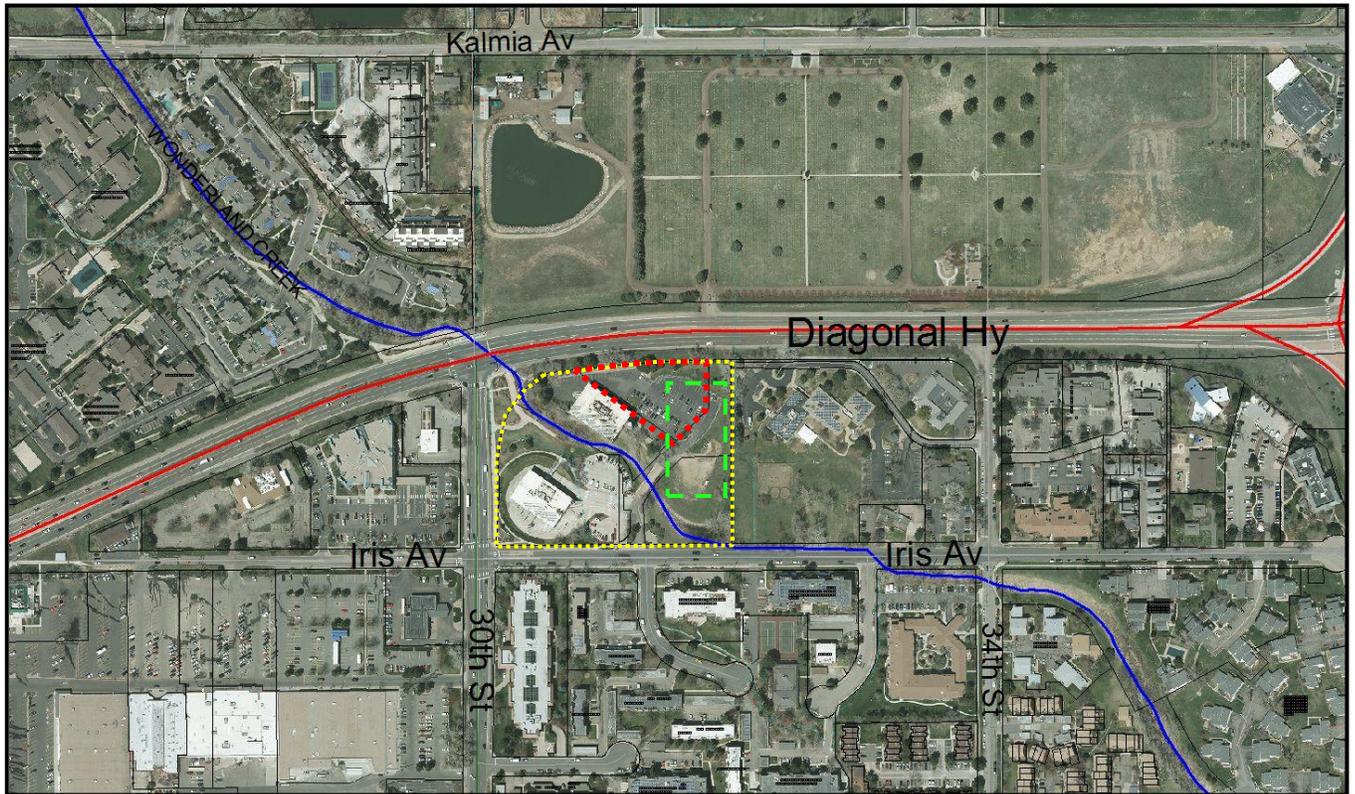


# MEMORANDUM

**TO:** Planning Board  
**FROM:** Chandler Van Schaack, Case Manager  
**DATE:** December 17, 2015  
**SUBJECT:** **Call Up Item:** Staff Level Site Review (LUR2015-00088): Request to construct a new 3-story, 42,250 sq. ft. office building at 3107 Iris Ave. within the existing Bank of Boulder office park. The proposal also includes a request for a 16% parking reduction to allow for the reconfiguration of the existing parking area to provide 219 parking spaces where 262 spaces are required for the office park following the addition of the new office building. The project site is located within the BT-1 zone district.

**Background.** The 272,466 square foot (6.25-acre) project site is zoned Business – Transitional 1 (BT-1), which is defined in the land use code as:

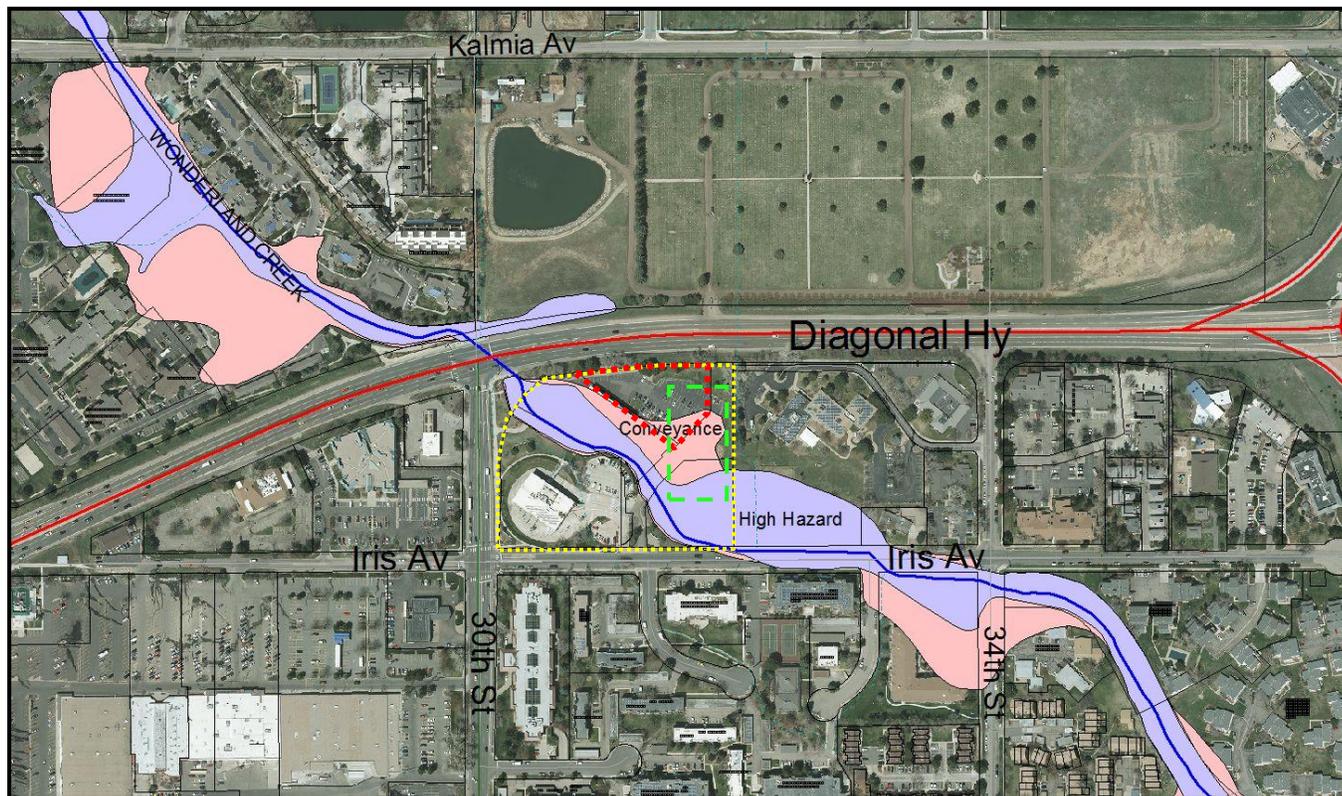
*“Transitional business areas which generally buffer a residential area from a major street and are primarily used for commercial and complementary residential uses, including without limitation, temporary lodging and office uses.” (section 9-5-2(c)(2)(E), B.R.C. 1981).*



**Figure 1: Vicinity map depicting project site (red), Bank of Boulder Park PUD (yellow) and approximate location of originally approved office building (green)**

As shown above in **Figure 1**, the project site (shown in *red*) is located at the northeast corner of the intersection of 30<sup>th</sup> Street and Iris Avenue, just south of the Diagonal Highway. The site is located within the existing Bank of Boulder Park Planned Unit Development (PUD) (shown in *yellow*), which was originally approved in 1975 and then amended in 1989 to allow for a drive-thru bank and two office buildings totaling 78,900 square feet in floor area. Currently, the bank and one of the two approved office buildings have been constructed. The approved plan for the

PUD anticipates a third office building constructed to the east of the existing buildings and adjacent to Wonderland Creek (approximate location shown in green); however, following floodplain revisions which resulted in much of the PUD being placed within the high hazard and conveyance zones (See **Figure 2**), the approved design and location of the third building is no longer viable.



**Figure 2: Aerial map showing High Hazard and Conveyance flood zones shown**

**P**  
**Proposed Project.** The current proposal is to amend the Bank of Boulder Park PUD to relocate the approved third building outside of the high hazard and conveyance zone. The proposed 3-story, 42,250 sq. ft. office building is located on the northeast portion of the site, and is intended to honor the existing character of the development while improving upon the original approval in terms of materials and building design. The proposed building would utilize the existing access off Iris Ave. and bridge over Wonderland Creek, and would reconfigure the existing surface parking to become a mix of smaller, connected surface lots and partially below-grade structured parking within the building.

The proposal also includes a request for a 16% parking reduction to allow for the reconfiguration of the existing parking area to provide 219 parking spaces where 262 spaces are required for the office park following the addition of the new office building. Refer to **Attachment C** for the applicant's proposed plans and Travel Demand Management (TDM) Plan.

**Project Analysis.** Overall, the proposal was found to be consistent with the Site Review criteria found in section 9-2-14, B.R.C. 1981. 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 to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property and therefore, all public

notice requirements of section 9-4-3, "Public Notice Requirements," B.R.C. 1981 were met. Staff has not received any comments on the proposed project.

**Conclusion.** Staff finds that the proposed project meets the relevant criteria pursuant to section 9-2-14, "Site Review," B.R.C. 1981 (please refer to **Attachment B**). This proposal was approved by Planning and Development Services staff on December 14, 2015 and the decision may be called up before Planning Board on or before **December 29, 2015**. There is one Planning Board meeting within the 14-day call up period, on **December 17, 2015**. Questions about the project or decision should be directed to Chandler Van Schaack at (303) 441-3137 or [vanschaackc@bouldercolorado.gov](mailto:vanschaackc@bouldercolorado.gov).

**Attachments**

- A. Signed Disposition
- B. Analysis of Review Criteria
- C. Applicant's Proposed Plan
- D. Staff Review Comments



**CITY OF BOULDER**  
**Planning, Housing & Sustainability**

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

**CITY OF BOULDER PLANNING DEPARTMENT**  
**NOTICE OF DISPOSITION**

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

**DECISION:** APPROVED WITH CONDITIONS  
**PROJECT NAME:** Bank of Boulder Park PUD Amendment  
**DESCRIPTION:** SITE REVIEW for a new 42,250 sq. ft. office building within the Bank of Boulder Park PUD.  
**LOCATION:** 3107 Iris Ave.  
**COOR:** N06W03  
**LEGAL DESCRIPTION:** Lot 2A, Replat of Lots 2 and 3, Bank of Boulder Park, County of Boulder, State of Colorado  
**APPLICANT:** Erik Hartronft  
**OWNER:** DellaCava Family LLC  
**APPLICATION:** Site Review, LUR2015-00088  
**ZONING:** BT-1  
**CASE MANAGER:** Chandler Van Schaack  
**VESTED PROPERTY RIGHT:** NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.

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

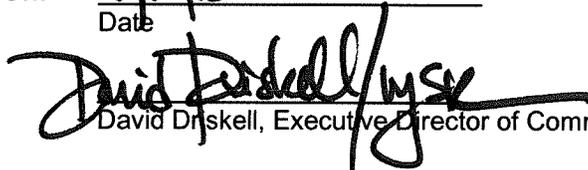
- Section 9-7-1, "Form and Bulk Standards"
  - Reduction of front yard setback from 20 feet to 15 feet
  - Reduction of rear yard setback from 20 feet to 0 feet
- Section 9-9-6, "Parking Standards" – 16% parking reduction to allow for 219 parking spaces where 262 are required per the nonresidential parking standards for the BT-1 zone.

