

**CITY OF BOULDER
PLANNING BOARD AGENDA ITEM
MEETING DATE: October 15, 2015**

AGENDA TITLE: Public hearing and consideration of Site and Use Review applications for expansion of the Meadows Tennis Club located at 5555 Racquet Ln. within the RL-2 zone district. The proposal includes the renovation and expansion of the existing clubhouse including enclosure of two existing tennis courts adjacent to the clubhouse; relocation of two existing platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion. The project is reviewed under two separate cases, LUR2014-00095 and LUR2015-00018.

Applicant: Jim Bray for the Meadows Club
Property Owner: Meadows Club Inc.

REQUESTING DEPARTMENT:

Planning, Housing & Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Development Review Manager

Chandler Van Schaack, Planner II

OBJECTIVE:

Define the steps for Planning Board consideration of this request:

1. Hear Applicant and Staff presentations
2. Hold Public Hearing
3. Planning Board discussion
4. Planning Board action to approve, approve with conditions, or deny the Site and Use Review applications.

SUMMARY:

Proposal: Proposal for the expansion and renovation of the existing Meadows Club clubhouse, as well as the enclosure of two existing tennis courts, relocation of two platform tennis courts and the addition of two new platform tennis courts and two new tennis courts. The applicant is requesting a 39% parking reduction to allow for 92 parking spaces where 151 are required following the proposed expansion.

Project Name: Meadows Club Expansion

Location: 5555 Racquet Ct.

Size of Tract: 7.75 acres (337,711 sq. ft.)

Zoning: Residential Low – 2

Comprehensive Plan: Low Density Residential

KEY ISSUES:

Staff has identified the following key issues regarding the proposed project:

1. Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?

2. Is the request for an expansion of the existing indoor athletic facility/ non-profit membership club use consistent with the Use Review Criteria set forth in section 9-2-15(e), B.R.C. 1981?

3. Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-2-14(h)(2)(K), B.R.C. 1981?

BACKGROUND:

The Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site - Sites 1,2, and 3 (See **Figure 1** below for delineation of original Sites 1, 2 and 3; Site 1 shown in blue, Site 2 – Meadows Club – shown in red, and Site 3 shown in green). Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a Special Use (now referred to as Use Review). The original approval of Site 2 permitted the development of a recreation club house, swimming pool, sixteen tennis courts (five intended for enclosure), and four unenclosed paddle courts. Eight of the outdoor tennis courts were approved to have low-glare outdoor lighting. In terms of the tennis club’s operating characteristics, the original approval set the total number of allowable memberships to three hundred fifty family memberships, fifty single memberships and fifty junior memberships.

Currently, there are fourteen tennis courts located on the site, three of which have been enclosed, as well as two platform tennis courts approved through a Minor Modification in 2009 (this approval converted the previously approved 'paddle' tennis courts to 'platform' tennis courts and allowed for their relocation from an approved location on the east side of the site to a location more central on the site – see **Attachment C** for Background Materials). There is also a one-story clubhouse and a swimming pool. The club is served by 92 existing parking spaces. Per the Applicant’s Management Plan, there are currently 400 active club memberships, with roughly one third of members living within 0.75 miles of the club.

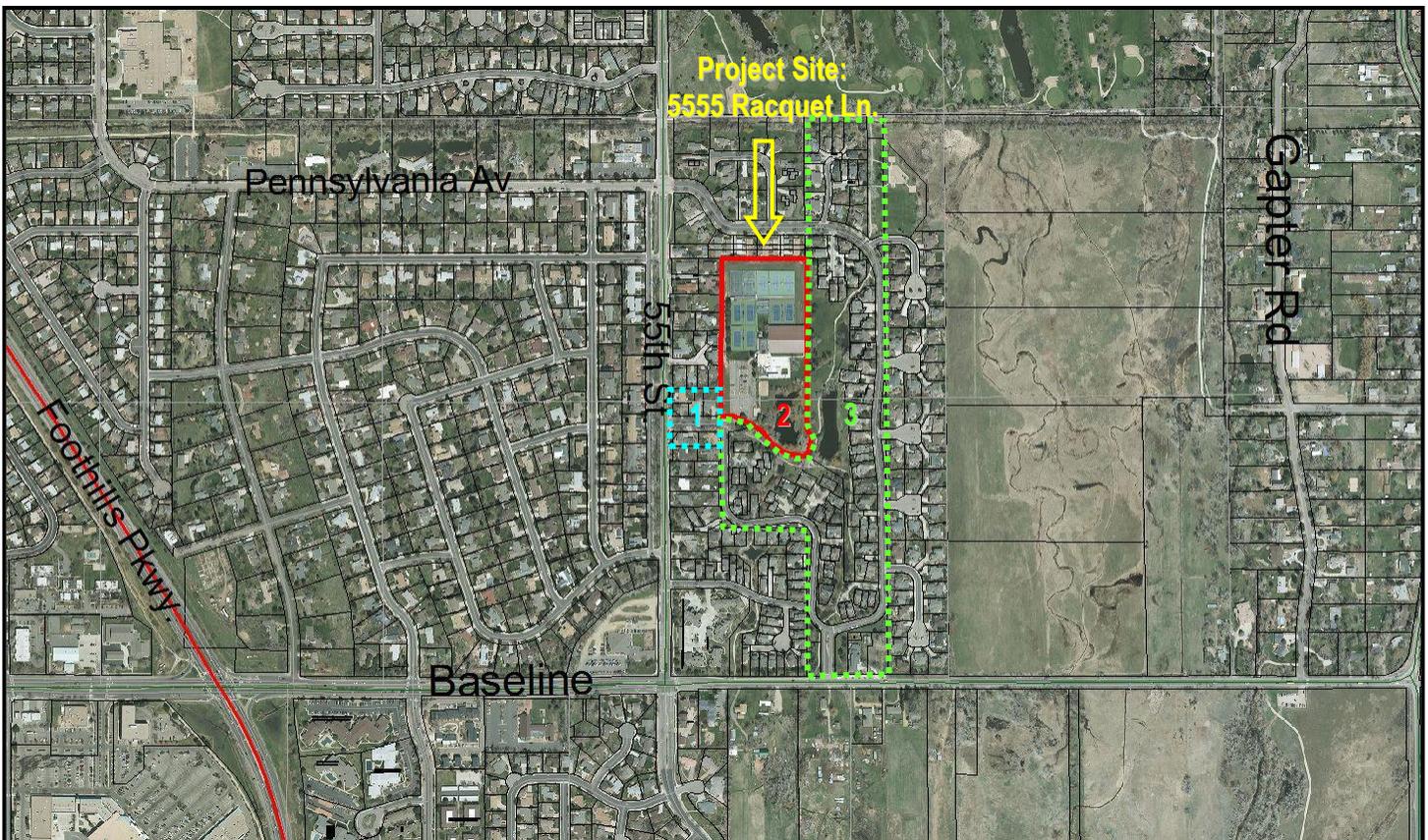


Figure 1: Vicinity Map including delineation of Sites 1,2 and 3 as shown in original Meadow Glen PUD

Project Proposal. The current proposal is to complete the build-out of the tennis club facilities as anticipated by the original PUD approval and to amend the existing PUD and Special Review approvals to allow for additional expansion beyond what was originally anticipated. Aspects of the proposal which were anticipated in the original approval include enclosing the two existing outdoor tennis courts on the west side of the clubhouse with a new 35 foot tall structure and constructing two new outdoor tennis courts on the east side of the site adjacent to the existing tennis courts (See [Attachment C](#) for original PUD approval). Aspects of the proposal which were not anticipated in the original approval and which require an amendment to the existing approvals include expansion of the existing clubhouse by 3,398 square feet, relocation of the existing platform tennis courts and the addition of two new platform tennis courts to the northwest of the clubhouse. The four proposed platform tennis courts will replace an existing outdoor tennis court, and the former platform tennis court location will become a new landscaped courtyard with a small gazebo structure.

The proposal also includes additional landscape improvements in the parking area and around the tennis courts as well as the addition of a new masonry screen wall to the east of the proposed new outdoor tennis courts. A 39% parking reduction is being requested to allow the club to maintain the 92 existing parking spaces where 151 spaces are required following the proposed clubhouse expansion and tennis court enclosure. To support this request, the club has entered into a voluntary parking agreement with the nearby Friends' School located at the corner of 55th St. and Pennsylvania Ave. to allow the club to use an additional 54 parking spaces during special events. A variance to the lighting standards has been requested to allow for new lighting for the proposed platform tennis courts to exceed the city's outdoor lighting standards for private recreation uses, and to allow the existing noncompliant outdoor tennis court lighting to remain, with the exception of the two courts proposed to be enclosed. Please refer to [Attachment A](#) for Applicant's Proposed Plans and Management Plan, and [Figure 2](#) below for the proposed site plan.

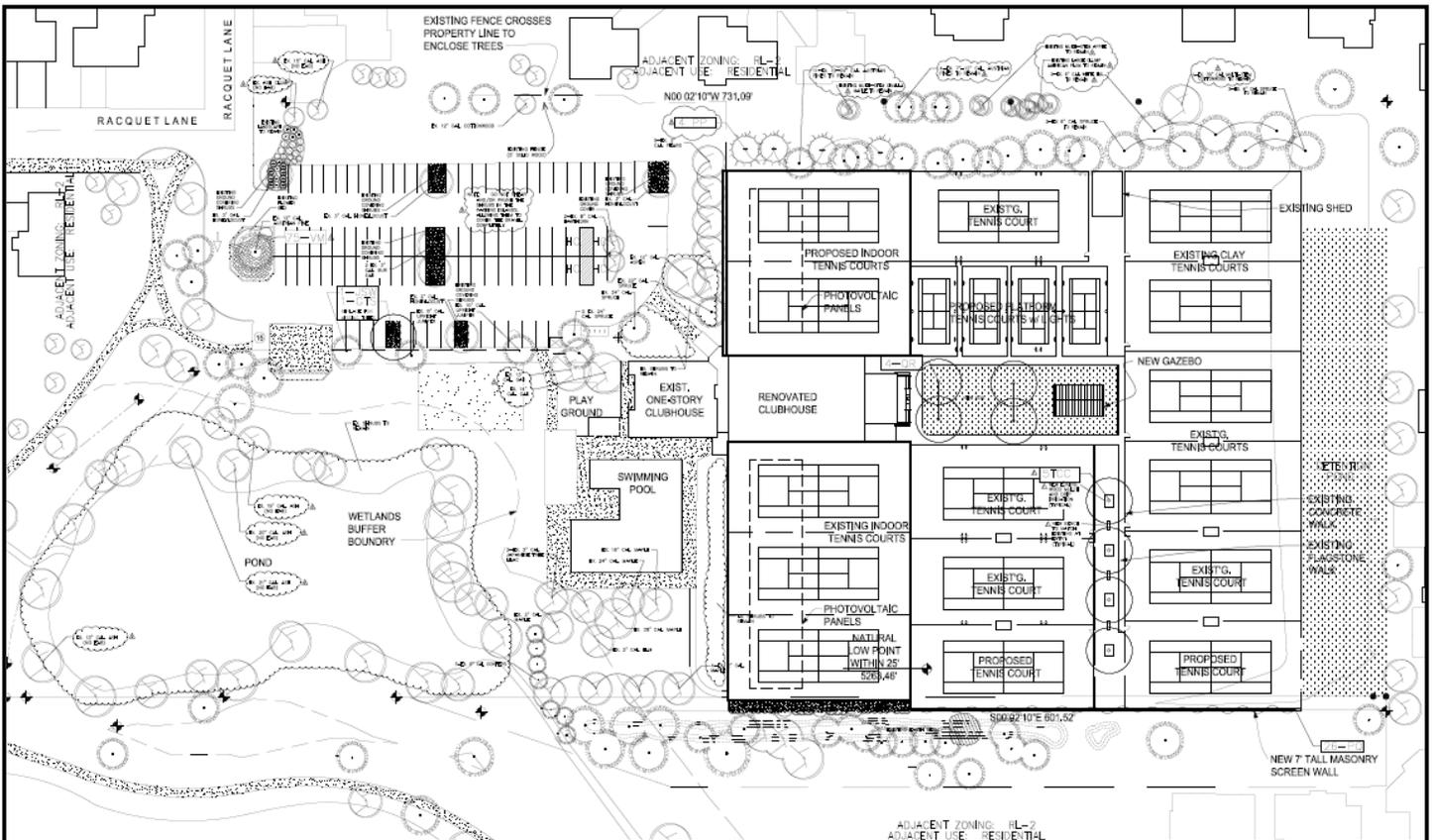


Figure 2: Proposed Site Plan

In terms of the Meadows Club's operating characteristics, the proposed expansion would not increase the number of allowable memberships as set forth in the original PUD approval. The existing hours of operation (7:00 am-10:00 pm seven days a week for outdoor tennis, with pool hours from 7:00 am to 8:00 pm) would also remain the same. Per the Applicant's written statement, the proposed clubhouse renovation and expansion is intended to provide additional space for existing members.

Existing Site. As shown in **Figure 1**, the 7.75-acre project site is located in East Boulder off of 55th Street, to the northeast of the intersection of 55th St. and Baseline Rd. As mentioned above, the tennis club sits within the Meadow Glen PUD, and as such the context of the area immediately surrounding the site is low density residential with a variety of attached and detached units. The club is surrounded by a 50-foot wide landscaped easement along the north and west sides of the property, which was intended to provide a visual and noise buffer for the adjacent residential properties. Bordering the club on its east side is a 4.5-acre outlot under common ownership of the Meadow Glen Residents Association which serves as a central open space feature including multi-use path connections and a large pond. See **Figure 3** below for a site plan depicting existing site conditions.

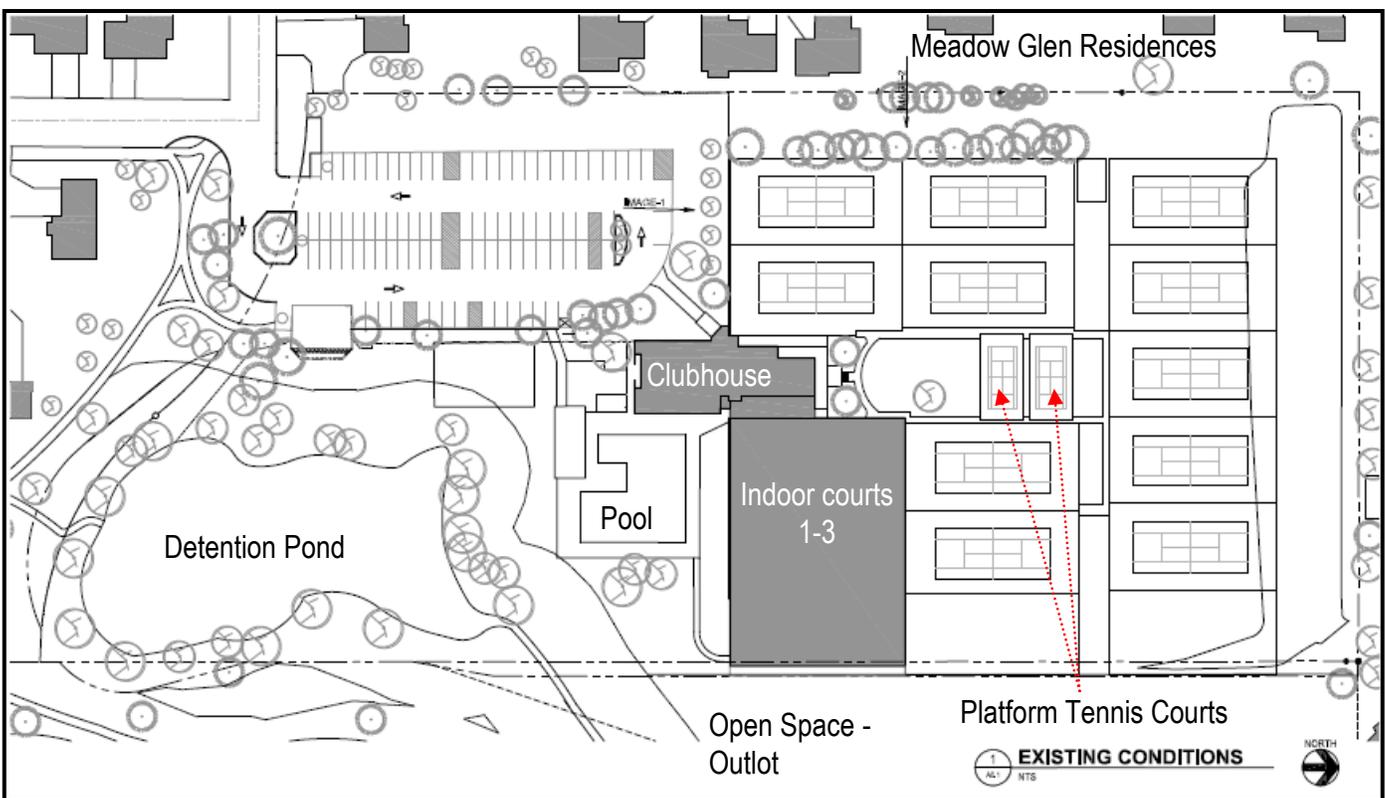


Figure 3: Existing Site Conditions

To the west of the Meadow Glen PUD across 55th Street is the Country Club Park subdivision. The Flatirons Golf Course lies just north of the site, and extends into a large area of city-owned open space running along the east side of the Meadow Glen PUD past Baseline to the south and eventually connecting to the East Boulder Community Center property.

Site Zoning and Land Use Designation. The project site is zoned RL-2 (Residential – Low 2) as shown in **Figure 3**. The BVCP Land Use Designation for the site is Low Density Residential. The following is an excerpt from the Land Use Code Section 9-5-2, B.R.C. 1981 for the zoning district definition:

Residential – Low 2: Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level.

The tennis club was annexed in 1976 and was at that time the only existing use in what is now the Meadow Glen Subdivision and PUD. The existing RL-2 zoning and LR Land Use Designation were applied at that time in order to allow for the surrounding area to be developed as medium-density residential housing consisting of 125 units. As part of the annexation and PUD approval, the tennis club underwent a Special Review to allow for the continuation and eventual expansion of the use within the context of the planned residential development surrounding it. Acknowledging that the recreational use would not be permitted under RL-2 regulations, but only as a special use within the PUD, the original PUD approval required that "Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."

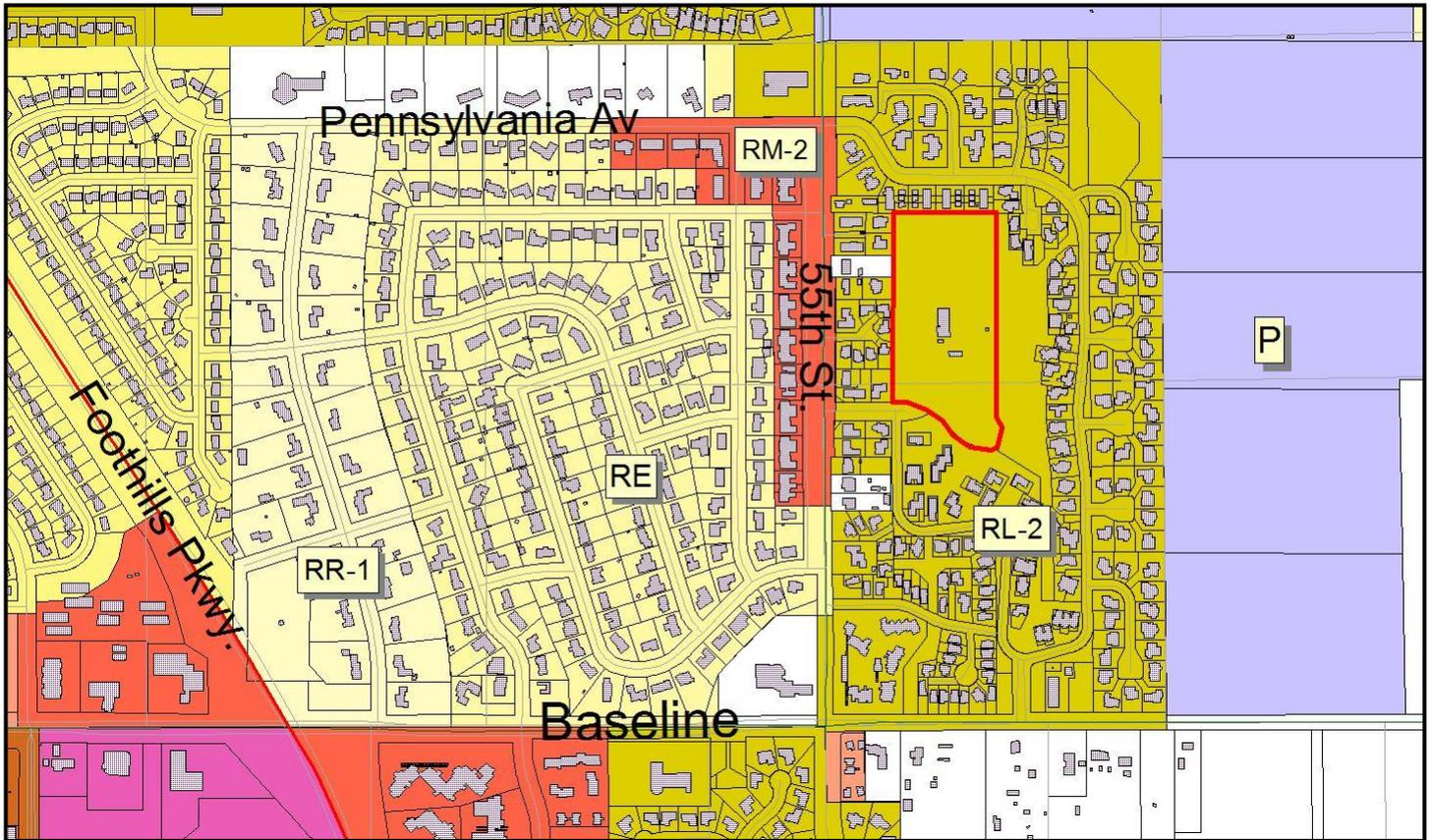


Figure 3: Zoning Map

ANALYSIS OF KEY ISSUES:

1. Is the proposed Site Review Amendment consistent with the criteria for Amendments to Approved Site Plans as set forth in section 9-2-14(m), B.R.C. 1981?

Section 9-2-14(m), "Amendments to Approved Site Plans," B.R.C. 1981 includes the procedures and review criteria for approval of an amendment to an approved site review development. The proposal was found to be consistent with the criteria for Amendments to Approved Site Plans found in section 9-2-14(m), B.R.C. 1981. Please refer to [Attachment B](#) for staff's complete analysis of the review criteria.

2. Is the request for an expansion of the existing indoor athletic facility/ non-profit membership club use consistent with the Use Review Criteria set forth in section 9-2-15(e), B.R.C. 1981?

Section 9-2-15(e), B.R.C. 1981 includes the procedures and review criteria for approval of a Use Review. The proposal was found to be consistent with the criteria for Use Review found in section 9-2-15(e), B.R.C. 1981. Please refer to [Attachment B](#) for staff's complete analysis of the review criteria.

3. Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-2-14(h)(2)(K), B.R.C. 1981?

The criteria for motor vehicle parking reductions are found in section 9-2-14(h)(2)(K), B.R.C. 1981. The request for a 39% parking reduction to allow for a total of 92 parking spaces to be provided where 151 would be required following the proposed tennis club expansion was found to be consistent with the applicable review criteria. Staff's complete analysis of the review criteria can be found in [Attachment B](#).

PUBLIC COMMENT AND PROCESS:

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site and a sign posted on the property for at least 10 days. All notice requirements of section 9-4-3, B.R.C. 1981 have been met. Following the initial public notice, staff received comments from several neighbors expressing opposition to the proposed project based on concerns over light and noise impacts; parking and traffic generation; and concerns over site drainage and perceived property value impacts. Following receipt of these comments, at staff's suggestion the applicant held a voluntary neighborhood meeting on March 18, 2015. At the meeting, there was discussion regarding light and noise impacts, parking impacts associated with special events held at the club, and storm water overflow from the site which may have exacerbated flood impacts associated with the September, 2013 flood event. Following the neighborhood meeting, the applicant revised their project plans and management plan to address some of the neighbors' concerns.

Changes to the site plan included significant improvements to the existing detention pond located on the north side of the site to increase capacity beyond the code requirement and improve infiltration, improvements to off-site drainage facilities, and additional landscaping within the 50-foot buffer area to reduce light and noise impacts on adjacent residences. Changes to the management plan included entering into a parking agreement with the nearby Friends' School to provide overflow parking for special events totaling 54 spaces, adding timers to shut off tennis court lighting no later than 10:00 pm, and noise mitigation measures including no longer using bull horns for swim meets and adding noise-related signage for club members. In response to concerns over noise and lighting impacts, the applicant also provided a revised lighting plan and an updated noise study demonstrating that the proposed project will not increase impacts in these areas. Currently there are still some neighbors who are opposed to the proposed project. Please refer to [Attachment D](#) for all correspondence received up to submittal of this memorandum.

STAFF FINDINGS AND RECOMMENDATION:

Staff recommends that the Planning Board approve the Site Review application LUR2014-00095 and Use Review application LUR2015-00018, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval found in the staff memorandum.

SITE REVIEW – RECOMMENDED CONDITIONS OF APPROVAL (LUR2014-00095)

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 2, 2015 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

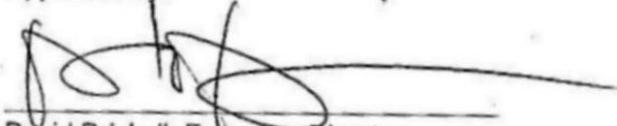
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following: the Annexation Agreement recorded on December 22, 1976 at Reception No. 204262 and the Subdivision Agreement recorded on July 28, 1978 at Reception No. 291301 in the records of the Boulder County Clerk and Recorder.
3. Prior to a building permit application, 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 July 2, 2015 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
 - b. A **final site plan** which includes detailed vehicle and bicycle parking lot plan, 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.
 - f. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981. Prior to or concurrent with submittal of the lighting plan, the applicant will be required to submit an administrative application for a Variance to the Outdoor Lighting standards pursuant to section 9-9-16(j), B.R.C. 1981.
 - g. A **detailed shadow analysis** to insure compliance with the City's solar access requirements of section 9-9-17, B.R.C.
4. Prior to a building permit application, the Applicant shall construct and complete, subject to acceptance by the City, stormwater discharge facilities and stormwater quality improvements serving the site in conformance with the approved engineering plans and with the City of Boulder Design and Construction Standards.

USE REVIEW – RECOMMENDED CONDITIONS OF APPROVAL (LUR2015-00018)

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on July 2, 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 Applicant shall operate the business in accordance with the Management Plan for The Meadows Club dated October 2, 2015 which is attached to this Notice of Disposition.

- b. The outdoor tennis courts shall be closed between the hours of 10:00 p.m. and 7:00 a.m., seven days per week. The indoor tennis courts shall be closed between the hours of 1:00 a.m. and 5:00 a.m., seven days per week. The outdoor swimming pool shall be closed between the hours of 8:00 p.m. and 7:00 a.m., seven days per week.
 - c. Size of the approved use shall be limited to 44,713 square feet.
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 Annexation Agreement recorded on December 22, 1976 at Reception No. 204262 and the Subdivision Agreement recorded on July 28, 1978 at Reception No. 291301 in the records of the Boulder County Clerk and Recorder.
 3. The Applicant shall not expand or modify the approved use, except pursuant to subsection 9-2-15(h), B.R.C. 1981.
 4. The Applicant shall maintain a minimum of 54 off-site parking spaces within 1,320 feet (1/4 mile) of the property for use during special events, subject to the review and approval of the city manager. During special events, the Applicant shall provide a regularly operated shuttle vehicle to transport visitors from the overflow parking lot to the property and back. The Applicant shall provide the city manager with a copy of an executed **agreement** providing for the **off-site parking** for no fewer than 54 cars for a term of no less than one year prior to application for any building permits. Such agreements shall be renewed prior to their expiration and proof of such renewal shall be provided to the city manager prior to the expiration of any previous such agreement.

Approved By:



David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

- A: Applicant's Proposed Plans and Management Plan**
- B: Staff Analysis of Review Criteria**
- C: Background Materials**
- D: Public Correspondence Received**
- E: Staff Review Comments**

Meadows Swim & Tennis Club

Site Review Application

July 2, 2015

LEGAL DESCRIPTION	
Legal Description: TRACT 2709 & 2709 A LESS A1 & A2 & TR 3627 A & 3627 B 34-1N-70 & PT OF OUTLOT D MEADOW GLEN REPLAT	
Sec-Town-Range: 34-1N-70	
Subdivision: TR, 194-198 MEADOW GLEN REPLAT	

PROJECT DATA	
PROJECT ADDRESS:	5555 Racquet Court Boulder, Colorado 80303
PROJECT DESCRIPTION:	Addition to existing building
ZONING:	RL-2
BUILDING TYPE:	II-B / V-B, Fully Sprinklered
OCCUPANCY:	A-3
ZONING	
ZONING DISTRICT (MODULE-F)	RL-2
MIN. FRONT LANDSCAPE SETBACK	25'
MIN. FRONT PARKING SETBACK	25'
MIN. SIDE SETBACK - FROM STREET	12.5'
MIN. SIDE YARD BULK PLANE	N/A
MAX. BUILDING HEIGHT	35'
MAX. BUILDING COVERAGE	N/A
MAX. STORIES	3
MAX. FENCE HEIGHT	7'

Note: Setbacks vary based on 1976 PUD - No variations are proposed

Parking Calculations:

Parking required per PUD*	92 spaces required
Total Spaces Provided On-Site:	92 spaces (51 full size, 37 compact, 4 handicap)

*No increase in membership proposed

Accessible Parking Required:	
Standard Accessible Space:	3
Van Accessible Space:	1
Accessible Parking Provided:	
Standard Accessible Space:	3
Van Accessible Space:	1

Bicycle Parking Required:	
Short Term Bike Parking Provided:	10
Long Term Bike Parking Provided:	4
Existing Bike Parking:	75 (non-conforming)

Open Space required:	10% = 33,678 s.f.
Open Space Provided:	76% = 254,407 s.f. Wetland area: 30,083 s.f. / 254,407 s.f. = 12% < 50%

Accessibility:

All Primary functions are accessible.

Existing Square Footage:

Indoor Courts:	21,894 s.f.
Club House:	5,036 s.f. (includes locker rooms)
Total Square Footage:	26,930 s.f.

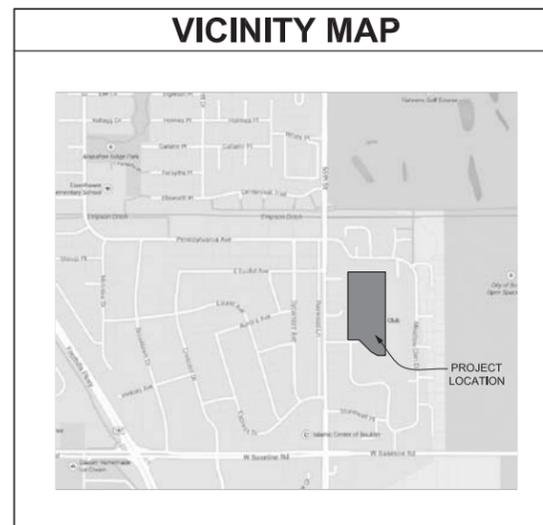
Proposed Square Footage:

AREA 1:	
Locker Rooms:	2,795 s.f.

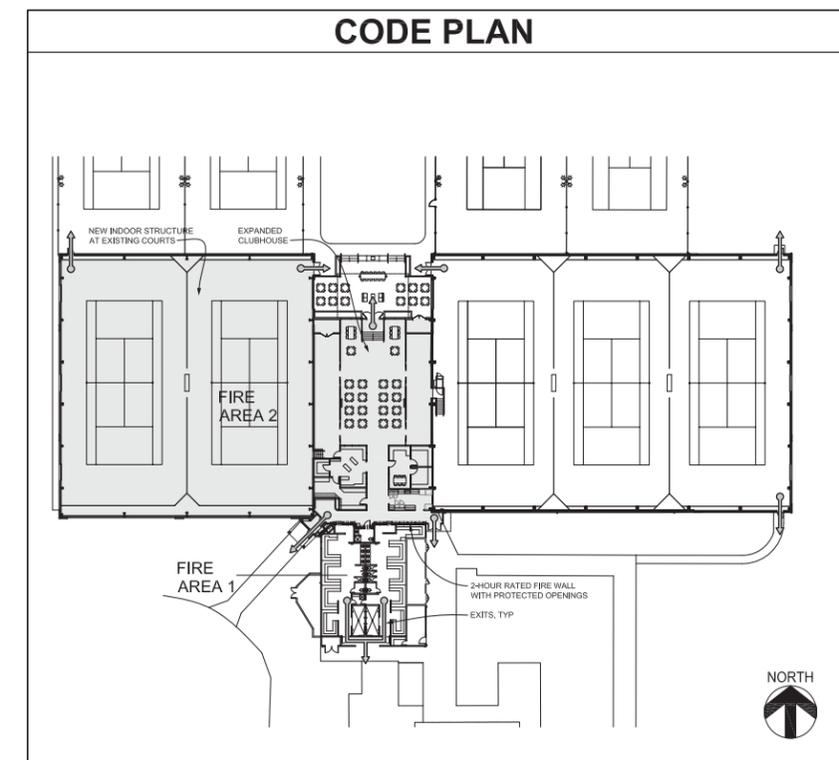
AREA 2:	
Indoor Courts:	36,279 s.f.
Club House:	5,639 s.f.
Total Square Footage:	44,713 s.f.

