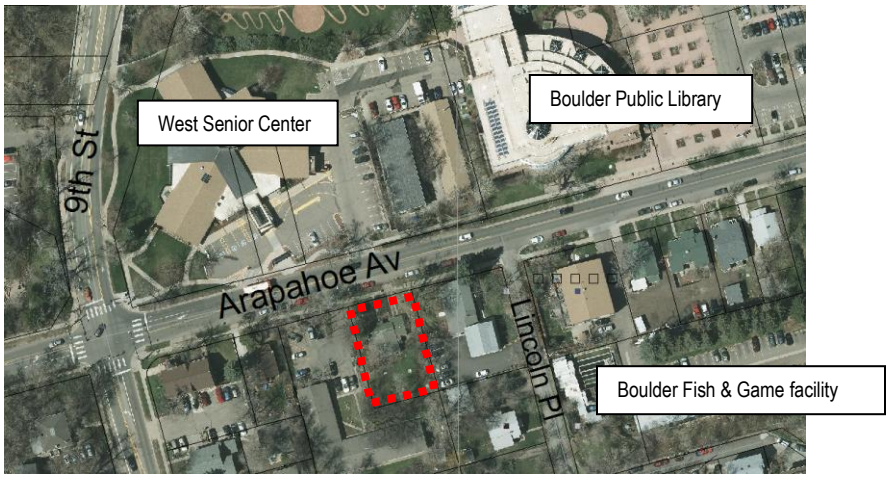


Figure 1- Vicinity Map

Project Proposal: The applicant is proposing to demolish the existing single-family residence (requires Landmarks approval, but has been approved for demolition in the past) and construct a new three-story, three-unit building with parking provided within a recessed enclosed garage. Access would be taken from Arapahoe Avenue as there is no alley access in this location. Setback modifications to position the building closer to the street are proposed in order to move the building away from the rear easement and piping used by Boulder Fish and Game in efforts to minimize impact to the water collection system. The first story parking garage, which aside from the garage entry, designed to be deemphasized, contains five parking spaces and bike parking meeting current requirements. Previous iterations included a parking reduction, but this request has been removed due to neighborhood opposition. To encourage alternative modes of transportation, a Transportation Management Plan (TDM) is included with the approved plans. The two upper stories contain the three units and open space on the lot would be provided in greenspace in the rear yard and elevated balconies.

Review Process: Three units are permitted by-right on the site. However, Site Review is required due to the requested setback modifications.

Project Analysis: Staff has found that the project would meet the Site Review criteria of Section 9-2-14(h), B.R.C. 1981. Staff responses to the criteria can be found in **Attachment D.** In summary, the building is designed with a similar massing, location and materiality as adjacent structures and would appear consistent with the eclectic character of the neighborhood with its use of historic materials of clapboard siding and brick, but with a more contemporary design. Rather than having surface parking and building in the rear, which could impact Boulder Fish and Game pipes and subsurface water flow, the building is positioned closer to the front (similar to other building locations along Arapahoe) to minimize impact. The garage is also designed to minimize subsurface water flow by not being sunken deeper than the current residence's crawlspace. To minimize any aesthetic impact of the garage its door is the minimum allowable width, is setback from the front face of the building and is further deemphasized by two more prominent building entries flanking it. Lastly, the proposed project will be required to meet the city's recently adopted energy code (International Energy Efficiency Code (IECC) plus 30 percent additional efficiency). These standards are considered to be very aggressive with regard to energy efficiency in building design. As a residential project, it is also subject to the city's green points program.

Public Comment: Previous iterations of the project were opposed by some neighbors due to its scale, number of units requests for a parking reduction and solar access exceptions. The project has since been revised to address these concerns. However, latest correspondence with Boulder Fish and Game has continued to express concern about the impact of the project to the flow of ground water with respect to the water collection system. As stated above, staff has found that the project has been appropriately downsized and designed to minimize impact as much as possible on the site as to not impact Boulder Fish and Game's interests. In fact, staff finds that the project as a Site Review project is preferred as it permits the location of the building closer to the street to minimize impact, whereas a by-right project could present greater impacts to water the collection system if the building is set back further from the street or proposed with greater massing.

Next steps:
Staff has attached the approved plans (**Attachment B**) for the Planning Board's review. The proposal was approved by Planning and Development Services staff on **Oct. 12, 2015** and the decision may be called up before Planning Board on or before **Oct. 26, 2015**. Questions about the project or decision should be directed to Karl Guiler at (303) 441-4236 or guilerk@bouldercolorado.gov. Staff will also be available to answer questions from the Planning Board at its Oct. 22, 2015 meeting within the 14-day call up period.

Attachments:

A) Notice of Disposition dated Oct. 12, 2015
B) Approved plans dated Aug. 20, 2015
C) Written Statement dated October 7, 2015
D) Staff responses to the Site Review criteria.

CITY OF BOULDER
Community Planning & Sustainability

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

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department 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:	**944 ARAPAHOE AVENUE**
DESCRIPTION:	**SITE REVIEW to demolish an existing single-family residence and construct a new three-unit, three-story structure with parking located within a ground floor garage.**
LOCATION:	**944 ARAPAHOE AVENUE**
COOR:	**N02W07**
LEGAL DESCRIPTION:	**See Exhibit A**
APPLICANT/OWNER:	**The 944, LLC**
APPLICATION:	**Site Review, LUR2009-00057**
ZONING:	**RH-2**
CASE MANAGER:	**Karl Guiler**
VESTED PROPERTY RIGHT:	**NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:
Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981:

- 16-foot front yard setback when 25 feet required by-right (north side)
- 6-foot side yard setback when 10 feet is required by-right (west side)

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

Approved On: 10-12-15
Date

By: _____
David Driskell, Executive Director of Community Planning and Sustainability

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

Appeal to Planning Board expires: 10-26-15

Final Approval Date: _____

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE 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 DEPARTMENT 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) the development within three years shall cause this development approval to expire.

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans** prepared by the Applicant on August 20, 2015 and the written statement dated October 7, 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. 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 materials and colors, to insure compliance with the intent of this approval.

   b) A **final site plan** detailing all proposed site improvements, including but not limited to site open space, hardscape areas and walkways, building foundation, and bicycle parking locations.

   c) 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 the proposed irrigation system, to insure compliance with this approval and the City's landscaping requirements. The plans must conform to the preliminary Tree Preservation Plan and arborist assessment attached to the approved plans. Any construction that affects the existing trees, including but not limited to foundations, grading, impervious surfaces, and the erection of walls within the vicinity of trees to be preserved that result in unanticipated damage to existing trees, shall require mitigation pursuant to the detailed landscape and tree protection plan.

   d) A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, showing compliance with Section 9-9-16, B.R.C. 1981.

   e) A **detailed parking plan** showing the arrangement, locations, dimensions, and type of parking stalls (including any areas of the site for bicycle parking or reserved for deferred parking) to ensure compliance with this approval and Section 9-9-6, B.R.C. 1981.

   f) A **detailed shadow analysis** to insure compliance with the City's solar access requirements of Section 9-9-17, B.R.C. 1981.

   g) A **final utility plan** meeting the City of Boulder Design and Construction Standards.

   h) A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.

3. Prior to a building permit application, the Applicant shall dedicate to the City, at no cost, the following easement as shown on the approved plans, meeting the City of Boulder Design and Construction Standards, as part of a Technical Document Review application, the form and final location of which shall be subject to the approval of the City Manager:

a) A **public access easement** approximately 2 feet in width along the north property line adjacent to Arapahoe Avenue.

EXHIBIT A

Legal Description

The Easterly half of the Northerly 125 feet of Outlot 1 of Reek's Addition to the City of Boulder, according to the recorded plat thereof and more particularly described as follows: Beginning at the Northeast corner of said Outlot 1; thence Southerly along the East side of said Outlot 1, a distance of 125 feet; thence Westerly, parallel with the North line of said Outlot 1, 75 feet to the North-South centerline of said Outlot 1; thence Northerly parallel to the East line of said Outlot 1 along said centerline, 125 feet to the North line of said Outlot 1; thence Easterly along the North line of said Outlot 1, 75 feet to the point of beginning; County of Boulder, State of Colorado

944 ARAPAHOE

OWNER/DEVELOPER
THE 944 LLC
16495 GRAYS WAY
BOULDER CO
303.440.7999

ARCHITECT
CADDIS PC
1510 ZAMIA AVENUE #103
BOULDER, CO 80304
303.443.3629

CIVIL ENGINEER
THE SANITAS GROUP, LLC
1022 WILLOW PLACE
LOUISVILLE, CO 80027
303.981.9238

TRAFFIC ENGINEER
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
303.442.4338

