

MEMORANDUM

To: Planning Board
FROM: Sloane Walbert, Case Manager
DATE: May 29, 2015
SUBJECT: **Call-Up Item:** USE REVIEW (LUR2015-00027): Request for the expansion of an existing daycare use ("The Acorn School") at 2845 Wilderness Place within the Industrial General (IG) zone district. The school will convert second story office and conference room spaces into a new 884 square foot classroom and an existing multi-purpose room into a 1,290 square foot indoor play area and group activity space. The hours of operation will remain the same but the number of employees and children will increase. The call-up period expires on **June 11, 2015**.

Attached is the disposition of approval of a Use Review to allow the expansion of the 17,320 square foot daycare center use "The Acorn School" in the existing building at 2845 Wilderness Place (see [Attachment A](#)). The proposal includes the conversion of office and conference room space on the second floor into a new classroom and indoor play area. The remaining area on the second floor will continue to be used for accessory offices for other social services related to early childhood development and support. Pursuant to [Table 6-1: "Use Table"](#), B.R.C. 1981, a Use Review is required for both daycare centers and office uses providing social services in the IG zone district. Refer to [Attachment B](#) for analysis of the Use Review Criteria.

Background. The subject property is a roughly 55,000 square foot (1.3-acre) lot located in Northeast Boulder at the terminus of Wilderness Place, just south of Valmont Road and west of Foothills Parkway. The area surrounding the subject site is comprised primarily of light industrial, service and industrial office uses. More specifically, surrounding uses include a coffee shop, brewery, commercial bakery, diaper service, clothing manufacturer warehouse, drug development laboratory and offices. To the west across the railroad tracks is the Steelyards mixed-use development and new Nickel Flats apartments. Refer to *Figure 1* below for a Vicinity Map.



Figure 1: Vicinity Map

The project site is zoned Industrial General (IG), which is defined as “general industrial areas where a wide range of light industrial uses, including research and manufacturing operations and service industrial uses are located. Residential uses and other complementary uses may be allowed in appropriate locations” ([section 9-5-2\(c\)\(4\)\(B\)](#), B.R.C. 1981). The majority of the surrounding properties are zoned IG with the exception of the properties to the west across the railroad tracks which are zoned Mixed Use-4 (MU-4) (refer to *Figure 2* below). There is no direct connectivity with the properties to the west due to the Burlington Northern/Santa Fe railroad tracks. However, the Goose Creek multi-use path runs to the south of the industrial park with an underpass that provides access to the west side of the tracks and the Junction Place.

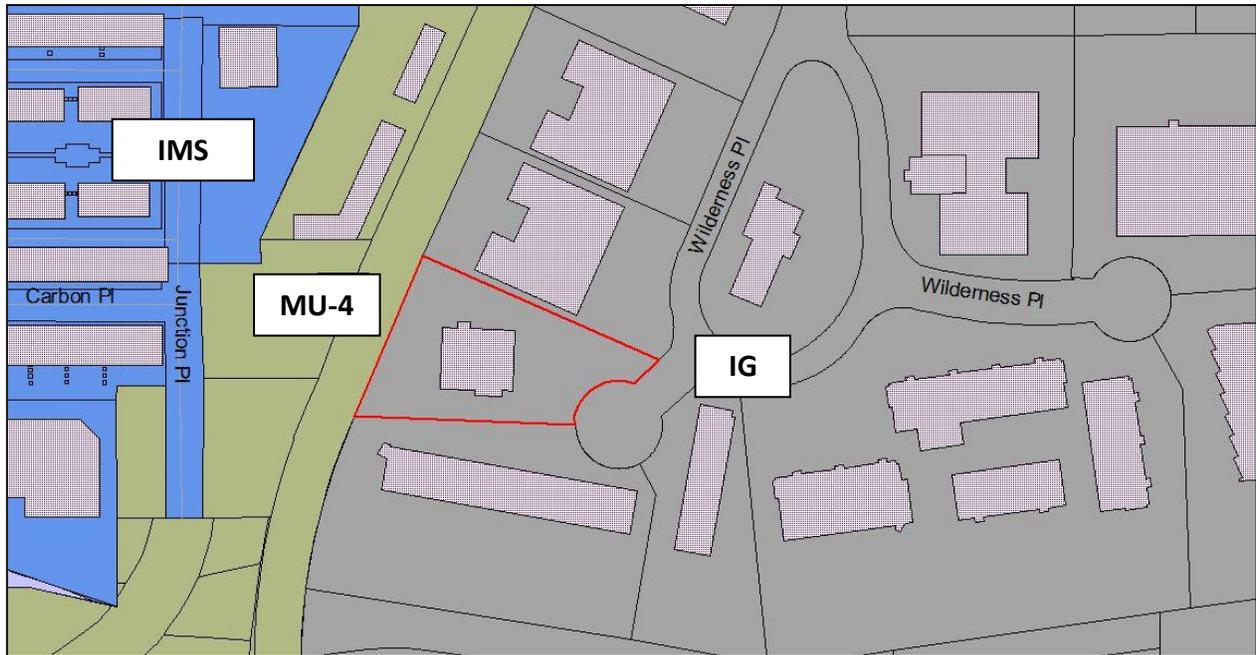


Figure 2: Zoning Map

A Use Review was approved in 2011 for the daycare center to operate on the subject property. The use was limited to 17,320 square feet and 112 children (case no. LUR2011-00065). The daycare use was to operate on the first floor of the building, with the second floor to be used as accessory offices. The approval also included the development of three outdoor play areas to be located on the east, west and south exterior sides of the building, restriping a portion of the lot to meet current backing distance and stall standards and updating the onsite landscaping to meet current standards.

