

MEMORANDUM

TO: Planning Board

FROM: Jessica Stevens, Floodplain and Wetland Administrator

DATE: September 6, 2016

SUBJECT: **Call Up Items:** Boulder Civic Area
Floodplain Development Permit (LUR2016-00035)
Wetland Permit (LUR2016-00034)

This decision may be called up before Planning Board on or before **September 20, 2016**.

A floodplain development permit and wetland permit were approved by Public Works Development Review staff on September 6, 2016 for a rehabilitation and enhancement project for the Boulder Civic Area along Boulder Creek, between 9th Street and Broadway.

The City of Boulder Parks and Recreation Department has applied for a floodplain development permit and a standard wetland permit for the Boulder Civic Area, Phase I Park Development Plan as approved through the Planning Board Community and Environmental Assessment Process on September 17, 2015. The project includes the replacement of the current pedestrian crossing with a longer spanning bridge along the 11th Street spine and improvements to the Boulder Creek multi-use path. The bridge expansion allows for a wider terrace of diverse riparian vegetation near the creek and reduces the potential for blockage of flood waters. The proposal also includes the addition of educational nature-play areas, a reduction in turf areas to be replaced with native vegetation, minimization of access along the banks of Boulder Creek and enhancement of the ecological value of the site.

Recently, questions have been raised about five silver maple trees and potential preservation. The project team is prepared to provide information about the additional analysis that was undertaken in response to those questions. If it is determined that preservation of the trees will be feasible, revisions to the floodplain development permit will be reviewed as a minor revision to the permit application. Staff will review the revised permit application for compliance with the floodplain development permitting criteria of section 9-3-6 of the Boulder Revised Code, 1981.

The applicant has demonstrated compliance with the City's floodplain regulations. The project will not adversely impact nearby properties. A copy of the floodplain development permit and a vicinity map showing the location of the improvements is attached.

The project will permanently impact 5,876 square feet of regulated stream channel, 12,093 square feet of inner buffer and 9,726 square feet of outer buffer area. Construction activities will temporarily impact 4,425 square feet of regulated stream channel, 16,980 square feet of inner

buffer and 21,655 square feet within the outer buffer zone.

Mitigation will be provided through stream bank stabilization activities and the planting of native seed, riparian trees and shrubs in proposed habitat restoration areas. The enhancement project will result in an increase in native vegetation and a reduction in the area of pavement within the regulated wetland zones.

The floodplain development permit and wetland permit were approved by Public Works Development Review staff on September 6, 2016 and the decision may be called up before Planning Board on or before September 20, 2016. There will be one Planning Board meeting within the 14 day call up period on **September 15, 2016**.

Questions about the project should be directed to the Floodplain and Wetlands Administrator, Jessica Stevens at 303-441-3121 or by e-mail at stevensj@bouldercolorado.gov.

Attachments:

- A. Floodplain Development Permit
- B. Vicinity Map - Floodplain
- C. Wetland Permit
- D. Vicinity Map – Wetland
- E. Boulder Civic Area Park Development Plan



CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

Land Use Review Floodplain Development Permit

Date Issued: September 6, 2016 **Expiration Date: September 7, 2019**
 (Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number: LUR2016-00035

Contact Information

DOUG GODFREY
 3198 BROADWAY
 BOULDER, CO 80304

Project Information

Location: 1777 BROADWAY
Legal Description: BLKS 11 & 12 & TRACK ADJACENT TO BLK 11 ON THE WEST - BOULDER
 OT & PT LOT 9 SMITHS ADDITION TO BOULDER & VAC RIVERSIDE ST &
 10TH ST & 11TH ST
Description of Work: Floodplain Review with Analysis
Type of Floodplain Permit: Floodplain Review W/ Analysis
Creek Name: Boulder

Flood Protection Elevation:

Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.
- All crossings of natural and improved drainageways and irrigation ditches shall meet City of Boulder standards, and shall be coordinated with the City of Boulder Utilities Division.
- The fence shall be securely anchored to resist damage and washing away as debris during flooding events. The construction fence installation must be in accordance with the details provided within the approved floodplain development permit materials.
- Certification by a Colorado Registered Professional Engineer that the development has been completed in compliance with the approved permit application and that all conditions have been fulfilled must be submitted to the City of Boulder prior to scheduling final inspections.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- The applicant is required to submit as-built drawings and written documentation certifying that the improvements have been constructed in conformance with all applicable floodplain regulations and this floodplain development permit.
- Once the proposed work is completed, the applicant shall submit final as-built drawings to Planning and Development Services and shall apply to FEMA for a Letter of Map Revision (LOMR) to modify the regulatory floodplain.