PROJECT DIRECTORY	
OWNER	Meadows Swim & Tennis Club 5555 Racquet Court Boulder, CO 80303 (303) 494-5069 Contact: Jim Kasic e-mail: jkasic@comcast.net
CONTRACTOR	Wyatt Construction, Inc. 3223 Arapahoe Street Boulder, CO 80303 (303) 449-1255 Contact: John Wyatt e-mail: john@wyattconstruction.com
ARCHITECT	Bray Architecture, Inc. 1300-C Yellow Pine Ave. Boulder CO 80304 (303) 444-1598 Contact: Jim Bray e-mail: brayarch@comcast.net
LANDSCAPE ARCHITECT	Nature's Design Associates, LLC 15674 Inlandia Gulch Rd Jamesstown, CO 80455 (303) 459-3333 Contact: Becky Martinek e-mail: martinek@hughes.net
CIVIL ENGINEERING	Scott Cox & Associates, Inc. 1530 55th street Boulder, CO 80303 303-444-3051 Contact: Dana Smyly e-mail: dana.scottcox.com
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER	Boulder Engineering, Inc. 1717 15th Street Boulder, CO 80302 (303) 444-6038 / Fax (303) 442-1176 Contact: Ethan Milby Email: ethan@boulderengineering.com

SHEET INDEX	
SHEET	DESCRIPTION
A0.0	Cover Sheet
A0.1	Existing Conditions
C1.01	Preliminary Grading and Drainage Plan
C1.02	Preliminary Utility Plan
L-1	Landscape Plan
L-2	Landscape Details
A1.1	Architectural Site Plan
A2.1	Floor Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A4.1	Shadow Analysis
E1	Proposed Lighting Site Plan
E2	Existing Lighting Site Plan
E3	Historic Lighting Site Plan



CODE ANALYSIS																																																																			
This document is prepared using the 2012 IBC. All references are to this document unless noted otherwise. Reference local requirements for a full listing of applicable codes and requirements. The General Contractor shall reference drawings and specifications for General Requirements.																																																																			
1. BUILDING CLASSIFICATION	1.1 CONSTRUCTION TYPE: Fire Area 1: VB Construction; Fire Area 2: IIB Construction; An NFPA 13 sprinkler system will be provided throughout																																																																		
2. OCCUPANCY CLASSIFICATION	2.1 OCCUPANCY GROUP: Fire Area 1: A-3 Assembly (Locker rooms); Fire Area 2: A-3 Assembly (Tennis courts w/o spectator seating)																																																																		
3. BUILDING AREA/OCCUPANCY	3.1 AREA: Floor area includes the entire area "within the surrounding exterior walls."																																																																		
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TABULAR AREA - A _i (TABLE 503)		6,000	TABULAR AREA - A _i (TABLE 503)		9,500																																																														
F	P	W/30	F	P	W/30																																																														
170	218	1	967	1024	1																																																														
$I = \left[\frac{170}{218} \times 0.25 \right] + 0.53$			$I = \left[\frac{967}{1024} \times 0.25 \right] + 0.69$																																																																
$[A_i \times 0.5] =$		3,000	$[A_i \times 0.7] =$		6,555																																																														
SPRINKLER INCREASE		18,000	SPRINKLER INCREASE		28,500																																																														
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STORIES (504.2) (MAX 2)		1	STORIES (504.2) (MAX 3)		1																																																														
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	Maximum Travel Distance: 250' Per Table 1016.1 Maximum Dead End: 20' Per Sec. 1017.3 Door Swing Direction: Per Sec. 1008.1.2 Exit Illumination: Per Sec. 1006 Illumination Emergency Power: Per Sec. 1006 Exit Sign Requirements: Per Sec. 1011 Fire Alarm Requirements: Manual																																																																		
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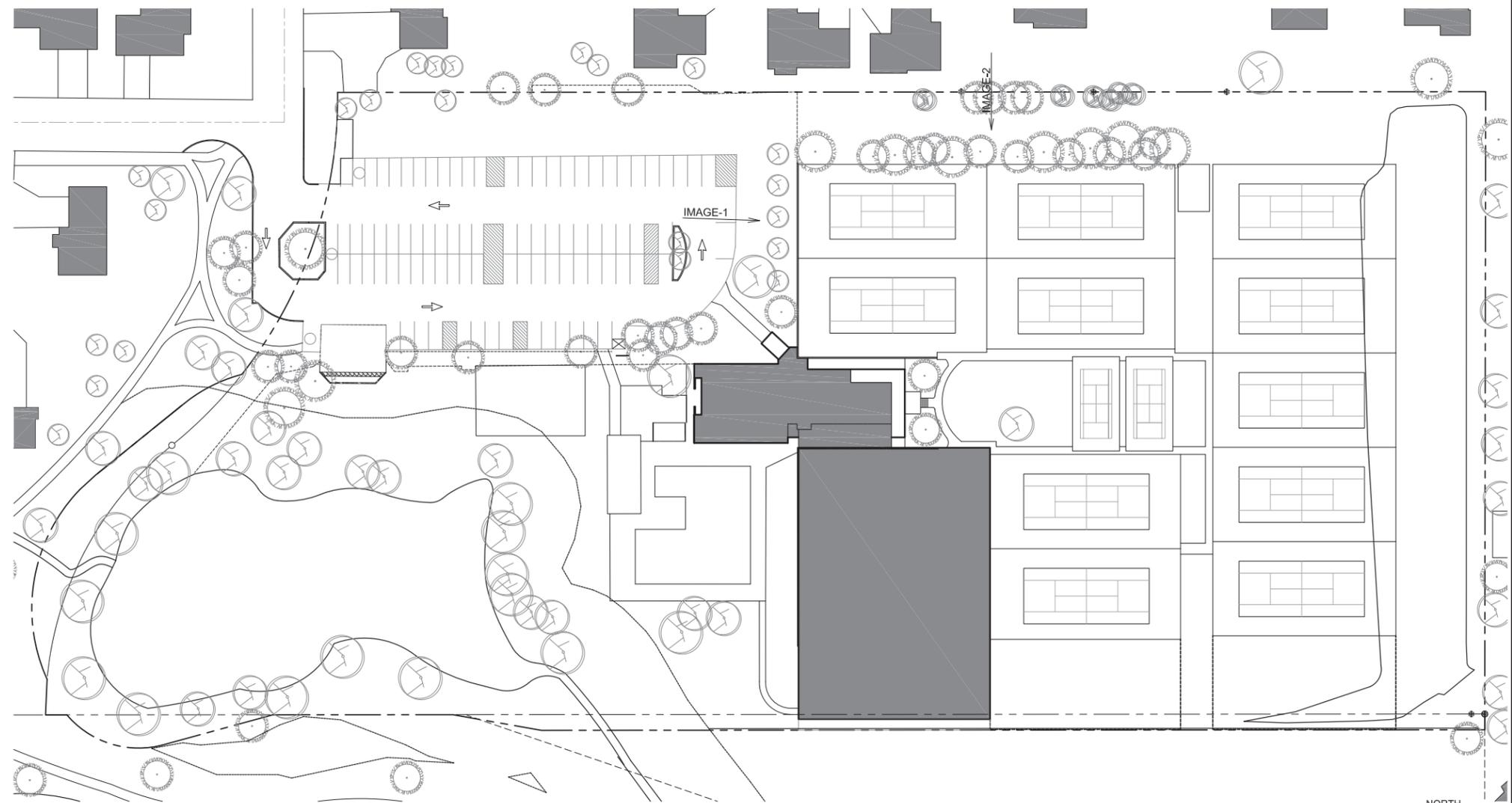




EXISTING CONDITIONS - IMAGE 2



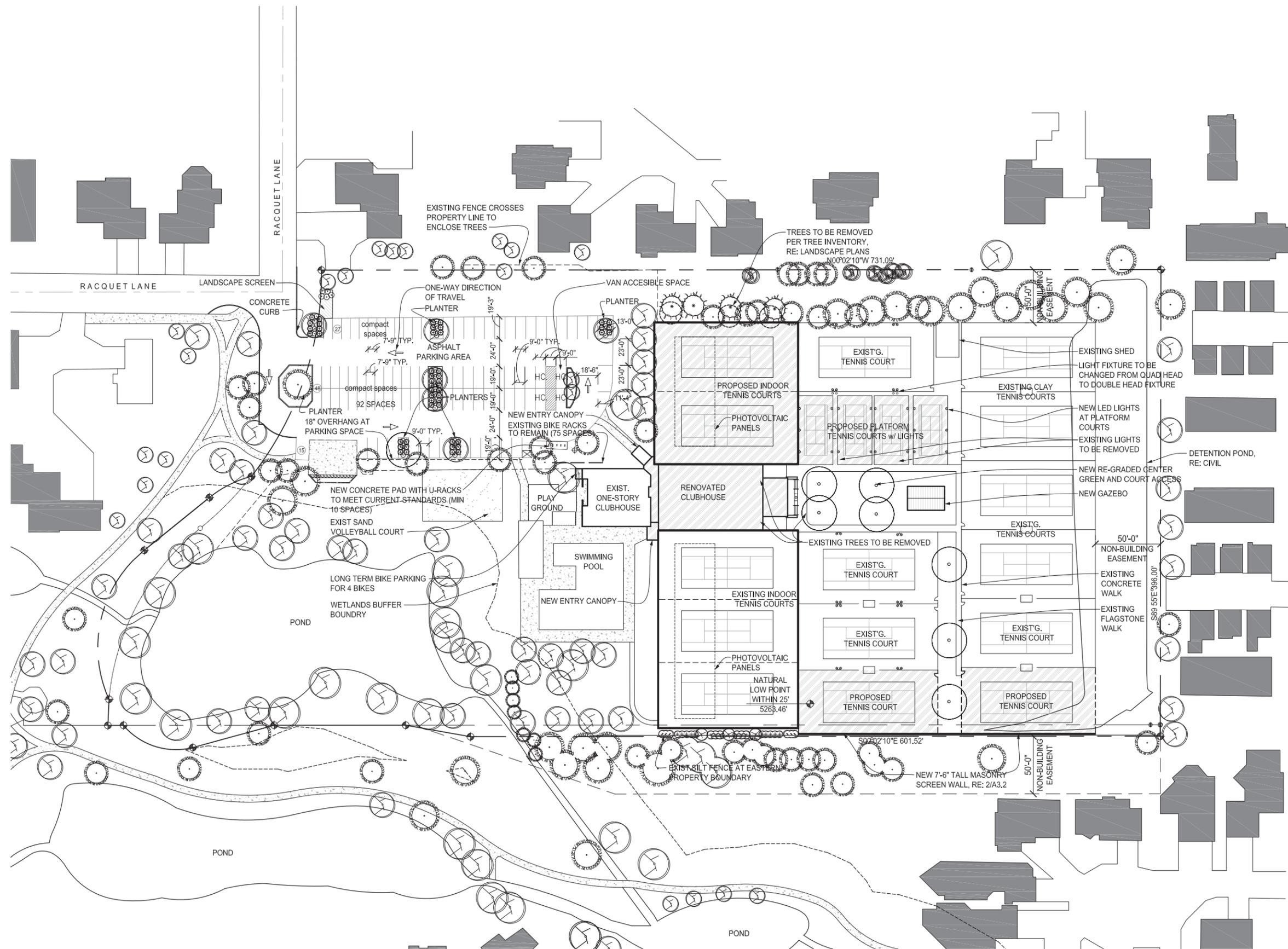
EXISTING CONDITIONS - IMAGE 1



PROJECT NO:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	
EXISTING CONDITIONS	
SHEET NUMBER:	

MEADOWS SWIM & TENNIS CLUB EXPANSION

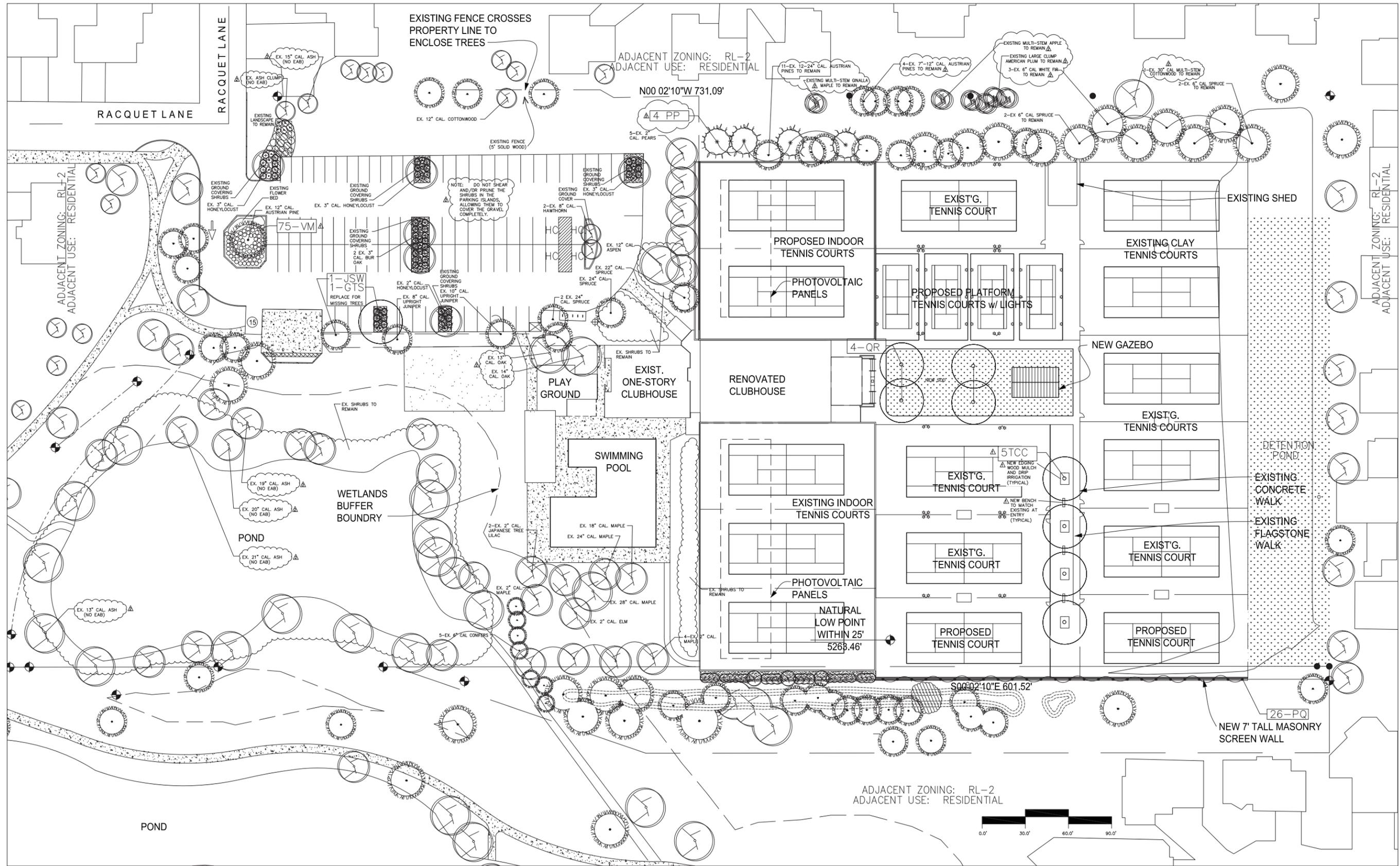
5555 RACQUET CT.
BOULDER, COLORADO



1 SITE PLAN
A1.1 1" = 40'-0"



PROJECT NO.	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
	9-29-15
SHEET TITLE:	
ARCHITECTURAL SITE PLAN	
SHEET NUMBER:	



LANDSCAPE PLAN

Meadow Tennis Club
 5555 Racquet Court
 Boulder, Colorado

Plan Date:
 11/03/2014

Revisions:
 ▲ 02/16/2015
 ▲ 05/04/2015

Sheet Number:

PLANT KEY

	EXISTING TREE TO BE REMOVED		NEW DECIDUOUS TREE
	EXISTING DECIDUOUS TREE TO REMAIN		NEW CONIFER TREE
	EXISTING CONIFER TREE TO REMAIN		EXISTING DECIDUOUS AND EVERGREEN SHRUBS NEW VINES
			NEW GROUND COVER



Agenda Item 6B
 LANDSCAPE ARCHITECTURE STAMP

LANDSCAPE PLAN

**Meadow Tennis Club
 5555 Racquet Court
 Boulder, Colorado**

Plan Date:

11/03/2014

Revisions:

- ▲ 2/16/2015
- ▲ 05/04/2015

Sheet Number:

1-2

CITY OF BOULDER REQUIREMENTS

PROJECT DATA:		
TOTAL LOT SIZE	336,781 S.F.	
TOTAL PARKING LOT/DRIVES SIZE	29,334 S.F.	
TOTAL AREA NOT COVERED BY BUILDING OR PARKING LOT	262,292 S.F.	
POND/WETLAND AREA	30,083 S.F.	
OUTDOOR BALL COURTS	77,899 S.F.	
TOTAL LANDSCAPE AREA	154,310 S.F.	
	REQUIRED	PROVIDED
1 TREE/5 SHRUBS PER 1500 S.F. LANDSCAPE AREA	103 TREES	118 TREES ▲
	515 SHRUBS	395 SHRUBS 895, 12 trees for 120 shrubs
TOTAL NUMBER OF PARKING STALLS	34	93
TOTAL INTERIOR PARKING LOT LANDSCAPED AREA	1460.5 S.F.	2,435 S.F.
TOTAL INTERIOR PARKING LOT LANDSCAPED AREA AS A PERCENTAGE OF TOTAL PARKING LOT AREA	5%	8.3%
TOTAL NUMBER OF TREES IN INTERIOR PARKING LOT LANDSCAPED AREA	8	10
TOTAL PERIMETER PARKING LOT LANDSCAPED AREA	N/A	N/A
TOTAL NUMBER OF STREET TREES	N/A	N/A
TOTAL NUMBER OF ALLEY TREES	N/A	N/A
TOTAL QUANTITY OF NEW TREES PROVIDED		14
TOTAL QUANTITY OF EXISTING TREES PROVIDED		116

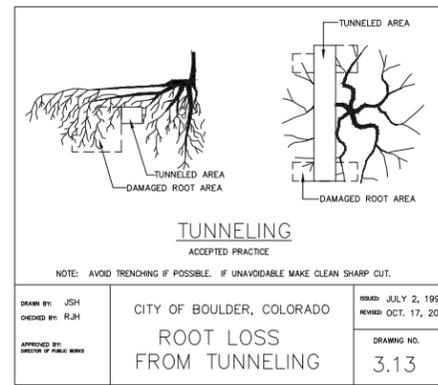
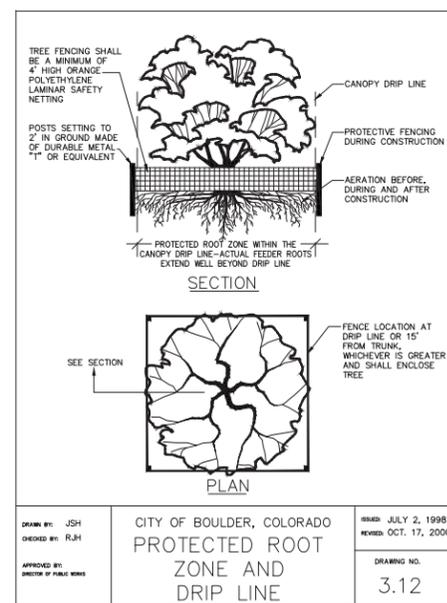
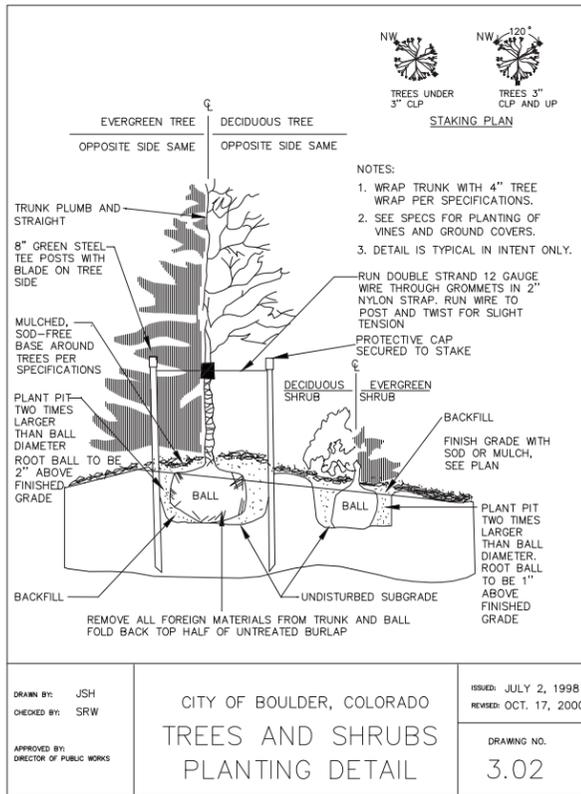
LANDSCAPE NOTES

- THE FOLLOWING SPECIFICATIONS ARE MEANT TO MEET OR EXCEED THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. WHERE DISCREPANCIES OCCUR, THE CITY STANDARDS SHALL TAKE PRECEDENCE.
- BEFORE ANY LANDSCAPING ON THE PROPERTY BEGINS, A TREE ASSESSMENT SHALL BE PERFORMED BY CUTTING EDGE TREE CARE (CHARLEY WAGNER ISA #RM-2359A) TO EVALUATE ALL EXISTING ASH TREES ON SITE FOR EMERALD ASH BORER, AND RECOMMEND TREATMENT AND/OR REMOVAL AND REPLACEMENT. PROTECT EXISTING TREES ADJACENT TO NEW CONSTRUCTION FROM CONSTRUCTION TRAFFIC, DAMAGE, AND STORAGE ACCORDING TO CHAPTER 3.05 OF THE CITY OF BOULDER'S CURRENT DESIGN AND CONSTRUCTION STANDARDS. ANY IRRIGATION TRENCHING THAT LIES IN THE DRIP LINE OF THESE TREES SHALL BE HAND DUG. ANY NEW UTILITY LINES SHALL BE TUNNELED, OR THE TREE REMOVED AND REPLACED.
- ALL NEW TREES AND SHRUBS SHALL BE BACKFILLED WITH A UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% ORGANIC COMPOST.
- ALL NEW DEODUOUS TREES SHALL BE STAKED WITH TWO 6' T-POSTS. ALL NEW EVERGREEN TREES SHALL BE STAKED WITH THREE 2' T-POSTS. ALL POSTS SHALL BE GUYED TO THE TREE WITH 12 GA. WIRE ENCASED IN RUBBER HOSE.
- NEW SOD AREA SHALL BE AMENDED WITH 3-5 CU.YDS. ORGANIC COMPOST TILLED TO A DEPTH OF 6-8". AREA SHALL THEN BE RAKED TO A SMOOTH GRADE FOLLOWING GRADING PLAN.
- NEW SOD SHALL BE DROUGHT TOLERANT 3-WAY BLEND.
- LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME OF THE PLANT MATERIAL SHALL BE ON ALL TREES AT THE TIME OF FINAL INSPECTION.
- NO TREES SHALL BE PLANTED WITHIN 10' OF A WATER OR SEWER LINE. NO SHRUBS OR TREES SHALL BE PLANTED WITHIN A 10' RADIUS AROUND FIRE HYDRANTS. ALL UTILITIES SHALL BE LOCATED BEFORE ANY DEMOLITION OR LANDSCAPE CONSTRUCTION BEGINS. LANDSCAPE PLAN TO BE ADJUSTED TO ACCOMMODATE ANY EXISTING UTILITY.
- NEW EDGING SHALL BE 4" METAL WITH SAFETY ROLLED TOP.
- NEW MULCH SHALL BE NATURAL COLOR SHREDDED CEDAR WITH NO FABRIC UNDERLAY.
- EXISTING SHRUBS IN PARKING LOT ISLANDS ARE NOT TO BE PRUNED OR SHEARED UNTIL COMPLETE COVERAGE OF THE MULCH IS ACHIEVED.

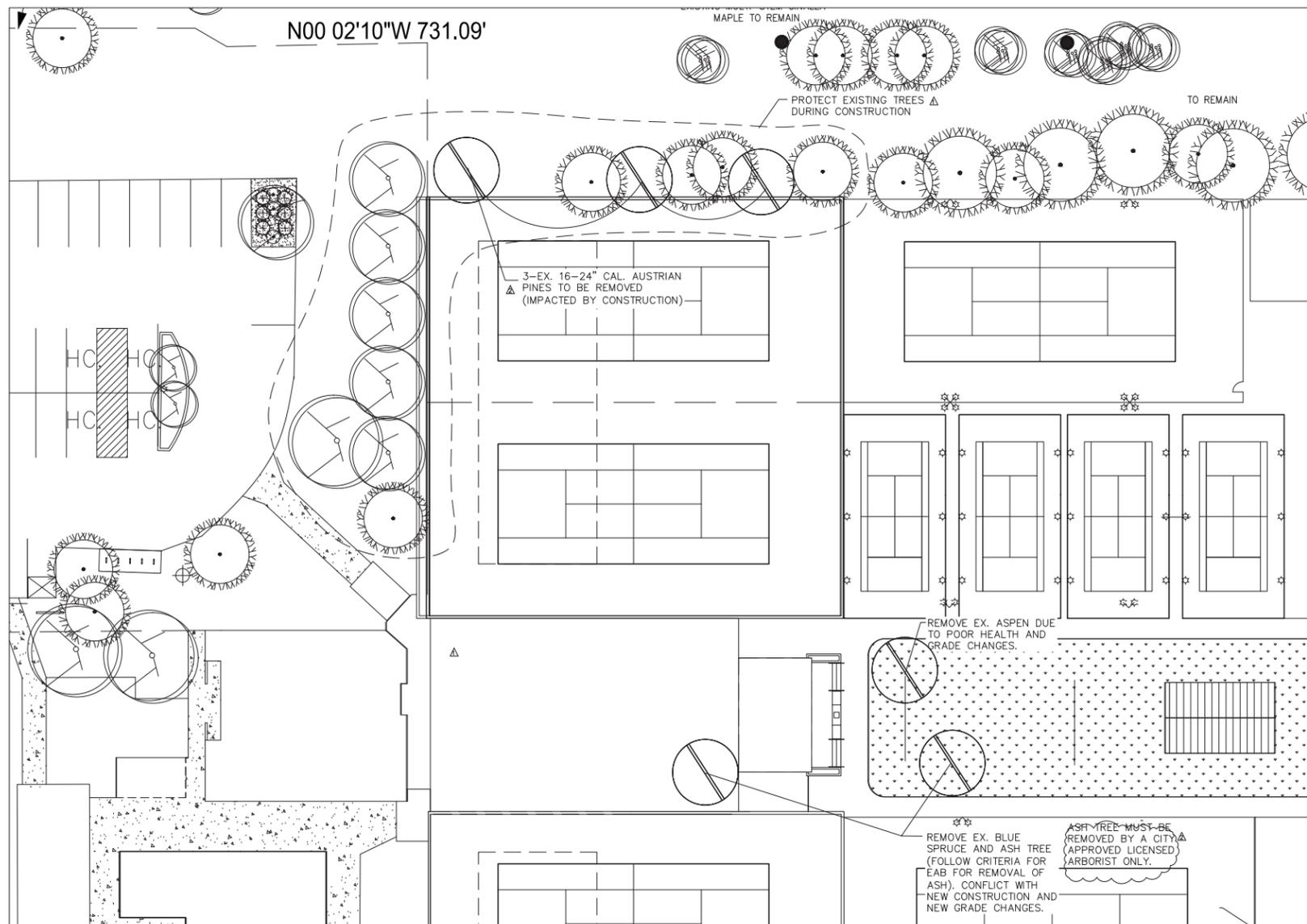
IRRIGATION NOTES

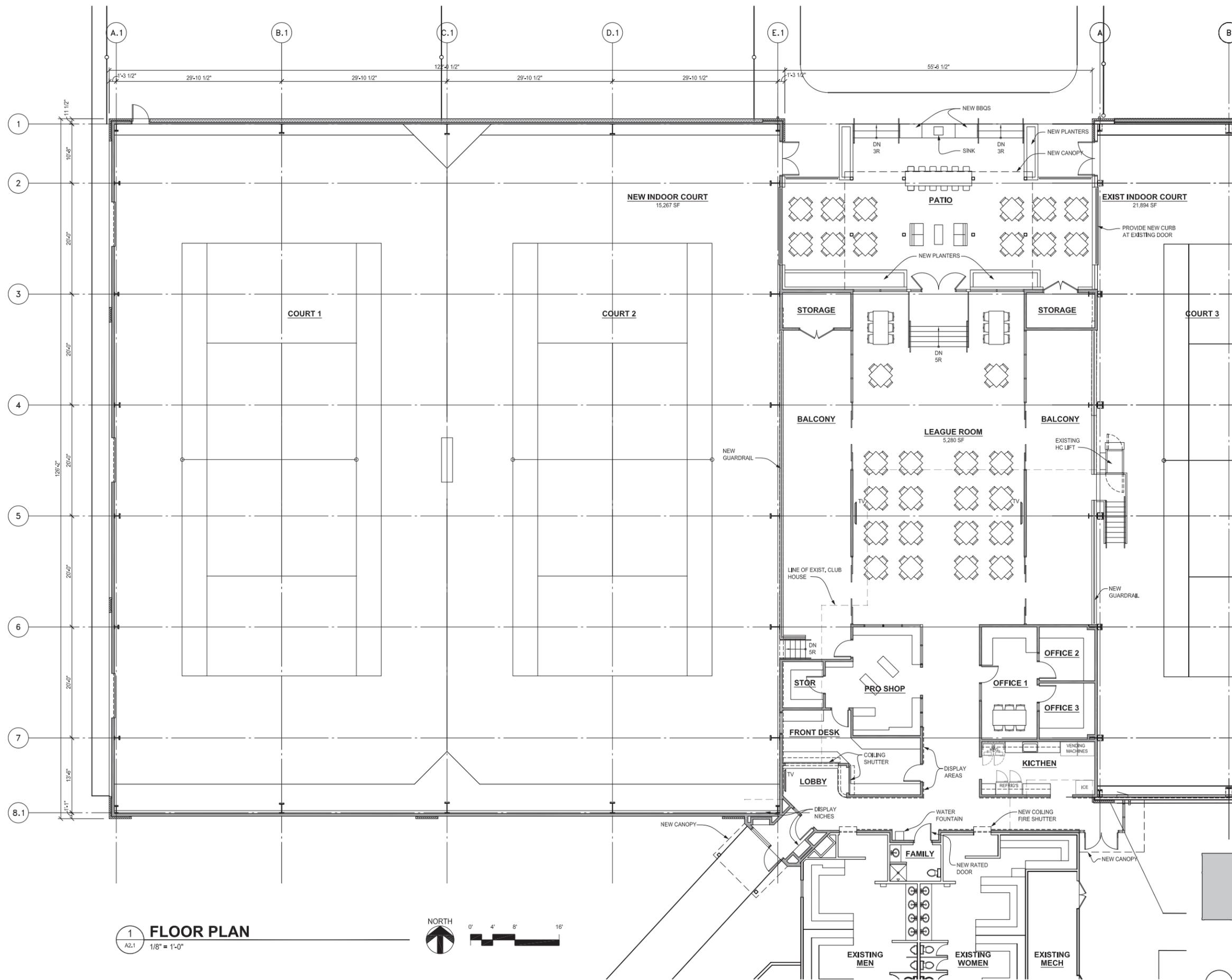
- A COMPLETELY AUTOMATIC IRRIGATION SYSTEM EXISTS AND SHALL BE MODIFIED TO COVER ALL NEW AND EXISTING LANDSCAPING.
- EXISTING IRRIGATION HEADS SHALL BE MOVED AND/OR REMOVED SUCH THAT TURF IRRIGATION SHALL COVER TURF AREAS ONLY. DRIP IRRIGATION SHALL BE INSTALLED TO ALL NEW PLANTINGS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED SUCH THAT EXISTING TURF AREAS AND NEW SHRUB BEDS SHALL EACH BE ON SEPARATE VALVES.
- IRRIGATION DESIGN SHALL BE SUBMITTED TO THE CITY OF BOULDER WITH THE BUILDING PERMIT APPLICATION.

NO.	KEY	BOTANIC NAME	COMMON NAME	SIZE	H2o
PLANT LIST					
H2o indicates water needs of plant:					
		H	High water (18-20 gallons per s.f. per season)		
		M	Moderate water (10 gallons per s.f. per season)		
		L	Low water (0-3 gallons per s.f. per season)		
		V	No additional irrigation water needed after establishment		
TREES:					
1	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2"	L
1	JSW	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5.0'	V
4	QR	QUERCUS ROBUR	ENGLISH OAK	2"	M
4	PP	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	5.0'	L
4	TCC	TILIA CORDATA CORINTHEAN	CORINTHEAN LINDEN	2"	M
14		TOTAL TREES			
VINES:					
26	PQ	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#1	L
26		TOTAL VINES			
GROUND COVERS:					
75	VM	VINCA MINOR	PERWINKLE	#1	L
75		TOTAL GROUND COVERS			

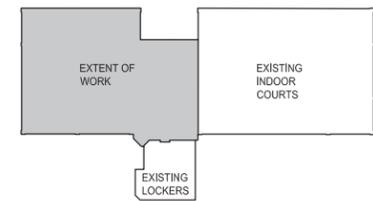
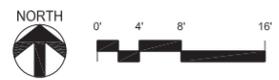


EXISTING TREES TO BE PROTECTED OR REMOVED



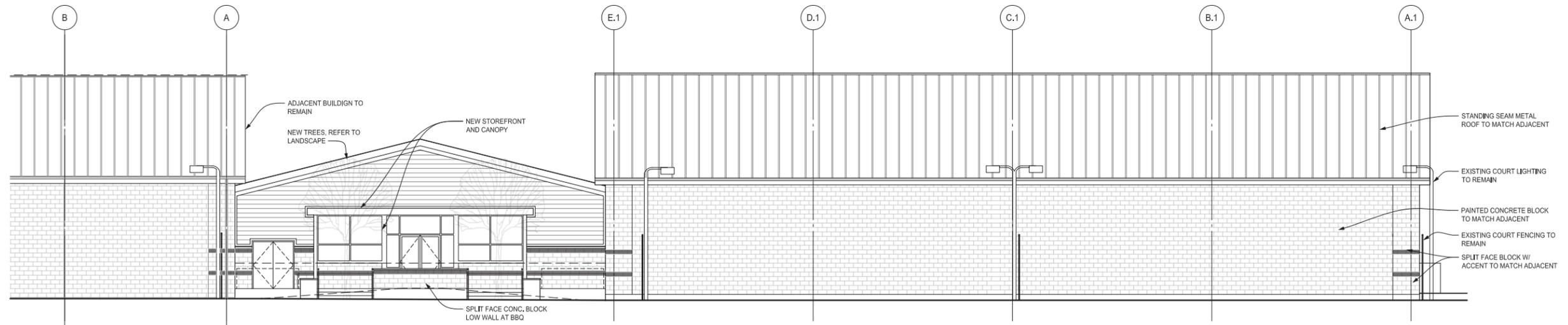


1 FLOOR PLAN
A2.1 1/8" = 1'-0"



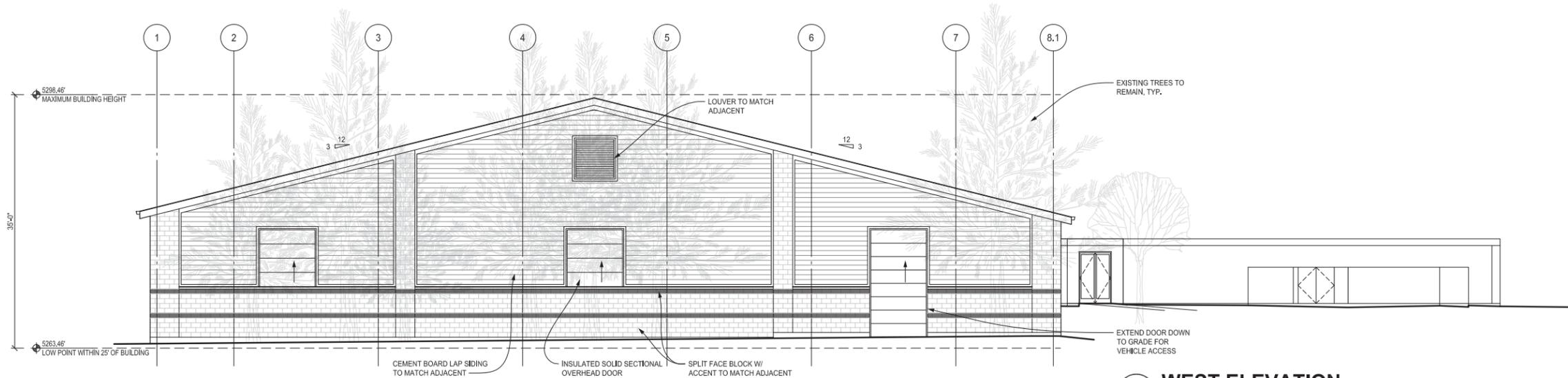
KEY PLAN
Agenda Item 6B

PROJECT NO:	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
SHEET TITLE:	
FLOOR PLAN	
SHEET NUMBER:	



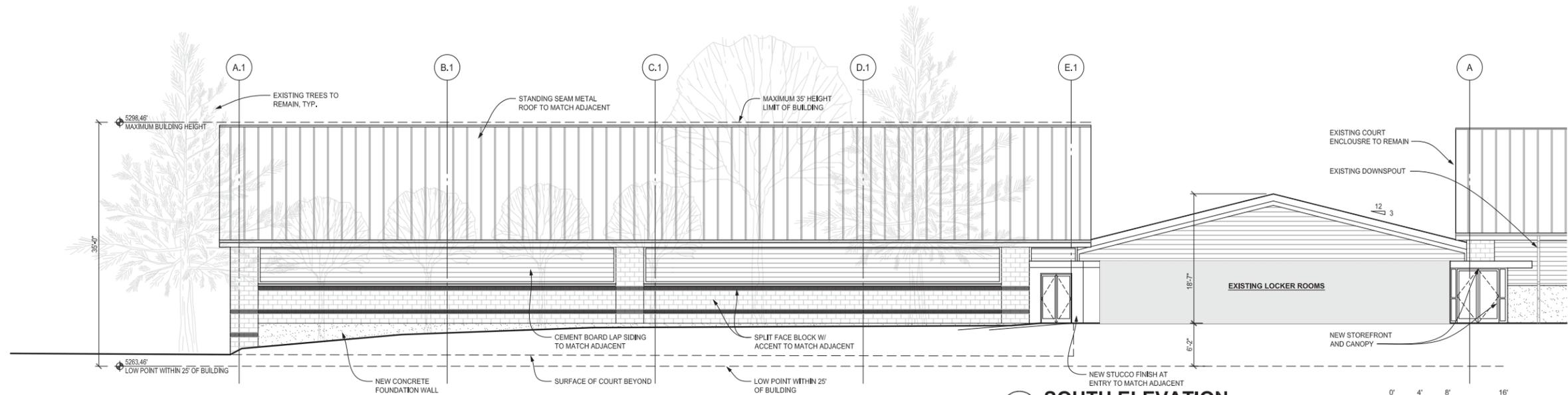
3 NORTH ELEVATION

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



2 WEST ELEVATION

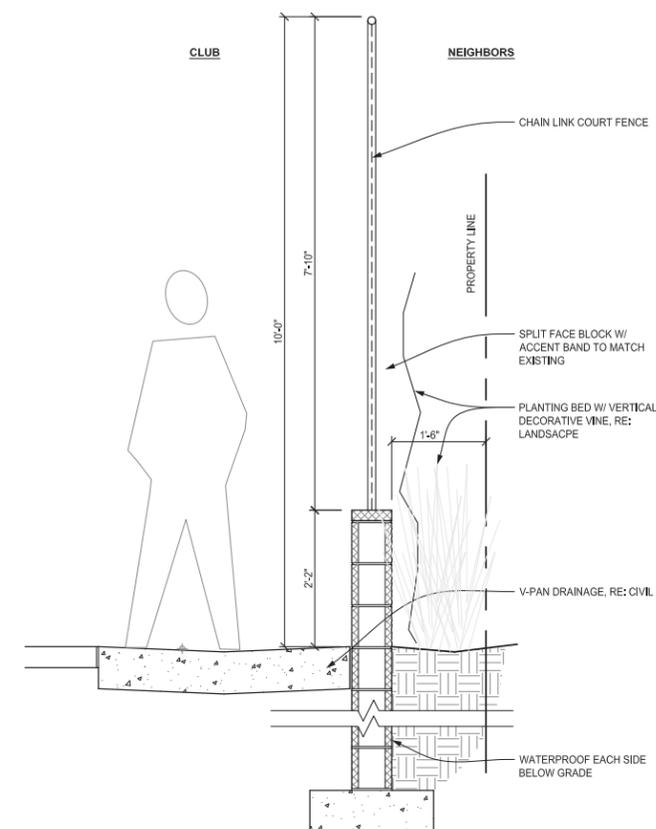
A3.1 1/8" = 1'-0"



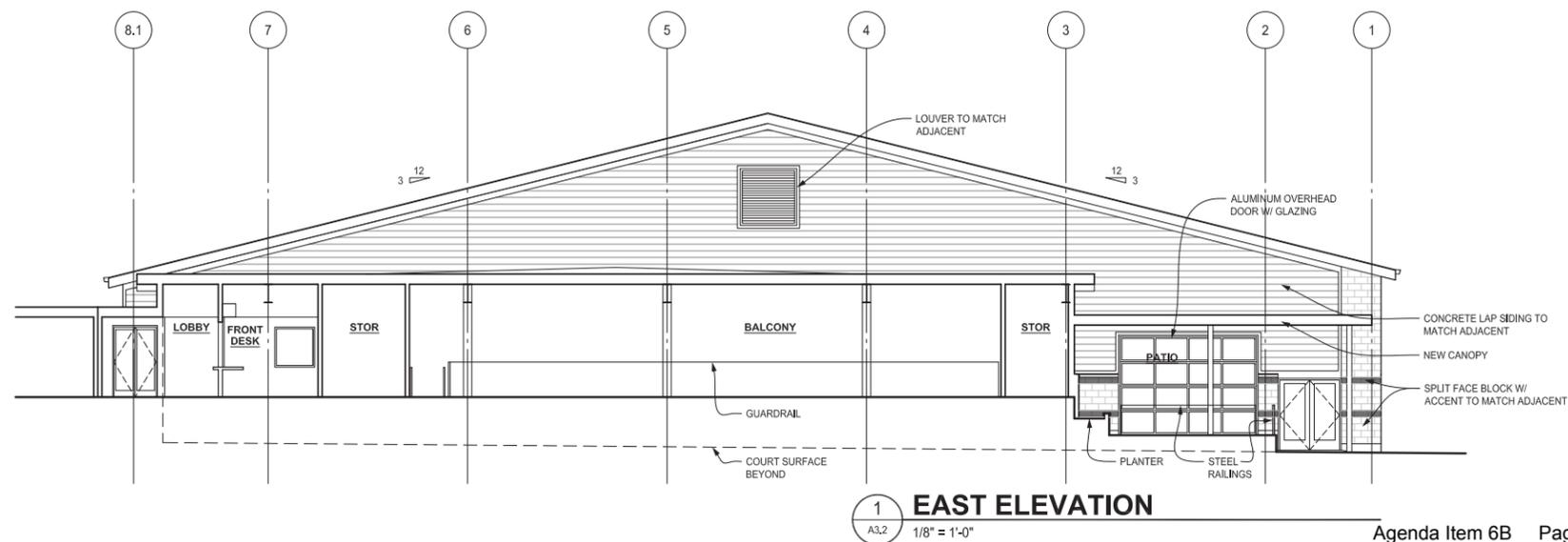
1 SOUTH ELEVATION

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

PROJECT NO:	
ISSUE DATE:	11-3-14
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	5-4-15
	7-2-15
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET NUMBER:	



2 BLOCK WALL DETAIL
A3.2 3/4" = 1'-0"



1 EAST ELEVATION
A3.2 1/8" = 1'-0"

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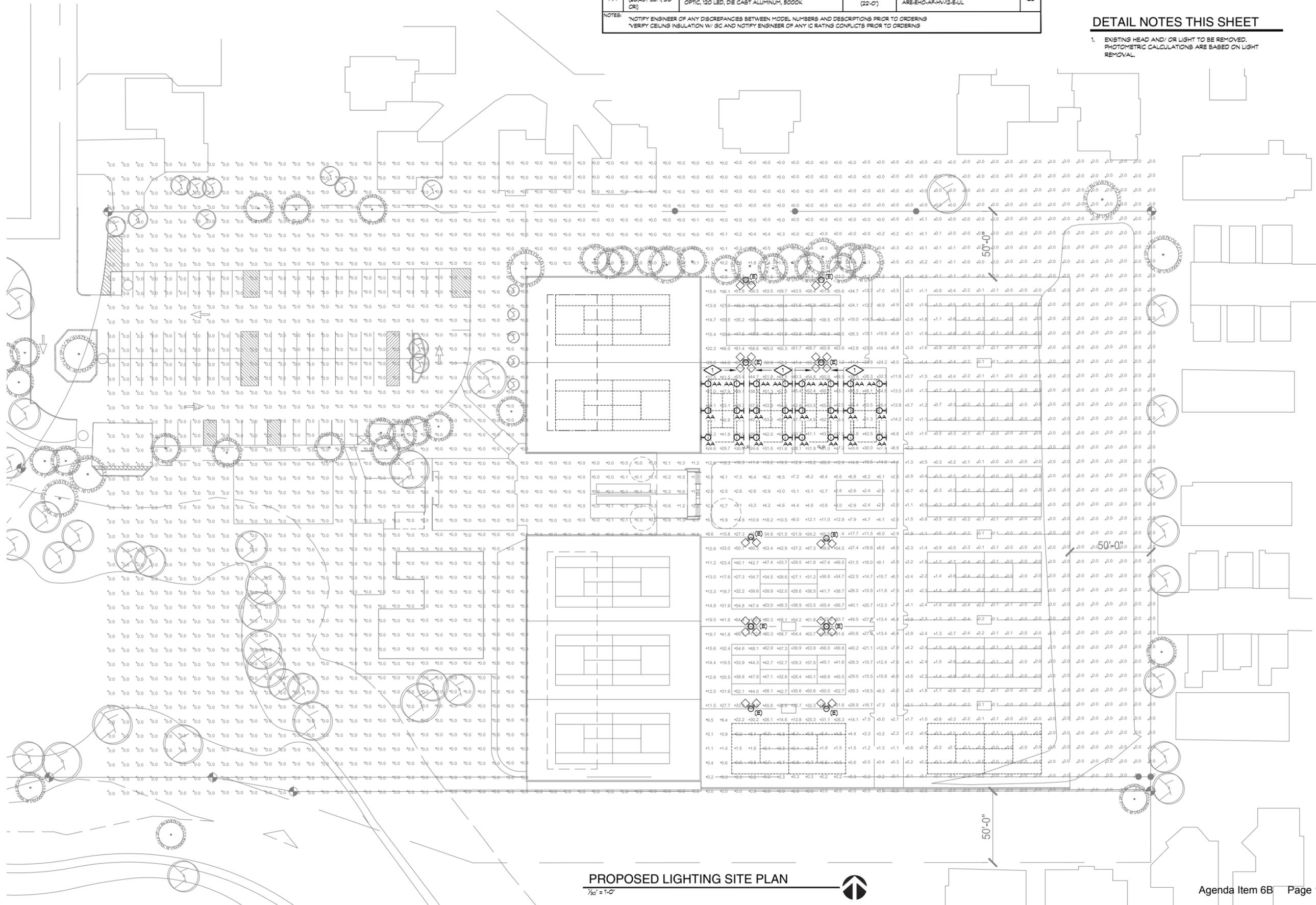
LUMINAIRE SCHEDULE					
KEY	LAMP	DESCRIPTION	CEILING (DEPTH)	MANUFACTURER/#	VOLT
AA	257W LED (20 AS7 LUM, 90 CR)	LED HIGH OUTPUT AREA LIGHT, AUTOMOTIVE FRONTLINE OPTIC, 120 LED, DIE CAST ALUMINUM, 5000K	POLE (22'-0")	CREE ARE-EHO-AF-HV-12-EUL	120
NOTES: NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATINGS CONFLICTS PRIOR TO ORDERING					

GENERAL NOTES

- A. ALL AA FIXTURES ARE TO BE MOUNTED ON THE FENCE SURROUNDING THE PLATFORM TENNIS COURTS.

