

Spence, Cindy

From: Stevens, Jessica
Sent: Wednesday, October 05, 2016 8:22 AM
To: Crystal Gray; Rait, Maureen; Stafford, Edward
Cc: boulderplanningboard
Subject: RE: Call of of Civic Area permits
Attachments: Civic Area Tree Protection and Removal Plan.pdf

Good morning Board members,

I apologize, Sheets L0.11 through L0.14 were included in the Construction Document plan set which was reviewed by staff concurrent with the Floodplain Development and Stream, Wetland, and Water Body Permits. I have attached a copy of the sheets to this email for your review. Please let us know if you have any additional questions.

Jessica Stevens, PE, CFM
Floodplain and Wetland Administrator



City of Boulder
Planning & Development Services

O: # 303-441-3121
Stevensj@bouldercolorado.gov
1739 Broadway, 3rd Floor | Boulder, CO 80306
Bouldercolorado.gov

From: Crystal Gray [mailto:graycrystal@comcast.net]
Sent: Tuesday, October 04, 2016 5:46 PM
To: Rait, Maureen <RaitM@bouldercolorado.gov>; Stafford, Edward <StaffordE@bouldercolorado.gov>; Stevens, Jessica <stevensj@bouldercolorado.gov>
Cc: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Call of of Civic Area permits

Hello Staff:

I was interested in the call up to understand aspects of the criteria I pasted below as well as the trees that would be removed for the Civic Area Plan. I did find a list of trees and the rational for removal on page 180 - 184 but I did not find the referenced sheets L0.11 - LO.14 in our packet. Is there anyway someone from the design team could meet, on site, to go over the tree removal before the meeting at 5 pm to go over this? I realize if other PB members want to attend it would have to be noticed and I am not sure if that can be accomplished at this late date.

You can email me or call me at 303-449-9680 or 303-906-5509
thanks,
Crystal Gray

8. Whether any proposed changes in a watercourse will have an adverse environmental effect on the watercourse, including, without limitation, stream banks and streamside trees and vegetation;

The project will not adversely impact the watercourse of Boulder Creek. The banks of Boulder Creek are heavily disturbed throughout the project area, and generally consist of compacted bare ground. Areas of the streambank will be improved through stabilization to minimize erosion and the buffer areas will be enhanced with native plantings.

Much of the vegetation which has been proposed to be removed has been determined to be in fair to poor condition, or a concern to public safety. The removal of vegetation within the buffer zones will be mitigated through the planting of native species in accordance with the

City of Boulder Wetland Protection Program Best Management Practices Revegetation Rules.

C. Criteria for the Inner Buffer Zone: In the inner buffer zone, the following criteria shall apply:

p. 25/208 v. "Vegetation removal - major" shall only be allowed to prevent noxious weed infestation, provide for native habitat restoration or for other permitted projects. Major removal of vegetation shall be mitigated within the inner buffer.

Much of the vegetation which has been proposed to be removed has been determined to be in fair to poor condition, or a concern to public safety. The removal of vegetation within the buffer zones will be mitigated through the planting of native species in accordance with the City of Boulder Wetland Protection Program Best Management Practices Revegetation Rules.

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From: Pannewig, Hella
Sent: Wednesday, October 05, 2016 11:33 AM
To: Crystal Gray; Rait, Maureen; Stafford, Edward; Stevens, Jessica
Cc: boulderplanningboard
Subject: RE: Call of of Civic Area permits

Crystal,

Thank you for your email.

In the past, the board has given input on the civic area and the planning of the area in a different capacity than it will be considering the applications before the board tomorrow night.

In the past, the board was providing input and recommendations in a legislative capacity.