LANDSCAPE DESIGN
EARTHSCAPED LANDSCAPING
7018 ALADAR DRIVE
WINDSOR, CO 80550
970.690.5415

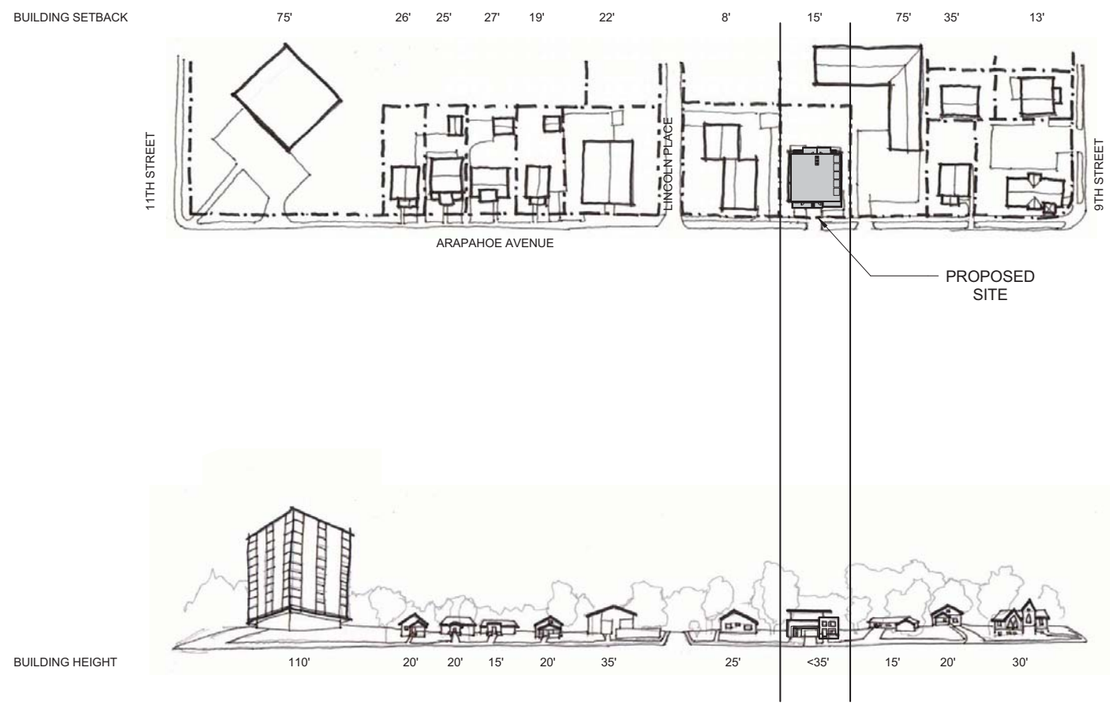
SITE REVIEW RESUBMITTAL
LUR 2009-00057

RESUBMITTAL DATE: 20 August 2015

944 ARAPAHOE AVENUE, BOULDER, CO
RESIDENTIAL REDEVELOPMENT

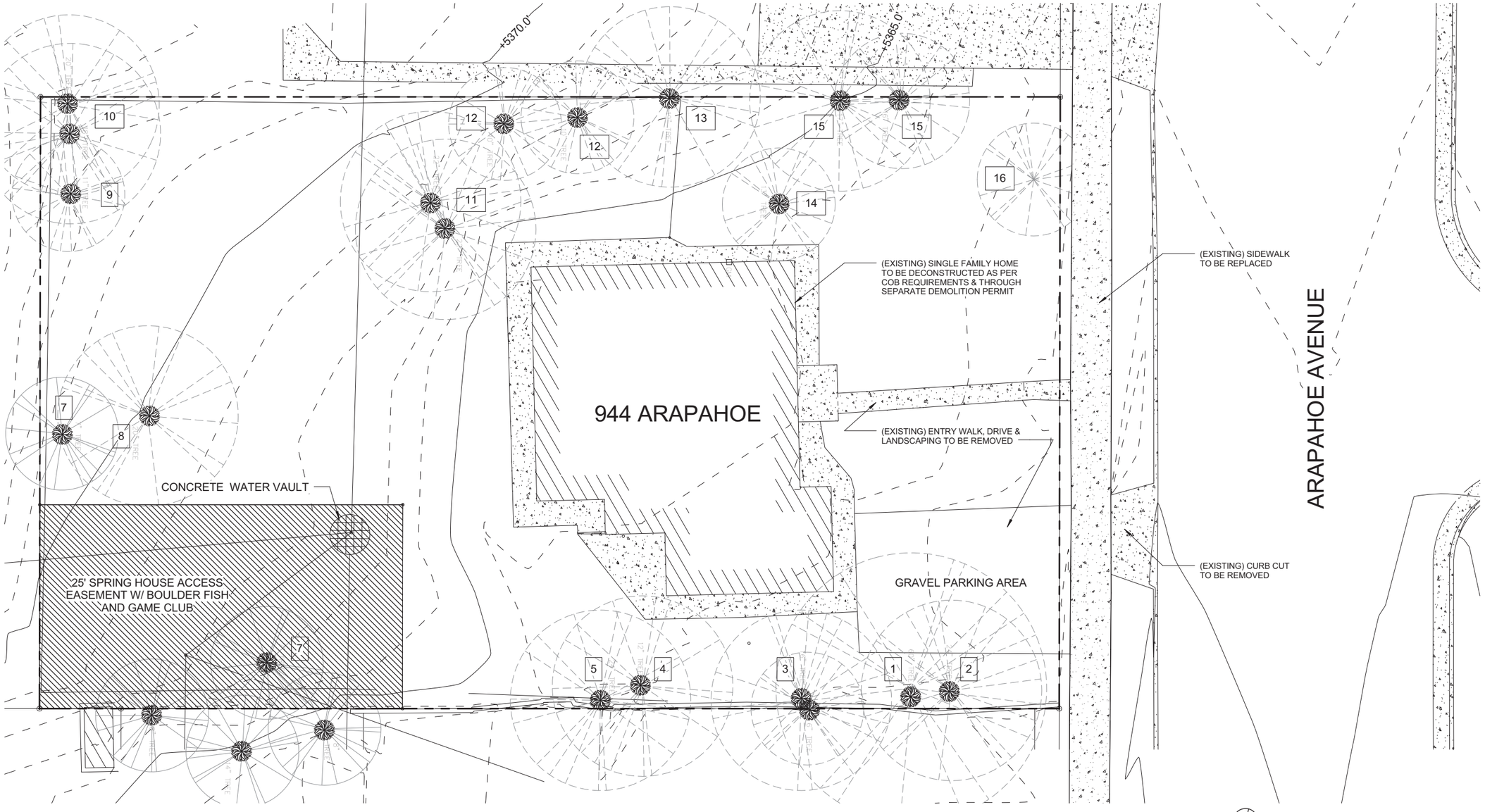
caddis

CIVIC AREA ZONING MAP



SETBACK ANALYSIS

CIVIC AREA & SETBACK ANALYSIS
As indicated
08/20/2015
PROJECT #1408
CADDIS PC



EXISTING TREE INVENTORY

SPECIES	CONDITION	SPECIES	CONDITION
1) WILLOW	REMOVE	9) AMERICAN ELM	DEAD/REMOVE
2) ASH	REMOVE	10) ASH TREES (6)	REMOVE
3) ASH	REMOVE	11) ASH TREE	POOR/REMOVE
4) BOX ELDER	REMOVE	12) POPLAR (2)	DEAD/REMOVE
5) AMERICAN ELM	REMOVE	13) BOX ELDER	REMOVE
6) RUSSIAN OLIVE	REMOVE	14) CEDAR	REMOVE
7) VARIOUS SMALL SPECIES	TRIM	15) ASH (2)	REMOVE
8) ASH	REMOVE	16) PINE	REMOVE

NOTE: INVENTORY PER NELSON TREE SERVICE; SEE PLAN FOR LOCATION AND DIAMETER)

SITE DEVELOPMENT PLAN - EXISTING CONDITIONS

1/8" = 1'-0"

08/20/2015

PROJECT #1408

CADDIS PC

Caddis Architecture, pc.

THE 944 LLC
944 ARAPAHOE
LUR 2009-00057

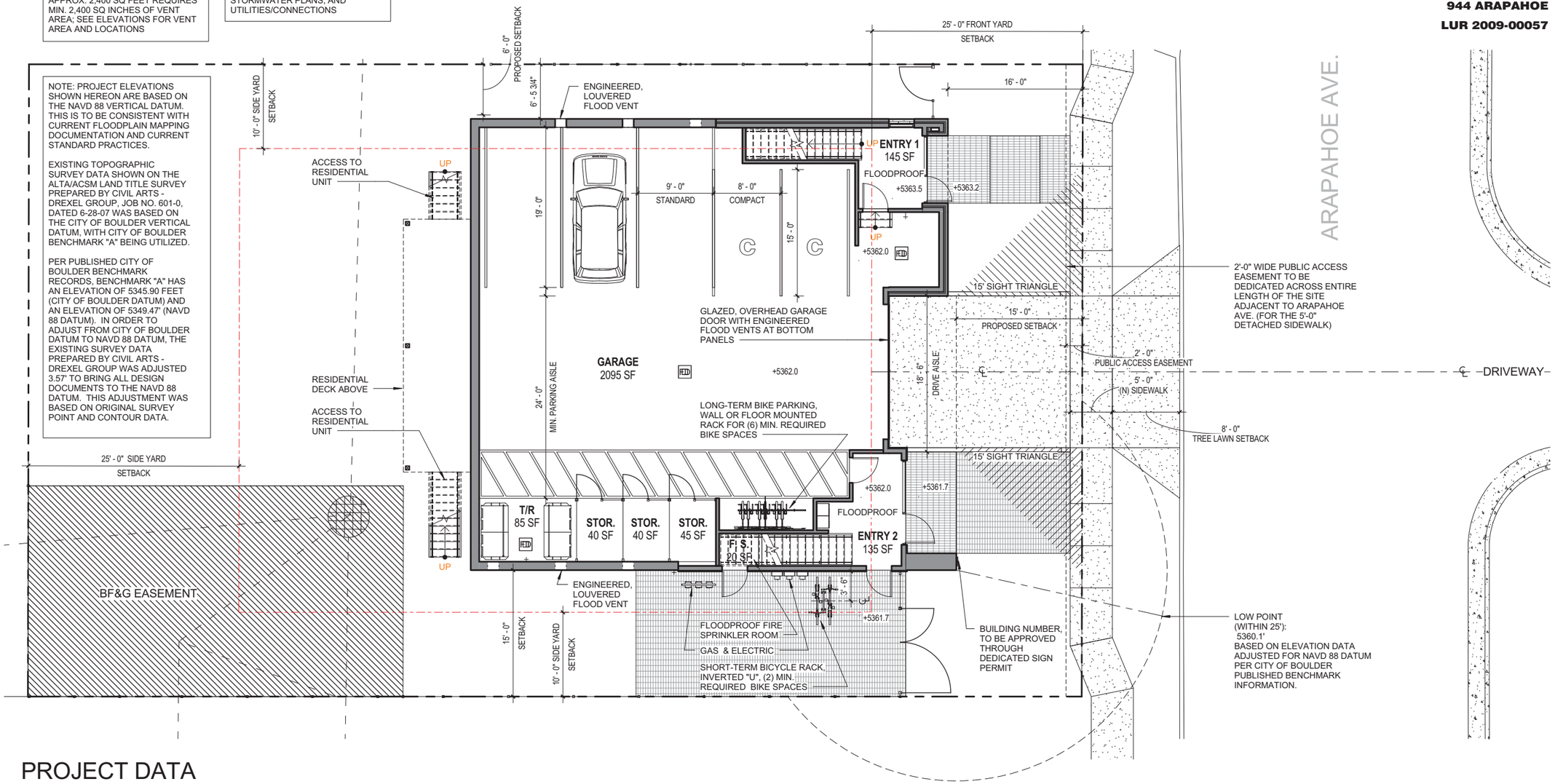
NOTE: FLOOD VENTING FOR GARAGE: TOTAL GARAGE AREA OF APPROX. 2,400 SQ FEET REQUIRES MIN. 2,400 SQ INCHES OF VENT AREA; SEE ELEVATIONS FOR VENT AREA AND LOCATIONS

NOTE: SEE CIVIL PLANS FOR GRADING, BASE FLOOD ELEVATIONS, STORMWATER PLANS, AND UTILITIES/CONNECTIONS

NOTE: PROJECT ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD 88 VERTICAL DATUM. THIS IS TO BE CONSISTENT WITH CURRENT FLOODPLAIN MAPPING DOCUMENTATION AND CURRENT STANDARD PRACTICES.

EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY CIVIL ARTS - DREXEL GROUP, JOB NO. 601-0, DATED 6-28-07 WAS BASED ON THE CITY OF BOULDER VERTICAL DATUM, WITH CITY OF BOULDER BENCHMARK "A" BEING UTILIZED.

PER PUBLISHED CITY OF BOULDER BENCHMARK RECORDS, BENCHMARK "A" HAS AN ELEVATION OF 5345.90 FEET (CITY OF BOULDER DATUM) AND AN ELEVATION OF 5349.47' (NAVD 88 DATUM). IN ORDER TO ADJUST FROM CITY OF BOULDER DATUM TO NAVD 88 DATUM, THE EXISTING SURVEY DATA PREPARED BY CIVIL ARTS - DREXEL GROUP WAS ADJUSTED 3.57' TO BRING ALL DESIGN DOCUMENTS TO THE NAVD 88 DATUM. THIS ADJUSTMENT WAS BASED ON ORIGINAL SURVEY POINT AND CONTOUR DATA.



