

MEMORANDUM

TO: Planning Board

FROM: Christin Shepherd, Senior Civil Engineer

DATE: October 8, 2020

CALL UP ITEM: Floodplain Development Permit (FLD2019-00071)
4270 19th Street
Demolition of ADU on northeast corner of existing home

Key Dates

Floodplain development permit approved by staff:	10/2/2020
The decision may be called up by Planning Board on or before:	10/16/2020
There is one Planning Board meeting within the 14 day call up period on:	10/15/2020

Project Description

The property at 4270 19th Street is a single-family residence with an ADU located on the northeast corner of the existing home. The proposed project includes removing the ADU, which is approximately 434 square feet, and reconstructing the exterior walls.

Project Compliance

The applicant has demonstrated compliance with the City’s floodplain regulations, including Conveyance and High Hazard Zone restrictions. The project will not adversely impact nearby properties. A copy of the floodplain development permit and application materials is attached.

Associated Wetland Permits

This project does not impact regulatory wetlands or wetland buffer zones and does not require a separate wetland permit.

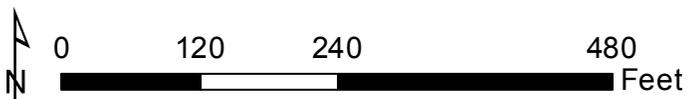
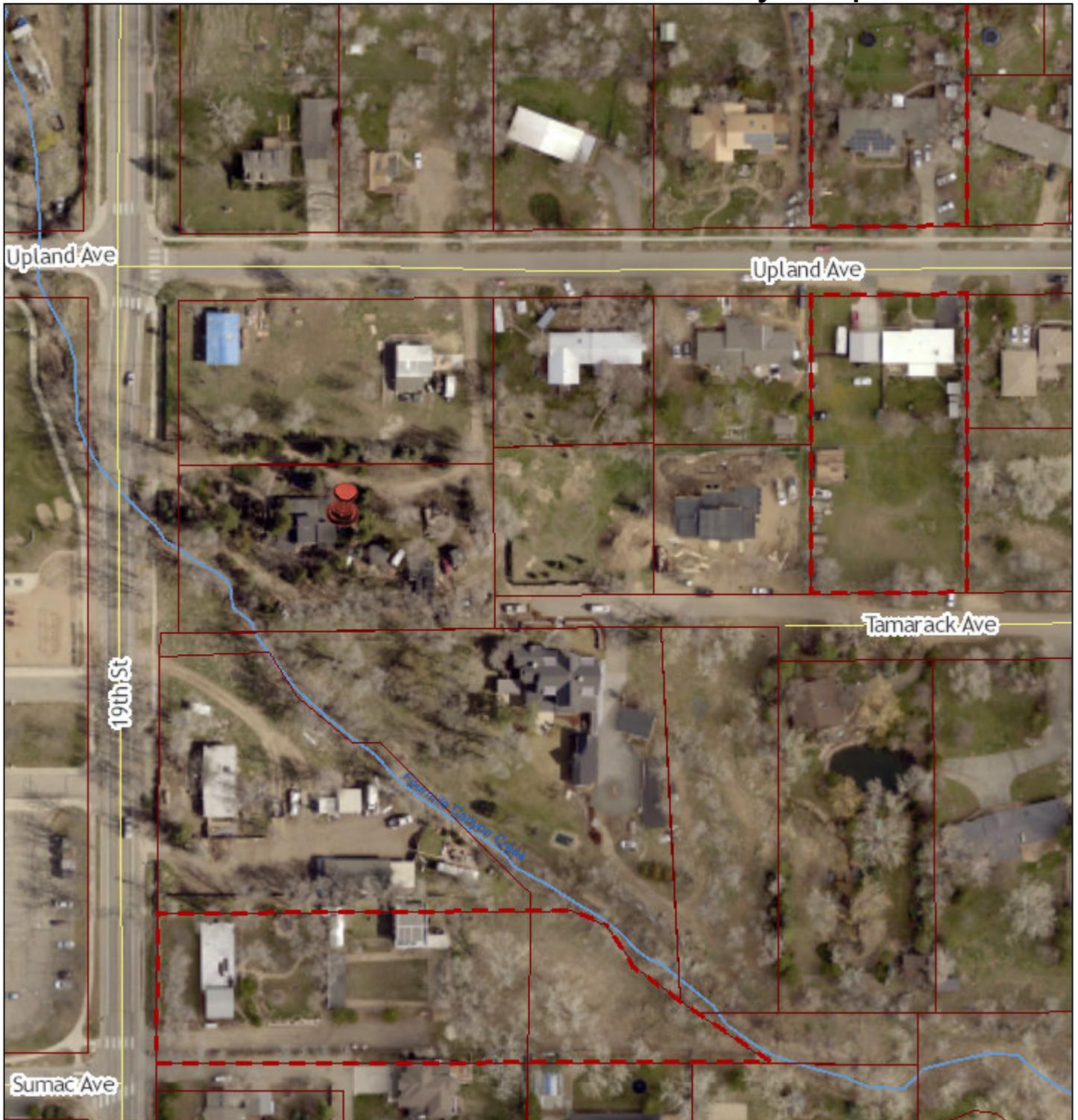
Additional Information