Project Proposal. The applicant is requesting approval of a Use Review to allow the expansion of an existing daycare use “The Acorn School” in the existing two-story building at 2845 Wilderness Pl. The school would like to increase classroom space in order to accommodate increased demand for early childhood care and education. The proposal is to add an additional classroom with a bathroom (884 square feet) to the second floor of the building, which is currently being used as a conference room and two office spaces, as well as converting an existing multi-purpose room into an indoor play and group activity space (1,290 square feet). The total daycare use of the second floor will total 2,174 square feet. The remainder of the second floor (6,126 square feet) will be used as accessory office space for the Acorn School and other early childhood non-profit providers, including Boulder County Head Start and Play Therapy Institute of Colorado, among others. Refer to [Attachment C](#) for the Applicant’s proposed plans.

As part of the proposal, the number of employees will increase from 34 to 36 and the maximum number of children will increase from 112 to 130. The first floor will remain unchanged and will continue to be used exclusively by the daycare use (8,660 square feet). The center will provide 10,439 square feet of usable, secured, outdoor play space that meets state standards for outdoor play areas. The hours of operation will remain the same (7 a.m. to 7 p.m. Monday to Friday) and the parking areas will remain unchanged. As part of the proposal, the applicant will install 12 “u” style bicycle racks, which meet



Figure 3: Subject Property

current long- and short-term bicycle parking standards. In addition, storage rooms will be located on the second floor to be used for long-term bicycle parking. Per [tables 9-4 and 9-8](#), B.R.C. 1981, the minimum number of off-street vehicular and bicycle spaces are determined through review. The parking needs of the use must be adequately served through on- or off-street parking. Vehicular and bicycle parking was determined to be sufficient to meet any demands created by the proposed expansion, based on a parking study prepared by Fox, Tuttle, Hernandez (refer to [Attachment C](#)).

Review Process. Pursuant to [section 9-6-1](#), B.R.C. a daycare center with over 50 children or adults (excluding employees) is permitted in the IG zone district with Use Review approval. Additionally, public and private office uses providing social services are permitted in the IG zone district with Use Review approval. This Use Review is to expand or modify the approved use per [section 9-2-15\(h\)](#), B.R.C. 1981. 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 district 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,” B.R.C. 1981. Refer to [Attachment B](#) for the complete criteria analysis.

In addition, staff has found that the proposal meets the criteria for an administrative conditional use review for daycare centers in [section 9-6-6\(a\)](#), B.R.C. 1981.

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. No responses to the public notices were received.

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 **May 28, 2015** and the decision may be called up before Planning Board on or before **June 11, 2015**. There is one Planning Board hearing scheduled during the required 14-day call-up period on **June 4, 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



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: ACORN SCHOOL EXPANSION
DESCRIPTION: USE REVIEW to convert second-story office and conference room spaces into a new 884 square-foot classroom and convert existing multi-purpose room into an indoor play area and group activity space (totaling 1,290 square feet). The number children will increase to 130 and the number of employees will increase to 34. The daycare use will be limited to 17,320 square feet of indoor floor area and 10,439 square feet of useable outdoor play area.
LOCATION: 2845 WILDERNESS PL
COOR: N04W03
LEGAL DESCRIPTION: Lot 6, Colorado & Southern Industrial Park, County of Boulder, State of Colorado
APPLICANT: Tessa Hathorn, Fanas Architecture, for Acorn School
OWNER: The Wilderness Early Childhood Center, LLC
APPLICATION: Use Review, LUR2015-00027
ZONING: Industrial General (IG)
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: 5/28/15
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: 6/11/15

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 May 14, 2015 and the Applicant's written statement dated May 14, 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 8 p.m. to 7 a.m. seven days per week.
 - b. Size of the approved use shall be limited to 17,320 square feet of indoor floor area; 8,660 square feet on the first floor to be utilized as childcare classroom space, 2,174 square feet on the second floor to be utilized as childcare classroom space and indoor activity space and 6,486 square feet on the second floor to be utilized as accessory offices, including daycare staff offices and other social services related to early childhood development and support.
2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.
3. 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. Use Review #UR-96-6; and
 - b. Development Agreement recorded at Reception No. 03201645 on February 9, 2012 in the Boulder County Clerk and Recorder's Office.

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 site is located within the IG zone district, which is defined as “general industrial areas where a wide range of light industrial uses, including research and manufacturing operation and service industrial uses are located. Residential uses and other complementary uses may be allowed in appropriate locations” (section 9-5-2(c)(4)(B), B.R.C. 1981). Per the use table (table 6-1), daycare centers with over 50 children or adults and office uses providing social services are permitted in the IG zone district with Use Review approval.

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

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

It was determined at the time of the previous Use Review that the daycare would provide a direct service to the neighborhood by providing a childcare facility that is in close proximity to employment centers. The daycare is located within proximity to a variety of office and light industrial uses and residential uses to the west. This proposal will allow an important community service provider to expand their operations.

- 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.

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

Not applicable; the use is not nonconforming.

- ✓ (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;

The surrounding properties consist of light industrial uses, including office, manufacturing and warehouse uses. The applicant has demonstrated that the expansion of the daycare will have minimal negative impacts on the surrounding properties and that any additional parking demand will be accommodated on site.

- ✓ (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;

All of the infrastructure necessary to support the proposed daycare facility is existing.

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

The character of the area is light industrial in nature with office, manufacturing and warehouse uses surrounding the property. The proposal would not alter the exterior of the building as it appears today, which will remain consistent with the commercial architecture predominant in the area.

- 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.

USE REVIEW WRITTEN STATEMENT

May 14, 2015

EXISTING

Use of existing building and land: Currently the first floor of the building is being used as a daycare center, Institutional group I-4 occupancy; the second floor of the building is being used for offices, Business group occupancy, partially serving the daycare center and the remainder as leased office space.

