C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: Aug. 18, 2016

AGENDA TITLE: CONCEPT PLAN & REVIEW - Redevelopment of the existing seven-acre apartment site located at 1550 Eisenhower Drive with a new three-story apartment complex Eastpointe Apartment Homes, consisting of 236 proposed units in five buildings with below grade parking and on-site recreational amenities under case review no. LUR2016-00043.

Applicant: Jeffrey Smith
Developer**:** Aimco Eastpointe LLC

REQUESTING DEPARTMENT:
Community Planning & Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Review Manager
Elaine McLaughlin, Senior Planner

OBJECTIVE:
1. Hear applicant and staff presentations
2. Hold public hearing
3. Planning Board discussion of Concept Plan. No action is required by Planning Board.

SUMMARY:	CONCEPT PLAN & REVIEW – Proposal for five new three-story apartment buildings, a fitness building and associated site amenities with below grade parking. A total of 236 apartment units are proposed where 140 units exist today.
Project Name:	Eastpointe Apartment Homes
Location:	1550 Eisenhower Drive
Size of Tract:	Seven acres
Zoning:	Residential – High 4 (RH-4)
Comprehensive Plan:	High Density Residential
Key Issues:	Staff has identified three key issues for consideration: • Consistency with the BVCP (per Concept Plan Review Criteria); • Concept Plan responsiveness to existing context

I. INTRODUCTION AND BACKGROUND

The site is located on a property at the southeast corner of Arapahoe Avenue and Eisenhower Drive. The site is developed with seven buildings and 140 apartment units and was built in 1973. Additional background information is provided in the Concept Plan Review Criteria (section 3 of this memo).

II. PROJECT DESCRIPTION

As shown in **Figure 2** below, the Concept Plan consists of 236 units in five, three-story buildings with a range of unit sizes from 33 Efficiency Living Units; 120 one-bedroom units, 59 two-bedroom units 15 two+ bedroom units, and 12 three-bedroom units. The proposal includes 6,800 square feet as “amenity space” that includes a 1,200 square foot leasing office. Approximately 263,400 square feet is planned as open space including at-grade open space, roof decks and balcony spaces. The open space areas are planned as, “outdoor rooms”

that include a “great lawn” an alley of trees with a reflecting pool, and orchard; community garden, pool area with an outdoor kitchen and barbeque; an area for a family or children’s garden; and flower garden. A dog park is also planned in the southwest corner of the site.

All units proposed are proposed to be market rate, and the applicant has indicated that the plan to provide Cash-in-Lieu funds to meet Inclusionary Housing requirements. The buildings are located close to the streets in a more urban configuration than exists today and there is one level of below grade parking proposed, with site access planned for Eisenhower Drive as depicted in **Figures 2 and 3** respectively. A link to the full Concept Plan submittal is provided in **Attachment A.**

Figure 1: Concept Plan Proposal for Eastpointe Apartment Homes

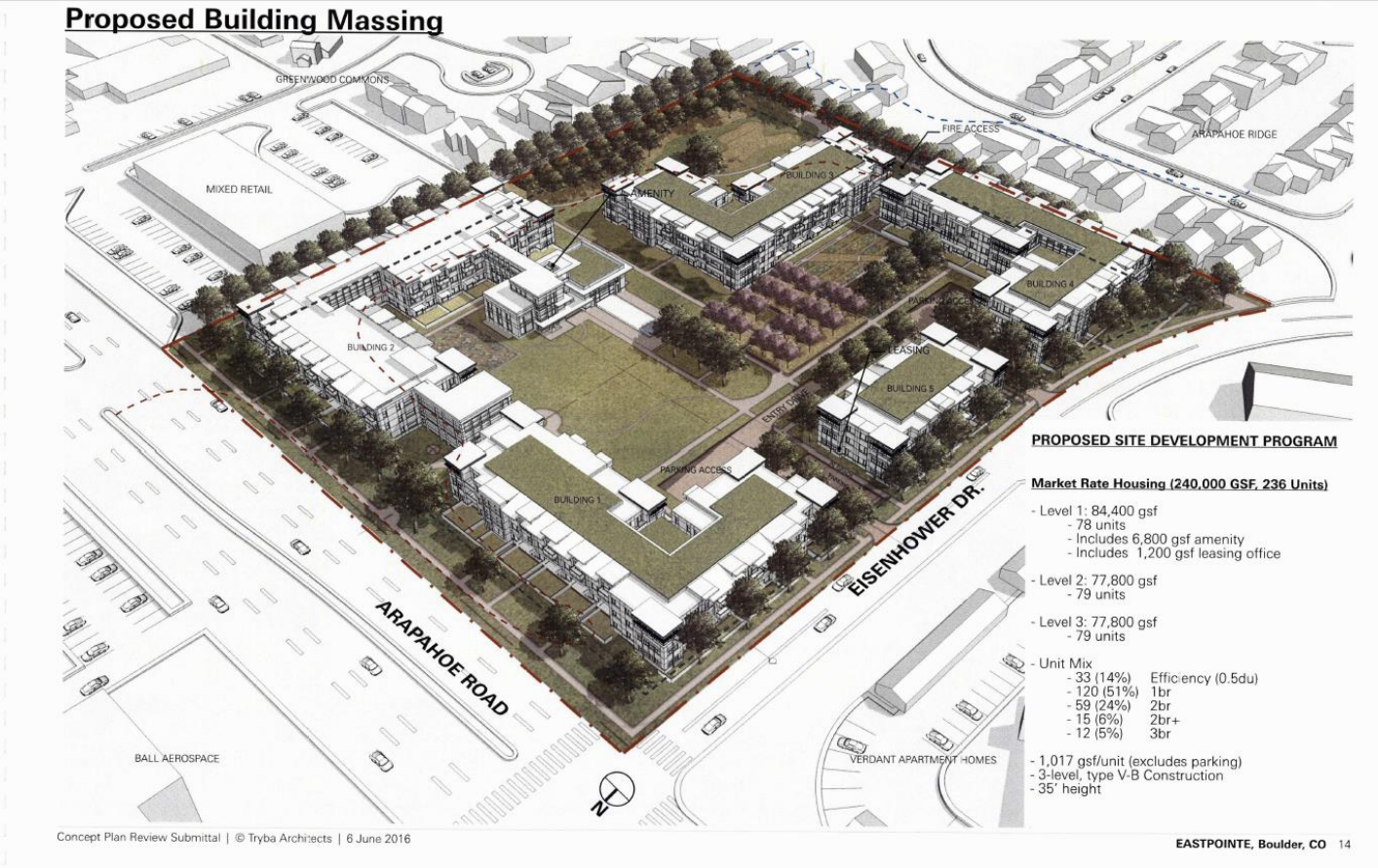


Figure 2: Birds Eye Perspective of Proposal looking Southeast

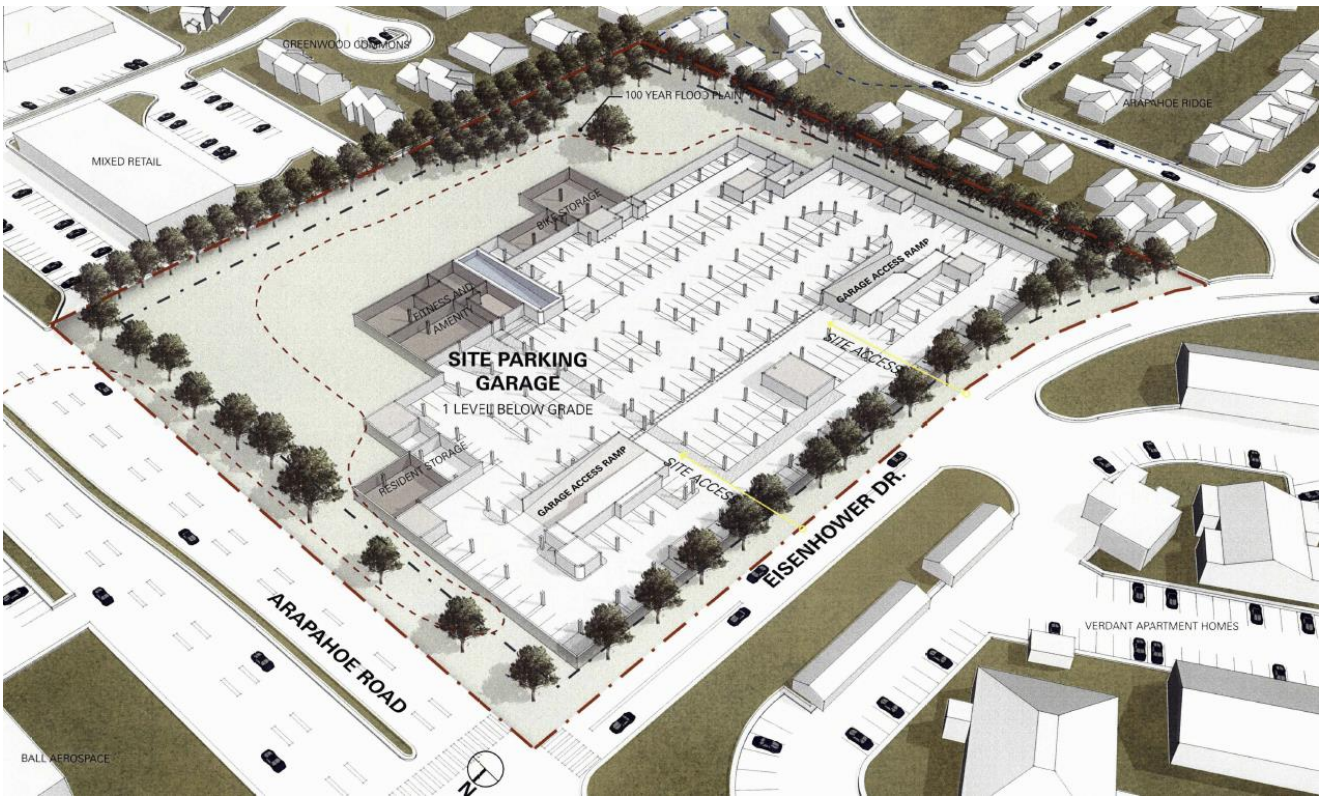


Figure 3: Proposed Below Grade Parking looking Southeast

III. CONCEPT PLAN REVIEW AND COMMENT per Section 9-2-13 and Key Issue 1 Discussion

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

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

The site is located at the southeast corner of Arapahoe Avenue and Eisenhower Drive in East Boulder. The site itself contains an existing 140-unit, (258 total bedroom count) apartment complex built in seven buildings with a clubhouse, pool and tennis courts. While the site, built in 1974 is well maintained, the buildings appear tired. The property has a distinctly suburban site layout, reminiscent of its vintage. The buildings are setback from the public rights of way and "ringed" by surface parking lots. Refer to Figures 4a and 4b of the site that illustrate an aerial photo of the site and a street view photo, respectively.

Figures 4a (Aerial – above) and 4b (ground level view) of existing apartment complex.

Existing Site Conditions. As shown in the Tree Inventory (Figure 5) there are a number of existing, mature trees on the site, and an open lawn area in the middle. The applicant provided a tree inventory which concluded that there are "a number of valuable trees around the perimeter of the site as well as several internal specimen trees." The inventory also concluded that "many of the building foundation plantings were planted close to the building and have developed foliage on half of the trees making them undesirable for preservation as specimen trees

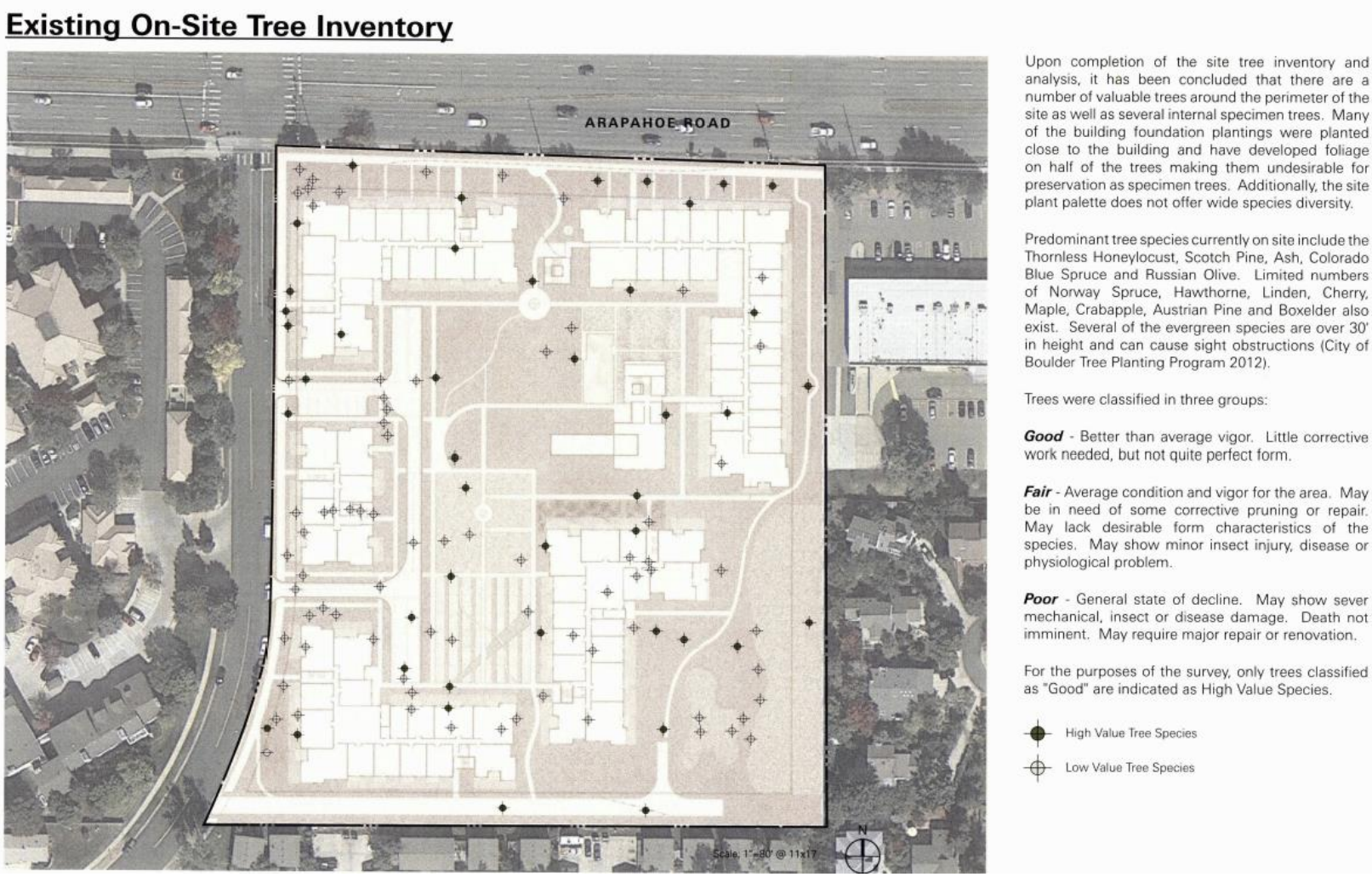
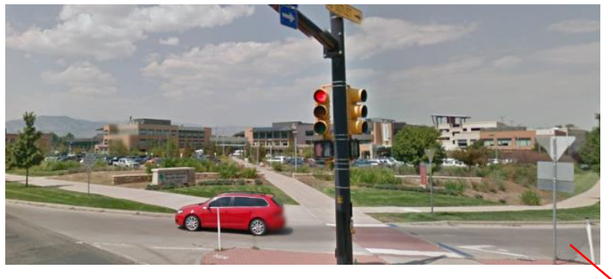


