

## MEMORANDUM

**TO:** Planning Board  
**FROM:** Caeli Hill, Case Manager  
**DATE:** December 15, 2016  
**SUBJECT:** **Call Up Item:** Approval of a request to expand the use of an existing bicycle shop located at 1795 Pearl St. to include an approximately 1,100 sf restaurant/cafe use with wine and beer service in the Downtown 2 (DT-2) zone with 42 indoor seats and 16 outdoor seats Case No. LUR2016-00083. **Call-up expires on Dec. 20, 2016.**

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Attached is the disposition of approval of a Use Review to allow for the expansion of an existing retail establishment to include a 1,101 square foot restaurant/ café use with beer and wine service (see [Attachment A](#)). Pursuant to Table 6-1: "Use Table", B.R.C. 1981, a Use Review is required for uses defined as "Restaurants, brewpubs, and taverns with an outdoor seating area of 300 square feet or more within 500 feet of a residential zoning district." The associated retail use does not require a Use Review as retail is allowed in the Downtown 2 (DT-2) zone by-right. Refer to [Attachment B](#) for staff's analysis of the Use Review Criteria.

### **Background.**

The subject property, located at 1795 Pearl St. is a 8,037 square foot lot located in Central Boulder on the north side of Pearl Street, between 17th St. and 18th St. This property is located within the Central Area General Improvement District (CAGID) and it is also included in the Downtown Boulder Business Improvement District (DBBID).

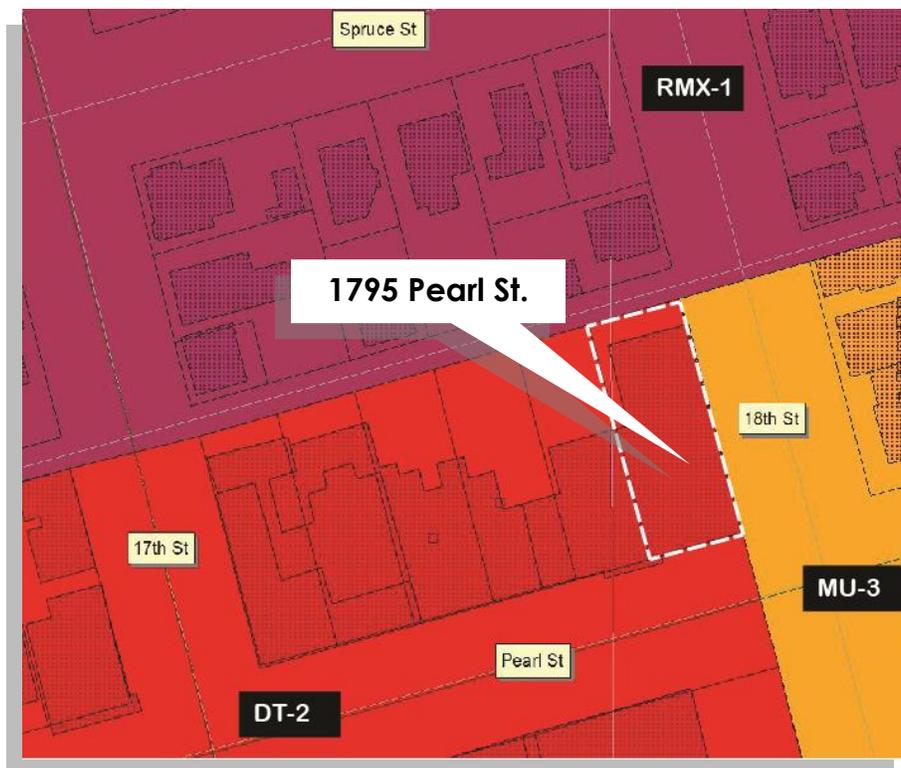
The subject property contains one building/tenant space that is currently occupied by Full Cycle, a retail bicycle shop. The subject property is surrounded by a mixture of office, retail, restaurants and residential uses. To the west of Full Cycle, on the north side of Pearl St. are several retail establishments, professional offices (all located above the ground floor) and two restaurants including L'Atelier which is directly west of Full Cycle. Across Pearl St. there are several restaurants including Frasca Food and Wine, Pizzeria Locale, and



**Figure 2. Zoning Map**

Zeal, Sunflower Bank, and several professional offices (located above the ground floor). To the east of Full Cycle, across 18th St. are several retail establishments, a combined retail and café use, which has been approved through a Use and Site Review process (LUR2016-00056 & LUR2016-00057) but has not yet opened, a few restaurants including Boxcar Coffee, Cured and Mateo, professional offices (above the ground floor), an adult education facility, Food Lab, and a salon. To the north, across the alley from Full Cycle are a mixture of residential units including condominiums, single-family homes and duplexes. There are also multi-family and single family homes to the northeast and southeast of the subject property.

The subject property is located in a Downtown-2 (DT-2) zone district which is defined in [9-5-2\(c\), B.R.C. 1981](#) as “a transition area between the downtown and the surrounding residential areas where a wide range of retail, office, residential, and public uses are permitted. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged.” Refer to **Figure 2**. Properties to the north are zoned Residential Mixed- 1(RMX-1), properties to the south and west are zoned DT-2, properties to the east are zoned Mixed-Use 3 (MU-3). The land use designation for the majority of the subject property is Regional Business (RB). The other portion is designated High Density Residential (HR). The same RB land use designation exists to the south of this property, across Pearl St. The HR designation continues to the east. Properties to the north, across the alley behind the subject property, are designated Medium Density Residential (MRD).



**Figure 2. Zoning Map**

This property was originally developed in 1984 as a by-right retail establishment. In 1989 it was converted to Voula’s Family Restaurant and remained a restaurant until Full Cycle moved into the space in 2006 as a by-right retail use.

**Project Proposal.**

The applicant is requesting to establish a restaurant/ café use with an outdoor patio in addition to the retail bicycle shop that already operates in this location. Restaurants are defined in [9-16-1, B.R.C. 1981](#) as, “Restaurant means an establishment provided with a food preparation area, dining room equipment, and persons to prepare and serve, in consideration of payment, food or drinks to guests”. The

existing building is 5,716 square feet in area and the proposed café use would be 1,101 square feet (or 19% of the total leased square footage), with a 311 square foot outdoor patio. There will be times that the café is

open while the bicycle shop is closed. At this time, the applicant will erect a temporary barrier to prevent migration between the café and bicycle shop spaces in order to meet building code requirements.

The proposed hours of operation are 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11:00 p.m. on Fridays and Saturdays. The outdoor patio will close at 10:00 p.m. each day. Full Cycle anticipates adding two employees to accommodate the new restaurant/ cafe use for a total of 17 employees. A new 311 square foot outdoor patio that meets the requirements of the Downtown Urban Design Guidelines for streetscape will be located partially (158 square feet) under the covered entryway and partially (153 square feet) in the city right-of-way along Pearl St. The applicant will be required to obtain a revocable lease and building permit prior to installation of the patio. The restaurant will serve sandwiches and light snacks as well as coffee. Beer and wine will be served at this location following approval from Boulder's Beverage Licensing Authority. The applicant is proposing 42 indoor seats and 16 outdoor seats. Please refer to [Attachment C](#) for the applicant's written response and management plan.



**Figure 3. Covered Entry to Full Cycle from the corner of 18th and Pearl Streets, 2014**

Because this property is located within CAGID there are no automobile parking requirements. However, the applicant is required to provide bicycle parking. The parking requirement for the proposed restaurant use, per [9-9-6, "Parking Standards." B.R.C. 1981](#), is one bicycle parking space per 750 square feet, with a minimum of four bicycle parking spaces with 25%

of the spaces designated as long-term parking spaces and 75% as short-term spaces. The bicycle parking requirement for the proposed use is two long-term bicycle parking spaces and six short-term bicycle parking spaces, eight spaces total. The applicant has provided four long-term bicycle parking spaces within the tenant space for employees, and 16 short-term bicycle parking spaces for patrons located near the entrance to the business. The applicant's provision of 20 bicycle parking spaces exceeds the requirements by 250 percent.

**Review Process.** Pursuant to [section 9-6-1](#), B.R.C., restaurants, brewpubs, and taverns with an outdoor seating area of 300 square feet or more within 500 feet of a residential zoning district are only permitted in the

DT-2 zone district with a Use Review approval. Per [section 9-4-2](#), B.R.C. 1981, applications for Use Review are subject to call up by the Planning Board. No modifications from the development code have been requested. The proposal meets all of the development standards for the zoning district and does not trigger or require Site Review.

