

MEMORANDUM

To: Planning Board
FROM: Chandler Van Schaack, Case Manager
DATE: December 4, 2014
SUBJECT: **Call Up Item** (Case # LUR2014-00057):
Site and Use Review to establish one new 2,850 square foot, single story "Bank of America" branch with a drive thru facility on the pad site at 1965 28th St. The proposal also includes modifications to the existing parking area serving the pad site as well to the adjacent "Hazels" parking area. The project site is zoned Business – Regional 1 (BR-1).

Background

The project site is located on the west side of 28th St. between Walnut and Pearl, and is zoned Business Regional One (BR-1), which is defined in the land use code as, *"Business centers of the Boulder Valley, containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented."* Refer to Figure 1 for a Vicinity Map. The project site is located within the Boulder Valley Regional Center, and is surrounded primarily by BR-1 zoning, with the exception of the adjacent properties to the west which are zoned Business Transitional Two (BT-2).

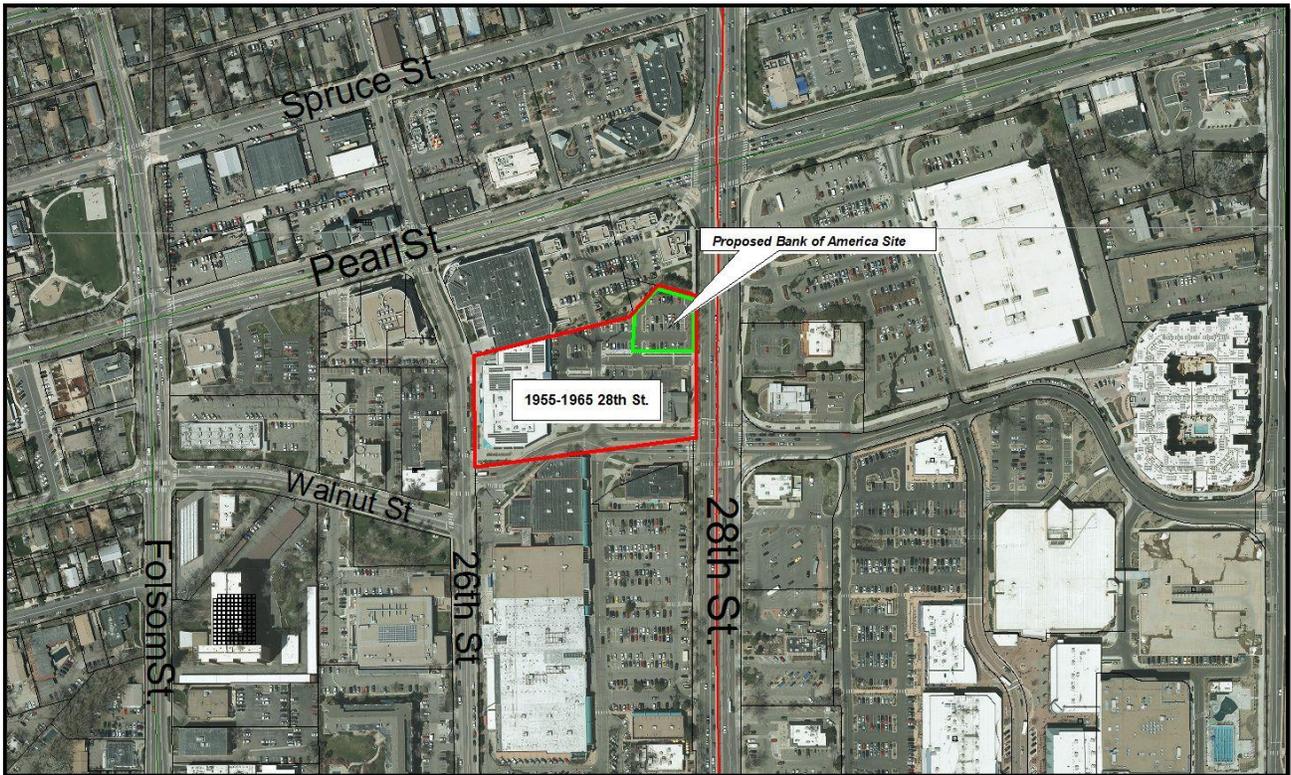


Figure 1: Vicinity Map

The subject site is comprised of three parcels held under common ownership. In 1977, a Wendy's drive-thru use (1965 28th St.) was approved through a Special Review application for the parcel at the northeast corner of the site. In 1995, a separate Site Review application was approved to allow for redevelopment of the two parcels to the south and west of the Wendy's site. The 1955 28th Street PUD approval included a 35,980 square foot retail building

(currently Hazel's Liquors) as well as an additional 4,000 square foot pad site (currently Denver Mattress) adjacent to 28th Street. In 2012, staff approved a Site Review Amendment to expand the existing 1955 28th St. PUD to encompass the former Wendy's location located at 1965 28th Street (current PUD boundary depicted in red in **Figure 1** above). The approval also included demolition and removal of the existing Wendy's restaurant pad building and the temporary reconfiguration of the parking lot, vehicular access, landscaping and lighting to serve the Hazel's retail liquor store. The proposed Bank of America building is proposed to be located where the former Wendy's stood.

Project Proposal

The intent of this proposal is to amend the 1955 28th St. PUD to construct a new 2,850 square foot, single story Bank of America branch with a drive-thru facility on the former Wendy's pad site at 1965 28th Street (depicted in green in **Figure 1** above). The proposal also includes landscaping improvements to the pad site, reconfiguration of the entire 1955 28th St. parking area and drive aisles in order to reduce vehicular speeds and maintain the previously approved number of parking spaces, and the addition of a new 7' concrete multi-use path running north-south across the site. Additional site improvements include providing pedestrian access from the 28th St. sidewalk to the bank and adding colored (red) concrete to the drive aisle in front of Hazel's to improve pedestrian safety (refer to **Attachment C: Proposed Plan**). The 13 existing bicycle racks located on the site will be maintained, and a total of 14 new bicycle parking spaces will be added to the site (6 spaces in front of Bank of America and 8 spaces in front of Hazel's).

The original approvals allowed for 135 parking spaces to serve all of the retail uses on-site. Under the current proposal, the parking area will be reconfigured and re-stripped in order to maintain 134 parking spaces following construction of the proposed Bank of America building.

Review Process

Pursuant to section 9-2-14(m), B.R.C. 1981, a proposal to modify, structurally enlarge, or expand any approved site review that is found to exceed the Minor Amendment standards regarding changes to the intended design character and site arrangement of the development requires an Amendment to the Approved Site Plan in conformance with the Site Review criteria found in section 9-2-14(h), B.R.C. 1981. In addition, pursuant to section 9-6-1, B.R.C. 1981, a Use Review is required for drive-thru uses to operate in the BR-1 zone district. In addition to the Use Review standards found in section 9-2-15(e), B.R.C. 1981, a request for a drive-thru use must meet the conditional use standards for drive-thru uses found in section 9-6-9(c), B.R.C. 1981. Both the Site Review Amendment and Use Review are staff-level decisions subject to call-up by the Planning Board.

Analysis

Overall, the proposal was found to be consistent with the Site Review and Use Review criteria as well as the Boulder Valley Regional Center Design Guidelines, and provides an appropriate use for the vacant pad site while improving pedestrian safety and circulation across the site as a whole. 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 public comments regarding the proposal.

Conclusion

This proposal was approved by Planning and Development Services staff on November 29, 2014 and the decision may be called up before Planning Board on or before **December 12, 2014**. There is one Planning Board meeting within the 14-day call up period, on **December 4, 2014**. Questions about the project or decision should be directed to Chandler Van Schaack at (303) 441-3171 or vanschaack@bouldercolorado.gov.

Attachments.

Attachment A: Notice of Disposition

Attachment B: Site Review Criteria Checklist

Attachment C: Proposed Plan Set



CITY OF BOULDER
Community Planning and Sustainability

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-3241 • 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 America
DESCRIPTION: Site Review Amendment and Use Review to establish one new 2,850SF, single story "Bank of America" branch with drive-thru on vacant site.
LOCATION: 1955-1965 28th St.
COOR: N03W04
LEGAL DESCRIPTION: Refer to attached Exhibit A
APPLICANT: Bruce Dierking
OWNER: Andre Family Partnership, Ltd.
APPLICATION: LUR2014-00057
ZONING: BR-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," – Building Setbacks: request to modify the side yard setback to allow for a 9' setback where 12' is the minimum required by the BR-1 zone district standards.

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

Approved on: _____

11/28/2014
 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: 12/12/14

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 approved plans** prepared by the Applicant on November 6, 2014 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: the Development Agreement recorded May 16, 1996 at Reception No. 1608284, the Amended Development Agreement recorded August 22, 1997 at Reception No. 1724916 and the Development Agreement recorded May 22, 2012 at Reception No. 03224469.
3. Prior to building permit issuance, the Applicant shall submit a Technical Document Review application for the following items, subject to the approval of the City Manager:
 - a. **Final architectural plans**, including 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 6, 2014 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. 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.

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

A tract of land located in the Northwest ¼ of the Southwest ¼ of Section 29, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Commencing at the intersection of the East line of the Southwest ¼ of the Northwest ¼ of said Section 29 and the South right-of-way line of Pearl Street extended Easterly in the City of Boulder, State of Colorado, thence South 74° 54'50" West, 263.97 feet along the South right-of-way line extended Easterly and the South right-of-way line of said Pearl Street; thence South 15° 05' 10" East, 135.00 feet at right angles to the South right-of-way of said Pearl Street; thence South 02° 47'40" East, 110.00 feet; thence South 74° 54'50" West, 150.28 feet parallel with the South right-of-way line of said Pearl Street; thence South 00° 06'40" East, 89.55 feet to the true point of beginning;

Thence North 00° 06'40" West, 89.55 feet;

Thence South 74° 54'50" West, 221.39 feet parallel with the South right-of-way line of said Pearl Street to the East right-of-way line of 26th Street as described in Deed recorded in Book 1292 at Page 562 of the records of Boulder County, Colorado;

Thence South 00° 58'00" East, 263.69 feet along the East right-of-way line of said 26th Street to the South line of that tract of land as described in deed recorded in Book 1283 at Page 216 of the records of Boulder County, Colorado;

Thence North 81° 42'50" East, 515.01 feet along the South line of that tract of land as described in said Book 1283 at Page 216 to the Southeast corner thereof;

Thence North 00° 05'10" West, 157.96 feet along the East line of that tract of land as described in said Book 1283 at Page 216 to a point from which the true point of beginning bears South 89° 54'50" West;

Thence South 89° 54'50" West, 299.91 feet to the true point of beginning.