DETAIL NOTES THIS SHEET

- 1. EXISTING HEAD AND/OR LIGHT TO BE REMOVED. PHOTOMETRIC CALCULATIONS ARE BASED ON LIGHT REMOVAL.



PROPOSED LIGHTING SITE PLAN

1/8" = 1'-0"



BRAY Architecture, Inc.
1300C Yellow Pine
Boulder, CO 80304

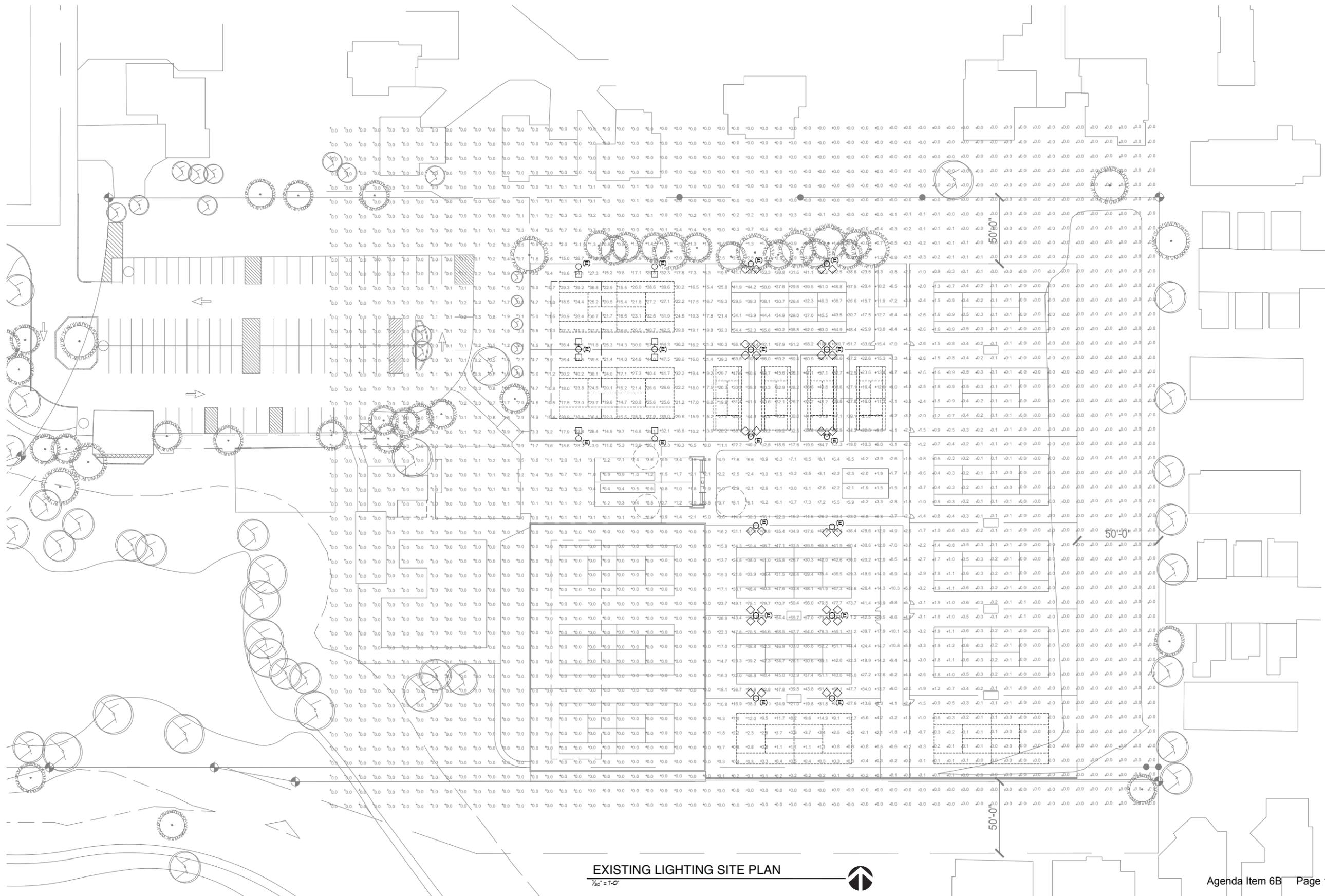
boulder engineering
plumbing, mechanical and electrical
1717 15th Street
Boulder, CO 80302
303.444.6038 phone
303.442.1172 fax
staff@boulderengineering.com

**MEADOWS SWIM & TENNIS CLUB
EXPANSION
5555 RACQUET CT.
BOULDER, COLORADO**



PROJECT NO: 14136
ISSUE DATE: 11-03-14
REVISIONS: 07-02-15

SHEET TITLE:
PROPOSED LIGHTING SITE PLAN
SHEET NUMBER:



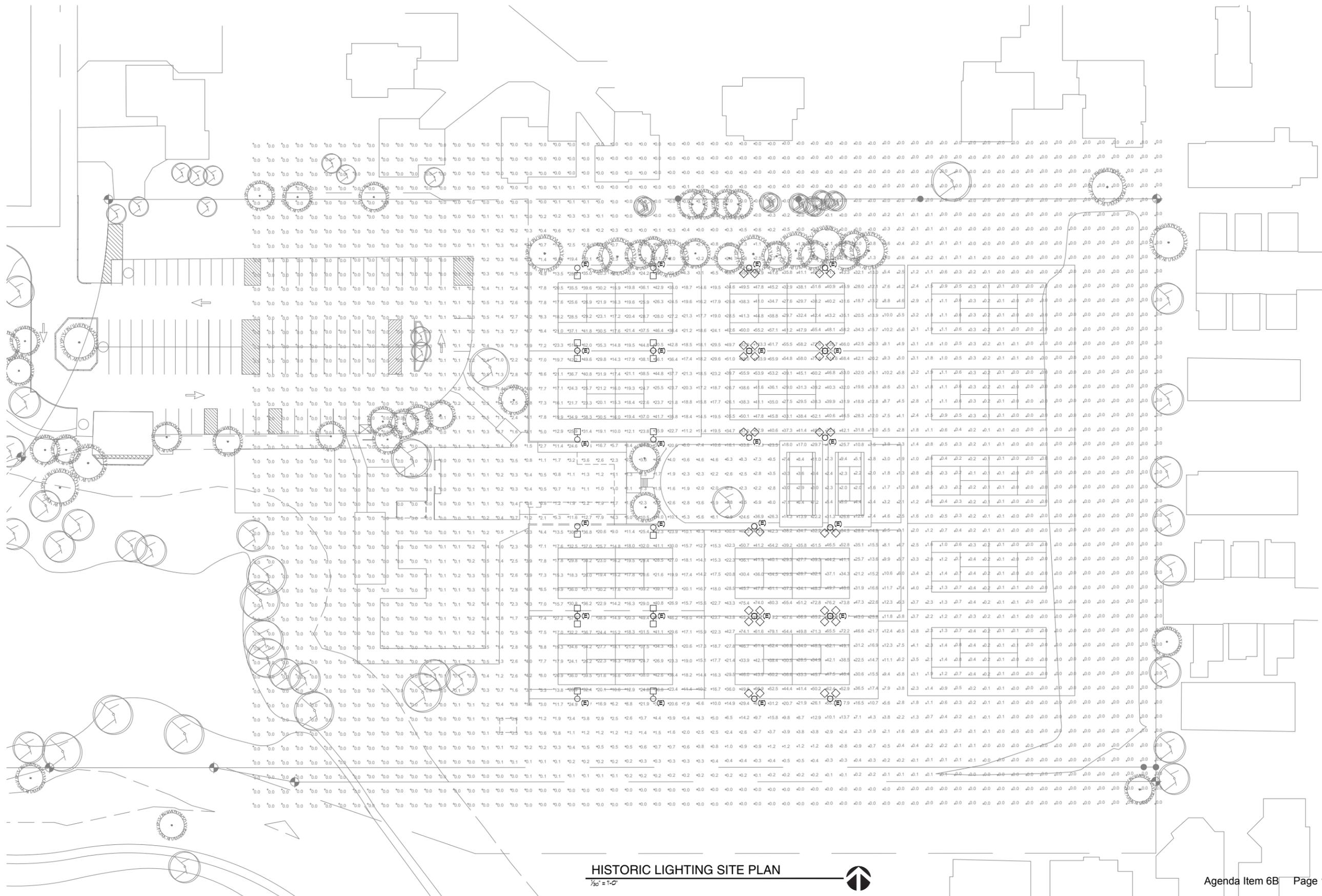
EXISTING LIGHTING SITE PLAN

1/8" = 1'-0"



PROJECT NO.	14136
ISSUE DATE	11-03-14
REVISIONS	07-02-15

SHEET TITLE
 EXISTING LIGHTING
 SITE PLAN
 SHEET NUMBER



HISTORIC LIGHTING SITE PLAN

1/8" = 1'-0"

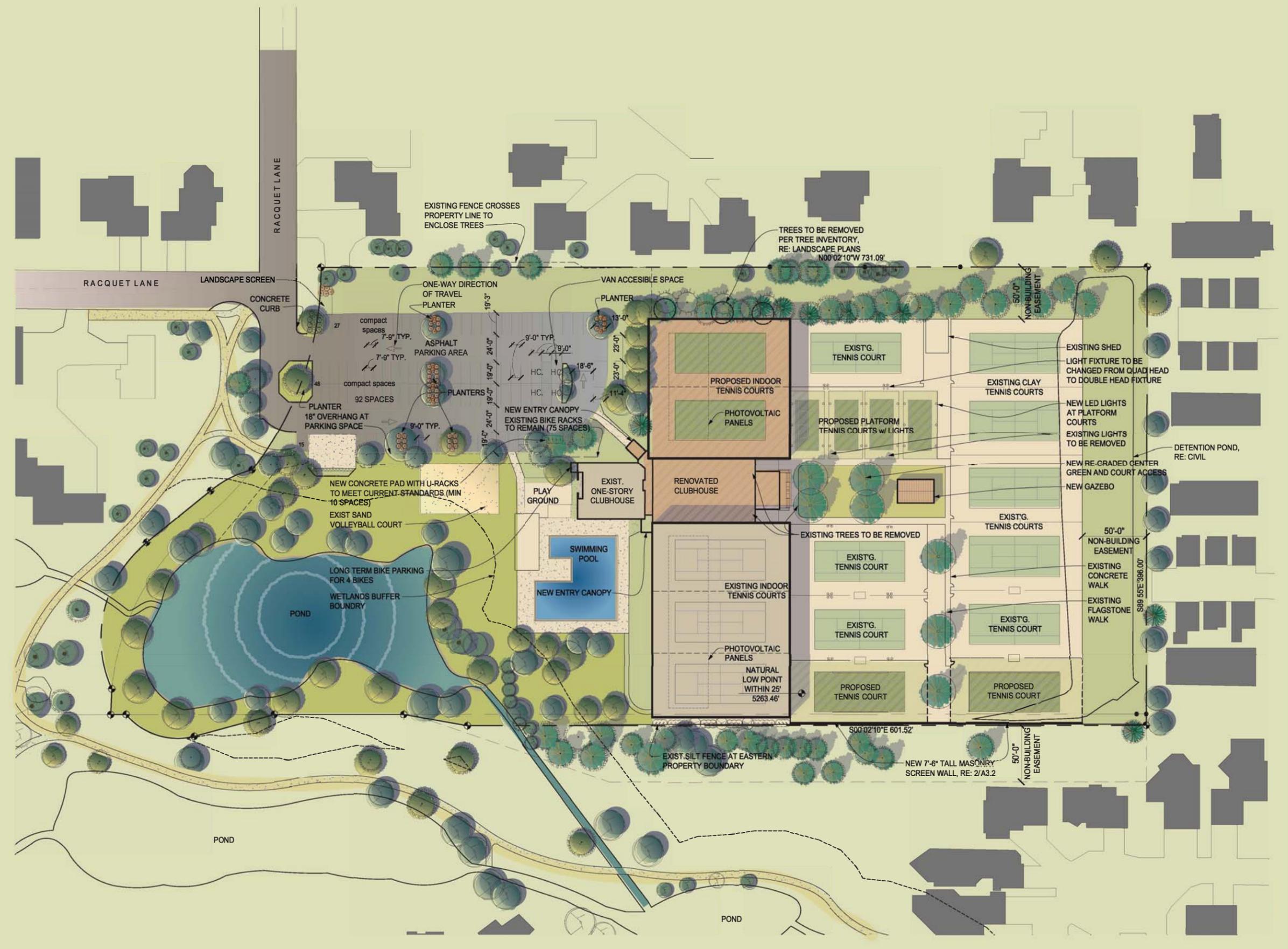


PROJECT NO.	14136
ISSUE DATE	11-03-14
REVISIONS	07-02-15

SHEET TITLE
 HISTORIC
 LIGHTING
 SITE PLAN
 SHEET NUMBER



MEADOWS SWIM & TENNIS CLUB EXPANSION
5555 RACQUET CT.
BOULDER, COLORADO



1 SITE PLAN
A1.1 1" = 40'-0"

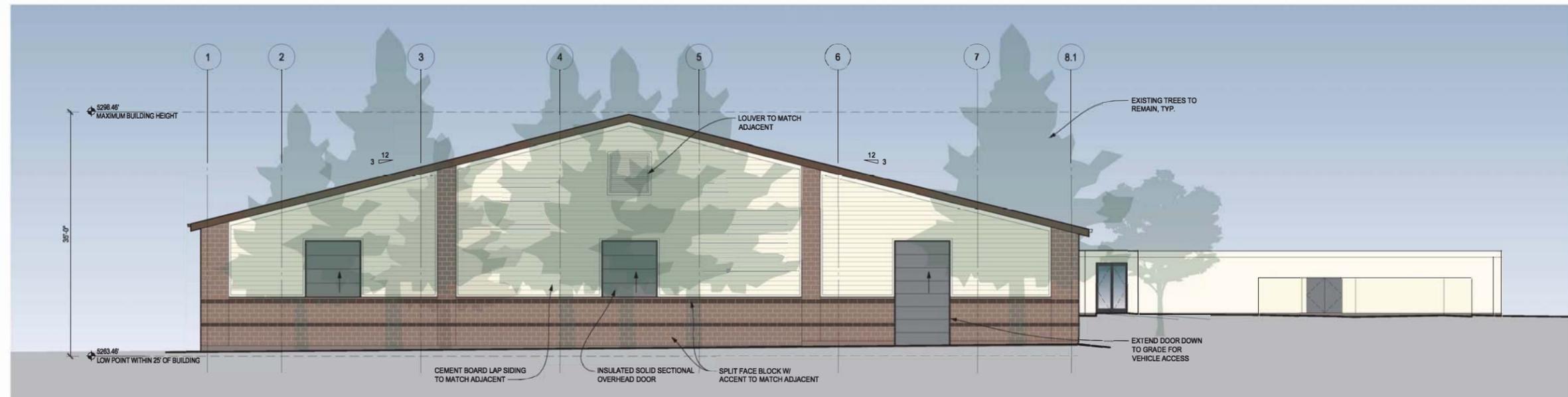


PROJECT NO.	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	9-29-15
SHEET TITLE:	ARCHITECTURAL SITE PLAN
SHEET NUMBER:	

A1.1



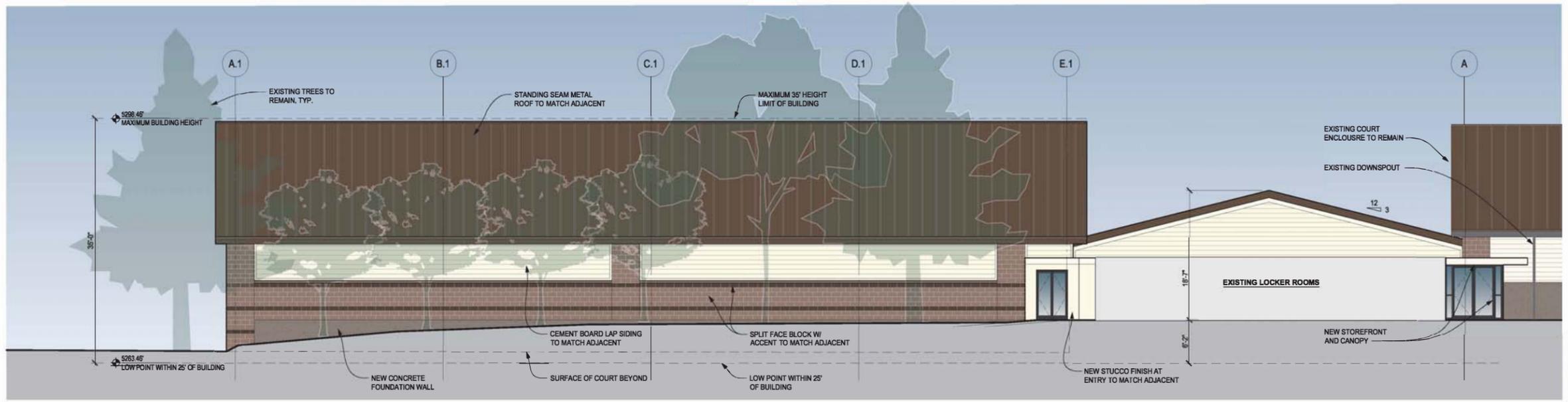
2 NORTH ELEVATION
A3.1 1/8" = 1'-0"



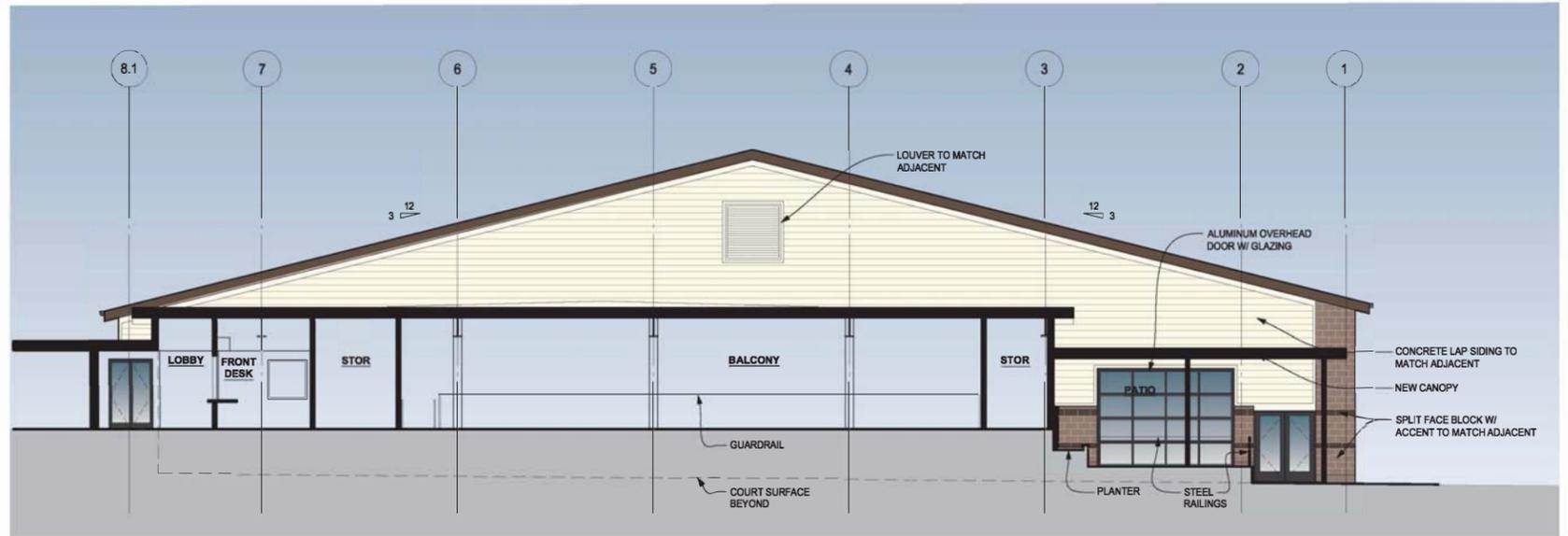
1 WEST ELEVATION
A3.1 1/8" = 1'-0"

PROJECT NO:	
ISSUE DATE:	11-3-14
REV 5 CHG:	2-17-15
	5-4-15
	7-2-15
	9-29-15
SHEET FILE:	
EXTERIOR ELEVATIONS	
SHEET NUMBER:	

PROJECT NO.	
ISSUE DATE:	11-3-14
REVISIONS:	2-17-15
	5-4-15
	7-2-15
	9-29-15
SHEET TITLE:	
EXTERIOR ELEVATIONS	
SHEET NUMBER:	



2 SOUTH ELEVATION
A3.2 1/8" = 1'-0"
0' 4' 8' 16'



1 EAST ELEVATION
A3.2 1/8" = 1'-0"

October 2, 2015

To: City of Boulder Planning Department

From: The Meadows Club, General Manager Bob Shoulders

Meadows Club Management Plan

The Meadows Club has been a Colorado not-for-profit club for more than 40 years and has served Boulder families and athletes with a neighborhood opportunity for community based swim meets and tennis tournaments. The club is owned and managed for and by the members and has been given Tax Exempt status as a 501 (C) (7) entity by the IRS.

The development is governed by a PUD from 1976 and preceded the neighborhood that grew up around the club. In addition to the two anticipated tennis courts on the northeast border of the property, and the covering of courts #1 and #2 as detailed in the original PUD; the club wishes to expand the club house to provide more interior space for the members. There are no additional memberships being added or additional uses proposed that were not anticipated in the original PUD. While the club is expanding the size of the clubhouse, there will be no increase in memberships which are capped at 400 by the club by-laws which are included in this plan. Note that this is below the allowable of 450 per the original PUD.

With no increase in usage, the current parking lot is more than adequate for the daily needs of the club; however, four times during the summer, there arises the need for overflow parking which has previously been absorbed by the grass areas surrounding the parking lot and tennis courts. To alleviate the parking overflow created by three community swim meets that are hosted at the club and our 4th of July party, the club has arranged for parking spaces less than 1/3 of a mile away at the Friends' School located at 5465 Pennsylvania. Meadows will staff the Friends' School parking area and actively monitor and manage the parking arrangement on these four dates which will include providing a drop area for swimmers and shuttle arrangements back to the club. All of the times and dates included in the written agreement between the Meadows Club and Friends' School is included with this management plan. Last summer went very smoothly with our lot being monitored and shuttle buses provided by Meadows staff during these events. There was no overflow into our neighborhood and all communications and execution of this arrangement was well handled by Meadows management. The club agrees to maintain a parking agreement with the Friends' School or another nearby property owner for use of overflow parking during future special events, and in no case will the Club allow for overflow parking to occur within the grass areas surrounding the parking lot and tennis courts.

Our best estimate of the participants in our swim meets indicates that we probably have about 300 swimmers per home meet which expands to approximately 500 attendees; however, only about 400 of those arrive by car in approximately 125-130 vehicles. With our current inventory of 92 spaces and the overflow arrangement with Friends' School for an additional 60+ vehicles we should be well within our capacity of parking spaces.

To actively manage the Friends' school parking overflow access, we will:

- Communicate in advance via email to all swim team members and the visiting team to utilize the overflow lot or consider alternative transportation via bike, walking trail or bus.
- Station a Meadows parking representative at the drop area near our pool gate to direct swim meet participants to drop their belongings and proceed to either available parking spaces on site or to the Friends' school lots.
- Station another Meadows parking representative at Friends' School to ensure orderly parking space usage and to communicate via cell phone with the club lot as to availability
- Have a shuttle vehicle available to bring families back and forth from the overflow lot to the Meadows should swim meet families not wish to walk

It is important to note that two of our activities, platform tennis and our swimming pool are calendar opposite seasonal activities. Our pool opens Memorial Day weekend and closes the weekend after Labor Day. Our platform tennis courts are a winter only sport.

The club is primarily a neighborhood club with nearly a third of the membership living within walking or biking distance (see included map). As part of our parking overflow plan, we will be actively encouraging our members and swim meet participants to utilize alternative transportation to lessen the demand for parking spaces. The club bike parking rack currently has the capacity to hold over 75 bikes and is being improved with the addition of 10 new city standard additional spaces and a long term bike parking area. There is additionally an RTD stop located near the site at Baseline Road and 55th Street, approximately 1,200 feet away from the club.

We are not proposing any changes to the existing uses or hours of operation of the building or site as part of the application or this management plan. The existing Meadows Club outdoor tennis hours of operation are 7am-10pm seven days a week. The indoor tennis facility hours of operation are 8:00am to 10:00pm. However, members have keys to the facility and may use the indoor facility at any time between the hours of 5am and 1am limited to four people per court in the existing three indoor courts or five aggregate courts (20 players total) with the new addition. The pool hours are 7am until 8pm.

We have timers that will shut off the tennis court lighting systems no later than 10pm nightly to ensure the neighbors surrounding the club can peacefully enjoy their property. To further block any light from our facilities, the east facing windows of our current indoor tennis courts (#3, #4 and #5) have light reducing shading installed. Similar shading or solid doors are proposed at the new court windows that face west to neighbors.

Any issues involving noise ordinances will be dealt with proactively.

- Our swim meets will no longer use a bullhorn to direct meet activities and will rely on whistles and cowbells to start heats and direct meet traffic.
- Parking lot and tennis court signage will direct members and visitors to be courteous and keep any yelling or car stereo volume to a minimum.
- Pool parties will be directed in advance to not allow amplified music and to respect the neighborhood by cleaning their activities up and vacate the space by the pool closing time of 8 pm.

The Meadows' staff consists of three full time administration staff, one full time maintenance/operations director and three full time tennis pros. Additional summer employees are added for swimming and tennis camps. There will be no increase in staffing associated with the proposed expansion.

ATTACHMENTS:

- 1. Parking Study & Parking Agreement**
- 2. Sound Study**
- 3. Lighting Report**

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com



April 30, 2015

Mr. Jim Bray
Bray Architecture
1300-C Yellow Pine
Boulder, CO 80304

Re: Meadows Tennis Club
Parking Study
Boulder, CO
LSC #150250

Dear Mr. Bray:

In response to your request, LSC Transportation Consultants, Inc. has prepared this parking analysis for the Meadows Tennis Club. As shown on Figure 1, the site is located east of 55th Street to the north of Baseline Road in Boulder, Colorado.

REPORT CONTENTS

The report contains the following: a description of the land use and the typical parking demand per the 2010 ITE *Parking Generation Manual*, 4th Edition for typical operations; an estimate of parking demand for special events; and the development of a parking management plan for special events.

LAND USE AND ACCESS

Figure 2 shows the conceptual site plan. The site has access to 55th Street via Racquet Court. The site includes ten outdoor tennis courts, five indoor tennis courts, and four platform courts. The outdoor courts are lightly used in the winter and the platform courts are typically not used in the summer. Typically, the highest number of courts in use at one time is in the summer with 15 courts available to members. To be conservative, a second analysis is provided assuming the four platform courts are modified in the future to a use that would be popular during the summer months.

VEHICLE PARKING

The site has 92 parking spaces available on the site. The nearby Friends School on the north-west corner of 55th Street and Pennsylvania Avenue has 54 available parking spaces and is agreeable to entering into a shared parking agreement if appropriate. Figure 3 shows the location of the Friends School as well as the recommended pedestrian route between the two properties.

ITE PARKING GENERATION DATA

The Institute of Transportation Engineers *Parking Generation Manual*, 4th Edition, 2010, provides data for Racquet/Tennis Clubs. The land use description in the Manual states that many of the sites sampled may also include ancillary facilities such as swimming pools, whirlpools, saunas, weight rooms, snack bars, and retail stores. Table 1 shows the estimated average parking demand for an average weekday as well for the 33rd and 85th percentile parking demand. Excerpts from the Manual are attached.

On an average weekday, with 15 courts in use, the site would generate an average peak parking demand of about 54 parking spaces, the 33rd percentile demand would be about 46 parking spaces, and the 85th percentile demand would be about 62 parking spaces. The data in the manual suggests the peak parking demand on a typical weekend is only about two spaces per court.

On an average weekday, with 19 courts in use, the site would generate an average peak parking demand of about 68 parking spaces, the 33rd percentile demand would be about 58 parking spaces, and the 85th percentile demand would be about 79 parking spaces. The data in the manual suggests the peak parking demand on a typical weekend is only about two spaces per court.

This data suggests the 92 on-site parking spaces are sufficient to accommodate the parking demand for a typical day with either the existing peak demand from 15 courts or a theoretical demand of 19 courts. This is consistent with information provided by the applicant.

For a special event, the estimated parking demand increases to about 130 vehicles based on feedback from the applicant. A shared parking arrangement will be necessary during special events to avoid parking issues in the surrounding neighborhood. Typically, there are five to eight special events per year with three to five home swim meets between June and August, a Fourth of July picnic event, and the “Meadows Open” tournament in late August.

BIKE PARKING

The club’s current bike parking is being converted to meet city standards. Ten short term parking spaces are being provided for club members that typically stay at the club for one to three hours for tennis or social events. This is an increase from the half dozen currently provided. In addition, four long-term parking spaces are being provided within the property for secure storage for those who are concerned about theft and also employees that might be staying for longer periods. The long-term parking also meets requirements with visibility from the lifeguards, access to locker rooms, and locked/covered storage. This increase in number of spaces and convenience should promote the already popular bike usage for the club community.

CONCLUSIONS

1. The existing 92 on-site vehicle parking spaces are sufficient to accommodate the estimated parking demand during an average day.

- 2. The 92 on-site vehicle parking spaces provided on site plus the 54 available parking spaces at the Friends School north of the site total 146 available parking spaces which should be sufficient to accommodate the estimated parking demand of 130 parking spaces during a special event.
- 3. Ten short term bike parking spaces and four long-term bike parking spaces are being provided on the site. This is an increase from the half dozen spaces currently on the site.

RECOMMENDATIONS

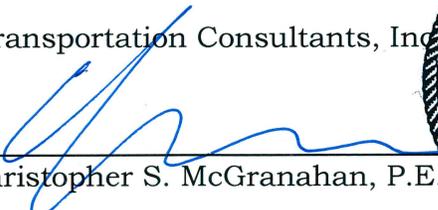
- 4. Based on the findings of this study, the Meadows Tennis Club has entered into a shared parking arrangement with the nearby Friends School for use only during special events.
- 5. During a special event, all staff and members should be encouraged to use the Friends parking lot and walk to the site or if possible walk (or take other alternative travel modes) directly to the site from their point of origin.
- 6. The first few special events in the summer of 2015 should be monitored to determine if modifications to the proposed parking management plan are appropriate. The contingency plan for additional spaces is to enter into a second shared parking arrangement with the nearby Islamic Center of Boulder which has over 40 paved parking spaces plus a significant number of unpaved parking spaces.

* * * * *

We trust this information will assist you in planning for improvements to the Meadows Tennis Club.

Respectfully submitted,

LSC Transportation Consultants, Inc

By: 
Christopher S. McGranahan, P.E.,



4-30-15

CSM/wc

Enclosures: Table 1
Figures 1 - 3
Pages 126 - 127 of the ITE *Parking Generation Manual*, 4th Edition, 2010.

