

MEMORANDUM

To: Planning Board
FROM: Sloane Walbert, Case Manager
DATE: March 11, 2015
SUBJECT: **Call-Up Item:** NONCONFORMING USE REVIEW (LUR2015-00001): Request for a cooking school and demonstration kitchen (“Food Lab”) at 1825 Pearl Street within the Mixed Use 3 (MU-3) zone district. The use will be limited to 16 students per class and hours of operation from 10 a.m. to 10 p.m. The call-up period expires on **March 19, 2015**.

Attached is the disposition of approval of a Nonconforming Use Review to allow a 2,240 square foot adult education facility “Food Lab” in the existing building at 1825 Pearl Street (see [Attachment A](#)). Pursuant to [Table 6-1](#): “Use Table”, B.R.C. 1981, a Use Review is required for an adult educational facility with less than 20,000 square feet of floor area in the MU-3 zone district. Additionally, the subject property does not meet the required parking for the zone district and is considered nonconforming as to parking only. Hence, the proposal must meet the additional criteria for modifications to non-conforming uses in [section 9-2-15\(f\)](#), B.R.C. 1981. Refer to [Attachment B](#) for analysis of the Use Review Criteria.

Background. The subject property is a roughly 7,000 square foot lot located in Central Boulder on the north side of Pearl Street, between 18th and 19th Streets. To the east and west of the subject site along Pearl Street between 18th and 24th Streets is a corridor of MU-3 zoning commonly known as the “East Pearl” business district, which contains a variety of retail, restaurant and office uses mixed with residential uses. To the north and south of the East Pearl corridor are primarily residential uses. Refer to **Figure 1** below for a Vicinity Map.



Figure 1: Vicinity Map

Address: 1825 Pearl St.

The proposed use would occupy the east storefront of the two-story Crystal Market building, which was built circa 1890. The building originally housed the Issac T. Earl Groceries, Dry Goods, Hardware and Tinware Store until 1905 (refer to **Figure 2**). The subject building totals approximately 7,500 square feet in floor area divided into two ground floor tenant spaces and one tenant space on the second level. The west ground floor space currently contains a retail tenant (Cured and Boxcar Coffee Roasters). The second floor will continue to be used for offices.



Figure 2: Historic Photograph taken between 1901 and 1904

The project site is zoned MU-3 (Mixed Use -3), which is defined as “areas of the community that are changing to a mixture of residential and complementary nonresidential uses, generally within the same building” ([section 9-5-2\(c\)\(2\)\(C\)](#), B.R.C. 1981). The Residential - Mixed 1 (RMX-1) zone district to the north, across the alley, is a mixed residential density district with limited commercial uses. The property is surrounded by the established Whittier neighborhood.