PROJECT DATA

FLOOR AREAS: (USEABLE, BY AREA)	RESIDENTIAL UNITS	4,195 SF
	COMMON AREAS	710 SF
	GARAGE	2,095 SF
FLOOR AREAS: (GROSS, BY LEVEL)	LEVEL 3	1,853 SF
	LEVEL 2	2,838 SF
	LEVEL 1	2,780 SF
TOTAL AREA (FAR)		7,471 GSF
SITE AREA:	TOTAL	±9,375 SF
FAR:		.80

MODIFICATIONS REQUESTED:SETBACK (FRONT AND WEST SIDE)

EXISTING: SINGLE STORY WOOD STRUCTURE

PROPOSED: THREE STORY BUILDING WITH (3) RESIDENTIAL UNITS AND LOWER LEVEL PARKING

(2) 2 BEDROOM, 1-1/2 BATH (1,345 SF, 1,095 SF)
(1) 3 BEDROOM, 2-1/2 BATH (1,755 SF)

DWELLING UNITS:
ALLOWED BY RIGHT: 3
PROPOSED: 3

PARKING SPACES REQUIRED:	5
PARKING SPACES PROPOSED:	5
COMPACT SPACES ALLOWED:	40%
COMPACT SPACES PROPOSED:	2 (40%)
BIKE PARKING REQUIRED:	6
BIKE PARKING PROPOSED:	6+ (LONG-TERM) 2 (SHORT-TERM)

NORTH

0' 4' 8' 16'

SITE DEVELOPMENT PLAN - PROPOSED

1/8" = 1'-0"

08/20/2015

PROJECT #1408

CADDIS PC

Site Location:	944 Arapahoe, Boulder, CO
Program	**Description**
Facilities and Design:	
1. Protected Walk/Bike Corridor	We have (1) enclosed space on the ground level in the garage for the storage of bicycles. We anticipate the storage of a minimum of 6 bikes in this space on floor or wall mounted racks. The dedicated space is separated from the garage drive aisle by a 5' striped zone. An additional (2) short-term bike spaces are provided at the side yard on an inverted "U" rack. We selected this particular property because of its pedestrian access to amenities such as the Library, grocery store and Downtown Boulder. Residents will not have to use their cars because of the proximity to such great amenities and transportation. If one is leaving the site via bicycle they have two possible routes. The first would be through the garage door for long-term parking and the other will be through the pedestrian gate at the side yard out to the detached sidewalk running on Arapahoe for short-term parking.
2. Traveler Friendly Site Design	There is a transit stop within view of the property, and the project will allow its occupants easy access to many bus and bike routes. The 205 runs down Arapahoe right in front of the property. The property is 1½ blocks from Broadway, which has +/- 15 local bus lines. The Creak path is one block from the site, which then links to multiple bike paths and lanes. There is no bike lane adjacent to the property however ½ block to the East one can cross over to the Library and then have access to the Creak path.
Enhancements and Amenities:	
Electric Vehicle Charging	It will be our intent to install outlets for the future use of plug-in cars and hybrids, and other alternative electric powered vehicles, accessible to all six (5) parking spaces. It will also be potential to power these cars via PV panels being considered for on the roof of the building.

Marketing Strategies and Outreach:	
1. Liaison to GO Boulder	Applicant will provide a point of contact to serve as liaison to Go Boulder. Transportation coordinator will distribute information to tenants provided by GO Boulder, such as the Welcome Kits described below. Michael Hannan, the applicant, shall be this point of contact.
2. Welcome Kits	With assistance from GO Boulder, transportation coordinator will distribute Welcome Kits to new tenants that will include brochures and pamphlets provided by GO Boulder on the bicycle and transit networks and other transportation options. Welcome kits will specifically include a bicycle rider's guide that includes bike routes, rack locations, and other pertinent information, and a bus rider's guide includes information on how to read a bus schedule, where to wait for the bus, and how to use the "bikes-on-buses" program. Transportation coordinator will alert GO Boulder at least one week prior to occupation to allow time to construct Welcome Kit. Applicant will provide 10-Ride Local Ticket Books ($18 cost) for each new resident over 6 years of age to be included in Welcome Kit.
4. Go Boulder Travel Behavior Survey	The applicant will coordinate with or allow GO Boulder to distribute a survey provided by GO Boulder to understand the effectiveness of the TDM programs provided after one year of tenant occupancy. Applicant is responsible to alerting residents upon occupancy that they will be asked to complete a short survey to collect data on travel behavior approximately one year after occupation as it is important to understand the impact of TDM plans on resident travel behavior. Residents are not required to complete the survey, but should be encouraged to do so.

Mitigation Policies:	
1. Unbundled Parking	The current proposal provides with required parking for (3) residential units. With (2) two bedroom units and (1) three bedroom unit. (5) parking spaces are required and provided. The residential units in this proposal are for sale and a rental scenario is not anticipated at this time. However, we are including two unbundled parking scenarios in which parking spaces can be unbundled and sold or unbundled and leased: • Sell to Owner Scenario: There are 3 units and 5 spaces. It is recommended that each unit have one space. The additional (2) spaces can be sold to unit owners. If more than one owner wants the space(s), they can have a lottery. Developer can decide on the value of the spot. If a unit owner doesn't need the space they get with their unit, they can lease it to another resident. • Lease Scenario: Parking is unbundled from unit sales and unit owners pay separately each month for the spot they lease at market rates (estimated $60 - $100 per month). Unit owners have the option of buying a single parking space. If they do not need a parking space they don't pay for it. The additional spaces can be sold to other unit owners. If more than one unit owner wants the space(s), they can have a lottery to see who gets and pays extra for it.
2. Eco Passes	RTD has minimums in regard to size and contracts amount. RTD will not do an Eco Pass contract for a development under 10 units. However, given this is such a small development with little impact, staff would support providing a ValuPass to each unit for three years which would require a financial guarantee to be determined at a later date.

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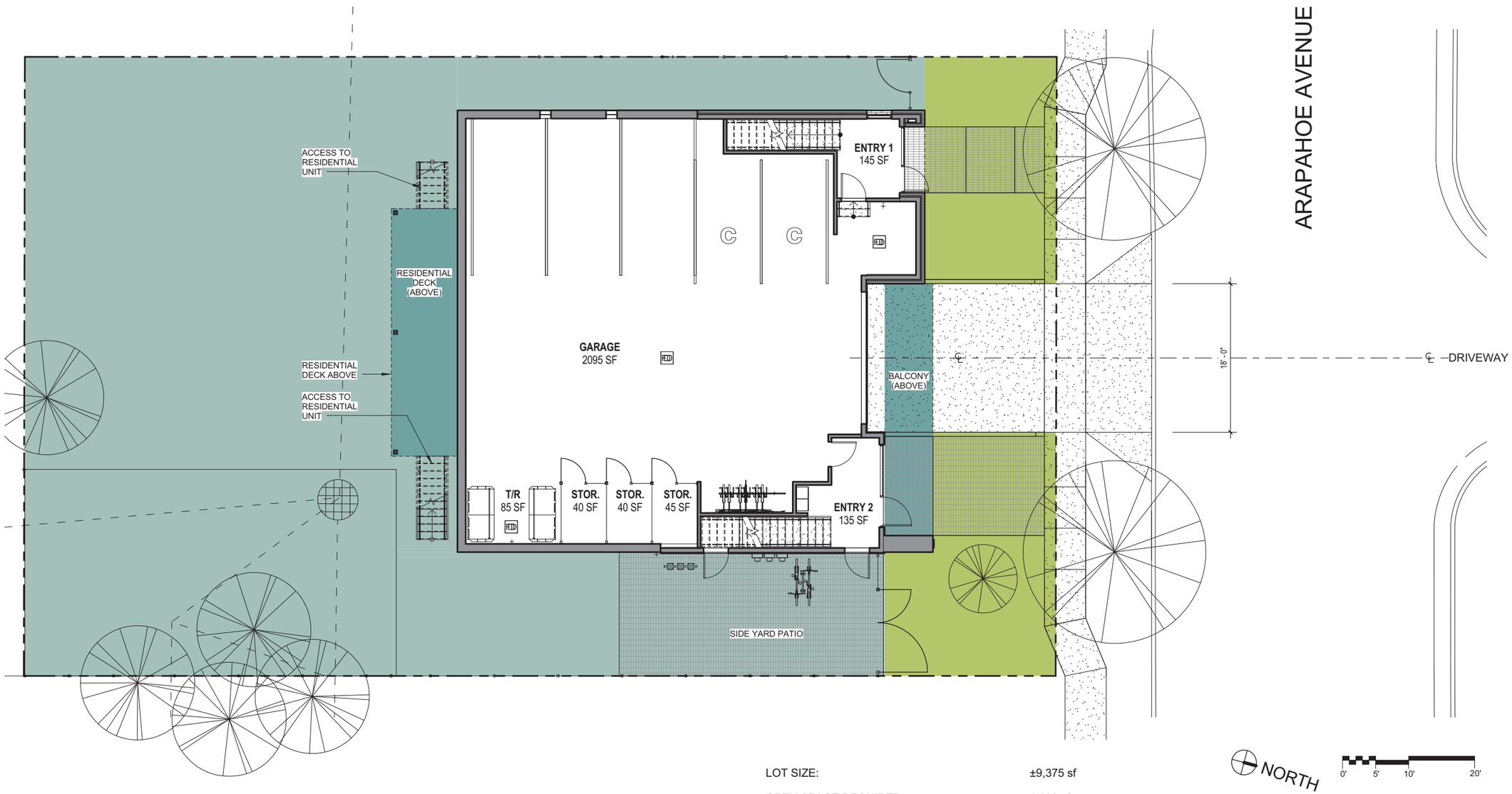
Caddis Architecture, pc.

