

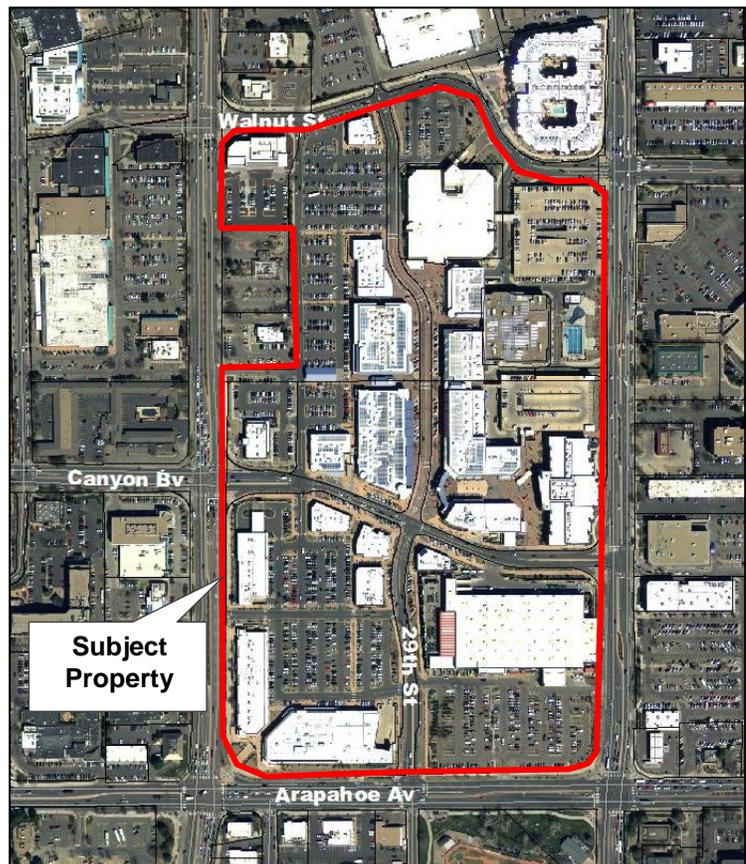
## MEMORANDUM

**TO:** Planning Board  
**FROM:** Sloane Walbert, Case Manager  
**DATE:** February 12, 2016  
**SUBJECT:** **Call Up Item:** Approval of a Minor Amendment to an Approved Site Plan to install two vendor kiosks and a walk-in cooler made from repurposed shipping containers in the public plaza between 1710 and 1750 29th St. within the Twenty Ninth Street shopping center. The kiosks will be for alcohol service and will include fenced areas with controlled points of entry. The project includes railings, outdoor seating, umbrellas, planters and other landscaping and furniture elements, including a public turf area adjacent to the new vendors. Approval includes an amendment to the Twenty Ninth Street Signage Program to include the central portion of the plaza in the sign program as a Type 4 Storefront type. The project site is zoned Business – Regional 1 (BR-1). Case No. LUR2015-00119.

**Background.** The subject development is generally located between 28th and 30th Streets and Arapahoe Avenue and Walnut Street (refer to **Figure 1**). The project site is located within the Business Regional - 1 (BR-1) zone district, defined in the land use code as, “*business centers of the Boulder Valley, containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented*” (section 9-5-2(c)(2)(I), B.R.C. 1981).

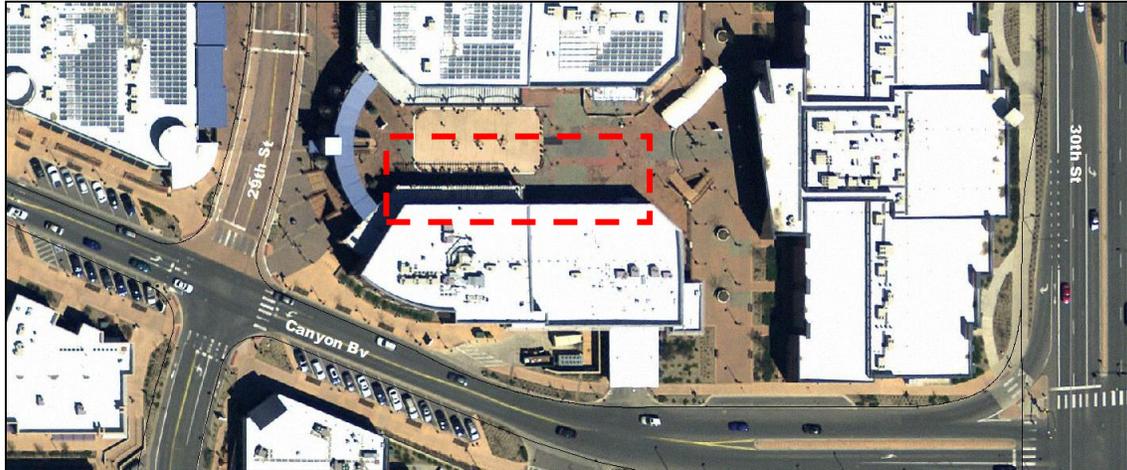
The project site is located within the Twenty Ninth Street shopping center. The current configuration was approved as a Site Review Amendment (#LUR2004-00007) to redevelop the original Crossroads Mall PUD (Planned Unit Development). The amendment approval was for the construction of an outdoor retail and entertainment complex and associated circulation with approximately 877,000 sq ft of commercial, office and entertainment floor area.

A large portion of the city’s commercial activity takes place in the Boulder Valley Regional Center (BVRC), making this subcommunity a major regional destination area due to its abundance of shopping, restaurants, services, and jobs. Twenty Ninth Street is a major draw for the city. Within the BVRC, the development pattern shifts from a grid of streets and alleys west of Folsom to a more auto-oriented pattern to the east featuring longer “super-blocks” lined with retail and surface parking lots.



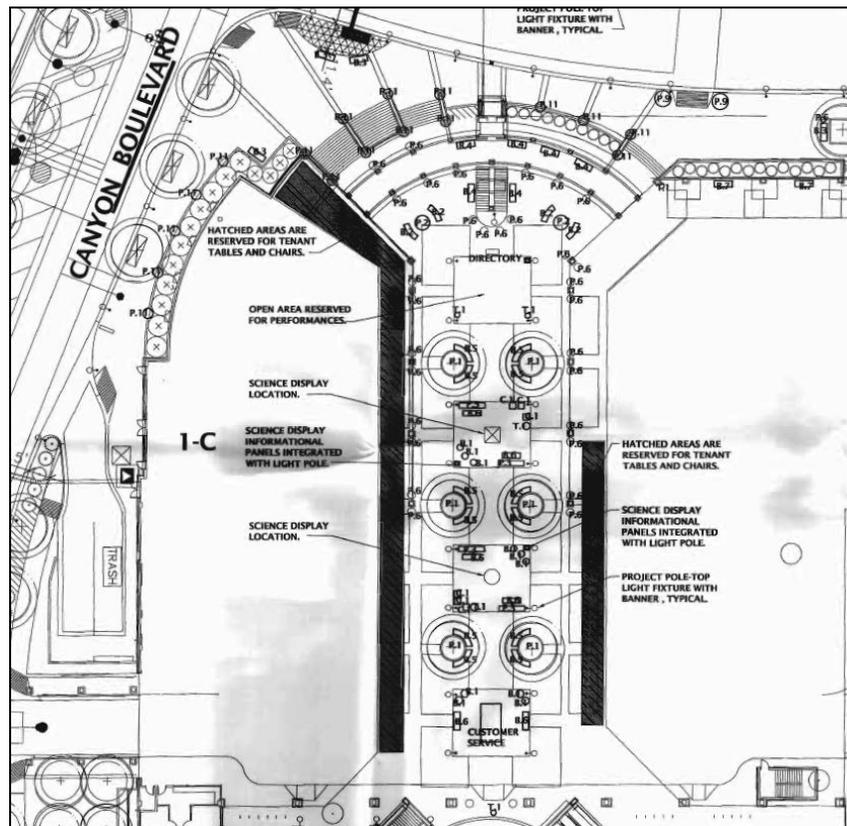
**Figure 1: Vicinity Map**

As shown in **Figure 2**, the project site is located northeast of the intersection of Canyon Boulevard and 29<sup>th</sup> Street within the Twenty Ninth Street shopping center near to the Century Theaters. The proposal includes a re-envisioning of the public plaza, which is elevated from the street level and is most easily accessible by stairs from 29<sup>th</sup> Street. The project site is located adjacent to a number of restaurants, offices and numerous retail businesses.



**Figure 2: Project Site**

The plaza was designed and intended as an active public space surrounded by retail and restaurant uses, but has largely become more of “dead space.” The original approval included a customer service kiosk, display areas for artwork and science exhibits, a performance area and outdoor seating areas. Refer to **Figures 3 and 4** below. The current proposal is intended to activate the space as originally intended.



**Figure 3: Original Approved Plans**



**Figure 4: Original Conceptual Representation of Plaza**

Subsequently, in 2011 a minor modification to the PUD was approved for the installation of a concrete slab with removable railing within the plaza for an ice/roller-skate rink. This proposal involved the removal of the customer service kiosk and large planters and trees from the plaza. In 2015, the property owner received approval to remove the ice rink and replace the concrete pavers and to reinstall outdoor seating in the plaza.

**Project Proposal.** The current proposal includes the following:

- The addition of three container buildings constructed from repurposed shipping containers for two new tenants in the central portion of the plaza, two measuring 8 feet by 40 feet and one measuring 8 feet by 24 feet. The containers would total 832 square feet.
- The containers will be utilized by restaurant/tavern uses and will be surrounded by outdoor seating areas. The plaza area being served by these two vendors will be separated from the rest of the plaza with railings and planters. They will also be separated from each other due to liquor licensing laws.
- The addition of an artificial turf area on the east end of the plaza, to be open to all users of the center. The turf area is proposed to contain outdoor furniture, umbrellas, lawn games and other items to enliven the space.
- An amendment to the Twenty Ninth Street Signage Program to include the central portion of the plaza in the sign program as a Type 4 Storefront type. Building signs were not previously approved for the central portion of the plaza in the sign program. Storefront Type 4 is classified as “single level entertainment Interior Building Sign Zone.”

Refer to **Attachment C** for approved plans.

**Review Process.** The property is subject to an approved PUD and subsequent Site Review (PUD #P-81-67, LUR2004-00007). A Minor Amendment to an Approved Site Plan is required to modify the intent of the original approval, which takes a different approach to how to activate the public space. In addition to modifying the intent of the approval, any additions exceeding 10 percent of the overall floor area in an approved PUD are subject to the Minor Amendment process. A Minor Site Review Amendment is subject to Planning Board call-up per Land Use Code section 9-2-14(l), B.R.C. 1981.

**Project Analysis:** Overall, the proposal was found to be consistent with the criteria for Minor Amendments to Approved Site Plans found in section 9-2-14(l), B.R.C. 1981. The criteria for a Minor Amendment requires an evaluation of a project with specific Site Review criteria in subsections 9-2-14(h)(2)(A), (C), and (F), B.R.C. 1981, Open Space, Landscaping, and Building Design respectively. Please refer to **Attachment B** for staff's complete analysis of the review criteria.

**Public Comment:** Required public notice was provided in the form of written notifications of the application to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of section 9-4-3, "Public Notice Requirements," B.R.C. 1981 were met. Staff has not received any inquiries or public comments regarding the proposal.

**Conclusion:** Staff finds that the application for a Minor Amendment meets the criteria of section 9-2-14(l), B.R.C. 1981. The proposal was approved by staff on February 10, 2016 and the decision may be called up before Planning Board on or before **February 24, 2016**. There is one Planning Board hearing scheduled during the required 14-day call-up period on **February 18, 2016**. Questions about the project or decision should be directed to the Case Manager, Sloane Walbert at (303) 441-4231 or [walberts@bouldercolorado.gov](mailto:walberts@bouldercolorado.gov).

**Attachments.**

**Attachment A:** Staff Disposition

**Attachment B:** Site Review Criteria Checklist

**Attachment C:** Approved Plan Set



**CITY OF BOULDER  
Planning and Development Services**

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**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:	<b>APPROVED WITH CONDITIONS</b>
PROJECT NAME:	<b>TWENTY NINTH STREET BEER GARDEN</b>
DESCRIPTION:	<b>MINOR AMENDMENT TO APPROVED SITE PLAN to install two vendor kiosks and a walk-in cooler made from repurposed shipping containers in the public plaza between 1710 and 1750 29<sup>th</sup> St. The kiosks will serve alcohol and will include fenced areas with controlled points of entry. The project includes railings, outdoor seating, umbrellas, planters and other landscaping and furniture elements, including a public turf area adjacent to the new vendors. Approval includes an amendment to the Twenty Ninth Street Signage Program to include the central portion of the plaza in the sign program as a Type 4 Storefront type.</b>
LOCATION:	<b>1710 29TH ST</b>
COOR:	<b>N03W04</b>
LEGAL DESCRIPTION:	<b>Lot 10, Twenty Ninth Street Subdivision, County of Boulder, State of Colorado</b>
APPLICANT:	<b>ANDY GREENWOOD</b>
OWNER:	<b>U.S. Bank National Association as Trustee of the Charlotte Ball Seymour Trust, f/b/o Charlotte Seymour Lovejoy; Roberta Williamson Seymour, as Co-Trustee of the Seymour-Ball Trust for Lee Seymour and The Seymour-Ball Trust for Alexander Williamson Seymour; and Martin Hall, as Co-Trustee of The Seymour-Ball Trust for Lee Seymour and The Seymour-Ball Trust for Alexander Williamson Seymour</b>
APPLICATION:	<b>Minor Site Review Amendment, LUR2015-00119</b>
ZONING:	<b>Business Regional – 1 (BR-1)</b>
CASE MANAGER:	<b>Sloane Walbert</b>
VESTED PROPERTY RIGHT:	<b>NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.</b>

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

Approved On: 2/10/16  
Date

By: [Signature]  
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.