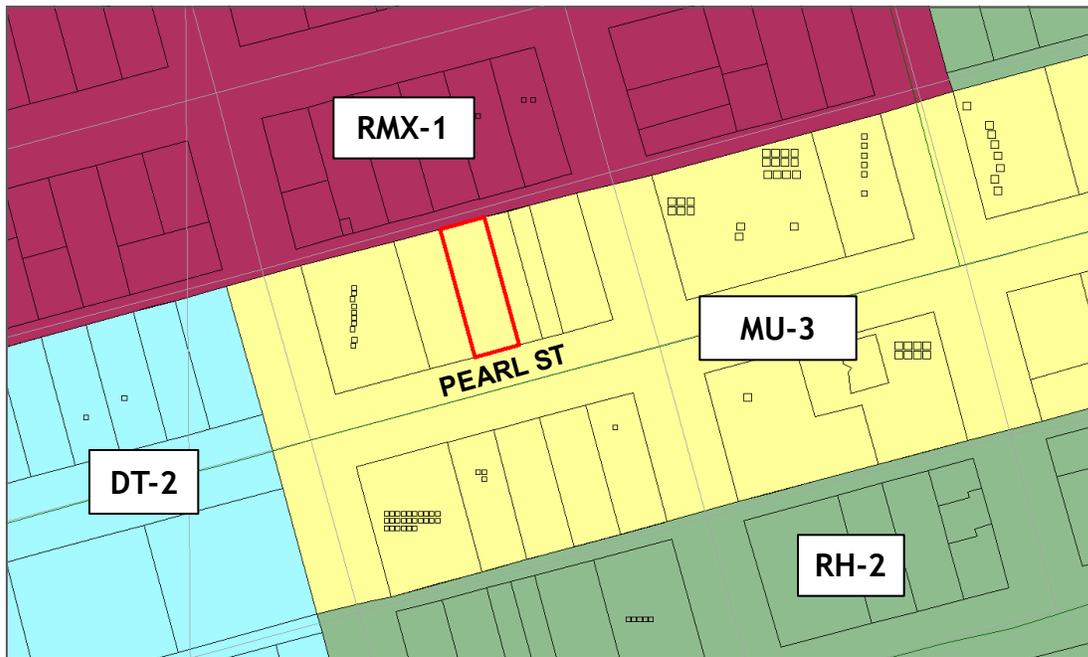


Figure 3: Zoning Map

Per [Table 9-3](#), B.R.C. 1981, 1 space is required per 300 square feet of nonresidential floor area in the MU-3

Address: 1825 Pearl St.

zone district if residential uses comprise less than 50 percent of the floor area. The project site is located outside of the Central Area General Improvement District (CAGID). As such, the property is nonconforming as to parking because the parking required for the building is not met; two parking spaces are provided where 25 are required given the building size of 7,579 square feet. The tenant space itself is required to have seven parking spaces and has one parking space off the alley.

Project Proposal. The applicant is requesting approval of a Use Review to allow a cooking school and demonstration kitchen “Food Lab” to locate in the existing building at 1825 Pearl St. (refer to [Attachment C](#)). The hours of operation are 10:00 a.m. to 10:00 p.m., seven days per week. Classes are expected to be offered from 6:00 p.m. to 9:00 p.m. every day and 11:00 a.m. to 2 p.m. on weekends and in the summer months. The business would be open for walk-in class registration, general administration and prep work during all other hours. The majority of students are expected to be adults and class sizes will be limited to 16



Figure 4: Tenant Space

people per class. The applicant expects to have one full-time employee and four part-time employees. Each class would typically have one guest chef. No exterior modifications are planned to be made to the building (refer to [Attachment C](#)). However, the applicant will install two u-bicycle racks within the public right-of-way along Pearl Street as a condition of approval in order to reduce the degree of nonconformity and to alleviate the affects of limited parking on the surrounding area. As part of this proposal, the business will also provide two long-term bike parking spaces within the space.

As stated above, the property is nonconforming as to parking because the proposed 2,240 square foot use is required to have seven parking spaces, where only one is provided. To ensure that the change of use will not adversely affect the surrounding area, and to meet the criteria for modifications to nonconforming uses, the applicant has entered into an agreement with the City of Boulder Parking Services to validate parking for students and teachers/guest chefs that park in the downtown parking garages. As a condition of approval, the applicant will be required to advertise such option on the business website. The closest garage is located three blocks away at 15th and Pearl Streets. Note that the CAGID ends only one-half block away at 18th Street. Additionally, there is a Neighborhood Parking Permit (NPP) program in the Whittier neighborhood to the north, which limits non-permit parking to 3 hours, Monday through Thursday 8 a.m. to 8 p.m., Friday 8 a.m. to 12:00 a.m., and Saturday 8 p.m. to 12:00 a.m.

Review Process. A cooking school and demonstration kitchen meets the city’s definition of an “Adult Education Facility,” as defined in [section 9-16-1](#), B.R.C. 1981 (below).

Address: 1825 Pearl St.

"Adult education facility" means an academic educational use serving a clientele at least fifty percent of which are individuals who are eighteen years of age or older.

Per the use standards found in [section 9-6-1](#), B.R.C. 1981, approval of a Use Review is required for adult education facilities less than 20,000 square feet to operate in the MU-3 zone district. Per [section 9-4-2](#), B.R.C. 1981, applications for Use Review are subject to call up by the Planning Board. No modifications from the development code have been requested. The proposal meets all of the development standards for the zoning districts and does not trigger or require Site Review.

