



**CITY OF BOULDER
PLANNING BOARD
MEETING DATE: October 22, 2020**

AGENDA TITLE: CONCEPT PLAN REVIEW for redevelopment of the property located at 1820 15th Street, Grace Commons Church (formerly known as First Presbyterian Church) for an addition to the existing church campus along with the redevelopment of the site referred as the church “annex” located at 1603 Walnut Street. Proposed on the main church campus is demolition of an existing addition and construction of new building area for a total of approximately 104,873 square feet on the campus. Planned uses include assembly and recreation space, along with meeting rooms, with building height up to 49 feet. Proposed at the annex property at 1603 Walnut Street is a new four-story, 55-foot tall mixed use building with ground floor non-residential uses including church assembly space, a small café, and ground floor parking, along with 30 permanently affordable residential units on the second and third floors, and an event space and deck on the fourth floor. Reviewed under case LUR2020-00033.

Applicant: Dean Hofelech, Coburn Architects
Owner: First Presbyterian Church dba Grace Commons Trustees

REQUESTING DEPARTMENT / PRESENTERS

Planning

Mary Ann Weideman, Interim Planning Director
Charles Ferro, Development Review Manager
Elaine McLaughlin, Senior Planner

OBJECTIVE

1. Planning Board hears staff and applicant presentations
2. Hold Public Hearing
3. Planning Board to ask questions of applicant, the public, and staff
4. Planning Board Discussion and comment on Concept Plan.

SUMMARY

Project Name: Grace Commons Church Renovation/Addition & Grace Commons Annex
Location: 1820 15th Street and 1603 Walnut Street
Size of Property: 89,966 square feet (2.07) Acres (1820 15th Street), and
14,046 square feet (0.32) Acres (1603 Walnut Street)
Zoning: DT-5 (Downtown – 5)
Comprehensive Plan: Regional Business

KEY ISSUES FOR CONCEPT PLAN DISCUSSION

Staff has identified the following key issues to help guide the board's discussion:

1. Does the project, on balance, meet the relevant policies of the Boulder Valley Comprehensive Plan?
2. Is the proposed project consistent with the Downtown Urban Design Guidelines for the Non Historic District?

EXECUTIVE SUMMARY

The purpose of this item is for Planning Board to review and comment on the Concept Plan for the above reference project. The size of the property necessitates a Concept Plan review under the Land Use Code section 9-2-14(b)(1)(B), B.R.C. 1981 prior to an application for Site Review.

PUBLIC FEEDBACK

Consistent with section 9-4-3, Public Notice Requirements, B.R.C. 1981, staff provided notification to all property owners within 600 feet of the subject location of the application, and signs have been posted by the applicant indicating the review requested. Staff received comments primarily from neighbors at 1655 Walnut Street condominiums adjacent to the proposed 1603 Walnut (annex) site. The primary issues noted in the comments were with regard to the number of parking spaces proposed, the potential for view encroachments and noise impacts related predominately to the proposed event space on the roof deck at 1603 Walnut Street. Written comments received are provided in [Attachment B](#).

PROCESS

Concept Plan is the initial step in the Site Review process, of which the property is eligible under provisions of section 9-2-14(b)(1)(B), B.R.C. "Development Review Thresholds," 1981. This memo provides context and background on the proposed project along with an evaluation of the proposed concept level massing and scale under the *Downtown Urban Design Guidelines* specific to the Non Historic District of the Downtown for the Planning Board. The Concept Plan is subject to call-up consideration to the City Council. Following the Concept Plan review, the applicant must also apply for Landmark Alteration Certificate review for the proposed addition connecting to the 1895 chapel building which is historically contributing to, and located in, the Chamberlain Historic District. The applicant is also required to apply for a Site Review as well. The applicant is also required to apply for a Site Review as well as a Use Review for the planned roof deck and event space.

Under the land use code, the first step in the development review process that meets the thresholds for Site Review is often Concept Plan. The purpose of Concept Plan is to review a general development plan for the site, evaluate general architectural characteristics, land uses, and view corridor considerations. An evaluation of the massing and scale of a proposal with the surrounding context is a critical beginning point for the design process.

BACKGROUND

The Concept Plan review is for the redevelopment of properties located at 1820 15th Street, the main campus of the First Presbyterian Church (now referred to as Grace Commons) and the “annex” property for the church located at 1603 Walnut Street. Refer to Figure 1. The properties are both owned by the First Presbyterian Church of Boulder that was recently renamed Grace Commons. The properties are located within the Downtown - 5 (DT-5) zoning district and within the Non-Historic and Interface Area of the Downtown Urban Design Guidelines. In addition, the historic 1805 church and part of a 1956 addition is located on approximately 17,000 square feet of the lot that is encompassed within the Chamberlain Historic District. This is further described under the “Concept Plan Review Criteria” below. And, as part of the Concept Plan review, a preliminary review of the proposed project with the Downtown Urban Design Guidelines is provided in Key Issue 2.

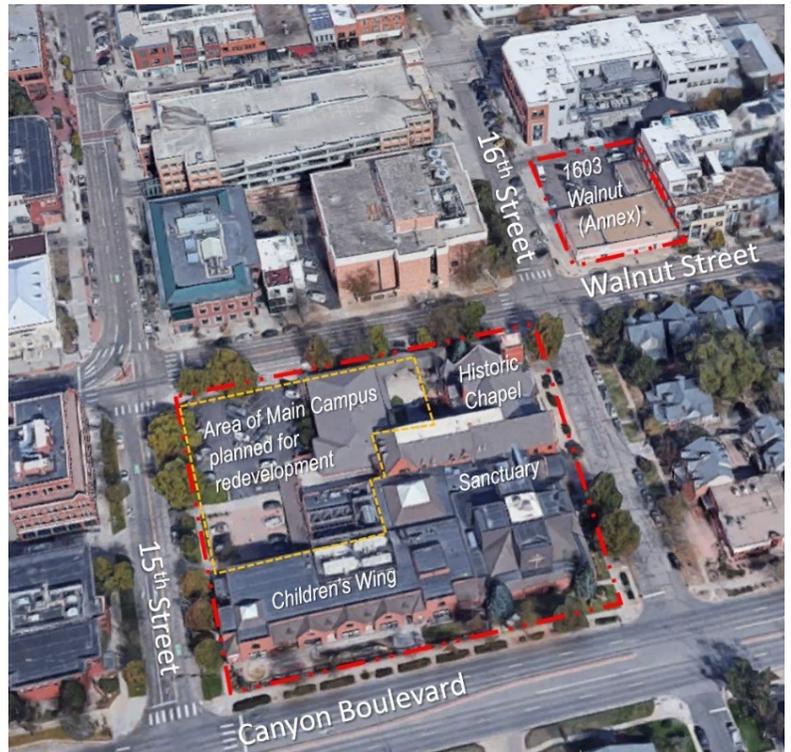


Figure 1: Location

PROJECT DESCRIPTION

As shown in Figure 2 and the Project Plans in [Attachment C](#), the proposed project is two-fold. On the main church campus, the applicant is proposing to remove approximately 26,566 square feet of portions of a 1950s addition from the north side of the site, renovate approximately 20,090 square feet of the existing structure, and add approximately 43,854 square feet of new building area for a total building area of approximately 104,873 square feet. Planned uses include assembly space, recreation space, and meeting rooms within three stories and 49 feet in height. Refer to Figure 3.

As shown in Figure 4, the annex property is planned with a new four-story, 55 foot tall mixed use building with ground floor church assembly space, parking, and a small cafe/restaurant; along with two upper stories of 30 permanently affordable residential units and a roof top deck and event space.

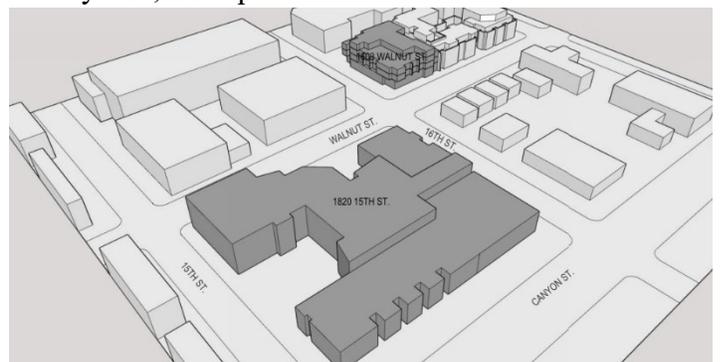
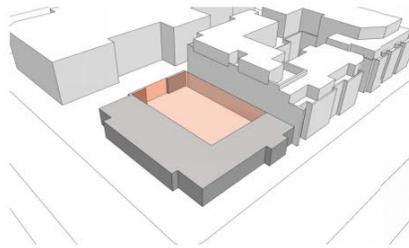
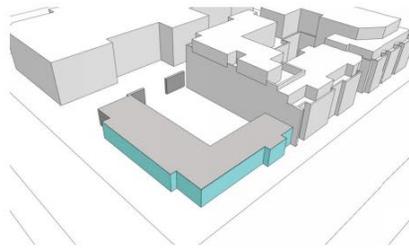


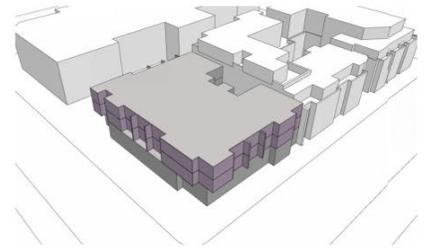
Figure 2: Overview of Proposed Project



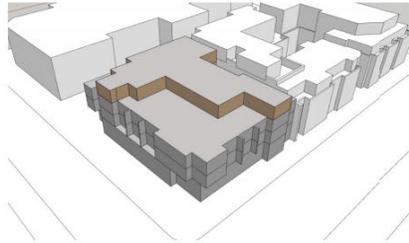
PARKING



NON-RESIDENTIAL USE COMMERCIAL STOREFRONT



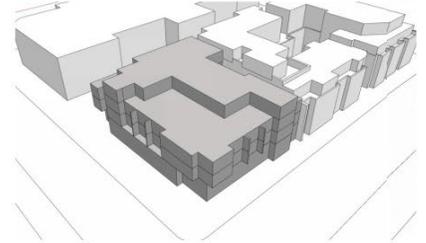
EFFICIENCY AND 1 BEDROOM APARTMENTS



TOP FLOOR ASSEMBLY SPACE



OPEN SPACE



PROPOSED MASSING



Figure 4: 1603 Walnut - Excerpt from Plans and Perspective of Mixed Use Building

CONCEPT PLAN REVIEW CRITERIA, SECTION 9-2-13(e), B.R.C. 1981

Guidelines for Review and Comment: The following guidelines will be used to guide the Planning Board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the Concept Plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;

Site Characteristics. The project site is two separate properties: the “annex” located at 1603 Walnut Street is approximately one-third acre or 14,046 square feet in size. The main church campus is a full city block of approximately 2.07 acres (slightly less than 90,000 square feet) and includes the original 1895 First Presbyterian Church building. The area of improvements encompasses the northwestern quadrant of the main campus.

History of the church property. In 1872, the First Presbyterian Church established a congregation in Boulder in a small church located between Walnut Street and Canyon Boulevard (at the time referred to as “Water Street”). In the fall of 1894, the congregation voted to build a new church and Denver architect Franklin Eugene Kidder was hired to design the building, Kidder was a notable Denver architect who also designed Chautauqua Auditorium. The chapel was built at the northeast corner of 16th and Walnut streets in 1895 and in a Romanesque Revival style, with a large castellated corner tower and arched windows and doorways. Referred to at the time of construction as the “Westminster Hall” it has been a visual landmark within downtown Boulder. A portion of the property, including the 1895 church and a later addition is located in the Chamberlain Historic District, locally designated in 1995.

In the 1950s, a new wing of the church and a courtyard were built on the north side of the site. In 1976, a larger sanctuary was built adjacent to the historic chapel. Then, in 1999 the church built the children’s wing on the south side of the site adjacent to Canyon Boulevard. In 1986, the church acquired the property at 1603 Walnut Street as a church “annex” which had previously been a retail tire and auto service facility. The annex became the youth and college ministries program as well as the Deacons Closet providing clothing and necessities to homeless persons on a weekly basis. The annex has also provided Thanksgiving meals to over 300 members of the homeless community at Thanksgiving.

Both sites are also adjacent to the downtown area that also includes areas within the Non-Historic and Interface Area the Non-Historic and Interface Area overseen by the Downtown Urban Design Guidelines. Refer to Figure 5a that illustrates the context in the Downtown Urban Design Guidelines Non-Historic Area, along with Figure 5b, that illustrates the portion of the 1820 15th Street site that is planned for demolition and remodel in relation to the Chamberlain Historic District. Note that the area planned for demolition and reconstruction within the Chamberlain Historic District is relatively small and will be addressed through a Landmark Alteration Certificate review.

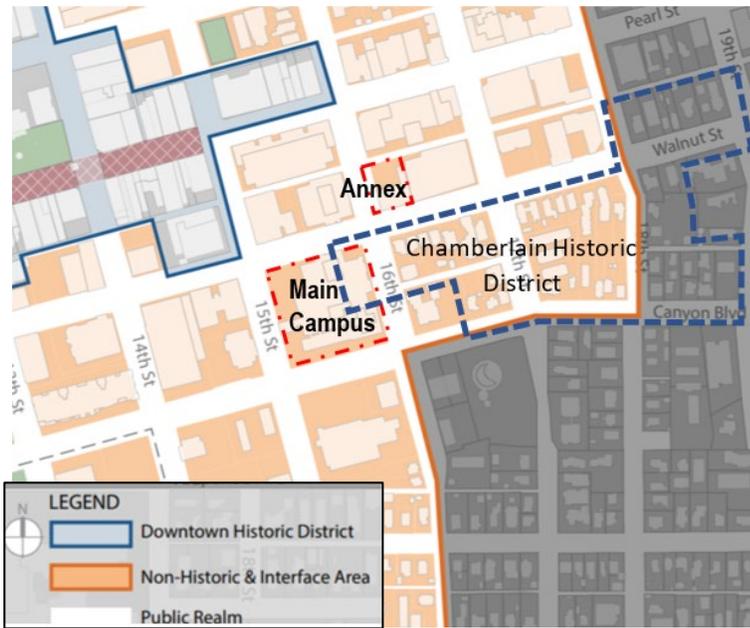


Figure 5a:
Site in Context of Historic Districts and Non-Historic Area

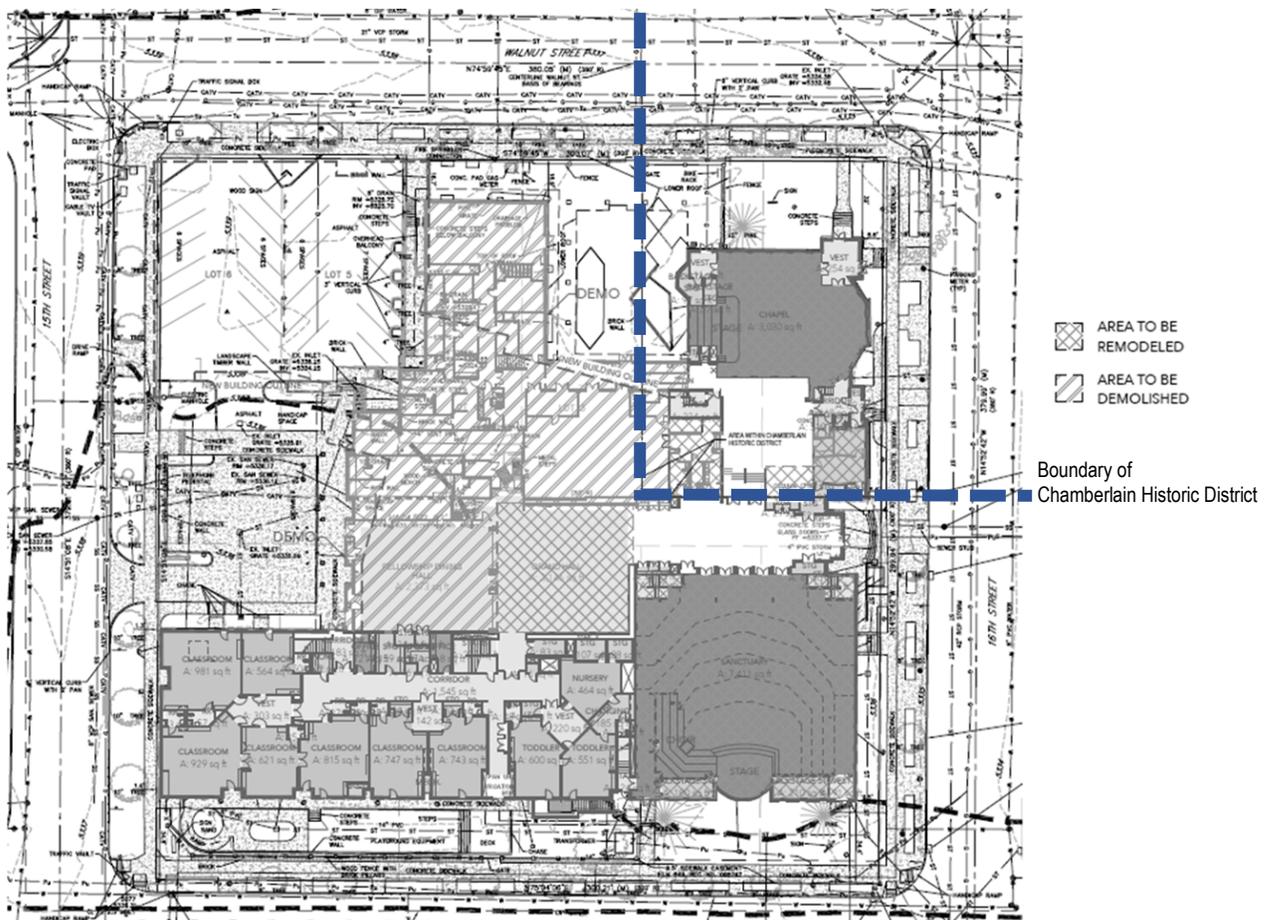


Figure 5b:
Area of existing church planned to be demolished and remodeled in Chamberlain Historic District

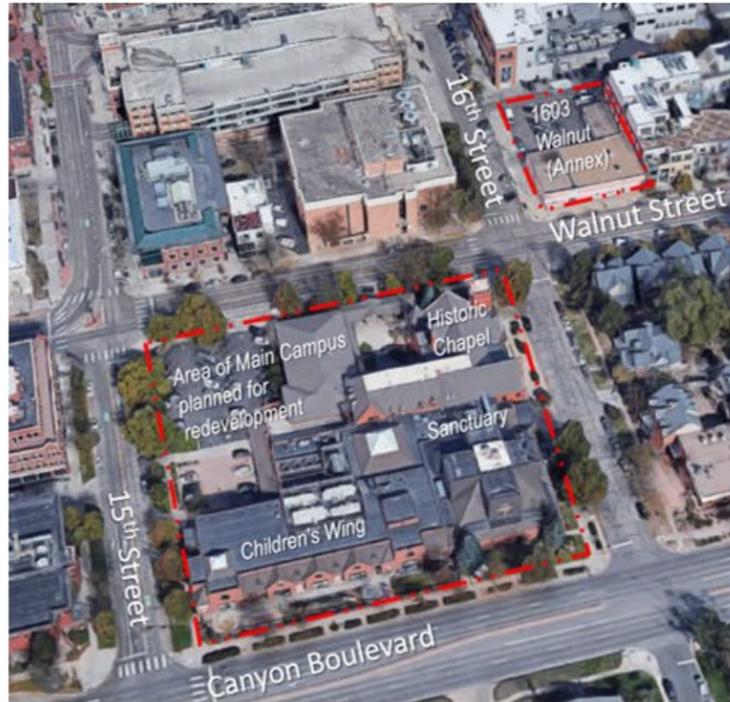


Figure 6: Photos of the Church Campus and Property at 1820 15th and 1603 Walnut streets

Surrounding Context. The site surroundings are varied and eclectic, owing to the decades in which properties in the downtown have developed or redeveloped. West of the main church campus is the 55-foot, 1470 Walnut office building, constructed in the mid 1990s. Diagonally across Walnut and 15th streets is the US Post Office building constructed in 1910 and within the Downtown Historic District. To the north of the main campus is the 49-foot, 1900 15th Street office building, built in the late 1990s and which is adjacent to the five story 15th Street municipal parking structure. Refer to Figure 7.

Across Walnut Street to the north of the main campus and west of the annex is the 55-foot tall CenturyLink (formerly Qwest) building; northwest of 1603 Walnut is the 55-foot Municipal Parking Structure; and north, across the alley from 1603 Walnut is the 55-foot tall 1600 Pearl Street redeveloped in 2000; with a third story addition in 2015. To the east of the site, is 1655 Walnut condominiums that had been redeveloped in 2008 from a former office building.

To the south, across Walnut Street, is the Chamberlain Historic District that includes a row of historically contributing two-story Queen Anne and Edwardian vernacular houses. The district includes the historic chapel and then generally the area between 16th Street and 19th Street from Walnut Avenue south to Canyon Boulevard, which was formerly Water Street.

(2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan (BVCP) and other ordinances, goals, policies, and plans, including, without limitation, sub-community and sub-area plans;

The site is located within downtown Boulder and for decades, the BVCP has identified the downtown as one of three regional centers as shown in the City Structure Map, Figure 8 As described in the BVCP,

“Centers are places where a mix of land use and commercial activities are concentrated. They are generally places with potential for infill and redevelopment and are higher intensity compared to established residential neighborhoods. Boulder’s commercial, entertainment, educational, civic, neighborhood and regional centers are distributed throughout the community as shown in the City Structure Map.”

“Each regional center provides a distinct function and character, provides a wide range of activities and draws from the entire city as well as the region.”

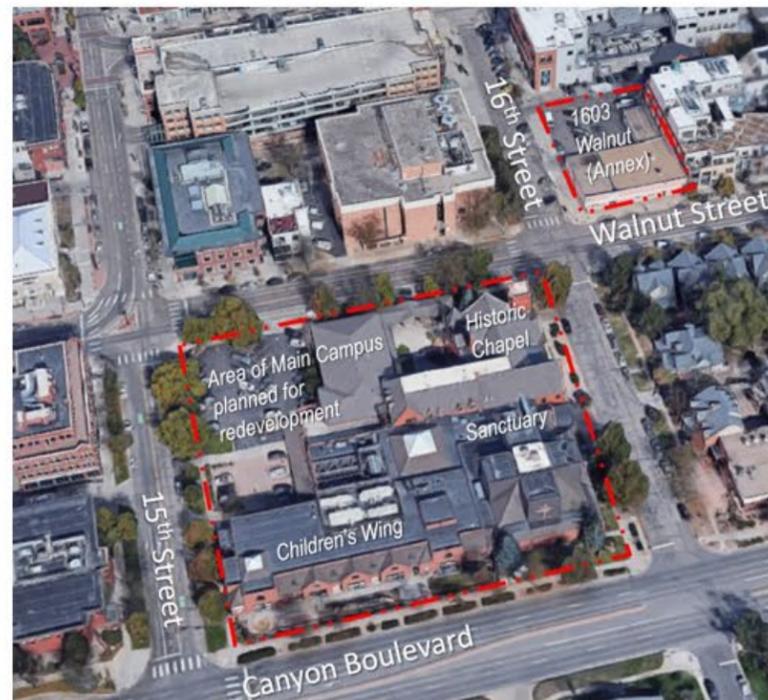


Figure 7: Surrounding Built Context

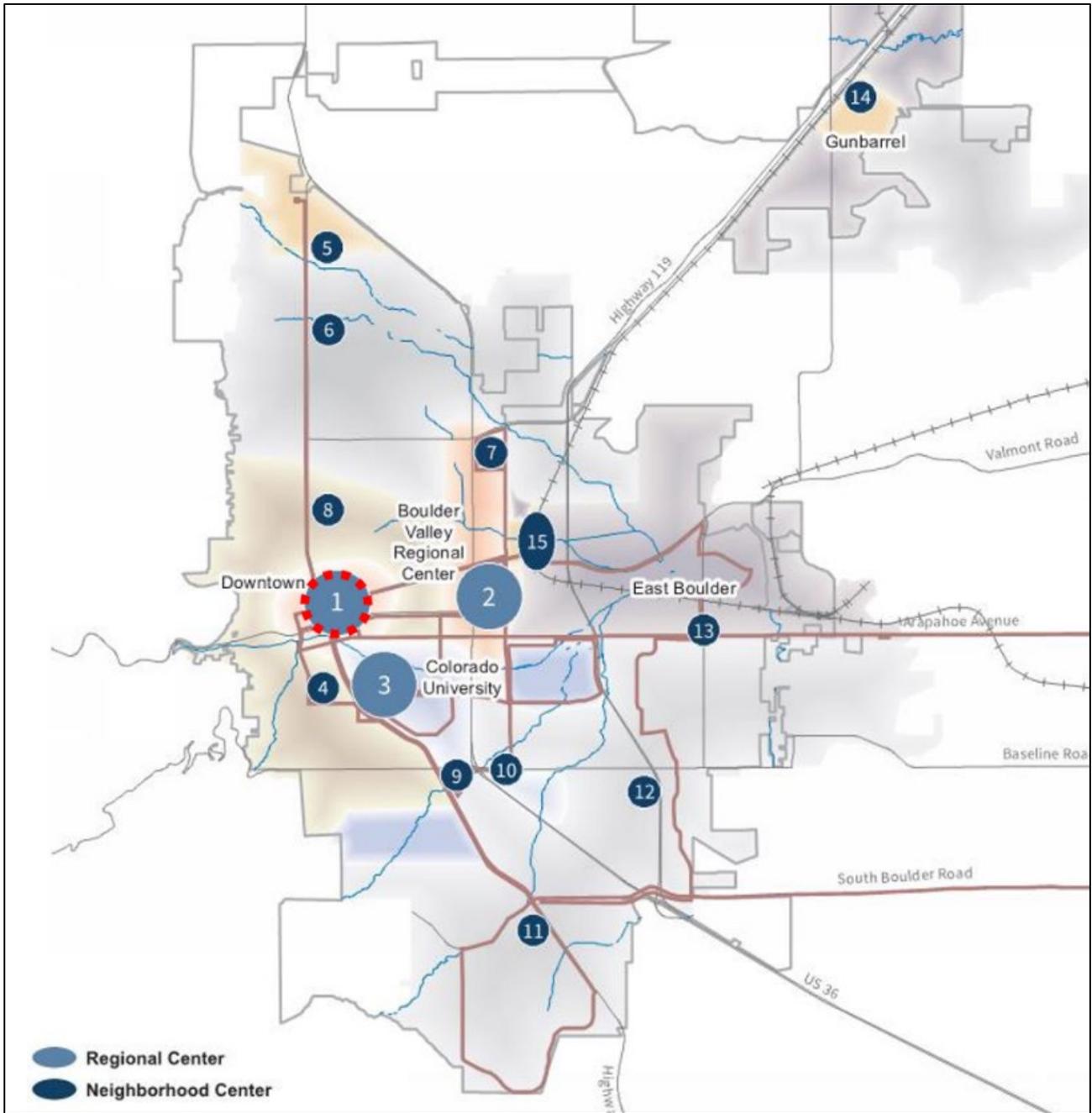


Figure 8: City Structure Map: Downtown Regional Center

Role of the Central Area: As shown in Figure 9, the BVCP also considers the downtown site to be part of the Central Area of Boulder, and within the central Boulder Framework Plan. Policy 2.20 of the BVCP states,

“Boulder’s Central Area will continue as the regional service center of the Boulder Valley for office, retail, financial, governmental, civic, cultural and university activities. As such, it will remain the primary activity center and focal point of the Boulder Valley(...) A variety of land uses surround the centers and complete streets and multimodal transportation alternatives provide direct connections between them. The Central Broadway Corridor Design Framework (“Framework”) focuses on the five key activity centers along the central stretch of Broadway (University Hill/CU, the Civic Area, Downtown, the Alpine-Balsam site and Boulder County’s Broadway and Iris site). With a focus on physical form and character, systems, community experiences and services and some housing, the Framework identifies opportunities to strengthen existing assets and opportunities to fill gaps and address challenges along the corridor and in the centers.”

A consistency analysis of the proposed project with this policy is provided in Key Issue 1



Figure 9: Central Boulder Design Framework Diagram

Land Use Designation: As shown in the Figure 10, the BVCP Land Use Map, the property is located toward the east end of the Regional Business land use and is defined on page 106 of the BVRC as follows:

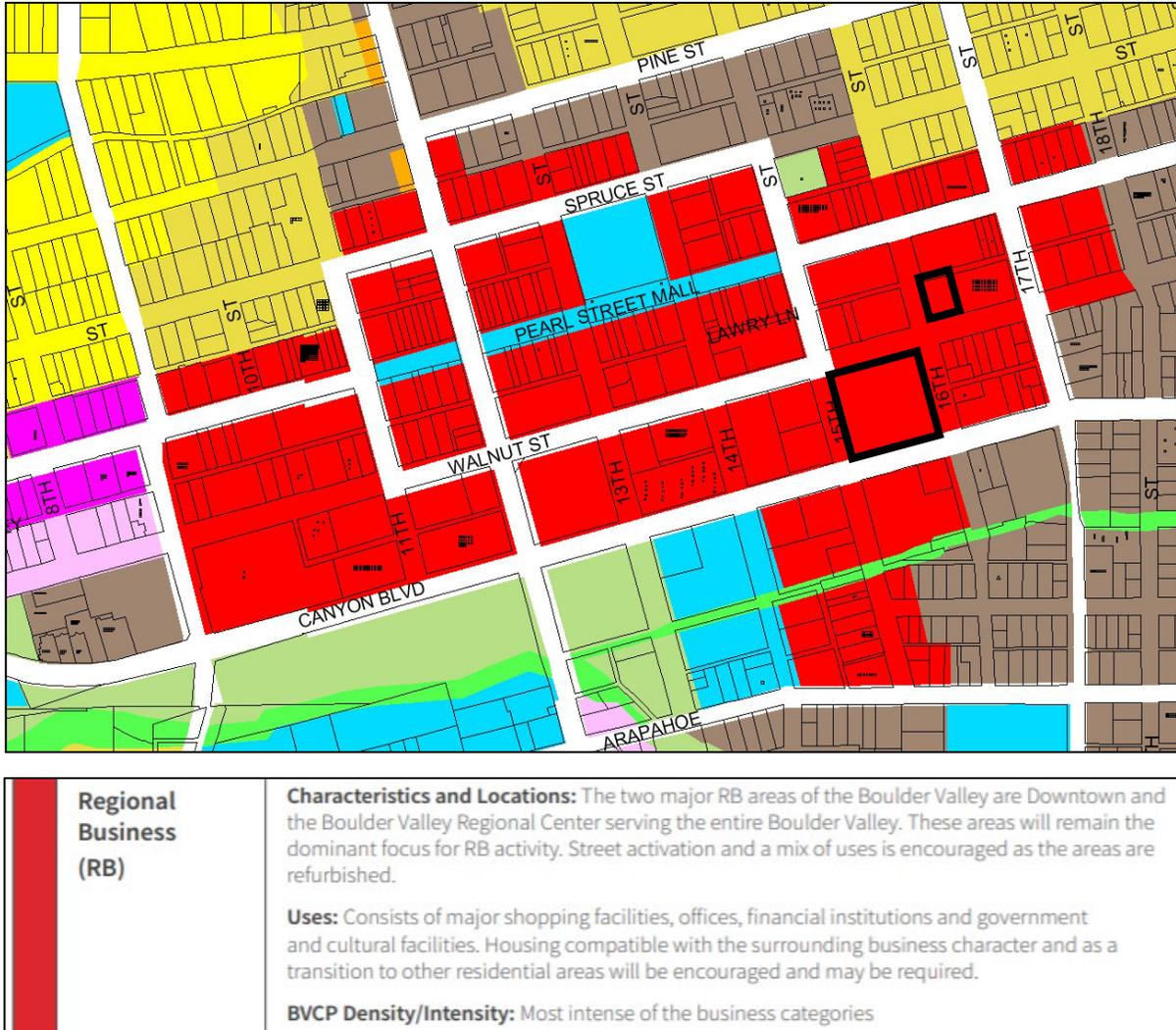


Figure 10: BVCP Land Use Designation and Definition

Relevant BVCP Policies: There are a number of relevant BVCP Policies for the proposal, as presented in Key Issue 1.

Other Relevant Policies, Plans: Downtown Urban Design Guidelines:

An preliminary analysis of the proposed projects with the Downtown Urban Design Guidelines for the Non-Historic District, is presented in Key Issue 2.

Zoning: As shown in Figure 11, zoning map, the property is located toward the east side of the Downtown – 5 (DT-5) zoning district, with DT-5 to the south, north, northeast, and west; DT-4 and 5 to the east; and DT-2 and BT-2 to the south. The intent of the Downtown – 5 zoning district is defined in the Land Use Code, section 9-5-2, B.R.C. 1981 as follows:

“The business area within the downtown core that is in the process of changing to a higher intensity use where a wide range of office, retail, residential and public uses are permitted. This area has the greatest potential for new development and redevelopment within the downtown core.”

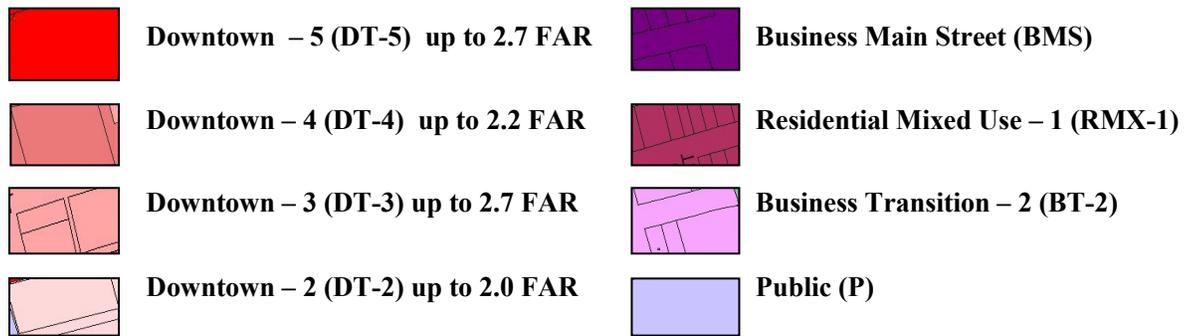
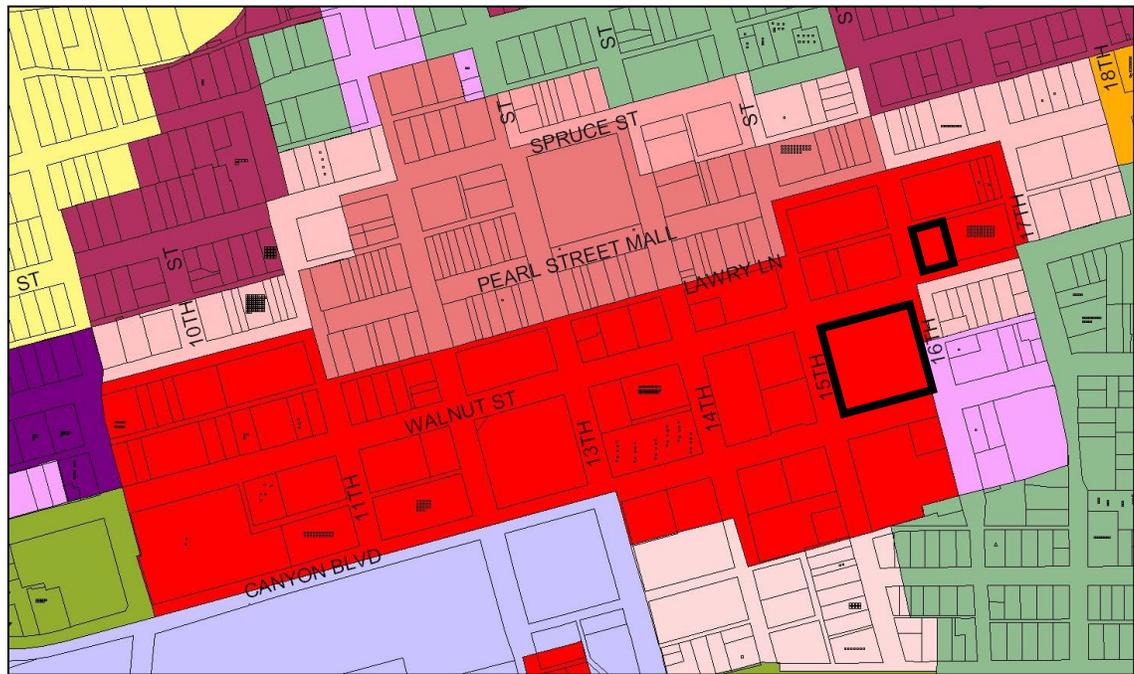


Figure 11: Zoning Map

From the intent statement for the DT-5 zoning district in the Land Use Code, it is evident that the area within downtown where the project site is located is intended for “higher intensity uses” and an area where the city has anticipated the highest potential for “redevelopment.” It is important to note, however, that the Annex site is located across Walnut Street from the lower intensity DT-2 zoning district.

- (3) **Applicable criteria, review procedures, and submission requirements for a site review;**
The proposed project will be evaluated through a Site Review process for conformance with the DT-5 zoning and the Regional Business land use designation of the BVCP along with policies of the BVCP, Site Review criteria of the Land Use Code, and the Downtown Urban Design Guidelines for the Non-Historic District. In addition, the use of both of the roof decks must also be evaluated through a Use Review for outdoor seating greater than 300 square feet within 500 feet of a residential district.

With improvements planned to the Main Campus of the church that interface with a doorway into the historic portions of the church, that is located in the Chamberlain Historic District, Landmark Alteration Certificate review will be required to ensure consistency with the General Design Guidelines for Boulder's Historic Districts, the Chamberlain Historic District Design Guidelines, and the Standards for Issuance of a Landmark Alteration Certificate, section 9-11-18, B.R.C. 1981. In addition, because the applicant is proposing to demolish a portion of a 1950s addition to the church not located in a historic district, a review for the demolition of non-designated buildings older than fifty years in age will be required pursuant to 9-11-22 of the Boulder Revised Code.

- (4) **Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

A Landmark Alteration Certificate review will be required concurrent with the Site Review and a Use Review application will be required for the roof deck and event spaces. In addition, a Floodplain Development Permit will be required for improvements to the property at 1820 15th which is within the 100 year flood zone.

- (5) **Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;**

As an existing, fully developed site most of the infrastructure serving the existing and future site is already in place. However, as noted in the reviewer comments, a traffic impact study is required for any nonresidential development that is expected to generate 100 vehicle trips or greater during any single hour. Following from the submitted Trip Generation study, a traffic impact study will be a requirement of the Site Review submittal.

- (6) **Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;**

Because the site is situated in an urban context and has been developed for over 130 years, there are no known wildlife corridors, wetlands, natural hazards, endangered, or protected species or other habitats within the subject property. The 1820 15th Street site is located within the 100 year flood plain.

Regarding important view corridors, as is evident in the photo below in Figure 12, there are views toward the mountains looking west up Walnut Street, with more shrouded views across the site due to both the tree canopy as well as existing buildings. Because of the existing historic chapel building that is located on the corner of 16th and Walnut streets, there are no views toward the Flatirons evident from the corner. As a typical rule of thumb in urbanized Boulder, east/west streets tend to have views up the street toward the mountains and those views are generally framed by buildings and street trees. That is the case with the context of the site as well, however the tree canopy in the summer months shroud views as can be seen in the comparison of the winter to the summer viewshed below in Figure 13. While there is mountain ridge that can be seen through the trees during the winter months across the site, it is likely that the planned addition of up to 49 feet and similar to the height of the existing chapel building will encroach into that winter ridge top view from the intersection of 16th and Walnut streets.