Tomorrow night, the board will be reviewing two development applications related to the civic area and will be acting as a quasi-judicial decision maker. I believe this is the first time the current board is the decision maker on a floodplain development permit application and on a stream, wetland, and waterbody permit. Just like in a site review or use review, the board's decision will have to be a criteria based and based on the evidence presented to the board at the hearing or to the board by staff for the hearing. Since the matters are quasi-judicial in nature, I recommend avoiding any ex parte communication with staff, the applicant, or members of the public that takes place outside the noticed public hearing. What is unusual here is that the city or a department of the city is the applicant. That requires particular attention by city staff and the board to ensure they are staying in their respective roles there are working in - as applicants versus regulators. Tomorrow night, some staff members will be present in the role of the applicant, while development review planners and engineers and the board will be present in their role as regulators.

If board members would like to visit the site, I recommend that each board member do so by her- or himself, and solely to familiarize themselves with the physical layout of the area, as board members also sometimes do prior to hearings on site review and use review applications.

Please feel free to contact me with any questions. You can email me or reach me at 303 441 3020.

Best,

Hella

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Crystal Gray

Agenda Item 5A Page 4 of 208

Section 9-3-6 “Floodplain Development Permits” Criteria:

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The project will not adversely impact the watercourse of Boulder Creek. The banks of Boulder Creek are heavily disturbed throughout the project area, and generally consist of compacted bare ground. Areas of the streambank will be improved through stabilization to minimize erosion and the buffer areas will be enhanced with native plantings.

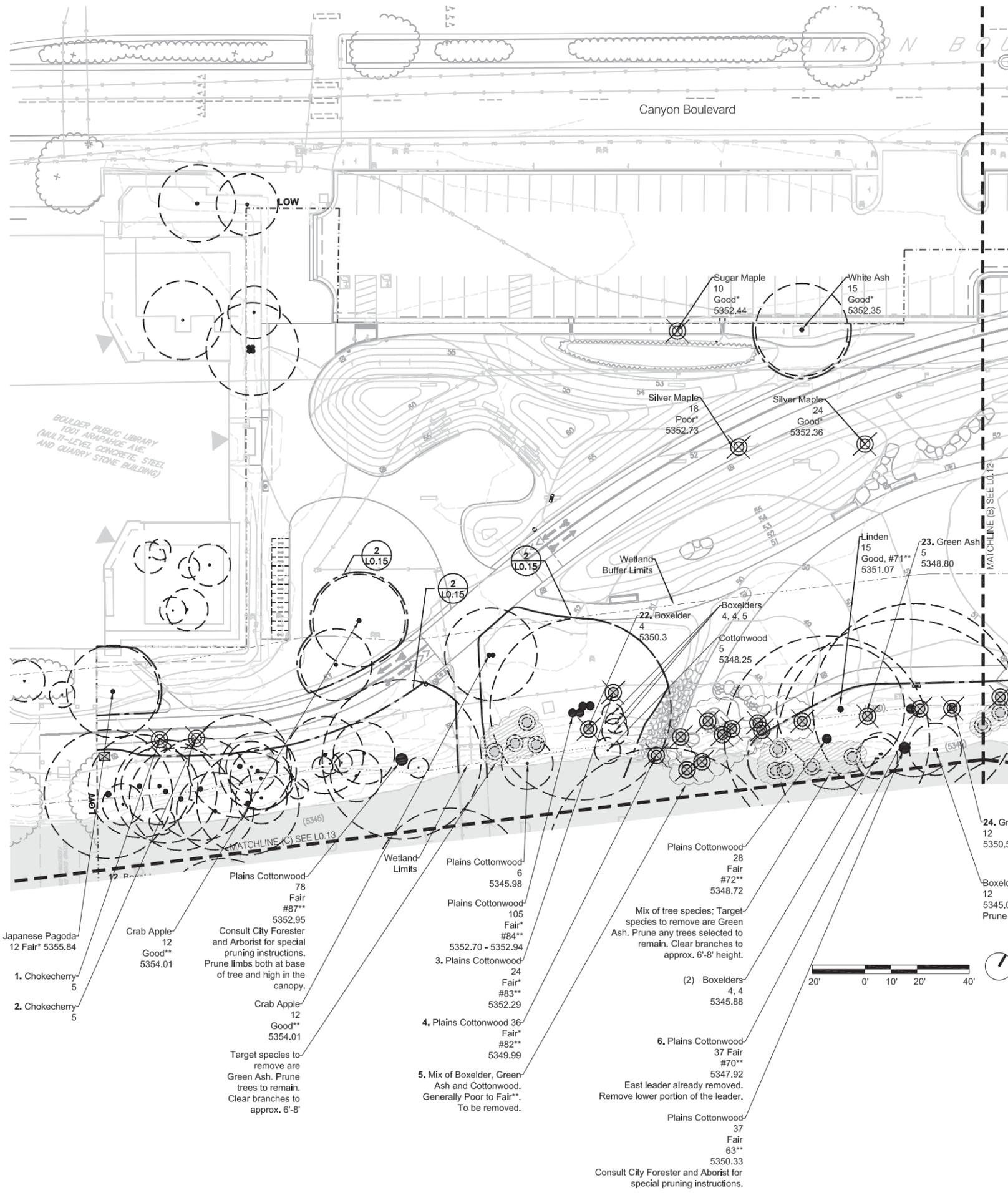
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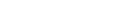
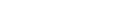
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TREE PROTECTION AND REMOVAL LEGEND