Figure 5: Tree Inventory

Surrounding Land Use. The immediate surroundings create essentially a "horizontal mix" of land uses which vary from high density residential apartments and condominiums to townhomes and single family residential to retail, restaurants, and offices including the major employer of Ball Aerospace and Boulder Community Hospital, both located across Arapahoe Avenue from the site. The surrounding context is shown in Figure 6, on the following page.



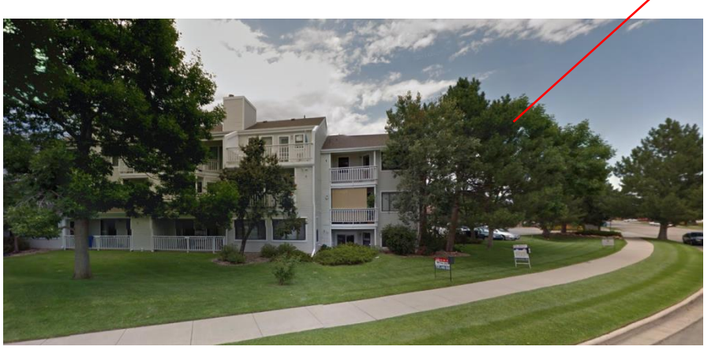


Figure 6:

Photos of Site Surroudings

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

As shown in Figure 7a, the site is designated under the Boulder Valley Comprehensive Plan (BVCP) as "High Density Residential" land use for which the comprehensive plan identifies as "more than 14 units per acre." The zoning, in turn, is RH-4 (Residential – High 4) and aligns Arapahoe Avenue, as shown in Figure 7b. The RH-4 zoning is defined in section 9-5-2, B.R.C. 1981 as:

> "*High Density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed.*"

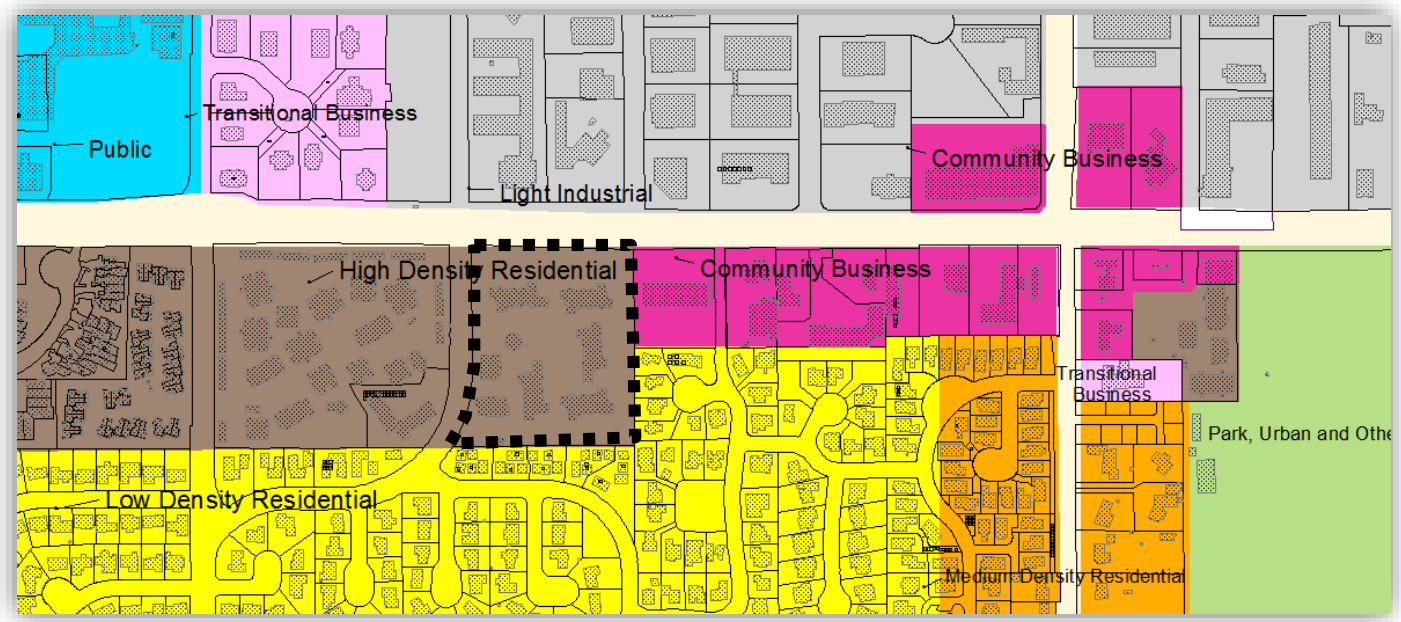
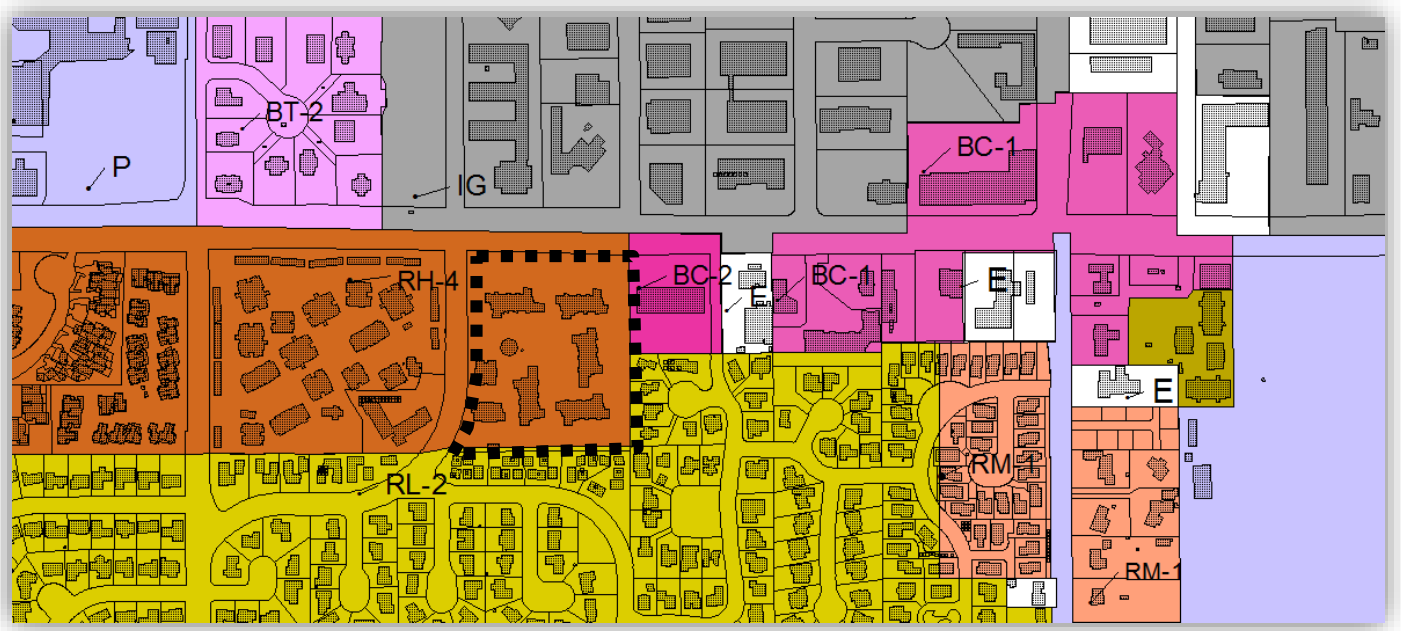


Figure 7a (above): BVCP Land Use and Figure 7b (below): Zoning



The policies of the BVCP *(found in entirety* here*)* help to inform redevelopment on this site are related to residential land use including:

2.03 Compact Development Pattern
2.09 Neighborhoods as Building Blocks
2.10 Preservation and support for Residential Neighborhoods
2.13 Protection of Residential Neighborhoods Adjacent to Non-Residential Zones
2.15 Compatibility of Adjacent Land Uses
2.16 Mixed Use and Higher Density Development
2.30 Sensitive Infill and Redevelopment
2.32 Physical Design for People
2.37 Enhanced Design for the Building Environment
a) The context
b) The public realm
c) Transportation connections
d) Human scale
e) Permeability
r) On-site open spaces
g) Buildings
7.07 Preserve the Existing Housing Stock
7.09 Housing for a Full Range of Households
8.05 Diversity

Concept Plan and Site Review applications are required for projects located in the RH-4 zoning district that are over two acres in size or have a minimum of 20 dwelling units. Given that, an application for Site Review is required, the applicant must demonstrate compliance with all applicable Site Review criteria found in section 9-2-14(h), B.R.C. 1981. If moving forward with a Site Review application, consideration should be given to the following with regard to site and building design:

Because the RH-4 zoning is based upon 1,200 square feet of Open Space per Dwelling Unit, the applicant must ensure that the open space is designed to meet the criteria for "useable open space" as found in section 9-9-11, B.R.C. 1981 found here. Note that there are several considerations in this regard:

- Rooftop decks do not count 100 percent toward useable open space rather; they can only count toward 25 percent of the required open space.

- Per the land use code section 9-9-11(e)(3), B.R.C. 1981, an outdoor garden or landscaped courtyard (as shown central to the plan) must include several elements including southern exposure, hard surface areas gathering areas; visible from public sidewalks and: "*all spaces shall provide a minimum of one tree per one thousand square feet of space, planed in the ground or accommodated in tree vaults over parking garages."* While the Concept Plan does illustrate tree plantings, they are shown over the below grade parking garage. As project plans move forward to Site Review, the applicant must demonstrate that the tree vaults are adequate to ensure long term viability of large maturing trees – for the interior courtyard space to count toward open space.

As can be seen in a "thumbnail" the comparison of the existing site and the proposed Concept Plan in **Figures 8a and 8b**, the applicant is improving the amount of open space on the site, both by agglomerating the open space to a more meaningful central area and by moving the parking below grade; and further, by supplementing open space on roof decks.

Figures 8a (left): Existing Site and Figure 8b (right) Proposed Concept Plan

Table 1 below provides a comparison of the required, the existing, and the proposed open space and unit mix on the site.

Table 1:
Comparison of Required, Existing and Proposed Open Space and Unit Mix

	Required	Existing Site Condition	Proposed Concept Plan
Open Space	1,200 sf / dwelling unit	171,078 sf for 140 units = 56 percent of the site = 1,221 sf / dwelling unit	263,400 sf for 236 units = 77 percent of the site = 1,243 sf / dwelling unit
Unit Mix	n/a	Efficiency = 0 = 0 bdrms 1 bdrm = 30 = 30 bdrms 2 bdrm = 102 = 204 bdrms 3 bdrm = 8 = 24 bdrms 140 units = 258 bdrms	Efficiency = 33 = 17 bdrms 1 bdrm = 120 = 120 bdrms 2 bdrm = 71 = 142 bdrms 3 bdrm = 12 = 36 bdrms 236 units = 315 bdrms

Notes:
Efficiency Living Units = 0.5 bedroom
Net Increase in Units = 96 (68%)
Net Increase in Bedrooms = 57 (40%)

As can be noted in Table 1, there is a net increase in open space as well as number of units and number of bedrooms with the proposed project. While parking is proposed to move below grade, thus increasing open space on the site from 56 percent of the site to 77 percent of the site, the increase in the number of units slightly increases the Open Space per Dwelling Unit proportion above the required.

(3) Applicable criteria, review procedures, and submission requirements for a future Site Review;

- Site Review Criteria of the Land Use Code section 9-2-14(f), B.R.C. found here.
- Boulder Valley Comprehensive Plan policies
- Transportation Demand Management (TDM) plan consistent with section 2.03(I) of the DCS and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code (BRC) which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

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

Assuming the applicant pursues a Site Review application after Concept Plan, other types of permits may be necessary as the project plans progress:

- CDOT Access permit onto the State Highway (Arapahoe Avenue)
- Technical Document for final plans (i.e. landscape, irrigation, architecture, lighting, transportation and engineering)
- A Building Permit application

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

The site is located on Arapahoe Avenue, categorized as both a Major Arterial and as a State Highway with no on-street parking. Eisenhower Drive on the west side of the site is considered a collector. The site is centrally located to a number of services including retail services, medical offices, professional offices and cafes and restaurants. Currently the site design is that of a large super block. Staff recommends provision of an access point through the center of the site for future opportunity for connection to the east. Refer to staff Development Review Comments found in **Attachment C.**

One identified opportunity is to continue working with the applicant and Transportation during the site review process to coordinate the project with the East Arapahoe Transportation Plan. The East Arapahoe Transportation Plan, which has not been adopted, is a long range plan that will consider a number of potential transportation improvements within the East Arapahoe corridor, including biking and walking enhancements, Bus Rapid Transit (BRT) and local bus service and automobile travel.