Figure 13: Winter and Summer Viewshed

(7) Appropriate ranges of land uses;

The church has operated as a “religious assembly” use in the same campus location since 1872. The ability for the church to upgrade, redevelop and change over nearly 150 years while still maintaining a religious assembly use is considered appropriate. The church intends to add accessory uses onto the main campus including an indoor gymnasium, meeting rooms and event spaces that would be considered in keeping with the principal religious assembly use.

The annex site that is planned as a mix of uses to include both residential and ground floor church functions and a small restaurant are appropriate in a downtown context. The use of the fourth story as an event space, while not atypical in the downtown setting, would

necessitate analysis under the Use Review criteria of the Land Use Code section 9-2-15(e), B.R.C. 1981 to determine the “appropriateness” of the operating characteristics and management plan of that use.

In addition, the appropriateness of the residential use with a planned 36 percent parking reduction will be evaluated at Site Review. As has been noted for other residential parking reductions in the downtown in recent years, the use of alternative modes of transportation other than single occupant vehicles is significant. In previous parking studies, it has been noted that the entire downtown area is well-served by transit, bike share programs, and pedestrian facilities. As shown in Figure 14, there are more than two dozen bus stops within ¼ to ½ mile of the site; including two adjacent to the site, and the Downtown Boulder Bus Station is two blocks west of the site serving all of the local and regional bus routes.

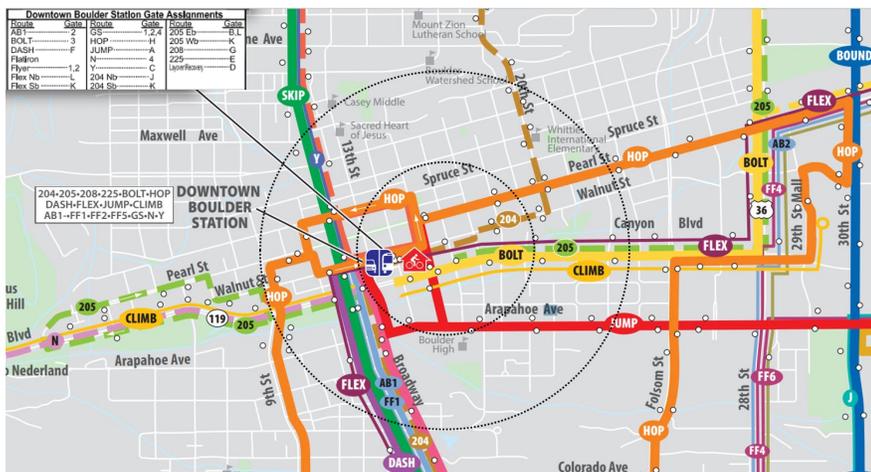


Figure 14: RTD Bus Stops and Routes within ¼ to ½ Mile of Site

As shown in Figure 15, there are number of alt mode facilities within ¼ to ½ mile of the site including 10 B-Cycle Stations and eight E-Go car share facilities and multiple pedestrian and bike connections.

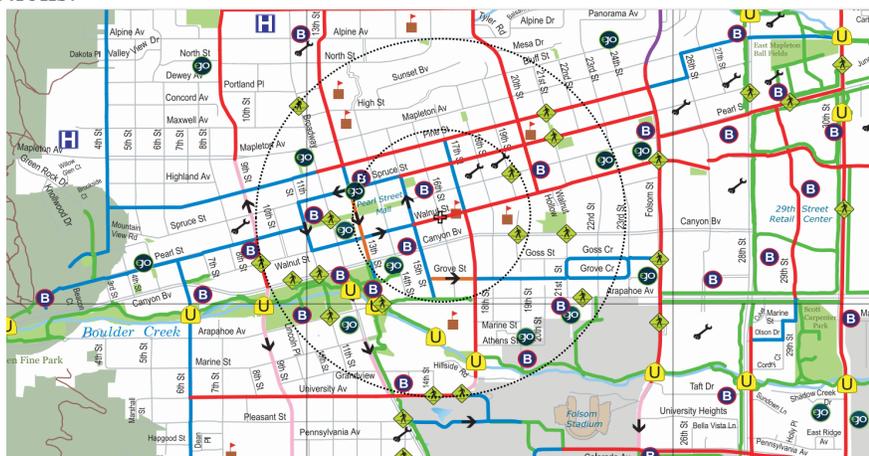


Figure 15: Bike, Pedestrian and Car Share Facilities within ¼ to ½ Mile of Site

Site specific TDM and parking management strategies will be required through the Site Review process that may include or focus on incentivizing alternative travel modes and reducing the impacts of additional auto trips through: Eco Pass programs, as well as car share and bike share programs.

(8) The appropriateness of, or necessity for, housing.

The unique setting of downtown Boulder with the availability of transit and bike and pedestrian facilities combined with a significant number of jobs, services and retail makes the downtown an ideal setting for residential. In addition, the BVCP Policy 1.10, Jobs:Housing Balance, notes that new housing will be encouraged

“in areas close to where people work, encouraging transit oriented development in appropriate locations, preserving service commercial uses, converting commercial and industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.”

Similarly, the proposal to provide 30 units of permanently affordable residential is in keeping with a number of BVCP policies including policy 2.16 Mixed Use & Higher-Density Development:

“The city will encourage well-designed mixed use and higher-density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers.”

The provision of permanently affordable housing meets other BVCP policies as well, and as described in Key Issue 1.

Key Issue #1: Does the project, on balance, meet the relevant goals and policies of the Boulder Valley Comprehensive Plan (BVCP)?

Staff finds that the proposal is, on balance, consistent with the goals, objectives, and recommendations of the BVCP, particularly housing related policies. In general, the project includes opportunities for permanently affordable housing that supports socioeconomic diversity and housing for a full range of households.

Tables 1 and 2, provide a consistency analysis of the proposed Concept Plan. Table 1 describes how the proposed Concept Plan is consistent with relevant policies and Table 2 that follows describes the relevant policies that the project plans are not yet consistent with.

Table 1: Proposed Project Consistency with Relevant Policies

	BVCP Policy	Excerpt from BVCP	How the Proposal is Consistent with BVCP Policies
	1.10 Jobs: Housing Balance	<i>“Boulder is a major employment center, with more jobs than housing for people who work here. This has resulted in both positive and negative impacts, including economic prosperity, significant in-commuting and high demand on existing housing. The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and mixed-use neighborhoods in areas close to where people work, encouraging transit oriented development in appropriate locations, preserving service commercial uses, converting commercial and industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.”</i>	The proposal to provide 30 units of permanently affordable housing within a mixed use building at 1603 Walnut in the downtown area that is close to where people work with access to transit meets this policy.
Community Identity / Land Use Pattern	2.03 Compact Development Pattern	<i>“... ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.”</i>	Redevelopment of infill property in the downtown is consistent with this policy.
	2.09 Neighborhoods as Building Blocks	<i>“The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction and plan for urban design and amenities. All neighborhoods in the city, whether residential areas, business districts, or mixed land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches and varied topography; and distinctive community facilities and commercial centers that have a range of services and that are nearby and walkable.”</i>	The unique neighborhood context of the site is the Chamberlain Historic District with the historic chapel as the centerpiece of the neighborhood. The provision of a mixed use building at 1603 Walnut provides a small planned café that fosters community interaction. In addition, the church exists as a cultural resource in downtown and the planned addition, allows for the continued lifespan of the church that has existed downtown for nearly 150 years.

Table 1: Proposed Project Consistency with Relevant Policies

	BVCP Policy	Excerpt from BVCP	How the Proposal is Consistent with BVCP Policies
Community Identity / Land Use Pattern	2.16 Mixed Use & Higher-Density Development	<i>“The city will encourage well-designed mixed use and higher-density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers. The city will provide incentives and remove regulatory barriers to encourage mixed use development where and when appropriate. This could include public-private partnerships for planning, design or development, new zoning districts, and the review and revision of floor area ratio, open space and parking requirements.”</i>	The proposed mixed use building at 1603 Walnut is intended to provide 30 units of permanently affordable residential as well as enhanced and on-going services for the homeless with the Deacon’s Closet and space to continue to serve 300 homeless persons on Thanksgiving. A small café/bakery is also planned to augment the ground floor of the building.
	2.24 Commitment to a Walkable and Accessible City	<i>“The city and county will promote the development of a walkable and accessible city by designing neighborhoods and business areas to provide easy and safe access by foot to places such as neighborhood centers, community facilities, transit stops or centers, and shared public spaces and amenities. (...)”</i>	The proposed infill redevelopment is within downtown boulder where the site is accessible by foot to a variety of shared public spaces such as the Pearl Street Mall, the downtown bus facility, the civic area, and numerous restaurants and retail, along with jobs and recreational amenities.
	2.27 Preservation of Historic & Cultural Resources	<i>“...identify, evaluate and protect buildings, structures, objects, districts, sites and natural features of historic, architectural, archaeological or cultural significance with input from the community. The city and county will seek protection of significant historic and cultural resources through local designation when a proposal by the private sector is subject to discretionary</i>	The chapel was built in 1895 and is a contributing building to the Chamberlain Historic District. The redevelopment of non historic areas of the site will allow the church to remain an active cultural function in downtown Boulder.

<p style="text-align: center;">Design Quality</p>	<p>2.20 Role of the Central Area</p>	<p><i>Boulder’s Central Area will continue as the regional service center of the Boulder Valley for office, retail, financial, governmental, civic, cultural and university activities. As such, it will remain the primary activity center and focal point of the Boulder Valley. The Central Area includes distinct, interrelated centers such as the Downtown Business District, Civic Area, University Hill and Boulder Valley Regional Center. It also includes the University of Colorado Main Campus and Canyon Boulevard Cultural Corridor. A variety of land uses surround the centers and complete streets and multimodal transportation alternatives provide direct connections between them.</i></p>	<p>As a part of Downtown Boulder, the properties contribute to the expected variety of land uses that make up the downtown. As such, the redevelopment of the main campus will augment the role of the Grace Commons Church as part of the cultural fabric of downtown. Similarly, the applicant’s intended mix of uses within the annex site at 1603 Walnut contributes to an active street face within the downtown. In addition, the roof decks that will allow for activity, is in keeping with the activity expected of downtown; but with a rigorous management plan that will help mitigate potential impacts to residential neighborhoods.</p>
<p style="text-align: center;">Support Community Housing Needs</p>	<p>7.01 Local Solutions to Affordable Housing 7.02 Affordable Housing Goals 7.06 Mixture of Housing Types</p>	<p><i>“(.) The city recognizes that affordable housing provides a significant community benefit ...”</i></p> <p><i>“City resources will also be directed toward maintaining existing permanently affordable housing units and increasing the stock of permanent affordable housing through preservation of existing housing.”</i></p> <p><i>“(...) encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities to meet the housing needs of the low-, moderate- and middle-income households of the Boulder Valley population. The city will encourage property owners to provide a mix of housing types, as appropriate. (...)”</i></p>	<p>The proposal for 30 permanently affordable residential apartments that include both efficiency living units, as well as one bedroom units meets these policies.</p>
<p style="text-align: center;">Social Equity</p>	<p>8.05 Diversity</p>	<p><i>“...support the integration of diverse cultures and socio-economic groups in the physical, social, cultural and economic environments ...”</i></p>	<p>The provision of affordable housing units will help support socioeconomic diversity.</p>

The proposal does not yet demonstrate clear consistency with the following policies as described in Table 2 and the applicant should give them additional consideration in the formulation of a subsequent site review application.

Table 2: Relevant Policies that the Proposed Project is Not Yet Consistent With

	<i>BVCP Policy</i>	<i>Excerpt from BVCP</i>	<i>Aspects of the Proposal that Need Additional Consideration</i>
Neighborhoods	2.13 <i>Protection of Residential Neighborhoods Adjacent to Non Residential Zones</i>	<i>The city and county will take appropriate actions to ensure that the character and livability of established residential neighborhoods will not be undermined by spill-over impacts from adjacent regional or community business zones or by incremental expansion of business activities into residential areas. The city and county will protect residential neighborhoods from intrusion of non-residential uses by protecting edges and regulating the impacts of these uses on neighborhoods.</i>	While the DT-5 zoning district is intended as a mixed use zone, the annex site is located across the street from the Chamberlain Historic District and DT-2 zoning where there are one to two-story, historic homes. Similarly, while the 1655 Walnut Condominiums are within the DT-5 zoning, the Chamberlain Historic District homes and the adjacent condominiums form a residential neighborhood. With the intended use of the roof deck as an event space, additional measures should be taken to avoid impacts. Event spaces can create noise impacts and as such, the applicant should undertake a management plan as a part of the required Use Review, that receives input from the neighbors through a Good Neighbor Meeting. Refinements to the project plans may also result from the meetings.
	2.14 <i>Mix of Complementary Land Uses</i>	<i>The city and county will strongly encourage, consistent with other land use policies, a variety of land uses in new developments. In existing neighborhoods, a mix of land use types, housing sizes and lot sizes may be possible if properly mitigated and respectful of neighborhood character. Wherever land uses are mixed, careful design will be required to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.</i>	As noted above, careful design will be required to ensure compatibility between the event space atop the 1603 Walnut building and the neighboring properties. As currently designed, the outdoor deck of the event space is separated from the adjacent property by a lobby space that could help buffer any noise. However, other design considerations should be made for the neighbors across Walnut Street to mitigate potential impacts.

	<i>BVCP Policy</i>	<i>Excerpt from BVCP</i>	<i>Aspects of the Proposal that Need Additional Consideration</i>
	2.15 <i>Compatibility of Adjacent Land Uses</i>	<i>To avoid or minimize noise and visual conflicts between adjacent land uses that vary widely in use, intensity or other characteristics, the city will use tools such as interface zones, transitional areas, site and building design and cascading gradients of density in the design of subareas and zoning districts. With redevelopment, the transitional area should be within the zone of more intense use.</i>	As project plans progress to Site and Use Review applications, the applicant will be required to ensure that noise and visual conflicts can be mitigated. This includes noise and visual conflicts from the planned roof deck event space as well as the resident’s amenity deck within the 1603 Walnut building.
	2.33 <i>Sensitive Infill and Redevelopment</i>	<i>“With little vacant land remaining in the city, most new development will occur through redevelopment in mixed-use centers that tend to be the areas of greatest change. The city will gear subcommunity and area planning and other efforts toward defining the acceptable amount of infill and redevelopment and standards and performance measures for design quality to avoid or adequately mitigate negative impacts and enhance the benefits of infill and redevelopment to the community and individual neighborhoods(…)”</i>	The applicant intends on redeveloping the annex property as mixed use, with ground floor restaurant and church uses, and residential above. Both the annex site and the planned redevelopment of the northwest corner of the main church campus will be subject to the downtown urban design guidelines. Key Issue 2 addresses the consistency with the Downtown Urban Design Guidelines and the need for revisions prior to Site Review application.
Design Quality	2.36 <i>Physical Design for People</i>	<i>“(…) public and private development and redevelopment be designed in a manner that is sensitive to social, health and psychological needs. Broadly defined, this will include factors such as accessibility to those with limited mobility; provision of coordinated facilities for pedestrians, bicyclists and bus-riders; provision of functional landscaping and open space; and the appropriate scale and massing of buildings related to neighborhood context.”</i>	<i>In public comments received, neighbors in the adjacent 1655 Walnut condominiums commented about concerns that the proposed building mass, built to a zero setback for the entire building could create impacts to light, air circulation and views. The applicant should evaluate opportunities to address these concerns through modulation of the building mass.</i>

	<i>BVCP Policy</i>	<i>Excerpt from BVCP</i>	<i>Aspects of the Proposal that Need Additional Consideration</i>
Design Quality	2.41 Enhanced Design for All Projects	<i>“b. <u>The context.</u> Projects should become a coherent part of the neighborhood in which they are placed. Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.</i>	As noted above, there are potential impacts that would occur from the design and operating characteristics of the event space atop the annex site building.
		<i>“c. <u>Relationship to the public realm.</u> Projects should relate positively to public streets, plazas, sidewalks, paths and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block access to sunlight and should be sensitive to important public view corridors. Future strip commercial development will be discouraged.</i>	The proposed buildings appear to address the street, with the exception of the parking lot along 15 th Street. While the building planned at 1603 Walnut appears to effectively address the ground level along 16 th and Walnut streets, the alley side of the building wasn’t presented as a part of the concept plan materials. The massing diagrams appear to suggest that the building would be configured to a zero lot line in the alley. With concerns about access to sunlight and views from neighboring property owners the applicant should consider a means to allow for better light and circulation along the public alley.
		<i>h. <u>Permeability.</u> Create permeability in centers with a mix of semi-public and public spaces that are connected visually for intuitive navigation. Include civic and cultural uses as well as outdoor seating, shade trees and green spaces in the public spaces to create a unique identity and sense of place. Projects should provide multiple opportunities to walk from the street into projects, thus presenting a street face that is permeable. Where appropriate, they should provide opportunities for visual permeability into a site to create pedestrian interest.</i>	The main campus of the church is a full city block. While the applicant is illustrating a large open space plaza facing north, given the size of the site, the building design should emphasize transparency to create visual permeability.

	<i>BVCP Policy</i>	<i>Excerpt from BVCP</i>	<i>Aspects of the Proposal that Need Additional Consideration</i>
	2.41 <i>Enhanced Design for All Projects</i>	<i>j. Buildings. Buildings should be designed with a cohesive design that enhances the streetscape and is comfortable to the pedestrian. Buildings should demonstrate approachability and a relationship to the street, with inviting entries that are visible from public rights of way, multiple entrances and four-sided design. Foster appeal of buildings through attractive, well-designed architecture made of high-quality, long-lasting materials and innovative approaches to design.</i>	The proposed building at 1603 Walnut, demonstrates approachability and a relationship to the street with inviting entries visible from both 16 th and Walnut streets. The proposed addition to the main campus could include measures, as described in Key Issue 2, that could create greater relationship to the street. Both buildings appear to plan high quality, long lasting materials and innovative approaches to design.

Key Issue 2: Is the proposed project consistent with the Downtown Urban Design Guidelines for the Non Historic District.

As described in [Attachment A, Analysis with Downtown Urban Design Guidelines](#), the project plans demonstrate preliminary consistency with some of the [Downtown Urban Design Guidelines](#) for the Non-Historic District. The purpose of the guidelines in general, as described on page 3 of the guidelines is:

What is the purpose of the guidelines?

The purpose of this third edition of the Downtown Urban Design Guidelines is to provide a basis for understanding, discussing, and assessing the design quality of proposed preservation, renovation and new construction projects located within the boundaries of the Downtown Historic District, the Non-Historic Area, and the Interface Area.

Through the use of these guidelines, it is anticipated both private and public projects will endeavor to preserve and enhance the unique form, scale, and visual character of Downtown while strengthening the identity of the area through encouraging new, compatible development.

More specifically, the Non-Historic Area of the Downtown is defined as,

The important design elements are 1) the Non-Historic Area's relationship to its surroundings, including the Historic Area, the Civic Park area, and the residential quality of the Interface Area; 2) the pedestrian quality of the area including the Downtown Boulder Pedestrian Mall, East and West Pearl Street, Spruce and Walnut streets, Canyon Boulevard and the north-south streets that connect the Civic Area to the Downtown Boulder Pedestrian Mall area; 3) new building design can reflect the character of its own time and have meaningful juxtapositions, while respecting the integrity, scale, and massing of historic buildings in the surrounding areas; and 4) minimizing impacts to the surrounding residential through careful design in the Interface Area which respects the scale and quality of adjacent residential uses and thoughtfully transitions the commercial and residential areas.

Creative interpretations of traditional design elements, and designs that reflect the character of their time, are encouraged. The designs should be compatible with the surrounding historic context, but distinguishable. These guidelines also discourage projects that create inhospitable pedestrian design, and buildings that are inappropriate in scale and massing to their surroundings.

In addition, there five urban design objectives for the Non-Historic Area:

- Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street.
- Encourage sensitive design along the edge where the Downtown commercial area abuts residential neighborhoods.
- Emphasize a clear distinction between the commercial and residential interface areas.
- Maintain the diversity in building type and size, and respect the adjoining residential character.
- Discourage adverse impacts from noise, night lighting, poor building design, and commercial service areas on adjacent residential neighborhoods.

As noted in the analysis of the proposed concept plan with the guidelines, in general, the mixed use building at 1603 Walnut Street is in keeping with many of the guidelines for compatibility with the adjacent historic district. On that building, there is a ground floor that offers transparency and a rhythm to the fenestration that is expected to engage a pedestrian along the streetscape at the ground floor. The planned addition at 1820 15th has attributes that meet many of the guidelines but that addition offers greater opportunities for plan refinements in order to meet the design guidelines.

CONCLUSION

No action is required by Planning Board. Planning Board, Public and staff comments will be documented for use by the applicant. Concept Plan review and comment is intended to give the applicant preliminary feedback on the development concepts, and direction for site review applications.

By:



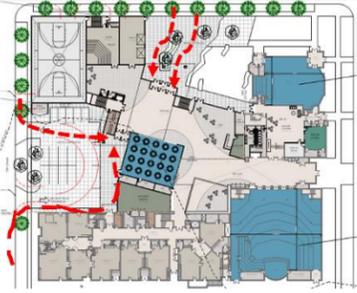
Charles Ferro, Secretary to the Planning Board

Attachments:

- A: [Consistency Analysis with the Downtown Urban Design Guidelines](#)
- B: [Neighborhood Comments](#)
- C: [Applicant Submittal Materials](#)

ATTACHMENT A1: Preliminary Analysis of 1820 15th Street Concept Plan with the Downtown Urban Design Guidelines

<p>The urban design objectives for the Non-Historic and Interface Areas are to:</p> <ul style="list-style-type: none"> • Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street. • Encourage sensitive design along the edge where the Downtown commercial area abuts residential neighborhoods. • Emphasize a clear distinction between the commercial and residential interface areas. • Maintain the diversity in building type and size and respect the adjoining residential character. 				
2.1 General Guidelines for the Non-Historic District				
	GUIDELINE:	ANALYSIS:	PRELIMINARY CONSISTENCY	IMAGES
2.1.A	<p>1. Maintain the relationship and continuity of the building wall to the street or property line.</p> <p>2. For commercial uses in residential buildings, maintain the predominant residential set back of the block, including any porches. (n/a)</p>	<p>1. The new building addition, is shown at a zero lot line at the corner of 15th and Walnut streets; the building is set back on the north side from 0' to an approximate average of 75 feet with a plaza space. The west side of the building is set back an approximate average of 85 feet due to placement of the parking lot.</p> <p>2. N/A</p>	Partially	
2.1.B 2.1.C 2.1.D	<p>B. Views: Downtown Boulder is blessed with exceptional mountain views and projects should be designed to preserve access to this extraordinary asset from the public realm and surrounding area. The south and west edges of downtown offer the most spectacular views.</p> <p>C. Sun and Shade: In Boulder's climate, sun and shade are important design considerations for providing natural light in buildings and creating appealing pedestrian areas that are ice free and sunny in the winter and shady in the summer.</p> <p>D. Minimize the visibility of mechanical, structural, or electrical appurtenances.</p> <p>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.</p> <p>2. Be sensitive to the views from the upper floors of neighboring buildings. Skylights and solar panels should have low profiles.</p>	<p>The applicant is illustrating a roof deck atop the northwest corner that would take advantage of views.</p> <p>The applicant is also illustrating a large plaza space on the north side of the building, that has opportunities for sun and shade. Refinements will be expected at Site Review for the plaza, as well as roof top mechanical.</p>	Yes	

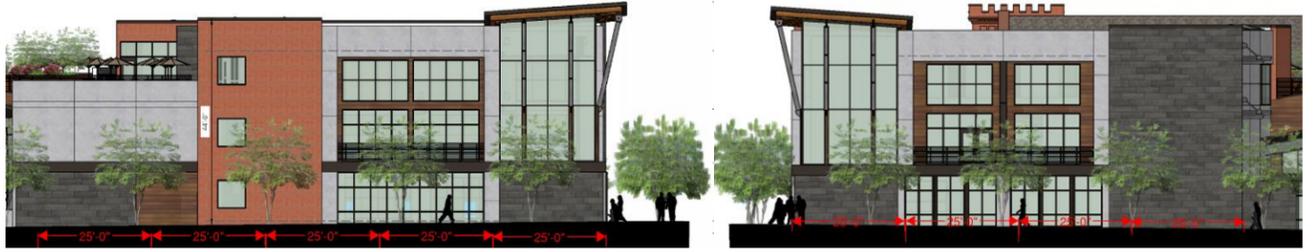
<p>2.1.E</p>	<p>E. Design all sides of the building including alley elevations.</p> <ol style="list-style-type: none"> 1. Well-designed rear building entrances, windows, balconies, and planting areas are encouraged. 2. Improve rear or side alley elevations to enhance public access from parking lots and 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. 	<p><i>The building is four sided, and therefore compliance with these guidelines doesn't appear to be achievable. However, the surface parking lot located on the west side would logically be viewed as a "back of house" element as would the trash/recycling enclosure.</i></p> <p><i>The location of the trash/recycling is shown adjacent to the 15th Street pedestrian corridor and therefore, the applicant must determine a means to integrate the function into the actual building, rather than as a separate structure.</i></p>	<p>N/A</p> <p>No</p>	
<p>2.1.F</p>	<p>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.</p>	<p><i>TBD at Site Review</i></p>	<p>TBD</p>	
<p>2.1.G</p>	<p>Reduce the visual impact of structured and surface parking.</p> <ol style="list-style-type: none"> 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. 	<p><i>There is a surface parking shown along 15th Street which is discouraged. The applicant should consider ways to provide an architectural solution to screening.</i></p>	<p>No</p>	
<p>2.1.H</p> <p>2.1.I</p>	<p>H. The law requires that universal access be located with the principal public entrance.</p> <p>I. 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.</p>	<p><i>The principal public entrances are shown to be set back from the street by approximately 75 to 85 feet on both the west and north. The north entrance appears to better meet the universal design principal however, the west side is circuitous and could challenge universal access..</i></p> <p><i>The outdoor plaza space shown along Walnut Street appears to meet this guideline, refinements will occur at Site Review.</i></p>	<p>TBD</p>	

2.2 Commercial buildings in the Non-Historic and Interface Areas

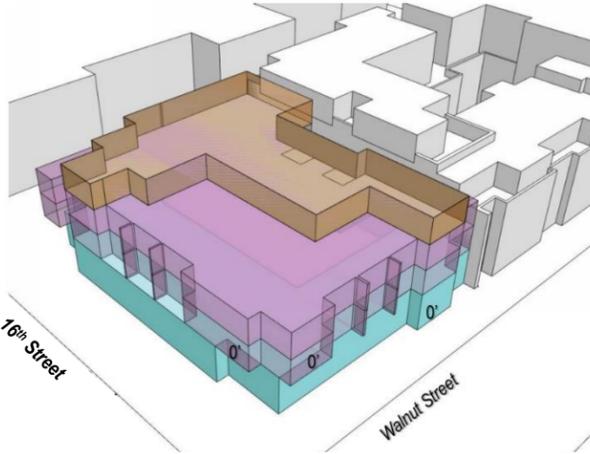
While it understood that the Grace Commons building is not intended as a commercial building, in terms of evaluating the new construction in the context of the Downtown Urban Design Guidelines, the intent is to look at the building as a non-residential structure that should assume some aspects of the traditional patterning and rhythm of a building that is within the commercial fabric of the downtown.

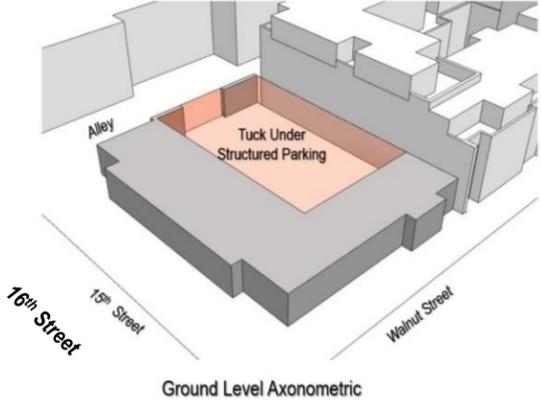
<p>2.2.A 2.2.B</p>	<p>A. Consider incorporating Traditional Façade Elements</p> <p>B. Consider the height, mass, and scale of buildings.</p> <p>1. In general, buildings should appear similar in height, mass, and scale to other buildings in the area. At the same time, it is important to maintain a variety of heights. While the actual heights of buildings are of concern, the perceived heights of buildings are equally important. One-, two- and three-story buildings make up the primary architectural fabric of the Downtown, <u>with taller buildings located at key intersections.</u></p> <p>2. Consider the height and proportion of buildings to neighboring structures. For new structures that are significantly taller than adjacent buildings, upper floors should be set-back a minimum of 15 feet from the front facade to reduce the perceived height.</p> <p>3. Maintain the traditional, established breaks between buildings, such as existing walkways.</p>	<p>The building may necessitate refinements to proportionality for traditional façade elements. See response to 2.2.C below.</p> <p>The proposed building has a planned height of 49 feet and it steps down toward the east; it is located at a prominent intersection of downtown.</p> <p>The building located at 1900 15th, directly north and across Walnut Street from the site has a maximum height of 48 feet; and, the building to the west of the site at 1470 Walnut Street is 50 feet to the top of the "penthouse." In both circumstances, the proposed corner element of the building is a maximum 49 feet and is building consistent with this guideline. The building elevation is superimposed onto the street view to illustrate context to both these existing buildings.</p> <p>The existing walkways on the site will remain. The site is designed as a church facility where mid-block passageways are not provided for security purposes..</p>	<p>Partially</p>	 <p>Building at 1900 15th Street, max. 48 feet</p> <p>Building at 1470 Walnut Street, max. 50 feet</p>
<p>2.2.C(1)</p>	<p>C. Maintain a human scale, rather than monolithic or monumental scale.</p> <p>1. Avoid large featureless facade surfaces. Include architectural elements and patterns that divide the facade into familiar intervals. A single facade should not exceed a maximum of 75 linear feet.</p> <p>Urban Design Objective for the Non-Historic Downtown Urban Design Guidelines:</p> <p><i>“Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street.”</i></p>	<p>As a downtown building, where the expectation is that the buildings will present transparency and engage the pedestrian, the building and the site have aspects that don't yet seem to achieve a human scale. There are large areas that have featureless façade surfaces, in particular the important corner element that is essentially without any transparency at the ground level. The pedestrian experience from Canyon Boulevard to Walnut Street includes the existing south wing of the church building that has few windows on the west elevation; a planned surface parking lot; trash enclosure then a featureless wall, a small area of with ground floor windows, then a corner that is featureless. The graphic on the top demonstrates this street/pedestrian experience, it is evident that walking through the space on the 15th Street Right-of-Way would not meet this guideline or fulfill the Urban Design Objective for the Non-Historic Downtown Urban Design Guidelines.</p> <p>The bottom two graphics illustrate on the perspective sketches where there are a number of broad blank walls presented to the street on the building that would not meet the design guideline to avoid, “large featureless façade surfaces.</p>	<p>Not Yet</p>	 <p>The pedestrian experience along 15th Street has broad areas of parking, the trash enclosure and broad featureless walls inconsistent with the guideline</p> <p>Illustrates broad featureless walls on both the Walnut Street and plaza side of the building and the corner of the building.</p>

<p>2.2.C(2)</p>	<p>2. Consider how the texture and pattern of building materials will be perceived. Use building components in a way that incorporates details, textures, and patterns to establish a sense of human scale.</p>	<p>Materials that are specified for much of the building's façade including the rain screen are allowed per the guidelines. However, both the finish of the rain screen and the construction execution, as well as the unit sizes will be critical. The guidelines recommend traditionally sized building components to establish a sense of human scale. These considerations will be evaluated at Site Review with the Design Advisory Board. Staff notes that some of the images shown illustrate very large panels of the rain screen with minimal seams, however the material source will be critical to accurately represent constructability. Similarly, the larger the rain screen panel, the less of a human scale.</p>	<p>TBD</p>	
<p>2.2.C(3)</p>	<p>3. Maintain the distinction between ground and upper floors. Develop the first floor facade as primarily transparent. Consider using windows and other architectural features to create a pattern that will reinforce the traditional facade rhythm found on commercial buildings in the Downtown area. Ground floors are generally differentiated by a higher percentage of glazing and transparency than upper floors.</p>	<p>As shown in the perspective of the corner, the building currently does not meet this guideline as the first floor is not shown to be primarily transparent. The corner, in particular is critical for transparency. Likely due to the function and programming of the interior spaces, it is translated to the exterior of the building with less than desirable outcomes of broad monolithic building elements and less transparency at the pedestrian level. Similarly, the lack of entry feature expected on a corner for a downtown building essentially creates more of a fortress appearance. Similarly, there are other undesirable elements along the public right of way that are more "back of house" functions including a stairwell on the north, and the trash enclosure and parking on the west. Staff recommends that the applicant consider programming changes: reset some of the bays add a possible entry feature and/or transparency. These guidelines will be critical moving forward to Site Review.</p> <p>In addition, in plan refinements, the applicant should consider a traditional window patterning for the body of the building bays that reinforce the traditional façade rhythm with proportion, repetition of sizes, and symmetry.</p>	<p>not yet</p>	
<p>2.2.D</p>	<p>D. Construct primary entrances at grade.</p>	<p>Primary entrances are not designed at grade for the gymnasium portion of the building.</p>	<p>no</p>	

<p>2.2.E</p>	<p>E. Maintain the rhythm established by the repetition of the traditional approximately 25' facade widths for projects that extend over several lots by changing the materials, patterns, reveals, or building setbacks in uniform intervals or by using design elements such as columns or pilasters.</p>	<p>The applicant should consider a means to better establish the repetition and rhythm for the pedestrian moving through the space along the sidewalk, as expected by this guideline. As shown in the graphics to the right, while the applicant is utilizing varied materials and setbacks, there's not a clear rhythm established particularly on the north elevation. Staff recommends revising the north west portion of the building to ensure that there is greater legibility and rhythm. At Site Review, the applicant will need ensure a legibility of 25 foot bays; as currently shown, the building does not specifically respond to this guideline.</p> <p>In addition, there are five different materials at the ground level on the north façade near the corner of the building that should be considered in a simpler palette to ensure that there is a uniformity and traditional repetition.</p>	<p>Not yet</p>	
<p>2.2.F</p>	<p>F. Distinguish ground floor height from upper floor heights. Ground level floor to floor height is encouraged to be taller than upper stories.</p>	<p>The northwest side of the building does not seem to have a legible organization of the building bays and while the corner element can be an interesting element, the rest of the building should be organized around the principles of the rhythm of the bays (as noted in 'E' above) as well as maintaining the rule of the ground floor height being taller than the upper stories. For the body of the building, where there is a storefront appearance at the base, the upper story appears to have a taller plate height than the ground floor.</p> <p>Similarly, staff notes that the structural aspects of the corner element don't seem to be fully resolved. The structural bracing is shown to terminate at the center of the curtain wall and in the renderings, the bottom of the columns seem to be too small to accommodate the structural bracing.</p>	<p>Not yet</p>	
<p>2.2.G</p>	<p>G. Shade storefront glass by appropriate means such as awnings or recesses.</p>	<p>No awnings are evident. Awnings or recesses should be considered in plan refinements.</p>	<p>Not yet</p>	

ATTACHMENT A2: Preliminary Analysis of 1820 15th Street Concept Plan with the Downtown Urban Design Guidelines

<p>The urban design objectives for the Non-Historic and Interface Areas are to:</p> <ul style="list-style-type: none"> • Reinforce the character of Downtown as a pedestrian place by encouraging architectural solutions that are visually pleasing, reflective of contemporary times yet stylistically appropriate to the context, and compatible in scale and character with their street. • Encourage sensitive design along the edge where the Downtown commercial area abuts residential neighborhoods. • Emphasize a clear distinction between the commercial and residential interface areas. • Maintain the diversity in building type and size and respect the adjoining residential character. 				
2.1	General Guidelines for the Non-Historic District			
	GUIDELINE:	ANALYSIS:	PRELIMINARY CONSISTENCY	IMAGES
2.1.A	<ol style="list-style-type: none"> 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. 	<p><i>The proposed building is shown at a zero lot line and appears to meet this guideline.</i></p> <p><i>For the ground floor commercial use, it is setback approximately five feet, to accommodate outdoor seating, this is consistent with the adjacent residential building at 1655 Walnut Street to the east where the building is at a zero lot line, but the stoops and entries are inset.</i></p>	yes	
2.1.B 2.1.C 2.1.D	<p>B. Views: Downtown Boulder is blessed with exceptional mountain views and projects should be designed to preserve access to this extraordinary asset from the public realm and surrounding area. The south and west edges of downtown offer the most spectacular views.</p> <p>C. Sun and Shade: In Boulder's climate, sun and shade are important design considerations for providing natural light in buildings and creating appealing pedestrian areas that are ice free and sunny in the winter and shady in the summer.</p> <p>D. Minimize the visibility of mechanical, structural, or electrical appurtenances.</p> <ol style="list-style-type: none"> 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. 	<p><i>The applicant is illustrating a roof deck atop the southwest corner that would take advantage of views.</i></p> <p><i>A ground floor outdoor seating area is also proposed facing toward the south and west.</i></p> <p><i>The plans appear to include overhangs for the ground floor seating to help provide shading. Similarly, the rooftop is illustrated with shade structures.</i></p> <p><i>As project plans move forward – additional information will be necessary to understand the residents' amenity deck shown on the southeast corner of the building. Staff notes that there may be impacts to neighboring properties for noise and privacy; as well as shading for the residents.</i></p>	Yes, with refinements expected at Site Review	

<p>2.1.E</p>	<p>E. Design all sides of the building including alley elevations.</p> <ol style="list-style-type: none"> 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. 	<p><i>Additional information will be necessary to understand the alley elevations; rear entrances; planting areas etc. as the project plans currently do not illustrate this elevation.</i></p> <p><i>As shown in the project plans, parking is planned to be tucked under the building and accessed from the alley. Additional information will be necessary to understand if the trash/recycling and service equipment will be within the garage as is recommended in the guidelines</i></p>	<p>Not Yet</p>	
<p>2.1.F</p>	<p>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.</p>	<p><i>TBD at Site Review</i></p>	<p>TBD</p>	
<p>2.1.G</p>	<p>Reduce the visual impact of structured and surface parking.</p> <ol style="list-style-type: none"> 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. 	<p><i>The parking is shown to be tuck-under at the rear of the building and accessed from the alley which would meet this guideline.</i></p>	<p>Yes</p>	
<p>2.1.H</p>	<p>H. The law requires that universal access be located with the principal public entrance.</p>	<p><i>The preliminary plans appear to meet this guideline with access from ground level.</i></p>	<p>Yes</p>	
<p>2.1.I</p>	<p>I. 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.</p>	<p><i>While greater detail would be expected in Site Review, the applicant is encouraged to work with neighboring property owners, particularly the residents at 1655 Walnut to ensure that the location and design of the upper deck areas, are appropriate to the context. Privacy between residences will be important in the refinements to the plans as will a management plan as part of the Use Review for the event space that will help to ensure reduced impacts.</i></p>	<p>TBD</p>	

2.3 Residential buildings in the Non-Historic and Interface Areas –				
	GUIDELINE:	ANALYSIS:	PRELIMINARY CONSISTENCY	IMAGES
2.3.A	A. Maintain the diverse architectural character of the residential buildings in the Interface Area.	<i>As shown in the mock up staff prepared of the building in context, the building maintains traditional building components such as standard floor plate heights; uniform window sizes and patterned openings that are found in the downtown, while still establishing a residential and mixed use appearance. This appears to meet the guideline for architectural diversity of character.</i>	YES	
2.3.B	B. Construct residential units to include entry stoops and/or porches. Residential entry porches are encouraged to extend 18” to 30” above grade, except when the context or character of the block demonstrates at grade entries.	<i>As a mixed use building with ground floor non residential uses that include a bakery and café along with the Deacons Closet, the necessity of stoops is not relevant to the building typology.</i>	NA	
2.3.C	C. When feasible, maintain residential uses in historic residential buildings.	<i>Not a historic residential building.</i>	NA	



BoulderHOA
P.O. Box 7472
Boulder, CO 80306-7472

September 18, 2020

Ms. Elaine McLaughlin
Senior Planner
City of Boulder Planning and Development Services
Boulder, CO 80306

Re: 1603 Walnut, Grace Commons Annex

Dear Ms. McLaughlin,

I am writing this on behalf of The Walnut Board and their residents as their Homeowner's Association Representative.