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

Approved On: 12/14/15

Date

By:

  
 David Driskell, Executive Director of Community Planning and Sustainability

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

Appeal to Planning Board expires: 12/28/15

Final Approval Date: 12/29/15

Address: 3107 Iris Ave.

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND THE 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, Boulder Revised Code 1981) 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 November 9, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following:
  - a. Annexation Agreement recorded at Film No. 780, Reception No. 00026810 on July 18, 1972;
  - b. Subdivision Agreement recorded at Film No. 913, Reception No. 00165150 on January 27, 1976;
  - c. Subdivision Agreement recorded at Film No. 1116, Reception No. 00394932 on May 9, 1980; and
  - d. Bank of Boulder Office Park PUD dated April 12, 1972, as amended, including # P-90-55.
3. Prior to a building permit application, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:
  - a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the approved plans dated November 9, 2015 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
  - b. A **final site plan** which includes detailed floor plans and section drawings.
  - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
  - d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.
  - e. **CDOT access permit** meeting the CDOT Access Code Standards, for the closure of the existing access point from State Highway 119.
  - f. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.
  - g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.



Case #: LUR2015-00088

Project Name: 3107 Iris

Date: December 17, 2015

**CRITERIA FOR REVIEW**

No site review application shall be approved unless the approving agency finds that:

**(1) Boulder Valley Comprehensive Plan:**

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

*The Bank of Boulder Park site is within Area 1 of the BVCP and given a combination of General Business and High Density Residential land use designations. The project site itself, Lot 2A has a land use designation of HR. While the proposed office use is not really consistent with the intent of the HR land use map designation to support residential development at a density of over 14 units per acre, the site is zoned BT-1 (Business- Transitional 1), which allows for office uses by-right. Given that the existing zoning allows for the proposed office use and the office park was originally approved through the PUD process, staff finds that the office park and proposed new office building are overall in keeping with the goals and policies of the comprehensive plan. In terms of specific BVCP policies, staff finds the proposal to be consistent with a number of policies including but not limited to:*

**2.17 Variety of Activity Centers**

**2.30 Sensitive Infill and Redevelopment**

**2.37 Enhanced Design for Private Sector Projects**

**4.05 Energy-Efficient Building Design**

**5.02 Regional Job Center**

**5.05 Support for Local Business and Business Retention**

**5.06 Industry Clusters**

N/A (B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

*Not applicable, as the proposal is for a new office building and does not include a residential component.*

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

N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of [chapter 9-8](#), "Intensity Standards," B.R.C. 1981.

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

*Standard met. The applicant is aware of the costs of the project and has indicated that they will be able to meet a broad range of BVCP policies while implementing the other techniques required to meet other site review criteria.*

**(2) Site Design:** Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design

techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

\_\_\_ **(A) Open Space:** Open space, including, without limitation, parks, recreation areas, and playgrounds:

✓ **(i)** Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

*There are existing open space facilities located on the site including a picnic area and several open and shaded seating areas. A portion of the site is also within the Wonderland Creek Greenway which connects to the city-wide trail system. The mature trees which occupy the west, northwest and east sides of the site are to remain. The south-east portion of the site provides for shaded and sun-lit areas throughout the day large enough for gathering.*

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

*Not applicable, as the proposal is for a new office building and does not include a residential component.*

✓ **(iii)** The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (*Cynomys ludovicianus*), which is a species of local concern, and their habitat;

*The mature trees which occupy the west, northwest and east sides of the site are to remain. There are no "species of special concern" associated with the site and the proposed building does not interfere with the existing greenway. Standard met.*

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

*The Wonderland Creek Greenway bisects the site and provides a physical and aesthetic separation between buildings and parking areas. The open space surrounding the creek helps to lessen the perceived intensity of the existing and proposed commercial 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;

*Not applicable, as the proposed open space is not intended for specific active recreational purposes.*

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

*The site is severely impacted by the floodplain, with the high hazard and conveyance zones surrounding Wonderland Creek on both sides. Therefore, much of the open space is within the floodplain, and acts as a buffer to protect the creek itself.*

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

*The Wonderland Creek Greenway crosses through the site and connects to the city-wide trail system.*

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

*Not applicable, as the proposal is for a new office building and does not include a residential component.*

**N/A (i)** The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and

**N/A (ii)** The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.

**(C) Landscaping**

**✓ (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 landscape plans illustrate a variety of plant and hard surface materials via the screening, parking lot landscaping, and streetscape requirements. A hardscape plaza has been provided at the building's arrival point with at-grade tree plantings. The landscape plans also illustrate the preservation of mature, healthy trees where possible.*

**N/A (ii)** Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

*As the site is largely developed, there are no identified important native species, plant communities of special concern, threatened or endangered species or habitat. Not applicable.*

**✓ (iii)** The project provides significant amounts of plant material sized in excess of the landscaping requirements of [sections 9-9-12](#), "Landscaping and Screening Standards" and [9-9-13](#), "Streetscape Design Standards," B.R.C. 1981; and

*The project is coordinating all landscaping and screening requirements for the Diagonal Highway right-of-way with the ongoing Capital Improvement Project for the new multi-use path.*

**✓ (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 south and west streetscapes and landscaped setbacks were constructed as part of the original office park approval and will remain unchanged. The northern property frontage will be upgraded to include new street trees. There are also improvements underway along the Diagonal Highway, including a new multi-use path along the south side. The proposed plan includes adding connections to the multi-use path to allow cyclists to enter the site from the north.*

**(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;

*The existing development is separated from the adjacent streets and is accessed via one point off of Iris Ave. The interior circulation is designed to discourage high vehicular speeds. The existing and proposed office buildings are accessed via a narrow bridge over Wonderland Creek that slows down traffic significantly.*

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

*The existing development is separated from the adjacent streets and is accessed via one point off of Iris Ave. The interior circulation is designed to discourage high vehicular speeds and minimize conflicts with vehicles. The existing and proposed office buildings are accessed via a narrow bridge over Wonderland Creek that slows down traffic significantly. In addition, there is a circular sidewalk surrounding the existing bank building which allows pedestrians to access the building directly from the sidewalks on 30<sup>th</sup> and Iris Streets. Following the proposed development, both of the other two buildings will also be accessible by pedestrians directly from the multi-use path on the Diagonal Highway, thereby making it so that all three buildings can be accessed without having to cross the path of a vehicle.*

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

*As mentioned above, the proposed project includes two new connections to the planned multi-use path along the south side of Iris Ave. that will allow bicyclists and pedestrians to access the building and bike parking directly. There exists a 10' multi-use path along the west side of the office campus along 30th Street that also connects internally to an existing underpass along the east side of the 30th Street & Diagonal Highway intersection, providing off-street multi-use path connectivity to the Wonderland Creek path to the north.*

     **✓ (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;

*There are 70 total bicycle parking spaces proposed for the project where 52 are required by the land use code, including the existing bank (12 spaces), existing office use (20 spaces) and new office uses (38 spaces). 50 spaces are proposed as long-term, covered spaces with vertical racks and secured behind a fence and locked doors, and 20 spaces are proposed as short-term spaces. The applicant is also providing ECO Passes to employees of the development to further enhance the opportunity for alternate transportation methods and shift away from SOV use. Also refer to the TDM that is part of this submittal.*

     **✓ (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;

*Standard met. As part of their request for a 16% parking reduction, the applicant has provided a Travel Demand Management Plan (See **Attachment C**) that has been reviewed by staff and found to be effective at promoting a shift away from single-occupancy vehicle use to alternate modes.*

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

*As mentioned above, the proposed project includes two new connections to the planned multi-use path along the south side of Iris Ave. that will allow bicyclists and pedestrians to access the building and bike parking directly.*

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

*Not applicable, as no new streets are proposed as part of this development.*

✓ **(viii)** The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and provides safety, separation from living areas, and control of noise and exhaust.

*The project is designed to accommodate cars, bicycles, and pedestrians. Standard met.*

#### (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;

*Much of the existing parking will remain the same, and the new parking areas are designed to provide safety, convenience and separation of movements. Multiple building entrances are provided from the below grade parking area, which will allow pedestrians to enter the building with minimum interaction with 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;

*By placing the parking under the building, the project minimizes the amount of new surface parking required while also minimizing the aesthetic impacts of the parking area and remaining outside of the high hazard flood zone.*

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

*By placing parking under the building, the project reduces the overall amount of surface parking from existing conditions while also minimizing the aesthetic impacts of the parking area.*

✓ **(iv)** Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection [9-9-6](#) (d), "Parking Area Design Standards," and Section [9-9-14](#), "Parking Lot Landscaping Standards," B.R.C. 1981.

*Please refer to landscape drawings for the parking lot landscape being provided which is in accordance with the Parking Lot Landscape Standards per B.R.C. and exceeds internal lot landscaping requirements.*

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

✓ (i) The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area or the character established by an adopted plan for the area;

*The building height, mass, scale, architecture and configuration are compatible with and draw upon the character of the existing buildings on the campus and as envisioned in the original PUD. The change to the building configuration is primarily a result of the revised floodplain map, which placed the previously approved building within the High Hazard zone. The current plan relocates the building outside of the floodplain while maintaining the height, mass and scale of the other existing buildings in the PUD.*

✓ (ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area;

*The proposed building is two stories over a partially below-grade parking structure. The proposed building height is within the 35' height limit for the zone and is compatible with the existing 2-story structures located on the site.*

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

*The proposed building is situated on the northeast side of the site and behind the "view corridor" of the property to the east. To the north is the Diagonal Highway ROW and not buildable. As illustrated in the shadow analysis provided on the drawings, Outlot A creates a buffer to the adjacent property to the east and the shadow analysis demonstrates there is no shadow cast onto the adjacent property.*

✓ (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 designed to be compatible with the existing character of the office park in terms of building form and color, while improving upon the existing materials (largely stucco) by incorporating anodized aluminum siding and a synthetic slate tile base. The proposed landscaping and lighting will be in keeping with the existing buildings.*

✓ (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 proposed building fronts onto Diagonal Highway while taking access off of Iris Ave.; therefore, the building is designed to have entrances on both the north and south sides. The entrances are demarked by vertical wood elements, which provide visual interest and compliment the metal and slate tile materials palette elsewhere on the building. The base of the building is wrapped in slate tile, which will also enhance the pedestrian experience at ground level. The building incorporates large windows across all frontages which will provide for a high degree of transparency.*

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

*The project provides connections to the planned multi-use path along Diagonal; however, all of the other required public facilities have been constructed as part of the original development.*

**N/A (vii)** For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

*Not applicable, as the proposal is for a new office building and does not include a residential component.*

**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;

*Not applicable, as the proposal is for a new office building and does not include a residential component.*

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

*A preliminary lighting plan has been provided, and a final lighting plan will be required at time of tech doc review.*

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

*As previously mentioned, much of the site is already developed, and the existing open space and circulation are designed around Wonderland Creek as it crosses through the site. These features of the site will remain largely unchanged.*

**✓ (xi)** Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

*The proposed building is sited as close to the north property line as possible and is oriented on an east west axis to provide for better solar control and shading as well as a more efficient photovoltaic panel layout. It should be noted that the Owner has already invested capital and has installed photovoltaics to the existing buildings on the site and by situating the proposed building towards the north, will not interfere with the placement of the existing photovoltaics*

*In addition, 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 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;

*Exterior materials include a synthetic slate tile base course around the building at ground level to provide an interesting texture and materiality. The siding material is shown as anodized aluminum set in a horizontal configuration to complement the horizontal strip windows. The building also features composite panels accenting the vertical circulation elements of the stair and elevator tower, similar to the painted concrete vertical element on the existing building, rendered in a more contemporary fashion. The composite panels would be Exterior Grade Phenolic (EGP) wall panels with wood grain lamination as indicated on the attached drawings.*

✓ **(xiii)** Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

*As the site is already largely developed, the cut and fill required for the new project are minimal. The existing site conforms largely to the contours of the land.*

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 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.

