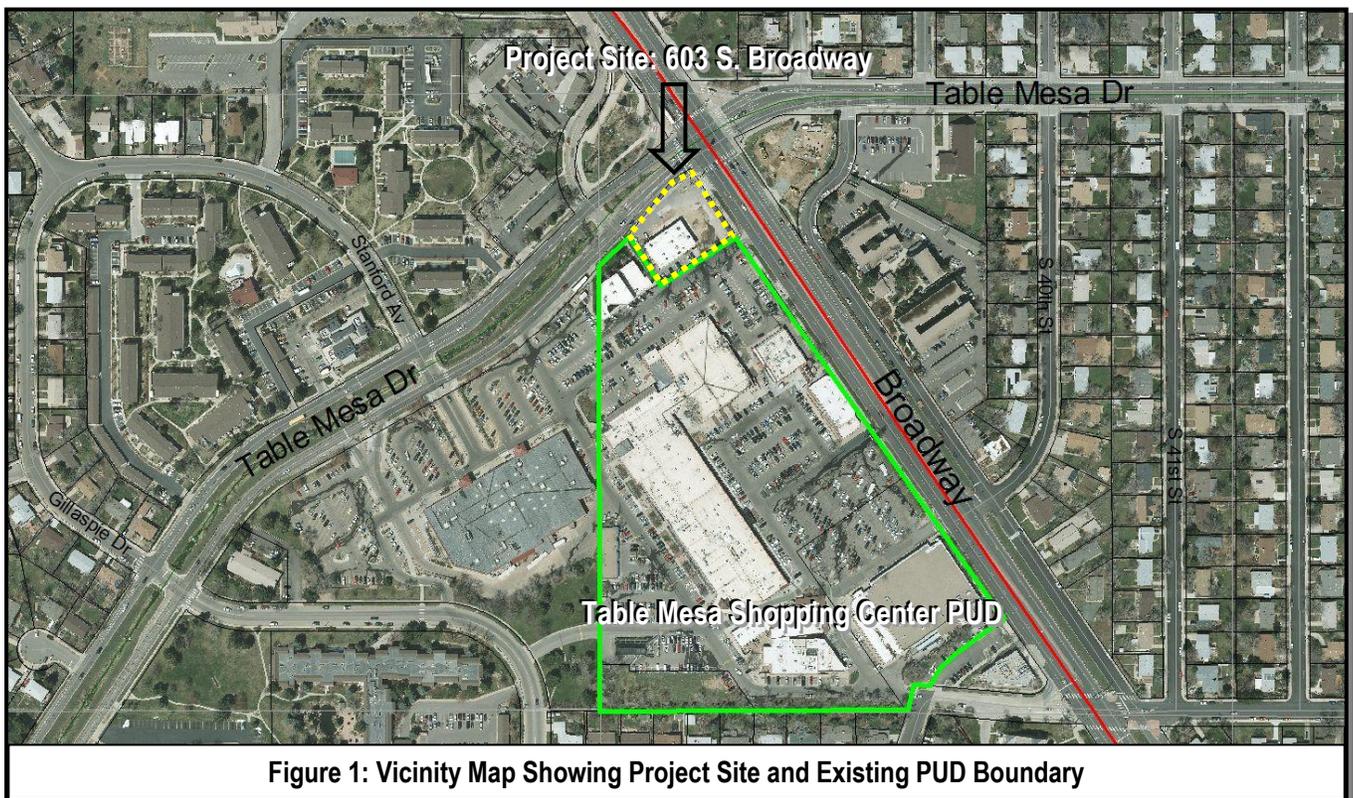


MEMORANDUM

TO: Planning Board
FROM: Chandler Van Schaack, Case Manager
DATE: May 12, 2016
SUBJECT: **Call Up Item** (Case # LUR2015-00039): Site Review request to expand the existing Table Mesa Shopping Center PUD to include the 0.63-acre site located at 601 S. Broadway, and to redevelop the subject site with a new, 13,188 sq. ft. Walgreen's pharmacy. The project site is zoned Business – Community 2 (BC-2).

Background

The project site is at the southwest corner of the intersection of Broadway and Table Mesa, and is zoned Business – Community 2 (BC-2), which is defined in the land use code as, “*Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.*” Refer to **Figure 1** for a Vicinity Map (project site shown in yellow, existing PUD boundary shown in green). The project site, which previously contained a gas station that has been demolished, is contiguous to and shares access and parking with the Table Mesa Shopping Center PUD but was not included with the original Table Mesa Shopping Center PUD approval. The intent of this proposal is to expand the Table Mesa Shopping Center PUD to include the project site and thereby formalize the shared access and parking.



The area immediately surrounding the Table Mesa Shopping Center and King Soopers is medium-density residential, with a number of apartment complexes to the north and west of the shopping center. Further out from the shopping center the land use transitions to primarily low-density, single family development, with the Martin Acres neighborhood located across Broadway to the north and east.

Project Proposal

The intent of this proposal is to expand the existing Table Mesa Shopping Center PUD to include the 0.63-acre site located at 601 S. Broadway, and to redevelop the subject site with a new, 13,188 sq. ft. Walgreen’s pharmacy (with no drive through). The proposed 2-story building would sit at the northeast corner of the site, with on-site parking (20 spaces) provided to the west and south of the building and access taken from Table Mesa as well as the existing access point off Broadway just south of the proposed building. The proposed pharmacy would also have access to the shared parking provided in the main Table Mesa Shopping Center parking lot. Proposed site improvements include improvements to the landscaping and multi-use paths along Broadway and Table Mesa as well as new parking lot screening and interior landscaping. A total of 18 new bicycle parking spaces will be added to the site (4 long-term and 14 short-term spaces).



Figure 2: Perspective Renderings of Proposed Building

The architecture of the proposed building has evolved over several iterations (see **Figures 3a-3c** for original elevations), and currently embodies a contemporary design utilizing traditional masonry construction methods. The materials palette consists primarily of stacked-bond brick, manufactured stone and porcelain tile with wood, metal and stucco accents. The primary building entrances are located at the southeast corner of the building, and are accented by large storefront windows that wrap around the east side of the building and create a high degree of transparency along the Broadway frontage. Large windows also provide transparency at the northeast corner of the building and along the Table Mesa frontage. See **Figure 2** above for perspective renderings and **Attachment C** for the Applicant’s Proposed Plans.



Figure 3a: Original South Elevation



Figure 3a: Original East Elevation

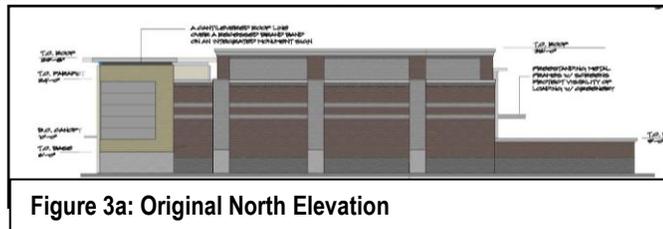


Figure 3a: Original North Elevation

Review Process

Pursuant to section 9-2-14(m), B.R.C. 1981, a proposal to modify, structurally enlarge, or expand any approved site review that is found to exceed the Minor Amendment standards regarding changes to the intended design character and site arrangement of the development requires an Amendment to the Approved Site Plan in conformance with the Site Review criteria found in section 9-2-14(h), B.R.C. 1981. The Site Review Amendment is a staff-level decision subject to call-up by the Planning Board.

Analysis

Overall, the proposal was found to be consistent with the Site Review criteria, and provides an appropriate use for the vacant pad site while enhancing the character of the shopping center and providing a visual anchor for the important intersection. Please refer to **Attachment B** for staff's complete analysis of the review criteria.

Public Comment

Required public notice was provided in the form of written notifications to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property and therefore, all public notice requirements of section 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 were met. Staff initially received several comments in opposition to the proposed project (which originally included a request for a drive-thru), but has not received any new comments since the drive-thru was removed from the proposal. See **Attachment D** for all comments received.

Conclusion

This proposal was approved by Planning and Development Services staff on May 5, 2016 and the decision may be called up before Planning Board on or before **May 19, 2016**. There is one Planning Board meeting within the 14-day call up period, on **May 12, 2016**. Questions about the project or decision should be directed to Chandler Van Schaack at (303) 441-3171 or vanschaack@bouldercolorado.gov.

Attachments.

Attachment A: Notice of Disposition

Attachment B: Site Review Criteria Checklist

Attachment C: Proposed Plan Set

Attachment D: Public Correspondence



CITY OF BOULDER
Community Planning and Sustainability

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

CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION: APPROVED WITH CONDITIONS
PROJECT NAME: Walgreen's Pharmacy
DESCRIPTION: Site Review Amendment and Expansion of the Table Mesa Shopping Center PUD (P-81-48)
LOCATION: 601 S. Broadway
COOR: S03W03
LEGAL DESCRIPTION: See attached "Exhibit A"
APPLICANT: Evergreen Devco, Inc.
OWNER: Harvard Lane LLC and Table Mesa Shopping Center, LLC
APPLICATION: Site Review, LUR2015-00039
ZONING: BC-2
CASE MANAGER: Chandler Van Schaack
VESTED PROPERTY RIGHT: NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:

Section 9-7-1, "Form and Bulk Standards," – Setbacks: modification of minimum front yard landscaped setback to allow for building to be at a zero lot line setback where 20 feet is the minimum required front yard landscaped setback for the zone district.

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

Approved On: 5.5.16
Date

By: [Signature]
David Driskell, Executive Director of Community Planning and Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: 5.19.16

Final Approval Date: 5.20.16

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND THE FINAL PLANS FOR CITY SIGNATURE MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS. IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development within three years from the date of final approval. Failure to "substantially complete" (as defined in Section 9-2-12, Boulder Revised Code 1981) the development within three years shall cause this development approval to expire.

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on March 21, 2016 and the Transportation Demand Management Plan dated March 31, 2016 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: Annexation and Planned Development Agreement recorded in the records of the Boulder County Clerk and Recorder at Film No. 722, Reception No. (90)967403 on February 16, 1971.
3. Prior to a building permit application, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:
 - 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 plans prepared by the Applicant on March 21, 2016 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
 - b. A **final site plan** which includes detailed floor plans and section drawings.
 - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
 - d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.
 - e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards and CDOT Access Code Standards, for all transportation improvements. These plans must include, but are not limited to: showing the existing and proposed CDOT and City owned easements on the site; showing the existing and proposed CDOT and City right-of-way for Table Mesa Drive and SH-93 (South Broadway Street); plan and profile drawings for the South Broadway Street multi-use path; spot elevations and detail construction drawing for the driveway curb-cuts; cross-sectional drawings for the sidewalk and multi-use path, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards, transportation detail drawings, geotechnical soils report, and pavement analysis.

- f. **CDOT access permit** meeting the CDOT Access Code Standards, for all transportation improvements within the CDOT right-of-way including the removal of the existing driveway access / curb-cut and the reconstruction of the existing driveway access / curb-cut from SH-93.
- g. 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.
- h. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.

4. Prior to a building permit application, the Applicant shall dedicate to the City, at no cost, the following right-of-way and easements meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:

- a. A **right-of-way dedication** along Table Mesa Drive for additional roadway surface to include the area of Table Mesa Drive to the back of the roadway curb-and-gutter starting at the east property line and proceeding west for a distance of approximately 135-feet along the north property line and consisting of a width which varies from zero feet at the west property end to a maximum width of 13-feet near the east property line.
- b. A **public access easement** to accommodate the eight-foot wide landscape strip and twelve-foot wide sidewalk and an additional foot behind the sidewalk along Table Mesa Drive to include the area from the back of the Table Mesa Drive curb-and-gutter from the west property line to the east property line and consisting of a width varying from fifteen feet at the west property line to a maximum width of thirty-four feet near the east property line.
- c. A **public access easement** along South Broadway Street (SH-93) to accommodate the eight-foot wide landscape strip and 12-foot wide detached multi-use path to include a ½' behind the multi-use path.

5. Prior to issuance of a certificate of occupancy, the Applicant shall construct and complete, subject to acceptance by the City, all public improvements necessary to serve the development in conformance with the approved Engineering Plans, including, but not limited to, the following:

- a. A **12-foot wide multi-use path** along South Broadway Street (SH 93).
- b. A **12-foot wide sidewalk** along Table Mesa Drive.

6. Prior to a building permit application, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the employees of the development for three years after the issuance of a certificate of occupancy as proposed in the Applicant's Transportation Demand Management (TDM) Plan.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN BLOCK "B", THIRD ADDITION TO MARTIN ACRES, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK "B", THIRD ADDITION TO MARTIN ACRES; THENCE NORTH 00°02'40" EAST, 934.24 FEET ALONG THE WEST LINE OF SAID BLOCK "B" TO A POINT ON THE SOUTHERLY LINE OF TABLE MESA DRIVE AS DESCRIBED IN DEED RECORDED IN BOOK 1263 AT PAGE 168 IN THE BOULDER COUNTY RECORDS; THENCE NORTH 46°12'50" EAST, 72.00 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE; THENCE NORTH 38°38'10" EAST, 12.87 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE TO THE POINT OF BEGINNING; THENCE NORTH 38°38'10" EAST, 145.58 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE; THENCE NORTH 55°31'30" EAST, 45.70 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED ON FILM 1155 AS RECEPTION NO. 435157 IN THE BOULDER COUNTY RECORDS; THENCE SOUTH 34°28'30" EAST, 164.23 FEET ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED ON FILM 1155 AS RECEPTION NO. 435157;

THENCE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 55°31'30" WEST, 185.00 FEET;
2. NORTH 34°28'30" WEST, 121.94 FEET TO THE POINT OF BEGINNING.

