

**CITY OF BOULDER**  
**PLANNING BOARD AGENDA ITEM**  
**MEETING DATE: April 7, 2016**

**AGENDA TITLE:** Public hearing and Planning Board consideration of the following items:

- (a) Consideration of a land use map change for a portion of the property at 2520 28<sup>th</sup> Street from Public to Mixed Use Business related to the proposed rezoning;
- (b) Recommendation to City Council on a request to rezone a portion of the property at 2560 28<sup>th</sup> Street from P (Public) to BC-2 (Business Community – 2) (application no. LUR2015-00072; and
- (c) Consideration of Site Review application LUR2015-00104 for redevelopment of a portion of property at 2560 28<sup>th</sup> St. with 10 attached residential units. No changes are proposed to the existing commercial building on site. The proposal includes a request for a 25% parking reduction.

Applicant: Carrie Bingham for Coburn Development

Property Owner: Blizzard LLC

**REQUESTING DEPARTMENT:**

Planning, Housing & Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Charles Ferro, Development Review Manager

Chandler Van Schaack, Planner II

**OBJECTIVE:**

1. Hear applicant and staff presentations
2. Hold public hearing
3. Planning Board discussion
4. Planning Board action on proposed land use map change.
5. Planning Board recommendation for approval or denial to City Council of the request for rezoning.
6. Planning Board action to approve, approve with conditions, or deny the Site Review application.

**PROPOSAL AND SITE SUMMARY:**

**Proposal:** Request to consider a land use map change for a portion of the property located at 2560 28<sup>th</sup> Street from Public to Mixed Use Business in conjunction with a rezoning, to rezone that portion of the property from P to BC-2 (application no. LUR2015-00072), and to consider a Site Review application for redevelopment of that portion of the property with 10 attached residential units. No changes are proposed to the existing commercial building on site. The proposal includes a request for modifications to the parking standards to allow for a 25% parking reduction with 57% small car spaces.

**Project Name:** 2560 28<sup>th</sup> St. Residences

**Location:** 2560 28<sup>th</sup> St.

**Size of Tract:** 34,378 sq. ft. (0.78 acres)

**Zoning:** BC-2 (Business – Community 2) and P (Public); with proposed rezoning of P portion to BC-2

**Comprehensive Plan:** Mixed Use Business (MUB) and Park, Urban and Other (P)

**Key Issues for Discussion:**

**Rezoning Request (LUR2015-00072):**

- 1) Is the request for a change to the BVCP Land Use Designation consistent with the criteria for land use map changes?

2) Is the rezoning request consistent with review criteria for rezoning?

Site Review (LUR2015-00104):

- 3) Does the proposal meet Site Review Criteria, including Boulder Valley Comprehensive Plan (BVCP) policies?
- 4) Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-9-6(f), B.R.C. 1981?

I. INTRODUCTION

**Background.** The project site is located on the east side of 28<sup>th</sup> Street between Mapleton Ave. and Bluff St. There is an existing 2-story commercial building located on the western portion of the site, currently occupied by the applicant, Coburn Development. The eastern portion of the site is currently a large, unstriped surface parking lot. The area surrounding the site contains a mix of uses, including a strip-style commercial shopping center immediately to the north of the site, a high-density, permanently affordable residential apartment complex to the northeast, and restaurant and office uses across 28<sup>th</sup> St. to the west. The Goose Creek multi-use path underpass is located adjacent to the southwest corner of the project site, with the Goose Creek path running along the southern edge of the property. The properties to the south of the Goose Creek path contain a power substation, an indoor rock climbing gym and a variety of small scale office and personal service uses. The YMCA and Mapleton Ball Fields lie further south across Mapleton Ave.

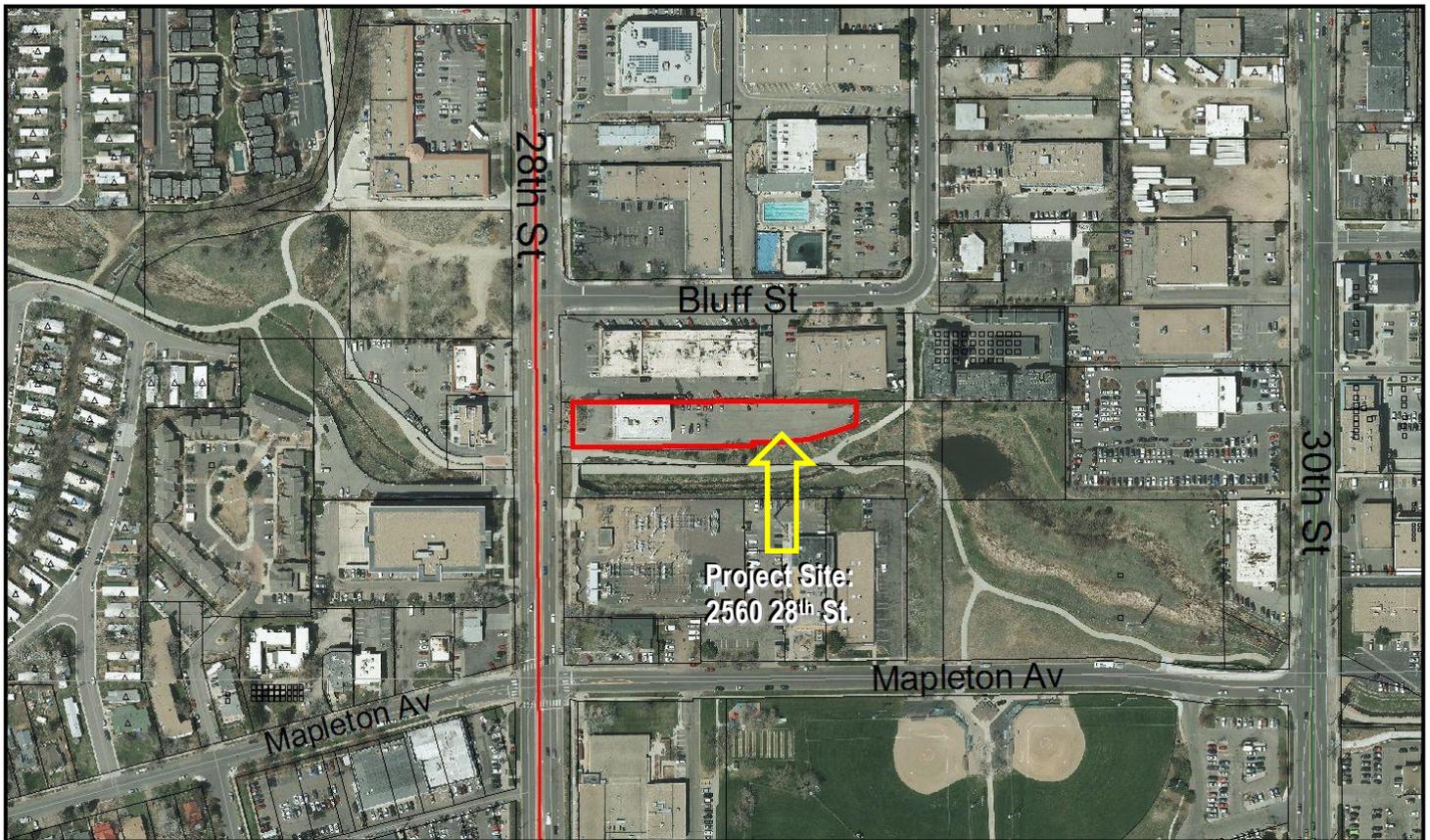


Figure 1: Vicinity Map

The current BVCP Land Use Designations and associated zoning designations for the property are reflective of the site's somewhat unique history. As shown below in **Figures 3 and 4**, the site currently has two separate land use designations, "Mixed Use Business" on the western portion of the property on which the existing commercial building is located, and "Park,

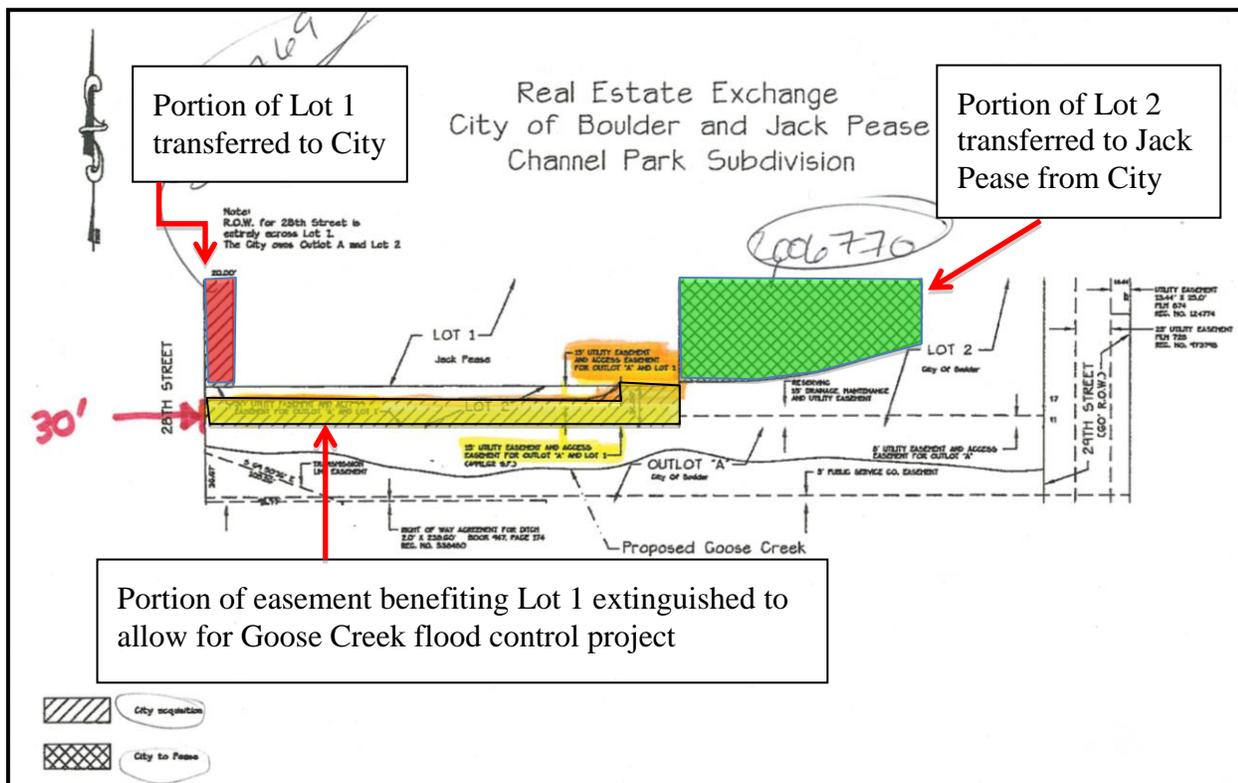
Urban and Other” on the undeveloped eastern portion of the site. The zoning of the property corresponds to the land use designations, and is split between BC-2 (Business – Community 2) on the west and P (Public) on the east. As shown in the below figures, the Mixed Use Business land use designation and BC-2 zoning apply to properties along the east side of 28<sup>th</sup> St. to the north of the project site as well as along the west side of 28<sup>th</sup> to the north and south. The BVCP Land Use Map description for Mixed Use Business areas is as follows:

*Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses*

The “Park, Urban and Other” land use designation and P zoning designation that apply to the eastern portion of the project site are otherwise only found on the city-owned properties to the south and east of the site containing the Goose Creek path and Mapleton Ballfields. The BVCP defines the intent of the “Park, Urban and Other” land use designation as follows:

*Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes. Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks as defined in the Parks and Recreation Master Plan. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences... Other public recreational facilities, including city recreation centers, a golf course, swimming pools, ballfields, and the Eldorado Canyon State Park are also included in this category.*

The current split land use designation and zoning of the project site are the result of a land transfer that took place between the City and the former property owner in 1999 as part of the planning and construction of the Goose Creek flood control project. At the time of the land swap, Jack Pease owned Lot 1 of the Channel Park Subdivision and the City owned Lot 2 of the Channel Park Subdivision. The west line of Lot 1 borders 28<sup>th</sup> Street. Lot 2 was a flag lot to the east of Lot 1 with a 30-foot flag on the south side of Lot 1. The flag was encumbered by easements benefitting Lot 1. The City and the former owner negotiated the conveyance of a strip of land along 28<sup>th</sup> Street to the City and the extinguishment of a portion of the easement encumbering the flag of the City-owned Lot 2 in order to accommodate a city flood control project for Goose Creek as well as a 28<sup>th</sup> Street transportation improvement project. In exchange, the City transferred a portion of Lot 2 to Jack Pease. See **Figure 2** below for exhibit depicting land swap.



**Figure 2: Land Swap Exhibit**

The transfer of the portion of Lot was intended to create one larger merged building lot with Lot 1 and to initially serve as a parking area for uses located on Lot 1. The City agreed to install the parking improvements. City Council approved the land transfers. The intent of the land swap was to provide the property owner with one redevelopable site under the BC-E zoning (now known as BC-2). As part of the land swap, the city hired a consultant to explore potential redevelopment scenarios. These scenarios (included in **Attachment C**) anticipated an addition to the existing commercial building of 3,000 to 4,000 square feet, with the associated increase in required parking being accommodated on the eastern portion of the site. As noted by the applicant, the redevelopment scenarios created at that time appear to anticipate CB-E (now know as BC-2) zoning across the entire site.

Given that the land swap anticipated the eastern portion of the site being used for parking for the commercial use and that the land use code requires that “any building additions or site improvements shall be regulated according to the zoning district in which such additions or improvements are located” (section 9-9-2(d), B.R.C. 1981), it seems clear that a rezoning of the land transferred to the property owner by the city was anticipated. Following the land swap, the merged property was sold. The land use designation and zoning on the portion of Lot 2 transferred from City to the former property owner were never amended.

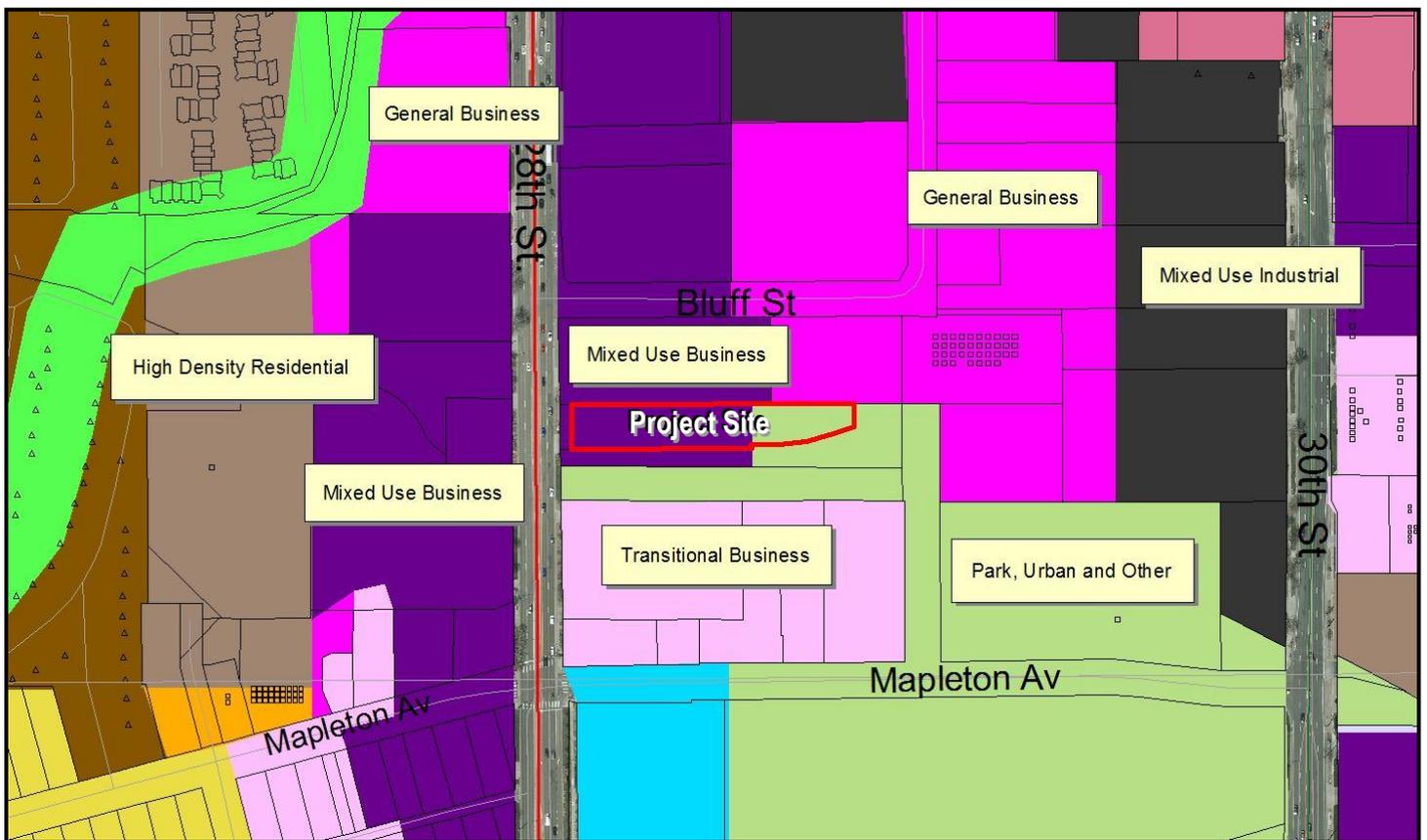
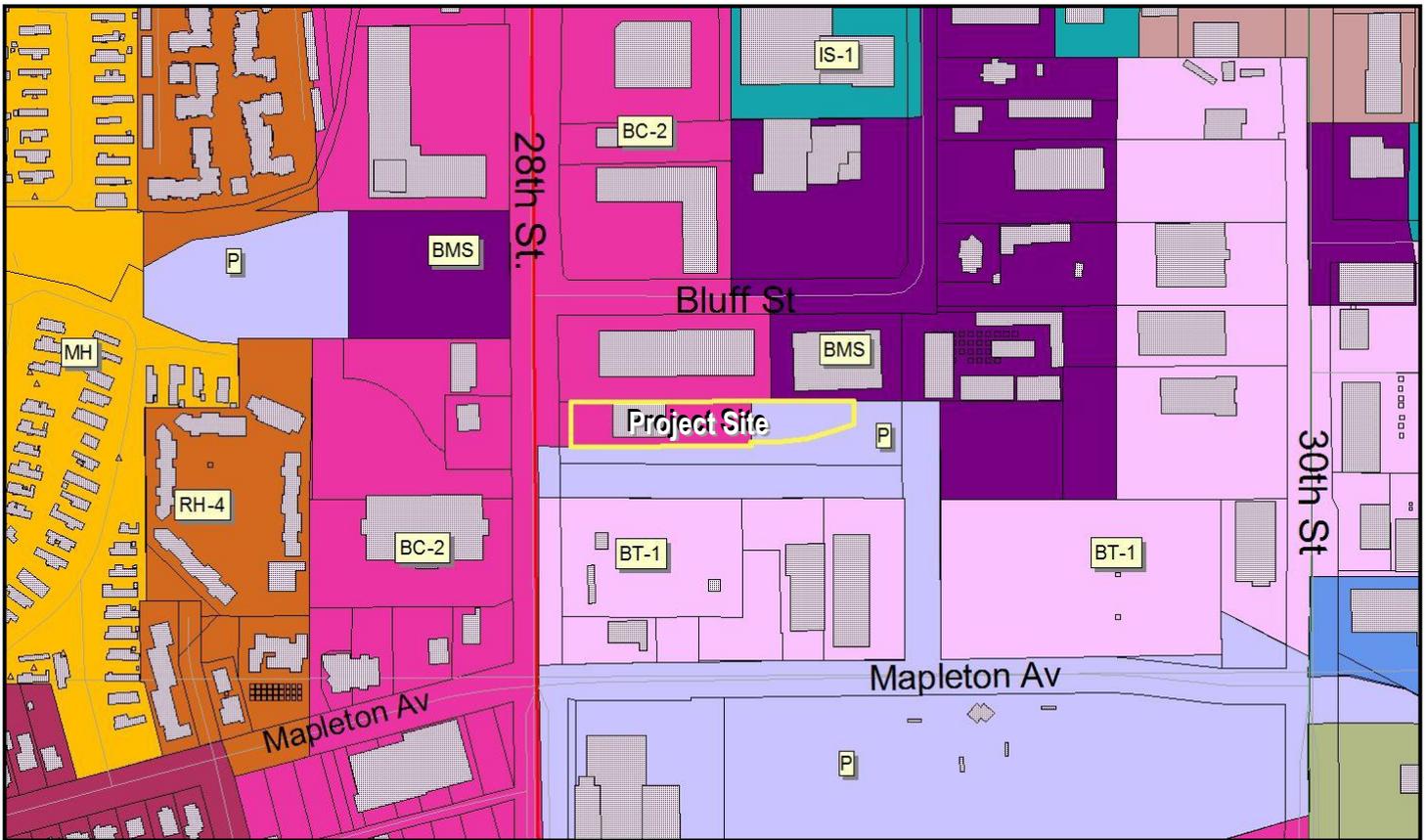


Figure 3: BVCP Land Use Map



**Figure 4: Zoning Map**

As described above, the current zoning on the subject site is split between BC-2 (Business – Community 2) on the western portion of the site and P (Public) on the eastern portion of the site. The intent of the BC-2 zone district is defined in section 9-5-2(c)(2)(G), B.R.C. 1981 as “*Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.*” As such, a variety of commercial uses are allowed by-right in the BC-2 zone, including retail, personal service and office uses among others. While the intent of the BC-2 zone is primarily for retail and other commercial uses, duplexes and attached dwelling units are also uses allowed by-right in the zone. In fact, the BC-2 zone allows for the maximum residential density found in the land use code (27.2 DU/acre), which is based on a 1,600 sq. ft. minimum lot area per dwelling unit requirement with a minimum required open space per dwelling unit of 600 sq. ft. It is also worth noting that in the BC-2 zone, principal building height may be increased up to 40 feet without Site Review if the property is not adjacent to any residential zone district or residential land use designation.

The intent of the Public zoning district is defined in section 9-5-2(c)(5)(A), B.R.C. 1981 as “*Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.*” Given that the intent of the P zone is to support public and semi-public uses, most commercial uses, including retail, office and restaurant uses, are prohibited. Duplexes and attached residential uses are allowed only if approved through Use Review, and at a low density of 6.2 dwelling units per acre.

## II. PROPOSED PROJECT

**Rezoning (LUR2015-00072).** The Applicant is requesting to rezone the eastern portion of the property from P (Public) to BC-2 (Business – Community 2) in order to allow for the redevelopment of the property with a new 10-unit residential building. Included in the Rezoning request is a request for a change in the BVCP land use designation for that portion of the site from “Park, Urban and Other” to “Mixed Use Business.” As discussed above, BC-2 zoning exists along the 28<sup>th</sup> Street corridor to the north and south of the project site, and is a more intense zone district that supports a number of neighborhood-scale commercial uses as well as high-density residential uses. Staff’s analysis of the Rezoning and Land Use Map Change

criteria is included in the discussion of Key Issues below. Pursuant to section 9-2-18(d), B.R.C. 1981, the Planning Board shall hear a request for rezoning and land use map change at a public hearing and shall make a recommendation for approval or denial to the city council.

**Site Review (LUR2015-00104).** In addition to the rezoning request, the applicant is seeking approval of a Site Review application for for redevelopment of the eastern portion of the property under BC-2 zoning with a new, 38'5" residential building containing 10 attached two-bedroom units. As noted above, the BC-2 zone allows for a building height of up to 40 feet if the site is not adjacent to a residential zone, so no height modification is required for the proposed 38'5" building. No changes are proposed to the existing commercial building on site. The proposal includes a request for modifications to the parking standards to allow for a 25% parking reduction (38 off-street parking spaces are proposed where 51 are required for the property following the proposed redevelopment) with 57% small car spaces where 50% are allowed. The proposed development includes reconfiguration of the existing parking area and circulation, landscaping improvements, new pedestrian connections through the site to the existing Goose Creek path, and new short- and long-term bicycle parking. Site Review is required for residential projects that include a request for a parking reduction. While typically a request for a 25% parking reduction would be a staff-level decision subject to Planning Board call-up, because the current Site Review request is being made in conjunction with a request for a Rezoning, staff finds it appropriate to refer the proposal to Planning Board for a final decision.

**Project Description.** The proposed project is to redevelop the eastern portion of the property located at 2560 28<sup>th</sup> Street with a new 3-story residential building consisting of ten 2-bedroom townhouse-style units. Each unit is proposed to be 1,470 sq. ft. in size including a tuck-under single-car garage. The existing access to the site off of 28<sup>th</sup> St. would be maintained, and no changes are proposed to the existing 10,000 sq. ft. commercial building on the west side of the site. The proposed residential building would sit at the southern property boundary, with garage and surface parking to the north of the units, behind the existing commercial building. The proposed 38'5" building height residential density are predicated upon the eastern portion of the site being rezoned from Public to Business-Community 2. See **Figure 5** below for the proposed site plan.



**Figure 5: Proposed Site Plan**

As is shown in the perspective drawings below (**Figure 6**), the proposed residential building would be a modern design comprised primarily of brick, horizontal beetle kill wood siding and flat lock metal panels, with painted MDO railings on balconies and fibrex windows. The current proposal shows a building footprint of approximately 4,300 square feet, with the unit entrances facing south toward the Goose Creek path and tuck-under parking accessed through the parking area to the north of the building. The building is set back roughly 10 feet from the southern property line, which provides for landscaped open space in front of the units as well as a pedestrian path that wraps around the building and connects to a multi-use path leading to the Goose Creek path to the southeast. Additional at-grade open space is provided to the east of the building and in landscaped parking lot islands, and private open space is provided for each unit via south-facing balconies on the second and third stories of the units. Refer to **Attachment A** for Applicant's Proposed Plans.



**Figure 6: Perspective Drawings of Proposed Development**

As noted above, the Site Review is required due to the fact that the applicant is requesting a 25% parking reduction for the residential project. In conjunction with the parking reduction request, the applicant is requesting a modification to the parking stall design standards to allow for 57% small car spaces where 50% is typically the maximum based on the number of required spaces. Both the parking reduction request and request to increase the allowable number of small car spaces are largely the result of space constraints caused by the existing commercial building and the lot's narrow shape. As part of the parking reduction request, the applicant has provided a Transportation Demand Management (TDM) Plan that includes strategies for reducing the demand for parking on-site. The TDM Plan is included with the Applicant's Proposed Plans in [Attachment A](#).

**KEY ISSUES ANALYSIS:**

**KEY ISSUE #1: Is the request for a change to the BVCP Land Use Designation consistent with the criteria for land use map changes as found in Part II of the 2010 BVCP?**

**Criteria for eligibility for changes that may be considered at any time:**

**(1) Land Use Map changes:**

***The Land Use Map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, a change to the land use designations may be considered at any time if it is related to a proposed change in zoning or proposed annexation and meets all of the following criteria:***

**1. *The proposed change is consistent with the policies and overall intent of the comprehensive plan.***

The proposed land use map change is consistent with the policies and overall intent of the comprehensive plan. As discussed above, the portion of property in question was transferred to the property owner by the city in 1999 in exchange for property and an easement required to accommodate the Goose Creek flood control project and 28<sup>th</sup> Street improvements. The land transferred to the property owner was previously owned by the city and anticipated to be developed as open space, hence the “Park, Urban and other” land use designation and associated Public zoning designation. As the documentation shows, the intent of the land swap was not to maintain the eastern portion of the subject property as open space or park land, but to make up for lost parking for the existing commercial use while allowing for additional parking should the commercial use be expanded in the future. The “Park, Urban and Other” land use designation applies specifically to “*public lands used for a variety of active and passive recreational purposes.*” The City transferred the western portion of the land to merge with the eastern lot and serve a private commercial use. The City no longer intended a “Park, Urban and Other” land use for the property.