Z:\LSC\Projects\2015\150250-MeadowsTennisClub\Report\MeadowsTennisClubParking-043015.wpd

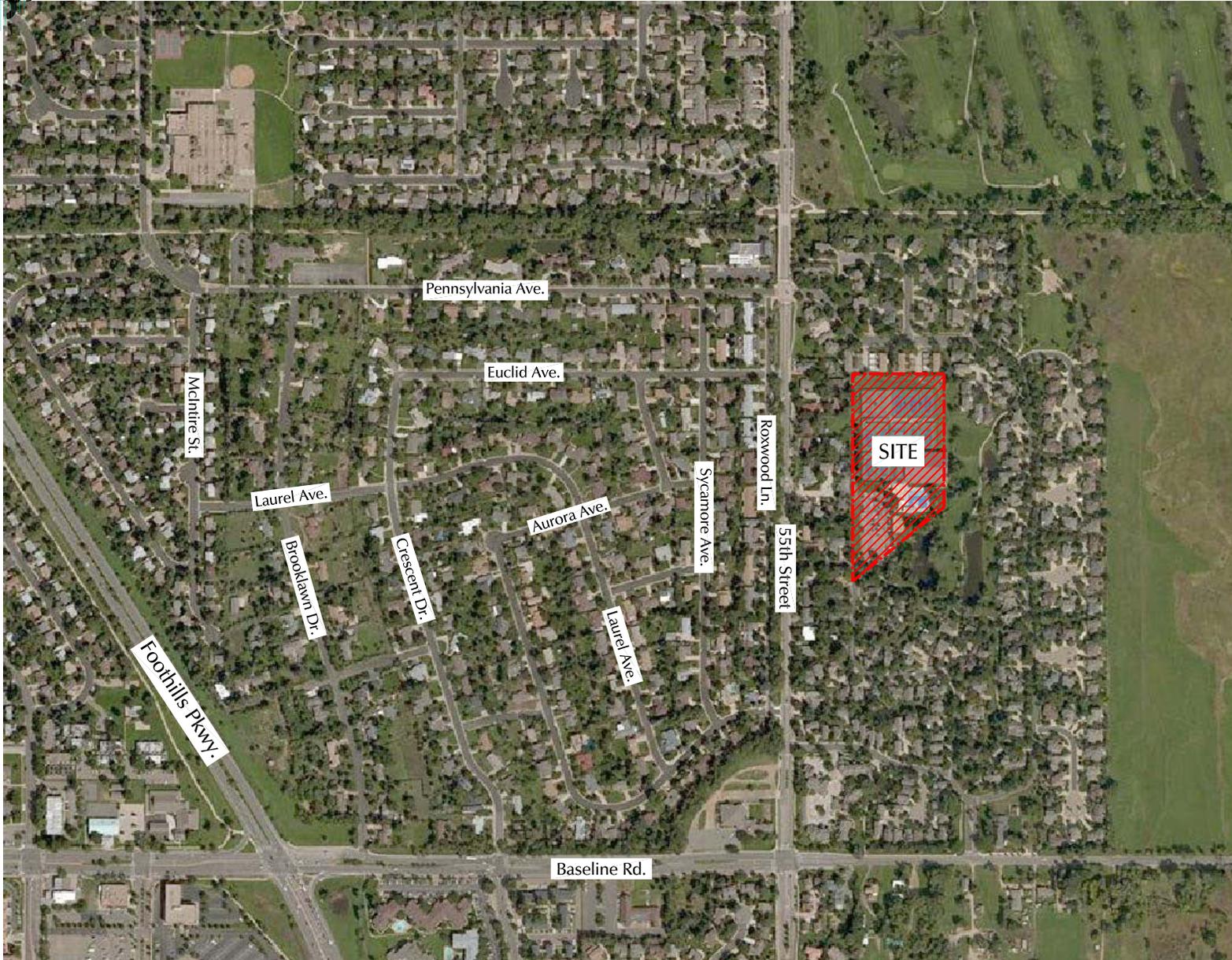
**Table 1
PARKING DEMAND ESTIMATE
Meadows Tennis Club
Boulder, CO
(LSC #150250; April, 2015)**

Parking Demand Category	Quantity	Parking Generation Rate ⁽¹⁾			Parking Generation Demand		
		33rd Percentile	Average Weekday	85th Percentile	33rd Percentile	Average Weekday	85th Percentile
Maximum Number of Courts in Use at One Time							
Tennis Courts ⁽²⁾	15 Courts	3.05	3.56	4.13	46	54	62
Maximum Number of Courts On-Site							
Tennis Courts ⁽²⁾	19 Courts	3.05	3.56	4.13	58	68	79

Notes:

(1) Source: *Parking Generation*, Institute of Transportation Engineers, 4th Edition, 2010.

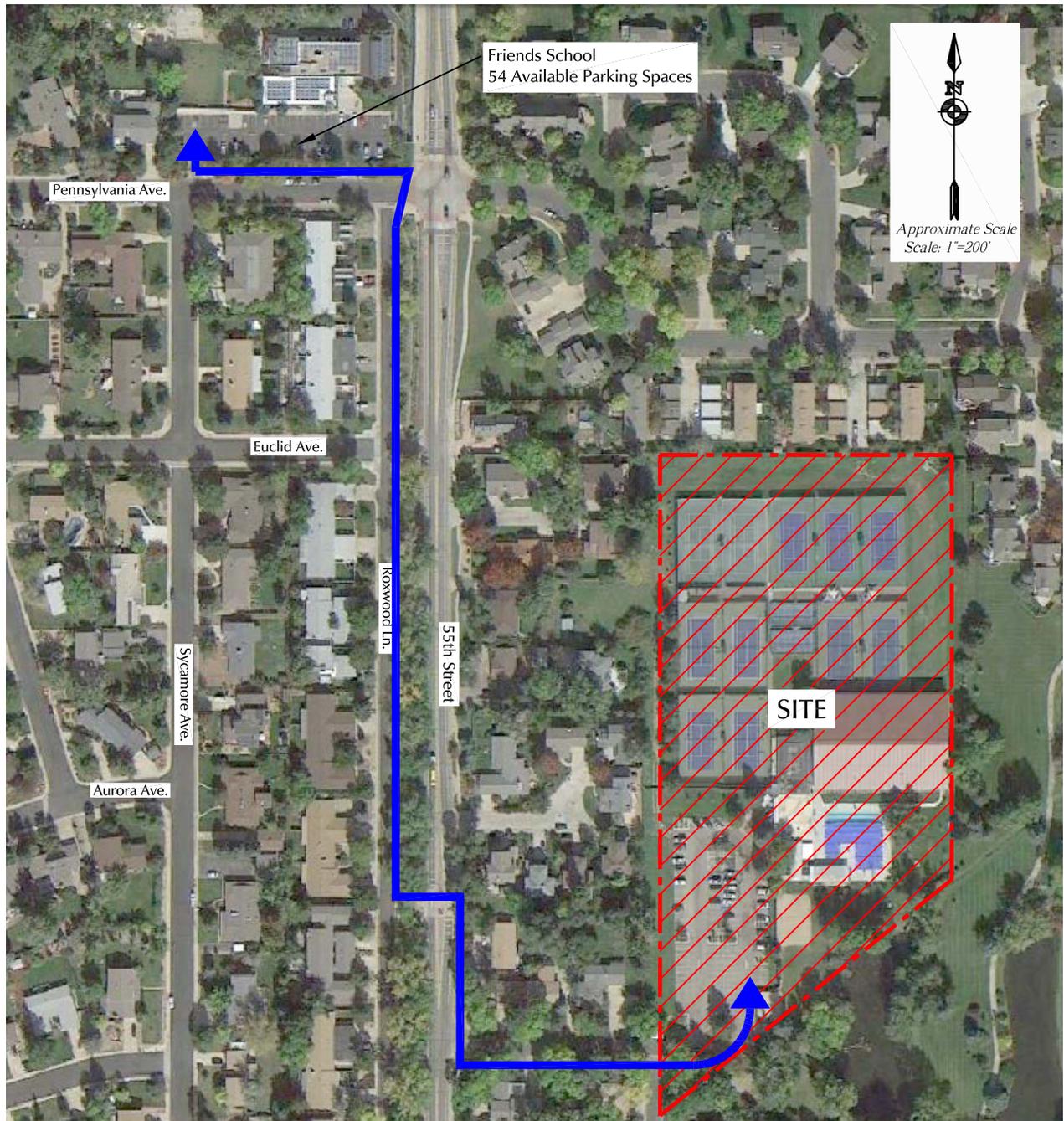
(2) Land Use No. 491, Racquet/Tennis Club



Approximate Scale
Scale: 1"=600'

Figure 1
**Vicinity
Map**

Meadows Tennis Club (LSC #150250)



The route generally follows:

1. North side sidewalk on Pennsylvania Avenue.
2. Cross Pennsylvania Avenue on west side of 55th Street at raised intersection.
3. East side sidewalk on Roxwood Lane.
4. Cross 55th Street at raised crosswalk about 200 feet north of Racquet Court.
5. East side sidewalk on 55th Street.
6. Cross Racquet Court.
7. South side sidewalk on Racquet Court.

Figure 3

Pedestrian Route to Overflow Parking

Meadows Tennis Club (LSC #150250)

Land Use: 491

Racquet/Tennis Club

Description

Racquet/tennis clubs are privately-owned facilities that primarily cater to racquet sports (tennis, racquetball, or squash—indoor or outdoor). This land use may also provide ancillary facilities, such as swimming pools, whirlpools, saunas, weight rooms, snack bars and retail stores. These facilities are membership clubs that may allow access to the general public for a fee. Tennis courts (Land Use 490), health/fitness club (Land Use 492), athletic club (Land Use 493) and recreational community center (Land Use 495) are related uses.

Database Description

The database consisted of two suburban sites and one urban site. Parking demand at the urban site was similar to the suburban sites and, therefore, the data were combined and analyzed together.

- Average site parking supply ratio: 3.6 spaces per court (five study sites).
- Average number of members: 1,030 (three study sites).
- Average number of employees: 9 (five study sites).

The weekday parking demand data were collected between 4:00 and 8:00 p.m. The Saturday parking demand data were collected between 5:00 and 9:00 p.m.

The database included two study sites with Saturday parking demand data. The suburban site had six courts and a peak parking demand ratio of 2.00 vehicles per court between 7:00 and 8:00 p.m. The urban site had 12 courts and a peak parking demand ratio of 2.00 vehicles per court between 6:00 and 7:00 p.m.

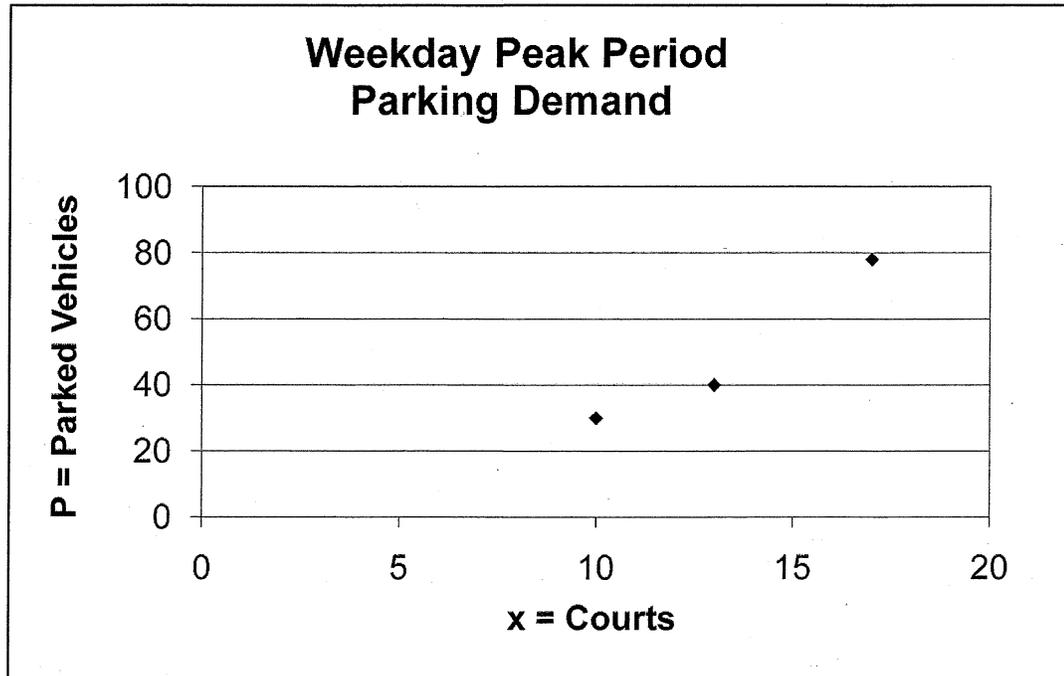
Study Sites/Years

Dewitt, NY (1988); Lake Oswego, OR (1995); Portland, OR (1995)

Land Use: 491 Racquet/Tennis Club

Average Peak Period Parking Demand vs. Courts On a Weekday

Statistic	Peak Period Demand
Peak Period	5:00–8:00 p.m.
Number of Study Sites	3
Average Size of Study Sites	13 courts
Average Peak Period Parking Demand	3.56 vehicles per court
Standard Deviation	0.90
Coefficient of Variation	25%
Range	3.00–4.59 vehicles per court
85th Percentile	4.13 vehicles per court
33rd Percentile	3.05 vehicles per court



◆ Actual Data Points

Friends' School



Educating The Whole Child
Head, Hand & Heart

May 1, 2015.

By signing below, Friends' School and the The Meadows Club agree to the following terms and conditions regarding the rental of Friends' School parking spaces as specified below.

The Meadows Club will utilize Friends' School parking spaces for overflow parking on Saturday June 20th from 7AM-2PM, Saturday June 27th from 7AM-2PM, Saturday July 4th from 7AM-5PM and Saturday July 18th from 7AM-2PM. Friends' School agrees to allow The Meadows Club to utilize a maximum of 60 spaces.

The Meadows Club will provide at least one staff member to manage traffic flow and parking during all rental periods.

In consideration for the use of these parking spaces, the Meadows Club will allow the Friends' School the use of it's facilities for Friends' School field day on May 20th, 2015, at no cost to Friends' School

INSURANCE AND INDEMNITY

Friends' School assumes no liability with respect to bodily injury, illness or any activities undertaken under the contract, whether concerning persons or property in the Meadows Club's organization or a third party. The Meadows Club shall insure or otherwise protect itself with respect to bodily injury, illness or any other damages or losses, or any claims arising out of any activities undertaken under this contract. The Meadows Club will provide Friends' School with a Certificate of Liability Insurance with Friends' School listed as additional insured.

For all motor vehicles used in conducting activities under this contract, the Meadows Club shall ensure that the driver is protected by a policy of insurance covering bodily injury and property damage

The Meadows Club agrees that it shall indemnify and save harmless Friends' School, their officers, agents and employees from:

- (a) any claims or losses for services rendered by any subcontractor, person or firm performing or supplying services, materials or supplies in connection with the performance of this contract; and
- (b) any claims or losses resulting to any person or firm injured or damaged by the erroneous or negligent acts, including disregard of federal and state statutes or regulations, by the Meadows Club, its officers, employees or subcontractors in the performance of this contract.

FRIENDS' SCHOOL, INC.

By  _____ Date 5/1/15

Jennifer Cope, Director of Finance & Operations

THE MEADOWS CLUB

By  _____ Date 5/1/15

Bob Shoulders, General Manager



1536 Ogden Street
Denver, CO 80218
www.dlaa.com
303.455.1900

February 12, 2015

Mr. Jim Bray
Bray Architecture
1300-C Yellow Pine
Boulder, CO 80304

RE: Meadows Tennis Club (DLAA 15-015)

Dear Jim:

We analyzed the community impact of the platform tennis courts back in 2008. During that process, we sampled platform court noise at other tennis clubs in Boulder in order to predict the community noise impact from adding two courts at the Meadows Tennis Club in Boulder, Colorado. I understand the location that we previously analyzed in 2008 was ultimately not chosen and the two platforms were placed along the center access lane of the tennis courts. We understand that the club would like to reclaim this central access as a green-space amenity and would like to relocate and add two more courts immediately west of the existing location replacing one of the existing tennis courts.

I used the data and analysis results from our initial survey to arrive at new noise contours as shown in Figure 1. We understand that the nearest property line is west of the courts at a distance of 103' from the edge of the proposed new platform tennis courts. These contours predict the estimated impact of the four platform courts being used simultaneously. The contours show 5 dBA increments. The estimated sound level at 103' would be 52 dBA.

Design Criteria

The City of Boulder Noise Code limits the noise at a residential property line to be 55 dBA during the hours of 7:00 a.m. to 11:00 p.m., and 50 dBA between 11:00 p.m. and 7:00 a.m. See the following link:

https://www.municode.com/library/co/boulder/codes/municipal_code?nodeId=TIT5GEOF_CH9NO_5-9-3EXDESOLEPR

Based on the predicted level at the property, the estimated noise from the platforms should be in compliance with the City Code..

Mr. Jim Bray
February 12, 2015
Page 2

Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mick Barnhardt". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mick Barnhardt

encl. Figure 1

EXISTING FENCE CROSSES
PROPERTY LINE TO
CLOSE TREES

50 dBA

ONE-WAY DIRECTION
TRAVEL
PLANTER

ASPHALT
PARKING AREA

PLANTERS

TYP.

N00°02'10"W 731.09'
Proposed new
Platform Tennis
Courts

50'-0"
NON-BUILDING
EASEMENT

55 dBA

EXIST'G. 60 dBA
TENNIS COURT

EXISTING SHED

PROPOSED INDOOR
TENNIS COURTS

EXISTING CLAY
TENNIS COURTS

NEW LED LIGHTS
AT PLATFORM
COURTS

EXISTING LIGHTS
TO BE REMOVED

NEW RE-GRADED CENTER
GREEN AND COURT ACCESS

NEW GAZEBO

NEW ENTRY CANOPY

PHOTOVOLTAIC
PANELS

PROPOSED PLATFORM
TENNIS COURTS W/ LIGHTS

TRASH DUMPSTER

ONE-STORY
EXIST.
CLUBHOUSE
w/ FUTURE
SECOND STORY

RENOVATED
CLUBHOUSE

PLAY
GROUND

SWIMMING
POOL

NEW ENTRY CANOPY

EXISTING TREES TO BE REMOVED

EXIST'G.
TENNIS COURT

50'-0"
NON-BUILDING
EASEMENT

EXISTING
CONCRETE
WALK

EXISTING INDOOR
TENNIS COURTS

PHOTOVOLTAIC
PANELS

NATURAL
LOW POINT
WITHIN 25'

Site Plan - Four Courts

D. L. ADAMS ASSOCIATES
acoustics | performing arts | technology
1536 Ogden Street Denver, Colorado 80218
303/455-1900 FAX 303/455-9187

Meadows Club			Figure 1
1" ~ 40'			
Date 2-12-15	Project No. 15-015	Drawn by MBB	

BRAY
Architecture, Inc

May 4, 2015
Revised 7/2/15

CITY OF BOULDER
Planning Department
PO Box 791
Boulder, CO 80306

RE: Lighting variance request for the Meadows Swim and Tennis Club at 5555 Racquet Court, Boulder, Colorado associated with Site Review - LUR2014-00095

Per the staff request we offer this variance request to support the existing site conditions and the proposed modifications within our Site Review submittal. Variance from table 9-12 of the BRC for the existing tennis court lights and the proposed new court lights at platform tennis courts to be at 50 foot-candles verses the permitted limited of 30 foot-candles.

Lighting Variance requirement

Variance: The city manager may grant a variance from the provisions of this section if the city manager finds that one of the criteria of subparagraph (j)(2)(A), (j)(2)(B) or (j)(2)(C), and subparagraphs (j)(2)(D) and (j)(2)(E) of this section have been met:

A. There are special circumstances or conditions applying to the land, buildings, or outdoor light fixtures for which the variance is sought, which circumstances or conditions are peculiar to such land, buildings or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood;

The original PUD for the club established a 50' setback/buffer to the surrounding neighborhood that is unique to the development. This buffer is developed with mature landscaping and berming to mitigate sound and the existing lighting to the surrounding community. We wish to maintain those existing lights that are above the 30ftc limit with current levels at approximately 50 ftc that have been in place for the last 40 years and add new lighting at the proposed platform courts in place of an existing lighted tennis court.

The lighting level limit of 30ftc is 40% below the lowest tennis court criteria provided in the national standards of the IES. This is a safety hazard for the members and participants of many of Boulders public tennis events to participate. With this being one of only a handful of lighted tennis facilities in Boulder County it would be to the sports detriment to no longer be able to utilize the facility due to inadequate lighting levels. An example of such low lighting levels exist at NBRC which have gone mostly un-used since there construction verses the EBRC lights which are at levels of 75ftc with much better participation.

D. The granting of the variance will generally be consistent with the purpose of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;

The request reduces the amount of court lighting by 44% of that which has been in operation since the clubs inceptions with the enclosing of 4 of the lighted courts (2 in the previous construction and 2 in the proposed improvements). The new lighting proposed for the platform courts, which are used primarily in winter, are in the place of one of the existing centralized lighted courts and will be at similar levels. All the exterior courts lights are also set on timer clocks that limit use to 10pm.

E. The variance is the minimum variance that provides the relief required.

The proposed new lighting at the platform courts and the existing courts will maintain the lighting levels of 40fc as an appropriate minimum to the level of play for the club and level any less will limit or potentially eliminate the use of night play on these courts.

The club is integral to Boulder's tennis community and the use of lighted tennis courts is vital to supporting the sport within the community. The club also wishes to support the growing sport of platform tennis that is currently limited within the community to two courts at the NBRC. These courts are currently booked for most nights of the week for a blossoming league that cannot serve the number of players in town with just these two courts. Platform is one of the fastest growing sports in the country and is well suited for Colorado's winters.

The code's limits are in place for residential development with less setbacks and limited to private uses. The clubs request is within the intent of the code with the appropriate setbacks and screening already in place to allow for 'public' sport lighting levels and has already been in operation with more lighting for the last 40 years. We urge you to allow for this variance to continue the clubs success as Boulder's primary club that serve the tennis community.

Please let us know if there is any further clarification on the variance request.

Sincerely,

Jim Bray
AIA, Leed AP, NCARB

BRAY ARCHITECTURE, INC.
1300-C Yellow Pine
Boulder, CO 80304
303.444.1598 - O
303.579.3609 - C

7/02/2015

Chandler Van Schaack
City of Boulder Planning & Development Services
1739 Broadway, Third Floor
Boulder, CO 80306-0791

Re: Meadows Club Expansion
5555 Racquet Ln.
Boulder, CO 80303

Review # LUR2014-00095

Dear Mr. Van Schaack

Thank you for your review of the above referenced project. Below are responses to your comments dated May 22, 2015.

The comments say "it must be demonstrated, that not only will the overall light levels on the site decrease, but that there will be no increase in light levels anywhere on the site". Photometric plans are attached that show historic, existing, and proposed light levels on the site. From the historic to existing to proposed photometric plan, overall light levels on the site have decreased from 7.3 to 6.4 to 4.8 average footcandles. The existing photometric plan saw a lighting reduction because two of the lighted courts were enclosed to become indoor tennis courts. The proposed photometric plan shows two more lighted courts being enclosed. This overall reduction of exterior lighted courts illustrates a 44% reduction in lighting impact on the surrounding neighborhood environment.

IESNA design recommendations for an outdoor tennis court lit by 20 to 25 ft. floodlights specify an average of 50 footcandles and a uniformity ratio of 4:1 or less. The proposed photometric plans shows an average of 43 footcandles and a uniformity ratio of 2.1:1. This optimal uniformity ratio justifies the average light level in the platform tennis court area increasing from current levels. Note that the proposed photometric plan shows no effect on the surrounding property lines from the increased light levels at the platform tennis courts. Also, maximum proposed footcandle values in the platform tennis court and two adjacent courts are equivalent to actual measured footcandle values, based on measurements made earlier this month. For reference, the East Boulder Recreation tennis courts, which see a lot of use and represent a successful installation within the City, have been measured at an average of 66 footcandles. This is higher than footcandle levels in the proposed platform tennis court area. The North Boulder Recreation tennis courts, which do not see much use according to staff, measure below a 30 footcandle average.

In an effort to "promote efficient and cost effective lighting and to conserve energy", LED lights will be installed in the proposed platform tennis court area. Also, it is the club's intent to replace, over time, existing metal halide fixtures with comparable LED fixtures.

Sincerely,



Gerald Ngweny
Boulder Engineering

Case #: LUR2014-00095
& LUR2015-00018

Project Name: Meadows Club Expansion

Date: October 15, 2015

CRITERIA FOR REVIEW

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

(1) Boulder Valley Comprehensive Plan:

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

The subject property has a BVCP Land Use Designation of LR, Low Density Residential and is consistent with the service area map of the BVCP. Under the BVCP, lower density areas in the older section of the city consist predominantly of single-family detached structures at a density of two to six units per acre. The existing land use designation on the subject site was applied along with a zoning designation of LR, Low Density Residential, when the property was annexed into the City in 1976. At that time, the Meadows Club was the only existing use on the site. The existing RL-2 zoning and LR Land Use Designation were applied at that time in order to allow for the surrounding area to be developed as medium-density residential housing consisting of 125 units. As part of the annexation and PUD approval, the tennis club underwent a Special Review to allow for the continuation and eventual expansion of the use within the context of the planned residential development surrounding it. Acknowledging that the recreational use would not be permitted under RL-2 regulations, but only as a special use within the PUD, the original PUD approval required that "Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."

As the use has been approved pursuant to a Special Review and as a PUD, which may be modified pursuant to Site Review and Use Review amendment standards, the proposal has been found consistent with the land use map designation for the site.

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

- 2.01 Unique Community Identity*
- 2.14 Mix of Complementary Land Uses*
- 2.15 Compatibility of Adjacent Land Uses*
- 2.17 Variety of Activity Centers*
- 2.30 Sensitive Infill and Redevelopment*
- 3.20 Flood Management*
- 8.07 Physical Health*
- 8.10 Support for Community Facilities*

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 new residential units 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 required to meet other site review criteria.

The project meets a broad range of BVCP policies as well as other site review criteria in an economically feasible manner. The improvements proposed to the site as part of this project will complete the expansion of the Meadows Tennis Club as anticipated by the original PUD approval, and will update the PUD approval to allow for the expansion and renovation of the existing clubhouse facility. The applicant has indicated that the necessary funding to construct the proposed improvements has already been obtained.

(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 existing tennis club property consists largely of outdoor recreational areas (tennis courts, swimming pool). The proposed landscape improvements would add passive recreational elements to the existing tennis court area in the form of a new patio for the clubhouse and a new landscaped area and gazebo structure to the north of the clubhouse amidst the existing tennis courts. Additional landscaping around the tennis courts and within the parking area will further enhance the existing recreational facilities.

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.

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

The proposed project would maintain all existing healthy, mature trees on-site, and also preserves the existing southern detention facility while enhancing the drainage facility located on the north side of the site.

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

The original Meadows Club PUD approval included the provision of a 50-foot easement surrounding the club on the west, north and east sides which was intended to act as an open space buffer between the club and the surrounding residential development. The current proposal adds additional landscaping into the buffer area, and also includes provisions restricting vehicular parking within the easement. As part of the original annexation and PUD approval, the owner also created a large outlot which serves as a central park and open space feature shared by the Meadow Glen residents. The proposed project would not impact the existing park adjacent to the site, and remains within the previously established buffer area.

✓ (v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

The majority of the open space provided on site is designed for active recreational purposes. All facilities are compliant with the applicable industry standards. The intent of the original PUD approval was to create a residential development oriented around a central recreational facility, and this project remains consistent with the intent of that facility to provide recreational opportunities.

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

The open space easements put in place at the time of annexation and PUD approval for the subject site continue to act as a buffer between the club and adjacent uses, including the adjacent natural areas within the Meadow Glen park/ open space area.

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

There are sidewalks connecting the tennis club to 55th Street. It is also possible to access the club via multi-use paths running from Baseline to the adjacent open space.

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

Not applicable. The Meadows Club itself was originally intended to provide recreational open space within the context of a mixed use development; however, the residential portion of the development has since been completed and the club is now under separate ownership and management. The proposed modifications apply only to the tennis club portion of the development and do not include the residential component; therefore, the proposed project is not considered mixed use.

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. The existing parking lot landscaping in the parking area will be upgraded to meet city landscaping requirements, and additional planting will be provided within the 50 foot open space buffer to further mitigate potential noise and light impacts.

✓ (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 Meadows Tennis Club site and provides for a variety of plant and hard surfaces (See Landscape Plan, included in packet as **Attachment A**)*

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 known 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 also adds additional landscaping to the buffer area surrounding the site. The landscaped buffer was required by the original PUD to mitigate impacts to adjacent residents. The landscaping within the buffer currently exceeds city landscaping and screening requirements, and will further exceed city requirements following the addition of new landscaping as currently proposed (See Landscape Plan, included in packet as Attachment A).

✓ (iv) The setbacks, yards, and useable open space along public rights-of-way are landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan.

The proposal includes adding new landscaping to the existing parking area, which is the only portion of the site that abuts public right-of-way.

(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:

N/A (i) High speeds are discouraged or a physical separation between streets and the project is provided;

Not applicable, as the street system and site access are already constructed and no new streets or vehicular circulation features are proposed.

✓ (ii) Potential conflicts with vehicles are minimized;

While the parking area is already existing and proposed remain largely the same, the proposed project includes landscaping improvements to the parking area which will serve to slow down vehicles and reduce conflicts with vehicles.

✓ (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;

The existing development has several connections through and between the property, including pathways connecting the property to the adjacent residential development and open space as well as an access easement allowing for public access to the site through the adjacent residential cul-de-sac to the north of the property.

✓ (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;

The overall intent of the original PUD approval was to create a residential development around the existing tennis club so that residents would be provided recreational opportunities within walking and biking distance. The intent of the original approval has

largely been successful, as per the applicant's written statement roughly 1/3 of existing memberships are located within .75 miles of the site. As part of the requested parking reduction, the applicant has also indicated that they will communicate to members and participants via email in advance of special events to encourage alternative modes of transportation.

✓ (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;

Per the applicant's management plan, the club has an existing bike rack which can accommodate up to 75 bicycles, and is adding an additional 5 u-racks to the site to further encourage members to ride their bikes to the site rather than drive. The applicant has also indicated that they will communicate to members and visitors in advance of swim and tennis tournaments to consider alternative means of transportation. Standard met.

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

As mentioned above, the existing development has several connections through and between the property, including pathways connecting the property to the adjacent residential development and open space as well as an access easement allowing for public access to the site through the adjacent residential cul-de-sac to the north of the property.

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 92 existing car parking spaces in order to meet the high demand for parking generated by the existing use, and also provides a total of 85 bike parking spaces across the site (75 existing plus 5 new u-racks).

(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;

No changes to the existing parking layout are proposed, and the existing parking area has been deemed to meet the above standard.

✓ (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.

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

The parking lot landscaping will be brought into compliance with city landscaping standards, reducing the visual impact of the parking area.

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

The proposal includes upgrading parking lot landscaped areas 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 site.

(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 Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site - Sites 1, 2, and 3. Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use. The original approval of Site 2 permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure), and 4 unenclosed paddle courts. The approval also permitted eight tennis courts to have lowglare outdoor lighting.

The existing clubhouse has not changed since the club was annexed. In 2010, the Meadows Club completed the enclosure of the three tennis courts located south of the clubhouse as anticipated in the original PUD approval. The current proposal to enclose the two tennis courts to the north of the clubhouse would complete the indoor tennis facilities anticipated by the original PUD approval. The proposed tennis court enclosure has been designed to be compatible with the clubhouse, and is comprised of single-story, 35' tall gabled roof structure with a simple palette of lap siding with a split face CMU base. The proposed renovation and expansion of the clubhouse would include a new façade on the

north elevation, which has also been designed to remain compatible with the existing architectural character of the site.

✓ (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 tennis court enclosure is 35 feet in height, which is within the maximum allowable height permitted by the zone district and is consistent with many of the multi-story residential buildings surrounding the site. The clubhouse will remain as a single story, and is significantly lower in height than the existing and proposed tennis court enclosures.

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

As discussed above, the original approval of the Meadows Club and Meadow Glen PUD incorporated 50-foot landscaped buffers around the tennis club in order to minimize impacts on adjacent residential properties. These buffers ensure that the new development anticipated by the original PUD approval will not unduly shade or block views of adjacent properties. The proposed site and building layout is consistent with the original PUD approval, and is consistent with existing Solar Access standards.

✓ (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 existing tennis club was the first use located in the area that is now the Meadow Glen PUD, and as such was incorporated into the overall design and character of the surrounding residential development. The tennis club has served as a defining feature of the surrounding neighborhood for over 40 years, and the architectural character of the proposed addition is in keeping with the existing character as well as the intent of the original PUD approval. The proposed tennis court enclosure and remodeled clubhouse façade will both incorporate the same lap siding and split-face CMU base that currently exists on site.

✓ (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;

This project is somewhat unique in that the intent of the original PUD was to provide a buffer around the tennis club so that the club and associated visual/ noise impacts would be separated from the surrounding neighborhood. Given the significant building setbacks as well as the fact that there is only one small corner of the site that borders public right-of-way, there is not really an opportunity to locate building frontages along a public street. The current proposal is in keeping with the intent of the original approval and largely

honors the previously approved building envelope except for an extension of the clubhouse building to the north. That being said, the proposed architecture is designed to a human scale and is appropriate given the existing and proposed uses as well as the surrounding context.

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

The original annexation agreement and subdivision agreement pertaining to the subject property included numerous required public improvements which have all been constructed. No additional public facilities are required or proposed at this time.

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 new residential units proposed.

✓ (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;

*While technically this criterion is not really applicable because the proposed project is not residential, given the surrounding residential context there are a few considerations worth noting. Given that noise impacts associated with the tennis club have been an issue in the past (See **Attachment C** for Background Materials), staff required a noise study by a licensed professional in order to demonstrate that the new and relocated platform tennis courts would not violate the city noise ordinance and that any additional noise generated by the courts would be below the limits permitted at residential property lines (City of Boulder Noise Code limits the noise at a residential property line to 55 dBA during the hours of 7:00 a.m. to 11:00 p.m., and 50 dBA between 11:00 p.m. and 7:00 a.m.). The applicant has provided a noise study predicting the estimated impact of the four proposed platform courts being used simultaneously. The study shows the estimated sound level at 103' (the nearest residential property line) would be 52 dBA. Because the platform courts would cease operation at 10:00 pm per the applicant's management plan, the estimated sound levels would be within allowable noise limits set forth in the Boulder Revised Code.*

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

The applicant is requesting that existing non-compliant lighting fixtures be allowed to remain and that the new outdoor lighting proposed for the four platform tennis courts be allowed to exceed the 30 footcandle maximum lighting level for private recreational uses set forth in section 9-9-16, B.R.C. 1981 in order to meet IESNA design recommendations for an outdoor tennis court lit by 20 to 25 ft. floodlights, which specify an average of 50 footcandles and a uniformity ratio of 4: 1 or less. The applicant has provided a lighting plan and report in support of their variance request.

Pursuant to [section 9-9-16\(j\)](#), B.R.C. 1981, a request for a lighting variance is processed through a staff-level administrative review; thus, the lighting variance is not included within the scope of this review. However, staff has found the proposed lighting plan and report preliminarily consistent with the lighting variance criteria, and the recommended conditions of approval for the project include a condition which would require the applicant to submit an administrative lighting variance request prior to building permit issuance. Based on the materials provided by the applicant, staff is supportive of the request for a lighting variance.

The lighting plan submitted with the application shows historic, existing and proposed lighting levels, and demonstrates that the proposed lighting reduces the average outdoor court lighting levels by 34% compared to historic levels (from 7.3 average footcandles historically to 4.8 average footcandles under the current proposal), and reduces the overall lighting impact on surrounding properties by 44% while providing the minimum IESNA industry standard lighting levels for outdoor tennis courts. The proposed photometric plan shows no new impacts on the surrounding property lines from the increased light levels at the platform tennis courts.

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.

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

The proposed building materials are in keeping with the existing character of the tennis club as well as the surrounding neighborhood. The proposed materials include cement board lap siding on the south and west elevations of the tennis court enclosure and on the north elevation of the clubhouse, split-face block with accent banding around the base of the buildings and standing seam metal roofs. These materials are consistent with the existing structures located on the site, and are in keeping with the character of the development as set forth in the original PUD approval.

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

As the site is largely built-out, there will be little if any cut or fill needed for the proposed improvements. The existing grade will be largely maintained, with existing drainage patterns to be preserved and enhanced.

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

N/A (I) Land Use Intensity Modifications

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

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

Criteria: Upon submission of documentation by the applicant of how the project meets the following criteria, the approving agency may approve proposed modifications to the parking requirements of Section 9-9-6, "Parking Standards," B.R.C. 1981 (see tables 9-1, 9-2, 9-3 and 9-4), if it finds that:

- a. **For residential uses, the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated;**

Not applicable, as the proposed project does not include any residential units.

- b. **The parking needs of any nonresidential uses will be adequately accommodated through on-street parking or off-street parking;**

*Standard met. The site has 92 parking spaces available on the site. The applicant has provided a Parking Study indicating that 92 on-site parking spaces are sufficient to accommodate the parking demand for a typical day with either the existing peak demand from 15 courts or a proposed demand of 19 courts (refer to **Attachment A**). The study also indicates that for special events, the estimated parking demand increases to about 130 vehicles based on feedback from the applicant. As recommended by the Parking Study, the applicant has entered into an agreement with the nearby Friends' School (located at the corner of 55th and Pennsylvania, approximately ¼ mile from the Racquet Ln. entrance to the project site) for use of 54 off-street parking spaces during special events. This will provide a total of 146 parking spaces for use during special events, which will be sufficient to meet the club's parking needs.*

- c. **A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;**

Not applicable, as the proposed plan is for the expansion of an existing nonresidential use and does not include any new residential units.

- d. **If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and**

Standard met. As discussed above, the applicant has entered into a shared parking agreement with the nearby Friends' School which will allow the club to use 54 off-street parking spaces during special events. The special events (i.e., swim meets and tennis tournaments) are held on Saturdays, so the school will not be in session during those times.

- e. **If the number of off-street parking spaces is reduced because of the nature of the occupancy, the applicant provides assurances that the nature of the occupancy will not change.**

Standard met. Staff's support of the proposed parking reduction is partially based on the nature of the occupancy, as the applicant has provided a Parking Study based on the existing operating characteristics of the tennis club and has indicated that the proposed expansion of the club house and enclosure of the tennis courts will not increase the number of club memberships. Because the use is subject to an existing PUD and Special Review and is currently prohibited under RL-2 zoning standards, it would not be possible for the use to change to another type of occupancy without a Site Review Amendment and

Use Review, in which case the parking requirements would be re-triggered and the new project would need to demonstrate compliance with city parking standards.

N/A (L) Additional Criteria for Off-Site Parking

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 RL-2 zone district, which is defined in section 9-5-2(c)(1)(B), B.R.C. 1981, as "Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level." The existing indoor athletic facility/ non-profit membership club use is prohibited under current RL-2 zoning district standards; however, the use was approved through a PUD and Special Review in 1976 as part of the initial annexation and development of the surrounding neighborhood and is therefore able to be expanded through the Use Review process of section 9-2-15, B.R.C. 1981.

It should be noted that the use is not considered to be nonconforming per the definition of nonconforming uses found in section 9-16-1, B.R.C. 1981, which reads:

"Nonconforming use means any use of a building or use of a lot that is not permitted by [Section 9-6-1](#), "Schedule of Permitted Land Uses," B.R.C. 1981, but excludes a conforming use in a nonstandard building or on a nonstandard lot; a legal existing use that has not been approved as a conditional use or a use review use, or a use approved pursuant to a valid special review or 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;

The existing Meadows Tennis Club has been in its current location for over 40 years. The tennis club was in fact the first existing use of the area that is now the Meadow Glen PUD. The stated intent of the Meadow Glen PUD was to "provide 125 mixed housing units...which will be situated around an existing recreational facility at the east edge of the Boulder City limits...The development will surround a substantial interior landscaped area which will work in conjunction with the existing recreational facilities." As such, the existing Meadow Glen neighborhood

surrounding the tennis club was developed with the intent of using the existing club as an amenity for residents. The club has served this purpose since the surrounding residences were constructed, and continues to serve this purpose today. While not all residents of the meadow Glen PUD are members of the club, the applicant has indicated that roughly 1/3 of current members are located within .75 miles of the site. Following the proposed expansion and modifications to the site, the club will continue to provide recreational and athletic facilities to the surrounding neighborhood and broader community.

