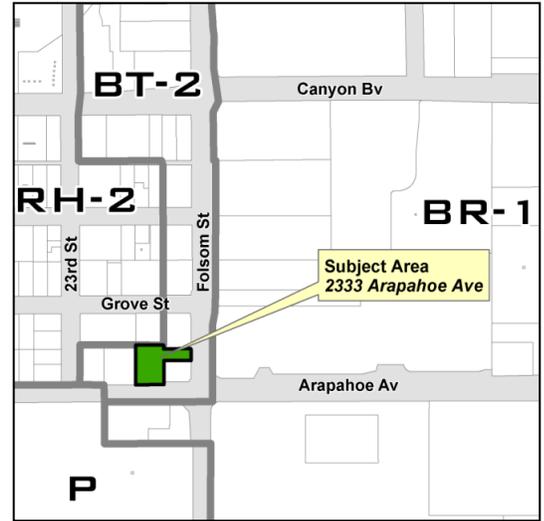


# MEMORANDUM

**TO:** Planning Board  
**FROM:** Elaine McLaughlin, Case Manager  
**DATE:** April 28, 2016  
**SUBJECT:** **Call Up Item:** Site Review Amendment: Redevelopment of a vacant lot, formerly occupied by a Dairy Queen restaurant at 2333 Arapahoe Ave. Proposed is a 7,186 square foot dormitory for Naropa University within the BT-2 (Business Transition – 2) zoning district, with a 0.47 FAR where 0.50 FAR is permitted; and a 22 percent parking reduction.  
**ADDRESS:** 2333 Arapahoe  
**PROJECT NAME:** 2333 Arapahoe / Naropa Dorms  
**CASE NO:** LUR2015-00076



## Background

The location is near the corner of Folsom and Arapahoe and within the western edge of the Boulder Valley Regional Center. Prior to the demolition of the original building on the site, it had been a Dairy Queen fast food restaurant since the 1970s. A Site and Use Review were approved for this site in 2009 for a retail/office and restaurant space. Because of the national economic recession, the project was not completed and the approvals expired. The applicant subsequently requested a renewal of that approval through [Planning Board in 2012](#), and has also received staff level extensions for one year expiring in Nov. 2016. Since that time, the applicant modified plans for the site to instead propose a dormitory to serve the Naropa University that is located approximately two blocks west of the site.

## Proposed Project

The planned 7,186 square foot, 28-bed dormitory has a ground floor common area with a community kitchen and laundry. There's a small contemplative outdoor space located in the northwest corner of the site plan along with a rooftop deck on the southeast side of the building and linear decks along the east side of the building. Refer to Figure 1, Site Plan.

Access is permitted in a right-in/right/out configuration from Arapahoe Avenue via the existing public access easement that also extends through the planned access from Folsom Street.

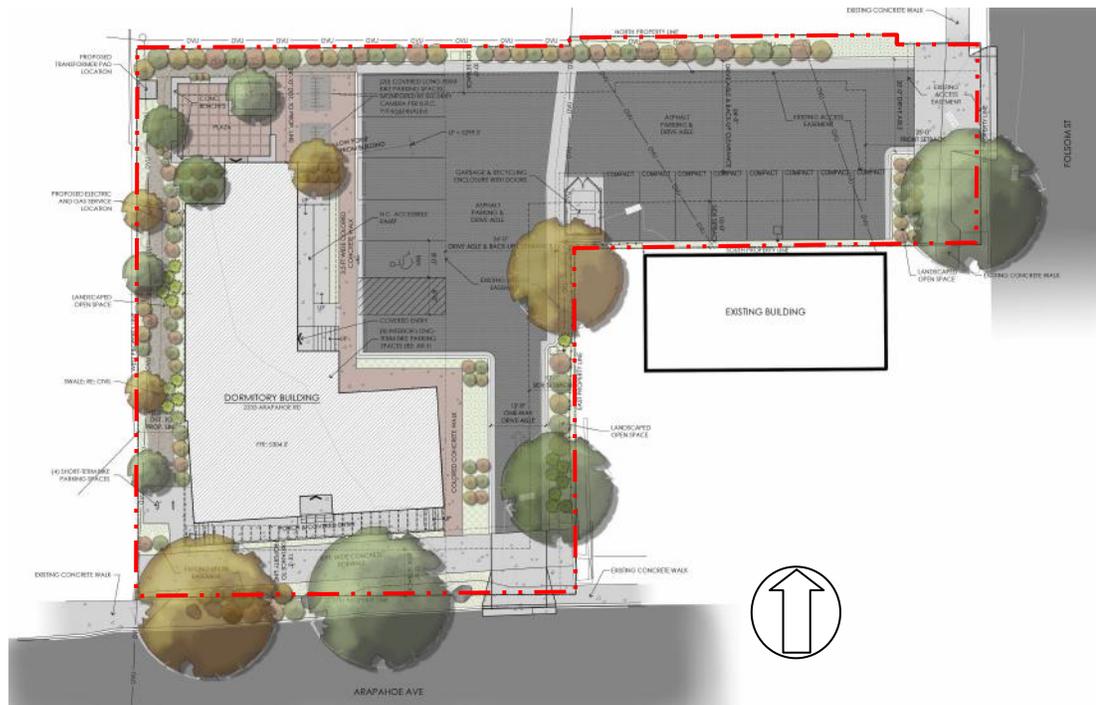


Figure 1: Site Plan



Figure 2: Existing Vacant Site (left) and Photo of Former Dairy Queen on the Site (right)



Restaurant west of Site



Restaurant Northeast of Site



Figure 3: Photos of Site and Surroundings



Figure 4: Before (above) and After Perspective Looking Southeast



Figure 5: Before (above) and After Perspective Looking Northwest from Arapahoe Avenue at Folsom Street



**Analysis**

The 28-bed dormitory is equivalent to nine dwelling units and the parking requirement is based on two spaces per three occupants (or 18 spaces in this case). The applicant is requesting a parking reduction to 14 motor vehicle parking spaces given the transit rich context and proximity to the Naropa campus. The building is proposed to be placed adjacent to Arapahoe Avenue with parking “tucked” into the “L-shaped” building on the east side. The Design Advisory Board reviewed the project plans on October 7, 2015 and gave suggestions regarding building form and material which the applicant implemented.

It is important to note that initially the applicant configured the building similar to the originally approved retail building: essentially a long, narrow building on the west portion of the property with parking aligning the east side, visible from Arapahoe Avenue. Because of the difference in use of the building, staff recommended the applicant reconfigure the building to more of an “L-shape” to allow greater street presence for the building, with the parking tucked behind the front portion of the building. The uses along Arapahoe Avenue on the first floor are active “community space” of the gathering space and kitchen area. The applicant also initially proposed a building with the primary finish material being white stucco. Staff and BDAB both noted that the building’s appearance would be stronger with a different material and less stucco.



**Figure 6: Original South Elevation**

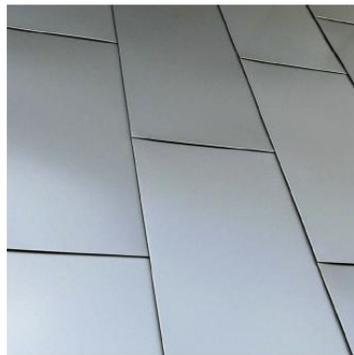
A condition of approval was also added for pre-wiring the roof for solar and to provide for two electric vehicle charging stations on the site to assist with meeting energy efficiency standards.



**Figure 7: Proposed South Elevation (above) and Materials (below)**



**WOOD RAINSCREEN SIDING**  
(ILLUSTRATIVE OF INTENT - ACTUAL MATERIAL TBD)



**METAL PANEL SIDING**  
(ILLUSTRATIVE OF INTENT - ACTUAL COLOR & PATTERN TBD)



**STACK BOND GROUND FACE CMU**  
(ILLUSTRATIVE OF INTENT - ACTUAL BLOCK AND MORTAR COLOR TBD)

The parking reduction of 22 percent is considered consistent with the Site Review criteria in that the property uniquely located to a number of services and amenities including retail, medical offices, restaurants and nearby access to the Boulder Creek Multi-Use Path. There's also a significant number of bus stops in the immediate area. Refer to the RTD bus map of Figure 8. As can be noted, there are approximately 19 bus stops within a ¼ mile radius of the site for both regional and local bus service including the Jump, the Hop, the Bolt, the 205, 206, the HX and the S.