THE 944 LLC
944 ARAPAHOE
LUR 2009-00057

TDM PLAN



LOT SIZE:	±9,375 sf
OPEN SPACE REQUIRED:	1,800 sf
OPEN SPACE PROPOSED:	6,230 sf
COMMON OPEN SPACE REQUIRED:	300 sf
COMMON OPEN SPACE PROPOSED:	967 sf
TOTAL PATIO AREA:	430 sf
MAX PATIO AREA COUNTED TOWARDS OPEN SPACE:	750 sf
BACK YARD AREA:	2,453 sf
SIDE YARD AREA:	1,254 sf
WELL EASEMENT AREA:	1,126 sf

SITE OPEN SPACE & TDM
As indicated
08/20/2015
PROJECT #1408
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LANDSCAPE AREA CHART

TOTAL LOT AREA	9,375 SF
BUILDING FOOTPRINT	2,845 SF
TOTAL LANDSCAPED AREA	5,822 SF
TOTAL PARKING LOT SIZE	413 SF (DRIVEWAY)
USABLE OPEN SPACE	6,230 SF
TOTAL NUMBER PARKING STALLS REQUIRED	NA (ENCLOSED PARKING)
TOTAL NUMBER PARKING STALLS PROVIDED	NA (ENCLOSED PARKING)
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA REQUIRED	NA
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED	NA

TREE INVENTORY SUMMARY

NUMBER OF EXISTING TREES	24
NUMBER OF TREES REMOVED	22
NUMBER OF TREES IN GOOD CONDITION TO REMAIN	2
TOTAL NUMBER STREET TREES REQUIRED	2
TOTAL NUMBER STREET TREES PROVIDED	2
TOTAL QUANTITY OF PLANT MATERIAL REQUIRED	4 TREES, 20 SHRUBS
TOTAL QUANTITY OF PLANT MATERIAL PROVIDED	5 TREES, 24 SHRUBS

NOTE: SEE EXISTING CONDITIONS PLAN FOR EXISTING TREE INVENTORY

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944 ARAPAHOE
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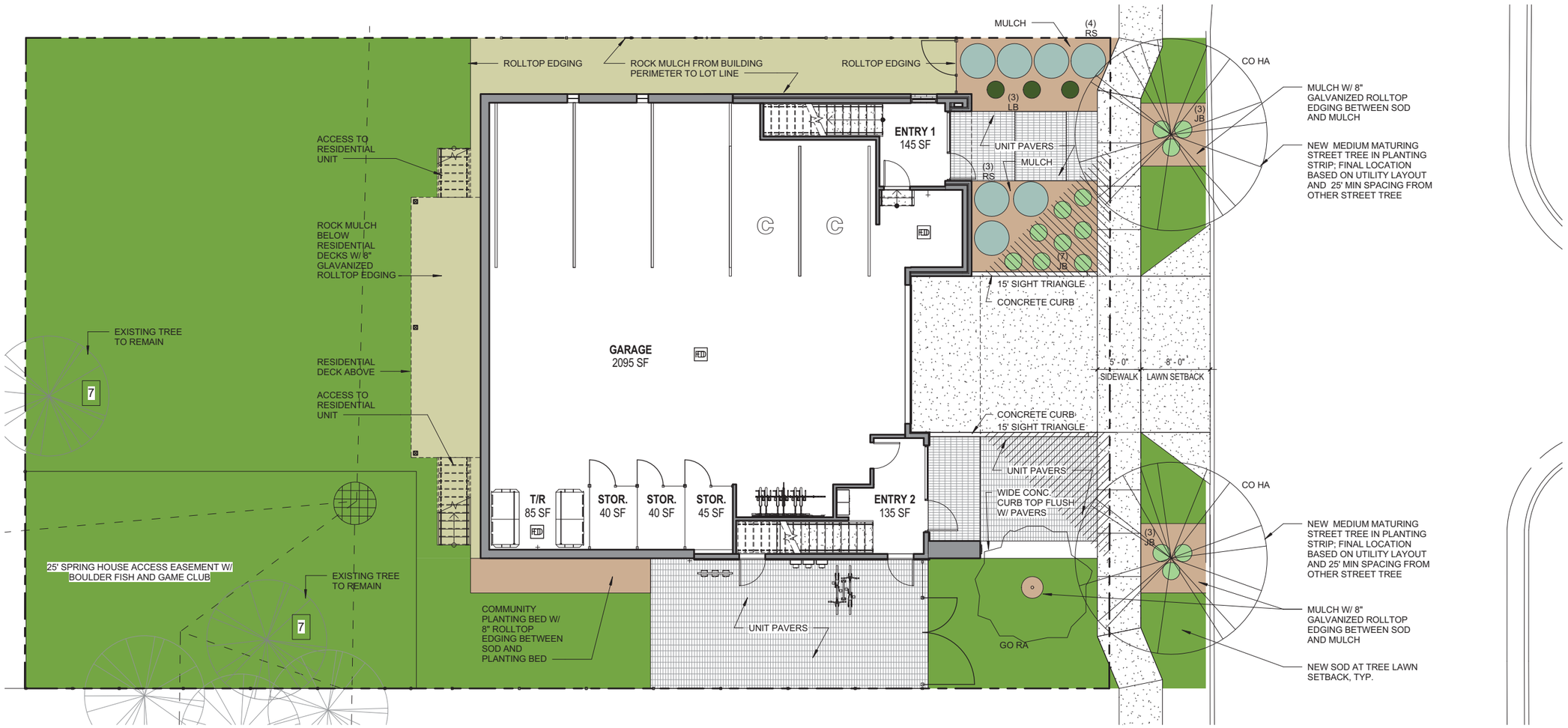


PLAN LEGEND

- GRASS, SOD
- ROCK MULCH
- MULCH

NEW PLANTING LEGEND

SYMBOL	#	ABBR.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT & SPREAD
	2	CO HA	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 IN CALIPER	60' x 40'
	1	GO RA	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2 IN CALIPER	30' x 25'
	14	JB	JAPANESE BLOODGRASS	IMPERATA CYLINDRICA	5 GAL	18" x 18"
	7	RS	RUSSIAN SAGE BLUE SPIRES	PEROVSKIA ARTIPLICIFOLIA "BLUE SPIRES"	5 GAL	48" x 48"
	3	LB	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM "BLAZE"	5 GAL	24" x 15"

NOTE: REFER TO PLAN FOR PLANT SPACING

NORTH

0' 4' 8' 16'

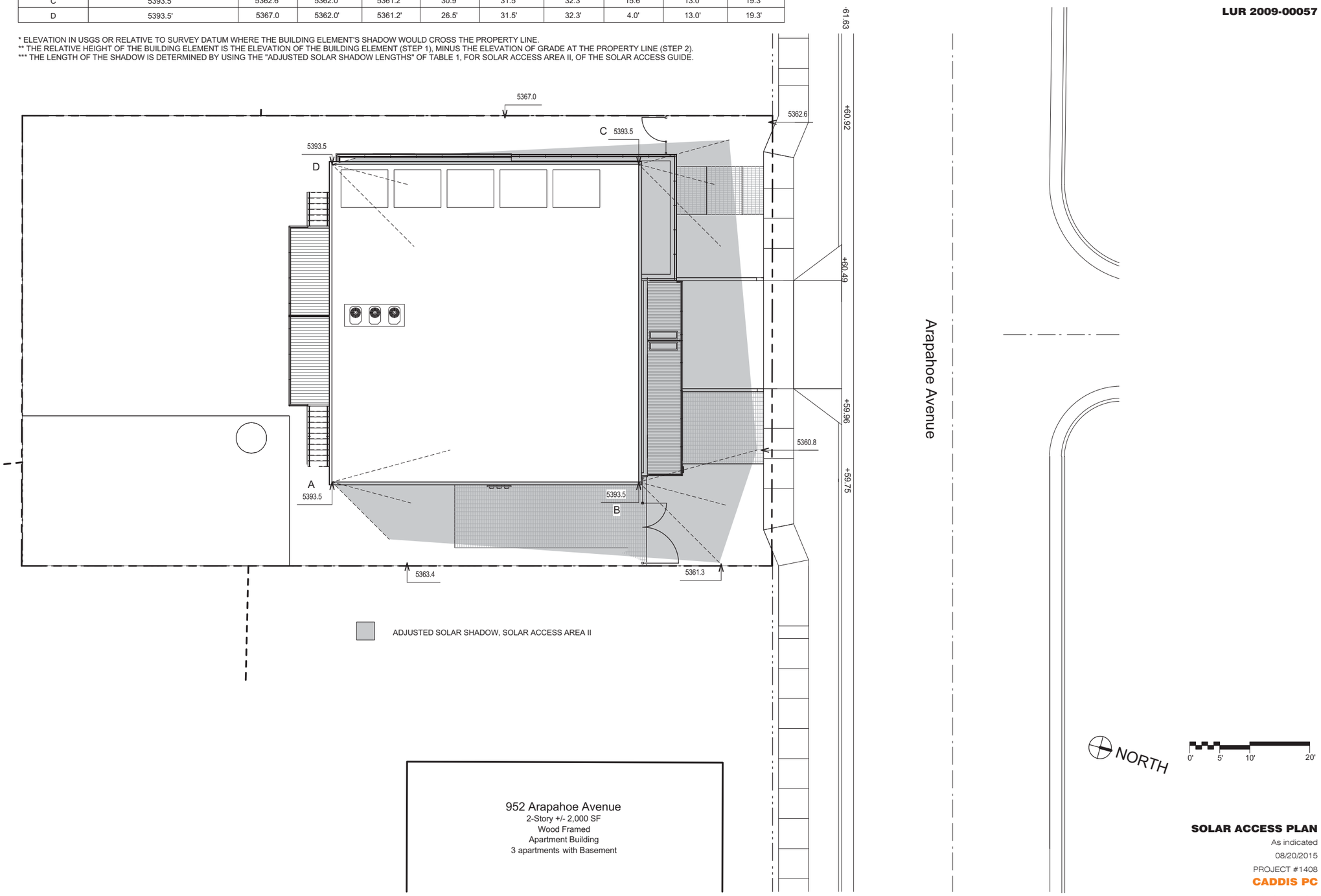
LANDSCAPING PLAN
1/8" = 1' - 0"
08/20/2015
PROJECT #1408
CADDIS PC

SOLAR ANALYSIS WORKSHEET

SOLAR ACCESS AREA II

ROOF ELEMENT	STEP 1	STEP 2			STEP 3			STEP 4		
	ELEVATION OF BUILDING ELEMENT (X)	ELEVATION OF GRADE AT PROPERTY LINE (Y)*			RELATIVE HEIGHT OF BUILDING ELEMENT (H)**			ADJUSTED SOLAR SHADOW LENGTH (L)***		
	(RELATIVE TO USGS OR DATUM)	10:00 AM	12:00 PM	2:00 PM	10:00 AM	12:00 PM	2:00 PM	10:00 AM	12:00 PM	2:00 PM
A	5393.5'	5360.8'	5361.7'	5363.4'	32.7'	31.8'	30.1'	20.4'	13.6'	13.5'
B	5393.5'	5360.8'	5361.0'	5361.3'	32.7'	32.5'	32.2'	20.4'	15.0'	19.0
C	5393.5'	5362.6'	5362.0'	5361.2'	30.9'	31.5'	32.3'	15.6'	13.0'	19.3'
D	5393.5'	5367.0	5362.0'	5361.2'	26.5'	31.5'	32.3'	4.0'	13.0'	19.3'

* ELEVATION IN USGS OR RELATIVE TO SURVEY DATUM WHERE THE BUILDING ELEMENT'S SHADOW WOULD CROSS THE PROPERTY LINE.
** THE RELATIVE HEIGHT OF THE BUILDING ELEMENT IS THE ELEVATION OF THE BUILDING ELEMENT (STEP 1), MINUS THE ELEVATION OF GRADE AT THE PROPERTY LINE (STEP 2).
*** THE LENGTH OF THE SHADOW IS DETERMINED BY USING THE "ADJUSTED SOLAR SHADOW LENGTHS" OF TABLE 1, FOR SOLAR ACCESS AREA II, OF THE SOLAR ACCESS GUIDE.