We represent the Board of the Walnut Condominiums HOA located at 1655 Walnut St. Our condominium is directly east of the proposed redevelopment of the Grace Commons Annex at 1603 Walnut. We have many concerned homeowners regarding this concept plan and wish to notify you of their major concerns. We also want to be included in your email list for future updates to this Annex development.

First, the plan presented online is inadequate in its architectural sketches. It is missing both a north and east elevation as well as a floor plan for the fourth-floor event space. These missing sketches make it difficult for any of the homeowners to grasp the scope of the concept plan for this building, particularly on the fourth floor. Additionally, because there is no north elevation, the Walnut homeowners with balconies on the northwest corner have no idea how their outdoor space will relate to the new Annex walls/balconies, which could dramatically decrease their use and enjoyment of these outdoor spaces.

Second, the architectural plans are confusing. It appears there is an event space balcony on the southeast side of the fourth floor, yet there is no indication anywhere in the plans how the east side event space relates to the 3rd and 4th floors of Walnut Condominiums. There is a tremendous concern by some of our homeowners of people being able to both look into bedroom windows as well as access their patios from the Annex patio on the east side (hopping a railing). Perhaps the sketch is incorrect regarding an east fourth floor patio if in fact this is zero lot line, but we certainly need clarification regarding this.

Third, it is our understanding that the large patio on the southwest side of the fourth floor will be open for public events outside. There is nothing in the documents that addresses city ordinances for hours/days of operation or regulation of noise level. This can significantly impact the use and enjoyment of all of the homeowner's properties at the Walnut Condos.

Fourth, our building, as well as many condos nearby and throughout the city step back on the third and fourth floors away from the street. This plan does not. In fact, there are some

www.BoulderHOA.com



architectural elements that are 4 stories right at the edge of the property line adjacent the sidewalk on both Walnut and 16th St. This is not at all consistent with neighboring structures and we believe a variance should not be granted for this.

Fifth, the plan to have 19 parking spaces for 30 units is grossly inadequate. These residential units are proposed as multifamily units. We don't believe they should receive a variance to have such inadequate parking. Especially because there is no additional parking for the special events to be held on the fourth floor.

Sixth, we have many homeowners that will be impacted by where the HVAC is located on this building both visually and for sound. We respectfully insist that any HVAC will be "wrapped" in a way that the sound and visual impact is mitigated as well as clearly indicated on the plans where it will be located.

Lastly, we have historically had a lot of problems with care and maintenance of our alley. It is the only way for our homeowners to enter their parking spaces in the garage and the city does not adequately plow this alley. It is essential during winter months that homeowners are able to drive from 16th into the alley because there is woefully inadequate drainage where the alley crosses 17th near our building. There often is sitting water at least 12+" deep on winter snow melt days and cars simply can't turn into the alley from 17th during these times. The fact that there will now be additional traffic, as well as a loading zone for special events is very worrisome. Especially during and after construction as the alley suffers additional destruction in the pavement, which is already in very poor condition. The fact there is a proposed loading zone means heavy truck traffic. It will be essential that the alley remain clear and accessible and be maintained properly, including snow removal.

Please forward us the additional elevations/floor plans as we requested and please also keep us informed of any further developments of this project.

Many thanks in advance for responding to our concerns.

Respectfully,

The Walnut Condominium HOA Board:
Robert Gill
Harriet Barker
Robyn Wolf
Greg Mollenkopf, Managing Agent

www.BoulderHOA.com

-----Original Message-----

From: Greg Maler <greggio@comcast.net>
Sent: Friday, September 18, 2020 4:03 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 16th and Walnut

External Sender

Dear Ms Mclaughline, I'm writing about the purposed building at 16th and Walnut replacing the church annex. I heard there would be 19 parking places for 30 units. Are they only going to allow hobos and pedestrians to live there? 19 spaces sounds horrifyingly inadequate. I'm hoping I've been misinformed. Sincerely, Greg Maler, a resident of 1655 Walnut.

Have Fun! 📍

From: Silvana Galbetti <scmg1602@gmail.com>
Sent: Friday, September 18, 2020 1:12 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; scmgtp <scmgtp@uol.com.br>
Subject: First Presbyterian Church - Grace Commons Church Annex

External Sender

Dear Ms Mclaughline,

I am a owner at The Walnut 1655 Walnut - the Condominiums located east of the Annex construction at 1603 Walnut.

My unit will be highly impacted by the construction.

I, along with all my neighbors have many concerns. If we have problems now, imagine with this proposal. The security concerns me the most.

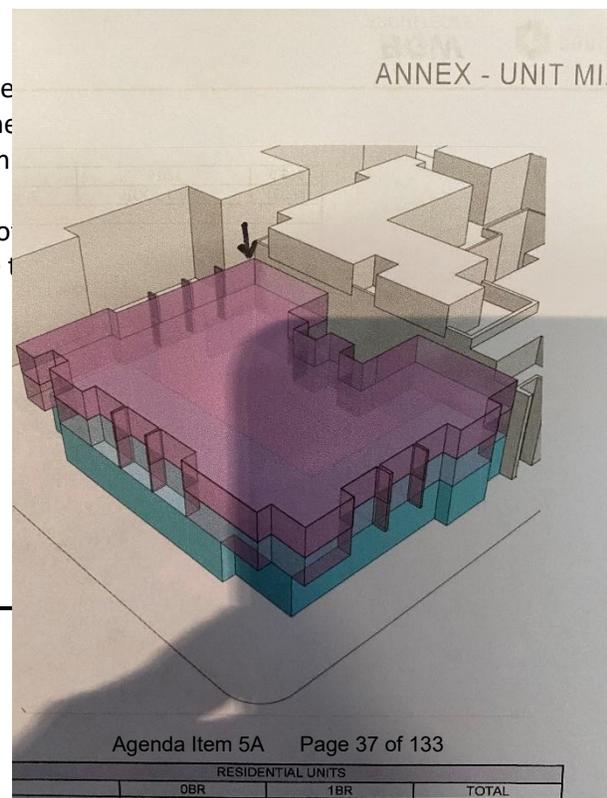
Regarding the plans, the Annex plan is showing that I will have a dire
However all units have balconies - all but the last one don't have one
I don't know if it was a mistake or not so I ask a clarification. I attach

I m also concern about the noise of the machine (HVAC) at the top o
spent time in my balcony. I will face directly machines/ noise all the t
rooftop.

Please, add me to the list for receiving updates about the
Annex proposal and concept plan review
tentatively scheduled for Oct 22.

Thank you so so much for keeping me informed.

Silvana Galbetti



RESIDENTIAL UNITS		
	OBR	TOTAL
LEVEL 2	1	1

JUDSON C. HITE
ATTORNEY P.C.

A Professional Services Corporation

250 Arapahoe, Ste. 300, Boulder, CO 80302

Phone: (303) 938-1231
Fax: (303) 938-1526
judsonhite@hitelaw.org

Judson Hite, Esq.
(Licensed in Illinois & Colorado)

September 18, 2020

VIA EMAIL: mclaughline@bouldercolorado.gov

Ms. Elaine McLaughlin
Senior Planner
City of Boulder Planning and Development Services
P.O. Box 79
Boulder, CO 80306

Re: *Grace Commons Church/Annex – LUR2020-00033*

Dear Ms. McLaughlin:

I represent Scott Herrin, the owner of a condominium unit immediately adjacent to the 1603 Walnut Street “annex” portion of the above-referenced Land Use Review application (said portion hereinafter called the “Annex”). We understand you are the Senior Planner coordinating the entire Land Use Review case (the “Project”) through Planning and Development Services review.

We have identified, through the City’s map of Development Review Cases, various documents that seemingly constitute the Concept Plan Review and Comment Application (“Application”) filed by Coburn Partners on behalf of Grace Commons Church (the “Submittals”).

Mr. Herrin’s comments to the Submittals, under B.R.C. §9-2-13, are as follows:

1. Concept Plan Review and Comment Application deficiencies -

A. Applications are required to contain a scaled **context map** showing a radius of 300 feet around the proposed project and identifying, *inter alia*, zoning, and abutting parking areas (B.R.C. §9-2-13(c)(2)). The Submittals contain a scaled “Vicinity Map” showing a 300-foot radius of the entire Project, but do not identify any of the abutting zoning or parking within said scaled radius.¹

The Project will dramatically increase the intensity of use in the surrounding area through a greatly expanded church campus coupled with the mixed social/commercial uses and 30 new residential units to be located in the Annex. However, there are only a total of

¹ An unscaled map of parking lots throughout downtown Boulder is included in the Submittals at p. 4 of a set of schematic-architectural character sketches. This drawing does not meet Application requirements.

JUDSON C. HITE, ATTORNEY P.C.

Ms. Elaine McLaughlin
September 18, 2020
Page 2

32 parking spaces for both the church and Annex. The Project's failure to adequately address parking issues and to properly identify abutting parking are major deficiencies.

B. A Concept Plan Review and Comment Application is also required to contain a scaled and dimensioned **schematic drawing/development concept** showing, *inter alia*, transportation access and circulation, major site improvements, and proposed land uses and locations (B.R.C. §9-2-13(c)(4)). The Submittals contain a 30-page set of schematic-architectural character sketches that are not scaled or dimensioned, and that do not identify the location of any land uses.

These content deficiencies prevent Mr. Herrin from meaningfully commenting on the Submittals. In particular, the location and description of the social/commercial activities to occur in the Annex have the potential to significantly impact neighboring residential and other commercial uses - but Mr. Herrin and others cannot adequately address them given the Submittal's failures.

The Submittals must be revised to address these deficiencies.

C. Further, the **architectural character sketches** required for an Application must show building elevations and composition materials (B.R.C. 9-2-13(c)(5)).

The character sketches included with the Submittals do not contain an east or north elevation of the Annex, nor do they depict the full roof-top/fourth floor layout. The sketches also show a multitude of cladding materials, but do not identify where on the proposed structures the cladding will be applied.

These deficiencies inhibit Mr. Herrin's ability to meaningfully comment on the Submittals are require revision.

2. Identifiable design concerns -

A. Mr. Herrin's property is located on the southwest corner of the third floor of the neighboring property to the east of the Annex. As noted above, the Submittals do not contain any land use description/location information regarding the Annex, nor an east elevation for the Annex, nor the full fourth floor layout. Again, these failures leave Mr. Herrin without an understanding of what is being proposed immediately adjacent to his property, and thus unable to cogently suggest mitigating design considerations.

Nonetheless, he does request that no fourth-floor outdoor activity be permitted along the east boundary and southeast corner of the Annex to ensure his and his neighbors' privacy.

JUDSON C. HITE, ATTORNEY P.C.

Ms. Elaine McLaughlin
September 18, 2020
Page 3

He requests too that the design of any improvements on the fourth floor be coffered/stepped back from the building sides, particularly along 16th Street, Walnut, and the east boundary with his condominium building, consistent with other neighboring structures. This architectural design requirement mitigates the sense of overwhelming size with four-story structures along Walnut Street.

Mr. Herrin also asks that the Annex design provide for limited intrusion into the light and air enjoyed by Mr. Herrin's unit; that all mechanical equipment serving the Annex be located well away from its east boundary shared with the condominium property; and that such equipment be adequately screened to mitigate sound and visual impacts.

B. As also discussed above, the entire Project does not appear to include adequate parking to serve the expanded church campus or the mixed social-commercial-residential activities in the Annex. Parking in the city is a purposefully limited resource, but the impacts of bringing more residents and visitors to the downtown area must be addressed, which the Submittals do not.

C. It is also very important to Mr. Herrin to understand the specific proposed uses and locations of such uses in and around the Annex. For instance, the extensive party patio on the proposed fourth floor has the potential to significantly impact the use and enjoyment of Mr. Herrin's property. All uses, including descriptions, hours and days of operation, number of attendees, the regulation of noise, etc., must be structured so as to limit impacts on adjoining properties.

3. Alley Access - The intensified use of the alley on the north side of the Annex for access, parking, and service/deliveries will require substantial improvement to the condition of the alley, including, at a minimum, resurfacing.

We appreciate the opportunity to submit these comments. We trust the Planning and Development Services department will consider them and have them properly addressed by the Project development team.

Please keep me advised of any further developments with the Project, including, without limitation, if and when the matter is scheduled for further hearing, or if the development team submits any revised or supplemental documentation.

Very truly yours,

s/ Judson C. Hite
Judson C. Hite

-----Original Message-----

From: Louise Pearson <wingedpickle@me.com>
Sent: Friday, September 18, 2020 11:55 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 1603 Walnut

External Sender

Dear Ms. Mclaughline,

First, I want to thank you for your work to make Boulder the best city it can be. I know you have worked hard to make it so.

I do want to share my concerns about what is happening in my neighborhood.

The folks at the Presbyterian Church have proven themselves to be less than ideal custodians. They preside over the neglect of their annex building, allow the homeless to camp out on the property and allow them leave their discarded clothes on the street and in garden plantings. They go safely home to their houses on Mapleton or wherever, thinking they've done a fine thing for humanity, while downtown residents suffer from their do-goodness. And now they want to build affordable housing in our neighborhood (not theirs).

I would like to request that the building be required to have the 4th floor set back so it is in keeping with the feeling of having only 3 floors.

That the building be required to have adequate parking, at least one space per unit.

That the building not have a roof deck that violates the privacy and relative quiet of the neighbors.

That the alley be kept clear during construction so that the residents of 1655 can come and go from their garage.

I would also like more information on what kind of affordable housing exactly we talking about and who the developers are.

I would also like an update on the proposed drug rehabilitation facility that was proposed on Walnut St at the old September school location.

Thank you for your attention, I know you must be swamped.

Louise Pearson
1655 Walnut Street #302

From: Kevin Eggleston <kevin.eggleston@gmail.com>
Sent: Friday, September 18, 2020 7:20 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: Patricia Eggleston <patricia.eggleston@gmail.com>
Subject: Annex Construction at 1603 Walnut

External Sender

Good morning, Elaine. We are residents of the building at 1655 Walnut and we're writing to you with some concerns about the plans for the new construction next door at 1603 Walnut.

1. We're concerned about the HVAC units on the roof of the proposed building as we know from experience that the noise will travel into our building and courtyard. Please ensure that the units are either placed somewhere else or are wrapped to minimize the sound.
2. The parking spaces proposed are inadequate for the number of units proposed, which is both unfair to the tenants of the new building as well as to folks hunting for parking spaces on Walnut. Also, we assume that the parking access will be in the alley, which is where our residents access parking at 1655. Given this increase in alley usage, please ensure that the alley is repaved in concrete like the alleys to the west of us as our alley is a mess.

Thank you for your time and please add us to the list for receiving updates on this development.

Kevin and Pat Eggleston

From: Linda Silverthorn <lsilverthorn@me.com>
Sent: Thursday, September 17, 2020 9:27 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Grace Commons Church Concept Plan

External Sender

Dear Ms. McLaughlin,

I am writing to you regarding the Concept Plan for 1820 15th Street and 1603 Walnut Street, here in Boulder.

I live at 1655 Walnut Street in the Walnut Condominiums located to the east of the Annex at 1603 Walnut Street. We are on the first floor, so directly neighboring the existing building. I've lived here for 10 years now. It is my only home.

The Concept plan looks nice, and it would be a relief to have the Annex building replaced since it is truly an eyesore. However, I have many concerns.

I have found that architecture firms are able to make almost anything look nice, as this one does, but when you delve into the specifics there are too many issues and unanswered questions.

1. 19 parking spaces for 30 units + 3 businesses + a gathering place + Church business + what else? That is simply inadequate. What happened to the rule that when someone builds a new building downtown, they have to provide adequate parking? This alone has the potential to cause parking headaches. And that's not even considering the expansion at the Church itself.

2. What are the plans for the 4th floor gathering area? Has the potential for noise issues been considered? What about HVAC noise? Are there any restrictions? What are the hours of usage? Who will be using it - residents or Church functions?

3. We have continually had issues with the alley usage behind our building. Our only garage entrance is from the alley, and it is an almost daily occurrence that someone is illegally parked or blocking our garage door. I do not see this improving and the City is not very understanding. They allow large delivery trucks to double park. Obviously that has been less because of Covid, but once we start opening up again, I expect these issues to restart as well.

4. Our alley is poorly maintained by the City. We have begged to have it resurfaced yearly, and the best we can manage is for them to come and put in that hot tar repair, which lasts a week or so or until the next moisture event. Don't even get me started about the potholes. What kind of consideration is this being given? Are we going to finally get a concrete alley that can actually withstand the amount of traffic we currently see, and that will only increase with another building?

5. We live directly next door and for the first several years after we moved in, our patio, which faces Walnut Street, was constantly blocked by visitors to the Annex for the Deacon's closet and the other events that are held there. Residents of the building and neighboring houses were unable to even walk down the sidewalk and the amount of trash that was left on the walkways after events was honestly quite disgusting. I was the President of our Board for many years, and we worked with the City to have the trash cans installed and the bike racks. Separately, as a private owner, I worked with the Church to come up with a solution for the sidewalk issue. It took me over two years to finally get the attention of the Church to have them remedy the issue - which was simply to ask people to gather in their parking lot instead of our patio and window box. I was honestly not impressed with their lack of empathy for their neighbors. My very first suggestion was to have people gather elsewhere. It should not have been that difficult to resolve. So, given that history, I am not thrilled to find out that not only is a new version of the Deacon's closet planned, but a coffee shop and another business. I fear that whatever small progress we've made so far will be reversed and/or forgotten. Is there any consideration being given to places for folks to congregate while waiting for access in the new plan?

6. The Annex building, has quite honestly, been poorly maintained. I requested that the Church paint the building many years ago to no avail. I was told it was too costly. They don't even clean the graffiti up unless I notify the City. And it took many years of me notifying the City before they finally started regularly pulling the weeds. Are there any plans for how the Church will maintain the new building and landscaping? I'd like to know that this is not just being given lip-service but actually being planned.

I know that these statements make it sound like I'm against this project and the people that it will serve. That is not the case at all. That building has needed to come down for decades and it will be nice to have a modern, attractive building in its place. However, I have personally observed a lack of willingness on

the part of the Church to maintain that building and practice being good neighbors to the surrounding folks - not just us. Given this track record, I honestly have no reason to hope that it will be any different in the future just because the new building looks attractive.

Regards,

— Linda Silverthorn
lsilverthorn@me.com

From: Corla Davis <corladavis@hotmail.com>
Sent: Thursday, September 17, 2020 6:44 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: Tom Donahue <tmdonahueco@hotmail.com>
Subject: PROPOSED CONSTRUCTION: 1603 Walnut St. 80302

External Sender

Dear Ms Mclaughline,

I own and live in a unit at The Walnut, 1655 Walnut St. -the condominiums located adjacent to and east of the proposed Annex construction at 1603 Walnut. I have several concerns:

1. **PARKING:** I understand they are proposing only 19 parking spaces for 30 units. This seems totally inadequate. I propose 30 spaces would be a minimum requirement – otherwise the already crowded streets will be even more congested.
2. **ALLEY TRAFFIC:** How will traffic through the alley being handled? The alley provides the only entrance to our building's parking facility, and for businesses across the alley from us. Will the 16th Street entrance to the alley be blocked during construction? If so, this will further congest and increase traffic and problems at the 17th street entrance. We have large delivery trucks and trash trucks that cannot not turn around entering the alley constantly; the inability for them to enter and exit from 16th street would cause extreme congestion.
3. **NOISE ORDINANCES:** If there are to be public events on the rooftop, what are the noise restrictions and hours that events will be allowed? The Walnut is a residential building on a predominately residential street.
4. **HVAC UNITS:** These can be extremely loud; where will they be located? What are plans for sound mitigation?

I would appreciate it if I could be added to the list for receiving updates about the Annex proposal and the concept plan review tentatively scheduled for Oct 22.

Thank you for keeping us informed.

Best Regards,

Corla C. Davis

925-487-3219 (c)

From: Robert Gill <rgill99@comcast.net>
Sent: Thursday, September 17, 2020 4:50 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 1603 Walnut street

External Sender

Hello Elaine,

I live at 1655 Walnut in the Walnut Condominiums located east of the Annex at 1603 Walnut. I am on the Walnut HOA Board and everyone is asking the Board for more info.

Here are some of the concerns we have identified ...

1. The Annex plan is asking for a 4th floor modification but has a brick 4 story structure coming all the way to the sidewalk, and not sitting back as is consistent with most architectural modifications in Boulder. I don't know the terminology for this but that 4 story façade is imposing and unfriendly. Is this even allowed, without "stepping back" in the upper floors?
2. They are proposing 19 parking spaces for 30 units. This is completely inadequate for that many units. How can they possibly receive a 37% reduction in required parking?
3. If they will be hosting public events on the rooftop, what are the noise restrictions and hours that events will happen up there? We are a residential building nearby other condos and houses and will all be impacted by sound tremendously. What are the city ordinances on that type of space? As a Board member, this will be an important concern for the entire condominium.
4. HVAC units can be horrendously loud, will the HVAC units on the rooftop be wrapped both visually and with sound mitigation so that me and my neighbors will not bear the brunt of the sound of the Annex HVAC units? And where will they be located? It looks on the renderings that they will put HVAC on the north side of the building.

Please add me to the list for receiving updates about the Annex proposal and the concept plan review tentatively scheduled for Oct 22. I plan to attend the October 22nd meeting.

Regards,

Robert Gill

Robert Gill
1655 Walnut Street, 203
Boulder, CO 80302
303-641-4642 (M)
303-444-6034
rgill99@comcast.net

From: Leslie lord <leslie_lord@msn.com>
Sent: Thursday, September 17, 2020 4:48 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Plan concerns - Annex construction at 1603 Walnut

External Sender

Hello Elaine,

I live at 1655 Walnut in the Walnut Condominiums located adjacent to the proposed Annex construction at 1603 Walnut. I am not opposed to the development but have concerns that the following items in the plan, as currently submitted, have been overlooked and as a result will have negative impact on the residents living in the neighborhood:

1. The architectural esthetic of the front of the building which appears to lack setbacks between each floor. This is not consistent with other new construction multi-story, residential buildings in the neighborhood.
2. Inadequate number of parking spaces to accommodate total residential units will mean additional street parking congestion.
3. Traffic congestion that will result in the already busy alley between 16th and 17th Street. Not only is this alley very busy, but the City does not maintain the pavement or plow the alley in the winter.
4. No acknowledgement of how noise from HVAC units on the roof will be dampened to mitigate noise for residents in our building and others living in the proximity.

Thank you,

Leslie Lord
1655 Walnut Street, Unit 106

Sent from my iPad

From: Rudolph Kammerer <rudykamm@mac.com>
Sent: Thursday, September 17, 2020 3:18 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Concept Plan Review, Grace Common First Presbyterian Annex, 1603 Walnut St.

External Sender

Hello Ms. McLaughlin.

I'm a resident of The Walnut Condominiums located at 1655 Walnut St., Boulder, CO 80302.

I'm writing with respect to the Concept Plan Review for Grace Common First Presbyterian, as it pertains to the Annex located at 1603 Walnut St.

I am not necessarily opposed to the proposed construction, but I have the following concerns:

1. The Annex plans do not contain an East Elevation drawing or a written description of how the developers intend to address privacy, noise, view, and other concerns with respect to the east facade that abuts and faces the Walnut Condominiums. Because this facade is located in such close proximity to the The Walnut Condominiums, I would like to see such information so that I could more meaningfully review the proposal. For example, will any of the floors have windows in the east facade? How much space will be left between the two buildings? Will the event space walls contain any soundproofing measures to prevent excessive noise from radiating over to The Walnut and the rest of the neighborhood? Etc.
2. The Annex plans seem to contemplate 18 parking spaces for 30 residential units, commercial space, and event space. That number seems inadequate. One to two cars per resident would require thirty to sixty spaces for the residents alone.
3. Residents of The Walnut already have problems with the raucous noise coming from events held at the current Annex, which presently is located only on the ground floor. The proposed commercial space on the first floor, events held on the fourth floor, and activities taking place in the open space of the fourth floor, all raise similar noise concerns. I would like assurances that the commercial space will not be used by tenants with activities incompatible with a residential neighborhood (e.g., bars, nightclubs, restaurants that are open late), and that noise and hour restrictions will be placed on fourth floor

activities to ensure that residents in the neighborhood can sleep and otherwise enjoy peace and quiet in their homes.

4. I'd like assurances that any mechanical equipment located on the roof or outside of the building walls will employ noise mitigation measures to prevent excessive noise from reaching The Walnut and neighborhood.

Thank you for your time and consideration.

— Rudy

Rudolph M. Kammerer
1655 Walnut Street
Unit 301
Boulder, Colorado 80302
Mobile: (505) 690-6665
[E-mail: rudykamm@mac.com](mailto:rudykamm@mac.com)

From: Juan Falquez <jfalquez@gmail.com>
Sent: Thursday, September 17, 2020 12:14 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Annex - 1603 Walnut

External Sender

Hello Elaine,

I live at 1655 Walnut St, next door to the proposed Annex project from the Grace Commons church. It is great that we have a voice in this project, and I am glad that they are proposing some commercial space which will bring a bit more life to that corner. I do have some issues I wanted to bring up for consideration:

* The 4th floor has a social event area, and it is unclear what are the guidelines or hours for this space -- especially since it has an outdoor area. My apartment (and bedroom) faces the alley, and I am worried with little sound insulation on the north/east side of the building, that the echo could leak into my apartment. As a reference, I hear the church service that is performed in the parking lot each Sunday morning. Since it is once a week, and during late mornings.. I do not mind much, but would be worried with persisting events in the evening.

* Since my apartment faces the alley (first floor), specifically the patio area, I am hoping that the building respects the setback that seems to be present in the alley (it is unclear from the plans where the construction will actually end in reference to my building). I like how the alley is very open, with buildings even tapering away on the higher levels and it would be a shame if a huge concrete wall is now blocking the area and the little sunlight coming in.

* Finally, I am a bit concerned with the amount of allocated parking space. With the addition of the commercial area, the street parking will be used more and considering the amount of apartments proposed, there does not seem to be an appropriate number of parking spaces.

Thank you,
Juan Falquez

From: Grant Couch <grant@grantcouch.com>
Sent: Thursday, September 17, 2020 10:52 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Re: 1603 walnut?

Thanks again Elaine - and as I mentioned in yesterday's email, I look forward to attending the hearing.

In the interim, I've come across some details that are concerning and while this isn't meant to be an exhaustive list, I want to point out two serious concerns for the neighborhood;

1. I understand there be only 19 parking spaces for 30 units. If that's true, the plan needs to change to accommodate at least 30 on-site parking spots. Our neighborhood parking is already "parking challenged" and when COVID passes, trying to deal with another 11 cars needing street level parking will be a problem. (I appreciate having the parking garage next door, but even with that, our pre-COVID tree level parking demand was challenging.)

2. I understand the new annex will be allowing public events on the rooftop. If that's true, the elevated exterior noise source will carry throughout the neighborhood. And if there is any amplification allowed, then the disturbance will be very annoying - possibly carrying several blocks. I hope there are noise restrictions to prevent that, but even assuming so, no one wants to have to call the police to tell people to stop having fun at their special events. I hope the plan can be amended to prevent such usage of the 4th floor.

Thanks for your consideration, grant

On Sep 16, 2020, at 1:31 PM, McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov> wrote:

Hello Grant-

The planning board hearing is schedule for October 22nd. It will likely be a virtual hearing, feel free to let me know if you'd like to participate.

Best regards-
Elaine

Elaine McLaughlin
Senior Planner
ph. 303-441-4130
mclaughline@bouldercolorado.gov
<image001.jpg>
1739 Broadway | PO Box 791 | Boulder, CO 80306
Bouldercolorado.gov

From: grant couch <grant@grantcouch.com>
Sent: Tuesday, September 1, 2020 3:30 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 1603 walnut?

External Sender

Elaine,

I just left you a voicemail on the above subject property. When you have more info on the development plans and a hearing date, can you let me know by email (@ this address)?

Thanks in advance...

with peace, grant

風空

~.~

From: cindy cruz <cindykruz@yahoo.com>
Sent: Thursday, September 17, 2020 10:49 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 1820 15th and 1603

External Sender

Dear Ms Mclaughline,

I am an owner at The Walnut, 1655 Walnut -the Condominiums located adjacent to and east of the proposed annex construction at 1603 Walnut. I, along with all my neighbors have a variety of concerns- not the least of which are outlined below.

Here are some the concerns I have:

1. They are proposing 19 parking spaces for 30 units. This is completely inadequate for that many units. How can they possibly receive a 37% reduction in required parking?

2. How is the traffic through the alley being addressed? I have written before about the deteriorating condition that only gets worse as the weather turns. This is the only entrance to our building's parking and also for the businesses across from us and their deliveries. It seems that once construction has begun, the likelihood of of the 16th Street entrance to the alley being blocked is tremendous- which will further congest and increase traffic and problems at the 17th street entrance. As we have large delivery trucks and trash trucks coming all the time- that cannot not turn around -the inability for them to enter and exit from 16th street will cause more of a nightmare at our end.

Add to this security concerns we are already addressing due to mob activity targeting our building.

3. If they will be hosting public events on the rooftop, what are the noise restrictions and hours that events will be allowed up there? We are a residential building with nearby other

condos and houses, and apartments which will all be impacted by sound tremendously. What are the city ordinances on that type of space? This will be an important concern for the entire neighborhood.

4. The Annex plan is asking for a 4th floor modification but has a brick 4 story structure coming all the way to the sidewalk, and not sitting back as is consistent with most architectural modifications in Boulder. That 4 story façade is imposing and incongruous. Is this even allowed, without “stepping back” in the upper floors?

5. If there is a 4th floor balcony on the east side, people will be looking directly into my neighbor's bedroom and patio on the third floor.

6. HVAC units can be horrendously loud, will the HVAC units on the rooftop be wrapped both visually and with sound mitigation so that me and my neighbors will not bear the brunt of the sound of the Annex HVAC units? And where will they be located? It looks on the renderings that they will put HVAC on the north side of the building?

Please add me to the list for receiving updates about the Annex proposal and the concept plan review tentatively scheduled for Oct 22.

Thank you for keeping me informed.
Regards,

Cindy K Cruz

From: Elihu Pearlman <ehpearlman@hotmail.com>
Sent: Thursday, September 17, 2020 10:48 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Walnut Street Development

External Sender

Dear Ms. McLaughline:

I live at 1655 Walnut Street and have concerns about the Grace Commons development.

a) The number of parking spaces is totally inadequate. This could easily be mitigated by providing underground parking, for which I see no plan. Half of the property scheduled for development is now devoted to parking, so those spaces will be lost. More parking will be necessary because of the 30 residential units and because the fourth floor is devoted to an event space -- and presumable attendees at these events will require places to put their automobiles.

b) It looks as though there is the potential for a real noise problem. The church has not been a good neighbor in regard to noise -- there have been band practices in the existing building that

have shaken our walls, and there are outdoor services in the present parking lot that make full use of sound amplifying equipment. Does the present plan allow a roof top nightclub? Such would not be compatible with the neighborhood. Moreover, there appears to be HVAC equipment placed very close to 1655 units. What is the plan for sound mitigation?

I hope that so massive a project will be fully scrutinized.

Yours, Eli Pearlman (1655 Walnut Street, #201

From: Sam Povilus <povilus@povil.us>
Sent: Thursday, September 17, 2020 10:27 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Church Annex Construction at 1603 Walnut

External Sender

Elaine,

I own a condo at 1655 Walnut and have some concerns about the plans the church has.

My primary concern is an issue of taxes and regulations, but parking and noise are also concerns.

I am assuming that the church building the annex is a non-profit? Will they not be paying property taxes on the new housing? Will the finances for the housing be in the same accounting book as the churches? Will the profits from the housing they are providing be going towards the church itself? If so, how does the city plan on resolving any separation of church and state concerns?

Will the church be requiring residents of the annex to follow their religion? or their morals? Again, if this is a non-profit, how will the city resolve any first amendment concerns?

The plan seems to indicate that there are 19 spaces for 30 units is this above, below, or at the normal city requirements for buildings of this type?

What kind of operating limits will there be on the common spaces of the annex with regard to noise? How will they be enforceable in the long term? Will the HVAC systems of the new building be properly noise and sight insulated?

Thank you for your time

--Sam Povilus
Computer Engineer

-----Original Message-----

From: sharie schouweiler <sharieschou@me.com>
Sent: Thursday, September 17, 2020 10:52 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 1603 Walnut

External Sender

I live next door to this proposed development and have concerns about height, noise and limited parking. Will the height of the building block our sunlight? What kind of events will be allowed and where will the noisy HVACS be located? There is not enough parking for the number of units and if they are to be affordable people won't have money to pay for street or lot parking. Thank you for clarifying these issues.

Sincerely, Sharie Schouweiler 1655 Walnut Unit 112

Sent from my iPhone

From: Ron Bennett <ron@rkbennett.com>
Sent: Thursday, September 17, 2020 5:39 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 1603 Walnut St.

External Sender

Ms. McLaughlin,

I'm an architect and an owner resident at 1655 Walnut Street and wish to comment on the proposed First Presbyterian Church annex building at 1603 Walnut Street.

While I support the project in a general sense, a few aspects of it concern me...

- 1) What appear to be four-story high vertical circulation elements on Walnut and 16th Streets are imposing and out of character for the neighborhood, where many buildings are less than four stories or at least have the top floor(s) set back.
- 2) Rooftop balconies, patios and equipment will have a visual and acoustic impact on adjacent residences and need to be clearly defined and illustrated. Though still conceptual, more attention to the proposed roofscape is needed, and specifically how it relates and responds to existing abutters at the zero lot line.
- 3) Only nineteen parking spaces for thirty residential units plus event spaces seem woefully inadequate.

Please include my e-mail in the distribution list for any hearing notices or project updates. Thank you for your consideration.

-Ron

Ron Bennett, AIA
1655 Walnut St. #104
Boulder, CO 80302

mobile: 978.258.2550

From: Robyn Wolf <robynwolfdesign@gmail.com>
Sent: Tuesday, September 15, 2020 10:36 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: Robyn Wolf <robynwolfdesign@gmail.com>
Subject: 1603 Walnut - First Presbyterian Church Annex (Grace Commons)

External Sender

Hello Elaine,

I live at 1655 Walnut in the Walnut Condominiums located east of the Annex construction at 1603 Walnut. I knew that at some point a building would likely go up next to my unit. My unit is shown along the gold arrow below. I am not opposed to this development, but have several concerns. I am also on the Walnut Condo Board and everyone is asking the Board for more info.

Because this letter is required before September 18, I will address the Annex design at 1603 Walnut without seeing the east elevation as I requested weeks ago.

This should have been included in the architectural renderings as the east side of the Annex clearly shows 4th Floor Patio Space (shown by the red arrow). Additionally, because there is no floorpan for the 4th floor event space and no east elevation, it is a complete unknown as to what will be happening/proposed for the east side of the event space. Will that event space open onto this east patio? And how far does that patio extend northward? Again, because there is no east elevation, what is happening up there is an unknown and everyone in the Walnut Condos will be impacted by it.

Here are the concerns I have ...

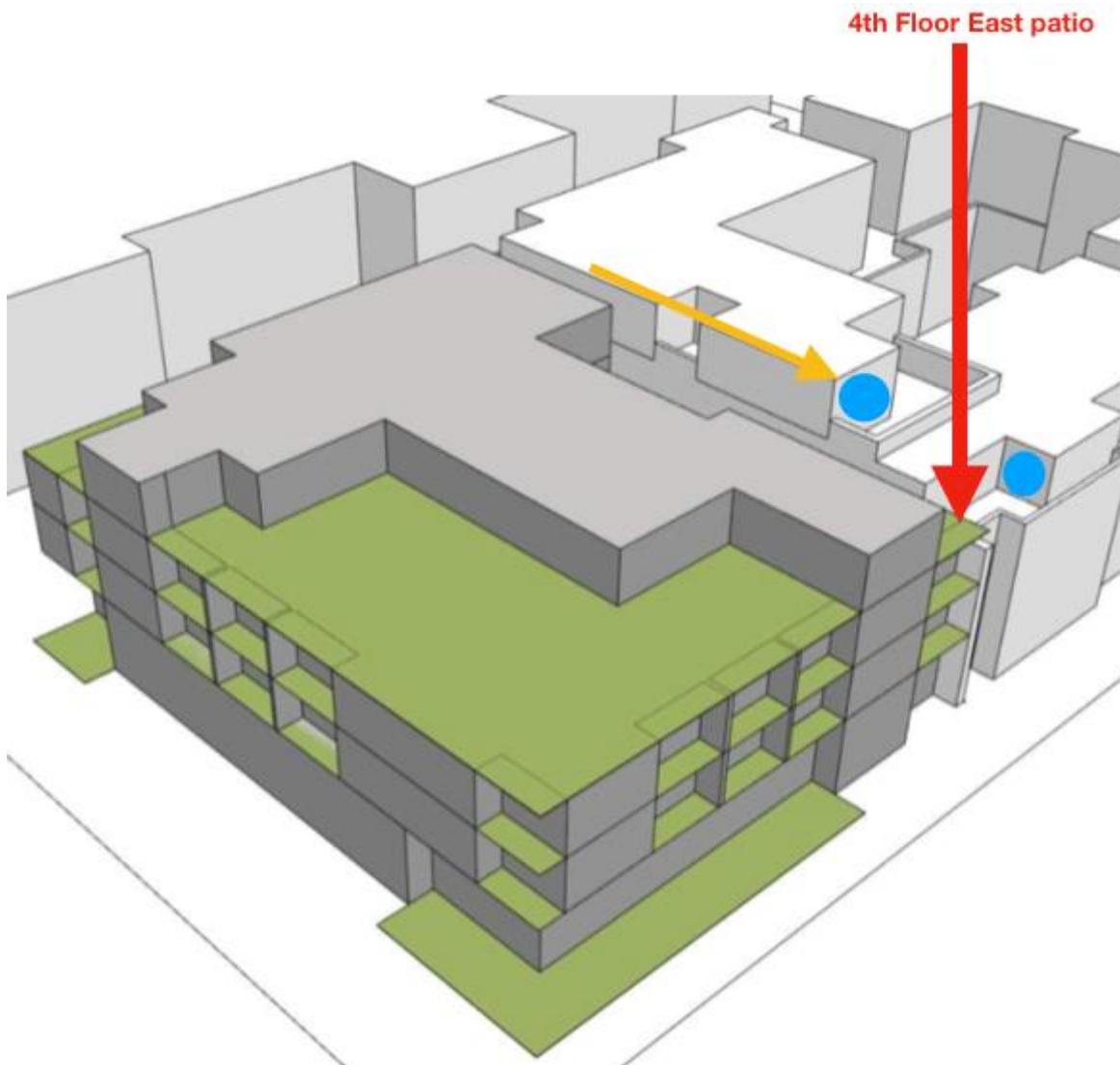
1. If there is a 4th floor balcony on the east side, people will be looking directly into my bedroom (shown with a blue circle) and my neighbors bedroom/patio on the third floor.
2. The Annex plan is asking for a 4th floor modification but has a brick 4 story structure coming all the way to the sidewalk, and not sitting back as is consistent with most architectural modifications in Boulder. I don't know the terminology for this but that 4 story facade is imposing and unfriendly. Is this even allowed, without "stepping back" in the upper floors?
3. They are proposing 19 parking spaces for 30 units. This is completely inadequate for that many units. How can they possibly receive a 37% reduction in required parking?
4. If they will be hosting public events on the rooftop, what are the noise restrictions and hours that events will happen up there? We are a residential building nearby other condos and houses, and will all be impacted by sound tremendously. What are the city ordinances on that type of space? As a Board member, this will be an important concern for the entire condominium.