Analysis. The proposal was found to be consistent with the Use Review criteria pursuant to [subsections 9-2-15\(e\)](#) "Criteria for Review" and (f) "Additional Criteria for Modifications to Nonconforming Uses," B.R.C. 1981. Refer to **Attachment B** for the complete criteria analysis.

Public Comment. Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property and a sign posted on the property for at least 10 days. All notice requirements of [section 9-4-3](#), "Public Notice Requirements," B.R.C. 1981 have been met. Staff received feedback from the Whittier Neighborhood Association and one neighbor. In general, they were in support of the use but had the following concerns:

1. The business being used as an event space rented for private parties.
2. Lack of parking for patrons and lack of enforcement in the adjacent Whittier Neighborhood Parking Program.
3. Cooking odors, especially late at night or early in the morning.
4. Disruptive fan noise.

See **Attachment D** for received public comment. These concerns are addressed in the staff analysis in **Attachment B** and the applicant's written statement in **Attachment C**.

Conclusion. Staff finds that the proposed project meets the relevant criteria of [section 9-2-15](#), "Use Review," B.R.C. 1981 (refer to **Attachment B**).

The proposal was **approved** by Planning and Development Services staff on **March 5, 2015** and the decision may be called up before Planning Board on or before **March 19, 2015**. There is one Planning Board hearing scheduled during the required 14-day call-up period on **March 19, 2015**. Questions about the project or decision should be directed to the Case Manager, Sloane Walbert at (303) 441-4231 or at walberts@bouldercolorado.gov.

Attachments:

- A. Disposition of Approval
- B. Analysis of Use Review Criteria
- C. Applicant's Proposed Plans
- D. Public Comment



CITY OF BOULDER
Community Planning & Sustainability

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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: **Approved with conditions**
PROJECT NAME: **FOOD LAB NONCONFORMING USE REVIEW**
DESCRIPTION: **NONCONFORMING USE REVIEW for an adult education facility, in particular, a cooking school and demonstration kitchen (Food Lab). Use shall be limited to 16 students per class and hours of operation from 10 a.m. to 10 p.m.**
LOCATION: **1825 PEARL ST**
COOR: **N03W05**
LEGAL DESCRIPTION: **Lot 10, Block 90, East Boulder, City of Boulder, County of Boulder, Colorado**
APPLICANT: **CASEY EASTON**
OWNER: **1825 PEARL STREET, LLC**
APPLICATION: **Use Review, LUR2015-00001**
ZONING: **Mixed Use 3 (MU-3)**
CASE MANAGER: **Sloane Walbert**
VESTED PROPERTY RIGHT: **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

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

Approved On: 3/5/15
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.

Appeal to Planning Board expires: 3/19/15

Final Approval Date: _____

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED

SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

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

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant on February 26, 2015** and the Applicant's written statement dated February 7, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:
 - a. The approved use shall be closed from 10 p.m. to 10 a.m. seven days per week.
 - b. Size of the approved use shall be limited to 2,240 square feet and a maximum of 16 students per class.
 - c. The Applicant shall provide validation stamps to any students and teachers who park in the City of Boulder off-street parking facilities and advertise such program through the business website.
 - d. The Applicant shall install two (2) City of Boulder standard u-bicycle racks within the public right-of-way along Pearl Street, as directed by the city manager.
2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.
3. This approval shall be **limited to an adult education facility use** operated consistent with the Applicant's written statement dated February 7, 2015.

Attachment B: Analysis of Use Review Criteria

Overall, the project was found to be consistent with the criteria for Use Review set forth in [subsections 9-2-15\(e\) and \(f\)](#), B.R.C. 1981.

(e) “Criteria for Review”: No use review application will be approved unless the approving agency finds all of the following:

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

The subject property is located in the Mixed Use 3 (MU-3) zone district, which is defined as “areas of the community that are changing to a mixture of residential and complementary nonresidential uses, generally within the same building.” Per Table 6-1, B.R.C. 1981, adult educational facilities are allowed through the Use Review process in the MU-3 zone district. section 9-16, B.R.C., 1981 defines an adult education facility as “an academic educational use serving a clientele at least fifty percent of which are individuals who are eighteen years of age or older.”