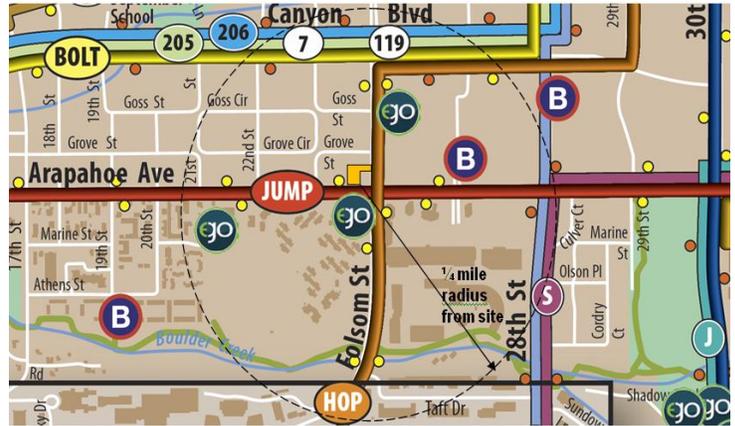


Figure 8: One Quarter Mile Walking Distance from Site

Alternatives to the automobile are being promoted through a Transportation Demand Management Plan, installation of bike racks, covered bike storage, as well as the provision of pedestrian connections to existing walkways that provide walking distance access to both Naropa University and the surrounding services and amenities.

**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 phone call regarding the case, from the property owner to the north who indicated concern that there would still be pedestrian access from their property to the site; to which the applicant agreed to provide a pedestrian connection to the property to the north.

**Conclusion.** The proposal was *approved* by staff on April 29, 2016 and the decision may be called up before Planning Board on or before **May 13, 2016** There are two Planning Board hearings scheduled during the required 14 day call-up period on **May 5, 2016 and May 12, 2016**. Questions about the project or decision should be directed to the Case Manager, Elaine McLaughlin at (303) 441-4130 or at the following email address: [mclaughline@bouldercolorado.gov](mailto:mclaughline@bouldercolorado.gov).

## **Attachments**

- A. Signed Disposition
- B. Project Plans



**CITY OF BOULDER**  
**Planning and Development Services**

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

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 Title 9 B.R.C. 1981, as applied to the proposed development.

DECISION:	<b>APPROVED WITH CONDITIONS</b>
PROJECT NAME:	<b>2333 ARAPAHOE</b>
DESCRIPTION:	<b>SITE REVIEW AMENDMENT</b>
LOCATION:	<b>2333 ARAPAHOE AVENUE</b>
COOR:	<b>N03W05</b>
LEGAL DESCRIPTION:	<b>See Exhibit A</b>
APPLICANT/OWNER:	<b>Bill Holicky / 2333 Arapahoe LLC</b>
APPLICATION:	<b>Site Review (LUR2015-00076)</b>
ZONING:	<b>BT-2</b>
CASE MANAGER:	<b>Elaine McLaughlin</b>
VESTED PROPERTY	<b>NO; the owner has waived the opportunity to create such right under Section 9-4-12, B.R.C. 1981.</b>

**APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS**

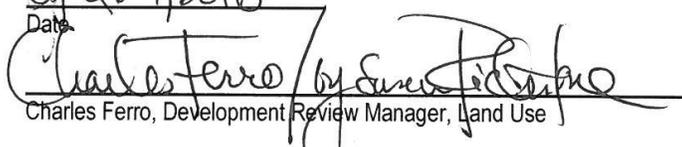
Section 9-7-1, B.R.C., 1981, Side yard Setback to allow 10 feet where 15 feet are required; and Rear Yard Setback to allow 10 feet where 25 feet are required  
Section 9-9-14, B.R.C., 1981, Parking Lot Landscaping  
Section 9-2-14, B.R.C., 1981, Parking Reduction (22 percent or 14 spaces where 18 are required)

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

Approved On:

April 29, 2016  
Date

By:

  
Charles Ferro, Development Review Manager, Land Use

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: MAY 13, 2016

Final Approval Date: MAY 16, 2016

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND SIGNED MYLAR PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE MYLAR 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, B.R.C. 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 22, 2016, and the Transportation Demand Management (TDM) Plan revised on February 11, 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. 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, and subject to approval of the City Manager:
  - a. **Final architectural and site plans**, which includes detailed floor plans and section drawings including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The final plans shall illustrate the building to be prewired for future photovoltaic systems, from the roof-top to the primary electrical panel of the building. The final plans shall also illustrate a minimum of two of the parking spaces as Electric Vehicle charging stations. The architectural intent shown on the approved plans dated March 22, 2016 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
  - b. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
  - c. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.
  - d. **Final transportation plans** in accordance with City of Boulder Design and Construction Standards for all transportation improvements. These plans must include, but are not limited to: sidewalk plan and profile drawings, signage and striping plans in conformance with Manual on Uniform Traffic Control Devices (MUTCD) standards and geotechnical soils report.
  - e. 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.
  - f. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.
3. 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: the Development Agreement recorded at Reception No. 03312179 on 05/16/2013 in the records of the Boulder County Clerk and Recorder.

Exhibit 'A'

A PORTION OF BLOCK 20, CULVER'S SUBDIVISION, LOCATED IN  
THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1  
NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER,  
COUNTY OF BOULDER, STATE OF COLORADO.

# 2333 ARAPAHOE AMENDMENT TO AN APPROVED SITE PLAN LUR2015-00076



2560 28th Street #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933  
coburnpartners.com



① Vicinity Map  
1" = 200'-0"

## PROJECT INFORMATION

### PROJECT DESCRIPTION

AMENDMENT TO APPROVED SITE PLAN PER LUR2012-00022, PROPOSING NEW 3-STORY, 7,186 SF DORMITORY BUILDING WITH 28 BEDS.

### OWNER

2333 ARAPAHOE, LLC  
4551 13TH STREET, UNIT A  
BOULDER, CO 80304

### APPLICANT

COBURN ARCHITECTURE  
2560 28TH STREET #200  
BOULDER, CO 80301

### LEGAL DESCRIPTION

A PORTION OF BLOCK 20, CULVER'S SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

## PROJECT TEAM

### ARCHITECT

COBURN ARCHITECTURE  
2560 28TH STREET #200  
BOULDER, CO 80301  
P: 303.442.3351  
F: 303.447.3933

### CIVIL ENGINEER

ENTITLEMENT & ENGINEERING SOLUTIONS, INC.  
518 17TH STREET  
DENVER, CO 80202  
P: 303.572.7997

### LANDSCAPE ARCHITECT

CHRISTOPHER HOY DESIGN GROUP  
3002 WALNUT STREET  
DENVER, CO 80205  
P: 303.451.7986

## DRAWING INDEX

### SITE PLANS

- SR-1 TITLE SHEET
- SR-2 SITE DEVELOPMENT PLAN
- SR-3 OPEN SPACE / EASEMENTS / SOLAR
- SR-4 SOLAR ANALYSIS
- SR-5 SOLAR ANALYSIS

### ARCHITECTURAL PLANS

- AR-1 GROUND FLOOR PLAN
- AR-2 SECOND FLOOR PLAN
- AR-3 THIRD FLOOR PLAN
- AR-4 ROOF PLAN
- AR-5 ELEVATIONS
- AR-6 ELEVATIONS
- AR-7 ARCHITECTURAL DETAILS

### LANDSCAPE PLANS

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

SITE REVIEW AMENDMENT

SHEET No.