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As indicated
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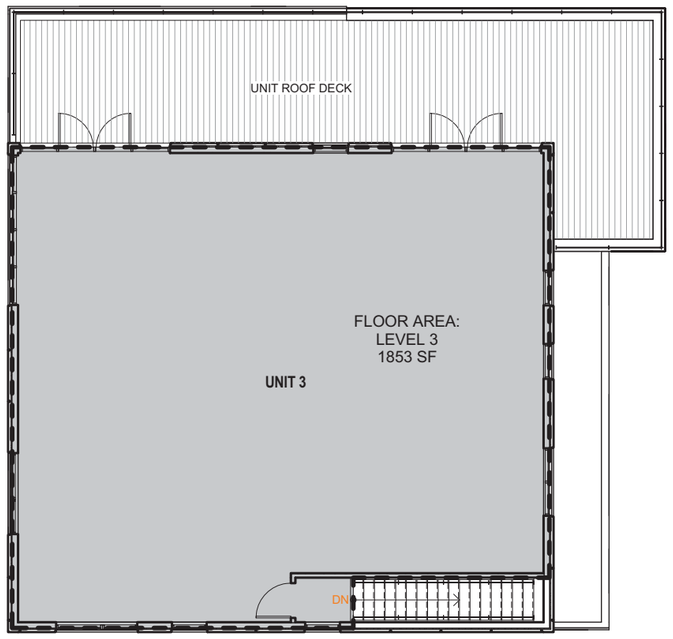
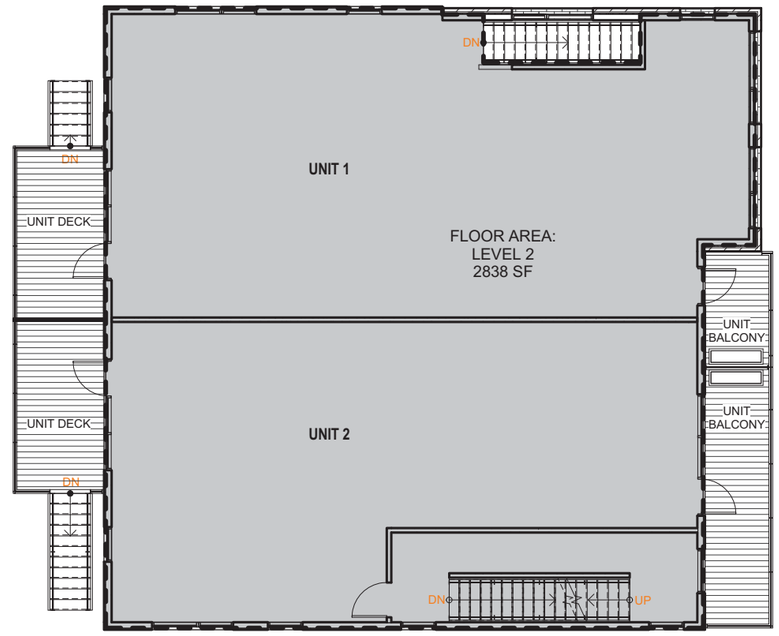
944 ARAPAHOE
LUR 2009-00057



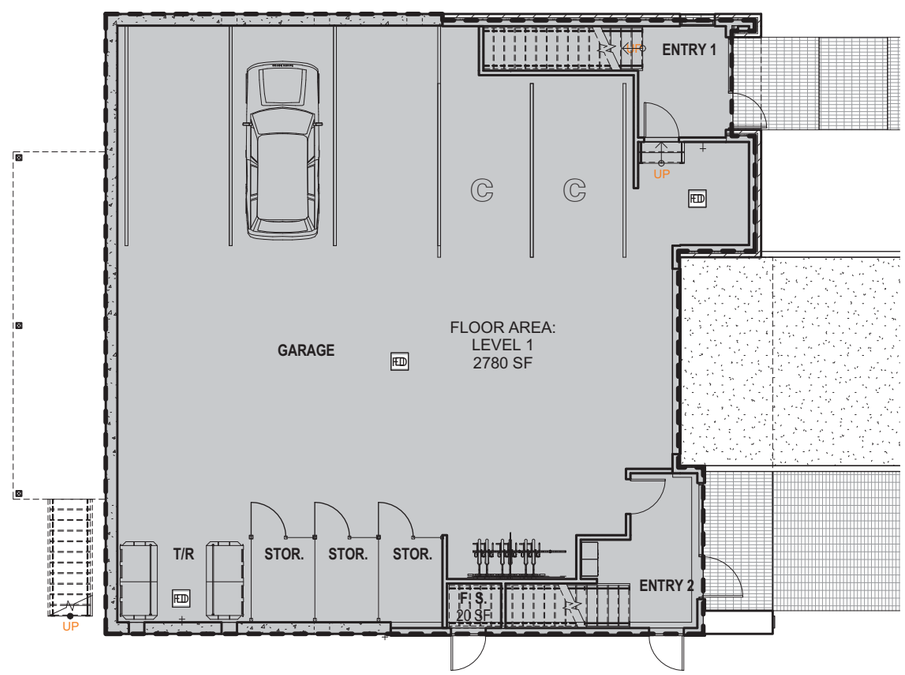
FAR DIAGRAM - LEVEL 3



FAR DIAGRAM - LEVEL 2

NOTE:

SEE SITE DEVELOPMENT PLAN FOR PROJECT DATA INCLUDING FAR CALCULATIONS



FAR DIAGRAM - LEVEL 1

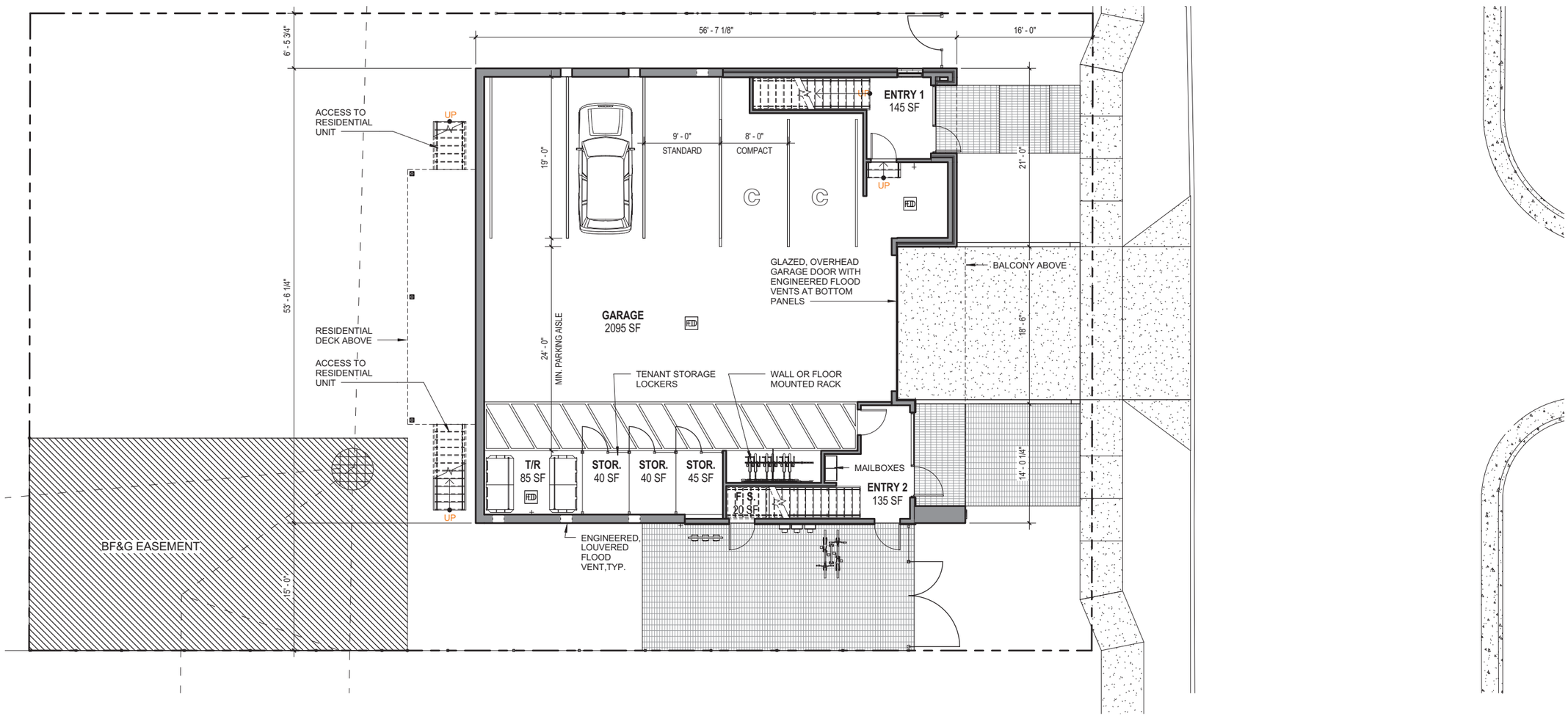
NORTH

0' 4' 8' 16'

F.A.R. DIAGRAMS
1/8" = 1'-0"
08/20/2015
PROJECT #1408
CADDIS PC

Caddis Architecture, pc.

THE 944 LLC
944 ARAPAHOE
LUR 2009-00057



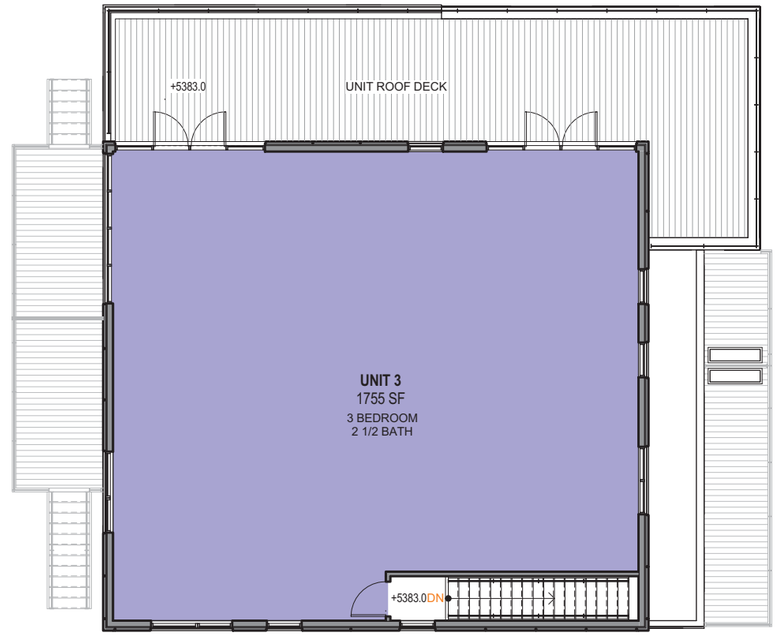
NORTH

0' 5' 10' 20'

LEVEL 1 - GARAGE
1/8" = 1'-0"
08/20/2015
PROJECT #1408
CADDIS PC

Caddis Architecture, pc.