Address: 1710 29TH ST

Appeal to Planning Board expires: 2/24/16

Final decision 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 February 5, 2016, 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:
  - a. Development Agreement recorded at Reception No. 2660078 on January 24, 2005; and
  - b. Subdivision Agreement recorded at Reception No. 2673340 on March 21, 2005.

Address: 1710 29TH ST

**Section 9-2-14 (I), B.R.C. 1981, "Minor Amendments to Approved Site Plans"**

**(1) Standards:** Changes to approved building location, or additions to existing buildings which exceed the limits of a minor modification, may be considered through the minor amendment process, if the following standards are met:

*The proposal exceeds the limits of a minor modification because it alters the intent of the original approval for the public plaza space, particularly the installation of railings. The proposal is a minor amendment because the plaza was approved for vendor kiosks as part of the original approval. The new shipping containers would change the "approved building locations."*

N/A (A) In a residential zone as set forth in section 9-5-2, "Zoning Districts," B.R.C. 1981, all approved dwelling units within the development phase have been completed;

*Not applicable. The project site is zoned BR-1.*

N/A (B) In residential zones, dwelling unit type is not changed;

*Not applicable. The project site is zoned BR-1.*

N/A (C) The required open space per dwelling unit requirement of the zone is met on the lot of the detached dwelling unit to be expanded, and

*Not applicable. The development does not contain detached dwelling units.*

N/A (D) The total open space per dwelling unit in the development is not reduced by more than ten percent of that required for the zone; or

*Not applicable. The proposal will minimally reduce the open space and will not reduce open space beyond that required for the zone.*

N/A (E) If the residential open space provided within the development or an approved phase of a development cannot be determined, the detached dwelling unit is not expanded by more than ten percent and there is no variation to the required setbacks for that lot;

*Not applicable. The proposal does not involve a detached dwelling unit.*

✓ (F) For a building in a nonresidential use module, the building coverage is not increased by more than twenty percent, the addition does not cause a reduction in required open space, and any additional required parking that is provided, is substantially accommodated within the existing parking arrangement;

*The building coverage will be increased by 832 square feet from the current configuration for the shipping containers. The original approval for Twenty Ninth Street was 877,063 square feet and the increase in coverage is less than one percent. This coverage is located on pavers in the plaza, which is located above the parking garage, and will not impact drainage. The proposed project does not cause a reduction in required open space.*

*Twenty Ninth Street contains over 50,000 square feet of leasable area and less than 30 percent of the total floor area is occupied by restaurants, taverns, or brewpubs. Hence, one parking space is required per 250 square feet of floor area for the proposal. The shipping containers will add 832 square feet, which requires 4 parking spaces. Currently, 3,036 spaces are required and 3,316 spaces are provided in the shopping center. Thus, the required vehicular parking can be accommodated.*

*In terms of bike parking, one space is required per 750 square feet of floor area. Hence, the development is required to provide the minimum of four spaces. The proposal includes the addition of u-racks adjacent to the existing racks for short-term bike parking, located on 29<sup>th</sup> St. next to the stairs up to the plaza. The long-term bike spaces will be located in the existing underground garage directly below the plaza and will be for*

employees only.

- ✓ (G) The portion of any building over the permitted height under section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, is not increased;

*No portion of any building is over the permitted height.*

- ✓ (H) The proposed minor amendment does not require public infrastructure improvements or other off-site improvements.

*As the project site is located within the completed Twenty Ninth Street PUD, all of the required public infrastructure improvements have already been completed and no further improvements are required.*

**(2) Amendments to the Site Review Approval Process:** Applications for minor amendment shall be approved according to the procedures prescribed by this section for site review approval, except:

- ✓ (A) If an applicant requests approval of a minor amendment to an approved site review, the city manager will determine which properties within the development would be affected by the proposed change. The manager will provide notice pursuant to subsection 9-4-3(b), B.R.C. 1981, of the proposed change to all property owners so determined to be affected, and to all property owners within a radius of six hundred feet of the subject property.

- ✓ (B) Only the owners of the subject property shall be required to sign the application.

- ✓ (C) The minor amendment shall be found to comply with the review criteria of subparagraphs (h)(2)(A), (h)(2)(C), and (h)(2)(F) of this section, and

*See checklist below.*

- ✓ (D) The minor amendment is found to be substantially consistent with the intent of the original approval, including conditions of approval, the intended design character and site arrangement of the development, and specific limitations on additions or total size of the building which were required to keep the building in general proportion to others in the surrounding area or minimize visual impacts.

- ✓ (E) The city manager may amend, waive, or create a development agreement.

**Subparagraphs (h)(2)(A), (h)(2)(C), and (h)(2)(F) of section 9-2-14:**

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

**(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 quality of the open space in the development will be greatly improved with the proposal. The addition of vendors with outdoor seating and the public turf area will re-energize the under-utilized outdoor plaza with activities and functions similar to those that were originally envisioned and approved through the original Site Review. The proposal will incorporate outdoor seating, lighting, umbrellas, planters, and other landscaping and furniture elements. The existing hardscape plaza is completely bare apart from the paving materials and light poles. It is currently a dead space for the shopping center, with a lack of places to sit and gathering points. The space will be highly accessible to all users*

of the center.

- N/A (ii) Private open space is provided for each detached residential unit;  
*Not applicable. The proposal will not impact private open space for the residential use.*
- N/A (iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (*Cynomys ludovicianus*), which is a species of local concern, and their habitat;  
*Not applicable; there are no notable natural features associated with the project site.*
- ✓ (iv) The open space provides a relief to the density, both within the project and from surrounding development;  
*Open space is distributed throughout the development and provides a relief to the density. The addition of outdoor seating, planters, and other landscaping and furniture elements will serve to break up the currently bare plaza and provide a relief to the density within the project*
- ✓ (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 proposed public turf area on the east side of the plaza will serve as a gathering place and for informal recreation, with table tennis, jenga, scrabble, dominos, etc. It is an appropriate size for the purpose and will be easily accessible for the users of the center.*
- N/A (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and  
*Not applicable; there are no sensitive environmental features or natural areas on the developed site.*
- ✓ (vii) If possible, open space is linked to an area- or city-wide system.  
*The development is existing and no opportunities exist to connect to a larger open space system.*

### **(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;  
*The proposal will greatly enhance the aesthetic of the public plaza and includes a variety of planter types, outdoor furniture and an area of artificial turf. The planters will contain a variety of grasses and perennials. The plaza is currently hardscape and no native vegetation exists.*
- N/A (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;  
*Not applicable; the site is developed and contains no important native species, plant communities of special concern, threatened and endangered species.*
- ✓ (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 plaza was never intended to contain a significant amount of plant material. However, the proposal includes the addition of 39 planters in the plaza, which will contain a variety of grasses and perennials.*

N/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.

*Not applicable; the plaza is not bound by any public rights of way.*

**(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;

*The building height, mass, scale, architecture and configuration are compatible with the approved Twenty Ninth Street Design Guidelines. According to the design guidelines, the character of the development is contemporary styling with an emphasis on transparency, color, and non-traditional forms. The architecture of the buildings surrounding the plaza are characterized by stucco, sandstone tile, painted steel columns, beams and lattice work. There are also repeating linear wooden shade structures elements at the balcony level above and wooden slats on the storefront directly to the south. The ribbed steel containers, railings and wood screening are compatible with these elements. The new railings will match the existing railings on the balcony above in material and color.*

✓ (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 maximum height of the shipping containers is 9'-6". This is consistent with the formerly approved customer service kiosk.*

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

*There will be no impact on other properties following the proposed expansion, as the containers are located within the central part of the Twenty Ninth Street PUD and will be shaded by the surrounding buildings.*

✓ (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 project is compliant with the approved Twenty Ninth Street Design Guidelines in terms of color, materials, landscaping signs and lighting. The ribbed steel containers, railings and wood screening are compatible with character of the development. The new railings will match the existing railings on the balcony above in material and color.*

✓ (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;

*The central district of the development was intended to be pedestrian oriented and contain the majority of the common area amenities. The area was also intended to have an entertainment focus. The proposal will activate the plaza space and meet this intent. The proposal is designed to facilitate pedestrian flows. The railings are required for liquor licensing but could be removed if the shipping containers were ever utilized by other uses.*

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

*All of the public facilities required as part of the original Twenty Ninth Street PUD have been constructed, so this criterion is not applicable.*

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;

- N/A (viii) For residential projects, noise is minimized between units, between buildings and from either on-site or off-site external sources through spacing, landscaping and building materials;
- ✓ (ix) A lighting plan is provided which augments security, energy conservation, safety and aesthetics;  
*A preliminary lighting plan has been provided. Two previously approved light poles that have been removed from the plaza will be re-installed at the same locations. They will match the existing light poles.*
- ✓ (x) The project incorporates the natural environment into the design and avoids, minimizes or mitigates impacts to natural systems;  
*The proposal will not interact with the natural environment because it will be located interior to an existing development.*
- ✓ (xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality;  
*The applicant will be required to meet current energy code requirements for commercial buildings, which include the 2012 International Energy Conservation Code (IECC) standard as well as the 2010 American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) 90.1 standards, with additional local amendments requiring a 30 percent increase in performance requirements. This requirement is considered aggressive and represents a significant step toward improved energy efficiency in buildings in balance with the cost impact for new construction. As discussed as a part of the adoption process in October, 2013, the recently adopted codes if supported by continued improvements in cost-efficient building and energy management technology, could achieve a "net zero" building code by 2031 (in which buildings, on balance, produce as much energy as they consume).*
- ✓ (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 proposal is consistent with the approved Twenty Ninth Street Design Guidelines and will be consistent with the rest of the shopping center in terms of materials and colors. The ribbed steel containers, railings and wood screening are compatible with character of the development. The structures are intended to have a one to five-year life, but may be in place longer.*
- ✓ (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;  
*No cut and fill are required for the proposed building addition. Standard met.*
- 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
- N/A (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.



PLAZA VIEW  
LOOKING NORTHEAST



BALCONY VIEW  
LOOKING NORTHEAST

CONCEPT RENDERINGS OF PROPOSED  
SHIPPING CONTAINER VENDOR STRUCTURES

# ATTACHMENT C

**ARCADEA**  
ARCHITECTURE  
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TEL 303 449 6605  
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**Thorp Associates P.C.**  
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Minor Amendment Submittal  
Proposed Plaza Modification  
**29TH STREET MALL PLAZA**  
1710 29TH ST. STE. 1048 & 1050  
Boulder, Colorado 80301

Sheet Title  
MINOR AMENDMENT  
8\_ARCH PLANS  
CONCEPT RENDERING

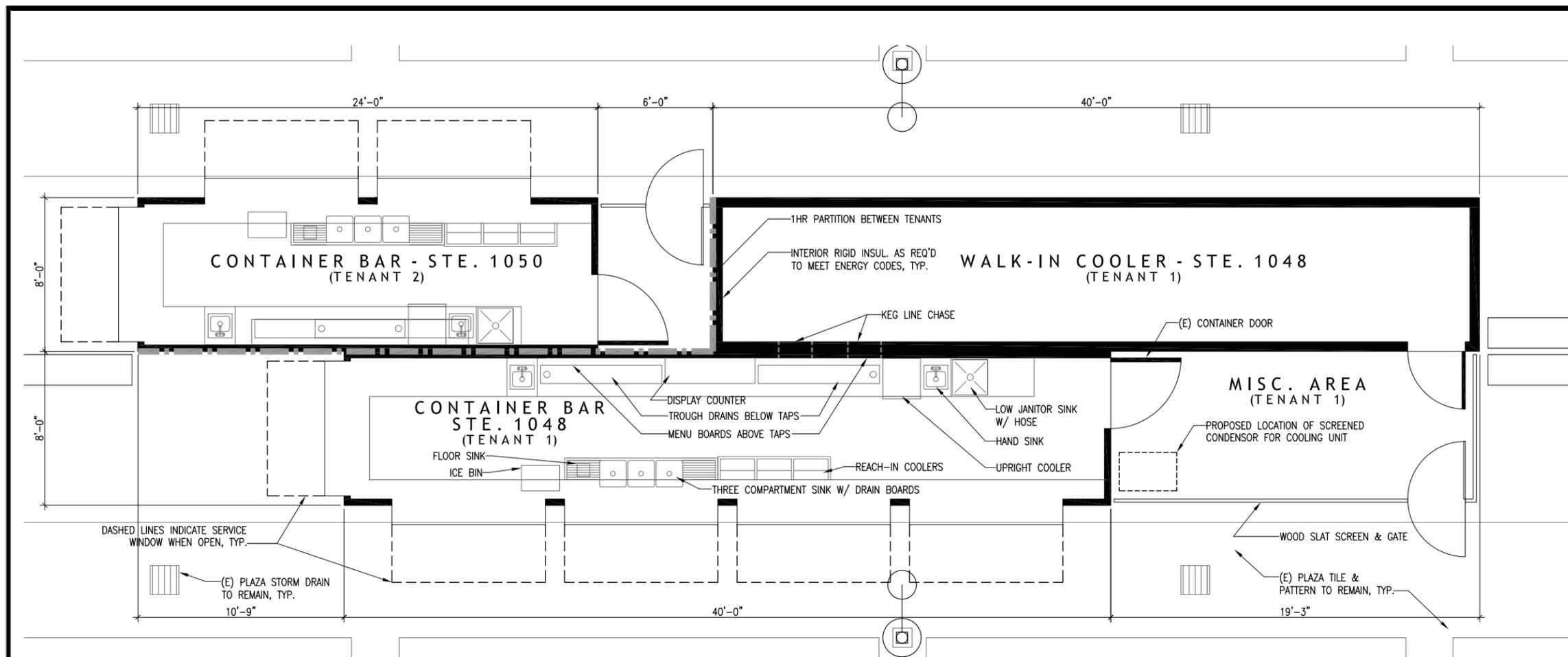
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FEBRUARY 05, 2016