# SR-1

Title Sheet

2333 ARAPAHOE

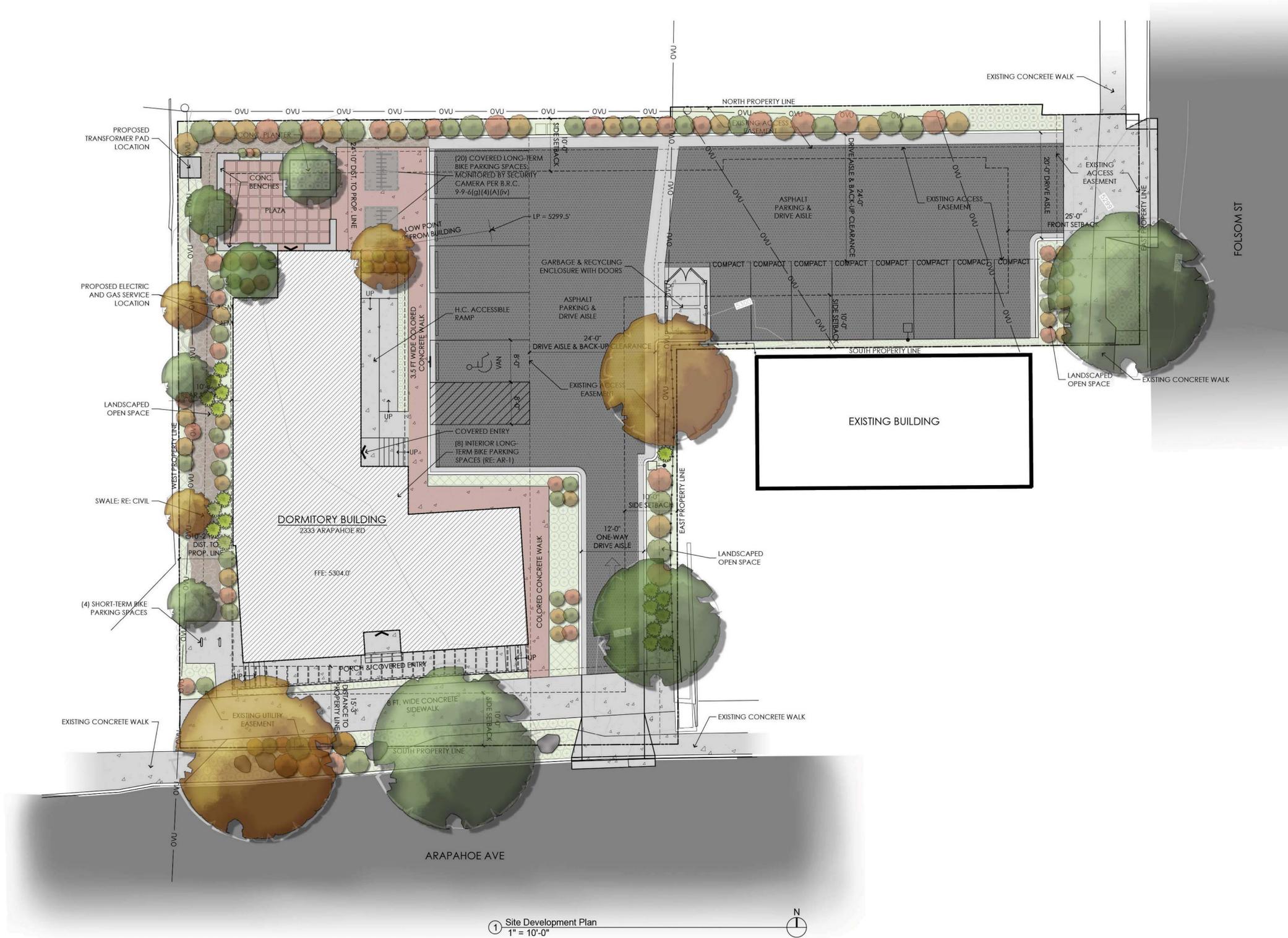
BOULDER, COLORADO

4.11.2016



**COBURN**  
ARCHITECTURE

2560 28th Street #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933  
coburnpartners.com



1 Site Development Plan  
1" = 10'-0"

PARKING ANALYSIS	
PARKING REQUIREMENT FOR DORMITORIES:	2 SPACES PER 3 OCCUPANTS
PARKING SPACES REQUIRED:	18
PARKING SPACES PROVIDED:	14 (23% REDUCTION)
STANDARD:	5 / 36%
VAN ACCESSIBLE:	1 / 7%
COMPACT:	8 / 57%*
BICYCLE PARKING REQUIREMENT FOR DORMITORIES:	9.3 (1 PER 3 BEDS)
LONG-TERM:	75% / 7
SHORT-TERM:	25% / 2
BICYCLE PARKING PROVIDED:	32
LONG-TERM:	28
SHORT-TERM:	4

\* PREVIOUS APPROVED LUR-2012-00022 SITE PLAN 7 OF 16 COMPACT SPACES = 44%

ZONING PARAMETERS	
ZONE:	BT-2
PARCEL AREA:	15,350 SF
SETBACKS:	FRONT: 25' - 0" REAR: 10' - 0" * (WHERE 25'-0" REQUIRED) SIDE: 10' - 0" ** (WHERE 15'-0" REQUIRED) SIDE (STREET): 15' - 0"
MAX. BUILDING HEIGHT:	35' - 0"
PROPOSED BUILDING HEIGHT:	34' - 10"
PROPOSED FLOOR AREA:	7,186 SF
PROPOSED FAR:	0.47
LOT AREA PER DU REQUIRED:	1,800 SF
LOT AREA PER BED REQUIRED:	533 SF ***
LOT AREA PER BED PROPOSED:	548

\* VARIED PER APPROVED LUR-2012-00022  
\*\* PROPOSED VARIANCE IS FOR ENTRY AWNING  
\*\*\* OCCUPANCY EQUIVALENT PER DORMITORIES: 1 BED = 0.33 DWELLING UNITS

2333 ARAPAHOE

BOULDER, COLORADO

SITE REVIEW AMENDMENT

SHEET No.

SR-2

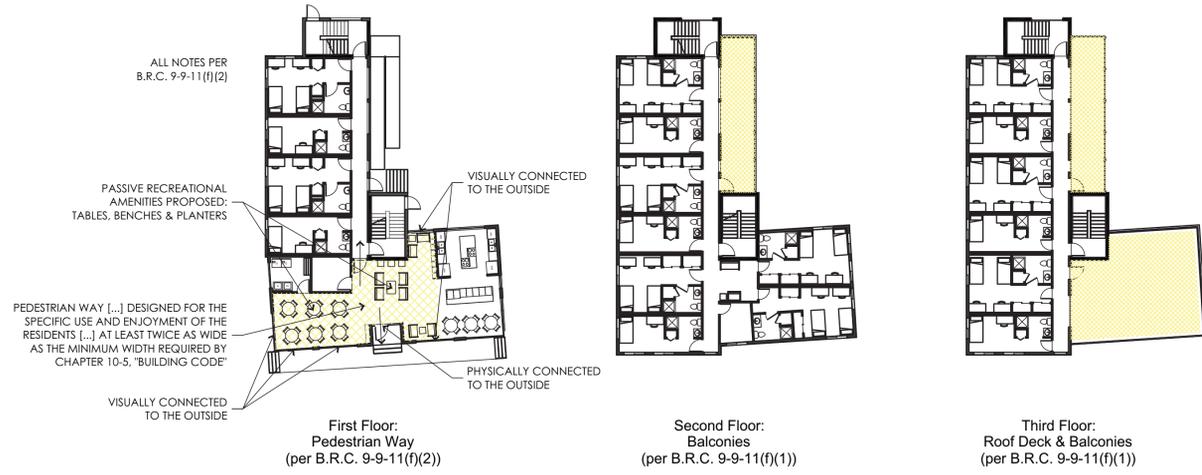
Site Development Plan

4.11.2016

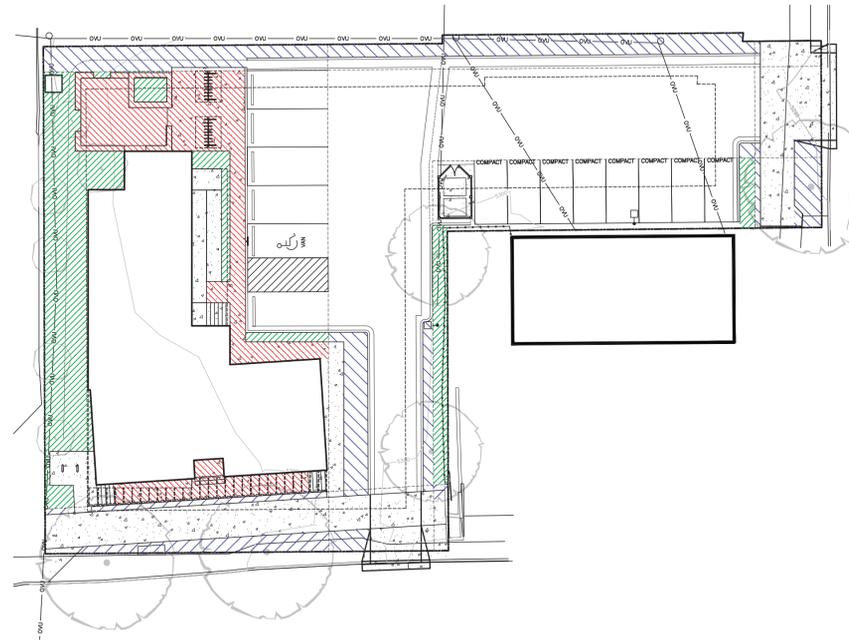


**COBURN**  
ARCHITECTURE

2560 28th Street #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933  
coburnpartners.com



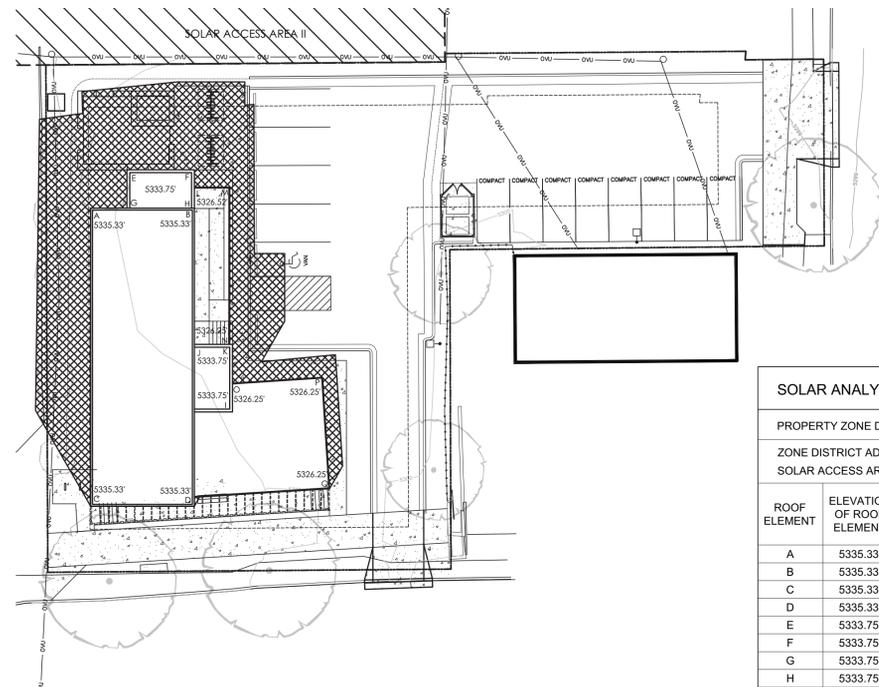
② Open Space Diagram - Building  
1" = 20'-0"