Since the land swap was completed in 1999, the Goose Creek flood control project has been completed, and the area surrounding the project site has been developed as a mix of residential, retail, office and recreational uses. Since that time, the eastern portion of the subject property has remained in private ownership and has served as parking for the existing commercial use on the western portion of the site. Given the strong multi-modal connections to the site, the vibrant mixed-use context that has developed around the property and the fact that the eastern portion of the property is no longer planned to be developed as a public park or other public facility, amending the land use map to allow for a broader range of private redevelopment opportunities consistent with the land use designation on properties north of the site and the western portion of this parcel would improve the site’s consistency with a number of BVCP core values and policies. Specifically, adopting the proposed land use and zoning to allow for residential infill development on an underutilized site close to transit and bike/ped facilities would support the BVCP core values of **sustainability** as a unifying framework, **compact, contiguous** development and infill that supports evolution to a more **sustainable urban form**, a diversity of **housing** types and price ranges, and an all-mode **transportation** system to make getting around without a car easy and accessible to everyone. In addition, the proposed land use map change would meet a number of specific BVCP Policies, including but not limited to the following:

- **1.16 Adapting to Limits on Physical Expansion**

*“...maintaining and improving the quality of life within defined physical boundaries”*

As discussed above, the “Park, Urban and Other” land use designation no longer applies to the site due to the fact that the city transferred the land to private ownership in 1999 and has no intention of developing the site as a park or other public use. The existing land use designation and zoning for the site severely restrict redevelopment opportunities, so allowing for a change of land use to accommodate zoning which allows for a broader range of residential and commercial infill development allows for more efficient use of land within the urban growth boundary.

- **1.19 Jobs:Housing Balance**

*“...encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations...”*

The existing land use and zoning of the property are not intended to support residential development, and allow only for low-density residential uses through discretionary review. The proposed land use of Mixed Use Business would allow for a rezoning to BC-2, which allows for a much greater range and density of housing types (as demonstrated by the current site review application, which would add 10 new townhouse-style units where only 4 units would be

possible under the existing zoning and land use).

- **2.03 Compact Development Pattern**

*“... 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.”*

Changing from the current land use designation and zoning which are intended only for public uses to a land use designation and zoning intended for residential or commercial character will allow for more efficient redevelopment of the land and for infill development that is compatible with the surrounding area.

- **2.16 Mixed Use and 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 project site is located within an existing mixed use context immediately adjacent to a major multi-modal corridor and is within 1/3 mile of Boulder Junction transit facilities. Amending the land use from “Paerks, Urban and other” to “Mixed Use Business” would allow for a rezoning to BC-2, thereby allowing for a variety of mixed use and higher density development not currently allowed under the existing zoning on the site.

- **2.21 Commitment to a Walkable and Accessible City**

*“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.”*

In terms of walkability, the subject site is optimally located immediately adjacent to the Goose Creek path. As discussed above, the existing land use and zoning on the site are intended for public uses. Given that the site is not intended for public development and is currently in private ownership, changing the land use to allow for more residential and commercial uses would facilitate new development close to existing pedestrian amenities as described above.

- **4.04 Energy-Efficient Land Use**

*“The city and county will encourage energy conservation through land use policies and regulations governing placement, orientation and clustering of development”*

The site’s proximity to existing services, transit and multi-modal corridors makes it ideal for energy efficient redevelopment, and changing the land use and zoning to allow for a broader range of redevelopment opportunities consistent with the existing character of the surrounding area would facilitate such redevelopment.

- **6.02 Reduction of Single Occupancy Auto Trips**

*“The city and county will support greater use of alternatives to single occupancy automobile travel.”*

Changing the land use designation from “Park, Urban and Other” to “Mixed Use Business” will support redevelopment of this transit-rich and well-connected site from an overflow parking lot. Redevelopment on the subject site will be able to access transit and a wide array of amenities via the Goose Creek multi-use path, thereby reducing the demand for SOV travel to and from the site.

**2. The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.**

Standard met. Given that the project site was transferred to the property owner by the city in 1999 and that it is no

longer intended for public use as well as the fact that the new requested land use designation of MUB currently applies to much of the surrounding area, and its location near the 28<sup>th</sup> Street corridor and away from city boundaries, staff finds that the requested land use map change would not have any cross-jurisdictional impacts. In addition, the small size of the portion of property proposed to be rezoned limits the overall redevelopment potential such that any new development on that portion of the site under BC-2 zoning would be limited to a relatively small size, thereby reducing the chance that there would be any cross-jurisdictional impacts.

**3. *The proposed change does not materially affect the land use and growth projections that were the basis of the comprehensive plan.***

Standard met. The small size of the portion of property to be rezoned limits the redevelopment potential of the site to such an extent that any new development would not be large enough to affect the overall growth projections included in the BVCP. Using the current Site Review proposal as an example, the number of additional potential residential units (10) are not a significant change from what was projected. Further, it is important to note that the subject portion of property was exchanged for land that was previously held under private ownership and which could theoretically have allowed for additional redevelopment beyond what is currently existing on the site. When looked at in that context, the overall amount of redevelopment potential on the site following the land swap is roughly equivalent to what would have been possible anyways without the land swap.

**4. *The proposed change does not materially affect the adequacy of availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder,***

Standard met. The proposed change, and the requested residential development associated with the change, would not affect the adequacy of availability of urban facilities and services to the immediate or greater surrounding area. In fact, the requested land use map change would allow for efficient, infill development within a mixed use context, and would allow for greater utilization of existing urban services and facilities. It would not require that new services and facilities be extended into an undeveloped area.

**5. *The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder.***

Standard met. The proposed change would have no impact on the adopted Capital improvements Program, as it applies only to a small portion of property that is not included in CIP projections.

**6. *The proposed change would not affect the Area II/Area III boundaries in the comprehensive plan.***

Standard met. The subject site is located in Area I.

**KEY ISSUE #2: Is the rezoning request consistent with review criteria for rezoning?**

**REZONING  
Section 9-2-18**

**Criteria: *The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. In order to establish and maintain sound, stable, and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the city council shall grant a rezoning application only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, and, for an application not incidental to a general revision of the zoning map, meets one of the following criteria (see below for the latter criteria analysis):***

Staff finds the requested rezoning and associated land use map change to be consistent with the goals and policies of the Boulder Valley Comprehensive Plan (BVCP) Specifically, as discussed above, amending the BVCP land use map to change the land use designation on the subject property from Public to Mixed Use Business would be consistent with the overall intent of the comprehensive plan as well as several goals and policies pertaining to sustainability, compact development, multi-modal transportation and provision of housing. Following a change in land use, the requested rezoning from P to BC-2 would be necessary in order to bring the property into conformance with the underlying land use designation.

**✓ The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;**

The requested rezoning from Public (P) to Business- Community 2 (BC-2) is predicated upon a change in the underlying land use from “Parks, Urban and Other” to “Mixed Use Business.” With a land use designation of Mixed Use Business, rezoning of the project site from P to BC-2 would be necessary to bring the property into compliance with the BVCP land use map. The BVCP Land Use Map description for Mixed Use Business areas is as follows:

*Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses*

The existing Public zoning on the subject site does not correspond to the above intent. The intent of the Public zoning district is defined in section 9-5-2(c)(5)(A), B.R.C. 1981 as “Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.” The existing zoning is the result of the former “Park, Urban and other” land use designation, which was intended for public recreational facilities. Given that the intent of the P zone is to support public and semi-public uses, most commercial uses, including retail, office and restaurant uses, are prohibited.

While the intent of the Mixed Use Business land use designation does not necessarily correspond with one particular zoning district city-wide, in the area surrounding the project site along the east side of 28<sup>th</sup> St. to the north and along the west side of 28<sup>th</sup> to the north and south, BC-2 zoning has historically been applied to implement the Mixed Use Business land use designation. The intent of the BC-2 zone district is defined in section 9-5-2(c)(2)(G), B.R.C. 1981 as “Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.”

Upon amendment of the Land Use Map as recommended in this memo, the intent of the P zone district would no longer be in compliance with the underlying land use designation and the BC-2 zone would be in keeping with the intent of the Mixed Use Business land use designation and as such has been applied to properties with a Mixed Use Business land use designation in the surrounding area; it follows that upon a change in the Land Use Map to a Mixed Use Business designation, rezoning of the subject property from P to BC-2 would be necessary to bring the property into compliance with the BVCP land use map.

**N/A The existing zoning of the land was the result of a clerical error;**

**N/A The existing zoning of the land was based on a mistake of fact;**

**N/A The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage;**

**N/A The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or**

N/A *The proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Boulder Valley Comprehensive Plan.*

**Key Issue #3: Does the proposal meet Site Review Criteria, including Boulder Valley Comprehensive Plan (BVCP) policies?**

Staff finds that, on balance, the Site Review request meets the applicable review criteria, including BVCP Policies. Staff's complete analysis of the review criteria can be found in [Attachment B](#).

**Key Issue #4: Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-9-6(f), B.R.C. 1981?**

Staff finds that the request for a 25% parking reduction is consistent with the applicable review criteria. Specifically, the applicant has provided a TDM Plan that includes strategies for reducing parking demand, including providing Business Eco-Passes to all employees of the commercial building (50 total employees are estimated) for a period of 3 years, contributing to an alternative transportation subsidy fund to provide all residents with \$128 a year in transit passes, and managing and unbundling the surface parking spaces on-site to facilitate sharing between the residential and commercial uses. Please see [Attachment B](#) for staff's complete analysis of the parking reduction criteria.

**IV. PUBLIC NOTIFICATION AND COMMENT**

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site including the Horizon West HOA, and a sign posted on the property for at least 10 days. All notice requirements of section 9-4-3, B.R.C. 1981 have been met.

Staff has received comments from several nearby property owners expressing opposition to the proposed project. Specifically, neighbors are concerned about the requested parking reduction based on potential parking and traffic impacts to neighboring commercial properties, and some neighbors are concerned about potential impacts to existing views.

Please see [Attachment D](#), *Neighborhood Correspondence Received*, for additional details.

**V. PLANNING BOARD ACTION**

Staff recommends that **Planning Board recommend approval of a request for a land use map change for a portion of the property at 2520 28<sup>th</sup> Street from Public to Mixed Use Business related to the proposed rezoning and incorporating the staff memorandum as findings of fact.**

Staff finds that if the recommended land use map change to Mixed Use Business is approved, the proposed rezoning application meets the rezoning criteria of Section 9-2-18(e) B.R.C., 1981 and finds the proposed rezoning request to be consistent with the Boulder Valley Comprehensive Plan policies and goals. Therefore, staff recommends that **following a motion to approve the land use map change, Planning Board recommend approval of rezoning request no. LUR2015-00072 to City Council incorporating the staff memorandum as findings of fact.**

Staff also recommends that the **Planning Board approve the Site Review application LUR2015-00104, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval.**

## RECOMMENDED SITE REVIEW CONDITIONS

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on March 16, 2016 and the Transportation Demand Management (“TDM”) Plan dated February 11, 2016 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. Prior to submittal of a Technical Document review application, the Applicant must obtain **City Council approval of the proposed rezoning of the land** generally located at 2560 28<sup>th</sup> Street from the Public (P) zoning district to the Business Community - 2 (BC-2) zoning district.
3. Prior to a building permit application, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:
  - a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the plans prepared by the Applicant on March 16, 2016 is acceptable. Planning staff will review plans to assure that the architectural intent is performed.
  - b. A **final site plan** which includes detailed floor plans and section drawings.
  - c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.
  - d. A **final storm water plan and report** meeting the City of Boulder Design and Construction Standards.
  - e. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.
  - f. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.
4. Prior to a building permit application, to ensure compliance with the Boulder Revised Code, including Title 9, “Land Use Code,” and Chapter 10-5, “Building Code,” B.R.C. 1981, the Applicant shall execute a **Covenant and Agreement to Hold As One Parcel**, in a form acceptable to the Office of the City Attorney, against the parcels described on the plans prepared by the Applicant on March 16, 2016 as Parcel One (Lot 1 of Channel Park Subdivision) and Parcel Two (the portion of Lot 2 of Channel Park Subdivision conveyed by Quitclaim Deed from the City of Boulder to Jack S. Pease as recorded in the Office of the Boulder County Clerk and Recorder at Reception No. 2006770 on December 15, 1999), unless an equivalent arrangement is approved by the City Manager.
5. Prior to a building permit application, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing transit passes to the residents of the development for three years after the issuance of a certificate of occupancy for each dwelling unit as financial security for the Alternative Transportation Subsidy Fund proposed in the Applicant's TDM plan dated February 11, 2016.

6. Prior to a building permit application, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the employees of the development for three years after the issuance of a certificate of occupancy.

7. Prior to issuance of a building permit, the Applicant shall dedicate to the City, at no cost, the following meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:

- a. A **utility easement** varying in width from 20 feet to 25 feet extending west from the east property line parallel and adjacent to the northern property boundary for approximately 275 feet and then extending south for approximately 35 feet.
- b. An **emergency access easement**, starting at the western property line and running east along the southern property line for approximately 225 feet, at a width of 10 feet, also extending north covering the entire width of the north/south drive aisle up to the trash enclosure area shown on the approved plans, and further extending east within the east/west parking lot drive aisle for approximately 140 feet, at a width of approximately 20 feet.

8. Prior to issuance of a certificate of occupancy, the Applicant shall construct and complete, subject to acceptance by the city manager, **an 8-inch water main extension and a fire hydrant lateral** serving the site in conformance with the approved engineering plans and the City of Boulder Design and Construction Standards.

9. The Applicant shall be responsible for **maintaining all stormwater quality improvements and private storm drainage piping, channels, conveyances and appurtenances thereto**. Maintenance shall be performed in accordance with the recommendations of the UDFCD Urban Storm Drainage Criteria Manual Vol. 3 such that the intent, design characteristics and functionality of the improvements are preserved.

Approved By:



David Driskell, Executive Director  
Department of Community Planning and Sustainability

**ATTACHMENTS:**

- A:** Applicant's Proposed Plans
- B:** Staff's Analysis of the Site Review Criteria
- C:** Rezoning Background Materials
- D:** Neighborhood Correspondence Received



**COBURN**  
ARCHITECTURE

3020 Carbon Place #203  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933

**2560 28TH ST. RESIDENCES**

2560 28th St.  
Boulder, CO

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DESCRIPTION	AUTHOR	CHECKED	DATE
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03/16/2016

NOT FOR CONSTRUCTION

SHEET No.

**SR-1**  
SITE PLAN

# 2560 28TH ST. RESIDENCES

2560 28TH ST. BOULDER, COLORADO

## PROJECT TEAM

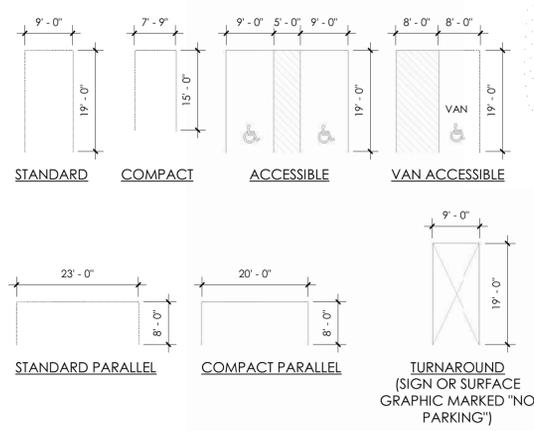
<b>OWNER</b> BLIZZARD, LLC. 3020 CARBON PL. #203 BOULDER, CO P: 303-442-3351 F: 303-447-3933	<b>ARCHITECT</b> COBURN ARCHITECTURE 3020 CARBON PLACE #203 BOULDER, CO P: 303-442-3351 F: 303-447-3933	<b>CIVIL ENGINEER</b> JVA, INC. 1319 SPRUCE ST. BOULDER, CO P: 303-444-1951	<b>LANDSCAPE ARCHITECT</b> CHDG, INC. 3002 WALNUT ST. DENVER, CO P: 303-408-1075
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## DRAWING INDEX

SR-1	SITE PLAN
SR-2	DIAGRAMS
SR-3	FLOOR PLANS
SR-4	FLOOR PLANS
SR-5	ELEVATIONS
SR-6	SECTIONS & DETAILS
SR-7	UNIT PLANS & SCHEDULES
SR-8	RENDERINGS
SR-9	MATERIAL & COLOR BOARD



2 VICINITY MAP  
1" = 160'-0"



## PARKING STALL SIZING

1/16" = 1'-0"

### SITE PLAN LEGEND:

- GREY LINES = EXISTING CONDITIONS
- BLACK LINES = PROPOSED IMPROVEMENTS
- FH ● PROPOSED FIRE HYDRANT

### PARKING SPACE LEGEND

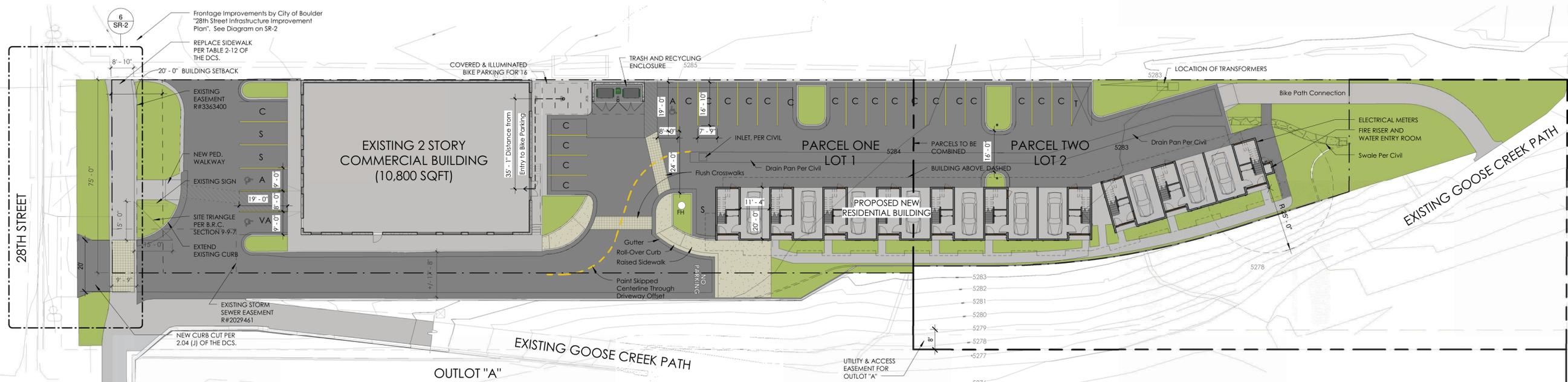
S	STANDARD PARKING STALL
C	COMPACT PARKING STALL
CP	COMPACT PARALLEL PARKING STALL
A	ACCESSIBLE PARKING STALL
VA	VAN ACCESSIBLE PARKING STALL
T	TURNAROUND

## SITE PLAN LEGEND

1" = 20'-0"

BUILDING INFORMATION	
NUMBER OF UNITS	10
SQFT OF UNITS (INCLUDING GARAGES)	1,460 SQFT
<b>TOTAL SQFT FOR SITE (25k MAX. BY RIGHT)</b>	<b>25,400 SQFT</b>
LOW POINT	5278'-6"
BUILDING HEIGHT (40' MAX)	39'-11"
OPEN SPACE	
REQUIRED (600 SQFT PER DWELLING UNIT)	6,000 SQFT
SHOWN ON 1ST FLOOR	4,990 SQFT
SHOWN AS PRIVATE BALCONIES (25% MAX)	1,057 SQFT
<b>TOTAL OPEN SPACE SHOWN</b>	<b>6,047 SQFT</b>
PARKING REQUIREMENTS	
COMMERCIAL PARKING REQUIRED (1:300 SQFT)	36
RESIDENTIAL PARKING REQUIRED (1.5 for 2-bedroom DU)	15
<b>TOTAL PARKING REQUIRED</b>	<b>51</b>
ALLOWABLE SMALL CAR STALLS (50%)	25
TOTAL PARKING REQUIRED WITH 25% REDUCTION	39
STANDARD SPACES SHOWN	16
SMALL CAR SPACES SHOWN	22
<b>TOTAL PARKING SHOWN</b>	<b>38</b>
BICYCLE PARKING REQUIREMENTS	
RESIDENTIAL (DWELL UNITS WITH A PRIVATE GARAGE)	NO REQUIREMENT
OFFICE (2 PER 1,500 SQFT, MINIMUM OF 4)	16
<b>TOTAL BICYCLE PARKING SHOWN</b>	<b>16</b>
PARKING LOT LANDSCAPING	
PARKING LOT AREA	14,852 SQFT
PARKING LOT LANDSCAPING REQUIRED (5%)	742 SQFT
<b>TOTAL PARKING LOT LANDSCAPING SHOWN</b>	<b>757 SQFT</b>

SITE INFORMATION	
LEGAL DESCRIPTION	PARCEL ONE: LOT 1 LESS W 20 FT & NWLY PT OF LOT 2 CHANNEL PARK SPLIT TO ID 144451/REC#2006769 SPLIT FR ID 75790/REC#2006770  PARCEL TWO: A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN PLAN FILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION, 170.14 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 43.68 FEET; THENCE SOUTH 72 DEGREES 20 MINUTES 44 SECONDS WEST 48.21 FEET; THENCE 94.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.50 FEET, A CENTRAL ANGLE OF 17 DEGREES 25 MINUTES 30 SECONDS AND A CHORD THAT BEARS SOUTH 81 DEGREES 03 MINUTES 29 SECONDS WEST 94.07 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT ONE, 72.38 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO
ZONING	BC-2
LOT AREA	34,378 SF
BUILDING COVERAGE	9,734 SF
LANDSCAPE AREA	4,321 SF
HARDSCAPE AREA	5,510 SF



## SITE DEVELOPMENT PLAN

1" = 20'-0"

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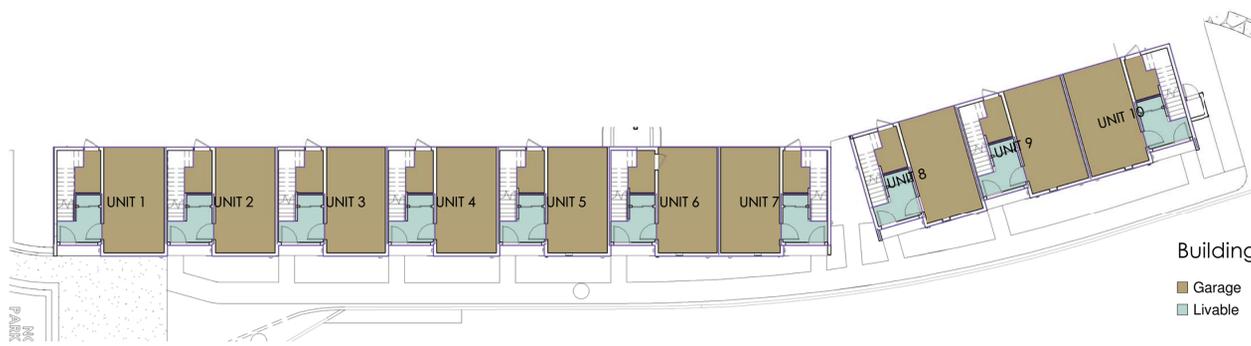
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03/23/2016

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SHEET NO.

**SR-2**  
DIAGRAMS

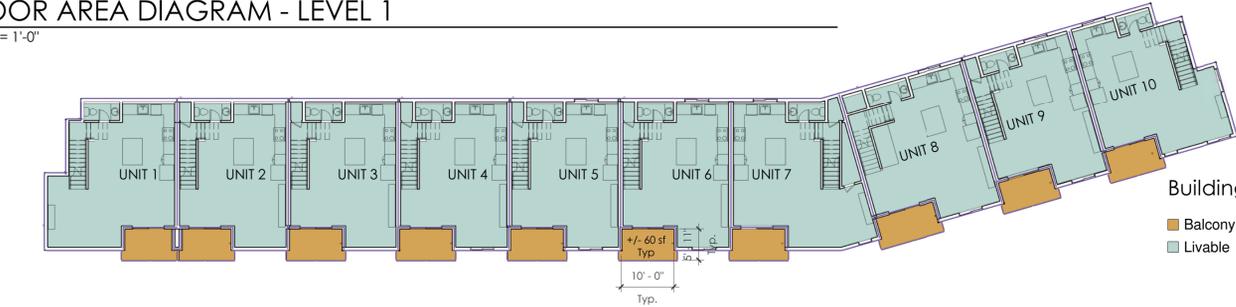


Building Area Legend

- Garage
- Livable

**FLOOR AREA DIAGRAM - LEVEL 1**

1/16" = 1'-0"

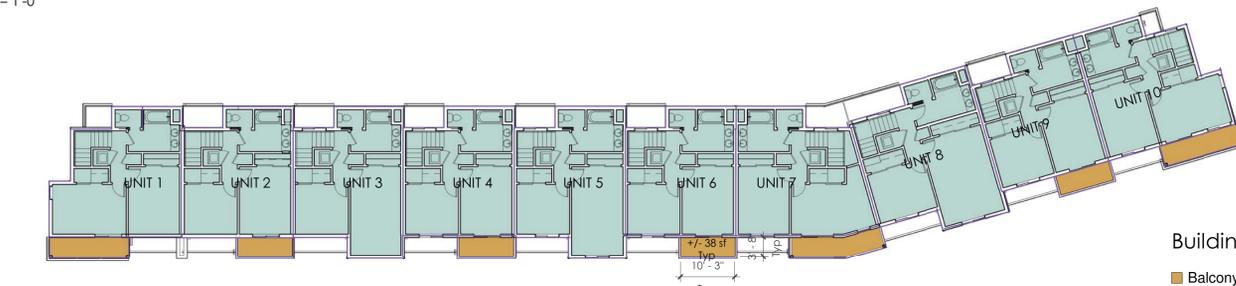


Building Area Legend

- Balcony
  - Livable
- f1 per BRC 9-9-11 Useable Open Space Definitions

**FLOOR AREA DIAGRAM - LEVEL 2**

1/16" = 1'-0"



Building Area Legend

- Balcony
  - Livable
- f1 per BRC 9-9-11 Useable Open Space Definitions

**FLOOR AREA DIAGRAM - LEVEL 3**

1/16" = 1'-0"

Area Schedule (Gross Building) by Unit		
Area	Type	
124 SF	Balcony	1
289 SF	Garage	1
1203 SF	Livable	1
1615 SF		1
106 SF	Balcony	2
290 SF	Garage	2
1110 SF	Livable	2
1506 SF		2
67 SF	Balcony	3
290 SF	Garage	3
1149 SF	Livable	3
1506 SF		3
115 SF	Balcony	4
290 SF	Garage	4
1101 SF	Livable	4
1506 SF		4
67 SF	Balcony	5
288 SF	Garage	5
1152 SF	Livable	5
1508 SF		5
115 SF	Balcony	6
285 SF	Garage	6
1109 SF	Livable	6
1509 SF		6
145 SF	Balcony	7
284 SF	Garage	7
1281 SF	Livable	7
1710 SF		7
76 SF	Balcony	8
285 SF	Garage	8
1314 SF	Livable	8
1675 SF		8
111 SF	Balcony	9
283 SF	Garage	9
1107 SF	Livable	9
1502 SF		9
125 SF	Balcony	10
286 SF	Garage	10
1202 SF	Livable	10
1613 SF		10
1650 SF		10

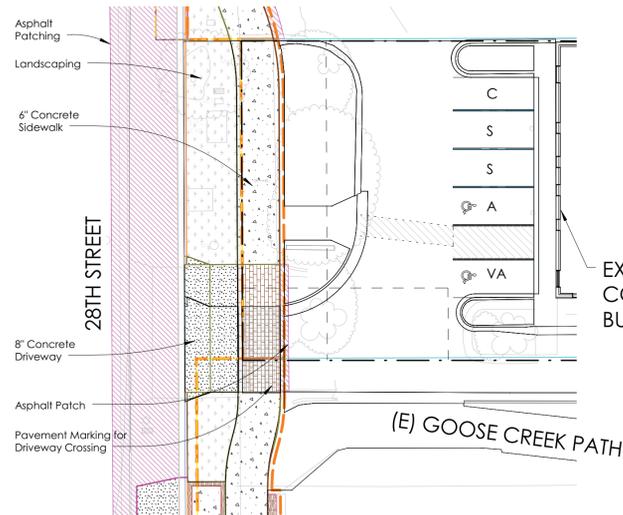
Area Schedule (Gross Building) by Unit		
Area	Type	
115 SF	Balcony	6
285 SF	Garage	6
1109 SF	Livable	6
1509 SF		6
145 SF	Balcony	7
284 SF	Garage	7
1281 SF	Livable	7
1710 SF		7
76 SF	Balcony	8
285 SF	Garage	8
1314 SF	Livable	8
1675 SF		8
111 SF	Balcony	9
283 SF	Garage	9
1107 SF	Livable	9
1502 SF		9
125 SF	Balcony	10
286 SF	Garage	10
1202 SF	Livable	10
1613 SF		10
1650 SF		10

Balconies (Gross)	
Area	
1052 SF	

Garage Area (Gross)	
Area	
2871 SF	

Livable (Gross)	
Area	
11727 SF	

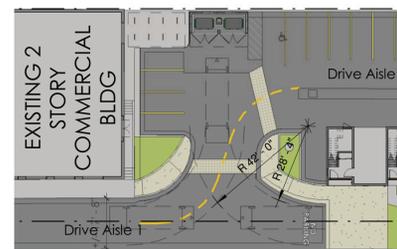
\* BALCONIES INDICATE 1,057 SQFT OF USEABLE OPEN SPACE. 4,990 SQFT OF OPEN SPACE AT GROUND LEVEL (SEE DIAGRAM BELOW).  
1,057+4,990 = 6,047 > 6,000 REQUIRED.