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

Environmental Opportunities: The has been fully developed since 1974 and therefore there are no wildlife corridors, endangered and protected species and habitats on site. The site has broad views of the mountains to the west. To the extent possible, views could be captured and preserved through careful site design and building orientation. In addition, the size of the subject site is over two acres, which presents opportunities for creative landscaping and open space particularly related to stormwater runoff quality. The applicant must also consider various green building technologies and other forms of on-site alternative energy such as rooftop solar to meet the rigorous City of Boulder energy efficiency standards equivalent to the International Energy Efficiency Code 2012 plus 30 percent greater efficiency.

Environmental Constraints: The site has minimal vegetation, but does contain a number of mature deciduous trees to the south of the existing buildings. Additional information is required to determine whether the existing trees should be preserved. At the time of Site Review, it will be necessary to submit a tree inventory that includes the location, size, species and general health of all trees with a diameter of six inches and over measured fifty-four inches above the ground on the property or in the landscape setback of any property adjacent to the development.

This site is impacted by the 100-year floodplain of South Boulder Creek and the Proposed Site Plan shows the northeastern corner of Building 1 and all of Building 2 to be located within the floodplain. A floodplain development permit will be required for all development within the 100-year floodplain. The floodplain development permit shall contain certified drawings demonstrating:

- Any person constructing a new residential structure shall elevate the lowest floor, including the basement, to or above the flood protection elevation.

- The proposed buildings will have structural components capable of resisting projected hydrostatic and hydrodynamic loads and the effects of buoyancy, and be constructed with materials resistant to flood damage.

- Any proposed structures or obstructions in the floodplain, including trash enclosures and raised planters, will be properly anchored to prevent flotation, collapse, or lateral movement and be capable of resisting hydrostatic and hydrodynamic loads.

- The buildings will be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and located (by elevating or floodproofing) so as to prevent water from entering or accumulating within the components during conditions of flooding.

The East-West Site Section on page 17 of the Concept Plan package, the Proposed Site Plan seem to indicate a proposed connection between Building 2 and the circulation tower. Building 2 must be completely disconnected from all other structures on the site. A connection to a structure that is located within the floodplain will cause the entire structure to be considered within the floodplain, requiring elevation of all levels, including the below grade parking structure to a minimum of two feet above the base flood elevation.

(7) Appropriate ranges of land uses;

The site is designed as 100 percent attached residential in buildings with stacked flat configurations. While the surroundings do provide a strong horizontal mix of uses, greater variety of unit types should

be proposed on the site, rather than a "monoculture" of stacked flats. Among the Boulder Valley Comprehensive Plan policies intended to guide future development are the following:

> *7.06 Mixture of Housing Types The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population.*

As noted, the intent of the policy is to encourage a mix of housing types with varied prices, sizes and densities. This policy in combination with the density restrictions based on open space per dwelling unit, leads to the conclusion that fewer, and different types of units such as townhomes, may be necessary. Similarly, provision of a mix of units on the site should also include affordable units on-site.

(8) The appropriateness of or necessity for housing.

There is a city-wide need for housing. The BVCP policy 7.06 noted above points to provision of a variety of housing types, and noted above, there is a need for a variety of housing types in the city and not simply apartment units. The applicant is highly encouraged to explore other unit types on the site, not only for residential purposes, but to better meet the density requirements of open space per dwelling unit. As noted in the comments, the open space shown as green roofs currently does not meet the city's definition for 100 percent of useable open space. Therefore, density must be reduced, and in doing so, other unit types should be considered. Refer to Site Design Comments.

Key Issue 2: Concept Plan responsiveness to existing surrounding residential context

The Boulder Valley Comprehensive Plan policy 2.10 provides direction for future development to be in a compatible scale to existing residential neighborhoods.

> ***2.10 Preservation and Support for Residential Neighborhoods*** *The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. The city will also encourage neighborhood schools and safe routes to school.*

Recognizing the high density land use and zoning on the site and the typology of Arapahoe Avenue, the northern portion of the site can accommodate bigger buildings and a greater degree of intensity however, the proposed site plan should consider the existing surrounding residential uses that are smaller in scale and stature, particularly the single family detached homes to the south. The Site Plan should consider the following to better address the context and surroundings, and as shown in the graphic on the following page in **Figure 9**:

- Break up the superblock by creating a distinct transition to a less massive building type and units on the south side of the site, with the transition being a complete street as shown in **Figure 9**.
- Improve the building's relationship to the street, and circulation and architectural response as the buildings could create more of an urban edge to the broad right-of-way of Arapahoe Avenue, rather than be setback by approximately 50 feet as shown on the Concept Plan, with private yard space along Arapahoe Avenue.
- Limit individual unit entries off of Arapahoe Avenue, given the high volume arterial, and instead provide for overall building entries off Arapahoe and individual unit entries off of Eisenhower.

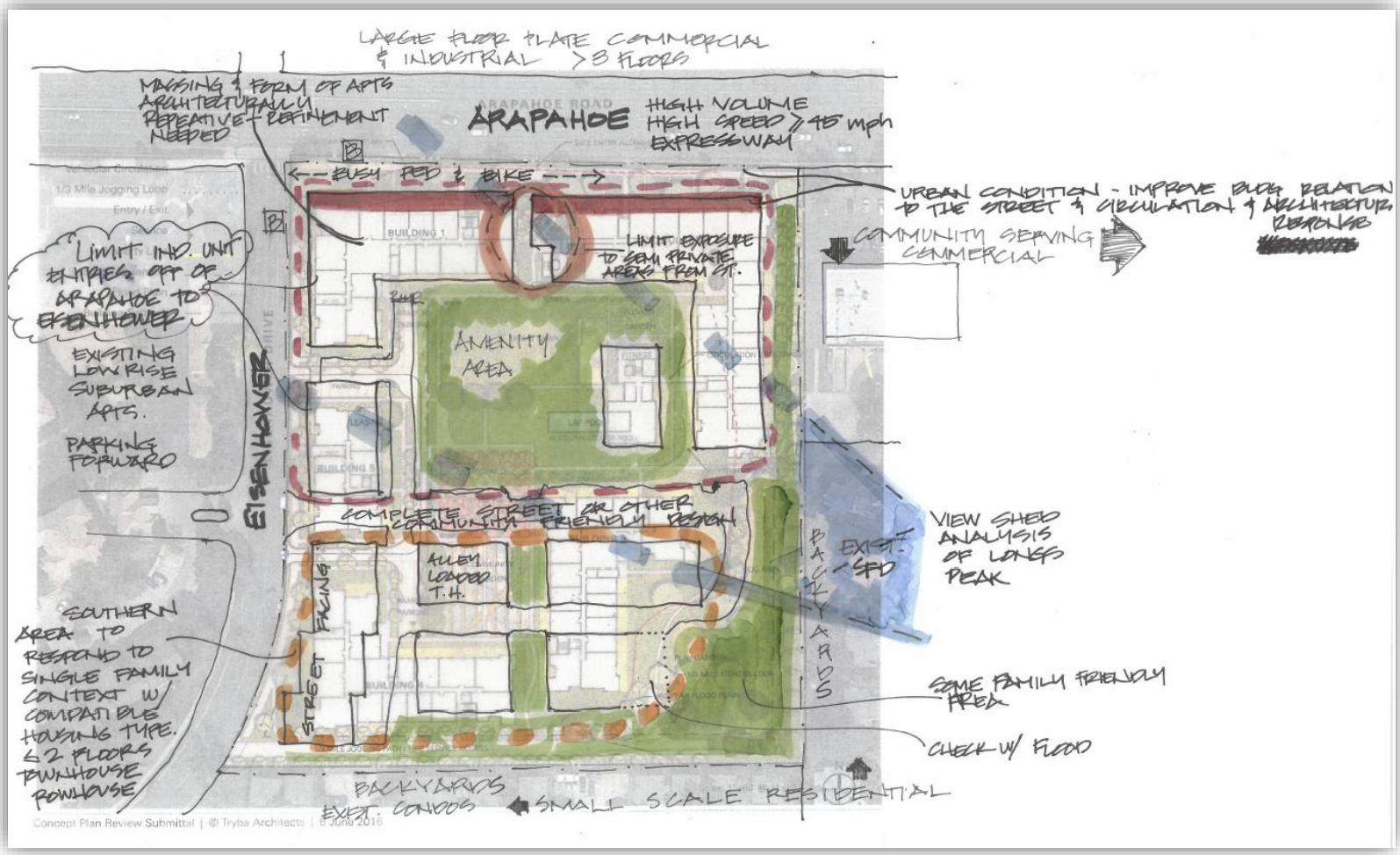


Figure 9: Urban Design Suggestions to Applicant regarding Concept Plan

- The massing and form of the apartments over five buildings is architecturally repetitive. It is understood that the architectural style, as proposed and shown in precedent images (**Figure 10**) do provide interest, having uniform buildings across the site as shown is discouraged.

Figure 10: Precedent Images of Building Form and Articulation provided by Applicant

- As discussed with the applicant in a review of the comments, staff and the applicant concurred that some edges or portions of buildings should be converted to two-story massing. Similarly, while the early proposal for exterior materials (shown in **Figure 11**) does appear to be durable and of high-quality, staff recommends reconfiguring the finish materials distinctly on different buildings, such that the buildings don't appear as a duplications of one another.

- The building typology on the south end of the site should consider more of a townhome configuration to transition to the adjacent single family residential and smaller apartment buildings.

- Setback units from southeast property line and perform a viewshed analysis from adjacent neighborhood to preserve view corridors to the northwest.

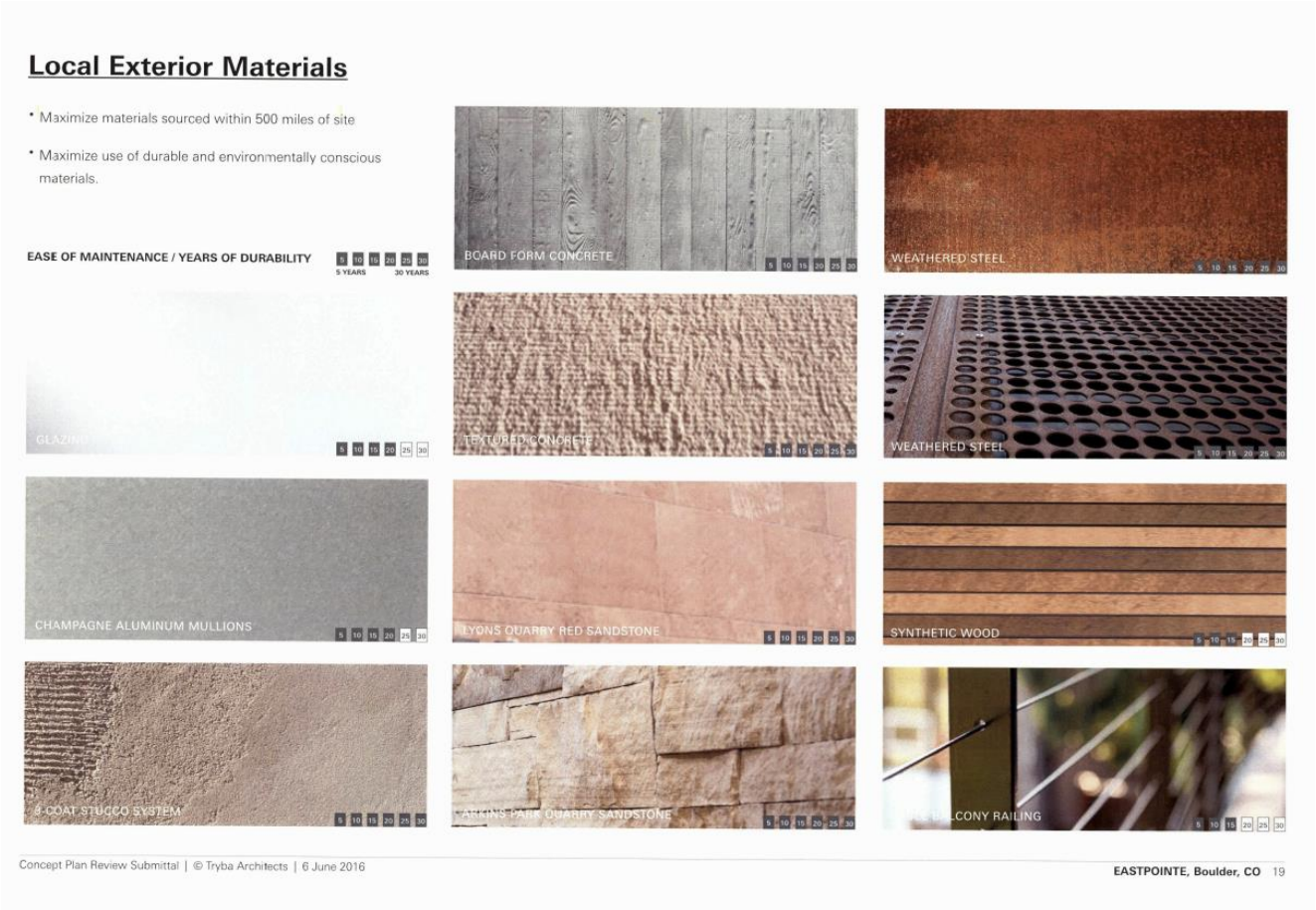


Figure 11: Exterior Material Proposal

Supplemental Information from the Applicant. After staff provide the comments to the applicant, as found in the link in ***Attachment C***, the applicant requested staff accept "Supplemental Information" intended to address key comments about two points of access; greater transition to townhomes to the south; viewshed impacts and other impacts from the dog park to existing single family residential to the south east. While Concept Plan is intended to provide a single staff review prior to Planning Board with no expectation or requirement for response to comments, staff notes that the applicant's responses do help to address some of the comments. However, staff notes that there remains questions about the supplemental information that could be discussed at Planning Board including:

- Where would a dog park be relocated in lieu of original location adjacent to single family residential?