- Permit approval, if not appealed, is final 14 days after notification of permit issuance.
- As required by section 9-3-3(a)(3) of the Boulder Revised Code, 1981 the improvements must be constructed with all electrical equipment and other service facilities designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- Storage of equipment and materials will be limited to the extents shown within the approved floodplain development permit materials.
- The following permits will be required prior to commencement of construction;
 - State of Colorado Construction Stormwater Permit
 - Erosion control
 - Right-of-way permit
 - Grading Permit
 - Fence and Wall Permits
 - Wetland Permit

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2016-00035).

Boulder Civic Area Regulatory Floodplain



Legend

-  Conveyance
-  100 Year

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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>





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Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-4241 • web boulderplanddevelop.net

Wetland Permit

Date Issued: 9/6/2016 **Expiration Date: September 6, 2019**
 (Pursuant to Subsection 9-3-9(k), B.R.C. 1981)

Permit Number: LUR2016-00034

Contact Information

DOUG GODFREY
 3198 BROADWAY
 BOULDER, CO 80304

Project Information

Location: 1777 BROADWAY
Legal Description: BLKS 11 & 12 & TRACK ADJACENT TO BLK 11 ON THE WEST - BOULDER OT & PT LOT 9 SMITHS ADDITION TO BOULDER & VAC RIVERSIDE ST & 10TH ST & 11TH ST
Description of Work: Standard wetlands permit application