PARCEL B-1:

A tract of land located in the Northwest ¼ of the Southwest ¼ of Section 29, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Commencing at the point of intersection of the South right-of-way line of Pearl Street extended Easterly with the East line of the Southwest ¼ of the Northwest ¼ of Section 29; thence South 74° 56'20" West, 263.97 feet along the South right-of-way line of Pearl Street extended Easterly; thence South 15° 03'40" East, 135.00 feet; thence South 02° 46' 10" East, 110.00 feet; thence South 74° 56' 20" West, 16.56 feet to the true point of beginning;

Thence continuing South 74° 56'20" West, 133.72 feet to the West line extended Northerly of that tract of land as described in Lease Agreement recorded on Film 676 as Reception No. 921491 of the records of Boulder County, Colorado;

Thence South 00° 05'10" East, 89.55 feet along the West line extended Northerly of that tract of land as described on said Film 676 as Reception No. 921491 to the Northwest corner thereof;

Thence North 89° 54'50" East, 129.18 feet along the North line of that tract of land as described on said Film 676 as Reception No. 921491 to a point on a line that bears South 00° 05'10" East, from the true point of beginning;

Thence North 00° 05'10" West, 124.10 feet to the true point of beginning.

RESTAURANT SITE:

A tract of land located in the Northwest ¼ of the Southwest ¼ of Section 29, Township 1 North, Range 70 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Commencing at the point of intersection of the South right-of-way line of Pearl Street extended Easterly with the East line of the Southwest ¼ of the Northwest ¼ of said Section 29; thence South 74° 56'20" West, 263.97 feet along the South right-of-way line of Pearl Street extended Easterly; thence South 15° 03'40" East, 135.00 feet; thence South 02° 46' 10" East, 110.00 feet to the true point of beginning;

Thence South 74° 56'20" West, 16.56 feet;

Thence South 00° 05'10" East, 124.10 feet to the North line of that tract of land as described in Lease Agreement recorded on Film 676 as Reception No. 921491 of the records of Boulder County, Colorado;

Thence North 89° 54'50" East, 170.82 feet along the North line of that tract of land as described on said Film 676 as Reception No. 921491 to the West right-of-way line of 28th Street (U.S. Highway No. 36);

Thence North 00° 05' 1 0" West, 172.97 feet along the West right-of-way line of said 28th Street to the most Southerly comer of that tract of land as described in Deed recorded on Film 613 as Reception No. 857016 of the records of Boulder County, Colorado;

Thence North 67° 53' West, 82.79 feet along the Southerly line of that tract of land as described on said Film 613 as Reception No. 857016 to a point on a line that bears North 45° 46'20" East from the true point of beginning;

Thence South 45° 46'20" West, 108.94 feet to the true point of beginning.

Case #: LUR2014-00057

Project Name: Bank of America

Date: November 28, 2014

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 site is located at 1955 28th St. within the Boulder Valley Regional Center (BVRC). The BVRC is one of the city's three regional centers, along with the Historic Downtown and the University of Colorado (CU) with the University Hill business district. These three regional centers represent the highest level of land use intensity within the city, and each center has a distinct function and character, provides a wide range of activities and draws from the entire city as well as the region. Within this context, staff has found the application to be consistent with the existing 2010 Boulder Valley Comprehensive Plan (BVCP) land use designation for the site of Regional Business. The Regional Business land use designation applies to the Downtown and BVRC areas, which are described in the 2010 BVCP as follows:

"Within these areas are located the major shopping facilities, offices, financial institutions, and government and cultural facilities serving the entire Boulder Valley and neighboring communities. These areas will continue to be refurbished and upgraded and will remain the dominant focus for major business activities in the region."

In addition, staff has found the proposal to be consistent with the following BVCP policies:

- 2.14 Mix of Complementary Land Uses*
- 2.17 Variety of Activity Centers*
- 2.18 Role of the Central Area*
- 2.30 Sensitive Infill and Redevelopment*
- 2.37 Enhanced Design for Private Sector Projects*

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. There are no residential units in the existing development and no new residential units are proposed.

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 require to meet other site review criteria.

While the proposed project is to construct one new drive-through bank on the subject site, the project is part of a larger PUD managed by the applicant that includes two existing retail businesses, (Hazel's and Denver Mattress). The improvements proposed to the site as part of this project will not only allow for the creation of a new drive-thru bank, but will also benefit the existing retail establishments and will serve to support the economic health of the PUD overall.

(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

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

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

The original approval for SI-94-29 included a pedestrian area to the southwest of the Soundtrack building along the north side of the Walnut Driveway, which will be maintained following approval of this proposal. In addition, the proposal includes landscaping improvements to the proposed Bank of America site, including a new pedestrian access from the existing 10' multi-use path along 28th Street.

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

Not applicable, as there are no residential units included in this project.

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

Not applicable, as the subject site is already fully developed in an urban context and as such does not contain any significant natural features.

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

Not applicable, as there are no residential units included in this project.

N/A (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 proposal is commercial, not recreational.

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

Not applicable, as the subject site is already fully developed and urban in character, as is the surrounding area. There are currently no sensitive natural features located on or adjacent to the site.

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

The proposed redevelopment of the former Wendy's site includes adding a pedestrian access to the site from the existing 10' multi-use path along 28th St. In addition, the proposal includes adding a 7' multi-use path connecting the existing sidewalk along Walnut St. on the south side of the site to the existing crusher fines path on the adjacent property to the north. The new path across the site will facilitate pedestrian and bicycle movement between properties as well as between existing city transportation facilities to the north and south.

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

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

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

The proposal includes upgrades to the existing landscaping on the former Wendy's site. The existing parking lot landscaping in the Hazel's parking area will be reconfigured, and will continue to meet city landscaping requirements.

✓ (i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

The proposal includes several landscaping improvements on the Bank of America site and provides for a variety of plant and hard surfaces. A new 7' multi-use path running north-south across the site is also proposed.

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;

Not applicable, as the subject site is already fully developed and as such does not contain any endangered species or habitat.

✓ (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 proposal includes reconfiguring parking lot landscaped areas and adding new interior parking lot landscaping to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop.

✓ (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 proposal includes adding new landscaping to all of the building setbacks around the proposed Bank of America building, and provides a new low site wall to the 28th St. frontage. In addition, the proposed pedestrian access off of the new 28th St. multi-use path will be landscaped to frame both the entrance feature as well as the front of the bank to passers-by.

(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 intent of the proposed parking lot reconfiguration is to further reduce vehicle speeds and improve pedestrian safety. While the 2012 Site Review Amendment improved the previous parking lot by adding pedestrian crosswalks to all of the major pedestrian

walkways and widening the multi-use path along 28th St. from 5.5 feet to 10 feet, since that time the applicant has noted that the straight drive aisle in the middle of the site has not been effective at reducing vehicular speeds. Per the applicant, there have been several “close calls” between pedestrians and vehicles; thus, the applicant is proposing to bend the main drive aisle to the east, thereby making it so that vehicles must make two small turns in order to pass through the site from south to north. In addition, the applicant is proposing to add a large area of colored concrete in front of the Hazel’s store (as currently exists at the 28th St. Whole Foods) to act as a traffic calming measure. Overall, the proposed parking lot improvements will serve to reduce vehicular speeds and improve pedestrian circulation and safety.

✓ (ii) Potential conflicts with vehicles are minimized;

As mentioned above, the proposal includes several measures to slow down cars and improve pedestrian safety. In addition to the change in circulation and addition of colored concrete at the main store entry to Hazel’s, the applicant is proposing to add a new 7’ wide colored concrete multi-use path running north-south across the site. This will improve safety for pedestrians and bicyclists travelling within and across the site by creating a visual break in the drive aisles and providing a designated travel route where currently there is not one.

✓ (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 previously discussed, a new 7’ multi-use path will be provided running north to south across the site consistent with the adopted Boulder Valley Regional Center (BVRC) Connections Plan, and a new pedestrian access will be provided to the bank building from the existing 28th St. multi-use path. Currently there are 13 inverted U bike racks on site. All of the existing bicycle and pedestrian facilities will be maintained, and an additional 14 bike parking spaces will be provided (4 in front of the Bank of America building and 8 in front of Hazel’s).

✓ (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;

Site design techniques that support alternate modes of transportation include the addition of colored concrete at the main store entry to Hazel’s, the addition of a new 7’ wide colored concrete multi-use path running north-south across the site, the creation of a new pedestrian access to the bank site from the 28th St. path and the addition of 14 new bicycle parking spaces.

N/A (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;

Not applicable, as the existing and proposed use is a regional retail center with no residential component, and no parking reduction is being requested.

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

As mentioned above, the proposal includes the addition of a new 7' multi-use path running north-south across the site as shown in the BVRC Connections Plan as well as a new pedestrian access from the 28th St. multi-use path.

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

Not applicable, as there are no new streets or right-of-way being dedicated through this proposal.

✓(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 well-designed to accommodate both vehicular and bike/pedestrian traffic. The proposal includes maintaining 134 out of 135 previously approved car parking spaces in order to meet the high demand for parking generated by the existing and proposed uses, and also provides a total of 27 bike parking spaces across the site.

(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;

As mentioned above, the proposal includes several measures to slow down cars and improve pedestrian safety. In addition to the change in circulation and addition of colored concrete at the main store entry to Hazel's, the applicant is proposing to add a new 7' wide colored concrete multi-use path running north-south across the site. This will improve safety for pedestrians and bicyclists travelling within and across the site by creating a visual break in the drive aisles and providing a designated travel route where currently there is not one. All of the existing pedestrian walkways and crosswalks will be maintained following the proposed reconfiguration.

✓(ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

The proposed parking layout represents an efficient use of the land, and uses the minimum amount of land necessary to meet the parking requirements of the development by maximizing the number of compact spaces.

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

The parking area will meet city landscaping standards, and all new lighting will be compliant with current lighting standards.

✓ (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.

New landscaping and shading will be added to the site in excess of the previously approved landscape plan.