① Open Space Diagram - Site Based  
1" = 20'-0"

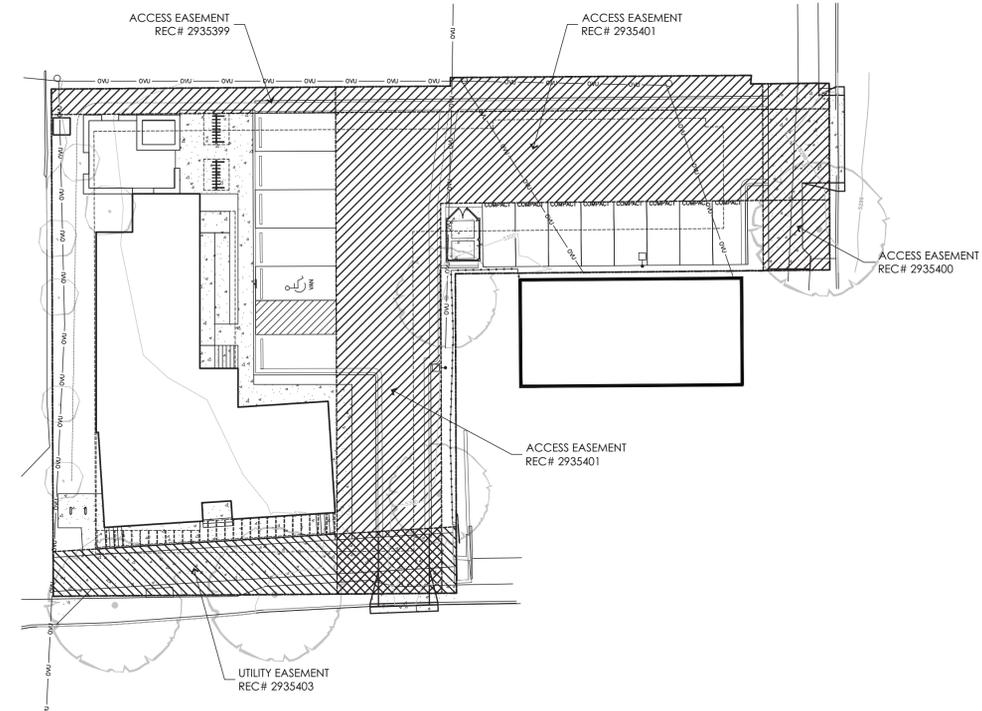
OPEN SPACE ANALYSIS	
OPEN SPACE REQUIRED:	5,400 SF
600 SF OF OPEN SPACE PER DWELLING UNIT OCCUPANCY EQUIVALENT FOR DORMITORIES: 3:1 28 BEDS / 3 = 9.33 DU (ROUNDED TO 9 DU) 600 SF x 9 DU = 5,400 SF	
OPEN SPACE PROVIDED:	5,425 SF
LANDSCAPED AREAS:	1,469 SF
PAVED AREAS / ENTRY PORCH	1,248 SF
WITHIN ACCESS EASEMENTS*	540 SF
WITHIN UTILITY EASEMENT:	278 SF
BUILDING - PEDESTRIAN WAY**:	629 SF
BUILDING - BALCONIES/DECKS***:	1,261 SF

\* 10% OF TOTAL REQUIRED OPEN SPACE  
\*\* PURSUANT TO B.R.C. 9-9-11 (f)(2)  
\*\*\* PURSUANT TO B.R.C. 9-9-11 (f)(1)



④ Solar Access Study  
1" = 20'-0"

SOLAR ANALYSIS WORKSHEET							
PROPERTY ZONE DISTRICT:		BT-2					
ZONE DISTRICT ADJACENT TO THE NORTH:		RH-2					
SOLAR ACCESS AREA II		(PROTECTED BY 25 FT SOLAR FENCE)					
ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT PROPERTY LINE		RELATIVE HEIGHT OF ROOF ELEMENT		LENGTH OF SHADOW	
		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
A	5335.33'	5301.25'	5299.75'	34.1'	35.6'	24.1'	28.1'
B	5335.33'	5300.50'	5299.75'	34.8'	35.6'	26.0'	28.1'
C	5335.33'	5300.50'	5299.75'	34.8'	35.6'	26.0'	28.1'
D	5335.33'	5301.00'	5299.50'	34.3'	35.8'	24.6'	28.6'
E	5333.75'	5300.75'	5299.75'	33.0'	34.0'	21.2'	23.8'
F	5333.75'	5300.25'	5299.75'	33.5'	34.0'	22.5'	23.8'
G	5333.75'	5301.00'	5299.75'	32.8'	34.0'	20.7'	23.8'
H	5333.75'	5300.50'	5299.75'	33.3'	34.0'	22.0'	23.8'
I	5333.75'	5301.00'	5299.50'	33.8'	34.3'	23.3'	24.6'
J	5333.75'	5301.00'	5299.50'	32.8'	34.3'	20.7'	24.6'
K	5333.75'	5300.75'	5299.50'	33.0'	34.3'	21.2'	24.6'
L	5326.52'	5300.25'	5299.75'	26.3'	26.8'	3.4'	4.8'
M	5326.52'	5300.00'	5299.75'	26.5'	26.8'	4.0'	4.8'
N	5326.52'	5300.75'	5299.50'	25.8'	27.0'	2.1'	5.3'
O	5326.52'	5301.00'	5299.50'	25.5'	27.0'	1.3'	5.3'
P	5326.52'	5300.00'	5299.25'	26.5'	27.3'	4.0'	6.1'
Q	5326.52'	5300.50'	5299.25'	26.0'	27.3'	2.6'	6.1'



③ Easement Diagram  
1" = 20'-0"