Hours of operation: 7am – 7pm | Monday - Friday

Number of Employees: 32

Number of Children: Maximum 112 at any given time of day

Estimated number of trips to site per day: Reference Parking Study

Bicycle Parking: 32 spaces existing

PROPOSED

Proposed use of building and land: The first floor will remain unchanged and will continue to be a daycare center, Institutional Group I-4 occupancy. We are proposing to convert a total of 2,174 sf on the second floor into an additional classroom space and a group activity space, changing its occupancy from Business group to Institutional group I-4. The remainder of the second floor will continue to be office space, with Business group occupancy, serving both The Acorn School, Head Start and its lessees.

Hours of operation: 7am – 7pm | Monday - Friday

Number of Employees: 34

Number of Children: Maximum 130 at any given time of day₆_Written Statement

Estimated number of trips to site per day: Reference Parking Study

Bicycle Parking: To meet the requirements of U-style bicycle racks per section 2.11(E)(2), we will add:

- 4 inverted “U” racks (8 bicycle parking spaces) for long-term parking in a covered area near the main entrance to the building. These spaces are both covered by the overhang of the building canopy and are within visibility of the school front desk and faculty, meeting the requirement of Section 9-9-6 (4)(A)(iv), an area visible from employee work areas.
- 4 inverted “U” racks (8 bicycle parking spaces) for short-term parking in an uncovered area near the main entrance to the building.
- 4 inverted “U” racks (8 bicycle parking spaces) for short-term parking in an uncovered area near service entrance at the rear of the building.

If additional long-term bicycle parking is required, the school will allow any additional staff to store their bicycles within the building near their offices per Section 9-9-6(4)(A)(i) on the second floor in lockable storage rooms. Please refer to A201 – Upper Level Floor Plan for more information. This totals 24

bicycle spaces with a potential for 8 more on the second floor of the building. Please refer to A101 – Site Plan for more information.

Uses on Adjacent/Surrounding Properties: Industrial General uses including offices, a coffee shop, a diaper washing serve and a brewery.

NARRATIVE

The Acorn School’s mission is to provide high quality, accessible, early care and education programs, and to advocate for higher standards in the field of early education. Additionally, the program is designed to meet the needs of all children and families through a community collaborative effort with wrap-around services. As the demand for quality early childhood care and education rises, Acorn is striving to accommodate by adding an additional classroom and group activity area to its current space on the second floor.

The Acorn School plans to continue to use the first floor as a daycare center, hosting a total of eight classrooms, serving ages six weeks through six years, in conjunction with Head Start. The entire Main Floor area of 8,660 sf will continued to be used as daycare use and will remain unchanged. The Upper Floor of the building will house an additional classroom, once occupied by a conference room and (2) office spaces, totaling 884 sf, as well as converting an already existing multi-purpose room into an indoor play & group activity space at 1,290 sf. (3) Staff offices, serving the Acorn School, totaling 360 sf will remain on the second floor. The remaining 6,126 sf left on the Upper Floor will continue to serve as accessory office space for nonprofit providers (not Acorn School) and will remain unchanged from its current use. The number of employees per square foot for the office use upstairs will be much less than that of a corporate office and thus will not generate the need for parking at the same rate as a typical office use.

Increasing the Acorn School’s available classroom and teaching space will only continue to enhance its already thriving role in the community as a leader in early care and education programs.

Main Floor Childcare Area: 8,660 sf. This includes everything on the main floor. Total classroom space: 4,375 sf. The entire Main Floor Area of the building will remain as daycare use and will remain unchanged.

Upper Floor Childcare Area: 2,174 sf. This includes the new classroom space (725 sf), and its designated entry and restroom (159 sf), as well as an indoor play & group activity space (1,290 sf).

Upper Floor Accessory Childcare Area: 360 sf. This includes 3 staff offices for the Acorn School (360 sf).*

*Please note that the remaining 6,126 sf on the Upper Floor will continue to serves as accessory offices space for nonprofit providers (not Acorn School) and will remain unchanged from its current use.

Total Daycare Area = 11,194 sf

Total Daycare useable, secured, outdoor play space = 10,439 sf

Wilderness early learning center

[Wilderness Early Learning Center](#) A Collaborative Project by The Acorn School

- [HomeResourcesDonate Now](#)

Partners

Wilderness Early Learning Center houses a variety of early childhood services and support, along with many services in the community, each meeting one of the domains of [Boulder County's Early Childhood Framework \(PDF\)](#):

- High quality early learning
- Family support and education
- Social, emotional, and mental health
- Health services.



Founding Partners:



USE REVIEW CRITERIA

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, "Zoning Districts," B.R.C. 1981, except in the case of a non-conforming use;

The use is conforming. According to the intent of the zone district stipulated in section 9-5-2, B.R.C. 1981, a daycare center is allowed as it provides a complimentary use to the Industrial General Zoning. The daycare center is consistent with the intent of the zone district and is a complimentary use as it provides a vital service to the community at large by enabling parents to work while their children are being cared for. Additionally, enlarging the daycare center's capacities will help it to continue to bring revenue into the neighborhood as parents drop off and pick up their children.

2. **Rationale:** The use either:
 - (A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

Adding an additional daycare classroom on the second floor of 2845 Wilderness Place will increase its capacities to provide a direct service and convenience to the surrounding uses by continuing to provide childcare services in close proximity to parents' workplaces.

The Acorn School provides a vital service to the community at large by enabling parents to work while their children are being cared for. Additionally, enlarging the daycare center's capacities will help it to continue to bring revenue into the neighborhood as parents drop off and pick up their children.

- (B) Provides a compatible transition between higher intensity and lower intensity uses;
 - (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
 - (D) Is an existing legal non-conforming use or a change thereto that is permitted under Subsection (f) of this Section;
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;

The location, size, design and operating characteristics of the proposed additional classroom will continue to be compatible with and have minimal impact on the use of the nearby properties. The size of the building will not change, therefore will have minimal impact.