(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 subject site is located within the Boulder Valley Regional Center (BVRC) on the west side of 28th Street between Walnut Street and Pearl Street, and as such is subject to the BVRC Design Guidelines (the Guidelines). The character of this area is predominantly commercial and retail oriented, with Target and the 29th Street Shopping Center located immediately across 28th Street to the east. To the north is the Google office building (formerly Circuit City) and pad restaurant and retail shops. To the south is the Marshall's Plaza shopping center including Marshall's, Office Depot, REI and Bed Bath & Beyond.

The Bank massing has been designed to be sensitive and appropriate to its surroundings, with a 20'4" roof height which is lower than neighboring buildings. The Bank proposal places the drive-through on the west side of the building, where it has the least visibility to the adjacent roadway and allows the building to be pushed closer to the street consistent with the existing Denver Mattress building to the south. The proposed building will support a lively street presence, placing the majority of glazed areas on the south and east sides of the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials in the Boulder area. In addition, a new pedestrian access from the existing 28th Street multi-use path, landscaped and with new bike parking nearby, will be provided so that pedestrians and bicyclists can access the bank without having to enter the parking lot.

Staff finds the proposed building to be in keeping with the goals of the BVRC Design Guidelines (the Guidelines) to continue to upgrade the BVRC through high-quality redevelopment, make the BVRC a memorable, people-oriented place, develop a more fine-grained and complete transportation network and incorporate a greater diversity of land uses. Specifically, staff finds the proposed project to be consistent with the following policies contained in the Guidelines:

Overall Site Layout

- 3.1.B. Locate buildings close to the street
- 3.1.D. Maximize street-frontage of buildings

The proposal places the Bank of America building roughly 20' from the property line, which is consistent with the neighboring Denver Mattress building to the south. The drive-through has been placed on the west side of the building so that it is fully screened from 28th Street. A new pedestrian access will create a visual connection to the building entrance from the 28th Street multi-use path, and will enhance visual interest to passers-by.

Circulation

- 3.1.E. Lay out site to support pedestrian circulation
- 3.1.K. Provide vehicular and pedestrian links
- 3.2.B. Connect with adjacent parking lots or drives
- 3.3.B. Provide interior pedestrian links to adjacent properties
- 3.3.D. Use distinctive paving
- 3.3.G. Provide bicycle facilities shown on Connections Plan

As previously discussed, the proposal includes reconfiguring the parking lot and drive aisles in order to slow down vehicular traffic and improve pedestrian circulation. In addition, a new 7' multi-use path will be provided running north to south across the site consistent with the adopted Boulder Valley Regional Center (BVRC) Connections Plan, a new pedestrian access will be provided to the bank building from the existing 28th St. multi-use path, and colored concrete will be added to the main drive aisle in front of Hazel's in order to slow down cars and improve pedestrian safety.

Bicycle Parking

- 3.4.A. Ensure bicycle parking is ample and secure

Currently there are 13 inverted U bike racks on site. All of the existing bicycle and pedestrian facilities will be maintained, and an additional 14 bike parking spaces will be provided (4 in front of the Bank of America building and 8 in front of Hazel's).

Automobile Parking

- 3.5.D. Screen parking from the street
- 3.5.E. Landscape the interior and perimeter of parking lots

The proposal includes reconfiguring parking lot landscaped areas and adding new interior parking lot landscaping to the southern portion of the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the perimeter of the Bank of America site, and provides significant landscaping within and around the proposed drive-thru loop.

Building Design

- 5.2.A. Orient the building to the street
- 5.2.C. Emphasize building entrances
- 5.2.E. Provide pedestrian interest on the ground level
- 5.2.J. Select high-quality exterior materials

The proposed building will support a lively street presence, placing the main entrance on the southern elevation and the majority of glazed areas on the south and east sides of the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials in the Boulder area. In addition, a new pedestrian access from the existing 28th Street multi-use path, landscaped and with new bike parking nearby, will be provided which will help to add visual interest and frame the entrance to passers-by.

✓ (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 Bank of America building will be a single story building with a height of 20'4", which is lower than adjacent buildings and is well within the 35' maximum height limit for the BR-1 zone.

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

The Bank site has an existing, well established grove of trees on the north side of the site. It is anticipated that any shading from the proposed bank will shade the trees and have no impact on neighboring buildings to the north. In addition, the project is within Solar Access Area III and is therefore not subject to any solar access restrictions.

✓ (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 surrounding area is regional retail in character, and includes a wide variety of architectural styles. The proposed building and site design are consistent with the existing character of the area. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco accents to complement the character of surrounding developments and reflect vernacular building materials in the BVRC.

✓ (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;

As stated previously, the Bank proposal places the drive through on the west side of the building, where it has the least visibility to adjacent roadways, and will be screened by the proposed building and landscaping. The proposed building entrance faces south, and will support a lively street presence by placing the majority of glazed areas on the south and east sides of the building adjacent to 28th street. A direct connection from the 28th street multi-modal path is provided for pedestrians, which will also serve to enhance transparency and visual interest at the pedestrian level.

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

The proposal includes adding 14 new bicycle parking spaces as well as a new 7' multi-use path running north-south across the site consistent with the adopted BVRC Connections plan.

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. There are no residential units in the existing development and no new residential units are proposed.

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. There are no residential units in the existing development and no new residential units are proposed.

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

A lighting plan meeting current city lighting standards will be required at time of building permit.

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

Not applicable, as the site is already fully developed in an urban context and this does not contain any significant natural systems.

✓ (xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are

minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

The applicant will be required to meet current energy code requirements for commercial buildings, which include the 2012 International Energy Conservation Code (IECC) standard as well as the 2010 American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) 90.1 standards, with additional local amendments requiring a 30 percent increase in performance requirements. This requirement is considered aggressive and represents a significant step toward improved energy efficiency in buildings in balance with the cost impact for new construction. As discussed as a part of the adoption process in October, 2013, the adopted codes, if supported by continued improvements in cost-efficient building and energy management technology, could achieve a "net zero" building code in the future (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;

The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials within the BVRC.

✓ (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 previously mentioned, the site is already fully developed and thus does not require cut or fill. The existing grade will be largely maintained, with existing drainage patterns to be preserved and pervious area to be increased slightly.

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

Not applicable.

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.

Not applicable.

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:

Not applicable. There are no residential units in the existing development and no new residential units are proposed.

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:

N/A (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:

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:

USE REVIEW CRITERIA

Criteria for Review: No use review application will be approved unless the approving agency finds all of the following:

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

The subject property is located within the BR-1 zone district, which is defined in section 9-5-2(c)(2)(I), B.R.C. 1981, as "Business centers of the Boulder Valley, containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented." Per section 9-6-1, "Use Standards," B.R.C. 1981, drive-thru uses are allowed if approved through the Use Review process.

(2) Rationale: The use either:

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

The proposed Bank of America will provide a direct service to the surrounding area by increasing the banking options for residents and visitors. The proposed drive-thru will also add to the variety of commercial services available within the BVRC, and will further help to implement the high-quality redevelopment of the BVRC as intended by the BVRC Design Guidelines.

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

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**

N/A **(D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (e) 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 proposed project is to construct a 2,850 square foot, single story Bank of America building with a drive-thru facility. The project site is part of the larger 1955 28th Street PUD, which currently includes two large-scale retail business, Hazel's and Denver Mattress. The project site was originally approved in 1977 as a Wendy's drive -thru, which remained on the site until 2012 when the building was demolished and the site reconfigured as a temporary parking lot with the intention of developing it as a pad site at a later time. Given the site's history as a drive-thru use, its location within the BVRC and the high-intensity regional commercial character of the surrounding area, the proposal to add a new drive-thru banking facility with standard hours of operation and ample parking (a total of 134 parking spaces are provided across the site as part of this proposal) to the subject site will be compatible with and have minimal negative impact on the use of surrounding properties.

✓ **(4) Infrastructure: As compared to development permitted under [Section 9-6-1](#), "Schedule of Permitted Uses of Land," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a non-conforming 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 required to serve the proposed development is already existing. The proposed project will improve storm drainage on site by reducing the amount of impervious surface area.

✓ **(5) Character of Area:** The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and

As mentioned above, the site is located on the west side of 28th Street within the Boulder Valley Regional Center (BVRC). The character of this area is predominantly commercial and retail oriented, with Target and the 29th Street Shopping Center located immediately across 28th Street to the east. To the north is the Google office building (formerly Circuit City) and pad restaurant and retail shops. To the south is the Marshall's Plaza shopping center including Marshall's, Office Depot, REI and Bed Bath & Beyond.