- In addition to a 60 foot setback from the south property line, could the applicant design the building mass to transition to two stories along the south side of Buildling Four?

- Additional on-site viewshed analysis should be performed from impacted single family residential units.

CONCLUSION:
The use of the site for high density residential is consistent with the BVCP Land Use designation of High Density Residential and the zoning of Residential - High 4. However, additional analysis must be done by the applicant to ensure compatibility with the surrounding residential neighbors in terms of massing, scale and adjacent uses on the site.

PUBLIC COMMENT AND PROCESS:
Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site and a sign posted on the property for at least 10 days. Therefore, all notice requirements of section 9-4-3, B.R.C. 1981 have been met. Staff received emails from four different neighbors, as provide in **Attachment B.** Concerns expressed in the emails included issues about the location of the dog park adjacent to the neighbors and potential impacts to the view shed.

STAFF FINDINGS AND RECOMMENDATION:
No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant's use. Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the Site Review plans.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENTS:
A: Concept Plan Submittal and Recent Supplemental Information
B: Comments Received
C: Link to DRC Comments

EASTPOINTE

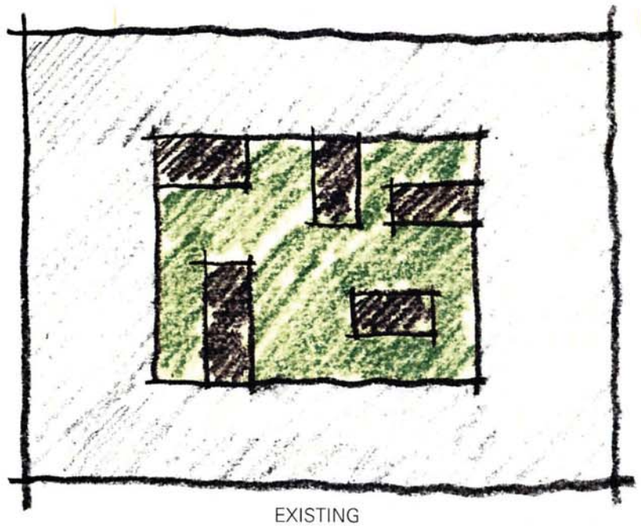
CONCEPT PLAN REVIEW
APPLICATION SUBMITTAL

APARTMENT HOMES

JUNE 6, 2016

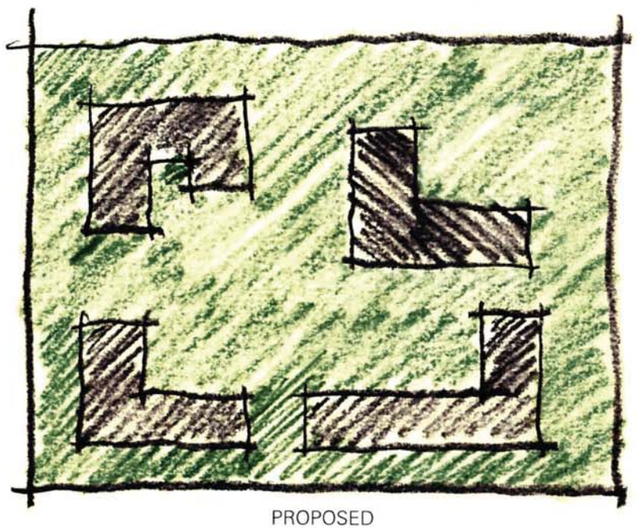
Aimco
• Redevelopment •

TRYBA ARCHITECTS



EXISTING

VILLAGE IN A PARKING LOT



PROPOSED

VILLAGE IN A GARDEN

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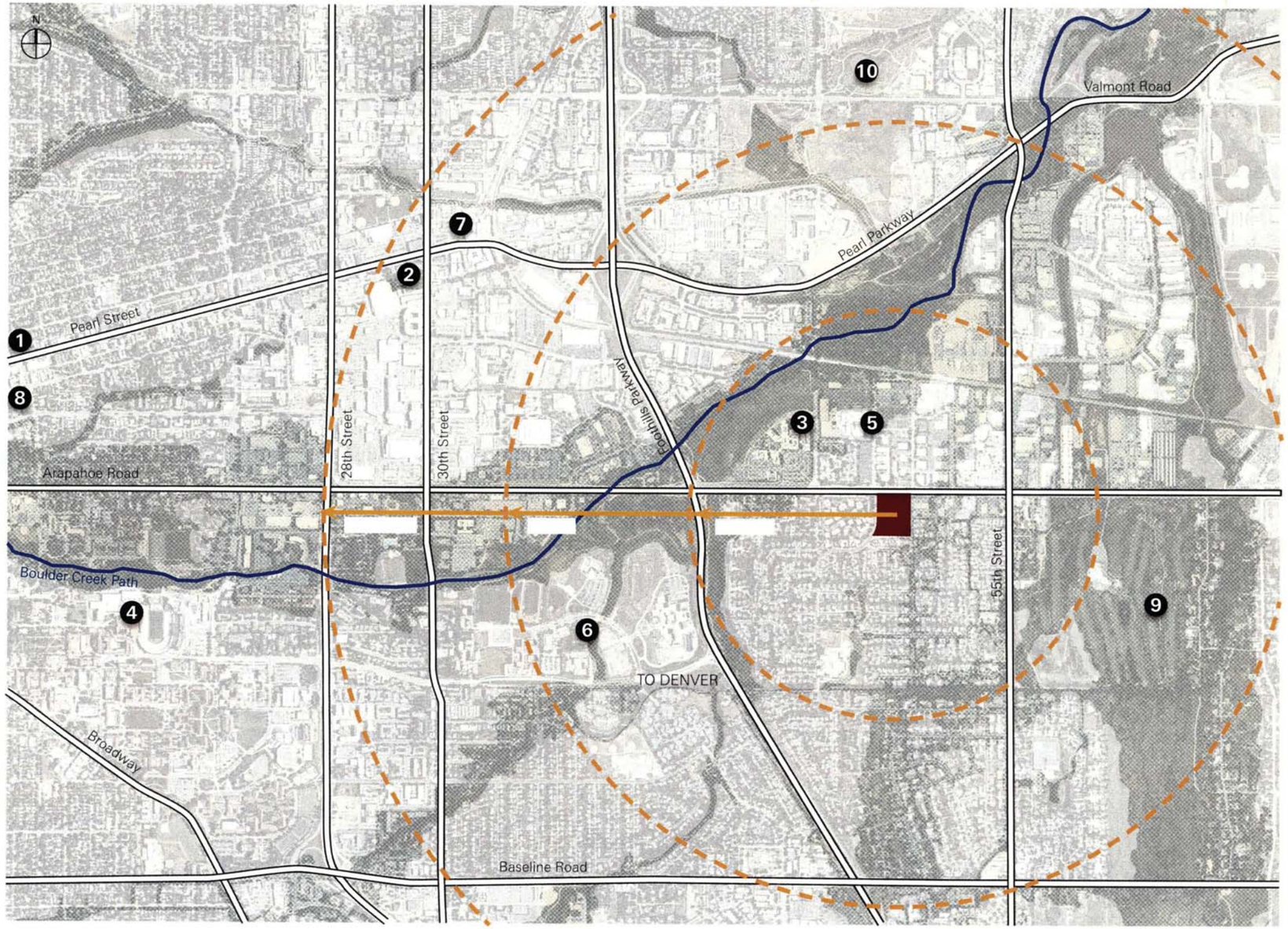
Regional Context



Eastpointe Apartment Homes occupies a site at the crossroads of Central and East Boulder, just east of the Boulder Valley Regional Center and adjacent to several multi and single family residential communities. As such, Eastpointe is the ideal residential location for employees of Boulder Community Hospital, Ball Aerospace, the new Google Regional Campus, and the University of Colorado and CU Research Park.

1 Pearl Street Mall

2 Pearl Place, Google Campus

3 Boulder Community Hospital

4 University of Colorado Boulder

5 Ball Aerospace

6 CU Research Park

7 Boulder Transit Village

8 Historic Downtown

9 Flatirons Golf Club

10 Valmont Bike Park

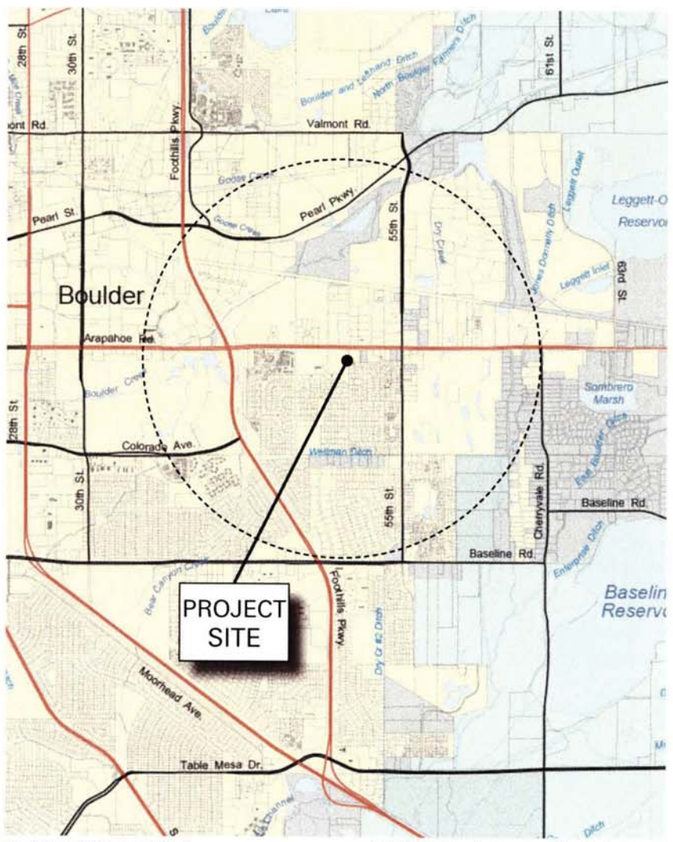
Regional and Community Planning

Eastpointe Apartment Homes is located within Planning Area I, "that area within the City of Boulder which has adequate urban facilities and services and is expected to continue to accommodate urban development". It is situated along the Arapahoe Road and Foothills Parkway regional corridors with strong connections to transit, open space and the major activity centers described in the plan including the Boulder Valley Regional Center, the University of Colorado and Historic Downtown.

The site is designated Residential High 4 (RH-4 or formerly HR-D), a land use designation intended to be "primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed". The RH-4 zone district is regulated by Use Module "R6", Form Module "h", and Intensity Module "15" per Title 9 of the Boulder Municipal Code.

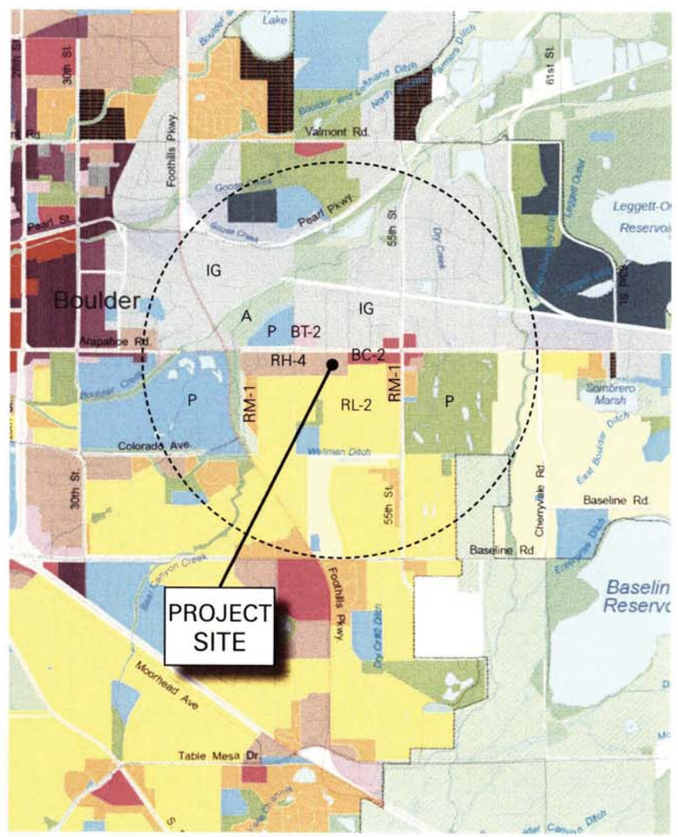
The site is located along the Arapahoe Corridor with immediate connections to the Boulder Creek Trail Network to the north and west. Bikeways are currently being expanded or enhanced along Arapahoe Road and Foothills Parkway, providing a direct pedestrian and bike friendly connection to Boulder Junction and the Table Mesa Park n' Ride for regional bus and rail transit access to Denver and Longmont.