Questions regarding this project should be directed to Christin Shepherd in Planning and Development Services at 303-441-3425 or ShepherdC2@bouldercolorado.gov.

Attachments:

- A. [Vicinity Map](#)
- B. [Floodplain Development Permit and Report](#)

FLD2020-00071 Attachment A Vicinity Map



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SUBJECT TO REVISION

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Map produced by the City of Boulder Planning & Development Services Department
For information call (303) 441-3266 or visit us on the web at <http://www.bouldercolorado.gov/pwplan>

Legend

-  City Limits
-  Parcels





City of Boulder Planning and Development Services Center
**FLOODPLAIN DEVELOPMENT PERMIT
 APPLICATION**

OFFICE USE ONLY

Date:

Case No: PMT / LUR

PROJECT INFORMATION

Project address: 4270 19th Street
Boulder, CO 80304

Lot: _____ Block: _____

Subdivision: TR, NBR 126 & 135Legal description: TRACT 3018 18-1N-70 BOOK 1310 PAGE 53 BCR

OWNER INFORMATION

Property owner(s): Robert & Elaine SchumanMailing address: 4270 19th StreetTelephone number: (303) 443 - 7722Boulder, CO 80304

Fax number: (N/A) _____ - _____

E-mail address: aquariansoul21@yahoo.com

Signature of property owner(s) listed above**:

** Attach additional forms if there are additional property owners. This permit application will not be accepted without the signature of all property owners. The signature is an acknowledgement and consent to this floodplain development permit application.

APPLICANT (if different from owner)

Name: Scott RodwinMailing address: 1245 Pearl StTelephone number: (303) 204 - 8556Boulder, CO 80302Fax number: (303) 413 - 8557E-mail address: scott@rodwinarch.com

PROJECT TYPE (Please check all that apply.)

New Structure Addition to Structure Residential Non-residential Grading Change in Watercourse

Description of work (i.e., First floor addition of 750 square feet, OR construction of bike path, etc.):

Demolish illegal ADU on the northeast corner of Existing house, 434 sf. Impacts to the Floodplain will be positive, increasing efficiency & capacity of the conveyance zone & high hazard zone.

No additional public expenditures for flood protection or prevention will be required. The project/demolition will not include any proposed water supply or sanitation systems, will decrease flood heights, and will not adversely affect the surrounding property.

FLOODPLAIN INFORMATION (Please check all that apply.)

Creek: Four Mile Canyon Wonderland Elmer's Two Mile Canyon Goose Sunshine
 Boulder Gregory Canyon Bluebell King's Gulch Skunk Bear Canyon Viele Channel
 Dry Creek No. 2 South Boulder

Flood Zone: 100-Year (flood elevation defined) 100-Year (shallow flooding) Conveyance High Hazard

City of Boulder Planning and Development Services Center

1739 Broadway, third floor
 Boulder, CO 80302
 Phone 303-441-1880
www.boulderplandev.net

STRUCTURE INFORMATION (if permit is for a new structure or an addition to an existing structure) N/AWater surface elevation defined? : Yes No

If yes: Upstream X-section number: _____ Downstream X-section number: _____

Predicted 100-year water surface elevation: _____

If no: What is the location of the highest grade adjacent to the structure? : _____