-  Existing Tree to Remain and to be Protected
-  Existing Tree to be Removed
-  Existing Understory Tree to be Removed; See Note 4.
-  Existing Trees to be Verified in Field for Target Removal of Green Ash. See Note 4.
-  Protective Fencing for Existing Tree(s) to Remain
-  Proposed Contour
-  Existing Contour
-  Boulder Regulatory Wetlands Limits
-  Boulder Regulatory Wetlands Buffer Limits
-  Limit of Work

TREE LEGEND

- TREE SPECIES**
- DIAMETER BREST HEIGHT (DBH)**
- CONDITION***
- CONDITION, ASSOCIATED TREE TAG****
- ASSOCIATED DETAILED TREE TAG*****

- (*) Data From GIS City Forestry Database
- (**) Data From the Tree Inventory Completed by TADDIKEN TREE COMPANY in Fall 2014
- (***) Detailed Tree Evaluation and Risk Assessment Performed by TADDIKEN TREE COMPANY in Fall 2014.

NOTES

1. Refer to City of Boulder Wetland Permit Application for limits of construction activity within the project boundary.
2. This project includes substantial work within the drip-line of highly valued trees.
3. All tree removal work shall be performed in conformance with applicable local codes and ordinances. Refer to tree protection specifications from the City's Design and Construction Standards Chapter 3, "Streetscape Design & Tree Protection", see specs.
4. Contractor shall visit the site with an owner / owner's representative prior to beginning any work. Verify all trees, shrubs and vegetation within the limit of work to be removed and all trees and plants to remain and to be protected. Confirm removal of any understory tree underneath the drip-line of existing tree to remain and to be protected and confirm limit of roots to remove and removal method before commencing work.
5. Confirm with landscape architect trees to be removed and salvaged for re-use on site and method for storage and drying.
6. Heavy equipment will not be allowed for excavation within tree protection zones.
7. Protective Fencing: Fencing material shall enclose any tree whose outer drip-line is within any construction activities. Limits of the fencing on the plans are diagrammatic, refer to city's DCS standard, and the actual limits will be defined in the field.
8. City of Boulder will provide a schedule of values for trees that will remain and be protected. Damage to trees will be assessed based on the full appraised value of the tree. For example, 30% trunk damage will be assessed at 30% full value of the tree. Determination of damage will be made by the City Forester and be final.
9. Tree protection and fencing must be installed and remain in an upright position throughout the duration of construction activities and until the final completion walk.
10. Where work falls within tree protection zones, trees must be wrapped with 2"x4"s set vertically around the trunk and orange construction fence for the duration of the project. Use the number 2"x4"s necessary to keep fence off bark of tree, this technique must be used where standard tree protection measures are not appropriate.
11. All work shall be performed by a city licensed arborist.
12. The Landscape Architect and City Forester shall be consulted if significant roots greater than 4" diameter are found to impede construction. Size of root cuts require city notification per the Root Protection section of the DCS Ch. 3.05 (B)(3). Alternative designs may be necessary to limit damage to trees and tree roots.
13. Care must be taken to limit compaction of soil over existing tree roots.
14. Demolition and grading within tree protection zones shall be done with minimal disturbance to trees.
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16. Contractor shall remove for the site all debris and unsuitable material generated from construction and dispose of in a lawful manner.
17. Trees noted to be transplanted / relocated shall be confirmed with Owner and Landscape Architect.
18. All remaining trees must be pruned prior to park opening. Consult Landscape Architect, City Forester and Licensed Arborist. See notes on plan and specs for special pruning instructions on select trees. All pruning shall be done by a licensed arborist.