N/A **(G) Solar Siting and Construction:** For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:

N/A **(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:

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

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

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

✓ **(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;

*The applicant is requesting a 16% parking reduction to allow for 219 parking spaces where 262 are required per the nonresidential parking standards for the BT-1 zone. As part of this request, the applicant has provided a Travel Demand Management Plan which outlines strategies for reducing parking demand. These include providing RTD Eco-passes for all employees of the new building for a minimum of 3 years, and maintaining a transportation information center to provide employees with important travel information including transit maps and schedules, bicycle maps, local and regional marketing campaigns, and information on the commute benefits provided to employees. In addition, there are 70 total bicycle parking spaces proposed for the project where 52 are required by the land use code, including the existing bank (12 spaces), existing office use (20 spaces) and new office uses (38 spaces). 50 spaces are proposed as long-term, covered spaces with vertical racks and secured behind a fence and locked doors, and 20 spaces are proposed as short-term spaces.*

*In addition to the above strategies, the site is situated along two major multi-modal corridors: 30th Street and Diagonal Highway (SH 119). 30th Street extends south from Diagonal Highway to Baseline Road and includes on-street bicycle lanes and segments of off-street multi-use paths. The RTD Bound route stops on the west side of 30th Street just south of Iris Avenue, within 0.15 miles of the project site. Diagonal Highway (and Iris Avenue west of 29th Street) extends from Foothills Parkway to Broadway and includes on-street bicycle lanes. The RTD Bolt route is serviced by transit stops on both sides of Diagonal Highway at 30th Street, within 0.15 miles of the project site. There exists a 10' multi-use path along the west side of the office campus along 30th Street that also connects internally to an existing underpass along the east side of the 30th Street & Diagonal Highway intersection, providing off-street multi-use path connectivity to the Wonderland Creek path to the north.*

*Taking all of the above factors into consideration, staff finds that the parking needs of the office park following construction of the proposed office building will be adequately accommodated through existing on-street and 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.

**N/A (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:

# 3107 IRIS OFFICE BUILDING

3107 IRIS AVENUE  
BOULDER, CO 80301

## LAND USE REVIEW

### AMENDMENT TO AN APPROVED SITE PLAN

SEPTEMBER 21, 2005



**HARTRONFT ASSOCIATES**  
A Professional Corporation

Planning  
Architecture  
Interior Design

950 Spruce Street, #2A  
Louisville, CO 80027  
TEL: 303.673.9304  
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**3107 IRIS OFFICE BUILDING**  
**BANK OF BOULDER SUBDIVISION**  
 3107 IRIS AVENUE  
 BOULDER, CO 80301

AMENDMENT  
 TO AN  
 APPROVED SITE PLAN

**PROJECT # 095150**  
 DATE: 4/2/15  
 DRAWN BY: HAPC  
 CHECKED BY: JEH  
 REVISIONS: 10/11/15  
 11/01/15

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**COVER SHEET**

Sheet  
**A0.01**  
 1 of 13 Sheets



CONCEPTUAL VIEW FROM SOUTH

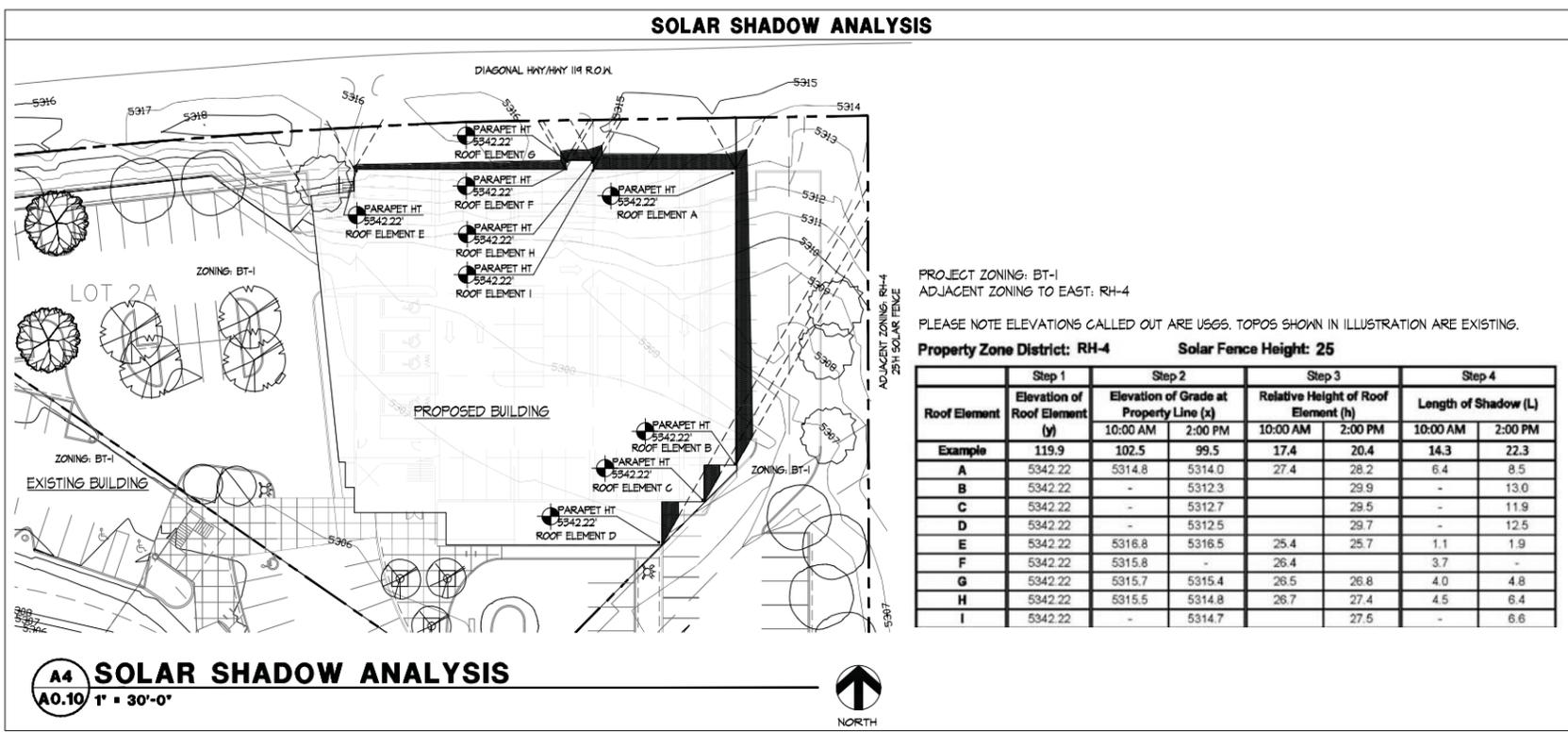


CONCEPTUAL VIEW FROM NORTHWEST ALONG DIAGONAL HWY

PROJECT DIRECTORY	
<b>OWNER</b>	DellaCava Family LLC 2595 Canyon Blvd #230, Boulder, CO 80302 (303) 447-0165 Contact: Lou DellaCava Email: ldellacava@aol.com
<b>ARCHITECT</b>	Hartronft Associates, p.c. 950 Spruce Street, #2A, Louisville, CO 80027 (303) 673-9304 / Fax (303) 673-9319 Contact: J. Erik Hartronft, AIA Email: erik@hapcdesign.com
<b>CIVIL ENGINEER</b>	Scott Cox & Associates, Inc. 1530 55th Street, Boulder, CO 80303 (303) 444-3051 / Fax (303) 444-3387 Contact: Don Ash Email: ash@scottcox.com
<b>LANDSCAPE ARCHITECT</b>	Outside LA, LLC Boulder, CO (303) 517-9256 / Fax (970) 367-5180 Contact: Sandi Gibson Email: osla@me.com

SHEET INDEX	
<b>SHEET</b>	<b>DESCRIPTION</b>
A0.10	Cover Sheet, Solar Analysis, Project Data
ALTA	ALTA/ACSM Land Title Survey Map
1	Topographic Map
<b>CIVIL</b>	
C1.01	Preliminary Drainage, Grading, and Erosion Control Plan
C1.02	Preliminary Utility Plan
<b>LANDSCAPE</b>	
L1.10	Tree Mitigation Plan
L2.10	Landscape Plan
L2.20	Landscape Notes & Details
<b>ARCHITECTURAL</b>	
A1.00	Existing & Proposed Site Plan, Site Section, Conceptual Perspective
A1.10	Site Plan
A1.20	Transportation Connection & Parking Plan
A2.10	Floor Plans
A3.10	Building Elevations

PROJECT DATA	
<b>Project Description</b>	
To construct a new, roughly 40,000 SF office building on Lot 2A of the Bank of Boulder Subdivision. Approximately 220 parking spaces will be provided to be shared between the lots in the subdivision. Associated landscape improvements also proposed.	
<b>ZONING INFORMATION</b>	
District	BT-1
Use Module	B1
Form Module	f
Intensity	15
<b>Setbacks</b>	
Site Adjacent to a Street	Req'd 15' Provided 15'
(Diagonal)	15' 15'
Rear Yard (East)	20' 0'
Interior Lot Line	0' 0'
(West and South)	
Please refer to A1.10 for Lot & Building Areas, Parking & Bicycle Requirements & FAR	

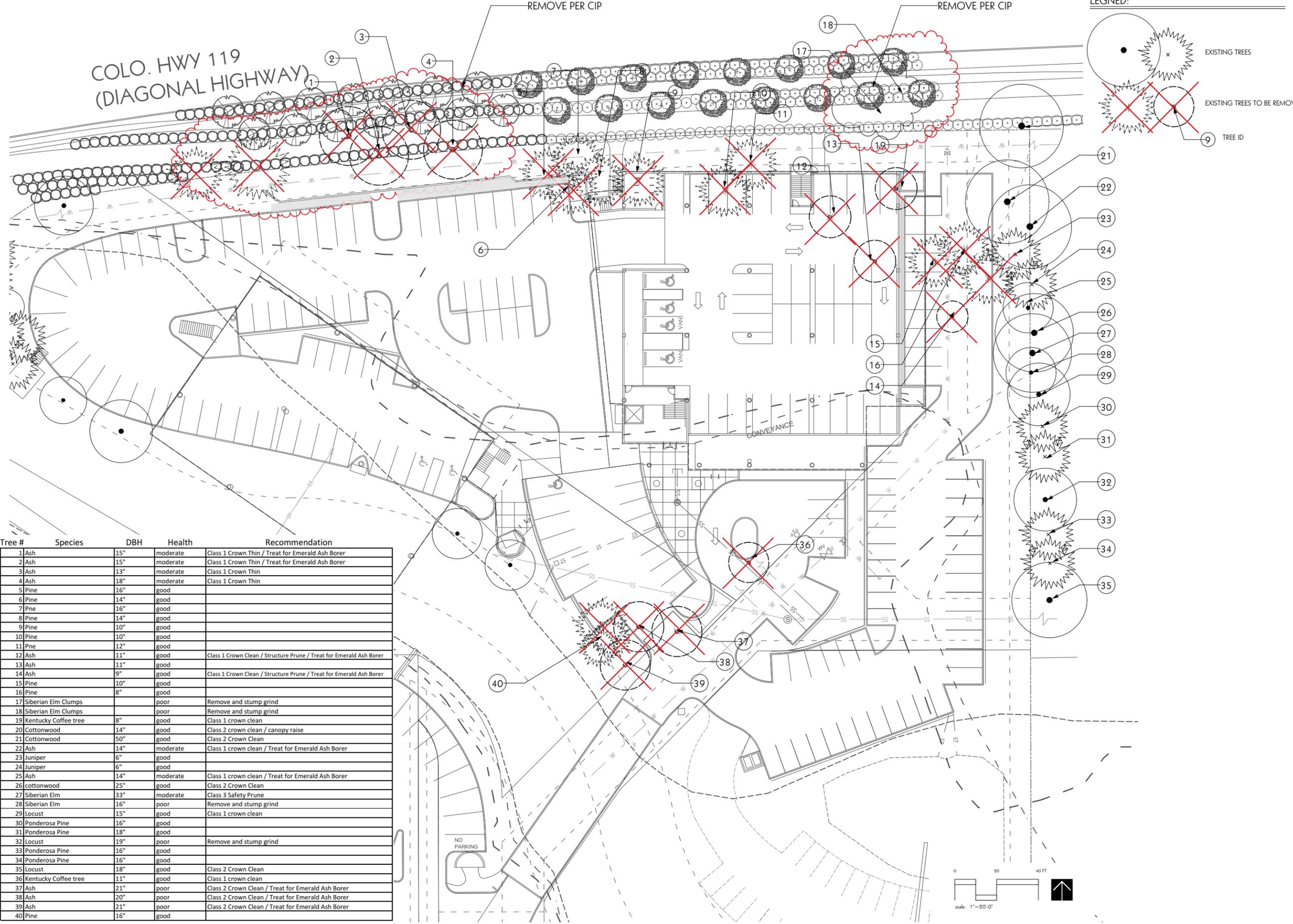
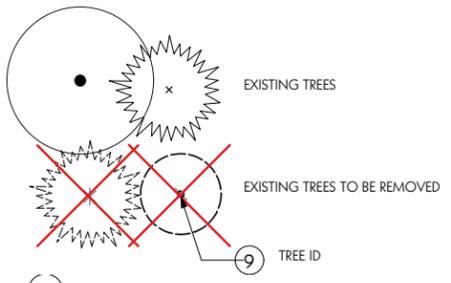