Elevation of highest adjacent grade: _____

SHADED AREAS APPLY TO ADDITIONS ONLY

Construction Year:	Approximate year(s) any previous addition(s) were built:
**Existing habitable floor area:	**Habitable floor area of proposed addition:
Are you applying for a floodplain variance? : <input type="checkbox"/> Yes <input type="checkbox"/> No	Has the structure had any previous approved floodplain variances? : <input type="checkbox"/> Yes <input type="checkbox"/> No

** Habitable floor area does not include floor area of unfinished garage or crawlspace.

REQUIRED SUBMITTAL MATERIALS**All floodplain development permit applications must include the following:**

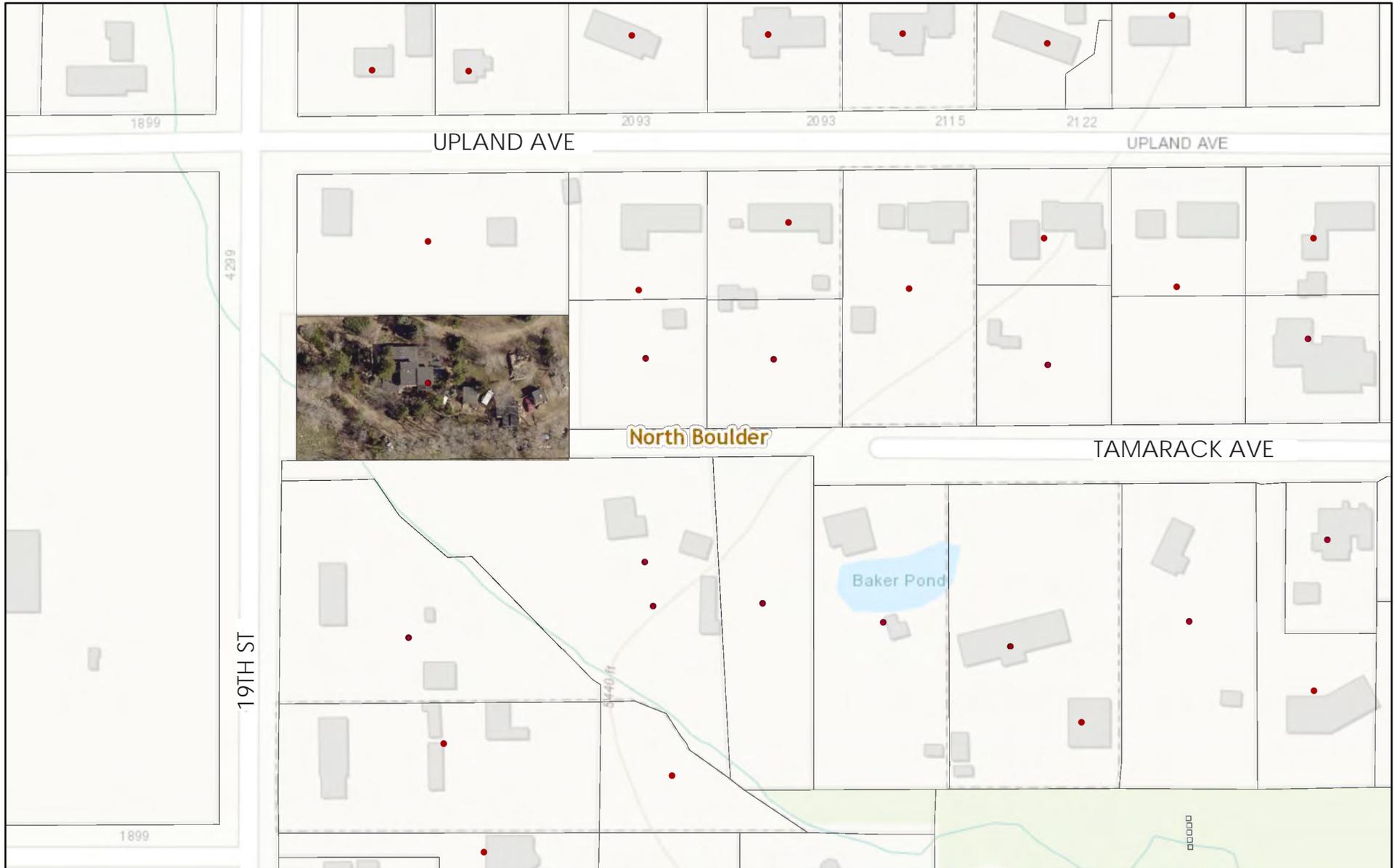
- Location map – Clearly show project location, all adjacent streets, subdivisions, etc.
- Development plan – Clearly show the 100-year floodplain, conveyance, and high hazard zone boundaries as they relate to the proposed project site.
- Complete detailed description of the proposed project including a discussion of the impacts to the floodplain as required by 9-3-6(d) *Floodplain Development Permits*, BRC, 1981.