PLANNING AREA



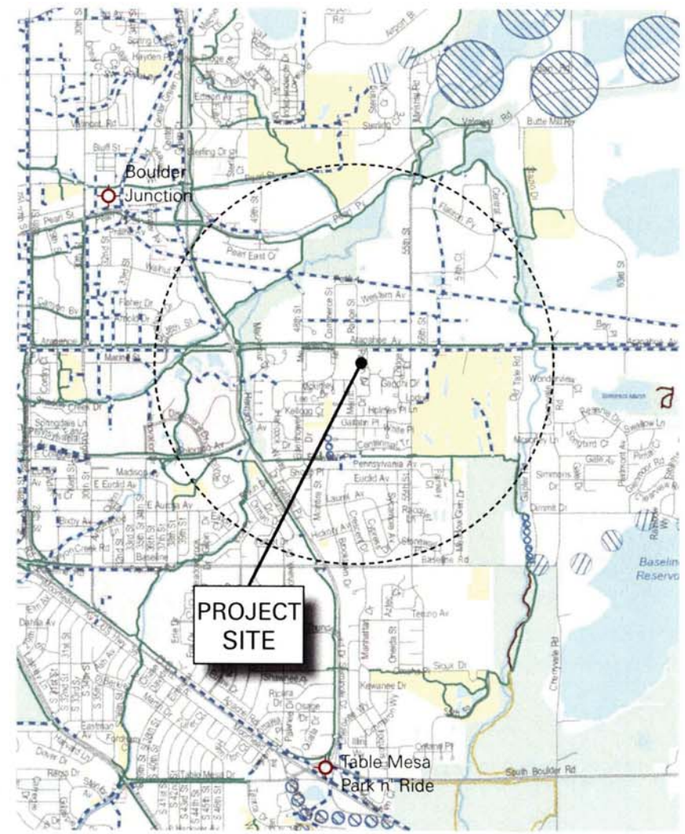
PLANNING AREA 1: 97,500 Residents, 97,000 Jobs
PROJECTED GROWTH (2035): +15,000 Residents, +19,000 Jobs

LAND USE DESIGNATION



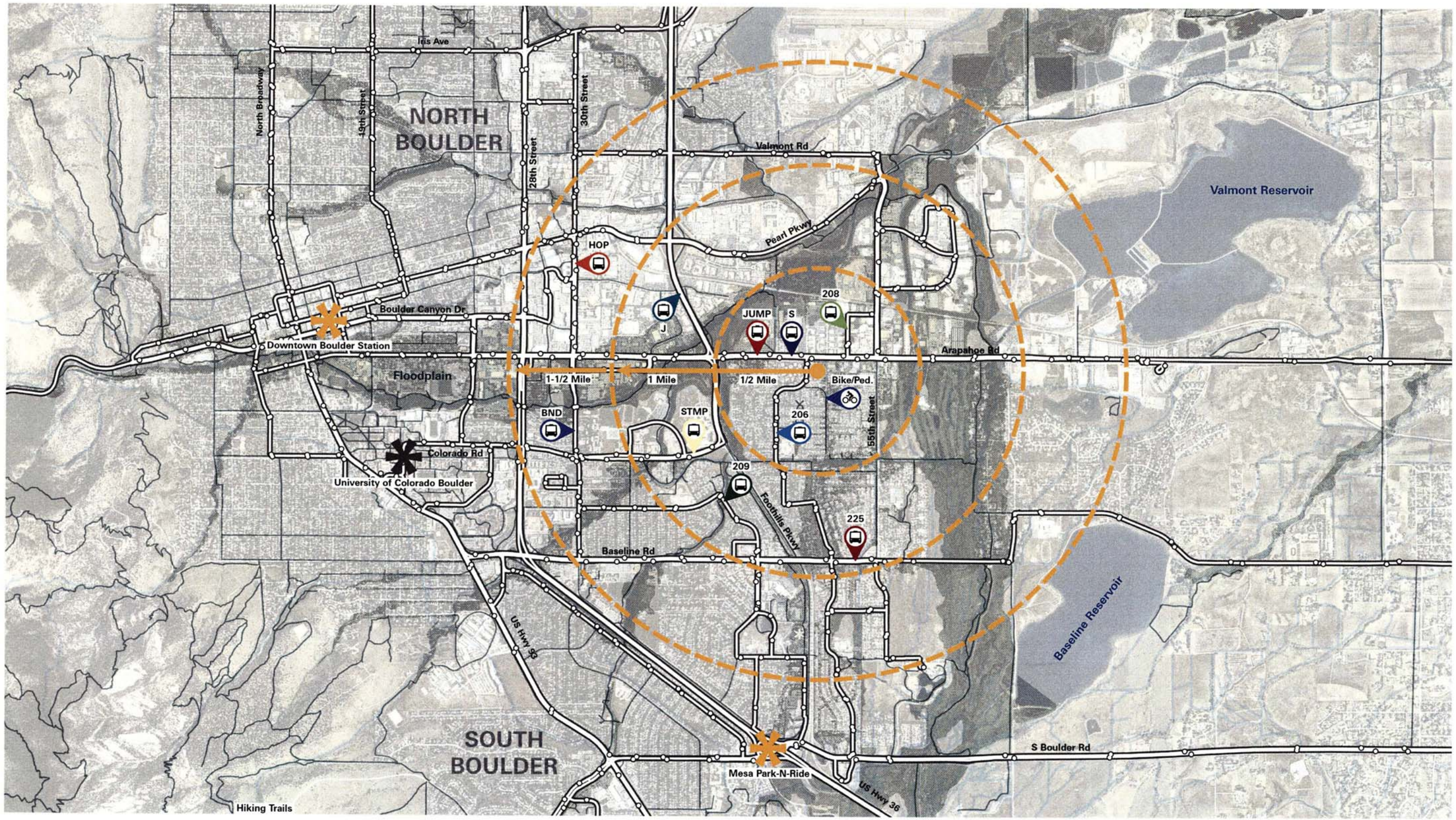
LAND USE DESIGNATION: RH-4 (Residential - High 4)
ADJACENT LAND USES: IG, BC-2, RL-2, BT-2, P

TRAILS

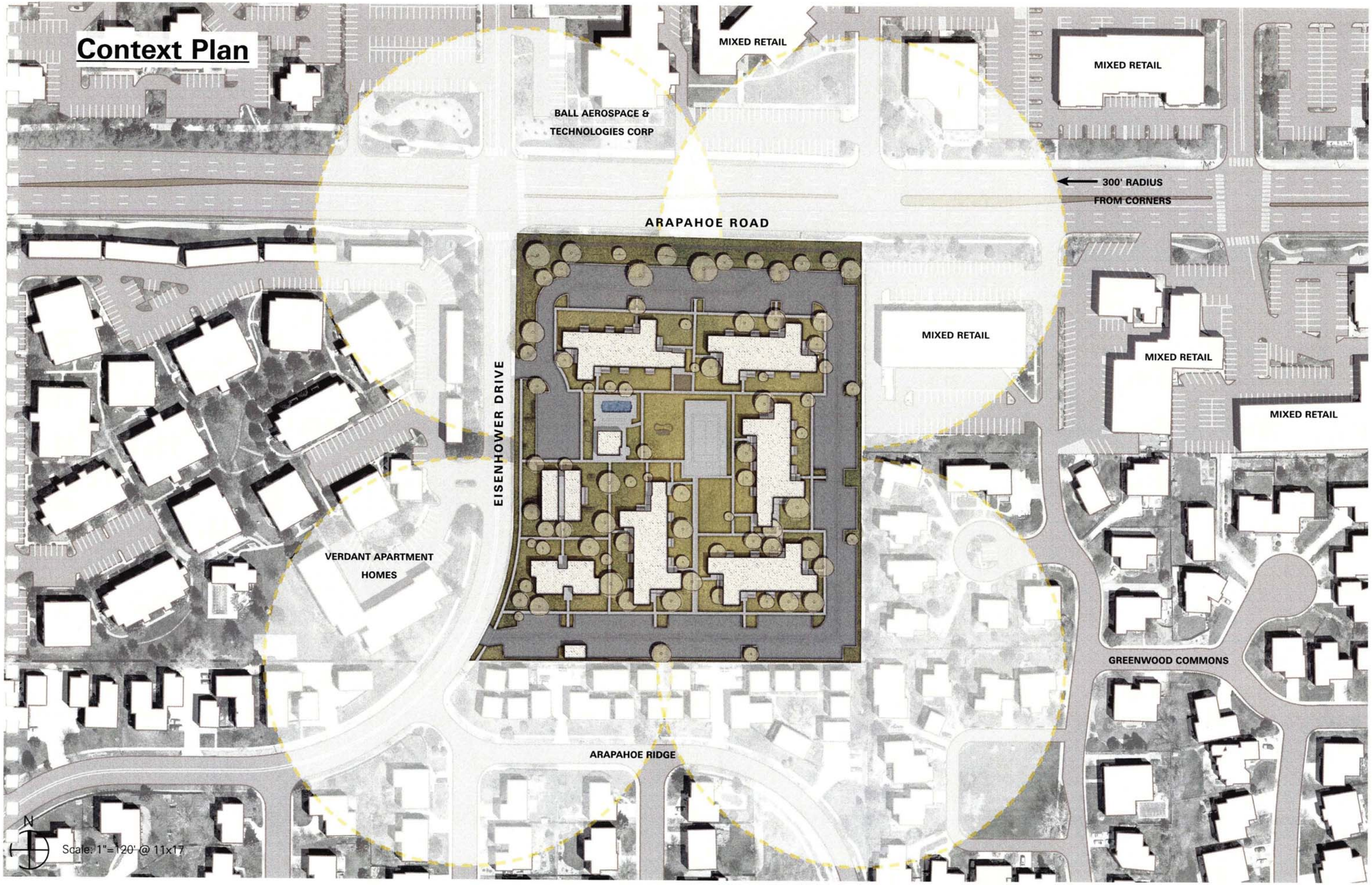


EXISTING AND PROPOSED MULTI-USE PATHWAYS
Existing
Proposed
Transit Hub

Site Connections



Context Plan



Existing Site Plan

LAND USE SUMMARY

Lot Area:
307,450 sf (7.05ac)

Building Area, Footprint (existing)
51,177 sf

Parking, Drives (existing)
85,196 sf

Net Open Space (existing)
171,078 sf

Open Space Required (existing 140 units)
168,000 sf

Surface Parking Provided (existing)
251 spaces
1.79 / unit

Structured Parking Provided (existing)
None

Zone District:
RH-4

Allowed Uses:
Residential

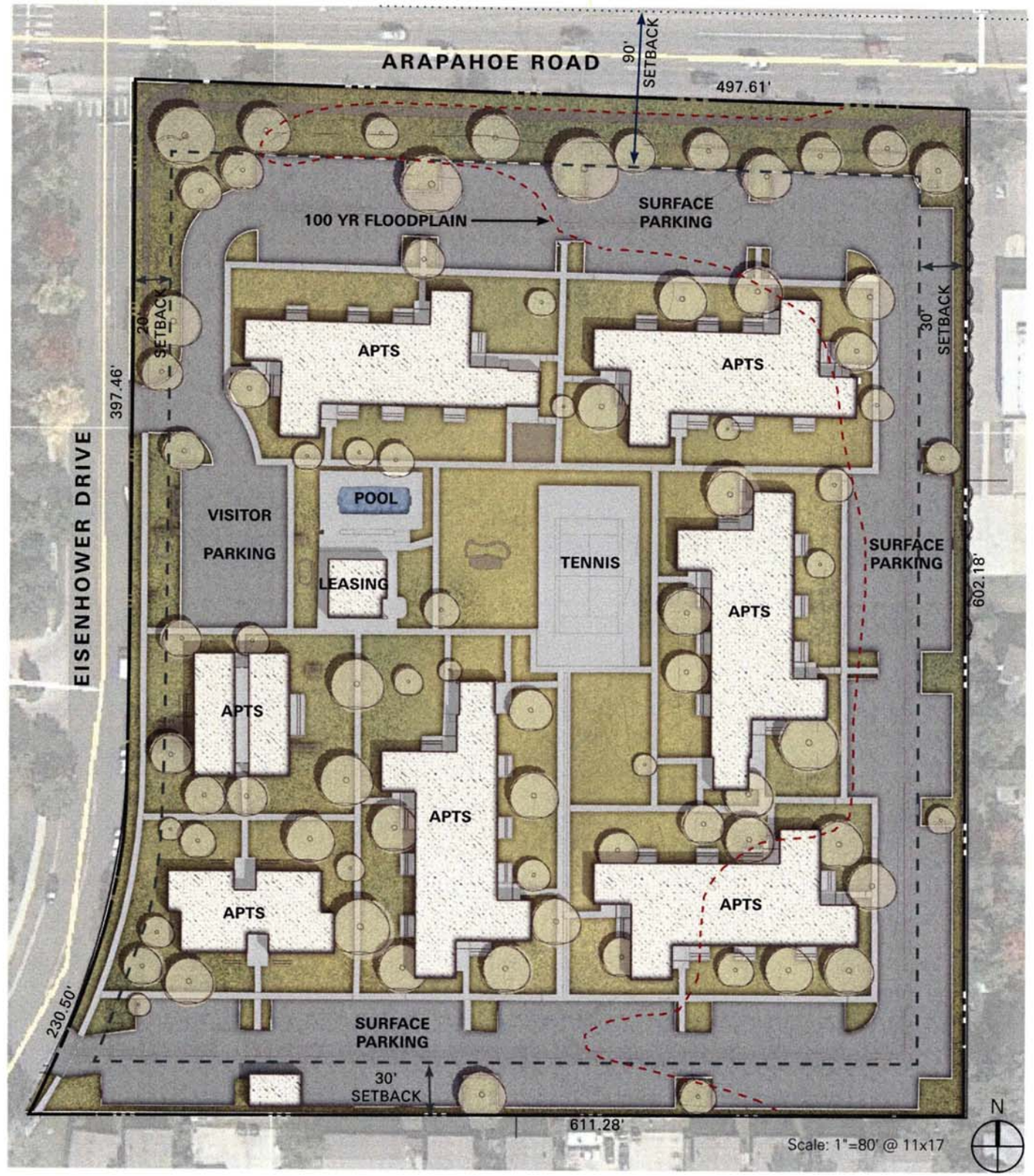
Setbacks:
North Lot Line = 90'-0" from CL of Arapahoe
South Lot Line = 30'-0"
East Lot Line = 30-0"
West Lot Line = 20'-0"

Maximum Height:
35' (40' allowed with City Mgr Approval)

Development Density (existing):
Existing site density = 19.8 du/ac

Off-Street Parking requirement:
1 / 1 bedroom dwelling unit
1.5 / 2 bedroom dwelling unit
2 / 3 bedroom dwelling unit

Open Space Requirement:
1,200 SF open space per DU.
600 SF per efficiency DU.