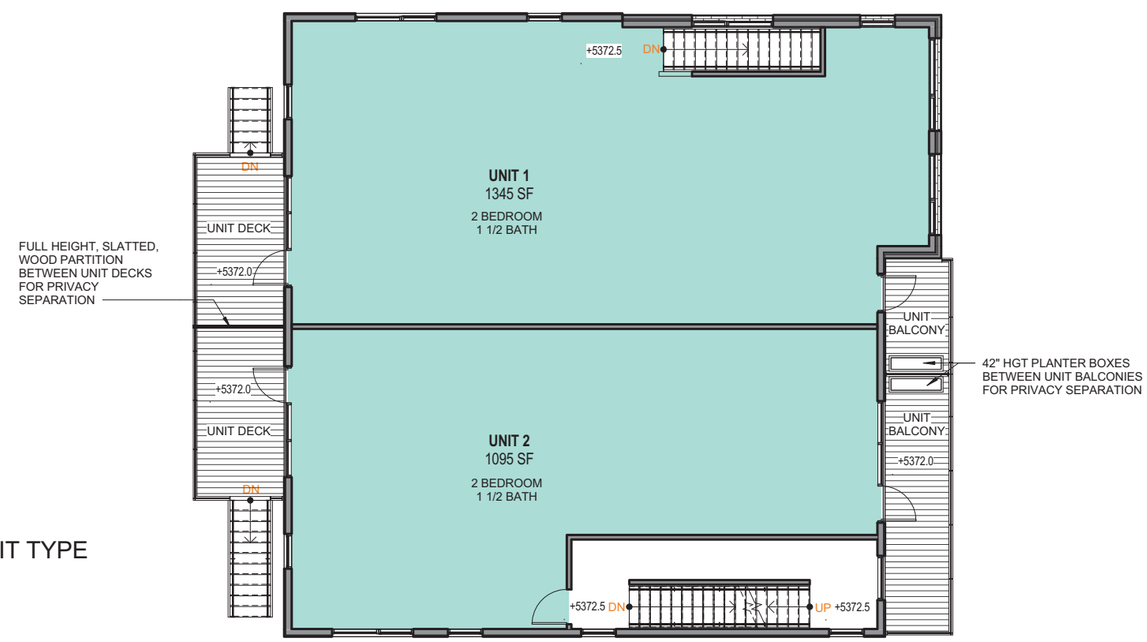
THE 944 LLC
944 ARAPAHOE
LUR 2009-00057



RESIDENTIAL UNIT TYPE

THREE BEDROOM

LEVEL 3



RESIDENTIAL UNIT TYPE

TWO BEDROOM

LEVEL 2

NORTH

0' 5' 10' 20'

LEVELS 2 & 3
1/8" = 1'-0"
08/20/2015
PROJECT #1408
CADDIS PC

Caddis Architecture, pc.

THE 944 LLC
944 ARAPAHOE
LUR 2009-00057

Masonry Axon - Detail

NORTH ELEVATION

EAST ELEVATION

NORTH & EAST ELEVATIONS

1/8" = 1'-0"

08/20/2015

PROJECT #1408

CADDIS PC

Caddis Architecture, pc.

THE 944 LLC
944 ARAPAHOE
LUR 2009-00057

SOUTH ELEVATION

WEST ELEVATION

SOUTH & WEST ELEVATIONS

1/8" = 1'-0"

08/20/2015

PROJECT #1408

CADDIS PC

CHARACTER

TOP LEVEL UNIT SET BACK
FROM LOWER LEVELS

FRONT ENTRANCES AT FRONT YARD SETBACK,
ORIENTED TO ENGAGE PUBLIC STREETSCAPE

RESIDENTIAL SCALE, MASONRY
"TOWNHOUSE" UNIT

MATERIALS

METAL RAINSCREEN SYSTEM AT
LEVEL 3 UNIT

FIBER CEMENT LAP SIDING WITH MITERED
CORNERS AND MINIMAL ACCENT TRIM

TEXTURED BRICK DETAIL

PAVING

PERMEABLE PAVER UNITS AT
SIDE YARD PATIO

NARROW PRECAST UNIT PAVERS AT
FRONT YARD ENTRY WALKS

ONE-THIRD OFFSET OR STACK JOINT AT UNIT
PAVERS AT FRONT YARD ENTRY WALKS

PLANTING

JAPANESE BLOODGRASS

RUSSIAN SAGE BLUE SPIRES

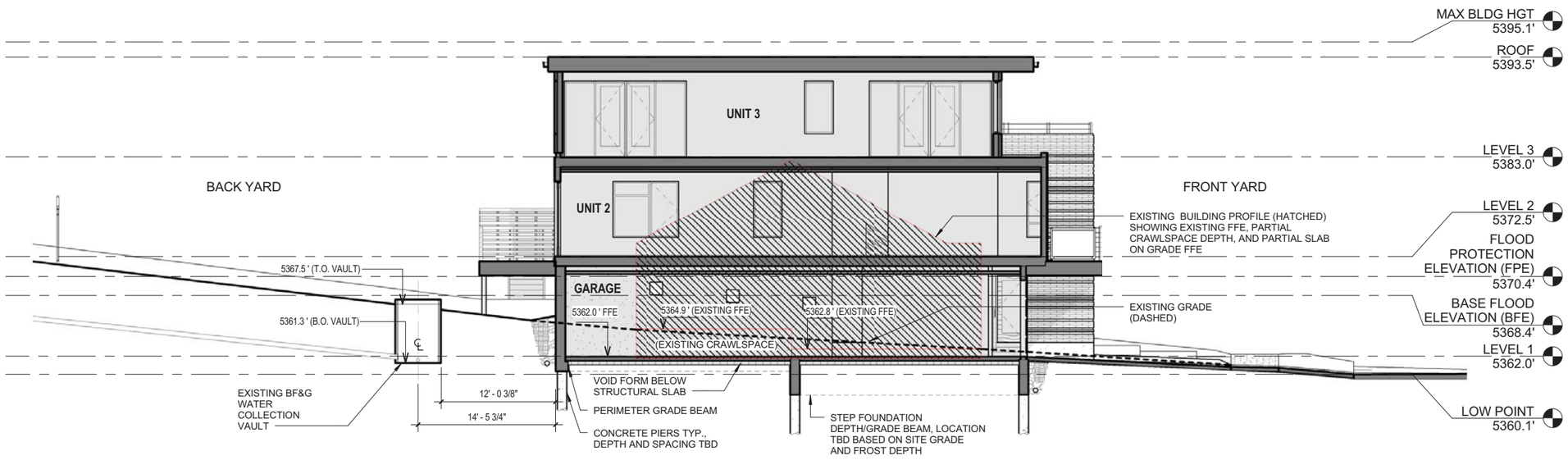
BLAZE LITTLE BLUESTEM GRASS

MATERIALS & CHARACTER

08/20/2015
PROJECT #1408
CADDIS PC

Caddis Architecture, pc.

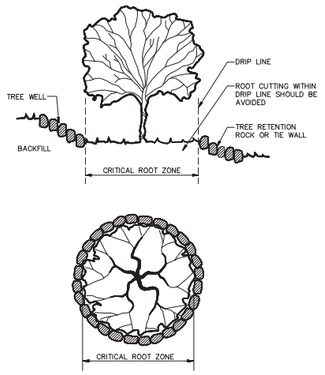
THE 944 LLC
944 ARAPAHOE
LUR 2009-00057



SITE SECTION
1/8" = 1'-0"
08/20/2015
PROJECT #1408
CADDIS PC

Caddis Architecture, pc.

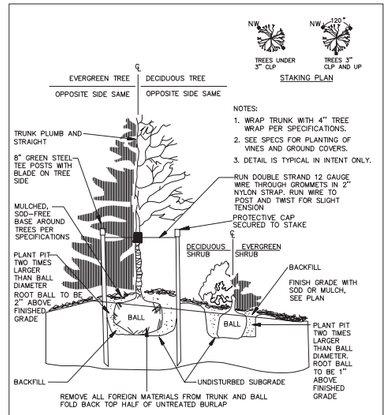
THE 944 LLC
944 ARAPAHOE
LUR 2009-00057



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

CITY OF BOULDER, COLORADO
GRADE CHANGE AROUND EXISTING TREES

ISSUED: JULY 2, 1998
REVISED: OCT. 17, 2000
DRAWING NO. 3.04

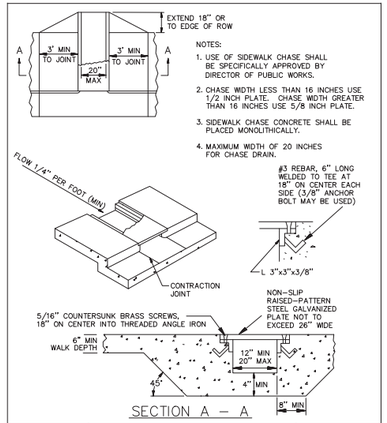


NOTES:
1. WRAP TRUNK WITH 4" TREE WRAP PER SPECIFICATIONS.
2. SEE SPECS FOR PLANTING OF VINES AND GROUND COVERS.
3. DETAIL IS TYPICAL IN INTENT ONLY.

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



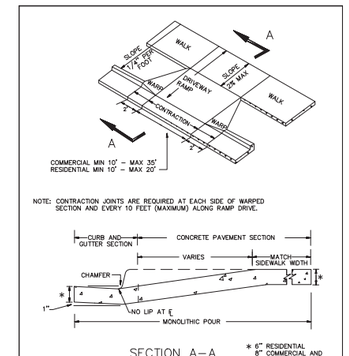
NOTES:
1. USE OF SIDEWALK CHASE SHALL BE SPECIFICALLY APPROVED BY DIRECTOR OF PUBLIC WORKS.
2. CHASE WIDTH LESS THAN 16 INCHES USE 1/2 INCH PLATE. CHASE WIDTH GREATER THAN 16 INCHES USE 5/8 INCH PLATE.
3. SIDEWALK CHASE CONCRETE SHALL BE PLACED MONOLITHICALLY.
4. MAXIMUM WIDTH OF 20 INCHES FOR CHASE DRAIN.

SECTION A – A

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

CITY OF BOULDER, COLORADO
CHASE DRAIN CURBWALK

ISSUED: JULY 2, 1998
REVISED: OCT. 17, 2000
DRAWING NO. 2.31



NOTE: CONTRACTION JOINTS ARE REQUIRED AT EACH SIDE OF WARPED SECTION AND EVERY 10 FEET (MAXIMUM) ALONG RAMP DRIVE.

SECTION A–A

* 6" RESIDENTIAL
8" COMMERCIAL AND PUBLIC ALLEYS

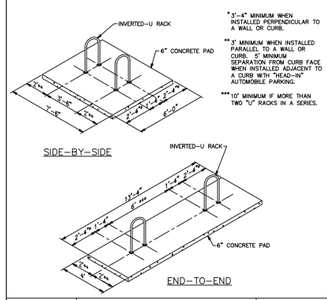
DRAWN BY: JSH
CHECKED BY: WGH
APPROVED BY: DIRECTOR OF PUBLIC WORKS

CITY OF BOULDER, COLORADO
DRIVEWAY RAMP DETACHED WALK

ISSUED: JULY 2, 1998
REVISED: OCT 6, 2009
DRAWING NO. 2.21

NOTES:

EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER. PAD IS TO BE CONSTRUCTED WITH CLASS B CONCRETE. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPERATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.



*3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.