CIVIC AREA PARK DEVELOPMENT PLAN
Boulder, CO



City of Boulder
Boulder Parks & Recreation
3199 Broadway
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Tel: 303.413.7233

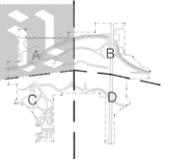
TOM LEADER STUDIO
1015 Comedia Street, Berkeley, CA 94710 | 510.524.3363

Date	Issuance	By	Check
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01.28.2016	100% DD		
05.02.2016	90% CD (TECH DOC 01)		
06.20.2016	100% CD (TECH DOC 02)		
08.01.2016	100% CD (TECH DOC 03)		

Seal/Signature



Key Plan



North



Scale: 1"=20'

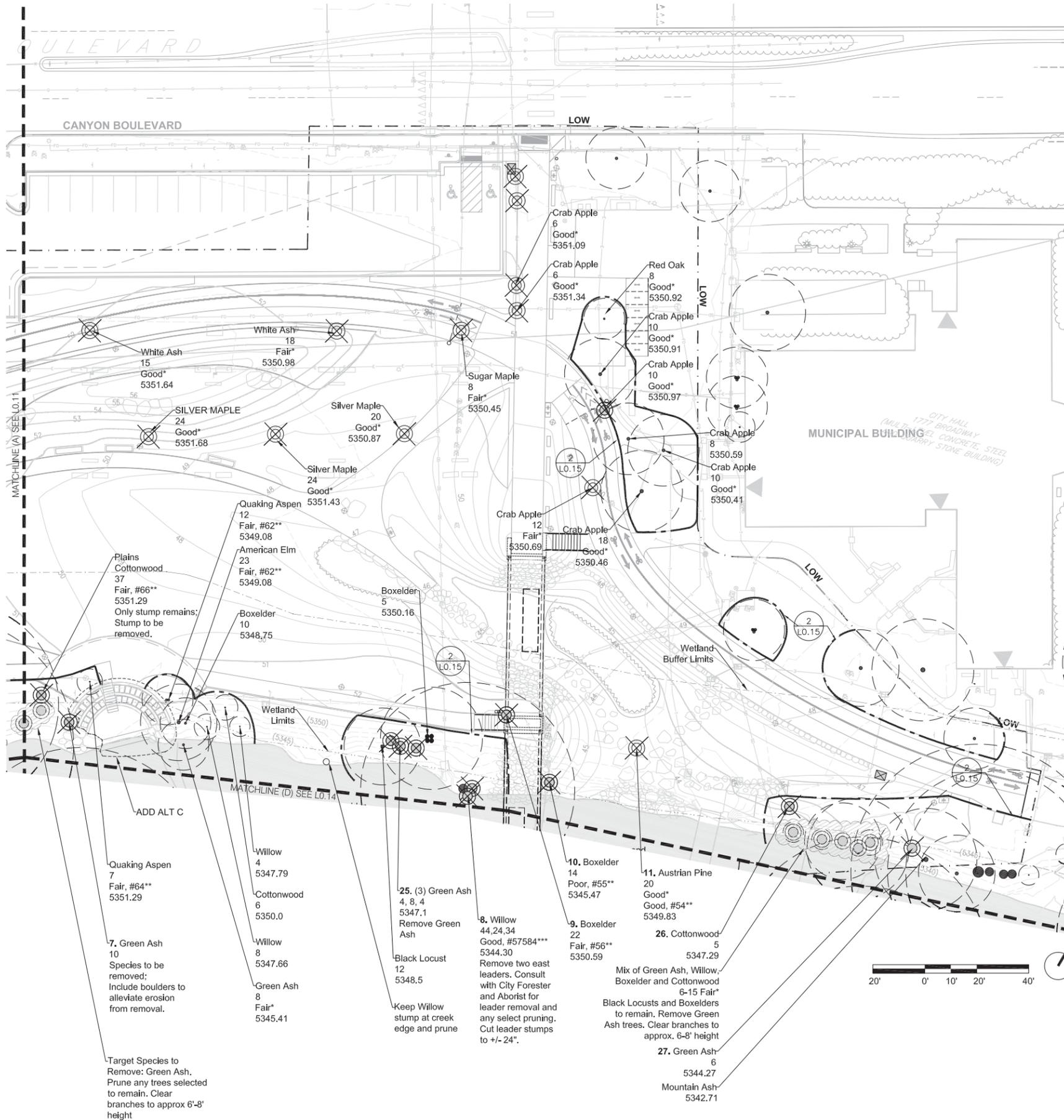
FINAL LANDSCAPE PLANS