Case #: LUR2015-00039

Project Name: Walgreen's Pharmacy

Date: May 12, 2016

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 proposed Walgreen's pharmacy is consistent with the land use map designation for the site, which is "Community Business" per the 2010 BVCP Land Use Map. The Community Business land use designation is defined as:

"A Community Business area is the focal point for commercial activity serving a subcommunity or a collection of neighborhoods. These are designated to serve the daily convenience shopping and service needs of the local populations and are generally less than 150,000 to 200,000 square feet in area."

Additional BVCP Policies with which the proposed Walgreen's is consistent include:

- **2.17 Variety of Activity Centers**
- **2.22 Improve Mobility Grid**
- **2.30 Sensitive Infill and Redevelopment**
- **2.37 Enhanced Design for Private Sector Projects**
- **5.04 Vital and Productive Retail Base**
- **6.01 All-Mode Transportation System**

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

N/A (i) The density permitted in the Boulder Valley Comprehensive Plan, or,

N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of [chapter 9-8](#), "Intensity Standards," B.R.C. 1981.

(C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques require to meet other site review criteria.

While the proposed project is to construct one new pharmacy on the subject site, the project site is proposed to be added to the larger Table Mesa Shopping Center PUD, which includes numerous existing retail, restaurant and other businesses. The improvements proposed to the site as part of this project will not only allow for the creation of a new pharmacy, but will also benefit the existing retail establishments and will serve to support the economic health of the PUD overall. The project meets a broad range of BVCP policies as well as other site review criteria in an economically feasible manner.

(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;

While the site is already developed and therefore does not contain any existing open space, the proposed project will add new open space in the form of landscaping along the perimeter of the parking area as well as new landscaping along both major frontages.

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

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

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

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

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

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

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

Not applicable, as the proposal is commercial, not recreational or residential.

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

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

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

The proposed redevelopment of the former gas station site includes adding a pedestrian access to the site from the existing 12' multi-use path along Broadway. In addition, the proposal includes adding a new landscape strip along Table Mesa as well as improvements to the existing sidewalk. The new sidewalk and multi-use path facilities adjacent to the site will facilitate pedestrian and bicycle movement between properties as well as between existing city transportation facilities to the north and south.

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

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

N/A (i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and

N/A (ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.

(C) Landscaping

The proposal includes significant upgrades to the landscaping on the former gas station site, including new street trees along Table Mesa and significant amounts of new landscaping along Broadway and surrounding the parking area. Given that the site is currently largely devoid of any landscaping at all, this will represent a major improvement from current conditions.

✓ (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 site and provides for a variety of plant and hard surfaces. Perhaps the most significant aesthetic and safety

improvement will be the new detached sidewalk and landscape strips along Table Mesa, where there is currently only an attached sidewalk with no landscaping whatsoever.

N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

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

✓ (iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of [sections 9-9-12](#), "Landscaping and Screening Standards" and [9-9-13](#), "Streetscape Design Standards," B.R.C. 1981; and

The proposal includes adding new interior parking lot landscaping to the lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the northern perimeter of the site, and provides significant landscaping screening around the trash and recycling area at the northwest corner of the building.

✓ (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 landscaping improvements to the setbacks along both major frontages, and includes new landscaping along the south and west sides of the building which will be visible from the adjacent rights of way and help contribute to the overall attractiveness of the site.

(D) Circulation: Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

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

The proposal includes improvements to the existing circulation on the site. Currently, there are two large curb cuts serving the site which do not meet current DCS standards. As such, the site is frequently used as a "cut through" for traffic entering and exiting the shopping center. Redevelopment of the site will include removal of the main curb cut along Broadway and relocation and resizing of the curb cut along Table Mesa. This will reduce speeds through the site and the number of potential traffic conflicts entering and leaving the site.

✓ (ii) Potential conflicts with vehicles are minimized;

The proposed removal of an existing curb cut and relocation/ resizing of the other curb cut will significantly improve pedestrian safety, and the addition of new landscaping islands and detached sidewalks will further minimize potential 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 proposal includes improving the sidewalk along Table Mesa to meet city standards, and provides pedestrian access to the site from both the Broadway and Table Mesa bike/ped facilities. This will support multi-modal mobility through and between properties.

✓ (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 proposal includes adding a total of 18 new bike parking spaces (14 short-term and 4 long-term). Short-term bike parking will be located directly in front of the main store entrance. The proposal also includes improvements to existing bike/ped facilities along the two major frontages, which will further promote alternate modes of transportation. In addition, rather than provide all of the required parking for the new building on-site, the applicant has provided roughly 50% of the required parking and will share parking with the remainder of the shopping center. This was formalized recently in an administrative parking reduction for the entire PUD, which granted an 11% reduction for the PUD overall.

✓ (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;

The applicant has provided a TDM plan that includes provision of eco-passes for employees for a minimum period of 3 years as well as other techniques intended to reduce SOV travel demand.

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

The proposed redevelopment of the former gas station site includes adding a pedestrian access to the site from the existing 12' multi-use path along Broadway. In addition, the proposal includes adding a new landscape strip along Table Mesa as well as improvements to the existing sidewalk. The new sidewalk and multi-use path facilities adjacent to the site will facilitate pedestrian and bicycle movement between properties as well as between existing city transportation facilities to the north and south.

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

No new streets are proposed as part of this development.

✓ (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 proposal has been designed to safely accommodate vehicular traffic, pedestrians and bicycles.

(E) Parking

✓ (i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;

As mentioned above, the proposal includes several measures to slow down cars and improve pedestrian safety. In addition to the change in circulation and removal of a curb cut, the applicant is making significant improvements to the parking area including new landscape islands and screening. This will improve safety for pedestrians and bicyclists travelling within and across the site by creating a visual break in the drive aisles and providing a designated travel route where currently there is not one.

✓ (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;

As mentioned above, the project is providing roughly half of the required on-site parking for the 13,000 sq. ft. building, while sharing parking with the remainder of the PUD. This minimizes the overall land area dedicated to new parking.

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

The parking area will meet city landscaping standards, reducing the visual impact of the parking areas, and all new lighting will be compliant with current lighting standards.

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

The proposal includes adding new interior parking lot landscaping and screening to the parking lot in conformance with the parking lot landscaping standards. The proposal also adds landscaping buffers in excess of the required size to the northern perimeter of the site, and provides significant landscaping along both major frontages.

(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 proposed structure is oriented in a manner to continue the retail face along Broadway Street that is already been defined by 627 and 629 Broadway. Similarly, to the west along Table Mesa the Chase Bank and King Soopers shopping center start to define the retail character of the north elevation. Along the Table Mesa elevation (north) the façade has been broken down with smaller elements which include brick pilasters and fabric canopies to reflect the character of the two story apartment buildings directly to the north. The other elevations of the proposed design use more storefront and incorporate many design features of the surrounding buildings. These elements include Storefront, Steel entry canopy, and taller masonry elements.

✓ (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 building height is comparable to a two story commercial building which mirrors the surrounding context. To the south of the proposed building is 627 and 629 Broadway which are both two story masonry structures. Directly to the south west of the proposed building at 619 Broadway is a two story masonry retail building. Directly to the west at 603 S. Broadway is Chase bank which is a combination of one story and two story masonry building. To the North are two story apartment buildings with pitched roofs which vary in height and are much large in overall footprint. Directly to the east is a filling station which is one story but has a canopy that is similar in height. South east of the proposed building are multiple three story apartments that are similar in scale.

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

The proposed building is surrounded on the south and west by parking lot and drives, and to the north and east by Broadway and Table mesa shadow impact to other properties are minimized. Directly to the east of the proposed structure are 3 story apartment buildings. The design has little impact to west views do to separation created by the 4 lanes of Broadway separating the two structures.

✓ (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 character of the area is primarily retail in nature, with some larger multifamily on opposite sides of Broadway and Table mesa. Materials for the project were selected to be warm and welcoming yet durable. The majority of the building is masonry brick. Brick is a common element through most of the retail center, but surrounding apartment buildings also incorporate a natural color stone or brick such as 680 S Lashely Ln. Similarly, the project utilizes phenolic wood accents which help bring a natural wood tone to the project, but also mirror lap siding that is on several multifamily buildings directly to the north of the

project. Stucco comprises a small portion of the materials used in the project but can be found throughout the retail centers and adjacent multifamily projects. Overall the materials that have been used on the façade of the proposed design fit in the surrounding context and are not out of character for the area.

✓ (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;

Key tower elements have been add to northeast, northwest, and southwest to bring mass to the key Broadway and Table Mesa elevations. These elements have been emphasized using glazing, masonry and metal panel. Ample fenestration along the south, east and north elevations will provide pedestrian interest, and building elements are organized in a clean patterning that will provide visual interest to both pedestrians and motor vehicles. The design also incorporates multiple fabric and steel canopies to help create a pedestrian scale along Broadway and Table Mesa. Ample new landscaping in the parking area and along the multi-use paths will greatly improve the pedestrian environment both within and around the site.

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

The project includes a new detached sidewalk and landscape strip along Table Mesa Dr.

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, as there are no residential units included in this project.

N/A (viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;

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

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

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

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

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

✓ (xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

The applicant proposes to minimize and divert construction waste, demolition debris, and land-clearing debris from disposal by educating contractors and crews on procedures such as sorting and storage methods, removal techniques, and recoverable materials; by having the General Contractor involved early in the process; by looking for a contractor who is experienced in reuse and recovery techniques; by creating a list of materials targeted for reuse, salvage, or recycle; by gathering landfill information; by asking suppliers to eliminate or recycle packaging; and by communicating construction waste reduction goals and by reinforcing them early and throughout the demolition and construction process.

In addition, the applicant will be required to meet current energy code requirements for commercial buildings, which include the 2012 International Energy Conservation Code (IECC) standard as well as the 2010 American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) 90.1 standards, with additional local amendments requiring a 30 percent increase in performance requirements. This requirement is considered aggressive and represents a significant step toward improved energy efficiency in buildings in balance with the cost impact for new construction. As discussed as a part of the adoption process in October, 2013, the recently adopted codes if supported by continued improvements in cost-efficient building and energy management technology, could achieve a “net zero” building code by 2031 (in which buildings, on balance, produce as much energy as they consume).

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

The majority of the building material is manufactured stone with masonry above, which will be durable and long lasting. Other design features included phenolic wood, metal panel and porcelain tile, all of which are durable and long lasting. The use of stucco has been minimized and used in areas that would not be prone to damage.

✓ (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;

Cut and fill are minimized as this is a pad site that had an existing building on it.

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

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.

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:*

N/A (H) *Additional Criteria for Poles Above the Permitted Height: No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:*

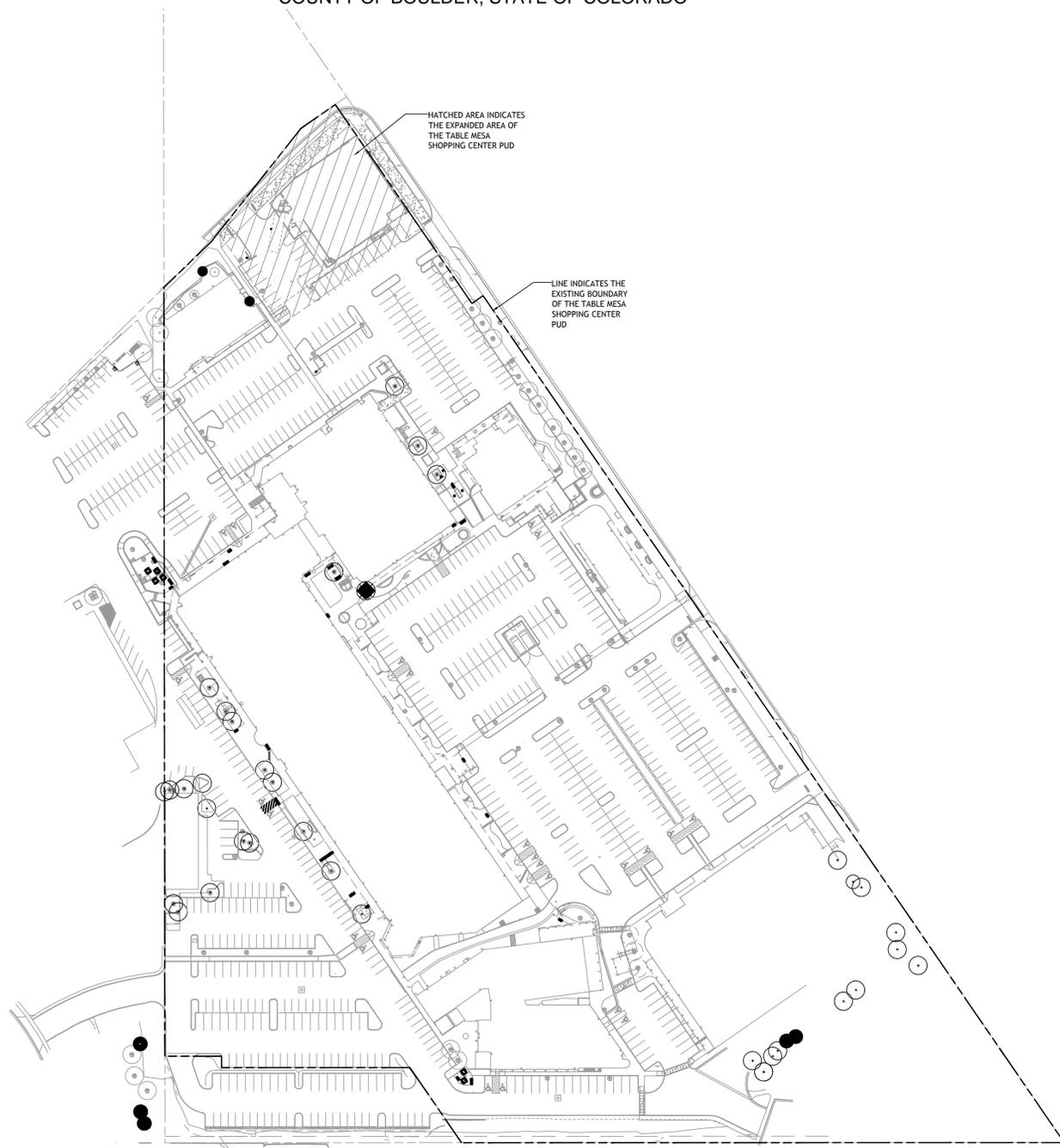
N/A (I) *Land Use Intensity Modifications:*