4. **Infrastructure:** As compared to development permitted 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;

As compared to development permitted under Section 9-6-1, "Permitted Uses of Land", B.R.C. 1981, in the zone, or as compared to the existing level of impact of a nonconforming use, the proposed additional classroom will not significantly or adversely affect the infrastructure of the surrounding area, including without limitation, water, wastewater, and storm draining utilities and streets.

The structure will remain the same; we will not change the existing infrastructure. Therefore, minimal impact on the existing infrastructure will occur.

5. **Character of Area:** The use will not change the predominant character of the surrounding area; and

The use will not change the predominant character of the surrounding area, but will continue to enhance it. It will continue to bring new customers to the business in the neighborhood. It will continue to allow parents to have childcare in close proximity to their workplace. And lastly, it will continue to provide subsidized childcare to families in need in an area that is easily accessible by public transportation and close to low-income neighborhoods.

The scope of the proposed use does not alter the exterior of the building as it appears today.

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 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.

May 13, 2015

Andre' Bollaert
Executive Director
The Acorn School

Re: Parking Study Update for the Proposed Student and Staff Increases

Dear Mr. Bollaert:

At your request I have prepared this parking study update for The Acorn School on Wilderness Place in Boulder to address the proposed changes in school operation and space utilization. It is my understanding that the school will be converting a second story office and conference space into a new 884 sq. ft. classroom. The school would then be adding 2 new staff members and 18 additional students. This would bring the total school staffing to 34, and the total number of children to 130 (82 attending The Acorn School and 48 Head Start Program children).

This letter report updates the original parking study prepared by Fox Tuttle Transportation Group dated November 2, 2011 (copy attached for reference). The original study documented Acorn School access and parking patterns at a previous school location and projected that the parking demands of the school would be comfortably accommodated by the 61 automobile parking spaces available at the current school location on Wilderness Place. It is my understanding that this projection has been realized, and the existing school peak daily automobile parking demand (with the staggered school access schedule) is well below the available parking supply on-site. It is also my understanding that the school's 32 existing bicycle parking spaces are more than adequate to accommodate those who do bicycle to the Acorn School (although they are all in older style bicycle racks that are outside the building).

Automobile Parking Update

The original parking demand calculation has been updated in Table 1 (attached) to include the reduction of office and conference space and the increase in students and staffing at The Acorn School. It can be seen that the projected parking demand, using the local Boulder specific parking demand rates which consider access by bus, bicycle and pedestrians, is well below the available parking supply (34 to 36 spaces demand << 61 spaces supply). Even when using Institute of Transportation Engineers (ITE) national average parking demand rates, the projected demand is less than the available parking supply on-site.

On this basis I conclude that the parking demand at The Acorn School on Wilderness Place will be able to continue to operate comfortably within their available parking supply with the proposed reduction in office and conference space and the addition of a new classroom with 18 new students and 2 additional staff members.

Bicycle Parking Update

Since the completion of the original parking study, the City of Boulder has updated their bicycle parking requirements in Title 9 – Land Use Code, Section 9-9-6.g. Since the Acorn School and Head Start Program children are 0 to 5 years of age, the facility best fits the “daycare center” land use category which specifies that bicycle parking should be determined through review, with a minimum supply of 4 spaces. It also specifies that 50% of the bicycle parking should be “long-term”.

Given the young age of the children who access the Acorn School, they are typically not riding a bike to the site. The typical user of the bicycle parking at the Acorn School is the staff. Currently there is space for up to 32 bicycles to be parked outside of the building, but the older style racks will be replaced and updated as part of this project as follows:

- 4 inverted “U” racks (8 bicycle parking spaces) in a covered area near the main entrance to the building. These covered bike parking spaces are considered “long term”.
- 4 inverted “U” racks (8 bicycle parking spaces) in an uncovered area near the main entrance to the building.
- 4 inverted “U” racks (8 bicycle parking spaces) in an uncovered area near service entrance at the rear of the building.
- In addition, there will be space for up to 8 bicycles to be stored in a secure room within the building on the second floor.

In summary there will be space for 32 parked bicycles, with 50% in areas considered as “long term” parking. In this context I believe the proposed bicycle parking at The Acorn School will meet or exceed the intent of the City’s new bicycle parking regulations.

I hope this information is helpful. Please let me know if you have any questions or need additional information.

Sincerely,

Fox Tuttle Hernandez Transportation Group



William C. Fox, P.E.
Principal

Attachment – Table 1 Projected Parking Demand (updated April 2015)

Acorn School Parking Study Update - April 2015



Table 1
Projected Parking Demand (By Land Use Type and Alternative Demand Rates)

| Land Use Type | Unit | Land Use (by Unit) | Parking Demand Rates (Spaces Per Unit) | | Parking Demand (Spaces) By Land Use Scenario | | | |
|---------------------------------|---------------|--------------------|--|------------------|--|------------------|---------------------------------|------------------|
| | | | ITE | Boulder Specific | Per Child and Office Floor Area | | Per Staff and Office Floor Area | |
| | | | | | ITE | Boulder Specific | ITE | Boulder Specific |
| Acorn Children | child | 82 | 0.24 | 0.27 | 20 | 22 | | |
| Head Start Children (Non-Bused) | child | 24 | 0.24 | 0.27 | 6 | 6 | | |
| Upper Floor Office | 1,000 sq. ft. | 4.6 | 2.84 | 1.7 | 13 | 8 | 13 | 8 |
| Acorn / Head Start Staff | staff member | 34 | 1.38 | 0.75 | | | 47 | 26 |
| Total: | | | | | 39 | 36 | 60 | 34 |

Note: Available Parking Supply = 61 Spaces

November 2, 2011

Matt Eldred
Executive Director
The Acorn School
2580 Iris Avenue
Boulder, CO 80304