**28th St. Infrastructure Improvements**

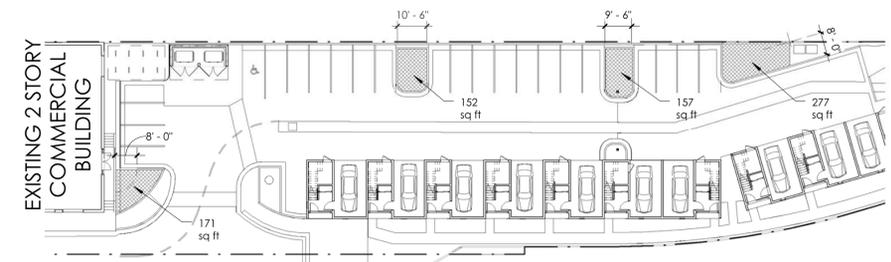
1" = 20'-0"

GENERAL NOTE:  
Frontage Improvements by City of Boulder. See "28th Street Infrastructure Improvement Plan".



**TRASH TRUCK MANEUVERING**

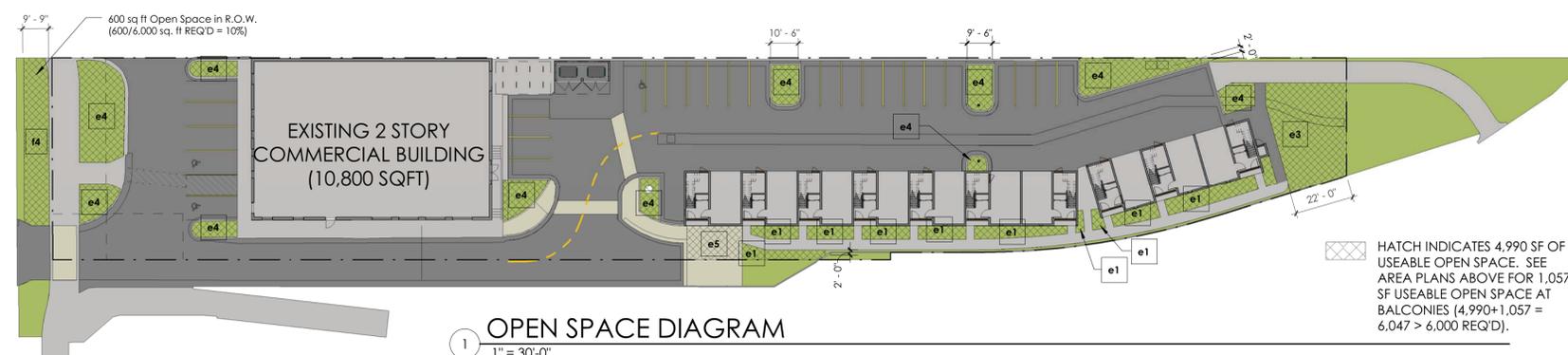
1" = 30'-0"



**INTERIOR PARKING LOT LANDSCAPE**

1" = 30'-0"

HATCH INDICATES 757 SQ FT PARKING LOT LANDSCAPING



**OPEN SPACE DIAGRAM**

1" = 30'-0"

**USEABLE OPEN SPACE LEGEND**

TYPES OF USEABLE OPEN SPACE  
(Legend #s Below Correspond with Types #s Listed in BRC 9-9-11 Useable Open Space):

- e1 Landscape
- e3 Outdoor Garden
- e4 Landscape Adjacent to Driveway
- e5 Exterior Paved Surface
- f1 Individual Balconies
- f4 Landscaped R.O.W.

HATCH INDICATES 4,990 SF OF USEABLE OPEN SPACE. SEE AREA PLANS ABOVE FOR 1,057 SF USEABLE OPEN SPACE AT BALCONIES (4,990+1,057 = 6,047 > 6,000 REQ'D).



**COBURN**  
ARCHITECTURE

3020 Carbon Place #203  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933

**2560 28TH ST.  
RESIDENCES**

2560 28th St.  
Boulder, CO

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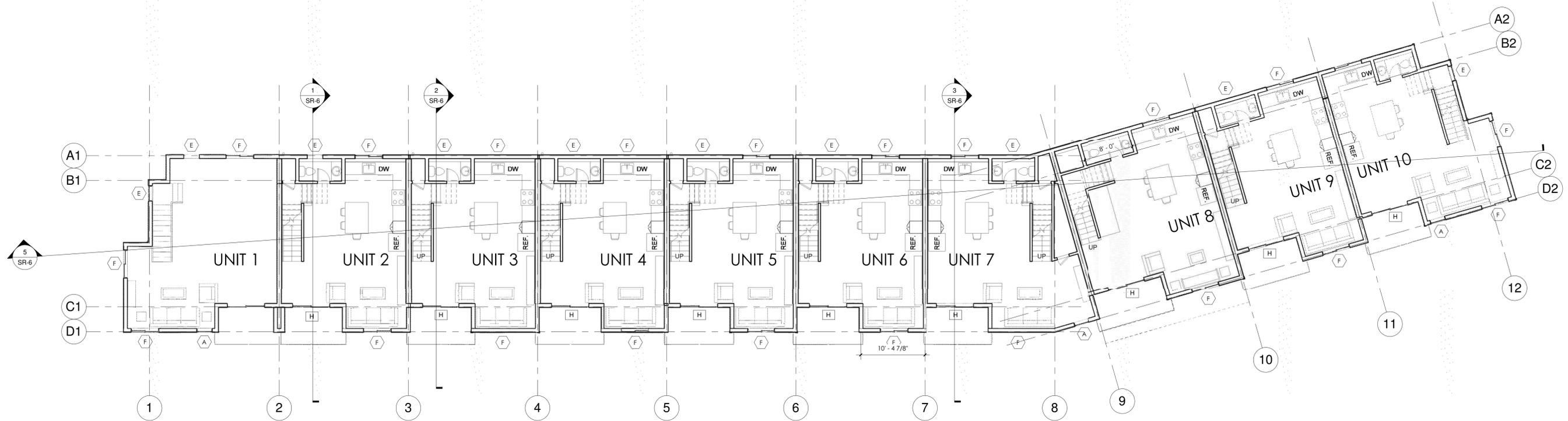
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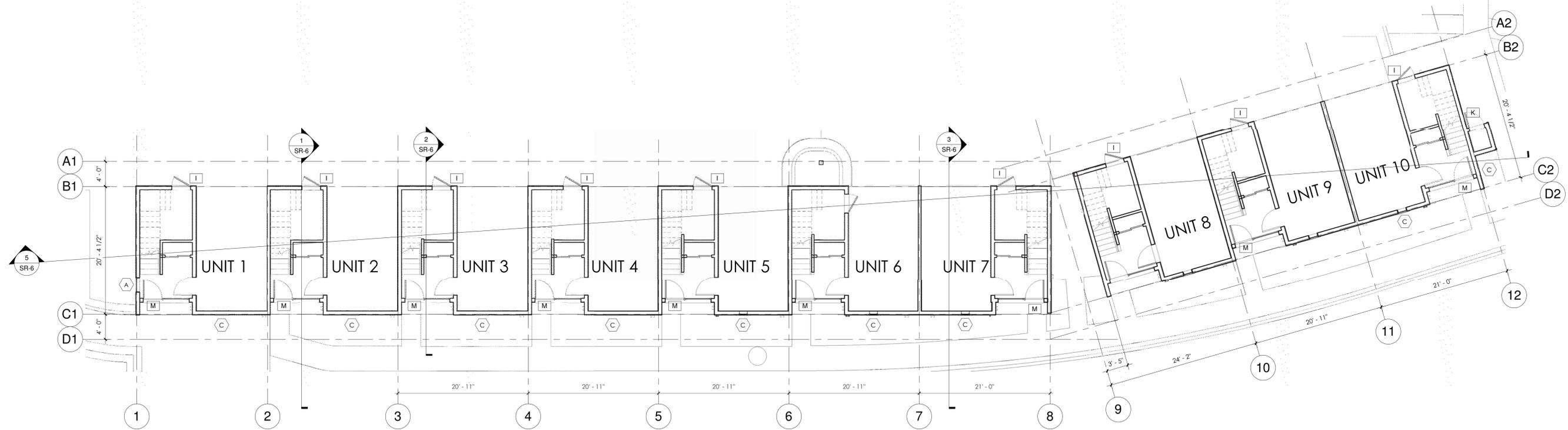
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CONSTRUCTION

SHEET No.

**SR-3**  
FLOOR PLANS



5 OVERALL SECOND FLOOR PLAN  
1/8" = 1'-0"



4 OVERALL FIRST FLOOR PLAN  
1/8" = 1'-0"



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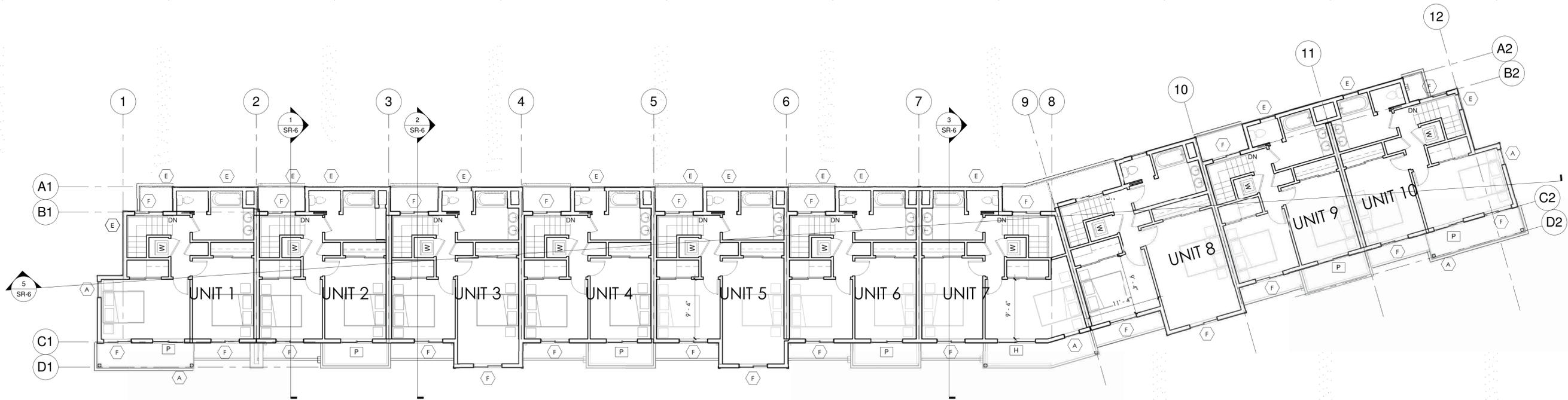
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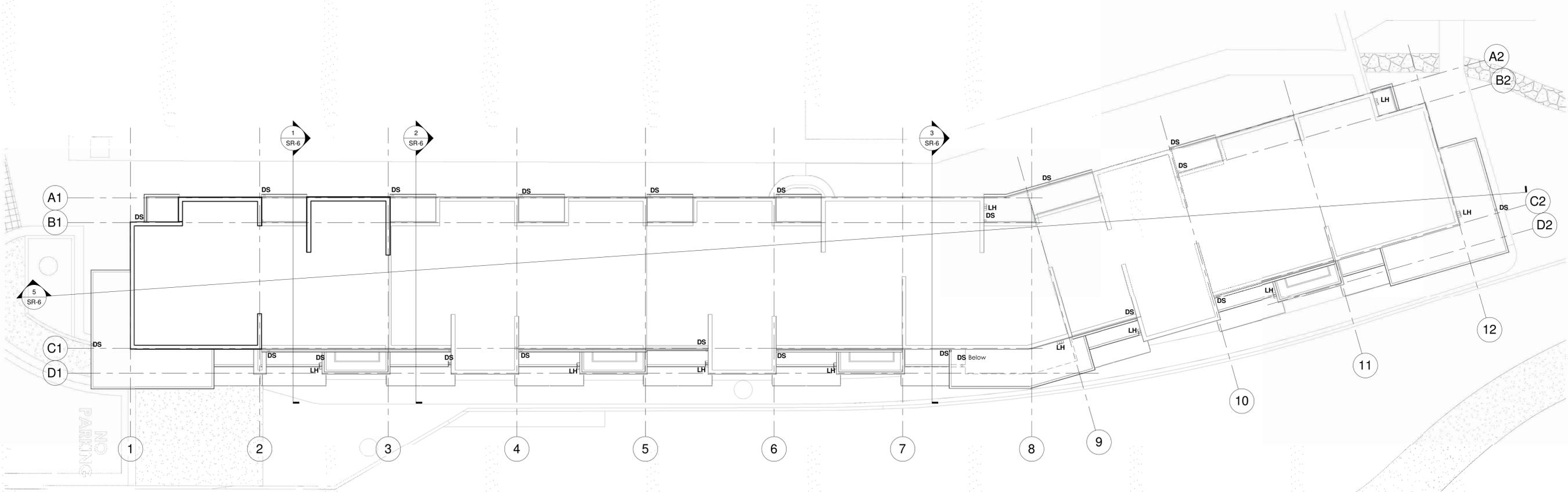
NOT FOR  
CONSTRUCTION

SHEET No.

**SR-4**  
FLOOR PLANS



1 OVERALL THIRD FLOOR PLAN  
1/8" = 1'-0"



2 ROOF PLAN  
1/8" = 1'-0"



**COBURN**  
ARCHITECTURE

3020 Carbon Place #203  
Boulder, Colorado  
p: 303-442-3351  
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**2560 28TH ST.  
RESIDENCES**

2560 28th St.  
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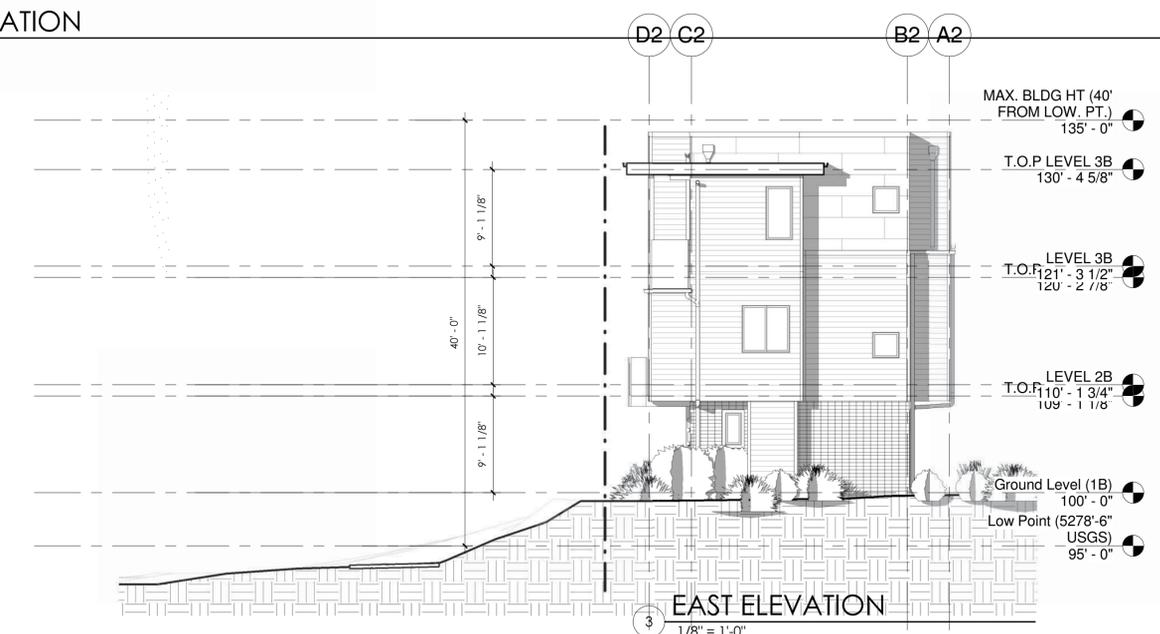
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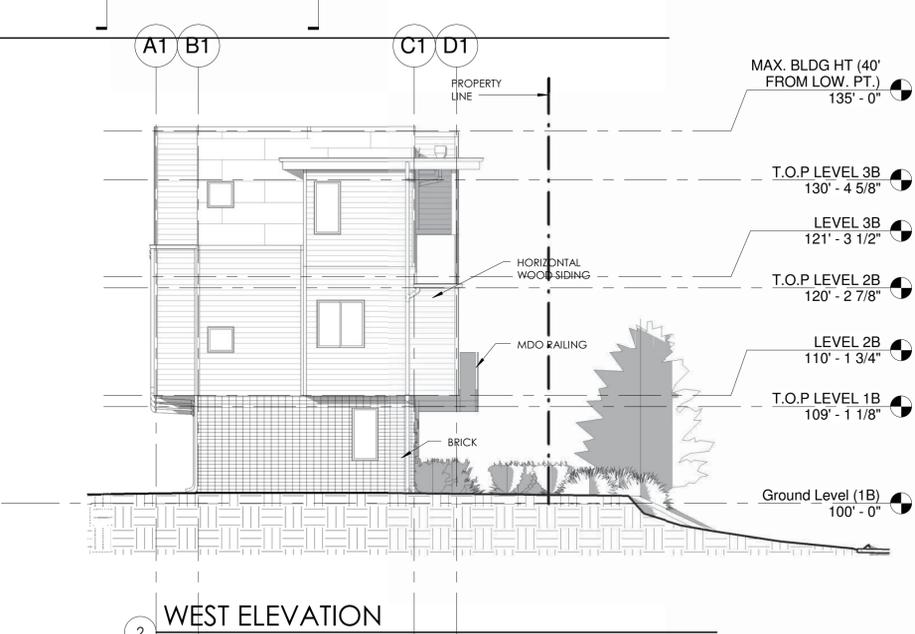
**SR-5**  
ELEVATIONS



**4 NORTH ELEVATION**  
1/8" = 1'-0"



**3 EAST ELEVATION**  
1/8" = 1'-0"



**2 WEST ELEVATION**  
1/8" = 1'-0"



**1 SOUTH ELEVATION**  
1/8" = 1'-0"



**COBURN**  
ARCHITECTURE

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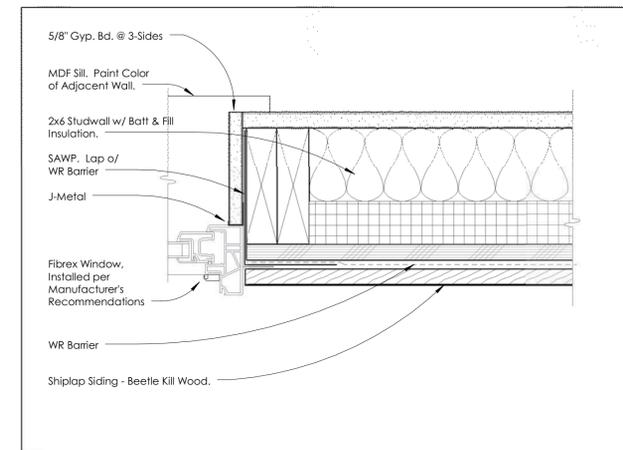
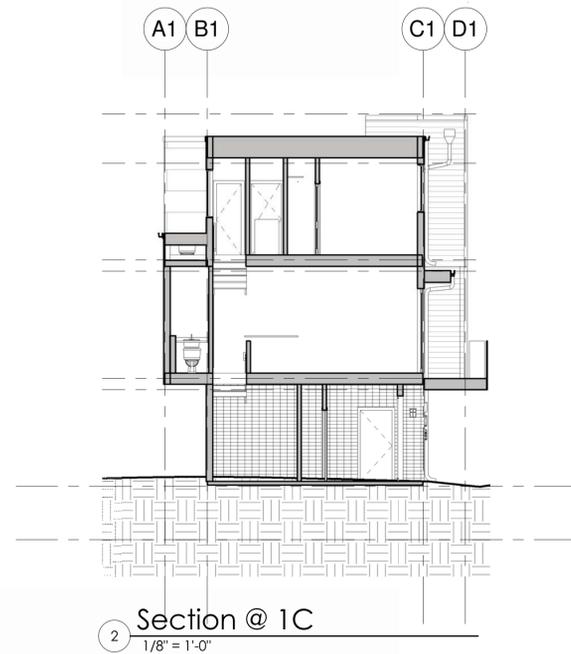
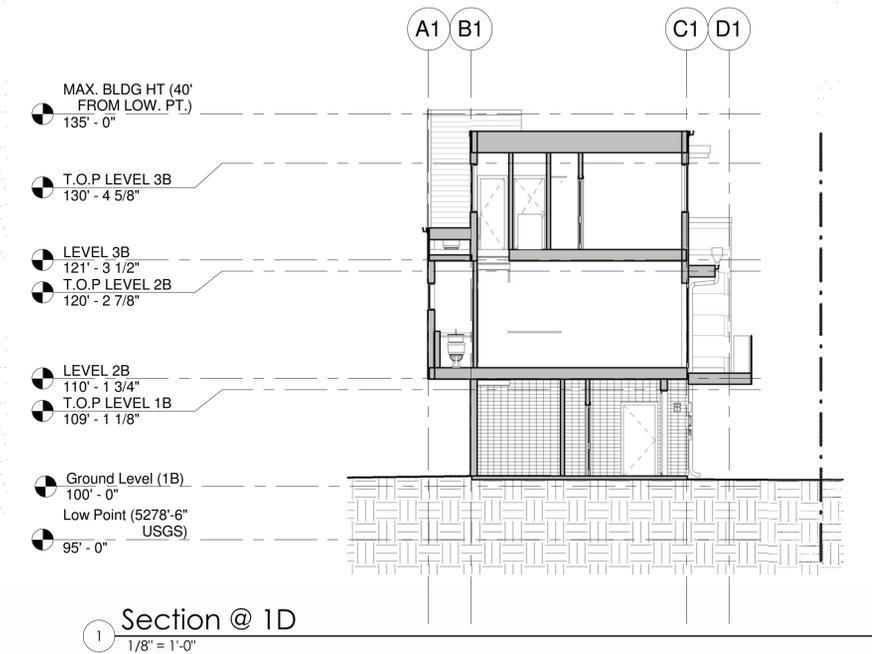
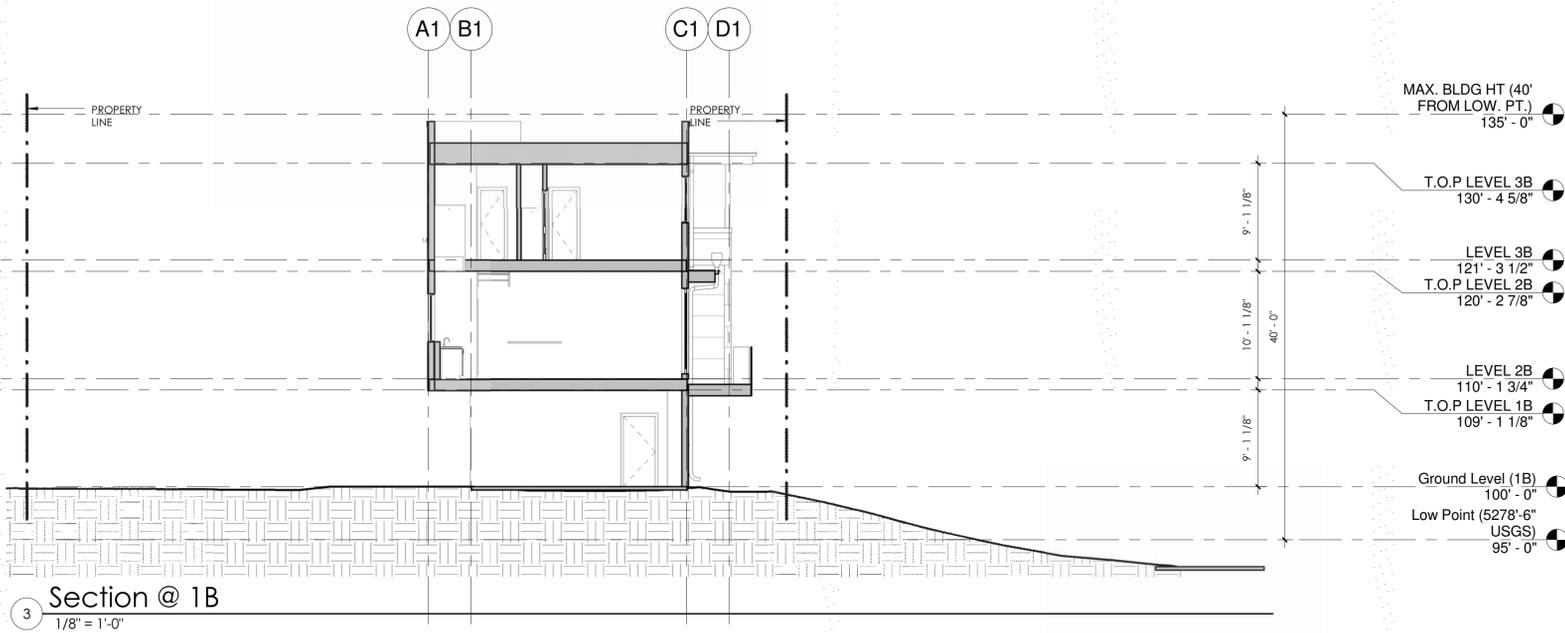
DESCRIPTION . . . AUTHOR CHECKED . . . DATE

03/16/2016

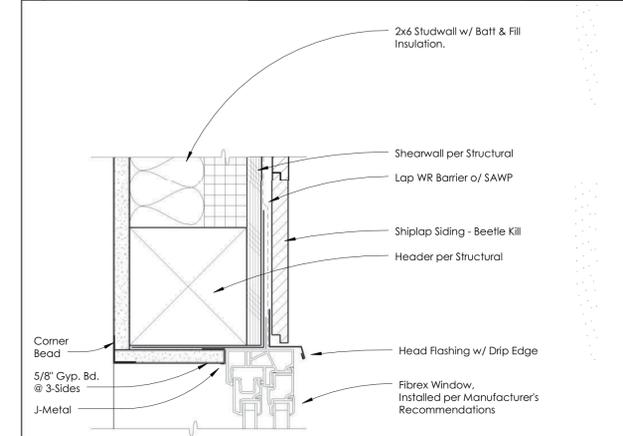
NOT FOR  
CONSTRUCTION

SHEET No.