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

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

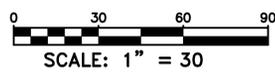
SITE DEVELOPMENT PLAN WALGREENS BOULDER

LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO



HATCHED AREA INDICATES THE EXPANDED AREA OF THE TABLE MESA SHOPPING CENTER PUD

LINE INDICATES THE EXISTING BOUNDARY OF THE TABLE MESA SHOPPING CENTER PUD



DATE: March 21, 2016
JOB#: 320102671

OVERALL SITE PLAN

SWC BROADWAY and TABLE MESA BOULDER, CO

TABLE MESA SHOPPING CENTER		MAY 2016	
SUMMARY - BIKE PARKING REQUIREMENTS			
TENANT	TENANT ADDRESS	OVERALL SUITE AREA	INDOOR BIKE PROVIDED RESTAURANT USE
<i>From Lease</i>			
CHASE BANK	603		
BROOK PUBLISHING	603A	1,242	1
BROOK PUBLISHING	603B	770	
BROOK PUBLISHING	603C	579	
TSING TAO	607A	3,208	3208
OH SHENG ACUPUNCTURE	607C	724	
ART CLEANERS	607D	1,724	
GREAT CLIPS	607E	1,745	
BOULDER MAP GALLERY	607F	1,784	1
VACANT	607G	3,527	
ELEVATIONS CREDIT UNION	611	7,298	
PETTYJOHN LIQUOR	613	5,704	4
TANDOORI GRILL	619	3,931	3931
TANDOORI GRILL "ANNEX" BAR	623A	1,772	1772
WELLS FARGO	623C	900	
ALAN GREEN NATURAL DENTIST	625	1,500	1
UNDER THE SUN	627A	5,274	5274
SOUTHERN SUN	627C	6,098	
IN-STEP (FLATIRON RUNNING)	629A	2,935	4
GRV'S (FLY SHOP)	629B	2,864	
BOULDER CYCLE SPORT	629K	4,755	10
NEPTUNE MOUNTAINEERING	633A	12,287	10
NEPTUNE MOUNTAINEERING	633B 633A	660	
NEPTUNE MOUNTAINEERING	633C 633A	1,418	
NEPTUNE MOUNTAINEERING	633D 633A	1,123	
NEPTUNE MOUNTAINEERING (SUB-LEASE TO COLO. MTLN. CLUB)	633E	1,734	
	633K	1,110	
HAIR RAGE	633H	754	
HAIR BLOCK	633M	1,487	
YOGA LOFT	633N	1,934	1
SHUTTLES, SPINLES & SKENS	635D 635E	2,842	
SHUTTLES, SPINLES & SKENS	636	3,266	
SHUTTLES, SPINLES & SKENS	643 635E	2,001	
AUSPRODIUS INK	635G	406	
CULINARY SCHOOL OF THE ROCKIES	635H	337	
SMARTS MARGARITAS HAIR CREATIONS	635K 637A	838	938
SNAR'S ASPEN LEAF YOGURT	637B 637A	1,400	1400
FLAGSTAFF SURVEYING	637C	740	
POPHI NAILS	637D	865	
BIBBLE WORKS (SUBLEASE TO MICKY O'S BAGELS)	637E	2,629	2629
CULINARY SCHOOL OF THE ROCKIES	637H	2,025	
CULINARY SCHOOL OF THE ROCKIES	637-I 637H	1,188	
CULINARY SCHOOL OF THE ROCKIES	637J	908	
CULINARY SCHOOL OF THE ROCKIES	637L	909	
TABLE MESA HAIR	637M	842	
LAUND-UP-MUTT	637P	900	
CAFE SOLE	637R	2,811	2511
ABO'S PIZZA	637S	3,014	3014
WEAVERS DIVE CENTER	637U	2,324	
WEAVERS DIVE CENTER FOR SEASONAL GARDEN SALES	637V 637U	1,880	
GOODYEAR	647	3,780	2
KM & JAMES CAKES	641	680	
PHARMACY	645	4,431	3
TUESDAY MORNING	649	9,529	
PLAY IT AGAIN SPORTS	653	4,355	
MURPHY'S SOUTH	657	3,873	3873
VACANT PAPA MURPHY'S	658	1,104	
PERFECT TEETH	661	2,081	
SWEET COW THEATRICAL COSTUMES	669	1,562	1562
WALNUT CAFE SOUTHWEST	673	2,850	2850
BOULDER'S NATURAL ANIMAL	685A	1,111	
BOULDER'S NATURAL ANIMAL	685B 685A	973	
BOULDER'S NATURAL ANIMAL	685C 685A	858	
CULINARY SCHOOL OF THE ROCKIES (OFFICES)	691B	2,241	10
TABLE MESA HARDWARE	691F	4,423	
CULINARY SCHOOL MOUNTAIN EDGE FITNESS	692F	13,051	
LUCKY'S UNDER CONSTRUCTION	695	41,000	10
WALGREENS - PROPOSED		9,961	4
TOTALS		228,786	57
Table Mesa Shopping Center Total Square Footage		228,786	
Restaurant Square Footage		38,850	
% Restaurant		16.99%	
AUTO PARKING			
Parking Standard Ratio applied	1:250		
Required Parking Spaces	915		
Provided Parking			
ADA		27	
Compact		381	
Standard		400	
TOTAL		810	
Total % of Required		89%	
Reduction Requested		11%	
BIKE PARKING			
Bike Parking	Required	Provided	Total % of Required
Overall Bike Parking 1:750 SF	305	291	95%
Long Term Bike Parking at 25%	76	57	75%
Short Term Bike Parking at 75%	229	234	102%
Reduction Requested		25% long term biking spots	

SITE DATA

EXISTING ZONING:.....BC-2

NET LAND AREA:
LAND AREA.....27,440 S.F. (0.63 ACRES)

WALGREENS:

MAIN FLOOR.....10,000 S.F.
MEZZANINE.....3,188 S.F.

TOTAL.....13,188 S.F.
% COVERAGE.....36.4%

PARKING REQUIRED (1/300 S.F.).....43 STALLS

PARKING PROVIDED.....20 STALLS

CROSS ACCESS AND CROSS PARKING IS PROVIDED IN SHOPPING CENTER

ACCESSIBLE STALLS REQUIRED.....1 STALLS

ACCESSIBLE STALLS PROVIDED.....2 STALLS

BICYCLE PARKING REQUIRED (1/750 S.F.)17 BIKES

25% LONG TERM.....4 BIKES
75% SHORT TERM.....13 BIKES

BICYCLE PARKING PROVIDED:
LONG TERM.....4 BIKES
SHORT TERM.....14 BIKES
TOTAL.....18 BIKES

DEVELOPER
EVERGREEN DEVCO, INC.
2390 E. CAMELBACK RD., STE 410
PHOENIX, AZ 85016
PHONE: (602) 808-8600
FAX: (602) 567-1000
ATTN: KELLY HAYES
EMAIL: khayes@evgre.com

ARCHITECT
AAD:FITCH, INC.
16435 N. SCOTTSDALE RD., STE 195
SCOTTSDALE, AZ 85254
PHONE: (480) 938-4200
FAX: (480) 938-1223
ATTN: EDWARD ROBLEE
EMAIL: edroblee@fitch.com

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO AAD:FITCH, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC.



ENGINEERS-SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6568

WWW.RRENGINEERS.COM

SITE PLAN with TRUCK TURN

SITE: WALGREENS
601 SOUTH BROADWAY

FOR: EVERGREEN
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016

REVISIONS	DATE	DESCRIPTION

Plot Scale
Job No.
Date 03/21/2016
Drawn Checked
Sheet

2c



16435 North Scottsdale Rd. Suite 195
Scottsdale, Arizona 85254
T+1 480 938 4200 F+1 480 938 7223
www.FITCH.com

SITE DEVELOPMENT PLAN WALGREENS BOULDER

LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO



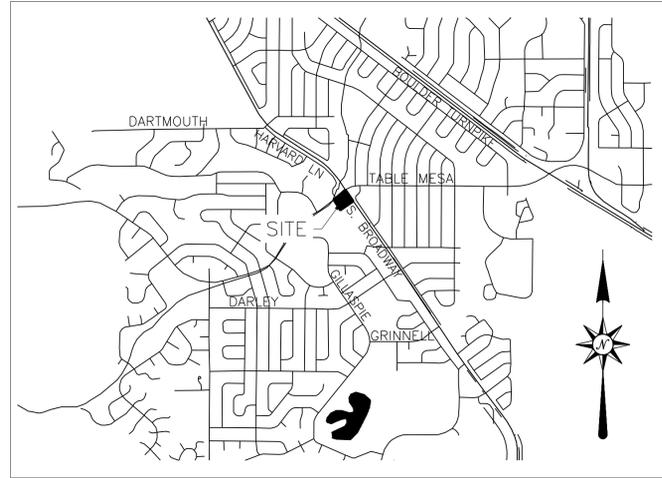
R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6568

WWW.RRENGINEERS.COM

COVER SHEET
SITE: WALGREENS
601 SOUTH BROADWAY
FOR: EVERGREEN
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016

REVISIONS
12/7/15 CITY COMMENTS
03/17/16 CITY COMMENTS

Plot Scale	N/A
Job No.	ED14011
Date	2/1/2016
Drawn	JJ
Checked	CM
Sheet	1



VICINITY MAP
SCALE 1" = 2,000'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2A	SITE PLAN
2B	SITE PLAN WITH TRUCK TURN
3	PRELIMINARY ELEVATIONS
4	PRELIMINARY ELEVATIONS
5	PRELIMINARY FLOOR PLAN
6	UTILITY PLAN
L1	LANDSCAPE PLAN
8	PRELIMINARY STORMWATER PLAN

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN BLOCK "B", THIRD ADDITION TO MARTIN ACRES, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK "B", THIRD ADDITION TO MARTIN ACRES; THENCE NORTH 00°02'40" EAST, 934.24 FEET ALONG THE WEST LINE OF SAID BLOCK "B" TO A POINT ON THE SOUTHERLY LINE OF TABLE MESA DRIVE AS DESCRIBED IN DEED RECORDED IN BOOK 1263 AT PAGE 168 IN THE BOULDER COUNTY RECORDS; THENCE NORTH 46°12'50" EAST, 72.00 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE; THENCE NORTH 38°38'10" EAST, 12.87 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE TO THE POINT OF BEGINNING;
THENCE NORTH 38°38'10" EAST, 145.58 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE; THENCE NORTH 55°31'30" EAST, 45.70 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED ON FILM 1155 AS RECEPTION NO. 435157 IN THE BOULDER COUNTY RECORDS; THENCE SOUTH 34°28'30" EAST, 164.23 FEET ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED ON FILM 1155 AS RECEPTION NO. 435157;

THENCE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 55°31'30" WEST, 185.00 FEET;
2. NORTH 34°28'30" WEST, 121.94 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:
EVERGREEN
2390 EAST CAMELBACK ROAD, SUITE 410,
PHOENIX, ARIZONA 85016
PHONE: 602.808.8600