COLO. HWY 119  
(DIAGONAL HIGHWAY)

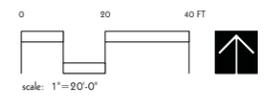
REMOVE PER CIP

REMOVE PER CIP

LEGEND:



Tree #	Species	DBH	Health	Recommendation
1	Ash	15"	moderate	Class 1 Crown Thin / Treat for Emerald Ash Borer
2	Ash	15"	moderate	Class 1 Crown Thin / Treat for Emerald Ash Borer
3	Ash	13"	moderate	Class 1 Crown Thin
4	Ash	18"	moderate	Class 1 Crown Thin
5	Pine	16"	good	
6	Pine	14"	good	
7	Pine	16"	good	
8	Pine	14"	good	
9	Pine	10"	good	
10	Pine	10"	good	
11	Pine	12"	good	
12	Ash	11"	good	Class 1 Crown Clean / Structure Prune / Treat for Emerald Ash Borer
13	Ash	11"	good	Class 1 Crown Clean / Structure Prune / Treat for Emerald Ash Borer
14	Ash	9"	good	Class 1 Crown Clean / Structure Prune / Treat for Emerald Ash Borer
15	Pine	10"	good	
16	Pine	8"	good	
17	Siberian Elm Clumps		poor	Remove and stump grind
18	Siberian Elm Clumps		poor	Remove and stump grind
19	Kentucky Coffee tree	8"	good	Class 1 crown clean
20	Cottonwood	14"	good	Class 2 crown clean / canopy raise
21	Cottonwood	50"	good	Class 2 Crown Clean
22	Ash	14"	moderate	Class 1 crown clean / Treat for Emerald Ash Borer
23	Juniper	6"	good	
24	Juniper	6"	good	
25	Ash	14"	moderate	Class 1 crown clean / Treat for Emerald Ash Borer
26	cottonwood	25"	good	Class 2 Crown Clean
27	Siberian Elm	33"	moderate	Class 3 Safety Prune
28	Siberian Elm	16"	poor	Remove and stump grind
29	Locust	15"	good	Class 1 crown clean
30	Ponderosa Pine	16"	good	
31	Ponderosa Pine	18"	good	
32	Locust	19"	poor	Remove and stump grind
33	Ponderosa Pine	16"	good	
34	Ponderosa Pine	16"	good	
35	Locust	18"	good	Class 2 Crown Clean
36	Kentucky Coffee tree	11"	good	Class 1 crown clean
37	Ash	21"	poor	Class 2 Crown Clean / Treat for Emerald Ash Borer
38	Ash	20"	poor	Class 2 Crown Clean / Treat for Emerald Ash Borer
39	Ash	21"	poor	Class 2 Crown Clean / Treat for Emerald Ash Borer
40	Pine	16"	good	



3107 IRIS OFFICE BUILDING  
BANK OF BOULDER SUBDIVISION  
3107 IRIS AVENUE  
BOULDER, CO 80301

AMENDMENT  
TO AN  
APPROVED SITE PLAN

PROJECT # -  
DATE: 9/21/15  
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REVISIONS: 10/19/15

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TREE MITIGATION  
PLAN

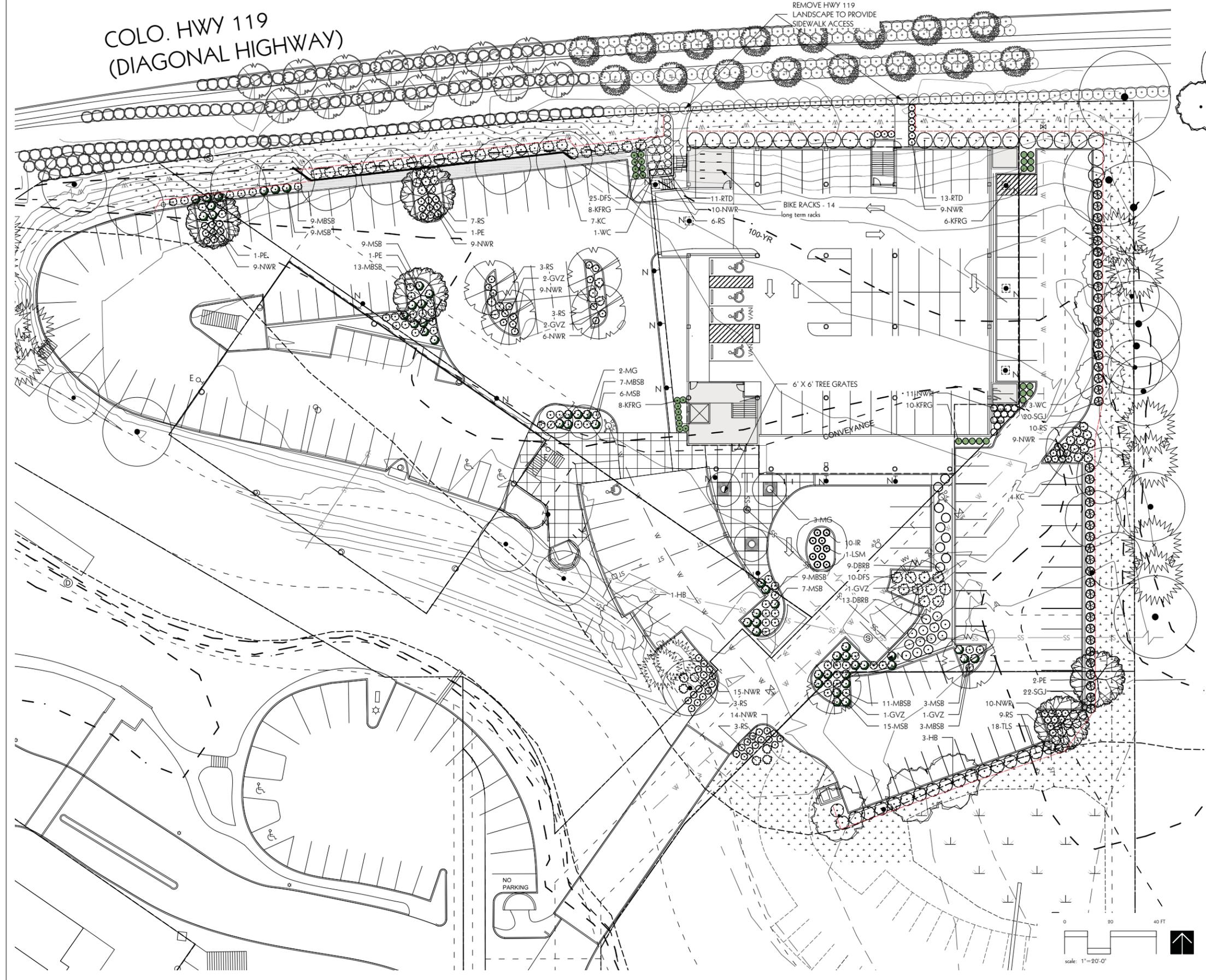
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L1.1  
of Sheets

COLO. HWY 119  
(DIAGONAL HIGHWAY)

REMOVE HWY 119  
LANDSCAPE TO PROVIDE  
SIDEWALK ACCESS

**LEGEND**

-  EXISTING TREES
-  PROPOSED TREES
-  PROPOSED SHRUBS
-  PROPOSED ORN GRASS
-  STEEL EDGER
-  BLUE GRAMA GRASS SEED
-  WETLANDS POND MIX



3107 IRIS OFFICE BUILDING  
BANK OF BOULDER SUBDIVISION  
3107 IRIS AVENUE  
BOULDER, CO 80301

APPROVED  
TO AN  
APPROVED SET PLAN

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LANDSCAPE PLAN

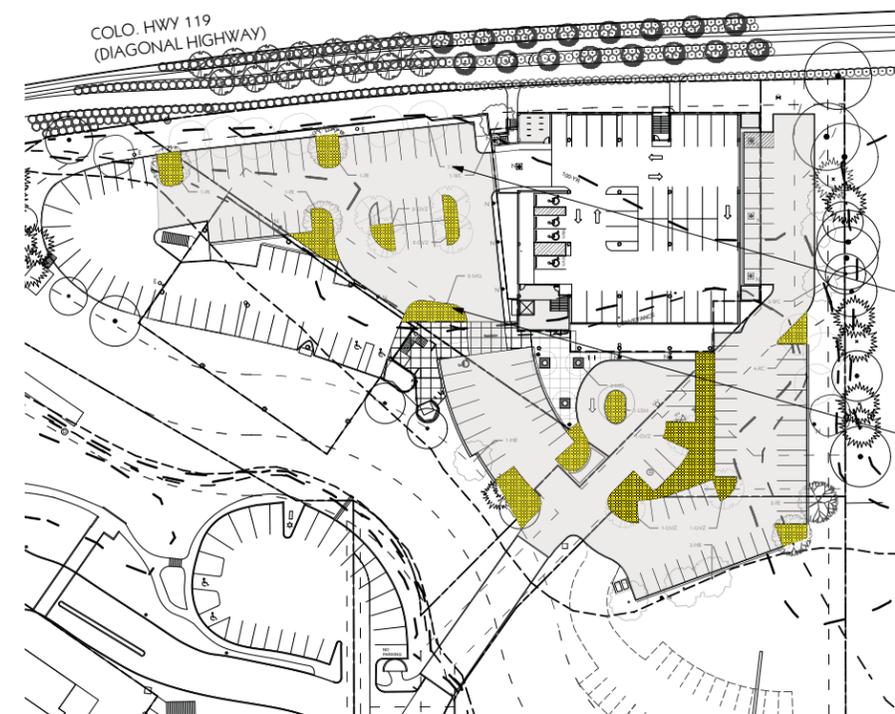
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**L2.1**  
of Sheets

PLANT LIST 10-19-15					
KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	o.c.
<b>SHADE TREES:</b>					
GVZ	7	Green Vase Zelkova	Zelkova serrata 'Green Vase'	2" clp.	as shown
HB	4	Western Hackberry	Celtis occidentalis	2" clp.	as shown
KC	12	Kentucky Coffeetree	Gymnocladus dioica	2" clp.	as shown
LSM	1	Sugar Maple Legacy	Acer saccharum 'Legacy'	2" clp.	as shown
MG	5	Ginkgo Tree	Ginkgo biloba 'Magyar'	2" clp.	as shown
PE	6	Prospector Elm	Ulmus wilsoniana 'Prospector'	2" clp.	as shown
WC	5	Northern Catalpa	Catalpa speciosa	2" clp.	as shown
<b>TOTAL:</b>	<b>40</b>				
<b>SHRUBS:</b>					
DBRB	23	Dwarf Blue Rabbitbrush	Chrysothamnus nauseosus nauseosus	5 gallon	4.5' o.c.
DFS	36	Dwarf Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gallon	4' o.c.
IR	11	Iceberg Rose	Rosa x 'Iceberg'	5 gallon	3' o.c.
MBSB	53	Magic Berry Snowberry	Symphoricarpos x doorenbosii 'Magic Berry'	5 gallon	3.5' o.c.
MBS	50	Marlene Snowberry	Symphoricarpos x doorenbosii 'Marlene'	5 gallon	3.5' o.c.
NWR	112	Nearly Wild Rose	Rosa x 'Nearly Wild'	5 gallon	3' o.c.
RS	45	Russian Sage	Perovskia atriplicifolia	5 gallon	4' o.c.
RTD	25	Isanti Red-Osier Dogwood	Cornus sericea 'Isanti'	5 gallon	7' o.c.
SGJ	43	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gallon	5' o.c.
TLS	19	Three-Leaf Sumac	Rhus trilobata	5 gallon	6' o.c.
<b>TOTAL:</b>	<b>417</b>				
<b>ORNAMENTAL GRASSES:</b>					
KFRG	33	Korean Feather Reed Grass	Calamagrostis brachytricha	1 gallon	24' o.c.