**Public Comment.**

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property and a sign posted on the property for at least 10 days. All notice requirements of [section 9-4-3](#), “Public Notice Requirements,” B.R.C. 1981 have been met.

Staff received one written comment concerning trash and recycling removal times and the noise it can create at night. The applicant received this comment and has addressed the business’s trash removal policy in its management plan to accommodate this concern by restricting trash removal from the tenant space from 10:00 p.m. to 9:00 a.m.

**Conclusion.**

Staff finds that the proposed project meets the relevant criteria of [section 9-2-15](#), “Use Review,” B.R.C. 1981. The proposed use is consistent with the zoning, will provide a service and convenience to the neighborhood and will have minimal negative impact on the use of nearby properties. Refer to **Attachment B** for staff’s analysis of the Use Review criteria.

The proposal was **approved** by Planning and Development Services staff on **Dec. 6, 2016** and the decision may be called up before Planning Board on or before **Dec. 20, 2016**. There is one Planning Board hearing scheduled during the required 14-day call-up period on **Dec. 15, 2016**. Questions about the project or decision should be directed to the Case Manager, Caeli Hill at (303) 441-4161 or at [hillc@bouldercolorado.gov](mailto:hillc@bouldercolorado.gov).

**Attachments:**

- A. Disposition of Approval
- B. Analysis of Use Review Criteria
- C. Applicant’s Proposed Plans
- D. Public Comment



**CITY OF BOULDER  
Planning and Development Services**

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**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: **FULL CYCLE BICYCLE SHOP EXPANSION**  
DESCRIPTION: **USE REVIEW for the expansion of an existing bicycle shop to include a 1,101 square foot interior restaurant/cafe use with wine and beer service and 42 interior seats; and a 311 square foot patio with 16 exterior seats.**  
LOCATION: **1795 PEARL ST**  
LEGAL DESCRIPTION: **Lot 12, Block 91, BOULDER, City of Boulder, County of Boulder, State of Colorado**  
APPLICANT: **Russel Chandler**  
OWNER: **Skodras Building Partnership, LLP**  
APPLICATION: **Use Review, LUR2016-00083**  
ZONING: **Downtown-2 (DT-2)**  
CASE MANAGER: **Caeli Hill**  
VESTED PROPERTY RIGHT: **NO; the owner has waived the opportunity to create such right under section 9-2-20, B.R.C. 1981.**

APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS: **None.**

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

Approved On: Dec 6, 2016  
Date

By: [Signature]  
David Driskell, Executive Director of Planning, Housing 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: Dec. 20, 2016

Final Approval Date: \_\_\_\_\_

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND 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

Address: 1795 PEARL ST

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 or in compliance with the phasing plan if one was approved. Failure to "substantially complete" (as defined in Section 9-2-12) the development within three years or in compliance with the phasing plan, if one was approved, 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 Nov. 29, 2016 and the Applicant's written statement dated Nov. 7, 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. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:
  - a. The Applicant shall operate the business in accordance with the Management Plan dated Nov. 7, 2016 which is attached to this Notice of Disposition.
  - b. The approved use shall be closed from 10:00 p.m. to 7:00 a.m. Sunday through Thursday and 11:00 p.m. through 7:00 a.m. on Fridays and Saturdays. The outdoor patio shall close by 10:00 p.m. seven days a week.
  - c. The total size of the approved restaurant/café use is 1,412 square feet. The size of the approved interior restaurant/café use shall be limited to 1,101 square feet with 42 interior seats; and the size of the exterior front patio is limited to 311 square feet with 16 exterior seats.
  - d. Trash and bottles shall not be removed to outside trash containers between the hours of 10:00 p.m. and 9:00 a.m.
  - e. Outdoor seating area shall have no outdoor speakers.
2. The Applicant **shall not expand or modify the approved use**, except pursuant to subsection 9-2-15(h), B.R.C. 1981.
3. This **approval is limited to KBC Cycling, LLC d/b/a Full Cycle**, the owner of the restaurant. Any changes in ownership shall be subject to the review and approval of the Planning Director. The purpose of such review shall be to inform such subsequent user of this space that it will be required to operate the restaurant in compliance with the terms of this approval.
4. Prior to issuance of a building permit, the Applicant shall **obtain a right-of-way lease** pursuant to section 8-6-6, B.R.C. 1981 for the proposed outdoor seating area, as shown on the plans prepared by the Applicant on Nov. 29, 2016, that projects into the public right-of-way.

**Attachment B: City Code Criteria Checklist**

Overall, the project was found to be consistent with the criteria for Use Review set forth in subsection 9-2-15(e), B.R.C. 1981.

**9-2-15- Use Review**

(e)Criteria for Review: No use review application will be approved unless the approving agency finds all of the following:

- \_\_\_ (1) Consistency With Zoning and Nonconformity: The use is consistent with the purpose of the zoning district as set forth in [section 9-5-2](#), "Zoning Districts," B.R.C. 1981, except in the case of a nonconforming use;

***The subject property is zoned Downtown-2 (DT-2) which is defined in 9-5-2(c), B.R.C. 1981 as "a transition area between the downtown and the surrounding residential areas where a wide range of retail, office, residential, and public uses are permitted. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged." The proposed retail use and restaurant/ café use offer neighborhood scale services that are compatible with the existing residential and retail uses and are consistent with the zoning.***

- \_\_\_ (2) Rationale: The use either:

- \_\_\_ (A)Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

***The proposed use provides direct convenience to the neighborhood and will provide an additional restaurant and gathering place for the neighborhood and surrounding areas.***

- N/A \_\_\_ (B)Provides a compatible transition between higher intensity and lower intensity uses;

- N/A \_\_\_ (C)Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and nonresidential mixed uses in appropriate locations and group living arrangements for special populations; or

- N/A \_\_\_ (D)Is an existing legal nonconforming use or a change thereto that is permitted under subsection (f) of this section;

- \_\_\_ (3) Compatibility: The location, size, design and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

*The applicant is proposing the expansion of an existing bicycle retail bicycle shop to include a restaurant/ cafe use which would serve beer and wine. The proposed hours of operation are 7:00 a.m. to 10:00 p.m. Sunday through Thursday, 7:00 a.m. to 11:00 p.m. on Fridays and Saturdays. The outdoor patio will be open seasonally and will close every day at 10:00 p.m. The café will have 42 indoor seats.*

*The applicant is proposing no physical changes to the exterior of the building apart for the addition of a 311 sf patio and railing along Pearl St. Approximately half (158 sqft) of the proposed patio will be located on the applicant's property beneath an existing architectural projection over the tenant space's main entrance. The remainder of the patio (153 sqft) will be located in the public right-of-way. Design of the patio has been reviewed through this application, however, installation and additional approvals are required to be obtained through a revocable patio lease application and right-of-way permit application. Sixteen (16) seats will be located on the outdoor patio, six (6) of which will be in the public right-of-way. The dimensions and configuration of the patio meet the requirements set forth in the Downtown Urban Design Guidelines.*

*The subject property is located within the CAGID parking district so no off-street automobile parking requirement exists. Several u-bike racks exist in the public right-of-way. The applicant is required to provide six (6) short-term and two (2) long-term bicycle parking spaces. The applicant has proposed sixteen (16) on-site, short-term bicycle parking spaces under the architectural projection over the main entrance to the tenant space at the corner of 18th St. and Pearl St. Four (4) short-term bicycle parking spaces will be located inside the tenant space. The proposed provision of bicycle parking exceeds the requirements by 250%.*

- ✓ — (4) Infrastructure: As compared to development permitted under [section 9-6-1](#), "Schedule of Permitted Land Uses," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a nonconforming use, the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater and storm drainage utilities and streets;

***The existing infrastructure is sufficient to serve the proposed use.***

- ✓ — (5) Character of Area: The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and

***Full Cycle, a bicycle retailer, is a well-established business that has been operating in this location for ten years, a use which is consistent with the zone district in which this business is located. The additional restaurant/ café use, proposed through this application, is also consistent with the character of the area in that several other similar restaurant businesses, including one combined retail/ café use, exist in the area.***

***The applicant is proposing no physical changes to the exterior of the building apart for the addition of a 311 sf patio and railing along Pearl St. Approximately half (158 sqft) of the proposed patio will be located on the applicant's property beneath an existing architectural projection over the tenant space's main entrance. The remainder of the patio (153 sqft) will be located in the public right-of-way. Design of the patio has been reviewed through this application, however, installation and additional approvals are required to be obtained through a revocable patio lease application and right-of-way permit application. Sixteen (16) seats will be located on the outdoor patio, six (6) of which will be in the public right-of-way. The dimensions and configuration of the patio meet the requirements set forth in the Downtown Urban Design Guidelines.***

***The applicant has also indicated that an awning will be installed above portions of the patio that are not already covered. This awning will be consistent with other awnings found in the area. The awning will be reviewed and a decision made through separate revocable permit application and sign permitting processes.***

N/A    —

(6) Conversion of Dwelling Units to Nonresidential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts to nonresidential uses that are allowed pursuant to a use review, or through the change of one nonconforming use to another nonconforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental or recreational need in the community, including, without limitation, a use for a daycare center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum or an educational use.