Sheet Number  
**A-0**

1938 Barrel Beer Garden - Boulder.pln 11/12/15 10:59 AM

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1938 Burned Beer Gender - Boulder.pln 11/12/15 10:59 AM

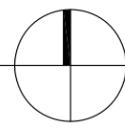
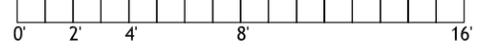


**NOTE:**

- (E) = EXISTING
- (N) = NEW

CONTAINER BUILDINGS TO BE SPRINKLERED PER IBC 402.5

**ARCHITECTURAL FLOOR PLAN**



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**Minor Amendment Submittal**  
**Proposed Plaza Modification**  
**29TH STREET MALL PLAZA**  
 1710 29TH ST. STE. 1048 & 1050  
 Boulder, Colorado 80301

Sheet Title

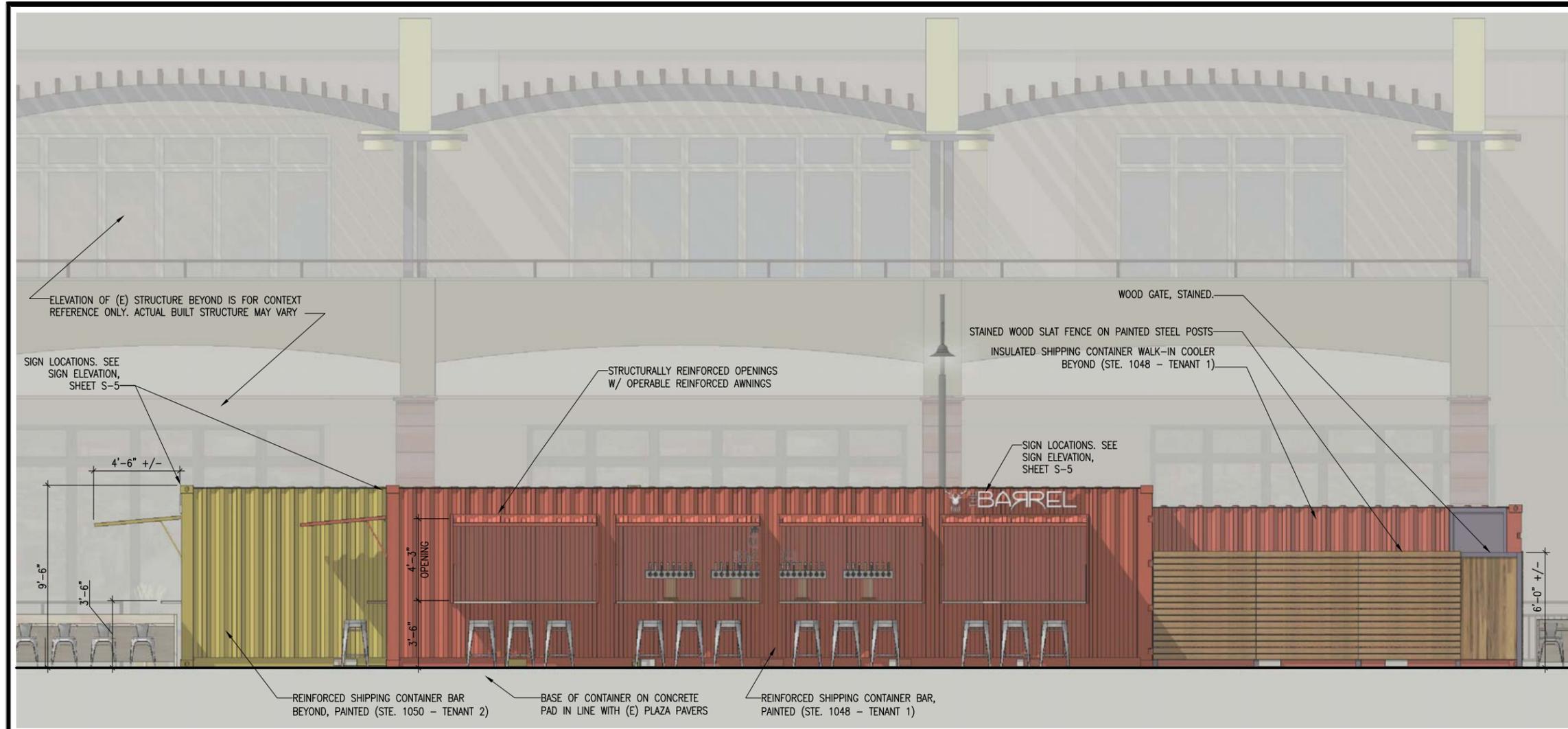
MINOR AMENDMENT  
8\_ARCH PLANS  
ARCHITECTURAL PLANS

Date

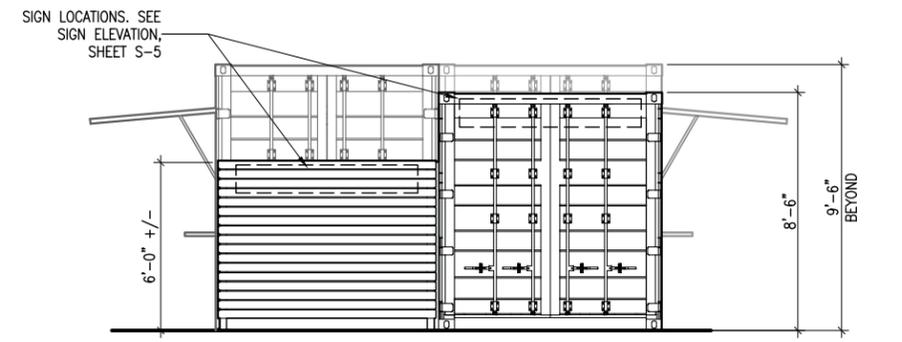
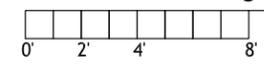
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Sheet Number

**A-1**



SOUTH ELEVATION 1  
A-2



EAST ELEVATION 2  
A-2



1998 Barrel Beer Gender - Boulder.pln 11/12/15 10:59 AM

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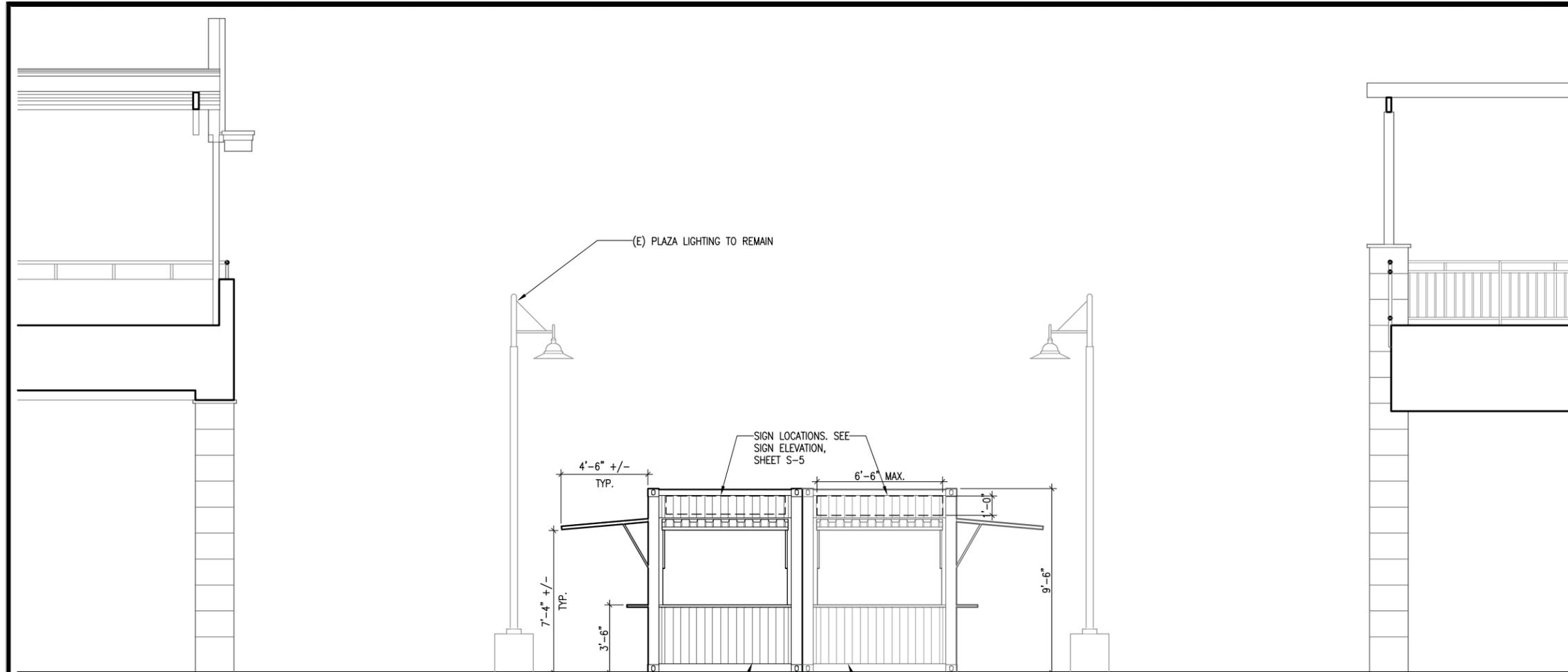
Minor Amendment Submittal  
Proposed Plaza Modification  
**29TH STREET MALL PLAZA**  
1710 29TH ST. STE. 1048 & 1050  
Boulder, Colorado 80301

Sheet Title  
MINOR AMENDMENT  
8\_ARCH PLANS  
ELEVATIONS

Date  
FEBRUARY 05, 2016

Sheet Number

**A-2**

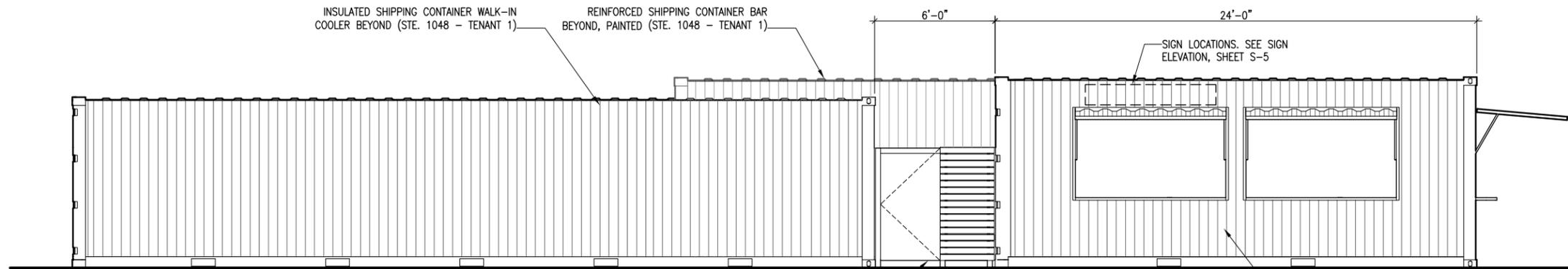


REINFORCED SHIPPING CONTAINER BAR, PAINTED (STE. 1050 - TENANT 2)

REINFORCED SHIPPING CONTAINER BAR, PAINTED (STE. 1048 - TENANT 1)

WEST ELEVATION 1

A-3



INSULATED SHIPPING CONTAINER WALK-IN COOLER BEYOND (STE. 1048 - TENANT 1)

REINFORCED SHIPPING CONTAINER BAR BEYOND, PAINTED (STE. 1048 - TENANT 1)

STAINED WOOD SLAT FENCE & GATE ON PAINTED STEEL POSTS

REINFORCED SHIPPING CONTAINER BAR, PAINTED (STE. 1050 - TENANT 2)