**3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 6' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.

***10' MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.

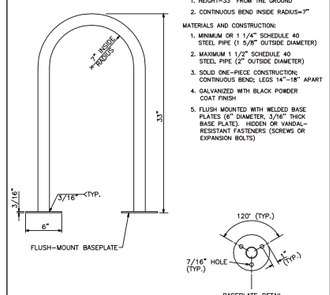
DRAWN BY: JSH
CHECKED BY: RJH
APPROVED BY: DIRECTOR OF PUBLIC WORKS

CITY OF BOULDER, COLORADO
INVERTED "U" BICYCLE RACKS

ISSUED: JULY 2, 1998
REVISED: OCT 6, 2009
DRAWING NO. 2.52.B

NOTES:
DIMENSIONS:
1. HEIGHT=33" FROM THE GROUND
2. CONTINUOUS BEND INSIDE RADIUS=7"

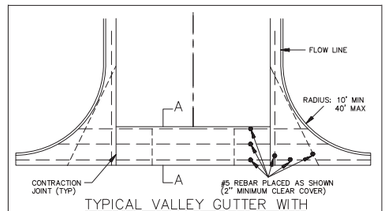
MATERIALS AND CONSTRUCTION:
1. MINIMUM OR 1 1/4" SCHEDULE 40 STEEL PIPE (1 5/8" OUTSIDE DIAMETER)
2. MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
3. SOLID ONE-PIECE CONSTRUCTION; CONTINUOUS BEND; LEGS 14"-18" APART
4. GALVANIZED WITH BLACK POWDER COAT FINISH
5. FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS)



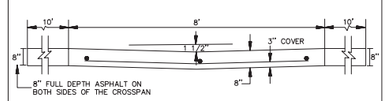
DRAWN BY: JSH
CHECKED BY: RJH
APPROVED BY: DIRECTOR OF PUBLIC WORKS

CITY OF BOULDER, COLORADO
INVERTED "U" BICYCLE RACKS

ISSUED: JULY 2, 1998
REVISED: OCT 6, 2009
DRAWING NO. 2.52.A



TYPICAL VALLEY GUTTER WITH RADII AND STEEL PATTERN SHOWN



SECTION "A–A" OF PAN

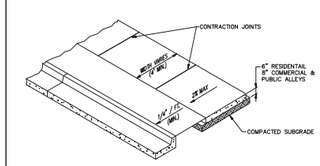
NOTES:
1. THE LONGITUDINAL GRADE ALONG THE FLOWLINE OF THE CURB RETURN SHALL BE 0.50% MINIMUM.
2. WHEN CONSTRUCTING DIFFERENT WIDTH STREETS, REINFORCING STEEL LENGTHS WILL CHANGE ACCORDINGLY BUT THE PATTERN WILL REMAIN THE SAME.

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

CITY OF BOULDER, COLORADO
CROSSPAN AND RADII CURB RETURN ACCESSES

ISSUED: JULY 2, 1998
REVISED: OCT. 17, 2000
DRAWING NO. 2.03

NOTES:
1. ALL EXPOSED CONCRETE SHALL HAVE A BROOM FINISH.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND AT FIXED STRUCTURES (INLETS, BUILDINGS). SEE CONCRETE WALK AND MULTI-USE PATH JOINT DETAILS.
3. CONTRACTION JOINTS SHALL BE INSTALLED AT 5 FOOT INTERVALS OR INTERVALS EQUAL TO SIDEWALK WIDTH. SEE CONCRETE WALK AND MULTI-USE PATH JOINT DETAILS.
4. IF SIDEWALK IS PLACED ADJACENT TO CURB AND GUTTER, CONTRACTION JOINTS SHALL LINE UP WITH CURB AND GUTTER JOINTS.
5. LONGITUDINAL JOINTS ARE NOT ALLOWED IN CONCRETE WALK OR MULTI-USE PATH.



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

CITY OF BOULDER, COLORADO
CONCRETE WALK AND MULTI-USE PATHS

ISSUED: JULY 2, 1998
REVISED: OCT 6, 2009
DRAWING NO. 2.02.A

APPROVED STREET & LANDSCAPE DETAILS
6" = 1'-0"
08/20/2015
PROJECT #1408
CADDIS PC

October 7, 2015

Written Statement for Review of Site Development Criteria

For
944 Arapahoe Avenue, Boulder, Colorado
RH-2 Zoning, 9,375 s.f.

A. The above mentioned property is currently owned by THE 944 LLC, a Colorado Limited Liability Corporation and the applicant herein.

B. We propose to remove the existing single-family home and construct a building which consists of Three (3) dwelling units (two of which are two bedroom units and one three bedroom unit), and covered, at grade level parking which will accommodate 5 parking spaces as is required by code. Supporting Architectural renderings including elevations have been submitted.

C. We anticipate the following development schedule:

Latest Submittal	September 2015
Site Review approval	Late October-Early November
Building Permit Submittal	March-April 2016
Award of Permit	April-May2016
Start of Construction	August-September 2016
Completion of Construction	Spring 2017

D. A previously submitted survey of the property, previously submitted, indicates there there an Easement at the S.E. corner of the site in favor of the Boulder Fish and Game Club which allows for a spring water pipeline, that collects water from a spring head off the site of the subject property which allows the water to flow towards a water vault within the easement. From the vault the water then flows to the east across the adjoining property to an area used to raise fish. This project has been designed so as to take this easement into account and, any other possible right or any claim that the Boulder Fish And Game Club may have with respect to the subject property. Additionally, the applicant has purposely not maximized the potential use of all the available surface area, contained within the subject property, as is permitted by City of Boulder development code, but located the development not only outside of the easement referred to in the survey but also has requested a front setback modification, similar to the majority of other improvements on the south side of 9th and Arapahoe Ave. to further mitigate any impact to the man-made water collection system of the BF&GC. We have met on site with members of the Club and have taken their concerns into consideration in the design of this project. As such, any structure, as proposed, will be located well outside of any Easement area, or other area used for water collection, and there will be no anticipated pumping of underground water other than what has co-existed on the site for many years in the past through the present not to exceed a ½ h.p. pump.

As per Criteria set forward in section 9-2-14 of the Revised Boulder Code 1981, we are requesting the following:

1.) **Minimum lot size**. As per 9-8-3(b) B.R.C. 1981, we are proposing a minimum lot size of 3,125 s.f per unit.

2.) **Number of units**. Three (3) dwelling units on this 9,375 s.f. lot, which, but for the request for setback modification in the front yard, and side yard setback on the west side of the property, made necessary as a result of City of Boulder's transportation department's requirement to align the entrance driveway with that of the Senior Center on the north side of the street, would otherwise be a development by right.

3.) **Required Parking**. As per 9-9-6 B.R.C. 1981 table 9-1, Three (3)units consisting of 1 Three (3) bedroom unit (2 spaces) Two (2) 2bedroom units (1.5 spaces each= 3 spaces) and we are showing Five(5) spaces, so no reduction in parking is being requested as part of this site review.

The site survey shows an easement at the Southeast corner of the property which allows the Boulder Fish and Game Club access to a “Spring Head”, not located on the subject site, that provides for man-made water collection to a collection point within the easement area and then conveys it to the East for use in the Clubs fish-hatching facility.

The current Gregory Canyon Creek Flood plan shows the property in the 100 year flood zone so we have designed the all habitable space to be above any projected flood water and further the garage has been designed taking into consideration the 100 year flood zone requirements.

Please feel free to contact me with any questions or requests for further information.

Thank you,

Michael G. Hannan

Michael G. Hannan, Member
For THE 944 LLC
16495 Grays Way
Broomfield, CO
80023

<u>Site Review criteria</u>:

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

(1) Boulder Valley Comprehensive Plan:

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

The project is consistent with the land use map and, on balance, meets the policies of the Boulder Valley Comprehensive Plan (BVCP), including but not limited to the following policies:

- 2.03, Compact Development Pattern
- 2.10, Preservation and Support for Residential Neighborhoods
- 2.30, Sensitive Infill and Redevelopment
- 2.33, Environmentally Sensitive Urban Design
- 2.37, Enhanced Design for Private Sector Projects
- 4.04, Energy-Efficient Land Use

(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:

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

The proposed number of units (3) equates to 14 dwelling units per acre, which is consistent with the allowed density within the High Density Residential land use range of 14 dwelling units and up.

(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 development would not be rendered infeasible in meeting the BVCP polices or the Site Review criteria.

(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 project includes a variety of open spaces including elevated decks and porches, greenspace in the rear and landscape areas in the front that are designed to be accessible and functional.

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

Not applicable. There are no detached units in the 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 ludiovicianus*), which is a species of local concern, and their habitat;

Subterranean water flows beneath the rear portion of the site (and the area) and provides water for Boulder Fish and Game and its nearby facility. There is an easement on the rear southeastern corner of the property where a manhole access to underground piping can be accessed, which would not be impacted by the building location. Impacts to the natural system, which affects all surrounding developed properties, would be difficult to access; however, to minimize impacts to the rear man-made system for water collection, the building is designed to be closer to the street (matching other building setbacks along the streetscape) and leaves the back part of the property largely untouched. The building is also proposed to not be sunken into the ground any lower than the current building as to minimize impacts to the subsurface flow of water.

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

The building is situated close to the front of the property where the existing home resides and the rear yard would remain in its natural state providing relief to the density and protection of the subterranean water resources.

(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 site is 0.2 acres with three units and would not be conducive to larger active recreational spaces.

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

Subterranean water flows beneath the rear portion of the site and provides water for Boulder Fish and Game and its nearby facility. Much of the catchment of this water is within a special private easement, which would not be impacted by the building location. Impacts to the natural system, which affects all surrounding developed properties, would be difficult to access; however, to minimize impacts to the rear man-made system for water collection, the building is designed to be closer to the street (matching other building setbacks along the streetscape) and leaves the back part of the property largely untouched. The building is also proposed to not be sunken into the ground any lower than the current building as to minimize impacts to the subsurface flow of water.

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

A sidewalk would be improved along the Arapahoe frontage, which would improve resident accessibly to nearby open space – namely the Boulder Creek path to the north of the site.

(B) Open Space in Mixed Use Developments (Developments That Contain a Mix of Residential and Nonresidential Uses):

Not applicable to a 100% residential development.

(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 nonresidential uses that will meet the needs of the anticipated residents, occupants, tenants and visitors of the property; and

(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:

(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;

Much of the site is left in its natural state; however, in the areas where the building is proposed there is an aesthetic enhancement of the site and streetscape through planters and hardscape elements.

(ii) Landscape design attempts to avoid, minimize or mitigate impacts on and off site to important native species, healthy, long lived trees, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

Much of the wooded area of the site is in the rear of the site, which will be left in its natural state without any building features or construction activities. No important native spaces or plant communities of special concern have been identified.

(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 project exceeds the minimum landscaping requirements of the code.

(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.

Landscaping is focused in the areas close to the public right-of-way and provides an appropriate and attractive interface between the project and the public realm.

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

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

Vehicular travel on the site is limited to a short driveway into a parking garage. The design would not be conducive to high speeds and an appropriate separation between the street and the project would be provided.