The proposed use is considered a modification to an existing nonconforming use because the historic building is nonconforming due to parking. However, the proposed cooking school and demonstration kitchen is consistent with the intent of complimentary uses contemplated by the MU-3 zone district.

- ✓ (2) **Rationale:** The use either:

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

Not applicable. See notes below under criterion (D).

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

Not applicable.

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

Not applicable.

✓ (D) Is an existing legal nonconforming use or a change thereto that is permitted under subsection (f) of this section;

The property is considered non-conforming due to a lack of on-site parking. Please see the response to the criteria in subsection (e) below. However, note that the use also meets criterion (A) by providing a direct service to the surrounding area and reducing adverse impacts. The subject tenant space is currently vacant but was formerly a retail and computer repair use “iSupportU”, which was open 10 a.m. to 6 p.m., seven days a week. The proposed use will have less of an impact in terms of noise and traffic generation on the

adjacent residential uses than the previous use because employee and customer traffic is limited and will be during predictable hours.

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

There are a variety of retail, restaurant, office, personal service and residential uses in the surrounding area. The existing approximately 7,500 square foot building was constructed circa 1890, and has been home to a variety of uses over the years. There are currently two existing off-street parking spaces located on the property where 25 are required per the MU-3 zone district standards for non-residential uses. The subject use will be allocated one off-street space in the alley. The property is located one-half block from the CAGID boundaries and will validate parking for students and teachers/guest chefs that park in the downtown parking garages. Additionally, there is a Neighborhood Parking Permit (NPP) program in the Whittier neighborhood to the north, which limits non-permit parking to 3 hours Monday through Thursday 8 a.m. to 8 p.m., Friday 8 a.m. to 12:00 a.m., and Saturday 8 p.m. to 12:00 a.m.

No exterior changes to the building are proposed; however, the applicant will install two u-bicycle racks in the public right-of-way adjacent to the property. The proposed hours of operation are from 10:00 a.m. to 10:00 p.m., which is compatible with the surrounding commercial and residential uses. Classes are expected to be offered from 6:00 p.m. to 9:00 p.m. every day and 11:00 a.m. to 2 p.m. on weekends and in the summer months. The business would be open for walk-in class registration, general administration and prep work during all other hours. Overall, the proposed use will remain compatible with and have minimal negative impact on the use of surrounding properties.

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

The existing infrastructure in the area will be adequate to serve the proposed use, and there will be no additional impacts associated with the use.

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

As mentioned above, the character of the area immediately surrounding the site is an eclectic mix of retail, restaurant, office, personal service and residential uses. The proposed use will not change the character of the surrounding area, as no exterior changes to the building or site are proposed and the operating characteristics are similar to other existing uses in the area. The proposed use will contribute to the existing culinary and service industries on East Pearl. Staff finds that the proposed use will have little to no effect on the existing character of the surrounding area and is overall an appropriate use for the site.

- N/A (6) Conversion of Dwelling Units to Non-Residential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts set forth in [subsection 9-5-2\(c\)\(1\)\(a\)](#), B.R.C. 1981, to non-residential uses that are allowed pursuant to a use review, or

through the change of one non-conforming use to another non-conforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental, or recreational need in the community including, without limitation, a use for a day care center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum, or an educational use.

Not applicable, as there are currently no residential units on the subject property.

(f) "Additional Criteria for Modifications to Nonconforming Uses": No application for a change to a nonconforming use shall be granted unless all of the following criteria are met in addition to the criteria set forth above:

- (1) Reasonable Measures Required: The applicant has undertaken all reasonable measures to reduce or alleviate the effects of the nonconformity upon the surrounding area, including, without limitation, objectionable conditions, glare, adverse visual impacts, noise pollution, air emissions, vehicular traffic, storage of equipment, materials, and refuse, and on-street parking, so that the change will not adversely affect the surrounding area.

The applicant has taken reasonable measures to arrange and manage off-site parking to help alleviate impacts on the neighborhood. CAGID is located one-half block away on 18th Street. The applicant has entered into an agreement with the City of Boulder Parking Services to validate parking for students and teachers/guest chefs that park in the downtown parking garages. As a condition of approval, the applicant will be required to advertise such option on the business website. The closest garage is located three blocks away at 15th and Pearl Streets. The applicant will install two u-bicycle racks within the public right-of-way along Pearl Street and two long-term bike parking spaces within the space.