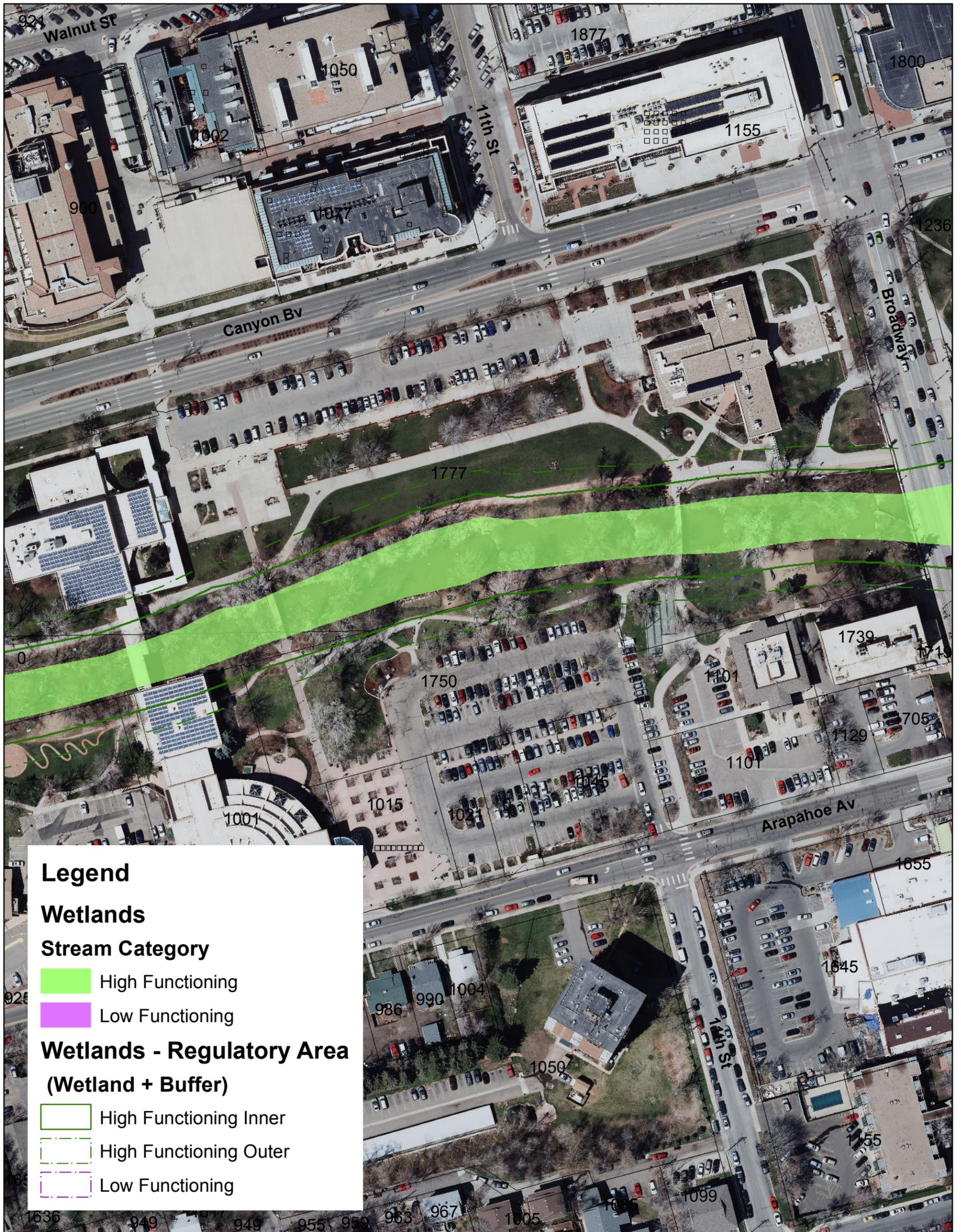
Conditions of Approval

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-9, "Wetlands Protection," Boulder Revised Code 1981. Other wetland requirements as set forth in Chapter 9-3-9 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- The improvements shall be constructed to minimize and mitigate impacts to the existing wetlands in conformance with the conditions of the City of Boulder Wetland Permit issued for this project.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- The wetland mitigation site shall be monitored annually for five years. Monitoring reports shall be submitted to the city of Boulder Planning and Development Services prior to September 1st of each year. If it is determined that the mitigation is not successful, then corrective measures will need to be established and implemented to ensure a successful wetland mitigation project.
- The following success criteria shall be used for the wetland mitigation:
 - At least 80% native vegetative cover
 - Invasive species on the Colorado Noxious Weed Inventory list-A shall be 100% eradicated.
 - Invasive species on the Colorado Noxious Weed Inventory list-B shall encompass no more than 10% of the total cover of the restoration area.
 - Tree and shrub survival shall be 100%.
- Best management practices shall be applied to all phases of the project and shall conform to the requirements of the "City of Boulder Wetlands Protection Program: Best Management Practices" adopted July, 1995; and "City of Boulder Wetlands Protection Program: Best Management Practices - Revegetation Rules" adopted July, 1998.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2016-00034).

Boulder Civic Area Regulatory Wetland Area



Legend

Wetlands

Stream Category

- High Functioning
- Low Functioning

Wetlands - Regulatory Area (Wetland + Buffer)