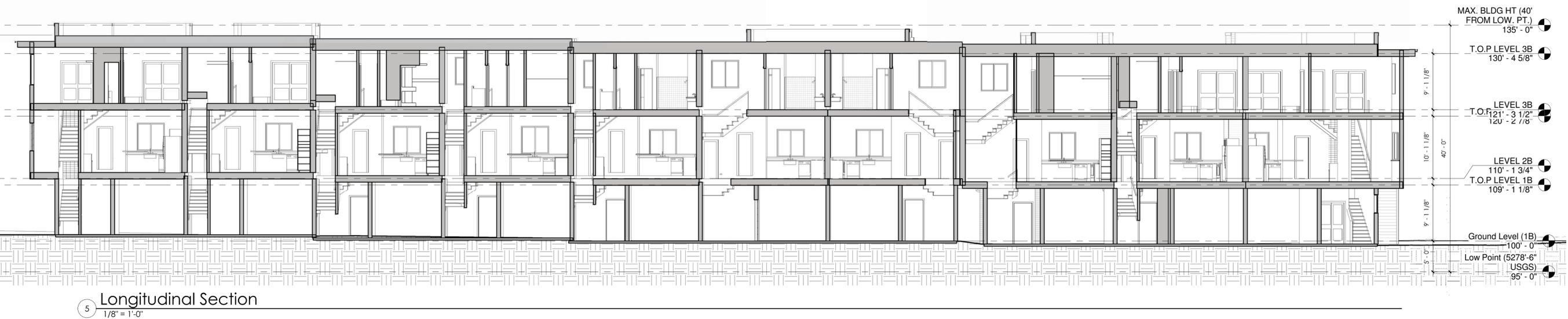
**SR-6**  
SECTIONS & DETAILS



**Window Jamb @ 2x6 Wall**  
3" = 1'-0"



**Window Head @ 2x6 Wall**  
3" = 1'-0"



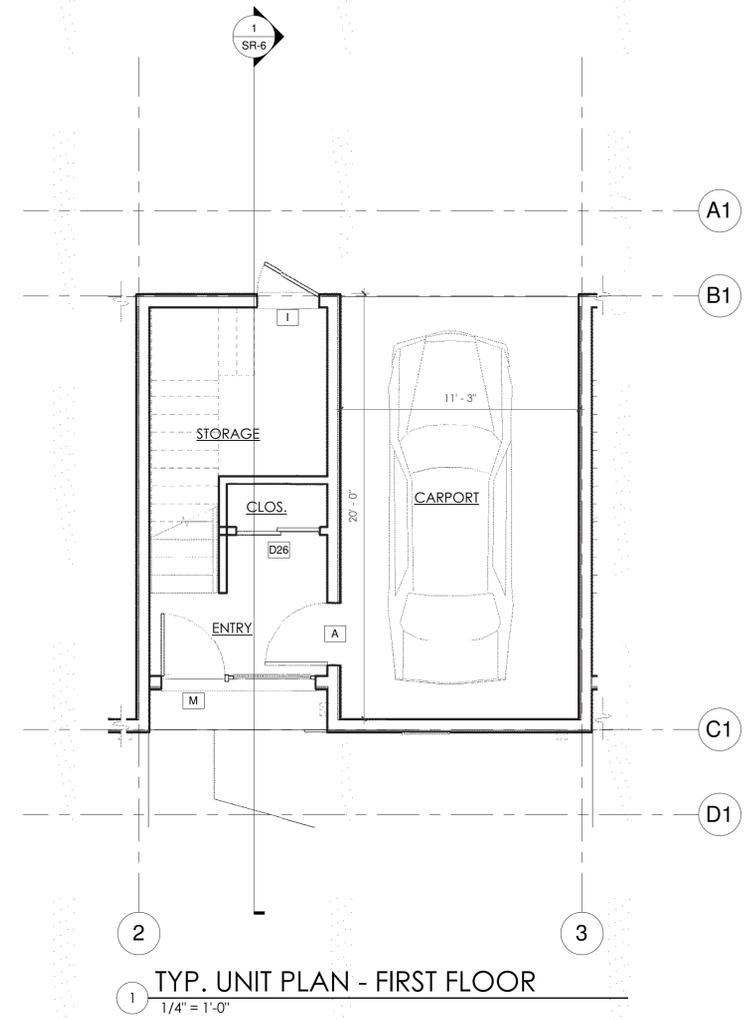
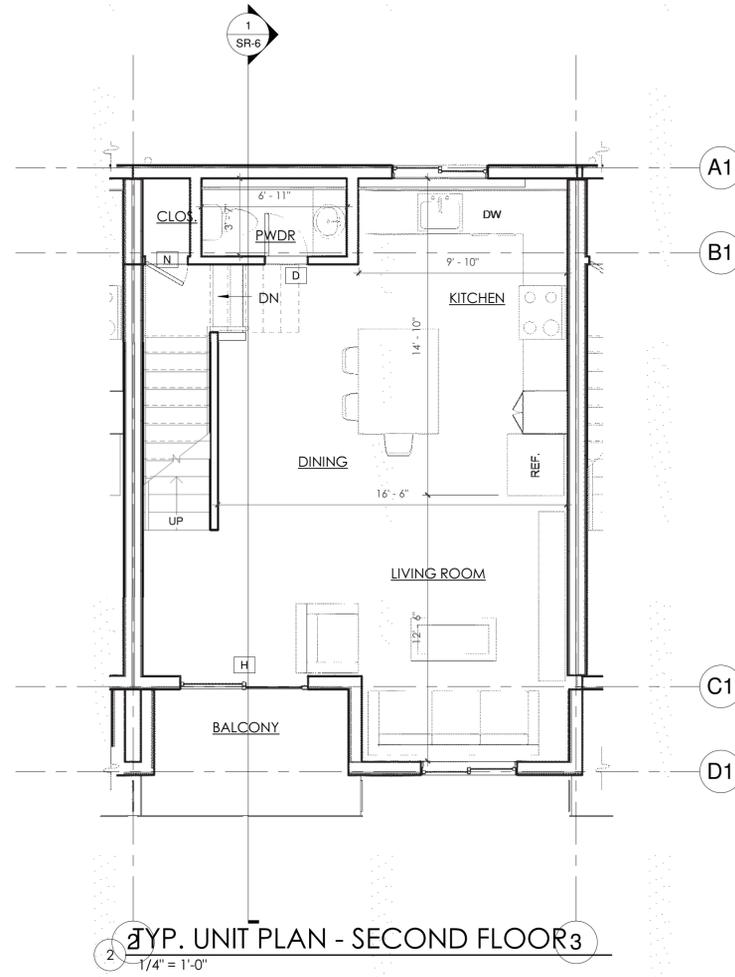
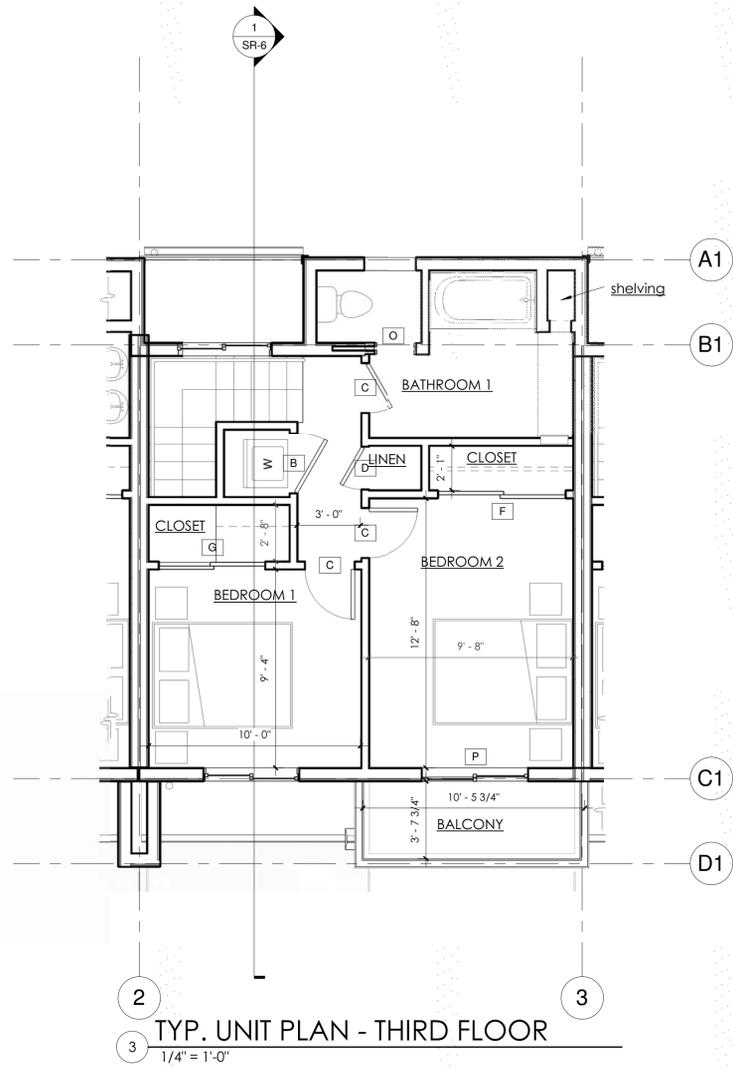
**Longitudinal Section**  
1/8" = 1'-0"

**2560 28TH ST. RESIDENCES**

2560 28th St.  
Boulder, CO

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ISSUED/REVISION SCHEDULE		
DESCRIPTION	AUTHOR CHECKED	DATE



Window Schedule									
Type Mark	Size	Window Type	Head Height, A.F.F.	Rough Height	Rough Width	Manufacturer	Comments	Count	
19	7'-2" x 5'-8"						EXISTING	6	
21	32" x 5'-9"		11'-6"				EXISTING	4	
22	48" x 5'-9"		11'-6"				EXISTING	2	
24	6'-6" x 5'-9"		12'-10 1/4"				EXISTING	2	
39	48" x 4'-2"							3	
A	30" x 60"	Fixed	8'-0"					7	
C	18" x 36"	Fixed						11	
E	30" x 30"	Fixed						24	
F	54" x 54"	Slider						47	
Grand total: 106									

DOOR SCHEDULE									
Type Mark	Width	Height	Description	Fire Rating	Threshold	Manufacturer	Door Filter	Type Comments	Count
159	4'-9"	6'-0"							2
A	3'-0"	6'-8"	SINGLE FLUSH						9
B	2'-10"	6'-8"	SINGLE FLUSH						10
C	2'-4"	6'-8"	SINGLE FLUSH						28
D	2'-0"	6'-8"	SINGLE FLUSH						21
D26	4'-0"	6'-8"							10
E	2'-6"	6'-8"	SINGLE FLUSH						2
F	6'-0"	6'-8"	BIPASS						12
G	5'-0"	8'-8"	BIPASS						8
H	6'-0"	9'-0"	SLIDING DOOR						11
I	3'-0"	6'-8"	SINGLE FLUSH						11
K	2'-6"	6'-8"	SINGLE FLUSH						1
M	3'-0"	8'-0"	SINGLE FRENCH W/ SIDELITE					SIDELITE APPROX. 4'-2" WIDE	10
N	2'-0"	6'-0"	SINGLE FLUSH						7
O	2'-0"	6'-8"	POCKET DOOR						10
P	5'-0"	8'-0"	SLIDING DOOR						6
Grand total: 158									

03/16/2016

NOT FOR  
CONSTRUCTION

SHEET No.

**SR-7**  
UNIT PLANS &  
SCHEDULES

**2560 28TH ST.  
RESIDENCES**

2560 28th St.  
Boulder, CO

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DESCRIPTION	AUTHOR CHECKED	DATE
(Empty circle)		

03/16/2016

NOT FOR  
CONSTRUCTION

SHEET No.

**SR-8**  
**RENDERINGS**



1 SOUTH WEST PERSPECTIVE  
12" = 1'-0"



2 NORTH WEST PERSPECTIVE  
12" = 1'-0"



3 VIEW OF SOUTHERN FACE  
12" = 1'-0"



4 SOUTHEAST PERSPECTIVE  
12" = 1'-0"



**COBURN**  
ARCHITECTURE

3020 Carbon Place #203  
Boulder, Colorado  
p: 303-442-3351  
f: 303-447-3933

**2560 28TH ST.  
RESIDENCES**

2560 28th St.  
Boulder, CO

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CONSTRUCTION

SHEET No.

**SR-9**  
**MATERIAL & COLOR  
BOARD**



**WOOD SIDING**  
**STAINED BEETLE KILL**  
"GRAY MIX" BY VINTAGE WOODS  
(OR SIMILAR)

**FLATLOCK  
METAL SIDING**  
COLOR :  
ARGOS SW 7065  
(OR SIMILAR)

**BRICK, STACKED  
BOND**  
COLOR :  
BAMBOO BY SUMMIT BRICK  
(OR SIMILAR)

**PAINTED MDO  
RAILING**  
COLOR:  
ENDURING BRONZE SW 7055

**FIBREX WINDOWS**  
COLOR: DARK BRONZE

**METAL DOWNSPOUTS**  
COLOR MATCHED TO SIDING



VIEW FROM SOUTH

BLUFF ST.



**COBURN**

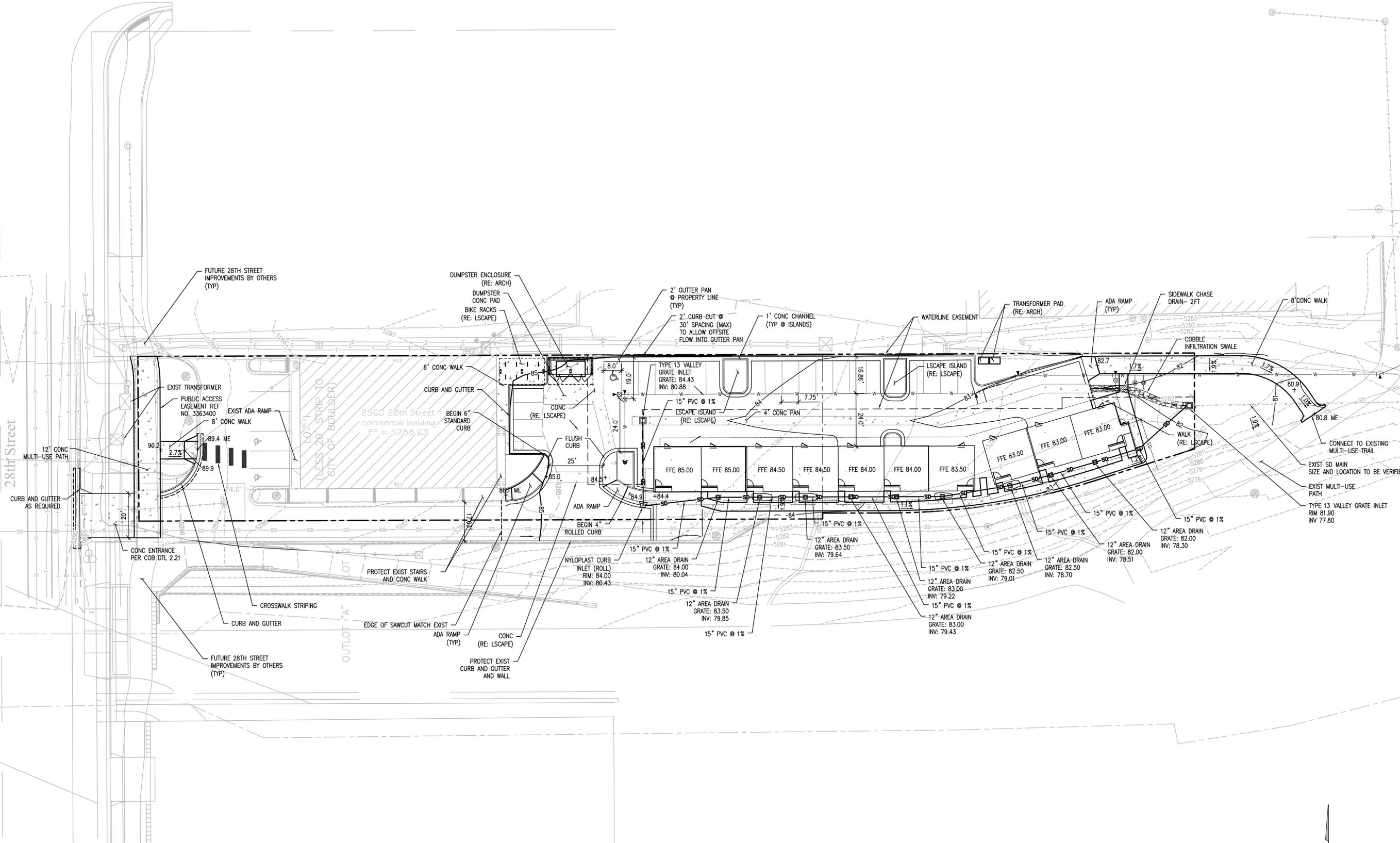
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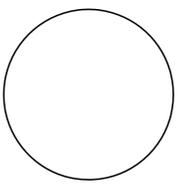
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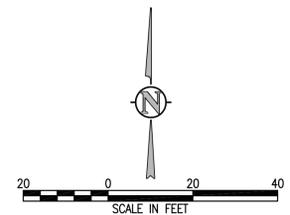


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SHEET No.

**C1.0**  
GRADING AND DRAINAGE PLAN





**COBURN**

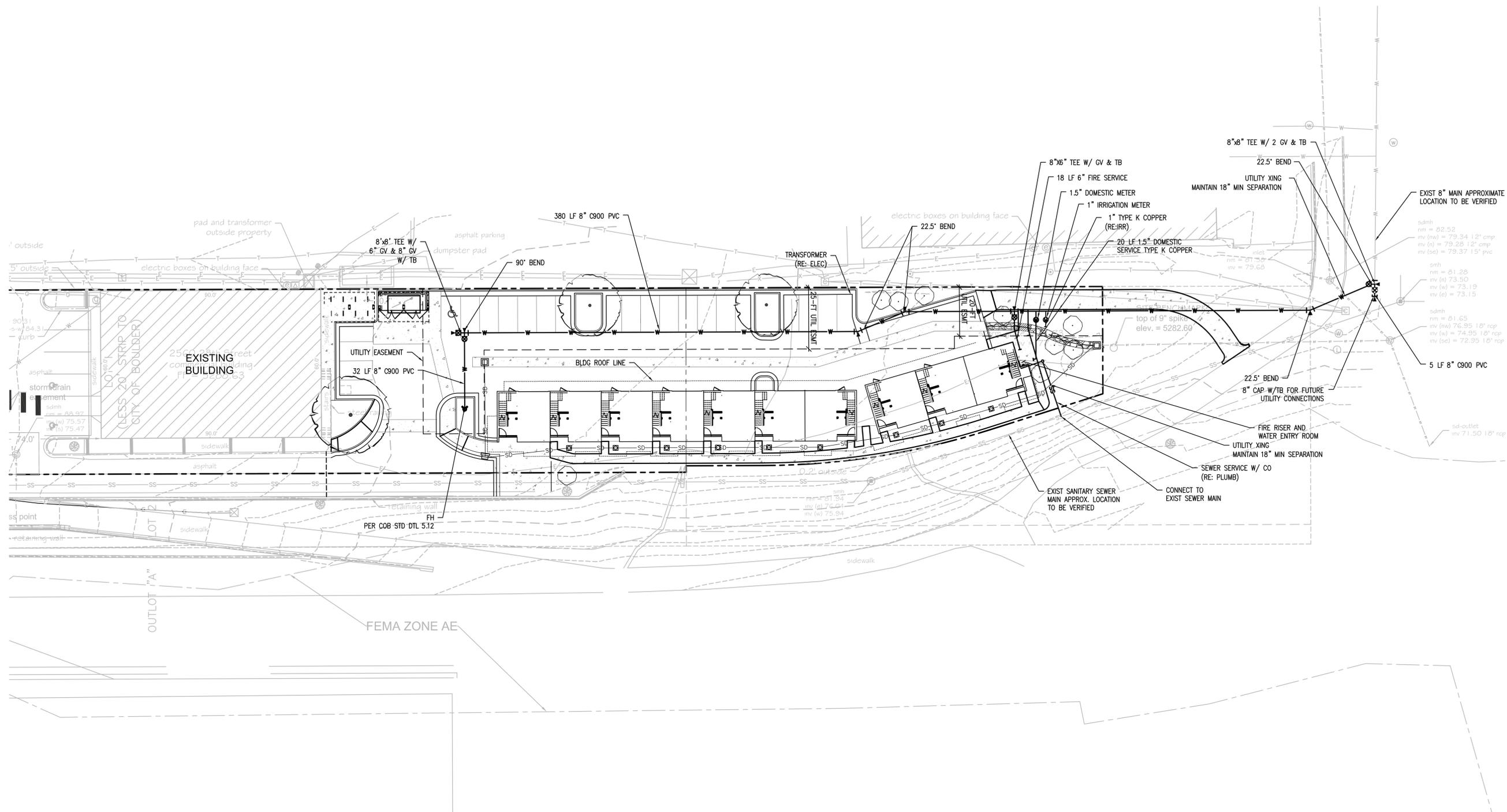
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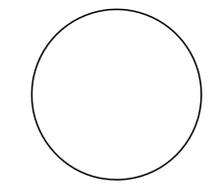
**2560 28TH ST.  
RESIDENCES**

2560 28th St.  
Boulder, CO



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CONSTRUCTION**

SHEET No.

**C2.0  
UTILITY PLAN**



**COBURN**  
ARCHITECTURE

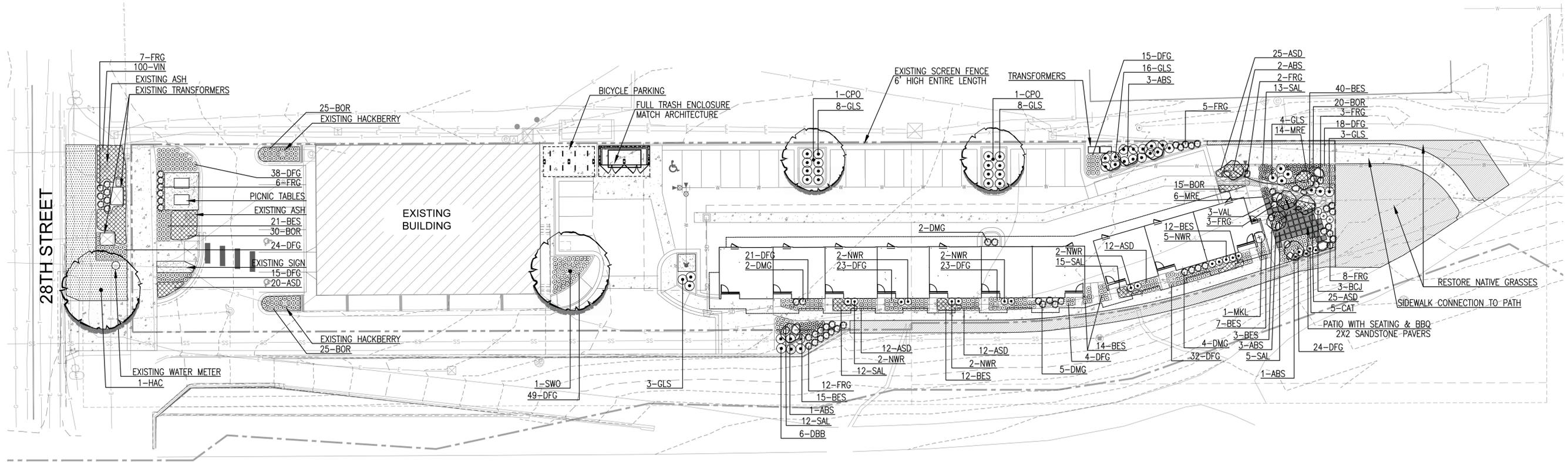
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**2560 28TH ST.  
RESIDENCES**

2560 28th St.  
Boulder, CO

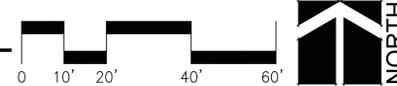


christopherhoydesigngroup  
landscape architects  
3002 WALNUT STREET  
DENVER, COLORADO 80205  
PHONE: (303) 408-1075

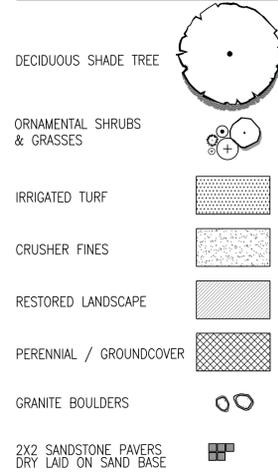


### LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"



### LANDSCAPE LEGEND



### LANDSCAPE PLANTING NOTES

- STAKE ALL TREES AND SHRUBS BASED ON THESE DRAWINGS. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TO EXACT LOCATIONS IN THE FIELD.
- ALL TREES TO MEET THE CITY OF BOULDER LAND USE CODE STANDARDS FOR SIZE AND SPECIES.
- PROVIDE MATCHING FORM AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE AS DESIGNATED ON THE DRAWINGS.
- ALL LANDSCAPE MATERIAL TO BE DISEASE AND INSECT FREE. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
- ROW LANDSCAPE BEDS & ALL PARKING LOT ISLANDS ARE TO BE MULCHED WITH 4" MINIMUM LAYER OF WASHINGTON CEDAR MULCH OVER PLANTING SOIL (NO FABRIC).
- ALL LANDSCAPE BEDS AND TURF AREAS ARE TO RECEIVE ORGANIC SOIL AMENDMENTS AT A RATE OF 5 CY/1000 S.F. OF LANDSCAPE AREA. AMENDMENTS ARE TO BE TILLED TO A DEPTH OF 8" AND FINE GRADED TO A SMOOTH SURFACE WITH POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION WITH PRIOR APPROVAL FROM THE CITY OF BOULDER, AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- IF APPLICABLE, STREET TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 40' CLEARANCE TO STREET LIGHTS (15' MINIMUM IF THE TREE IS ORNAMENTAL).
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING.
- TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN WATER AND SEWER UTILITY LINES.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

### PLANT SCHEDULE

PLANT TYPE: DECIDUOUS & EVERGREEN TREES							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Notes
CPO	2	Quercus	muehlenbergii	Chinkapin Oak	2.5"	Per Plan	
HAC	1	Celtis	occidentalis	Common Hackberry	2.5"	Per Plan	
SWO	1	Quercus	bicolor	Swamp White Oak	2.5"	Per Plan	

PLANT TYPE: SHRUBS							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Notes
ABS	10	Amelanchier	x grandiflora	Serviceberry	3-4' B&B	Per Plan	
BCJ	3	Juniperus	horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	5' O.C.	
DBB	6	Euonymus	alatus 'Compacta'	Dwarf Burning Bush	5 Gal	4' O.C.	
GLS	42	Sumac	aromatica 'Grow-Low'	Grow Low Sumac	5 Gal	3' O.C.	
MKL	1	Syringa	patula 'Miss Kim'	Miss Kim Lilac	5 Gal	4' O.C.	
NWR	15	Rosa	x 'Nearly Wild'	Nearly Wild Rose	5 Gal	3' O.C.	

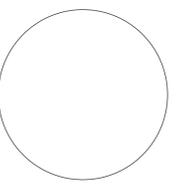
PLANT TYPE: PERENNIALS & GRASSES							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Notes
ASD	106	Anemone	sylvestris	Snow Drop Anemone	1 Gal	12" O.C.	
BES	124	Rudbeckia	fulgida 'Goldsturm'	Black Eyed Susan	1 Gal	18" O.C.	
BOR	90	Persicaria	affinis	Border Jewel	1 Gal	24" O.C.	
CAT	5	Nepeta	faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal	3' O.C.	
DFG	286	Pennisetum	alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal	18" O.C.	
DMG	13	Miscanthus	sinensis 'Yaku Jima'	Dwarf Maiden Grass	5 Gal	4' O.C.	
FRG	46	Calamagrostis	acutiflora 'Karl Foerster'	Feather Reed Grass	5 Gal	3' O.C.	
MRE	20	Mahonia	repens	Creeping Holly	1 Gal	2' O.C.	
SAL	57	Salvia	sylvestris 'Mainacht'	May Night Salvia	1 Gal	18" O.C.	
VAL	8	Centranthus	ruber	Red Valerian	1 Gal	2' O.C.	
VIN	100	Vinca	minor 'Bowles'	Blue Periwinkle	1 Gal	18" O.C.	