The following additional materials may also be required: TBD

- Engineering report completed and stamped by a licensed Colorado Professional Engineer which includes:
 - Hydraulic Analysis (HEC-2 study, hard copy and disk copy)
 - Structural analysis
 - Determination that the proposed construction or development is in accordance with the *City of Boulder Floodplain Regulations* and that no rise in the water surface of a 100-year flood will occur due to the proposed construction or development.
 - Flood proofing details
 - Velocities of flood flows and flood depths across the property
 - Other _____

FLOODPLAIN FEE INFORMATION**Please refer to the Schedule of Fees for current fee information.**

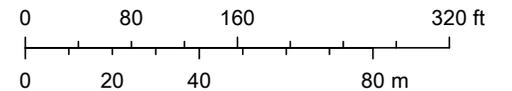
4270 19th St. - Location Map



May 27, 2020

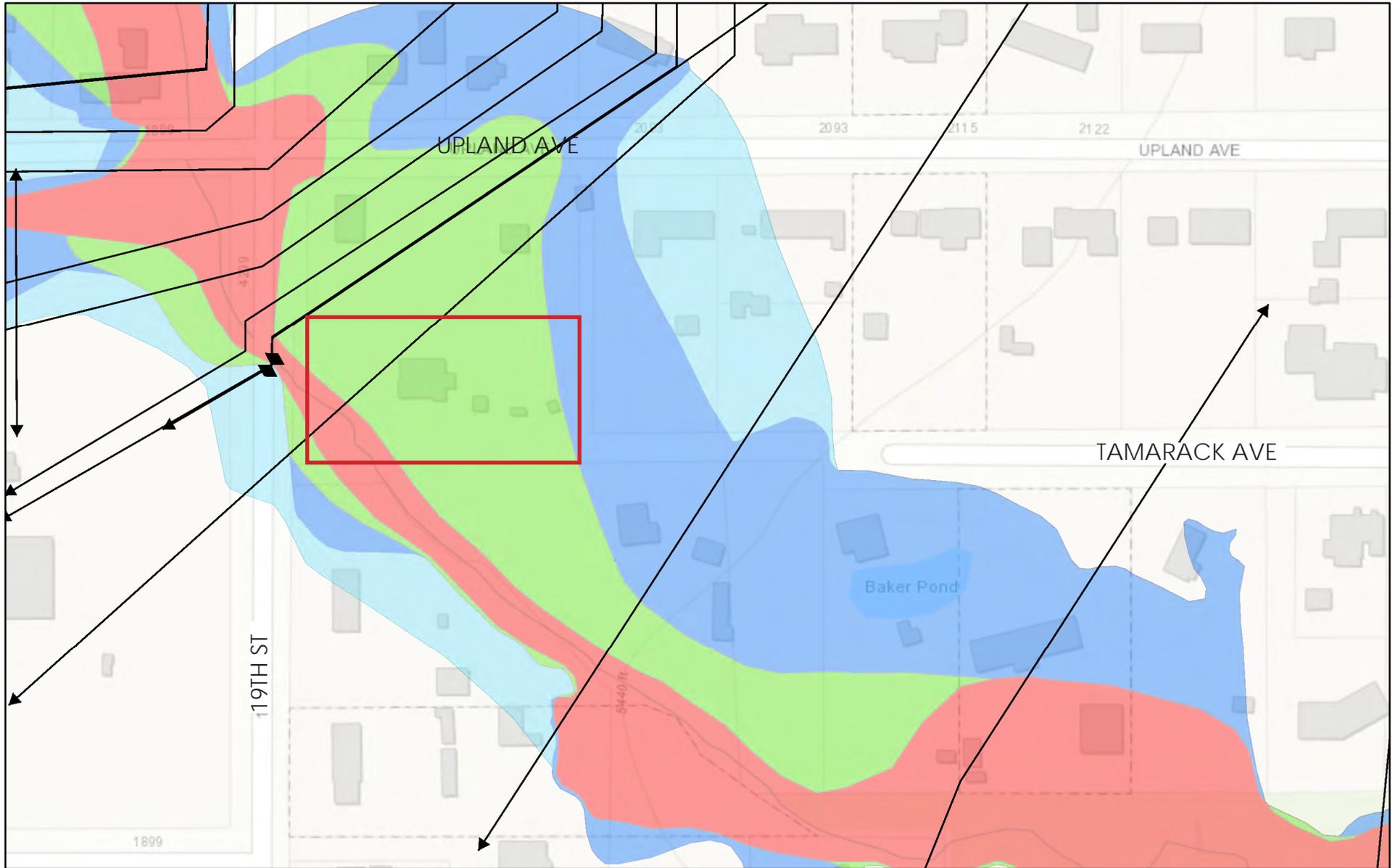
- Subcommunities
- Address Points
- Parcels

