

MEMORANDUM

TO: Planning Board

FROM: Jessica Stevens, Floodplain and Wetland Administrator

DATE: September 9, 2016

SUBJECT: **Call Up Item:** Floodplain Development Permit (LUR2016-00001)
3107 Iris Avenue

This decision may be called up before Planning Board on or before **September 22, 2016**.

A floodplain development permit was approved by Public Works Development Review staff on September 8, 2016 for the construction of a new office building at 3107 Iris Avenue within the Conveyance Zone of Wonderland Creek.

The permit proposes the construction of a new 40,000 square foot office building with underground parking, as approved through Site Review LUR2015-00088. The structure will be constructed in an area which does not effectively convey flood waters. The floodplain mapping for this area will be updated to reflect this condition upon completion of the Wonderland Creek greenways improvement project, which is currently under construction. The applicant has demonstrated compliance with the City's floodplain regulations. A copy of the floodplain development permit and a vicinity map showing the location of the improvements is attached.

The floodplain development permit was approved by Public Works Development Review staff on September 8 and the decision may be called up before Planning Board on or before September 22, 2016. There is 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



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:

Expiration Date:

(Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number:

LUR2016-00001

Contact Information

SCOTT, COX & ASSOCIATES, INC.
 1530 55TH STREET
 BOULDER, CO 80303

Project Information

Location: 3107 IRIS AV

Legal Description: LOT 2A BANK OF BOULDER PARK RE PLAT LOTS 2 & 3

Description of Work: Construction of a commercial building with at-grade parking, driveways, parking areas, associated grading, and landscaping improvements.

Type of Floodplain Permit: Floodplain Review W/ Analysis

Creek Name: Wonderland

Flood Protection Elevation: 5,313

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.
- Prior to scheduling the framing inspection, the applicant shall submit a top of foundation wall survey elevation to the Planning and Development Services Center to verify that the finished floor elevation of the structure will conform with the flood protection elevation requirement. This interim survey shall be prepared by a professional Land Surveyor, registered and licensed in the State of Colorado.
- As required by section 9-3-3(a)(8) of the Boulder Revised Code, 1981, no automobile parking is allowed in areas of the floodplain where flood depths exceed eighteen inches.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- Prior to final inspection and issuance of a certificate of occupancy, an operational test of the flood gates will be required to ensure that the gate assemblies will perform as designed. Certification that the gates meet the intent of the design with regard to operation and flood elevation floodproofing must be submitted prior to scheduling final inspections. City flood staff shall be present at the testing of the flood gates. Please contact the city's floodplain administrator prior to scheduling the test.
- 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. No Certificate of Occupancy will be issued for any structure where this provision has not been satisfied.

- Prior to final inspection and issuance of a certificate of occupancy, the applicant shall submit a Floodproofing Certificate, prepared by a Colorado registered land surveyor, certifying that the structure has been floodproofed to the required flood protection elevation. No Certificate of Occupancy will be issued for any structure where this provision has not been satisfied.
- Prior to final inspections being scheduled, the applicant shall submit an Elevation Certificate, prepared by a Colorado registered land surveyor, certifying that the structure has been constructed at or above the flood protection elevation. This certification shall be provided on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate. (FEMA Form 81-31) No Certificate of Occupancy will be issued for any structure where this provision has not been satisfied.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2016-00001).

3107 Iris Avenue



Legend

- High Hazard Flood Zone
- Flood Conveyence Zone
- City 100 Year Flood Plain

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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>