### LANDSCAPE REQUIREMENTS CHART

TOTAL LOT SIZE	34,378 SF			
BUILDING FOOTPRINT	9,734 SF			
TOTAL PARKING LOT SIZE	14,852 SF			
TOTAL LANDSCAPE AREA	4,321 SF			
REQUIREMENTS	REQUIRED FORMULA	AREA OR QUANTITY	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPE AREA	5% OF TOTAL PARKING AREA	14,852 SF	742 SF	757 SF
INTERIOR PARKING LOT TREE REQ.	1 TREE / 200 SF	1,119 SF	5 EA	3 NEW 2 EXISTING
PARKING LOT SCREENING (NORTH PROP. LINE)	1 TREE / 25 LF	164 LF	6 EA	0 EA
OVERALL LANDSCAPE REQUIREMENT	1 TREE / 1500 SF 5 SHRUBS / 1500 SF	4,282 SF	3 EA 15 EA	4 EA 80 EA
ROW STREET TREE REQ.	1 TREE / 35 LF	70 LF	2 EA	1 NEW 1 EXISTING

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DESCRIPTION AUTHORCHECKED DATE

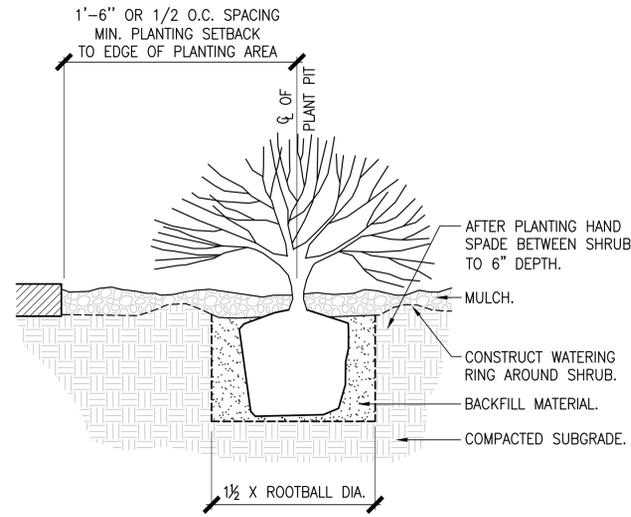
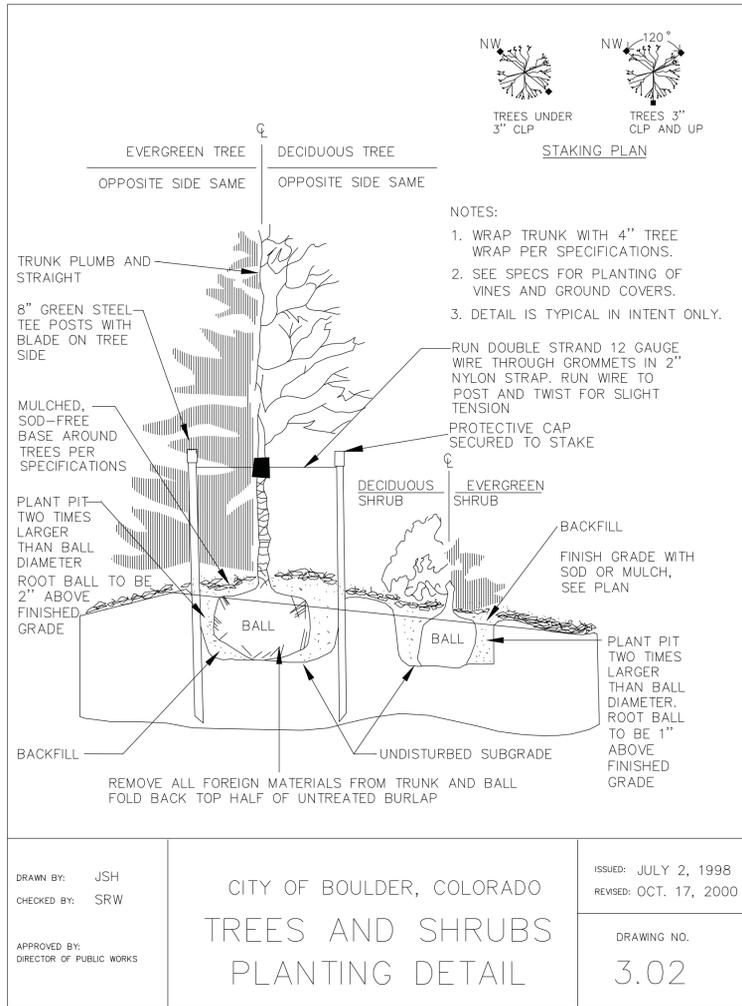


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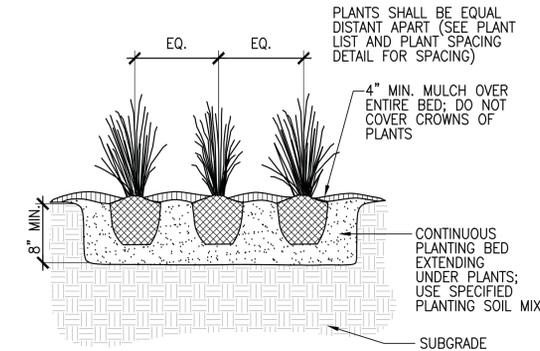
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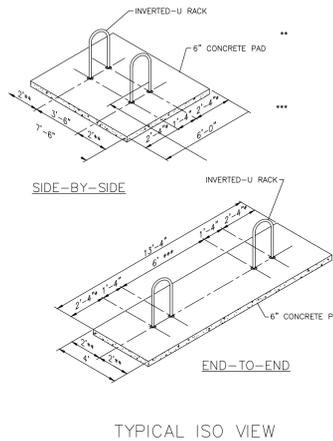
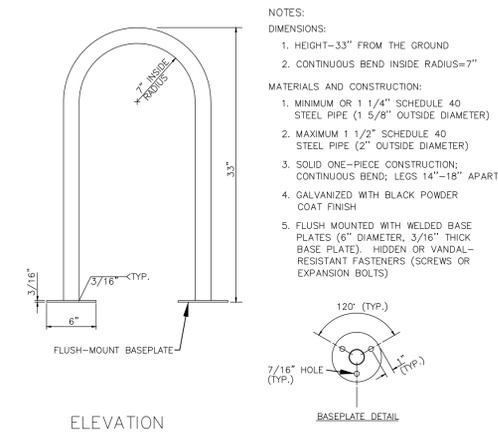
**L1.0**  
LANDSCAPE PLAN



SHRUB PLANTING  
SCALE: NTS      shrub.dwg



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



3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.

3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.

10' MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.

**NOTES:**

EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER. PAD IS TO BE CONSTRUCTED WITH GLASS & CONCRETE. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.

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

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ISSUED/REVISION	SCHEDULE	DESCRIPTION	AUTHOR	CHECKED	DATE

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CONSTRUCTION

SHEET No.

**L1.1**  
LANDSCAPE DETAILS

# **Travel Demand Management Plan**

## **2560 28<sup>th</sup> Street**

**Boulder, Colorado**

Prepared for

Coburn Development  
2560 28<sup>th</sup> Street, Suite 200  
Boulder, CO 80301

Prepared by

LSC Transportation Consultants, Inc.  
1889 York Street  
Denver, CO 80206  
(303) 333-1105

October 16, 2015  
Revised: January 4, 2016  
Revised: February 11, 2016  
(LSC #151170)



## **Introduction**

This Travel Demand Management Plan has been prepared for the 2560 28<sup>th</sup> Street development in Boulder, Colorado. The site is located north of Goose Creek Path, east of 28<sup>th</sup> Street, and south of Bluff Street. There is an existing 10,800 square-foot commercial office building on the site which is expected to remain. The site is proposed to also include ten residential dwelling units. Vehicular access to the site is via the existing driveways on 28<sup>th</sup> Street. The location of the site with respect to the surrounding land uses and roadway system is shown in Figure 1. The conceptual site plan is shown in Figure 2.

## **Existing Alternate Modes Description**

The following existing conditions contribute to the transportation demand management goals of the City of Boulder. The 2560 28<sup>th</sup> Street site is well-positioned to make good use of these existing opportunities.

### Existing Transit Service

The Regional Transportation District (RTD) is the governing body responsible for fixed-route transit (public transportation) service throughout the Denver metropolitan area, including Boulder. Figure 3 shows the existing bus stops and transit routes within the vicinity of the site, including the following routes:

- 205
- 206
- 208
- BOLT
- BOUND
- HOP
- Flatiron Flyer (BRT)

The Depot Square Transfer Station was recently opened in Boulder Junction east of the site. The site is connected directly to the Transfer Station by the Goose Creek Path.

Demand-responsive services are available to both seniors and persons with disabilities through Via (formerly Special Transit). Established in 1979, this non-profit provides safe and affordable rides in accessible buses to people with limited mobility. Rides are scheduled in advance, and have a 30-minute pick-up window.



Approximate Scale  
Scale: 1" = 600'

Figure 1  
**Vicinity  
Map**



2560 28th Street TDM Plan (LSC #151170)





Approximate Scale  
Scale: 1" = 60'

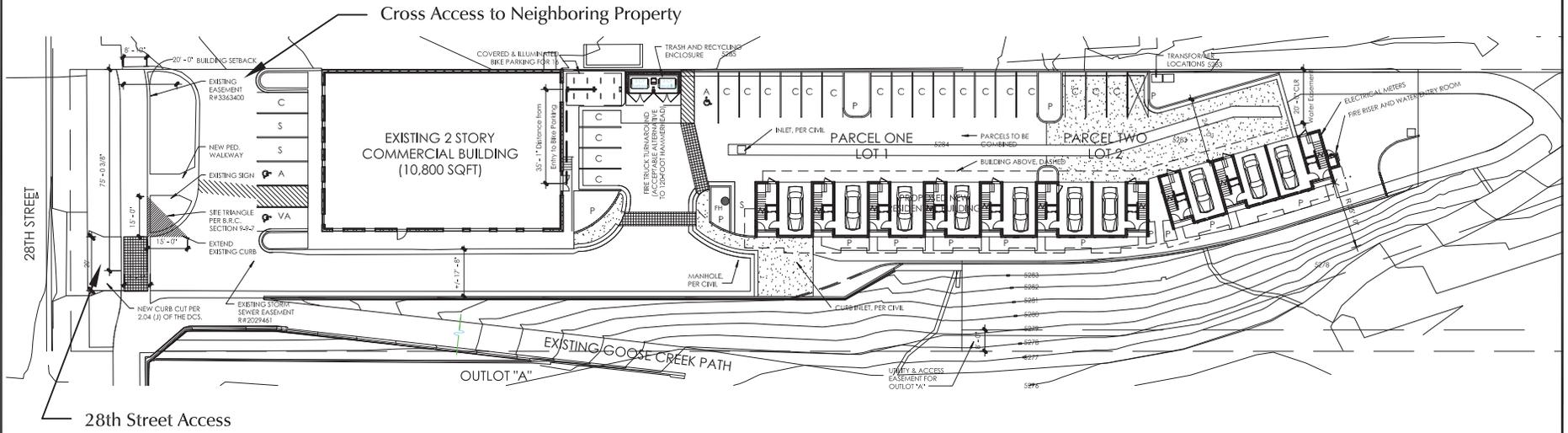


Figure 2  
**Site Plan**

2560 28th Street TDM Plan (LSC #151170)



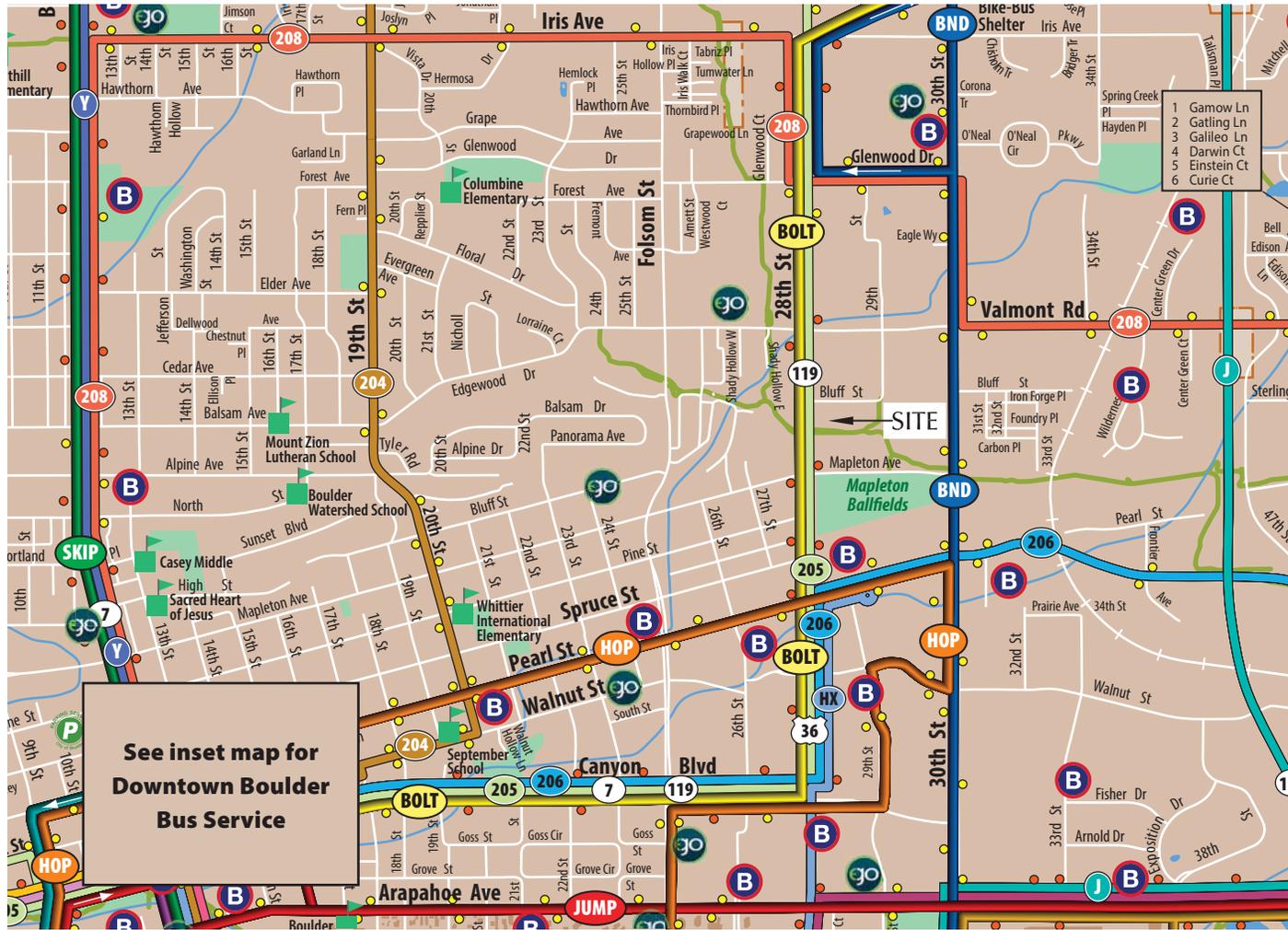


Figure 3

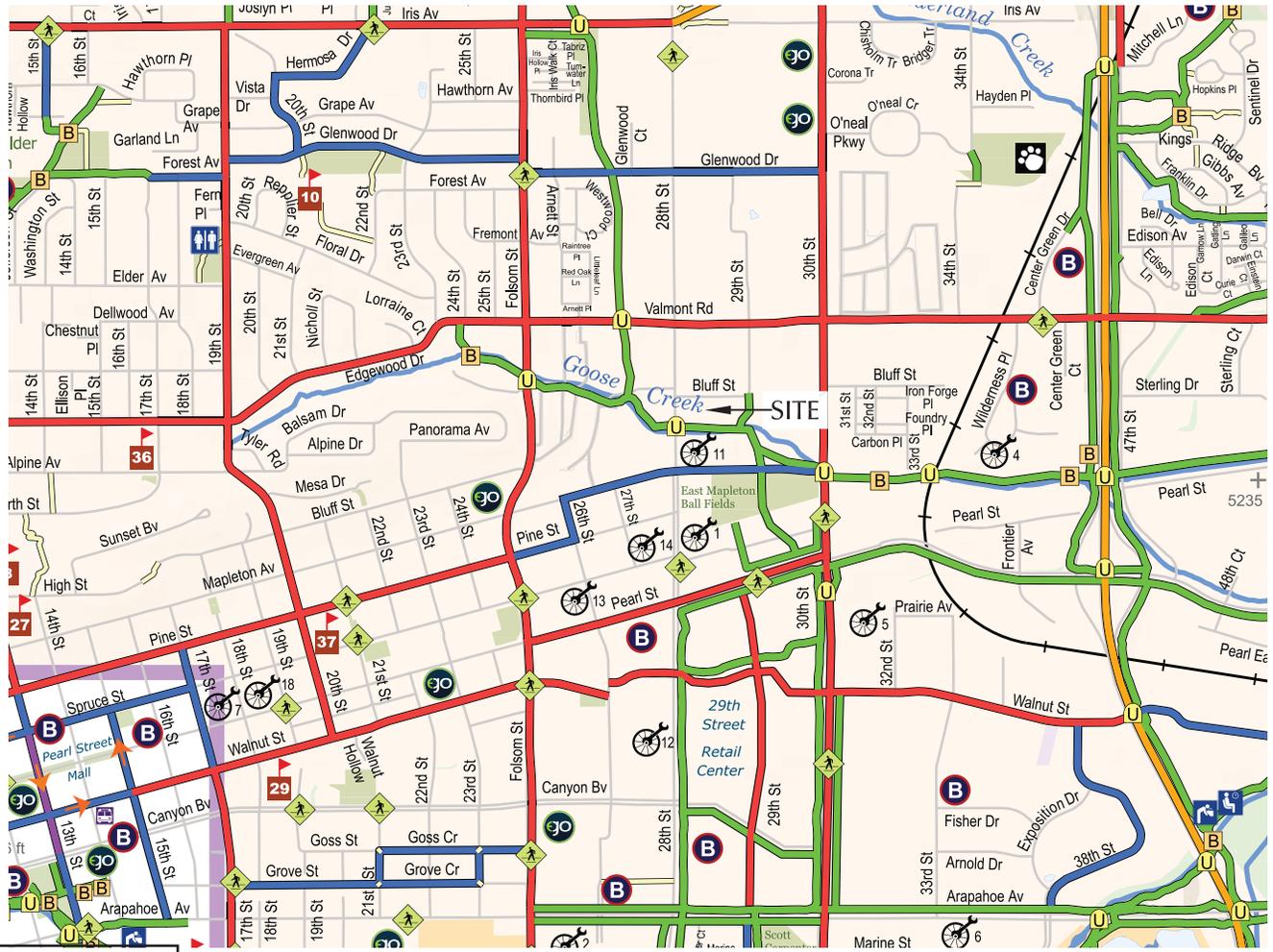
# Existing Bus Stops and Transit Routes

2560 28th Street TDM Plan (LSC #151170)

-  = Trail Head
-  = B-cycle Location
-  = eGo Car Share Location

### Existing Bicycle and Pedestrian Network

The City of Boulder maintains an extensive bicycle and pedestrian network throughout the City. Figure 4 shows bicycle and pedestrian routes within the vicinity of the site. In addition, many of the streets in the project vicinity have attached or detached sidewalks.



**LEGEND:**

	On-Street Bike Lane
	Multi-Use Path
	Designated Bike Route
	Paved Shoulder
	= Bridge
	= Underpass
	= Enhanced Pedestrian Crossing

	= B-cycle Location
	= eGo Car Share Location
	= Bike Shop

**Existing Bike and Pedestrian Routes**  
 2560 28th Street TDM Plan (LSC #151170)

Figure 4

### Transportation Demand Management (TDM) Strategy for Multi-Family Residential Units

The City of Boulder’s draft residential development toolkit packages are shown below in Table 1. The site includes ten multi-family units. The “core elements” section of the table shows elements required of all new residential developments, including orientation packets, participation in TDM evaluation programs, and pedestrian, bike, and transit enhancements.

Two “package elements” are available under City of Boulder standards, Package A and Package B. Package A appears to be the most advantageous for the site, requiring an alternative transportation subsidy fund, meeting the short- and long-term bicycle parking code, and the consideration of managed off-street parking.

Table 2 shows the actions that the 2560 28<sup>th</sup> Street developer intends to take to increase the percentage of alternative travel modes utilized by the site.

### Transportation Demand Management (TDM) Strategy for Office and Commercial Space

The City of Boulder’s draft commercial development toolkit packages are shown below in Table 3. The site is located within the CTN Buffer. The “core elements” section of the table shows elements required of all new commercial developments, including meeting the short- and long-term bicycle parking code; participation in eGo car share and Bicycle bike share where appropriate, pedestrian and bicycle enhancements; consideration of showers and changing facilities; and establishing a transportation information center.

Three toolkit options are available under City of Boulder standards, Packages A, B, and C. Based on the existing alternate modes available around the site, Package A is the most advantageous for the site, requiring the establishment of a BECO pass participation program and consideration of managed off-street parking. There are expected to be about 50 employees on the commercial office site.

Table 4 shows the actions that the 2560 28<sup>th</sup> Street developer intends to take to increase the percentage of alternative travel modes utilized by the site.

**Table 1  
City of Boulder Residential Development Toolkit Packages**

TDM Toolkit Element		Residential Toolkit Packages							
		Single Family ≤10 Units		Single Family 11 or More Units		Multi-Family ≤10 Units		Multi-Family 11 or More Units	
		Pkg A	Pkg B	Pkg A	Pkg B	Pkg A	Pkg B	Pkg A	Pkg B
CORE ELEMENTS	Orientation Packets	✓	✓	✓	✓	✓	✓	✓	✓
	Evaluation	✓	✓	✓	✓	✓	✓	✓	✓
	Pedestrian Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
	Bike Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
	Transit Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
PACKAGE ELEMENTS	Alternative Transportation Subsidy Fund	✓			✓	✓			✓
	Carshare Subsidy		✓		✓		✓		✓
	Bikeshare Subsidy		✓		✓		✓		✓
	NECO Pass Program Participation			✓				✓	
MULTI-FAMILY ELEMENTS	Meet Short-Term Bicycle Parking Code					✓	✓	✓	✓
	Exceed Short-Term Bicycle Parking Code						✓		✓
	Meet Long-Term Bicycle Parking Code					✓	✓	✓	✓
	Exceed Long-Term Bicycle Parking Code						✓		✓
	Managed Off-Street Parking					✓	✓	✓	✓
	Unbundled Parking						✓		✓

**Table 2  
2560 28th Street TDM Plan - Residential**

TDM Toolkit Element		Actions for Package A
<b>CORE ELEMENTS</b>	Orientation Packets	An orientation packet will be provided to each new resident which includes brochures, maps, and other resources to inform residents of their transportation options. This packet will include RTD bus information, the City of Boulder bicycle and pedestrian map (or similar), and information on special events. This packet will be provided initially by the developer at the time of sale or by a lessor thereafter.
	Evaluation	Through sales or lease agreement, the site's residents will agree to participate in annual on-line or paper surveys regarding their use and satisfaction with transportation demand management programs. The evaluation is expected to be administered by the City of Boulder using Survey Monkey or similar on-line tools. The developer will secure agreement to participate, with the expectation that 10-20% of residents will actually participate based on typical survey return rates. The City of Boulder will be responsible for data analysis and summarization.
	Pedestrian Enhancements	Connections are proposed to the 28th Street sidewalk and the Goose Creek multi-use path.
	Bike Enhancements	Figure 4 shows the numerous bicycle facilities adjacent to or in the vicinity of the site. The site is adjacent to the existing Goose Creek multi-use path.
	Transit Enhancements	Information about transit service will be provided in the orientation packets, also described above.
<b>PACKAGE ELEMENTS</b>	Alternative Transportation Subsidy Fund	The project proposes to participate in an alternative transportation subsidy fund of \$128/year per unit for 3 years or \$3,840. Tenants of each unit would be provided \$128/year in transit passes in the form of 10 ride ticket books. Tenants can select a combination of local and regional/express books.
<b>SINGLE-FAMILY ELEMENTS</b>	Short-Term Bicycle Parking	Each residential unit has a dedicated and secured garage parking space so no bicycle parking is required.
	Long-Term Bicycle Parking	Each residential unit has a dedicated and secured garage parking space so no bicycle parking is required.
	Managed Off-Street Parking	The proposed site will have a total of 39 parking spaces - 29 surface spaces and 10 garage spaces. The 29 surface spaces will be shared by the two buildings on the site, and will be managed and unbundled. The 29 surface spaces will be available for commercial use from 8:00 AM to 5:00 PM on weekdays. Outside of these hours, they will be available to residential or commercial vehicles.

**Table 3  
Commercial Development Toolkit Matrix of Packages  
Multiple Business Development - Developer**

TDM Toolkit Element		Commercial Toolkit Packages - Multiple Business/Developer									
		Within CTN Buffer			Outside CTN Buffer			CAGID	Uni-Hill		
		Pkg A	Pkg B	Pkg C	Pkg A	Pkg B	Pkg C	Pkg A	Pkg A	Pkg B	Pkg C
<b>CORE ELEMENTS</b>	Meet Short-Term Bicycle Parking Code	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Meet Long-Term Bicycle Parking Code	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Ratio of MOV Mode Share	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Pedestrian Enhancements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Bike Enhancemetns	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Showers - Conditional	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Changing Facilities - Conditional	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Transportation Information Center/ Access/Employee Transportation Coordinator (ETC) Network	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>PACKAGE ELEMENTS</b>	Transit Enhancements - Conditional		✓	✓		✓	✓			✓	✓
	Business Eco Pass Program (BECO Pass) - 3 years	✓			✓			✓*	✓		
	Alternative Transportation Subsidy Fund		✓			✓				✓	
	Lease Requirements for BECO Pass - 3 years			✓			✓				✓
	Managed Off-Street Parking - Conditional	✓	✓	✓	✓	✓	✓				

CTN = community transportation network, and refers to a set of high-frequency bus routes defined by the City of Boulder.  
 \*Note: Business Eco Pass already provided by RTD for Uni-Hill.  
 Source: City of Boulder, 2011.

**Table 4  
2560 28th Street TDM Plan - Commercial**

TDM Toolkit Element		Within CTN Buffer Package A
<b>CORE ELEMENTS</b>	Meet Short-Term Bicycle Parking Code	The bicycle parking requirement is one space per 750 square feet or 14 spaces. The proposed site includes 14 spaces located between the two buildings. All spaces will be visible from the employee work areas of the office building so are intended to fulfill both the short-term (25% or four spaces) and long-term (75% or ten spaces) bicycle parking requirements.
	Meet Long-Term Bicycle Parking Code	The bicycle parking requirement is one space per 750 square feet or 14 spaces. The proposed site includes 14 spaces, located between the two buildings. All spaces will be visible from the employee work areas of the office building so are intended to fulfill both the short-term (25% or four spaces) and long-term (75% or ten spaces) bicycle parking requirements.
	Ratio of MOV Mode Share	The site will include ridesharing information in its employee orientation packets. This may include eGo Car sharing, B-Cycle bike sharing, and/or DRCOG's RideArrangers. The nearest existing eGO car share site is southwest of the site at 24th Street/Bluff Street. The nearest B-Cycle site is just south of Pearl Street to the west of 28th Street.
	Pedestrian Enhancements	Sidewalks exist on 28th Street to the west of the site and on Bluff Street to the north of the site. The site is adjacent to the Goose Creek multi-use path.
	Bike Enhancements	Figure 4 shows the numerous bicycle facilities adjacent to or in the vicinity of the site including the Goose Creek multi-use path.
	Showers - Conditional	The existing building does not include showers for employees. There is no plan to retrofit the existing building with showers.
	Changing Facilities - Conditional	The existing restrooms serve as suitable changing facilities.
	Transportation Information Center/ Access/Employee Transportation Coordinator (ETC) Network	The site will include transportation information in its employee packets/employee orientation process. The information will also be available in interior brochure racks within the building. The developer proposes to provide an on-site employee transportation coordinator (ETC).
<b>PACKAGE ELEMENTS</b>	BECO Pass Participation	The site will create a BECO Pass participation program sufficient for a period of three years for 50 employees. The funding level will be \$37,926 which assumes \$6,321/tenant/year assuming two tenants for a period of three years.
	Managed Off-Street Parking - Conditional	The proposed site will have a total of 39 parking spaces - 29 surface spaces and 10 garage spaces. The 29 surface spaces will be shared by the two buildings on the site, and will be managed and unbundled. The 29 surface spaces will be available for commercial use from 8:00 AM to 5:00 PM on weekdays. Outside of these hours, they will be available to residential or commercial vehicles.