1:2,257



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

4270 19th St. - Flood Hazard Zones



May 27, 2020

↔ Cross Sections

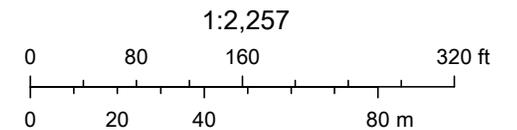
—•— South Boulder Creek 1ft BFE

City Floodplain (500-Year)

City Floodplain (100-Year)

Conveyance

High Hazard

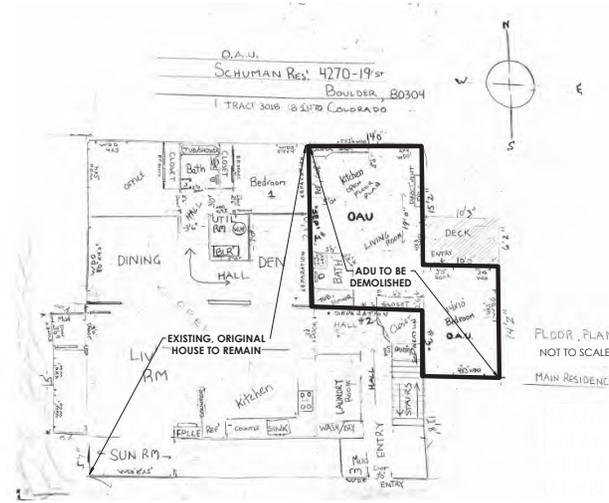


City of Boulder, Colorado, Sources: Esri, HERE, Garmin, Intermap, increment

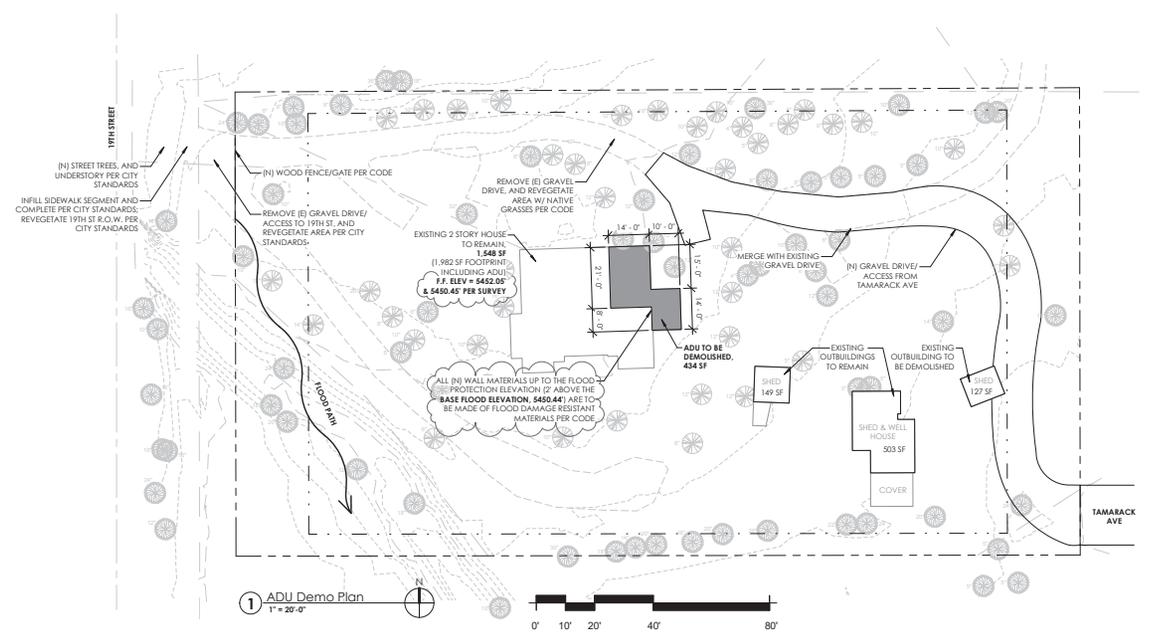


ROWLIN ARCHITECTURE
 1240 Pearl St., Suite 302
 Boulder, Colorado 80302
 (p) 303.413.8556
 (f) 303.413.8557
 www.rowlinarch.com

Schuman Property
 4270 19TH STREET, BOULDER CO 80304



FLOOR PLAN
 NOT TO SCALE
 MAIN RESIDENCE



GENERAL NOTES:

- Newly exterior walls are to be insulated per current building and energy code requirements. A new weather resistant envelope is to be provided per section 703 of the current (2018) International Residential Building Code. All wall materials up to the flood protection elevation (2' above the base flood elevation, 5450.45') are to be made of flood damage resistant materials per code (including insulation and finishes).
- Any and all existing mechanical duct work, electrical circuits, and plumbing lines are to be terminated safely per current building code.

BUILDING FOOTPRINT SF:	
PRIMARY BUILDING - SINGLE FAMILY DWELLING UNIT (INCLUDING ILLEGAL ADU)	1,982 SF (434 SF)
ACCESSORY BUILDING 1 - DETACHED SHED	149 SF
ACCESSORY BUILDING 2 - DETACHED SHED & WELL HOUSE	503 SF
ACCESSORY BUILDING 3 - DETACHED SHED	127 SF
ACCESSORY BUILDINGS TOTAL	779 SF
GRAND TOTAL	2,761 SF

NOTICE OF COOPERATION
 Reviewer of these plans certifies that the information contained herein is true and correct to the best of his knowledge and belief. The architect assumes no liability for the accuracy of the information provided herein. The architect is not responsible for the accuracy of the information provided herein. The architect is not responsible for the accuracy of the information provided herein. The architect is not responsible for the accuracy of the information provided herein.