**Full Cycle Use Review Application  
Written Statement  
Revised November 7, 2016**

**UPDATED**

Full Cycle, a full service retail bike shop, with two locations in Boulder, seeks approval for use of a portion of its retail space at 1795 Pearl Street as a bar/café, licensed to serve beer and wine to the general public. The proposed bar/café area will occupy approximately 1,100 square feet (approx. 18%) of the leasable total space of 6305 square feet plus an additional 153 sq ft of proposed city sidewalk area. Full Cycle seeks permission to utilize city sidewalk area in front of its building on Pearl Street for outdoor seating, consistent with uses by several neighboring downtown restaurants. The remaining space will continue to serve as retail bike shop.

Full Cycle has applied to the appropriate jurisdictions for a beer & wine liquor license. All beer and wine & served will be done so in accordance within generally accepted guidelines of fine food establishments.

The ability to enjoy a coffee, beer or glass of wine and light snacks with fellow cyclists, before or after cycling rides will set Full Cycle apart in bicycle retail and serve as a destination for non-car trips in downtown Boulder.

**KEY INFORMATION**

EXISTING	PROPOSED
<b>Use of existing building and land:</b>	<b>Proposed use of buildings and land:</b>
Retail	Retail and restaurant
<b>Hours of Operation:</b>	<b>Hours of Operation:</b>
10AM-7PM M-F, 10AM-6PM Sat,	Sunday – Thursday 7AM to 10PM
10AM-5PM Sun	Friday – Saturday 7AM-11PM
<b>Number of employees:</b>	<b>Number of employees:</b>
15	17
<b>Estimated number of trips to site per day:</b>	<b>Estimated number of trips to site per day:</b>
N/A	N/A

## DETAILED PROPOSAL, CRITERIA ANALYSIS, AND MANAGEMENT PLAN

### Narrative - UPDATED

Full Cycle, a full service retail bike shop, with two locations in Boulder, seeks approval for use of a portion of its retail space at 1795 Pearl Street as a café with bar, licensed to serve beer and wine to the general public. The proposed café area will occupy approximately 1,100 square feet (18%) of the 6,305 square feet (5716 SF plus 588.6 sq ft of covered outdoor space – see Area Summary Table on plan doc page # A100) currently utilized entirely as a bike shop. The remaining space will continue to serve as retail bike shop service area. Additionally, Full Cycle seeks permission to utilize 153 sq ft of city sidewalk area in front of its building on Pearl Street for outdoor seating, consistent with uses by several neighboring downtown restaurants.

Full Cycle has applied to the appropriate jurisdictions for a beer & wine liquor license. All beer and wine & served will be done so in accordance within generally accepted guidelines of fine food establishments.

The ability to enjoy a coffee, beer or glass of wine and light snacks with fellow cyclists, before or after cycling rides will set Full Cycle apart in bicycle retail and serve as a destination for non-car trips in downtown Boulder.

The site will continue to operate as a bike shop, which will continue to occupy more than 82% of the space. The southwest door will lead out to the patio, which will include tables and rail seating. Above this railed area will be an awning to provide shade and shelter from the elements. Some tree trimming will be needed. Above this railed area will be an awning, consistent with the types of awning in the neighborhood, to provide shade and shelter from the elements. Standalone propane heaters will be placed in the outside seating area, as well, to keep patrons warm during cooler weather.

Our primary business is, and will continue to be a bike shop. By introducing a café, we are encouraging cyclists to enjoy a drink and light snack before and/or after their ride as well as a comfortable place to meet with friends. To this end, we will take steps to maintain a safe and secure environment at all times.

The café area shall be defined by bar and table seating in the southwest section of the premises. The remainder of the space shall be populated with bicycle, accessory and clothing displays as well as a bicycle servicing area, or will be used for employee areas such as storage and offices.

Seating Area	Number of Seats
Inside	42
Outside (seasonal)	16

At times the café area will be open for business while the bike shop is closed. During these times we will erect a temporary barrier (such as vinyl tape), which will be

designed to prevent patrons from walking or milling around the bike shop area. This will be done for security (inventory shrinkage) purposes, patron safety and protection of inventory. Additionally, this barrier will be sign posted (“The bike shop is now closed, Authorized personnel only beyond this point.”) – or something similar. The primary lighting in the bike shop will be turned off to further discourage people from entering this area. However, to be safe, the northeast door will be posted and lit as an exit and will have a panic bar on it so, in case of an emergency, some patrons will be able to go through the temporary barrier, toward an additional exit. This will be in addition to the 2 south exits.

In addition to the soft barrier, there will be signs posted discouraging café patrons from taking food or beverages into the bike shop area.

There will also be a sign posted in the bar area indicating “Occupancy Limit: 50 Persons in Café Area” or something similar. The staff can use this to support our requests to keep the numbers of people within the legal safe limits. We have a responsibility to our employees, customers, patrons, neighbors and the community to maintain a safe, fun and responsible environment.

#### Use Review Criteria

##### 1. Consistency with Zoning and Non-Conformity

The proposed use is consistent with the purposes of the zoning district as set forth in City Code Section 9-5-2 “Zoning Districts,” B.R.C. 1981. There are several existing restaurants in the immediate area.

##### 2. Rationale

The proposed use provides direct service and convenience to the neighborhood.

##### 3. Compatibility

The location, size, design, and operating characteristics of the proposed change is compatible with and will not the use of nearby properties. The addition of the patio seating is contextually and operationally compatible with nearby businesses on Pearl Street East End.

##### 4. Infrastructure

The proposed development will not significantly or adversely affect the infrastructure of the surrounding area, including without limitation, water, wastewater, and storm draining utilities and streets. Most of the changes being proposed will be within the existing building footprint, with the exception

of the outside seating, railing, and awning, which is consistent with several other businesses in the immediate vicinity.

5. Character of Area

The use being proposed will not change the predominant character of the surrounding area. Full Cycle has been a retail establishment in this location for more than 10 years. The space was occupied by restaurant businesses for the previous 25 years. Introducing a restaurant component is consistent with past uses in this space and most business uses in the immediate vicinity are either retail or restaurant.

The area facing Pearl Street is commercial, consisting primarily of a mix of retail and restaurants. There is multi-family residential to the east of the site, across 18<sup>th</sup> Street. In the alley behind the site are two small apartments, halfway down the block toward 17<sup>th</sup> Street.

See Appendix B for a complete list of uses for addresses between 17<sup>th</sup> and 19<sup>th</sup> Street on Pearl, and between Pearl and Spruce on 18<sup>th</sup>, including the hours of operations of other restaurants.

6. Conversion of Dwelling Units to Non-Residential Uses: N/A

Additional Criteria for Modification to Non-Conforming Uses

N/A – There are no Non-Conforming Uses being proposed.

## Good Neighbor Meeting

Full Cycle (the operator) will hold a Good Neighbor meeting as part of the use review process at a date and time to be determined following submission of the Use Review Application package, as described in City Code Section 9-2-4. The goal of this meeting will be to inform, educate, and discuss with interested parties in the neighborhood ways that potential impacts upon neighboring properties will be mitigated, reduced, or eliminated.

## Description of Neighborhood

Full Cycle is located at 1795 Pearl Street, on the northwest corner of the intersection of Pearl Street (east – west), and 18<sup>th</sup> Street (north south), within the city's CAGID zone.

A complete list of addresses/store fronts in the immediate neighborhood is listed in Appendix B.

The Good Neighbor Meeting will meet the following standards, as outlined by Code Section 9-2-4:

- (1) Meeting with surrounding property owners at a time approved by the City Manager.
- (2) Meeting Purpose:
  - a. Provide interested persons in the surrounding area an opportunity to inform the operator of the concerns of the neighborhood.
  - b. Provide interested parties in the neighborhood an opportunity to comment on the proposed Management Plan, described in the next section.
  - c. Issues to be discussed will include proposed hours of operation; client and visitor arrival and departure times; coordinated times for deliveries and trash collection; mitigation of noise impacts; security; drug and alcohol policy; loitering; employee education; the facility's responsibilities as good neighbors; neighborhood outreach and methods for future communication; and dispute resolution with the surrounding neighborhood.
- (3) Notice of meeting shall be provided as set forth in City Code Section 9-4-3 "Public Notice Requirements" B.R.C. 1981.