RE: Parking study summary report for the proposed new Acorn School location on Wilderness Place

Dear Mr. Eldred:

At your request, and at the direction of City of Boulder staff, I have completed a parking study for The Acorn School at its proposed new location on Wilderness Place in the Boulder Junction area of the City. In completing this study I have:

- Reviewed the existing Acorn School operation at its current location (Folsom/Iris)
- Observed existing parking utilization during peak morning and afternoon drop-off and pick-up periods
- Calculated existing parking supply and demand rates for The Acorn School
- Reviewed comparable Institute of Transportation Engineers (ITE) parking supply and demand rates for daycare and office type uses
- Reviewed the proposed new land use and parking plan for The Acorn School at the Wilderness Place location
- Estimated the walking distance at the new school site from the proposed new RTD bus facility and future bus transit service in the Junction Place corridor
- Projected the anticipated parking demand at the new Acorn School location
- Compared the projected parking demand to the available supply at the new school site.

Observations, findings, and conclusions are offered by topic as follows:

Existing Acorn School Site Use

1. The Acorn School currently is located at the southwest corner of the Folsom/Iris intersection.
2. The school has a staff of 20 persons and provides daycare services for 55 students.
3. School staff indicated that 79% of the children arrive by car and 35% of the children have siblings in the school. 12% of the students arrive on foot or by bicycle, and 9% arrive by bus (school bus or RTD).
4. 73% of the staff arrive by car and 27% arrive by some alternative mode of transportation.

5. The peak drop-off hour is between 8:00 and 9:00 AM. The peak pick-up time is between 4:30 and 5:30 PM.
6. The school has space for 9 vehicles in its on-site parking lot. There is also on-street parking available in the area along Folsom Street.

Existing Parking Demand and Utilization Rate

7. The majority of school staff that arrives by car utilizes on-street parking along Folsom Street.
8. During the AM peak hour, the peak parking demand observed included a maximum of 5 parked cars in the parking lot, and 7 parked cars on Folsom Street (all assumed to be from Acorn School staff although some were parked before the study began). All observed drop-off activity occurred within the parking lot. The highest parking occupancy observed was 12 vehicles. The average parking duration in the lot for vehicles dropping off children was 7 minutes.
9. The existing AM peak parking demand rates are calculated to be 0.22 spaces per child and 0.6 spaces per staff member.
10. During the PM peak hour, the peak parking demand observed included 9 vehicles in the parking lot and 6 vehicles parked on Folsom Avenue. Most of the pick-up activity occurred within the lot, although 2 vehicles were observed parking on the west side of Folsom to pick-up children. The highest parking occupancy observed was 15 vehicles (on-street and off-street combined). The average parking duration in the lot for vehicles picking up children was 10 minutes.
11. The existing PM peak parking demand rates are calculated to be 0.27 spaces per child and 0.75 spaces per staff member.

Comparable ITE Parking Supply and Demand Rates (Source: ITE Parking Generation, 4th Edition)

12. Daycare Center (land use type #565). This use type has typical parking supply and demand rates as follows:
 - Parking Supply
 - 3.5 spaces per 1,000 sq. ft. of floor area
 - 0.2 spaces per child
 - 1.5 spaces per employee or staff member
 - Parking Demand
 - 3.16 spaces per 1,000 sq. ft. of floor area
 - 0.24 spaces per child
 - 1.38 spaces per employee or staff member
13. Office (land use type #701, for use regarding the office component of the new Acorn School site). This use type has typical parking supply and demand rates as follows:
 - Parking Supply
 - 4.0 spaces per 1,000 sq. ft. of floor area

Parking Demand

- 2.84 spaces per 1,000 sq. ft. of floor area

14. ITE parking rates are “national averages” based on available studies from across the United States. As such, ITE parking demand rates will typically not reflect the influence of a high level of alternative transportation mode use as found in Boulder.
15. It is interesting to note that the existing Acorn School peak parking demand rate on a per child basis is 35% higher than the comparable ITE rate (0.27 v. 0.2 per child), while on a per employee basis, the Acorn School peak parking demand rate is only 54% of the comparable ITE rate. These differences may be explained if the Acorn School has a higher amount of staff per child as compared to the daycare centers in the national ITE database. At the Acorn School, over half of the peak parking in the morning was generated by the staff, and in the afternoon, at least 1/3 of the parking was staff related.

Proposed New Acorn School Land Use and Parking Supply

16. The Acorn School is proposing to relocate into an existing building on a cul-de-sac on Wilderness Place. For reference, this location is diagonally across the railroad tracks to the northeast of the historic depot building at Boulder Junction. The existing building has two stories and approximately 17,300 sq. ft. of floor area. The Acorn School and child daycare activities will occupy the entire ground floor and will also utilize some office space on the second floor. In total, the school will occupy approximately 11,800 sq. ft. for daycare related uses. The remaining 5,500 sq. ft. on the second story will be utilized for office space by other tenants. It is the intention of the Acorn School to lease this office space to other complimentary use tenants, and it is projected that these uses will only have an employee density of approximately 60% of conventional office space users.
17. The new facility will provide daycare service to 112 children. 64 of these children will attend the Acorn School and the remaining 48 children will be participating in a Head Start program. A total of 32 staff members will serve both daycare providers.
18. It is anticipated that the Acorn School children will access the site in a similar manner as is currently occurring at the existing Acorn School site. Half of the children in the Head Start program will be transported to and from the site by bus, and the other half will likely access the site with drop-off and pick-up activity similar to that of the Acorn School children.
19. The new Acorn school site will be configured to provide a total of 61 parking spaces for cars (42 standard size spaces, 16 compact size spaces, and 3 handicapped spaces). It will also provide a parking space for the Head Start school bus and 28 bicycle parking spaces. The parking will be accessed from a loop drive that circles around the building and has two driveways onto Wilderness Place. It is anticipated that the loop drive will be signed for one way operation to simplify and streamline traffic flow and parking access.