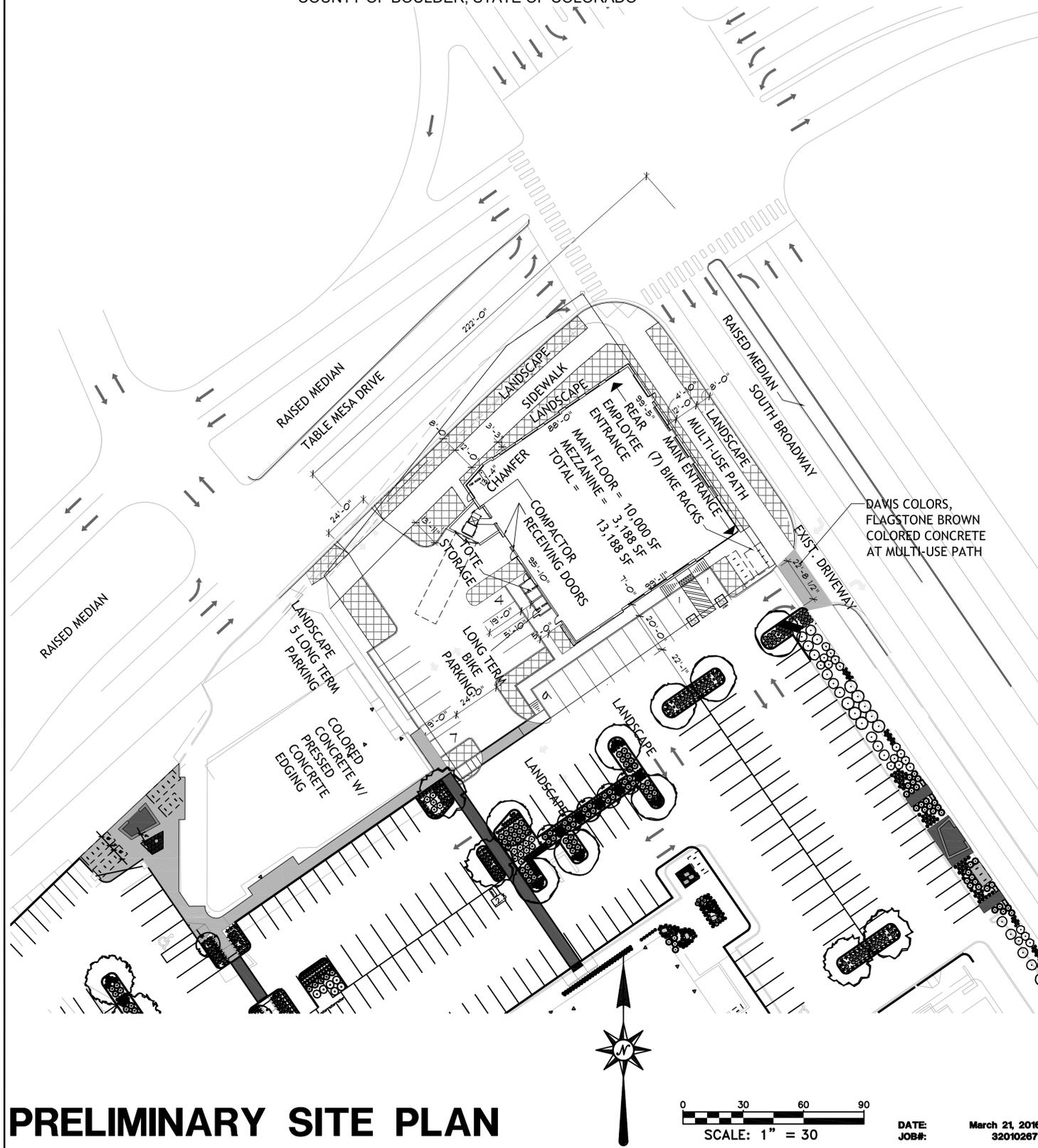
Evergreen
Development | Services | Investments

AAD:FITCH, Inc.
FITCH

16435 North Scottsdale Rd., Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 998 7223
www.fitch.com

SITE DEVELOPMENT PLAN WALGREENS BOULDER

LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO



PRELIMINARY SITE PLAN

SWC BROADWAY and TABLE MESA BOULDER, CO

DATE: March 21, 2016
JOB#: 320102671

TABLE MESA SHOPPING CENTER				3/4/2016
SUMMARY - BIKE PARKING REQUIREMENTS				
TENANT	TENANT ADDRESS	OVERALL SUITE AREA	INDOOR BIKE PROVIDED	RESTAURANT USE
		From Lower		
CHASE BANK	603	6,855		
BROOK PUBLISHING	603A	1,242	1	
BROOK PUBLISHING	603B	770		
BROOK PUBLISHING	603C	579		
TSING TAO	607A	3,208		3208
CH SHENG ACUPUNCTURE	607C	724		
ART CLEANERS	607D	1,724		
GREAT CLIPS	607E	1,745		
BOULDER MAP GALLERY	607F	1,784	1	
VACANT	607G	3,527		
ELEVATIONS CREDIT UNION	611	7,208		
PETTYJOHN LIQUOR	613	5,704	4	
TANDOORI GRILL	619	3,931		3931
TANDOORI GRILL "ANNEX" BAR	622A	1,772		1772
WELLS FARGO	623C	900		
ALAN GREEN NATURAL DENTIST	625	1,500	1	
UNDER THE SUN	627A	5,274		5274
SOUTHERN SUN	627C	5,058		5058
IN-STEP (FLATIRON RUNNING)	629A	2,935	4	
ORVIS (FLY SHOP)	628B	2,864		
BOULDER CYCLE SPORT	629K	4,750	10	
NEPTUNE MOUNTAINEERING	633A	12,797	10	
NEPTUNE MOUNTAINEERING	633B 633A	660		
NEPTUNE MOUNTAINEERING	633C 633A	1,418		
NEPTUNE MOUNTAINEERING	633D 633A	1,133		
NEPTUNE MOUNTAINEERING (SUB-LEASE TO COLO. MTN. CLUB)	633E	1,734		
NEPTUNE MOUNTAINEERING	633K	1,110		
HAIR RAISE	633H	754		
HAIR BLOCK	633M	1,467		
YOGA LOFT	633N	1,834	1	
SHUTTLES, SPINDLES & SKEINS	6350 635E	2,842		
SHUTTLES, SPINDLES & SKEINS	6356	3,208		
SHUTTLES, SPINDLES & SKEINS	643 635E	2,001		
AUSPICIOUS INK	635G	406		
CULINARY SCHOOL OF THE ROCKIES	635H	337		
DMARY MARGARITA HAIR CREATIONS	635K 637A	638		938
DMARY MARGARITA HAIR CREATIONS	637B 637A	1,400		1400
FLAGSTAFF SURVEYING	637D	740		
POPE HAIR	637E	865		
BRILLIANT WORKS (SUBLEASE TO MICKY C'S BAGELS)	637F	2,629		2629
CULINARY SCHOOL OF THE ROCKIES	637H	2,025		
CULINARY SCHOOL OF THE ROCKIES	637I 637H	1,188		
CULINARY SCHOOL OF THE ROCKIES	637J	908		
CULINARY SCHOOL OF THE ROCKIES	637L	909		
TABLE MESA HAIR	637M	842		
LAUND-UP-MUTT	637N	905		
CAFE SOLE	637P	2,811		2511
ABO'S PIZZA	637S	3,014		3014
WEAVERS DIVE CENTER	637U	2,324		
WEAVERS DIVE CENTER FOR SEASONAL GARDEN SALES	637V 637U	1,880		
SALES	637W	1,251	0	
GOODYEAR	647	3,780	2	
MIN & JAMES CAKES	641	680		
PHARMACY	645	4,431	3	
TUESDAY MORNING	646	9,529		
PLAY IT AGAIN SPORTS	653	4,355		
MURPHY'S SOUTH	657	3,673		3673
VACANT PAPA MURPHY'S	659	1,104		
PERFECT TEETH	661	2,081		
SHEET COW THEATRICAL COSTUMES	669	1,562		1562
WALNUT CAFE SOUTHWEST	673	2,850		2850
BOULDER'S NATURAL ANIMAL	685A	1,111		
BOULDER'S NATURAL ANIMAL	688B 685A	973		
BOULDER'S NATURAL ANIMAL	688D 685A	659		
CULINARY SCHOOL OF THE ROCKIES (OFFICES)	691B	2,241	10	
TABLE MESA HARDWARE	691F	4,423		
CULINARY SCHOOL MOUNTAIN EDGE FITNESS	693F	13,051		
LUCKY'S - UNDER CONSTRUCTION	696	41,000	10	
WALGREENS - PROPOSED		9,961	4	
TOTALS		228,786	57	3880
Table Mesa Shopping Center Total Square Footage		228,786		
Restaurant Square Footage		38,860		
% Restaurant		16.99%		
AUTO PARKING				
Parking Standard Ratio applied	1:250			
Required Parking Spaces	915			
Provided Parking				
ADA	27			
Compact	381			
Standard	403			
TOTAL	810			
Total % of Required	89%			
Reduction Requested	11%			
BIKE PARKING				
Bike Parking	Required	Provided	Total % of Required	
Overall Bike Parking 1:750 SF	305	291	95%	
Long Term Bike Parking at 25%	76	57	75%	
Short Term Bike Parking at 75%	229	234	102%	
Reduction Requested		25% long term biking spots		

SITE DATA

EXISTING ZONING:.....BC-2

NET LAND AREA:
LAND AREA.....27,440 S.F. (0.63 ACRES)

WALGREENS:
MAIN FLOOR.....10,000 S.F.
MEZZANINE.....3,188 S.F.

TOTAL.....13,188 S.F.
% COVERAGE.....36.4%

PARKING REQUIRED (1/300 S.F.).....43 STALLS

PARKING PROVIDED.....20 STALLS

CROSS ACCESS AND CROSS PARKING IS PROVIDED IN SHOPPING CENTER

ACCESSIBLE STALLS REQUIRED.....1 STALLS

ACCESSIBLE STALLS PROVIDED.....2 STALLS

BICYCLE PARKING REQUIRED (1/750 S.F.)17 BIKES

25% LONG TERM.....4 BIKES
75% SHORT TERM.....13 BIKES

BICYCLE PARKING PROVIDED:
LONG TERM.....4 BIKES
SHORT TERM.....14 BIKES
TOTAL.....18 BIKES

DEVELOPER
EVERGREEN DEVCO, INC.
2390 E. CAMELBACK RD., STE 410
PHOENIX, AZ 85016
PHONE: (602) 808-8600
FAX: (602) 567-1000
ATTN: KELLY HAYES
EMAIL: khayes@evgre.com

ARCHITECT
AAD:FITCH, INC.
16435 N. SCOTTSDALE RD., STE 195
SCOTTSDALE, AZ 85254
PHONE: (480) 938-4200
FAX: (480) 938-1223
ATTN: EDWARD ROBLEE
EMAIL: edroblee@fitch.com

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO AAD:FITCH, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC.