2333 ARAPAHOE

BOULDER, COLORADO

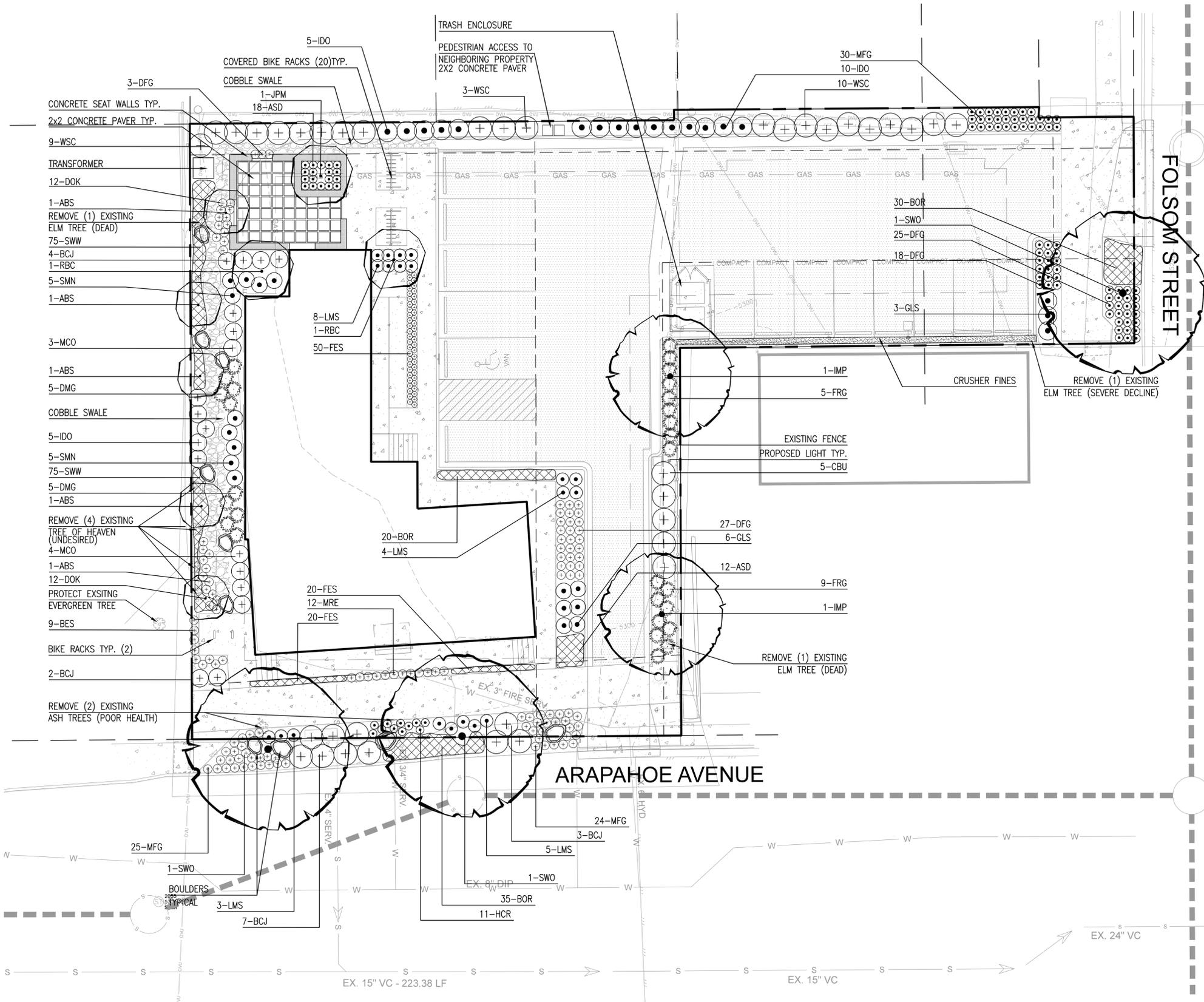
SITE REVIEW AMENDMENT

SHEET No.

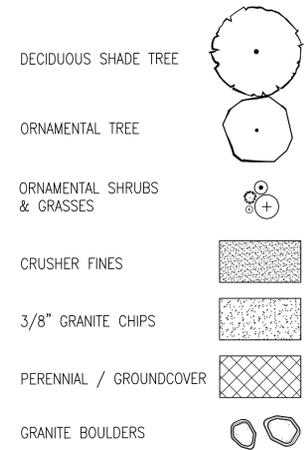
SR-3

Site Diagrams

4.11.2016



**LANDSCAPE LEGEND**



2560 28th Street #200  
 Boulder, Colorado  
 p: 303-442-3351  
 f: 303-447-3933  
 coburnpartners.com

**chdg**  
 christopher hoy design group  
 landscape architects

3002 WALNUT ST  
 DENVER, CO 80205  
 PH: 303.408.1075

**LANDSCAPE REQUIREMENTS CHART**

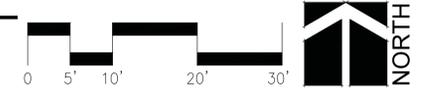
TOTAL LOT SIZE	15,350 SF			
BUILDING FOOTPRINT	2,665 SF			
TOTAL PARKING LOT SIZE	6,690 SF			
TOTAL LANDSCAPE AREA	3,790 SF (25%)			
REQUIREMENTS	REQUIRED FORMULA	AREA OR QUANTITY	REQUIRED	PROVIDED
PARKING LOT SCREENING (EAST PROPERTY LINE)	1 TREE / 25 LF	60 LF	2 EA	2 EA
PARKING LOT SCREENING (NORTH PROPERTY LINE)	1 TREE / 25 LF	115 LF	4 EA	0 EA <small>OVERHEAD UTILITY CONFLICT</small>
OVERALL LANDSCAPE REQUIREMENT	1 TREE / 1500 SF 5 SHRUBS / 1500 SF	3,890 SF	3 EA 15 EA	13 EA 133 EA
PARKING STALLS				8 COMPACT 6 STANDARD
ROW - ARAPAHOE TREE REQ.	1 TREE / 40 LF	69 LF	2 EA	2 EA
ROW - FOLSOM TREE REQ.	1 TREE / 40 LF	17 LF	1 EA	1 EA

**LANDSCAPE PLANTING NOTES**

- STAKE ALL TREES AND SHRUBS BASED ON THESE DRAWINGS. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TO EXACT LOCATIONS IN THE FIELD.
- ALL TREES TO MEET THE CITY OF BOULDER LAND USE CODE STANDARDS FOR SIZE AND SPECIES.
- PROVIDE MATCHING FORM AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE AS DESIGNATED ON THE DRAWINGS.
- ALL LANDSCAPE MATERIAL TO BE DISEASE AND INSECT FREE. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH 4" MINIMUM LAYER OF WESTERN SHREDDED CEDAR MULCH OVER PLANTING SOIL (NO FABRIC). UNLESS OTHERWISE INDICATED IN THESE DRAWINGS.
- ALL LANDSCAPE BEDS AND TURF AREAS ARE TO RECEIVE ORGANIC SOIL AMENDMENTS AT A RATE OF 5 CY/1000 S.F. OF LANDSCAPE AREA. AMENDMENTS ARE TO BE TILLED TO A DEPTH OF 8" AND FINE GRADED TO A SMOOTH SURFACE WITH POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION WITH PRIOR APPROVAL FROM THE CITY OF BOULDER, AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING.
- STREET TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN WATER AND SEWER UTILITY LINES.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

**LANDSCAPE PLANTING PLAN**

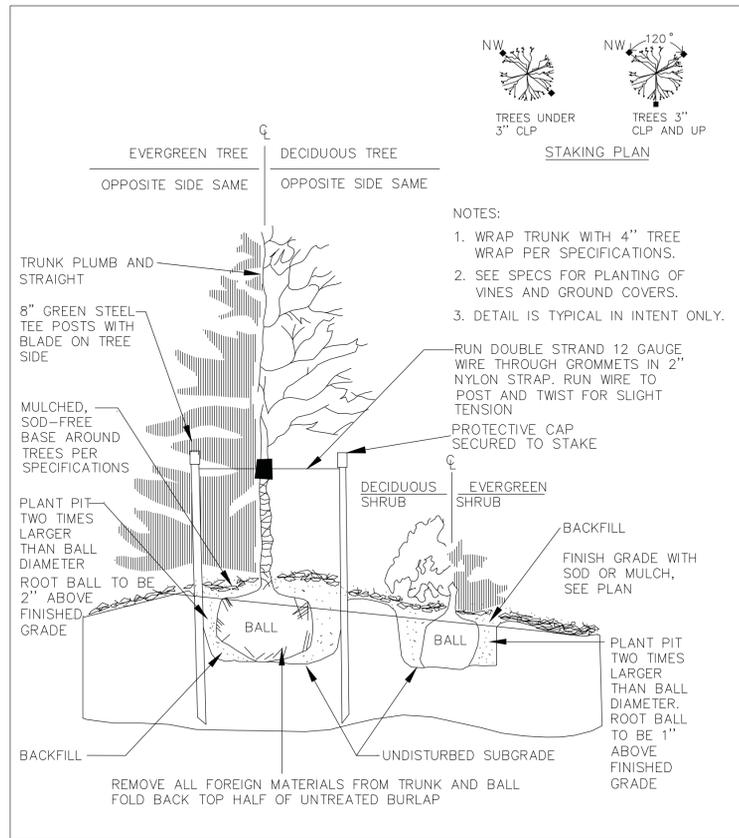
SCALE: 1"=10'-0"