5. HVAC units can be horrendously loud, will the HVAC units on the rooftop be wrapped both visually and with sound mitigation so that me and my neighbors will not bear the brunt of the sound of the Annex HVAC units? And where will they be located? It looks on the renderings that they will put HVAC on the north side of the building?

Please add me to the list for receiving updates about the Annex proposal and the concept plan review tentatively scheduled for Oct 22, but most importantly please send me the east elevation and event space floor plan asap. I will be out of town Oct 22 but will have other Board members attend.

Many thanks in advance for keeping me informed.

Robyn Wolf
305.213.7416



From: Elihu Pearlman <ehpearlman@hotmail.com>
Sent: Wednesday, September 2, 2020 8:43 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 1603 Walnut

External Sender

Ms McLaughlin: I just glanced at the plan for 1603 Walnut and I see that the plan calls for 30 apartments but makes no provision for parking. How is that possible? Shouldn't there be a requirement for underground parking? Remember that the plan removes the 30 -40 parking spots now on site that are regularly used by churchgoers and others. This seems like bad planning, but easily remedied by building a large underground parking area.

Eli Pearlman 1655 Walnut



PHONE 303.442.3351
 FAX 303.447.3933
 2560 28th St. Suite 200
 Boulder, CO 80301

coburnpartners.com

August 21, 2020 rev September 14, 2020

Grace Commons Church Addition/Renovation and Annex

1820 15th Street & 1603 Walnut Street

Concept Review and Comment - Written Statement

Introduction:

Grace Commons Church (formerly known as First Presbyterian Church of Boulder) is proposing a renovation and addition to their existing building located at 1820 15th Street, Boulder, and a new mixed-use building located at 1603 Walnut Street. The addition and renovation aspires to improve functionality and flow to a building that has been renovated and expanded several times since the original chapel was built in 1897. The church has always been an integral part of the Boulder community, offering a place of worship and several mission-based services to the City's less fortunate residents. This project seeks to improve and expand the services already in place by providing much needed meeting facilities, new kitchen facilities at both sites, and affordable housing within the City's urban center. Both lots sit within the City's interface zone.

The lot area for 1820 15th street is 89,966 square feet and the existing building is approximately 87,585 square feet. The renovation/addition proposes removing 26,566 square feet of existing structure, renovating 20,090 square feet of existing structure, and adding 43,854 square feet of new building area. The total building area after planned renovations would be approximately 104,873 square feet, providing 13 vehicular parking spaces on site to support the preschool use, 8 long-term bike storage spaces, and 52 short-term bike parking spaces. The project would be primarily assembly space and meeting rooms, and an existing preschool will remain on site. This site partially sits within the Chamberlain Historic District and the proposed architectural design strives to act as a transitional device from the urban framework along 15th street to the historic scale and character along 16th street by creating an open front plaza that defines the new, centralized, main entrance and allows the historic chapel to remain a prominent feature on the corner of 16th St and Walnut St. The open front plaza will also have a strong visual connection to the proposed mixed-use building at 1603 Walnut Street. The proposed designs will have a similar feel and material palettes which will support the church's community driven mission and acknowledges that these 2 sites are linked architecturally and spiritually.

The lot area for 1603 Walnut Street is 14,046 square feet and has an existing 1 story structure, which would be removed to make room for a new mixed-use 4 story building. Uses include assembly space, a cafe/restaurant, permanently affordable for-rent apartments consisting of twelve (12) 1 bedroom units, plus eighteen (18) efficiency apartment units on the 2nd and 3rd floors, and an events assembly space on the 4th floor. The ground floor assembly space will continue to serve the church's missions, including feeding and clothing the city's less fortunate residents. A full kitchen is expected to support the mission and the café/restaurant function. The café/restaurant function will be open to the public. The for-rent apartments are intended to provide affordable housing in the city of Boulder to anybody who qualifies under the affordable housing program. The 4th floor event space will be a rentable space available to the public, not exclusive to church use. We anticipate a wide range of event types, ranging from

**CREATING
 GREAT
 PLACES™**



PHONE 303.442.3351
 FAX 303.447.3933
 2560 28th St. Suite 200
 Boulder, CO 80301

coburnpartners.com

wedding receptions to birthday parties to funeral receptions or small corporate events. The proposed new building would be approximately 37,900 square feet with 19 parking spaces provided for the residents. 50 long-term bicycle spaces and 24 short-term bicycle spaces are planned. The site is within the Non-Historical Interface Area in downtown. The design follows section 2 of the Downtown Urban Design Guidelines by providing a contemporary design that features a pedestrian friendly open storefront ground story, masonry, brick, and metal detailing.

Compliance with Title 9, Land Use Regulations:

1. Concept Plan Criteria:

a. *Techniques and strategies for environmental impact avoidance, minimization or mitigation:*

1820 15th Street; The current site consists of a cluster of buildings with the north east corner, east, and south sides set back to allow for green space. This space will remain in place and a new open plaza is proposed where a paved courtyard and structure currently sit. Environmental impact is avoided by proposing building and impervious surface area over previously developed impervious surface areas. Open space in the new entry court opens to Walnut Street.

1603 Walnut Street; The current urban site is developed and 100% impervious, with an open parking lot and an existing 1 story structure. The new building proposes a similar percentage of impervious surface area but will provide new street trees and open space at the ground floor, making a more desirable street experience for pedestrians and motorists. The proposed building includes open space on the 4th level, and plantings which are currently lacking on the site. The updates to the building required by the new City of Boulder energy code mean that even with similar amounts of site coverage, appropriate in this urban setting, the building will also perform better than the existing structure.

b. *Techniques and strategies for practical and economically feasible travel demand management techniques:*

1820 15th Street; The existing building is located in an area well served by transit routes, car shares, and bike shares. The updated building includes greater efficiency in the layout and is less obliging to vehicular transport, instead utilizing this space as green area. Short-term parking is provided on site for the pre-school use and the church will work with the city to develop a parking management plan to avoid queuing and traffic congestion.

1603 Walnut Street; The urban site offers a wide variety of nearby services and transportation options. The proposed affordable housing would provide an opportunity for the residents to utilize existing transportation methods such as bus lines and nearby bike shares, requiring less reliance on vehicular transportation. The commercial and event spaces would be well served by many nearby parking structures, nearby street parking, and the same transit options which would be available to the residents. Walnut Street has on-street bike lanes that are well connected to the bike routes throughout the city.



PHONE 303.442.3351
FAX 303.447.3933
2560 28th St. Suite 200
Boulder, CO 80301

coburnpartners.com

c. *Proposed Land Use:*

1820 15th Street; The land use of this building would remain unchanged. The church provides several outreach programs and offers relief to its community and serves those less fortunate in our neighborhood. Current land use includes a place of assembly with accessory business use and a preschool for Pre-Kindergarten children aged 6 months to 5 years old.

1603 Walnut Street; The land use of the proposed new building includes a café, multi-purpose space, retail and dining room, an events and assembly venue, and 30 permanently affordable residential apartments. The proposed affordable housing provides a valuable resource to the City of Boulder and offers a low-cost opportunity to reside in a well-served and well-connected urban area, taking advantage of the existing infrastructure and services, and contributing to Boulder's goal to have 15% permanently affordable housing. The proposed ground floor developments also bring their own significance, adding activity and interest to the streetscape and providing space for much needed expansion of the Grace Commons Church mission without disrupting the context of the area.

Conclusion

Thank you for taking the time to review this Concept Plan Review Application. We are looking forward to working with city staff and Planning Board to make this project a reality.

Your thoughts and ideas are requested with regards to general concepts and design issues as well as the specific details of the development requirements and process. The primary goal for this project is to create a well-integrated development that will continue to develop a sense of community in the area.

Thank you for your time and comments.

CONCEPT PLAN REVIEW

GRACE COMMON FIRST PRESBYTERIAN

1603 WALNUT ST - ANNEX SCOPE OF WORK

SCOPE OF WORK: **NEW CONSTRUCTION, MIXED USE WITH ASSEMBLY AND RESTAURANT ON GROUND FLOOR, AFFORDABLE APARTMENTS ON 2ND & 3RD FLOORS, AND EVENT SPACE ON 4TH FLOOR.**

UNITS TOTAL: **30**

ZONING: **DT-5**

SETBACK MINIMUMS: **FRONT=15' SIDES=0 OR 12' REAR=15'**

BUILDING TYPE: **MULTI-FAMILY RESIDENTIAL/COMMERCIAL**

NUMBER OF BUILDINGS: **1**

PARKING STRUCTURES: **0**

PROPOSED BUILDING FOOTPRINTS: **12,503 SF**

TOTAL LOT SIZE: **14,046 SF/ 0.322 ACRES**

MAX ALLOWABLE HEIGHT: **55 FEET/ 4 STORIES WITH APPROVED**

HEIGHT MODIFICATION

ALLOWABLE FAR: **2.7 | 37, 924 SF**

1820 15TH ST - CHURCH SCOPE OF WORK

SCOPE OF WORK: **RENOVATION/ADDITION TO AN EXISTING HISTORIC BUILDING**

ZONING: **DT-5**

SETBACK MINIMUMS: **FRONT=15' SIDES=0 OR 12' REAR=15'**

BUILDING TYPE: **ASSEMBLY, WORSHIP**

NUMBER OF BUILDINGS: **1**

PARKING STRUCTURES: **0**

PROPOSED BUILDING FOOTPRINTS: **58,652 SF**

TOTAL LOT SIZE: **89,966 SF/ 2.065 ACRES**

MAX ALLOWABLE HEIGHT: **55 FEET/ 4 STORIES WITH APPROVED**

HEIGHT MODIFICATION

ALLOWABLE FAR: **2.7 | 242,908 SF**

ARCHITECT

COBURN ARCHITECTURE
2560 28TH STREET, SUITE 200
BOULDER, COLORADO 80301
P: (303) 442-3351

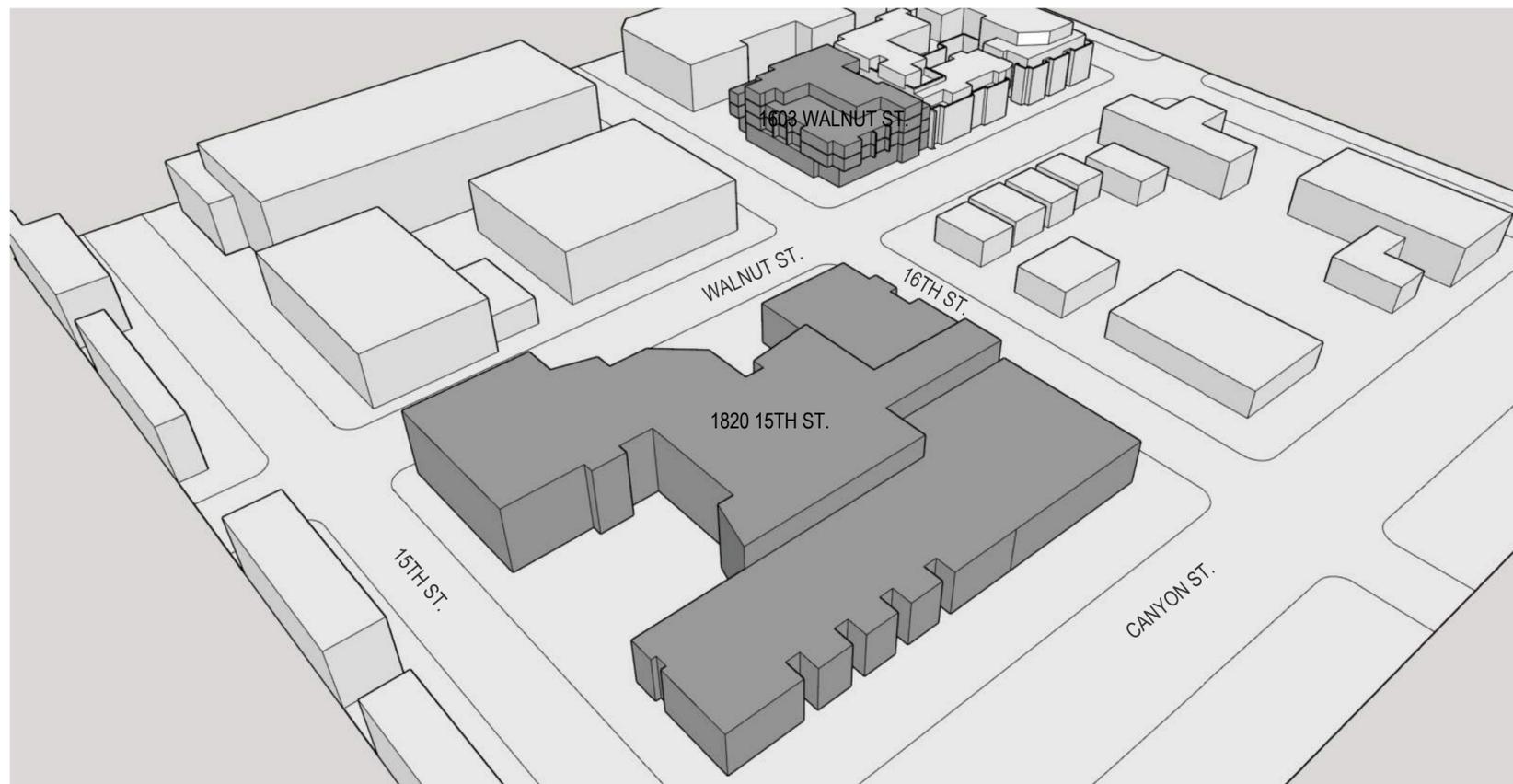
BWG - BUILDING GOD'S WAY
2909 WASHINGTON BLVD
OGDEN, UT 84401
P: (800) 552-V7137

CIVIL ENGINEER

JVA INC.
1319 SPRUCE STREET.
BOULDER, COLORADO 80302
P: (303) 444-1951

OWNER

GRACE COMMONS CHURCH
1820 15TH STREET
BOULDER, CO 80302, Boulder, CO 80302
P: (303) 402-6400



LIST OF INFLUENCING REGULATIONS AND GUIDELINES.

1. City Boulder Design Guidelines - Land Use Code
2. City of Boulder Downtown Urban Design Guidelines Section 2 Non-Historic & Interface Areas.
3. Chamberlain Historic District Design Guidelines Dec 1996



Concept Plan Review
1850 15th St. & 1603 Walnut St.,
Boulder, CO 80302



CONCEPT PLAN REVIEW

GRACE COMMON FIRST PRESBYTERIAN

1603 WALNUT ST - ANNEX SCOPE OF WORK

SCOPE OF WORK: **NEW CONSTRUCTION, MIXED USE WITH ASSEMBLY AND RESTAURANT ON GROUND FLOOR, AFFORDABLE APARTMENTS ON 2ND & 3RD FLOORS, AND EVENT SPACE ON 4TH FLOOR.**
 UNITS TOTAL: 30
 ZONING: DT-5
 SETBACK MINIMUMS: **FRONT=15' SIDES=0 OR 12' REAR=15'**
 BUILDING TYPE: **MULTI-FAMILY RESIDENTIAL/COMMERCIAL**
 NUMBER OF BUILDINGS: 1
 PARKING STRUCTURES: 0
 PROPOSED BUILDING FOOTPRINTS: 12,503 SF
 TOTAL LOT SIZE: 14,046 SF/ 0.322 ACRES
 MAX ALLOWABLE HEIGHT: 55 FEET/ 4 STORIES WITH APPROVED HEIGHT MODIFICATION
 ALLOWABLE FAR: 2.7 | 37, 924 SF

1820 15TH ST - CHURCH SCOPE OF WORK

SCOPE OF WORK: **RENOVATION/ADDITION TO AN EXISTING HISTORIC BUILDING**
 ZONING: DT-5
 SETBACK MINIMUMS: **FRONT=15' SIDES=0 OR 12' REAR=15'**
 BUILDING TYPE: **ASSEMBLY, WORSHIP**
 NUMBER OF BUILDINGS: 1
 PARKING STRUCTURES: 0
 PROPOSED BUILDING FOOTPRINTS: 58,652 SF
 TOTAL LOT SIZE: 89,966 SF/ 2.065 ACRES
 MAX ALLOWABLE HEIGHT: 55 FEET/ 4 STORIES WITH APPROVED HEIGHT MODIFICATION
 ALLOWABLE FAR: 2.7 | 242,908 SF

ARCHITECT

COBURN ARCHITECTURE
 2560 28TH STREET, SUITE 200
 BOULDER, COLORADO 80301
 P: (303) 442-3351

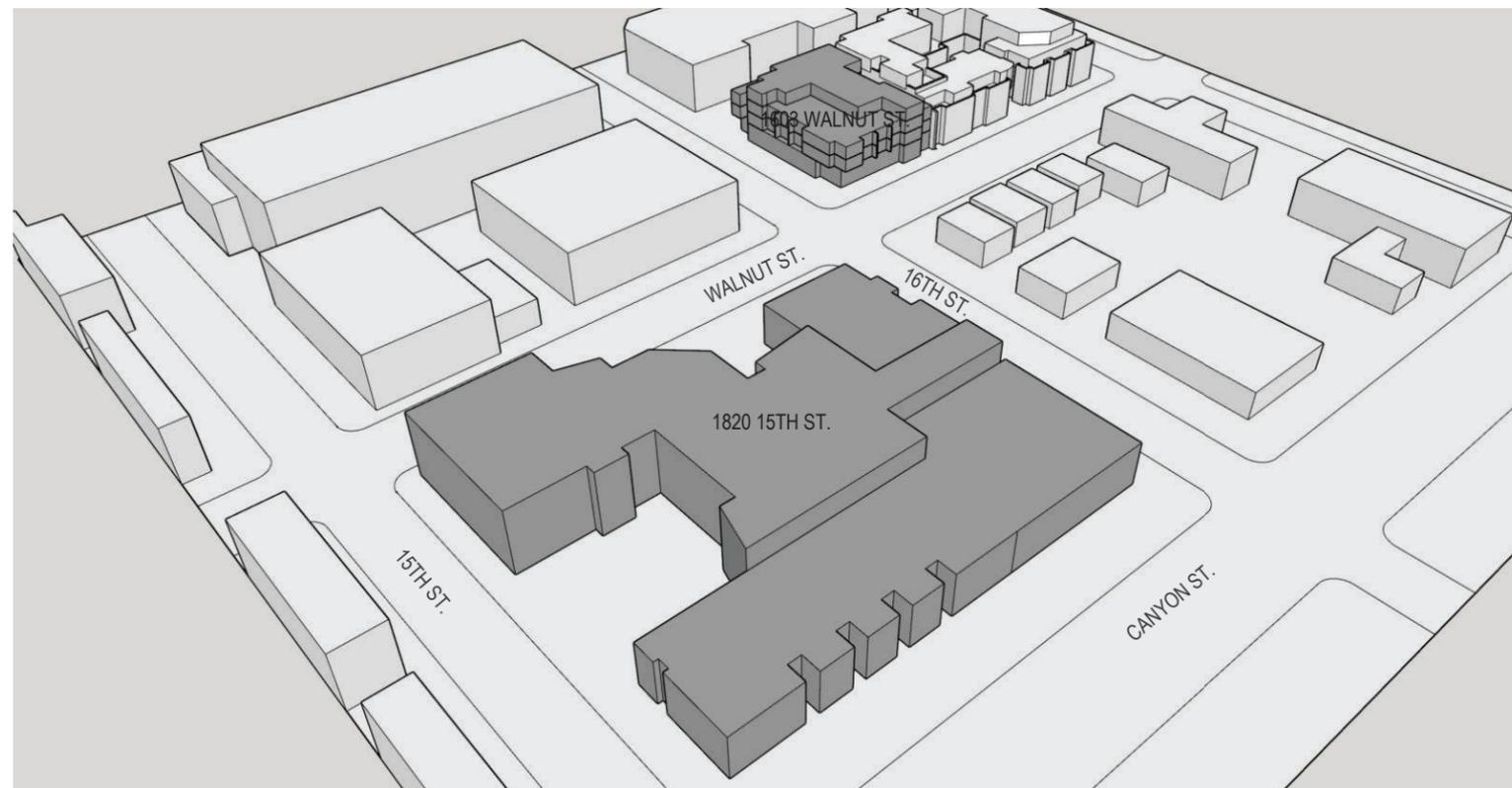
BWG - BUILDING GOD'S WAY
 2909 WASHINGTON BLVD
 OGDEN, UT 84401
 P: (800) 552-V7137

CIVIL ENGINEER

JVA INC.
 1319 SPRUCE STREET.
 BOULDER, COLORADO 80302
 P: (303) 444-1951

OWNER

GRACE COMMONS CHURCH
 1820 15TH STREET
 BOULDER, CO 80302, Boulder, CO 80302
 P: (303) 402-6400



LIST OF INFLUENCING REGULATIONS AND GUIDELINES.

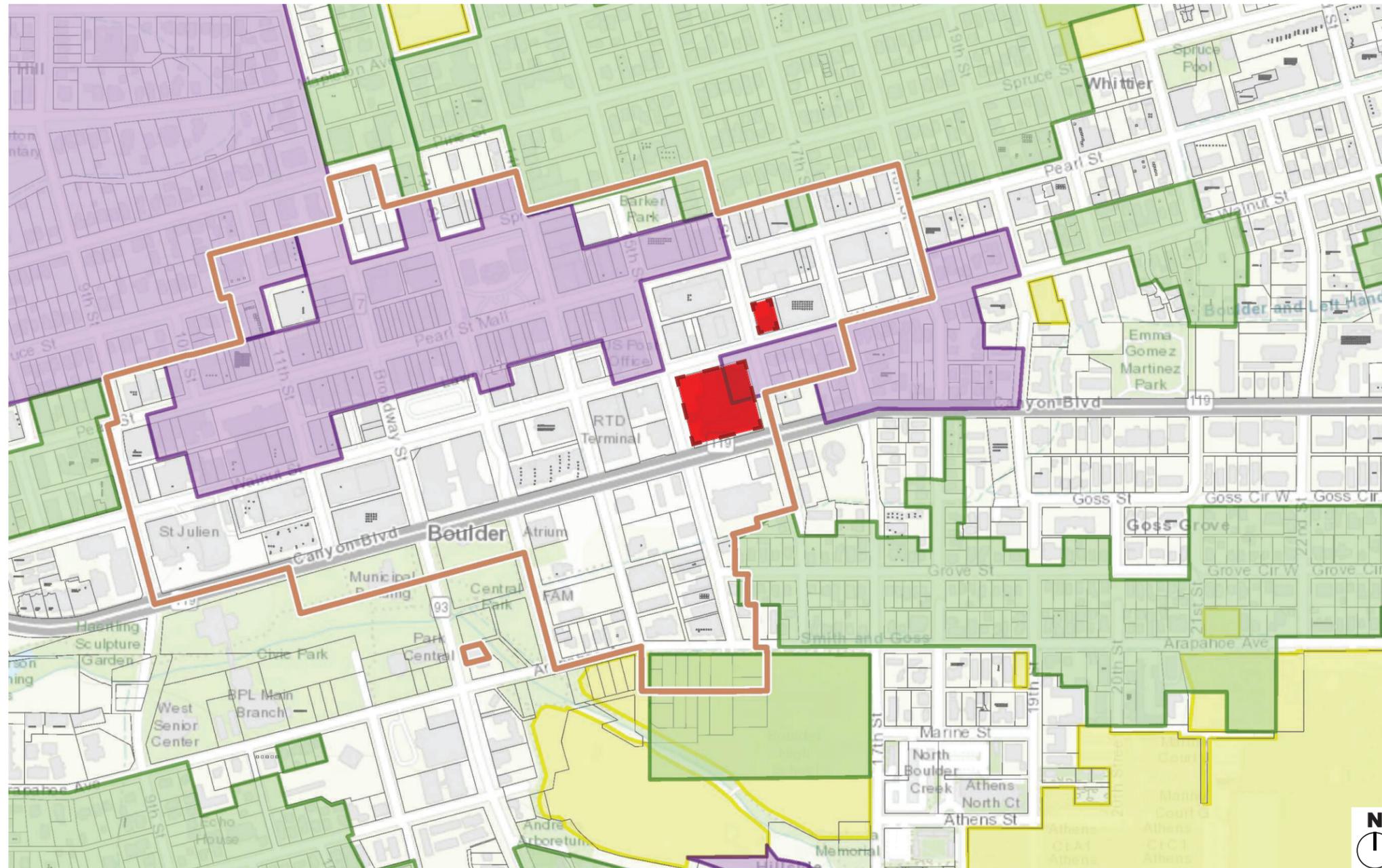
1. City Boulder Design Guidelines - Land Use Code
2. City of Boulder Downtown Urban Design Guidelines Section 2 Non-Historic & Interface Areas.
3. Chamberlain Historic District Design Guidelines Dec 1996



Concept Plan Review
 1850 15th St. & 1603 Walnut St.,
 Boulder, CO 80302



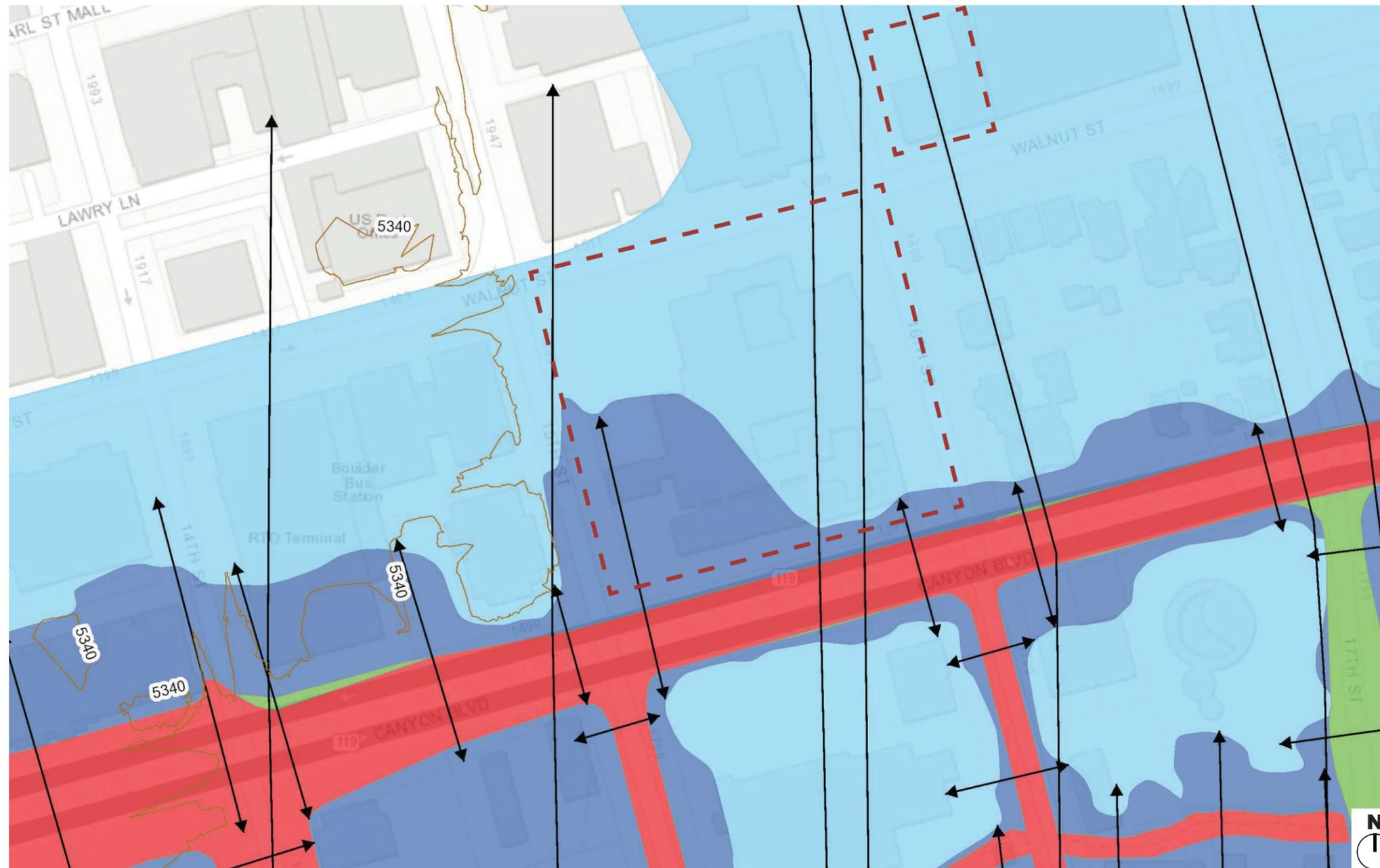
NEIGHBORHOOD FRAMEWORK / ANNEX / AFFORDABLE HOUSING



SOURCE: City of Boulder Interactive Zoning Map



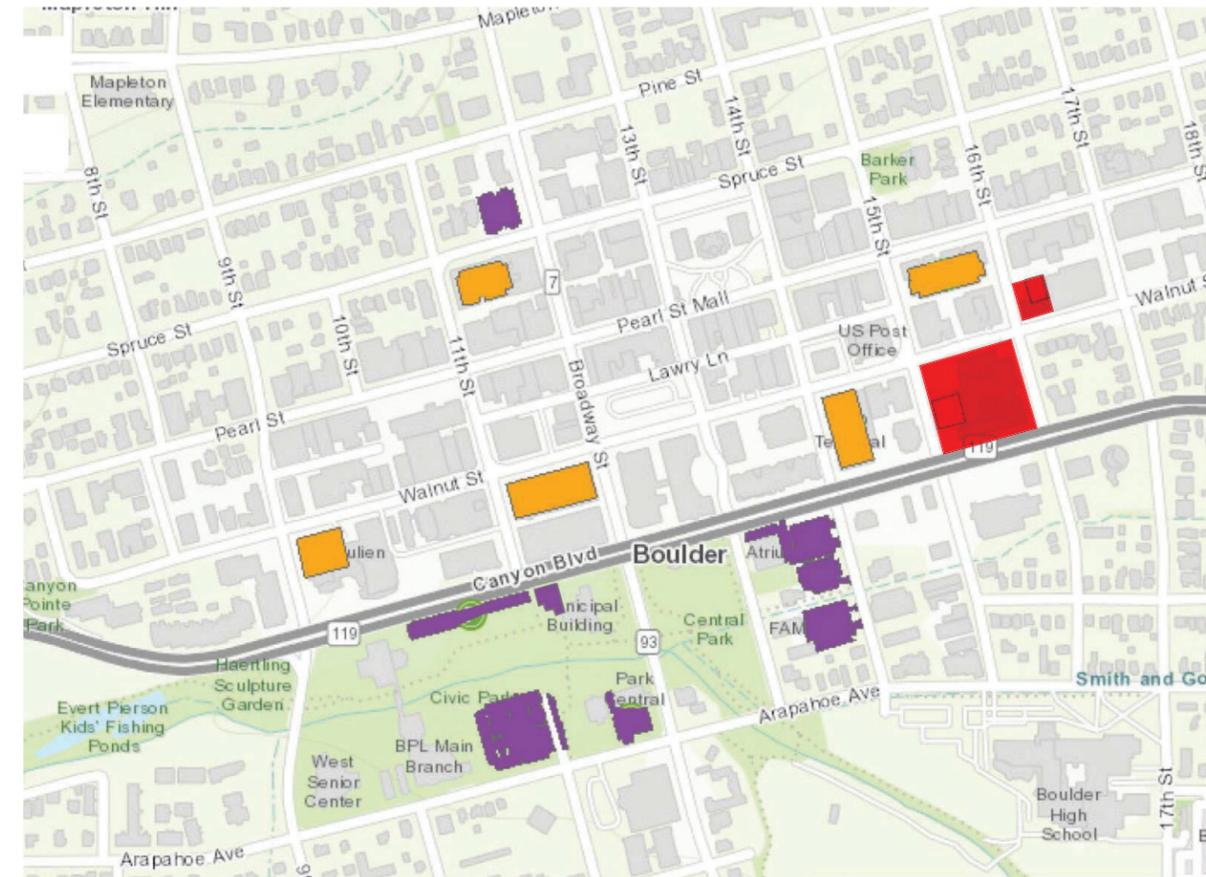
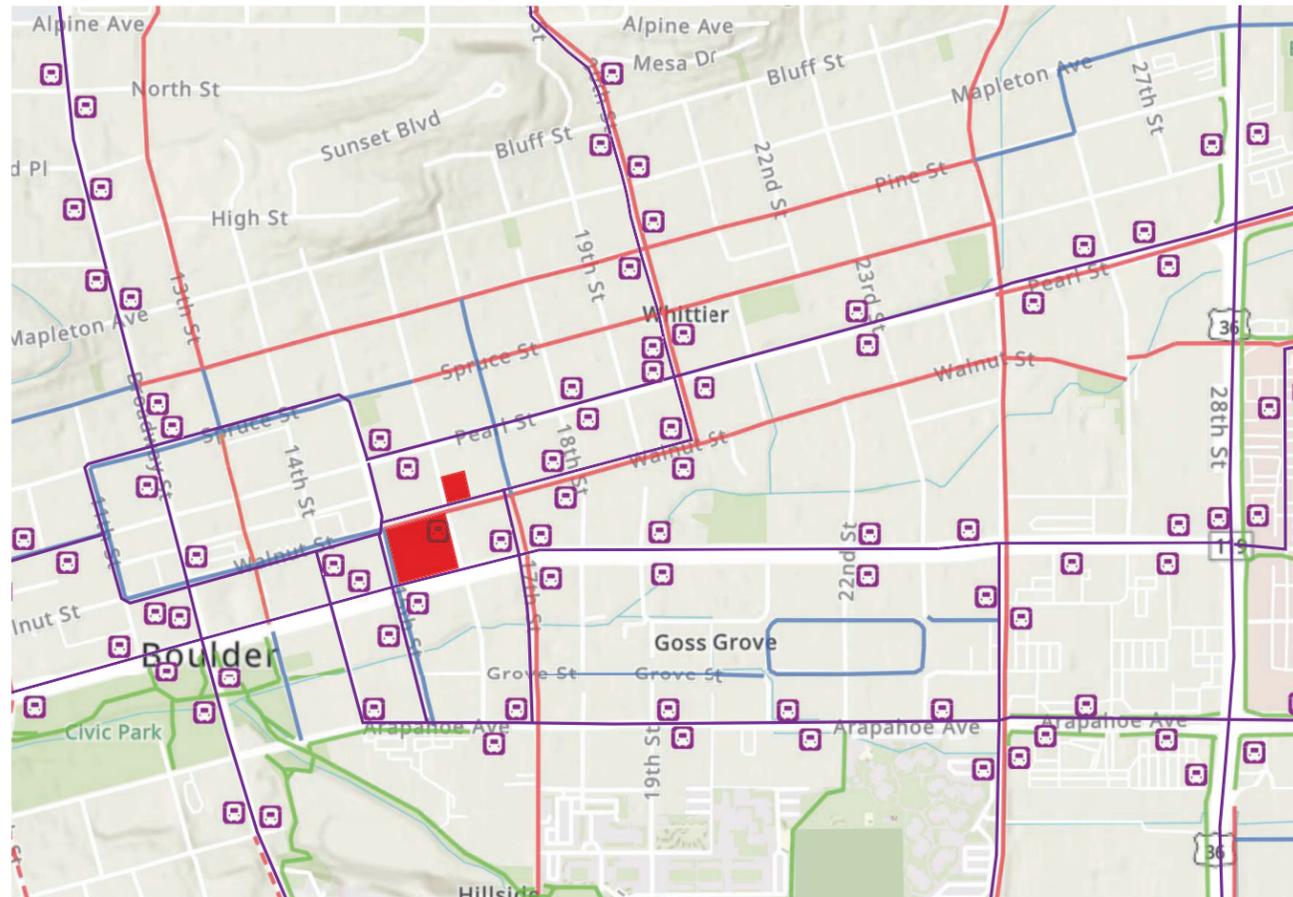
FLOODPLAIN



SOURCE: City of Boulder Interactive Flood Plan Map



CONNECTIONS & PARKING

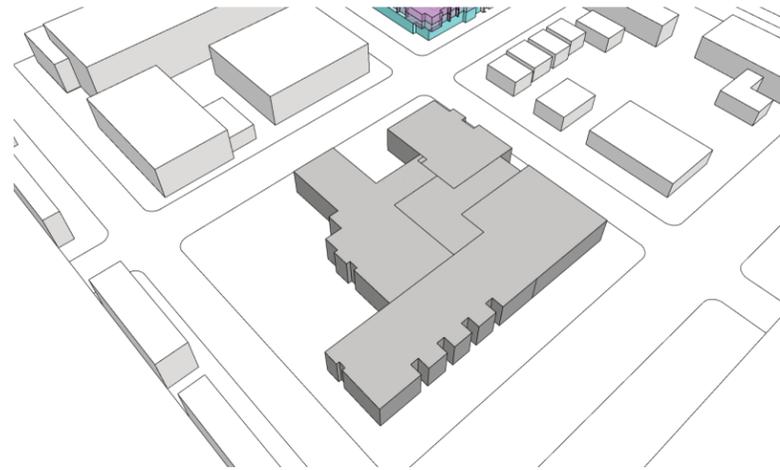


- | | | | | | |
|--------------------------------|--------------------|------------------------------|----------------|-----------------|-----------------------|
| EXISTING DESIGNATED BIKE ROUTE | EXISTING BIKE LANE | EXISTING BIKE LANE (ONE WAY) | GARAGE PARKING | SURFACE PARKING | PROPOSED SITE PARKING |
| BUS LINES | BUS STOP | EXISTING MULTI-USE PATH | | | |
| PARKS | BOULDER CREEK | | | | |

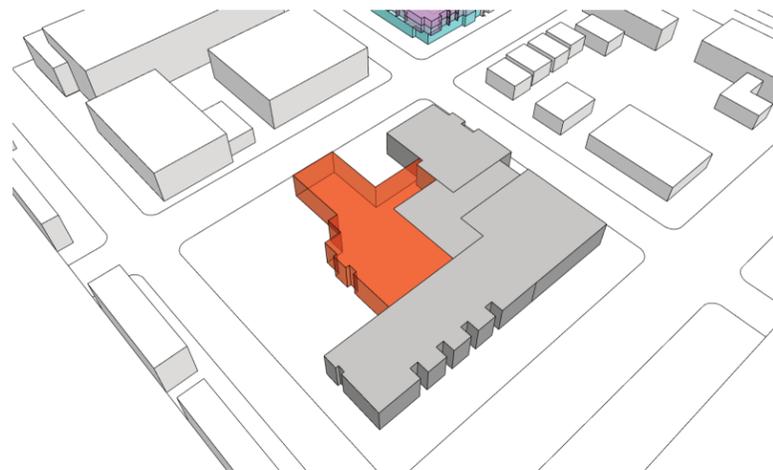
SOURCE: City of Boulder Interactive Transportation System Map, RTD Interactive System Map, City of Boulder Interactive Parking Map