Management Plan

(A) Description of the food service offered

Only sandwiches and light snacks will be offered, in addition to beer, wine, and coffee drinks, and non-alcoholic beverages. These sandwiches will be prepackaged and heated up with either a “panini” grill or microwave oven.

(B) Hours of operation - **UPDATED**

Day	Hours
Sunday -Thursday	7:00 AM to 10:00 PM
Fridays & Saturdays	7:00 AM to 11:00 PM

Note: During café hours, limited bike shop supplies (merchandised in the café area) will be available for purchase.

(C) Client and Visitor Arrival and Departure Times

Client and visitors will arrive and depart during business hours only.

(D) Coordinated Times for Deliveries & Trash Collection

Deliveries will occur only between the hours of 9:00 AM and 6:00 PM.

Full Cycle will ensure that trash and recycling regularly removed from the premises and general cleanliness of the exterior of the building. Any recycling that is collected after 10PM will be stored inside the building and disposed of in the alley dumpster area the next morning after 9AM.

Trash and recycling is picked up between the hours of 9AM and 4PM on Mondays, Wednesdays, and Thursdays.

Full Cycle also has taken a leadership role in the city's Zero Waste program and was featured in a program produced on May 27, 2016 and available to view online at <https://vimeo.com/168873269>



(E) Description of the Type Of Entertainment Provided

Recorded music will be played indoors at low volume over light duty speakers (described in section F below). Televisions will be placed around the bar/café for viewing cycling and other kinds of sports events at various times. Speakers will be invited periodically to present topics related to various bicycling and bicycle maintenance & repair topics. Individual musicians may be invited to play acoustical guitar and sing.

(F) Size, Location, and Number of Electronic Amplifiers

There are currently a total of 7 speakers inside the building. There are two located on the west wall near the front, one above the service area in the back and four smaller speakers behind the service benches. These speakers are less than 20 amps in size.

Some speakers are likely to be moved during the remodel. Two additional speakers will be placed in the bar/café area, indoors. No amplified sound is planned for outdoors.

(G) Techniques and Strategies to Mitigate Noise Impacts

Full Cycle is a locally-owned business that has been operating in the neighborhood for more than 10 years. Every effort will be made to ensure that patrons and staff will keep noise and disruption to a minimum at all times and especially after 10 pm, when the guest patio will be shut down.

The clientele our business currently attracts are athletic minded individuals and families, who are fitness and health conscious. The bar/café atmosphere will be oriented toward their needs, and not toward more rowdy types of people that a tavern or nightclub might attract.

(H) Prevention of Litter and Maintenance of Orderly Appearance of the Premises and Adjacent Right of Way

Prevention of litter has always been a priority for our business and staff regularly walks the premises to the front, side, and rear of the store, picking up any trash immediately, and checking around at opening and closing times daily. Closing staff will be reminded to walk the outside of the building daily as part of a closing checklist which will be prominently displayed in all backroom areas.

(I) Security Plan

During opening hours, the premises will be constantly monitored by staff, who will be looking out for any suspicious activity. While the bike shop is open, only the front doors and the back service door will be open. After the bike shop is closed and the café is still open, only the front doors will be open and most of the bike shop are will cordoned off. There will always be at least two employees on premises at all times. To ensure that staff working on late shifts are able to leave the restaurant safely, another employee will walk them to their car so that they are not alone on the streets. At closing, the alarm system will be enabled to ensure that the building will be secure after hours when there are no staff or customers on the premises.

Staff will constantly be on alert as to the behavior of customers, especially during later hours. Customers who appear to be intoxicated or who display antisocial or threatening behavior will be asked to leave and escorted out if necessary by two or more employees. Continued belligerence may require the staff to call the police to deal with anyone who is violent or threatens violence against any other customer or employee.

Employees are trained regularly on cash handling polices, as well as how to handle security-related incidents, such as a robbery.

#### (J) Drug and Alcohol Policy

Full Cycle has a strict employee drug & alcohol policy. The use, influence, sale, possession, or purchase of illegal drugs or controlled substances while on duty will result in immediate termination on the first offense. Possession of paraphernalia used in connection with any drug or substance subject to this policy shall be evident of violation of this policy. Employees are prohibited from reporting to work under the influence of any drugs or controlled substance of whatever type or legality that impairs would impair their ability to perform their job. The company may conduct unannounced inspections for controlled substances and/or alcohol in the workplace or on company premises,

#### (K) Strategies to Avoid Loitering

Staff will be alert to loitering at all times. The best way to prevent loitering is through increasingly more regular attention to a table where all food or beverage has been consumed and no additional orders have been requested in response to staff offers.

Anyone that appears to be loitering, either outside or inside at a table for too long after ordering service will be approached and, if necessary staff will increasingly hover once the check is paid and the table is completely cleared.

As a last resort, a customer who has overstayed their welcome may be asked to leave so that the employees can seat others or proceed with closing duties.

#### (L) Employee Education

All managers, as well as employees that are involved with the service of beer, wine, or food will be TIPS (Training for Intervention ProcedureS) certified. Employees will be required to enroll in a TIPS course and become TIPS certified within 60 days of hire.

Employees will also be trained on how to create and file an incident report, should they ever have to cut off service of an intoxicated customer.

Additionally, all employees will be trained in bicycle retail sales and/or service, depending on their job function.

#### (M) Good Neighbor Responsibilities

Full Cycle is already a known entity to both business and residential neighbors in the area. Our telephone number and website are on prominent display and the immediate neighbors all have our contact information. We have met with most of them regularly over the years and also discussed this project with our immediate

neighbors, many of whom have personal email addresses and cell phone numbers of the owners and managers.

Full Cycle and its owners are actively involved in communication and outreach. Two of its owners, Russell Chandler and Ed Kuh are board members of Cyclists 4 Community, a charitable 501 (c)(3) organization that holds fundraising events for cyclists, donating to local charities such as the Community Foundation, Emergency Family Assistance Association, Boulder Food Rescue, and mountain disaster relief organizations.

(N) Neighborhood Outreach & Methods for Future Communication

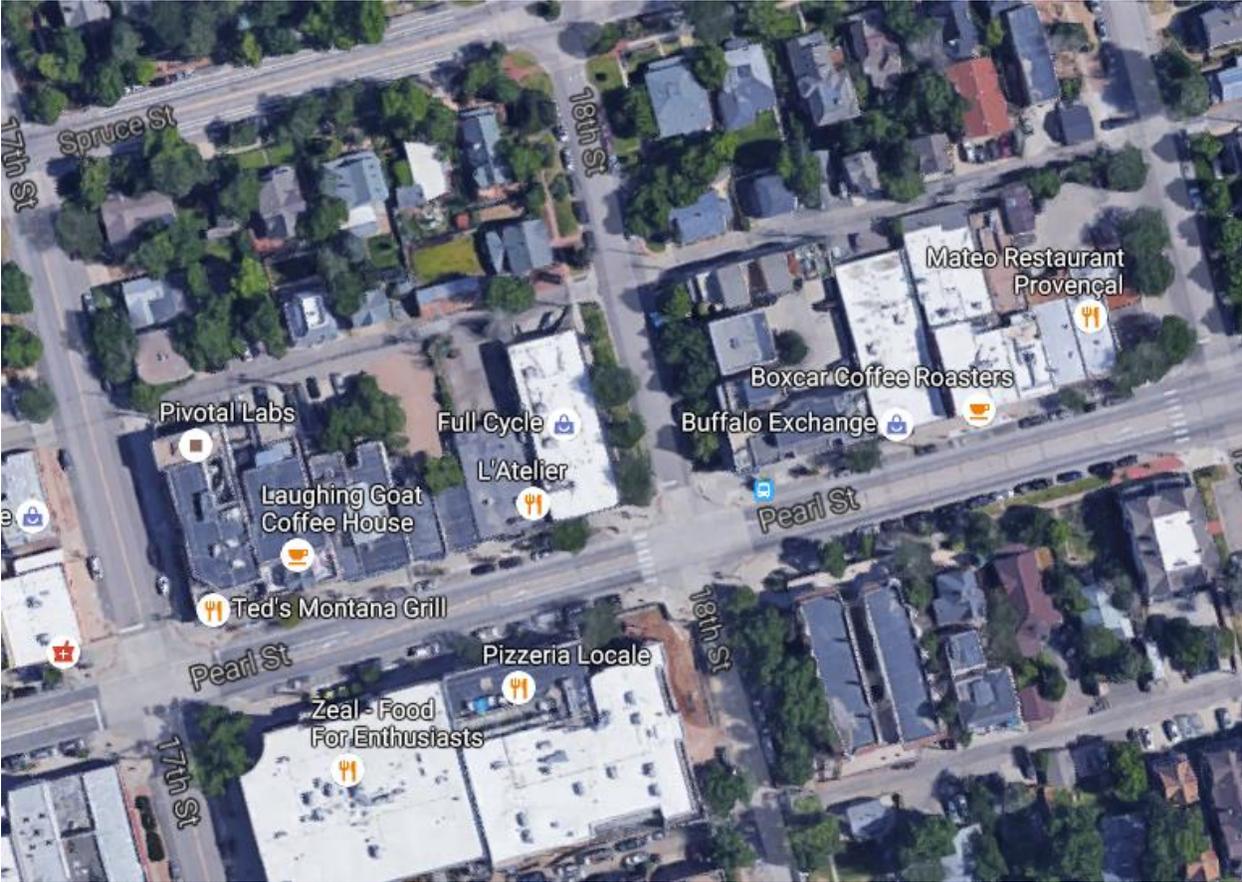
Full Cycle will hold a Good Neighbor Meeting as part of the application review process and will continue to keep the lines of communication open welcoming feedback from local community and residents. Full Cycle store managers are available in store, business cards with owner contact information are available at in the store. The Full Cycle website also contains contact information and is actively monitored to receive feedback. Full Cycle recognizes their responsibility to be a good neighbor and endeavors to be an active participant in local cycling events, organizations and partner to local businesses.