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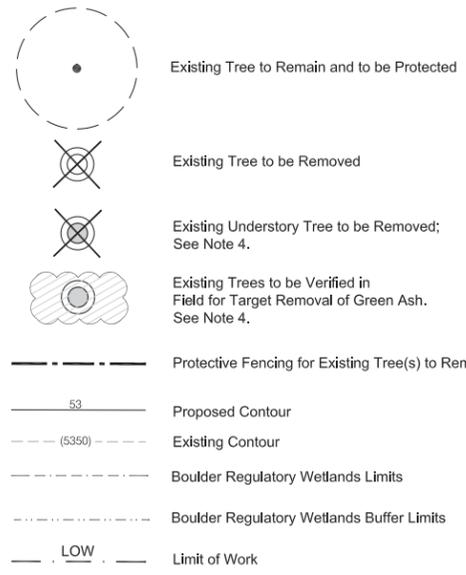
Drawing Title
TREE PROTECTION AND
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GREEN VALLEY WEST

Drawing Number

L0.11



TREE PROTECTION AND REMOVAL LEGEND



TREE LEGEND

TREE SPECIES
DIAMETER BREAST HEIGHT (DBH)
CONDITION*
CONDITION, ASSOCIATED TREE TAG**
ASSOCIATED DETAILED TREE TAG***

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Boulder, CO



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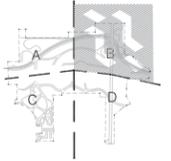
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Key Plan



North



Scale: 1"=20'