Projected Parking Demand at New Acorn School Site

20. A detailed parking demand analysis is summarized in the attached Table 1. The parking demand has been calculated four ways (given the different types of parking rates available) as follows:
- Using ITE rates on a per child basis for the daycare and a per floor area basis for the upstairs office
 - Using observed local rates on a per child basis for the daycare and estimated user specific rates per floor area for the upstairs office
 - Using ITE rates on a per staff (employee) basis for the daycare and a per floor area basis for the upstairs office
 - Using observed local rates on a per staff (employee) basis for the daycare and estimated user specific rates per floor area for the upstairs office
21. The resultant estimated parking demand ranges from 32 to 33 spaces using the local parking demand rates, and from 37 to 60 spaces using ITE parking demand rates. The upper end of the ITE range results from the much higher ITE parking rate per staff member than currently exists at the Acorn School (as noted above.) It should also be noted that no Boulder specific alternative mode use reductions have been applied to the ITE rates, so we would expect these rates to be conservatively high.

Conclusion of Parking Adequacy

22. Based on the information provided above and detailed in Table 1, it is our opinion that the 61 space parking supply at the new Acorn School Site will be more than adequate and will comfortably accommodate the projected parking demand.
23. We also expect that the parking demand at the Acorn School will decrease over time as the Boulder Junction area builds out in the future. The school is approximately ¼ mile (walking distance using Goose Creek path and underpass) from the proposed new RTD facility and less than that from future bus transit service in the Junction Place corridor. The mix and density of planned land uses in the Boulder Junction area will also support non-auto access to the Acorn School for those who live and/or work in the Boulder Junction area.

I hope this information is helpful. Please let me know if you have any questions.

Sincerely,
Fox Tuttle Transportation Group, LLC



William C. Fox, P.E.
Principal

Attachment: Table 1 – Projected Parking Demand

Acorn School Parking Study

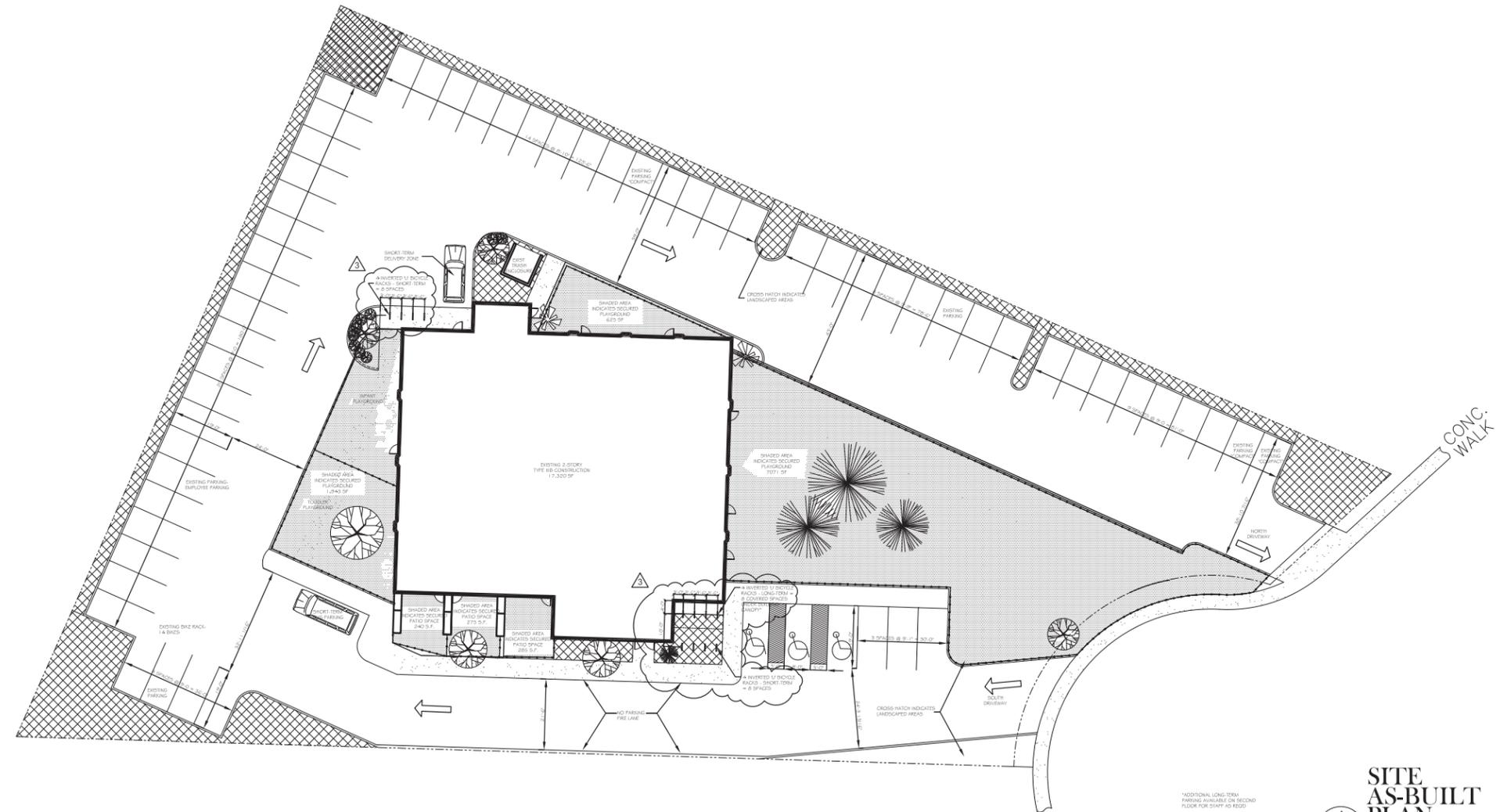


Table 1
Projected Parking Demand (By Land Use Type and Alternative Demand Rates)