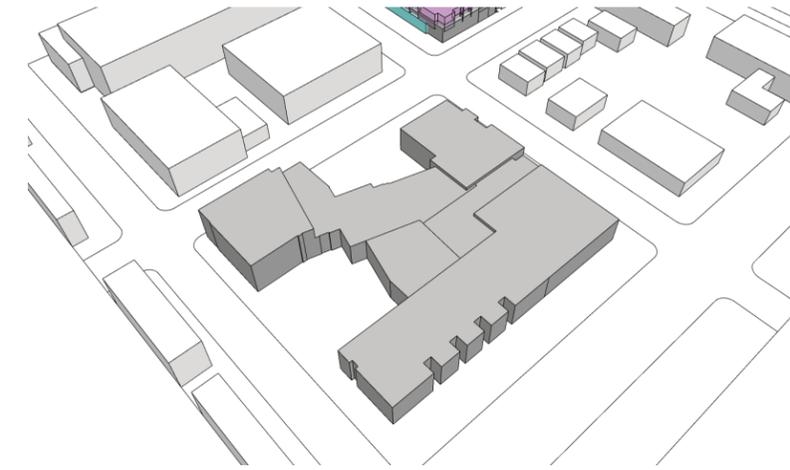
CHURCH - MASSING DIAGRAMS



EXISTING



REMOVED

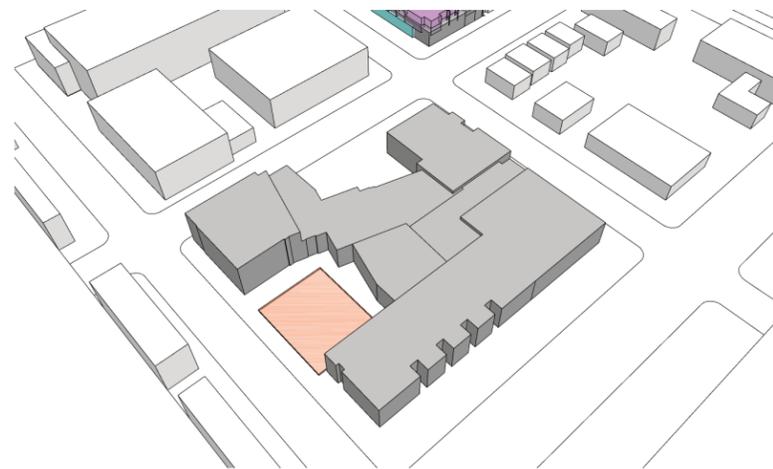


PROPOSED

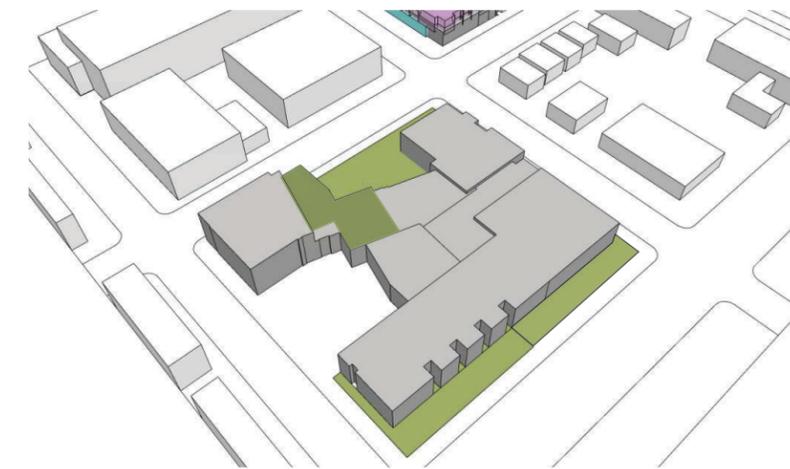


PROGRAMMING

- HISTORIC CHAPEL
- ASSEMBLY WITH ACCESSORY BUSINESS
- WEEKDAY PRESCHOOL
- CIRCULATION WITH ACCESSORY BUSINESS

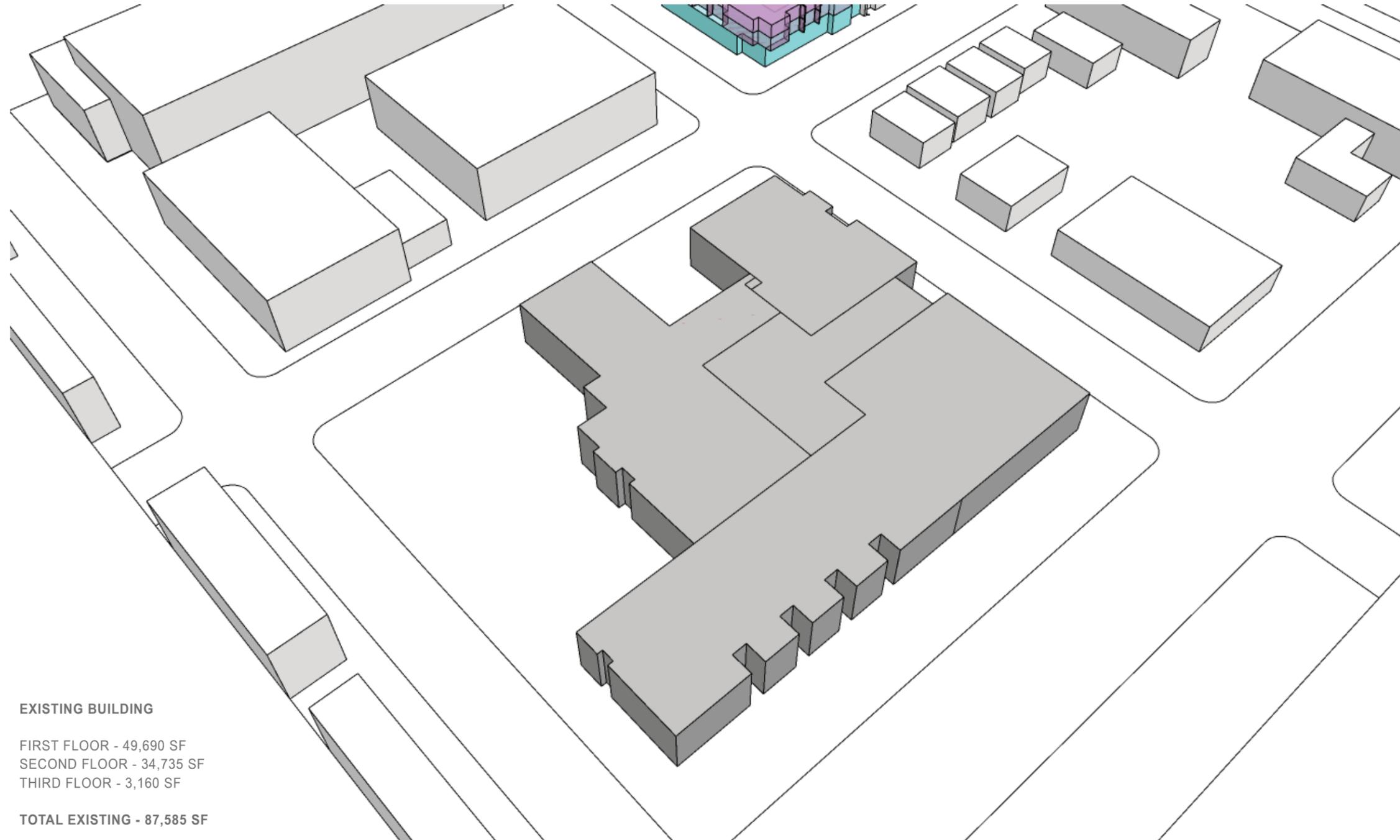


PARKING



OPEN SPACE

CHURCH - EXISTING BUILDINGS



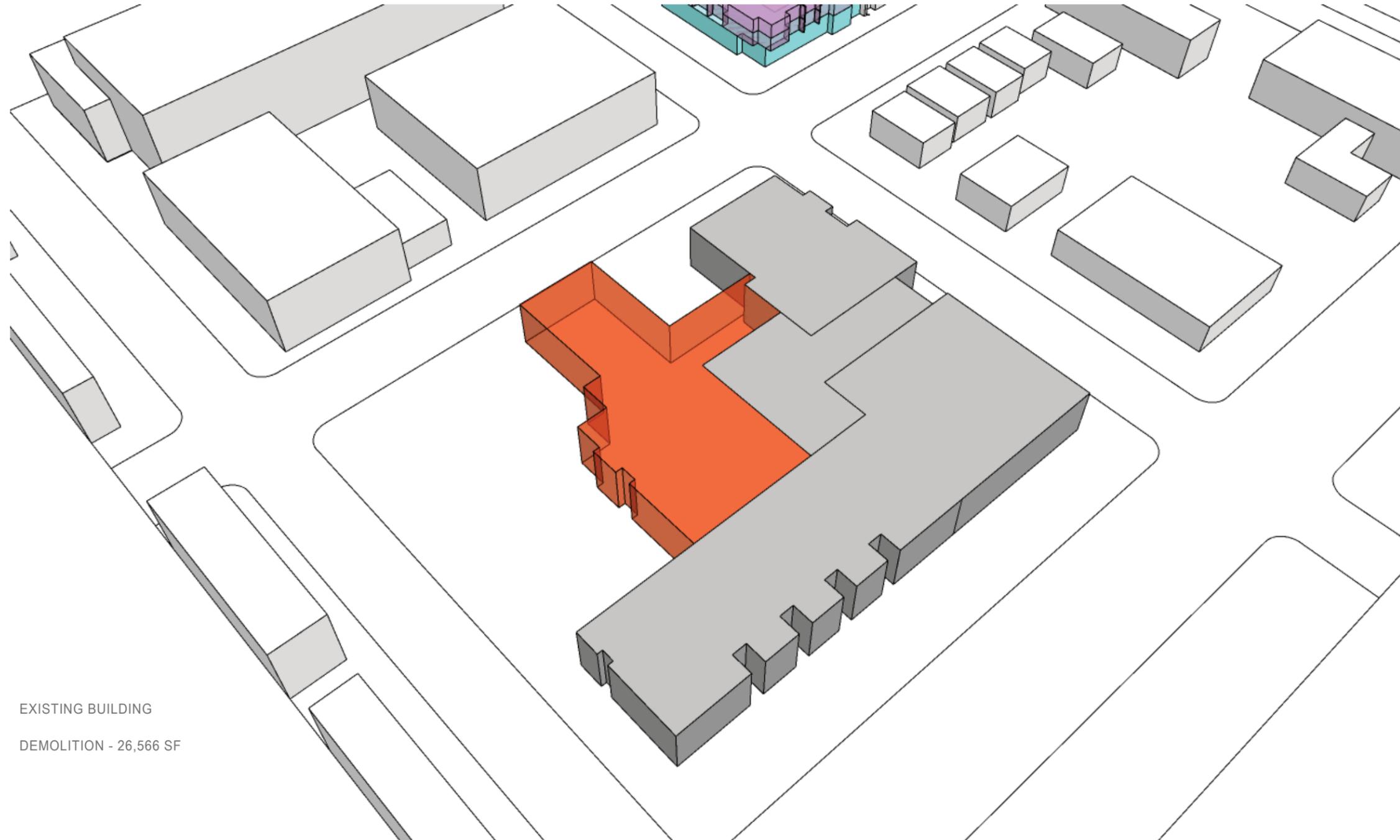
EXISTING BUILDING

FIRST FLOOR - 49,690 SF
SECOND FLOOR - 34,735 SF
THIRD FLOOR - 3,160 SF

TOTAL EXISTING - 87,585 SF

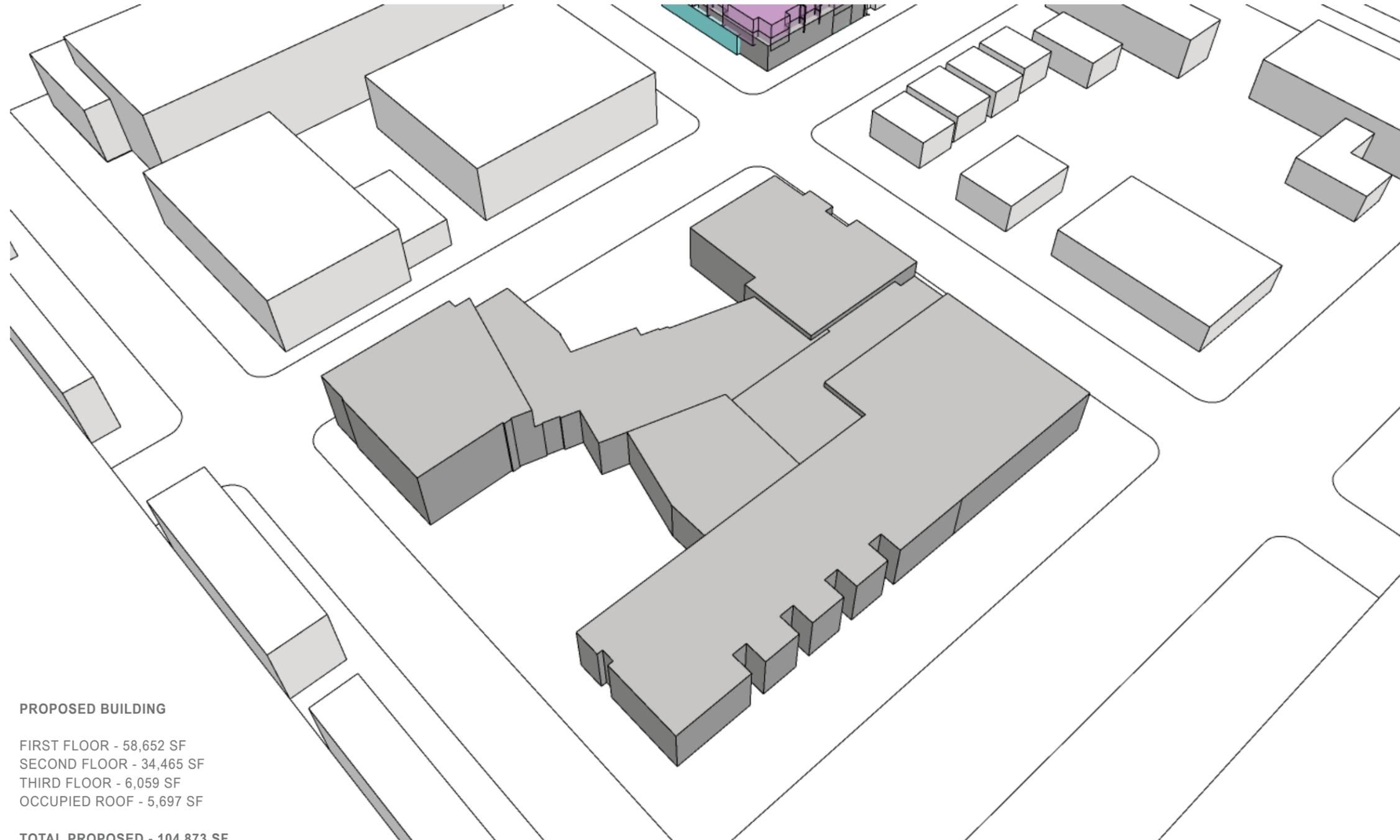


CHURCH - EXISTING BUILDINGS TO BE REMOVED



EXISTING BUILDING
DEMOLITION - 26,566 SF

CHURCH - PROPOSED BUILDING



PROPOSED BUILDING

FIRST FLOOR - 58,652 SF
SECOND FLOOR - 34,465 SF
THIRD FLOOR - 6,059 SF
OCCUPIED ROOF - 5,697 SF

TOTAL PROPOSED - 104,873 SF



CHURCH - PROGRAMMING



PROPOSED BUILDING

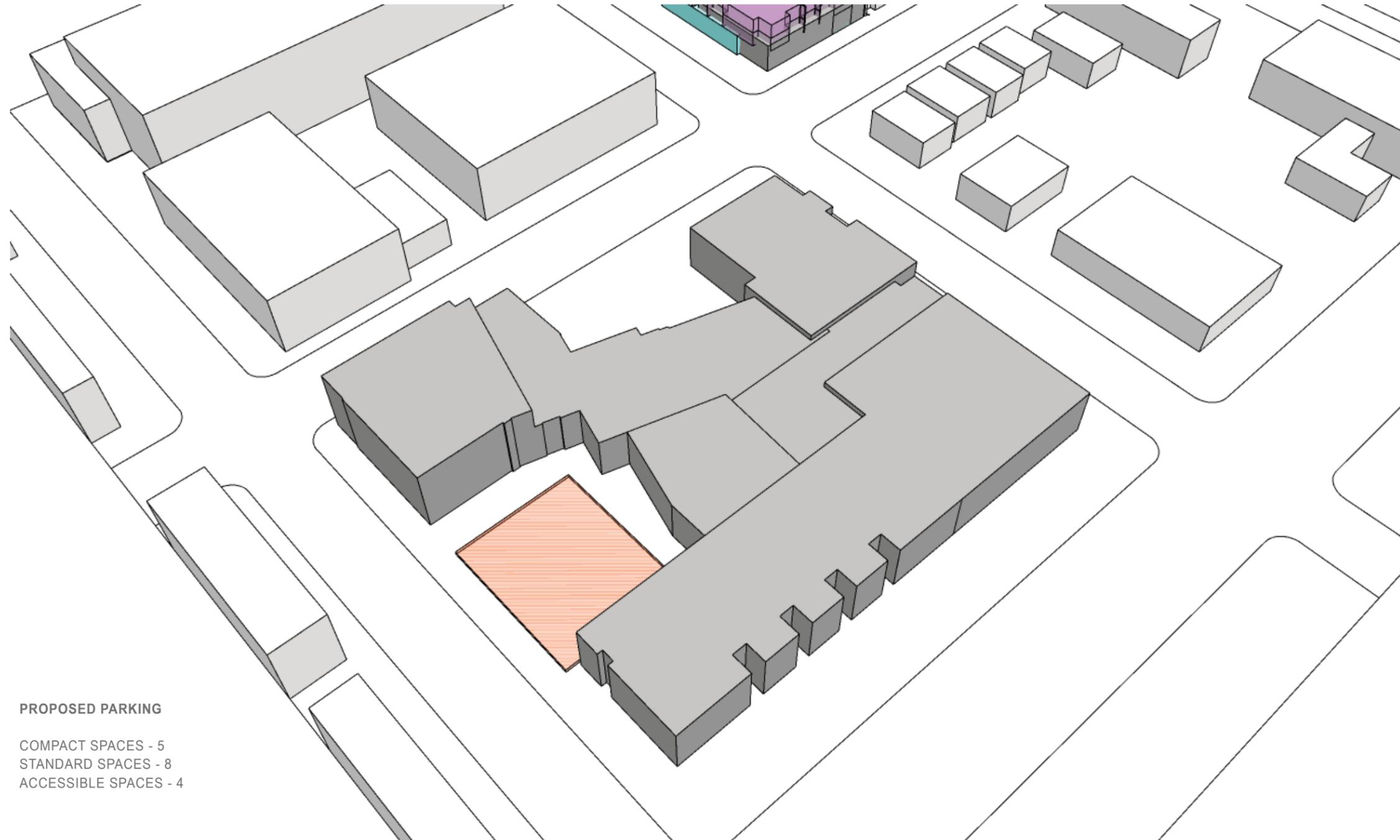
FIRST FLOOR - 58,652 SF
SECOND FLOOR - 34,465 SF
THIRD FLOOR - 6,059 SF
OCCUPIED ROOF - 5,697 SF

TOTAL PROPOSED - 104,873 SF

- HISTORIC CHAPEL
- ASSEMBLY WITH ACCESSORY BUSINESS
- CIRCULATION WITH ACCESSORY BUSINESS
- WEEKDAY PRESCHOOL



CHURCH - PARKING

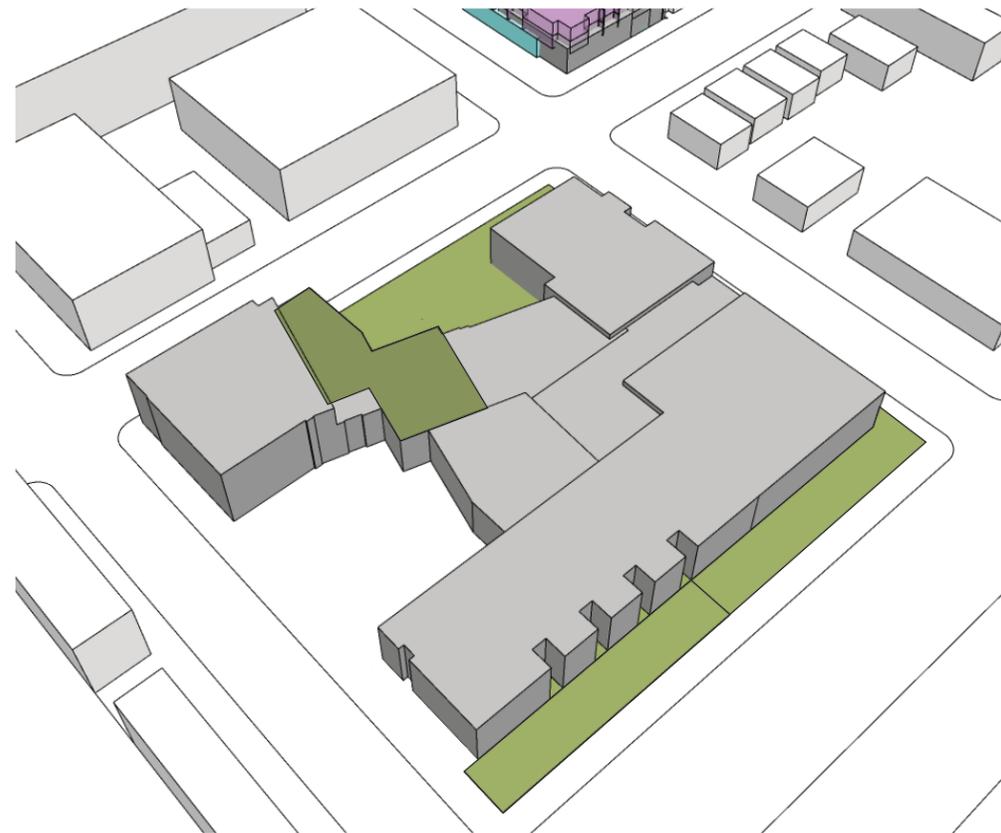


PROPOSED PARKING

- COMPACT SPACES - 5
- STANDARD SPACES - 8
- ACCESSIBLE SPACES - 4



CHURCH - OPEN SPACE INSPIRATION



OPEN SPACE ON SITE

OPEN SPACE - 29,390 SF INCLUDING ROOF TERRACE



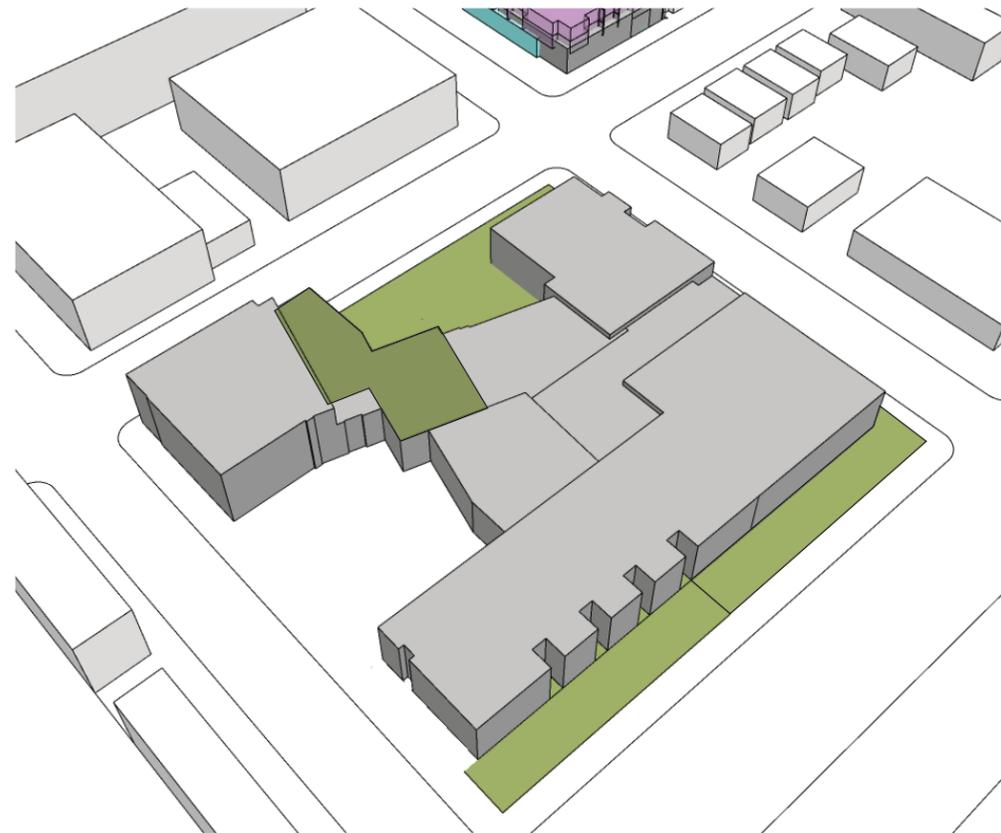
PRECEDENT IMAGES



ENTRY PLAZA

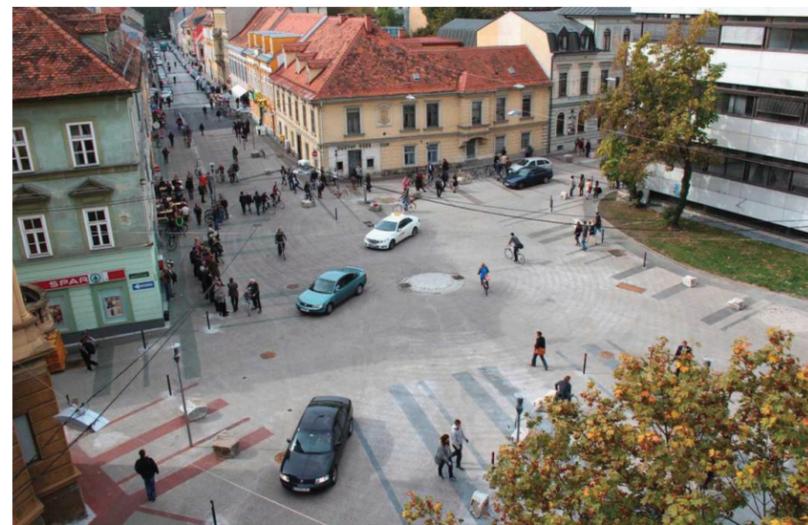


CHURCH - OPEN SPACE INSPIRATION



OPEN SPACE ON SITE

OPEN SPACE - 29,390 SF INCLUDING ROOF TERRACE



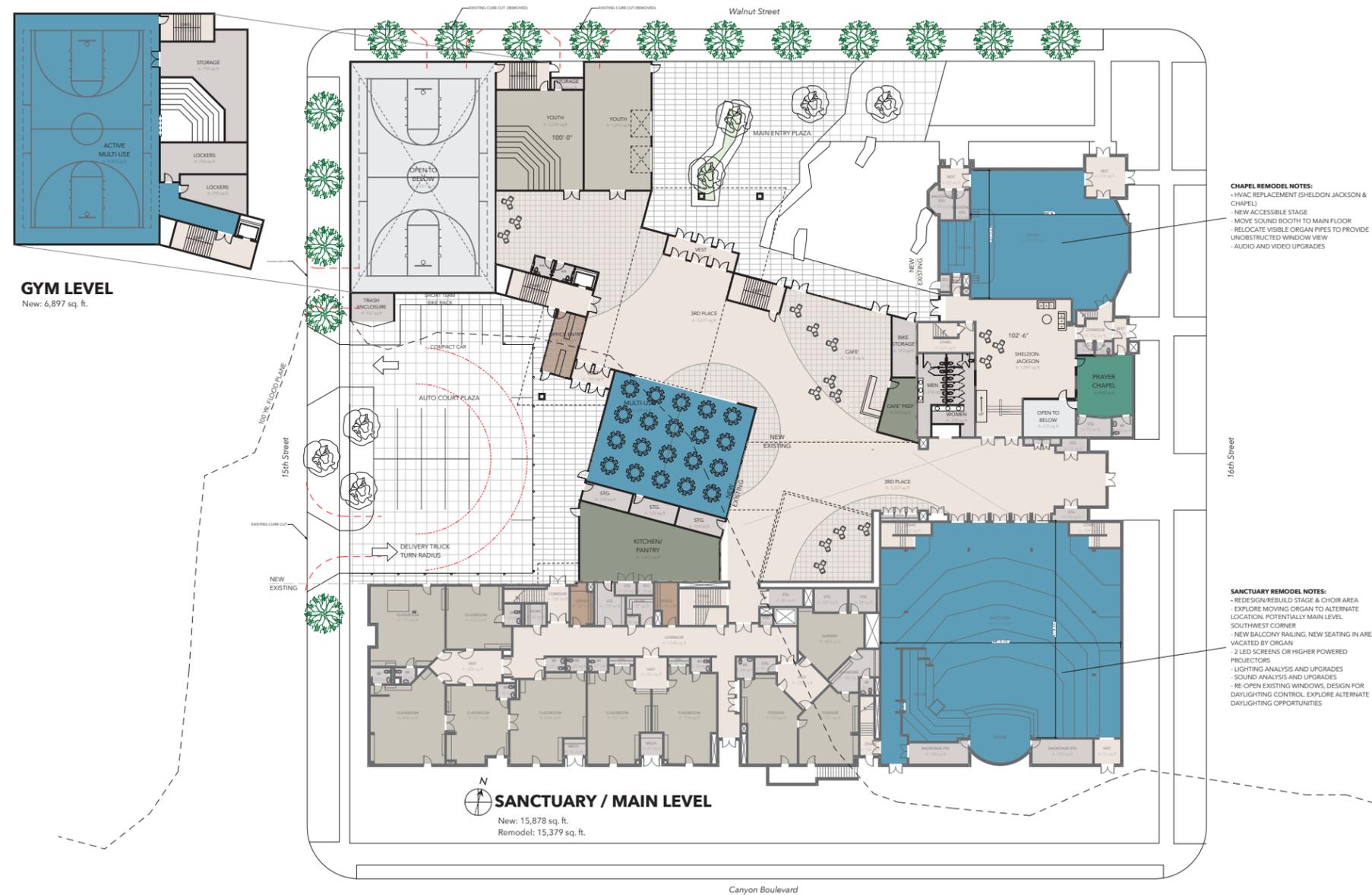
PRECEDENT IMAGES



PARKING - AUTO COURT



CHURCH - SITE PLAN



PARKING - AUTO COURT



CHURCH - NORTH AND WEST ELEVATIONS



WALNUT STREET ELEVATION
 FINISH FLOOR ELEVATION: 5337.1'
 INTERPOLATED LOWPOINT: 5334.4'



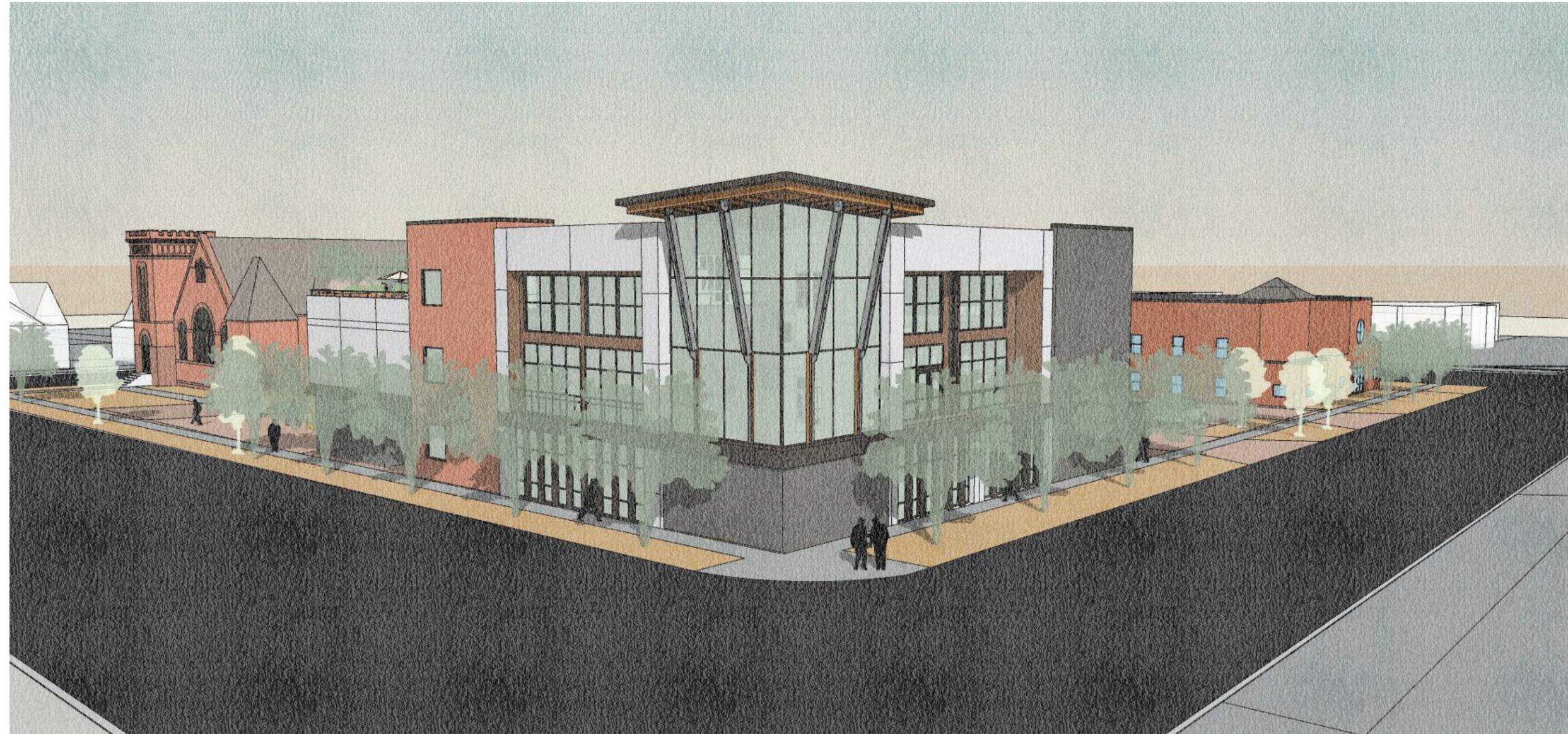
15TH STREET ELEVATION
 FINISH FLOOR ELEVATION: 5337.1'
 INTERPOLATED LOWPOINT: 5334.4'



CHURCH CHARACTER SKETCHES



CHURCH CHARACTER SKETCHES



CHURCH CHARACTER SKETCHES



CHURCH - BUILDING MATERIALS



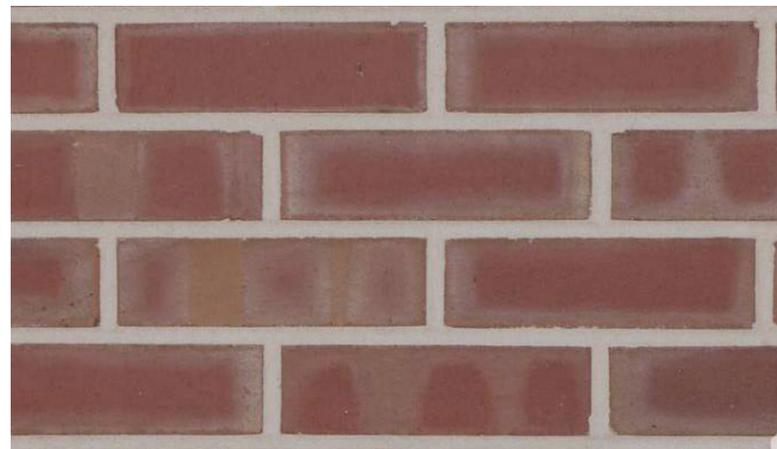
CEMENT RAIN-SCREEN



CEMENT RAIN-SCREEN



CEMENT RAIN-SCREEN



BRICK



INSPIRATION FOR METAL RAILINGS



WOOD CLADDING



INSPIRATION FOR METAL RAILINGS

CHURCH - CHARACTER SKETCHES

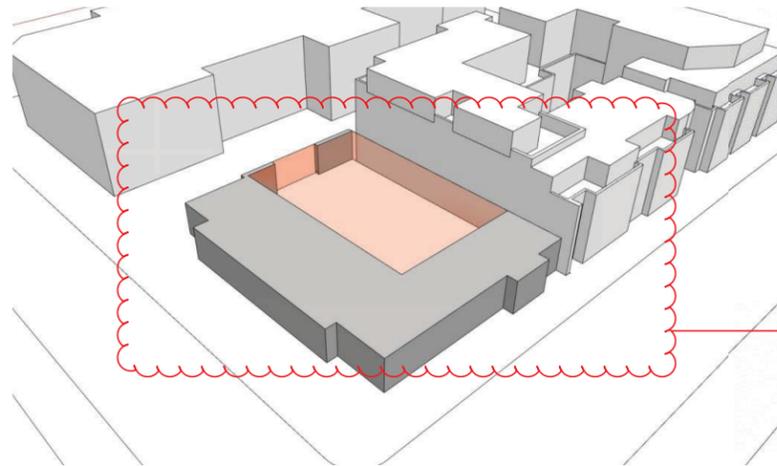


VIEW FROM CHURCH PLAZA TO ANNEX



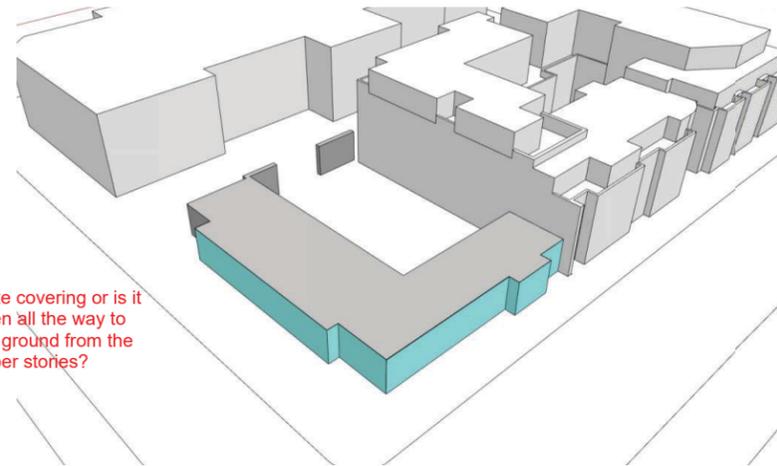
VIEW FROM ANNEX TO GRACE COMMONS CHURCH

ANNEX - MASSING DIAGRAMS



PARKING

plate covering or is it open all the way to the ground from the upper stories?



NON-RESIDENTIAL USE COMMERCIAL STOREFRONT



plate covering or is it open all the way to the ground from the upper stories?