LANDSCAPE REQUIREMENTS: 10-19-15		
PARKING	REQUIRED	PROVIDED/COMMENTS
TOTAL NUMBER BIKE RACKS	1 bike / 5,000 sf = 16 bikes	24 total (14 long term + 10 short term)
INTERIOR PARKING LOT LANDSCAPED AREA @ 5%:	40,065 SF parking lot @ 5% = 2,003 sf	5,237 SF = 13 %
<b>PARKING LOT SCREENING:</b>		
FROM ADJACENT PROPERTIES		
Height & Opacity	Landscape Material 42" ht.	
Width	6' Buffer	
Trees	1 tree/25 = SE Parking Lot = 364 = 15 Center Lot = 115 = 5 NW Parking Lot = 225 = 9	9 provided (4 existing along PL on site + 11 new) 4 provided (3 existing + 1 new) 9 provided
<b>STREETSCAPE:</b>		
Existing Detached Sidewalk - Hwy 119	1 tree/40' = 427 LF = 11 trees	0 provided on site, 30 ornamental trees provided along adjacent new bike lane & walk
<b>MINIMUM PLANT SIZES:</b>		
Deciduous Trees	1 tree & 5 shrubs/1500 sf = 30,259 sf = 24 trees + 118 shrubs	
Evergreen Trees	2" cal.	39 trees
Ornamental Trees	6" ht.	0 trees
Shrubs	1.5" cal.	0 trees
	5 gallon container	427 5-gal shrubs

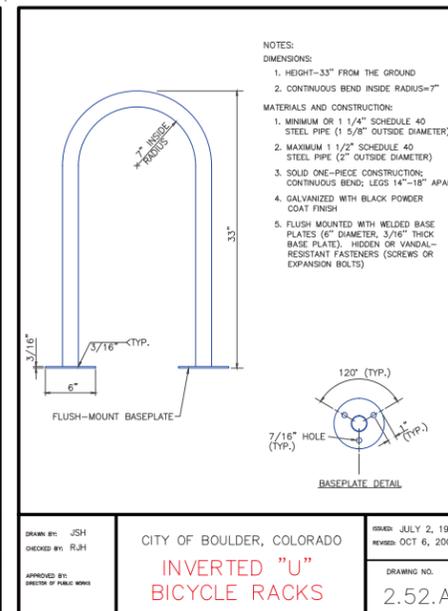
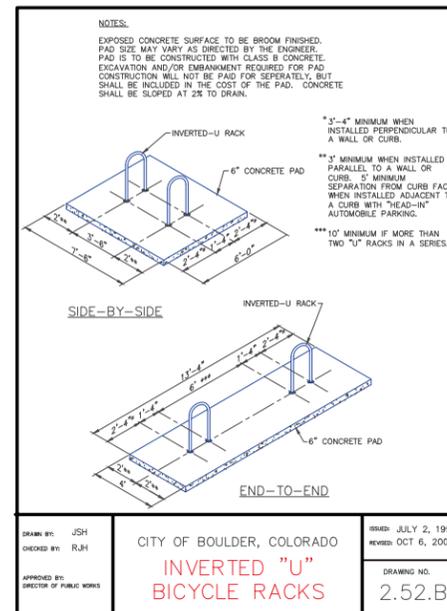
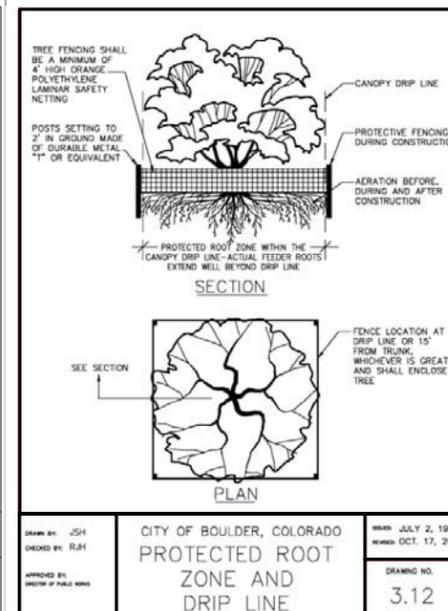
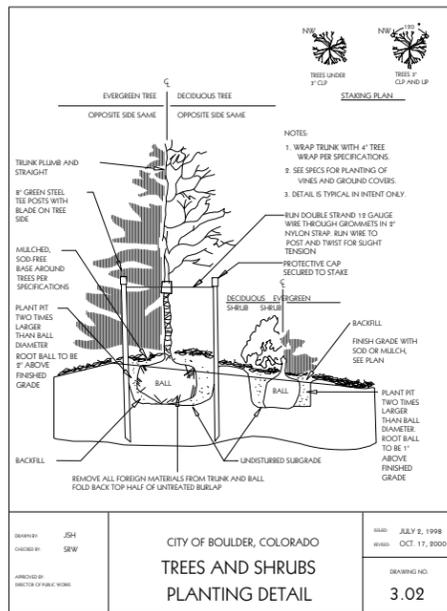
**PLANT NOTES:**

1. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.
2. Trees shall not be planted closer than 10 feet to any sewer or water line. Tree planting shall be coordinated with Xcel Energy. Locations of all utilities shall be verified in the field prior to planting.
3. All shrubs shall be planted no closer than 3' from any walk or road edge.
4. Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.
5. Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.
6. All shrub beds adjacent to turf or seed areas shall be edged with Ryerson or approved equivalent steel edger.
7. All shrub bed areas shall be mulched with a 4" layer of wood mulch. Perennials and groundcover areas shall be mulched with a 3" layer of wood mulch. Landscape fabric to be used in shrub beds only, **do not install fabric below ornamental grasses, perennials or groundcover areas.**
8. Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened; organic soil amendments shall be incorporated at the rate of at least three (3) cubic yards per 1000 square feet of landscape area in all turf and shrub beds. Incorporate only 1.5 CY in seed areas.
9. All lawn areas will be sodded with a fescue blend. Perimeter seed areas to be Low Grow Seed Mix as per Arkansas Valley Seed or equal. Drainage channel and Detention Pond to be seeded with wetland seed mix. All slopes steeper than 3:1 will have erosion control fabric.
10. All landscape (plant materials and grass) will be irrigated with an automatic system. See Irrigation Plans & Detail sheets.
11. Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.
12. Refer to the City of Boulder Design and Construction Streetscaping Standards for all work within public areas. and **Planting/Construction Requirements/Schedule (10.03.C.2) for planting season specifications.**
13. Refer to the Civil Engineer Drawings for Grading and Utility information.
14. This plan meets or exceeds City of Boulder landscape code requirements.



PARKING LOT & DRIVE AISLE = 40,065 SF

PARKING LOT ISLANDS:  
6' MIN. + 150 SF MIN.  
= 5,237 SF 13%



3107 IRIS OFFICE BUILDING  
BANK OF BOULDER SUBDIVISION  
3107 IRIS AVENUE  
BOULDER, CO 80301

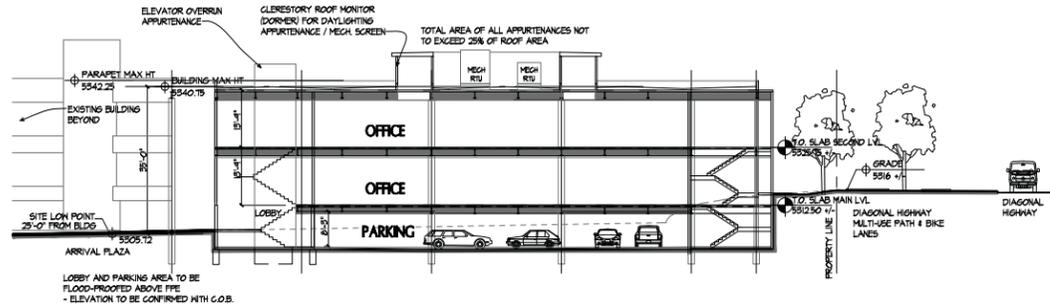
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LANDSCAPE NOTES & DETAILS

Sheet  
**L2.2**  
of Sheets



**D4 EXISTING 2-STORY OFFICE BLDG**  
**A1.00 N.T.S.**



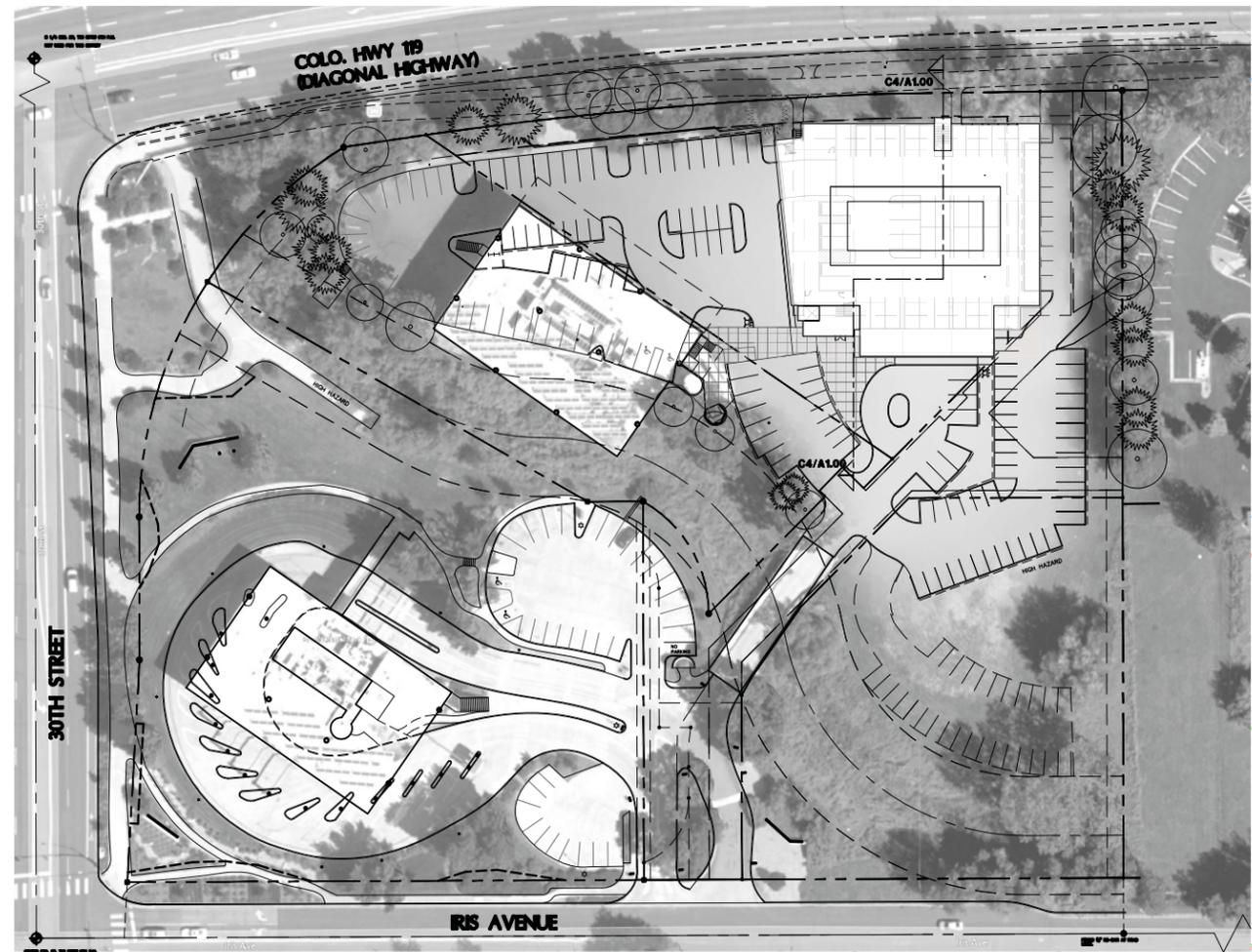
**C4 SITE SECTION**  
**A1.00 1" = 20'-0"**