NORTH ELEVATION 2

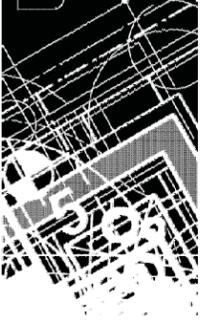
A-3

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Sheet Title

MINOR AMENDMENT  
8\_ARCH PLANS  
ELEVATIONS

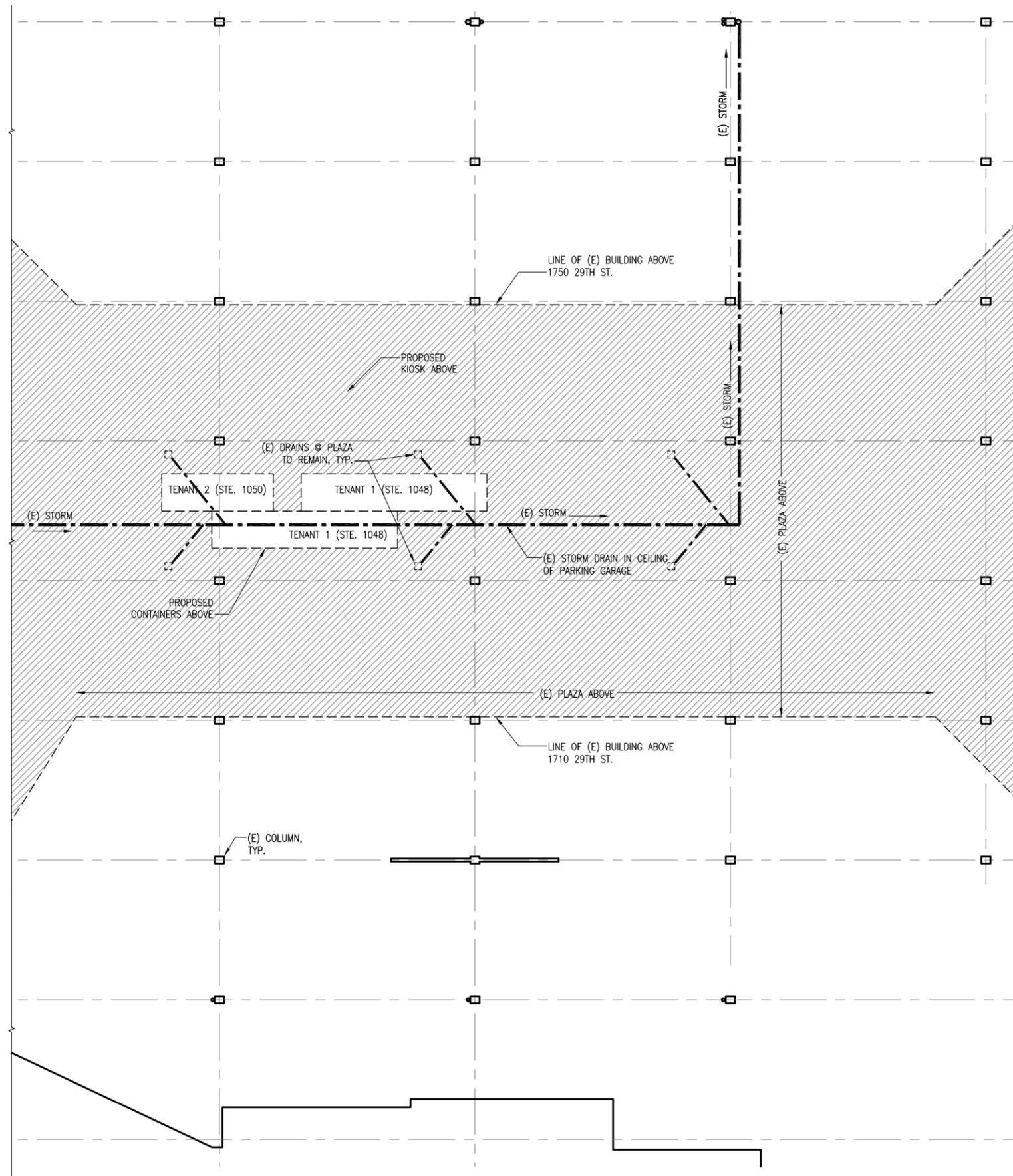
Date

FEBRUARY 05, 2016

Sheet Number

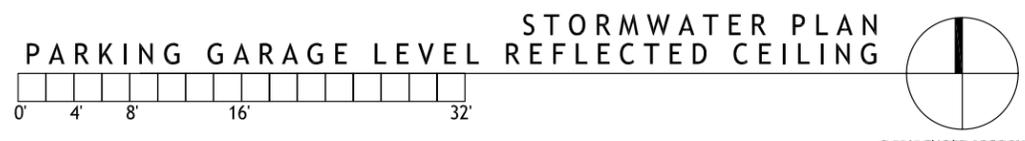
**A-3**

1998 Burned Beer Gender - Boulder.pln 11/12/15 10:59 AM



KEY:  
 (E) EXISTING  
 (N) NEW

NOTE:  
 PLAN IS DIAGRAMMATIC TO SHOW PROPOSED  
 UTILITY CONNECTION TO EXISTING SERVICES  
 NO PUBLIC IMPROVEMENTS ARE REQUIRED



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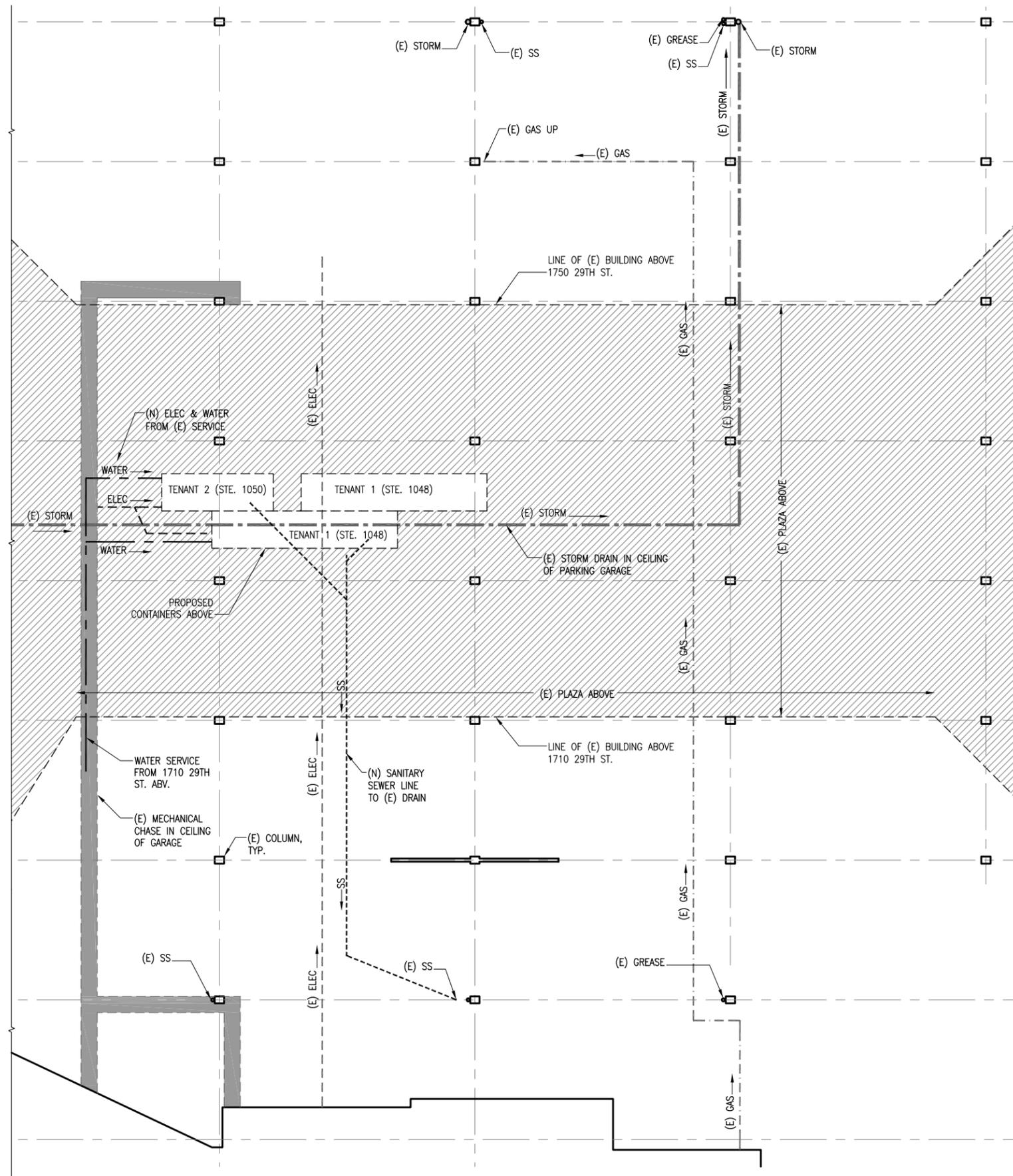
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**29TH STREET MALL PLAZA**  
 1710 29TH ST. STE. 1048 & 1050  
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Sheet Title  
 MINOR AMENDMENT  
 12\_STORMWATER

Date  
 FEBRUARY 05, 2016

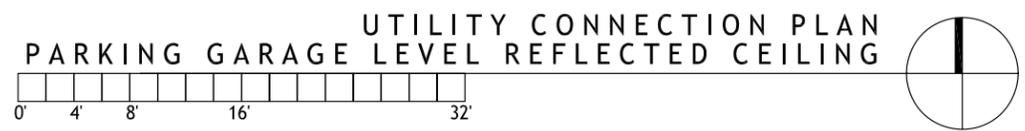
Sheet Number  
**SW-1**

1598 Burnd Boer Gender - Boulder.pln 11/12/15 10:59 AM



KEY:  
 (E) EXISTING  
 (N) NEW

NOTE:  
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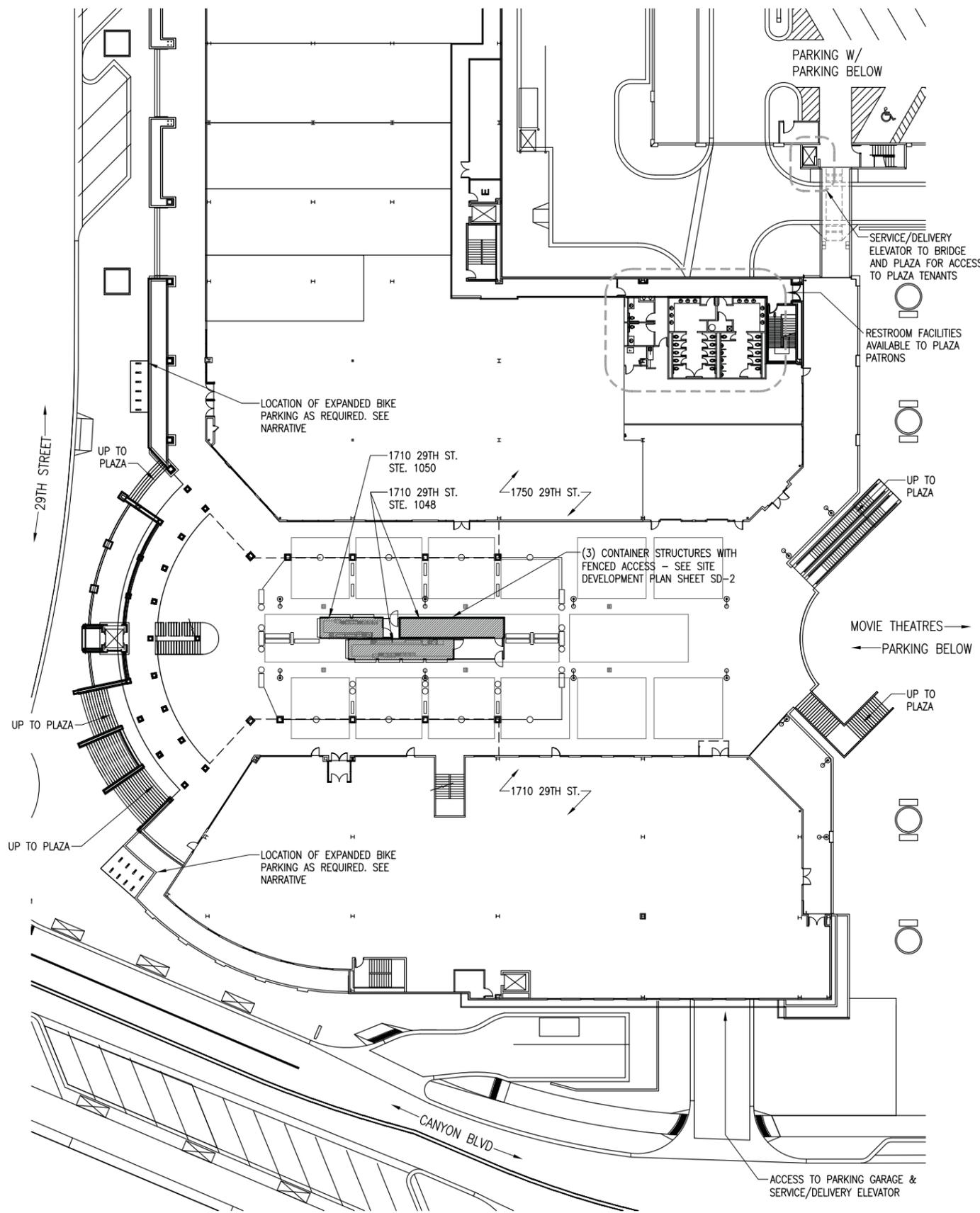
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**29TH STREET MALL PLAZA**  
 1710 29TH ST. STE. 1048 & 1050  
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Sheet Title  
 MINOR AMENDMENT  
 11\_UTILITY PLAN

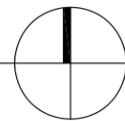
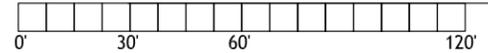
Date  
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Sheet Number  
**U-1**