- (2) Reduction in Nonconformity/Improvement of Appearance: The proposed change or expansion will either reduce the degree of nonconformity of the use or improve the physical appearance of the structure or the site without increasing the degree of nonconformity.

The proposal will reduce the degree of nonconformity by purchasing vouchers from the City of Boulder Parking Services and advertising parking validation on their business website. The applicant will also install two u-bicycle racks in the public right-of-way, where only one is necessary to meet the short-term bicycle parking requirements.

- (3) Compliance With This Title/Exceptions: The proposed change in use complies with all of the requirements of this title:

N/A (A) Except for a change of a nonconforming use to another nonconforming use; and

Not Applicable. The proposed use is permitted within the MU-3 zoning district through Use Review; however, the building is considered nonconforming due to a lack of on-site parking.

N/A (B) Unless a variance to the setback requirements has been granted pursuant to section 9-2-3, "Variances and Interpretations," B.R.C. 1981, or the setback has been varied through the application of the requirements of section 9-2-14, "Site Review," B.R.C. 1981.

Not Applicable. No variance to the zoning standards has been granted.

- (4) Cannot Reasonably Be Made Conforming: The existing building or lot cannot reasonably be utilized or made to conform to the requirements of chapter 9-6, "Use Standards," 9-7, "Form and Bulk Standards," 9-8, "Intensity Standards," or 9-9, "Development Standards," B.R.C. 1981.

Address: 1825 Pearl St.

Due to the lack of off-street parking and the lack of available property to create additional off-street parking, the property cannot reasonably be made conforming.

- ✓ (5) No Increase in Floor Area over Ten Percent: The change or expansion will not result in a cumulative increase in floor area of more than ten percent of the existing floor area.

The current proposal does not include any increase in floor area or other changes to the existing building.

- N/A (6) Approving Authority May Grant Zoning Variances: The approving authority may grant the variances permitted by subsection 9-2-3(d), B.R.C. 1981, upon finding that the criteria set forth in subsection 9-2-3(h), B.R.C. 1981, have been met.

Not Applicable. No variance to the zoning standards has been requested as part of this application.

**1825 Pearl Use Review Response
Casey Easton/Owner
February 7, 2015**

I am writing in response to the comments for my use review for 1825 Pearl. First I would like to state again what my business is. It is a recreational cooking school and demonstration kitchen. I plan to have recreational hands on classes for adult and some for kids with a limit of 16 per class. The community response has been overwhelmingly positive, after an article in the Daily Camera, local magazines 5280 and Dining Out reached out to me to write articles as well as a few local bloggers. My neighbors next door, Will and Coral Frischkorn are looking forward to having a neighbor that will be symbiotic with their brand and we have talked about how we can work together to provide new and fun things for the community, ie, charcuterie classes, wine classes, etc. People from the Big Red F office to Boulder Brands have expressed their excitement to me about having another great destination spot on the east end of Pearl, as well as Sean Maher of Downtown Boulder. I hear over and over again how there is such a need for this, how people want to learn how to cook and there is finally a locally owned purely recreational cooking school opening up right downtown.

Firstly I would like to approach the subject of parking. I would like to make sure that people park in the correct area and not utilize the Whittier neighborhood parking. I am a homeowner and live next to a public school and can understand how aggravating it can be when you arrive home to blocked driveways or no parking for your own guests! To help mitigate that, I spoke with Kurt Matthews, the Manager of Parking Services for the City of Boulder. We have agreed that a great strategy to reduce the parking will be to validate parking for people who take the classes and park in the CAGID garage. I will be purchasing validation stickers from CAGID and posting the following on my website and class confirmation emails:

Food Lab is happy to validate your parking! Please utilize the city parking garage on the south side of Pearl located between 15th and 16th street. Remember to bring your parking ticket with you so we can validate it. It's a quick and beautiful walk the 2.5 blocks down to Food Lab. There is also street parking in front of Food lab that is hourly, as well as mixed free and pay spots on 19th just south of Pearl. We offer bike racks out front if you choose to use 2 wheels, and the HOP bus stops just a few feet down from our space if you choose the RTD! Carpooling is great for the environment, and more fun than driving alone. Please use these recommended spaces, there are plenty, rather than parking in our adjacent neighborhoods and taking up the homeowners and their guests spots! Much appreciated by all involved.