Case #: LUR2015-00104

Project Name: 2560 28<sup>th</sup> St. Residences

Date: April 7, 2016

**CRITERIA FOR REVIEW**

No site review application shall be approved unless the approving agency finds that:

**(1) Boulder Valley Comprehensive Plan:**

**✓ (A) *The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.***

The proposed site plan is dependent on a rezoning of the site from P to BC-2 as well as a land use map amendment to change the underlying land use from Public to Mixed Use Business. The proposed site plan is consistent with the intent of the MUB land use designation. In addition, the proposal to redevelop an underutilized infill site that is close to numerous amenities as well as a variety of multi-modal transportation options within an existing mixed-use context meets a number of specific BVCP policies, including but not limited to the following:

- **1.16 Adapting to Limits on Physical Expansion**  
*"...maintaining and improving the quality of life within defined physical boundaries"*
- **1.19 Jobs:Housing Balance**  
*"...encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations..."*
- **2.03 Compact Development Pattern**  
*"... 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."*
- **2.16 Mixed Use and 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."*
- **2.21 Commitment to a Walkable and Accessible City**  
*"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."*
- **4.04 Energy-Efficient Land Use**  
*"The city and county will encourage energy conservation through land use policies and regulations governing placement, orientation and clustering of development"*
- **6.02 Reduction of Single Occupancy Auto Trips**

*"The city and county will support greater use of alternatives to single occupancy automobile travel."*

**✓ (B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:**

The BVCP Land Use Map description for Mixed Use Business areas is as follows:

*Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.*

As shown above, there is no maximum density anticipated for the MUB land use designation; rather, the intent statement defers to zoning to establish the desired intensity. In this case, the zoning being requested by the applicant is BC-2, which allows for attached residential units by-right at a density of up to 27.2 DU/ acre. The proposed development is consistent with the allowable density at an overall density of 12.8 units/acre (10 units/ .78 acres).

**N/A (i) The density permitted in the Boulder Valley Comprehensive Plan, or,**

**N/A (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of [chapter 9-8](#), "Intensity Standards," B.R.C. 1981.**

**✓ (C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques require to meet other site review criteria.**

The development would not be rendered infeasible in meeting the BVCP policies or the site review criteria based upon the requirements and recommendations made within these comments. The proposed project would require no public expenditure and costs for the development would be done by the developer. The redevelopment of the site would enable the possibility for additional tax revenue flows to the City.

**(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:**

**(A) Open Space: Open space, including, without limitation, parks, recreation areas,**

**and playgrounds:**

**✓ (i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;**

The open space on the site is primarily arranged in front of the proposed units, with an additional open space area to the east of the residential building. The on-site open space is easily accessible and will provide quality landscaping and enough space for people to gather if they desire. That being said, the site is immediately adjacent to the Goose Creek multi-use path and less than a block from city open space and the Mapleton Ball Fields, so it is likely that residents will opt to utilize off-site open space instead.

**N/A (ii) Private open space is provided for each detached residential unit;**

*Not applicable, as there are no detached residential units included in the proposed development.*

**N/A (iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (*Cynomys ludovicianus*), which is a species of local concern, and their habitat;**

Not applicable. The existing site is fully developed as a parking lot, with no significant plant communities, threatened and endangered species and habitat or existing ground and surface water, wetlands riparian area or drainage areas on this site to be preserved.

**✓ (iv) The open space provides a relief to the density, both within the project and from surrounding development;**

The majority of the site's open space is arranged along the southern and eastern sides of the property, adjacent to existing city-owned open space (the Goose Creek path); therefore, the cumulative effect is that the open space on-site "blends" into the larger open space area next to the site, providing a buffer between the proposed building and other private development to the south.

**✓ (v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;**

The only "active" open space on site is to the east of the proposed residential building, and contains a multi-use path connection to the existing Goose Creek path. The multi-use path connects to the parking and pedestrian pathway running in front of the units, and thus will be easily accessible for residents and employees of the existing commercial building.

**N/A (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and**

Not applicable, as there are no sensitive environmental features or natural areas of note on this site.

**✓ (vii) If possible, open space is linked to an area- or city-wide system.**

As mentioned above, the proposed project would connect directly to the existing Goose Creek path which runs adjacent to the site via a new multi-use path. Residents and employees of the site will have easy access to the Goose Creek path and all the other trail connections to which it provides access.

**(B) Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)**

**✓ (i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and**

Open space for the residential units is provided as a mix of private balconies and small front yard areas. There is also a larger open space area to the east of the residential building that would be open to residents and employees of the existing commercial building. As discussed above, the site sits immediately adjacent to the Goose Creek path, which provides direct connections to several nearby city-owned open spaces and parks.

**✓ (ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.**

Passive areas are provided on-site in the open spaces described above. There are no spaces designated specifically for active uses on site; however, staff finds that given the constraints presented by the size and shape of the lot as well as the fact that it is immediately adjacent to the Goose Creek path, the overall quality of the development is not diminished by the lack of active open space.

**(C) Landscaping**

**✓ (i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;**

Landscaping within the site is proposed to be both aesthetic and functional. The specific landscape materials chosen for the development will emphasize a variety of colors, textures and forms in order to provide year-round interest. A New street tree is proposed

along 28<sup>th</sup>, as well as parking lot landscaping. The spaces in front of the units will be landscaped with a variety of shrubs, as will the open space to the east of the residential building.

**N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;**

There are no important native species, plant communities of special concern, threatened and endangered species and habitat on this site.

**✓ (iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of [sections 9-9-12](#), "Landscaping and Screening Standards" and [9-9-13](#), "Streetscape Design Standards," B.R.C. 1981; and**

The project will comply with the landscaping requirements of [sections 9-9-12](#), "Landscaping and Screening Standards" and [9-9-13](#), "Streetscape Design Standards."

**✓ (iv) The setbacks, yards, and useable open space along public rights-of-way are landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan.**

The setback in front of the units is well-landscaped, as is the open space to the east of the residential building. Landscape improvements to the front yard setback along 28<sup>th</sup> Street are also proposed, including new plantings and picnic tables as well as a new street tree.

**(D) Circulation: Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:**

**✓ (i) High speeds are discouraged or a physical separation between streets and the project is provided;**

The existing site access is proposed to remain in its current location. The existing commercial building is also to remain unchanged, so access to the residential portion of the project will be taken from the existing drive aisle to the south of the building. The proposed circulation into the residential area has been reviewed by City Fire and Engineering staff and found to adequately reduce vehicle speeds while allowing for emergency vehicle access and turnaround.

**✓ (ii) Potential conflicts with vehicles are minimized;**

The new parking area proposed for the development is east of the existing building and behind the proposed residential building. Residents will be able to access the units either from inside the garages or from the front door facing south. Either way, residents will not

have to interact with vehicles in the parking area. Marked pedestrian crosswalks are also provided across drive aisles to reduce the potential for conflicts.

**✓ (iii) Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrianways and trails;**

The proposed development provides safe and convenient pedestrian and bicycle connections to the existing Goose Creek multi-use path to the south.

**✓ (iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single-occupant vehicle;**

The site's proximity to the Goose Creek path is the primary factor promoting alternative transportation modes to and from the site. In addition, bicycle parking requirements are being met on-site, and the applicant has provided a TDM Plan that includes numerous strategies for reducing SOV travel and parking demand. Please see **Attachment A** for TDM Plan.

**✓ (v) Where practical and beneficial, a significant shift away from single-occupant vehicle use to alternate modes is promoted through the use of travel demand management techniques;**

The applicant has provided a TDM Plan that includes numerous strategies for reducing SOV travel and parking demand. Please see **Attachment A** for TDM Plan.

**✓ (vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;**

The proposed development provides safe and convenient pedestrian and bicycle connections to the existing Goose Creek multi-use path to the south.

**✓ (vii) The amount of land devoted to the street system is minimized; and**

No new streets are proposed as part of this development, and the applicant is utilizing the minimum amount of land necessary to serve the parking needs of the project.

**✓ (viii) The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and provides safety, separation from living areas, and control of noise and exhaust.**

The project includes features for pedestrians and bicyclists as well as automobiles. The parking area is separated from the units, and will be managed and unbundled such that residents will have use of the parking area in the evening hours.

## **(E) Parking**

**✓ (i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;**

Pedestrian crosswalks are provided, and the primary unit entrances are separated from the parking area.

**✓ (ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;**

As noted in the staff memorandum, the applicant is requesting a modification to the parking standards to allow for a 25% parking reduction as well as 57% small car parking stalls where 50% is the maximum that would otherwise be allowed. By reducing the parking and providing a larger percentage of small car parking stalls, the applicant is able to minimize the amount of land utilized to meet the parking needs of the project.

**✓ (iii) Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and**

The proposed parking area will be located behind the existing commercial building and to the north of the proposed residential building, thereby making it nearly invisible from all nearby rights-of-way as well as the Goose Creek path. A lighting plan will be required at time of tTech Doc to ensure that the project's lighting complies with all relevant code requirements.

**✓ (iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection [9-9-6 \(d\)](#), "Parking Area Design Standards," and Section [9-9-14](#), "Parking Lot Landscaping Standards," B.R.C. 1981.**

The parking area will meet the above-referenced parking and landscape standards, and will also be shaded by the proposed residential building to the south of the parking area.

## **(F) Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area**

**✓ (i) The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area or the character established by an adopted plan for the area;**

The proposed building would be 3 stories, totaling 38'5" in height. This is compatible with many of the buildings in the surrounding area, including the 3-story residential apartment buildings to the northeast as well as the existing office buildings and residential apartments across 28<sup>th</sup> Street to the west. It is worth noting that the proposed building height is allowed by-right in the BC-2 zone for properties that are not adjacent to any residential land use or zoning designations. While the building would be taller than the existing

commercial development to the north and west, its position away from 28<sup>th</sup> Street along the southern property boundary would minimize visual difference as perceived from adjacent rights-of-way. The building mass is largely the result of the narrow shape of the lot, such that the width of the building as seen from the east and west is 28 feet total. Along the front and back of the building, the mass is broken up by changes in plane, recessed entries and variations in roof form. Overall, the scale, orientation and configuration of the building are also in keeping with the surrounding area, and will add to the mix of building types and sizes present in the BC-2 and BMS-zoned areas along 28<sup>th</sup> Street.

***✓ (ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area;***

As mentioned above, there are several existing 3-story buildings in the surrounding area with which the proposed building would be compatible. There are also several large structures to the south of the project site across the Goose Creek path, including the 42' Boulder Rock Club building and the power substation. Overall, given the number of 2-3 story buildings in the area surrounding the site as well as the fact that the code allows for building heights up to 40' for the subject site, staff finds that the proposed 38'5" building height will be in general proportion to the height of existing and future buildings in the area.

***✓ (iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;***

The orientation of the building is largely the result of the east-west orientation and narrow shape of the lot. In order to minimize shadows and blocking of views from adjacent properties to the north, the building has been positioned along the southern edge of the property. The subject lot is within Solar Access Area III and as such is not subject to any solar access standards.

***✓ (iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;***

The character of the area is an eclectic mix of commercial, residential and light industrial uses with no notable unifying qualities. The proposed development would enhance the mixed use character of the area by providing a new, high quality building in an appropriate location. The building would also create more visual interest to bicyclists and pedestrians using the Goose Creek path, who currently see only a run-down parking lot and the side of the existing office building. The addition of unit entrances fronting the path and new landscaping and balconies will activate the currently inactive site, and will provide a more balanced urban edge along the north side of the path and for northbound travelers on 28<sup>th</sup> Street.

***✓ (v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location***

***of entrances and windows, and the creation of transparency and activity at the pedestrian level;***

The proposed project is designed to a human scale, with well-defined unit entrances fronting the Goose Creek path to the south and ample balcony space on the 2<sup>nd</sup> and 3<sup>rd</sup> floors providing for additional activity and interaction. Ample fenestration on the southern façade will create transparency, and new landscaping along the pedestrian path in front of the building will create additional visual interest for passers-by. Overall, the proposed project is a significant improvement over existing conditions in terms of visual interest, and will make the overall site as well as the adjacent right-of-way a more welcoming and pedestrian-friendly environment.

***✓ (vi) To the extent practical, the project provides public amenities and planned public facilities;***

The project provides a multi-use connection from the site to the existing Goose Creek path, which will allow residents of the proposed building as well as employees of the surrounding commercial uses to access the site and points west directly from the Goose Creek path.

***✓ (vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;***

The proposed residential development would provide 10 new attached townhouse-style units at a density of 12.8 units per acre. The proposed development would provide new housing with easy multi-modal access to numerous amenities, and would add to the variety of housing types in the area, which is currently comprised primarily of apartment units.

***✓ (viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;***

The location of the building is such that noise between buildings will be minimized, as the area behind the building is proposed to be parking while the area in front of the building is open space. The units are also fully separated from each other by a unbroken vertical party wall, creating sound separation.

***✓ (ix) A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;***

*This will be demonstrated at the technical document phase with a photometric plan, and lighting cut sheets.*

***N/A (x) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;***

Not applicable, as the project site is already fully developed and does not contain any significant natural systems.

***✓ (xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.***

All of the proposed townhomes will use high quality durable materials (metal and masonry) which increase the lifespan of the building and decrease maintenance/replacement costs. Energy use will be minimized with efficient lighting, appliances, and HVAC equipment. Light colored roofing, as well as projected balconies and roof awnings will minimize solar heat gain. The building orientation also supports passive solar access for winter months. HVAC systems will be properly sized and designed to minimize energy usage.

All of the proposed townhomes will be solar ready with flat roofs and conduit connecting the roof to the house panel of each unit for future solar photovoltaic systems. Utility sub-metering will encourage tenants and residents to decrease their electric and water usage. The applicant proposes to minimize and divert construction waste, demolition debris, and land-clearing debris from disposal by educating crews on procedures such as sorting; by using local suppliers whenever possible; by asking suppliers to eliminate or recycle packaging; and by communicating construction waste reduction goals throughout the demolition and construction process.

The proposed design includes "cool" roofs that will significantly reflect sunlight and heat away from the building; trees and vegetation that will provide shade at parking areas; and the reduction of parking to limit exhaust and heat generation from automobiles. The parking reduction is supported by the project's direct adjacency to the City's Goose Creek bike path, providing a safe and convenient alternate means of transportation, reducing car trips. Additionally, the parking area is shared by both commercial (daytime) and residential (night/weekend) uses, which reduces overall parking/paving area.

The project proposes to use low-water landscaping and low-flow plumbing fixtures for water conservation. Storm water runoff will be filtered through landscape areas as well as a rock swale, to ensure water quality.

***✓ (xii) Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;***

As is shown in the perspective drawings included as **Attachment A**, the proposed residential building would be a modern design comprised primarily of brick, horizontal beetle kill wood siding and flat lock metal panels, with painted MDO railings on balconies and fibrex windows. Overall, staff finds the proposed material palette to be in keeping with the intent of this criterion.

**✓ (xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;**

The existing site is already graded, so there will be minimal cut and fill associated with the proposed project.

**N/A (xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and**

**N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.**

**(G) Solar Siting and Construction: For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:**

**✓ (i) Placement of Open Space and Streets: Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.**

The site is immediately adjacent to the Goose Creek path, so there is no potential for future development to cause shading on the proposed project.

**✓ (ii) Lot Layout and Building Siting: Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.**

The building is oriented on an east-west axis, which provides the optimal orientation for roof top solar on each of the units. Staff finds that given the pedestrian context to the south of the site that it would be inappropriate to locate the building along the northern property line.

**✓ (iii) Building Form: The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of [section 9-9-17](#), "Solar Access," B.R.C. 1981.**

The building is oriented on an east-west axis, which provides the optimal orientation for roof top solar on each of the units. The subject lot is within Solar Access Area III and as such is not subject to any solar access standards.

**✓ (iv) Landscaping: The shading effects of proposed landscaping on adjacent buildings are minimized.**

None of the proposed landscaping is large enough to cause any shading impacts on adjacent properties.

**N/A (H) Additional Criteria for Poles Above the Permitted Height: No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:**

**N/A (I) Land Use Intensity Modifications:**

**N/A (J) Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District:**

**(K) Additional Criteria for Parking Reductions: The off-street parking requirements of [section 9-9-6](#), "Parking Standards," B.R.C. 1981, may be modified as follows:**

**N/A (i) Process: The city manager may grant a parking reduction not to exceed fifty percent of the required parking. The planning board or city council may grant a reduction exceeding fifty percent.**

**✓ (ii) Criteria: Upon submission of documentation by the applicant of how the project meets the following criteria, the approving agency may approve proposed modifications to the parking requirements of [section 9-9-6](#), "Parking Standards," B.R.C. 1981 (see tables 9-1, 9-2, 9-3 and 9-4), if it finds that:**

**(a) For residential uses, the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated;**

As noted above, the Site Review is required due to the fact that the applicant is requesting a 25% parking reduction for the residential project. In conjunction with the parking reduction request, the applicant is requesting a modification to the parking stall design standards to allow for 57% small car spaces where 50% is typically the maximum based on the number of required spaces. Within that context, staff finds that the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated, as each unit includes a single car attached garage and the additional surface parking behind the building will be available to residents before 8:00 a.m. and after 5:00 p.m. daily at a minimum. Also, given the site's proximity to Goose Creek path and buse services, it is possible

that some residents will not even own cars and that they will rely entirely on alternate modes.

**(b) *The parking needs of any non-residential uses will be adequately accommodated through on-street parking or off-street parking;***

As part of the parking reduction request, the applicant has provided a Transportation Demand Management (TDM) Plan that includes strategies for reducing the demand for parking on-site, including providing Business Eco-Passes to all employees of the commercial building (50 total employees are estimated) for a period of 3 years, contributing to an alternative transportation subsidy fund to provide all residents with \$128 a year in transit passes, and managing and unbundling the surface parking spaces on-site to facilitate sharing between the residential and commercial uses. Staff finds that these strategies will be sufficient to ensure that the parking needs of the non-residential use will be accommodated.

**(c) *A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;***

Per the applicant's TDM Plan, parking will be managed and unbundled in order to facilitate sharing between the residential and non-residential uses. Surface parking is intended to be shared so that it is available for residents before and after business hours and for employees during regular business hours.

**(d) *If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and***

Surface parking is intended to be shared so that it is available for residents before and after business hours and for employees during regular business hours.

**(e) *If the number of off-street parking spaces is reduced because of the nature of the occupancy, the applicant provides assurances that the nature of the occupancy will not change.***

Not applicable, as the strategies being proposed to reduce parking demand are not based on the nature of the occupancy and could be more broadly applied to a variety of uses.

**N/A (L) Additional Criteria for Off-Site Parking: The parking required under [section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:](#)**

**CITY OF BOULDER  
CITY COUNCIL AGENDA ITEM**

**MEETING DATE: July 6, 1999**  
(Agenda Item Preparation Date: June 23, 1999)

**AGENDA TITLE:** Consideration of a motion to approve the granting of a parcel of land to Jack Pease in exchange for his granting to the City an access easement for the Goose Creek flood control project and a strip of land for the 28th St. project.

**REQUESTING DEPARTMENT:** David Rhodes, Public Works Director  
Bob Harberg, Flood Control, Public Works  
Doug Newcomb, Property Agent, OSRE

**FISCAL IMPACT:** none

**PURPOSE:** To obtain approval from the City Council for the granting of a parcel of land to Jack Pease to exchange for a permanent access easement to the City and a strip of land along 28th St. This proposed exchange will accomodate the Goose Creek Phase 3 flood control project and the contemplated 28th Street project where they occur on the property that was previously occupied by the City Electric Co. at 2560 28th Street.

**BACKGROUND:** See the attached map. The proposed Goose Creek Phase 3 flood control project crosses 28th St. between the Public Service Co. electric substation and the former City Electric Co. building, both of which are on the east side of 28th St. Jack Pease is now the owner of the City Electric building and property. To increase the design width of the flood control channel for aesthetic and functional purposes, a portion of Mr. Pease's property that is now asphalt driveway and asphalt parking spaces would be incorporated into the channel project.

Mr. Pease's existing access and parking that would be lost to the channel project is proposed to be replaced by the City. To do so, additional land is necessary. Fortunately, the City owns adjacent vacant property to the east. This proposed exchange provides to Mr. Pease the additional land for the replacement parking spaces plus some additional parking.

Additionally, the driveway, which is the only access to the rear loading docks and parking lot of Mr. Pease's building, is located in an existing 30 feet wide access easement over a portion of City property that we would like to use for the channel. This proposed exchange would eliminate the south 20 feet, more or less, of the existing 30 feet wide access easement and thereby allow the wider channel. The City would replace the lost portion of the driveway using the remaining northerly 10 feet of the existing access easement and some of Mr. Pease's property adjacent thereto.

Lastly, this proposed exchange would convey to the City a strip of land twenty feet wide along 28th St. for additional right-of-way.

**ANALYSIS:** The estimated value of the real estate, \$112, 900.00, to be conveyed by the City to Jack Pease plus the City's cost to replace the lost parking places and an additional 17 non-replacement parking spaces behind the building is equal to the estimated value of the real estate, \$128,600.00, to be conveyed to the City by Jack Pease.

Since the City would receive real estate that is equal in dollar value to the real estate it would give up plus the cost of the parking improvements it would complete, the exchange is considered even economically. However, the City would benefit by being able to construct a wider channel resulting in a more aesthetic appearance and reduced construction cost because the channel would be less deep with shorter retaining walls or side slopes and a less narrow appearance.

**PUBLIC COMMENT AND PROCESS:** This item is being heard at this public meeting, advertised in the *Daily Camera*.

**STAFF RECOMMENDATION:** Staff recommends that the City Council approve a motion authorizing the granting of the parcel of land described on Exhibit B to Jack Pease in exchange for his granting to the City the portion of his access easement described on Exhibit C and the parcel of land described on Exhibit D.

Approved By:

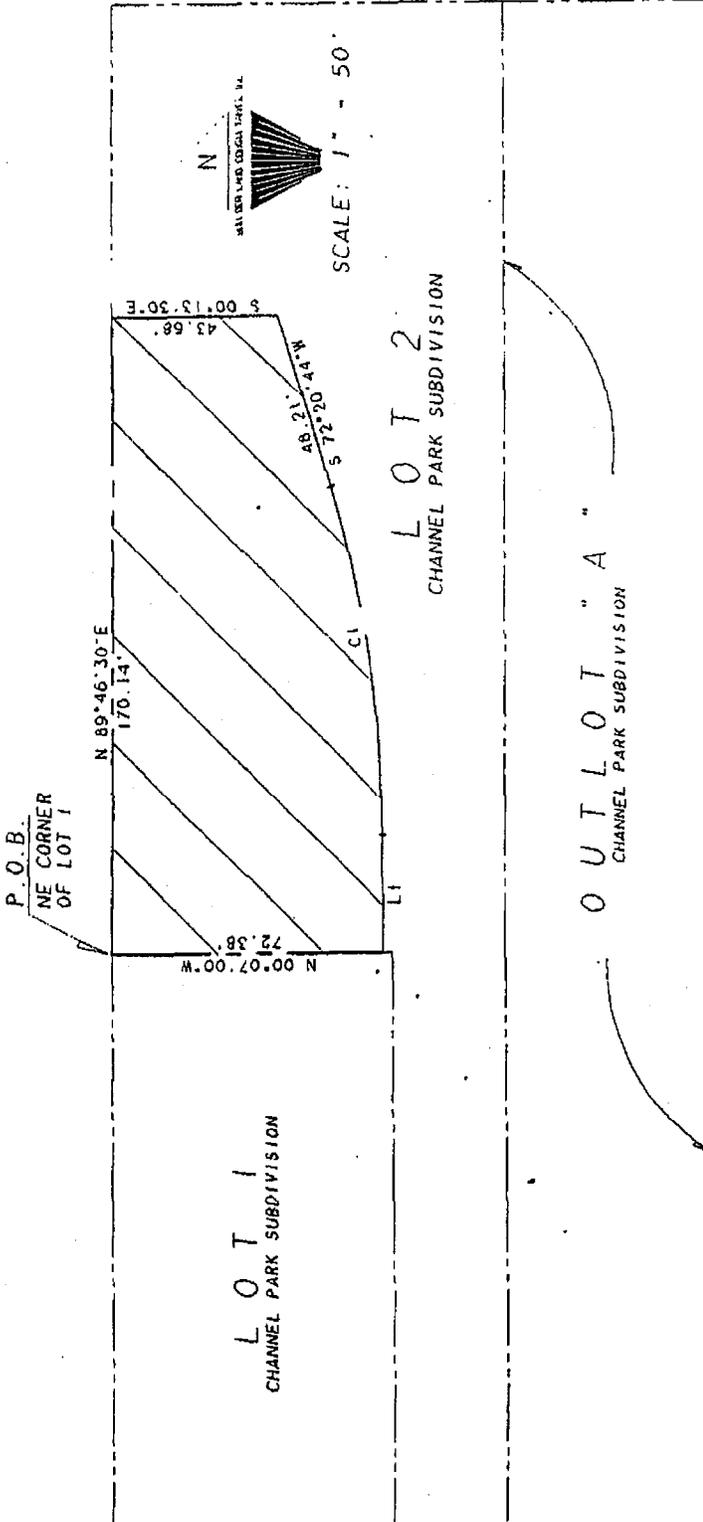
  
Ron Secrist  
City Manager

ATTACHMENTS:

- A. Map of the proposed real estate exchange
- B. Legal Description of the parcel of City land for Jack Pease
- C. Legal Description of the access easement from Pease to the City
- D. Legal Description of the parcel of land from Pease to the City



2 9 T H S T R E E T



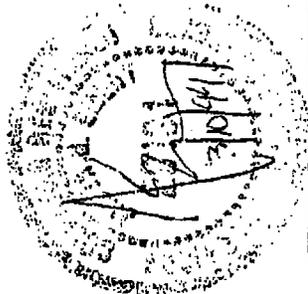
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING	LINE	BEARING	DISTANCE
C 1	17°25'30"	310.50'	94.43'	94.07'	S 81°03'29"W	1 1	S 89°46'13"W	31.30'

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLANS FILE P-8 F-3 #17 OF THE BOULDER COUNTY RECORDS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION, THENCE N 89°46'30" E ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION, 170.14 FEET;  
 THENCE S 00°13'30" E, 43.68 FEET;  
 THENCE S 72°20'44" W, 48.21 FEET;  
 THENCE 94.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.50 FEET, A CENTRAL ANGLE OF 17°25'30", AND A CHORD THAT BEARS S 81°03'29" W, 94.07 FEET;  
 THENCE S 89°46'13" W, 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;  
 THENCE N 00°07'00" W ALONG THE EAST LINE OF SAID LOT 1, 72.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 10894 SQUARE FEET (0.250 ACRES), MORE OR LESS.



**EXHIBIT MAP:**  
 A PORTION OF LOT 2  
 CHANNEL PARK SUBDIVISION  
 LOCATED IN THE NE1/4 NW1/4  
 SECTION 29, T1N, R70W, CITY OF  
 BOULDER, COUNTY OF BOULDER,  
 STATE OF COLORADO.