(O) Dispute Resolution Strategies for any Conflicts with Surrounding Neighbors

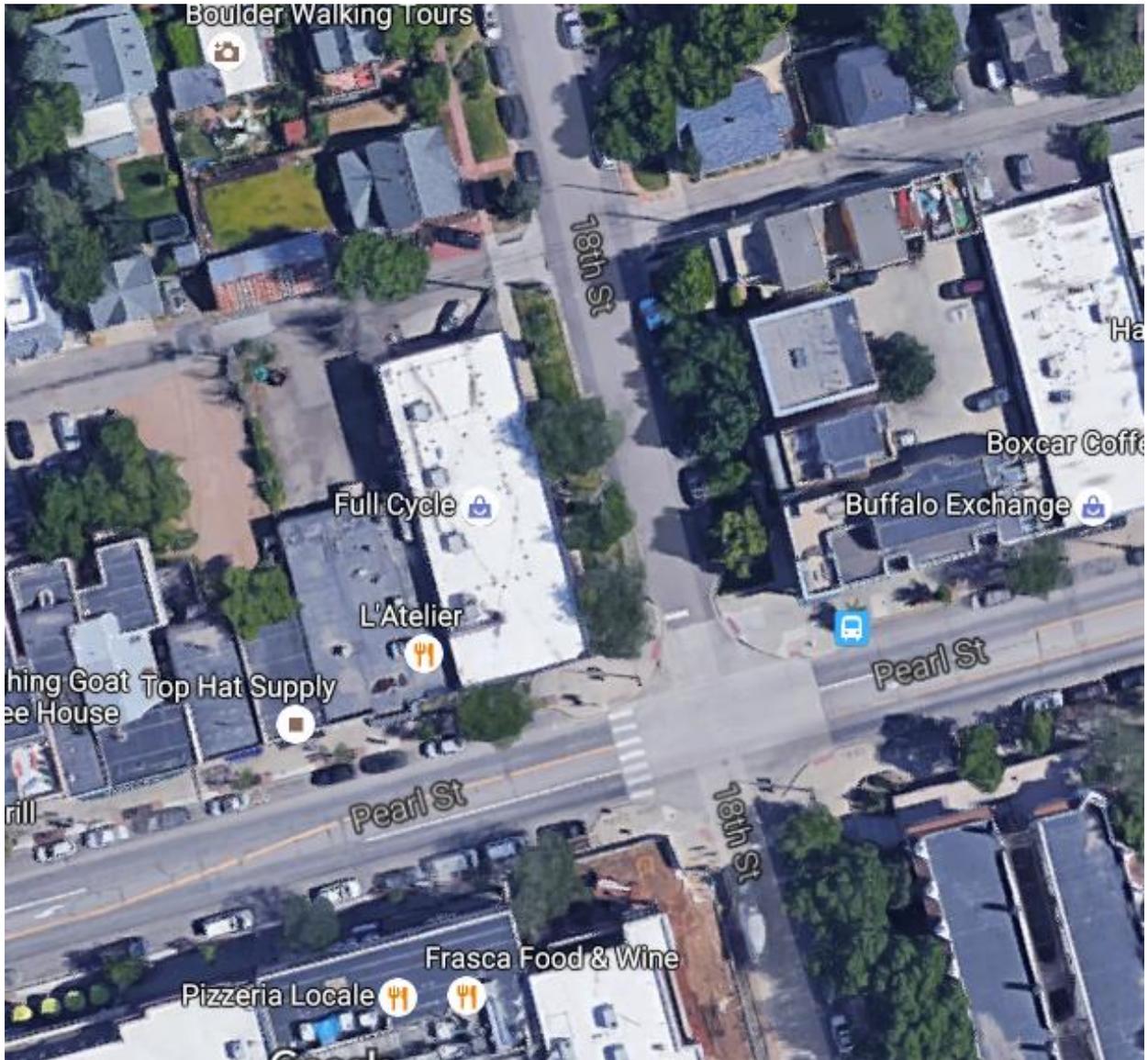
As a retail and restaurant business, Full Cycle has and will continue to nurture good neighbor relationships and is currently viewed in a positive light by all of its neighbors. There are not known areas of conflict with neighbors at this time.

Should any conflicts arise with surrounding neighbors, management will be proactive in listening and responding to expressed concerns, addressing them in a respectful and cooperative manner. If a neighbor expresses concern due to an incident of noise or disturbance that was the result of a Full Cycle customer or employee, we will take immediate action to mitigate the issue. Following mitigation, we will follow up with the neighbor that raised the issue to ensure that the situation has been resolved to the neighbor's satisfaction.

Appendix A1. Neighborhood Map



Appendix A2. Immediate Vicinity Map



## Appendix B. Listing/uses of Neighboring Addresses

Address	Business	Type of Business	Relation to FC	Hours
1739 Pearl	L'Atelier	Restaurant	Immediately next door to the west	Tues-Sat. 11:30am-1:30pm & 5:30pm-8:30pm
1737 Pearl	Red Letter Books	Used book store	West of FC	
1729 Pearl	Top Hat Supply	Household supplies	West of FC	
1725 Pearl	Little Buddha Imports	Clothing	West of FC	
1717 Pearl	Endurance Conspiracy	Clothing	West of FC	
1713 Pearl	Iris Piercing	Body piercing studio	West of FC	
1715 Pearl	Rage Unlimited	Advertising Firm	West of FC 2 <sup>nd</sup> floor	
1711 Pearl	Sherpani	Clothing	West of FC	
1711 Pearl	Hamernik & Associates, White Bison	Professional Offices	West of FC, 2 <sup>nd</sup> Floor	
1709 Pearl	Laughing Goat	Restaurant	West of FC	M-F 6am-11pm S-S 7am-11pm
1703 Pearl	Two Sole Sisters	Shoes	West of FC	
1701 Pearl	Ted's Montana Grill	Restaurant	West of FC	S-Th 11am-9pm FS 11am-11pm
1738 Pearl	Sunflower Bank	Bank	Across from FC, 1 <sup>st</sup> & 3 <sup>rd</sup> floor	
1738 Pearl	SolidFire	Professional Offices	Across from FC, 2 <sup>nd</sup> floor	
1738 Pearl	Goldman Sachs	Professional Offices	Across from FC, 3 <sup>rd</sup> floor	
1738 Pearl	Inside Asia Tours	Professional Offices	Across from FC, 3 <sup>rd</sup> floor	
1738 Pearl	Frasca	Restaurant	Across from FC	M-Th 530pm-930pm FSa 530pm-1030pm Sun closed
1730 Pearl	Pizzeria Locale	Restaurant	Across from FC	M-Th 1130am-10pm FSa 1130am-1030pm Su 1130am-9pm
1712 Pearl	BHGR LLP	Law firm	Across from FC west	
1710 Pearl	Zeal	Restaurant	Across from FC west	SMTWTh 11am-9pm FS 11am-10pm
1700 Pearl	Vectra Bank	Bank	Across from FC west	
1801 Pearl	Title Nine Sports	Clothing	East of FC on corner	
1807 Pearl	Angie Star	Jewelry	East of FC	
1811 Pearl	SGS LLP	Lawyers	East of FC	