**C1 CONCEPTUAL AERIAL VIEW OF PROPOSED REDEVELOPMENT**  
**A1.00 N.T.S.**



**A4 EXISTING CONDITIONS**  
**A1.00 1" = 50'-0"**



**A1 PROPOSED SITE PLAN**  
**A1.00 1" = 50'-0"**



**HARTRONIT ASSOCIATES**  
*A Professional Corporation*

Planning  
 Architecture  
 Interior Design

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 Louisville, CO 80027  
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**3107 IRIS OFFICE BUILDING**  
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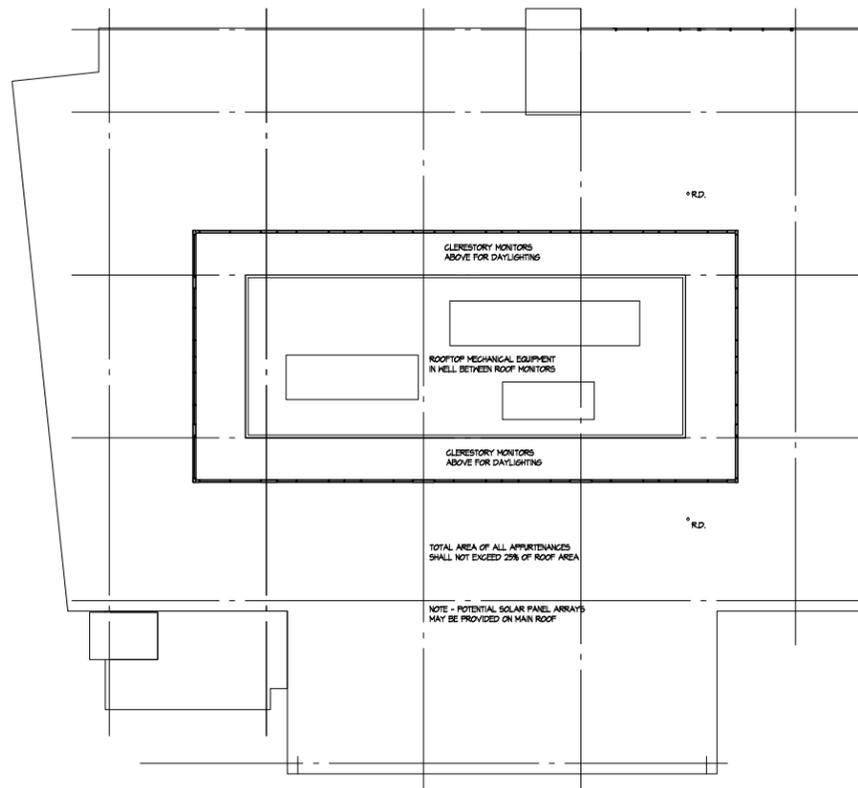
EXSTG SITE PLAN  
 PROPOSED SITE  
 SITE SECTION  
 AERIAL VIEW

Sheet  
**A1.00**

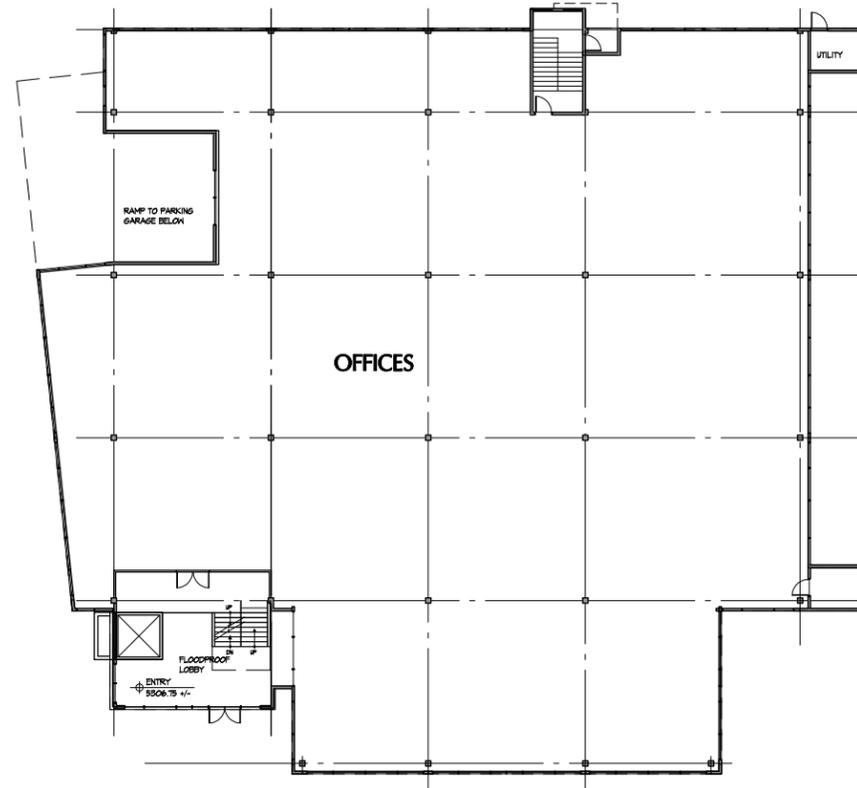
4 of 13 Sheets



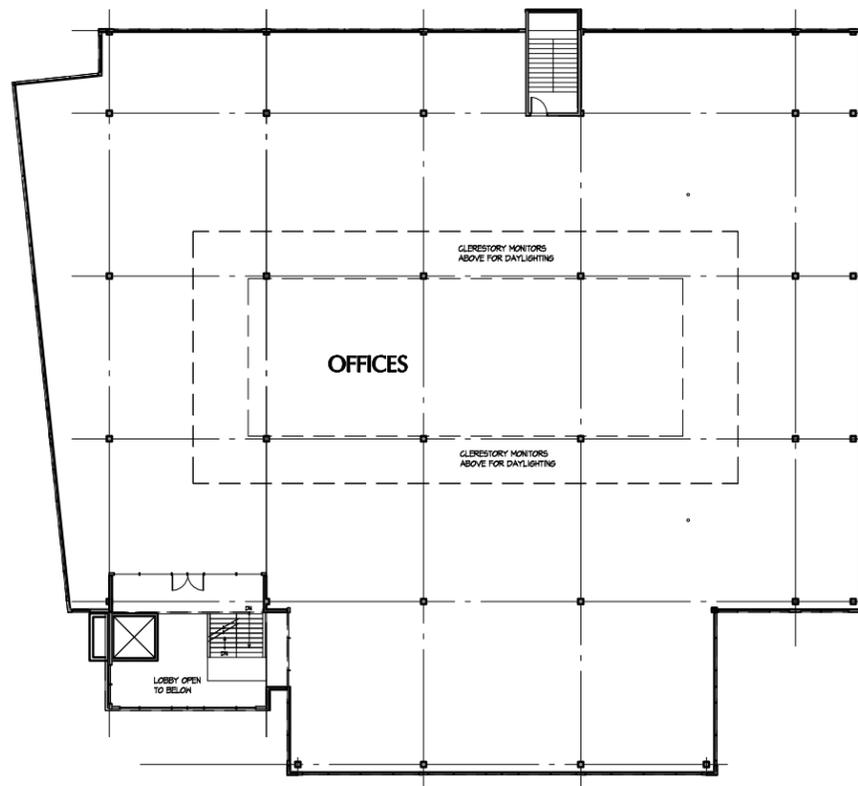




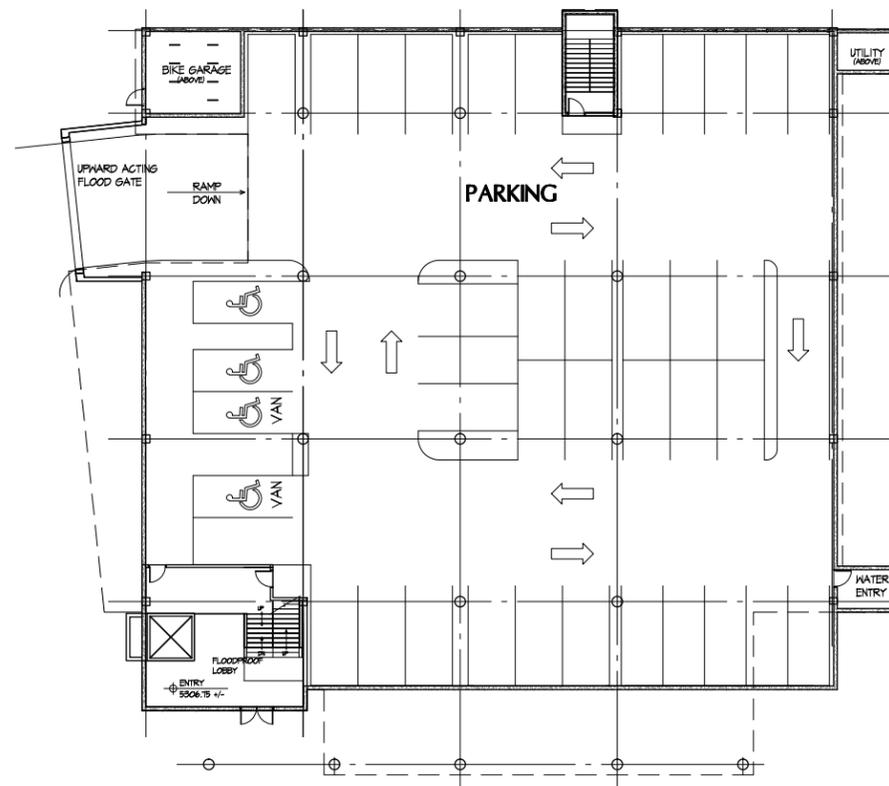
**C3 ROOF PLAN**  
A2.10 1/16" = 1'-0"



**C1 FIRST LEVEL PLAN**  
A2.10 1/16" = 1'-0"



**A3 SECOND LEVEL PLAN**  
A2.10 1/16" = 1'-0"



**A1 LOWER LEVEL PARKING PLAN**  
A2.10 1/16" = 1'-0"



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**PARKING LEVEL  
FIRST LEVEL  
SECOND LEVEL  
ROOF LEVEL  
FLOOR PLANS**

Sheet  
**A2.10**

12 of 13 Sheets



**EAST**



**NORTH**



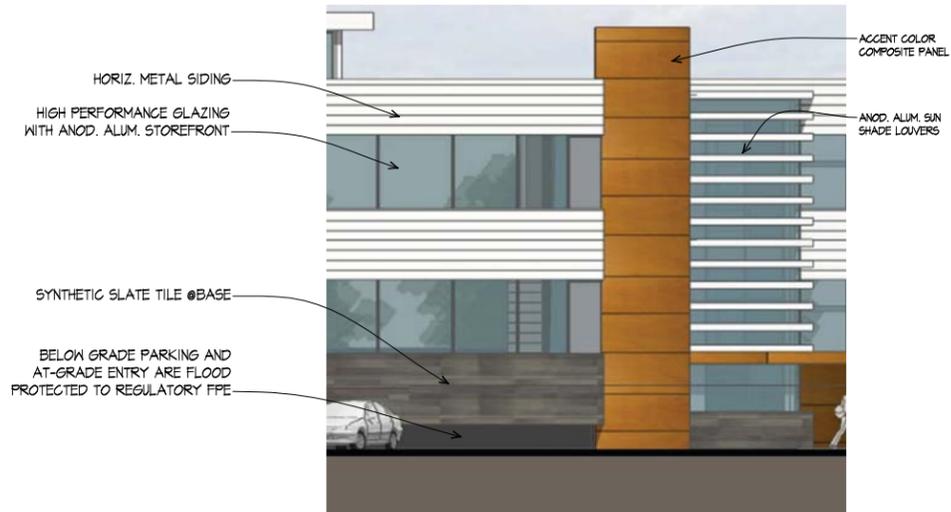
**WEST**



**SOUTH**

**B4 ISOLATED BUILDING ELEVATIONS**

A3.10 1" = 20'-0"



**A4 ELEVATION DETAIL**

A3.10 1/8" = 1'-0"



**D1 EAST ELEVATION**

A3.10 1/16" = 1'-0"



**C1 NORTH ELEVATION**

A3.10 1/16" = 1'-0"



**B1 WEST ELEVATION**

A3.10 1/16" = 1'-0"



**A1 SOUTH ELEVATION**

A3.10 1/16" = 1'-0"



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**3107 IRIS OFFICE BUILDING  
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3107 IRIS AVENUE  
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AMENDMENT  
NO. 1  
APPROVED SITE PLAN

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**ELEVATIONS**

Sheet  
**A3.10**

13 of 13 Sheets

**MEMORANDUM**

**To:** Sara King, Hartronft Associates, P.C.  
**From:** Steve Tuttle, PE, PTOE  
**Date:** December 11, 2015  
**Project:** 3107 Iris  
**Subject:** Transportation Demand Management Plan

The Fox Tuttle Hernandez has completed this Transportation Demand Management (TDM) Plan for the 3107 Iris project in the City of Boulder. The project is proposing to construct a two-story, 42,250 square foot (SF) office building at 3107 Iris Avenue. The site is located within an existing office campus that includes an existing 12,266 SF bank and an existing 24,128 SF office building. The new structure will be elevated over an existing parking area, similar to the existing buildings.