| Land Use Type | Unit | Land Use (by Unit) | Parking Demand Rates (Spaces Per Unit) | | Parking Demand (Spaces) By Land Use Scenario | | | |
|---------------------------------|---------------|--------------------|--|------------------|--|------------------|---------------------------------|------------------|
| | | | ITE | Boulder Specific | Per Child and Office Floor Area | | Per Staff and Office Floor Area | |
| | | | | | ITE | Boulder Specific | ITE | Boulder Specific |
| Acorn Children | child | 64 | 0.24 | 0.27 | 15 | 17 | | |
| Head Start Children (Non-Bused) | child | 24 | 0.24 | 0.27 | 6 | 6 | | |
| Upper Floor Office | 1,000 sq. ft. | 5.5 | 2.84 | 1.7 | 16 | 9 | 16 | 9 |
| Acorn / Head Start Staff | staff member | 32 | 1.38 | 0.75 | | | 44 | 24 |
| Total: | | | | | 37 | 32 | 60 | 33 |

Note: Available Parking Supply = 61 Spaces

GENERAL NOTES:
 1. SITE PLAN REFLECTS EXISTING AS-BUILT CONDITIONS. NO CHANGES TO THE EXISTING SITE CONDITIONS ARE PROPOSED.



ADDITIONAL LONG-TERM PARKING AVAILABLE ON SECOND FLOOR FOR STAFF AS REQ'D

SITE AS-BUILT PLAN
 A101 1" = 20'-0" NORTH

SITE PLAN STATISTICS

| PARKING | | PLAYGROUND/OPEN SPACE | | # OF CHILDREN | | |
|-----------------|----------------|-----------------------|-------------|----------------|----------|----------|
| STANDARD SPACES | COMPACT SPACES | HANDICAPPED | TOTAL CAR | BUS PARKING | DELIVERY | TRICYCLE |
| 42 | 16 | 3 | 61 | 1 | 1 | 24 |
| REQ'D SF, CHLD | REQ'D TOTAL | PROVIDED | TOTAL EXTRN | ACTUAL SF/CHLD | | |
| 130 | 75 | 9,750 | 10,439 | 689 | 80 | |

REFER TO PARKING STUDY IN ATTACHMENTS FOR ADDITIONAL INFORMATION

fā n a s a r c h i t e c t u r e
s p a c e / o p p o r t u n i t y
 Boulder 303.444.5380 Durango 970.264.5380

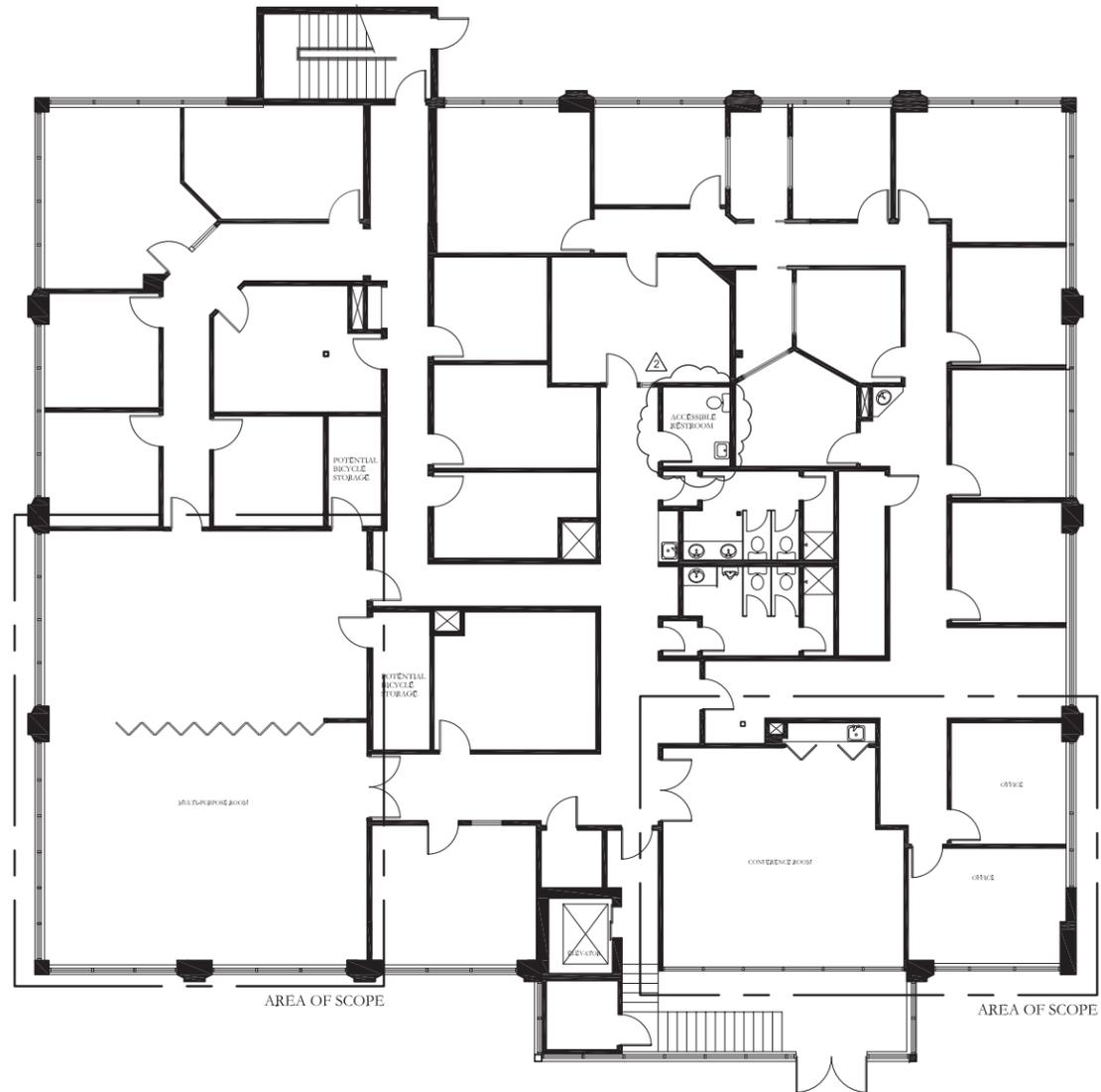
The Acorn School
 2845 Wilderness Place
 Boulder, CO 80301