1813 Pearl	Buffalo Exchange	Used clothing	East of FC	
1815 Pearl	Rapha	Clothing/café – not yet open	East of FC	
1825B Pearl	Cured & Boxcar	Café, food & wine store	East of FC	
1825A Pearl	Food Lab	Catering	East of FC	
1829 Pearl	Twig	Clothing	East of FC	
1833 Pearl	Vecchio's	Bike Shop	East of FC	
1837 Pearl	Mateo	Restaurant	East of FC	
1800 Pearl	1800 Pearl	Multi-family apartments	Caddy corner SE Pearl/18th	
1820-24 Pearl	1820-24 Pearl	Townhomes	Across Pearl & east of FC	
1828 Pearl	1828 Pearl	Single family home	Across & east of FC	
1836 Pearl	1836 Pearl	SF home Haunted House	Across & east of FC	
1844 Pearl	Sage Dental	Dentistry	Across & east of FC	
2002-2004 18 <sup>th</sup> St	2002-2004 18 <sup>th</sup> St	Duplex (res)	Directly across 18th	
2008-2010 18 <sup>th</sup> St	2008-2010 18 <sup>th</sup> St	Duplex (res)	Directly across 18th	
2014-2016 18 <sup>th</sup> St	2014-2016 18 <sup>th</sup> St	Condos	Across 18 <sup>th</sup> to north	
2028 18 <sup>th</sup> St	2028 18 <sup>th</sup> St	SF home	Across 18 <sup>th</sup> to north	
1802 Spruce	1802 Spruce	SF home	Across 18 <sup>th</sup> to north facing Spruce	
2025 18 <sup>th</sup> St	2025 18 <sup>th</sup> St	SF home facing away	Across alley to north	
1740 Spruce	1740 Spruce	SF home	Across alley to north & west facing Spruce	
1734 Spruce	1734 Spruce	SF home	Across alley to north & west facing Spruce	
1728 Spruce	1728 Spruce	SF home + Apartments	Home faces Spruce. Apartments access from alley north & west	
1720 Spruce	1720 Spruce	SF home + Apartments	Home faces Spruce. Apartments access from alley north & west	
1700 Spruce	1700 Spruce	SF home	West on other block faces Spruce	

AREA MAP



**FULL CYCLE**  
 1795 PEARL STREET  
 BOULDER, CO 80302  
 TENANT IMPROVEMENT  
 ISSUED FOR REVIEW  
 11-7-16



**MICHAEL KOCH, ARCHITECT PC**  
 M@KCOARCHITECT.COM  
 728 LAFAYETTE ST  
 DENVER CO 80218  
 303-780-7850

**SHEET LIST**

A001	COVER SHEET	11/7/16
A002	DETAILS	11/7/16
A003	DETAILS-RESTAURANT	11/7/16
A004	SCHEDULES	11/7/16
A100	SITE PLAN	11/7/16
A101	FLOOR PLAN	11/7/16
A102	REFLECTED CEILING PLAN	11/7/16
A110	BAR PLAN AND SCHEDULE	11/7/16
A301	BAR ELEVATIONS	11/7/16
A302	RESTROOM ELEVATIONS	11/7/16

**PROJECT INFORMATION**

**OWNER:** FULL CYCLE  
 1795 PEARL STREET  
 BOULDER, CO 80302  
 RUSS@FULLCYCLEBIKES.COM  
 303.440.1002

**ARCHITECT:** MICHAEL KOCH ARCHITECT PC  
 728 LAFAYETTE STREET  
 DENVER, CO 80218  
 303-780-7850

**CODE INFORMATION**

**SITE LOCATION:** 1795 PEARL STREET  
 BOULDER, CO 80302

**PROJECT DESCRIPTION:** PROJECT IS A TENANT IMPROVEMENT OF AN EXISTING BIKE SHOP AND ADDITION OF A RESTAURANT/BAR AREA. NEW ADA RESTROOMS WILL BE ADDED

**LEGAL DESCRIPTION:** LOT 12 BLK 91 BOULDER CT EAST

**CHANGE OF USE:** RESTAURANT WILL BE ADDED AS ADDITIONAL USE

**GOVERNING CODES:** CITY AND COUNTY OF BOULDER BUILDING DEPARTMENT  
 2012 IBC, IEBC, IECC, IMC, IPC  
 2011 NEC  
 2003 ANSI A117.1 ADA GUIDELINES

**ZONING:** DT-2

**OCCUPANCY:** M: MERCANTILE  
 B (A-2 LESS THAN 50): RESTAURANT

**CONSTRUCTION TYPE:** III-B

**LOT AREA:** 8,037 SF

**BLDG AREA:** GROSS AREA 5,716 SQ. FT.

**# OF STORIES:** 1

**OCCUPANT LOAD:**

TABLES & CHAIRS	741/15	= 49.4 OCC
42 SEATS SHOWN INSIDE		
KITCHEN	359.5/200	= 1.8 OCC
M RETAIL	3,747/30	= 125 OCC
STORAGE	868.30/300	= 2.9 OCC
<b>TOTAL INTERIOR</b>		<b>= 179 OCC</b>
PATIO	328/15	= 22 OCC
16 SEATS SHOWN OUTSIDE		
<b>TOTAL</b>		<b>= 201 OCC</b>

**EXIT REQUIREMENTS:** TOTAL # OF EXITS REQUIRED = 2  
 PROVIDED = 4  
 DIAGONAL OF SPACE = 125'-9 1/4"  
 3 (FULLY-SPRINKLERED) = 41'-11 1/16" REQ'D  
 DISTANCE B/W EXITS = 100'-8 3/4" PROV

**EXIT WIDTH REQUIREMENTS:** INTERIOR: 172 OCC. X 0.2' = 34.4'  
 48" EXIT PATH PROVIDED  
 216" EXIT DOOR WIDTH TOTAL  
 72" AT MAIN ENTRY EXIT

**RESTROOM TABULATION:**

201 OCC	TOTAL	RATIO	WC	WC	LAV
71	36 MEN	1/40,1/75	0.89	0.89	0.66
127	36 WOMEN				
127	63.5 MEN	1/500,1/750	0.13	0.13	0.09
2.9	63.5 WOMEN				
2.9	1.45 MEN	1/100,1/100	0.01	0.01	0.01
	1.45 WOMEN				