I will also work with the city to make sure that we have sufficient bike parking both for guests and for employees. I will install two (2) u-racks within the city right-of-way along Pearl Street (1 required by code and 1 additional in support of the parking reduction) and provide two long-term bike parking spaces inside the building in the form of vertical bike parking.

I took some time to look around down by 1825 Pearl and took these notes on the parking situation.

1825 Pearl has a parking spot on premise dedicated to one employee/owner (I will be parking there, or letting an employee)

1825 Pearl is .03 miles from a bus stop on Pearl and 18th, the RTD bus the HOP runs the route.

1825 Pearl is .2 miles away from the closest parking garage downtown, and I will be advising customers to park there and also be validating parking for it.

I have been teaching classes for 5 years at a downtown location and can tell you that people mostly come in pairs. So a full class would be most like 8 cars that need parking from 6-9 pm. The surround businesses hours are as follows:

Title Nine Sports (18th and Pearl) 10-6pm
Buffalo Exchange (18th and Pearl) 10-7pm
Angie Star Jewelry (18th and Pearl) 10-6pm
Box Car and Cured (18th and Pearl) 10-6pm
Vilona Gallery (18th and Pearl) 10-6pm
Vecchios Bicycles (18th and Pearl) 10- 6pm
Mateo (18th and Pearl) 5-10pm
Savvy Hen (19th and Pearl) 10-5pm
Dish Gourmet (19th and Pearl) 10-4pm
HW Home (19th and Pearl) 9-6pm
Full Cycle (17th and Pearl) 9-6pm

The previous business (a computer store) was open during those same daytime hours as most of the businesses listed above. So I would be effectively reducing traffic from the previous owner who was open 10-6.

Here are additional spots available within a block of 1825 Pearl:

20 free parking spots with no limit after 6 pm from on Pearl from 19th street east to 20th

10 free parking spots on south side of Pearl from 18th to 19th and 10 paid parking on north side of Pearl from 18th to 19th.

30 parking spots, with mixture of paid and free parking from Pearl to Walnut on 20th Street.

That is 70 parking spots surrounding 1825 Pearl with only Food Lab and Mateo open during the prime hours of 6-9. These spots in conjunction with Food Lab parking validation, I believe, should be sufficient in people not utilizing the Whittier Neighborhood for parking.

To address the other neighborhood comments:

A concern that we are an event center and will be rented out for parties:

We will have a beer and wine license because people like to drink wine while they cook and eat, as well as use wine in the food. This is a learning facility, not a party place. People may have corporate team building events, bridal showers, birthday parties here, but we will not be renting out the space to people. This kitchen is built with the intention of people learning and gathering, not for keggers. The concept is similar to the places like Sur La Table in 29th Street mall and Posh Splat on 15th and Pearl (the paint and sip places), but obviously food centric rather than painting.