**2333 ARAPAHOE**  
 BOULDER, COLORADO

SITE REVIEW AMENDMENT

SHEET No.  
**L-1**  
 LANDSCAPE PLAN



DRAWN BY: JSH  
CHECKED BY: SRW  
APPROVED BY: DIRECTOR OF PUBLIC WORKS

CITY OF BOULDER, COLORADO  
**TREES AND SHRUBS  
PLANTING DETAIL**

ISSUED: JULY 2, 1998  
REVISED: OCT. 17, 2000

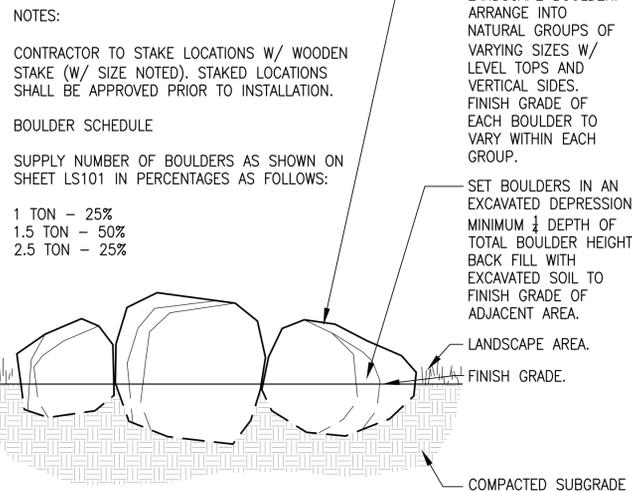
DRAWING NO.  
**3.02**

**PLANT SCHEDULE**

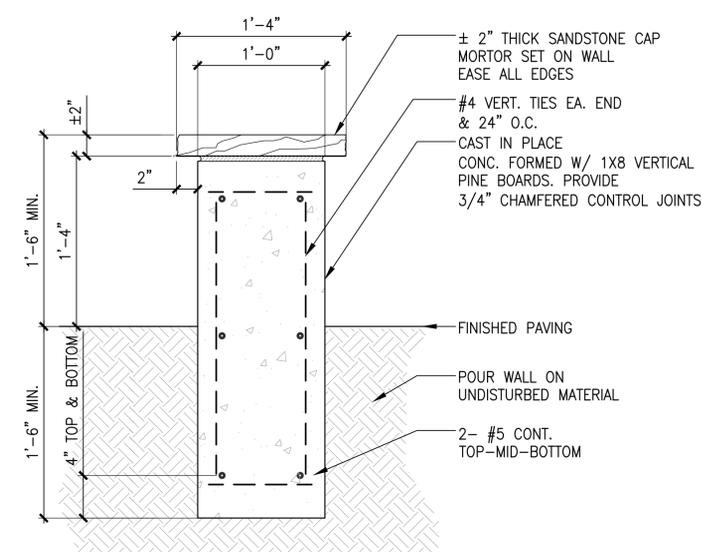
PLANT TYPE: DECIDUOUS & EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ABS	5	Amelanchier	x grandiflora	Autumn Brill. Serviceberry	6' Clump	Per Plan
IMP	2	Gleditsia	tricanthos inermis	Imperial Honeylocust	2.5"	Per Plan
JPM	1	Acer	palmatum 'Bloodgood'	Japanese Maple	15 GAL	Per Plan
RBC	2	Circis	canadensis	Eastern Redbud	6' Clump	Per Plan
SWO	3	Quercus	bicolor	Swamp White Oak	2.5"	Per Plan

PLANT TYPE: SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BCJ	16	Juniperus	horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	5' O.C.
CBU	5	Rhamnus	frangula 'Columnaris'	Columnar Buckthorn	5 Gal	5' O.C.
DOK	24	Cornus	sericea 'Kelsey'	Kelsey Dogwood	5 Gal	24" O.C.
GLS	9	Sumac	aromatica 'Grow-Low'	Grow Low Sumac	5 Gal	3' O.C.
IDO	20	Cornus	sericea 'Isanti'	Isanti Dogwood	5 Gal	4' O.C.
LMS	20	Spirea	x bumalda	Limemound Spirea	5 Gal	3' O.C.
MCO	7	Mahonia	aquifolium 'Compacta'	Compact Holly	5 Gal	4' O.C.
SMN	10	Symphoricarpos	x doorenbosii 'Kordes'	Amethyst Snowberry	5 Gal	4' O.C.
WSC	22	Prunus	besseyi	Western Sand Cherry	5 Gal	4' O.C.

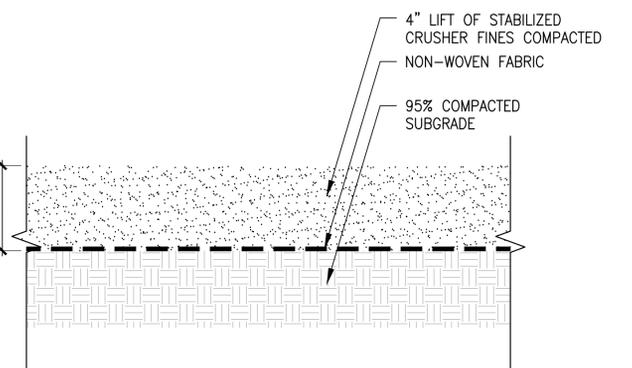
PLANT TYPE: PERENNIALS & GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ASD	30	Anemone	sylvestris	Snow Drop Anemone	1 Gal	12" O.C.
BES	9	Rudbeckia	fulgida 'Goldsturm'	Black Eyed Susan	1 Gal	18" O.C.
BOR	85	Persicaria	affinis	Border Jewel	1 Gal	24" O.C.
DFG	73	Pennisetum	alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal	18" O.C.
DMG	10	Miscanthus	sinensis 'Yaku Jima'	Dwarf Maiden Grass	5 Gal	4' O.C.
FES	90	Festuca	glauca 'Elijah Blue'	Blue Fescue Grass	1 Gal	12" O.C.
FRG	14	Calamagrostis	acutiflora 'Karl Foerster'	Feather Reed Grass	5 Gal	3' O.C.
HCR	11	Agastache	'Pstessene'	Coronado Red Hyssop	1 Gal	18" O.C.
MFG	79	Nassella	tenuissima	Mexican Feather Grass	1 Gal	18" O.C.
MRE	12	Mahonia	repens	Creeping Holly	1 Gal	18" O.C.
SWW	150	Galium	odoratum	Sweet Woodruff	1 Gal	18" O.C.



**LANDSCAPE BOULDER**  
SCALE: 3/4" = 1'-0"  
land-blbr.dwg

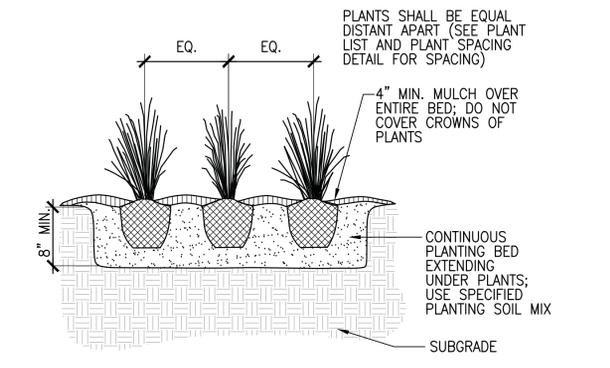


**LOW CONCRETE WALL WITH CAP**  
SCALE: 1 1/2" = 1'-0"  
FILENAME

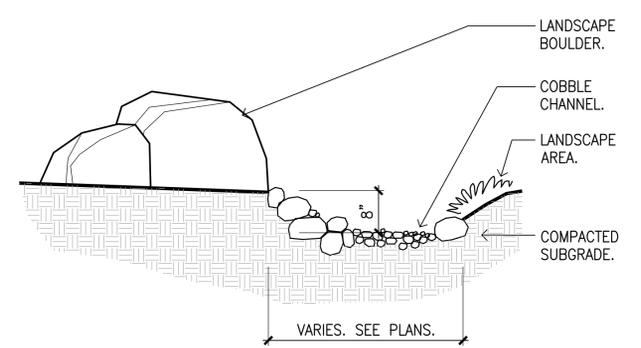


NOTES:  
1. 3/8" OR 1/2" MINUS AGGREGATE GREY GRANITE CRUSHER FINES W/ STABILIZER BINDER.

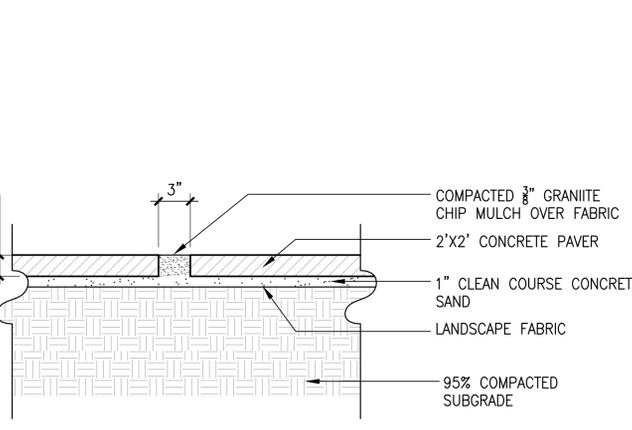
**STABILIZED CRUSHER FINES**  
SCALE: 3" = 1'-0"



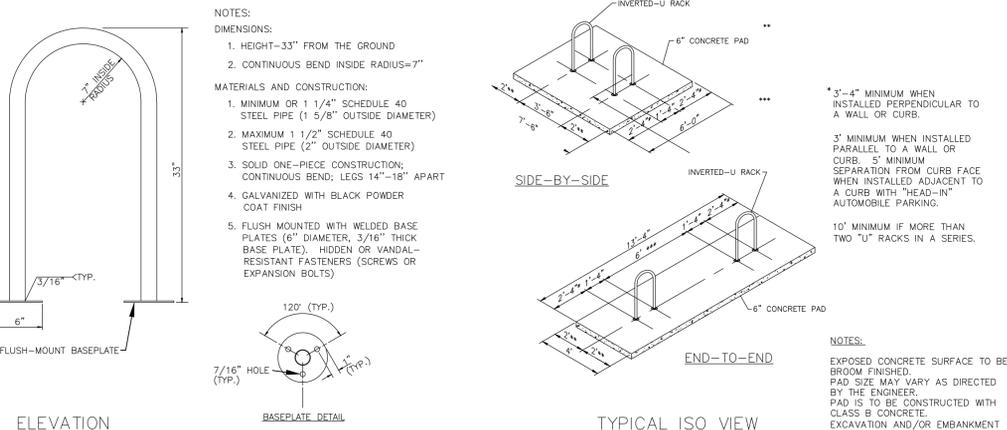
**ORNAMENTAL GRASS/PERENNIAL PLANTING**  
SCALE: NTS  
orn.grass.dwg