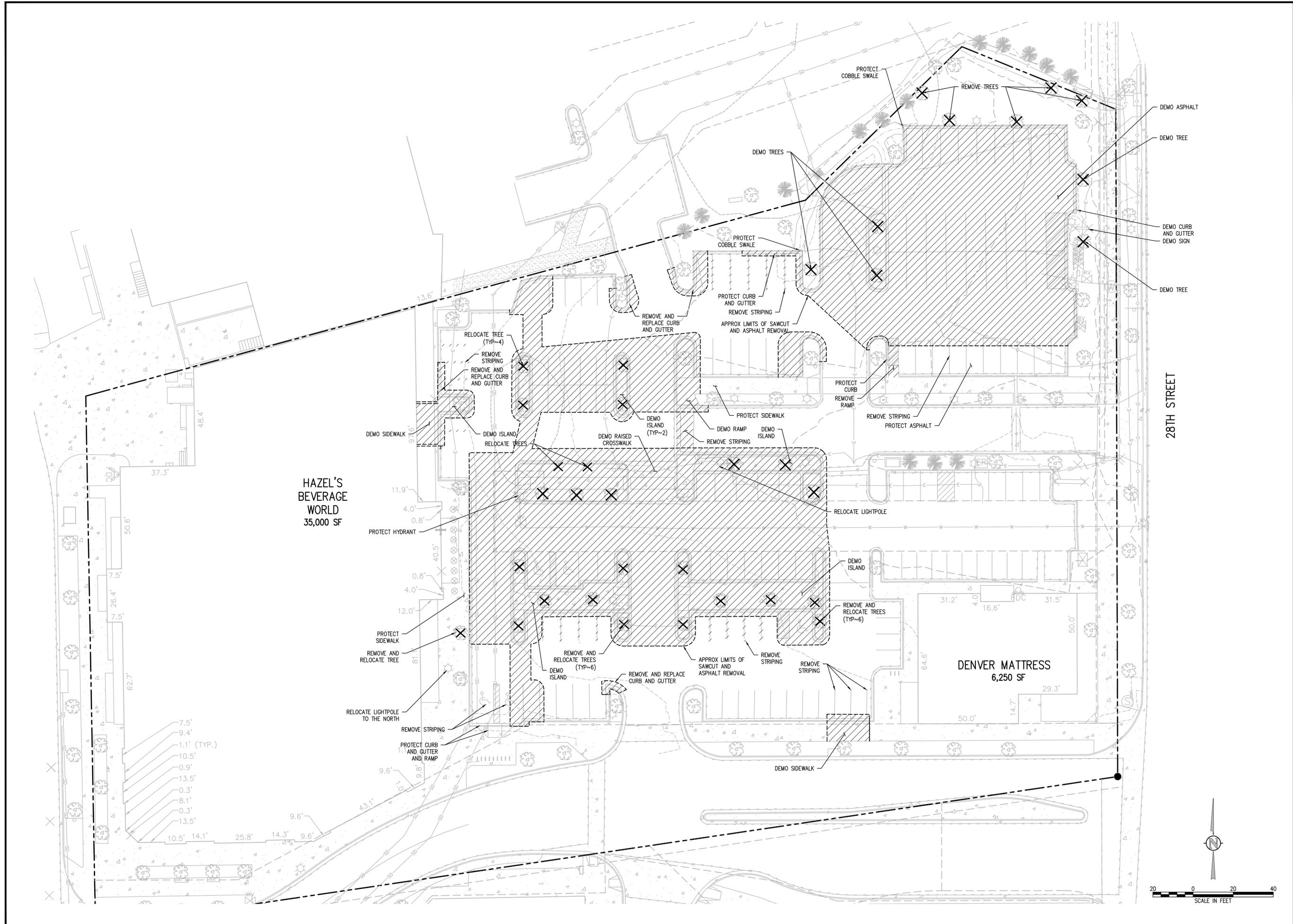
The Bank massing has been designed to be sensitive and appropriate to its surroundings, with a 20'4" roof height which is lower than neighboring buildings. The Bank proposal places the drive-through on the west side of the building, where it has the least visibility to the adjacent roadway and allows the building to be pushed closer to the street consistent with the existing Denver Mattress building to the south. The proposed building will support a lively street presence, placing the majority of glazed areas on the south and east sides of the building adjacent to 28th street. The Bank materials will be a mix of high quality stone, brick, metal panel and stucco to complement the character of surrounding developments and reflect vernacular building materials in the Boulder area. Please see the Site Review criteria above for an analysis of the project's consistency with the adopted BVRC Design Guidelines.

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. There are no residential units in the existing development.



JVA, Incorporated 1319 Spruce Street
 Boulder, CO 80302 Phone: 303.444.1951
 Fax: 303.444.1957 E-mail: info@jva.com



NO.	DATE	DESIGNED	DRAWN	REVISION DESCRIPTION
1	10/06/14	DNS	REP	SITE REVIEW RESUBMITTAL

DESIGNED BY:	DNS
DRAWN BY:	REP
CHECKED BY:	CRH
JOB #:	1917.3c
DATE:	09.04.14

© JVA, INC.

1945-1965 28th STREET PARKING LOT RENOVATION
 BOULDER, COLORADO 80302

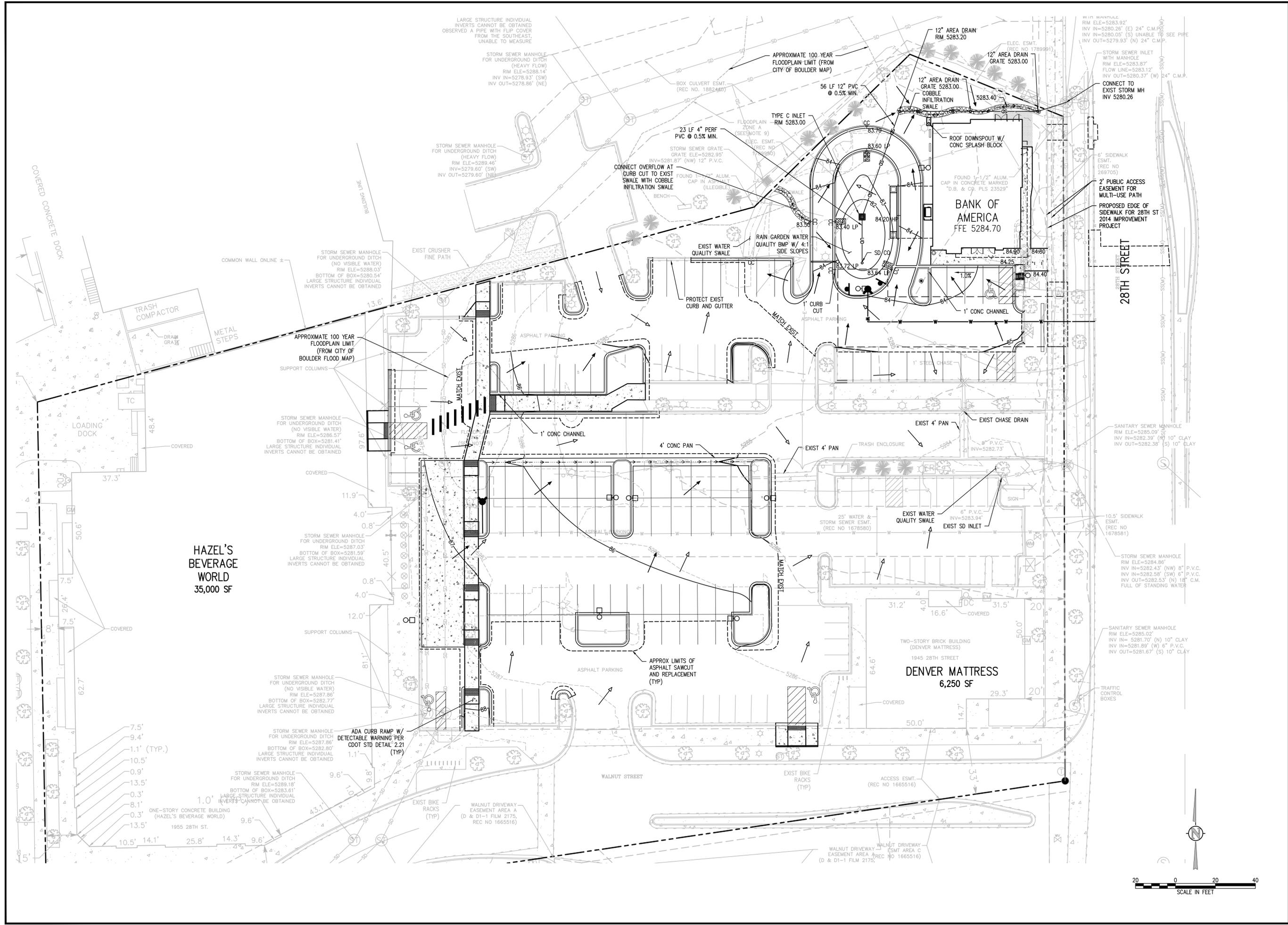
SHEET NO.
C0.1

DEMOLITION PLAN

4:\1917.3c\Drawings\1917.3c - C0.1.dwg - 11/19/2014 4:32:10 PM, rev. 1:1



JVA, Incorporated 1319 Spruce Street
 Boulder, CO 80302 Phone: 303.444.1951
 Fax: 303.444.1957 E-mail: info@jva.com