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SITE DEVELOPMENT CONTEXT



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Sheet Title

MINOR AMENDMENT  
7\_SITE PLAN  
SITE DEVELOPMENT  
CONTEXT

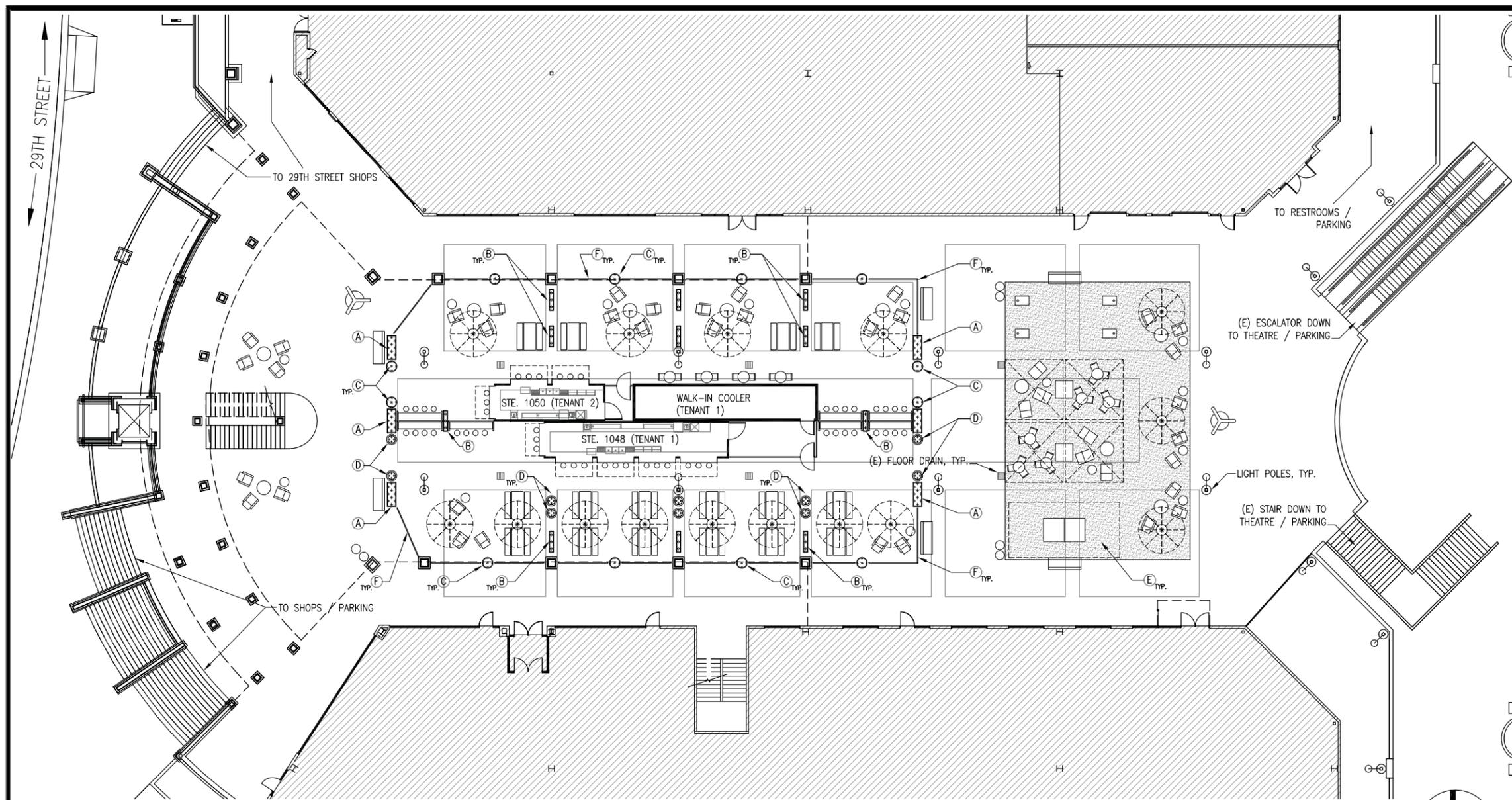
Date

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Sheet Number

**SD-1**





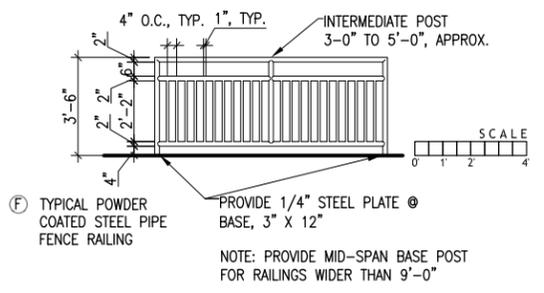
**PLAZA LANDSCAPE PLAN**  
 0' 8' 16' 32' 64'

**LANDSCAPE COMPONENTS**

KEY, DESCRIPTION	MODEL	MANUFACTURER	MATERIAL	SIZE	PLANT TYPE (SEE BELOW)	QTY
(A) BOX PLANTER	TRO 3	CAPITAL GARDENS	FIBERGLASS	63"L, 23.6"D, 23.6H	(P3) (P5) (P6)	6
(B) BOX PLANTER	TRO 5	CAPITAL GARDENS	FIBERGLASS	55.2"L, 11.8"D, 27.6"H	(P4) (P5) (P6)	11
(C) POT PLANTER	PLAIN POT	CAPITAL GARDENS	FIBERGLASS	26.4"DIA, 23.6"H	(P1) (P2)	12
(D) WHISKEY BARREL	TBD	TBD	OAK W/ STEEL STRAPS	27" DIA, 35"H	(P4) (P5) (P6)	10
(E) GREAT LAWN	FOREVER LAWN	DOW	POLYETHYLENE MONOFILAMENT FIBER	60'-0" X 40'-0" FT	(P7)	1
(F) FENCE RAILING		TBD	POWDER COATED STL.	VARRIES - SEE DTL.	N/A	APROX. 212 LIN. FT



NOTE: SOILS AND BARK MULCH IN PLANTERS SHALL COMPLY WITH CITY OF BOULDER LANDSCAPE STANDARDS



(F) TYPICAL POWDER COATED STEEL PIPE FENCE RAILING  
 PROVIDE 1/4" STEEL PLATE @ BASE, 3" X 12"  
 NOTE: PROVIDE MID-SPAN BASE POST FOR RAILINGS WIDER THAN 9'-0"

**PLANTER CONTENTS**

KEY, COMMON NAME	BOTANICAL NAME
(P1) FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA
(P2) BLUE FESCUE	FESTUCA OVINA
(P3) HAMELN DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
(P4) PRAIRIE BLUES	SCHIZACHYRIUM SCOPARIUM
(P5) STERNTALER	COREOPSIS LANCEOLATA
(P6) COREOPSIS RUM PUNCH	COREOPSIS RUM PUNCH
(P7) FOREVER LAWN	N/A



NOTE: PLANT SPECIES DIRECTION PROVIDED BY STUDIO TERRA

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**Proposed Plaza Modification**  
**29TH STREET MALL PLAZA**  
 1710 29TH ST. STE. 1048 & 1050  
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**Sheet Title**

MINOR AMENDMENT  
 7\_SITE PLAN  
 LANDSCAPE

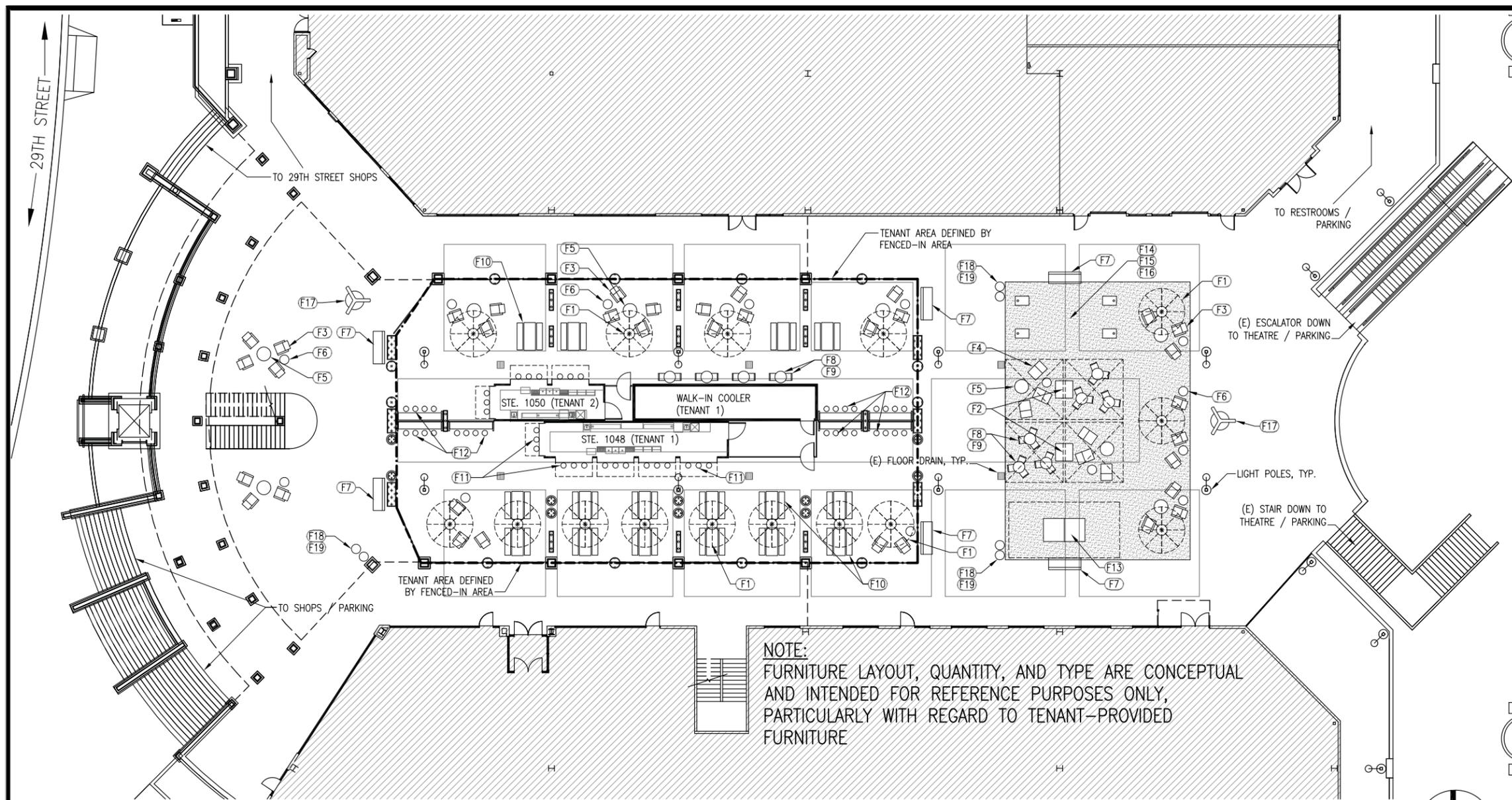
**Date**

FEBRUARY 05, 2016

**Sheet Number**

**SD-3**

1998 Barrel Beer Gender - Boulder.pln 11/12/15 10:59 AM



FURNITURE PLAN



KEY DESCRIPTION	MANUFACTURER	FINISH/COLOR	QUANTITY (MACERICH)	QUANTITY (TENANT)
(F1) BAYMASTER CLASSIC HEXAGON UMBRELLA	TUUCI	FABRIC: GINKGO - FRAME: ALUMINUM	3	12
(F2) DUAL CANTILEVER UMBRELLA	TUUCI	FABRIC: SILVER - FRAME: ALUMA-TEAK	2	0
(F3) 3 SLAT FLAT TALL ADIRONDACK CHAIR	LOLL	RECYCLED HDPE - LEAF GREEN, SKY BLUE, CHARCOAL GRAY	16	18
(F4) MAUI CHAIR	KANNOA	HIGH DENSITY POLYMER WICKER	6	0
(F5) SATELLITE COCKTAIL ROUND COFFEE TABLE	LOLL	RECYCLED HDPE - CLOUD WHITE	6	0
(F6) TETRA SIDE TABLE	LOLL	RECYCLED HDPE - CLOUD WHITE	8	6
(F7) PICKET LOW BACK BENCH	LOLL	RECYCLED HDPE - CHARCOAL GREY	6	0
(F8) BISTRO CAFE TABLE	EMU	ALUMINUM	6	4
(F9) STAR SIDE CHAIR	EMU	ALUMINUM - ANTIQUE BLUE 61	18	8
(F10) ALFRESCO TABLE 82 & BENCH 81	LOLL	RECYCLED HDPE - LEAF GREEN	0	16-TABLE 32-BENCH
(F11) TOLEX STYLE BAR STOOL	RETRO-FURNISH	POWDER-COATED STEEL	0	24
(F12) RETRO CAFE ARM CHAIR	RETRO-FURNISH	POWDER-COATED STEEL	0	28
(F13) OUTDOOR TABLE TENNIS	CORNILLEAU	RESIN LAMINATE TOP - BLUE	1	0
(F14) OUTDOOR JENGA	ESTY	WOOD	1	0
(F15) OUTDOOR SCRABBLE	ESTY	WOOD - PAINT	1	0
(F16) OUTDOOR DOMINOES	ESTY	WOOD - PAINT	1	0
(F17) STREET CHARGE SOLAR CHARGING STATION	NRG	POWDER-COATED STEEL W/ SOLAR	2	0
(F18) TRASH CAN	MATCH EXISTING	MATCH EXISTING	3	0
(F19) RECYCLE CAN	MATCH EXISTING	MATCH EXISTING	3	0

1908 Barrel Beer Garden - Boulder.pln 11/12/15 10:59 AM

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**29TH STREET MALL PLAZA**  
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Sheet Title