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;

As mentioned previously, the existing tennis club has been in its current location for over 40 years, and was a central consideration in the development of the surrounding Meadow Glen PUD. The original PUD approval included provisions for the phased expansion of the tennis club, and anticipated the total floor area of the development after the planned build-out (5,650 sq. ft. for the clubhouse, 40,000 sq. ft. for indoor courts and 2,000 sq. ft. for racquetball courts). The original approval also set the maximum allowable number of memberships for the club (three hundred fifty family memberships, fifty single memberships and fifty junior memberships). The current proposal completes the anticipated build-out of the club (with the exception of the racquetball courts, which are no longer anticipated to be built) and expands the clubhouse by 3,398 square feet to reach a total floor area of 8,434 square feet including the existing locker rooms. While the expanded clubhouse will extend beyond the approved building envelope, the area of expansion is still situated between the two previously approved tennis court enclosures and will therefore not have any visual impact on surrounding properties. In addition, the applicant has stated that there will be no increase in memberships following the proposed expansion (there are currently 400 active memberships, below the approved maximum of 450), and no changes to the existing hours of operation. In response to staff and neighborhood concerns regarding the potential for increased light and noise impacts associated with relocating the existing platform tennis courts and adding two new platform tennis courts, the applicant has provided a revised Photometric Plan as well as an updated Noise Study showing that the proposed changes will result in a net reduction in lighting

levels across the site and that the club will continue to meet city noise standards following the proposed modifications. In addition, in response to neighborhood concerns regarding parking for special events, the applicant has entered into an agreement with the nearby Friends' School for the use of 54 additional off-site parking spaces during special events. Given that the use has been a part of the existing neighborhood since its construction over 40 years ago as well as the array of supporting documentation that the applicant has provided demonstrating that the proposed changes to the use will not increase any off-site impacts, staff finds that the location, size, design, and operating characteristics of the proposed change to the existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby 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 increasing the capacity of the existing detention facility and improving infiltration.

✓ (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

The existing tennis club use has been in its current location for over 40 years, and preceded the existing residential development surrounding it. The character of the area is the result of the original PUD and Special Review approval, which intended for the tennis club to act as a central recreational feature around which the residential development would be situated. Given that the tennis club was a planned integral part of the surrounding development, the request to complete the build-out of the club as anticipated by the original PUD and expand the clubhouse while maintaining the existing operating characteristics will not change the predominant character of the surrounding 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. There are no residential units in the existing development.

sites 1 and 3

STATEMENT OF PRESENT OWNERSHIP

	SITE 3 *			SITE 1	
	PARCEL A (21 Acres)	PARCEL B (3.6 Acres)	PARCEL D (0.42 Acres)	PARCEL E (0.36 Acres)	PARCEL F (1.42 Acres)
OWNER	William H. Hermesmyer Mae R. Hermesmyer 3185 18th Street Boulder, Colorado	Meadow Glen Assoc. P. O. Box 1345 Boulder Colorado	Meadow Glen Assoc. P. O. Box 1345 Boulder, Colorado	Meadow Glen Assoc. P. O. Box 1345 Boulder, Colorado	Meadow Glen Assoc. P. O. Box 1345 Boulder, Colorado
OPTIONEE	Meadow Glen Assoc. P. O. Box 1345 Boulder, Colorado				PARCEL G (1.42 Acres) OWNER George H. Mann 886 North 55th Street Boulder, Colorado
	Norris W. Hermesmyer 1230 Jay Street Boulder, Colorado				OPTIONEE Meadow Glen Assoc. P. O. Box 1345 Boulder, Colorado
	Phillip D. Geil Louise A. Geil 6367 Clearview Road Boulder, Colorado				
	John H. Wrenn Kathy Wrenn 7834 Fairview Road Boulder, Colorado				
	Dave Bray Jeanne Bray 4 Pinebrook Hills Boulder, Colorado				
	Norman F. Hermesmyer Judith Y. Hermesmyer 2740 Noulton Butte, Montana				
MORTGAGEE		C. Warren Slater Jane R. Slater 5561 Baseline Road Boulder, Colorado			

* Includes Parcels C & F (See attached legal descriptions)

Conditions for Approval

- All signage must comply with City of Boulder sign code and not exceed 15 square feet per sign face.
- Provide an easement adjacent to the Hellman Canal.
- All parking to meet City standards.
- Final landscaping and utility plans subject to Planning Staff review and approval.
- Apartment units are to maintain a minimum 20-foot setback from the proposed park site on the Valley View annexation.
- Comply with City Resolution #115.
- Pay all applicable utility fees for existing utility lines.
- Construct 12-inch main from baseline under an extension easement.
- All public roads, streets and driveways to meet city standards and specifications.
- All final utility engineering to meet city standards.
- Rule set and drainage through park dedication of owner's expense, any improvements subject to Park Department review and approval.
- If common area requires tapping city lines for future irrigation, all water rights are to be sold to the City of Boulder at the then current fair market value.

LIGHTING INTENT

Public roadway lighting to meet current city requirements. Interior lighting to be low level residential type. Pole fixtures at parking areas, ground fixtures at interior walks and bike path. Housing to have controlled, low level landscape and walkway lighting.

LANDSCAPE INTENT

Extensive land forming and landscaping will be used to create a park like environment at the interior. Street side landscaping in front of and between units will separate street from park, yet will provide openness at perimeter. Land forms and planting will block views from unit to unit to street or parking areas. Homeowners to care for small fenced or screened private areas. The association to maintain all common areas and area outside screened area. Central sprinkler system to be provided. Final landscaping and site plans subject to Planning Staff review and approval.

SUBDIVISION AND PLATTING REQUIREMENTS

Individual houses, 0 lot line units and townhouse units are to be on platted lots with building envelopes established for structures and enclosure fences.

Multi family buildings to be on separate platted sites.

Common land to be defined by plat and owned proportionally by all residents/owners.

MAXIMUM FLOOR AREA, NUMBER OF BEDROOMS

HOUSING TYPE	APPROX. SQUARE FOOTAGE	NO. OF BEDROOMS
Single Family	2,000-4,000 sq. ft.	3-5
Single Family/Zero Lot Line	1,200-2,600 sq. ft.	2-4
Townhouse/Condominium	1,000-2,000 sq. ft.	2-3
Apartment	700-1,200 sq. ft.	1-3

site 2

STATEMENT OF PRESENT OWNERSHIP

OWNER:	Meadows Club, Inc. 5555 Racquet Lane Boulder, Colorado
MORTGAGEE:	Central Bank and Trust Company P. O. Box 5548 Terminal Annex Denver, Colorado 80217
	C. Warren Slater Jane R. Slater 5561 Baseline Road Boulder, Colorado

STATEMENT OF PROJECT CONCEPT

Provide swimming and racquet sports facilities to meet long range needs of increasing club membership and usage. Membership will be limited to three hundred and fifty family memberships, fifty single memberships and fifty junior memberships.

DEVELOPMENT SCHEDULE

- A. Approximate date of expansion start: September 1977
B. Stage/dates of project.

STAGE	APPROXIMATE START/FINISH
1. Parking lot landscaping/dust control.	Fall 1977
2. Five tennis courts (north)	Fall 1978
3. Two tennis courts (east)	Fall 1979
4. Clubhouse expansion. Court lighting.	Fall 1980
5. Paddle tennis courts and racquet ball	Fall 1982
6. Court enclosure five courts maximum.	Fall 1985/86

- C. Open space provided and developed as additional courts are accomplished.

ARCHITECTURAL INTENT STATEMENT

Addition to clubhouse to match existing building in appearance and details. Tennis courts enclosures and other structures to be de-emphasized to greatest extent possible with raised earth and plantings at building line. Exterior walls surfaces to be wood.

MINIMUM IMPROVEMENT SETBACK (See Site Plan)

MAXIMUM BUILDING HEIGHT

35 feet

MAXIMUM STORIES

Two (2)

MINIMUM PARKING

92 Automobiles

EXTERIOR PAINT AND STAIN COLOR

Dark brown stain to match existing clubhouse.

SIGNS

No additional exterior signs required.

Low level, ground mounted lighting maybe provided in future. New 55th Street sign to incorporate Meadow Glen and Meadows Club names.

LIGHTING INTENT

Low level parking and walkway lighting. Eight courts maximum lighted with low-glare type tennis court fixtures.

LANDSCAPING INTENT

Intensive landscaping at all open space. Berms and landform at future indoor court structure. Special screen planting at perimeter. Central sprinkler system.

SUBDIVISION AND PLATTING REQUIREMENTS

Lot to be platted showing land exchange and easement related to Meadow Glen. No future subdivision of site.

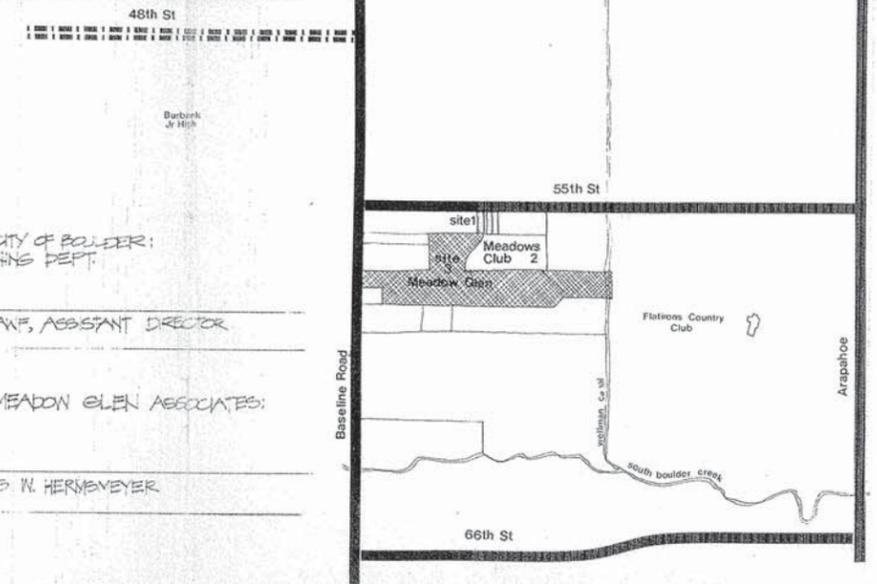
MAXIMUM FLOOR AREA	EXISTING	FUTURE MAXIMUM EXPANSION
Clubhouse	2,650	3,000
Indoor Courts	0-	40,000 sq. ft.
Racquet Ball Courts	0-	2,000

Meadow Glen: sites 1 and 3 The Meadows Club: site 2 PLANNED UNIT DEVELOPMENT

everett/zeigel associates

Architects/Planners/A Professional Corporation
1215 Spruce
Boulder, Colorado 80302
303-449-8900

21st 976
25 JUNE 976 REVISED



PER CITY OF BOULDER:
PLANNING DEPT.

ED GAWP, ASSISTANT DIRECTOR
DATE

PER MEADOW GLEN ASSOCIATES:

NORRIS W. HERMESMEYER
DATE

VICINITY MAP



Open Space Summary

EVERETT/ZEIGEL ASSOCIATES
Architects/Planners/A Professional Corporation
1215 Spruce
Boulder, Colorado 80302

MEADOW GLEN
SITES 1 & 3
Open Space Summary
Project No. 7410

June 18, 1976

UNIT TYPES	Total # of units	# of planned footprints	# of units/footprint	planned size per unit	planned size total	planned cumulative total	# of typical footprints	Typical unit size	Typical size total	Typical cumulative total	# of maximum footprints	maximum unit size	maximum size total	maximum cumulative total	CONSTRUCTED	DIFFERENCE *
APARTMENTS	52	26	26													
	4	800	3,200		26	800	20,800		26	1,000	26,000					
Total Apartment Building Footprint		22	1,000	22,000			20,800			20,800						
TRIPLEX	36	36														
	21	900	18,900		21	1,000	21,000		21	1,000	21,000					
	9	1,300	11,700		15	1,200	18,000		9	1,300	11,700					
	6	1,400	8,400				8,400		6	1,400	8,400					
Total Triplex Building Footprint						39,000				39,000				41,100		
DUPLEX	30	30														
	2	900	1,800		2	1,000	2,000									
	1	1,052.4	1,052.4		1	1,052.4	1,052.4		1	1,052.4	1,052.4					
	1	1,105.2	1,105.2		1	1,105.2	1,105.2		1	1,105.2	1,105.2					
	4	1,200	4,800		4	1,200	4,800		6	1,200	7,200					
Total Duplex Building Footprint		2	1,255.5	2,511		2	1,255.5	2,511		2	1,255.5	2,511		Existing		
	6	1,400	8,400		20	1,400	28,000		6	1,400	8,400			Existing		
	14	1,600	22,400				22,400		14	1,600	22,400					
Total Duplex Building Footprint						42,008.6				39,466.6				42,668.6		
SINGLE FAMILY	13	13														
	1	1,472.4	1,472.4		1	1,472.4	1,472.4		1	1,472.4	1,472.4			Existing		
	1	1,778.1	1,778.1		1	1,778.1	1,778.1		1	1,778.1	1,778.1			Existing with 804 sq. ft. expansion planned		
	2	2,000	4,000				4,000		2	2,000	4,000					
	5	2,400	12,000		11	2,400	26,400		4	2,400	9,600					
	4	2,900	11,600				11,600		5	3,000	15,000					
Total Single Family Building Footprint						30,050.5				28,766.4				31,850.5		
Total Building Footprint						137,119 sq. ft.				128,055 sq. ft.				141,619 sq. ft.		
Road Footprint						285,930				284,950				284,950		
Unusable Open Space						422,009				413,005				426,509		
Open Space/Unit						5,398.7 sq. ft.				5,467.9 sq. ft.				5,364.3 sq. ft.		
% Reduction						18.35				17.25				18.85		
TOTAL UNITS 131																

*Excess footprint square footage to be redistributed during construction as it seems appropriate.

Approved Planning Department
Built Beam Oct 6, 1976
Planning Board July 1, 1976
City Council Oct 5, 1976 second
reading unanimous request.

5-YEAR PRELIMINARY DETENTION STORAGE ANALYSIS

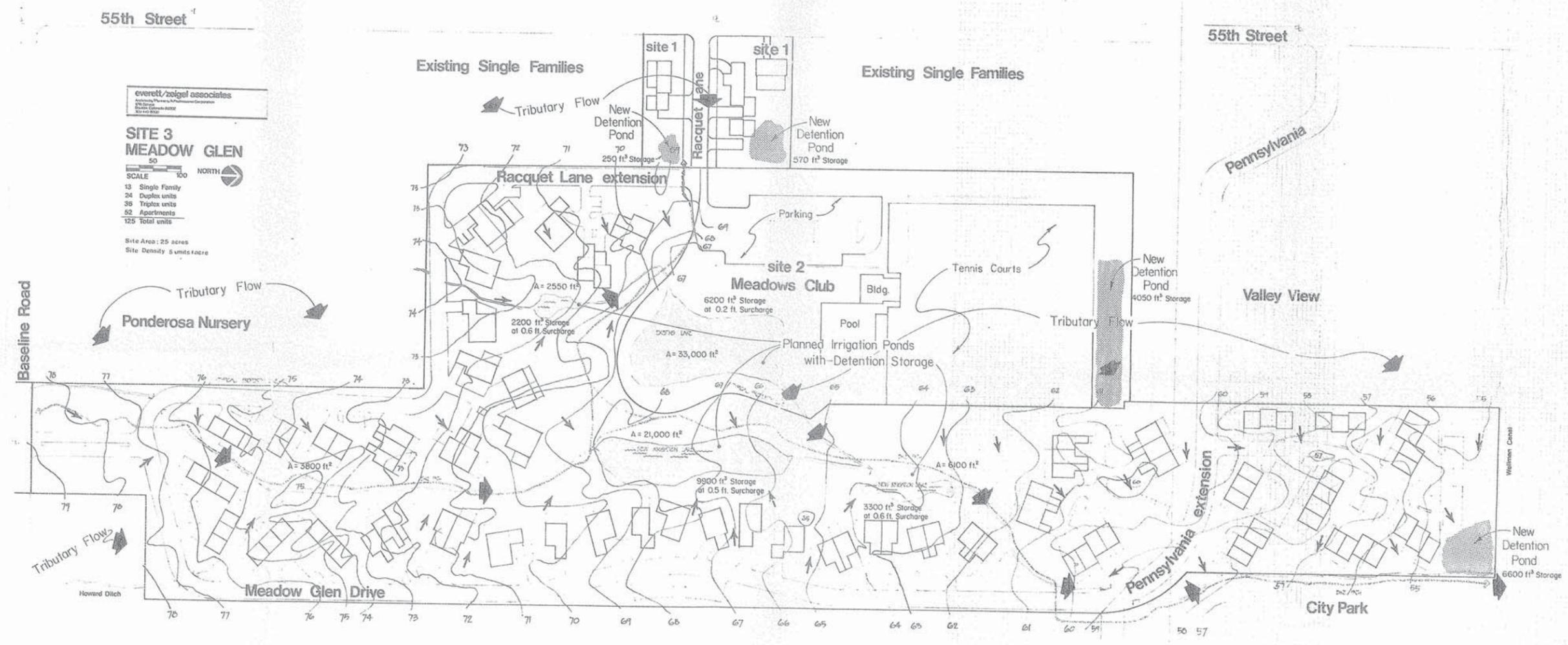
DISCHARGE CALCULATIONS		MULTIPLE-TRIANGULAR HYDROGRAPH			VOLUME CALCULATIONS		
	South	North	Time (min)	Discharge (cfs)	South	North	
Pervious (acres)	.32	.51	0	0	506	1055	
Roof (acres)	.05	.10	5	.02	255	488	
Slabs (acres)	.04	.12	10	.39	251	567	
C-factor	.35	.41	15	.27			
Time of Concentration	5 min	5 min	20	.21			
Discharge (cfs)	.82	1.70		.44			
Release Rate (based on land use)	.22	.42					

SITE 2

5-YEAR PRELIMINARY DETENTION STORAGE ANALYSIS

DISCHARGE CALCULATIONS		MULTIPLE-TRIANGULAR HYDROGRAPH			VOLUME CALCULATIONS		
	South	North	Time (min)	Discharge (cfs)	South	North	
Pervious (acres)	1.9	1.5	0	0	5645	10637	
Impervious (acres)	1.3	3.0	5	9.1	--	6611 ^a	
C-factor	.50	.67	10	4.3	6200	4050	
Time of Concentration	5 min	5 min	15	3.6			
Discharge (cfs)	9.1	17.2	20	2.4			
Release Rate (based on land use)	2.2	3.75		3.3			

^aBased on a release rate of 5.75 cfs due to excess storage provided on south portion of site 2.



everett/zeigel associates
 ARCHITECTS, ENGINEERS & PLANNERS
 2000 13th Street, Suite 100
 Boulder, CO 80502

**SITE 3
 MEADOW GLEN**

SCALE 1" = 100'
 NORTH

13 Single Family
 24 Duplex units
 36 Triplex units
 52 Apartments
 125 Total units

Site Area: 25 acres
 Site Density: 5 units/acre

SITE 3

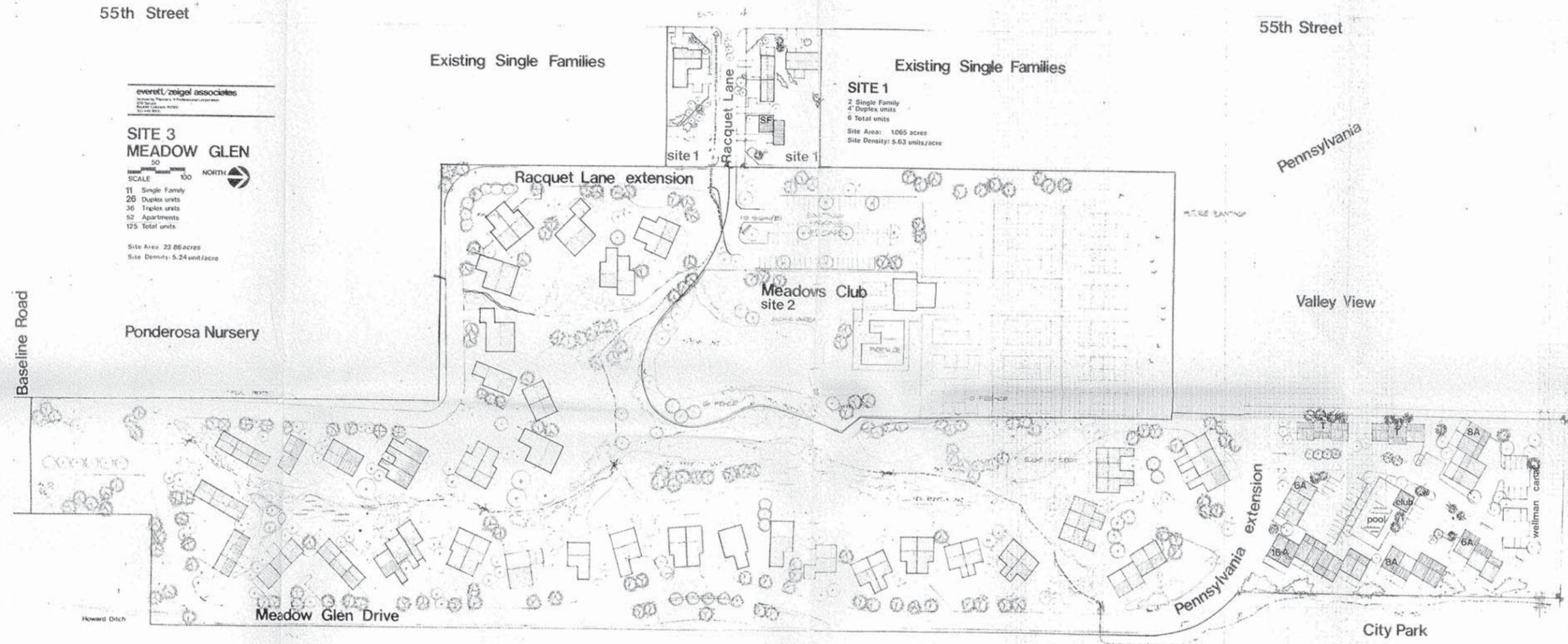
5-YEAR PRELIMINARY DETENTION STORAGE ANALYSIS

DISCHARGE CALCULATIONS		MULTIPLE-TRIANGULAR HYDROGRAPH		VOLUME CALCULATIONS	
	Developed	Undeveloped	Time (min)	Discharge (cfs)	
Pervious	16.5 acres	25 acres	0	0	Net Runoff = 45,000 ft.³
Impervious	8.5 acres	0 acres	15	37.6	Allowed Release = 23,000 ft.³
C-factor	.44	.2	30	12.5	Required Storage = 22,000 ft.³
Time of Concentration	15 min.	20 min.			
Discharge	14.7 cfs	37.6 cfs.			

Required storage is shown as surcharge on irrigation ponds distributed in proportion to the area tributary to the pond except at the north end where a pond for detention only adjacent to the drainageway shown is provided. Preliminary plan is subject to changes in irrigation ponds, and economics to be determined during final design phase. Tributary flows, discharge structures and channels to be determined during final design.

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 70%;">REVISIONS</th> <th style="width: 25%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISIONS	DATE																															<p>NORRIS W. HERMSMEYER PHILLIP D. GEIL</p> <p>MEADOW GLEN BOULDER, COLORADO</p>	<p>PRELIMINARY DRAINAGE PLAN</p>	<p>McDOWELL, SCOTT & COX, INC.</p> <p style="text-align: right;">BOULDER, COLORADO</p> <p>DESIGN BY <u>E.L.S.</u> DATE <u>5-13-76</u> SHEET <u> </u> OF <u> </u> DRAWN BY <u>dfs</u> SCALE <u> </u> Agenda Item 6B Page 59 of 127 DRAWING NO. Z6124</p>
NO.	REVISIONS	DATE																																		

LANDSCAPE PLAN



everett/zoigol associates
 5000 15th Avenue S.W.
 Everett, WA 98201
 (425) 355-1100

**SITE 3
 MEADOW GLEN**

SCALE 1" = 100'
 NORTH

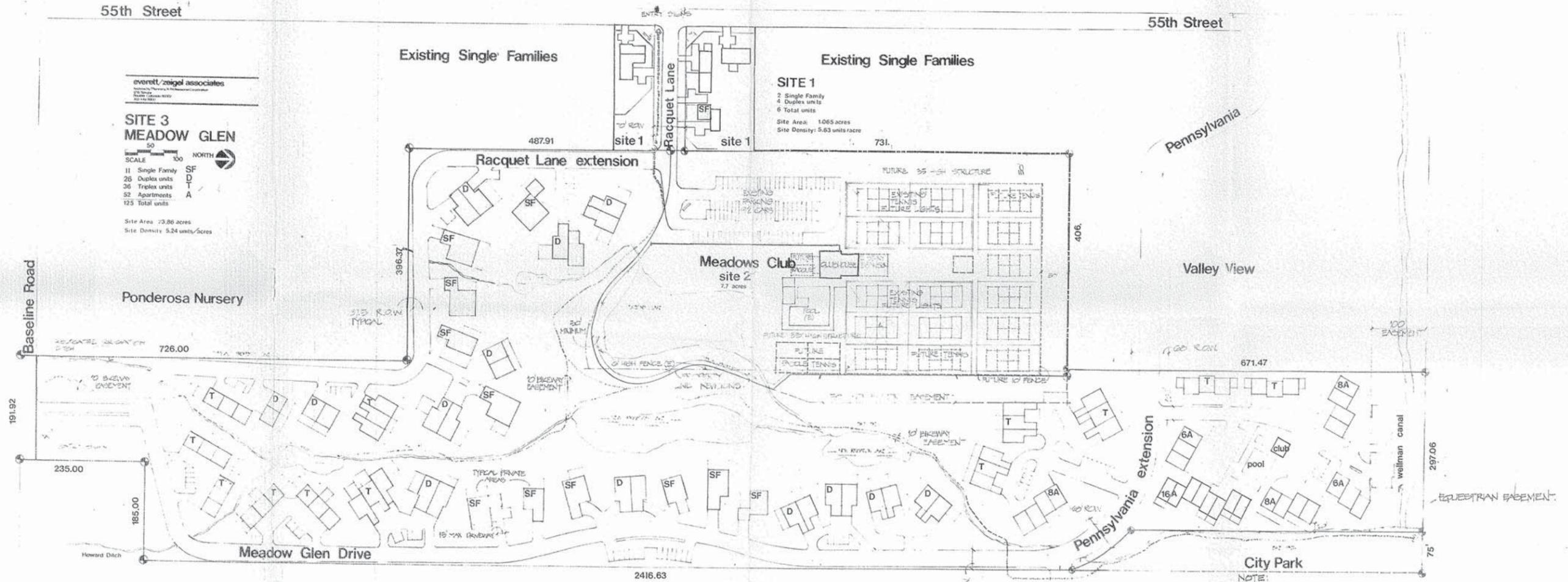
11 Single Family
 26 Duplex units
 36 Triplex units
 52 Apartments
 125 Total units

Site Area: 23.06 acres
 Site Density: 5.24 units/acre

- LANDSCAPE LEGEND**
- EVERGREEN TREE - 8'-10'
 BLUE SPRUCE, GREEN SPRUCE, ALGERIAN PINE, P. NO. PINE,
 SCOTCH PINE, PONDEROSA PINE
 - DECIDUOUS TREE - 2'-2 1/2' CAL. & 6'-8 1/2' CAL.
 OAK, ASH, LOC. ST. LINDEN, YACONBERT,
 MAPLE, CATALPA, COTTONWOOD
 - ORNAMENTAL DECIDUOUS TREE - 2'-2 1/2' CAL.
 FLOWERING CRABAPPLE, NEWPORT PEACH, APPLE,
 CHERRYBERRY, SUNLARK
 - MULTI-STEM DECIDUOUS TREE - 6'-8'
 ASPEN, WILLOW, RUSSIAN OLIVE, BALD CYPRESS

Plant Dept. Representation
 B.H. Bean

SITE PLAN



overett/zeigal associates
 123 Street
 Suite 100
 12345

**SITE 3
 MEADOW GLEN**

SCALE 1" = 100'
 NORTH

11 Single Family SF
 26 Duplex units D
 36 Triplex units T
 52 Apartments A
 125 Total units

Site Area: 73.86 acres
 Site Density: 5.24 units/acre

SITE 1

2 Single Family
 4 Duplex units
 6 Total units

Site Area: 1.065 acres
 Site Density: 5.63 units/acre

**Meadows Club
 site 2
 7.7 acres**

STATISTICS

site 1

A. SITE AREA: 1.065 ACRES - 46,400 sq ft
 B. SITE ZONING: LR-D
 C. NUMBER OF UNITS: 6
 D. DENSITY: 5.63 UNITS/ACRE
 E. NUMBER OF OFF-STREET PARKING SPACES: 12
 (5 COVERED, 7 UNCOVERED PAVED SPACES)
 F. OPEN SPACE: 6175 sq ft / UNIT = 6% REDUCTION OF OPEN SPACE

site 2

A. SITE AREA: 7.7 ACRES - 335,412 sq ft
 B. SITE ZONING: SPECIAL USE
 C. NUMBER OF UNITS: 0
 D. DENSITY: 0 UNITS/ACRE
 E. NUMBER OF OFF-STREET PARKING SPACES: 92
 (11 ENCLOSED, 81 OPEN PAVED SPACES)
 F. OPEN SPACE: 197,800 sq ft
 G. EXISTING TENNIS COURTS: 17,800 sq ft
 H. EXISTING TENNIS COURT: 12,000 sq ft
 I. CLUBHOUSE & STORAGE: 2,500 sq ft
 J. LANDSCAPED AREAS (INCLUDING EXISTING LAKE): 209,102 sq ft

site 3

A. SITE AREA: 22.06 ACRES - 1,089,842 sq ft
 B. SITE ZONING: LR-D
 C. NUMBER OF UNITS: 125
 D. DENSITY: 5.24 UNITS/ACRE
 E. NUMBER OF OFF-STREET PARKING SPACES: 225
 (147 ENCLOSED & 78 OPEN PAVED SPACES)
 F. OPEN SPACE: 51,291 sq ft / UNIT = 22% REDUCTION IN OPEN SPACE REQUIREMENTS

NOTE:
 B. KEEP PATH & DRAINAGE THRU PARK DEDICATION AT OWNERS EXPENSE. IMPROVEMENTS SUBJECT TO PARKS DEPT. APPROVAL & REVIEW.

Plan Dept
 Eipantoban
 BA Bon



CITY OF BOULDER
Planning and Development Services

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

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION: Approved
DATE: October 31, 2003
REQUEST TYPE: Minor Modification Standard (9-4-11(o))
ADDRESS: 5555 RACQUET LN
APPLICANT: JIM DOYLE
CASE #: ADR2003-00112
PROJECT NAME: Meadows swim and tennis club
LEGAL DESCRIPTION: Tract 2709 & 2709A less A1 & A2 & tract 3627 B34-1N-70 & Part of outlot D Meadow Glen Replat, 900 55th Street.
DESCRIPTION: MINOR MODIFICATION: Relocate platform tennis court location to install one 60' X 30' platform tennis court in the northwest portion of the facility.

FINAL DECISION STANDARDS *Approved, subject to the applicant using current platform tennis court construction methods developed to reduce ambient noise generated by the court. This court is not to be a lighted court.*

INFORMATIONAL COMMENTS: *Platform tennis can create more noise than a tennis court if the court is not properly constructed. Applicant should contact City Parks and Recreation to review methods of constructing the new court to reduce noise generated by a platform court. Platform courts recently constructed at the North Boulder Recreation Center have reduced noise levels considerable from previous platform tennis courts constructed at the center.*

This decision is final and may not be appealed. A new request may be considered only as a new application.

By:

Brent Bean, Planning Department

**WEEKLY INFORMATION PACKET
MEMORANDUM**

To: Mayor McGrath and Members of Council

From: Stephanie A. Grainger, Interim City Manager
Ruth McHeyser, Acting Planning Director
Robert Ray, Land Use Review Manager
Karl Guiler, Planner II

Date: September 25, 2008

RE: Informational item: Meadows Tennis Club, as part of the Meadow Glen Planned Unit Development (PUD) at 5555 Racquet Lane.

EXECUTIVE SUMMARY:

The purpose of this memo is to follow up on questions raised at the September 16 City Council meeting about new tennis courts proposed for construction at the Meadows Tennis Club located at 5555 Racquet Lane in East Boulder (see vicinity map in **Attachment A**). Neighbors and residents of the Meadow Glen neighborhood raised concerns about the noise that might be generated from the new courts and questioned the status of the plans that allow for the new courts.

The Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site – Sites 1, 2, and 3. Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use (see **Attachment B**).

The original approval of Site 2 permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure), and 4 unenclosed paddle courts (see **Attachment C**). The approval also permitted eight tennis courts to have low-glare outdoor lighting.

Eleven tennis courts have been constructed, although none of the courts have been enclosed, as shown in the attached aerial (**Attachment D**). The aerial also shows that none of the paddle courts east of the pool have been built, although a platform court was approved in place of a tennis court on the northwest portion of the site in 2003. This court was not considered an expansion and was approved through a minor modification, a staff level review, consistent with the condition of approval below which states, *“Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and*

proposed recreational facilities being approved would require additional Planning Board review.”

Consistent with the condition above and staff communications with the applicant, any additions to buildings and enclosure to courts that were contemplated and depicted in the original approval would need to be reviewed by the Planning Department through a minor modification to ensure consistency with the original PUD, and architectural and general compatibility. Staff has also noted that any changes not originally anticipated within the original PUD would require a Site Review amendment, which requires public notice and Planning Board review. As the recreational use is not permitted under current RL-2 regulations, but only as a special use through PUD, a Use Review would also be required for any expansion.

Neighbors within Meadow Glen have submitted complaints to Planning Board in the past about noise generated from the courts, and have recently submitted a letter and petition to City Council to delay construction of new platform courts until such time that the noise impacts are adequately addressed. Although staff understands the concerns of the neighbors, city regulations (Section 9-1-4(b)(2), B.R.C. 1981 discussed below) give the applicant the right to build pre-approved paddle courts, so long as the noise from courts does not violate current noise regulations (Sec. 5-9).

However, the Council should note that the words “*paddle tennis*” and “*platform tennis*” have been used interchangeably by staff, the applicant, and neighbors over, at least, the last 5 years with the assumption that they are one and the same. However, a neighbor has recently brought the difference to the attention of the Planning Department. Although both types of tennis courts are of similar court size, information submitted shows that paddle tennis courts are built at ground level with the same type of surface treatment as standard tennis courts, whereas platform tennis courts are upon raised platforms, which potentially create more noise impact, if not mitigated. The 2003 approval of a platform tennis court required noise mitigation; however, a building permit issued for two platform courts this year did not; however, work on the permit has not yet commenced. In light of this information, staff is in process of revoking the most recent building permit and will require the applicant to undergo a minor modification, which will not be approved unless found within the intent of the original PUD and without significant noise impacts.

Section 9-1-4, “Transitional Regulations,” B.R. C. 1981

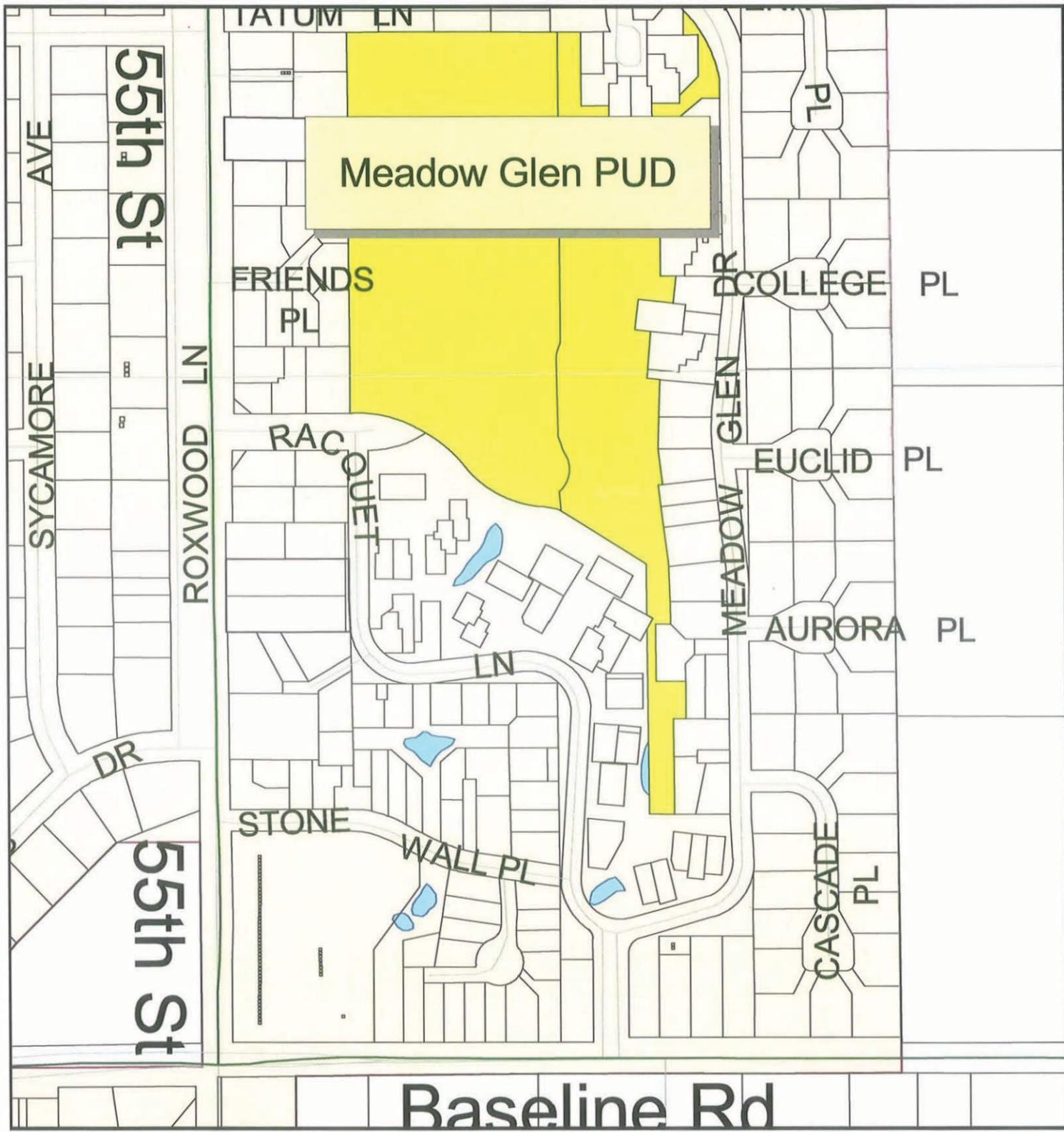
Section 9-1-4(b)(2), B.R.C. 1981 applies to pre-1994 PUDs and states, “*if a building permit has been issued on any such development approval by Sept. 2, 1994, it may be continued under the conditions of approval, but it may only be amended or modified in accordance with the minor modification and amendment provisions of Sections 9-2-14, “Site Review,” and 9-2-15, “Use Review,” B.R.C. 1981.*” For Post-1994 PUDs, Section 9-2-12(b), B.R.C. 1981 requires that applicants begin and substantially complete the approved Site Review within three years of approval or consistent with any approved phasing plan. In the case of Meadow Glen, the latter code section would still not invalidate the PUD, since the development was “substantially completed” as defined by

that section. Should City Council decide that PUDs should not be valid beyond a certain period of time, changes to these code sections could be considered.