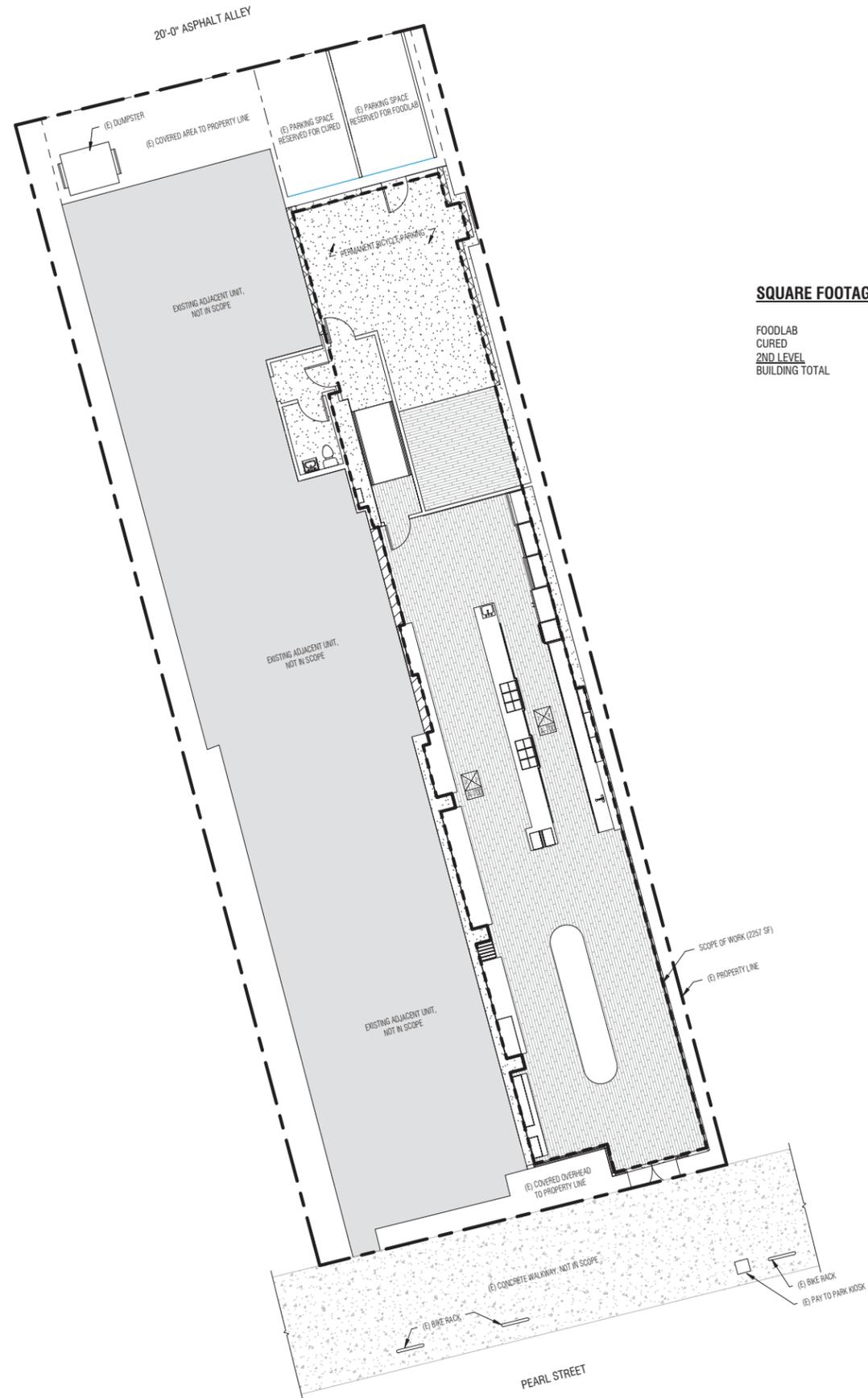
Concern of cooking odors, especially early morning and late at night:

We are a recreational teaching facility. The amount of food we will be cooking is actually minimal. We will not be cooking early in the morning, and we will be done cooking by 9 most nights. We don't have a fryer, which makes most of the smells. Some classes won't even have cooking, like knife skills and sharpening and canning. Most classes would be very low smell, like soups and salads. We will not even come close to putting out the smells that our neighboring restaurant makes.

Anticipated Fan Noise:

We will have a Type 1 hood and fan, similar to all the restaurants in the neighborhood. Since we will be teaching and talking, we looked for a very quiet fan. The cut sheet is attached of the fans we are looking at. I have spoken with the hood companies as well as my GC, they have assured me that they help with meeting city codes and requirements, including the noise reduction. The current fans we are bidding out hover around 14-15 sones, which is within the noise limitations. The fan will also only be run when we are using the cooktop, not an ongoing fan all day. The fan will probably run an hour to two in the evening when we have classes. The fan is also coming out still about 50 feet away from the property line on the roof, which makes it still about 70-80 feet from anyone's property and that will dampen the noise even more for the residents of the Whittier Neighborhood.