REVISIONS:

No.	Description	Date
1	Change of Address	9/1/20
2	ADU Demo Revisions	9/16/20

SD Set
D1.0
 Demo Plans



September 17, 2020

Re: **BLD-SFD2020-00356** (Demolish illegal ADU) **REVIEW RESPONSES**

To: Planning and Development Services
303-441-1880
plandevelop@bouldercolorado.gov

Property/
Existing Address: 4270 19th Street
Boulder, CO 80304

(In the process of changing address to):
2061 Tamarack Avenue
Boulder, CO 80304

Hello,

We would like to provide some additional project context. The owners of 4270 19th Street, Richard and Elaine Schuman, are preparing this property to be sold. The intent is to pave the way for new owners that want to scrape the existing buildings and replace them with a new, single family residence. Along with the demolition of this illegal ADU, the Schuman's have already received a Flood Development Permit, and have submitted a Change of Address request, as follows:

FLD2020-00056 – The property has been approved for a full demolition of the existing home and all detached structures, and replacement with a new single-family residence. This work is to be completed by the future owners. A portion of the property is located within the City of Boulder's High Hazard Zone; However, we have demonstrated that the proposed design is in compliance with the City's floodplain regulations, including Conveyance Zone restrictions. The project will not adversely impact nearby properties, or the regulatory wetlands or wetland buffer zones.

ADR2020-00165 – Change of Address (and access) to the property, moving the access drive from 19th Street (through the High Hazard Flood Zone) to Tamarack Avenue, out of the City Floodplains, Conveyance, and High Hazard Zones. This is currently under review.