ATTACHMENTS:

- A: Meadow Glen P.U.D. Vicinity Map
- B: Site Plan
- C: Meadows Expansion Study
- D: Meadow Glen P.U.D. area

ATTACHMENT A- Vicintiy Map



LEGEND

- Text Street Names
- Main Roads
 - Arterial
 - Highway
- Street Centerlines
- Survey Polygons
- Ownership Parcels
- Land Use Changes
- Lakes
- City Limits

N

1:3063

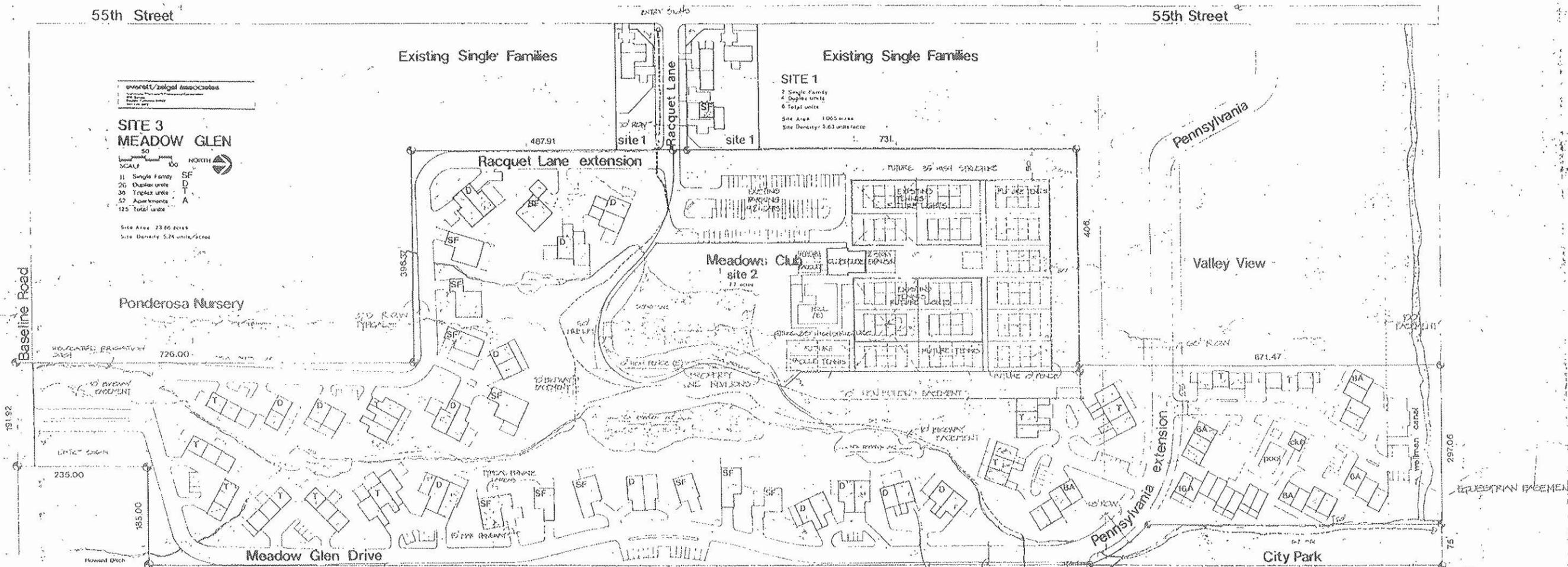
MapLink
City of Boulder GIS

The information depicted on this map is provided as graphical representation only. The City of Boulder provides no warranty, expressed or implied, as to the accuracy and/or completeness of the information contained hereon.

Tue 23 Sep 2008 15:52

1976 APPROVED P.U.D.

SITE PLAN



**SITE 3
MEADOW GLEN**
 SCALE: 1" = 100'
 11 Single Family SF
 20 Duplex units D
 30 Triplex units T
 52 Apartments A
 125 Total units
 Site Area: 23.66 acres
 Site Density: 5.24 units/acre

SITE 1
 2 Single Family
 4 Duplex units
 6 Total units
 Site Area: 1.005 acres
 Site Density: 5.63 units/acre

STATISTICS

site 1
 A. SITE AREA: 1.005 ACRES - 40,400 sq ft
 B. SITE ZONING: LR-D
 C. NUMBER OF UNITS: 12
 D. DENSITY: 5.63 UNITS/ACRE
 E. NUMBER OF OFF-STREET PARKING SPACES: 12
 (5 COVERED, 7 UNCOVERED PAVED SPACES)
 F. OPEN SPACE: 0.15 (11/UNIT - 0% REDUCTION OF OPEN SPACE)

site 2
 A. SITE AREA: 77 ACRES - 3,325,442 sq ft
 B. SITE ZONING: SPECIAL USE
 C.
 D.
 E.
 F. NUMBER OF OFF-STREET PARKING SPACES: 92
 OPEN SPACE
 EXISTING TENNIS COURTS: 12,000 sq ft
 RCL AREA: 17,000 sq ft
 CLUBHOUSE & STORAGE: 2,500 sq ft
 LANDSCAPED AREAS (INCLUDING EXISTING LAKE): 203,162 sq ft

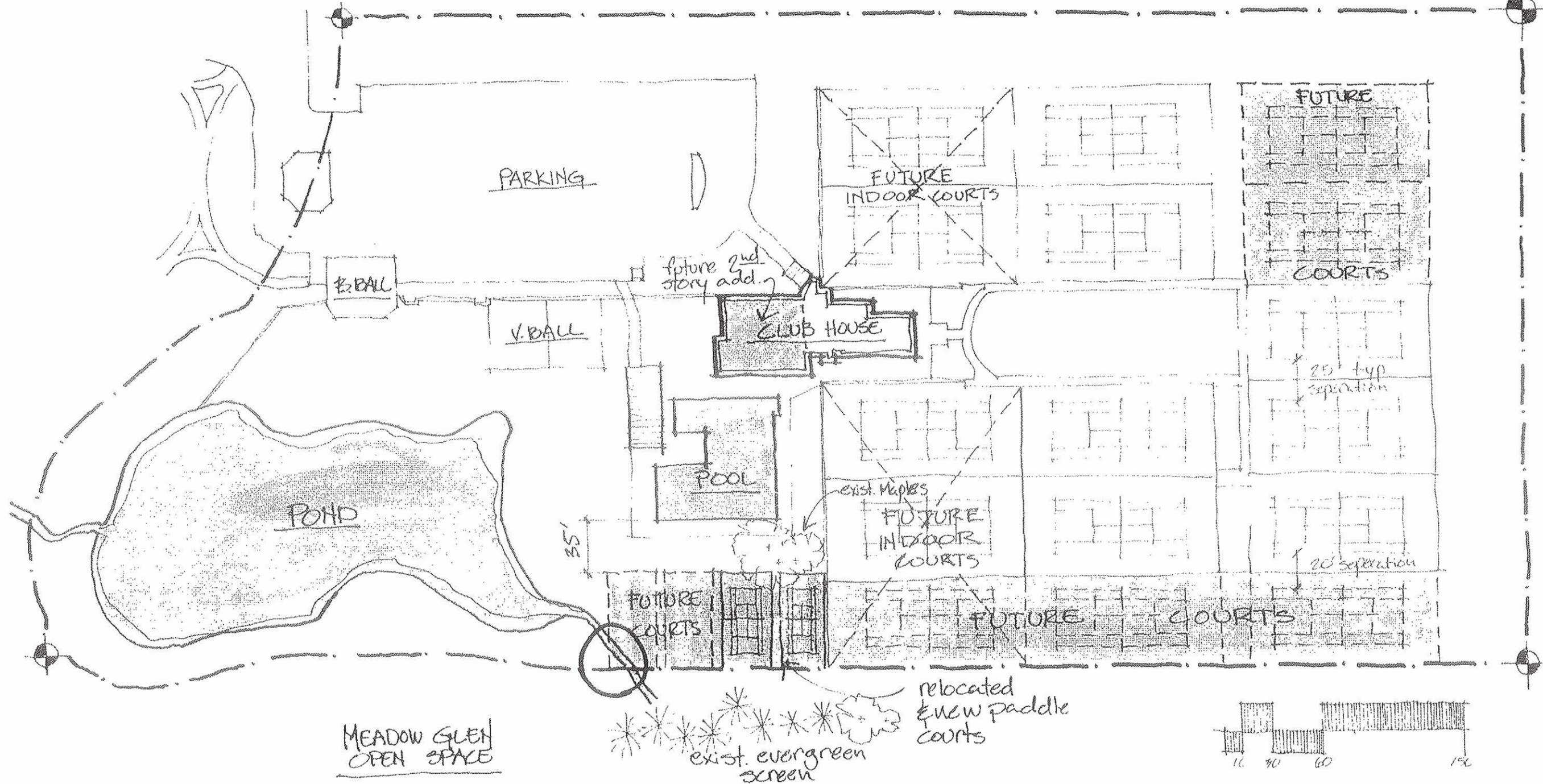
site 3
 A. SITE AREA: 23.66 ACRES - 1,029,342 sq ft
 B. SITE ZONING: LR-D
 C. NUMBER OF UNITS: 125
 D. DENSITY: 5.24 UNITS/ACRE
 E. NUMBER OF OFF-STREET PARKING SPACES: 220
 (147 ENCLOSED & 73 UNCOVERED PAVED SPACES)
 F. OPEN SPACE: 5,229 sq ft/UNIT
 22% REDUCTION IN OPEN SPACE REQUIREMENTS

NOTE: BIKEPATH & DRAINAGE THRU PARK DEDICATION AT OWNERS EXPENSE. IMPROVEMENTS SUBJECT TO PARKS DEPT. APPROVAL & REVIEW.

Plan Dept. Approval
 8/6/80

SITE 2 ILLUSTRATIVE

(reflects P.U.D. approval but not official part of the P.U.D.)



MEADOWS EXPANSION STUDY

1:600

JAB

2.24.08

Meadow Glen PUD area ATTACHMENT D



LEGEND

- Text Street Names
- Main Roads
 - Arterial
 - Highway
- Street Centerlines
- Survey Polygons
- Ownership Parcels
- Lakes
- City Limits

Thu 18 Sep 2008 10:56


 1:2089


 MapLink
 City of Boulder GIS
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CITY OF BOULDER
Planning and Development Services

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

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION: Approved
DATE: October 30, 2008
REQUEST TYPE: Minor Modification Simple
ADDRESS: 5555 Racquet Lane
APPLICANT: Jim Bray
CASE #: ADR2008-00193
LEGAL DESCRIPTION: Tract 2709 & 2709A less A1 & A2 & tract 3627 B34-1N-70 & Part of outlot D Meadow Glen Replat, 900 55th Street
City of Boulder, County of Boulder, Colorado
DESCRIPTION: Reinstatement of two tennis courts at the northwest corner of the property as shown in PUD (P-83-109).

FINAL DECISION STANDARDS

The application is approved, subject to the following standards. The applicant must abide by PUD-83-109. The tennis courts are to be located according to the standards of the approved site plan. The tennis courts must be setback at least 50' from the north and west property lines. In addition, the applicant must provide proof that a notice was sent to affected neighbors describing the minor modification.

INFORMATIONAL COMMENTS

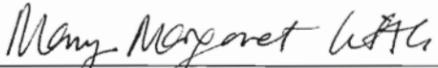
This application modifies a previous Minor Modification (ADR2003-00112) to the PUD (P-83-109). The PUD calls for a future phase to add two additional tennis courts to the NW corner of the property. The 2003 Minor Modification to the PUD approved the addition of one paddle court to be placed where the PUD called out the two future tennis courts. This application asks to remove the paddle court and reinstate the PUD's intent to locate two tennis courts in that location.

It is necessary to comply with all standards of PUD P-83-1089. "Development or modifications of the existing approved recreational facilities (i.e. lighting, covered tennis courts, clubhouse expansion, parking needs, etc.) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."

This approval does not constitute approval for construction. It is necessary to obtain a building permit for all proposed construction. See a Project Specialist at Planning and Development Services to complete a building permit.

This decision is final and may not be appealed. A new request may be considered only as a new application.

Approved By:



Mary Margaret Little, Planning Department



CITY OF BOULDER
Planning and Development Services

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

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION: Approved
DATE: March 19, 2009
REQUEST TYPE: Minor Modification Standard
ADDRESS: 5555 RACQUET LN
APPLICANT: JOHN MILLER
CASE #: ADR2009-00033
LEGAL DESCRIPTION:
Lot , Block , Subdivision TR, 194-198 COMMERC
City of Boulder, County of Boulder, Colorado

DESCRIPTION:

ADMINISTRATIVE REVIEW: Minor modification to approved discretionary review (P-83-109) to convert approved 'paddle' tennis courts to 'platform' tennis courts and relocate from an approved location on the east side of the site to a location more central on the site.

STANDARDS:

This approval is subject to the following standards. These standards must be met in order for the administrative review approval to be valid.

Staff has found that the proposal would meet the minor modification criteria of Section 9-2-14(k), B.R.C. 1981. The alternate location of the platform tennis courts centralized on the Meadows Swim and Racquet Club site would not violate the city noise ordinance (Section 5-9) and would be more compatible with surrounding residential development given the increased distance to the nearest residential structures, which would be over 200 feet away. Code enforcement staff has taken sound readings of similar platform courts at the North Boulder Recreation Center and at the Arapahoe Tennis Club in Englewood and readings indicate that general sound levels generated by the courts at the nearest residential properties would be close to the ambient noise levels measured at the club (i.e., 42 dBi) and would be below the limits permitted at residential property lines (i.e., 55 dBi). Peak sounds (mostly from the reverberating walls) would be audible and greater than ambient noise levels, but would not be considered disturbing considering the increased distance from property lines. Sound levels near property lines would not exceed the sound levels already generated by the existing tennis courts. Please refer to the attached memorandum prepared by Terry Steinborn of the city's Environmental Enforcement office dated March 17, 2009.

FINAL DECISION STANDARDS

1. The applicant shall continue to regularly enforce the club's regulations related to noise to avoid improper behavior, language, and noise from players on all of the courts.

INFORMATIONAL COMMENTS

1. Staff recommends that the applicant consider either sinking the base of the courts into the ground or enclosing the bases of the courts with appropriate building materials to decrease the sound that results from player shuffling on the platform floor.

This decision is final and may not be appealed. A new request may be considered only as a new application.

Approved By:


Karl Guller, Planning Department



CITY OF BOULDER
Planning and Development Services

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

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION: Approved
DATE: January 25, 2010
REQUEST TYPE: Minor Modification Standard
ADDRESS: 5555 RACQUET LANE
APPLICANT: JIM BRAY
CASE #: ADR2009-00175
PROJECT NAME: Meadows Swim and Tennis Club
LEGAL DESCRIPTION: Tract 2709 & 2709A less A1 & A2 & tract 3627 B34-1N-70 & Part of outlot D Meadow Glen Replat, 900 55th Street
DESCRIPTION: ADMINISTRATIVE REVIEW: Minor Modification to Meadow Glen PUD (#P-83-109) permitting the construction of a new 21,894 square foot building (35 feet in height) to enclose three tennis courts (two existing and one new one) on the east side of the site.

STAFF FINDINGS:

Staff has reviewed the Meadow Tennis Club's proposal to construct a new 21,894 square foot building (35-feet in height) to enclose three tennis courts: two existing ones and one new one. The original Meadow Glen PUD allowed for an expansion of up to 40,000 square feet for the enclosure of tennis courts and allowed that it would cover a maximum of five courts. The current proposal would enclose three of the five courts allowed.

Staff finds that the proposed building is consistent with the criteria for minor modifications of subsection 9-2-14(k), "Minor Modifications to Approved Site Plans," B.R.C. 1981. Therefore, this minor modification application is approved. A more extensive description of the original PUD approval requirements and how the minor modification standards have been met is provided in the 'Background' Section on the following page. Final decision standards and informational comments also follow.

In summary, the staff findings are as follows:

1. The building size, location, and height match that which was approved through the Meadow Glen PUD and would not constitute an expansion of the original approval.
2. The building would have a gable roof line and clapboard siding (appearing as wood construction) of earth tones that would be architecturally compatible with the surrounding neighborhood. The original PUD required earth tones.
3. The original PUD required de-emphasis of the building through design and landscaping. The building design would be appropriately de-emphasized by its gable roof form and darker earth tones and would not visually conflict with other PUD buildings. The applicant has de-emphasized the building through landscaping to the "greatest extent possible" and providing "special screen planting at perimeter" (as required by the original PUD) through the following: 1) intensive landscaping, including earth berms and plantings at property lines, have already been put in place as part of the original construction and given 30 years of growth, provide substantially greater landscape screening today than would have been the case should the building have been constructed in the 1980s; and 2) the proposed building is pulled back seven feet from the mutual property line with the Meadow Glen HOA property and has filled that space with appropriate plantings that would provide an additional

screening of portions of the building wall thus, softening its appearance.

4. The proposed parking modifications providing 92 parking spaces complies with the PUD intent of having a minimum of 92 parking spaces and also meets the current parking requirements for the proposed amount of square footage. Further, the parking improvements are consistent with city landscape standards.

BACKGROUND:

Original PUD Approval

The Meadow Glen Planned Unit Development (PUD# P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site – Sites 1, 2, and 3. Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use. The original approval of the tennis club (Site 2) permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure) and 4 unenclosed paddle courts. Eleven tennis courts have been constructed, although none of the courts have been enclosed yet. The approved elements of the original PUD, whether constructed or not, continue to be valid pursuant to subsection 9-1-4(b)(2), "Transitional Regulations," B.R.C. 1981 and have not expired.

The general architectural intent for the entire Meadow Glen PUD is as follows:

"The intent of the project is to maintain a common architectural character throughout the development. Exterior materials including fences and signs will be of similar types, compatible with each other. Each home or unit will be oriented to take full advantage of the sun, will have its own private yard and /or sun court and will in turn relate directly to the interior open and recreational facilities. Exterior colors will generally be earth toned."

The tennis club (Site 2) of Meadow Glen PUD has the following additional restrictions:

Architectural Intent Statement:

"Addition to clubhouse to match existing building in appearance and details. Tennis court enclosure and other structures to be de-emphasized to the greatest extent possible with raised earth and plantings at building line. Exterior wall surfaces to be wood."

Landscaping Intent:

"Intensive landscaping at all open spaces. Berms and landform at future indoor court structure. Special screen planting at perimeter. Central sprinkler system."

Conditions of Approval:

1. Signage to comply with City of Boulder sign code and not to exceed a total of 30 square feet.
2. The parking and driveway must be brought to City standard, by providing assurances for paved parking for the existing demand (minimum of 50 spaces), and paving of ingress/egress through Racquet Lane.
3. Development or modifications of the approved recreational facilities (i.e., lighting, covered tennis courts, clubhouse expansion, parking needs, etc.) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review.
4. If common irrigation needs require tapping City lines, for additional capacity, all water rights will be sold to the City of Boulder at the fair market rate.

Minor Modification Criteria

The proposal meets the criteria of Section 9-2-14(k), "Minor Modifications to Approved Site Plans," B.R.C. 1981as described below:

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

The proposed building will conform to the building envelop approved through the original Meadow Glen PUD (P-83-109). No variation in setbacks is requested.

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

The building is proposed at 21,894 square feet, which is a significant increase in floor area for the Meadows Tennis Club. However, this expansion is permitted since the previously approved Meadow Glen PUD allowed for an expansion of up to 40,000 square feet for the enclosure of tennis courts (up to five courts). This approval would permit the enclosure of three of the five courts.

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

As stated above, the building was originally approved through the Meadow Glen PUD. The building is proposed in the approved location and would actually be 7 feet shorter in length on its east side in order to accommodate additional plantings.

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

See response above.

(5) Dwelling unit type may not be changed;

Not applicable to a non-residential project.

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

No building is proposed to be expanded over what was originally approved.

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

The site has significantly more open space than required. The reduction in open space is negligible.

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

Original site plan approval for Meadow Glen PUD:

This minor modification carries out the approval for one of the covered tennis courts structures that was approved in the original PUD and therefore, would not alter the basic intent of the site plan approval. Furthermore, staff finds the proposal consistent with the original intent and conditions of approval as discussed below:

→Architectural Intent

The approved Meadow Glen PUD stipulated that the architecture of the buildings be consistent with the architectural character of the Meadow Glen neighborhood and be de-emphasized to the greatest extent possible through landscaping and raised earth. The use of clapboard siding and a masonry base and the

gable roof form would be harmonious with the architectural character of the Meadow Glen neighborhood. The applicant has also proposed earth tones for the structure, which are consistent with most of the residential development that surrounds it.

→Landscaping Intent

Earth berms with mature plantings already exist to the east of the structure, which will assist in screening the structure. In fact, the trees at mature height would provide more screening than was originally anticipated should the structure have been built 30 years ago. To meet the intent of providing as much landscaping as possible, the applicant has pulled the building 7-feet back from the property line in order to fit additional plantings on the Meadows Tennis Club property.

Specific conditions for tennis club (Site 2):

1. Signage to comply with City of Boulder sign code and not to exceed a total of 30 square feet.

No new signage is proposed with this application.

2. The parking and driveway must be brought to City standard, by providing assurances for paved parking for the existing demand (minimum of 50 spaces), and paving of ingress/egress through Racquet Lane.

The proposed parking modifications providing 92 parking spaces complies with the PUD intent of having a minimum of 92 parking spaces (which takes into account approved expansions) and also meets the current parking requirements for the proposed amount of square footage. Further, the parking improvements are consistent with city landscape standards.

3. Development or modifications of the approved recreational facilities (i.e., lighting, covered tennis courts, clubhouse expansion, parking needs, etc.) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review.

The building size, location, and height match that which was approved through the Meadow Glen PUD and would not constitute an expansion of the original approval.

4. If common irrigation needs require tapping City lines, for additional capacity, all water rights will be sold to the City of Boulder at the fair market rate.

Irrigation systems were constructed at original time of development. An irrigation plan will be reviewed as part of a building permit application.

FINAL DECISION STANDARDS:

1. The building will require approval of a building permit application prior to construction.
2. A final irrigation plan is required at the time of building permit application.
3. Note the limitations on the use of stone mulch pursuant to subsection 9-9-12(d)(10), B.R.C. 1981. Any areas receiving stone mulch shall be specifically called out on the final approved building permit landscape plan.
4. The parking lot is not adequately screened from the street per section 9-9-14(b) 1981 B.R.C. The southwest corner of the parking lot shall be planted with at least one additional tree and shrubs maturing to at least 42 inches in height.
5. Staff previously commented on the existing wooden fence near the western property line adjacent to the parking lot. Based on sheet A1.1 the fence shifts from the Meadows property to the adjacent home owners'. In the event this fence is removed in the future, parking lot screening pursuant to subsection 9-9-14(c), B.R.C. 1981 will

continue to be required and must be met through an approved method.

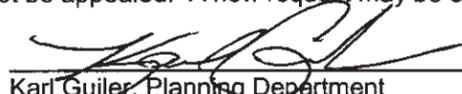
6. At time of framing inspection, a licensed surveyor shall affirm that the building does not violate the 35 foot height measurement per code.

INFORMATIONAL COMMENTS:

1. Staff encourages the applicant to continue working with the Meadow Glen HOA in order to provide additional off-site plantings on HOA land to screen the building further.
2. Should the Meadows Tennis Club pursue enclosure of two tennis courts on the west side, as approved under the Meadow Glen PUD, that would also require approval of a minor modification and would have to comply with the current parking and landscaping requirements based on the new square footage.
3. In regard to the required parking lot plantings near the entrance of the club, staff suggests not planting any additional Ash due to their overuse in Boulder.

This decision is final and may not be appealed. A new request may be considered only as a new application.

Approved By:


Karl Guiler, Planning Department

From: dbsaunders2224@comcast.net
To: Van_Schaack_Chandler
Cc: myrlm@comcast.net
Subject: Re: LUR2014-00095, Meadows Swim and Tennis Club
Date: Friday, November 21, 2014 12:31:36 PM

Hi Chandler,

Further thoughts on the Meadows Club proposal.....

(1) We would ask no exceptions be allowed as to their current zoning rights under all related laws, including but not limited to additional courts and structure, and no exceptions be given as to how close they can build to their property line.

(2) I believe without exception all the immediate residential home sites around the Meadows Swim and Tennis are now built out, and have been for some time. I would speculate those owners pretty much want and expect the same things...peace and quiet, pleasant surroundings, respect for property rights, and respect for local laws. I also believe that in the day to day relationship between the Meadow Glen residents and the Meadows Swim and Tennis Club it takes continued good will and mutual respect. I am sure your can appreciate that each time The Meadows Swim and Tennis Club requests an upgrade or an expansion, we are always interested as to potential negative impacts, if any, such changes could have on us. We know we can count on you to represent with full impartiality our interests as well as theirs.

Best,

Don Saunders

Don Saunders

Hi Don,

The proposed changes are shown on the documents labeled "site plan" and "architectural plans." Please let me know if you have any further questions or comments.

Thanks,

== == == == == == ==

Chandler Van Schaack

Planner I • City of Boulder

Community Planning & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaack@bouldercolorado.gov

www.bouldercolorado.gov

From: dbsaunders2224@comcast.net [mailto:dbsaunders2224@comcast.net]
Sent: Monday, November 17, 2014 9:57 AM
To: Van Schaack, Chandler
Subject: Re: LUR2014-00095, Meadows Swim and Tennis Club

Chandler,

Thank you.....I assume the proposed changes are shown in the package you sent me..

I looked at the site plan and I don't see them.

Don Saubders

Hello Donald,

Thanks for your emails and apologies for the delayed reply. The application materials can be viewed online at the following web link: <https://www->

webapps.bouldercolorado.gov/pds/publicnotice/index.php?caseNumber=LUR2014-00095.

Your comments will be included with the initial reviewer comments to the applicant, and will ultimately be forwarded to the planning board for consideration. A hearing date has not yet been scheduled, but I will be sure to notify you as soon as a date has been determined. Please do not hesitate to contact me with any further questions or comments.

Best,

== == == == == == ==

Chandler Van Schaack

Planner I • City of Boulder

Community Planning & Sustainability

office: 303.441.3137 • fax: 303.441.3241

vanschaackc@bouldercolorado.gov

www.bouldercolorado.gov

From: dbsaunders2224@comcast.net [mailto:dbsaunders2224@comcast.net]

Sent: Monday, November 17, 2014 8:51 AM

To: Van Schaack, Chandler

Subject: Re: LUR2014-00095, Meadows Swim and Tennis Club

To date I have had no reply to my email to you of more than a week ago requesting a site plan so that I can see the details of the proposed changes

to the Meadows Swim and Tennis Club..

I don't see how anyone can intelligently contribute to the meeting without knowing what specific changes are intended. A blacked out

battery limits (RL-2) is certainly not adequate.

As the area in question is medium density residential, I wish to go on record that I am totally against any changes that do not fall

within that charter. Any changes in Platform (not platfrom) courts again raise the noise issue that caused the original platform

courts to be moved away from Meadow Glen Resident Association east, and any new buildings to enclose more courts would just add to the

unsightliness that exists there now in the current building, We are trying to be good neighbors to The Meadows Swim and Tennis Club, but these onerous

proposed changes surely do not make that easy.

Please, email me a site plan with the details of the proposed changes. One single page should suffice.

Donald Saunders

989 Meadow Glen Drive

Boulder, CO 80303

303-543-8999

dbsaunders2224@comcast.net

As per your Letter of November 5, 2014 from "City of Boulder, Planning and Development Services", regarding review Number: LUR2014-00095,

please send me details regarding any and all proposed

changes/additions to courts, buildings and other facilities, together with a plot plan (map) showing existing courts and buildings as well as a plot plan(map) showing the exact sites for proposed new courts and changes/improvements to all other facilities.

Thank you,

Donald D. Saunders

989 Meadow Glen Drive

Boulder, Co 80303

Tel: 303-543-8999

email: dbsaunders2224@comcast.net

From: dbsaunders2224@comcast.net
To: [Van Schaack, Chandler](#)
Subject: Re: LUR2014-00095, Meadows Swim and Tennis Club
Date: Friday, November 21, 2014 6:20:36 AM

Dear Chandler,
Thanks again for sending the complete list of documents regarding LUR2014-00095.

I would like to add some additional thoughts based on actual experience in the Meadow Glen Resident Association

with the existing changes/upgrades done a couple of years ago.

(1) The kind of **indoor lighting for indoor courts** is critical to minimize the night time effect on neighbors. The Meadows Club currently allows use of indoor courts 24 hours per day, which means they are often used well after 10:00 PM and often at 4:00 AM or 5:00 AM when it is still dark. At times the lights appear to left on all night. We have planted trees in Meadow Glen to try to block out that light, but I have to tell you it is still strong.

In the Meadow Glen Resident Association we have planted new trees on the west side to try to reduce this after darkness indoor lighting effect., but it will be awhile before it really does its job.

The Club has added a film or something similar to reduce the brightness effect, and we appreciate that, but we were told the city has no control over indoor lighting, and it is still really bright. In addition, in the warmer months, the indoor court windows are often open to allow air flow, and when these open windows continue after dark, the nighttime impact is very bright, to the point that if Meadow Glen Residents don't cover their west court facing windows, it can be difficult to sleep.

I cannot imagine what this lighting effect will have on the residents living close to the newly proposed indoor courts, but it is truly an important factor.

Once again I wish to say I am not in favor of the proposed changes. We are all very close to the Club and any changes adding new indoor courts with another new building, will have, in my opinion, serious adverse visual impacts on the neighbors.

Thank you,

Don Saunders
989 Meadow Glen Drive
Boulder 80303,

303-543-8999
dbsaunders2224@comcast.net

From: [Heather Caspi](#)
To: [Van Schaack, Chandler](#)
Cc: [Amir Caspi](#)
Subject: LUR2014-00095 -- comments and concerns
Date: Friday, November 21, 2014 12:17:09 AM
Importance: High

Dear Mr. Van Schaack:

I am writing with comments and concerns regarding the proposed expansion of the Meadows Swim and Tennis Club, review number LUR2014-00095. I am concerned about the justification of the proposed expansion, and the resulting negative impacts on the surrounding neighborhoods from increased traffic if the proposed expansion were approved.

Specifically:

1. Would increasing the number of tennis courts provide any substantial benefit to Boulder residents? In three years of overlooking the courts, we have rarely ever observed them at mid or high capacity. Does the Club expect to fulfill local demand that is currently unmet, or is the aim to host larger tournaments and events? If the latter, is the Club zoned for such — is this allowable within their RL-2 zoning — and is it appropriate for this quiet residential area? What is the justification for increasing the number of courts?
2. What is the Club's parking plan to meet any increased traffic? Use of street parking would negatively impact residents in the area of Racquet Lane. Traditionally, the Club has used the grassy areas around the northern tennis courts (the "detention pond" as labeled on their Landscape Plan) as overflow parking during large events (e.g., tournaments); if this tradition were to continue with increased demand, it would negatively affect all of the adjoining residents to the north and northeast (Pennsylvania Ave and the common area of Meadow Glen Residents Association) and northwest (55th St cul-de-sac).
3. If the Club plans to utilize the remaining northern open space ("detention pond") for parking, would they pave it and/or enclose it? Surveyors were observed measuring this space, though no parking area was designated on the plans that are currently available to the public. (Is this land required to remain unpaved for flood mitigation and rainwater runoff?) Note that part of the open space — to the northeast — is the proposed site for two new tennis courts, reducing the space available for overflow parking and potentially impacting flood mitigation/runoff controls (see #6, below).
4. Whether or not the northern open space ("detention pond") remains green or gets paved, is the Club appropriately authorized/zoned to park there? That space is nowhere near the street, but nestled in the middle of an otherwise residential area. Increased motor vehicle traffic in that area will bring significant increases to noise and pollution along the private back areas of homes on Pennsylvania Avenue and within the MGRA.
5. Increased Club traffic, noise, and pollution will likely negatively impact the value and enjoyment of the adjoining MGRA park property, which is open to the public and serves as a community benefit. Additionally, the increased noise and pollution may negatively impact the wildlife in the MGRA park that is currently protected from motor vehicles. Finally, the increased noise and pollution would negatively impact the value and enjoyment of private residences to the north and east.
6. What is the Club's plan to deal with runoff and flood mitigation in the northeast corner? The proposed new tennis courts in that area will increase rainwater runoff to the north and east, directly into the adjoining MGRA residences and common area property to the east and to the condominiums/townhomes to the north. This Club land may already have inadequate drainage, as during the major flooding of 2013, there was significant standing water in this Club area (the "detention pond") and it was necessary to cut channels from the pond to the private driveways of the residences to the north, to allow water to drain to the street. The existing drainage in the Club's northeast corner was inadequate for this area. Increased runoff from the proposed new tennis courts would exacerbate

the lack of drainage and could lead to similar flood-like conditions with less rainfall, potentially damaging the surrounding MGRA residences and property.

Thank you for your attention to this matter.

- Heather Caspi
5610 Pennsylvania Ave, Boulder, CO 80303
tel: 303-284-3600

From: [Amir Caspi](#)
To: [Van Schaack, Chandler](#)
Cc: heather_caspi@gmail.com
Subject: LUR2014-00095 -- comments and concerns
Date: Thursday, November 20, 2014 11:38:49 PM

Dear Mr. Van Schaack:

I am writing today to provide comments on the proposed expansion of the Meadows Swim and Tennis Club, review number LUR2014-00095. I have significant concerns regarding errors in the expansion plans provided to the City, and questions regarding the legality of some of the proposed expansions.

I have reviewed the public documents available at <https://www-webapps.bouldercolorado.gov/pds/publicnotice/index.php?caseNumber=LUR2014-00095> ... my concerns are as follows:

1) On some of the overhead-view maps, there appears to be a fundamental mistake: North is mislabeled, where the arrow actually points West. This is particularly evident on [07 Site Plans Meadows.pdf](#), where the property layout can be seen with reference to Racquet Lane and the surrounding residential properties. Map A0.1 on [08 Architectural Plans Meadows.pdf](#) is similarly mislabeled, although A0.0 and A2.1 appear to be correct (I cannot evaluate if the elevations on A3.1 and A3.2 are correct or not, based on the mislabeling on prior maps). The map at [11 Utility Plan Meadows.pdf](#) appears to be properly labeled, as is [15 Solar Analysis Meadows.pdf](#).

This mislabeling causes significant confusion, not just to the public who are reviewing and commenting, but even to the City Planning Board. In particular, the Notice of Development Review Application mailed to homeowners notes the project description as enclosing "two existing tennis courts on its north side," when in fact the proposed new enclosure is on the WEST side. Consequently, the Notice does not accurately describe the project because the documents provided by the Architect to the City are themselves not accurate.

Because of this significant issue, I believe that the public comment period must be extended by at least another 30 days following the correction of this mislabeling by the architect. With the architectural documents and Notice as currently provided to the public, non-expert members of the community could be fundamentally misled about the scope and location of the expansion, and will not be able to provide a properly informed opinion. The public must be provided another opportunity for comment after the Architect has corrected this mistake.

2) The Notice does not mention the proposed construction of two new "regular" tennis courts in the northeast corner of the property (mislabeled as the southeast corner). This additional expansion can be seen in Map A1.1 on [07 Site Plans Meadows.pdf](#) (lower right corner). The Notice mentions construction of new _platform_ courts, and relocation of existing platform courts, but does not mention the construction of two new regular courts.

Again, because of this lack of accurate and complete information in the Notice, I believe the public comment period must be extended by at least 30 days, following the mailing of a corrected Notice to homeowners in the area so that they may make

a properly and fully informed decision.

3a) The proposed new courts in the northeast corner, as shown in Map A1.1 on [07 Site Plans Meadows.pdf](#) (lower right corner; mislabeled as southeast corner), will directly abut the property line separating the Club and the adjacent Meadow Glen Residents Association (MGRA). That is, the Club is proposing "zero lot line" building. Is such "zero lot line" building legal and appropriate for the Club's RL-2 zoning and location within a residential community?

3b) Regardless of legality, building to the property line will not allow for proper screening of the proposed new tennis courts from the surrounding residential properties. Although a 7.5-foot-tall masonry screen wall is proposed to be built on the property line, the proposed "zero lot line" building allows absolutely no landscape screening (e.g., trees and shrubs). Masonry walls are not only unsightly, they do not provide the same level or quality of visual screening that natural leafy landscaping would provide. Admittedly, there is no existing landscape screening between the existing courts and the residential properties, but the existing courts are dozens of feet farther away than the proposed new courts would be.

3c) Map A1.1 on [07 Site Plans Meadows.pdf](#) denotes a "50-foot non-building easement" separating the proposed new courts (in the northeast corner, mislabeled as the southeast corner) from the residential properties to the east (mislabeled as the south). Labeling this land as an "easement" is completely misleading. The "easement" language stems from the original 1976 PUD (Everett/Zeigel Associates), however the site plan for this PUD assumes that the Club and the adjoining MGRA are part of the same property. This is not the case -- the MGRA is an entirely separate, and separately-owned, entity from the Club. The alleged "50-foot non-building easement" as shown on the Club proposal is wholly owned by the MGRA, entirely within the MGRA property line. The Club has no legal ownership of, interest in, nor control of this MGRA property, and the land is in no way an actual, legal easement.