MINOR AMENDMENT  
7\_SITE PLAN  
FURNITURE

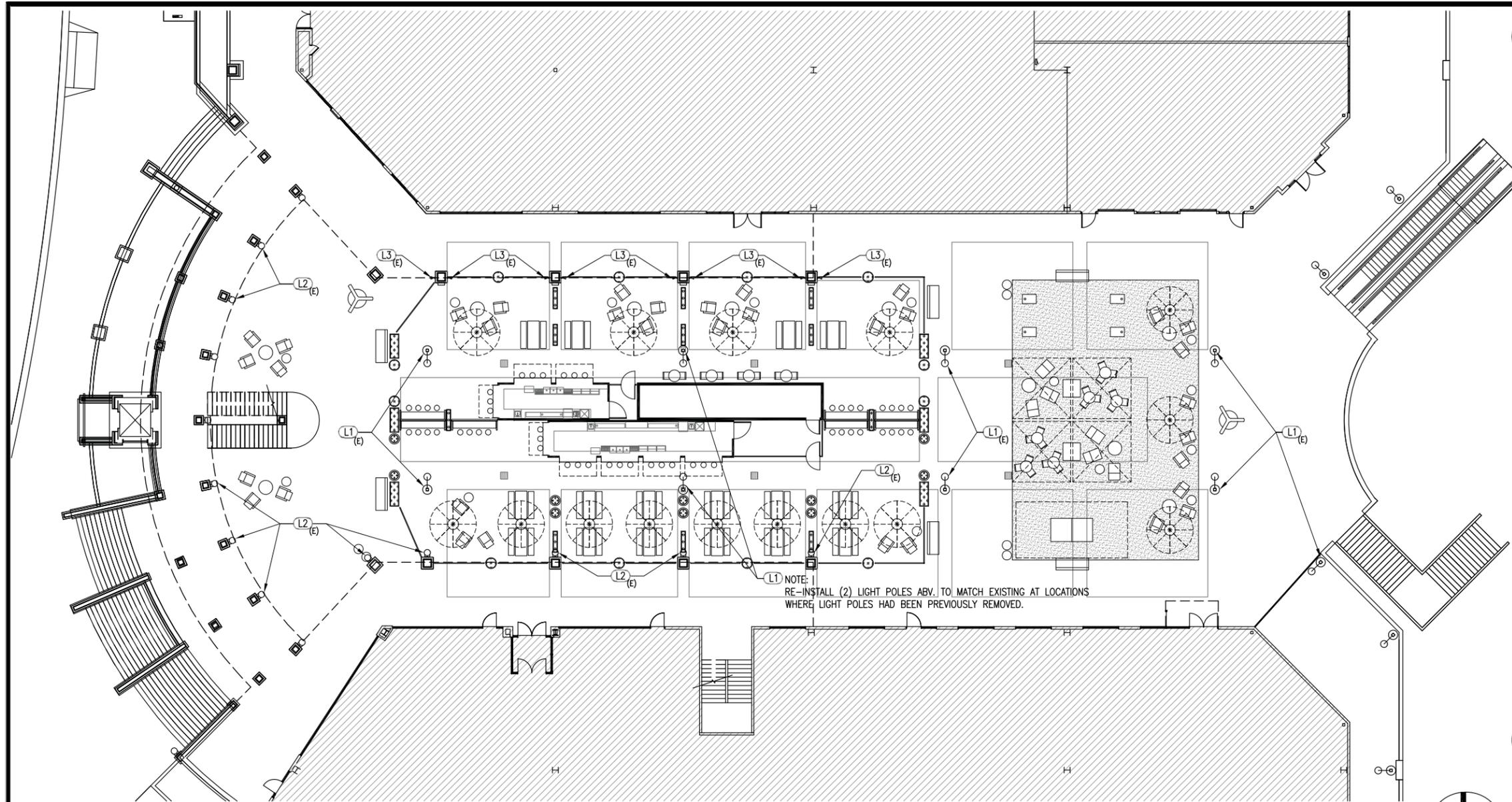
Date

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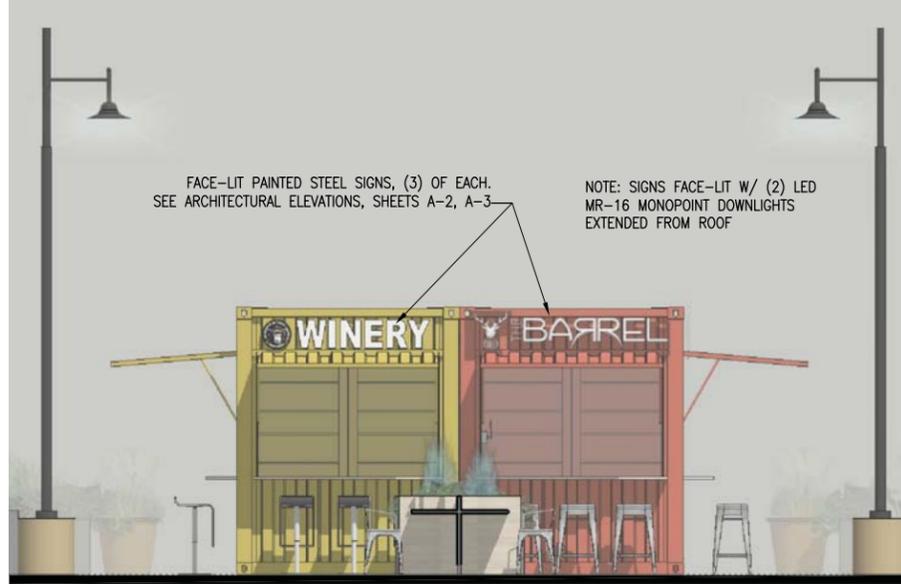
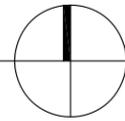
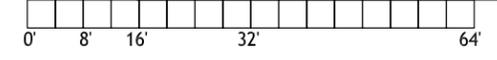
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**SD-4**

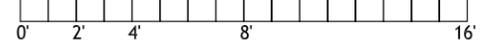
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PLAZA LIGHTING PLAN



SIGN ELEVATION



1  
SD-5



PLAZA LIGHTING

KEY	DESCRIPTION
(L1)	POLE DOWN LIGHT (EXISTING & NEW)
(F2)	DECORATIVE SCONCE (EXISTING)
(F3)	DOWN SPOT LIGHT (EXISTING)

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Sheet Title  
MINOR AMENDMENT  
7\_SITE PLAN  
LIGHTING

Date  
FEBRUARY 05, 2016

Sheet Number  
**SD-5**

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**TYPICAL BUILDING SIGN TYPES**

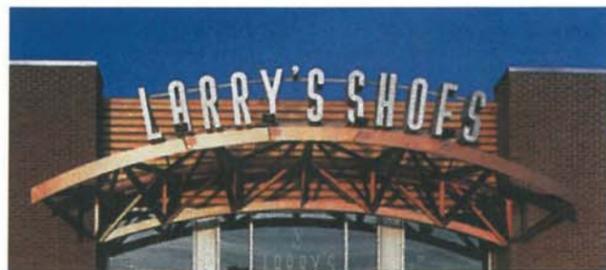
**SIGN TYPE A - CANOPY SIGNS**

Canopy signs are located above the storefront and/or entry doors, parallel to the building facade and mounted on top of or on the fascia of the canopy at the leading edge. The colors, finishes and materials used should convey the tenant's unique identity and create a unified design with the tenant's storefront display. Canopy signs should express characteristics which evoke a sense of contemporary high craftsmanship and design sensitivity. The tenant shall submit the design of the proposed sign for review according to the procedures outlined.

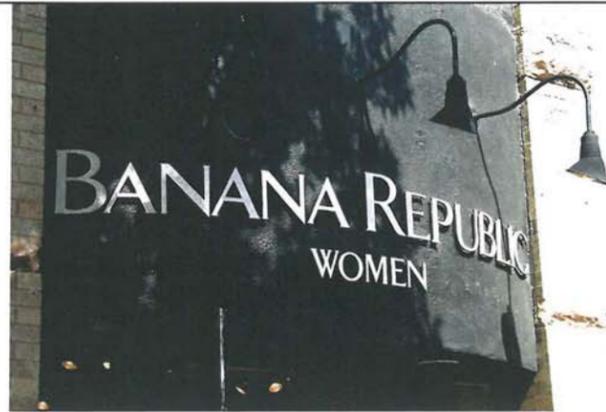
**Mounting Restrictions:** Canopy signs shall not overlap or cover building features such as cornices, eaves, windows, door frames, columns and other decorative elements. Letter forms shall not project more than 9" from the face of the sign panel.

Where non-illuminated sign types are considered, the following restrictions shall apply:

- Individual dimensional letters mounted directly to sign surface (awning fascia or sign panel backing) shall be at least 1/2" thick on 1/2" spacers, or 1" thick if directly applied.
- Letters formed from thin metal plate or similar materials shall be pin mounted at least 1" from the signing surface (awning fascia or sign panel backing).
- External (spot) illumination for non-illuminated signs is strongly recommended.
- All illumination must comply with the City of Boulder's lighting ordinance.



Examples of a standing canopy signs



Example of a fascia mounted sign

**SIGN TYPE B - FASCIA MOUNTED SIGN**

Fascia mounted signs are located above the storefront display windows and/or entry doors, parallel to the building facade. The colors, finishes and materials used should convey the tenant's unique identity and create a unified design with the tenant's storefront display. Fascia mounted signs can be used in locations where appropriate; substituting for Sign Type A - Canopy Signs.

**Mounting Restrictions:** Wall mounted fascia signs shall not overlap or cover building features such as cornices, eaves, windows, door frames, columns and other decorative elements. Wall mounted letter forms shall not project more than 10" from the building.

Where non-illuminated sign types are considered, the following restrictions shall apply:

- Individual dimensional letters mounted directly to wall surface shall be at least 1/2" thick on 1/2" spacers, or 1" thick if directly applied.
- Letters formed from thin metal plate or similar materials shall be pin mounted at least 1" from the signing surface.
- The landlord requires external (spot) illumination for non-illuminated signs.
- All illumination must comply with the City of Boulder's lighting ordinance.

**SIGN TYPE C - SUSPENDED CANOPY BLADE SIGN**

Double sided suspended canopy signs may occur in locations where the Landlord has provided architectural canopies as part of the base building. Armature for suspended canopy signs should be constructed as a rigid element not allowing the sign to swing. Suspended signs should display the tenant's unique characteristic while evoking the sense of contemporary high craftsmanship and design sensitivity. The tenant shall submit the design of the proposed sign for review according to the procedures outlined.

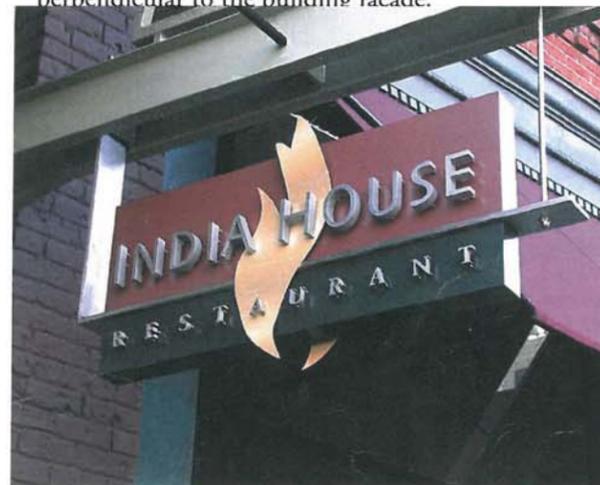
**Maximum Sign Area:** 9 square feet (12 square feet including armature) per face.

**Illumination:** Suspended signs may be internally illuminated or externally illuminated with appropriately designed down lighting outriggers.

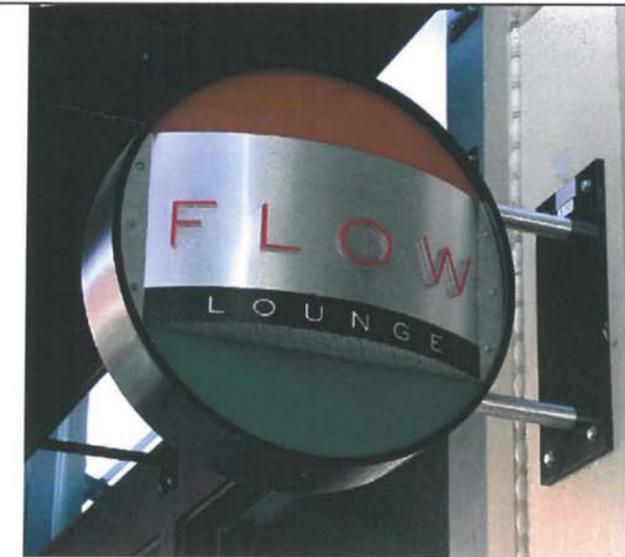
- All illumination must comply with the City of Boulder's lighting ordinance.

**Mounting Restrictions:**

- Minimum clear distance from the bottom of a suspended sign to a pedestrian surface shall be 9'-6".
- The sign shall be positioned at the center line of the canopy.
- Second level tenants may mount sign parallel or perpendicular to the building facade.



Example of a suspended blade sign



Example of a projecting blade sign

**SIGN TYPE D - PROJECTING BLADE SIGN**

The tenant may elect to utilize a double sided projecting blade sign that is mounted perpendicular to the building for their primary identity. Blade mounted signs should display the tenant's unique characteristic while evoking the sense of contemporary high craftsmanship and design sensitivity.

**Maximum Sign Area:** 9 square feet (12 square feet including armature) per face.

**Illumination:** Projecting signs may be externally illuminated with appropriately designed down lighting outriggers or internally illuminated.

- All illumination must comply with the City of Boulder's lighting ordinance.

**Mounting Restrictions:** Minimum clear distance from the bottom of a projecting blade sign to a pedestrian surface shall be 9'-6". Tenant blade signs shall not project from the building face more than a maximum of 4'-0".

**Special Conditions:** Tenants with a corner location may elect to install a sign at each face of the building for optimum exposure.

PLANNER / DESIGNER:  
**COMMOARTS**  
Communications Arts Incorporated  
1112 Pearl Street  
Boulder, Colorado 80302  
(303) 447-8202

ARCHITECT:  
**SEM Architects Inc**  
677 S Colorado Blvd, #200  
Denver, Colorado 80246  
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CIVIL ENGINEER & SURVEYOR:  
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(303) 442-4338

LANDSCAPE ARCHITECT:  
**dhm design corporation**  
1390 Lawrence Street, #100  
Denver, Colorado 80204  
(303) 892-5566

ELECTRICAL & LIGHTING:  
**SPARLING / CANDELA**  
720 Olive Way, #1400  
Seattle, Washington 98101  
(800) 667-0610

**westcor**  
Westcor Partners



TWENTY NINTH STREET  
Site Review  
28th Street & Arapahoe Avenue  
Boulder, Colorado  
Westcor Partners

Date	12.06.04
Proj No	
Drawn	
Checked	

Date	Issue
03.07.05	Resubmitted
03.18.05	Resubmitted
04.04.05	Resubmitted
04.07.05	Resubmitted

Title

**GR-7**

**TYPICAL BUILDING SIGN TYPES** (continued)

**SIGN TYPE E - VERTICAL BLADE SIGN**

Specific tenants located in buildings 1B and 1C may utilize a double sided vertical blade sign that is mounted perpendicular to the building for their primary identity. Vertical blade signs are only allowed in these specific locations within the Building Interior Sign Zone and will not be considered for storefronts outside of these locations. The tenant shall submit the design of the proposed sign for review according to the procedures outlined.