Please find the Permit Application Review Corrections below:

Site Development: (Christin Shepherd, shepherdc2@bouldercolorado.gov, 303-441-3425)

- **Please find clouded notes added to the Arch Demo Plan (D1.0) regarding flood damage resistant materials to be used to two feet above the base flood elevation for the new walls.**
- **Also find flood elevations added to the Arch Demo Plan (D1.0), including the Base Flood Elevation of the existing structure (5450.44').**
- **Please find approximate finished floor elevation of the existing structure added to the Arch Demo Plan (D1.0), (5452.05', and 5450.45').**

- Please find the following **answers** to the 15 criteria for projects in the Conveyance or High Hazard [Flood] Zones:
 1. Effects upon the efficiency or capacity of the conveyance zone and high hazard zone: **Positive, as we are Removing obstruction within the Conveyance Zone. Note the illegal ADU is not located within the High Hazard Zone.**
 2. Effects upon lands upstream, downstream, and in the immediate vicinity: **No adverse effects.**
 3. Effects upon the one hundred-year flood profile: **Reduced, as we are Removing obstruction within the one hundred-year flood profile.**
 4. The effects upon any tributaries to the main stream, drainage ditches, and any other drainage facilities or systems: **No adverse effects.**
 5. Whether additional public expenditures for flood protection or prevention will be required: **No**
 6. Whether the proposed use is for human occupancy: **N/A, the proposal is for demolition.**
 7. The potential danger to persons upstream, downstream, and in the immediate vicinity: **No potential dangers.**
 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: **No, the watercourse, including stream banks and streamside trees and vegetation will not be negatively affected.**
 9. Whether any proposed water supply and sanitation systems and other utility systems can prevent disease, contamination, and unsanitary or hazardous conditions during a flood: **N/A, no proposed water supply, sanitation systems, or other utility systems.**
 10. Whether any proposed facility and its contents will be susceptible to flood damage and the effect of such damage: **N/A, no proposed facility.**
 11. The relationship of the proposed development to the Boulder Valley Comprehensive Plan and any applicable floodplain management programs: **N/A, the proposal is for demolition only, no development.**
 12. Whether safe access is available to the property in times of flood for ordinary and emergency vehicles: **Yes, we have applied for a Change of Address and Access to the property, moving the drive from 19th Street (through the High Hazard Zone) to Tamarack Avenue to the east, out of the City Floodplains, Conveyance, and High Hazard Zones, as mentioned above.**
 13. Whether the applicant will provide flood warning systems to notify floodplain occupants of impending floods: **N/A, no warning systems will be provided.**

14. Whether the cumulative effect of the proposed development with other existing and anticipated uses will increase flood heights: **No, the proposal is for demolition, and therefore removal of obstruction, resulting in a decrease in flood height.**

15. Whether the expected heights, velocities, duration, rate of rise, and sediment transport of the floodwaters expected at the site will adversely affect the development or surrounding property: **No – no adverse effects.**

Building: (Matt English, englishm@bouldercolorado.gov, 303-441-3206)

- Supplemental Information Required (1) -- provide contextual information regarding the remaining affected walls and how compliance with the building code and energy code will be achieved. Although labeled "separation" wall on the plans, it's not clear what openings are in the wall -- indicate all windows and doors, and provide a section drawings that detail how a weather-resistant envelope is being provided 2018 section 703. See floodplain reviewer comments/requirements. Coordinate, review and revise as necessary. **The remaining affected walls currently have no openings (windows or doors), and there are no proposed openings. Newly exterior walls are to be insulated per current building and energy code requirements. A new weather resistant envelope is to be provided per Section 703 of the current (2018) International Residential Building Code. All wall materials up to the flood protection elevation (2' above the base flood elevation, 5450.44') are to be made of flood damage resistant materials per code (including insulation and finishes).**
- Supplemental Information Required (2) -- indicate how mechanical duct work, plumbing lines and electrical circuits will be terminated in accordance with code and show on plans where the terminations will occur. **Any and all mechanical duct work, electrical circuits, and plumbing lines are to be terminated safely per current building code.**
- Supplemental Information Required (3) -- Provide a Construction & Demolition Waste Diversion Tracking Form. **Construction & Demolition Waste Diversion Tracking Form will be uploaded/submitted upon completion of the demolition/project, per City of Boulder Construction & Demolition Waste department (Sandy Briggs, briggss@bouldercolorado.gov, 303-441-1931).**

Please feel free to give me a call with any questions you may have.
Thank you for your consideration,

Cecelia Daniels
Project Manager

RODWIN ARCHITECTURE
DESIGN [BUILD] GREEN

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