ENGINEERS-SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6568

WWW.RRENGINEERS.COM

SITE PLAN

SITE: WALGREENS
601 SOUTH BROADWAY
FOR: EVERGREEN
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016

REVISIONS

Plot Scale
Job No.
Date 03/21/2016
Drawn Checked
Sheet

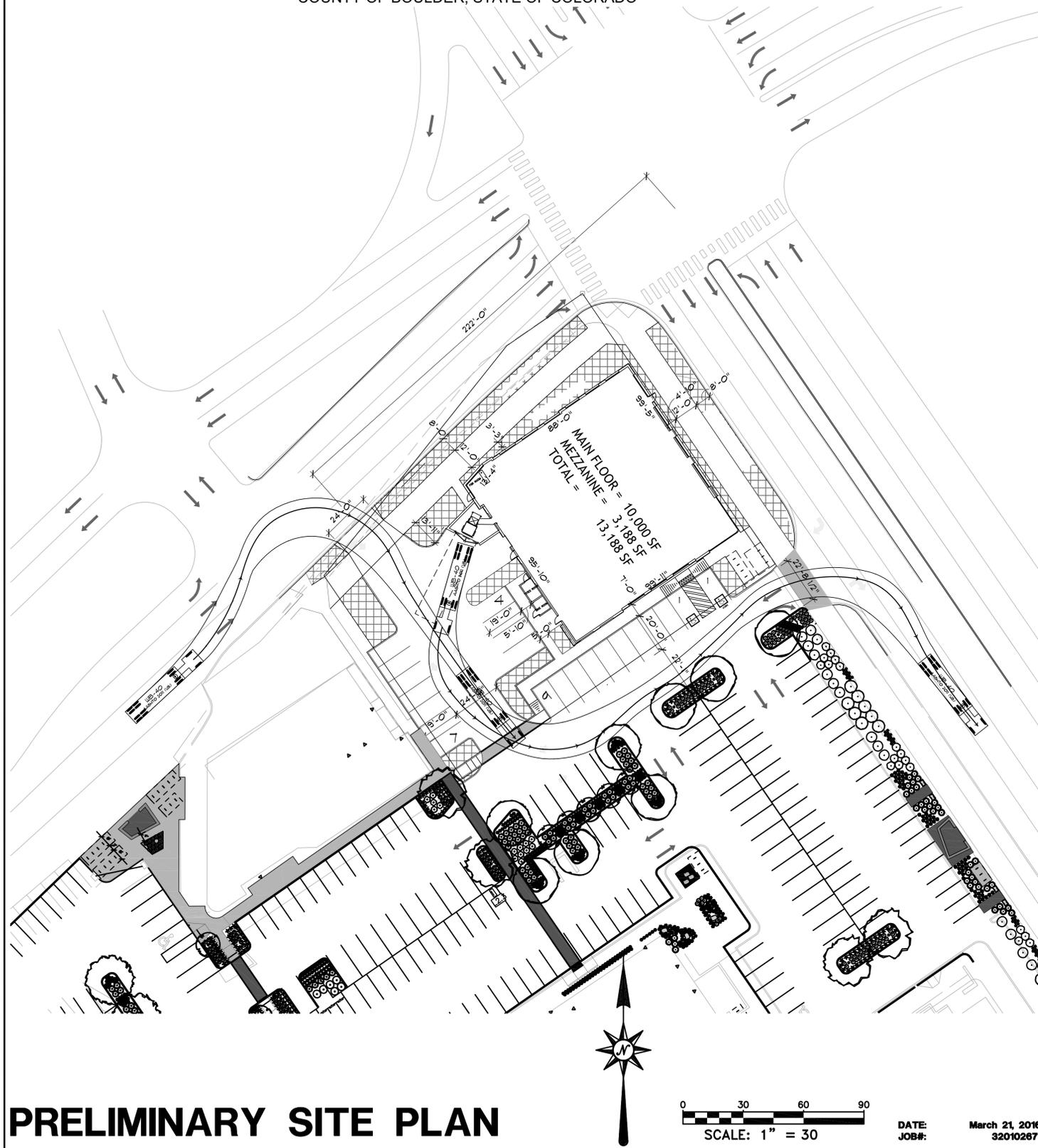
2a



16435 North Scottsdale Rd. Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 998 7223
www.FITCH.com

SITE DEVELOPMENT PLAN WALGREENS BOULDER

LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO



PRELIMINARY SITE PLAN

**SWC BROADWAY and TABLE MESA
BOULDER, CO**

DATE: March 21, 2016
JOB#: 320102671

TENANT	TENANT ADDRESS	OVERALL SUITE AREA	INDOOR BIKE PROVIDED	RESTAURANT USE
SUMMARY - BIKE PARKING REQUIREMENTS				
		From Leases		
CHASE BANK	603	8,855		
BROOK PUBLISHING	603A	1,242	1	
BROOK PUBLISHING	603B	770		
BROOK PUBLISHING	603C	579		
TSING TAO	607A	3,208		3208
CH SHENG ACUPUNCTURE	607C	724		
ART CLEANERS	607D	1,754		
GREAT CLIPS	607E	1,745		
BOULDER MAP GALLERY	607F	1,784	1	
VACANT	607G	3,527		
ELEVATIONS CREDIT UNION	611	7,208		
PETTYKORN LIQUOR	613	5,704	4	
TANDOORI GRILL	619	3,931		3931
TANDOORI GRILL "ANNEX" BAR	622A	1,772		1772
WELLS FARGO	623C	900		
ALAN GREEN NATURAL DENTIST	625	1,500	1	
UNDER THE SUN	627A	5,274		5274
SOUTHERN SUN	627C	5,058		5058
IN-STEP (FLATIRON RUNNING)	629A	2,935	4	
ORVIS (FLY SHOP)	629B	2,864		
BOULDER CYCLE SPORT	629K	4,750	10	
NEPTUNE MOUNTAINEERING	633A	12,797	10	
NEPTUNE MOUNTAINEERING	633B 633A	660		
NEPTUNE MOUNTAINEERING	633C 633A	1,418		
NEPTUNE MOUNTAINEERING	633D 633A	1,133		
NEPTUNE MOUNTAINEERING (SUB-LEASE TO COLO. MTN. CLUB)	633E	1,734		
HAIR RAISE	633K	1,110		
HAIR BLOCK	633M	1,467		
YOGA LOFT	633N	1,834	1	
SHUTTLES, SPINLES & SKENS	6350 635E	2,842		
SHUTTLES, SPINLES & SKENS	6356	3,208		
SHUTTLES, SPINLES & SKENS	643 635E	2,001		
AUSPICIOUS INK	635G	406		
CULINARY SCHOOL OF THE ROCKIES	635H	337		
DMAR'S MARGARITAS HAIR CREATIONS	635K 637A	638		938
DMAR'S ASPEN LEAF YOGURT	637B 637A	1,400		1400
FLAGSTAFF SURVEYING	637C	740		
POPHI WALLS	637D	865		
BRILLIUS WORKS (SUBLEASE TO MICKY C'S BAGELS)	637E	2,629		2629
CULINARY SCHOOL OF THE ROCKIES	637H	2,025		
CULINARY SCHOOL OF THE ROCKIES	637I 637H	1,188		
CULINARY SCHOOL OF THE ROCKIES	637J	908		
CULINARY SCHOOL OF THE ROCKIES	637L	909		
TABLE MESA HAIR	637M	842		
LAUND-UP-MUTT	637N	905		
CAFE SOLE	637P	2,811		2511
ABO'S PIZZA	637S	3,014		3014
WEAVERS DIVE CENTER	637U	2,324		
MEMBERSHIP CENTER FOR SEASONAL GARDEN (SALES)	637V 637U	1,880		
GOODYEAR	647	3,780	2	
MOM & JAMES CAKES	641	680		
PHARMACIA	645	4,431	3	
TUESDAY MORNING	649	9,529		
PLAY IT AGAIN SPORTS	653	4,355		
MURPHY'S SOUTH	657	3,673		3673
VACANT PAPA MURPHY'S	659	1,104		
PERFECT TEETH	661	2,081		
SHEET COW THEATRICAL COSTUMES	665	1,562		1562
WALNUT CAFE SOUTHWEST	673	2,850		2850
BOULDER'S NATURAL ANIMAL	685A	1,111		
BOULDER'S NATURAL ANIMAL	688B 685A	973		
BOULDER'S NATURAL ANIMAL	688D 685A	659		
CULINARY SCHOOL OF THE ROCKIES (OFFICES)	691B	2,241	10	
TABLE MESA HARDWARE	691F	4,423		
CULINARY SCHOOL MOUNTAIN EDGE FITNESS	693F	13,051		
LUCKY'S - UNDER CONSTRUCTION	696	41,000	10	
WALGREENS - PROPOSED		9,961	4	
TOTALS		228,786	57	3880
Table Mesa Shopping Center Total Square Footage		228,786		
Restaurant Square Footage		38,850		
% Restaurant		16.99%		
AUTO PARKING				
Parking Standard Ratio applied	1:250			
Required Parking Spaces	915			
Provided Parking				
ADA		27		
Compact		381		
Standard		403		
TOTAL		810		
Total % of Required		89%		
Reduction Requested		11%		
BIKE PARKING				
Bike Parking	Required	Provided	Total % of Required	
Overall Bike Parking 1:750 SF	305	291	95%	
Long Term Bike Parking at 25%	76	57	75%	
Short Term Bike Parking at 75%	229	234	102%	
Reduction Requested		25% long term biking spots		

SITE DATA

EXISTING ZONING:.....BC-2

NET LAND AREA:
LAND AREA.....27,440 S.F. (0.63 ACRES)

WALGREENS:
MAIN FLOOR.....10,000 S.F.
MEZZANINE.....3,188 S.F.

TOTAL.....13,188 S.F.
% COVERAGE.....36.4%

PARKING REQUIRED (1/300 S.F.).....43 STALLS

PARKING PROVIDED.....20 STALLS

CROSS ACCESS AND CROSS PARKING IS PROVIDED IN SHOPPING CENTER

ACCESSIBLE STALLS REQUIRED.....1 STALLS

ACCESSIBLE STALLS PROVIDED.....2 STALLS

BICYCLE PARKING REQUIRED (1/750 S.F.)17 BIKES

25% LONG TERM.....4 BIKES
75% SHORT TERM.....13 BIKES

BICYCLE PARKING PROVIDED:
LONG TERM.....4 BIKES
SHORT TERM.....14 BIKES
TOTAL.....18 BIKES

DEVELOPER
EVERGREEN DEVCO, INC.
2390 E. CAMELBACK RD., STE 410
PHOENIX, AZ 85016
PHONE: (602) 808-8600
FAX: (602) 567-1000
ATTN: KELLY HAYES
EMAIL: khayes@evgre.com

ARCHITECT
AAD:FITCH, INC.
16435 N. SCOTTSDALE RD., STE 195
SCOTTSDALE, AZ 85254
PHONE: (480) 938-4200
FAX: (480) 938-1223
ATTN: EDWARD ROBLEE
EMAIL: edroblee@fitch.com

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO AAD:FITCH, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC.



ENGINEERS-SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6568

WWW.RRENGINEERS.COM

SITE PLAN with TRUCK TURN
SITE: WALGREENS
601 SOUTH BROADWAY
FOR: EVERGREEN
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016

REVISIONS	DATE	DESCRIPTION

Plot Scale
Job No.
Date 03/21/2016
Drawn Checked
Sheet

2b



16435 North Scottsdale Rd. Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 998 7223
www.FITCH.com

SITE DEVELOPMENT PLAN WALGREENS BOULDER

LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO



R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6568
WWW.RRENGINEERS.COM



PERSPECTIVE LOOKING SOUTHEAST



PERSPECTIVE LOOKING SOUTHWEST



PERSPECTIVE LOOKING NORTHWEST

PRELIMINARY ELEVATIONS

SWC BROADWAY and TABLE MESA BOULDER, CO

DATE: MARCH 21ST, 2016
JOB#: 320102671



PRELIMINARY ELEVATIONS

SITE: WALGREENS
601 SOUTH BROADWAY
FOR: EVERGREEN
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016

REVISIONS

Plot Scale	
Job No.	
Date	03/21/2016
Drawn	Checked
Sheet	

SITE DEVELOPMENT PLAN WALGREENS BOULDER

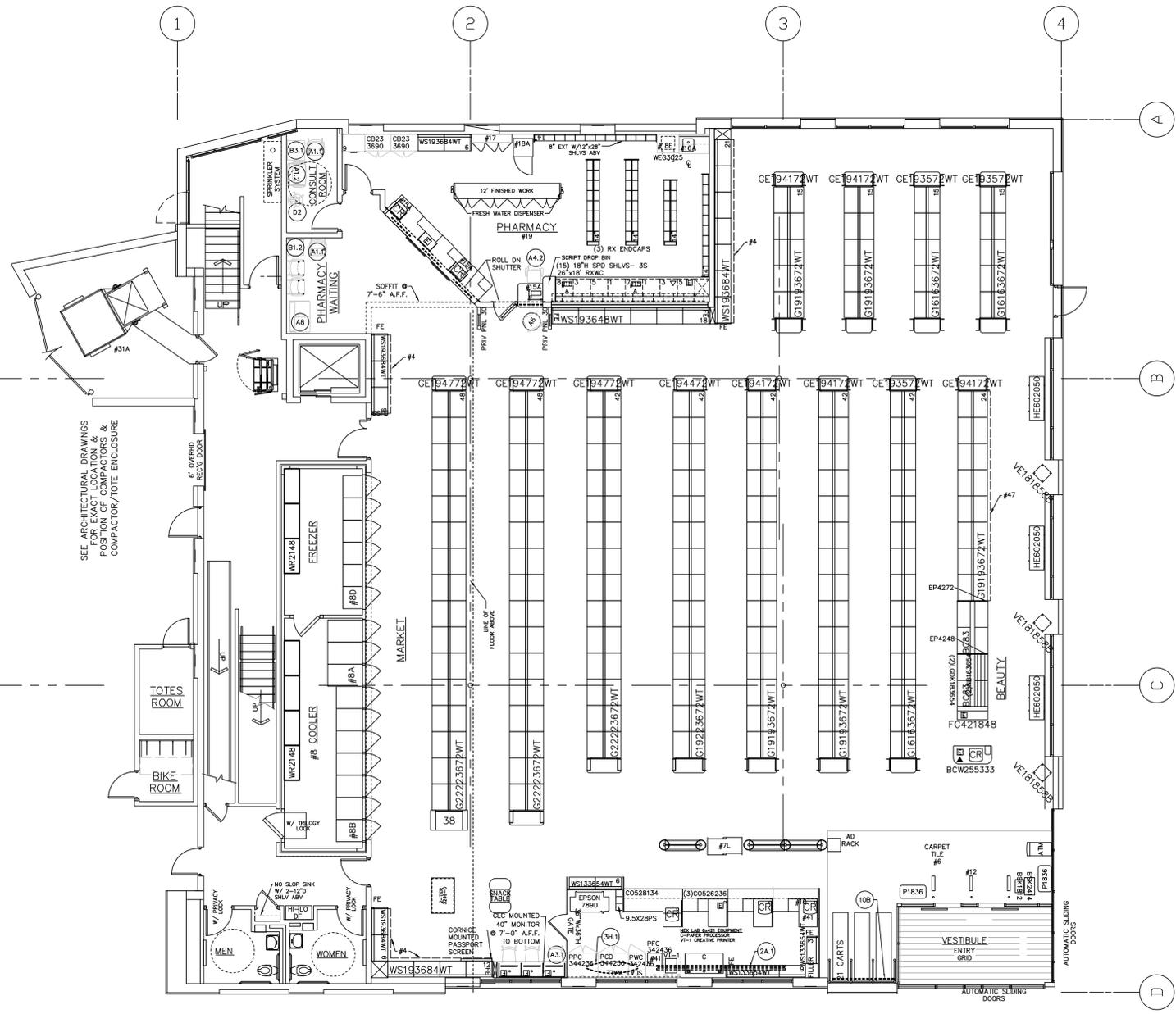
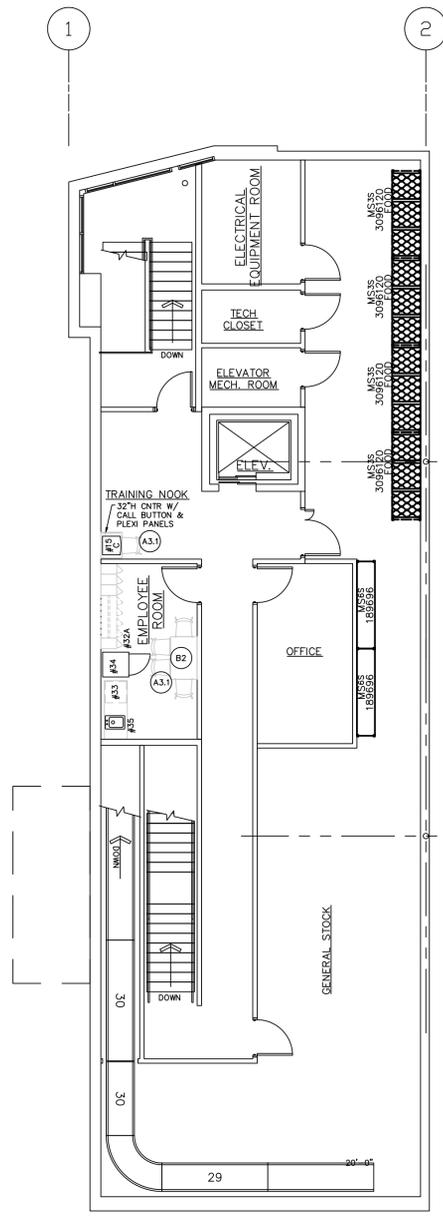
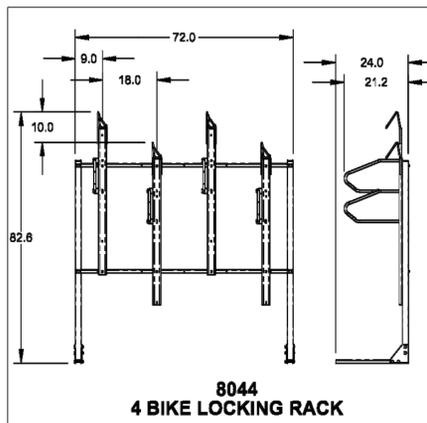
LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO



ENGINEERS
SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6566

WWW.RRENGINEERS.COM



MEZZANINE PLAN

PRELIMINARY FLOOR PLAN

PRELIMINARY FLOOR PLAN
SITE: WALGREENS
601 SOUTH BROADWAY
FOR: EVERGREEN
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016

REVISIONS



Plot Scale	
Job No.	
Date	03/21/2016
Drawn	Checked
Sheet	5

16435 North Scottsdale Rd., Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 288 7224
www.fitch.com

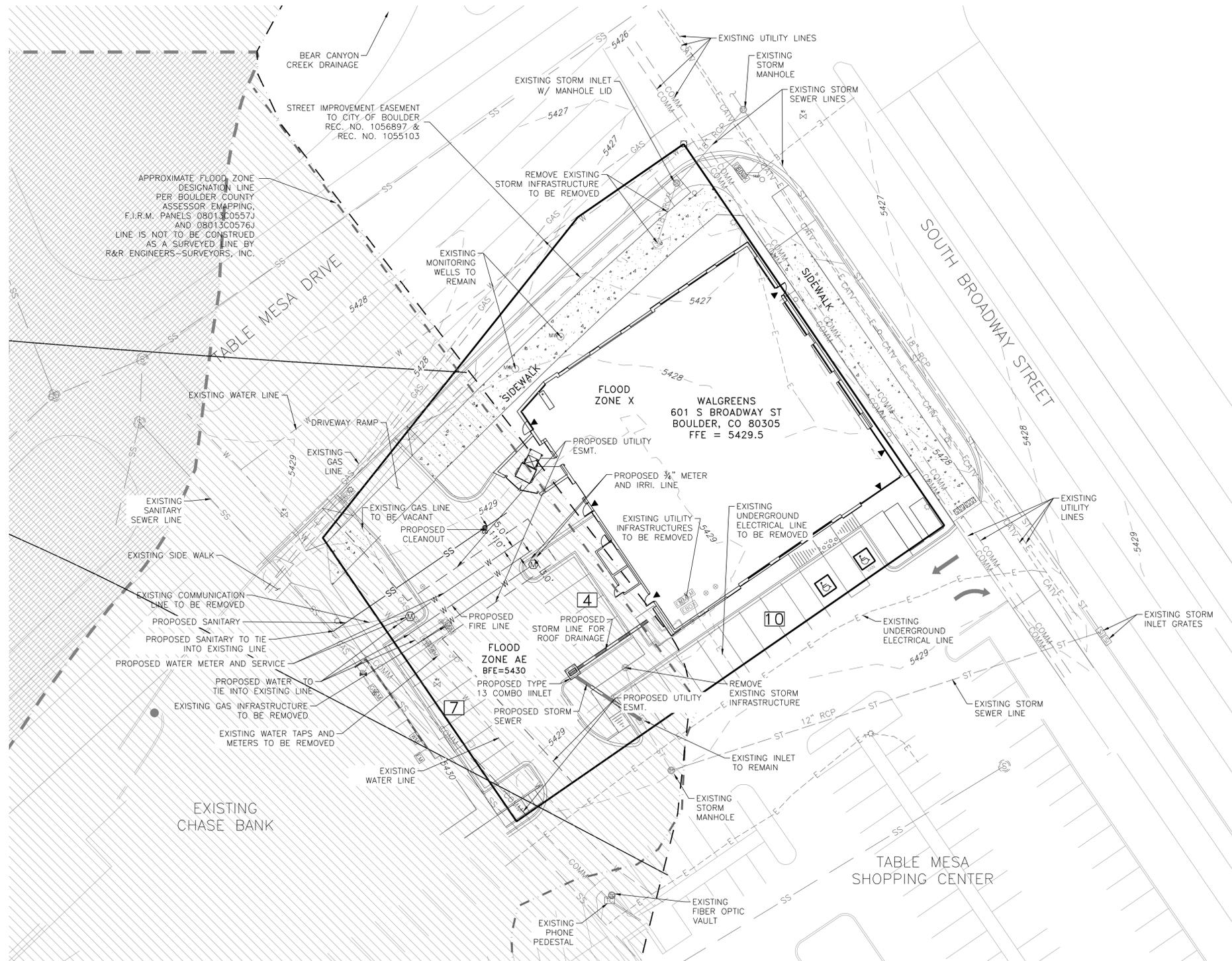
SITE DEVELOPMENT PLAN WALGREENS BOULDER

LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO



R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P) 303-753-6730 (F) 303-753-6568

WWW.RENGINEERS.COM



LEGEND

- PROPERTY LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED PHONE LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED GAS LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED (UNDERGROUND) ELECTRIC LINE
- APPROXIMATE FLOODPLAIN
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PAN/LIP
- EXISTING CURB
- EXISTING FLOW LINE
- EXISTING PAN/LIP (IF APPLICABLE)
- EXISTING / PROPOSED GATE VALVE *
- EXISTING / PROPOSED THRUST BLOCK (T.B.) *
- PROPOSED WATER METER *
- EXISTING / PROPOSED FIRE HYDRANT *
- EXISTING / PROPOSED STORM MANHOLE *
- EXISTING / PROPOSED STORM INLET *
- EXISTING / PROPOSED SANITARY MANHOLE *
- EXISTING / PROPOSED CLEAN OUT *
- EXISTING / PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, ME=MATCH EXISTING, TW=TOP WALL, FG=FINISH GRADE)
- SLOPE
- PARKING COUNT

NOTES

- UTILITIES SHALL COMPLY WITH CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS.
- ALL UTILITIES SHOWN ARE LOCATED WITH THE BEST AVAILABLE INFORMATION AND SHALL BE VERIFIED BY CONTRACTOR.



UTILITY PLAN
SITE: WALGREENS
601 SOUTH BROADWAY
FOR: EVERGREEN
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016

REVISIONS	DATE	BY	DESCRIPTION
12/7/15			CITY COMMENTS
03/17/16			CITY COMMENTS

Plot Scale 1: 1	
Job No. ED14011	
Date 2/1/2016	
Drawn JJC	Checked CM
Sheet	

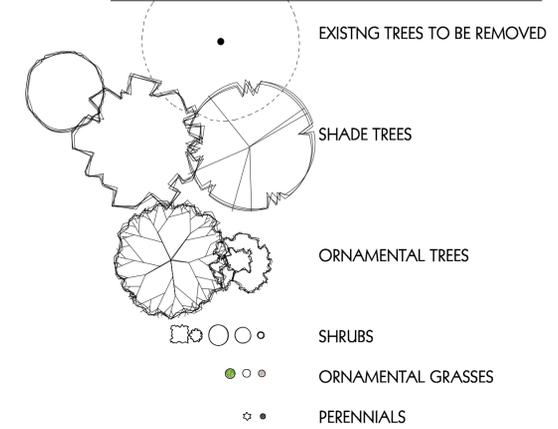


AAD:FITCH, Inc.
16435 North Scottsdale Rd., Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 998 7223
www.fitch.com

SITE DEVELOPMENT PLANS WALGREENS BOULDER

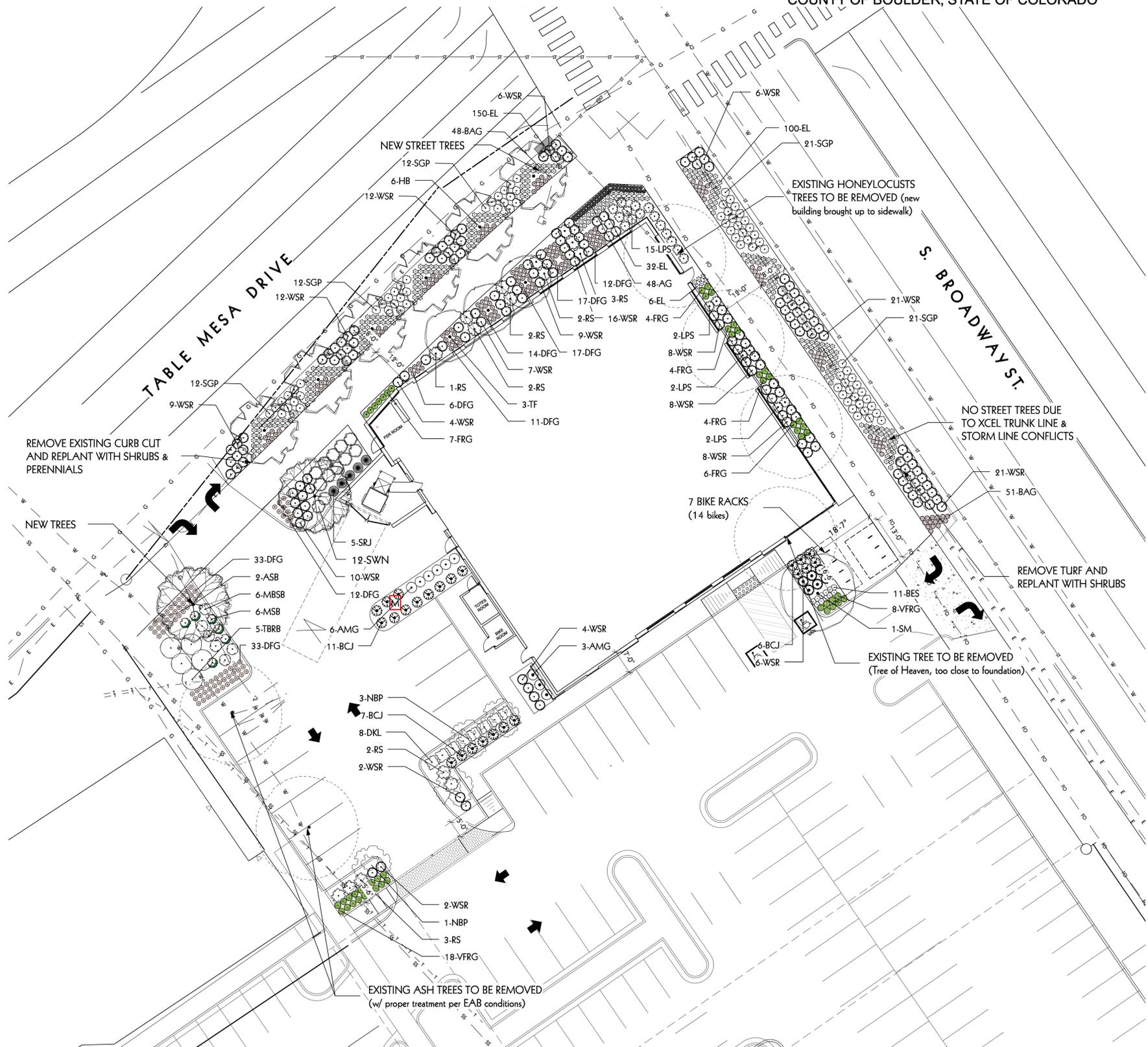
LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO

LEGEND:

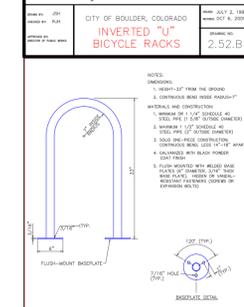
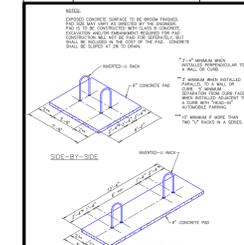
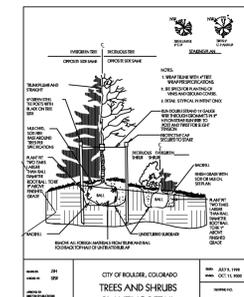