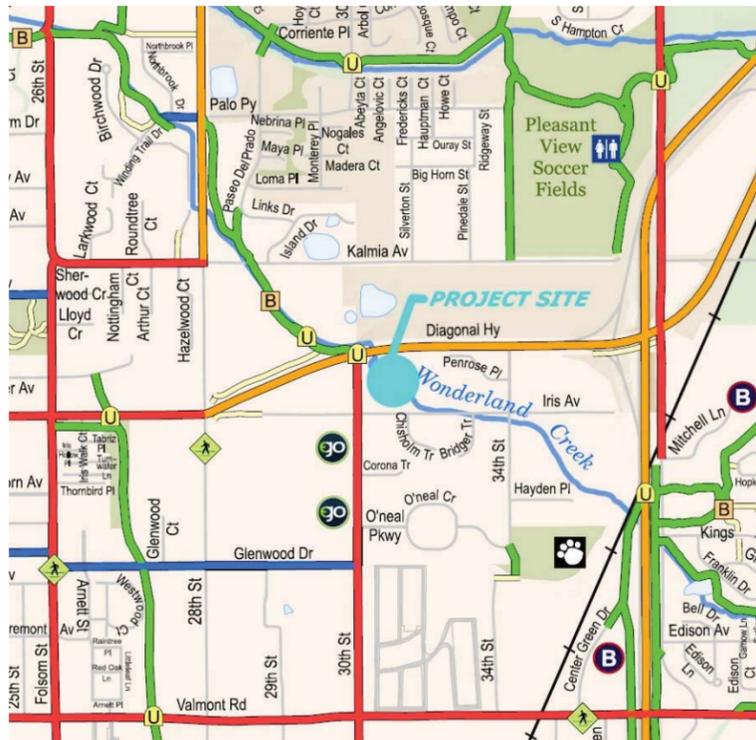
In accordance with the City of Boulder requirements, a Transportation Demand Management (TDM) Plan is necessary to outline strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel to reduce single-occupancy vehicle (SOV) trips.

The project is located at 3107 Iris Avenue and along two major multi-modal corridors: 30<sup>th</sup> Street and Diagonal Highway (SH 119). 30<sup>th</sup> Street extends south from Diagonal Highway to Baseline Road and includes on-street bicycle lanes and segments of off-street multi-use paths. The RTD Bound route stops on the west side of 30<sup>th</sup> Street just south of Iris Avenue, within 0.15 miles of the project site. Diagonal Highway (and Iris Avenue west of 29<sup>th</sup> Street) extends from Foothills Parkway to Broadway and includes on-street bicycle lanes. The RTD Bolt route is serviced by

---

P.O. BOX 19768, BOULDER, COLORADO 80308-2768

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transit stops on both sides of Diagonal Highway at 30<sup>th</sup> Street, within 0.15 miles of the project site. There exists a 10' multi-use path along the west side of the office campus along 30<sup>th</sup> Street that also connects internally to an existing underpass along east side of the 30<sup>th</sup> Street & Diagonal Highway intersection, providing off-street multi-use path connectivity to the Wonderland Creek path to the north. There exists sidewalks throughout the area serving nearby mixed-use including retail, restaurants, residential and commercial land uses. Internal off-street connections exist, including a pedestrian bridge across Wonderland Creek.

The project will also provide for a connection to the future multi-use path that is proposed as part of a Capital Improvement Project along the Diagonal Hwy on the north side of the site as well the Wonderland Creek multi-use path connection that runs onto the site in the northwest corner. With these existing and proposed bicycle, pedestrian, and transit facilities in place the project has a great opportunity to promote use of these facilities and reduce SOV trips to and from the site.

The following text discusses specific TDM measures proposed within the context of site planning and programming:

**Management and Parking Strategies:** There are currently 172 parking spaces serving the existing bank and office building. The project is proposing a total of 219 spaces to including these and the new office building. This represents a 16% reduction from the 262 parking spaces requirement of the City code. The reduction of available parking is consistent with recent projects in the City of Boulder with the goal of discouraging SOV trips to and from the site.

There are 70 total bicycle parking spaces proposed for the project to include the existing bank (12 spaces), existing office use (20 spaces) and new office uses (38 spaces). 50 spaces are proposed as long-term, covered spaces with vertical racks and secured behind a fence and locked doors. 20 short-term spaces are proposed.

**Table 1** summarizes the City of Boulder parking requirements (per Code) vs. the proposed parking for both automobiles and bicycles.

**Table 1. Required vs. Proposed Parking**

	Lot 1 (Existing Bank)	Lot 1A (Existing Office)	Lot 2a (Proposed Office)	Lot 3 (Vacant)	Outlot A (Parking)	Total
Auto Parking Required	41	80	141			262
Auto Parking Proposed	30	52	84	18	35	219
<b>% Reduction</b>	<b>27%</b>	<b>35%</b>	<b>40%</b>			<b>16%</b>
Long-Term Bike Parking Required	6	12	21			39
Long-Term Bike Parking Proposed	8	12	30			50
<b>% Increase</b>	<b>33%</b>	<b>0%</b>	<b>43%</b>			<b>28%</b>
Short-Term Bike Parking Required	2	4	7			13
Short-Term Bike Parking Proposed	4	8	8			20
<b>% Increase</b>	<b>100%</b>	<b>100%</b>	<b>14%</b>			<b>54%</b>
Total Bike Parking Required	8	16	28			52
Total Bike Parking Proposed	12	20	38			70
<b>% Increase</b>	<b>50%</b>	<b>25%</b>	<b>36%</b>			<b>35%</b>

As shown on **Table 1**, the distribution of proposed long-term and short-term spaces between the three buildings results in all buildings meeting or exceeding required long-term or short-term bicycle parking spaces. The overall provision of 70 spaces represents a 35% increase in bicycle parking over the City of Boulder requirements. This also more than doubles the 16% reduction in automobile parking spaces which will help to meet the TDM goals of this project.

**Bicycle Access:** Bicycle access to the site is provided for by on-street bicycle lanes along the 30<sup>th</sup> Street and Diagonal Highway and with future external and internal improvements, as discussed on the previous page. The design of the site facilitates connections to these facilities.

**Incentives Strategies:** The applicant will implement an Employee Commute Trip Reduction Program to mitigate the impacts of the development on local traffic. This plan will include the following elements:

- **Employee Eco-Passes:** Eco-passes will be purchased for all employees of the new building for a minimum of three years after completion of the project (estimated 179 employees).
- **Transportation Information Center:** The applicant will maintain a Transportation Information Center at the worksite. This center can take a variety of forms, but must serve as means to providing employees with important travel information including transit maps

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and schedules, bicycle maps, local and regional marketing campaigns, and information on the commute benefits provided to employees.

#### Marketing Strategies:

- Walk and Bike Month takes place in June and is organized by GO Boulder and Community Cycles, a local non-profit that promotes a culture of cycling in Boulder. For at least the first 2 years following its opening for business, the applicant will host a Bike to Work Day Breakfast Station and will actively encourage employees to register and participate in Bike to Work Day (June) or Winter Bike to Work Day (January).
- Orientation packets: Applicant will provide Go Boulder Orientation Packets to residents and employers that will include bus/bike maps and other information on transportation projects.
- TDM Plan evaluation: Applicant will facilitate the distribution of GO Boulder-provided periodic surveys of resident and employee travel behavior to evaluate the TDM Plan. The survey is designed to collect anonymous travel information and takes less than 10 minutes to complete.

/SGT



**CITY OF BOULDER**  
**Community Planning & Sustainability**

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**CITY OF BOULDER**  
**LAND USE REVIEW RESULTS AND COMMENTS**

DATE OF COMMENTS: **October 9, 2015**  
 CASE MANAGER: **Chandler Van Schaack**  
 PROJECT NAME: **Bank of Boulder PUD Amendment**  
 LOCATION: **3107 IRIS**  
 COORDINATES: **N06W03**  
 REVIEW TYPE: **Minor Site Review Amendment**  
 REVIEW NUMBER: **LUR2015-00088**  
 APPLICANT: **Erik Hartronft**  
 DESCRIPTION: **MINOR SITE REVIEW AMENDMENT: Amend approved plan to change the building configuration from the original PUD due to floodplain constraints. Proposed building to be 40,000 s.f. in size on Lot 2A, with 220 parking spaces to be shared between lots in the subdivision.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- Section 9-9-6, "Parking Standards," B.R.C. 1981 – Applicant is requesting a 16% parking reduction to allow for 220 shared parking spaces to be provided for the development where 262 are required per the BT-1 zone district standards.

**I. REVIEW FINDINGS**

While overall the proposal appears to be supportable, due to the scope of the proposed changes to the existing Bank of Boulder Park PUD a Site Review Amendment is required (as discussed in detail below under "Review Process"). Prior to resubmittal, the applicant will be required to pay an additional application fee of \$2,580.00 in order to change the application type to a Site Review Amendment. With regards to the project, there are several issues identified by staff below which will require additional documentation and may require changes to the site and building design. Once the comments below have been addressed, please re-submit **five (5) hard copies** of the revised plans (with a total of **two (2)** copies of the revised drainage report and parking study) **and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month.

Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or [vanschaackc@bouldercolorado.gov](mailto:vanschaackc@bouldercolorado.gov) with any questions or to set up a meeting prior to resubmittal.

**II. CITY REQUIREMENTS**

**Access/Circulation** David Thompson, 303-441-4417

1. Pursuant to section 9-9-6 of the Boulder Revised Code, 1981, please submit a Parking / Transportation Demand Management (TDM) Study to support the requested parking reduction. Please refer to section 9-9-6(f)(3) of the BRC for the criteria that will be used by staff to evaluate the Parking / TDM Study.
2. Please revise the site plans to locate the short-term bicycle parking fifty-feet or less from the main entrance to the building consistent with section 9-9-6(g)(2) of the BRC.
3. Please revise the site plans to show or describe the location of the nine accessible parking spaces being provided on the site as the site plans only show seven accessible parking spaces.
4. Pursuant to Figure 9-3 of the BRC, please revise the site plan to show an accessible aisle for the accessible parking space being shown in the surface parking lot.

5. Please revise the site plans to detail the number of accessible, standard and compact parking spaces being provided on each lot as well as the dimensions of all the parking spaces on Lot 2A in order to allow staff to evaluate the project's parking proposal with the parking standards found in section 9-9-6 of the BRC.

**Building Design** Chandler Van Schaack, Case Manager

1. Staff finds that while the architecture of the proposed building appears to be in keeping with the existing buildings on the site as well as the intended architecture per the original PUD approval, the proposed materials are not in keeping with the intended design character of the buildings, which is described as *“concrete for the supporting structure and a light weight cantilevered structure above constructed of wood and/or steel, similar to the existing building.”* The applicant should revise the proposal to include materials similar to the existing buildings located on the site. The applicant should also note that in order to meet subsection 9-2-14(h)(2)(F)(xii) of the site review criteria, which requires that *“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,”* stucco should be used primarily as an accent material rather than a primary building material as currently shown.

While the Site Review criteria require that the building be *“compatible with the existing character of the area,”* the existing buildings were designed in more of a 1970's suburban vernacular and therefore, staff encourages the applicant to explore ways of maintaining consistency with the surrounding buildings while modernizing and improving on the previous design to better meet the intent of subsection 9-2-14(h)(2)(F)(v), which requires that *“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.”* Given the proposed multi-use path improvements along Diagonal Highway, special consideration should be given to how the proposed project will interact with the pedestrian realm along the northern edge of the property.

2. The current plans show an 8-foot “clerestory monitor” structure on the rooftop surrounding the proposed mechanical equipment. Section 9-16, B.R.C. defines an appurtenance as:

*Appurtenances means:*

- (1) *Architectural features not used for human occupancy, consisting of spires, belfries, cupolas or dormers, silos, parapet walls, and cornices without windows; and*
- (2) *Necessary mechanical equipment usually carried above the roof level, including, without limitation, chimneys, ventilators, skylights, antennas, microwave dishes, and solar systems, and excluding wind energy conversion systems.*

While typically mechanical equipment is able to meet the requirements for an “appurtenance” and is therefore able to exceed the 35 foot height limit, an 8-foot clerestory would not necessarily meet the requirements and may therefore not be allowed to exceed the maximum permitted building height of 35 feet. If the clerestory structure is to exceed 35 feet in height on the revised plans, it will be necessary to demonstrate that it meets the criteria for appurtenances found in [section 9-7-7](#) of the Boulder Revised Code, included below:

*(2) The city manager may approve additions of appurtenances to buildings causing a building height to exceed the maximum permitted height if the following standards are met:*

- (A) There is a functional need for the appurtenance;*
- (B) The functional need cannot be met with an appurtenance at a lesser height; and*
- (C) Visible materials and colors are compatible with the building to which the appurtenance is attached.*

3. The proposed plans also indicate a “Parapet Max Height” of 18 inches above the roof line. Note that in order to include a parapet which exceeds the maximum allowable building height it will be necessary to demonstrate that the parapet *“is necessary to accommodate rooftop drainage or to provide fire protection”* as required by section 9-7-7(a)(5), B.R.C. 1981.