**TOTAL REQUIRED:** 1.03 WC, 1.03 LAV, 7.6

**TOTAL PROVIDED:** 1.5 WC, 1.5 LAV, 2

**INCLUDING SEPARATE SEX PLUS 1 STAFF UNI-SEX**

**EXIT ILLUMINATION:** EMERGENCY EXIT ILLUMINATION SHALL BE PROVIDED

**SIGNAGE:** SIGNAGE PERMIT NOT INCLUDED AND THROUGH SEPARATE PROCESS

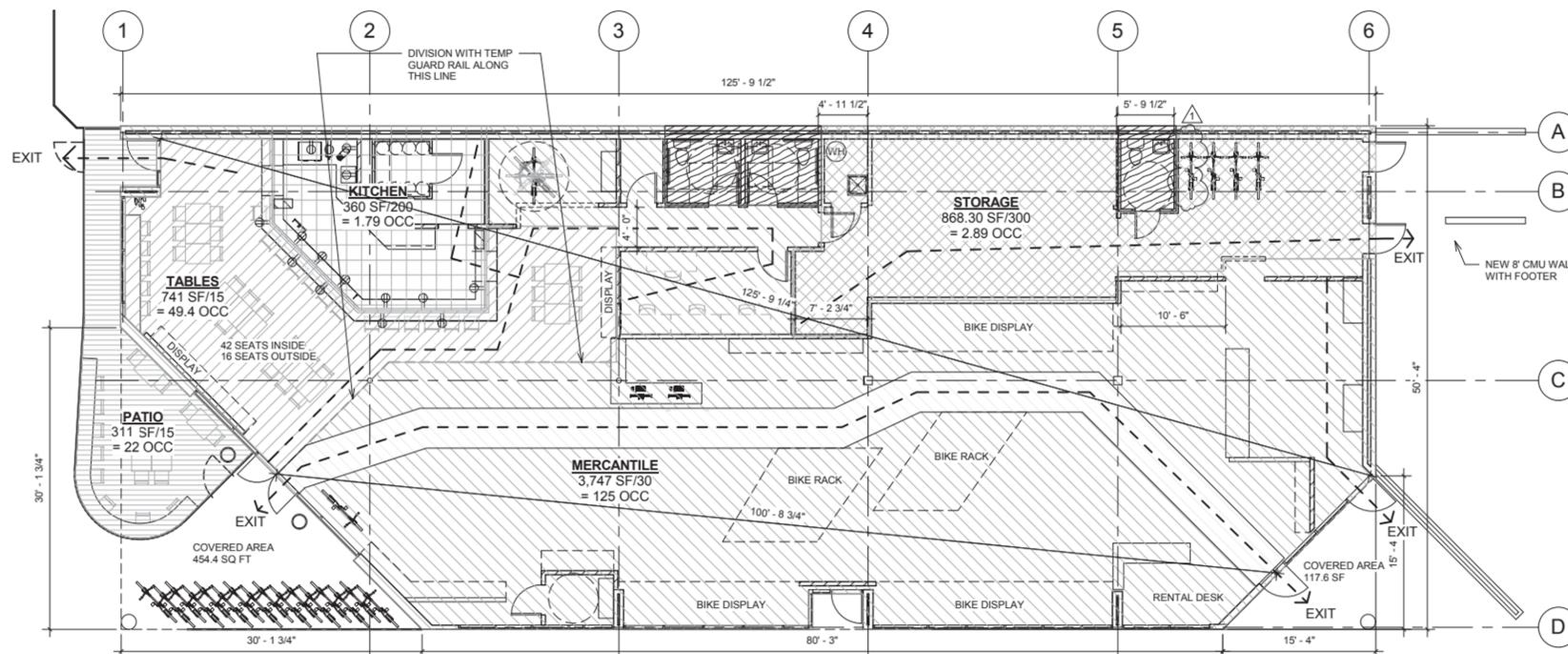
**FIRE NOTES:** BUILDING IS FULLY SPRINKLERED WITH FIRE ALARM

**PARKING:** THERE ARE NO VEHICLE PARKING REQUIREMENTS

**GENERAL NOTES**

- DIMENSIONS OF PLANS ARE FINISH DIMENSIONS, UNLESS NOTED OTHERWISE
- ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES AND ORDINANCES CURRENTLY ADOPTED BY THE GOVERNING JURISDICTION. QUESTIONS ON COMPLIANCE SHALL BE DIRECTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.
- GC SHALL PROVIDE BLOCKING AT ALL CABINET, AND MILLWORK LOCATIONS. PROVIDE SHOP DRAWINGS TO LOCATE BLOCKING AND COORDINATE WITH OWNER
- GC SHALL PROVIDE TEMPERED SAFETY GLAZING IN HAZARDOUS LOCATIONS PER IBC
- GC SHALL PROVIDE AND INSTALL SPRINKLER AND ALARM DESIGN AND SYSTEM PER CODE AS APPLICABLE (SEE CODE INFORMATION)
- GC SHALL INCLUDE PERMIT FEES TO BE REIMBURSED BY OWNER
- GC SHALL FIELD VERIFY BUILDING SYSTEMS AND DIMENSIONS AND INFORM ARCHITECT OF ANY DEVIATIONS FROM PLANS
- GC SHALL COORDINATE HOURS OF WORK WITH LANDLORD AND BUILDING MANAGER
- SECURITY SYSTEM, TELEPHONE AND DATA NOT IN SCOPE OR PERMIT REQUEST
- ALL GYP BD FINISH SHALL BE SLICK LEVEL FOUR FINISH IN OCCUPIED SPACES
- ALL CONSTRUCTION SHALL BE USING NON-COMBUSTIBLE MATERIALS UNLESS AS EXCEPTED BY IBC 603 (SEE CODE INFORMATION)
- ANY DEVICE, FIXTURE OR BUILDING ELEMENT FOUND ON ONE SHEET OF THE CONSTRUCTION DOCUMENTS IS TO BE ASSUMED INCLUDED IN THE SCOPE OF WORK EVEN IF NOT FULLY COORDINATED WITH THE REST OF THE DRAWING SET. GC SHALL INCLUDE IN PRICE AND ASK QUESTIONS TO CLARIFY
- ANY ELECTRICAL DEVICE OR FIXTURE SHOWN ON THE DRAWINGS THAT REQUIRES POWER TO OPERATE SHALL BE INCLUDED IN THE SCOPE OF WORK WITH POWER REGARDLESS IF SHOWN ON ELECTRICAL DRAWINGS
- SUBCONTRACTORS SHALL READ ALL PAGES OF THE DRAWING SET AND CLARIFY QUESTIONS THROUGH THE GC
- ROOF PENETRATIONS SHALL BE INCLUDED AND COORDINATED WITH LANDLORD'S ROOFING CONTRACTOR TO MAINTAIN WARRANTY
- DO NOT MAKE ANY CUTS TO BUILDING ELEMENTS WITHOUT VERIFYING THAT IT IS OR IS NOT A STRUCTURAL ELEMENT. THIS INCLUDES BEAMS, ROOF DECK, MASONRY WALLS AND THE CONCRETE SLAB
- SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION
- ALL PRODUCTS SHALL BE INSTALLED, AT A MINIMUM, PER THE MANUFACTURER'S INSTALLATION INSTRUCTION. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES TO THE SPECIFICATIONS

**LIFE SAFETY PLAN**



**SYMBOLS**

- ADA ACCESSIBLE ABOVE FINISH FLOOR
  - AFF AFF
  - BD BOARD
  - CL CLEAR
  - CONC CONCRETE
  - DF DRINKING FOUNTAIN
  - ELEC ELECTRICAL
  - (E) EXISTING
  - GYP GYPSUM
  - HB HOSE BIB
  - (N) NEW
  - OC ON CENTER
  - TYP TYPICAL
- DETAIL TAG** (1) A6.2
- WALL TYPE SEE SCH** 1
- WALL SECTION** (1) A4.1, (1) A4.2
- DETAIL KEY** (10) A9.5
- COLUMN BUBBLE** (D)
- ELEVATION MARK** 98'-7" FIRST FL
- DOOR NUMBER SEE SCH** (101)
- NOTE** GENERAL NOTE
- DIMENSION** 5'-8 1/4"
- MATERIAL DESIGNATION SEE SCH** (CPT1)
- INTERIOR ELEVATIONS** 2 (A9.3-4)
- SHEET DETAIL** 3
- ROOM NUMBER** 101
- DOUBLE RECEPTACLE** (Symbol)
- QUAD RECEPTACLE** (Symbol)
- (2) DATA RECEPTACLE** (Symbol)
- TELEPHONE RECEPTACLE** (Symbol)
- SPOT ELEVATION** 97'-8" (Symbol)