SITE REVIEW RESUBMITTAL

1 10/06/14 DNS REP

DESIGNED BY:	DNS
DRAWN BY:	REP
CHECKED BY:	CRH
JOB #:	1917.3c
DATE:	09.04.14

© JVA INC

1945-1965 28th STREET PARKING LOT RENOVATION
 BOULDER, COLORADO 80302

SHEET NO.
C1.0

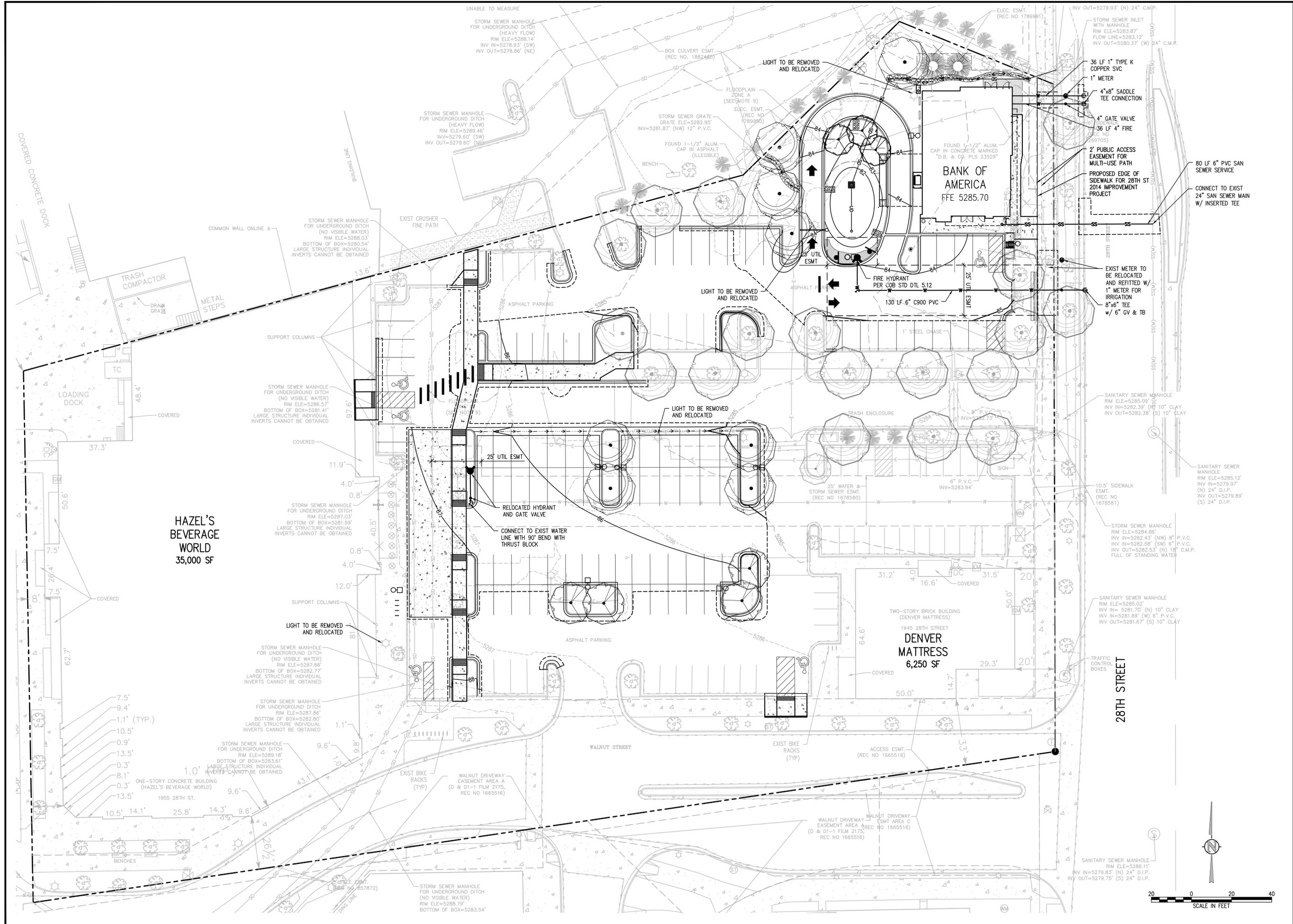
REVISION DESCRIPTION

NO. DATE DESD DWN

GRADING AND DRAINAGE PLAN



JVA, Incorporated 1319 Spruce Street
 Boulder, CO 80302 Phone: 303.444.1951
 Fax: 303.444.1957 E-mail: info@jva.com



1 10/06/14 DNS REP

DESIGNED BY:	DNS
DRAWN BY:	REP
CHECKED BY:	CRH
JOB #:	1917.3c
DATE:	09.04.14

1945-1965 28th STREET PARKING LOT RENOVATION
 BOULDER, COLORADO 80302

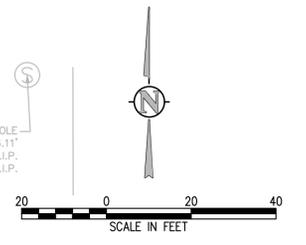
SHEET NO.
 C2.0

SITE REVIEW RESUBMITTAL

REVISION DESCRIPTION

NO.	DATE	DES'D	DWN
1	10/06/14	DNS	REP

UTILITY PLAN



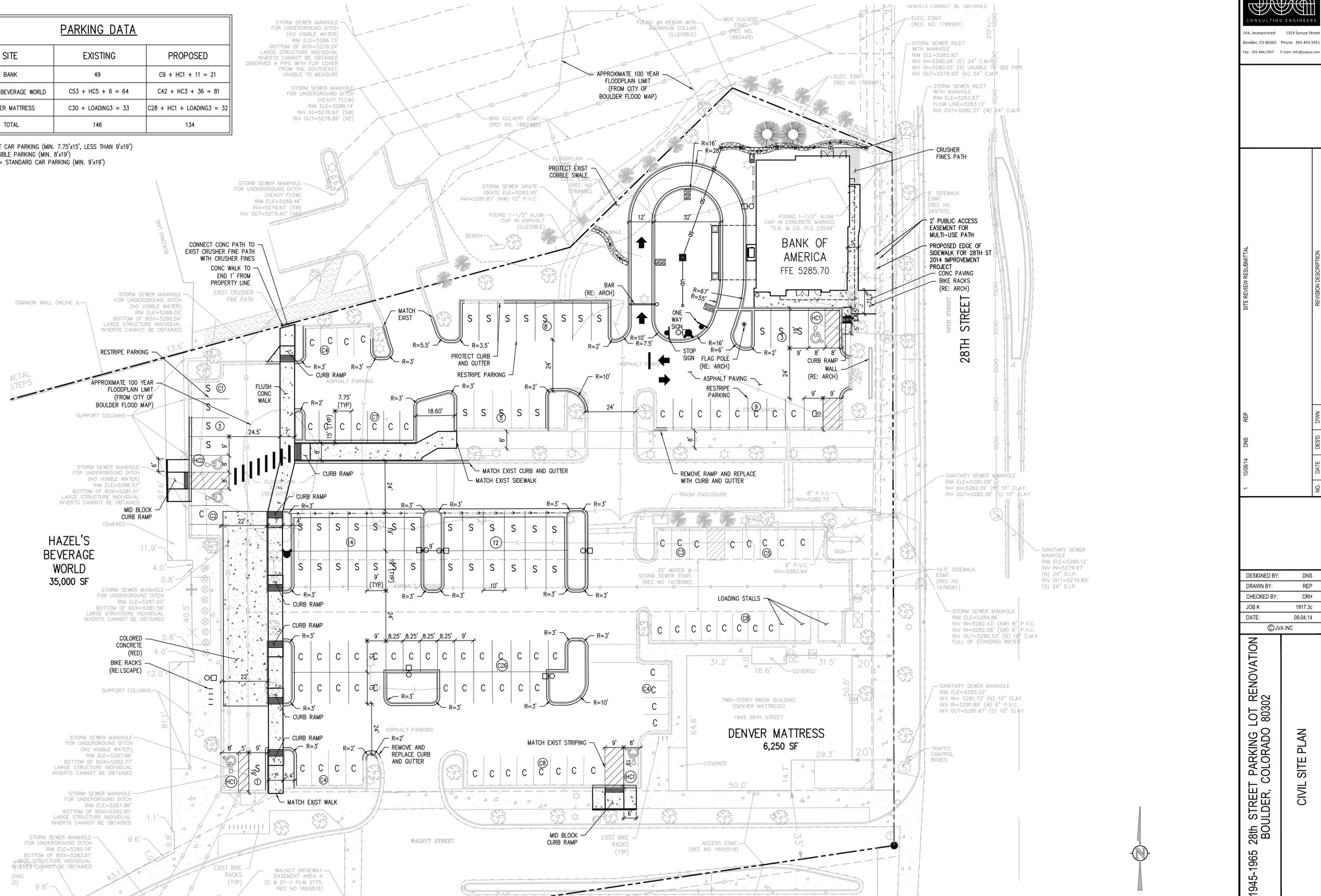
C:\1917.3c\Drawings\1917.3c - C2.0.dwg, 11/05/2014 4:32:46 PM, rep, 1c1



JVA, Incorporated 1319 Spruce Street
 Boulder, CO 80302 Phone: 303.444.1951
 Fax: 303.444.1957 E-mail: info@jva.com

PARKING DATA		
SITE	EXISTING	PROPOSED
BANK	49	C9 + HC1 + 11 = 21
HAZEL'S BEVERAGE WORLD	C53 + HC5 + 6 = 64	C42 + HC3 + 36 = 81
DENVER MATTRESS	C30 + LOADINGS = 33	C28 + HC1 + LOADINGS = 32
TOTAL	146	134

C = COMPACT CAR PARKING (MIN. 7.75'x15', LESS THAN 9'x19')
 HC = ACCESSIBLE PARKING (MIN. 8'x19')
 ALL OTHERS = STANDARD CAR PARKING (MIN. 9'x19')



SITE REVIEW RESUBMITTAL

REP

DNS

1

NO.

DATE

DESIGN

DOWN

REVISION DESCRIPTION

DESIGNED BY: DNS

DRAWN BY: REP

CHECKED BY: CRH

JOB #: 1917.3c

DATE: 09.04.14

© JVA INC

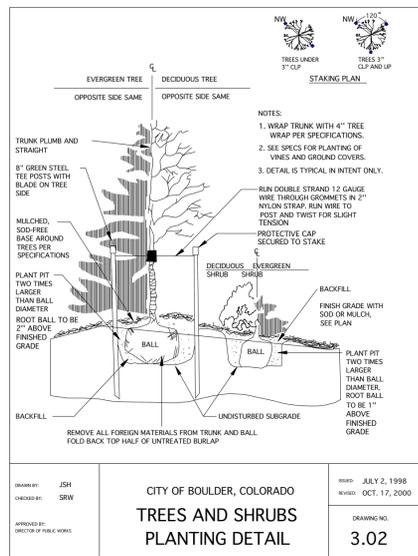
1945-1965 28th STREET PARKING LOT RENOVATION
 BOULDER, COLORADO 80302

CIVIL SITE PLAN

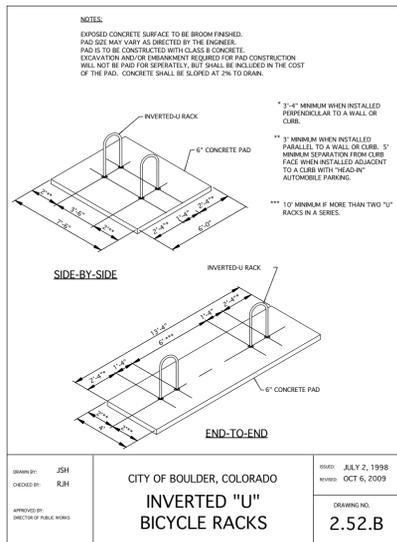
SHEET NO.

C3.0

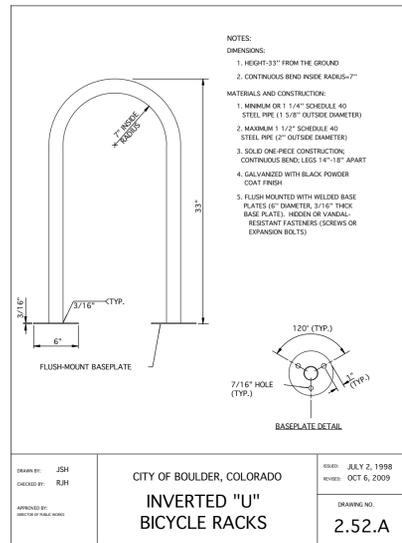




1 **TREE AND SHRUB PLANTING DETAIL**
SCALE: not to scale



3 **INVERTED - U BIKE RACKS - LAYOUT**
SCALE: not to scale



2 **INVERTED - U BIKE RACKS**
SCALE: not to scale

LANDSCAPE COMPLIANCE

STREETSCAPE	LF	TREES		NOTES
		REQUIRED	PROVIDED	
28TH STREET	165 LF	5	5	STREET TREES NOT AFFECTED WITH SITE REVIEW AMENDMENT
TOTAL		5	5	

SITE LANDSCAPE	SF	TREES		SHRUBS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
BUILDINGS, DRIVES, PARKING	57,860 SF	10	16	50	100 PLUS
NET SITE AREA	14,364 SF				

TREES PROVIDED DOES NOT INCLUDE STREETSCAPE OR PARKING LOT TREES OR PARKING LOT SHRUBS OF THE 16 TREES PROVIDED, 9 ARE NEW AND 7 ARE EXISTING TO REMAIN.