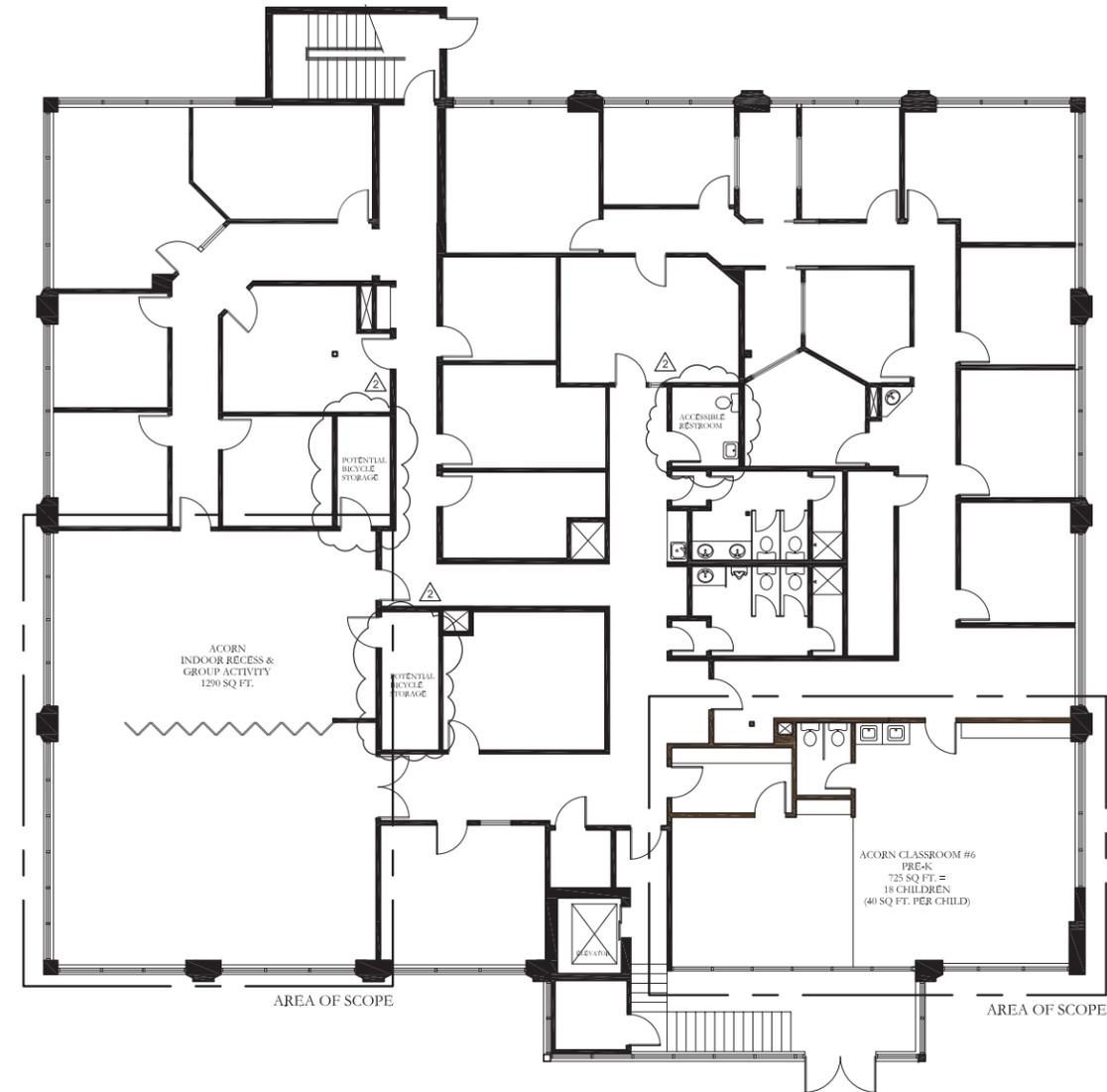
| Revision Number | Date | Description |
|-----------------|----------|------------------------|
| 1 | 03/16/15 | Use Review |
| 2 | 04/17/15 | Use Review Revisions |
| 3 | 05/14/15 | Use Review Revisions 2 |

SITE PLAN

A101



B EXISTING UPPER LEVEL FLOOR PLAN
 A201 1/8" = 1'-0" NORTH



- PROPOSED SCOPE OF WORK:
1. DEMOLISH EXISTING WALLS AND CEILING WITHIN AREA OF SCOPE FOR NEW CLASSROOM.
 2. NEW TOILET ROOM WITHIN CLASSROOM.
 3. CONVERT EXISTING MULTI-PURPOSE ROOM INTO INDOOR RECESS & GROUP ACTIVITY SPACE.

A PROPOSED UPPER LEVEL FLOOR PLAN
 A201 1/8" = 1'-0" NORTH



| Revision Schedule | |
|-------------------|----------|
| Number | Date |
| 1 | 03/16/15 |
| 2 | 05/14/15 |

UPPER LEVEL FLOOR PLAN
A201