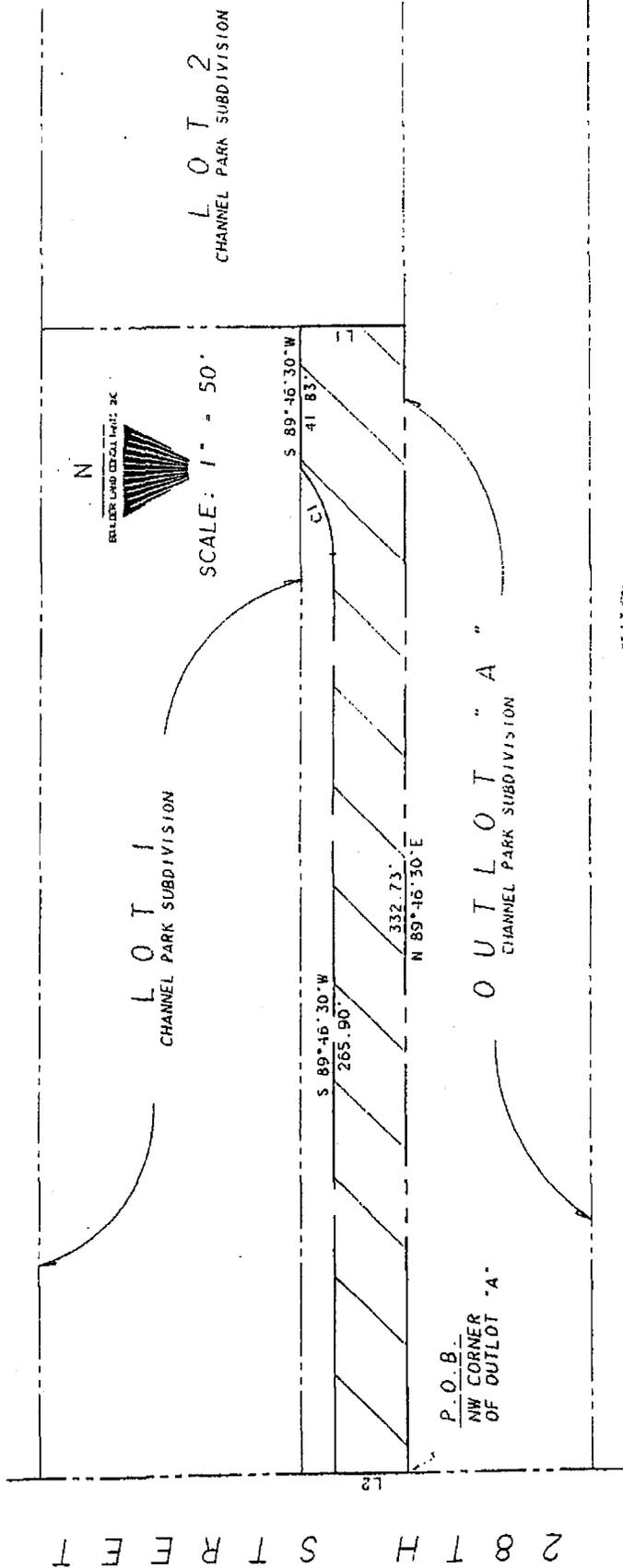
THIS MAP WAS PREPARED BY:  
**BOULDER LAND CONSULTANTS, INC.**  
 5690 VALMONT RD., BOULDER, CO 80301  
 (303) 443-3616

**NOTE:**  
 THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OR TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. THERE MAY EXIST EASEMENTS AND/OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

MARCH 10 1999  
 DLC DRAWING 16197L-DB 6CD

Access Easement had leave to City

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING	LINE	BEARING	DISTANCE
C 1	41°24'34"	38.00'	27.46'	26.87'	S 69°04'13" W	L 1	N 00°07'00" W	30.00'
						L 2	S 00°26'30" E	20.50'



**LEGAL DESCRIPTION**

A STRIP OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLANFILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT "A" OF SAID CHANNEL PARK SUBDIVISION, THENCE N 89°46'30" E ALONG THE NORTH LINE OF SAID OUTLOT "A", 332.73 FEET;

THENCE N 00°07'00" W, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION;

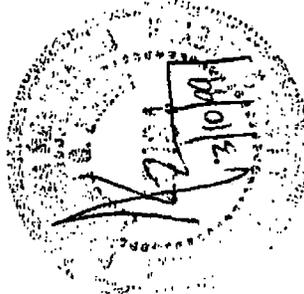
THENCE S 89°46'30" W ALONG THE SOUTH LINE OF SAID LOT 1, 41.83 FEET;

THENCE DEPARTING SAID SOUTH LINE, 27.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 41°24'34"; AND A CHORD THAT BEARS S 69°04'13" W, 26.87 FEET;

THENCE S 89°46'30" W, 265.90 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;

THENCE S 00°26'30" E ALONG THE WEST LINE OF SAID LOT 2, 20.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 7295 SQUARE FEET (0.168 ACRES), MORE OR LESS.



**EXHIBIT MAP:**

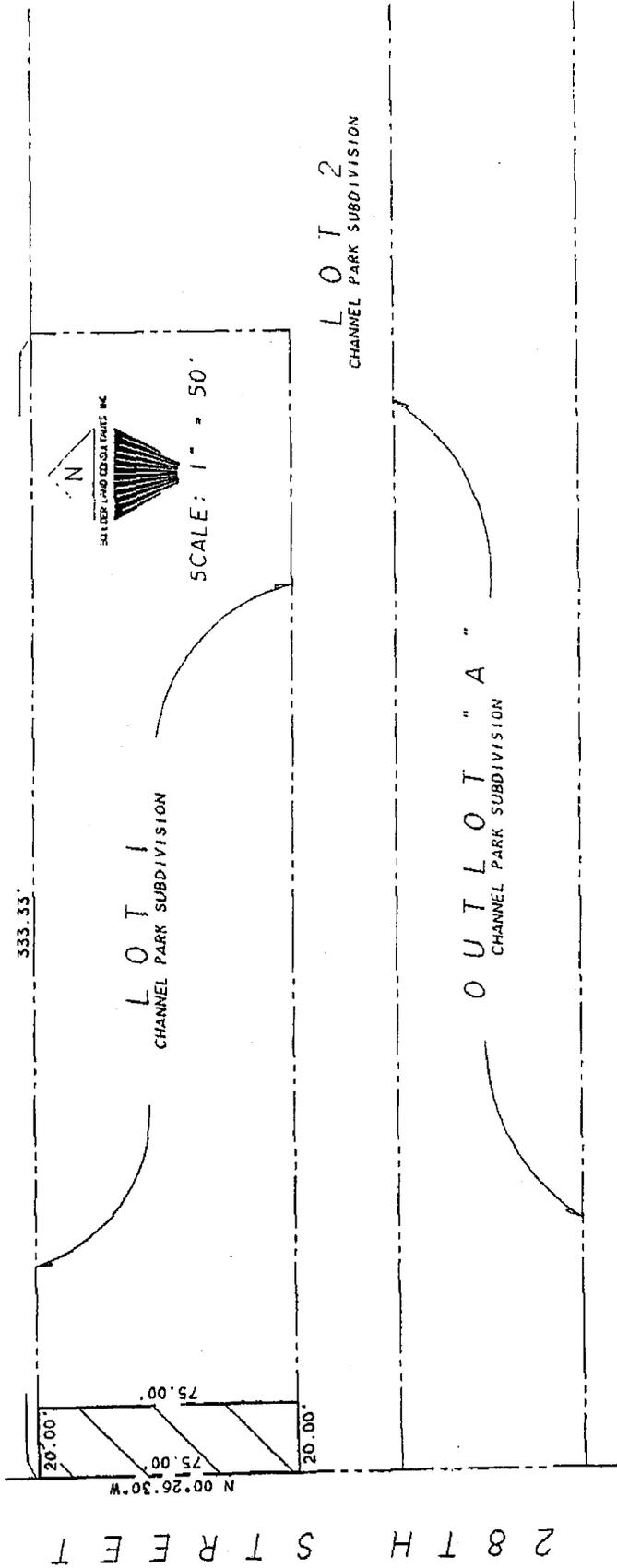
A PORTION OF LOT 2  
CHANNEL PARK SUBDIVISION  
LOCATED IN THE NE 1/4 NW 1/4  
SECTION 24, T11N, R70W, CITY OF  
BOULDER, COUNTY OF BOULDER,  
STATE OF COLORADO

**NOTE:**  
THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OR TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. THERE MAY EXIST EASEMENTS AND/OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON

**BOULDER LAND CONSULTANTS, INC.**

5690 141 MOUNT RD. BOULDER, CO 80501  
(303) 443-3616

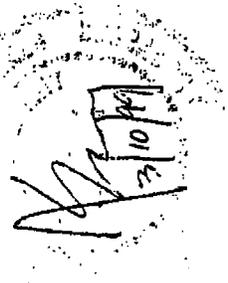
MARCH 10, 1999  
DLC DRAWING "1617LDA 6GD"



**EXHIBIT MAP:**  
 A PORTION OF LOT 1  
 CHANNEL PARK SUBDIVISION  
 LOCATED IN THE NE1/4 NW1/4  
 SECTION 29, T1N, R70W, CITY OF  
 BOULDER, COUNTY OF BOULDER,  
 STATE OF COLORADO

BOULDER LAND CONSULTANTS, INC.  
 5690 VALMONT RD. BOULDER, CO 80501  
 (303) 443-3616  
 MARCH 10, 1999  
 PLC DRAWING 16197LDC 60D

**LEGAL DESCRIPTION**  
 THE WEST 20.00 FEET OF LOT 1, CHANNEL PARK SUBDIVISION, A SUBDIVISION  
 LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29,  
 TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER,  
 COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN  
 PLANFILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS.  
 THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 1500 SQUARE FEET (0.034  
 ACRES), MORE OR LESS.



**NOTE:**  
 THIS MAP DOES NOT REPRESENT  
 A BOUNDARY SURVEY OR TITLE  
 SEARCH PERFORMED BY BOULDER  
 LAND CONSULTANTS, INC. THERE  
 MAY EXIST EASEMENTS AND/OR  
 OTHER ENCUMBRANCES AFFECTING  
 THE SUBJECT PROPERTY THAT ARE  
 NOT SHOWN HEREON.



2006769  
Page: 1 of 2  
12/15/1999 10:01A  
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West 20'  
of Lot 1

**SPECIAL WARRANTY DEED**

THIS DEED, Made this 5th day of November, 1999,  
between Jack S. Pease as to the easement interest (as to Parcel I) and Jack S. Pease (as to parcel II)

of the County of Boulder and State of Colorado grantor(s), and City of Boulder, Colorado, a Municipal Corporation

whose legal address is 1300 Canyon Boulevard, Boulder, CO 80306

of the County of Boulder and State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of ONE HUNDRED TWENTY NINE THOUSAND AND NO/100-----DOLLARS, (\$129,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Boulder, and State of Colorado, described as follows:

Parcel II:

The West 20.00 feet of Lot 1, Channel Park Subdivision, a subdivision located in the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, the plat of which is recorded in Planfile P-8, F-3, #17 of the Boulder County records, County of Boulder, State of Colorado.

Parcel I:

--Continued--

also known by street and number as 2560 28th Street, Boulder, Colorado 80301

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

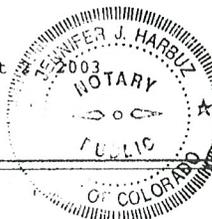
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

*Jack S. Pease*  
\_\_\_\_\_  
Jack S. Pease

STATE OF COLORADO )  
COUNTY OF BOULDER ) ss.

The foregoing instrument was acknowledged before me this 5th day of November, 1999, by JACK S. PEASE

My Commission expires: August



Witness my hand and official seal.

Jennifer J. Harbuz  
Notary Public

2560 28th Street



2006769  
Page: 2 of 2  
12/15/1999 10:01A  
D 12.90

CONTINUATION OF LEGAL DESCRIPTION TO DEED DATED  
November 5, 1999

an easement interest in the following described property:

A strip of land being a portion of Lot 2, Channel Park Subdivision, a subdivision located in the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, the plat of which is recorded in Planfile P-8, F-3, #17 of the Boulder County records. Said strip of land being more particularly described as follows:

Beginning at the Northwest corner of Outlot "A" of said Channel Park Subdivision; thence North 89 degrees 46'30" East along the North line of said Outlot "A", 332.73 feet; thence North 00 degrees 07'00 West, 30.00 feet to the Southeast corner of Lot 1, of said Channel Park Subdivision; thence South 89 degrees 46'30" West along the South line of said Lot 1, 41.83 feet; thence departing said South line, 27.46 feet along the arc of a curve to the right, said curve having a radius of 38.00 feet, a central angle of 41 degrees 24'34" and a chord that bears South 69 degrees 04'13" West, 26.87 feet; thence South 89 degrees 46'30" West, 265.90 feet to a point on the West line of said Lot 2; thence South 00 degrees 26'30" East along with the West line of said Lot 2, 20.50 feet to the point of beginning,  
County of Boulder,  
State of Colorado.

(for informational purposes only)  
parcel II and parcel I are exhibit A of contract

County of Boulder, State of Colorado

*instead of  
vacating  
south 20'  
front*



2006770  
Page: 1 of 2  
12/15/1999 10:01A  
D 0.00

Boulder County Clerk, CO QCD R 10.00 D 0.00

Portion of  
Lot 2 to  
Pease

**QUITCLAIM DEED**

THIS DEED, made this 8th day of July, 19 99,  
between the City of Boulder, a Colorado home rule city,

of the

County of Boulder and State of Colorado  
grantor(s), and Jack S. Pease

whose legal address is 2807 Jay Road, Boulder, Colorado 80310

of the County of Boulder and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of -----an exchange for a permanent access easement  
and a parcel of property with a total value of \$129,000.00-----

----- Dollars, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and  
QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee(s), his heirs, successors and assigns forever, all the  
right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in  
the County of Boulder and State of Colorado, described as follows: See Exhibit A attached

City now  
Lot 2  
less  
this  
prop.

also known by street and number as:  
assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto  
appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and  
behoof of the grantee(s) his heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

CITY OF BOULDER, a Colorado home rule city

Ronald A. Secrist, City Manager

ATTEST:

Donna Oster  
City Clerk on behalf of the Director of Finance  
and Record

STATE OF COLORADO )

) ss.

County of Boulder )

The foregoing instrument was acknowledged before me this 8th day of July, 19 99,  
by Ronald A. Secrist, City Manager for the City of Boulder.

Witness my hand and official seal.

My commission expires: 5-23-01

Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

BR15205-99



EXHIBIT A

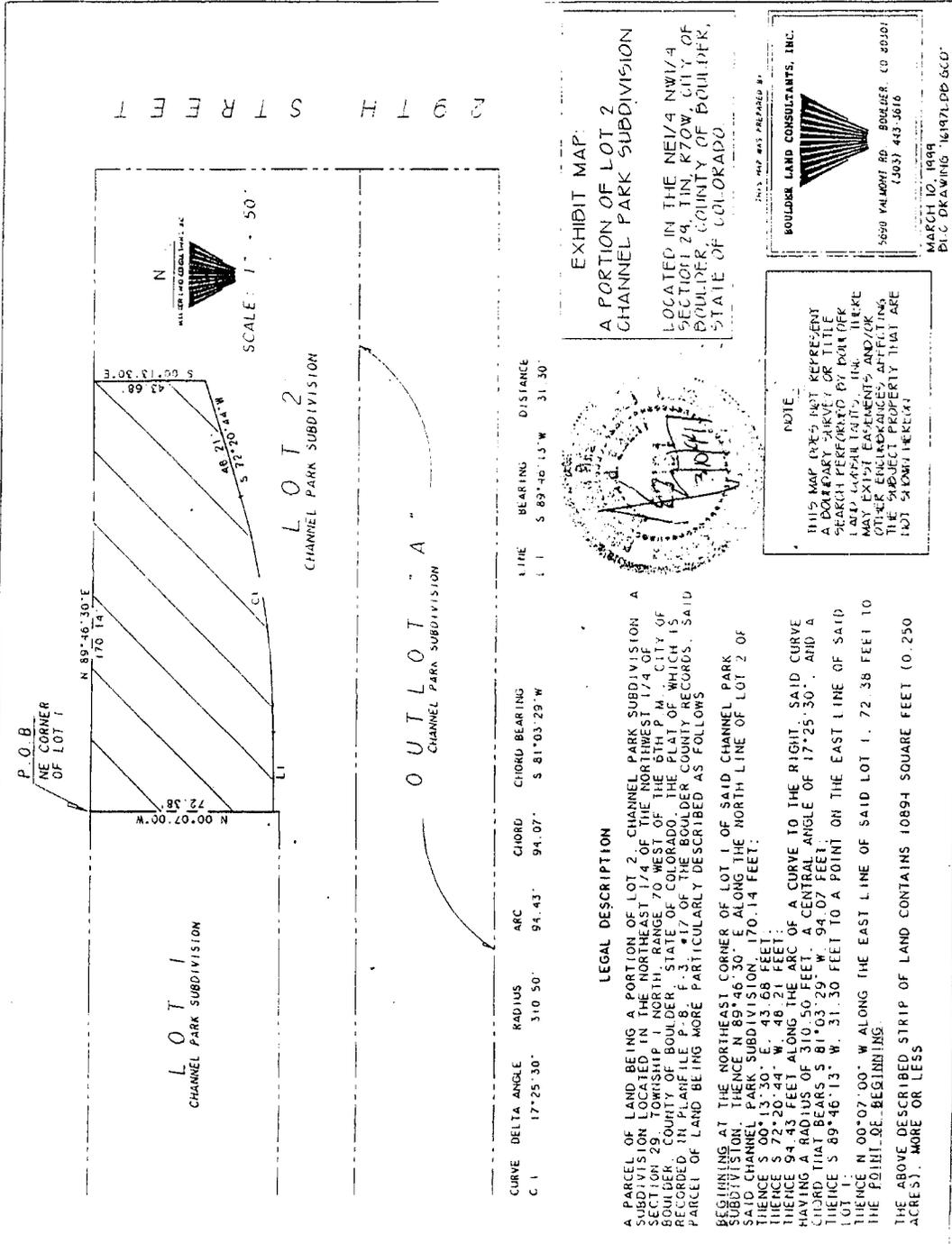


EXHIBIT MAP:  
 A PORTION OF LOT 2  
 CHANNEL PARK SUBDIVISION  
 LOCATED IN THE NE1/4 NW1/4  
 SECTION 29, T1N, R70W, CITY OF  
 BOULDER, COUNTY OF BOULDER,  
 STATE OF COLORADO

THIS MAP WAS PREPARED BY:  
 BOULDER LAND CONSULTANTS, INC.  
 5650 VALMONT RD BOULDER, CO 80501  
 (303) 443-3616  
 MARCH 10, 1998  
 P.L.C. DRAWING 16197L-PP-06C0

NOTE:  
 THIS MAP DOES NOT REPRESENT  
 A BOUNDARY SURVEY OR TITLE  
 SEARCH PERFORMED BY BOURDER  
 LAND CONSULTANTS, INC. THERE  
 MAY EXIST EASEMENTS AND/OR  
 OTHER ENCUMBRANCES AFFECTING  
 THE SUBJECT PROPERTY THAT ARE  
 NOT SHOWN THEREIN

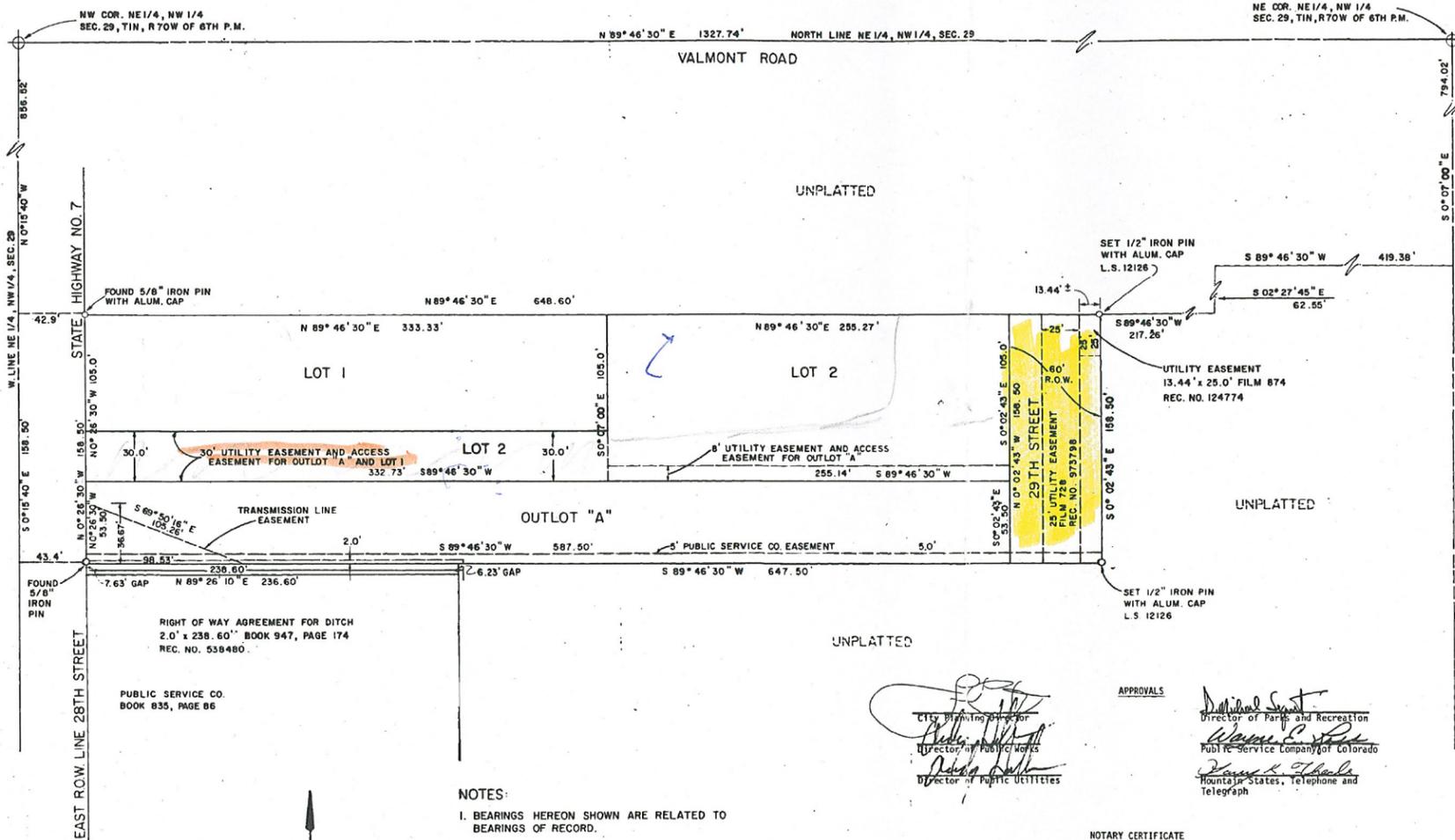
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	BEARING	CHORD BEARING	CHORD	BEARING	DISTANCE
C 1	17°25'30"	310.50'	94.43'	94.07'	S 81°03'29" W	S 81°03'29" W	94.07'	S 89°46'13" W	31.30'

LEGAL DESCRIPTION

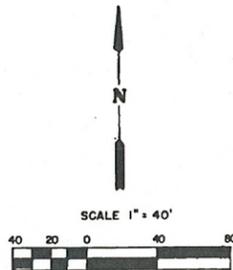
A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M. CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLAT FILE P-8 F.3 #17 OF THE BOULDER COUNTY RECORDS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION, THENCE N 89°46'30" E ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION, 170.14 FEET;  
 THENCE S 00°13'30" E, 43.68 FEET;  
 THENCE S 72°20'44" W, 48.21 FEET;  
 HAVING A RADIUS OF 310.50 FEET, A CENTRAL ANGLE OF 17°25'30", AND A CHORD THAT BEARS S 81°03'29" W, 94.07 FEET;  
 THENCE S 89°46'13" W, 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;  
 THENCE N 00°07'00" W ALONG THE EAST LINE OF SAID LOT 1, 72.38 FEET TO THE POINT BE BEGINNING;  
 THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 10894 SQUARE FEET (0.250 ACRES), MORE OR LESS

# CHANNEL PARK SUBDIVISION

A SUBDIVISION OF A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M.  
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO  
AREA = 2.358 ACRES, MORE OR LESS



- NOTES:
- BEARINGS HEREON SHOWN ARE RELATED TO BEARINGS OF RECORD.
  - OUTLOT "A" IS RESERVED FOR GOOSE CREEK DRAINAGE CHANNEL.
  - SET 1/2" IRON PIN WITH ALUMINUM CAP "L.S. 12126" AS SHOWN.



**APPROVALS**

*[Signature]*  
City Planning Director

*[Signature]*  
Director of Parks and Recreation

*[Signature]*  
Director of Public Works

*[Signature]*  
Director of Public Utilities

*[Signature]*  
Public Service Company of Colorado

*[Signature]*  
Boulder Telephone, Telephone and Telegraph

**NOTARY CERTIFICATE**

STATE OF COLORADO) ss.  
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 13th day of July, A.D., 1979, by the City of Boulder, a Colorado Municipal Corporation.

Witness my hand and official seal.  
My commission expires: September 15, 1982

*[Signature]*  
Notary Public

**SURVEYOR'S CERTIFICATE**

I, Albert O. Rose, do hereby certify that this plat as shown on the accompanying map was prepared under my supervision and that the same is correct to the best of my knowledge and belief. I have complied with Colorado Revised Statutes, Chapter 51, Article 2, (1963, as amended in 1967).

*[Signature]*  
Registered Land Surveyor  
No. 12926

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the City of Boulder, a Colorado Municipal Corporation is the owner of that real property situated in the City of Boulder, County of Boulder, State of Colorado, and lying within the exterior boundary of Channel Park Subdivision, a subdivision of a part of the NE 1/4 of the NW 1/4 of Section 29, T1N, R70W of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, described as follows:

Commencing at the W. corner of said Section 29;

thence S 0°07'00" E, 794.02 feet along the East line of the NE 1/4 of the NW 1/4 of said Section 29;

thence S 89°46'30" W, 419.38 feet parallel with the North line of the NE 1/4 of the NW 1/4 of said Section 29 to a point on the Easterly line of that tract of land described in Book 906 at Page 205 in the Boulder County Records;

thence S 2°27'45" E, 62.55 feet along the Easterly line of said tract of land described in said Book 906 at Page 205 to the Southeast corner thereof;

thence S 89°46'30" W, 217.26 feet along the South line of said tract of land described in said Book 906 at Page 205 to the True Point of Beginning;

thence S 0°02'43" E, 158.50 feet along the West line of that tract of land described on said Film 874 as Reception No. 124774 to the Southwest corner thereof;

thence S 89°46'30" W, 647.50 feet parallel with the North line of the NE 1/4 of the NW 1/4 of said Section 29 and also being along the South line of that tract of land described in Book 809 at Page 350 in the said Boulder County Records to the East R.O.W. line of 28th Street (State Highway No. 7);

thence N 0°26'30" W, 158.50 feet along the East line of said 28th Street to the South line of said tract of land described in said Book 906 at Page 205;

thence N 89°46'30" E, 648.60 feet along the South line of said tract of land described in said Book 906 at Page 205 to the True Point of Beginning.

That the City of Boulder has laid out, subdivided and platted said land as per the drawing hereon contained under the name Channel Park, a subdivision of a part of the City of Boulder, Colorado, and by these presents do dedicate the street as shown on the accompanying plat for the public use thereof forever and does further dedicate those portions of said real property which are so designated as "Utility Easements" on the accompanying plat as easements for all municipally owned or municipally franchised utilities and services.

Executed this 13th day of JULY, 1979.

*[Signature]*  
City Manager

*[Signature]*  
Director of Finance and Records  
Ex-officio City Clerk

**PLANNING BOARD CERTIFICATE**

This is to certify the within plat has been approved by the Planning Board of the City of Boulder, Colorado.

*[Signature]*  
Chairman

**MAYOR'S CERTIFICATE**

This is to certify that the City of Boulder, Colorado, by motion of its City Council did on the 10th day of July, 1979, adopt and approve this plat and accept the dedications hereon made.