PARKING LOT LANDSCAPE	TOTAL AREA	SF LANDSCAPE		TREES		COVERAGE/SCREENING
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	
NEW LOT - INTERIOR LANDSCAPE	57,310 SF	2,866 SF	3,222 SF	15	15	FULL PLANT COVERAGE IN ISLANDS AND FULL 42" SCREENING ALONG 28TH STREET AND NORTH EDGE OF LOT
TOTAL				15	15	

DOES NOT INCLUDE "NON-COMPLIANT" PARKING LOT LANDSCAPING THAT TOTALS AN ADDITIONAL 1,015 SF OF LANDSCAPE

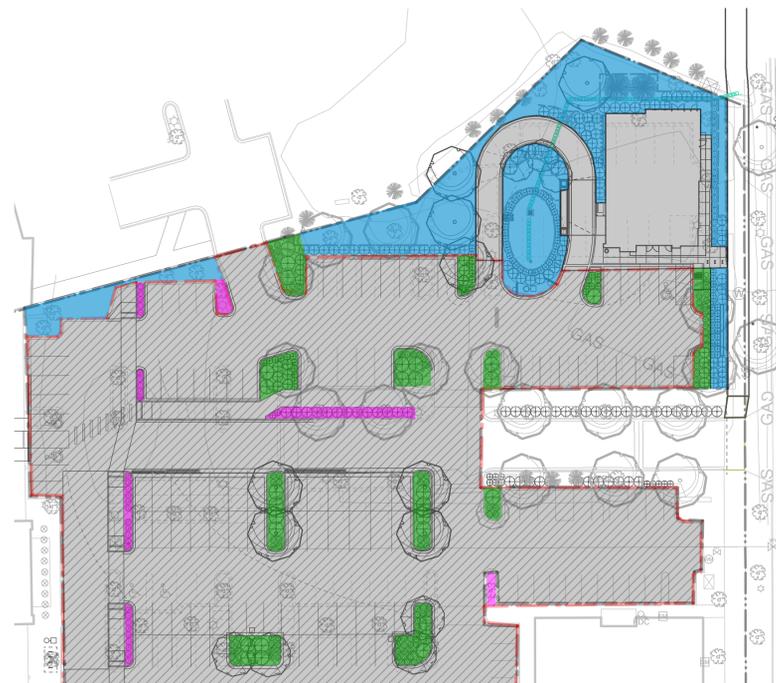
5 **SEED MIXES**

RAIN GARDEN SEED MIX			PLS LBS PER ACRE	OUNCES PER ACRE
COMMON NAME	SPECIES	VARIETY		
Sand bluestem	<i>Andropogon hallii</i>	Garden	3.5	
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte	3	
Western wheatgrass	<i>Pascopyrum smithii</i>	Ariba	3	
Little bluestem	<i>Schizachyrium scoparium</i>	Patura	3	
Alkali sacaton	<i>Sporobolus airoides</i>		3	
Sand dropseed	<i>Sporobolus cryptandrus</i>		3	
Pasture sage	<i>Artemisia frigida</i>			2
Blue aster	<i>Aster laevis</i>			4
Blanket flower	<i>Gaillardia aristata</i>			8
Prairie coneflower	<i>Ratibida columnifera</i>			4
Purple prairieclover	<i>Dalea (Petalostemum) purpurea</i>			4
		Subtotals	18.5	22
		Total lbs/acre	28.9	

PLANT SCHEDULE

QUANT	PERENNIALS/VINES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
CP	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER
PN	POTENTILLA NEUMANNIANA 'NANA'	DWARF SPRING CINQUEFOIL	12-18"	2-4"	LOW	SUN TO FS	BUTTER YELLOW	LATE SPRING
VM	VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	12-18"	4-6"	LOW	ADAPTABLE	BLUE	EARLY SPRING TO MID-SUMMER
PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	N/A	N/A	LOW	SUN TO FS	N/A	FALL
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	N/A	N/A	MEDIUM	SHADE	N/A	FALL
CT	CAMPISIS X TAGLIABUJANA 'MADAME GLEN'	MADAME GALEN TRUMPET VINE	N/A	N/A	LOW	SUN	ORANGE	SUMMER
0								
QUANT	ORNAMENTAL GRASSES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
MSA	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	2-3'	2-3'	MEDIUM	SUN	PINK	LATE SUMMER
MSL	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN	BRONZE	LATE SUMMER
MSP	MISCANTHUS SINENSIS PURPURASCENS	FLAME (PURPLE MAIDEN) GRASS	3-4'	2-3'	MEDIUM	SUN	BRONZE TO SILVERY	LATE SUMMER
PA	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3-4'	24-30"	LOW	SUN	TAN	LATE SUMMER
0								
QUANT	CONTAINER SHRUBS BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
PON	PHYSOCARPUS OPULOLIFOLIUS NANUS	NINEBARK, DWARF	4-5'	4-5'	LOW	SUN TO FS	WHITE	LATE SPRING
PC	PRUNUS X CISTENA	PLUM, PURPLE LEAF	6-8'	4-6'	MEDIUM	SUN	PALE PINK	MID-SPRING
RAG	RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	2-3'	6-8'	LOW	SUN	YELLOW	EARLY SPRING
RA	RIBES ALPINUM	CURRENT, ALPINE	3-6'	3-6'	LOW	SUN TO FS	YELLOWISH-GREEN	MID-SPRING
RGW	ROSA X GOLDEN WINGS	ROSE, SINGLE YELLOW SHRUB	3-5'	4-6'	LOW	SUN	YELLOW	EARLY SUMMER
RNW	ROSA X NEARLY WILD	ROSE, SINGLE PINK SHRUB	2-3'	2-3'	LOW	SUN	PINK	EARLY TO LATE SUMMER
SJA	SPIREA JAPONICA ANTHONY WATERER	SPIREA, ANTHONY WATERER	2-3'	2-4'	MEDIUM	SUN TO FS	ROSE RED	EARLY SUMMER
VDB	VIBURNUM DENTATUM BLUE MUFFIN	VIBURNUM, BLUE MUFFIN	3-5'	3-4'	MEDIUM	ADAPTABLE	WHITE	SPRING
0								
QUANT	DECIDUOUS TREES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
GTIS	1 GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	40-50'	30-40'	LOW	SUN	N/A	N/A
PAB	4 PLATANUS X ACERIFOLIA BLOODGOOD	PLANTREE, BLOODGOOD	70-100'	65-80'	MEDIUM	SUN	N/A	N/A
SJR	2 SOPHORA JAPONICA 'REGENT'	REGENT JAPANESE PAGODA TREE	40-50'	30-40'	MEDIUM	SUN TO FS	CREAMY WHITE	SUMMER
7								
QUANT	ORNAMENTAL TREES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
CM	5 CRATAEGUS X MORDENENSIS SNOWBIRD	HAWTHORN, SNOWBIRD	15-20'	15-20'	LOW	SUN	WHITE	SPRING
MSS	2 MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	20-25'	20-25'	MEDIUM	SUN	WHITE	SPRING
5								
QUANT	EVERGREEN TREES BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
PPB	2 PICEA PLUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	20-30'	10-15'	MEDIUM	SUN	N/A	N/A
2								

THIS PLANT SCHEDULE ASSUMES FULL PLANTINGS SHOULD EXISTING PLANTS NOT SURVIVE TRANSPLANTING OR PLANTS TO REMAIN IN PLACE DO NOT SURVIVE CONSTRUCTION.



4 **LANDSCAPE CALCULATIONS**
Scale: 1" = 40 ft



The Low Grow Wildflower Mix offers a combination of both annuals and perennials that will be lower growing. Grows from 8 to 20 inches high and is very drought tolerant.



- Characteristics:**
- Grows 8-20 inches tall
 - Annuals & Perennials
- Seeding Rate:**
- 6-8 lbs per Acre
 - 1 lb per 6,000 Sq Ft
 - 1/2 lb per 3,000 Sq Ft

- Mix contains:**
- 12% Cornflower
 - 10% Baby's Breath
 - 10% Blue Flax
 - 8% Sweet Alyssum
 - 8% Chinese Forget-Me-Not
 - 8% Dwarf Godetia
 - 8% Wall Flower, Siberian
 - 8% California Poppy
 - 5% Shasta Daisy
 - 5% Sweet William
 - 5% Dwarf Lance-Leaf Coreopsis
 - 3% Dwarf Plains Coreopsis
 - 3% Annual Candy Tuft
 - 2% Dwarf Red Coneflower
 - 2% Gaillardia Aristata
 - 1% Tussock Bellflower
 - 1% Johnny Jump-Up
 - 1% Snow-in-Summer



JVA, Incorporated 1319 Spruce Street
Boulder, CO 80302 Phone: 303.444.1951
Fax: 303.444.1957 E-mail: info@jva.com



Gensler

1625 Broadway
Ste. 400
Denver, CO 80202

303.595.8585

SITE REVIEW RESUBMITTAL
SITE REVIEW CORRECTIONS

1 10/06/14 CA CA
2 11/06/14 CA CA

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB #:
DATE: 8/4/2014
© STUDIO TERRA, INC. 2014