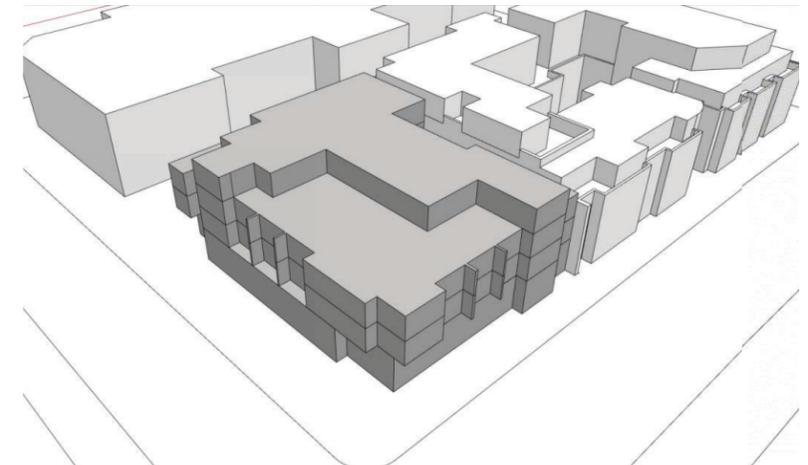
EFFICIENCY AND 1 BEDROOM APARTMENTS



TOP FLOOR ASSEMBLY SPACE

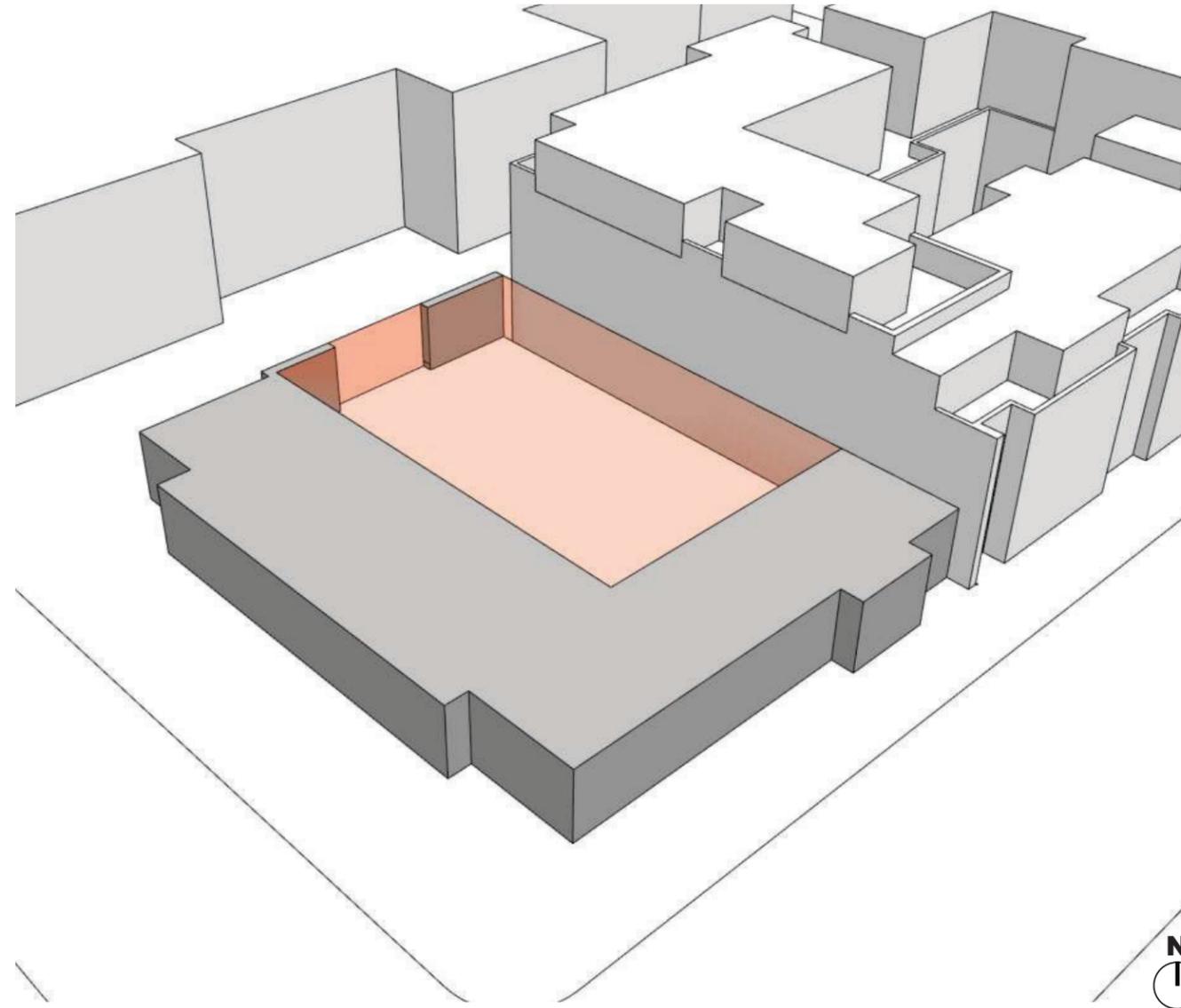


OPEN SPACE



PROPOSED MASSING

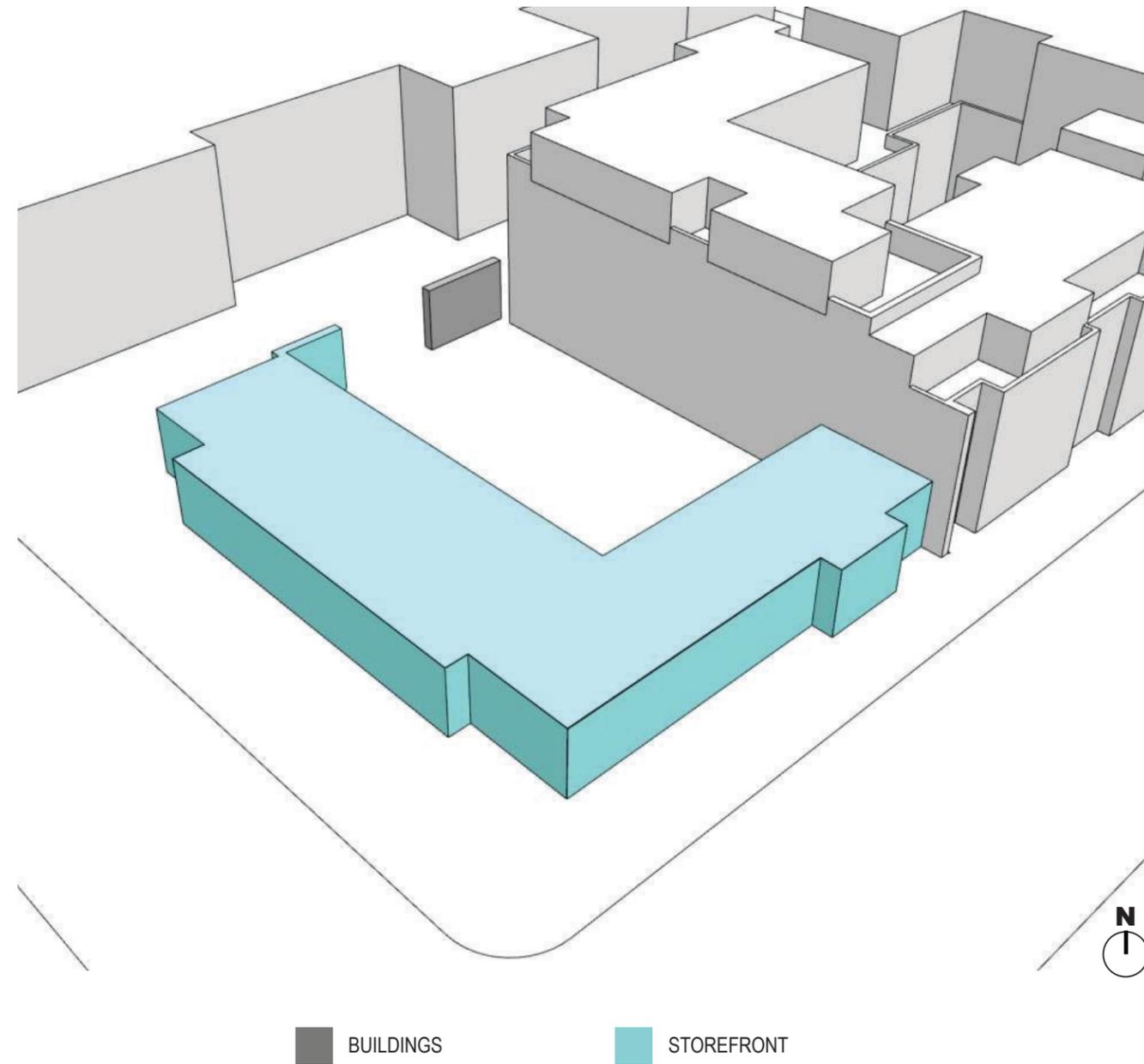
ON-SITE PARKING



■ BUILDINGS ■ SURFACE PARKING

PARKING				
TYPE	COMPACT	STANDARD	ACCESSIBLE	TOTAL
COUNT	8	9	2	19

ANNEX - GROUND FLOOR NON-RESIDENTIAL

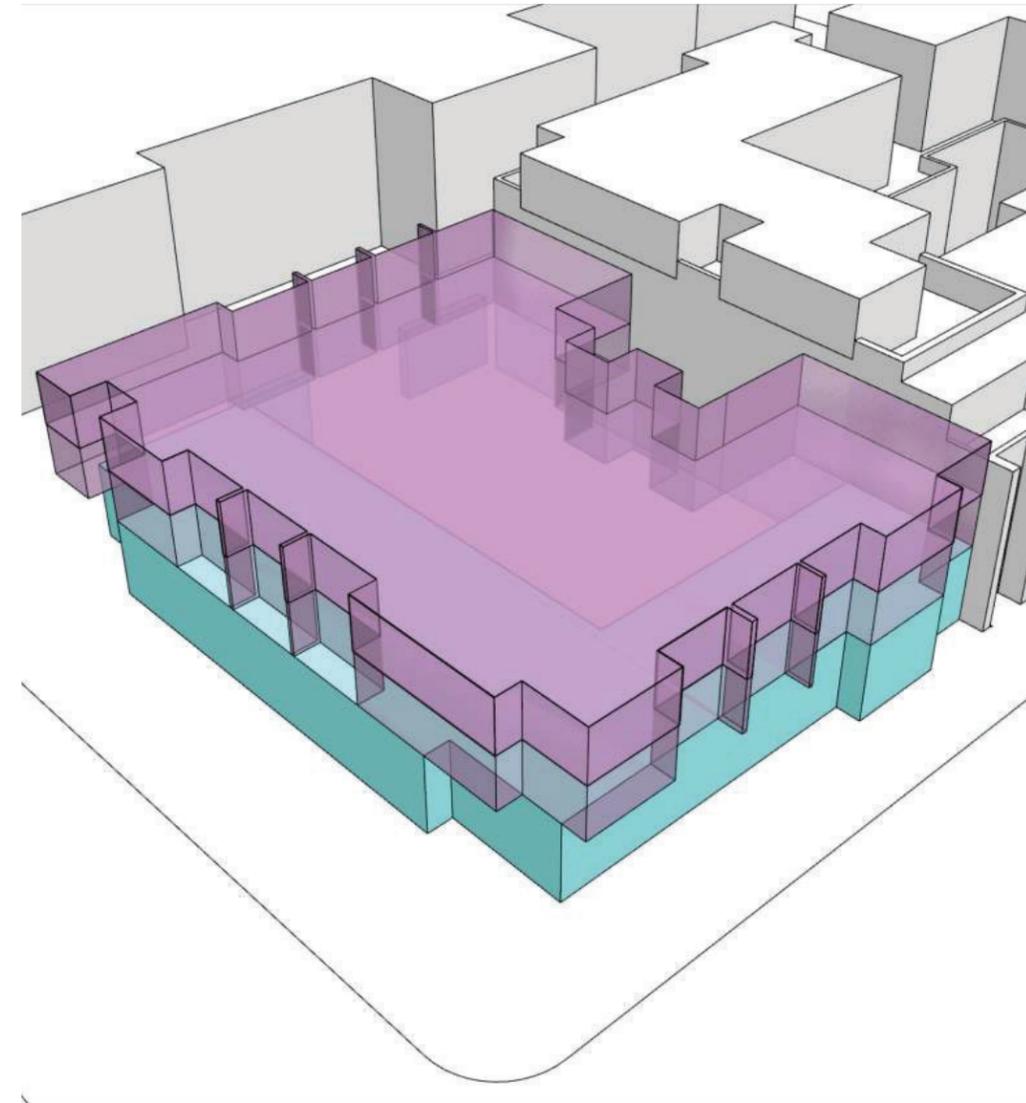


STOREFRONT				
TYPE	DEACON'S CLOSET	KITCHEN	COFFEE SHOP/BAKERY	TOTAL
SQUARE FEET	1,049	855	1,060	2,964
CEILING HEIGHT	14' 8"	14' 8"	14' 8"	

ANNEX - UNIT MIX



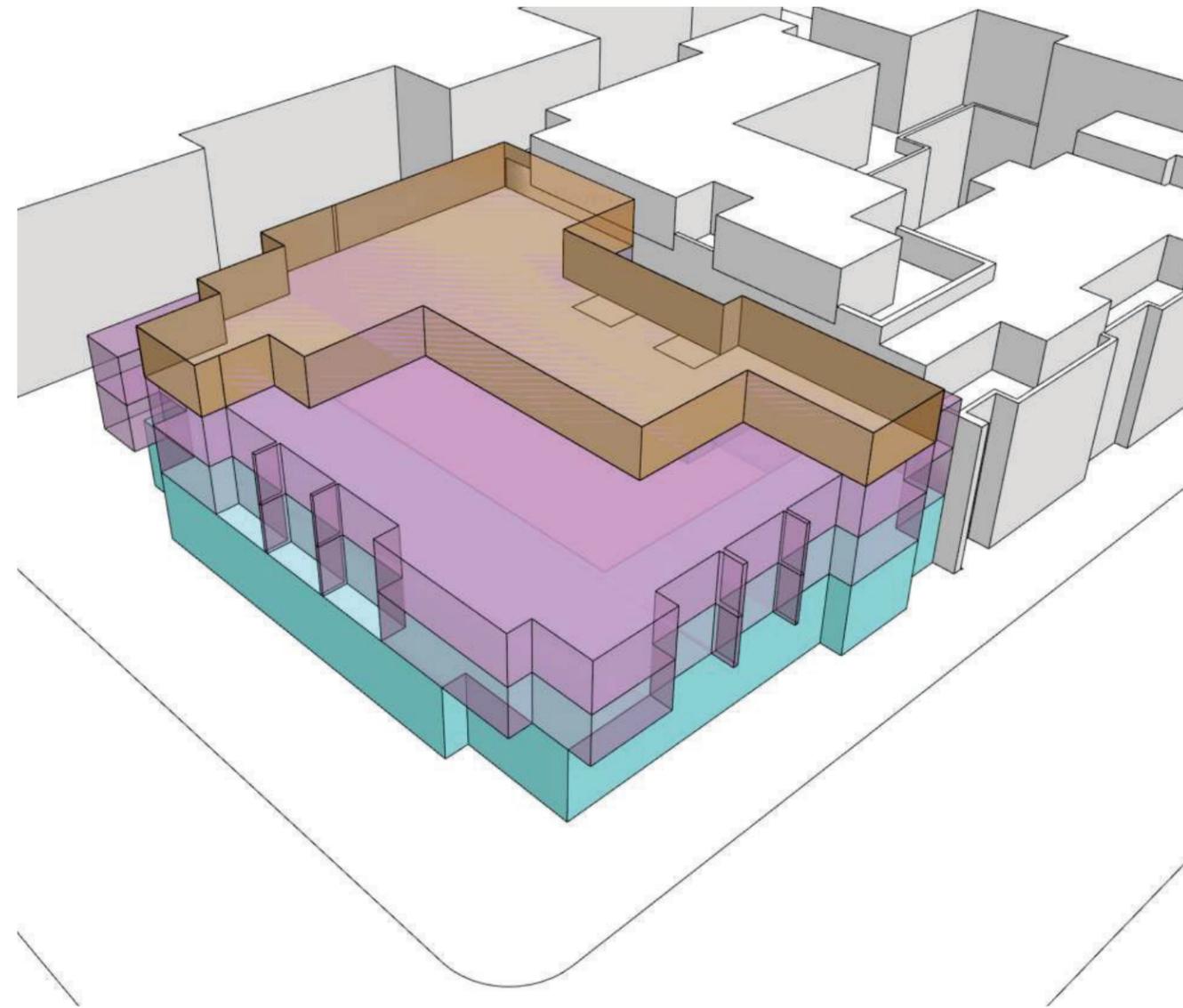
EFFICIENT STUDIO
 1 BEDROOM



RESIDENTIAL UNITS			
	OBR	1BR	TOTAL
LEVEL 2	9	6	15
LEVEL 3	9	6	15
TOTAL	18	12	30



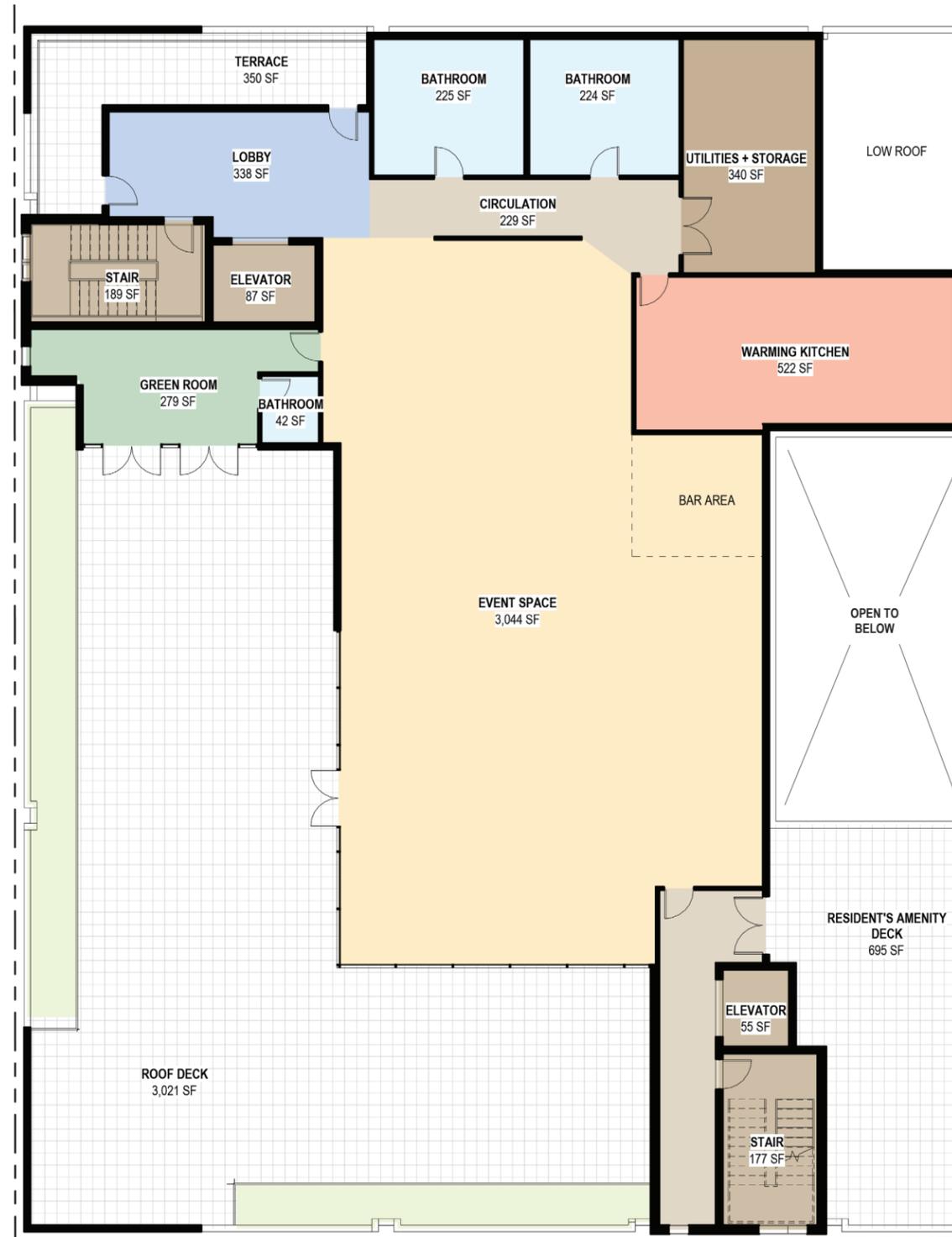
ANNEX - EVENTS SPACE



■ BUILDINGS ■ EVENT SPACE

EVENT SPACE				
TYPE	EVENT LOBBY	EVENT SPACE	ROOF DECK	TOTAL
SQUARE FEET	502	3,039	3,021	6,562

ANNEX - LEVEL 4 FLOORPLAN



ANNEX - OPEN SPACE INSPIRATION



■ BUILDINGS ■ OPEN SPACE

OPEN SPACE					
TYPE	BALCONIES	AMENITY DECK	ROOF DECK	TERRACE	TOTAL
SQUARE FEET	1,880	695	3,021	350	5,946



PRECEDENT IMAGES



ANNEX - OPEN SPACE INSPIRATION



■ BUILDINGS ■ OPEN SPACE

OPEN SPACE					
TYPE	BALCONIES	AMENITY DECK	ROOF DECK	TERRACE	TOTAL
SQUARE FEET	1,880	695	3,021	350	5,946



PRECEDENT IMAGES



ANNEX - SITE PLAN



ANNEX - SOUTH AND WEST ELEVATIONS



ANNEX - SOUTH EAST CORNER



ANNEX - WEST ELEVATION



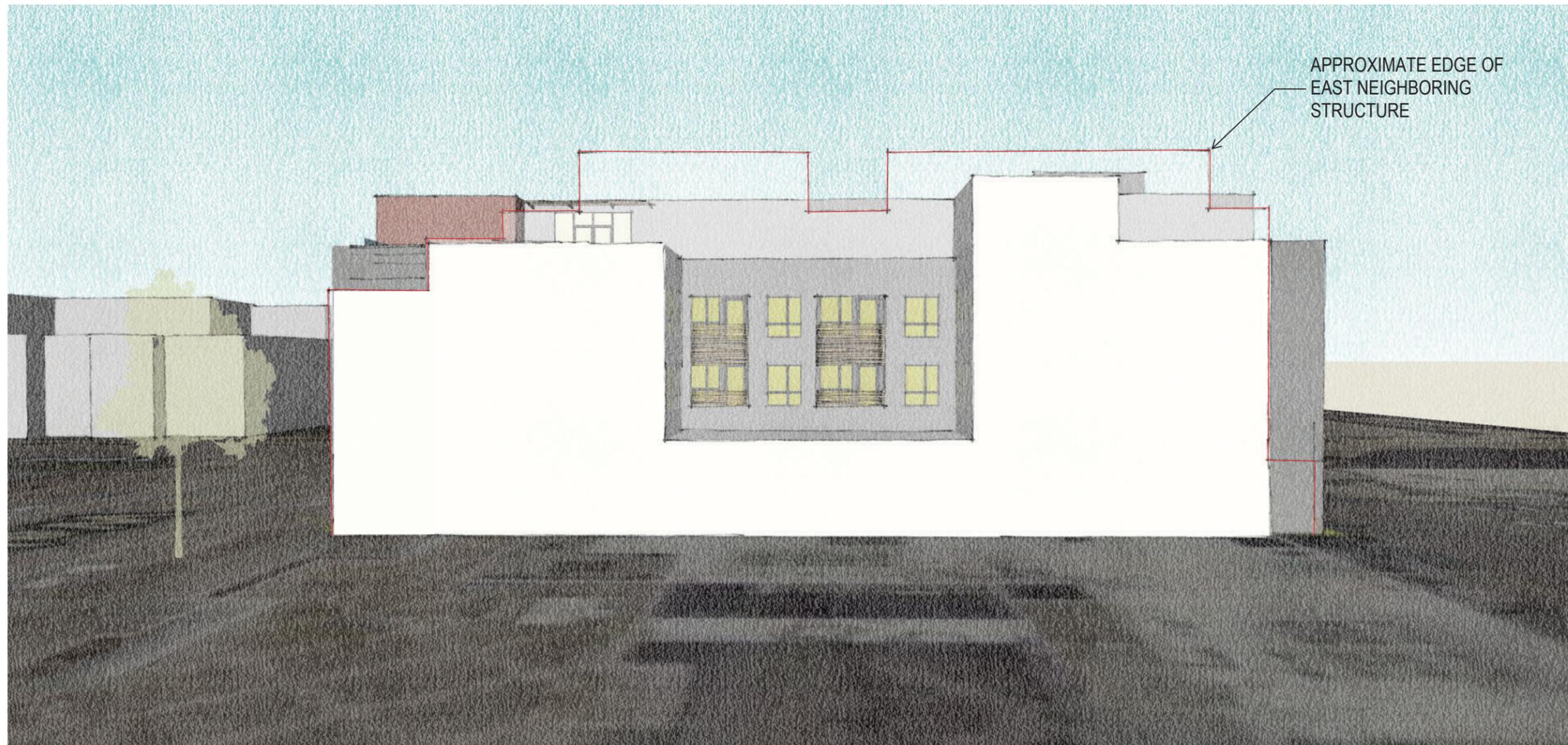
ANNEX - SOUTH WEST PERSPECTIVE



ANNEX - SOUTH WEST PERSPECTIVE



ANNEX - EAST ELEVATION PERSPECTIVE



ANNEX - NORTH AERIAL



ANNEX - SOUTH AERIAL



BUILDING MATERIALS



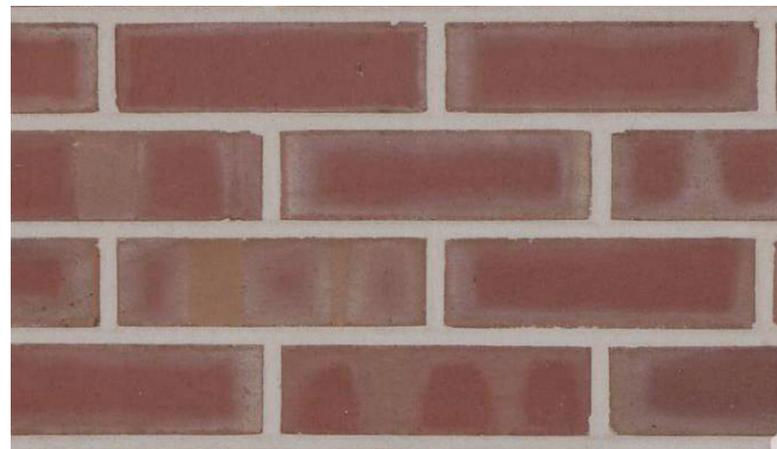
CEMENT RAIN-SCREEN



CEMENT RAIN-SCREEN



CEMENT RAIN-SCREEN



BRICK



INSPIRATION FOR METAL RAILINGS

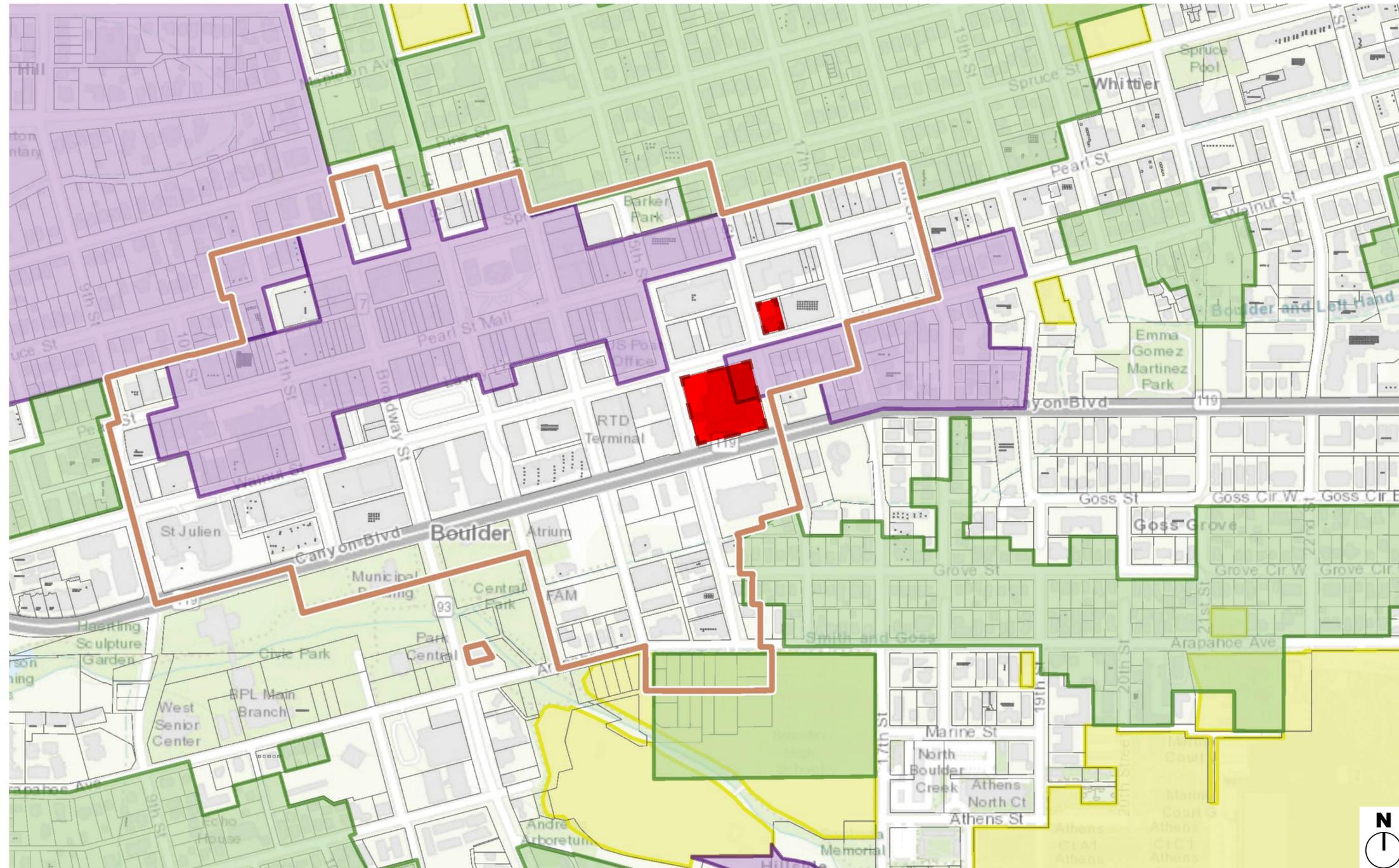


WOOD CLADDING



INSPIRATION FOR METAL RAILINGS

NEIGHBORHOOD FRAMEWORK / ANNEX / AFFORDABLE HOUSING



- POTENTIAL LOCATION HISTORICAL DISTRICTS
- DESIGNATED LOCAL HISTORICAL DISTRICTS
- SCHOOLS
- CAGID
- SITE

SOURCE: City of Boulder Interactive Zoning Map



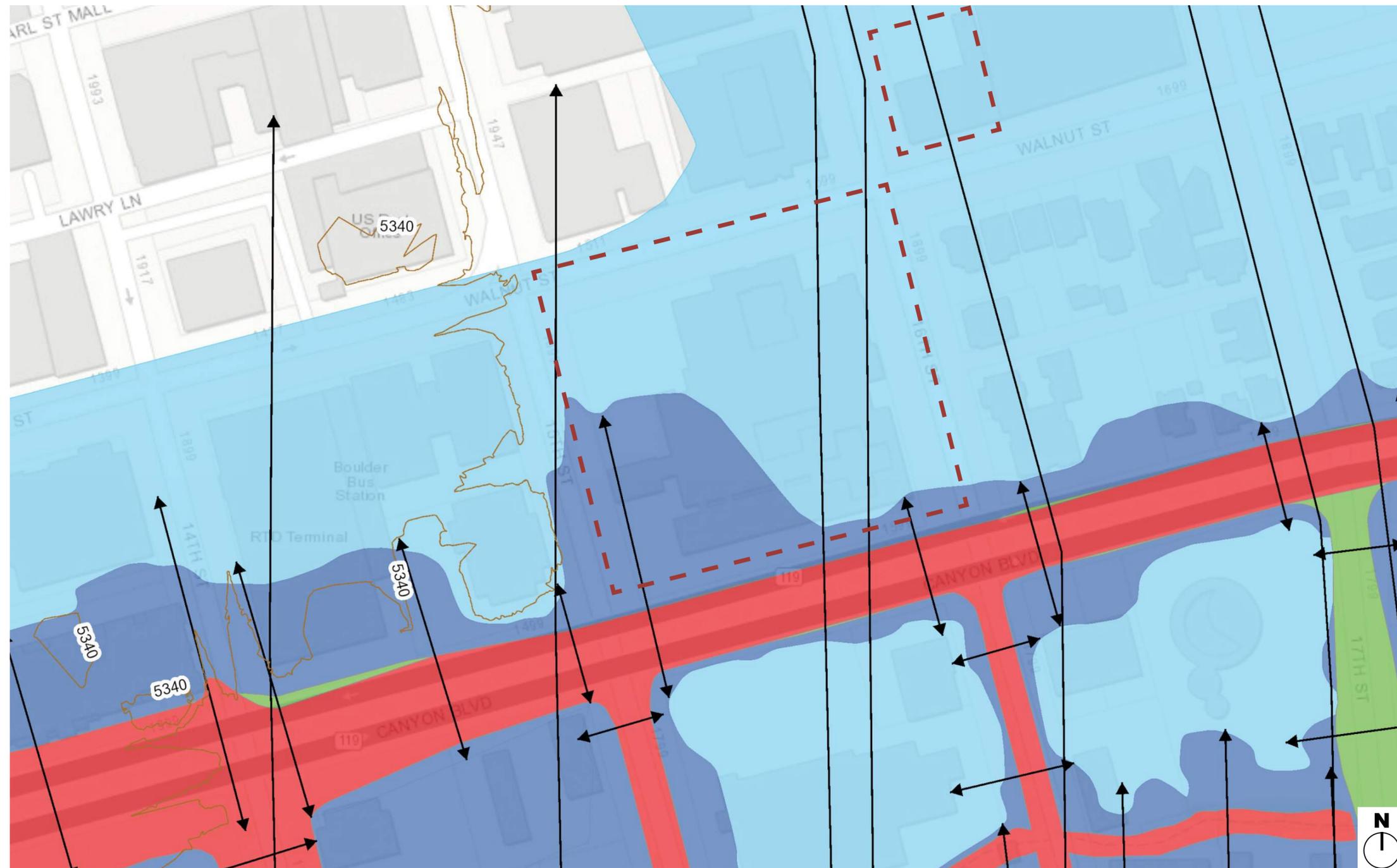
STUDIOTERRA



CONSULTING ENGINEERS



FLOODPLAIN



SOURCE: City of Boulder Interactive Flood Plan Map



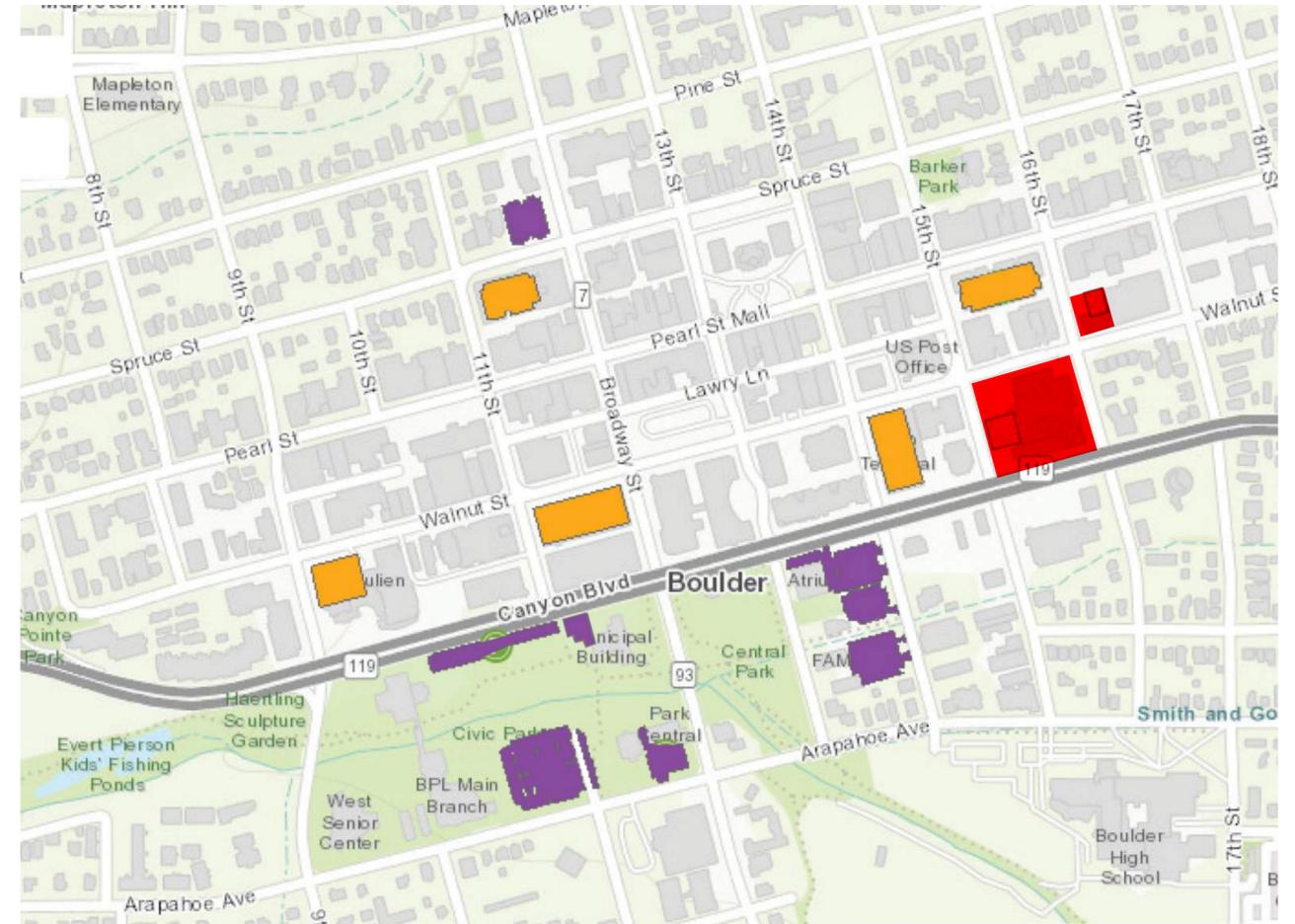
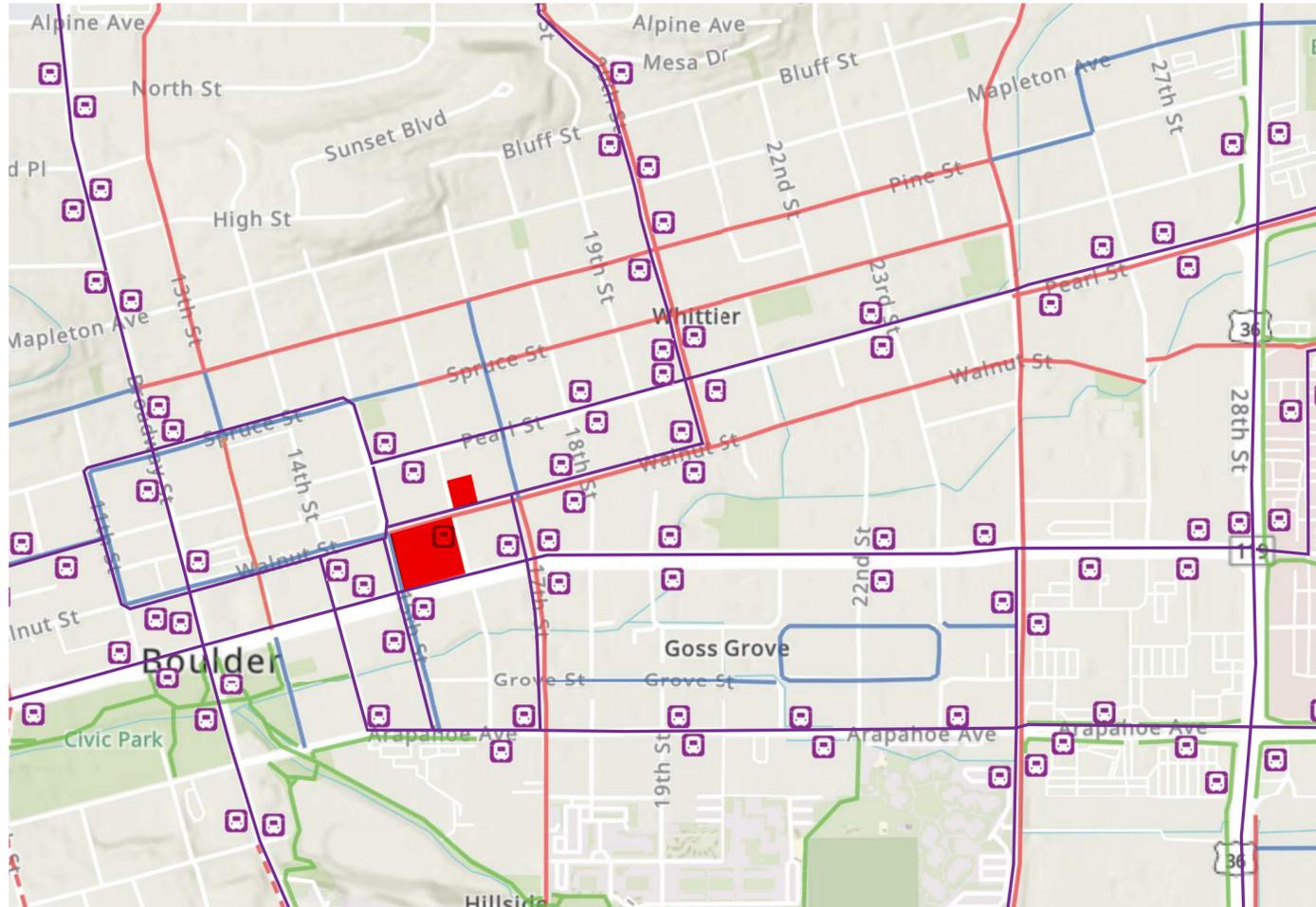
STUDIOTERRA