**FULL CYCLE**  
 RUSSELL CHANDLER  
 1795 PEARL ST.  
 BOULDER, CO 80302

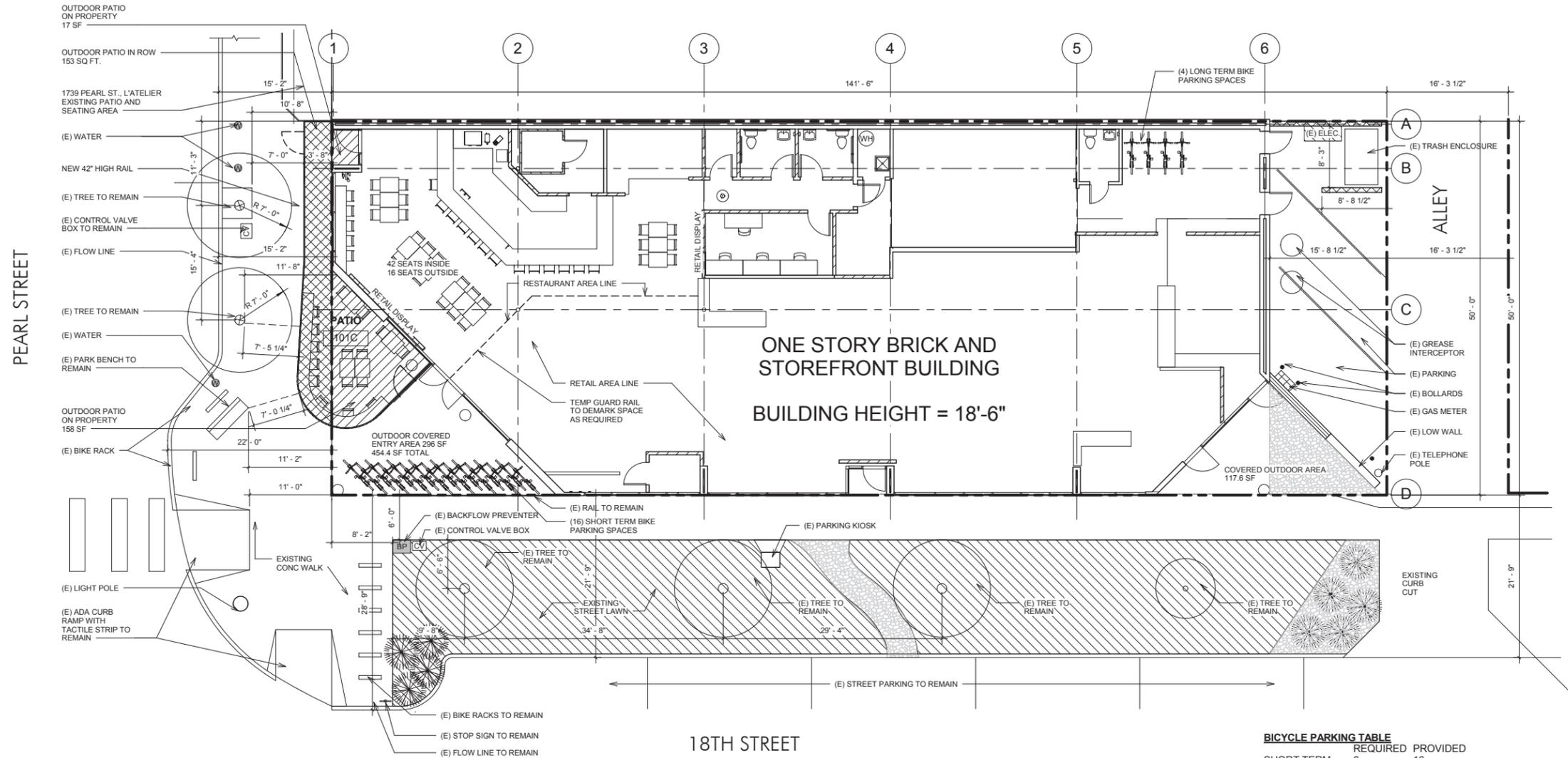
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 ISSUED FOR REVIEW 11/7/16

No.	Description	Date
1	Revision 1	11-29-16

COVER SHEET

**A001**

11/30/2016 3:33:23 PM



1 SITE  
1/8" = 1'-0"

**BICYCLE PARKING TABLE**

	REQUIRED	PROVIDED
SHORT TERM	6	16
LONG TERM	2	4

**AREA SUMMARY TABLE**

GROSS LAND AREA	7,075 SF
GROSS BUILDING AREA	5,716 SF
<b>OUTSIDE COVERED AREA FRONT</b>	
ENTRY AREA	296 SF
PATIO AREA	158 SF
PATIO/EXIT AREA	17 SF
COVERED OUTDOOR AREA REAR	117.6 SF
TOTAL BUILDING AREA	6,305 SF
REAR PARKING AREA	770.4 SF
OUTDOOR PATIO IN R.O.W.	153 SF

**BUILDING AREA**

MERCANTILE RETAIL	3,747 SF
B (A-2) RESTAURANT	741 SF
B (A-2) KITCHEN	360 SF
STORAGE	868 SF

**MICHAEL KOCH, ARCHITECT PC**  
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**FULL CYCLE**  
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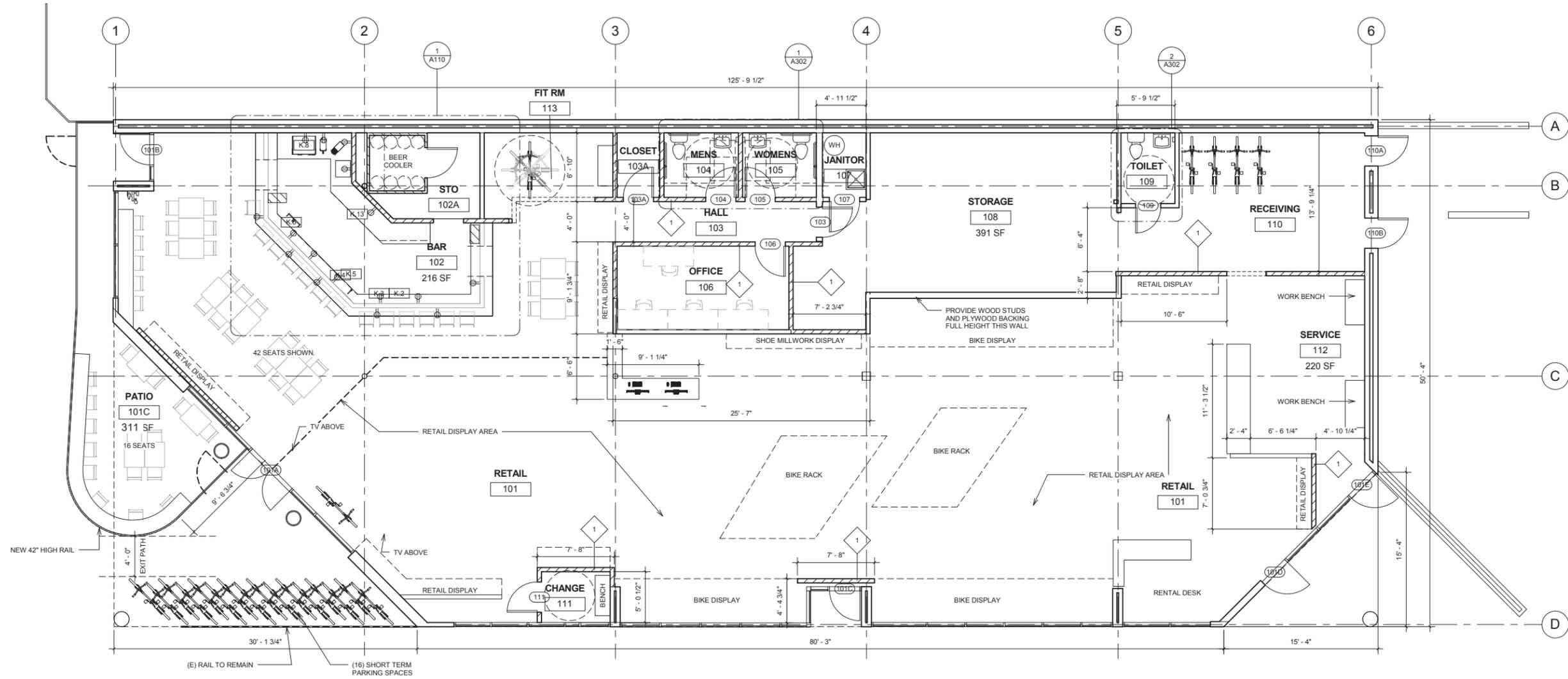
No.	Description	Date

SITE PLAN

A100

11/30/2016 3:33:24 PM

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1 FIRST FLOOR  
3/16" = 1'-0"

MICHAEL KOCH, ARCHITECT PC

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728 LAFAYETTE ST  
DENVER CO 80218  
303-780-7850

FULL CYCLE

RUSSELL CHANDLER  
1795 PEARL ST.  
BOULDER, CO 80302

CHECKED BY MEK  
DRAWN BY CC  
ISSUED FOR REVIEW 11/7/16

No.	Description	Date

FLOOR PLAN

A101

11/30/2016 3:33:25 PM

Hill, Caeli

---

**From:** Meredith Harmon <meredithdharmon@gmail.com>  
**Sent:** Monday, October 31, 2016 1:52 PM  
**To:** Hill, Caeli  
**Subject:** Public Comment on 1795 Pearl St. Full Cycle Use Review

Hi Caeli,

I wanted to comment on the 1795 Pearl St. Full Cycle Bicycle Shop use review.

The extended hours are of concern because with those hours, it's not a cafe, it becomes a bar. This is of concern only because of the recycling dumping that will occur consistently throughout the night and foot traffic by our bedroom windows. I rented an apartment behind Tahona before I owned my home, and listening to the wine and beer bottles dump into recycling from the smaller container inside to the larger container outside is incredibly disruptive and consistent throughout hours of operation, but particularly Thursday - Saturday nights.

We live on the corner 18th and Spruce and can see Full Cycle from all bedroom windows of our home and have a young child.

Thank you for sending the notice and allowing public to comment.  
Meredith Harmon

--

Meredith Harmon  
1802 Spruce Street  
Boulder, CO 80302  
[meredithdharmon@gmail.com](mailto:meredithdharmon@gmail.com)  
303-681-1705