**DRY STREAM BED SECTION**  
SCALE: 3/4" = 1'-0"  
cobl-chnl-sect.dwg



**CONCRETE STEP STONES**  
SCALE: 1 1/2" = 1'-0"  
pvm1-flag.dwg



**BIKE RACK - COB DCS DETAILS 2.52A & 2.52B**  
SCALE: NTS

**COBURN  
ARCHITECTURE**

2560 28th Street #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933  
coburnpartners.com

**chdg**  
christopher hoy design group  
landscape architects

3002 WALNUT ST  
DENVER, CO 80205  
PH: 303.408.1075

**2333 ARAPAHOE**  
BOULDER, COLORADO

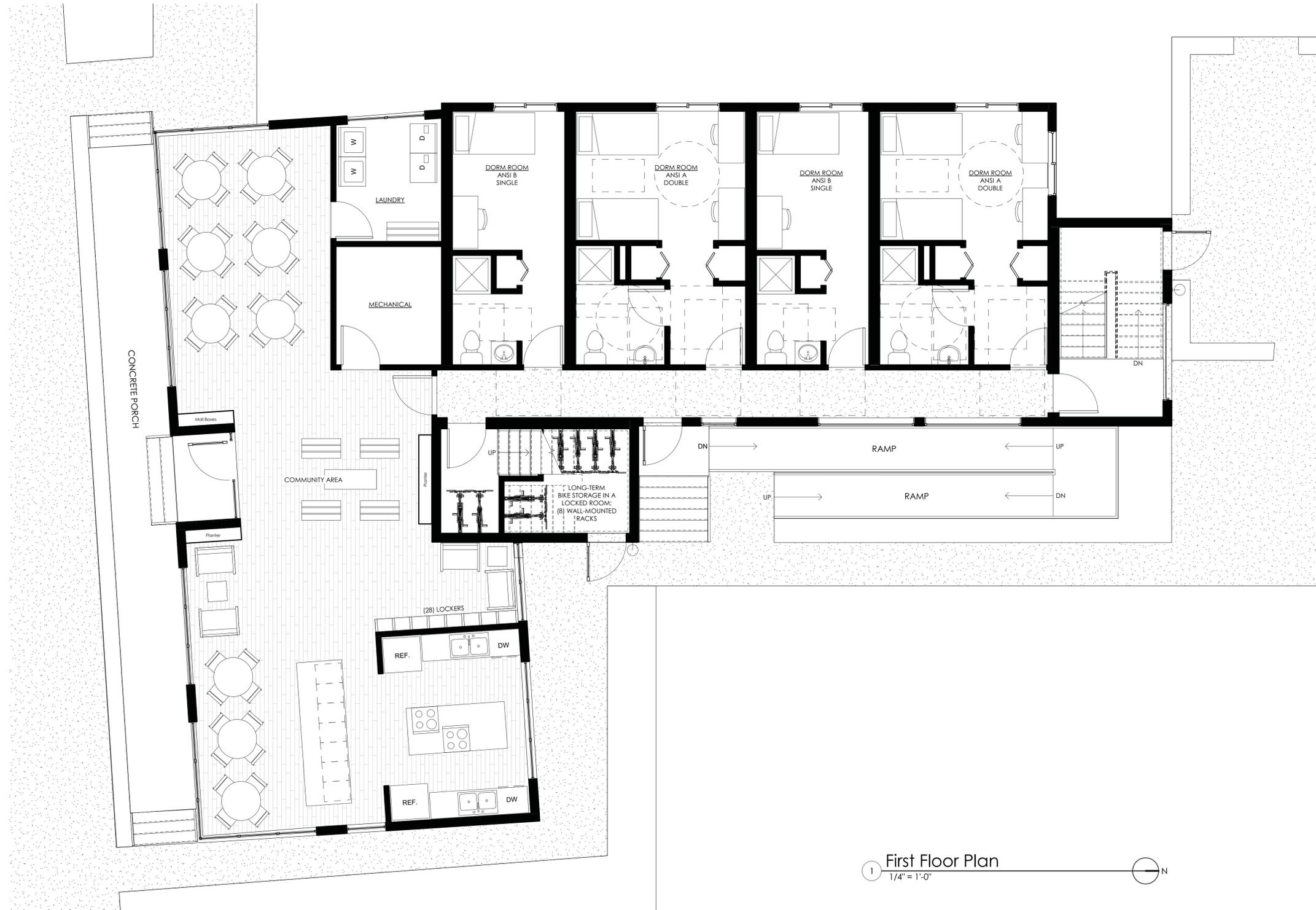
SITE REVIEW AMENDMENT

SHEET No.  
**L-2**  
LANDSCAPE DETAILS



**COBURN**  
ARCHITECTURE

2560 28TH STREET #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933



1 First Floor Plan  
1/4" = 1'-0"

SITE REVIEW  
ADMENDMENT

SHEET No.

AR-1

FIRST FLOOR PLAN

2333 ARAPAHOE

BOULDER, COLORADO

04.11.2016



**COBURN**  
ARCHITECTURE

2560 28TH STREET #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933



1 Second Floor Plan  
1/4" = 1'-0" N

2333 ARAPAHOE

BOULDER, COLORADO

SITE REVIEW  
ADMENDMENT

SHEET No.

AR-2

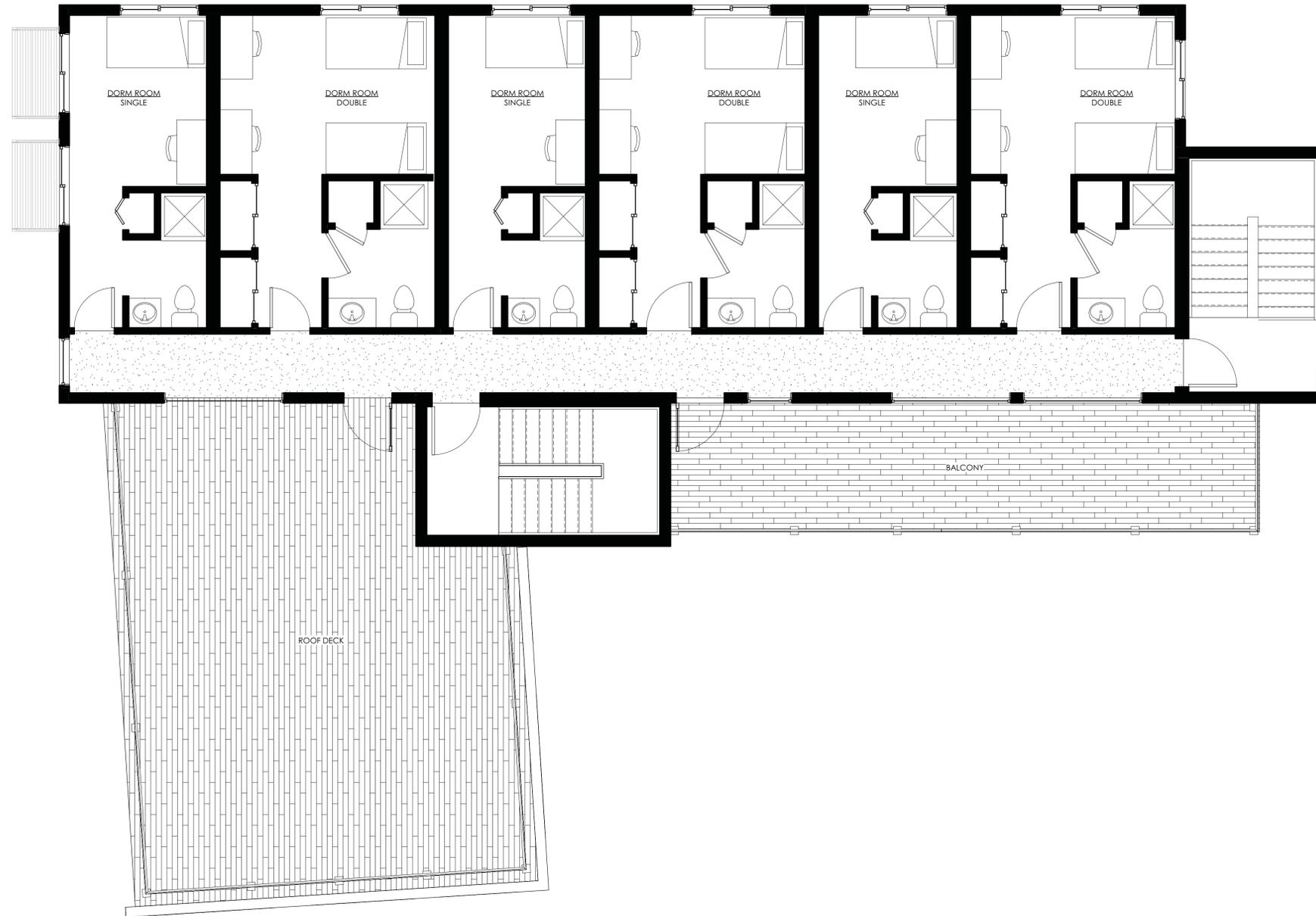
SECOND FLOOR PLAN

04.11.2016



**COBURN**  
ARCHITECTURE

2560 28TH STREET #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933



1 Third Floor Plan  
1/4" = 1'-0" 

SITE REVIEW  
ADMENDMENT

SHEET No.