Hence, while this land may have been originally labeled an "easement" on the original PUD, it is not actually in easement in name, in law, or in practice. The labeling of this MGRA property as an "easement" is therefore entirely misleading -- it is MGRA property to which the Club has absolutely no claim. There is NO legal easement between the proposed new courts and the Club's property line.

4) All of the above concerns notwithstanding, the proposed new tennis courts in the northeast corner could significantly reduce property values for the residences near the proposed addition (5606-5616 Pennsylvania Ave). The new courts, directly abutting the property line, would be within 50 feet of these houses, and within only 20-30 feet of their backyards. In addition to the increased noise from the proposed new courts, and the decrease of visual appeal from the proposed unsightly masonry wall, the proposed additions would also detract from the natural views of the Flatirons and the surrounding greenery from these properties. While views may not be legally guaranteed or protected, loss of such iconic views would significantly and negatively affect the property values for these residences.

In summary, I believe that the fundamental errors and omissions on both the Club's application and the Notice of such warrant immediate corrections mailed out to homeowners, followed by an extended period for public comment prior to any decision by the City.

Thank you very much for your consideration of these comments and concerns.

I look forward to hearing from you.

--- Amir Caspi
5610 Pennsylvania Ave, Boulder, CO 80303
tel: 303-882-4812

From: [Suzanne Kohlmann](#)
To: [Van Schaack, Chandler](#)
Subject: Meadows Club - application questions
Date: Sunday, November 16, 2014 3:11:05 PM

Hi Chandler,

We received the letter regarding the application the Meadows Club has submitted. (LUR2014-00095) There are only a few phrases at the top of the page that describe their application and we're wondering if you can provide more detail. Specifically:

- the proposal includes construction of two new tennis courts - where on the property would these be in relation to the club house? Northeast? (if you have images of what is planned, that would be wonderful)
- relocation of two existing courts - assuming the two to be relocated are not the two directly north of the club house which sound like the ones that will become covered, where will the two current courts on the west side of the property go? What direction in relation to the club house?
- how much additional square footage will the expansion of the club house add?
- are there any plans for increased parking capacity?
- are there any plans for modifications in traffic flow?

To be honest, the noise from the club is what we'll call "barely tolerable" as it is. People are regularly slamming doors on their cars at 5:30 am and at 11 at night. They are yelling across the parking lot at all hours. There is drug use in the parking lot. During special events the traffic comes extremely close to our backyard fence and is very noisy. We knew about the club when we bought the house and we like that it's usually very serene and family friendly. The drawbacks have been less than required for us to take action. The prospect of growth of the club though is very concerning.

We appreciate any additional information you can provide in order to submit our comments by the 21st.

Thank you!
Suzanne Kohlmann

From: [Keenan, Jan](#)
To: [Van Schaack, Chandler](#)
Subject: Request to Notify
Date: Friday, November 14, 2014 7:59:29 PM

I received a notice from the city of Boulder regarding the proposed expansion of the Meadows Club. I am writing to say that I wish to be notified of the exact Planning Board hearing date and time for a decision on this application.

jkeenan@du.edu

Jan Keenan
Professor
Psychology Dept.
U. of Denver
Denver, CO 80208

FAX: 303-871-4747

From: tomlisa2006@comcast.net
To: [Van Schaack, Chandler](#)
Subject: lur2014-00095
Date: Tuesday, November 11, 2014 10:50:25 AM

Thank you for taking time to process comments on 5555 Racquet Ct (LUR2014-00095).

1) We have lived within 500' of the Meadows Club for about 8 years. Obviously we knew about this facility when we moved in and in general we feel it is a great family-oriented club! We have never had any serious issues with the tennis or swimming activities. What we did not fully

realize was that the MC is also a social club with frequent evening activities from May through September. These include outdoor parties and

cookouts with alcohol, music, crowd noise and people in the pool which often go past 10 pm, even on weeknights. (Yes, our HOA (Meadowglen)

has voiced complaints to them over the years about this.) Therefore we do not object to more tennis courts, but we do object to enlarging the

clubhouse facilities because we feel that will lead to larger and/or more frequent evening events.

2) The MC is somewhat unusual in that it is surrounded on all 4 sides by residences which contribute significant property taxes. I would urge you

to stop by one day and walk all the way around their property to observe this.

3) There are about 10 homes in this neighborhood whose owners are also members of the MC. I am certain they will all write in support of the proposal,

which is their right, but if they do not identify themselves as MC members they are being less than forthright.

4) If the clubhouse expansion is approved, we would appreciate it if you would at least require more noise-blocking landscaping!

Thank you again,

Tom and Lisa Steele
840 Racquet Ln

From: [Archie Smith](#)
To: [Van Schaack, Chandler](#)
Subject: Meadows Swim & Tennis Club Amendment
Date: Monday, November 10, 2014 10:52:17 AM

Hello Chandler - We have two concerns regarding this amendment:

Parking – There is no plan to increase parking on site. When the first covered court was erected, there was a substantial increase in the number of vehicles parked in the existing lot, especially at night. When the new covered court is erected, and two new outdoor courts are added, more vehicles can be expected. We did not see the capacity of the lot mentioned, and there is no estimate of the adequacy of the lot during peak activity. In the past overflow vehicles have parked along both sides of Racquet Lane, resulting in one lane traffic. This is a safety hazard. Recently, visitors during swim meets have mostly parked along one side of Racquet Lane south of the club, which is an improvement. However, there are often vehicles parked on the north side of the short block between 55th St. and the club during peak activity, again restricting traffic.

We think the club needs to propose a detailed parking plan.

Speeding & Traffic Safety – In the Circulation section D.1 of the proposal, it is stated that “the existing winding street prohibit high speeds” Presumably this refers to the curves on Racquet Lane south of the club. However, we have noted many drivers travelling faster than most Meadow Glen residents, and turning into the club. The most hazardous stretch is the block between 55th St. and the club. Drivers turn on to Racquet from 55th and accelerate into the club, without much regard for traffic coming north on Racquet and attempting to make the left turn toward 55th. When there are two or three cars parked on the south side of Racquet, it is difficult for the drivers making the left turn to see oncoming vehicles from 55th. A related situation holds for drivers exiting the club, making a right turn and accelerating toward 55th, without much regard for traffic coming north on Racquet. The situation here is made worse when there are vehicles parked on the north side of Racquet toward 55th, especially when the road is snow covered. The parked vehicles may belong to local residents or club visitors.

We think there should be no parking on the north side of Racquet Lane between 55th St. and the club entrance.

A stop sign should be installed at the entrance to the right angle intersection, for drivers exiting the club.

The Club should agree to a policy of asking drivers to not speed and use caution when approaching the entrance.

Overall, we think that the proposed changes will be beneficial to tennis in the Boulder area.
Archibald & Margaret Smith

851 Racquet Lane, Boulder

From: [Deirdre Parker](#)
To: [Van Schayck, Chandler](#)
Cc: [Dale Zimmerman](#)
Subject: Meadowers Club expansion
Date: Saturday, November 08, 2014 3:22:38 PM

As a 10 year resident of Meadow Glen, I would like to know when the planning board will be addressing this issue. All of the residents need to be informed of the time and place. The letter some of us received does not address that critical info. Personally, I am very opposed to any more expansion into our peaceful glen. It will have a very negative impact on almost every resident. Compromising our views, noise, ambience, parking, etc.

Thank you,
Deirdre Parker
817 Racquet Ln.
Boulder, CO 80303
303-494-5817

Sent from YesVideo by YesVideo, Inc.

http://cp.mcafee.com/d/k-Kr418SyMy-MY-qe1TPHRS7454PHRS74TQPq5mem3hOCyyhKJud7aqbX9IPiAm9XJyJwkgGSuxYrHh7kaHhGpdAaJDEv6RjWNR2L4qCjrdZd7LITZvAmrEFTpwZOWbz_91TpKYNORQX8EGThvKfGhBrwqhdECKYDuZXTLuZPpPesRG9pChbkDnE_itic3b8l7Llib6QIB5ZfGH0fUSQDMdFIEI6NLZgGoEqb7JA3h1UuJJaH05CCr67TVKHLAnIPed

Van Schaack, Chandler

From: J Kohlmann [kohlmannj@yahoo.com]
Sent: Friday, May 15, 2015 12:38 PM
To: Van Schaack, Chandler
Subject: LUR2014-0095 comments

Hello Chandler,

In regard to the Site Review Amendment listed in the subject line, I just wanted to add an additional comment to my previous comments from earlier this year.

After reviewing the documentation online for this Site Review, I see that The Meadows Club is asking for a lighting variance. I strongly urge the Planning Board to deny this variance. While it may be true that the currently allowed light level is below national tennis guidelines, the applicant should remember that they are in an RL-2 zone, not a commercial zone. Light pollution is insidious, and with their addition of new indoor courts, they will have greater access to games at any time of day, mitigating the need to make brighter outdoor lighting.

Thank you for your consideration. Please contact me via email or the phone number listed below if you have any other questions or need further clarification on anything.

Best regards,
Jared Kohlmann
5528 Friends Pl
(303) 815-9566

Van Schaack, Chandler

From: Martha Poley [poleymartha@gmail.com]
Sent: Thursday, May 21, 2015 11:47 AM
To: Van Schaack, Chandler
Subject: Comments on LUR2014-00095_RR2

Dear Mr. Van Schaack,

We live at 1020 55th St and our home backs to the Meadows Club property. The master bedroom, which is on the 2nd floor, faces the clay tennis courts on the east and looks out toward the shed and the platform tennis courts on the south. Because of our location, we are sensitive to lights and noise.

We were glad to see that no lights are planned for the clay courts and the other courts to the east of the clay courts. Indeed, when they were built we were guaranteed they would never be lighted. The new LED fixtures for the platform courts will undoubtedly be brighter than the existing lights, so should be well-baffled and pointed downwards.

We have heard that there is a 10 PM "lights out" policy, but this is not honored consistently, and occasionally court lights are left on all night.

The detention pond is a concern in that our sump pump usually runs steadily most of the time each Spring. We hope that this pond will not add materially to the load on our pump.

Noise from the Meadows Club has been a constant concern for us in the 25 years we have lived in our home, and the paddle tennis courts have increased the decibel level since they were first built. The metal material used in their construction, coupled with aggressive play, is inherently disruptive. It is difficult to enjoy our outdoor property when these courts are in use. Any relief would be appreciated!

Sincerely,

Robert and Martha Poley

Van Schaack, Chandler

From: leslie reintsema [colo.leslie@gmail.com]
Sent: Thursday, May 21, 2015 1:02 PM
To: Van Schaack, Chandler
Subject: Meadows Swim & Tennis Club

Dear Mr. Van Schaack,

My husband, two children, and I purchased our home at 960 55th Street almost four years ago. We are aware of the recently proposed development, expansion and construction at the Meadows Swim & Tennis Club (555 Racquet Lane, Boulder, CO 80303) as set forth in Review Nos.: LUR014-00095 and LUR2015-00018. Further reference to the Meadows Swim & Tennis Club will be "the Club."

My husband, two children and I are very concerned about the negative impacts of the extensive and unnecessary "improvements" to the Club. The proposed projects not only will directly effect us as a family and homeowners, but will adversely impact the surrounding community as a whole. Some of the obvious concerns include:

Increased noise and light pollution: Presently, we have to tolerate much "people noise" associated with tennis and loud voices, equipment used to clear, clean and dry the courts, and regular court maintenance/repairs. Most of the noise is confined to waking hours, although we have been disturbed/awakened numerous times by loud voices coming from the outdoor patio at night and traffic/parking in the easement (along our property line) in early morning hours (associated with swim meets). Obviously, if this extensive project is allowed, the construction noise would be a huge, though finite impact with subsequent infinite increases in noise and light pollution associated with new/expanded building(s)/outdoor patio and court(s). We recently erected a new fence to help mitigate the unsightliness of the courts, unkempt easement, and trash that finds its way onto our property from the Club's property. The fence has proven to be a substantial visual improvement but will not ease increased noise and light that will surely impact our family and neighborhood should the project go forth.

Parking and Traffic: These are current issues with frequent heavy traffic and overflow of parked automobiles in/around the neighborhood. Apparently, the Club's proposed project does not include plans to mitigate this issue. Therefore, the safety and health (increased toxic emissions of driving and idling) of ourselves, our children and our pets will be further compromised... not to mention the adverse impact of our neighborhood's "climate." The Club is an island in the middle of *neighborhoods* with its unique "feel". One also wonders how these "improvements" will effect our property values?

Landscaping: Currently, there are numerous mature trees along much of the (west) easement which significantly reduces the unsightliness of the tennis courts, provides shade and natural beauty, and offers an environment for birds, squirrels, and the like. There appears to be a great likelihood that some, if not all, of these trees may need to be removed to make way for manmade structure(s). This would be incredibly unfortunate on many levels. The Club has made minimal efforts to landscape to beautify or "de-emphasize" enclosures (as the PUD expressly requires). In fact, the (west) easement is rife with noxious weeds (and trash). We have worked the land along our fence line to mitigate weeds, slash, trash, and other yard waste that had accumulated over the years prior to our home ownership. The Club takes minimal responsibility to care and nurture their property in a responsible, neighborly way. The sheer amount of weed overgrowth, trash, and wayward tennis balls is shameful. One wonders once the proposed construction is complete whether the land will be further decimated and ignored?

Water drainage: As we compose this letter, our sump pump is and has been active for over a week. The flood of 2013 was devastating and seems to have changed the water table and flood plain lines, especially in this area of Boulder County. Has the Club had the proper surveys, etc. to ensure that any construction doesn't further impact flood/drainage issues in/around our neighborhood?

Density: By erecting another building(s), expanding the clubhouse, and putting in more courts, the quality of life for the immediate home owners will be significantly impacted. This is our home, neighborhood, community... we purchased our home (in 2011) with no knowledge of this extensive project. The choice of our potential home during our search was greatly influenced by the natural ambiance of the yard and surrounding setting. Although our home is in the city limits, it currently offers adequate privacy and "elbow room", making it a natural choice for our family. The thought of a crowded, elitist, noise/light polluting tennis club pushed up to our property line is demoralizing. Additionally, the "improvements" just don't seem necessary; the courts are rarely at maximum capacity (if ever). Instead of building more and more, we would suggest that the Club take care of what they currently have... beautify their property with landscaping, remove noxious (i.e., *illegal*) weeds from their property, and improve their traffic flow and parking issues.

We, Anne and Carl Reintsema of 960 55th Street, Boulder Colorado strongly oppose any expansion and/or additional development of the Meadows Swim & Tennis Club. We recommend that you, the City of Boulder Planning and Development Services Center deny the project as proposed by the Club.

Thank you very much for your consideration of our concerns,

Anne and Carl Reintsema
303 499 1322

To: Chandler Van Schaack

From: Janice Branam and Jill Marshall

Re: Meadows Swim and Tennis Club, Review # LUR2014-00095 & LUR2015-00018

Date: 5/21/15

We own a home at 5521 Friends Place, Boulder, CO. We and our neighborhood will be negatively impacted by the proposed expansion of the Meadows Swim and Tennis Club. Our concerns are:

1. Light pollution
 - a. The club allows 24/7 access to its current indoor court. Based on feedback from our neighbors who live 200 feet from the recently added indoor courts, the lights are on at random hours such as 2 am and shine into their bedroom windows. According to the discussion at the neighborhood meeting, there will be approximately only 50 feet from our property line to the indoor court allowing for 24 hour around the clock light disturbance. In addition to the light pollution from the indoor courts in the middle of the night, how many exterior flood lights will be installed to illuminate the exterior of the indoor court?
2. Noise pollution
 - a. Given today's virtual economy many people work from home (including Jill). Thus, the addition of the new court and expanded tennis courts could increase noise levels during the day. The 24 hour access means that noise pollution could also extend through all hours of the evening and night.
3. Increased traffic
 - a. Currently when there is a tennis or swim meet, there is not enough parking to accommodate the participants and those participants clog our little cul de sac making it unsafe for young children. With an increased number of courts and an expanded clubhouse, we can assume part of the objective is to increase usage, resulting in more traffic the club cannot currently accommodate.
4. Water drainage
 - a. What is the environmental impact of the expansion? Has the club conducted a due diligence and corresponding plan of action to ensure the expansion does not impact an already weak and slow moving drainage flow? Many homes around the Meadows club were impacted by the flood of 2013. What is the plan for flood abatement?
5. Tree replacement

- a. How many trees will be sacrificed in the expansion and what commitment has the Meadows made to replace those trees with **mature** trees and maintain their health? The trees planted to resolve this issue near the most recent expansion are not mature trees.
6. Relevance of the plan given today's reality
- a. Our understanding is the plan for the indoor tennis court structure (50 feet from our property line), was approved 40 years and was not built when it was originally planned (mid 80's). We bought this home in 2003. Had the 30+foot tall, 15,000 square foot building been built according to schedule, we would have never purchased this home. Had we known there was a plan to build the structure, we would not have bought this home. Is the plan still appropriate and relevant given today's development?

In summary, we are fearful that the club expansion will negatively impact the quality of life of our neighborhood and even the safety of the children in our cul de sac. We are also of the opinion that the 40 year old plan is no longer appropriate. Please take these very real concerns into consideration and should you approve the expansion, request a commitment from the Meadows club to resolves these community detriments.

Mike Fettig
5525 Friends Place
Tel: (303) 319-0444

Chandler Van Schaack
City of Boulder
Planning and Development Services
1739 Broadway, Third Floor
Boulder, CO 80302
vanschaackc@bouldercolorado.gov

Review Nos.: LUR2014-00095 & LUR2015-00018
Location: 555 Racquet Lane
Project Name: Meadows Swim and Tennis Club
Applicant: Jim Bray

This letter is submitted in objection to the proposed development, expansion and construction at the Meadows Swim & Tennis Club, as set forth in the referenced Review Numbers.

As you are aware, the original pool, clubhouse, parking lot (required for 92 cars) and tennis courts (with limited lighting, all approved on Site 2 of the Meadow Glen PUD were approved in 1976 under a Special Use Permit, which was approved by the City of Boulder in conjunction with The Meadow Glen residential development of 125 homes and other townhomes (Sites 1 & 3). The Meadow Glen Club was constructed within a few years thereafter substantially in accordance with the attached Club Development Approvals addendum.

Thereafter, the homes located on Friends Place (just west of the Club), and where I live, were completed around 1992.

The PUD and special use permit for the Club (Site 2) provides that any additions to the existing buildings and enclosure to the tennis courts that were depicted in the original approval would need to be reviewed by the Planning Department to ensure consistency with the original PUD, and architectural and general compatibility. In 2008, the Club applied and received approval for and enclosure of 3 of the tennis courts – of the 5 which were approved to be enclosed. At that time, over the objections of the Meadow Glen Homeowner’s Association as well the surrounding community, the Club was able to show that the enclosure was consistent with the original PUD and architectural and general compatibility. Note, however, that the courts that were enclosed in 2008/2009 were located IN THE MIDDLE OF THE TENNIS CLUB PROPERTY AND THUS BOTH MINIMIZED THE ADVERSE IMPACT OF THE ENCLUSRE AND SUBJECTED ALL THE SURROUNDING HOMES SOMEWHAT EVENLY.

Now, in 2015, **FORTY (40) YEARS** after obtaining approval of the club improvements, and long after the neighborhood has been fully developed entirely of residential improvements, the Club wants to enclose two more tennis courts which in this case are located within 50 feet of homes that have been developed adjacent to the tennis courts and parking lot. The Club is also applying to both enlarge the clubhouse and add more paddle tennis courts (in both instances, in excess of what was approved in the original PUD and Special Use Permit). This request on the part of the Meadow Glen community is not congruent with the community’s wishes or best interests.

The Club’s application for expansion fail to satisfy or comply with the express terms of the PUD and Special Use Permit as follows:

1. 92 parking spaces are required. Also, the Planning Dept. Conditions expressly provide that “[t]he parking and driveway must be brought to City standards by providing assurances for paved parking for the existing demand . . .” At the present time, the Club only provides 89 parking spaces and as set forth below, fails to provide sufficient parking for existing demand.
2. Clubhouse with a total of 5,650 square feet. At present, the Clubhouse is 5,876 square feet, which already exceeds the originally permitted square footage. The Club now seeks to add an additional 2,500 square feet (representing an approximately 50% expansion of what was originally approved), plus an outdoor patio area of an additional 1,500 square feet.
3. “Stage 6” of the Development Schedule: “Court enclosure five courts maximum Fall 1985/1986 to be finished”.
4. Tennis court enclosures and other structures to be de-emphasized to greatest extent possible with raised earth and plantings at building line.
5. Landscaping Intent – as stated in the schedule above, the approved plans required the Club to provide all of the following: “Intensive landscaping at all open space. Berms and landform at future indoor court structure. Special screen planting at perimeter.”

NEGATIVE IMPACTS AND CONCERNS:

Parking. The Club already fails to satisfy originally required parking spaces. The Club now proposes to add approximately 50% additional square feet of clubhouse improvements and add additional paddle courts, which go beyond the additional approval, and add tennis court enclosures, all of which will increase use of the Club. However, the Club proposes no additional parking. Parking is insufficient based on existing improvements and the surrounding community often is burdened with members parking throughout the surrounding neighborhood (and not in the Club parking lot) for swim meets, tennis and paddle court tournaments and special club events. Also, for many events, the Club opens the gate to the 50 foot “easement” area that allows access to the west side of the tennis courts that they are proposing to enclose (parking cars on the unpaved landscaped areas). This is clearly indicative of a facility that already lacks sufficient parking. In addition, Members and their guests are often forced to park on Meadow Glen streets and neighboring cul-de-sacs (including Friends Place where our home is located). With the increase of the Club amenities and use of the parking lot, there will be an increase of traffic in and out of the lone entrance to the Club (through the residential community) and will significantly increase the noise emitted from the Club property. This is an unreasonable adverse impact on the entire residential community.

Clubhouse Expansion. The Clubhouse already exceeds the originally approved square footage, and the Club now seeks to not only increase the size by almost 50%, it seeks to add an outdoor patio in excess of 25% of the existing total square footage – neither of which were approved in the original PUD. The increase of clubhouse square footage will clearly increase the year-round use of the Club, with resulting traffic and noise adversely impacting the community. Worse yet, the addition of the outdoor patio is clearly intended to allow for outdoor event space which will create even more unacceptable noise levels. Neither of these expanded uses were approved in the original PUD and with the full residential development of the surrounding community on 3 sides of the Club, should not now be permitted to the detriment of all homeowners. Clearly the rights and needs of the existing homeowners who purchased their homes based on the existing state of the Club outweigh the desires of the Club members who wish to be entertained on the Club patio.

Tennis Court Enclosure. The 5 enclosed tennis courts were approved in 1976 (approximately 40 years ago), and the agreed upon schedule for construction of the enclosures was Fall 1985/1986 (30 years ago). Our home, and many of the Meadow Glen homes, were built and sold subsequent to that date. Had the Club complied with the approval to construct the tennis court enclosures as agreed and as approved in the Meadow Glen PUD, homeowners could have made a knowing and conscious decision to

purchase with the existing Club improvements. Instead, the Club “slept” on its rights to construct the tennis court enclosures for 30 years. It simply is not reasonable or equitable to allow the Club to construct those improvements after numerous homeowners have made substantial investments in their homes after the Club failed to exercise its development rights. Furthermore, the PUD expressly requires any proposed enclosures to be “de-emphasized to the greatest extent possible” and with “raised earth and plantings at building line”. The proposed enclosure is massive (encompassing over 15,000 square feet) and clearly has not been “de-emphasized” in any way. Also, to date, the Club has failed to provide any raised earth or berms along the western side of the proposed court enclosure, and has not planted, nor do the plans call for, “intensive landscaping” for screening of its proposed court enclosure. Finally, the proposed court enclosure, together with the resulting more intensive use of the parking lots (and surrounding community) unfairly impacts the homes located adjacent to the western tennis courts that are proposed to be enclosed. At a minimum, if any, courts located at the interior of the Club should be enclosed and not those located immediately adjacent to existing homes. The proposed Club improvements are not consistent with the original PUD and are not architecturally and generally compatible with the community. The Club has operated without such tennis court enclosure for 30 years – they should not now be permitted to adversely impact the community with this unnecessary improvement.

Noise – With the proposed expansion, the clubhouse will allow for significantly larger functions and events, the parking lot will be more intensely and more often be used, more tournaments and events will be staged both in the summer and now in what otherwise would be the off-season, and night-time use will be greatly increased immediately adjacent to existing homes. This simply is not reasonable or equitable to the surrounding community and unfairly elevates the rights of tennis club members above those of the surrounding homeowners. Again, the Club and its members have operated without these amenities for over 30 years and they are not now necessary (at least not to the detriment of the surrounding community).

Light Pollution - There is currently significant light pollution until 10 PM from use of the outdoor courts and from members’ vehicles often as late as 11 PM. With expansion and additional enclosed courts, adjacent homeowners will be exposed to additional light pollution, often all night as there are three (3) large windows (7’ X 10’) located near ground level, which are NOT COVERED and are often left open with all the lights on all night long. Attached is a photograph showing the light emitted from the existing court enclosure during the night. Although my cell phone photo may not clearly depict, there is SIGNIFICANT light emission/pollution from these three windows, ESPECIALLY IF YOU ARE WITHIN 50 FEET, as the proposed enclosure would be to our home. The newly proposed enclosure is closer to existing homes (50 feet) than the existing enclosure (200 feet) and will therefore have an even greater negatively impact on adjacent homeowners. This should not be approved or permitted.

Landscaping. - -Currently there are approximately 15 mature trees on the “easement (50 foot)” along the western boundary of the tennis courts that are now proposed to be enclosed. Clearly, the trees provide limited screening of the courts, and fall well short of the “intensive” screening and “de-emphasizing to the greatest extent possible” of the enclosure, as required by the PUD. Also, there currently are no berms in this area, and none are proposed in the Plans, and the ground below the trees is consistently un-kept, houses LOTS of illegal noxious weeds and attracts trash and tennis balls. As stated above, the Club regularly uses this unpaved property for overflow parking since the parking lot is insufficient for many Club events. The Club should not be permitted to construct the court enclosure, and if approved, they must be required to comply with the PUD in all respects, including intensive landscaping, screening and raised earth berms. Also, as a condition of any approval, the Club should be required to properly maintain this area, including elimination of noxious weeds and trash.

Quality of Life – While this proposed expansion of the Club and/or enclosure of two more courts, **forty years after its original approval**, will enhance the pleasure of its tennis and swim members, it would do so with considerable and substantial negative impact on the surrounding community. The pleasures and desires of the tennis club members should not be prioritized over the rights of surrounding homeowners who have made a home (with significant financial investment) in this community and will suffer significant negative impact by all aspects of the proposed (and unnecessary) expansion of the tennis club. I therefore request that you please deny any expansion and/or additional development in the Meadow Glen Tennis Club.

Thank you for the Board's consideration.

Mike Fettig

CLUB DEVELOPMENT APPROVALS

DEVELOPMENT SCHEDULE

- A. Approximate date of expansion start: September 1977
 B. Stage/dates of project.

<u>STAGE</u>	<u>APPROXIMATE START/FINISH</u>
1. Parking lot landscaping/dust control.	Fall 1977
2. Five tennis courts (north)	Fall 1978
3. Two tennis courts (east)	Fall 1979
4. Clubhouse expansion. Court lighting.	Fall 1980
5. Paddle tennis courts and racquet ball courts	Fall 1982
6. Court enclosure five courts maximum.	Fall 1985/86

- C. Open space provided and developed as additional courts are accomplished.

ARCHITECTURAL INTENT STATEMENT

Addition to clubhouse to match existing building in appearance and details. Tennis courts enclosures and other structures to be de-emphasized to greatest extent possible with raised earth and plantings at building line. Exterior walls surfaces to be wood.

MINIMUM IMPROVEMENT SETBACK (See Site Plan)

MAXIMUM BUILDING HEIGHT

35 feet

MAXIMUM STORIES

Two (2)

MINIMUM PARKING

92 Automobiles

EXTERIOR PAINT AND STAIN COLOR

Dark brown stain to match existing clubhouse.

SIGNS

No additional exterior signs required.

Low level, ground mounted lighting maybe provided in future. New 55th Street sign to incorporate Meadow Glen and Meadows Club names.

LIGHTING INTENT

Low level parking and walkway lighting. Eight courts maximum lighted with low-glare type tennis court fixtures.

LANDSCAPING INTENT

Intensive landscaping at all open space. Berms and landform at future indoor court structure. Special screen planting at perimeter. Central sprinkler system.

SUBDIVISION AND PLATTING REQUIREMENTS

Lot to be platted showing land exchange and easement related to Meadow Glen. No future subdivision of site.

MAXIMUM FLOOR AREA	EXISTING	FUTURE MAXIMUM EXPANSION
Clubhouse	2,650	3,000
Indoor Courts	-0-	40,000 sq. ft.
Racquet Ball Courts	-0-	2,000





May 13, 2015

Mr. Chandler Van Schaack
Planning Department Case Manager
P.O. Box 791
Boulder, CO 80306

Re: LUR2014-00095 (Site Review Amendment) & LUR2015-00018 (Use Review)

Dear Mr. Van Schaack:

The Meadow Glen Resident's Association (MGRA) has a number of concerns about the above referenced Site Review Amendment and Use Review. We would like these issues addressed and resolved prior to their approval.

MGRA is an RL-2 zoning district with 106 homes that surrounds the Meadows Swim and Tennis Club (MSTC) on the north, east and south sides. The impact on homeowners near the MSTC is already substantially more than we would want in a residential area. Our desire is that any modification of the current Meadows Club does not increase that impact, but instead is designed to lessen the impact on the surrounding neighborhoods.

Here are some of the key issues:

Water Management

The MGRA was dramatically impacted by the 2013 floods, as were many neighborhoods in Boulder. Anything that is done to the MSTC should lessen any potential impact on MGRA, not increase the potential impact, as some of our homes are downstream of the Club.

Within the last couple of weeks, water outflow from the detention pond at the northeast corner of MSTC caused some flooding on one of the MGRA homeowner's properties adjacent to the detention pond. This was during relatively minor rainfall compared to the 2013 event. All of the water draining from MSTC flows directly through MGRA property. Covering more of the open ground with hard surface courts will only make that worse. **MGRA requests that the water detention/retention plan for MSTC address the current situation already affecting MGRA homes and make improvements to mitigate the current impact and compensate for the addition of hard surface courts.**

Buildings and Tennis Courts

Additions to the existing Clubhouse have the potential to increase utilization and may increase pressure on parking.

The addition of the two tennis courts on the east side of the property will have the most significant impact on those homes in MGRA directly east of this new

construction. Light and sound from those courts will adversely affect quality for those MGRA homes directly adjacent to these courts.

Parking

MSTC tells me it has made an agreement with Friend's School for overflow parking on days when large events or swim meets are held. For these events, many non-members will be attending. How will MSTC make sure that everyone attending uses the overflow vs. parking in the narrow streets of Meadow Glen?

Additionally, in the event the facility is used for private groups on a rental basis, many people unfamiliar with neighborhood impact will be trying to park in the surrounding neighborhood, having a significant impact.

Parking in the MGRA neighborhood is very narrow in places. Racquet Lane just south of MSTC is especially narrow, and when there is overflow parking from MSTC during swim meets and events, cars may park on both sides of Racquet Lane making it very difficult or impossible for emergency vehicles to pass.

MGRA requests that The City and MSTC specify how parking in the Meadow Glen neighborhood, and especially on Racquet Lane South of MSTC, will be restricted during periods of overflow.

Capacity

While MSTC states that there is no plan to expand from 400 members to the maximum of 450 members allowed, there doesn't seem to be anything to stop them from changing that plan at any time. That could have a significant detrimental impact on noise, parking, etc. for the surrounding neighborhood.

Club Access

MGRA is designed with narrow spaces between houses, with many of the spaces filled with landscaping, shrubs, trees and the like that aren't intended for pedestrian access. We have had an ongoing issue with people cutting through bushes, flowerbeds, etc. to access the MSTC. **MGRA requests that any modification of MSTC restricts access to the club from the parking area only so that nobody is able to cut through the MGRA homes/gardens to get into the club from the east or north sides.**

Lighting

Lighting was specifically noted in the original review as needing modification. Lighting from the MSTC is significantly detrimental to quality of life for those MGRA homes with direct visibility of MSTC lights in the evening. **MGRA requests that all MSTC lighting visible from the surrounding neighborhoods be required to be full cut-off light fixtures that qualify as fully shielded fixtures in order to reduce night sky light pollution and especially lighting spill over into the surrounding homes. Also, exterior court lighting (with the exception of safety/walkway lighting) should be required to go off automatically at 10:00 PM**

Additionally, some MGRA homes get light from the inside of the existing tennis structure that shines out of the windows of the tennis structure and into their windows. That is quite an inconvenience for those homeowners close to the tennis structure. **MGRA requests that lighting from the enclosed tennis buildings be dampened by exterior shutters that deflect the light downward instead of outward into people's homes.**

Construction

During the last construction phase, some of MGRA's property – sprinkler system and landscaping – was damaged. There is concern that it will be difficult to build what is requested here without damage of property outside of MSTC. **MGRA requests that MSTC not use MGRA property to facilitate the construction, and that it be a requirement of approval that any damage done to MGRA property be repaired by MSTC.**

Since construction will potentially impact property on 3 sides of the MSTC property, **MGRA requests that a full survey of property lines and installation of permanent property line markers be performed by MSTC prior to beginning any construction, and that MGRA obtain a copy of the survey.**

Stone Wall

The stone wall is to be built right next to the property line. This will be difficult to do without damage to MGRA property. We are not sure what is allowed by the PUD related to height. Also, the colors and materials to be used in this wall will impact MGRA visually.

MGRA has been providing lawn care on the east side of MSTC for a long time, as the property line is not distinct. If the wall is added and landscaping put on the outside, how will MSTC maintain it?

Noise

On weekends during the summer, MSTC holds swim meets. These come with large numbers of cars, begin early in the morning, and with bull horns, amplified public address systems and loud crowds, the noise can be heard from everywhere in MGRA. This has been very detrimental to the quality of life in our neighborhood. **MGRA requests that as a condition of approval for this expansion MSTC replace the bull horns and amplified PA system with something more suitable for a quiet residential neighborhood. Also, noise measurements should be taken on the day of a swim meet to fully understand the impact to the surrounding neighborhood. MGRA also requests to be copied on the conditions of testing and results (DBA test results and mapping) of noise testing.**

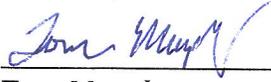
Club Rules

MGRA residents have complained that MSTC does not always follow its own rule to close the pool at 8:00 PM and tennis courts by 10:00 PM. **MGRA requests that**

MSTC agree to enforce its own rules to close the pool by 8:00 PM and tennis courts by 10:00 PM.

Please feel free to contact me if you have any questions about this.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Murphy", is written over a horizontal line.

Tom Murphy
President
Meadow Glen Resident's Association
303-304-9890
tommurphy2@gmail.com

Van Schaack, Chandler

From: Archie Smith [archiesmi@comcast.net]
Sent: Saturday, September 19, 2015 11:22 AM
To: Van Schaack, Chandler
Subject: Meadows Club Expansion

Hello Chandler – The parking agreement between Friends School and the Club only covered the summer of this year 2015. Therefore there is no additional future parking for their events. This is a serious issue because Racquet Lane is such a narrow road, and emergency vehicles cannot get through when cars are parked on both sides of the road. A minimum requirement should be a longer term commitment from Friends School, with the schedule to be adjusted on a yearly basis.

Another issue that has not been addressed is the increased traffic in and out of the Club since the building of the existing indoors courts, which will get worse if two additional indoor courts are built. Members coming and going to the club from/to 55th St. and Baseline Rd. for their tennis games travel noticeably faster than residents. The exit from the Club needs to be adjusted and a stop sign incorporated, so that drivers coming north on Racquet Lane and turning left toward 55th St. have the right of way. This would make this awkward intersection much safer.

Archie Smith
851 Racquet Lane

Van Schaack, Chandler

From: Sally Schneider [sallyschneider@comcast.net]
Sent: Wednesday, September 30, 2015 2:36 PM
To: Van Schaack, Chandler
Subject: FW: LUR2014-00095 - Meadows Club Expansion - request to deny

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Chandler,

I live in one of the 106 homes that make up the Meadow Glen neighborhood. I am writing to ask you to deny the Meadows Tennis and Swim Clubs' request for an expansion. I know you have received emails/letters from other Meadow Glen homeowners, the Meadow Glen (MGRA) HOA board, etc. I support all of their concerns, and, instead of repeating many of the concerns listed in those letters, I would like to emphasize a couple of additional points and ask some questions.

Questions:

1. Have you made a recommendation to the planning board?
2. When can we homeowners see any recommendation you will make?
3. Can we homeowners meet with you?
4. I assume the meeting in front of the planning board is still scheduled for comment on October 14th?
5. I assume I can send an email, rather than a letter to the planning board (the on line instructions say to send a letter and then give the city address). If so, after I have more information from you, I will send a version of this email to the planning board at boulderplanningboard@bouldercolorado.gov.

Additional Comments:

1. Parking:

- I read the developer's parking consultant's report. I think it is not truly representative of the parking situation. The report compares the Meadows Club parking spaces to other tennis clubs. However, the Meadows Club also has a swim club. The consultant's conclusion is that the current parking spaces (about 90) are adequate for a tennis club with 400 tennis members. However, the consultant says nothing about the need for parking for all the people who drive to the club to swim.
- The report does not speak to whether or not there is adequate space for 450 members. 450 is the number of members that can join the Meadows Club. Although the developer says in one of his "reports/letters" that there is no plan to increase the membership to 450 members I think this is not true. I have spoken with some Club members who told me there will probably be an increase in membership. Furthermore, if the Meadows Club expansion is approved by the city there is no way for the city to monitor whether or not the club adds an additional 50 members which would definitely make the current parking not enough.
- I also saw the "agreement" with Friend's school for some weekend day parking (for swim meets, etc.) for ONE YEAR when there are large swim meets. There is no guarantee that any supplemental parking will be available after just one year. Also, this supplemental parking is ONLY for some weekend days and does not speak to the extra traffic that is generated by swimmers on a daily basis.