**Illumination:** Vertical blade signs may be internally illuminated or externally illuminated with appropriately designed lighting outriggers. However, externally illuminated signs may not be up-lit.

**Mounting Restrictions:** Vertical blade signs shall not project more than a maximum of 6'-0" from the face of the building and 6'-0" above the parapet wall.

**Maximum Sign Area:** Fifty (50) square feet per display face. The sign shall have a maximum thickness of 3'-0", including all projecting dimensional objects.

**Special Conditions:** Only specific tenants located in buildings 1B and 1C will be allowed to use this sign type; see "Type 4" locations on the "Tenant Storefront Conditions Map" on page GR-10 for these locations.



Examples of a vertical blade signs

**SIGN TYPE F - WALL PLACARD**

The tenant may propose additional identity features which emphasize the tenant logo or information about merchandise. Such plaques may be etched or cast metallic material attached to the building surface.

**SIGN TYPE G - WALL MOUNTED SIGNS** (Anchor Tenants)

In addition to other sign types, anchor tenants may also have wall mounted signs where appropriate. Wall signs are parallel to the building facade/walls and should not project more than fifteen inches from the wall. The colors, finishes and materials used should convey the tenant's unique identity and create a unified design with the tenant's storefront display. Wall signs should express characteristics which evoke a sense of contemporary high craftsmanship and design sensitivity. The tenant shall submit the design of the proposed sign for review according to the procedures outlined.

**Maximum Sign Area:** the total area of all wall signs may not exceed 15% of the area of that portion of the building face between the ground level and the roof line or a line twenty-five feet above grade level, whichever is less. The length of a wall sign shall not exceed (60) sixty percent of the length of the wall or the width of the leased space which it is located, whichever is less.

**Mounting Restrictions:** Wall signs shall not extend beyond the roof line of a building except as permitted on a parapet wall. No part of a wall sign shall be located more than twenty five feet above grade.

**Letter Heights:** refer to "Tenant Signage Requirements" on page GR-5 for specific letter heights.



An example of a wall mounted sign for anchor tenants



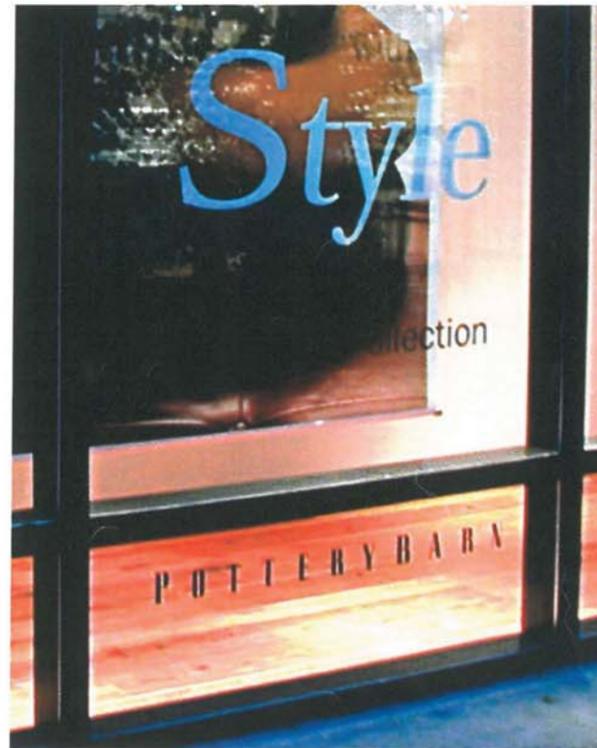
Wall placard sign

**SIGN TYPE H - WINDOW SIGNS & TYPE BANDS**

The tenant may apply a logotype, a logo, or a decorative type band to the second surface of storefront glazing. Window signs are meant to be subordinate to the primary identity signage; type bands are to provide additional information such as good or services provided, or a changing marketing campaign. Graphic read should be subtle and toned down.

The following are suggestions for applying second surface display window signage or type bands:

- Machine cut vinyl diffuser film (sandblast effect) applied to second surface of window glazing
- Gilt metal leaf, with the addition of vinyl
- Silk-screened inks or vinyls



A window sign/graphic and type band

**SIGN TYPE J - PRINTED MENUS-DISPLAYS** (For Restaurants Only)

The tenant has the option of displaying the printed table menu in a tamper resistant enclosure fabricated in materials appropriate to the restaurant design. Menus adhered to the backside of storefront glazing are prohibited.



A printed menu display for a restaurant tenant

**SIGN TYPE L- AWNING SIGNS**

Some Tenants will have the opportunity to have additional signage placed on storefront awnings. The colors, finishes and materials used should convey the tenant's unique identity and create a unified design with the tenant's storefront display. The tenant shall submit the design of the proposed sign for review according to the procedures outlined.

Awning signs are encouraged to be graphics comprised of logos, crests and accent graphics with minimum use of text.

All signage elements should be silk screened or fabric applique to fabric awning surfaces. Metal awnings should be silk screened or cut vinyl rated for exterior use.

**Maximum Sign Area:** 150 square feet or 1 square foot of sign area for every linear foot of awning length that is parallel to the building.

**Illumination:** Internally illuminated awnings are not allowed.

PLANNER / DESIGNER:  
**COMMARTS**  
Communications Arts Incorporated  
112 Pearl Street  
Boulder, Colorado 80302  
(303) 447-8202

ARCHITECT:  
**SEM Architects Inc**  
677 S Colorado Blvd, #200  
Denver, Colorado 80246  
(303) 220-9900

CIVIL ENGINEER & SURVEYOR:  
**Drexel, Barrell & Co.**  
4840 Pearl East Circle, #114  
Boulder, Colorado 80301  
(303) 442-4338

LANDSCAPE ARCHITECT:  
**dhm design corporation**  
1390 Lawrence Street, #100  
Denver, Colorado 80204  
(303) 892-5566

ELECTRICAL & LIGHTING:  
**SPARLING / CANDELA**  
730 Olive Way, #1400  
Seattle, Washington 98101  
(800) 667-0610

**westcor**  
Westcor Partners

29  
TWENTY NINTH STREET

TWENTY NINTH STREET  
Site Review  
28th Street & Arapahoe Avenue  
Boulder, Colorado  
Westcor Partners

Date • 12.06.04  
Proj No •  
Drawn •  
Checked •

Date • Issue  
03.07.05 • Resubmitted  
03.18.05 • Resubmitted  
04.04.05 • Resubmitted  
04.07.05 • Resubmitted

Title •

**TYPICAL BUILDING SIGN TYPES** (continued)

**SIGN TYPE M -  
ADDITIONAL DIMENSIONAL GRAPHIC ELEMENTS**

For tenants with storefronts that are within the Project Interior Building Sign Zone it is highly encouraged that they consider the use of additional dimensional graphic elements. These additional graphic elements help reinforce the identity of the tenant without the use of additional words, trademarks and conventional signage. Colors, finishes and materials used should convey the tenant's unique identity and create a unified design with the tenant's storefront display. Dimensional elements may be separate from than the main signage helping create visual interest and depth to the storefront. Dimensional elements should have the characteristics that evoke a sense of contemporary high craftsmanship and design sensitivity; premium fabrication of these elements is absolutely required. The tenant shall submit the design of the proposed sign for review according to the procedures outlined. The Landlord reserves the right to reject any sign or sign element for any reason.

Dimensional elements shall not overlap or cover any building features such as cornices, eaves, windows, door frames, columns, and other decorative elements. Nor should these elements obstruct or overlap onto neighboring tenant spaces.

Maximum Sign Area: the area of all visible sides of dimensional graphic elements/icons will be calculated and will count towards the maximum allowable signage.

**SIGN TYPE N - DECORATIVE TYPE FRIEZE**

Certain areas on specific building elevations lend themselves to the addition of a decorative type frieze. Type friezes will consist of quotes and phrases that are general in character and nature; type friezes will not be tenant related or specific and will have no mention of tenant names or products sold. All copy for type friezes will be provided by the Landlord.

Type friezes can be either incised into the surface of the building or applied dimensional letters on top of the wall surface.



The use of large scale dimensional element not only make this kiosk a landmark but it quickly and easily conveys the message of the tenant through visual icons.



The use of materials, colors and icons is consistent with the tenants brand image and goods sold, helping further establish the tenant brand and image.



The large eyeglass frames along with the eye chart immediately convey the message to the visitor that this is an eyeglass store even before seeing the blade sign.



An example of a type frieze using applied dimensional letters.



The type frieze above the west entrance to Norlin Library uses incised letter forms.

PLANNER / DESIGNER:  
**COMMOARTS**  
Communications Arts Incorporated  
1112 Pearl Street  
Boulder, Colorado 80302  
(303) 447-8202

ARCHITECT:  
**SEM Architects Inc**  
677 S Colorado Blvd, #200  
Denver, Colorado 80246  
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CIVIL ENGINEER & SURVEYOR:  
**Drexel, Barrell & Co.**  
4840 Pearl East Circle, #114  
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1390 Lawrence Street, #100  
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720 Olive Way, #1400  
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**westcor**  
Westcor Partners



TWENTY NINTH STREET  
Site Review

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Title •

JANUARY 18, 2016



City of Boulder Planning and Development Services  
Boulder, CO 80302

ARCHITECTURE  
741A PEARL STREET  
BOULDER CO 80302  
TEL 303 449 6605  
WWW.ARCADIA.COM

**6 \_ WRITTEN STATEMENT REVISED**

**DEAR CASE MANAGER,**

The following written statement addresses the Criteria for Review under Section 9-2-14(h), B.R.C. 1981 for Minor Amendment to an Approved Site Plan for the outdoor plaza between 1710 and 1750 29<sup>th</sup> Street at the 29<sup>th</sup> Street Mall.

**6 (A) STATEMENT OF CURRENT OWNERSHIP:**

The property owned by Macerich Partnership, L.P.

**6 (B) AN EXPLANATION OF THE OBJECTIVES TO BE ACHIEVED BY THE PROJECT, INCLUDING WITHOUT LIMITATION BUILDING DESCRIPTIONS, SKETCHES, OR ELEVATIONS THAT MAY BE REQUIRED TO DESCRIBE THE OBJECTIVES:**

The objective is to re-energize the under-utilized outdoor plaza west of the theaters with activities and functions similar to those that were originally envisioned and approved through the Discretionary Review Process. Please refer to 7\_Site Plans and 8\_Architectural Plans for additional information. In addition to the two new vendor container buildings and outdoor seating areas, Macerich has plans to supply additional furniture, umbrellas, lawn games and other items to enliven the other areas of the plaza adjacent to this specific proposal. Those elements are described in a separate furniture plan. Macerich feels this proposal will restore a very important element that will increase enjoyment of the mall by the general public and increase pedestrian activity for surrounding retail establishments.

The proposed plan is to install three vendor container buildings in the existing plaza that previously contained a skating rink. This plaza originally was ringed by restaurants that all served alcohol and that all had outdoor seating in the plaza. The original concept plan for the plaza (approved in 2004) showed the center section filled with vendor kiosks. This plan simply re-establishes the original uses and separates them in the same way from other general recreational uses of the plaza. The container buildings will be constructed from three re-purposed shipping containers, two measuring 8ft x 40ft and one measuring 8ft x 24ft. One of the vendors will be selling a selection of locally-sourced craft beer for consumption at a designated area of the plaza. The second vendor is likely to be selling a selection of locally-sourced wine, but this has not yet been finalized. The plaza areas being served by these two vendors will be separated from the rest of the plaza with railings and planters and will have controlled points of entry as shown on the plan. They will also be separated from each other, as shown on the site development plan due to liquor licensing laws.

**6 (C) A DEVELOPMENT SCHEDULE INDICATING THE APPROXIMATE DATE WHEN CONSTRUCTION OF THE PROJECT OR PHASES OF THE PROJECT CAN BE EXPECTED TO BEGIN AND BE COMPLETED:**

Construction will begin within three months following approval and is anticipated to continue for a maximum of three additional months. Macerich would like to have the project completed by the end of May, if possible.

**6 (D) COPIES OF ANY SPECIAL AGREEMENTS, CONVEYANCES, RESTRICTIONS, OR COVENANTS THAT WILL GOVERN THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE GOALS OF THE PROJECT AND ANY RELATED PARKS, RECREATION AREAS, PLAYGROUNDS, OUTLOTS, OR OPEN SPACE:**

Parking Reduction, approved Nov. 13, 2015: ADR2015-0112. See attached.

**CRITERIA FOR REVIEW FROM SECTION 9-2-14(H):**

*(1) Boulder Valley Comprehensive Plan:*

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

The site of the proposed plan is located in the 29<sup>th</sup> Street Mall, designated as Mixed-Use Business /MUB under the Boulder Valley Comprehensive Plan. The objective of the proposed plan is to re-energize the plaza that is surrounded by a mix of existing uses including retail, restaurant, office, and entertainment. The proposed plan brings back the types of activities and functions that were originally envisioned and approved through the Discretionary Review Process, and which are consistent with the function of the outdoor mall.

*(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,*
- (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.*

The proposed plan is within the boundaries of the existing outdoor plaza and does not include a residential component.

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

The proposed plan is tiny in scope and is well within the range of BVCP policies.

