

**CITY OF BOULDER
PLANNING BOARD AGENDA ITEM**

MEETING DATE: May 26, 2016

AGENDA TITLE: Consideration of a motion to adopt an additional revision to the 2016 Downtown Urban Design Guidelines.

REQUESTING DEPARTMENTS:

David Driskell, Executive Director of Planning, Housing, + Sustainability (PH+S)
Susan Richstone, Deputy Director of PH+S
Charles Ferro, Development Review Manager, PH+S
Kalani Pahoia, Urban Designer, PH+S

OBJECTIVES:

1. Hear Staff presentation
2. Planning Board discussion
3. Planning Board consideration of a motion to adopt an additional revision to the 2016 Downtown Urban Design Guidelines.

EXECUTIVE SUMMARY:

On May 3, 2016, Council adopted the March 3 Planning Board amendments to the 2016 Downtown Urban Design Guidelines (Guidelines). In addition, Council adopted an additional revision to *Section 2: The Non-Historic & Interface Areas, Page 26, Item 2.1.B.2* removing language for further clarification regarding the visibility of solar panels as follows:

2.1 General guidelines for the Non-Historic and Interface Areas

B. Minimize the visibility of mechanical, structural, or electrical appurtenances.

1. Use low-profile mechanical units and elevator shafts that are not visible from the street. If this is not possible, set back or screen rooftop equipment from view.
2. Be sensitive to the views from the upper floors of neighboring buildings. Skylights and solar panels should have low profiles. ~~Solar panels should be as unobtrusive as possible.~~

The purpose of this agenda item is to present the additional revision adopted by Council for the board's review and adoption.

STAFF RECOMMENDATION:

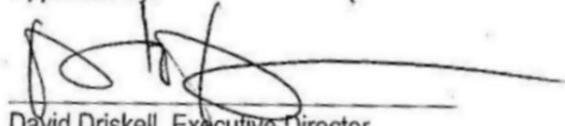
Staff recommends the Planning Board adopt Council's additional revision dated May 3, 2016.

Suggested Motion Language:

Staff requests Planning Board consideration of this matter and action in the form of the following motion:

I move the Planning Board adopt the additional revision to the Guidelines, as adopted by Council on May 3, 2016, removing "Solar panels should be as unobtrusive as possible" from Item 2.1.B.2.

Approved By:

A handwritten signature in black ink, appearing to read 'David Driskell', written over a horizontal line.

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:

[A 2016 Downtown Urban Design Guidelines, Page 26](#)

Note:

See Section 3 for encroachments into the public right-of-way discussion on revocable lease and allowable dimensions.

Code:

See the B.R.C. Section 9-9-14, "[Parking Lot Landscaping Standards](#)" for parking lot screening requirements.

Code:

See the B.R.C. Section 9-9-16, "[Outdoor Lighting](#)" for lighting requirements.

Note:

A goal of the city is to make the Downtown as accessible as possible. All accessible design elements must conform to all applicable Federal, State and Local laws and codes. Wherever a discrepancy may arise, the higher standard shall be applied.

2.1 General guidelines for the Non-Historic and Interface Areas

- A. Maintain the historic or predominant building set back line.
 1. Maintain the relationship and continuity of the building wall to the street or property line.
 2. For commercial uses in residential buildings, maintain the predominant residential set back of the block, including any porches.
- B. Minimize the visibility of mechanical, structural, or electrical appurtenances.
 1. Use low-profile mechanical units and elevator shafts that are not visible from the street. If this is not possible, set back or screen rooftop equipment from view.
 2. Be sensitive to the views from the upper floors of neighboring buildings. Skylights and solar panels should have low profiles. Solar panels should be as unobtrusive as possible.
- C. Design all sides of the building including alley elevations.
 1. Well designed rear building entrances, windows, balconies, and planting areas are encouraged.
 2. Improve rear or side alley elevations to enhance public access from parking lots and alleys.
 3. Where buildings are built to the alley edge, consider opportunities for alley display windows and secondary customer or employee entries.
 4. Materials utilized on the primary elevation are to extend, or wrap, around building corners onto the secondary elevations extending back at least the width of a structural bay.
 5. Screening for service equipment, trash, or any other rear-of-building elements should be designed as an integral part of the overall design. Where intact, historic alley facades should be preserved along with original features and materials.
- D. Exterior building lighting should be designed to enhance the overall architecture of the building. Security lighting should be designed for safety, as well as night-time appearance.
- E. Reduce the visual impact of structured and surface parking.
 1. Parking structures should be compatible to the historic district and adjacent buildings. All parking structures should be architecturally screened and/or wrapped with an occupiable use.
 2. Surface parking is discouraged. Locate any surface parking to the rear of the property and screen from view.
 3. Pedestrian routes in structures and parking lots should be easily identifiable and accessed, with clear visual connections to the sidewalks and buildings.
- F. The law requires that universal access be located with the principal public entrance.
- G. Consider the quality of open space incorporated into new and renovated buildings. When appropriate to the context, integrate the surrounding open spaces into the building design. Well programmed plazas, courtyards, outdoor seating and dining areas on or adjacent to open spaces and pedestrian routes are encouraged.