AR-3

THIRD FLOOR PLAN

2333 ARAPAHOE

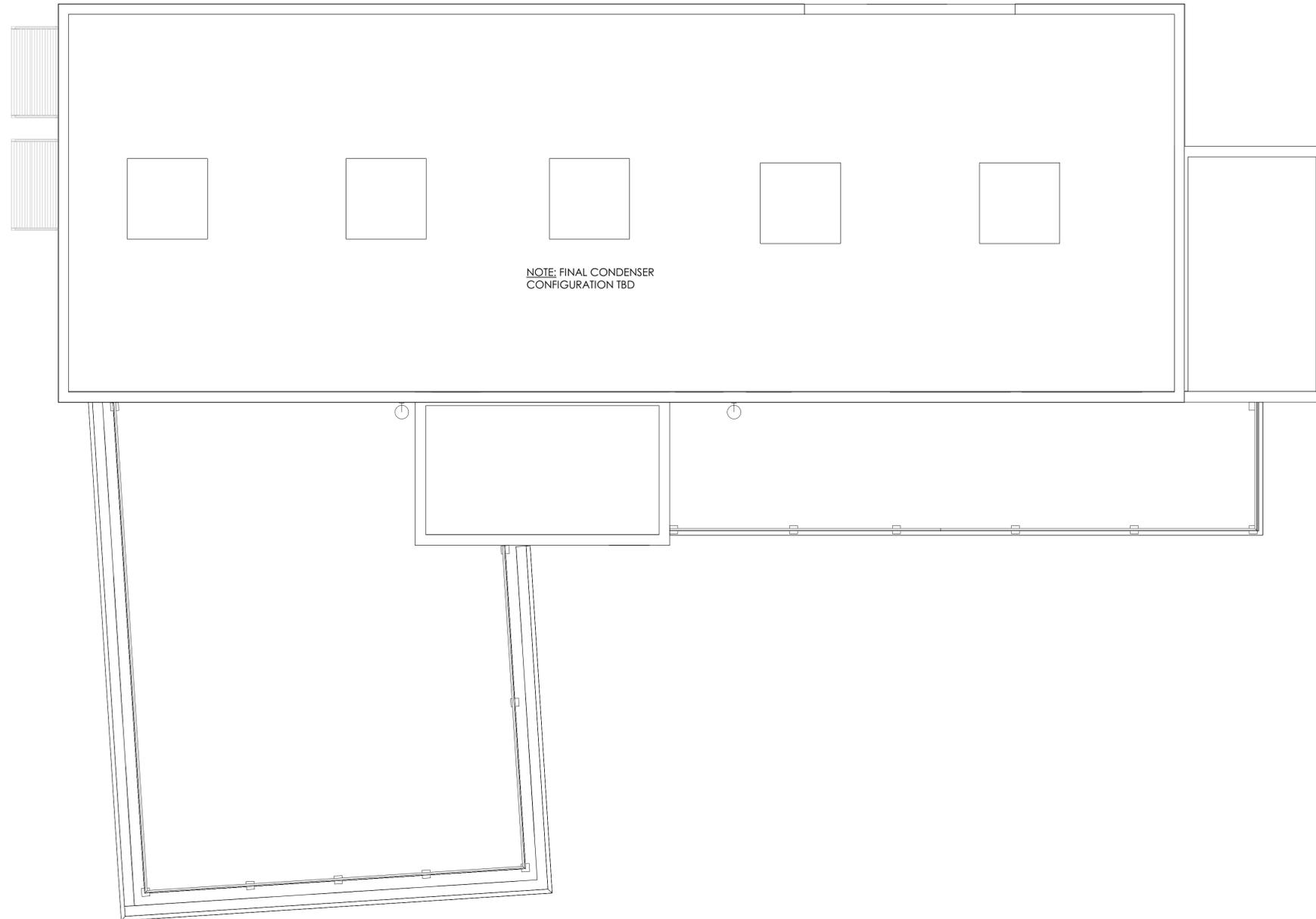
BOULDER, COLORADO

04.11.2016



**COBURN**  
ARCHITECTURE

2560 28TH STREET #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933



1 Roof Plan  
1/4" = 1'-0"



SITE REVIEW  
ADMENDMENT

SHEET No.

AR-4

ROOF PLAN

04.11.2016

2333 ARAPAHOE

BOULDER, COLORADO



**COBURN**  
ARCHITECTURE

2560 28TH STREET #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933



2 South Elevation  
1/4" = 1'-0"



1 East Elevation  
1/4" = 1'-0"

2333 ARAPAHOE

BOULDER, COLORADO

SITE REVIEW  
ADMENDMENT

SHEET No.

AR-5

ELEVATIONS

04.11.2016



**COBURN**  
ARCHITECTURE

2560 28TH STREET #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933



2 North Elevation  
1/4" = 1'-0"



1 West Elevation  
1/4" = 1'-0"

2333 ARAPAHOE

BOULDER, COLORADO

SITE REVIEW  
ADMENDMENT

SHEET No.

AR-6

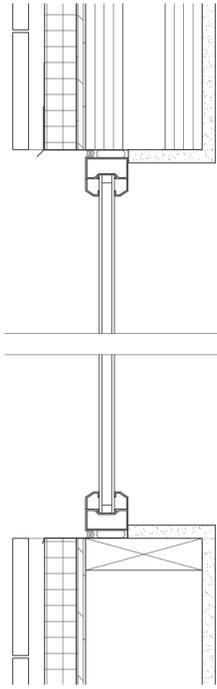
ELEVATIONS

04.11.2016

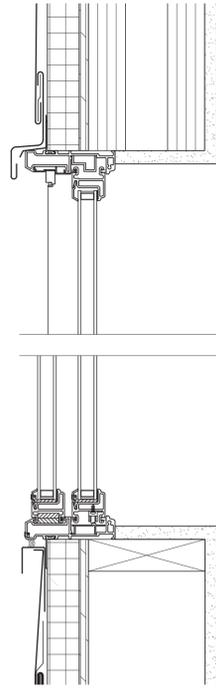


**COBURN**  
ARCHITECTURE

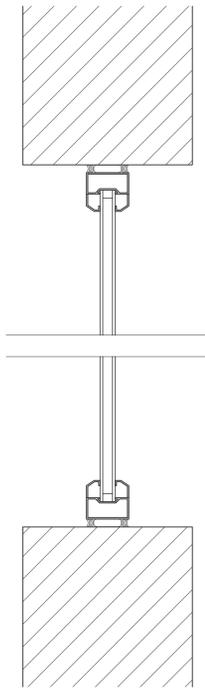
2560 28th Street #200  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933  
coburnpartners.com



STOREFRONT WINDOW / WOOD SIDING DETAIL  
(ILLUSTRATIVE OF INTENT - ACTUAL CONSTRUCTION DETAIL TBD)



FIBERGLASS WINDOW / METAL PANEL SIDING DETAIL  
(ILLUSTRATIVE OF INTENT - ACTUAL CONSTRUCTION DETAIL TBD)



STOREFRONT WINDOW / CMU DETAIL  
(ILLUSTRATIVE OF INTENT - ACTUAL CONSTRUCTION DETAIL TBD)

② Window Details  
No Scale



WOOD RAINSCREEN SIDING  
(ILLUSTRATIVE OF INTENT - ACTUAL MATERIAL TBD)



METAL PANEL SIDING  
(ILLUSTRATIVE OF INTENT - ACTUAL COLOR & PATTERN TBD)



STACK BOND GROUND FACE CMU  
(ILLUSTRATIVE OF INTENT - ACTUAL BLOCK AND MORTAR COLOR TBD)

① Material Vignettes  
No Scale



TYPICAL VINYL SLIDER WINDOW  
(NOT PROPOSED FOR THIS PROJECT)



TYPICAL FIBERGLASS SLIDER WINDOW  
(ILLUSTRATIVE OF INTENT - ACTUAL MODEL AND COLOR TBD)

③ Window Comparison  
No Scale

2333 ARAPAHOE

BOULDER, COLORADO

SITE REVIEW AMENDMENT

SHEET No.

AR-7

Architectural Details

4.11.2016