**Drainage,** Erik Saunders, 303 441-4493

The Preliminary Drainage Report (Report) does not include any information regarding the original drainage plan and report for the Bank of Boulder development . There is an existing parking lot detention pond which has not been incorporated into the drainage report. Per section 7.03 of the DCS, the technical report must include a discussion of previous drainage studies for the site and an analysis of the impacts of the development proposal with regard to previous studies and demonstrate conformance with Storm Water Master Plans. Revise Drainage Plan and Report as necessary

Address: 3107 IRIS

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to incorporate the relevant elements of previous studies.

**Flood Control**, Erik Saunders, 303-441-4493

1. The plans show several structural columns and foundation elements encroaching into the Wonderland Creek conveyance zone. This area of the floodplain is reserved for the conveyance of floodwaters so that flood risks are not increased on adjacent properties and the 100-year floodplain boundaries are not increased. The applicant is required to demonstrate that any structure or obstruction placed within the conveyance zone will not result in a rise in the 100-year floodwater elevation or increase the flood risk to adjacent properties.
2. Please include a description of the floodproofing measures that will be used for this project including protection of the below-grade parking structure and entry lobby.

**Fees**

Please note that 2015 development review fees include a \$131 hourly rate for reviewer services following the initial city response (these written comments). Please see the [P&DS Questions and Answers brochure](#) for more information about the hourly billing system.

The 2015 Schedule of Fees can be found online at the following web link:

<https://www-static.bouldercolorado.gov/docs/PDS/forms/2015-schedule-of-fees.pdf>

**Fire Protection** David Lowrey, 303.441.4356

No issues. Applicant should set a time to ensure emergency access is acceptable and fire hydrant location.

**Landscaping** Elizabeth Lokocz, 303-441-3138

The application is incomplete as submitted. Staff is unable to determine if the proposal meets the required Site Review criteria of a Minor Amendment.

Please submit the following additional information at the next submittal.

1. A plan with sufficient detail to demonstrate site review criteria including:

*(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 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;*

*(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.*

And,

*(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), and Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.*

See section 9-9-12(d) for a list of general requirements. This list forms the basis of what is typically included on a landscape plan. The landscape requirements chart if of particular importance and shall call out any requested modifications and justification for the modification. Update the requested modifications section of the application

accordingly. To meet criteria, it appears additional plant material is needed.

2. The plan associated with the tree inventory and information on who performed it. Please note that the removal of public street trees requires approval from the City Forester and will incur mitigation fees per section 6-6-6 B.R.C. 1981.
3. A diagram clarifying all code compliant interior parking lot landscaping per section 9-9-14 B.R.C. 1981. Please note that although structured or covered parking does not contribute to the parking lot area, it is included in the total number of parking lot spaces provided for the project and should not be excluded from the calculations table. If an excess of parking is proposed, it will increase parking lot landscape requirements per section 9-9-14(d)(5) B.R.C. 1981.
4. A plants schedule including all proposed trees and shrubs with quantities, species and size. Proposed perennials, groundcovers, grasses, etc. should be included in the table, but do not require final quantities until the final Site Review approval set.
5. Illustrate all proposed bike racks on the plans.
6. Illustrate all proposed parking lot screening from the street and from adjacent properties per section 9-9-14(c) B.R.C. 1981.
7. Call out and illustrate any proposed trash and recycling enclosures.
8. To determine the potential success of the proposed tree grates, additional detail is required. Does the tree species selected provide clearance? Is it appropriate for a very hot growing environment? Is there an opportunity to design a planter with additional soil volume?

In addition, the following areas require revision:

9. Add the existing and proposed utilities to the landscape plans and coordinate any conflicts. Existing and proposed sanitary sewer need attention.
10. Under General Notes on Sheet L1.00, delete No 1, 3, and 6 which are not applicable. Renumber. Update Note No. 9 regarding mulch to specify that no fabric shall be used. Many of the proposed beds are relatively small and fabric is of no benefit.
11. Coordinate the proposed streetscape with the adjacent capital improvement project (CIP). Contact Jason Fell (303-441-4007; [fellj@bouldercolorado.gov](mailto:fellj@bouldercolorado.gov)) for the final approved plans and illustrate the area that interfaces with the project property. If any part of the project is meeting landscape requirements through the CIP, please call it out in the requirements chart.

**Legal Documents** Julia Chase, City Attorney's Office, Ph. (303) 441-3020

The Applicant will be required to sign a Development Agreement, if approved. Once a final decision has been reached, when staff requests, the Applicant shall provide the following:

- a) an updated title commitment current within 30 days; and
- b) Proof of authorization to bind on behalf of the owner.

**Plan Documents** Chandler Van Schaack, Case Manager

1. Given the visibility of the site from Diagonal Highway, perspective renderings should be provided showing the proposed building from the viewpoint of someone travelling into/ out of the city on the Diagonal Highway. Please note that the project is required to meet subsection 9-2-14(h)(2)(F)(xv) of the Site Review criteria, which states: *"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."* The perspective drawings can help to demonstrate compliance with the above criterion.
2. At time of resubmittal, the applicant must provide a revised written statement which describes the proposal and addresses how the application meets the applicable criteria for approval found in Section 9-2-14 (h), B.R.C. 1981. The written statement must also address the criteria for parking reductions as set forth in section 9-9-6(f), B.R.C. 1981.

**Review Process** Chandler Van Schaack, Case Manager

1. As noted above, an Amendment to the Approved Site Plan is required. An amendment is required because the proposal does not meet subsection 9-2-14(l)(2)(D), B.R.C. 1981, which requires that a 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.*” Because the current proposal effectively changes the building envelope, increases the size of the building beyond the previously approved size for Building 2 or 3, and reconfigures the parking and circulation for the site, staff finds that the project is altering the intent of the original approval and therefore requires a full amendment. Please note that an Amendment to an Approved Site Plan must meet all of the applicable review criteria listed in section 9-2-14(h), B.R.C. 1981. Therefore, the written statement should be revised to include an analysis of the applicable review criteria which clearly demonstrates how the project meets each of the applicable criteria.

Similar to the review process for a Minor Amendment, following review and approval of the revised plan set, if approved, there will be a 14-day call-up period during which time the Planning Board may call up staff’s decision or any interested member of the public may appeal the decision. Any decision not called up by Planning Board within 14 days of the date of decision is final. If called up or appealed, staff will schedule a public hearing before the Planning Board within 60-days. If the decision is not called up, 14 days after the date of the initial decision the property owner will be required to provide an updated title insurance commitment current within 30 days and to sign a Development Agreement. The approval will be final once the signed and notarized Development Agreement has been received and recorded at the Boulder County Clerk and Recorder’s Office.

**Utilities,** Erik Saunders, 303 441-4493

1. Per section 5.10(A), “Fire Hydrants”, of the DCS, fire hydrants must be installed such that there is no more than 350 feet of fire access distance between hydrants and no exterior portion of any building is greater than 175 feet of fire access distance from the nearest hydrant. Fire access distance means the distance, between two fire hydrants or from a fire hydrant to any external portion of any building, measured along public or private (but accessible to fire equipment) roadways or fire lanes, as would be traveled by motorized firefighting equipment. In order to meet these standards an additional fire hydrant(s) and utility easement(s) will be required on site. Revisions to the plans are required to meet the fire access distance standards. Contact Dave Lowrey, City of Boulder Fire Marshal, 303 441-4356, for guidance and information on a suitable location(s).
2. The proposed sanitary sewer service is shown to connect to the existing collection main at manhole. Per section 6.08(B)(3) of the DCS, wastewater service connections shall be tied into the collection main between manholes and must be spaced a minimum of two feet away from any manhole except as provided in section 6.08(B)(4). Revise plans as necessary to meet these standards.
3. The proposed domestic water and irrigation service meters are shown to be placed directly adjacent to the water entry room, outside of the existing utility easement area. All meters are to be placed in city Right-of-Way or a public easement and shall not be placed in driveways, sidewalks or behind fences. Additional easement must be dedicated to accommodate the proposed meter location. The easement must extend a minimum of 5 feet from the centerline of each service and 3 feet beyond the outside of the meter pit/ vault. Revise plans to show the meter placement and required easement in accordance with these standards.

**III. INFORMATIONAL COMMENTS**

**Access/Circulation** David Thompson, 303-441-4417

The applicant is encouraged to provide at least two accessible parking spaces in the surface parking lot adjacent to the plaza area to minimize the distance from the accessible parking stalls to the building’s entrance.

**IV. NEXT STEPS**

Once the comments have been addressed, please re-submit **five (5) hard copies** of the revised plans (with a total of **two (2) copies** of the revised drainage report and parking study) **and digital copies of the plan set in pdf form** to the front counter of the P&DS Service Center prior to the start of a three-week review track. Please note that review tracks commence on the first and third Monday of each month.

Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or [vanschaack@bouldercolorado.gov](mailto:vanschaack@bouldercolorado.gov) with any questions or to set up a meeting prior to resubmittal.

**V. CITY CODE CRITERIA CHECKLIST**

A completed checklist will be provided following review of the revised plans and written statement.



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

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[www.boulderplandevelop.net](http://www.boulderplandevelop.net)

**CITY OF BOULDER**  
**LAND USE REVIEW RESULTS AND COMMENTS**

DATE OF COMMENTS: **November 6, 2015**  
CASE MANAGER: **Chandler Van Schaack**  
PROJECT NAME: **BANK OF BOULDER PUD AMENDMENT**  
LOCATION: **3107 IRIS AV**  
COORDINATES: **N06W03**  
REVIEW TYPE: **Site Review**  
REVIEW NUMBER: **LUR2015-00088**  
APPLICANT: **Erik J. Hartronft**

DESCRIPTION: **SITE REVIEW (SIMPLE): Amend approved plan to change the building configuration from the original PUD due to floodplain constraints. Proposed building to be 40,000 s.f. in size on Lot 2A, with 220 parking spaces to be shared between lots in the subdivision.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

**I. REVIEW FINDINGS**

Staff has held 2 meetings with the applicant to discuss the necessary changes to the site and building design. Following the most recent meeting on October 29, 2015, between the applicant and city staff including urban designers Kalani Pahoia and Sam Assefa, the applicant indicated that they would be re-submitting revised plans based on the feedback provided at the meeting. Once the issues discussed at the October 29 meeting have been addressed, please re-submit five (5) full-sized copies of the revised plans as well as digital copies of the plans in pdf form to the front counter of the P&DS Service Center prior to the start of a 3-week review track. Staff is happy to meet to discuss these comments in further detail prior to resubmittal.

**II. CITY REQUIREMENTS**

**Engineering/ Flood**, Erik Saunders, 303 441-4493

Staff held a meeting with the civil engineering design team on October 29<sup>th</sup>, 2015 regarding Floodplain Development Permit requirements related to the proposed encroachments into the Wonderland Creek conveyance zone and to discuss the drainage concept in light of the discovery of two previous drainage studies for the site. Based on feedback provided at the meeting, revisions to the submitted Drainage Report and Plan are required addressing those issues identified during discussions. In addition, it was determined that a Floodplain Development Permit with analysis of the impacts to the floodway resulting from the proposed encroachments is required at the time of resubmittal. Please revise all plans and reports as necessary.

**Fees**

Please note that 2015 development review fees include a \$131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

**Landscaping**

Comments forthcoming.

**Legal Documents** Julia Chase, City Attorney's Office, Ph. (303) 441-3020

The Applicant will be required to sign a Development Agreement, if approved. Once a final decision has been reached, when staff requests, the Applicant shall provide the following:

- a) an updated title commitment current within 30 days; and
- b) Proof of authorization to bind on behalf of the owner.

### **III. INFORMATIONAL COMMENTS**

None at this time.

### **IV. NEXT STEPS**

Once the issues discussed at the October 29 meeting have been addressed, please re-submit five (5) full-sized copies of the revised plans as well as digital copies of the plans in pdf form to the front counter of the P&DS Service Center prior to the start of a 3-week review track. Staff is happy to meet to discuss these comments in further detail prior to resubmittal.