(ii) Potential conflicts with vehicles are minimized;

The parking garage is compact, but is designed to meet the required back out and turnaround requirements. Potential conflicts with vehicles would be minimized.

(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 project would connect to the city sidewalk systems and would allow pedestrian access to nearby trails like the Boulder Creek path.

(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;

Code compliant long and short-term bicycle parking and upgrades to the sidewalk along the frontage will support travel modes alternatives to the automobile.

(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;

A Transportation Demand Management (TDM) has been submitted and commits to a number of strategies to encourage shifts from single-occupant vehicle use.

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

See (iii) above.

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

To accommodate the parking on-site and access thereto, the amount of land devoted to the vehicular uses is the least possible.

(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.

Vehicular travel on the site is confined to a partly subterranean parking garage, which would provide appropriate separation from noise and exhaust. The project also has bike racks and connections to the sidewalk system to accommodate other modes.

(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;

The parking garage is compact and would require drivers to walk from their cars to the internal stairway to access the building and site. The amount of traffic expected on the site is low and therefore, no additional modifications would be required to accommodate pedestrian safety.

(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 parking garage is compact and therefore, the amount of land devoted to the vehicular uses and parking is the least possible.

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

The parking area would be confined within the building and would not be visible from the street thereby reducing its visual impact.

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

With internal parking, the section referenced above would not apply.

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

(i) The building height, mass, scale, orientation, architecture and configuration are compatible with the existing character of the area or the character established by adopted design guidelines or plans for the area;

No specific guidelines or plans apply to the area (although the Civic Area is nearby and a planning process for the area owned and managed by the city is underway); however, the area is predominantly within the historic core of Boulder with a gridded street network and smaller lotting pattern. The area has a mix of historic buildings as well as more contemporary examples. The building's height, mass, scale and orientation all match the pattern of development along the western stretch of Arapahoe. Its configuration and access from Arapahoe also match the development pattern of the area where topography in the rear of sites led to no alley access. Its architecture, while modern, borrows from more historic architectural elements seen on adjacent properties such as the brick church to the west or the clapboard sided residence to the immediate east. For these reasons, the project will appear consistent with the existing character of the area.

(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 or design guidelines for the immediate area;

The building height complies with the zoning district maximum. The height would exceed the height of some surrounding structures, but is not out of line when compared to the height of other buildings in the vicinity, such as 949 Marine Street, 1050 Arapahoe Avenue, and the Boulder Public Library.

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

The project is designed to meet the solar access regulations and will not create shadows that cast more than what a hypothetical 25-foot solar fence would. No significant views would be altered.

(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 context around the project is eclectic and includes a variety of designs and scales. While there are more modern structures than other historic residential neighborhoods and some that are vastly out of scale with their surroundings, the general character of the area remains more historically scaled with most buildings built in the early 1900s (roughly around 1920s). The project takes this immediate context into account and includes building materials that match that of surrounding structures with clapboard siding similar to 952 Arapahoe and brick similar to the historic church at 900 Arapahoe. The building is also situated closer to the streetscape similar to the older buildings along the block. Therefore, the proposed building design is found to be consistent with the character of the area and made compatible by the appropriate use of color, materials, landscaping, signs and lighting.

(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;

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

The size of the site and expected density are not significant enough to expect public amenities or planned public facilities.

(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;

The project would include five units of varying sizes and numbers of bedrooms that would be consistent with this criterion.

(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;

High quality construction would be expected to separate the impacts of noise between units. Floor separations and the orientation of units would minimize issues of this nature.

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

At time of Technical Document review, a lighting plan would be required to affirm consistency with the Outdoor Lighting regulations of Section 9-9-16, B.R.C. 1981.

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

Subterranean water flows beneath the rear portion of the site and provides water for Boulder Fish and Game and its nearby facility. Much of the catchment of this water is within a special private easement, which would not be impacted by the building location. Impacts to the natural system, which affects all surrounding developed properties, would be difficult to access; however, to minimize impacts to the rear man-made system for water collection, the building is designed to be closer to the street (matching other building setbacks along the streetscape) and leaves the back part of the property largely untouched. The building is also proposed to not be sunken into the ground any lower than the current building as to minimize impacts to the subsurface flow of water.

(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 proposed project will be required to meet the city's recently adopted energy code (International Energy Efficiency Code (IECC) plus 30 percent additional efficiency). These standards are considered to be very aggressive with regard to energy efficiency in building design. As a residential project, it is also subject to the city's green points program.

Provided in the applicant's response to comments dated July 6, 2015 and considered a part of the written statement is the applicant's preliminary energy model for the proposed project. The preliminary energy model outlines the following construction and energy efficiency techniques:

The applicant indicates that the project has been design per IAW 2012 IBC, IECC, and Boulder Commercial Energy prescriptive standards to comply with the a full range of energy efficiency and resource conservation measures. In addition, the applicant notes that the design minimizes energy use due to solar orientation and fenestration allow for passive solar heating. Further, the reduced building footprint will allow for an increase in landscape and pervious surface along with a high albedo roofing material to mitigate urban heat island effects. The project ill employ energy and resource conserving appliances and fixtures. The roof has also been design to accommodate solar panel installation.

(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 use of clapboard siding and brick on the structure present a sense of permanence and detailing of the brick, in particular, are consistent with this criterion.

(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;

Cut and fill are minimized and confined to the foundation of the building and to avoid conveyance drainage off the site. The building is also proposed to be situated closer to the front lot line as to minimize impacts on the rear part of the site where Boulder Fish and Game has water rights and easement. The foundation walls of the building are setback from said easement seven feet.

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

Not applicable as the project site is within Area I and not in the boundary area of Area II and III.

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

Not applicable as the project site is within Area I and not in the boundary area of Area II and III.

(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:

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

The building is sited closer to the front lot line than that permitted by-right, which would be closest to the north to increase yard space on the south side consistent with this criterion. The stature of neighboring buildings would not shadow the subject structure.

(ii) Lot Layout and Building Siting: Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.

See (i) above.

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

The building is designed with flat roofs that would enable the possibility of angle solar collectors on the roof in the future.

(iv) Landscaping: The shading effects of proposed landscaping on adjacent buildings are minimized.

No significant landscaping is proposed such that solar collectors would be impacted presently or in the future.

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

(i) The light pole is required for nighttime recreation activities which are compatible with the surrounding neighborhood, light or traffic signal pole is required for safety or the electrical utility pole is required to serve the needs of the City; and

(ii) The pole is at the minimum height appropriate to accomplish the purposes for which the pole was erected and is designed and constructed so as to minimize light and electromagnetic pollution.

(I) Land Use Intensity Modifications:

Not applicable to this zone.

(i) Potential Land Use Intensity Modifications:

a. The density of a project may be increased in the BR-1 district through a reduction of the lot area requirement or in the Downtown (DT), BR-2 or MU-3 districts through a reduction in the open space requirements.

b. The open space requirements in all Downtown (DT) districts may be reduced by up to one hundred percent.

c. The open space per lot requirements for the total amount of open space required on the lot in the BR-2 district may be reduced by up to fifty percent.

d. Land use intensity may be increased up to twenty-five percent in the BR-1 district through a reduction of the lot area requirement.

(ii) Additional Criteria for Land Use Intensity Modifications: A land use intensity increase will be permitted up to the maximum amount set forth below if the approving agency finds that the criteria in paragraph (h)(1) through subparagraph (h)(2)(H) of this section and following criteria have been met:

a. Open Space Needs Met: The needs of the project's occupants and visitors for high quality and functional useable open space can be met adequately;

b. Character of Project and Area: The open space reduction does not adversely affect the character of the development or the character of the surrounding area; and

c. Open Space and Lot Area Reductions: The specific percentage reduction in open space or lot area requested by the applicant is justified by any one or combination of the following site design features not to exceed the maximum reduction set forth above:

1. Close proximity to a public mall or park for which the development is specially assessed or to which the project contributes funding of capital improvements beyond that required by the parks and recreation component of the development excise tax set forth in chapter 3-8, "Development Excise Tax," B.R.C. 1981: maximum one hundred percent reduction in all Downtown (DT) districts and ten percent in the BR-1 district;

2. Architectural treatment that results in reducing the apparent bulk and mass of the structure or structures and site planning which increases the openness of the site: maximum five percent reduction;

3. A common park, recreation or playground area functionally useable and accessible by the development's occupants for active recreational purposes and sized for the number of inhabitants of the development, maximum five percent reduction; or developed facilities within the project designed to meet the active recreational needs of the occupants: maximum five percent reduction;

4. Permanent dedication of the development to use by a unique residential population whose needs for conventional open space are reduced: maximum five percent reduction;

5. The reduction in open space is part of a development with a mix of residential and nonresidential uses within a BR-2 zoning district that, due to the ratio of residential to nonresidential uses and because of the size, type and mix of dwelling units, the need for open space is reduced: maximum fifteen percent reduction; and

6. **The reduction in open space is part of a development with a mix of residential and nonresidential uses within a BR-2 zoning district that provides high quality urban design elements that will meet the needs of anticipated residents, occupants, tenants and visitors of the property or will accommodate public gatherings, important activities or events in the life of the community and its people, that may include, without limitation, recreational or cultural amenities, intimate spaces that foster social interaction, street furniture, landscaping and hard surface treatments for the open space: maximum twenty-five percent reduction.**

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

Not applicable to this zone.

(i) Process: For buildings in the BR-1 district, the floor area ratio ("FAR") permitted under table 8-2, section 9-8-2, "Floor Area Ratio Requirements," B.R.C. 1981, may be increased by the city manager under the criteria set forth in this subparagraph.

(ii) Maximum FAR Increase: The maximum FAR increase allowed for buildings thirty-five feet and over in height in the BR-1 district shall be from 2:1 to 4:1.

(iii) Criteria for the BR-1 District: The FAR may be increased in the BR-1 district to the extent allowed in subparagraph (h)(2)(J)(ii) of this section if the approving agency finds that the following criteria are met:

a. **Site and building design provide open space exceeding the required useable open space by at least ten percent: an increase in FAR not to exceed 0.25:1.**

b. **Site and building design provide private outdoor space for each office unit equal to at least ten percent of the lot area for buildings twenty-five feet and under and at least twenty percent of the lot area for buildings above twenty-five feet: an increase in FAR not to exceed 0.25:1.**

c. **Site and building design provide a street front facade and an alley facade at a pedestrian scale, including, without limitation, features such as awnings and windows, well-defined building entrances and other building details: an increase in FAR not to exceed 0.25:1.**

d. **For a building containing residential and nonresidential uses in which neither use comprises less than twenty-five percent of the total square footage: an increase in FAR not to exceed 1:1.**

e. **The unused portion of the allowed FAR of historic buildings designated as landmarks under chapter 9-11, "Historic Preservation," B.R.C. 1981, may be transferred to other sites in the same zoning district. However, the increase in FAR of a proposed building to which FAR is transferred under this subparagraph may not exceed an increase of 0.5:1.**

f. **For a building which provides one full level of parking below grade, an increase in FAR not to exceed 0.5:1 may be granted.**

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

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

Not applicable.

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

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

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

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;

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

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.

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

Not applicable to this project.

(i) The lots are held in common ownership;

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

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