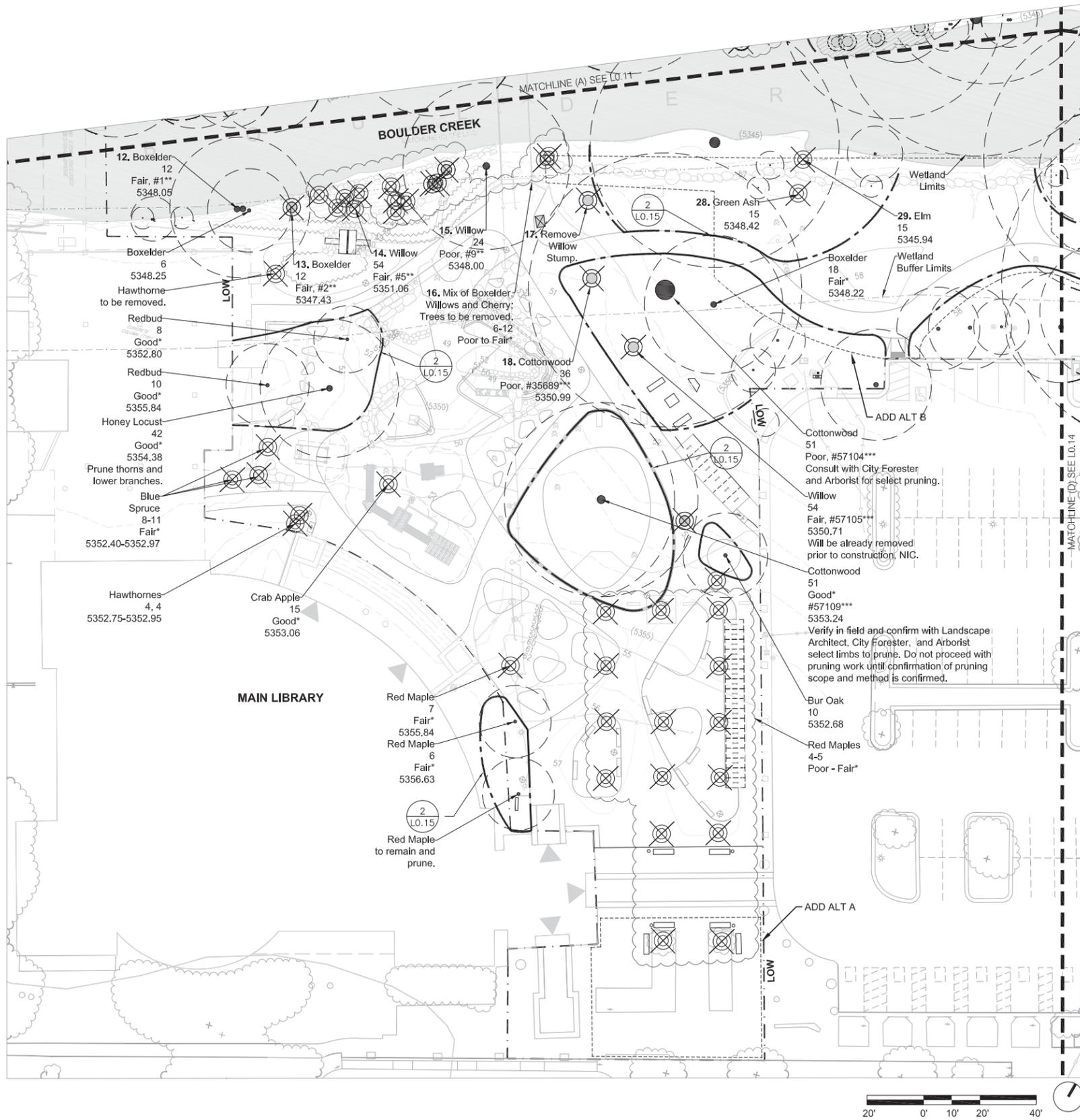
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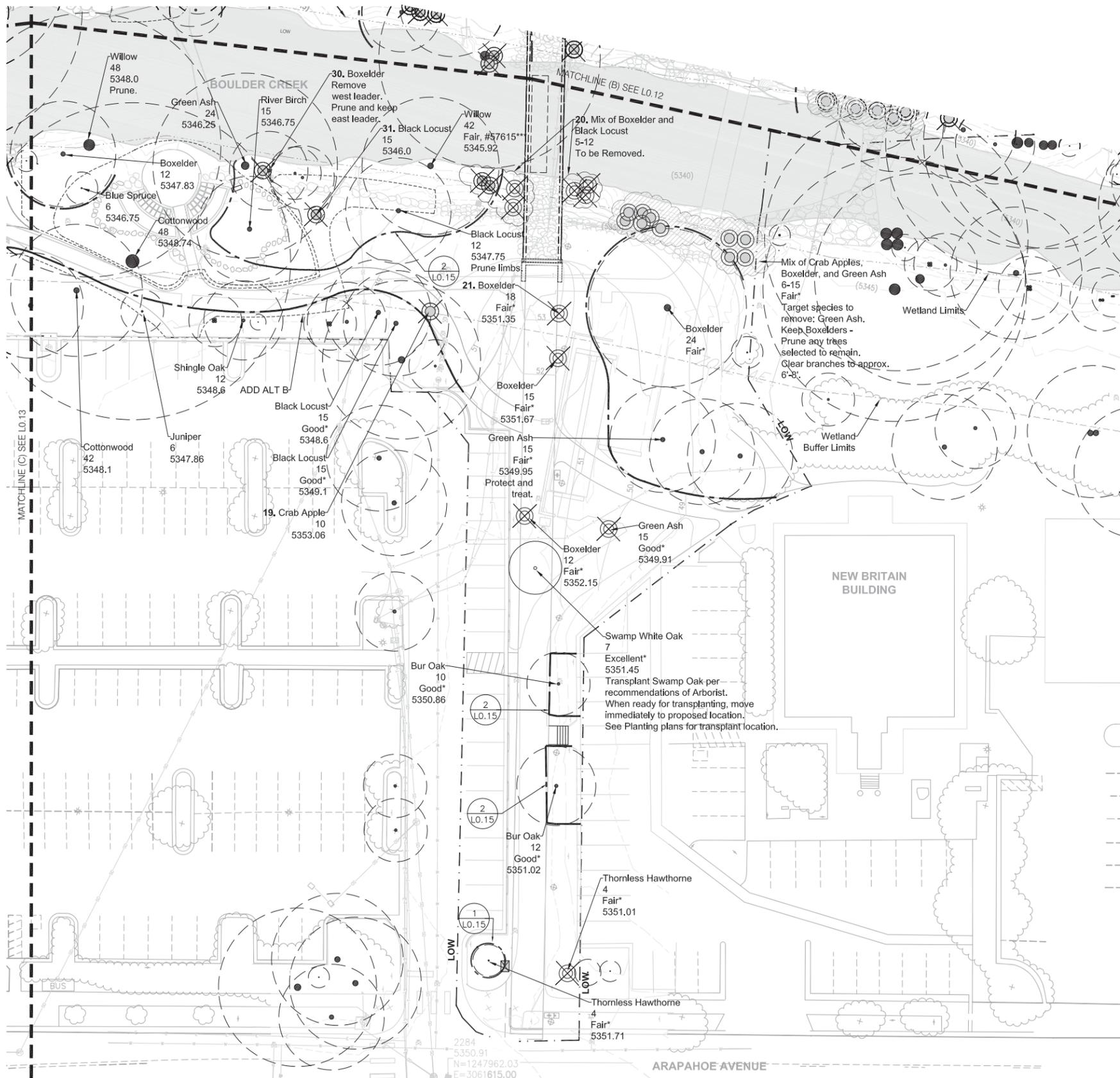
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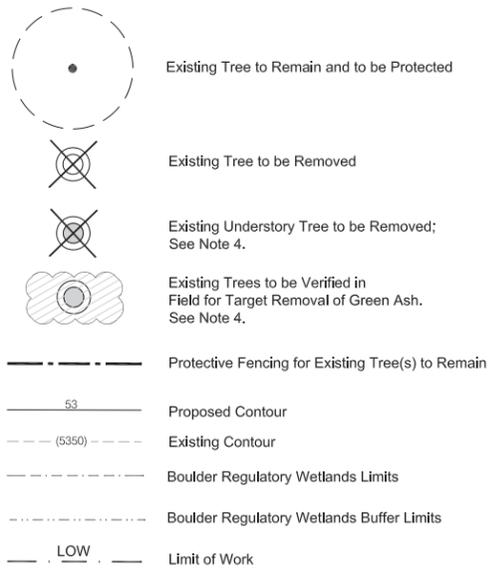
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L0.12





TREE PROTECTION AND REMOVAL LEGEND



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DIAMETER BREST HEIGHT (DBH)
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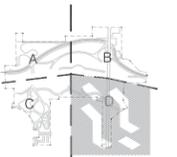
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