The existing site is 7.05 acres bounded by Arapahoe Road to the north, Eisenhower Drive to the west, and residential and commercial zone districts to the south and east.

There are currently 140 for-rent residential units on the site, originally constructed in 1973. These units are dispersed across 7 apartment buildings with a separate leasing and amenity structure. The total footprint of all buildings is currently 51,177 sf.

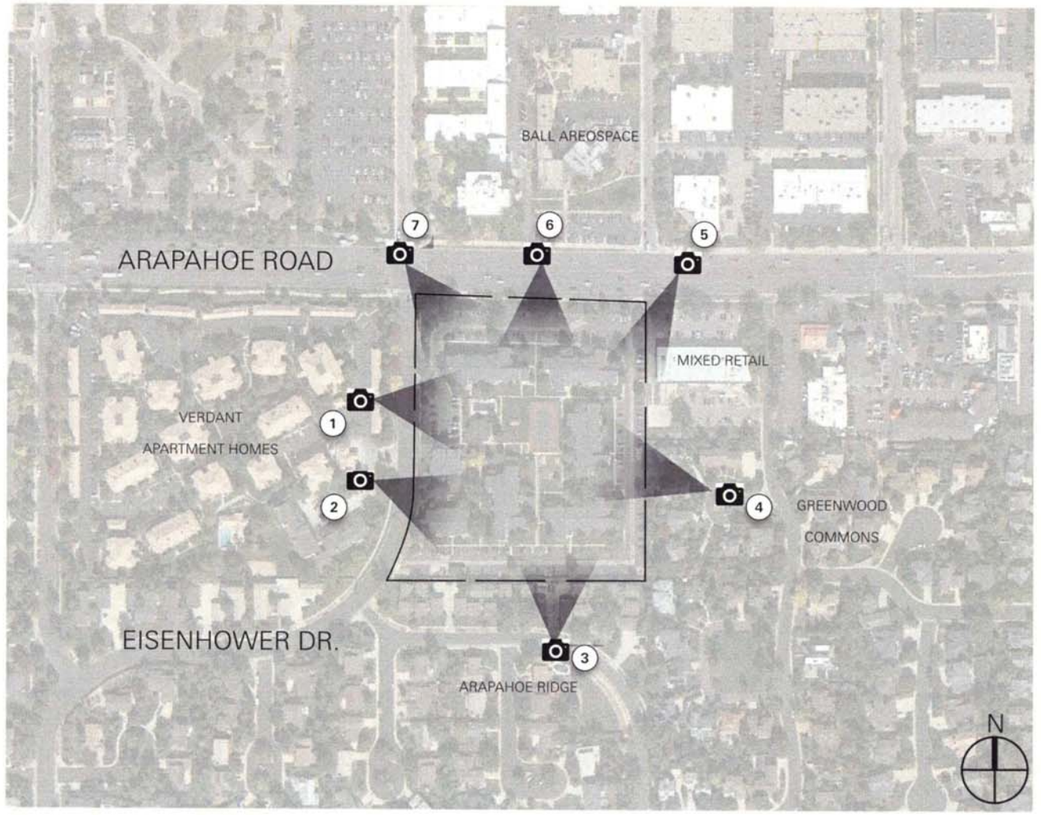
Parking is completely on-grade with 251 spaces surrounding the apartment buildings, creating an island village disconnected from the surrounding community. Total area of parking and drives is 85,196 sf.

Total open space requirements for the RH-4 zoning district are for 1,200 sf per dwelling unit, or 168,000 sf. Open space provided is 171,078 sf (or 3.93 acres / 56% of the site).

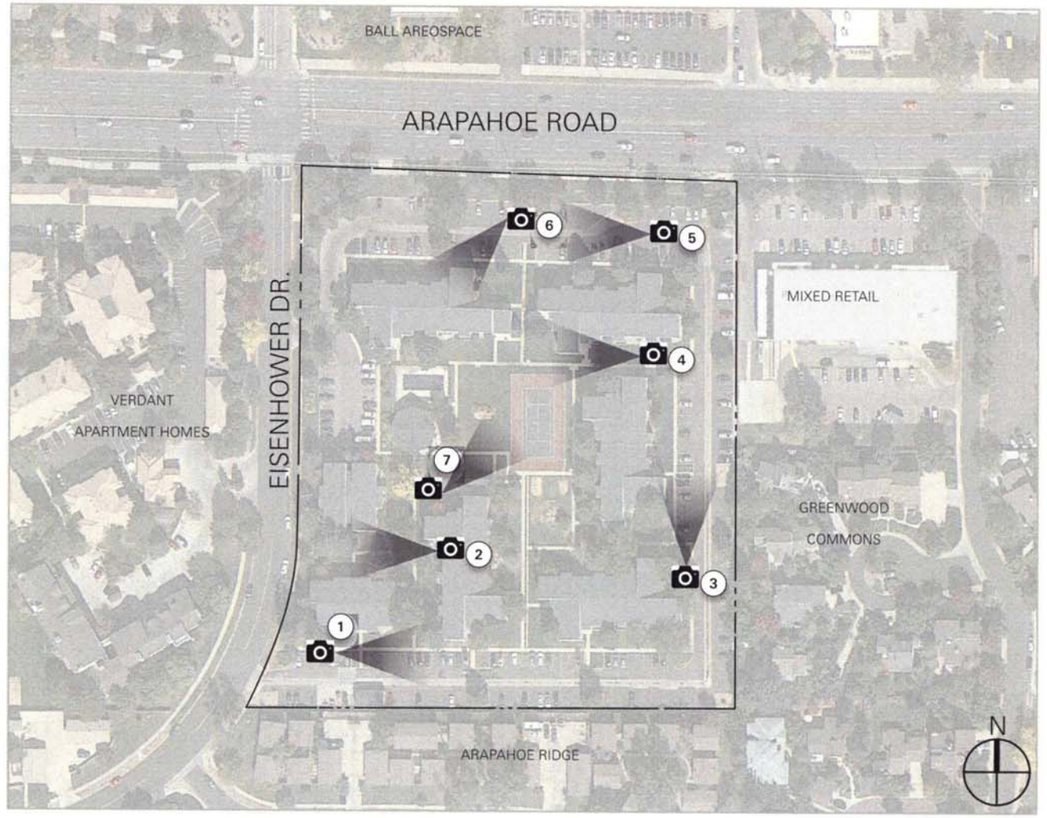
The site is populated by a large number of mature trees. However, a number of these are not healthy or past their useful life span and will require removal or replacement.

The eastern 1/4 of the site (and consequently a portion of the apartments) is within the 100-year floodplain of the South Boulder Creek.

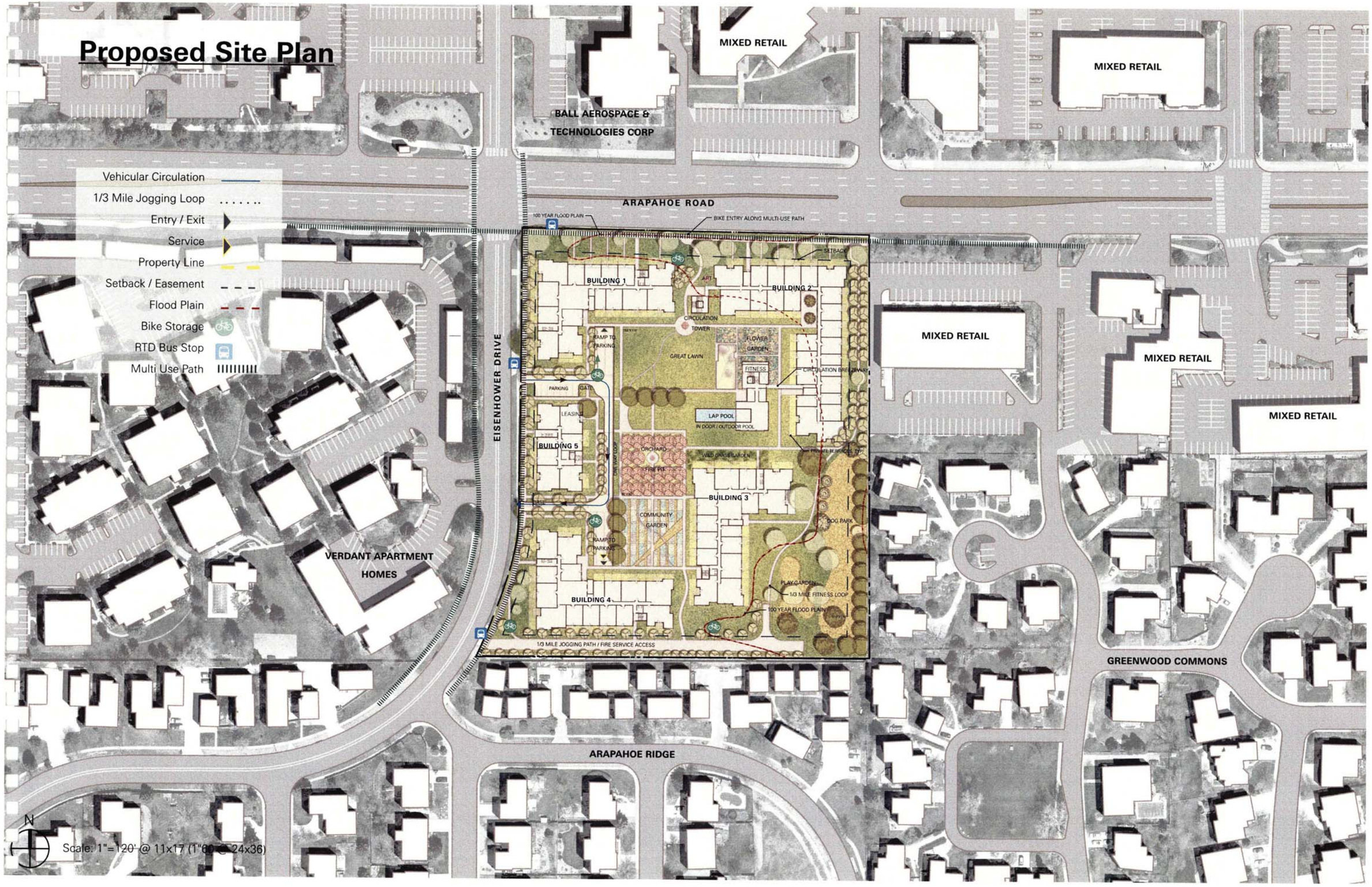
Existing Perimeter Site Conditions



Existing Interior Site Conditions



Proposed Site Plan



Proposed Site / Ground Floor Plan

Eastpointe Apartment Homes will be developed with a respect for high-quality, positive outdoor spaces that capitalize on Boulder's location at the intersection of Colorado's primary ecosystems: the mountains and the plains. The proposed site development plan has been developed with the concept of creating a **Village in a Garden** and will provide a diversity of high-quality public and private outdoor rooms for daily resident use.

While the total unit count of the proposed development is increasing from 140 to 236, the amount of on grade landscaped area will increase by 23% over the existing development through construction of a below-grade parking structure. Through inclusion of all applicable provisions for usable open space as defined in Chapter 9-9-11 of the Boulder Municipal Code, Eastpointe Apartment Homes will provide a total of 263,400 sf of open space (6.05 ac / 86% of the site).

LAND USE SUMMARY

LOT AREA			**307,450 Gross SF**	
BLDG 1 FOOTPRINT			16,790 Gross SF	
BLDG 2 FOOTPRINT			21,654 Gross SF	
BLDG 3 FOOTPRINT			16,790 Gross SF	
BLDG 4 FOOTPRINT			16,790 Gross SF	
BLDG 5 FOOTPRINT			7,881 Gross SF	
DRIVEWAY			11,282 Gross SF	
FITNESS/STAIR FOOTPRINT			4,474 Gross SF	
TOTAL FOOTPRINTS			**95,661 Gross SF**	
OPEN SPACE REQ.	QTY	SF/UNIT		
EFFICIENCY UNITS	33	600	19,800 Gross SF	
FLATS	203	1200	243,600 Gross SF	
TOTAL OPEN SPACE REQUIRED			**263,400 Gross SF**	
OPEN SPACE PROVIDED				
ACTIVE LANDSCAPED AREA			211,789 Gross SF	Per Section 9-9-11-e1,e2
ACTIVE AMENITY ROOF DECK			2,351 Gross SF	Per Section 9-9-11-f1
ACTIVE BALCONIES			6,724 Gross SF	Per Section 9-9-11-f1
ACTIVE AMENITY POOL ATRIUM			1,517 Gross SF	Per Section 9-9-11-f2
ACTIVE RESIDENT BUILDING 1,3,4 ATRIUM / PEDESTRIAN WAYS			4,725 Gross SF	Per Section 9-9-11-f2
ACTIVE RESIDENT BUILDING 1,3,4 GREEN ROOF			2,433 Gross SF	Per Section 9-9-11-f1
PASSIVE BUILDING 1,3,4,5 GREEN ROOF			33,861 Gross SF	Per Section 9-9-11-f1
TOTAL OPEN SPACE PROVIDED			**263,400 Gross SF**	
DIFFERENCE OPEN SPACE			- Gross SF	
% DIFFERENCE			0.0%	

Open Space Compliance Path

1. **Landscaped Area** (211,789 sf):

   All site areas on grade for public and private use. Refer to Open Space Concepts for further details.

2. **Amenity Roof Deck** (2,351 sf):

   Landscaped roof deck (per Section 9-9-11-f1) for community resident use on top of pool building.

3. **Balconies** (6,724 sf):

   Dwelling Unit balconies (per Section 9-9-11-f1) for individual resident use on second and third floor units of all buildings.

4. **Pool Atrium** (1,517 sf):

   Indoor / Outdoor Pool (per Section 9-9-11-f2) for community resident use.