This project only improves the east end of Pearl. It is a great space for people to come learn how to cook, go on a date, for businesses to have team building events. I have received so much positive feedback from the neighbors and locals alike. This is a project that I have been building and dreaming of for the last five years. It is a passion of mine and I will be the one in there working and sweating and making this happen. I have lived in Boulder 16 years and would like to now put deeper roots down in the community. Thank you!



SQUARE FOOTAGE BREAK DOWN

FOODLAB	2240 SF
CURED	2950 SF
2ND LEVEL	2389 SF
BUILDING TOTAL	7579 SF

NOTE #1 : INSTALL TWO (2) CITY OF BOULDER STANDARD U-RACKS WITHIN THE PUBLIC RIGHT OF WAY ALONG PEARL STREET, AS DIRECTED BY THE CITY.

NOTE #2 : INSTALL TWO (2) LONG TERM BIKE-PARKING SPACES INSIDE THE BUILDING

1 SITE
SCALE: 1/8" = 1'-0"



Project:
FOOD LAB
1825 Pearl St
Boulder, CO 80302

Client Contact:
Casey Easton
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Designer/Builder:
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Consultants:

Issue:
PERMIT SET

Date Printed:
12/09/14

Revisions:

SITE PLAN

A-005

Attachment D: Public Comment

From: [Crystal Gray](#)
To: [Walbert, Sloane](#)
Subject: 1825 Pearl
Date: Wednesday, January 21, 2015 4:56:42 PM

Hello Sloane:

I received notice of the cooking school at 1825 Pearl. I live within 600' so I will be recusing myself from any Planning Board action and these comments are my own as a property owner.

I noticed that the hours are 10 am to 10 pm, which I was glad to see and is reasonable.

I do have a few questions - can they have private events like parties where they serve (sell) liquor? I want to make sure if the use is a cooking school and demonstration kitchen that it doesn't turn into an event space rented for parties. Did they give you an expectation of the number of patrons per day?

Also, there is a residential parking district in the Whittier Neighborhood adjacent to Pearl but there is little enforcement by Parking Services so I would like to know where the cooking school will have their patrons and employees park. Can you ask Parking Services if they plan on doing enforcement for the hours that are stated on the signs which are 8am to 8 pm M-F and 8 pm-midnight Friday and Saturday. Many of us are concerned that the enforcement is not done after 5 pm on weekdays. I have asked Molly Winter if she enforced until 8 pm weekdays but have never received a reply. It seems if there was some enforcement until 8 pm on the weekdays and also the night time enforcement on a regular basis that parking in the neighborhood would not be an issue.

Thanks for the information.

From: [Winter, Molly](#)
To: [Crystal Gray](#)
Cc: [Walbert, Sloane](#); [Matthews, Kurt](#)
Subject: FW: 1825 Pearl
Date: Friday, January 30, 2015 4:45:39 PM

Dear Crystal,

Sloane forwarded us the email regarding your questions regarding the Whittier nighttime NPP. I am sorry if you sent me an email regarding enforcement of the area and I did not respond. I could not locate one that you sent me.

We do enforce the Whittier nighttime zone. We do it twice a month on a Friday or Saturday night and write between 40 and 60 tickets a night.

If you have any further questions or concerns please let me know. I can be reached at winterm@bouldercolorado.gov.

Thanks.
Best
Molly

Address: 1825 Pearl St.

From: [John Spitzer](#)
To: [Walbert, Sloane](#)
Subject: Re: 1825 Pearl Street / Public Notice for Whittier Consideration
Date: Tuesday, January 20, 2015 7:23:23 PM

Sloane —

Thanks for the heads up. Probably fine, but I'll pass it around. Any strong cooking odors expected, esp. if they might occur late at night or early morning? Any "fan noise" anticipated?

John Spitzer

From: [Crystal Gray](#)
To: [Walbert, Sloane](#)
Subject: Re: 1825 Pearl
Date: Monday, January 26, 2015 5:20:27 PM

Hope you are feeling better!

I have not heard any concerns beyond parking and I think folks generally think this is good fit as long as it doesn't turn into a party place and they know that they back up to a residential neighborhood.

It will fit in to the other food places!

Crystal