1945-1965 28TH STREET PARKING LOT
RENOVATION
BOULDER, COLORADO 80302

PLANT DETAILS, SCHEDULE AND COMPLIANCE CHART
SITE REVIEW AMENDMENT

SHEET NO.
L 2.0

LEGEND	
[Symbol]	MAIN DISTRIBUTION CENTER
[Symbol]	PANLEBOARD
[Symbol]	ELECTRIC SERVICE METER
[Symbol]	CURRENT TRANSFORMER
[Symbol]	TRANSFORMER
[Symbol]	CONCEALED CIRCUIT
[Symbol]	UNDERFLOOR / UNDERGROUND CIRCUIT
[Symbol]	EXPOSED CIRCUIT
[Symbol]	WIREMOLD (SURFACE WIREWAY)
[Symbol]	PLUGMOLD
[Symbol]	HOMERUN TO PANLEBOARD (ONE ARROW / CKT, PNL & CKT #9 SHOWN)
[Symbol]	CIRCUIT NUMBER(S) FOR SPECIFIED PANEL
[Symbol]	CONDUIT TURNS UP
[Symbol]	CONDUIT TURNS DOWN
[Symbol]	JUNCTION BOX
[Symbol]	PORCELAIN LAMP HOLDER (FC, PULL-CHAIN)
[Symbol]	LIGHT FIXTURE: SURFACE MOUNTED
[Symbol]	RECESSED LIGHT FIXTURE
[Symbol]	WALL MOUNTED LIGHT FIXTURE
[Symbol]	EXIT LIGHT: DIRECTIONAL ARROW
[Symbol]	BATTERY PACK
[Symbol]	SURFACE FLUORESCENT FIXTURE
[Symbol]	RECESSED FLUORESCENT FIXTURE
[Symbol]	SINGLE OUTLET: C-CLOCK (+70°)
[Symbol]	DUPLEX RECEPTACLE (ISOLATED GROUND & SAFETY)
[Symbol]	DUPLEX RECEPTACLE - GFCI
[Symbol]	SPLIT WIRE DUPLEX
[Symbol]	QUADRAPLEX (DOUBLE DUPLEX)
[Symbol]	COMB. SWITCH / RECEPTACLE
[Symbol]	FLOOR MOUNTED RECEPTACLE
[Symbol]	SPECIAL PURPOSE (AS NOTED)
[Symbol]	TELEVISION OUTLET
[Symbol]	MOTOR OUTLET (no - switched thermal overload)
[Symbol]	TELEPHONE TERMINAL
[Symbol]	TELEPHONE OUTLET
[Symbol]	FLOOR MTD. TELEPHONE OUTLET
[Symbol]	COMPUTER OUTLET
[Symbol]	COMB. TEL/COMPUTER OUTLET
[Symbol]	TOGGLE SWITCH (switching pilot light, 2-2 pole, 3-3 way, 4-4 way, non-thermal overload, timer)
[Symbol]	MOTION DETECTOR
[Symbol]	DIMMER
[Symbol]	THERMOSTAT
[Symbol]	TIME SWITCH
[Symbol]	PHOTOCELL
[Symbol]	PUSH-BUTTON STATION
[Symbol]	SAFETY SWITCH
[Symbol]	MOTOR STARTER / LIGHTING CONTACTOR
[Symbol]	COMBINATION MOTOR STARTER
[Symbol]	RELAY
[Symbol]	FIRE ALARM CONTROL PANEL
[Symbol]	ANNUNCIATOR
[Symbol]	PULL STATION
[Symbol]	HORN
[Symbol]	HORN / LIGHT COMBINATION
[Symbol]	HORN / STROBE
[Symbol]	STROBE
[Symbol]	BELL
[Symbol]	OS & Y VALVE
[Symbol]	FLOW SWITCH
[Symbol]	ROOM DETECTOR (SMOKE)
[Symbol]	ROOM DETECTOR (THERMAL)
[Symbol]	DUCT DETECTOR
[Symbol]	REMOTE INDICATING LIGHT / TEST SWITCH
[Symbol]	DOOR HOLDER
[Symbol]	CHIME
[Symbol]	FUSED SWITCH
[Symbol]	CIRCUIT BREAKER
[Symbol]	GROUND CONNECTOR
[Symbol]	MECHANICAL EQUIPMENT
[Symbol]	DETAIL NOTE
[Symbol]	KITCHEN / MEDICAL EQUIPMENT
(E)	EXISTING TO REMAIN
(E3)	EXISTING TO BE REPLACED
(E2)	EXISTING TO BE DEMOLISHED



2012 IECC

Section 1: Project Information
 Project Type: New Construction
 Project Title: Parking Lot Renovation
 Exterior Lighting Zone: 2 (Light industrial area with limited nighttime use)

Construction Site: 1955 28th Street, Boulder, CO 80302
 Owner/Agent: [Blank]
 Designer/Contractor: [Blank]

Section 2: Exterior Lighting Area/Surface Power Calculation

A	B	C	D	E	F
Exterior Area/Surface	Quantity	Allowed Watts / Unit	Tradable Wattage	Allowed Watts (B x C)	Proposed Watts
Parking area	95850 ft ²	0.06	Yes	5751	3870
		Total Tradable Watts* =		5751	3870
		Total Allowed Watts =		5751	
		Total Allowed Supplemental Watts** =		600	

Section 3: Exterior Lighting Fixture Schedule

A	B	C	D	E
Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Lamps / Fixture	# of Fixtures	D Fixture Watt.	(C X D)
Parking area (95850 ft ²): Tradable Wattage				
Single Head, Type IV: AA2; Metal Halide; Standard:	1	12	165	1980
Twin Head, Type IV: AA3; Metal Halide; Standard:	2	6	315	1890
		Total Tradable Proposed Watts =		3870

Section 4: Compliance Statement
 Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2012 IECC requirements in COMcheck Version 3.9.4 and to comply with the mandatory requirements of the (2012 IECC) Checklist.
 Gerald Novotny, P.E.
 Name - Title: Gerald Novotny, P.E. Signature: [Signature] Date: 9/11/14

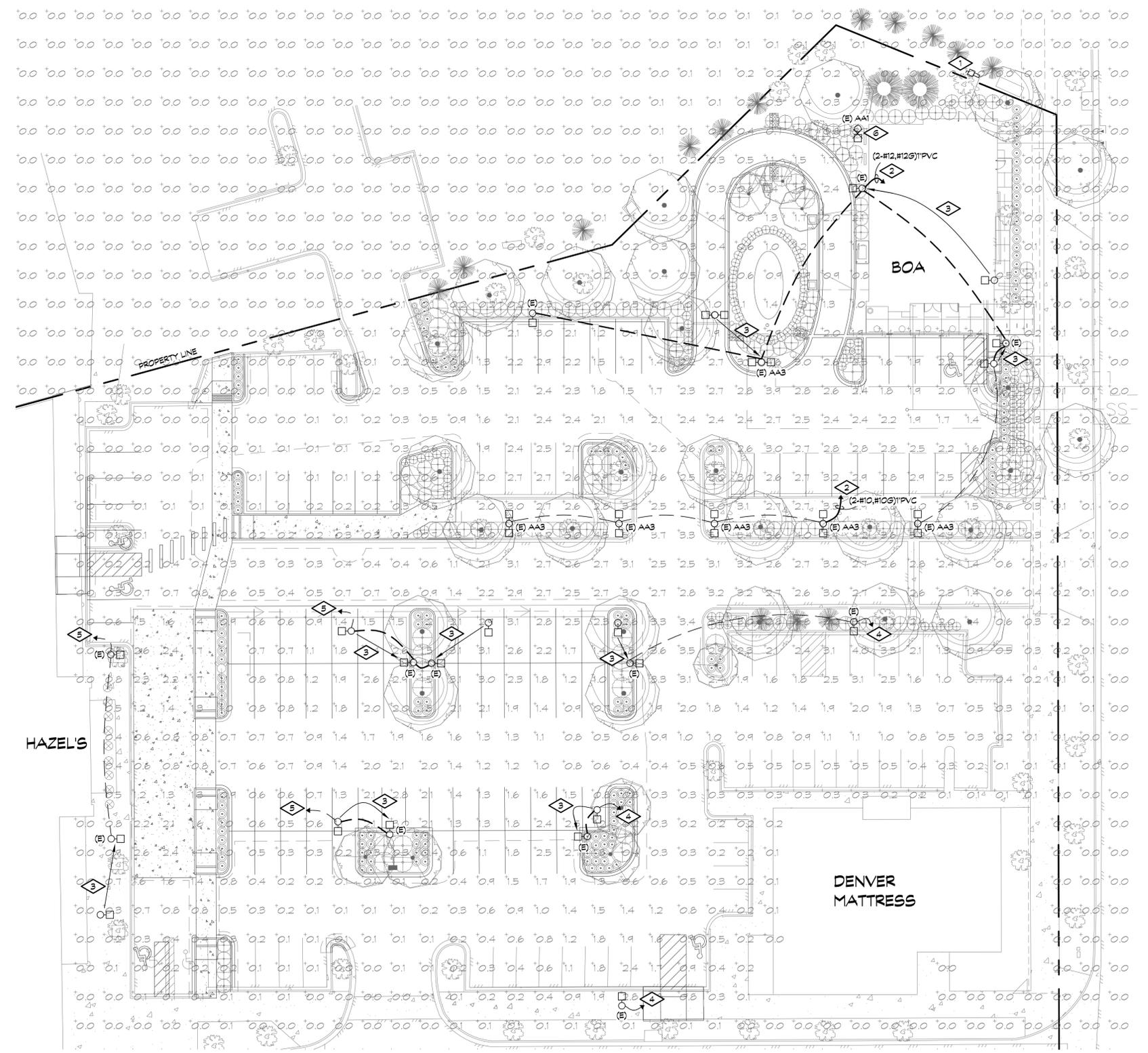
LUMINAIRE SCHEDULE

KEY	LAMP	DESCRIPTION	CEILING (DEPTH)	MANUFACTURER/#	VOLT
(E) AA1	M150/HOR (3000 LUM, 85 CR)	FULL CUTOFF LUMINAIRE, SINGLE HEAD, TYPE III DIST, CAST ALUMINUM, SQUARE POLE, DARK BRONZE FINISH, HOUSE SIDE SHIELD	20' POLE (TOTAL HEIGHT W/ 30" BASE)	LITHONIA KSE1150M R3 120 SP04 - HS	120
(E) AA3	M150/HOR (3000 LUM, 85 CR)	FULL CUTOFF LUMINAIRE, TWIN HEAD, TYPE IV DIST, CAST ALUMINUM, SQUARE POLE, DARK BRONZE FINISH	20' POLE (TOTAL HEIGHT W/ 30" BASE)	LITHONIA KSE1150M R45C 120 SP04	120
(E)	M150/HOR (3000 LUM, 85 CR)	EXISTING FULL CUTOFF LUMINAIRE, SINGLE HEAD, TYPE IV DIST, CAST ALUMINUM, SQUARE POLE, DARK BRONZE FINISH	20' POLE (TOTAL HEIGHT W/ 30" BASE)	EXISTING	120

NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
 **VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

DETAIL NOTES THIS SHEET

- EXISTING PEDESTAL MOUNTED ELECTRICAL SERVICE.
- EXISTING CIRCUIT FED FROM PEDESTAL MOUNTED ELECTRICAL SERVICE, RE-FEED FROM BANK.
- RELOCATE EXISTING POLE TO NEW LOCATION. EXTEND EXISTING WIRING TO NEW LOCATION FROM INDICATED CIRCUIT.
- LIGHTING CIRCUIT FED FROM DENVER MATTRESS.
- LIGHTING CIRCUIT FED FROM HAZEL'S.
- EXISTING POLE MOUNTED LIGHT TO BE REMOVED.