5. **Atrium Pedestrian Walks Buildings 1,3,4** (4,725 sf):

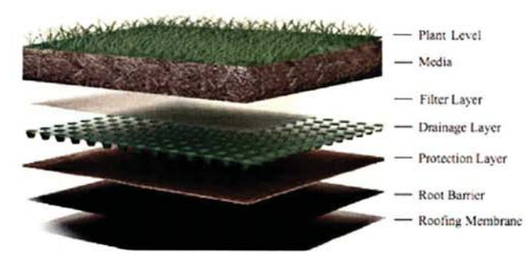
   Pedestrian circulation within Buildings 1,3,4 at the entry atria (per Section 9-9-11-f2).

6. **Active Green Roof Amenity Buildings 1,3,4** (2,433 sf):

   Accessible landscaped roof amenity above entry atrium at Buildings 1,3,4 (per Section 9-9-11-f1).

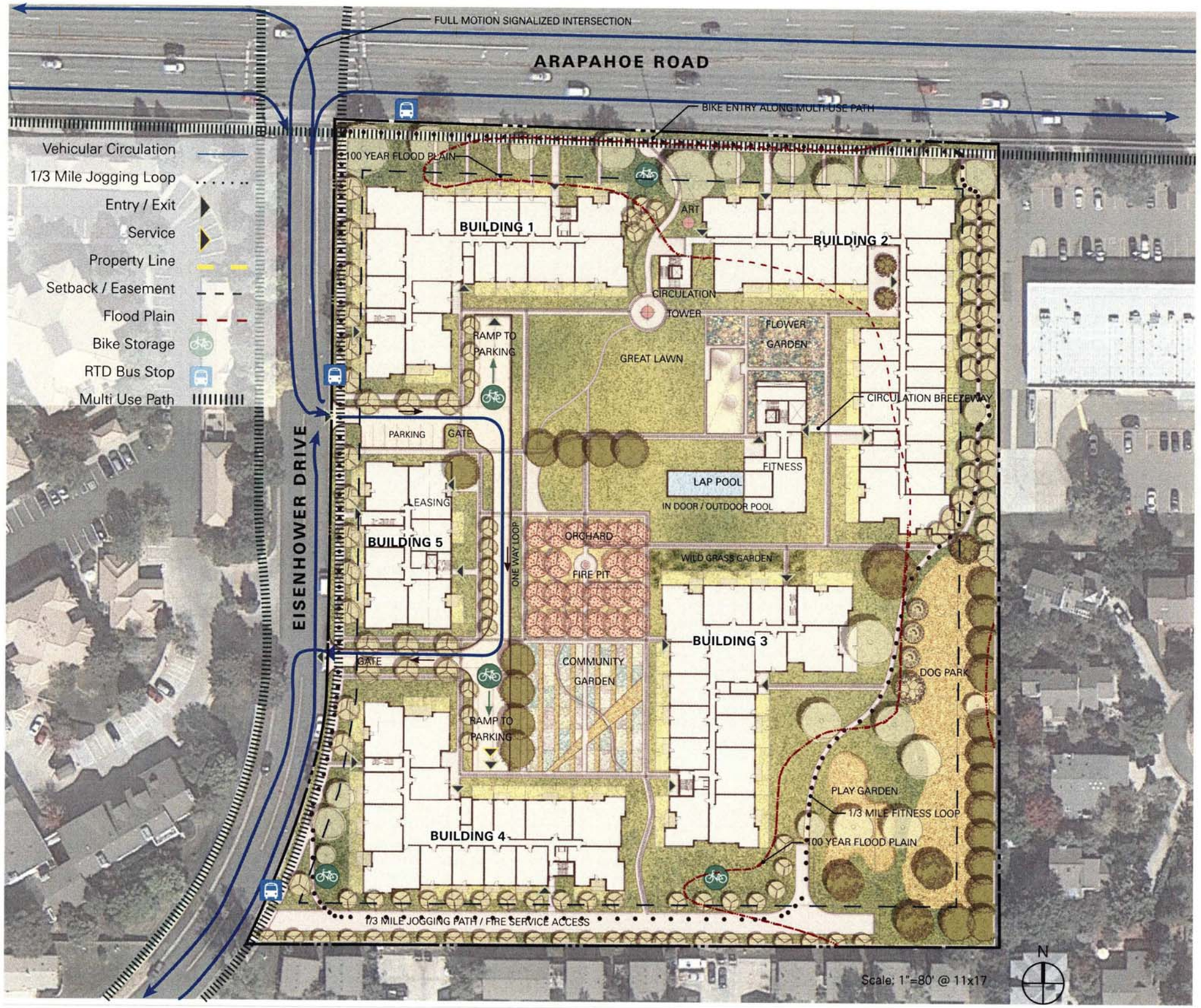
7. **Passive Green Roof Buildings 1,3,4,5** (33,861sf):

   Extensive green roof system on Buildings 1,3,4 and 5 (see below):



Total Open Space Required	=	**263,400 sf**
Total Open Space Provided	=	**263,400 sf**

Site Circulation



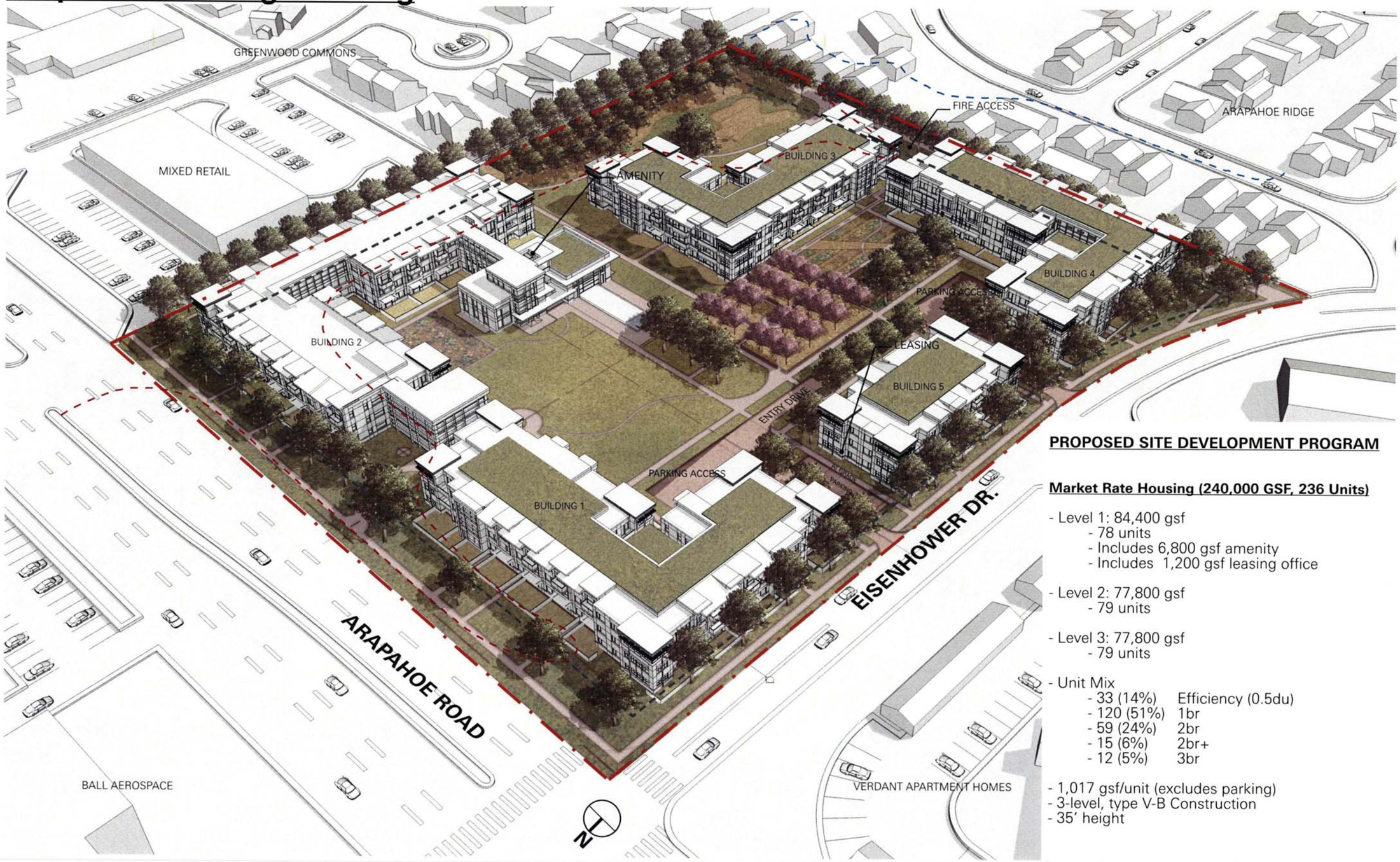
Eastpointe Apartment Homes lies at the intersection of a variety of multi-modal transit options. The full-motion signalized intersection of Arapahoe Road and Eisenhower Drive allows for efficient automobile access to and from the site. Automobile parking will be provided below grade for all residents per the requirements of Section 9-9-2 of the Land Use Code. We are currently planning to reduce the overall quantity of parking provided to 93% of these requirements to encourage residents to utilize alternative transportation methods.

In order to reduce the quantity of surface parking and drives AND to allow for clear traffic access to the below grade parking structure at peak hours, two curb cuts are planned for Eisenhower Drive.

Several RTD bus lines stop within 1/4 mile walking distance of the site, including the Jump route with access to East Boulder County as far as Lafayette and Erie.

Pedestrian and bicycle access to and from the site along the Arapahoe multi-use path and along

Proposed Building Massing

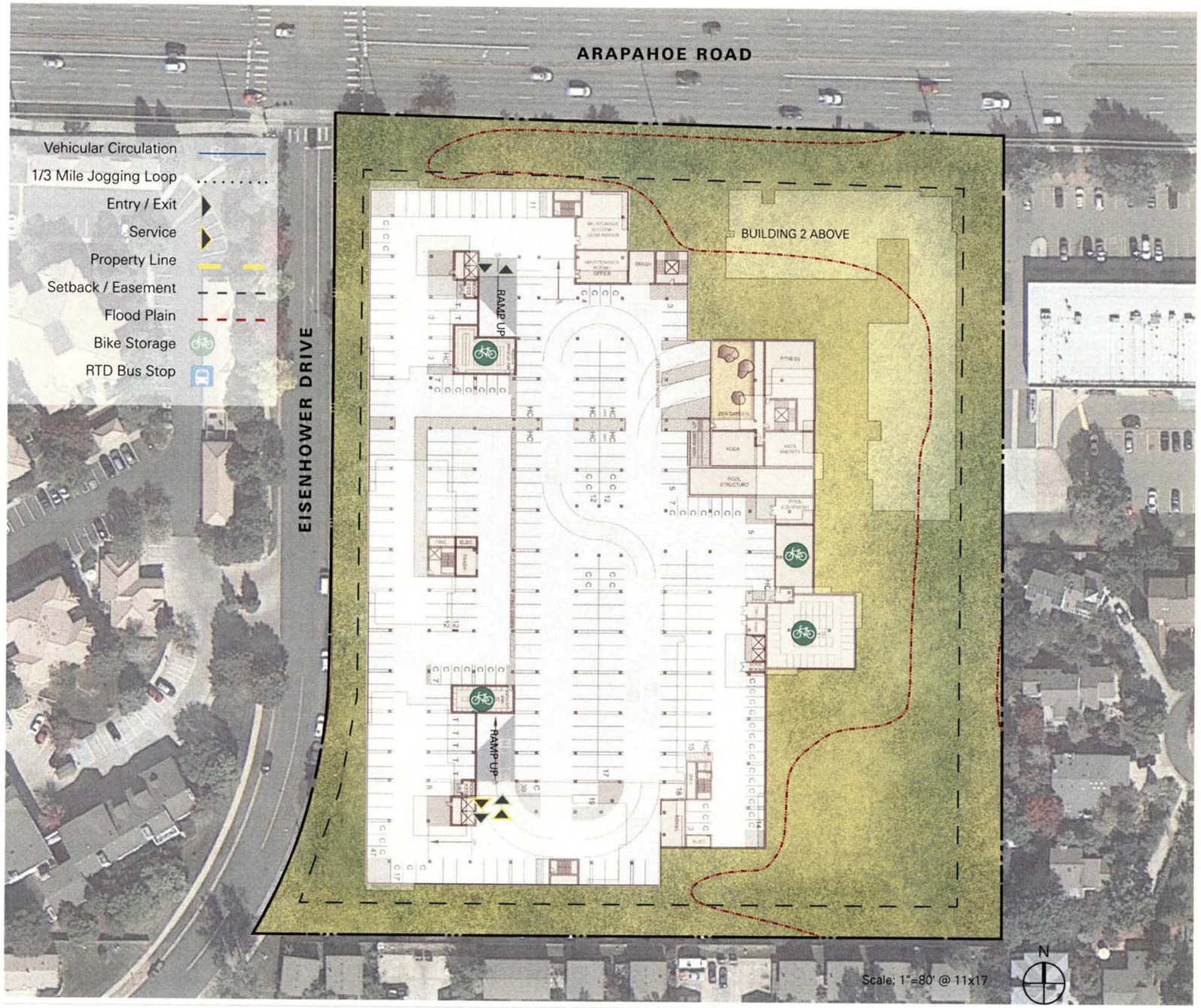


PROPOSED SITE DEVELOPMENT PROGRAM

Market Rate Housing (240,000 GSF, 236 Units)

- Level 1: 84,400 gsf
  - 78 units
  - Includes 6,800 gsf amenity
  - Includes 1,200 gsf leasing office
- Level 2: 77,800 gsf
  - 79 units
- Level 3: 77,800 gsf
  - 79 units
- Unit Mix
  - 33 (14%) Efficiency (0.5du)
  - 120 (51%) 1br
  - 59 (24%) 2br
  - 15 (6%) 2br+
  - 12 (5%) 3br
- 1,017 gsf/unit (excludes parking)
- 3-level, type V-B Construction
- 35' height

Proposed Parking Level Plan



RESIDENTIAL PARKING LEVEL

RH-4 Residential Parking Standards:

- Minimum number of off-street parking spaces for an attached dwelling unit:

1 stall: 1 bdr du
1.5 stalls: 2 bdr du
2 stalls: 3 bdr du

*9-9-6 Table 9-2 - Residential developments in which 1-bedroom units are 60% or more of the total units, 1.25 spaces per 1-bedroom units are required.