*[Signature]*  
Mayor

**ATTEST:**

*[Signature]*  
Director of Finance and Records  
Ex-officio City Clerk

CITY SEAL

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO) ss.  
COUNTY OF BOULDER)

I hereby certify that this plat was filed in my office at 9:38 AM o'clock P.M. on the 10th day of JULY, 1979, and is duly recorded in Plan File P-8 F-3 #17. Fees Paid 10.00

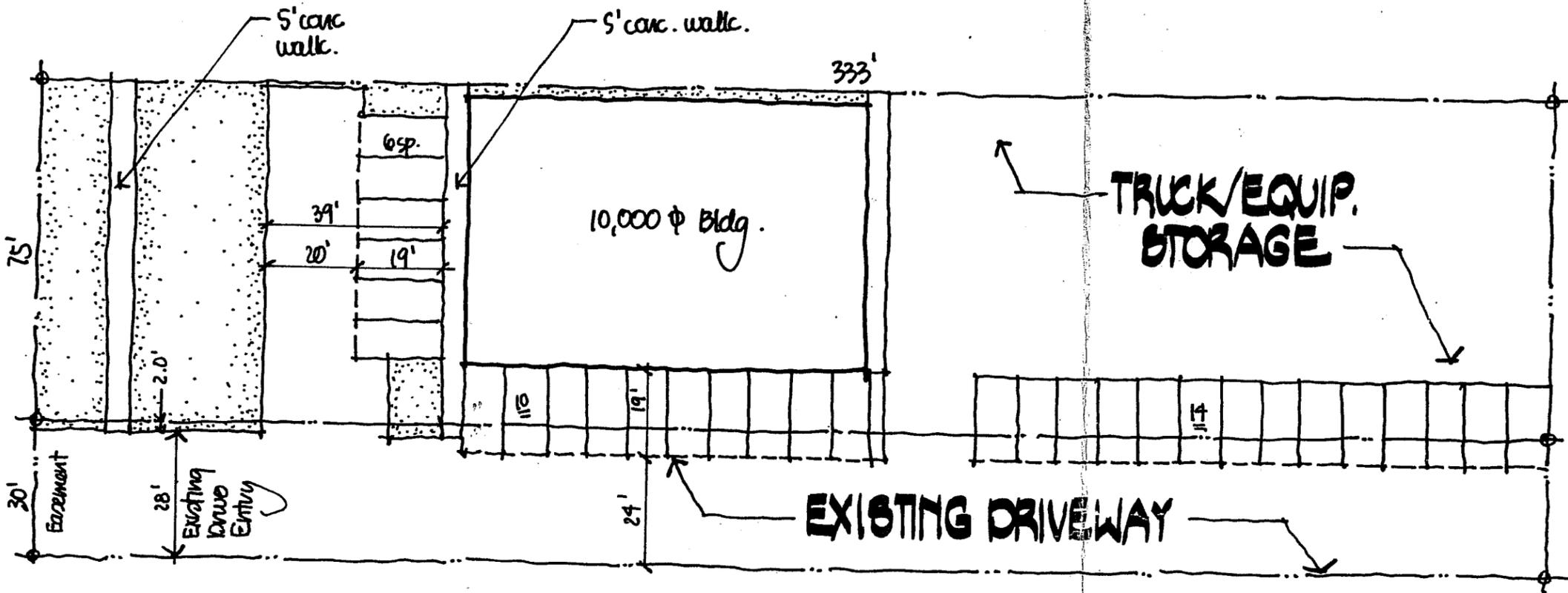
Film 1073  
Recp 349135

*[Signature]*  
Recorder

By: *[Signature]*  
Deputy

P-8 F-3 #17  
PLANFILE P-8 F-3 #17

July 19  
1979  
Film  
00349135



**ZONING: CB-E**

- min lot area: 6,000 sq ft
- Parking: 1 sp./300 sq ft
- min front yd. sb (landscaped): 20' \*
- min side yd: 12' (if any provided)
- min rear yd: 20'
- Max Ht: 35'
- \* 90' sb from center of major arterial (or) 25' from ROW, whichever is greater.

TOTAL PARKING: 29 spaces + storage

TOTAL POTENTIAL PARKING (if incl. storage): 45 spaces.

TOTAL CITY ELECTRIC SITE: 75' x 333.33' = 25,000 sq ft

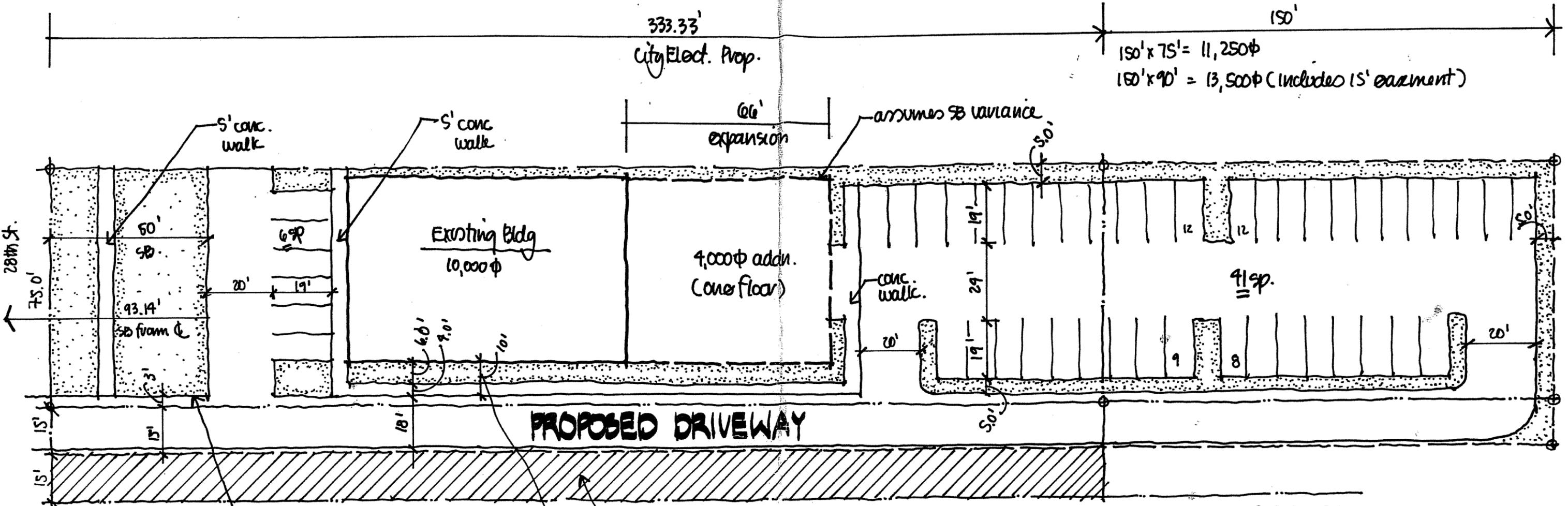
+ EASEMENT: 30' x 333.33' = 10,000 sq ft

TOTAL: 35,000 sq ft

**EXISTING CONDITION**

**CITY ELECTRIC SITE STUDIES**

**BOULDER, COLORADO**



150' x 75' = 11,250 sq ft  
 150' x 90' = 13,500 sq ft (includes 15' easement)

**TOTAL FLOOR AREA: 14,000 SF**  
**PARKING SP. REQD: 47 SPACES**  
 (14,000 sq ft @ 1 sp/300 sq ft = 47)  
**PARKING PROVIDED: 47 SPACES**

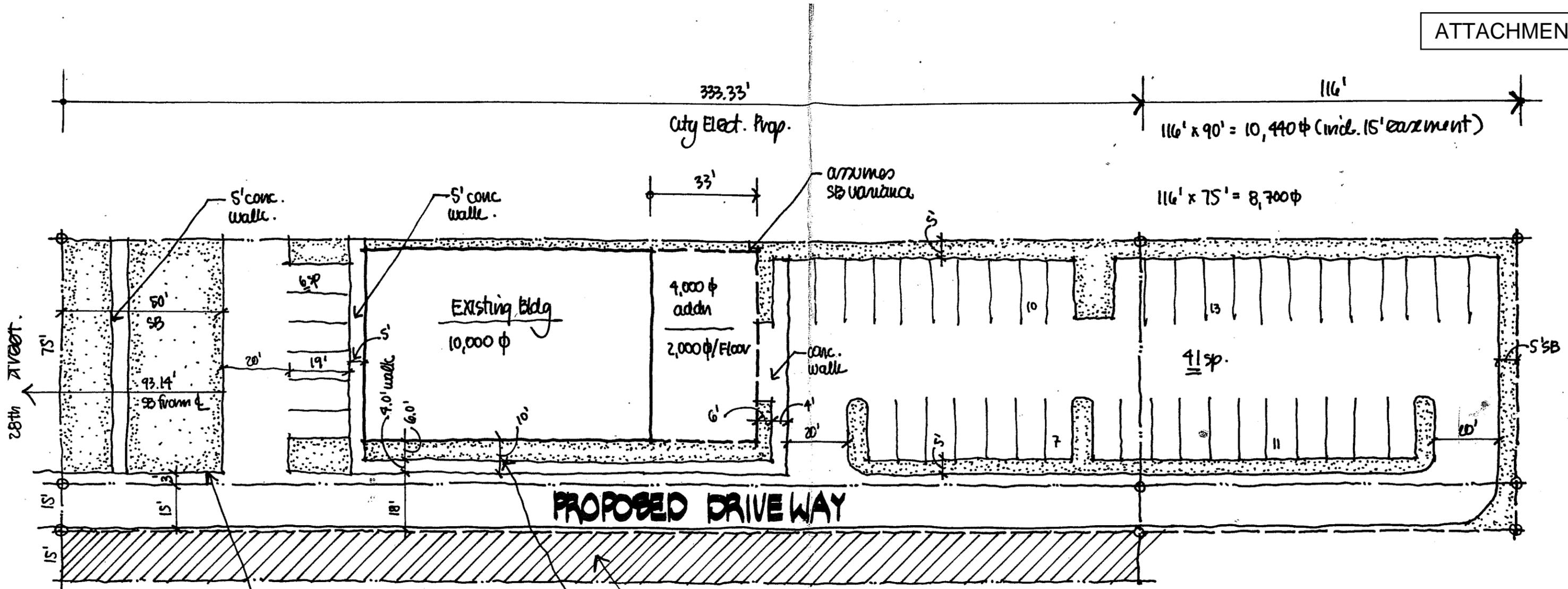
**DEVELOPMENT SCENARIO 1** 4,000 sq ft single story addn.

**CITY ELECTRIC SITE STUDIES  
 BOULDER, COLORADO**



1" = 300'

**30 JUNE 1995**



move curb north 3.0' to provide 18.0' drive

cost to reclaim 15.0' of 30.0' easement (5,000 sq ft)

maintain 10.0' min separation bet. bldg. & driveway

**TOTAL FLOOR AREA: 14,000 SF**

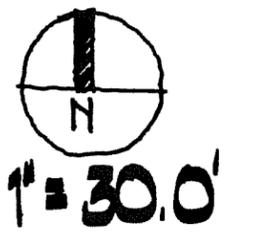
**PARKING SP. REQD: 47 SPACES**  
 (14,000 sq ft @ 1 sq ft / 300 sq ft = 47)

**PARKING PROVIDED: 47 SPACES**

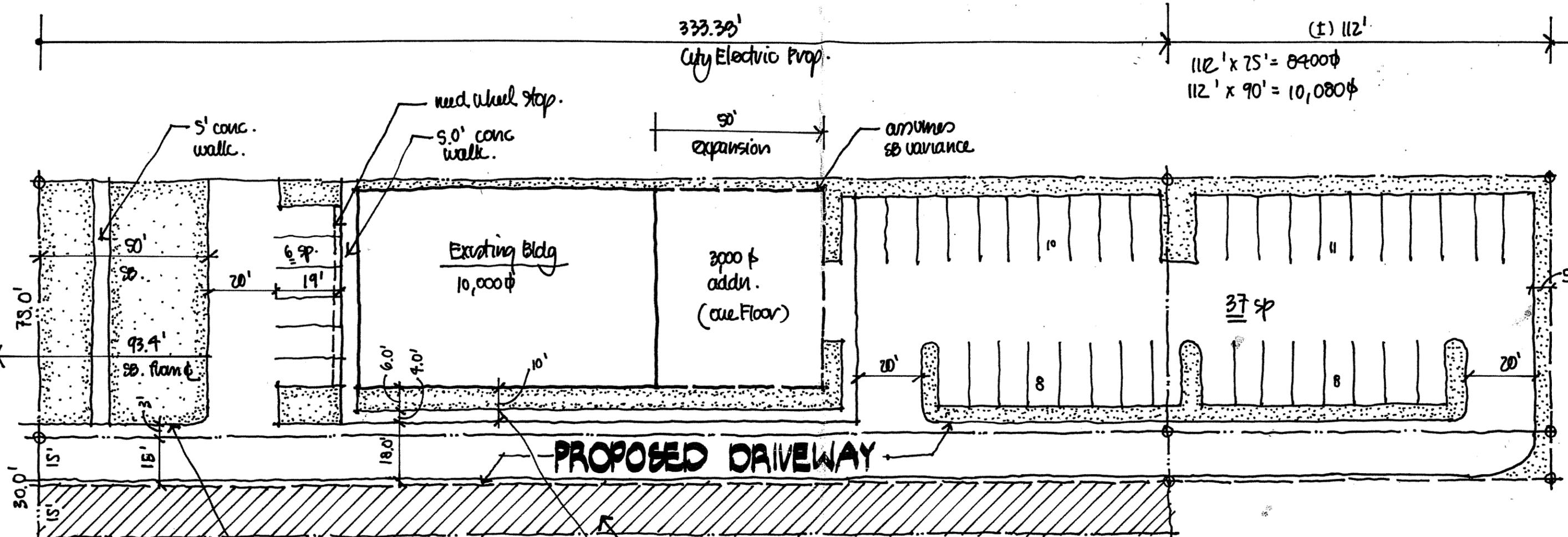
# DEVELOPMENT SCENARIO 2

4,000 sq ft two-story addn.

## CITY ELECTRIC SITE STUDIES BOULDER, COLORADO



30 JUNE 1995



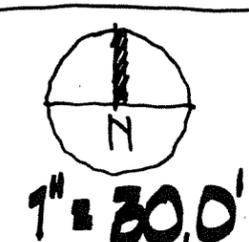
move curb north 3.0' to provide 18.0' drive.

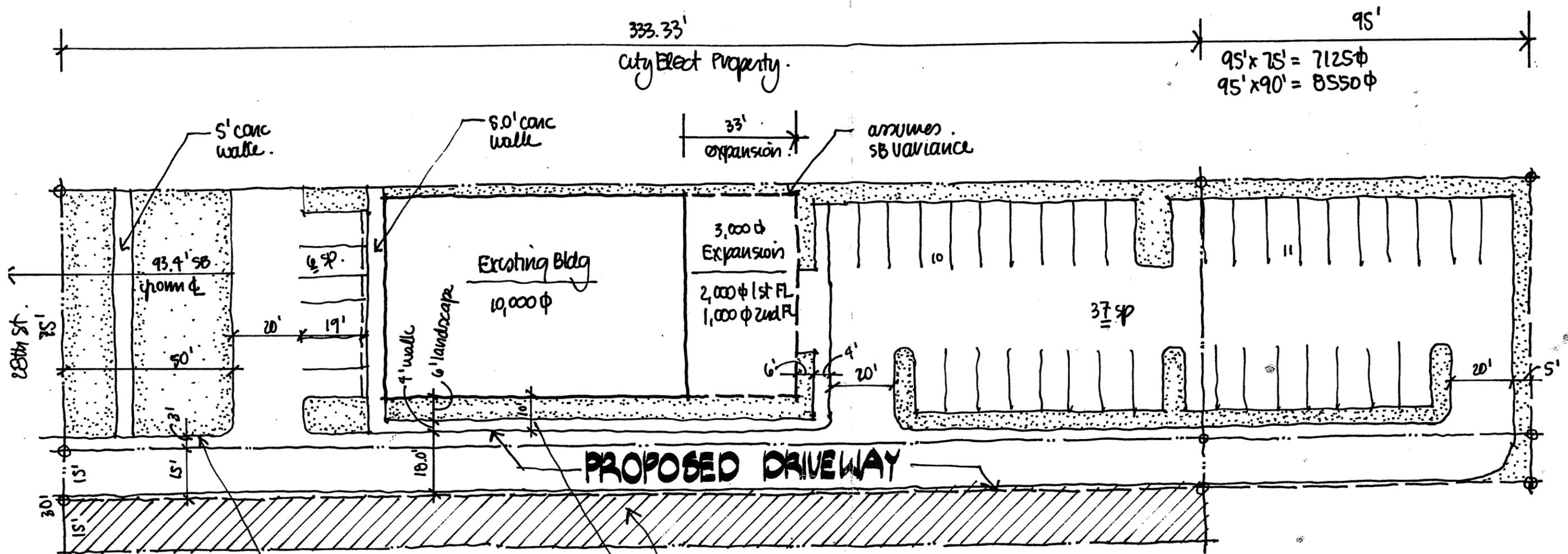
curb to reclaim 15.0' of 30.0' easement (5,000 sq ft)

maintain 10.0' min separation bet. bldg & driveway

**TOTAL FLOOR AREA: 13,000 SF**  
**PARKING REQUIRED: 43 SPACES**  
 (13,000 sq ft @ 1 sq ft/300 sq ft = 43)  
**PARKING PROVIDED: 43 SPACES**

**DEVELOPMENT SCENARIO 3** 3,000 sq ft - one-story addition  
**CITY ELECTRIC SITE STUDIES**  
**BOULDER, COLORADO**





move curbs north 3.0' to provide 18.0' drives

cos to reclaim 15.0' of 30.0' easement

maintain 10' min separation between building & drives.

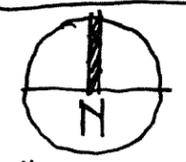
**TOTAL FLOOR AREA: 13,000 sq ft**  
**PARKING REQUIRED: 43 SPACES**  
 (13,000 SF @ 1 SP./300 SF = 43)  
**PARKING PROVIDED: 43 SPACES**

# DEVELOPMENT SCENARIO 4

## CITY ELECTRIC SITE STUDIES

### BOULDER, COLORADO

3,000 SF addn : First Floor = 2,000 sq ft / 2nd Floor = 1,000 sq ft



1" = 30.0'

30 JUNE 1995

CBE parking requirement = 1/300 ft → 1.2001. now

No parking along 28th St. - 90' SB from & major arterial or to mos. site review (maybe w/ expansion)

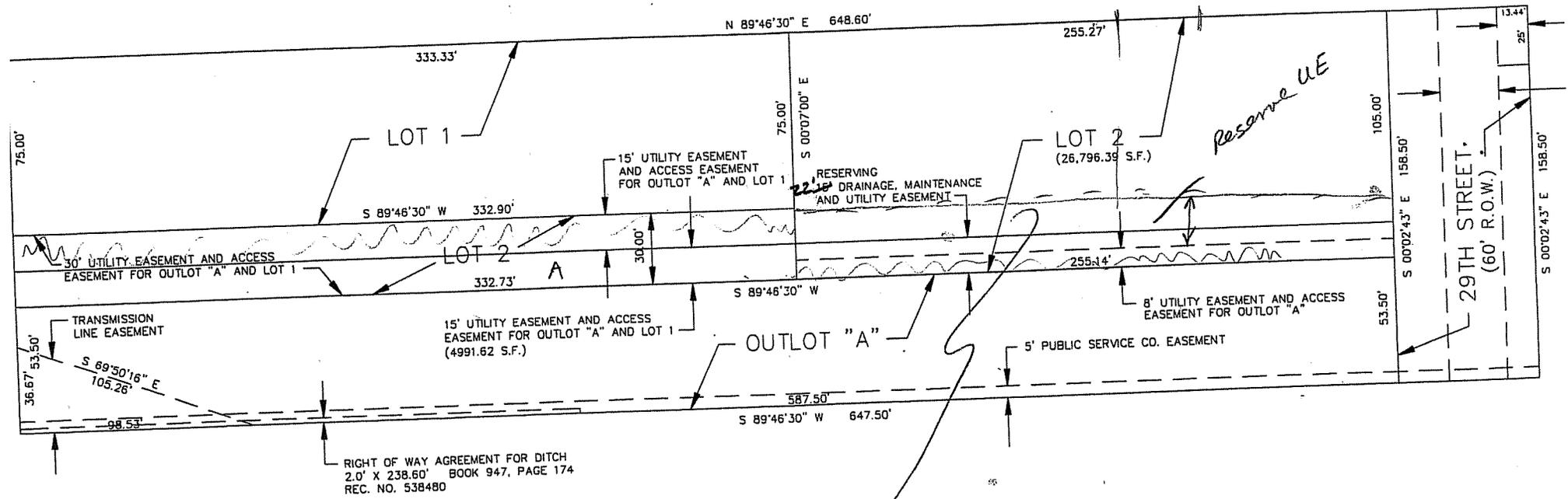
Rezoned?

Vacate the access but not the UE

Reserve 22' U & Access Easement

Russ - <sup>future</sup> pay code changes

75' x 150'  
105'

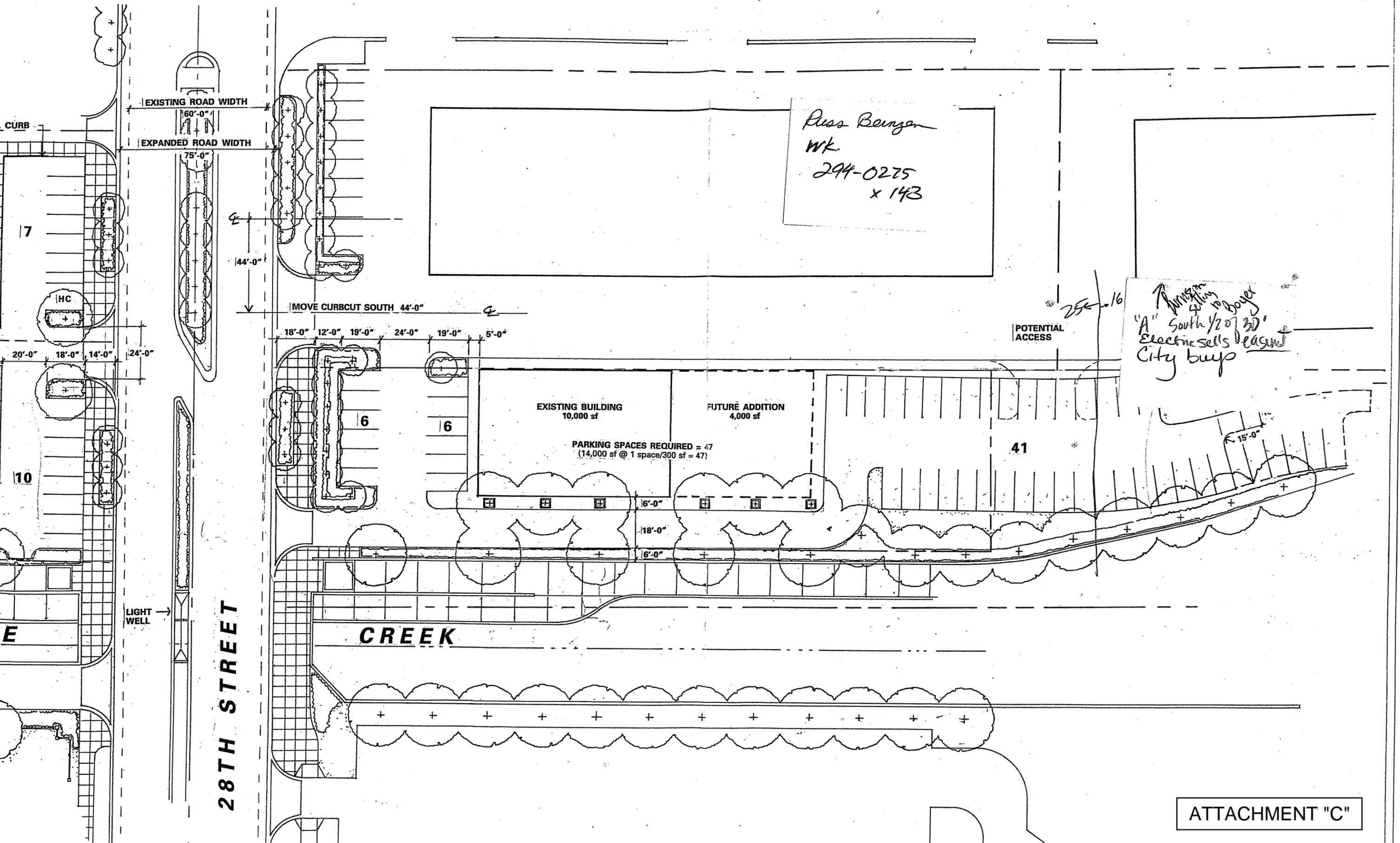


Settlement Plan

1:1 on access easement transfer  
 City does sidewalk & parking & driveway front.  
 City owes for x parking spaces & replaces in place for free  
 & is remaining access easement from Russ vs land area sold to Russ which is 75' x 105'

City keeps & gives C-E an access easement

ATTACHMENT "B"



ATTACHMENT "C"

**Van Schaack, Chandler**

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**From:** Kynan Waggoner [kynanwaggoner@gmail.com]  
**Sent:** Tuesday, November 03, 2015 7:46 PM  
**To:** Van Schaack, Chandler  
**Subject:** LUR2015-00104

Mr Van Schaack,

Please do not grant the parking reduction for this project, as it will unduly impact the availability of street parking on both 29th and Bluff Streets. In the last two years, there have been two housing developments built on this block and these have already made the public parking an issue for the residents and businesses on both 29th and Bluff streets.

This development is already going to affect the views of the foothills for many of the existing residents of the area, please don't add insult to injury by exacerbating the lack of available street parking in this area.

Kynan Waggoner  
2910 Bluff Street #111  
Boulder, CO 80301

## Van Schaack, Chandler

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**From:** Angela Bevacqua [beep0000@yahoo.com]  
**Sent:** Tuesday, November 03, 2015 1:55 PM  
**To:** Van Schaack, Chandler  
**Subject:** Proposed development at 2560 28th St.

I have received a notice about a proposed development in my neighborhood at 2560 28th St. After looking at the architectural drawings, this building looks yet again like another modern/urban density style that does not fit the character of Boulder. An example of another new building in the area is Lumine on 28th St., which has been derided by many as looking like a prison, blocks the view, and has no trees or greenery. Depressing.

I'm sure you're highly aware of the controversy about the style, type and amount of development happening in Boulder. I live at 28th & Mapleton and am increasingly distressed by seeing my neighborhood become a modern and urban and dense style as is typical in larger cities (a "concrete jungle" we used to say.). Unfortunately I can't afford to live in the beautiful west side of town, even though I make a very good income. I have purchased a condo that is merely 400 sf. and is valued already at nearly \$200K!

It seems as though the 28th St. area has been targeted for growth, and in the last few years I have seen a large increase in congestion. I no longer like living here, especially seeing how even more buildings are going up--both residential and the huge Google campus.

Those of us who are less affluent want to live in a beautiful, walkable city, too, with trees and grass that we moved here for. Who can I contact to express my concerns?

Angela Bevacqua

## Van Schaack, Chandler

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**From:** Richard Flower [RichFlower@aol.com]  
**Sent:** Monday, November 02, 2015 11:33 PM  
**To:** Van Schaack, Chandler  
**Subject:** 2560 28th St Residences

I just wanted to pass my input along on the proposed development. It sucks. Boulder is becoming overbuilt and exceptions to the existing rules, which were put there for good reason, are responsible. Parking is bad enough without a developer bending the rules to have a 25% reduction in parking spaces. As a landlord I have to deal with others parking in my complex all the time because they don't have enough parking spaces in their own development. With this, the overflow would either be clogging commercial streets, robbing shoppers of convenient parking, or blocks away in front of stranger's houses, negatively affecting them.

Commercially zoned property should not be used for residential development. It might be handy for the very few that live there, but for the rest of us it just spread the commercial area out and necessitates further and longer driving. The more compact and less spread out the commercial zone is, the better, for the town and for the environment. Otherwise it's urban sprawl.

Exemptions for the Boulder Junction monstrosity have destroyed that part of town. It's a huge eyesore. If approved, the proposed development on 30th near there, with it's height exemption request, will further mar the landscape. Please don't add to the list of ill advised projects and further the destruction of what was once a compact and livable town. The recent developments here have changing the town into a city, lessening its appeal and uniqueness. Developers make a fortune with their exemptions and us, the people who live here, suffer.

I strongly oppose this development and it's proposed exemptions

Richard Flower

## Van Schaack, Chandler

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**From:** Louis Orenstein [titaniumlou@gmail.com]  
**Sent:** Friday, October 30, 2015 3:41 PM  
**To:** Van Schaack, Chandler  
**Subject:** LUR2015-00104

Hi Chandler,

I live in the Goose Creek development just to the East of this proposed development and wanted to get some more information about how the parking reduction request will be evaluated.

I know that the street parking along Bluff and 29th St both tend to get filled during peak business hours for Rally Sport and when people living in Goose Creek or the new apartment complex along 29th.

Additionally since the existing commercial complex will be left in place on the Western part of the lot I'm curious where the employees and patrons of the commercial complex will be able to park.

I imagine that overflow parking from both the new complex and the commercial building will end up along Bluff Street.

Thanks for any info you can provide!  
Louis Orenstein