SITE LIGHTING PLAN
 1" = 20'

JVA CONSULTING ENGINEERS
 JVA, Incorporated 1319 Spruce Street
 Boulder, CO 80302 Phone: 303.444.1951
 Fax: 303.444.1957 E-mail: info@jva.com

boulder engineering
 plumbing, mechanical and electrical
 1717 15th Street
 Boulder, CO 80302
 303.444.6038 phone
 303.442.1172 fax
 staff@boulderengineering.com

REVISION DESCRIPTION

NO.	DATE	DES'D	DWN

DESIGNED BY:	EM
DRAWN BY:	ER
CHECKED BY:	GFN
JOB #:	14098
DATE:	09.04.14

© JVA INC

1945-1965 28th STREET PARKING LOT RENOVATION
 BOULDER, COLORADO 80302

SHEET NO.
E1



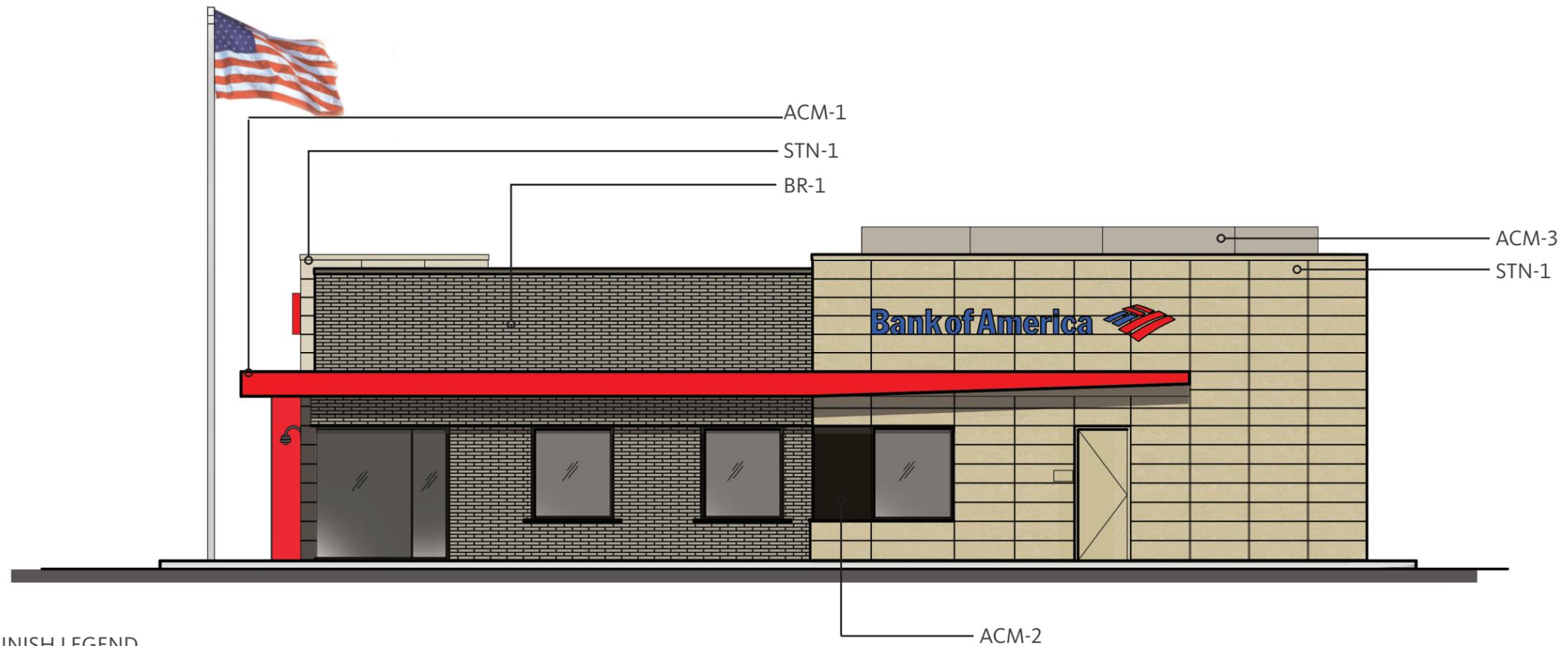
FINISH LEGEND

STN-1	STONE - STONE SOURCE CARPINO - HONED
ST-1	STUCCO - PAREX 3021L 'CAVERN'
BR-1	BRICK - ACME SLATE GRAY, NORMAN SIZE
ACM-1	ALUMINUM COMPOSITE METAL PANEL - 'BRITE RED'
ACM-2	ALPOLIC JBR BRONZE
ACM-3	MBX MEDIUM BRONZE METALLIC



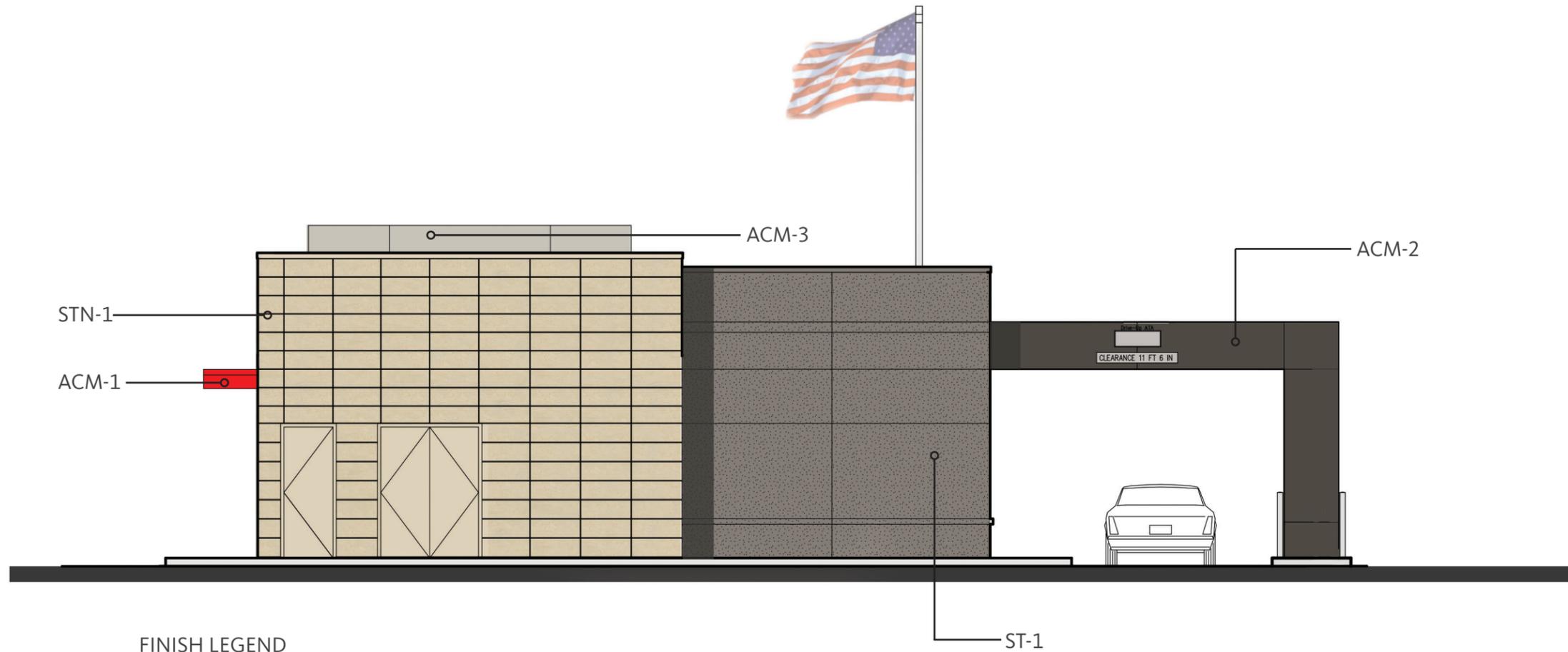
FINISH LEGEND

STN-1	STONE - STONE SOURCE CARPINO - HONED
ST-1	STUCCO - PAREX 3021L 'CAVERN'
BR-1	BRICK - ACME SLATE GRAY, NORMAN SIZE
ACM-1	ALUMINUM COMPOSITE METAL PANEL - 'BRITE RED'
ACM-2	ALPOLIC JBR BRONZE
ACM-3	MBX MEDIUM BRONZE METALLIC
TR-1	GREEN SCREEN TRELIS SYSTEM



FINISH LEGEND

STN-1	STONE - STONE SOURCE CARPINO - HONED
ST-1	STUCCO - PAREX 3021L 'CAVERN'
BR-1	BRICK - ACME SLATE GRAY, NORMAN SIZE
ACM-1	ALUMINUM COMPOSITE METAL PANEL - 'BRITE RED'
ACM-2	ALPOLIC JBR BRONZE
ACM-3	MBX MEDIUM BRONZE METALLIC



FINISH LEGEND

STN-1	STONE - STONE SOURCE CARPINO - HONED
ST-1	STUCCO - PAREX 3021L 'CAVERN'
BR-1	BRICK - ACME SLATE GRAY, NORMAN SIZE
ACM-1	ALUMINUM COMPOSITE METAL PANEL - 'BRITE RED'
ACM-2	ALPOLIC JBR BRONZE
ACM-3	MBX MEDIUM BRONZE METALLIC