CONSULTING ENGINEERS



CONNECTIONS & PARKING



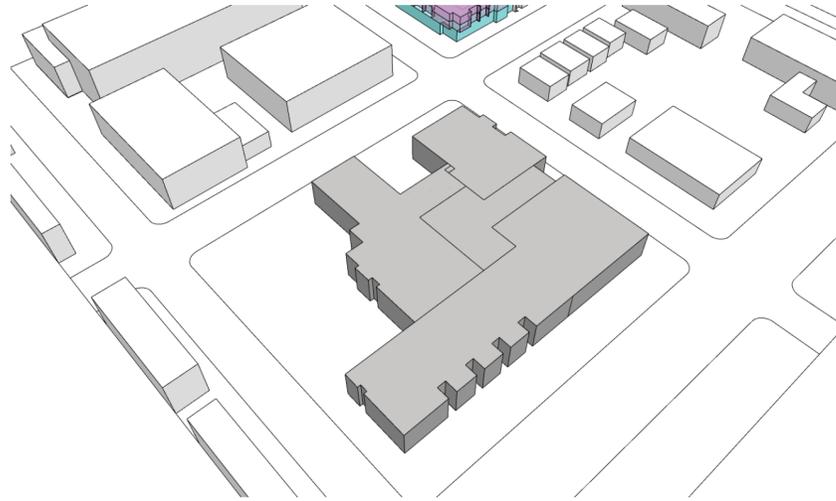
- EXISTING DESIGNATED BIKE ROUTE
- BUS LINES
- PARKS
- EXISTING BIKE LANE
- B BUS STOP
- BOULDER CREEK
- EXISTING BIKE LANE (ONE WAY)
- EXISTING MULTI-USE PATH

- GARAGE PARKING
- SURFACE PARKING
- PROPOSED SITE PARKING

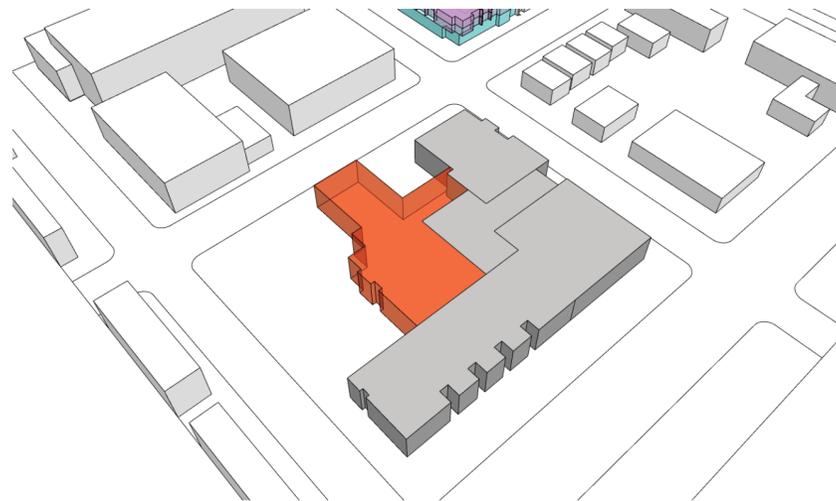
SOURCE: City of Boulder Interactive Transportation System Map, RTD Interactive System Map, City of Boulder Interactive Parking Map



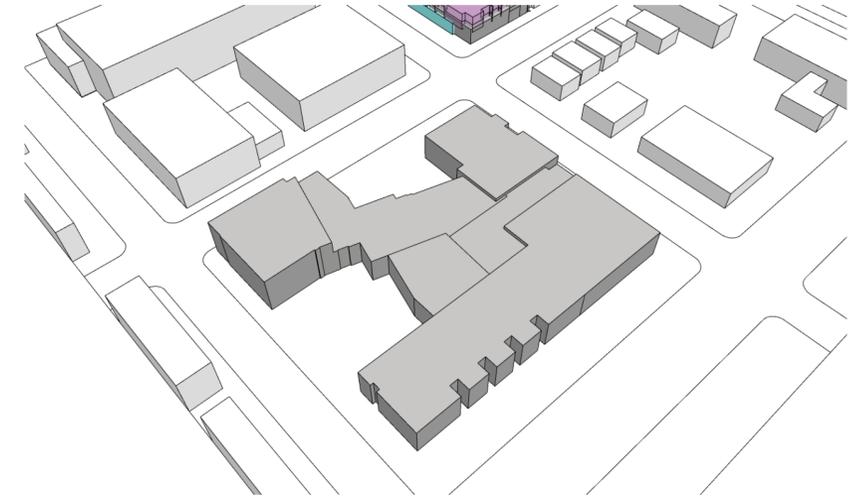
CHURCH - MASSING DIAGRAMS



EXISTING



REMOVED

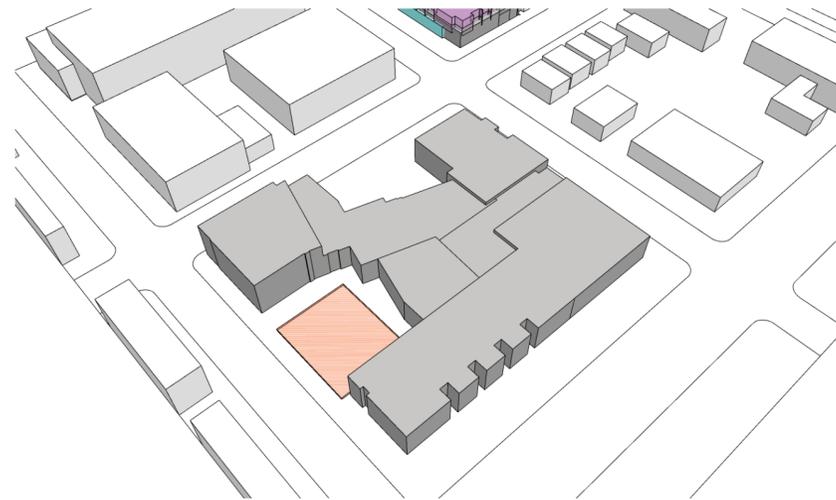


PROPOSED

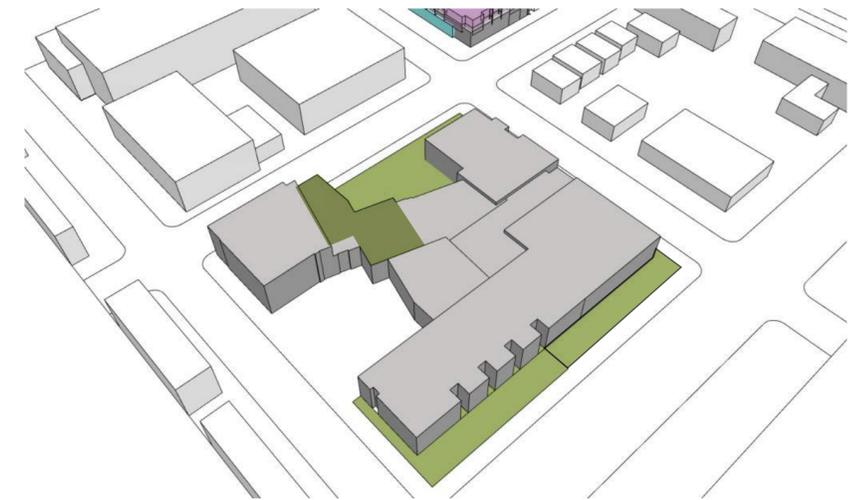


PROGRAMING

- HISTORIC CHAPEL
- ASSEMBLY WITH ACCESSORY BUSINESS
- WEEKDAY PRESCHOOL
- CIRCULATION WITH ACCESSORY BUSINESS

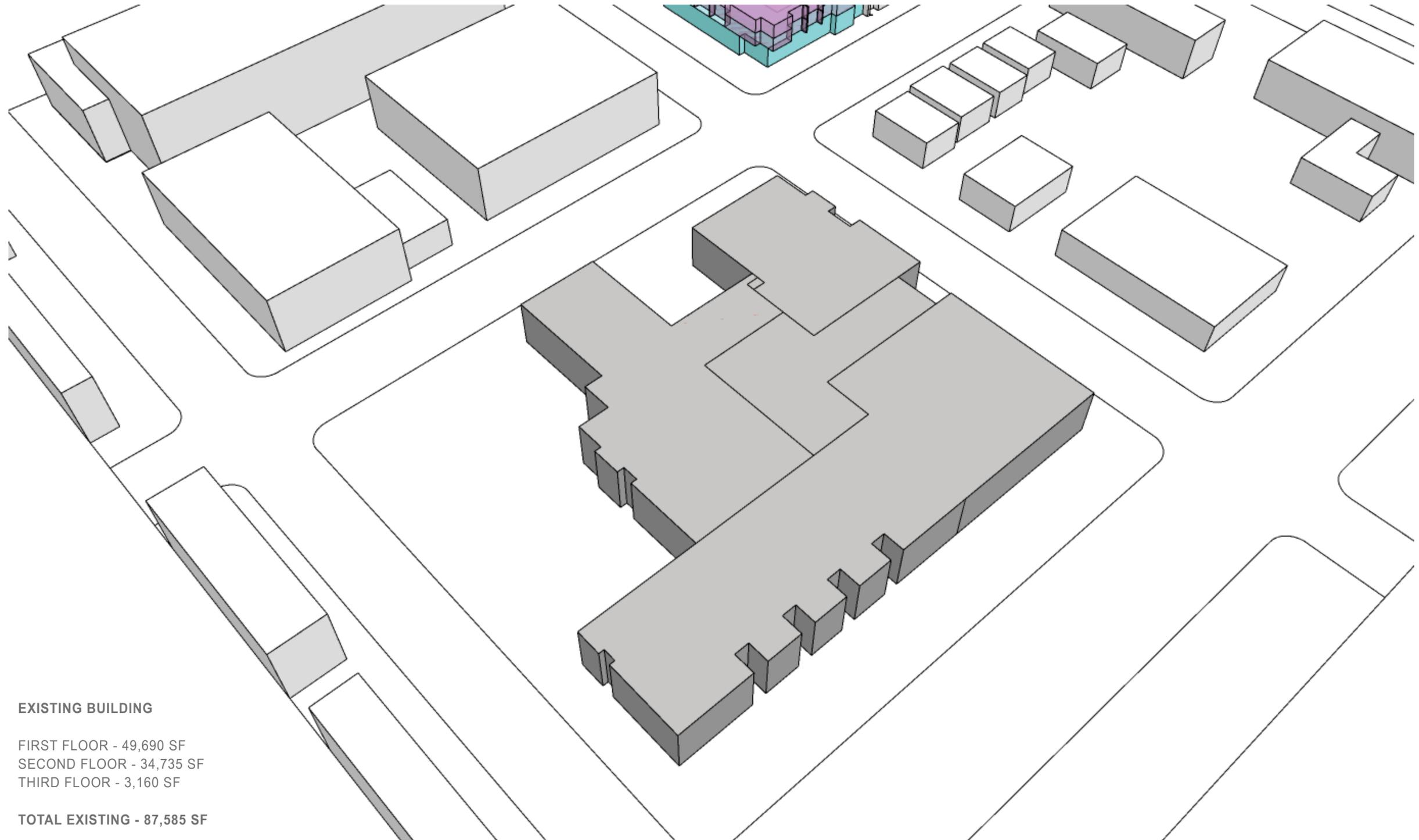


PARKING



OPEN SPACE

CHURCH - EXISTING BUILDINGS

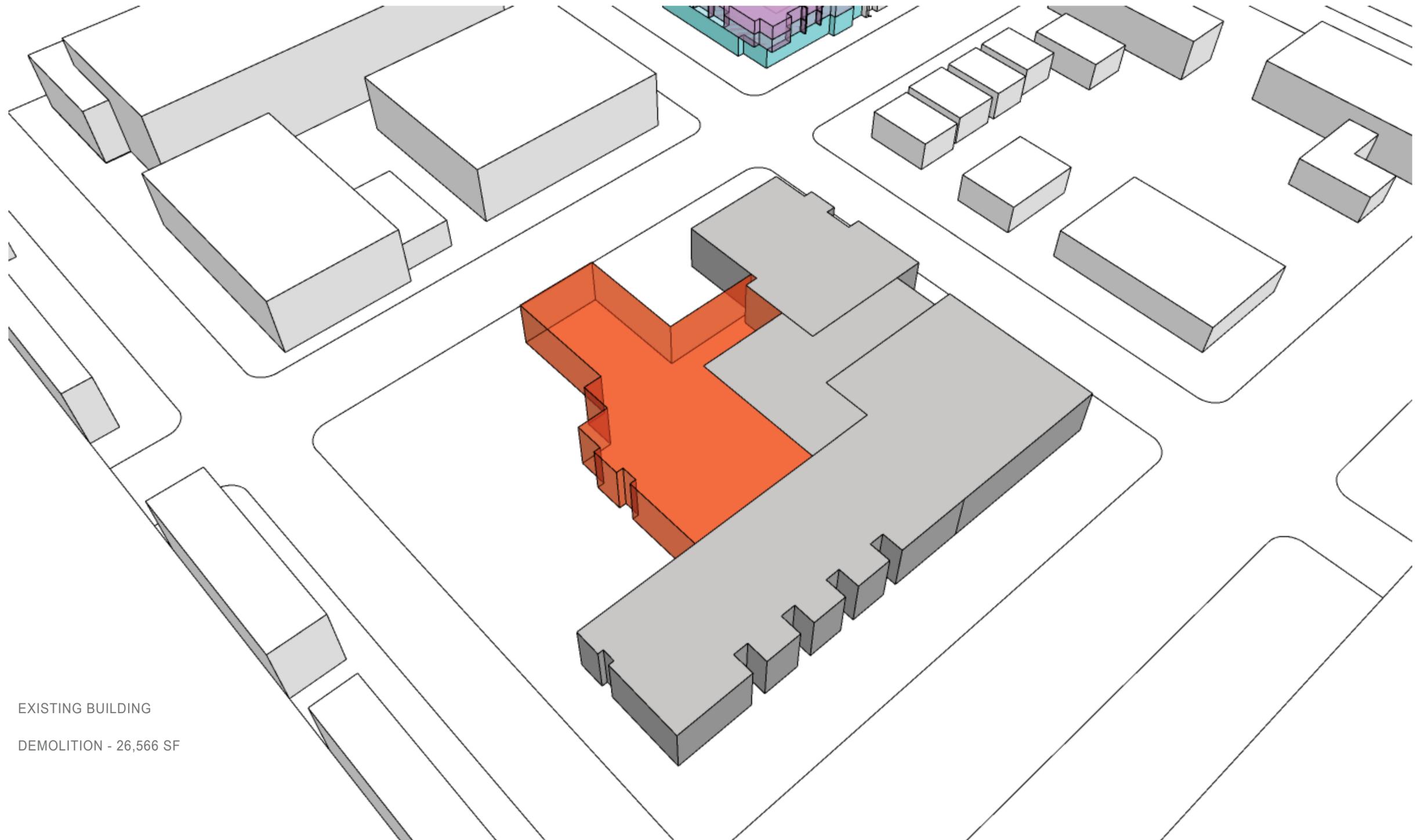


EXISTING BUILDING

FIRST FLOOR - 49,690 SF
SECOND FLOOR - 34,735 SF
THIRD FLOOR - 3,160 SF

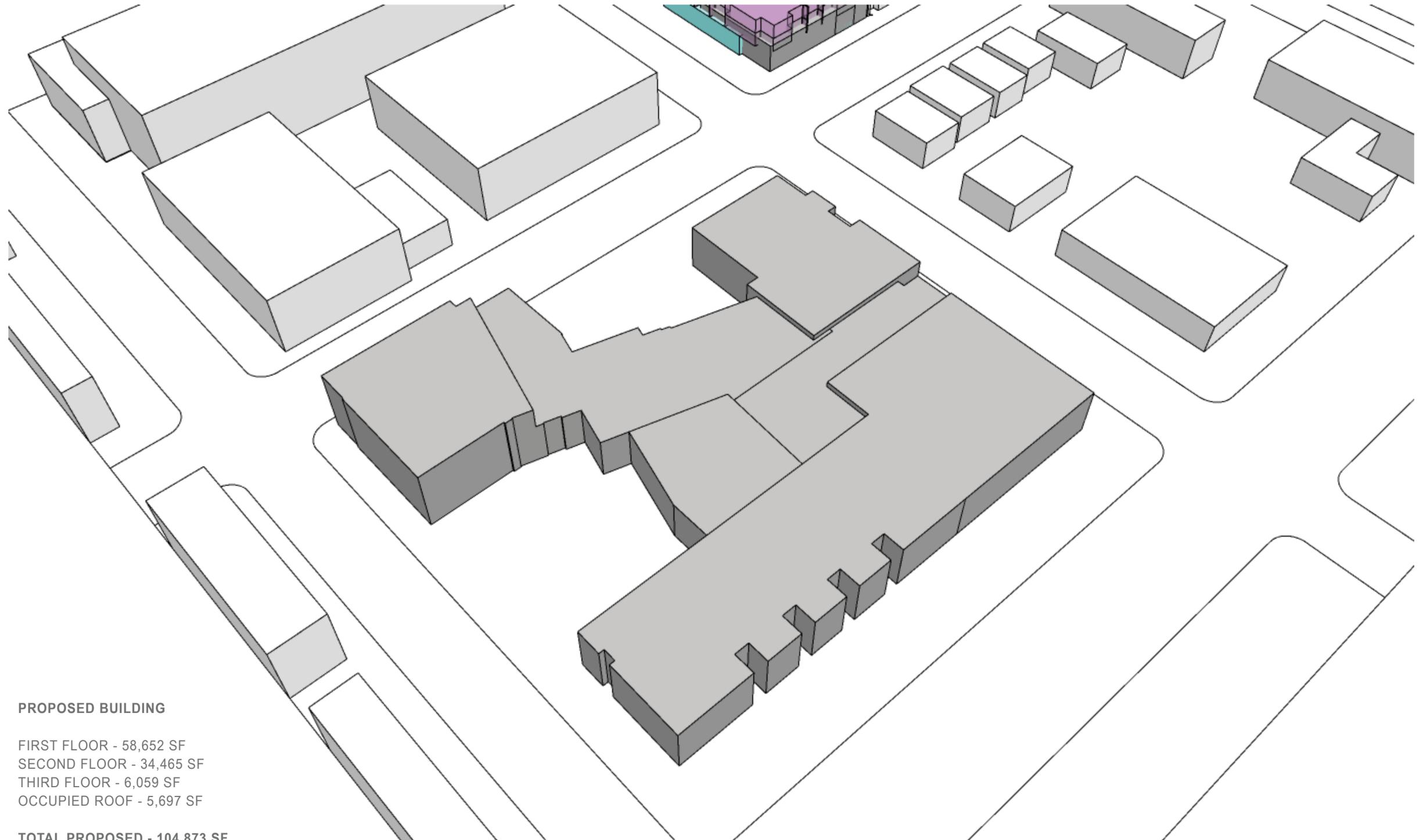
TOTAL EXISTING - 87,585 SF

CHURCH - EXISTING BUILDINGS TO BE REMOVED



EXISTING BUILDING
DEMOLITION - 26,566 SF

CHURCH - PROPOSED BUILDING



PROPOSED BUILDING

FIRST FLOOR - 58,652 SF
SECOND FLOOR - 34,465 SF
THIRD FLOOR - 6,059 SF
OCCUPIED ROOF - 5,697 SF

TOTAL PROPOSED - 104,873 SF

CHURCH - PROGRAMMING



PROPOSED BUILDING

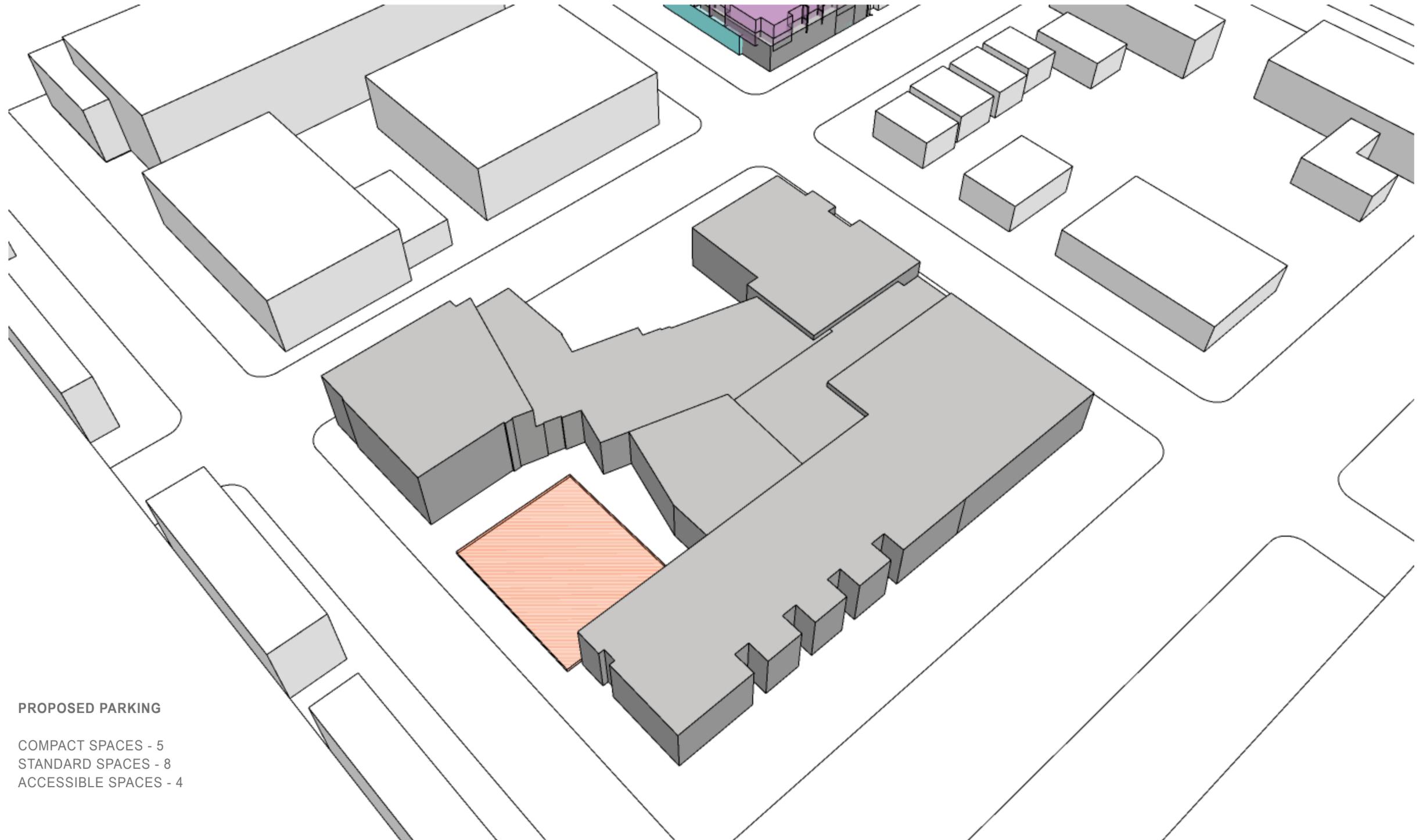
FIRST FLOOR - 58,652 SF
 SECOND FLOOR - 34,465 SF
 THIRD FLOOR - 6,059 SF
 OCCUPIED ROOF - 5,697 SF

TOTAL PROPOSED - 104,873 SF

- HISTORIC CHAPEL
- ASSEMBLY WITH ACCESSORY BUSINESS
- WEEKDAY PRESCHOOL
- CIRCULATION WITH ACCESSORY BUSINESS



CHURCH - PARKING

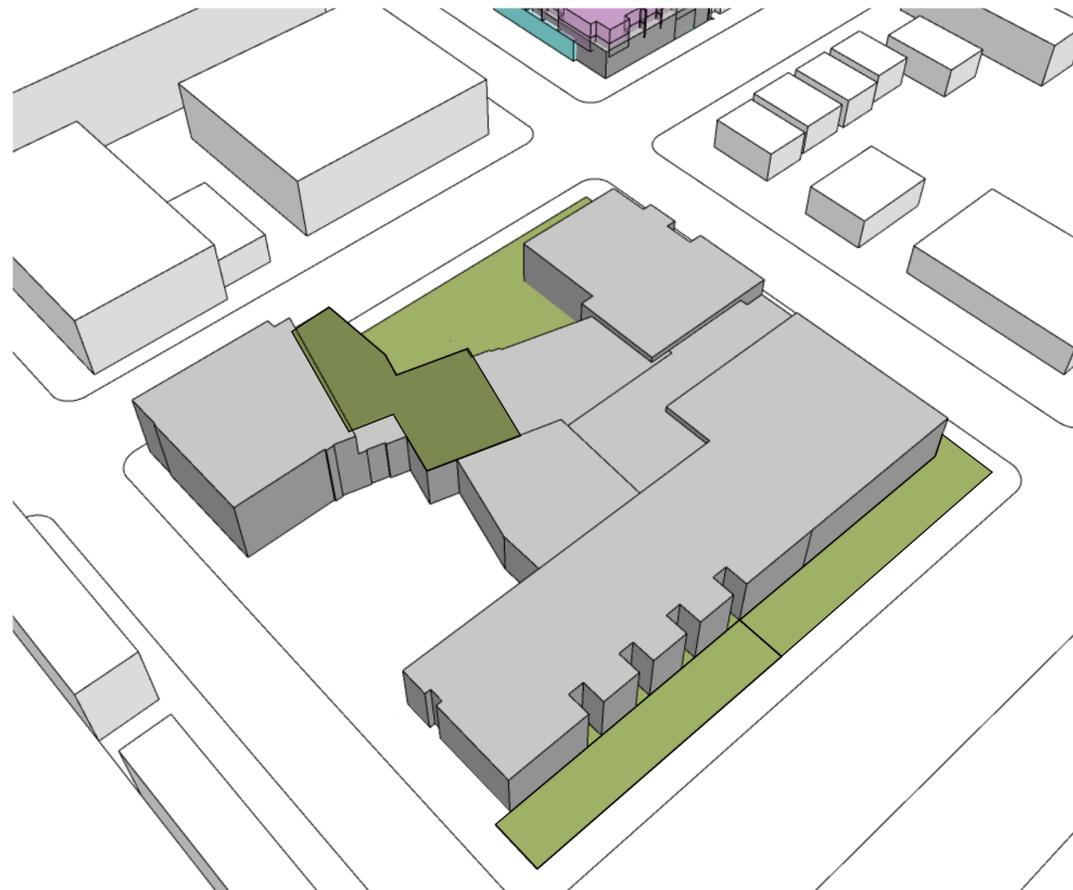


PROPOSED PARKING

- COMPACT SPACES - 5
- STANDARD SPACES - 8
- ACCESSIBLE SPACES - 4



CHURCH - OPEN SPACE INSPIRATION



OPEN SPACE ON SITE

OPEN SPACE - 29,390 SF INCLUDING ROOF TERRACE



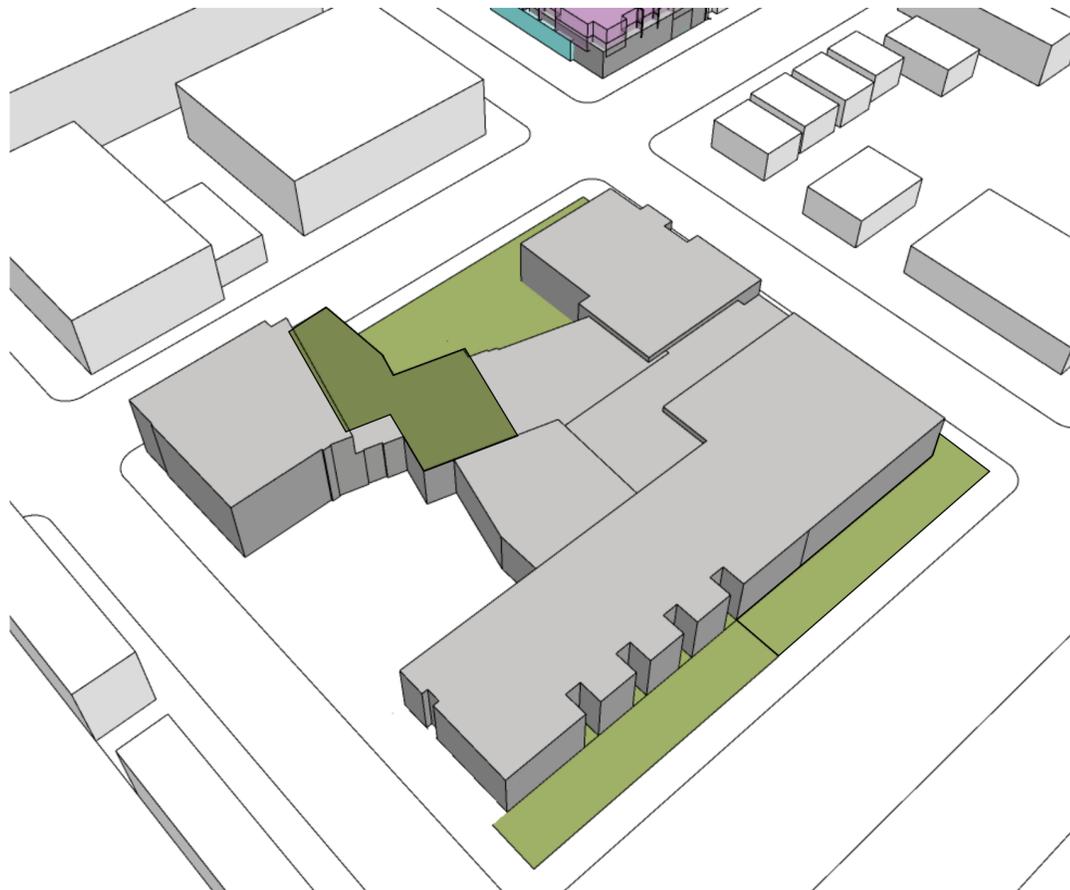
PRECEDENT IMAGES



ENTRY PLAZA

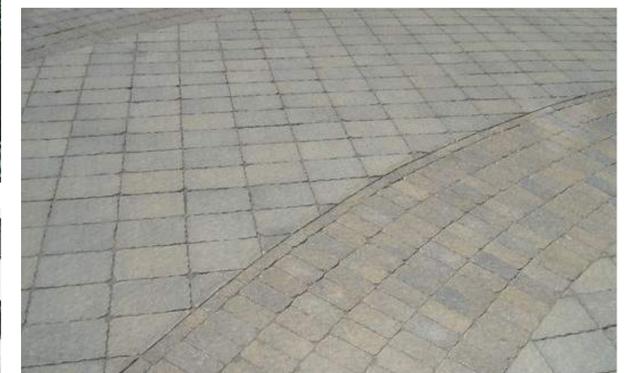


CHURCH - OPEN SPACE INSPIRATION



OPEN SPACE ON SITE

OPEN SPACE - 29,390 SF INCLUDING ROOF TERRACE

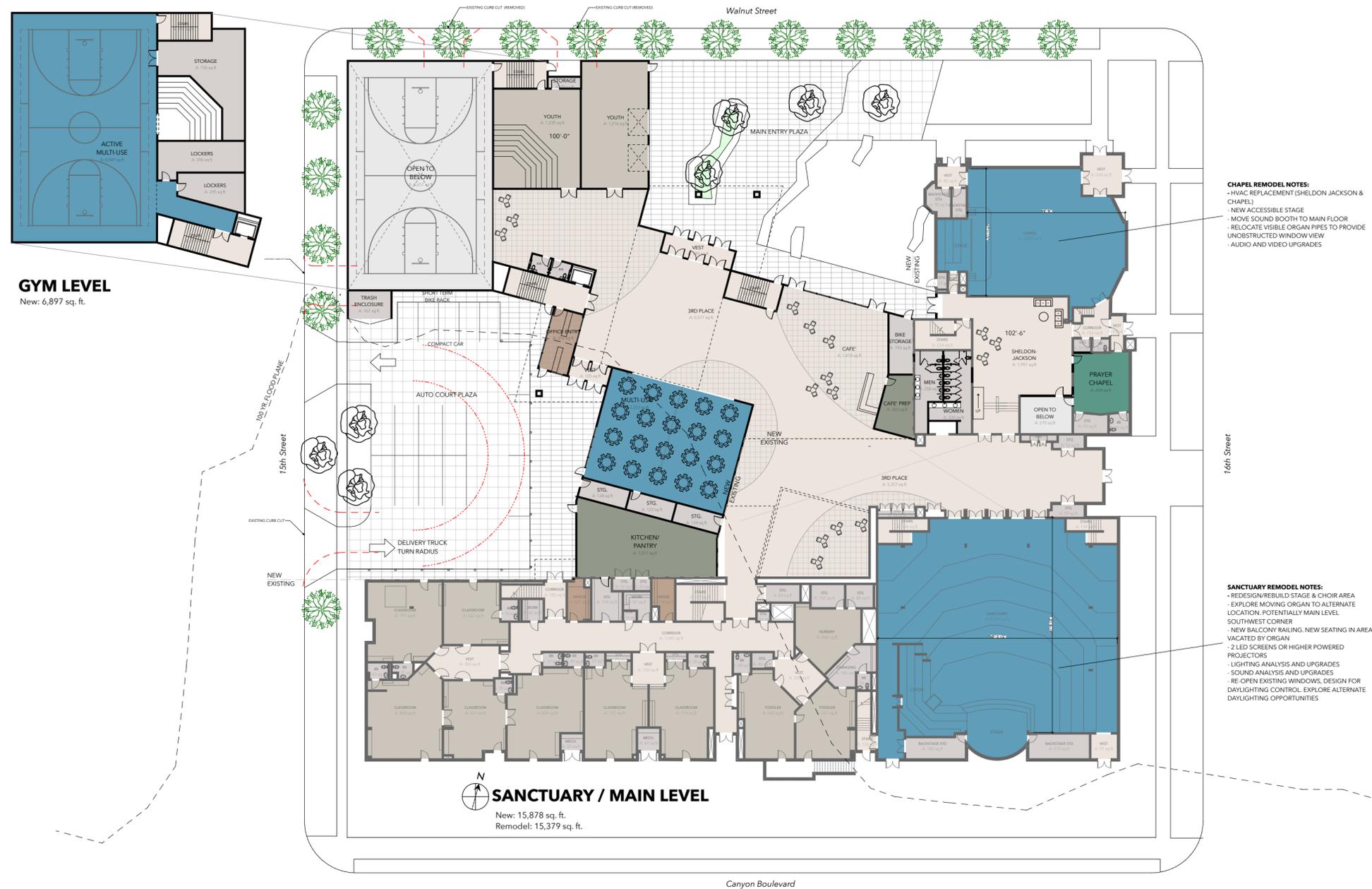


PRECEDENT IMAGES

PARKING - AUTO COURT



CHURCH - SITE PLAN



PARKING - AUTO COURT



STUDIOTERRA



CONSULTING ENGINEERS



CHURCH - NORTH AND WEST ELEVATIONS



- HIGHEST ROOF ELEMENT (46') 5383.1'
- HIGHEST ROOF PLANE (40') 5377.1'
- THIRD FLOOR LEVEL (27') 5364.1'
- SECOND FLOOR LEVEL (14') 5351.1'
- ENTRY/MAIN LEVEL (0') 5337.1'
- SITE LOWPOINT 5334.4'

WALNUT STREET ELEVATION

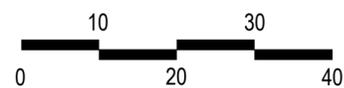
FINISH FLOOR ELEVATION: 5337.1'
 INTERPOLATED LOWPOINT: 5334.4'

- HIGHEST ROOF POINT (46') 5383.1'
- HIGHEST ROOF PLANE (40') 5377.1'
- THIRD FLOOR LEVEL (27') 5364.1'
- SECOND FLOOR LEVEL (14') 5351.1'
- ENTRY/MAIN LEVEL (0') 5337.1'
- SITE LOWPOINT 5334.4'



15TH STREET ELEVATION

FINISH FLOOR ELEVATION: 5337.1'
 INTERPOLATED LOWPOINT: 5334.4'