R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6568

WWW.RRENGINEERS.COM



LANDSCAPE REQUIREMENTS: 03-14-16		
OVERALL SITE	REQUIRED	PROVIDED/COMMENTS
TOTAL LOT AREA	27,440 SF	
BUILDING AREA	9,970 SF	
TOTAL DRIVES & PARKING AREA	10,290 SF	
TOTAL OPEN SPACE	7,080 SF	25.8%
TOTAL NUMBER OF PARKING STALLS	915 required	810 currently provided - 11% reduction
	13 short term + 4 long term	14 short term + 4 long term
INTERIOR PARKING LOT LANDSCAPED AREA @ 10%*	1,039 SF	1,337 SF = 12%
PARKING LOT SCREENING:		
FROM ADJACENT PROPERTIES		
Height & Capacity	Landscape Material 42" ht.	0 provided on west (cross parking of property), 8 provided on south side (Shopping Center parking lot drive side, 15' provided along Table Mesa Drive
Width	6' Buffer	0 provided on west (cross parking of property), 8 provided on south side (Shopping Center parking lot drive side, 15' provided along Table Mesa Drive
Trees	1 tree/25 = 72' on west side of property 80 LF on south side of property	3 provided @ NW edge of lot 4 provided @ SW edge of lot
STREETScape:		
REQUIRED PROVIDED/COMMENTS		
Existing Detached Sidewalk - S. Broadway	1 tree/40' - 164 LF = 4 trees	0 provided due to Storm and Electrical Trunk Lines
Existing Detached Sidewalk - Table Mesa Drive	1 tree/40' - 189 LF = 5 trees	6 provided
MINIMUM PLANT SIZES:		
1 tree & 5 shrubs/1500 sf = 24,775 sf = 17 trees + 83 shrubs		
Deciduous Trees	9" cal.	10 trees
Evergreen Trees	6" ht.	5 trees
Ornamental Trees	1.5" cal.	6 trees
Shrubs	5 gallon container	345 5-gal shrubs + 308 1-gal ornamental grasses



PLANT LIST 03-14-16					
KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	S.P.C.
SHADE TREES:					
HIB	6	Hickory	<i>Carya occidentalis</i>	2" dp.	as shown
SM	1	Sage Maple	<i>Acer saccharum</i> Green Mountain	2" dp.	as shown
TF	3	Turkish Fir	<i>Abies concolor</i>	2" dp.	as shown
TOTAL:	10				
EVERGREEN TREES:					
SOJ	5	Skyrocket Juniper	<i>Juniperus scopulorum</i> Skyrocket	6" ht.	as shown
TOTAL:	5				
ORNAMENTAL TREES:					
ASB	2	Autumn Splendor Buckeye	<i>Aesculus</i> Autumn Splendor	1.5" dp.	as shown
NSP	4	New Bradford's Weeping Pine	<i>Pinus balfouriana</i> Weeping	1.5" dp.	as shown
TOTAL:	6				
SHRUBS:					
BJC	24	Blue Chip Juniper	<i>Juniperus horizontalis</i> Blue Chip	3 gal.	4 s.p.
DKL	8	Dwarf Korean Lilac	<i>Syringa meyeri</i> Dwarf	3 gal.	3 s.p.
LPS	21	Little Princess Spirea	<i>Spiraea japonica</i> Little Princess	3 gal.	3 s.p.
MBSB	6	Major Berry Spineberry	<i>Symphoricarpos</i> a dwarfed Major Berry	3 gal.	2.5 s.p.
MSB	6	Major Berry Spineberry	<i>Symphoricarpos</i> a dwarfed Major Berry	3 gal.	2.5 s.p.
RS	15	Russian Sage	<i>Perovskia atrorubra</i>	3 gal.	4 s.p.
SGP	78	Sunny Gold	<i>Phlox paniculata</i> Sunny Gold	3 gal.	3 s.p.
TRN	12	Tricolor Yucca	<i>Yucca filamentosa</i> Tricolor	3 gal.	4 s.p.
TBRB	5	Tall Blue Rabbitbrush	<i>Leporetoea caudata</i> var. <i>spicata</i>	3 gal.	4.5 s.p.
WSP	171	White Medallion Landscape Rose	<i>Rosa</i> Medallion White	3 gal.	3 s.p.
TOTAL:	346				
ORNAMENTAL GRASSES:					
AMG	9	Autumn Maiden Grass	<i>Miscanthus sinensis</i> Autumn Maiden	1 gal.	24" s.p.
BAG	59	Blue Arrow Grass	<i>Panicum sanguinolentum</i>	1 gal.	18" s.p.
DFG	155	Dwarf Fountain Grass	<i>Pennisetum alopecuroides</i> Munda	1 gal.	18" s.p.
FRG	25	Fountain S Feather Reed Grass	<i>Calamagrostis</i> a scallifera "Kali Fountain"	1 gal.	24" s.p.
VRG	30	Cheriden Feather Reed Grass	<i>Calamagrostis</i> a scallifera "Cheriden"	1 gal.	24" s.p.
TOTAL:	308				
PERENNIALS/GROUNDCOVERS/VINES:					
AG	48	Audubon Coreopsis	<i>Cosmos macrochlamys</i>	1 gal.	18" s.p.
BS	11	Goldenseal Black Seed Grass	<i>Barbarea signata</i> Goldenseal	1 gal.	15" s.p.
EL	988	English Lavender	<i>Lavandula angustifolia</i> Munstead	1 gal.	15" s.p.
TOTAL:	347				

- PLANT NOTES:**
- All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.
 - Trees shall not be planted closer than 10 feet to any sewer or water line. Tree planting shall be coordinated with Xcel Energy. Locations of all utilities shall be verified in the field prior to planting.
 - All shrubs shall be planted no closer than 3' from any walk or road edge.
 - Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.
 - Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other construction does not conflict or preclude installation and maintenance of landscape elements on this plan.
 - All shrub beds adjacent to turf or seed areas shall be edged with Ryerson or approved equivalent steel edger.
 - All shrub bed areas shall be mulched with a 4" layer of wood mulch. Perennials and groundcover areas shall be mulched with a 3" layer of wood mulch. Landscape fabric to be used in shrub beds only, do not install fabric below ornamental grasses, perennials or groundcover areas.
 - Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened, organic soil amendments shall be incorporated at the rate of at least three (3) cubic yards per 1000 square feet of landscape area in all turf and shrub beds.
 - All lawn areas shall be sodded with a fescue blend. All slopes steeper than 3:1 will have erosion control fabric.
 - All landscape (plant materials and grass) will be irrigated with an automatic system. Irrigation Plans & Detail to be submitted at T&E Doc.
 - Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.
 - Refer to the City of Boulder Design and Construction Streetscaping Standards for all work within public areas, and **Planting Construction Requirements Schedule (10.03.C.2)** for planting season specifications.
 - Refer to the Civil Engineer Drawings for Grading and Utility information.
 - This plan meets or exceeds City of Boulder landscape code requirements.

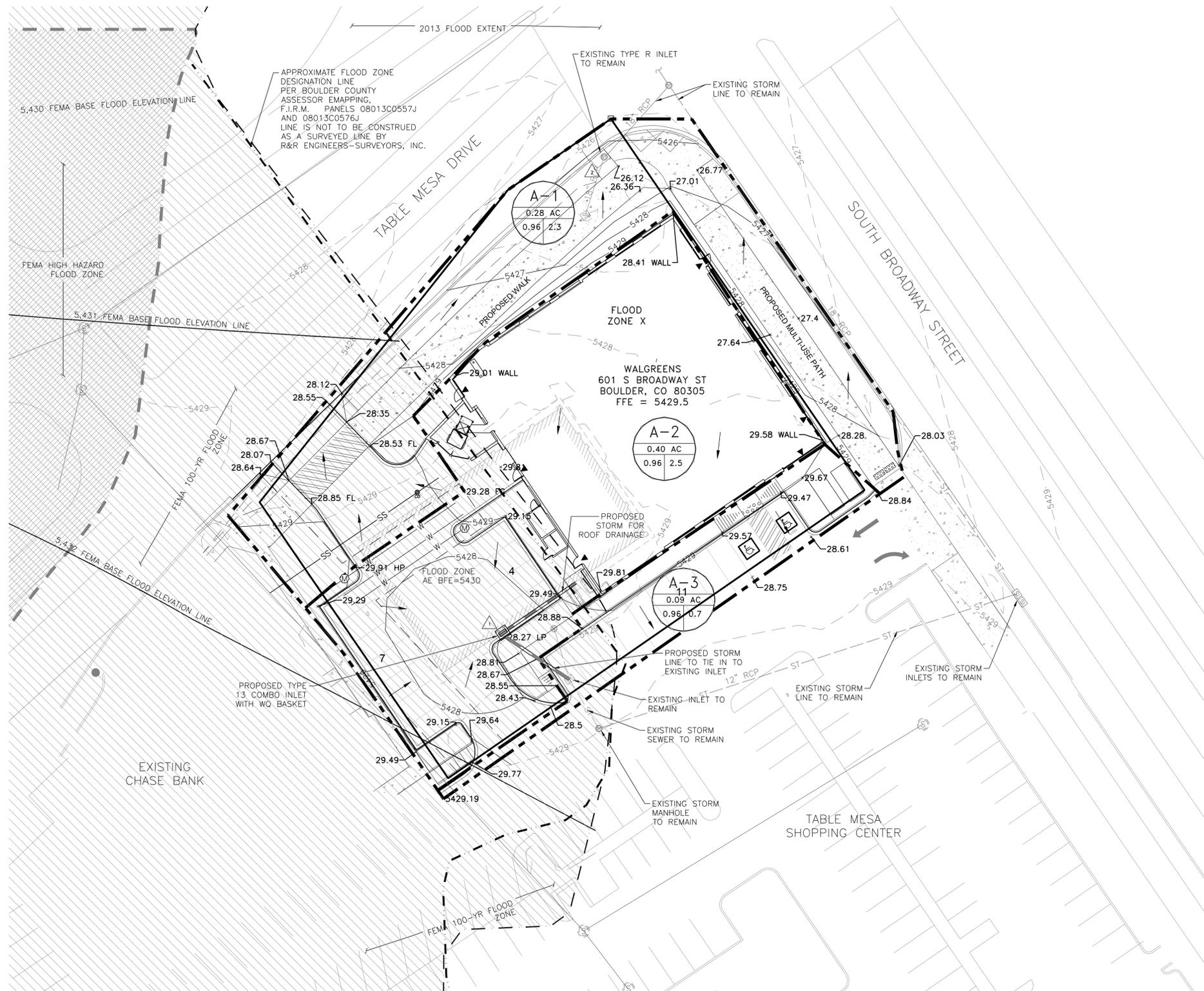


REVISIONS	PER CITY STAFF COMMENTS	DATE
06/11/15	PER CITY STAFF COMMENTS	
07/20/15	PER CITY STAFF COMMENTS	
09/17/15	PER CITY STAFF COMMENTS	
01/22/16	PER CITY STAFF COMMENTS	
03/14/16	PER CITY STAFF COMMENTS	

Plot Scale 1/16" = 1'-0"
Job No. ED14011
Date 4/17/2015
Drawn SG Checked osla
Sheet

SITE DEVELOPMENT PLAN WALGREENS BOULDER

LOCATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 70 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BOULDER,
COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

- FEMA BASE FLOOD ELEVATION LINES
- FLOOD ZONE DESIGNATION
- DRAINAGE BASIN BOUNDARY
- PROPERTY LINE
- FLOW ARROW
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- NEW CURB
- NEW FLOW LINE
- NEW PAN/LIP
- EXISTING CURB
- EXISTING FLOW LINE
- EXISTING PAN/LIP (IF APPLICABLE)
- DRAINAGE BASIN CALLOUT
- BASIN SIZE IN ACRES
- 100 YEAR FLOW (CFS)
- 100-YR COMPOSITE "C" VALUE
- CITY HIGH HAZARD FLOOD ZONE
- FEMA 100-YR FLOOD ZONE
- 2013 FLOOD EXTENT
- DESIGN POINTS

LEGAL DESCRIPTION

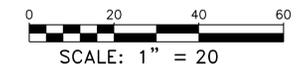
A TRACT OF LAND LOCATED IN BLOCK "B", THIRD ADDITION TO MARTIN ACRES, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK "B", THIRD ADDITION TO MARTIN ACRES; THENCE NORTH 00°02'40" EAST, 934.24 FEET ALONG THE WEST LINE OF SAID BLOCK "B" TO A POINT ON THE SOUTHERLY LINE OF TABLE MESA DRIVE AS DESCRIBED IN DEED RECORDED IN BOOK 1263 AT PAGE 168 IN THE BOULDER COUNTY RECORDS; THENCE NORTH 46°12'50" EAST, 72.00 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE; THENCE NORTH 38°38'10" EAST, 12.87 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE TO THE POINT OF BEGINNING; THENCE NORTH 38°38'10" EAST, 145.58 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE; THENCE NORTH 55°31'30" EAST, 45.70 FEET ALONG SAID SOUTHERLY LINE OF TABLE MESA DRIVE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED ON FILM 1155 AS RECEPTION NO. 435157 IN THE BOULDER COUNTY RECORDS; THENCE SOUTH 34°28'30" EAST, 164.23 FEET ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED ON FILM 1155 AS RECEPTION NO. 435157;

THENCE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 55°31'30" WEST, 185.00 FEET;
2. NORTH 34°28'30" WEST, 121.94 FEET TO THE POINT OF BEGINNING.