2. Lighting:

- It appears that the developer is asking the planning department for a variance/rezoning (?) to allow more intense lighting because the club is a “public recreational facility the public can join”. Obviously, the Meadows Club is not a public recreational facility that would be entitled to lighting variances.

3. Two additional tennis courts on North East side:

- I am extremely concerned about the noise impact on the homes and common area in Meadow Glen if these courts are built. I think it would be important for you to show to the Planning Board a full picture of how close those courts will be to the beautiful Meadow Glen homes. The noise, lighting, etc. will have a devastating impact on the use, enjoyment, and property value of those homes and the lovely open/common space we homeowners have enjoyed.
- I think the developer says these two courts should be allowed because they were in the original 1976 PUD. I am not an expert on land use law, however, I would ask, even if something was in a 40 year old PUD does that give the developer the absolute right to build it; or should the city look at the totality of the circumstances as they now exist in the neighborhood? I think these courts will be a disaster for the neighborhood.

4. Balancing Test:

- I would suggest that the city look at a balancing test for this project. The developer has not indicated that the Meadows Club has any compelling economic need to build all the new courts and the expanded club house. However, the economic impact on the value of the neighborhood homes could be devastating and this expansion should be denied.

Feel free to respond via my email or you can contact me via my phone number below. Thank you in advance for answering my questions and considering my requests for a denial of the Meadows Club Swim and Tennis Club expansion.

Sincerely,
Sally Schneider

Sally Schneider
5547 Stonewall Place
Boulder, CO 80303
Tel: 303-499-4554
sallyschneider@comcast.net



CITY OF BOULDER
Community Planning & Sustainability

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 phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **November 21, 2014**
 CASE MANAGER: **Chandler Van Schaack**
 PROJECT NAME: **Meadows Club Expansion**
 LOCATION: **5555 RACQUET CT**
 COORDINATES: **N01E01**
 REVIEW TYPE: **Site Review**
 REVIEW NUMBER: **LUR2014-00095**
 APPLICANT: **Jim Bray**
 DESCRIPTION: **This is a LUR application for Standard Site review to allow removal and replacement of the clubhouse and an addition to enclose existing tennis courts 1 & 2.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards"** – Request for a 39% parking reduction to allow for 92 parking spaces where 151 are required.

I. REVIEW FINDINGS

While some elements of the proposal appear to be consistent with the Site Review criteria as well as the intent of the original PUD approval, there are several issues with the current application which will need to be addressed before staff is able to reach a final decision on the application. In addition, an application for a Use Review is required before the current application can be processed. These issues are outlined in the comments below and will require a revision-level resubmittal. Once the comments below have been addressed, please submit **five (5) full-sized copies of the revised plans as well as digital copies of the revised plans in pdf form**, along with a written statement indicating how each of the comments below has been met, to a Project Specialist at the front counter of the P&DS Service Center. Please note that review tracks begin on the first and third Mondays of each month. The last review track in 2014 begins on December 1, 2014.

Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov to discuss these comments in further detail or to set up a meeting.

II. CITY REQUIREMENTS

Drainage, Erik Saunders, 303 441-4493

1. The Preliminary Grading and Drainage Plan (sheet C1.01), shows the grass-lined drainage swale east of the new outdoor tennis courts to be eliminated and replaced with a concrete pan adjacent to the proposed wall. The Preliminary Drainage Plan must include hydraulic analysis of the proposed pan to demonstrate that the capacity of the channel is sufficient to convey runoff consistent with the Final Drainage Plan prepared by Scott, Cox & Associates, Inc., dated February 15, 2010 and any additional flows resulting from the proposed improvements. Include also a detail drawing of the proposed drain pan within the civil engineering plans. Please revise plans and report accordingly.
2. The time of concentration calculations in Appendix A, "Runoff Calculations", of the Preliminary Drainage Report (Report), appear to contain an error. The results of the Urbanized Check equation should be used as the Final (t_c), however, the reported value for (t_c) includes the addition of the Travel Time (t_t). Please revise the Report as necessary to correct the calculated discharge rates and design volumes resulting from the adjusted term.
3. The flow calculations page for the emergency overflow weir contains an inconsistency with regard to the calculated result for (Q) and the "check" statement at the bottom of the page. Please revise as necessary.

4. The hatch pattern for the pond area shown on the sheet C1.01 does not match the Legend graphic. Please revise as necessary to eliminate the inconsistency.

Flood Control, Erik Saunders, 303 441-4493

The property is located within the 100-year floodplain of South Boulder Creek. All development within the 100-year floodplain must comply with the city's floodplain regulations and will require a floodplain development permit.

Fees

Please note that 2014 development review fees include a \$131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Fire Protection David Lowrey, 303.441.4356

Plans have noted that the building will have a fire sprinkler system installed throughout. I assume that means the indoor courts as well. A fire alarm with notification throughout is also required.

Land Uses Chandler Van Schaack, Case Manager

Staff has significant concerns regarding the proposed relocation and addition of platform courts to the west of their current location. As the applicant may recall, a 2008 Minor Modification request to locate two platform courts due east of the existing swimming pool was denied by city planning staff due to the finding that the proposal did not meet the intent of the original PUD approval, which was "to approve a tennis club and tennis-type facilities that are similar in impact to traditional tennis." Specifically, after staff considered materials provided by the applicant and neighbors, as well as independent investigation to determine the impacts of platform tennis versus paddle tennis, it was determined that platform tennis courts had "greater noise impacts" than traditional tennis courts.

A subsequent application to locate the platform courts in their current location was approved based on the finding that "The alternate location of the platform tennis courts centralized on the Meadows Swim and Racquet Club site would not violate the city noise ordinance (Section 5-9) and would be more compatible with surrounding residential development given the increased distance to the nearest residential structures, which would be over 200 feet away" and that "sound levels near property lines would not exceed the sound levels already generated by the existing tennis courts." Taking these findings into consideration, the proposal to add two new platform tennis courts and to locate all of the courts to the west of their current location, closer to existing residences and with less of a noise buffer, does not appear to meet the intent of the original PUD approval as described above. In addition, assuming the applicant continues to move forward with this application and therefore submits the required Use Review application, the proposal in its current form would not meet section 9-2-15(e)(3) of the Use Review criteria, which requires "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."

Any proposal to relocate the existing platform courts or increase the number of platform courts will require a noise study by a licensed professional in order to demonstrate that the added courts will not violate the city noise ordinance and that any additional noise generated by the courts would be below the limits permitted at residential property lines (i.e., 55 dBI). Any proposal that causes a significant increase in noise levels from the existing noise levels generated by the club will likely have a negative impact on surrounding residential properties and is therefore unlikely to be supported by staff through the Use Review process.

Landscaping Elizabeth Lokocz, 303-441-3138

As the plan develops, a few areas of clarification are needed.

1. Typical Site Review submittal requirements include a detailed tree inventory completed by a licensed arborist. Staff understands that as an existing project a full inventory may not be necessary; however, the number of ash on the property is of concern. At a minimum the existing ash should be called out and their condition assessed. Include a plan for their treatment, removal and replacement in response to Emerald Ash Borer.
2. Sheet C1.02 calls out a possible water service upgrade. The existing services appear to be directly under existing trees and would likely require their removal. Additional evaluation and replacement information is needed to understand the impact.
3. The existing parking lot landscaping was completed in 2010. It is significantly under the full coverage requirements of the code. Evaluate how to address this existing deficiency and include additional planting or removal of the rock mulch to reach the full coverage requirement.
4. The proposed planting plan includes three new trees in raised planters between the existing tennis courts. This

existing gravel area would definitely be improved with some additional planting, but the raised planters with their limited soil volume may not be the best solution. Consider eliminating the raised planters and instead add some curbing if protection is needed. Simple blocks of stone might be an easier installation. Verify that it is possible to irrigate this area and at a minimum specify that bark or fiber mulch is required under the trees. Ground cover around the trees would be preferred. Given the overall size of this area, consider decreasing the tree spacing and increasing their number to provide more shade opportunities and make up for any additional trees removed. Also consider a species other than honeylocust to improve overall diversity across the site. Common Hackberry or Kentucky coffeetree would be good options.

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

1. The Applicant will be required to sign a Development Agreement. When staff requests, the Applicant shall provide the following:

- a) an updated title commitment current within 30 days; and
- b) Proof of authorization to bind on behalf of the owners, such as corporate minutes confirming current officers if the President will sign on behalf of Meadows Club, Inc. or a corporate resolution/delegation if another officer will sign.

Lighting Chandler Van Schaack, Case Manager

The lighting intent as stated in the original PUD approval is to provide "low level parking and walkway lighting, (with) eight courts maximum lighted with low-glare type tennis court fixtures." Staff finds the proposed lighting plan does not meet this intent, and also far exceeds the maximum allowable lighting levels for the use as set forth in the Boulder Revised Code. A detailed analysis of the issues is provided below:

1. Section 9-9-16(d)(1), "Maximum Light Levels at Property Line," B.R.C. 1981, states: "The maximum light level at any point on a property line shall not exceed 0.1 footcandles within or adjacent to a residential zone" except for two scenarios which are not relevant to this application. The current proposal shows up to 0.3 footcandles at the western property line immediately west of the proposed platform courts. The lighting will need to be modified so that the light levels at property line do not exceed the 0.1 footcandle maximum permitted by the code.
2. The applicant requests in their written statement that the existing use be classified as a public recreation use for purposes of determining the maximum allowable light levels on the property. This is not possible, as the Meadows Club is a privately owned facility requiring paid membership for members of the public to utilize the facilities. In order for the club to be classified as a public recreation use it would have to be owned and operated by a public agency. Therefore, the lighting standards for Private Recreation Uses as set forth in [Table 9-11](#), section 9-9-16(e), B.R.C. 1981 apply to the subject property, meaning the maximum allowable light levels are:
 - a. The lesser of 30 footcandles or the IESNA recommended standards for the specific sports venue;
 - b. 5.0 in parking lots; and
 - c. 4.0 in pedestrian areas

Currently, the lighting plan exceeds 30 footcandles in numerous areas across the central portion of the site, and also appears to exceed the 3:1 maximum uniformity ratio for courts in several areas. In addition, the proposed 40,900 lumen lighting fixtures exceed the maximum allowable lumen rating of 23,500 lumens for a field or court area as set forth in Table 9-11. The applicant must revise the lighting plan so that all proposed new lighting meets current lighting standards for private recreation uses.

3. With regards to the existing lighting fixtures, the applicant should note that pursuant to section 9-9-16(c)(1), B.R.C. 1981, The following outdoor lighting improvements shall be installed prior to a final inspection for any building permit for any redevelopment which exceeds the following thresholds:

(A) When development or redevelopment exceeds twenty-five percent of the Boulder County Assessor's actual value of the existing structure, then all existing unshielded exterior light fixtures shall be retrofitted with shielding to prevent light trespass.

(B) When development or redevelopment exceeds fifty percent of the Boulder County Assessor's actual value of the existing structure, then:

(i) All exterior lighting, except existing parking lot lighting, shall be brought into conformance with the requirements of this section; and

(ii) All existing parking lot light fixtures shall be retrofitted with shielding to prevent light trespass.

(C) When development or redevelopment exceeds seventy-five percent of the Boulder County Assessor's actual value of the existing structure, then all exterior lighting fixtures shall be brought into full conformance with the requirements of this section.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has received comments from several neighbors expressing opposition to the proposed expansion. Residents have expressed concern over potential impacts including noise, lighting and traffic. Staff notes that while technically the public notice requirement has been met, given the language in the original PUD approval that the club will provide notice of their intention to the neighborhood prior to any modifications and the level of concern among residents, staff strongly recommends that the applicant hold a neighborhood meeting to discuss the project with surrounding residents and gather feedback. The public comments are attached to these comments. Please contact staff to discuss scheduling of the neighborhood meeting.

Parking Chandler Van Schaack, Case Manager & David Thompson, 303-441-4417

1. Please note that the parking requirement of 92 spaces set forth in the original PUD approval was a minimum requirement based on the anticipated parking needs generated by the maximum allowable floor area for each use (5,650 sq. ft. clubhouse, 40,000 sq. ft. indoor courts and 2,000 sq. ft. racquetball courts) as well as the maximum allowable memberships (three hundred fifty family memberships, fifty single memberships and fifty junior memberships) set forth in that approval. It should also be noted that the floor area anticipated through the original approval was not meant to be aggregated but was use-specific, meaning that while up to 40,000 square feet was allotted for the covering of five tennis courts, that floor area was meant only to apply to the covering of those courts, so any "additional" floor area out of the 40,000 sq. ft. maximum not used in the covering of the five courts would be lost. Similarly, while 2,000 square feet was allotted for racquetball courts, that floor area is intended specifically for that use and is not transferable to another use within the club unless specifically approved by planning staff. Up to this point, the floor area added to the club has remained within the maximum allowable floor area for each use as established by the PUD and has also met current parking standards for non-residential uses in the RL-2 zone through the provision of the existing 92 spaces; however, the current proposal causes the floor area for the clubhouse to exceed the maximum allowable floor area for that use per the PUD and also causes the required parking to exceed the 92 existing parking spaces (the required parking for the 45,537 square feet of floor area proposed is 151 spaces). Because the 92 parking spaces required at the time of the original approval represented an anticipated minimum parking requirement and did not represent a de facto parking reduction, any additional floor area proposed for the club that exceeds 27,600 sq. ft. (the maximum floor area that would allow the existing 92 parking spaces to meet the current parking requirements) is subject to current parking standards. Therefore, in order for the club to continue to utilize only the existing 92 spaces following the proposed expansion, a 39% parking reduction would be required. If the applicant were to pursue this, a 39% parking reduction would need to be requested through the Site Review resubmittal, and should provide written responses to sections 9-9-6(f) and 9-2-14(h)(2)(K), B.R.C. 1981 demonstrating how the proposal meets the parking reduction standards set forth in those sections. At a minimum, the applicant should provide information on the club's operating characteristics, including number of members, typical usage patterns, etc. as well as a parking study. Based on existing parking impacts in the neighborhood, this request may not be supportable by staff; however, the request would ultimately be considered by the Planning Board at a public hearing.
2. Staff is concerned the existing on-site parking cannot accommodate the facility's parking demand based on complaints received by the adjacent neighborhood. Given the neighborhood concerns, a Parking Study will be required to support any changes to the allowable floor area for each use approved in the PUD as well as changes in club membership. The purpose of the Parking Study will be to evaluate the operating characteristics of the facility to establish existing and future parking needs by comparing parking supply and demand. The Parking Study must be prepared by a certified Transportation Engineer and should follow Institute of Transportation Engineers (ITE) standards and also include the factors listed in Section 9-9-6(d)(6), B.R.C. 1981. If the parking demand exceeds supply for the site, the Parking Study must include its' frequency and impacts on adjacent local streets.
3. Please correct the inconsistency for the location and number of accessible parking stalls being shown between the Architectural Site Plan and the Landscape Plan.
4. In support of the site review criteria for circulation and parking, please confirm or propose modifications to the existing bike parking to bring the bike parking into compliance with the bike parking standards found in Section 2.11(E)(2) of the City of Boulder Design and Construction Standards (DCS).
5. Please revise the cover sheet of the site plan to show a required one (1) van accessible space being provided on the site.

Plan Documents Chandler Van Schaack, Case Manager

1. On Sheet A0.0, it is unclear why the applicant has opted to include the locker rooms in the existing square footage and to exclude them in the proposed square footage. The locker rooms are considered floor area, and thus should be included in all floor area calculations for the development. Revise the calculations accordingly. Revise the floor area for the existing indoor courts to read 21,894 square feet. Also, a line should be added to the "Proposed Square Footage" table showing the total floor area of the proposed clubhouse addition.
2. On Sheet A0.0, it is unclear how the applicant determined that a 0.8 FAR is allowed on the subject site. The maximum allowable floor area on the site is determined by the existing PUD approval, so the FAR information should be removed from the sheet.
3. The written statement is currently vague/ inconsistent with regards to what is being proposed. The written statement should include detailed information on all aspects of the current proposal, and should be carefully reviewed to ensure consistency with the plan set (i.e., the written statement currently states that the proposed clubhouse expansion is 15,234 square feet where it is actually closer to 2,500 square feet based on staff's calculations).
4. Please revise all plans so that the north arrows are correct.
5. Please note that unless the "future second story" shown on the south side of the clubhouse is to be included specifically in this application it should be removed from the plan set. While the original PUD showed a future second story in that location, the total clubhouse area is still subject to the maximum floor area limitations set forth in the PUD. Because the existing proposal to expand the clubhouse to the north already exceeds the maximum allowable floor area per the PUD, and future proposal to add additional floor area to the clubhouse would require a new Site Review Amendment and Use Review. If the applicant wishes to add a second story at some point but does not wish to go through another Site Review Amendment and Use Review, details for the proposed second floor addition, including elevations and floor plans, should be included with the current submittal, and the application materials updated accordingly.

Review Process Chandler Van Schaack, Case Manager

Per Condition of Approval #3 for Site 2 as set forth in the original PUD approval, *"Development or modification of the approved recreational facilities (i.e., lighting, covered tennis courts, club house expansion, parking needs, etc) should be subject to Planning Department review and approval. Any expansion beyond the existing and proposed recreational facilities being approved would require additional Planning Board review."* As discussed in the Informational Memorandum on the Meadows Club submitted to City Council in 2008, this means that any changes to the Meadows Club not originally anticipated within the original PUD would require a Site Review amendment, which requires public notice and Planning Board review. In addition, because the existing recreational use is not permitted under current RL-2 regulations, but only as a special use through PUD, a Use Review would also be required for any expansion. The current proposal seeks to add approximately 2,500 square feet of floor area to the existing 5,876 square foot clubhouse, as well as a 1,500 square foot patio area. The original PUD approval allows for a maximum floor area for the clubhouse of 5,650 square feet (2,650 square feet plus 3,000 square foot maximum expansion); therefore, the request to bring the total floor area of the clubhouse to 8,376 square feet requires both a Site Review Amendment and a Use Review. The applicant should submit a Use Review application with the next submittal, to be run concurrent with the Site Review Amendment. Please note that pursuant to section 9-2-15(d)(1), B.R.C. 1981, a Use Review application for a nonresidential use in residential zoning district requires a public hearing and final decision by Planning Board.

The Use Review application materials can be found online at:

- https://www-static.bouldercolorado.gov/docs/PDS/forms/202_lur_application.pdf (Land Use Review application form)
- <https://www-static.bouldercolorado.gov/docs/PDS/forms/209.pdf> (Use Review Attachment)

Site Design Chandler Van Schaack, Case Manager

The original PUD required deemphasis of the tennis court enclosure buildings through design and landscaping. The site design should de-emphasize the building through landscaping to the "greatest extent possible" and by providing "special screen planting at perimeter," as required by the original PUD. While staff understands that landscaping, including earth berms and plantings at property lines, have already been put in place as part of the original construction and given 30 years of growth, the applicant should demonstrate in the current application materials how the proposal meets the "de-emphasis" requirement. Specifically, elevations should be provided which show the proposed tennis court enclosure from the west including existing and proposed screening.

III. INFORMATIONAL COMMENTS

Area Characteristics and Zoning History

The Meadows Tennis Club, part of the Meadow Glen Planned Unit Development (PUD: P-83-109), was approved by Planning Board and City Council in 1976 and has specific conditions of approval related to three different portions of the site - Sites 1,2, and 3. Sites 1 and 3 were developed under low density residential zoning (i.e., LR-D; now RL-2) with a variety of attached and detached housing units and the tennis club, on Site 2, was approved as a special use.

The original approval of Site 2 permitted the development of a recreation club house, swimming pool, 16 tennis courts (5 intended for enclosure), and 4 unenclosed paddle courts. The approval also permitted eight tennis courts to have lowglare outdoor lighting. Since 2008, there have been several minor modifications to the site to allow for the construction of two of the approved tennis courts at the NW corner of the site, replacement of two of the approved paddle tennis courts with platform tennis courts and the relocation of those courts from east of the pool to the center of the site, and the enclosure of the three tennis courts to the east of the clubhouse with a 35' tall building. All of the construction that has taken place so far has been found to be consistent with the intent of the original PUD approval.

Drainage, Erik Saunders, 303 441-4493

Comments provided from the neighborhood indicate that the detention pond area is occasionally utilized for overflow parking during events. Due to the impacts caused by a reduced pond volume, destruction of the vegetative cover within the pond area, and potential erosion control issues regarding sediment and tracking, vehicles may not be stored in the pond area. In addition, new parking may not be established in an area subject to flooding at a depth of 18 inches or greater. Considering these issues, it may be necessary to re-certify the detention pond to ensure the design volume continues to be provided.

Flood Control, Erik Saunders, 303 441-4493

The parking lot is within the 100-year floodplain of South Boulder Creek, as such, in accordance with section 9-3-3(a)(8), B.R.C. 1981, no new parking may be established in an area of the floodplain where flood depths exceed 18 inches.

Utilities, Erik Saunders, 303 441-4493

The Utility Notes on the Preliminary Utility Plan (sheet C1.02), identify that it may be necessary to upgrade utilities services to the expanded structure. If a domestic water service or fire service line upgrade is required, the new service must be tapped on to a water distribution main in accordance with current city standards per section 5.09 of the City of Boulder Design and Construction Standards, (DCS).

IV. NEXT STEPS

Once the comments herein have been addressed, please submit **five (5) full-sized copies of the revised plans as well as digital copies of the revised plans in pdf form**, along with a written statement indicating how each of the comments below has been met, to a Project Specialist at the front counter of the P&DS Service Center. Please note that review tracks begin on the first and third Mondays of each month. The last review track in 2014 begins on December 1, 2014.

Please contact the Case Manager, Chandler Van Schaack, at 303-441-3137 or vanschaackc@bouldercolorado.gov to discuss these comments in further detail or to set up a meeting.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided following review of the revised plan set.

VI. CONDITIONS ON CASE

Draft conditions will be provided once the revised materials have been found to meet applicable review criteria.



CITY OF BOULDER
Community Planning & Sustainability

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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 6, 2015**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **MEADOWS CLUB EXPANSION**
LOCATION: **5555 RACQUET LN**
COORDINATES: **N01E01**
REVIEW TYPE: **Site and Use Review**
REVIEW NUMBER: **LUR2014-00095 (Site Review) & LUR2015-00018 (Use Review)**
APPLICANT: **Jim Bray**
DESCRIPTION: **Standard Site review to allow removal and replacement of the clubhouse and an addition to enclose existing tennis courts 1 & 2. [Please refer to Use Review LUR2015-00018]**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, “Parking Standards”** – Request for a 39% parking reduction to allow for 92 parking spaces where 151 are required.

I. REVIEW FINDINGS

While some of the previous comments have been addressed, there are still several remaining issue which will require a revision- level resubmittal. In addition, further neighborhood outreach is required prior to the next submittal. Additional consideration should be given to how the project can be modified to reduce impacts to the surrounding neighborhood. Once the comments below have been addressed, please submit **five (5) full-sized copies of the revised plans as well as digital copies of the revised plans in pdf form**, along with a written statement indicating how each of the comments below has been met, to a Project Specialist at the front counter of the P&DS Service Center. Please note that review tracks begin on the first and third Mondays of each month.

Please contact the staff case manager, Chandler Van Schaack, at vanschaackc@bouldercolorado.gov or 303-441-3137 with any questions or to set up a meeting prior to resubmittal.

II. CITY REQUIREMENTS

Building and Housing Codes Kirk Moors, 303-441-3172

The Clubhouse entrance on the north side of the addition must be accessible as per IBC section 3411.8.1.

Building Design Chandler Van Schaack, Case Manager

Per the fence standards for athletic facilities set forth in section 9-9-15(c)(6), B.R.C. 1981, “Fencing around athletic facilities, including, without limitation, tennis courts, may be ten feet in height so long as all portions above seven feet are constructed with at least fifty percent non-opaque materials.” The current fence exceeds this height and also does not meet the minimum non-opacity requirement. Please see comments under “Neighborhood Comments” below for additional concerns regarding the proposed masonry screen wall.

Drainage, Erik Saunders, 303 441-4493

1. The Preliminary Drainage Report (Report), states that water quality enhancement is provided through the use of a porous landscape detention facility with infiltration of stored runoff occurring through the gravel basin adjacent to the release structure. If all infiltration is to occur at the gravel basin, calculations must be provided demonstrating that the 8’x8’ area can infiltrate the WQCV in the 40 hour drain time such that standing water does not become a nuisance. It will be necessary to provide a geotechnical analysis with measured percolation rates of the underlying soil at the gravel basin to support this assertion. If the entire pond basin area is to be utilized for infiltration then that area should be accounted for in the percolation analysis. Please revise plan and report as necessary and provide the additional analysis and supporting calculations.

2. The response to comments indicates that overflow parking is accommodated in the detention pond area on several occasions throughout the year. Landscaped storm water quality and detention pond facilities are not to be used for the storage of vehicles, materials, events hospitality or spectator viewing areas. Overflow parking and event staging must be accommodated outside of the pond area and it may be necessary to re-certify the existing pond based on the impacts caused by the parking of vehicles within the pond area.
3. The Preliminary Grading Plan (sheet C1.01) shows the concrete pan outfall at the north end of the proposed tennis courts to discharge runoff flows that appear to bypass the pond basin and release downstream of the weir outlet control. Revise grading plan to provide additional grading detail in the area near the drainage pan outfall to clearly demonstrate that runoff flows will be directed to the detention facility.
4. The cross-section drawings of flows within the v-pan channel presented in the report show a profile of the tennis court and pan that is inconsistent with the contours shown on the grading plan. The Preliminary Grading Plan shows the courts to be sloped directly northward, however the hydraulic analysis of the pan appears to show that the courts also slope eastward such that the runoff is contained on the courts and flows will remain channelized. Revise the plans and Report as necessary to address the inconsistency.
5. The time of concentration calculations in Appendix A, "Runoff Calculations", of the Preliminary Drainage Report (Report), for Sub-Basin A1 appear to contain an error. The length of travel within the existing storm piping along the south and east sides of the existing enclosed tennis courts is closer to 295' rather than the 120' reported. Please revise the Report as necessary to correct the calculated discharge rates and design volumes resulting from the adjusted term.
6. The Block Wall Detail (sheet A3.2), shows the width of the proposed gutter drainage pan inconsistent with the Civil Engineering plans. The proposed design of the pan per the civil drawings is a shallow concrete v-channel 4 feet wide, however, the detail shows a channel approximately 16" wide if scaling from the reported dimensions or 8 feet wide if using the scale as labeled. Revise plans and scale label as necessary.

Fees

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

Landscaping Elizabeth Lokocz, 303-441-3138

Please respond to the previously issued comments. Delaying the response to construction is not a supportable alternative for a project in Site Review.

1. Typical Site Review submittal requirements include a detailed tree inventory completed by a licensed arborist. Staff understands that as an existing project a full inventory may not be necessary; however, the number of ash on the property is of concern. At a minimum the existing ash should be called out and their condition assessed. Include a plan for their treatment, removal and replacement in response to Emerald Ash Borer.

Complete the inventory now and propose removal or replacement options to maintain the number of required trees. Deferring this requirement is not possible. The application is incomplete without this information.

2. ***Complete.***

3. The existing parking lot landscaping was completed in 2010. It is significantly under the full coverage requirements of the code. Evaluate how to address this existing deficiency and include additional planting or removal of the rock mulch to reach the full coverage requirement.

Although shearing would contribute to issue, many of the landscape islands simply do not have sufficient plant material or a supportive growing environment. Address the deficiency to meet Site Review criteria:

(C)(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;

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

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

4. Complete.

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

1. The Applicant will be required to sign a Development Agreement. When staff requests, the Applicant shall provide the following:

- a) an updated title commitment current within 30 days; and
- b) Proof of authorization to bind on behalf of the owners, such as bylaws and corporate minutes confirming current officers if the President will sign on behalf of Meadows Club, Inc. or a corporate resolution/delegation if another officer will sign.

Lighting Chandler Van Schaack, Case Manager

1. The request for a lighting variance is not supportable at this time. In order for a lighting variance to be supportable, the applicant must provide a written statement which clearly addresses the variance criteria found in [section 9-9-16\(j\)\(2\)](#), B.R.C. 1981, which are listed below:

Variance: The city manager may grant a variance from the provisions of this section if the city manager finds that one of the criteria of subparagraph (j)(2)(A), (j)(2)(B) or (j)(2)(C), and subparagraphs (j)(2)(D) and (j)(2)(E) of this section have been met:

- A. *There are special circumstances or conditions applying to the land, buildings, or outdoor light fixtures for which the variance is sought, which circumstances or conditions are peculiar to such land, buildings or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood; **OR***
 - B. *For nonresidential uses, there are occupational safety lighting requirements for activities or processes that occur outdoors that are required by another governmental agency; **OR***
 - C. *Upon a finding by the city manager that outdoor lighting in specific areas of the community, that otherwise meets the requirements of this section is not adequate and additional lighting is necessary to improve safety or security for the property or its occupants; **AND***
 - D. *The granting of the variance will generally be consistent with the purpose of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; **AND***
 - E. *The variance is the minimum variance that provides the relief required.*
2. While it may be possible for the applicant to maintain the existing lighting if the compliance thresholds of section 9-9-16(c), B.R.C. 1981 are not triggered through the permit process, no new lighting which exceeds the standards set forth in that section will be permitted unless a variance is granted per the standards referenced above. In addition, it should be noted that per section 9-9-16(k), "Amortization," B.R.C. 1981, the amortization date by which all exterior lighting fixtures which do not conform to the lighting standards shall be brought into conformance is July 15, 2018, unless an extension is granted pursuant to section 9-9-16(k)(1), B.R.C. 1981.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has not received any additional comments; however, a neighborhood meeting should be held to address the concerns included in the initial reviewer comments to the applicant. Staff met with two of the neighbors to the east of the proposed new tennis courts who expressed concern regarding the proposed screening and specifically requested that it not be accomplished via a "large wall." Therefore, staff does not support the proposed screen wall as shown and recommends preparing alternatives prior to the neighborhood meeting. If possible, it would be preferable to shift the courts to the west so that additional landscaping could be incorporated rather than a wall.

Parking Chandler Van Schaack, Case Manager & David Thompson, 303-441-4417

Per previous review comments:

1. Per previous review comment a parking study / TDM Plan is required in support of the site and use reviews. Please refer to staff's previous letter regarding the scope of the parking study / TDM Plan.
2. Please revise the cover sheet of the site plan to show a required one (1) van accessible space being provided on the site.
3. Pursuant to the revised off-street bicycle parking requirements found in Table 9-8 of the Boulder Revised Code, 1981 please revise the written statement and the site plan to describe / show how long-term and short-term bicycle parking is being accommodated on the site. The actual number of long and short term bicycle parking spaces to be provided must be included as part of the Parking Study/TDM Plan and concurred by staff.

Plan Documents Chandler Van Schaack, Case Manager

1. There are several broad claims made in the applicant's revised submittal (i.e., that use of the platform courts is primarily in winter, that events which require overflow parking only happen 6 times per year, that tennis activities outside of operating hours is limited to indoor courts only) which require additional detail in order to be incorporated into staff's findings. A Management Plan will be required as part of the resubmittal which clearly states the existing and proposed operating characteristics and sets out specific limitations for special events, membership numbers, court usage, etc. This document must be separate from the response to these comments, titled "Meadows Club Management Plan," dated, include a reference to the case numbers, and signed by an authorized representative of the Meadows Club. Sufficient detail must be provided to make the management plan a clear and enforceable document on which to base approval of the project. It is acceptable to incorporate the required TDM Plan into the Management Plan.
2. The applicant notes in the response to the staff comments under "Neighborhood Comments" that there is no hesitation in hosting a neighborhood meeting; however it does not appear that they have held a neighborhood meeting as of yet. The applicant should contact staff at their earliest convenience to schedule a neighborhood meeting.

Review Process Chandler Van Schaack, Case Manager

Please note that pursuant to section 9-2-15(d)(1), B.R.C. 1981, a Use Review application for a nonresidential use in residential zoning district requires a public hearing and final decision by Planning Board. A hearing date has not been scheduled yet. Staff will propose a tentative hearing date following review of the revised plan set.

III. INFORMATIONAL COMMENTS

None at this time.

IV. NEXT STEPS

Once the comments below have been addressed, please submit **five (5) full-sized copies of the revised plans as well as digital copies of the revised plans in pdf form**, along with a written statement indicating how each of the comments below has been met, to a Project Specialist at the front counter of the P&DS Service Center. Please note that review tracks begin on the first and third Mondays of each month.

Please contact the staff case manager, Chandler Van Schaack, at vanschaackc@bouldercolorado.gov or 303-441-3137 with any questions or to set up a meeting prior to resubmittal.

V. CITY CODE CRITERIA CHECKLIST

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



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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **May 22, 2015**
CASE MANAGER: **Chandler Van Schaack**
PROJECT NAME: **MEADOWS CLUB EXPANSION**
LOCATION: **5555 RACQUET LN**
COORDINATES: **N01E01**
REVIEW TYPE: **Site & Use Review**
REVIEW NUMBER: **LUR2014-00095 & LUR2015-00018**
APPLICANT: **Jim Bray**
DESCRIPTION: **Standard Site review to allow removal and replacement of the clubhouse and an addition to enclose existing tennis courts 1 & 2. [Please refer to Use Review LUR2015-00018]**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, "Parking Standards"** – Request for a 39% parking reduction to allow for 92 parking spaces where 151 are required.
- **Section 9-9-16, "Lighting, Outdoor"** – Request for a variance to the outdoor lighting standards to allow for the continuation of the existing tennis court lighting which exceeds the maximum allowable light levels for private recreation uses and for the addition of new lighting fixtures to the proposed platform tennis courts which will also exceed the maximum allowable light levels for private recreation uses.

I. REVIEW FINDINGS

Overall, the applicant has addressed many of staff's previous comments, including those pertaining to parking, noise, and landscaping. There are a few aspects of the proposal which will require additional information in order for staff to move forward with a recommendation of approval to the Planning Board. Specifically, additional information on the proposed off-site drainage improvements as well as additional information on the proposed lighting variance is required, as well as edits to the Management Plan. These issues are outlined in the review comments below and will require a correction-level resubmittal. Once the comments below have been addressed, please provide three (3) copies of the final plan set as well as digital copies of the final plans in pdf form. In addition, please provide two (2) hard copies and digital copies of the revised lighting variance request and Management Plan.

A public hearing for this proposal has not yet been scheduled. Once the corrected materials have been submitted, the applicant should contact the case manager, Chandler Van Schaack, at vanschaack@bouldercolorado.gov or 303-441-3137 to discuss scheduling options.

II. CITY REQUIREMENTS

Drainage Erik Saunders, 303 441-4493

1. The applicant has indicated the path of conveyance of the discharge from the pond outfall to be routed through existing easements in the northeast corner of the site. While this design is consistent with the historic discharge path, the drainage swale that once existed to convey flows to the Pennsylvania Avenue/ Meadow Glen Drive right-of-way has, over time, been re-worked, filled or removed as part of private improvements installed by adjacent property owners. Please include additional information on the plans to show how storm water runoff will be conveyed from the controlled-release weir to the curb and gutter of Pennsylvania Avenue in a manner that limits adverse impacts to the adjacent property owners.
2. Remove Keyed Note 13 on the Preliminary Grading Plan (sheet C1.01).
3. The proposed Pond bottom contours are labeled with the same elevation (62). Please correct the contour labeling as necessary.

Address: «ADDRESS»

Fees

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

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

1. The Applicant will be required to sign a Development Agreement. When staff requests, the Applicant shall provide the following:

- a) an updated title commitment current within 30 days; and
- b) Proof of authorization to bind on behalf of the owners, such as bylaws and corporate minutes confirming current officers if the President will sign on behalf of Meadows Club, Inc. or a corporate resolution/delegation if another officer will sign.

Lighting Chandler Van Schaack, Case Manager

1. Please provide a photometric plan showing current light levels on the site for comparison purposes. In order for the variance to be supportable, it must be demonstrated that not only will the overall light levels on the site decrease, but that there will be no increase in light levels anywhere on the site.
2. Additional supporting information is required in order for the requested variance to be supportable. The current variance request indicates that "*The request reduces the amount of court lighting by 50% of that which has been in operation since the clubs inceptions with the enclosing of 4 of the lighted courts (2 in the previous construction and 2 in the proposed improvements).*" Please provide a letter from a certified lighting engineer in support of this statement. The letter should include specific information comparing current conditions (i.e., post-enclosure of the 3 eastern courts) to proposed conditions, including specific lighting information for the proposed platform court area. The letter should also clearly explain the IESNA standards that apply to the facility compared to what is being proposed, and should provide written findings in support of section 9-9-16(j)(2)(E), which requires that "the requested variance is the minimum variance that provides the relief required."
3. It should be noted that the intent of the Outdoor Lighting standards is to "Promote efficient and cost effective lighting and to conserve energy;" therefore, if there is a way to replace the existing light fixtures throughout the site with more efficient fixtures while maintaining or decreasing the existing light levels, this should be pursued by the applicant. Any efforts to bring the site closer to compliance with the Outdoor Lighting standards will help support the request for a variance.

Neighborhood Comments Chandler Van Schaack, Case Manager

Staff has continued to receive comments from neighbors in opposition to the proposed project. Objections continue to be based on concerns over light and noise impacts, parking and traffic generation, concerns over drainage and perceived equity issues. Comments received since the last submittal are included as Attachment A.

Plan Documents Chandler Van Schaack, Case Manager

Please revise the Management Plan to indicate that the tennis court lighting system timers will shut off the tennis court lighting no later than 10:00 p.m. Also, please indicate that the new enclosed tennis courts will have the same light reducing shading as the eastern enclosure installed in the west-facing windows. Finally, please indicate where on the premises the noise-related signage will be located and how many signs will be posted. It is fine to show these locations on the site plan.

III. INFORMATIONAL COMMENTS

None at this time.

IV. NEXT STEPS

Once the comments above have been addressed, please provide three (3) copies of the final plan set as well as digital copies of the final plans in pdf form. In addition, please provide two (2) hard copies and digital copies of the revised lighting variance request and Management Plan.

A public hearing for this proposal has not yet been scheduled. Once the corrected materials have been submitted, the applicant should contact the case manager, Chandler Van Schaack, at vanschaack@bouldercolorado.gov or 303-441-3137 to discuss scheduling options.

V. CITY CODE CRITERIA CHECKLIST

A completed checklist will be provided following review of the corrected documents.

Address: «ADDRESS»