CHURCH CHARACTER SKETCHES



CHURCH CHARACTER SKETCHES



CHURCH CHARACTER SKETCHES



CHURCH - BUILDING MATERIALS



CEMENT RAIN-SCREEN



CEMENT RAIN-SCREEN



CEMENT RAIN-SCREEN



BRICK



INSPIRATION FOR METAL RAILINGS



WOOD CLADDING



INSPIRATION FOR METAL RAILINGS

CHURCH - CHARACTER SKETCHES

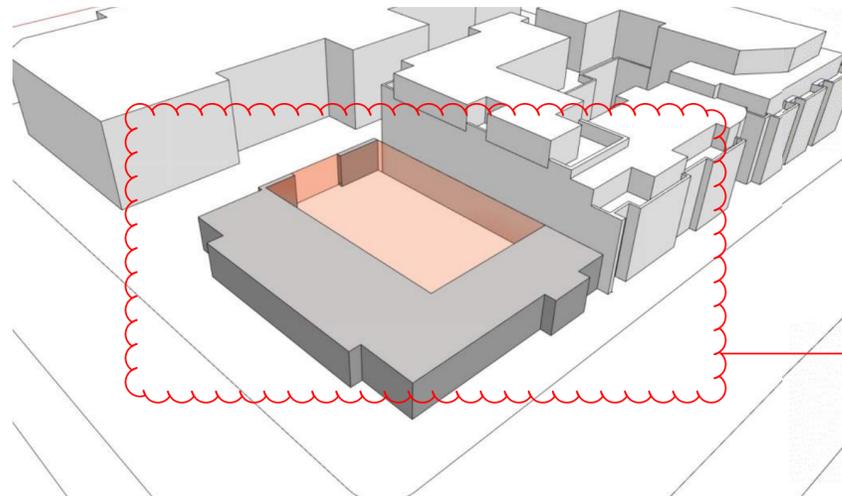


VIEW FROM CHURCH PLAZA TO ANNEX

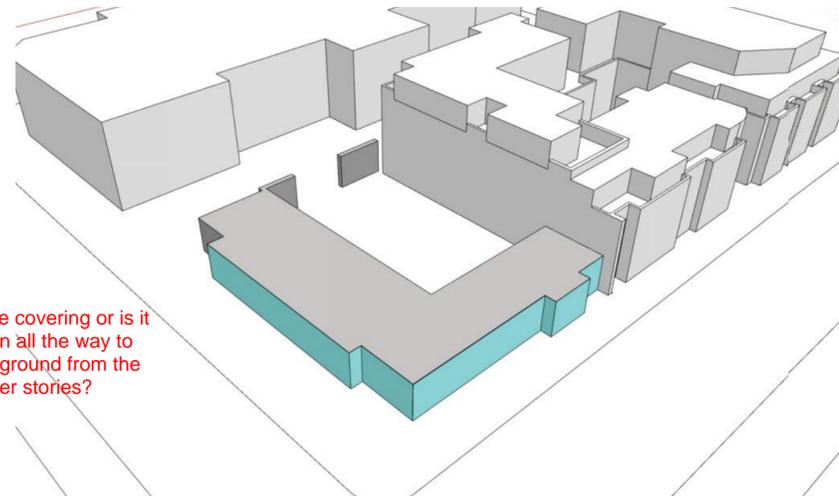


VIEW FROM ANNEX TO GRACE COMMONS CHURCH

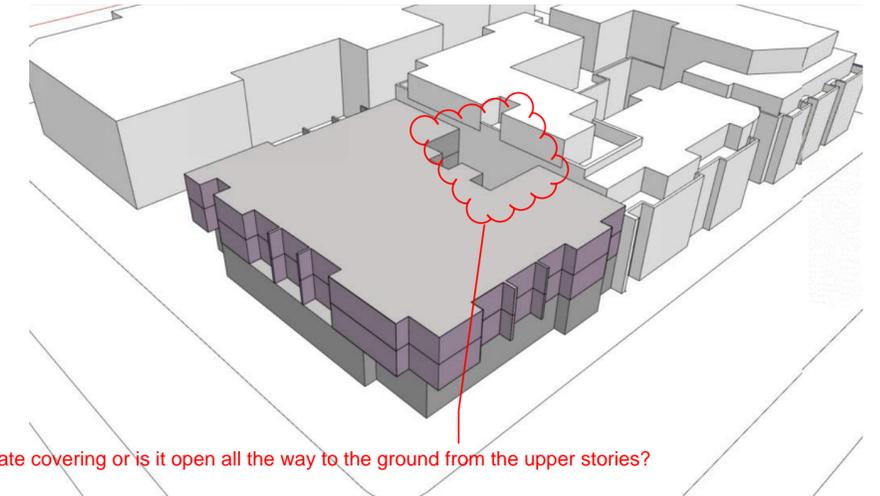
ANNEX - MASSING DIAGRAMS



PARKING



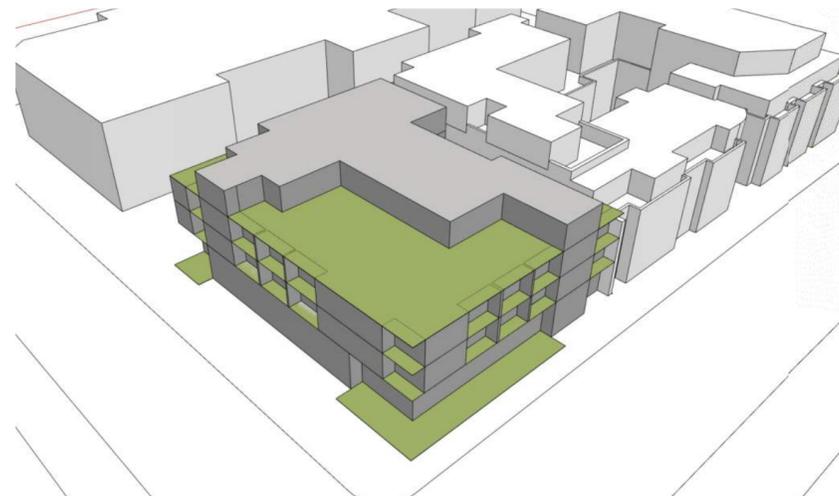
NON-RESIDENTIAL USE COMMERCIAL STOREFRONT



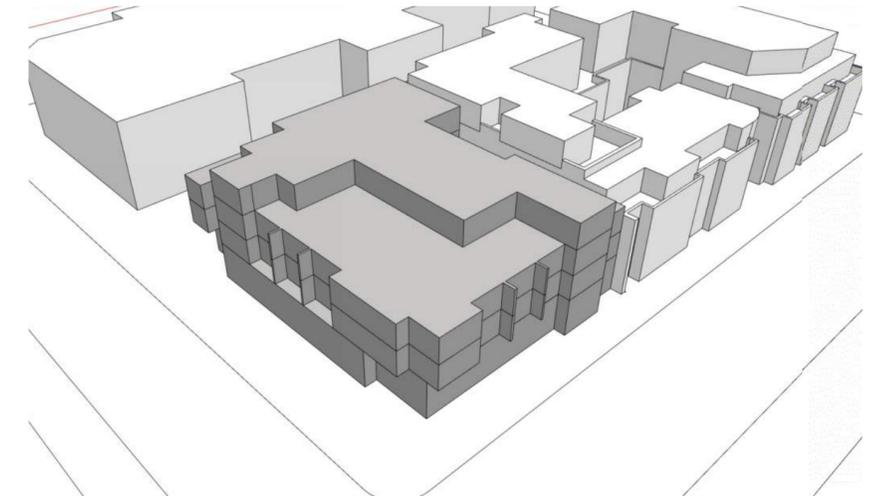
EFFICIENCY AND 1 BEDROOM APARTMENTS



TOP FLOOR ASSEMBLY SPACE



OPEN SPACE

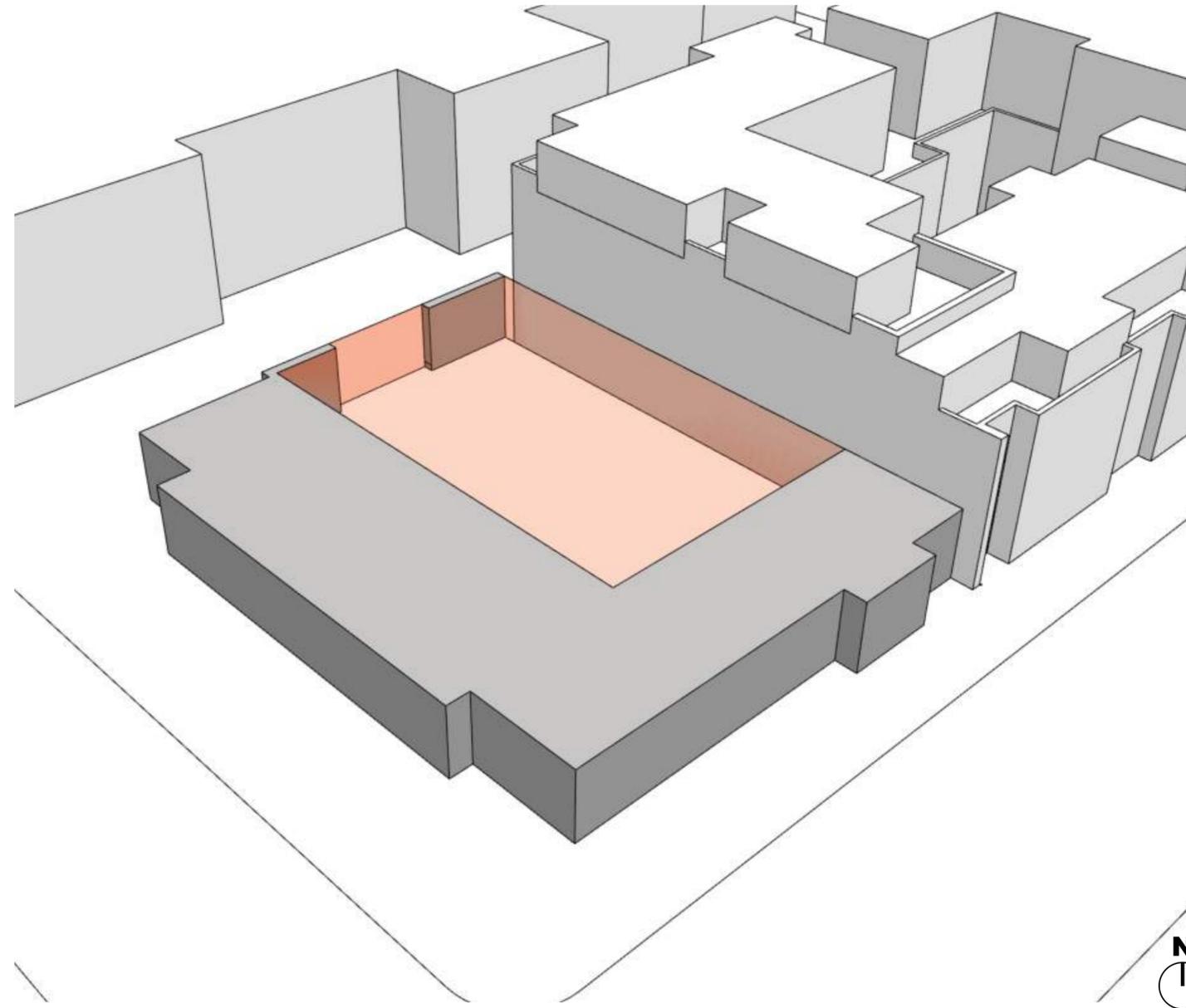


PROPOSED MASSING

plate covering or is it open all the way to the ground from the upper stories?

plate covering or is it open all the way to the ground from the upper stories?

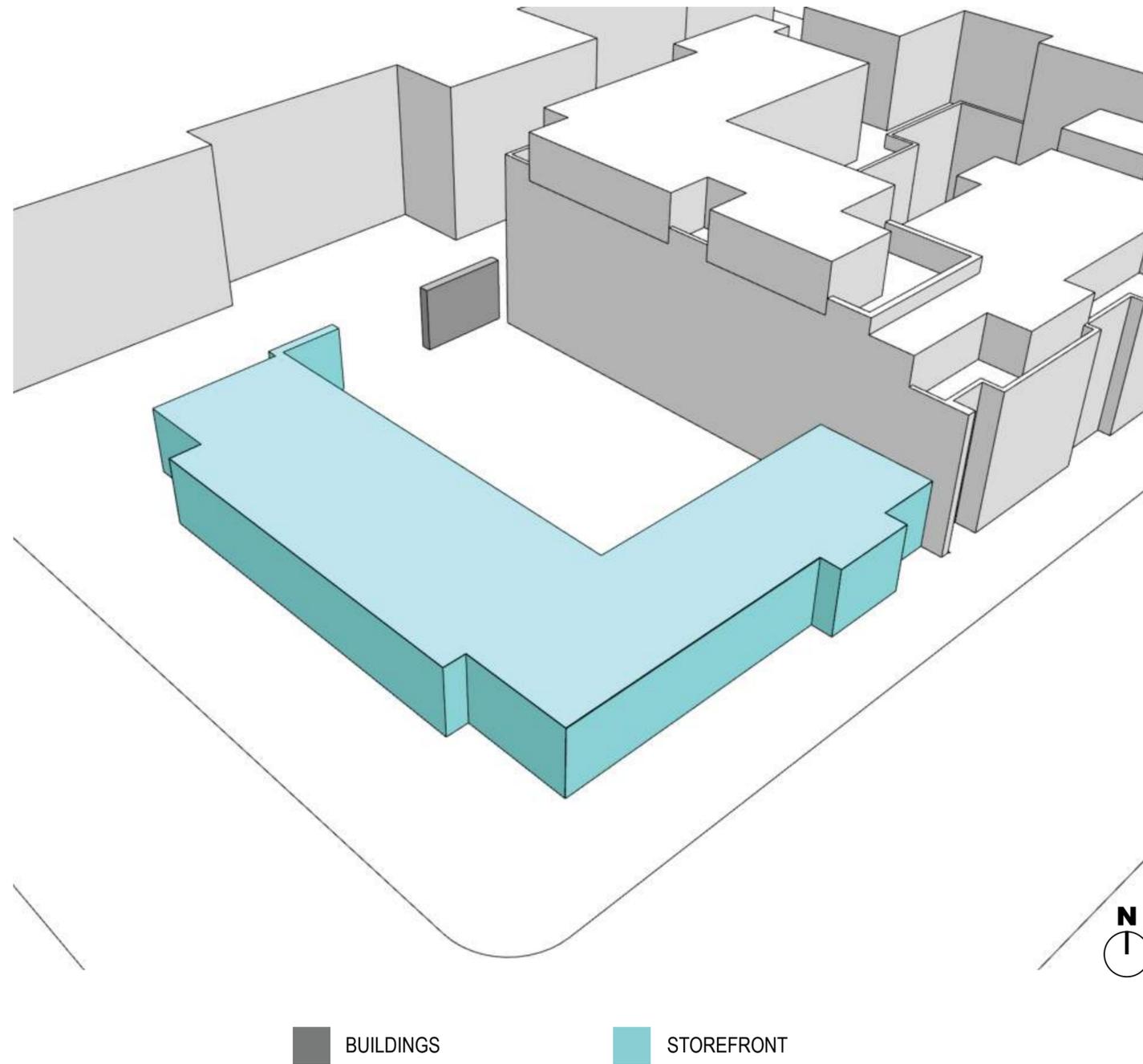
ON-SITE PARKING



BUILDINGS
 SURFACE PARKING

PARKING				
TYPE	COMPACT	STANDARD	ACCESSIBLE	TOTAL
COUNT	8	9	2	19

ANNEX - GROUND FLOOR NON-RESIDENTIAL

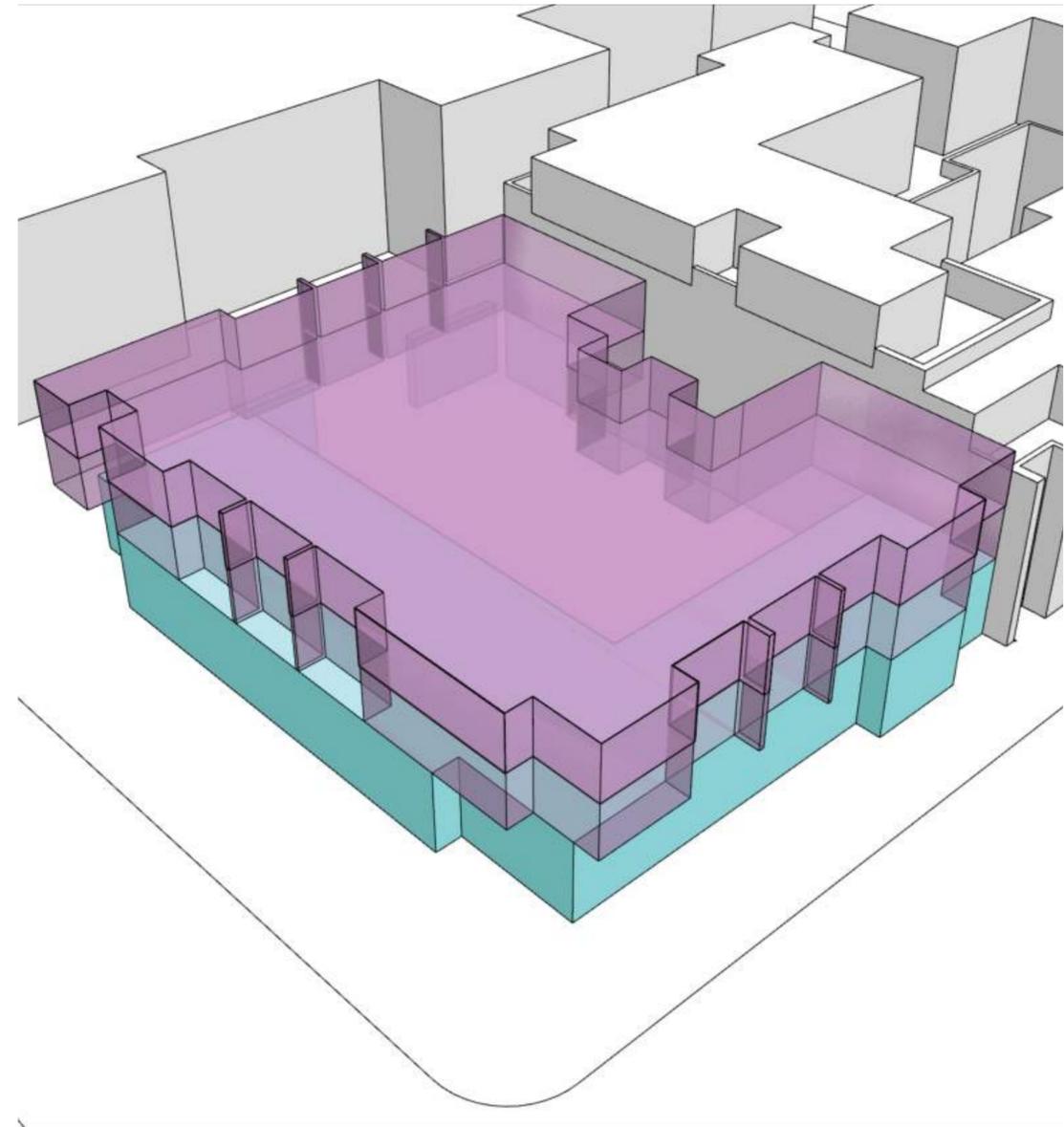


STOREFRONT				
TYPE	DEACON'S CLOSET	KITCHEN	COFFEE SHOP/BAKERY	TOTAL
SQUARE FEET	1,049	855	1,060	2,964
CEILING HEIGHT	14' 8"	14' 8"	14' 8"	

ANNEX - UNIT MIX



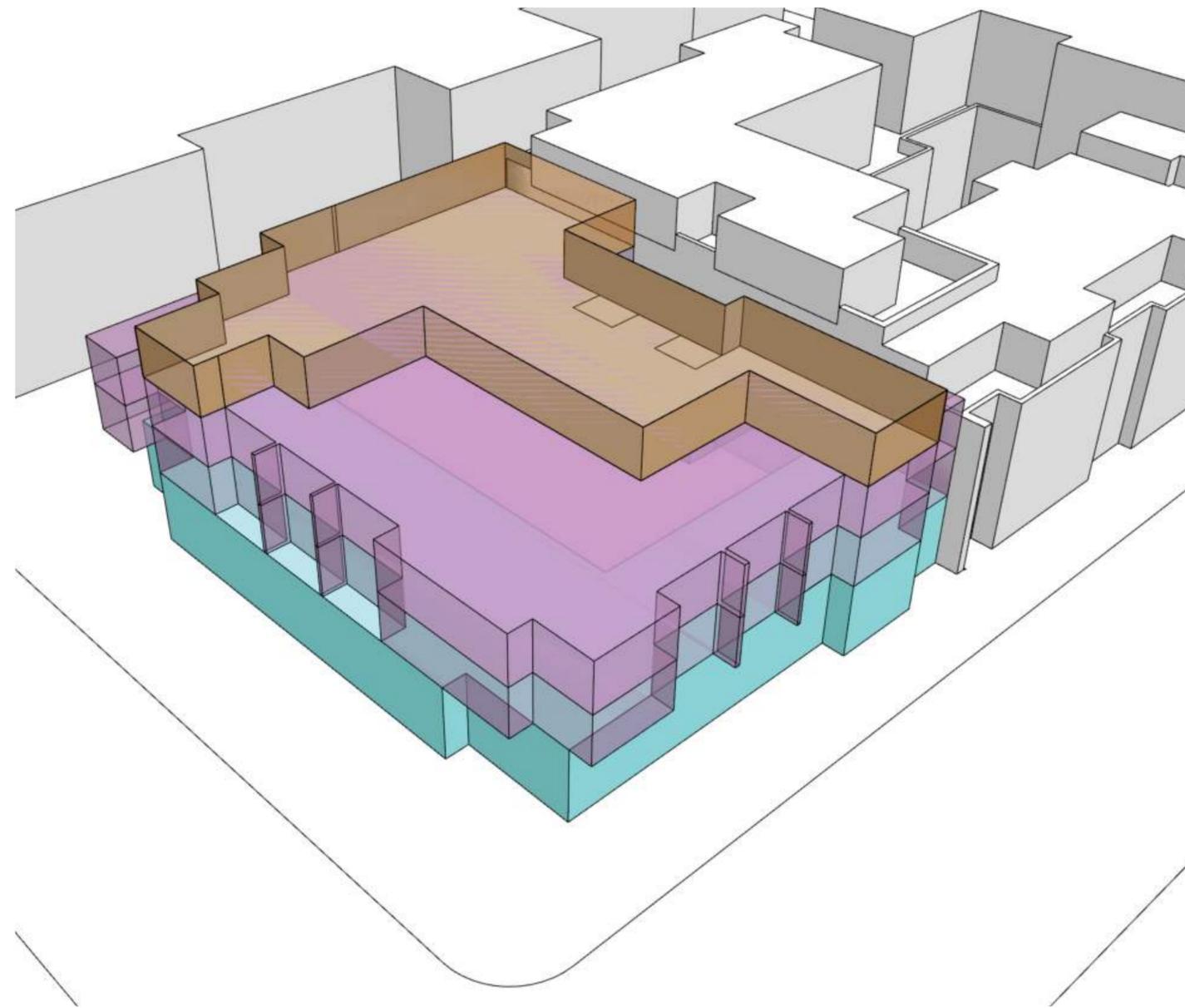
EFFICIENT STUDIO
 1 BEDROOM



RESIDENTIAL UNITS			
	0BR	1BR	TOTAL
LEVEL 2	9	6	15
LEVEL 3	9	6	15
TOTAL	18	12	30



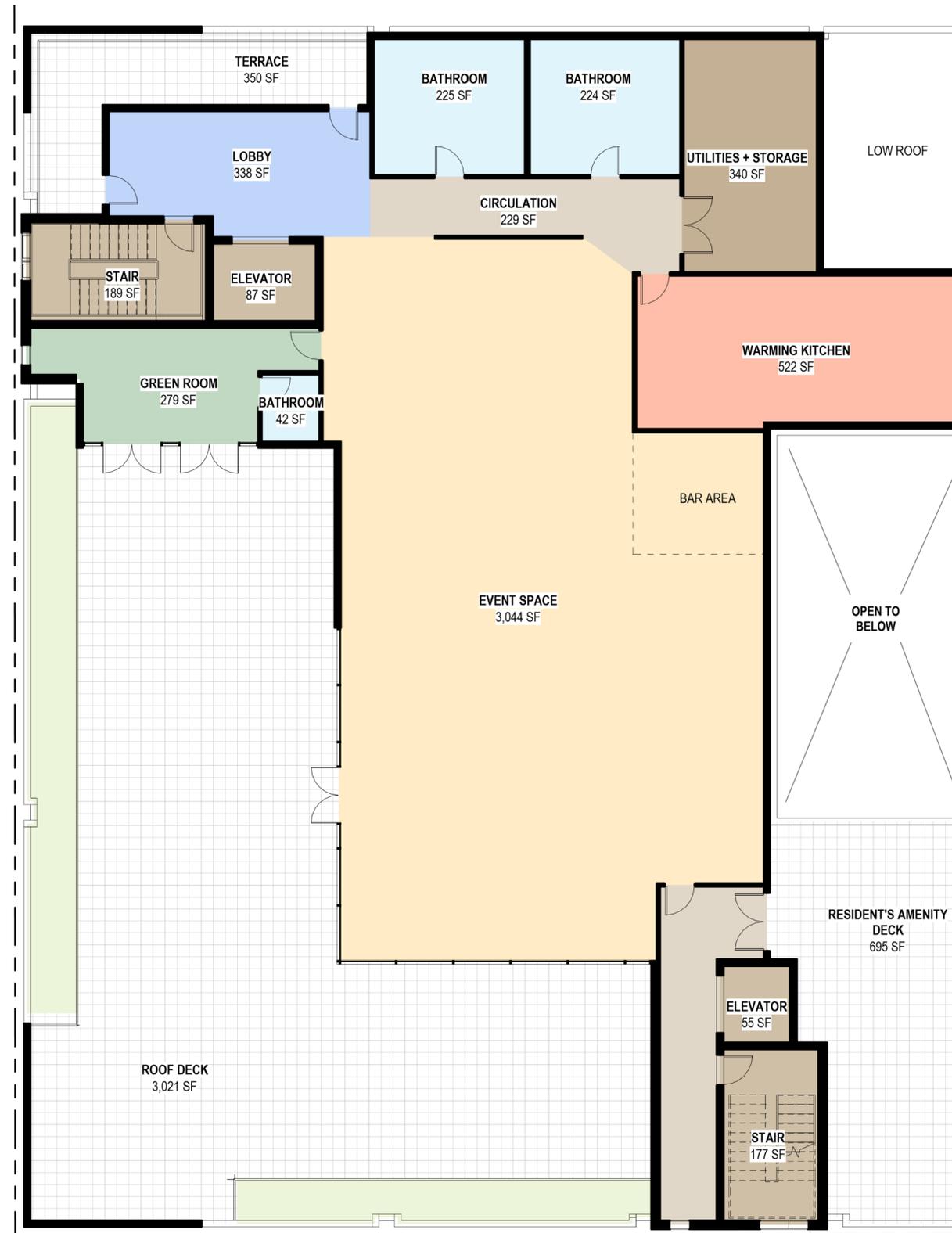
ANNEX - EVENTS SPACE



■ BUILDINGS ■ EVENT SPACE

EVENT SPACE				
TYPE	EVENT LOBBY	EVENT SPACE	ROOF DECK	TOTAL
SQUARE FEET	502	3,039	3,021	6,562

ANNEX - LEVEL 4 FLOORPLAN



ANNEX - OPEN SPACE INSPIRATION



PRECEDENT IMAGES



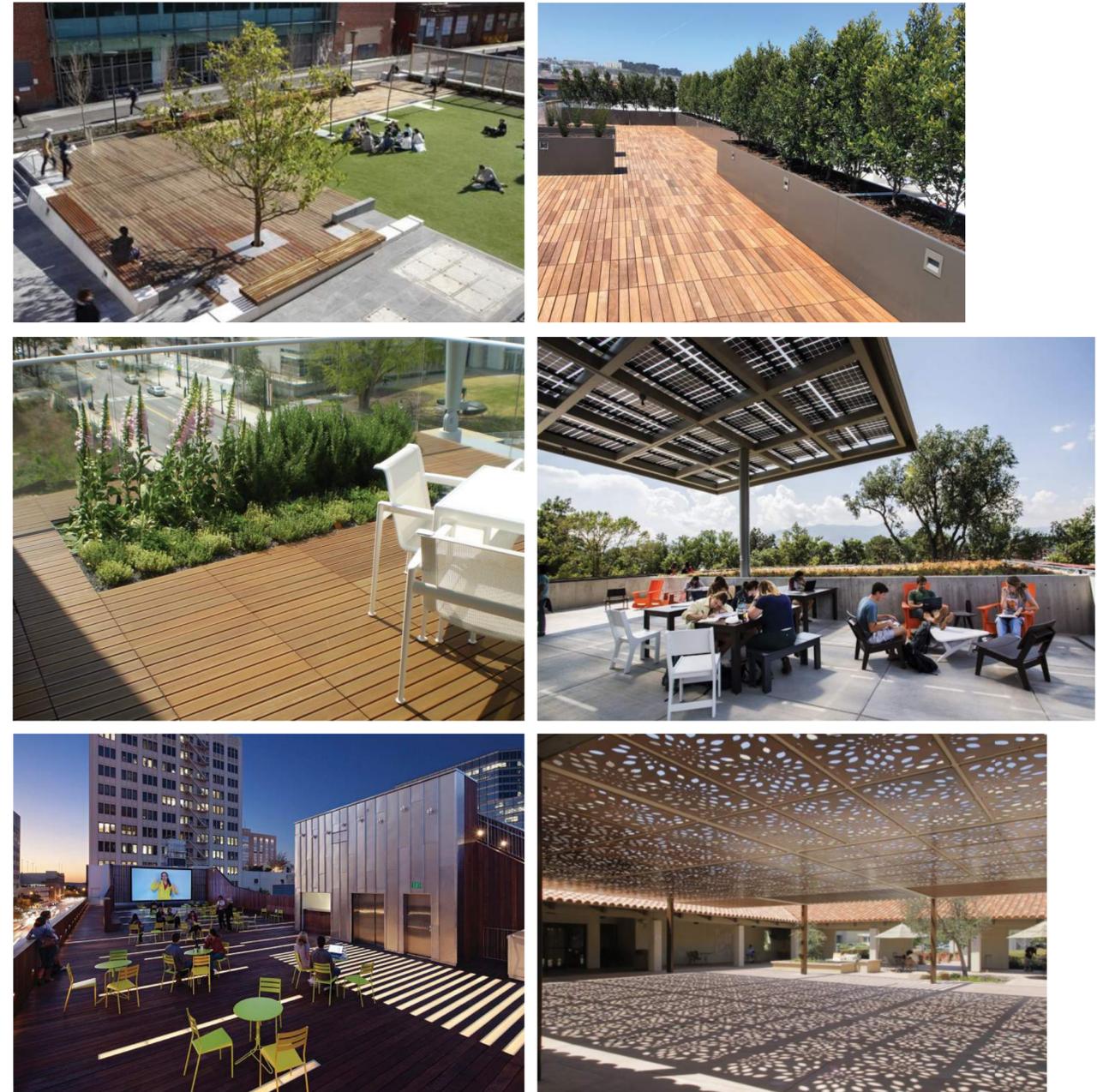
■ BUILDINGS ■ OPEN SPACE

OPEN SPACE					
TYPE	BALCONIES	AMENITY DECK	ROOF DECK	TERRACE	TOTAL
SQUARE FEET	1,880	695	3,021	350	5,946

ANNEX - OPEN SPACE INSPIRATION



■ BUILDINGS ■ OPEN SPACE



PRECEDENT IMAGES

TYPE	OPEN SPACE				TOTAL
	BALCONIES	AMENITY DECK	ROOF DECK	TERRACE	
SQUARE FEET	1,880	695	3,021	350	5,946

ANNEX - SITE PLAN



STUDIOTERRA



CONSULTING ENGINEERS



BGW ARCHITECTS



COBURN ARCHITECTURE

ANNEX - SOUTH AND WEST ELEVATIONS



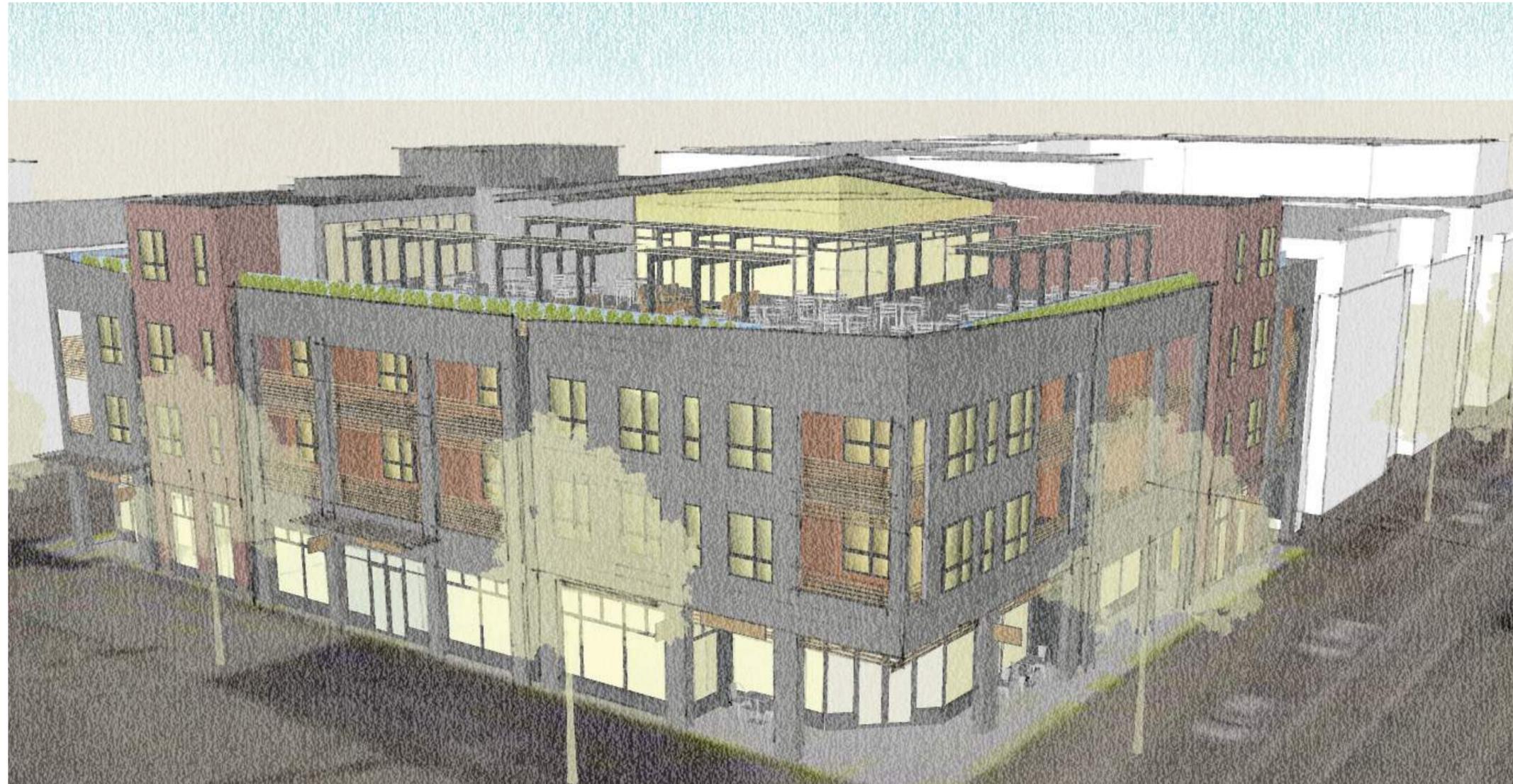
ANNEX - SOUTH EAST CORNER



ANNEX - WEST ELEVATION



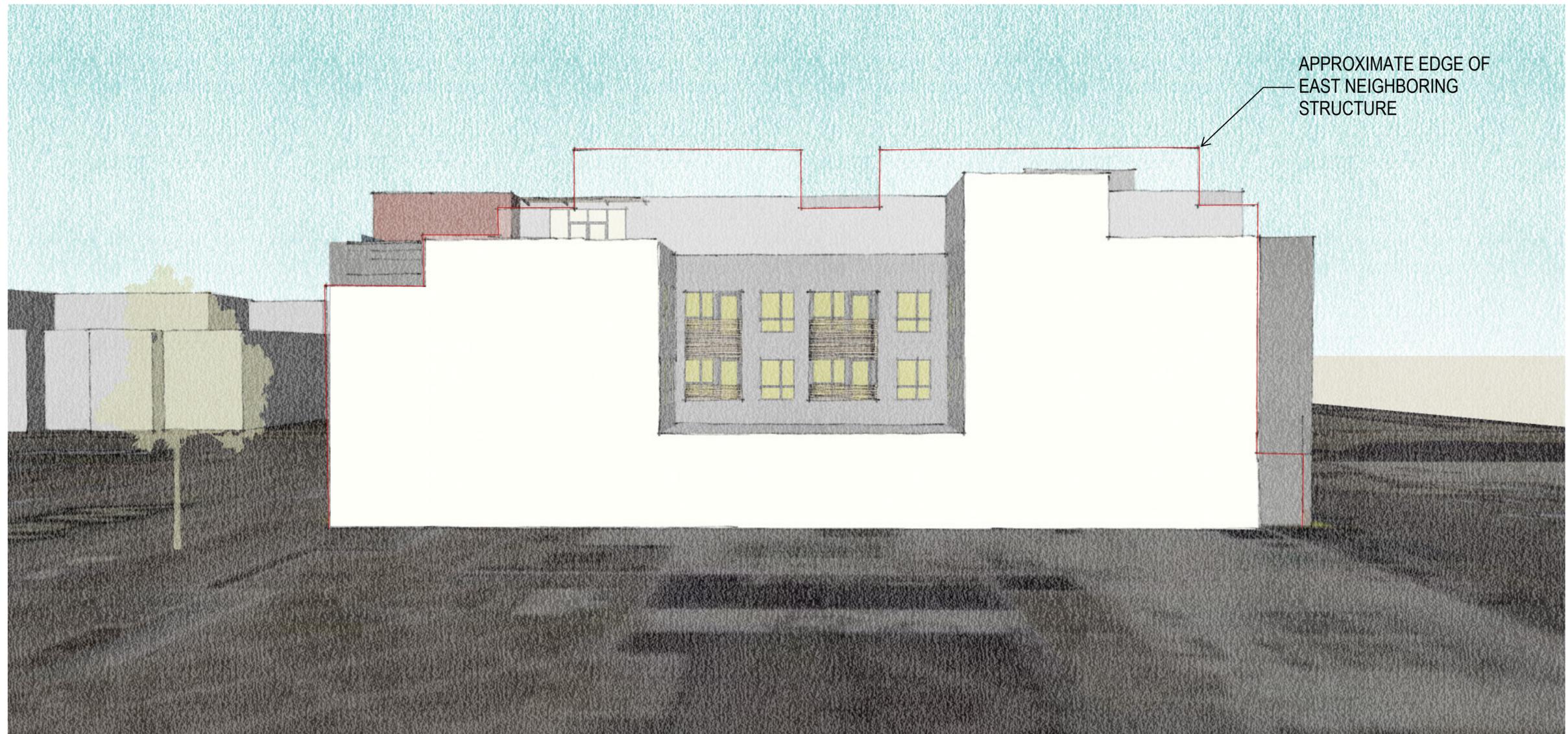
ANNEX - SOUTH WEST PERSPECTIVE



ANNEX - SOUTH WEST PERSPECTIVE



ANNEX - EAST ELEVATION PERSPECTIVE



ANNEX - NORTH AERIAL



ANNEX - SOUTH AERIAL



BUILDING MATERIALS



CEMENT RAIN-SCREEN



CEMENT RAIN-SCREEN



CEMENT RAIN-SCREEN



BRICK



INSPIRATION FOR METAL RAILINGS



WOOD CLADDING



INSPIRATION FOR METAL RAILINGS