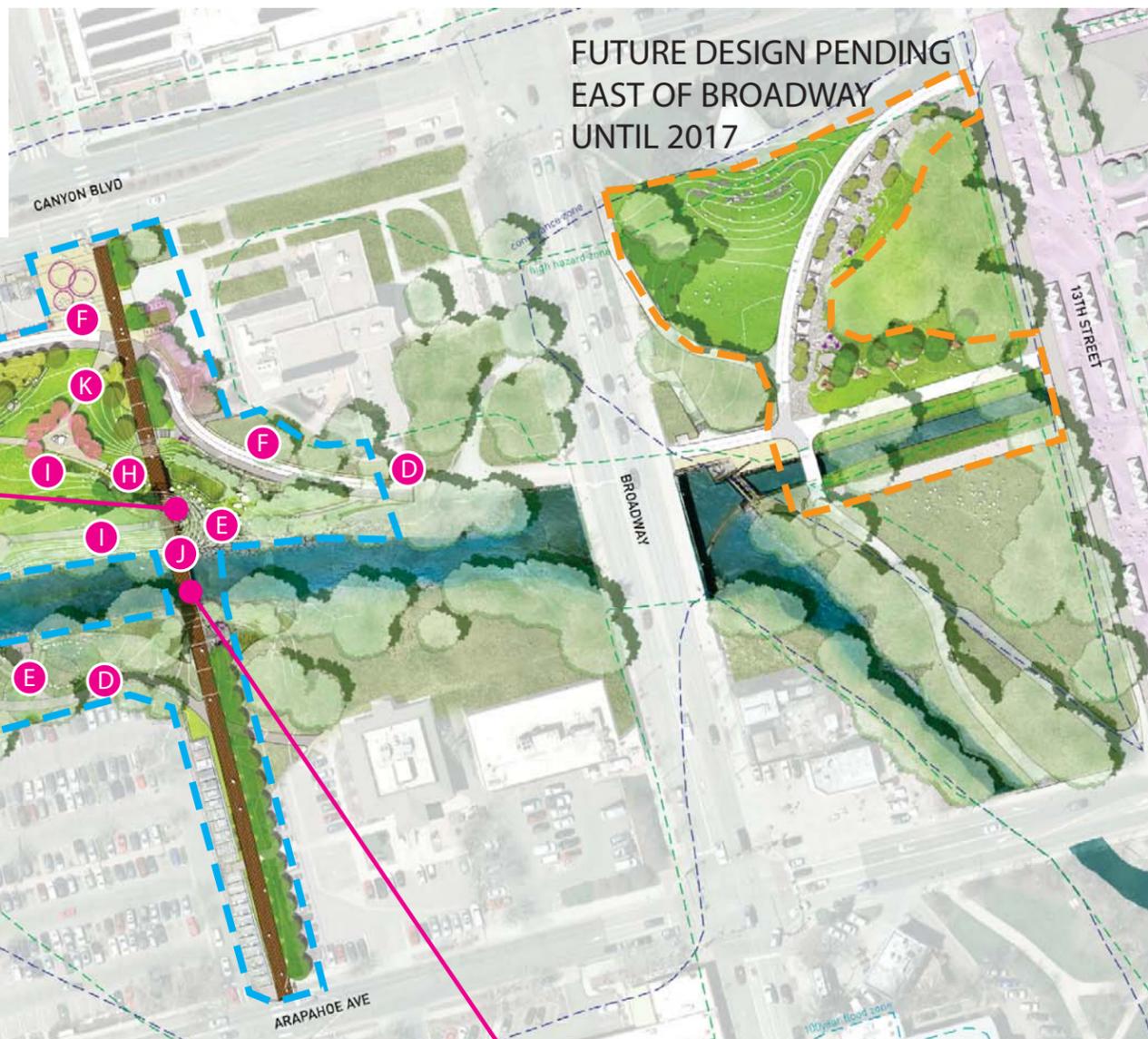
- High Functioning Inner
- High Functioning Outer
- Low Functioning



BOULDER CIVIC AREA PARK DEVELOPMENT

LEGEND

-  APPROXIMATE LIMIT OF CIVIC AREA PARK IMPROVEMENTS
-  FUTURE PARK IMPROVEMENTS PENDING UNTIL 2017



ACCESS PATHS TO CREEK



CHORD WOOD SITTING WALLS



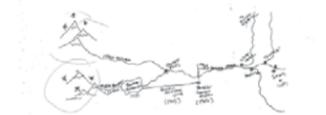
SITTING BOULDERS



NATURE PLAY



NATURE PLAY - WATER THEMING



11th SPINE BRIDGE



- A** NATURE PLAY
- B** CAFE TERRACE
- C** PERFORMANCE HILL
- D** PEDESTRIAN PATH
- E** CREEK ACCESS POINT
- F** BIKE CREEK PATH
- G** GREEN VALLEY
- H** PEDESTRIAN UNDERPASS
- I** RESTORED RIPARIAN BANKS
- J** 11TH ST. BRIDGE
- K** PEDESTRIAN CROSSING ZONE