RUNOFF SUMMARY-PROPOSED		
BASIN	2-YR (cfs)	100-YR (cfs)
A-1	1.3	2.5
A-2	2.0	3.8
A-3	0.4	0.8



ENGINEERS
SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6568

WWW.REENGINEERS.COM

PRELIMINARY STORM WATER PLAN

SITE: WALGREENS
601 SOUTH BROADWAY
 FOR: EVERGREEN
2390 East Camelback Road, Suite 410
Phoenix, Arizona 85016

REVISIONS

12/7/15 CITY COMMENTS
03/17/16 CITY COMMENTS

Plot Scale 1: 1
Job No. ED14011
Date 2/1/2016
Drawn JJC Checked CM
Sheet



Evergreen
Development | Services | Investments

AAD:FITCH, Inc.
FITCH

16435 North Scottsdale Rd., Suite 195
Scottsdale, Arizona 85254
T+1 480 998 4200 F+1 480 998 7223
www.fitch.com

Van Schaack, Chandler

From: jbeltzer@gmail.com
Sent: Saturday, May 30, 2015 6:21 AM
To: Van Schaack, Chandler
Subject: South Boulder resident Walgreens comments

Dear Mr Van Schaack,

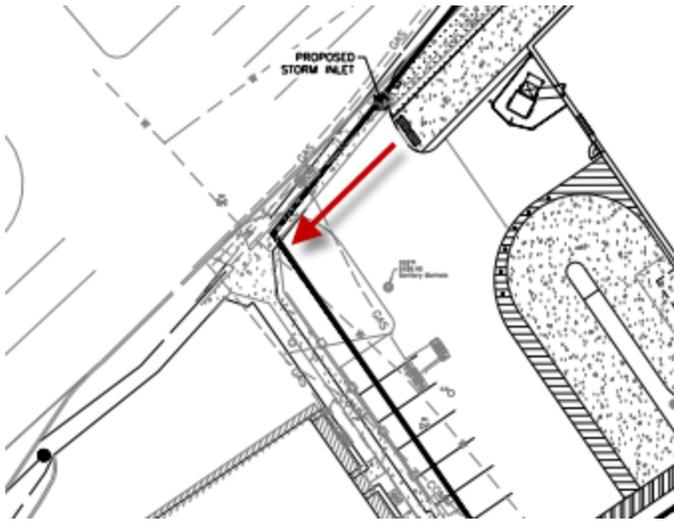
I live in south Boulder near Fairview High School and I'm writing to second the comments recently sent to you via my neighbor Steve Dundorf (attached below). I work at the university and my husband at Google and we use the bike path almost daily, year round. The impact of more traffic in that location is of primary concern to me, as is the inutility of another pharmacy in that area. It is also hard to know the continued impact of the proposed changes given the silence around usage of the old savers area. These spaces have been empty and ugly spots in economically prospering neighborhoods for so long that I hope the city will take this opportunity to help grow this area in line with the communities developing in the residential areas nearby.

Best,
 Jennifer Nicolo

From: Steve Dundorf [<mailto:steve@dundorf.org>]
Sent: Friday, May 29, 2015 11:43 PM
To: 'Van Schaack, Chandler'
Cc: 'Karyn Dundorf (boulderkaryn@gmail.com)'
Subject: 601 S Broadway, Walgreens - Comments

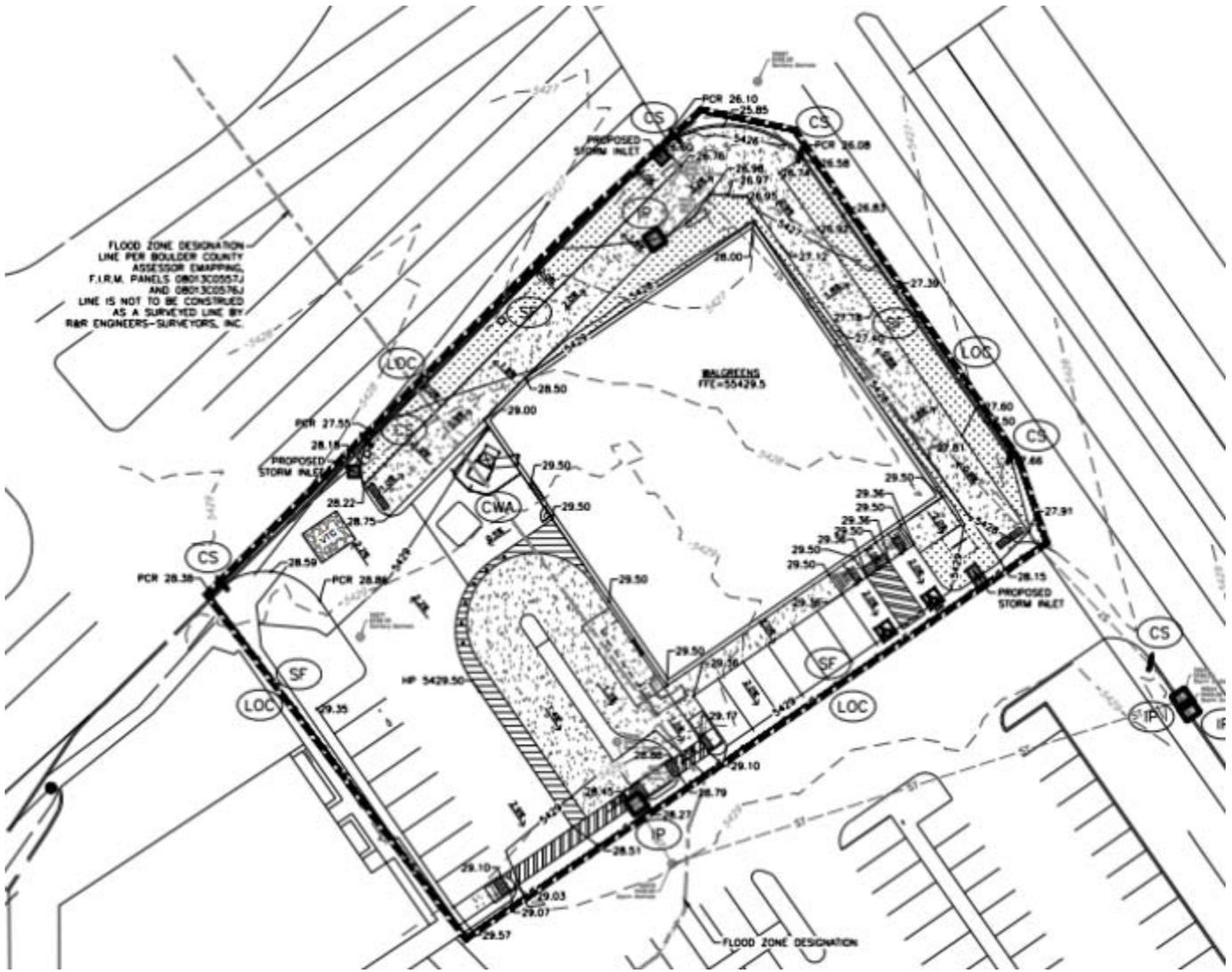
Design Comments

- 1) Setback: The building is way too close to the corner of Broadway and Table Mesa and to both of these roads. I'm all for taller buildings and higher density for which this shopping center would be ideal (e.g. mixed use), but the proposed location in relation to both the bike path and the road is way too high on the visual impact and aesthetics. It needs to have a much greater setback. For this site, this could mean a smaller building, no drive through, and/or less parking is needed
- 2) Drive through: I am against a drive through, especially at this location. 1) This is a very busy intersection and parking lot. More cars in this location with limited space is going to be an issue. It's great the shopping center is doing better and that means parking is tight and there are many more cars. 2) This is promoting automobile use, which counters what Boulder is trying to do for climate, etc.
- 3) Sidewalk/Bike Path: It's good to see some improvements to the sidewalks and bike path in the plans. What is really needed here for bike/pedestrian improvements is an underpass along the current Broadway bike/walk path alignment that goes under table mesa. This would improve bike and walking access which would be good for the shopping center and good for South Boulder. This may be a better alignment than the proposed bear creek alignment.
- 4) Sidewalk: It looks like there should be some sidewalk improvement in the western corner of the lot to link the sidewalk improvement on the other side of the driveway (per image/arrow below). If the bold dark line is the site boundary, it is not clear why the parking spaces are extending beyond it. If the dark line extends to the edge of the parking, then it covers the continuation of the sidewalk.



General

- 1) Perhaps it doesn't matter to W.W.Reynolds, etc., but I think this type of store/chain in such a prominent location (probably the prime corner in South Boulder) degrades the entire South Boulder image and experience. Granted, the gas station wasn't great either, but this is an opportunity for a positive change. In addition, with 2 pharmacies in the shopping center, a Walgreens is probably the last store South Boulder needs. That said, it is private property, so that's probably up to W.W.Reynolds to decide.



Sent from my iPhone

Van Schaack, Chandler

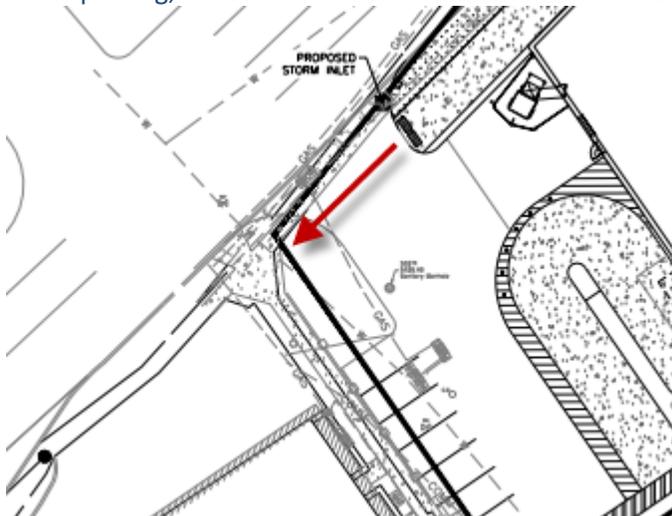
From: Steve Dundorf [steve@dundorf.org]
Sent: Friday, May 29, 2015 11:43 PM
To: Van Schaack, Chandler
Cc: 'Karyn Dundorf'
Subject: 601 S Broadway, Walgreens - Comments

Thanks for the info Chandler. Two things to start, followed by some design comments below:

- 1) The following document link is still not working: https://www-static.bouldercolorado.gov/docs/PDS/plans/LUR2015-00039/L1%20City%20submittal%20#1-landscape%20plan%20004_17_15.pdf
- 2) Perhaps it doesn't matter to W.W.Reynolds, etc., but I think this type of store/chain in such a prominent location (probably the prime corner in South Boulder) degrades the entire south boulder image and experience. Granted, the gas station wasn't great either, but this is an opportunity for a positive change. In addition, with 2 pharmacies in the shopping center, a Walgreens is probably the last store South Boulder needs. That said, it is private property, so that's probably up to W.W.Reynolds to decide.

Here's my comments that apply to the design regardless of what store goes in:

- 1) **Setback:** The building is way too close to the corner of Broadway and Table Mesa and to both of these roads. I'm all for taller buildings and higher density for which this shopping center would be ideal (e.g. mixed use), but the proposed location in relation to both the bike path and the road is way too high on the visual impact and aesthetics. It needs to have a much greater setback. For this site, this could mean a smaller building, no drive through, and/or less parking is needed
- 2) **Drive through:** I am against a drive through, especially at this location. 1) This is a very busy intersection and parking lot. More cars in this location with limited space is going to be an issue. It's great the shopping center is doing better and that means parking is tight and there are many more cars. 2) This is promoting automobile use, which counters what Boulder is trying to do for climate, etc.
- 3) **Sidewalk/Bike Path:** It's good to see some improvements to the sidewalks and bike path in the plans. What is really needed here for bike/pedestrian improvements is an underpass along the current Broadway bike/walk path alignment that goes under table mesa. This would improve bike and walking access which would be good for the shopping center and good for South Boulder. This may be a better alignment than the proposed bear creek alignment.
- 4) **Sidewalk:** It looks like there should be some sidewalk improvement in the western corner of the lot to link the sidewalk improvement on the other side of the driveway (per image/arrow below). If the bold dark line is the site boundary, it is not clear why the parking spaces are extending beyond it. If the dark line extends to the edge of the parking, then it covers the continuation of the sidewalk.



5)

From: Van Schaack, Chandler [<mailto:VanSchaackC@bouldercolorado.gov>]
Sent: Thursday, May 28, 2015 10:45 AM
To: 'steve@dundorf.org'
Subject: Walgreen's Drive-Thru Info

Hi Steve,

Thanks for speaking with me earlier. The website where the project documents are located can be found here:

<http://gisweb.bouldercolorado.gov/agswebsites/pds/development-review/>

Type in "601 S Broadway" in the search field, then select the same address from the drop down menu. PDFs of the project documents will be available on the left. You can also type in the case number, LUR2015-00039, if the address does not work for some reason.

Please let me know if you have any additional 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

Van Schaack, Chandler

From: plandvelop
Sent: Tuesday, May 12, 2015 4:55 PM
To: Van Schaack, Chandler
Subject: FW: LUR2015-00039

FYI

-----Original Message-----

From: James Mapes [<mailto:jamesmapes@gmail.com>]
Sent: Monday, May 11, 2015 12:27 PM
To: plandvelop
Subject: LUR2015-00039

I am writing in regards to the proposed redevelopment of 601s Broadway (LUR2015-00039). I am strongly opposed to drive through element of this proposal. This corner is a very important gateway site being at the intersection of two major transit corridors near where they enter the city. As such this corner needs a strong building that signifies permanence and quality like no drive through does. In addition, the comp plan shows an underpass for the Broadway Boogie Bikepath at this location and any redevelopment of the property should include this important pedestrian connection. Redevelopment of this site is once in a generation opportunity and it should not be wasted.

Sincerely,
James Mapes
1160 Drexel St
Boulder, CO 80305