*(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;*
- (ii) Private open space is provided for each detached residential unit;*
- (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;*
- (iv) The open space provides a relief to the density, both within the project and from surrounding development;*
- (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;*
- (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and*
- (vii) If possible, open space is linked to an area- or city-wide system.*

*(B) Open Space in Mixed Use Developments (Developments that contain a mix of residential and nonresidential uses)*

- (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*
- (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;*
- (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;*
- (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*

*(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 proposed plan is to incorporate outdoor seating, lighting, umbrellas, planters, and other landscaping and furniture elements in addition to the two vendor container buildings. The existing hard-scape plaza currently is completely bare apart from the paving materials and light poles. It has almost no activity, no landscaping elements, no seating, and no other vendor container buildings since the removal of a previously-approved ice skating rink and a 300 sf customer service kiosk. The proposed plan will bring new life and enjoyment to the plaza by adding back the functions and amenities similar to what was originally envisioned and approved. See 7\_Site Development Plan sheets SD-3 and SD-4 for proposed landscaping, furniture, and other amenities.

*(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;*
- (ii) Potential conflicts with vehicles are 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, pedestrian ways and trails;*
- (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;*
- (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;*
- (vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;*
- (vii) The amount of land devoted to the street system is minimized; and*
- (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 proposed plan does not affect or alter any vehicular transportation systems within the 29<sup>th</sup> Street Mall property. Sufficient pedestrian circulation is maintained in the open-air plaza and is intended to encourage and enhance the pedestrian connection between the retail stores along 29<sup>th</sup> Street to the west and the Movie Theater to the east.

*(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;*
- (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;*

- (iii) Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and*
- (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 proposed plan increases the need for parking within the entire 29th Street Mall property in a minor way. The patrons of these container buildings will be patrons of the mall in general and will be similar in number to the patrons of the skating rink and outdoor restaurant and bar activity that existed in the plaza previously. Overall, the area in question represents less than 1/4 of 1% of the area of the Mall, so the impact is really too small to measure. However, in the interest of calculating parking requirements in the most conservative manner possible, the parking charts have been revised. See attached documents.

*(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;*
- (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;*
- (iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;*
- (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;*
- (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;*
- (vi) To the extent practical, the project provides public amenities and 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;*
- (viii) For residential projects, noise is minimized between units, between buildings, and from either onsite or off-site external sources through spacing, landscaping, and building materials;*
- (x) A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;*
- (xi) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;*
- (xii) 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.*

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

*(xiv) 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;*

*(xv) 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*

*(xvi) 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.*

The proposed plan will meet the above criteria in all ways. The container buildings will be small in scale and designed to complement the surrounding architecture. See 7\_Site Development Plan sheet SD-5 for a detailed lighting plan.

*(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.*

*(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.*

*(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.*

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

These small container buildings will have a minimal impact on shading and do not affect solar energy generation by any surrounding buildings. Solar Access Area III does not require a detailed solar shadow analysis.

*(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, or the 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.*

No additional light poles are proposed, although two previously-approved light poles that were previously removed from the plaza will be re-installed at the same locations. They will match the other existing light poles and do not extend above the permitted height. See 7\_Site Development Plan sheet SD-5.

*(I) Land Use Intensity Modifications:*

*(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 25 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:*

*(i) 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; (ii) 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;*

- (iii) 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;*
- (iv) Permanent dedication of the development to use by a unique residential population whose needs for conventional open space are reduced: maximum five percent reduction;*
- (v) The reduction in open space is part of a development with a mix of residential and non-residential uses within an BR-2 zoning district that, due to the ratio of residential to non-residential uses and because of the size, type, and mix of dwelling units, the need for open space is reduced: maximum reduction fifteen percent; and*
- (vi) The reduction in open space is part of a development with a mix of residential and non-residential uses within an 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 reduction 25 percent.*

This proposal does not impact density and will dramatically improve the quality of the open space that it serves, thus contributing to the enjoyment of that open space by patrons to the Mall.

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

- (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 25 feet and under and at least 20 percent of the lot area for buildings above 25 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 non-residential uses in which neither use comprises less than 25 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 paragraph 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.*

At a maximum, this proposal would increase the floor area of the Mall by less than 1/10 of 1% from the approved plan. As the existing cumulative floor area ratio of the Mall properties of approximately 843,835 sf on a site of 2.7 million sf is less than 0.3:1 where 2.0:1 is allowed in the BR-1 zone district, this increase is insignificant and well below the allowable limits.

*(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.*

*(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 non-residential 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.*

As discussed in (E) above, the impact on parking of this proposal is considered to be minimal. However, additional vehicle parking will be provided for. See documents. Additional bicycle parking is proposed to be added See 7\_Site Development Plan sheet SD-1.

*(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:*

- (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 Subsection continues under common ownership or control.*

*(1) Setbacks on the perimeter of a development cannot be varied by a minor modification to less than the minimum setbacks permitted by the underlying zoning district.*

Setbacks on the perimeter of the development are not affected by the proposed plan.

*(2) The floor area of the development, including principal and accessory buildings, may be expanded by the cumulative total of no more than the greater of ten percent or 200 square feet or, in the case of a building that exceeds the permitted height, no more than five percent, except that the portion of any building over thirty-five feet in height may not be expanded under the provisions of this paragraph;*

The proposed plan includes three shipping containers, each open to the outside, at 832 sf total, the floor area of the container buildings is far less than 10% (0.1%) of the cumulative total of the entire development of approximately 843,835 sf of building area. They also occupy less than 10% of the approximately 26,000 sf plaza. They replace a previously removed customer service kiosk of 300 sf.

*(3) Commercial and industrial building envelopes may be moved or expanded by no more than the greater of ten feet, or ten percent of the length of the building, measured along the building's axis in the direction that the building is being moved;*

See above. The commercial building envelopes are not affected by the open plaza container buildings, but even if these temporary structures are looked at as an addition to the existing buildings, they still represent much less than 10%.

*(4) Principal and accessory buildings not within an approved building envelope may be expanded or moved by no more than ten feet in any direction within the development in residential districts and lots abutting residential districts. The resulting setbacks shall not be less than the minimum allowed setback of the underlying zone.*

The proposed plan is not within a residential district.

*(5) Dwelling unit type may not be changed;*

Dwelling units are not a part of the existing nor the proposed plan.

*(6) The portion of any building over the permitted height under Section 9-7-1, "Schedule of Form and Bulk Standards," B.R.C. 1981, may not be expanded under the provisions of this Subsection;*

The proposed plan does not alter the development's building height.

*(7) No increase may be granted to an open space reduction or to a parking reduction in excess of that allowed in Subsection 9-9-6(f), "Parking Reduction," B.R.C. 1981; and*

The proposed plan does not affect open space reduction or parking reduction in any meaningful way.

*(8) No change may alter the basic intent of the site plan approval.*

The approved site plan envisioned an active and energized open air plaza with food, information, and other kiosks serving patrons of the surrounding retail and office spaces and connecting the main 29<sup>th</sup> Street retail mall with the Century movie theaters to the east. A previous minor modification allowed Macerich, the Owner, to install an ice / roller skating rink in the plaza as a way to draw people back into the space from 29<sup>th</sup> St. The most recent approval to remove the rink has left the plaza relatively empty with little activity. The proposed plan is very much in line with the basic intent of the approved site plan as a means of attracting and serving the surrounding retail and office spaces, and re-energizing the space with people and activity.

**SINCERELY,**



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FEBRUARY 5, 2015



City of Boulder Planning and Development Services  
Boulder, CO 80302

RESPONSE TO CITY COMMENTS; LUR2015-00119 REVISED

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DEAR CASE MANAGER & CITY STAFF,

The following written statement addresses the City Comments for the Minor Amendment Application for the outdoor plaza between 1710 and 1750 29<sup>th</sup> Street at the 29<sup>th</sup> Street Mall.

**ADDRESSING:**

1710 29<sup>th</sup> Street, Suite 1048  
1710 29<sup>th</sup> Street, Suite 1050

**BUILDING AND HOUSING CODES:**

1. Each tenant space will be equipped with an automatic sprinkler system to meet code requirements.
2. The tenant spaces have been relocated to the center of the courtyard to allow for the code-required 20-foot clear opening to the sky as well as minimum 10-foot egress clearance around the perimeter and 20-foot clearance to adjacent storefronts. There will be a one-hour separation between the two tenant spaces. For code purposes, these tenant spaces are not considered kiosks due to their size exceeding 300sf total, even if they are not conceived as permanent buildings.

**BUILDING / SITE DESIGN:**

1. Please refer to the revised drawing package. The steel shipping containers will be painted to match the hues of the surrounding buildings, but with a brighter chroma. The shade umbrellas also very closely match the green stucco of the building to the north. All of the elements have been chosen to harmonize with the existing buildings, elements, and paving colors. The structures are intended to have a one to five-year life, but may be in place longer. Leases are conceived as being one year to begin with.
2. The two vendors will need to be separated from the general public areas and from each other by liquor licensing requirements if they serve alcohol. If there are other uses, the railings around the perimeter can be removed.
3. The ribbed steel containers with folding-up shades fit in well with many elements of the 29<sup>th</sup> Street architectural look and feel in general, such as: the existing language of painted steel columns, beams, lattice work and even trashcans, the repeating linear wooden shade structures elements at the balcony level above, the wooden slats of the existing storefront directly to the south. The new railings will match the existing railings on the balcony above in material and color. The screened areas for outdoor storage adjacent to the container buildings also relate to these repeating linear elements, but with tighter spacing. The new

planters will also be very close matches to the colors of surrounding walls or other architectural elements. Even the colors in the landscape materials and some of the furnishings are designed to harmonize with the building and paving elements. Some elements in the furniture and interiors of the container buildings will not be designed to harmonize so much as to create a playful mixture and variety. Signs and lighting will also harmonize with the existing. All of the existing lighting is planned to remain in place.

**F E E S**

Macerich understands this and has or will address this separately.

**L A N D S C A P I N G**

1. Please refer to the 7\_Site Development Plan sheet SD-3. The landscape plan has been thoroughly revised, as have railings, planters, and plant species. Colors of all of these elements have been designed to harmonize with surrounding elements.
2. See above. Plantings have been chosen to be low water-use varieties. It is intended that colorful perennial flowers will be early season types that will fill in until the longer grasses in the centers of the planters have time to grow in. Watering will be done by hand in accordance with the already-established watering and maintenance program the Mall has been using for the past 8+ years.
3. Stone mulch has been replaced with bark mulch. Soils and mulching will be designed in accordance with City landscaping standards and to reduce evaporation and chemical use.

**L E G A L   D O C U M E N T S :**

Macerich understands this and has or will address this separately.

**P A R K I N G :**

1. Parking counts have been calculated for the tavern uses. Table 9-4 in Section 9-9-6 of the Boulder code refers to "floor area" and makes no reference to the area of outdoor seating. We feel this is an important distinction, and should be consistent with other restaurants and taverns in Boulder that have outdoor seating areas that have not been calculated into parking counts. Given the context, we must consider that most of these patrons are already coming to the mall for other reasons. The number of users is likely to be similar to the number of skaters when the rink occupied this plaza, and that use was more likely to have generated unique destination auto trip visits than these ones. The floor areas of the buildings in this revised plan is only 832sf. At 1 parking space for every 250sf, we'd need an additional 4 vehicle parking spaces (and we'd need an additional 4 bicycle spaces, as 4 is the minimum). These are the numbers that we are showing in the attached chart. However, if we were to take the most conservative view of these tenants that their customers will not also be patrons of the mall and we calculate the total area of the outdoor seating areas separated by railings (and including the buildings), rather than the floor area of the buildings alone, we arrive at 6,830sf. At 1 parking space for 250sf, these uses would require an additional 28 spaces. There is currently a surplus of 280 more spaces provided at 29<sup>th</sup> Street than what is required (see attached chart). Thus, when the proposed development is complete, even if we assume the most conservative view of the parking requirements, there will still be a surplus of 252 spaces.
2. 4 new bicycle spaces are required. However, according to this most conservative argument above, the addition of the 6,830sf of tavern uses would require 10 new bicycle parking

spaces; 3 long term and 7 short term. We propose to provide these new bike racks/ spaces adjacent to existing racks (refer to Site Development Plan).

**PLAN DOCUMENTS:**

1. Please refer to revised signage diagram. We are requesting in this Amendment that the area of signage for signs areas 3 and 4 be extended to include the center of the plaza (see attached diagram labelled "Revised-Storefront-Types-3.pdf"). We propose to amend this diagram to allow for sign types B, E, J, M, N in the center of this plaza as a logical extension of the existing approved signage program (see attached diagram labelled "Pages-from-Twenty-Ninth-Street-Sign-Program.pdf").
2. See 7\_Site Development Plans for details related to landscaping, railings, details, and existing character. We are assuming that the details of furniture within the tenant spaces are not subject to Site Review requirements and as such may change with tenants and other considerations without the need to amend this Amendment.
3. See 2 above.
4. See 2 above.
5. See 8\_Architectural Plans sheet A-2, A-3 (Elevations), and 7\_Site Development Plan sheet SD-2 (Site Plan). Please note that with the revised location of the container structures in the middle of the plaza, the doorways on the periphery of the plaza are not encumbered by the back side of the containers as before, but open up to an active plaza environment as originally envisioned.
6. See 7\_Site Development Plan sheet SD-5 Plaza Lighting Plan. The pole lights that currently exist will remain in place, as will all of the other lighting in the plaza. Two pole lights with downward casting light will be re-installed in the same location where they previously existed but were removed. This replaces the existing, previously approved lighting plan for the space. The design intent is for a generally low light level to create a romantic evening ambiance. Existing light fixtures will provide adequate lighting for safety considerations as currently exists. It is anticipated that the light spill from the interior lighting of the container buildings as well as small, portable, solar-powered luminaires set on tables will provide a little more lighting when the container buildings are open for business. When closed for business, it is anticipated that the area within the railings will be closed off after dark so that higher light levels will not be necessary.

Thank you very much in advance for your attention. Please feel free to call us with any questions.

**SINCERELY,**



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