Required Parking

33 Efficiency x 1.25*	= 41 Sp
120 (1 BR Units) x 1.25*	= 150 Sp
56 (2 BR Units) x 1.5	= 84 Sp
15 (2BR+ Units) x 1.5	= 23 Sp
12 (3 BR Units) x 2	= 24 Sp
Total required	**= 322 Sp**

Parking Provided

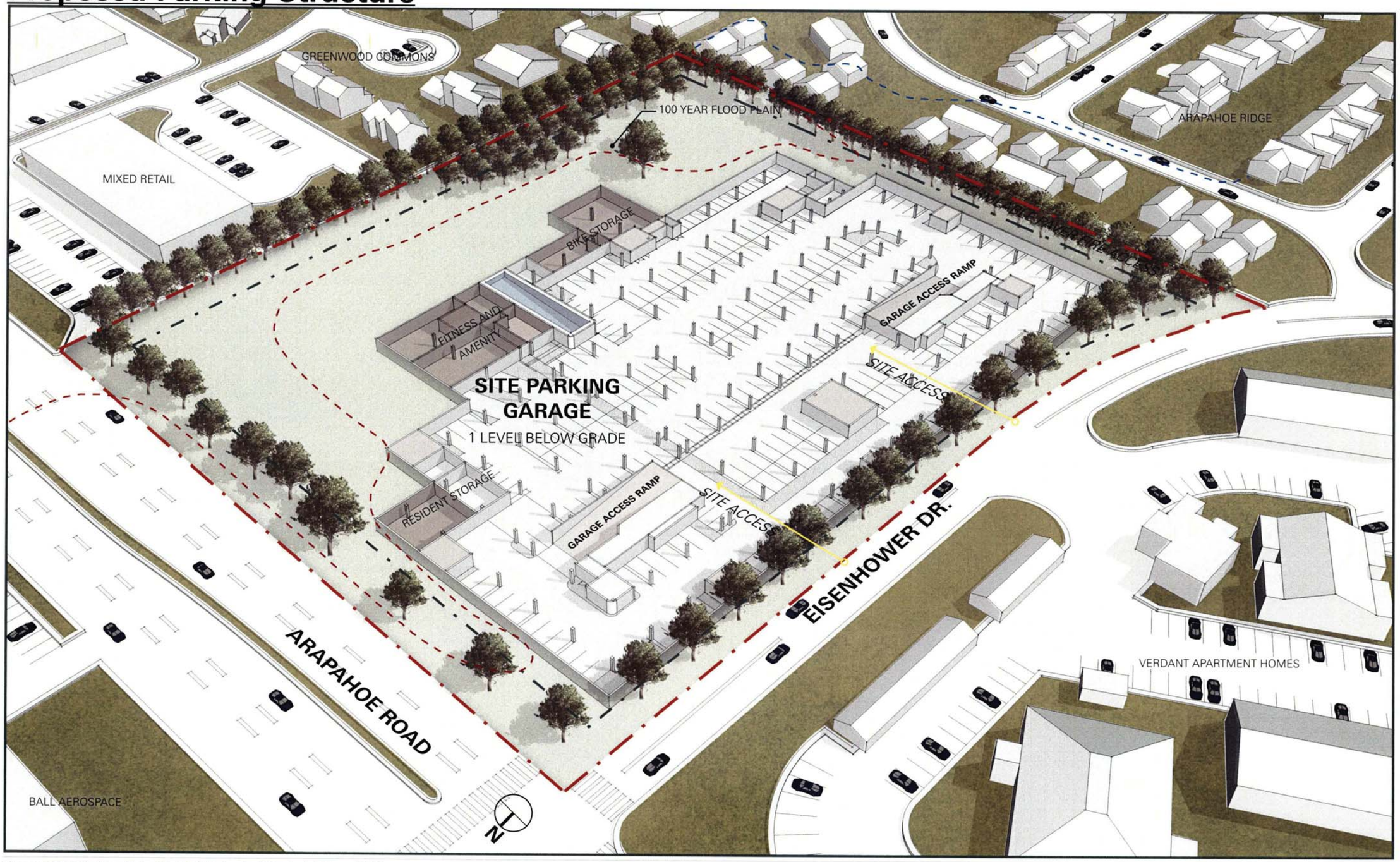
(Represents 7% reduction over zoning minimum)

Stalls Above Grade
6 Standard
1 Accessible
Total = 7

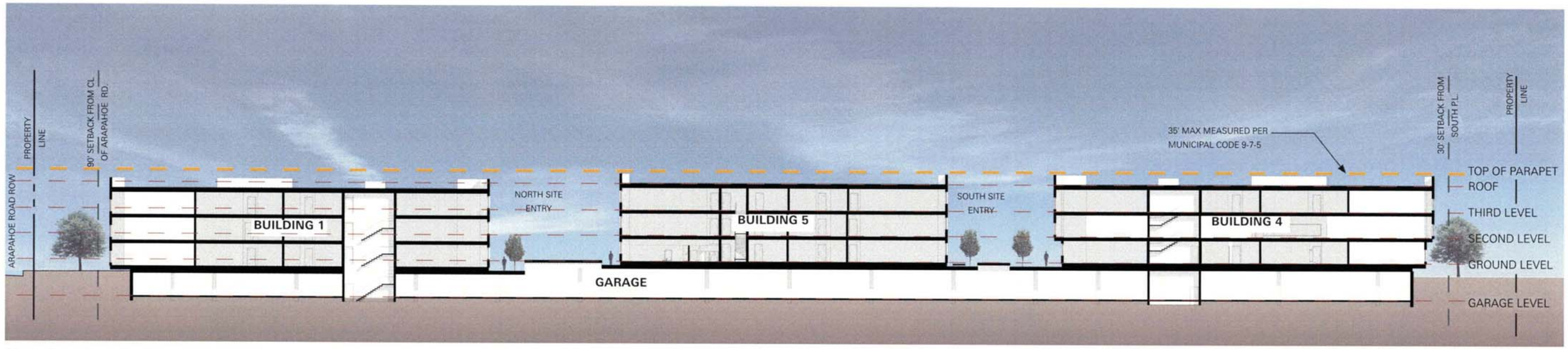
Stalls Below Grade
224 Standard
60 Compact (or 40% of total)
9 Accessible (2 Van)

Total Provided =300 Stalls

Proposed Parking Structure

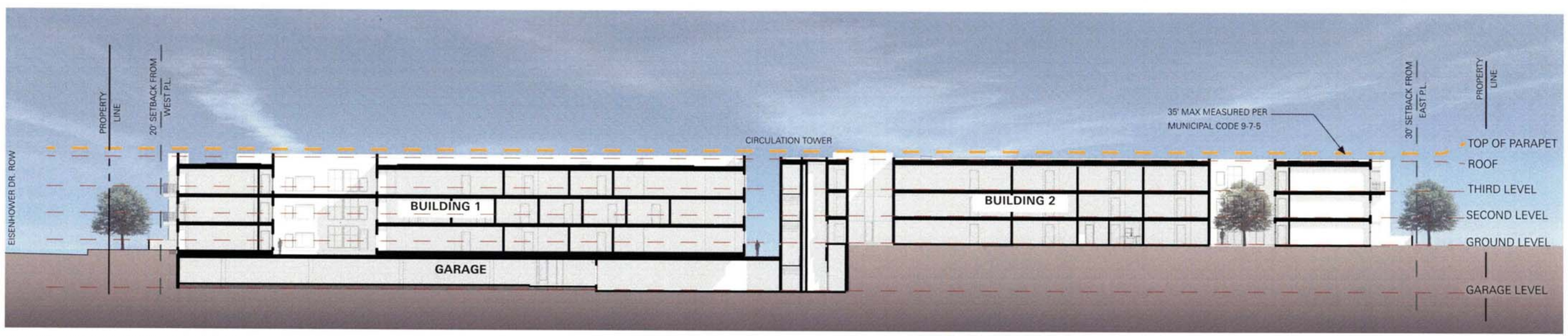


Building and Site Sections



North - South Site Section

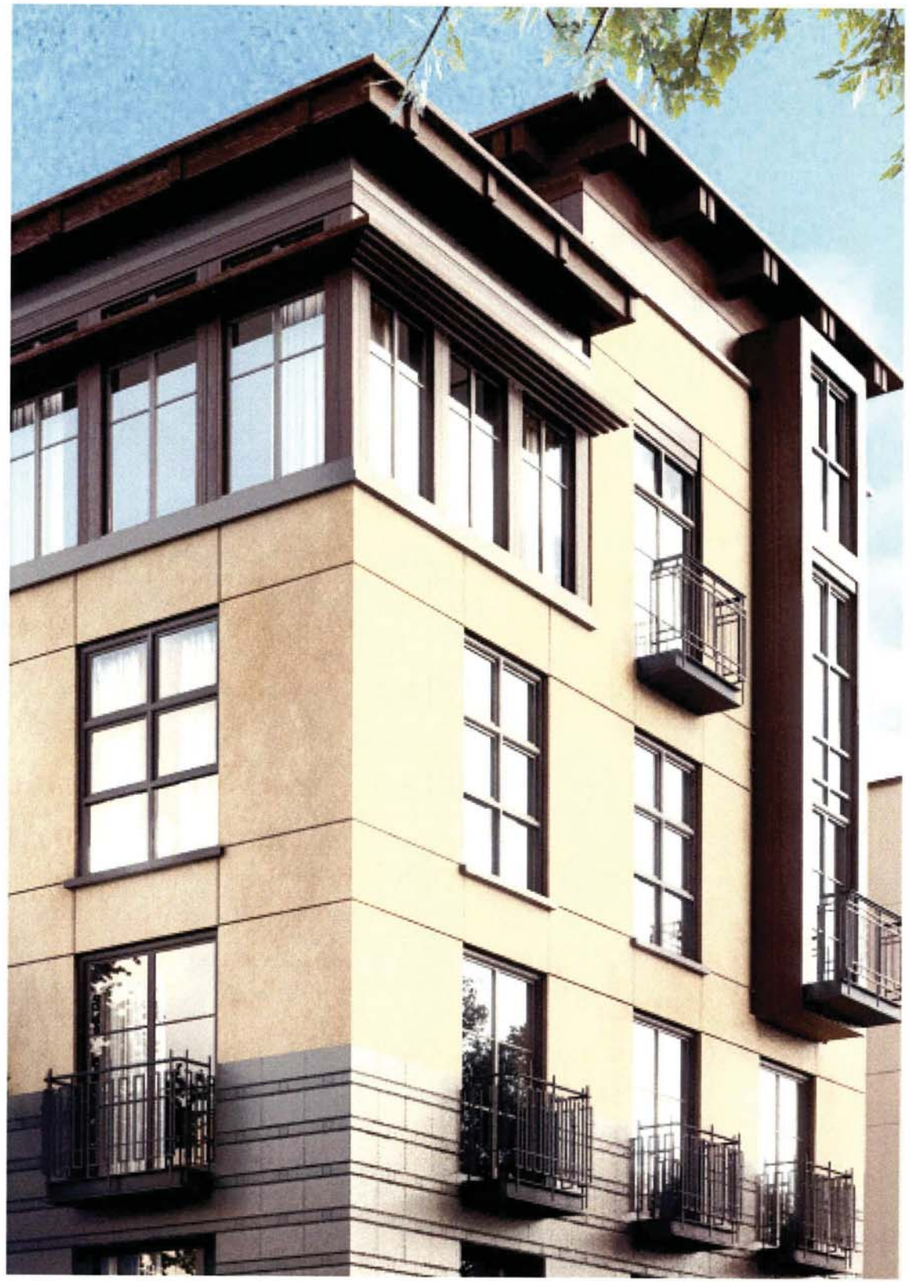
NTS



East - West Site Section

NTS

Architectural Character



While the collection of positive outdoor rooms and gardens will provide the guiding principles for the site development, the placement of buildings within the site will provide the structural framework. Buildings have been placed to both address the primary street frontages on Arapahoe Road and Eisenhower Street and create a collection of gardens that together compose a central park. Materially, we will capitalize on an abundance of locally sourced, durable and beautiful exterior finishes. Red sandstone quarried nearby in Lyons will provide a connection to the University of Colorado and the mountains. Weathered steel and high-quality synthetic wood will link our aesthetic to the plains. All materials will be skillfully composed to create an aesthetic that is inspired by Craftsman philosophies yet uniquely Boulder modern.

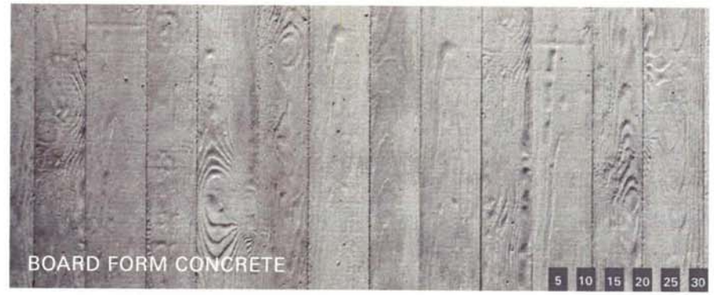
Resident amenities will be developed that provide spaces desired by the Boulder customer who values outdoor recreation, fitness, and a casual lifestyle. As such, we will provide a separate amenity building that will house a fitness center, lounge, indoor / outdoor pool and roof deck with stunning views of the Flatirons. The amenity building will emphasize a strong connection to the outdoors in all respects.

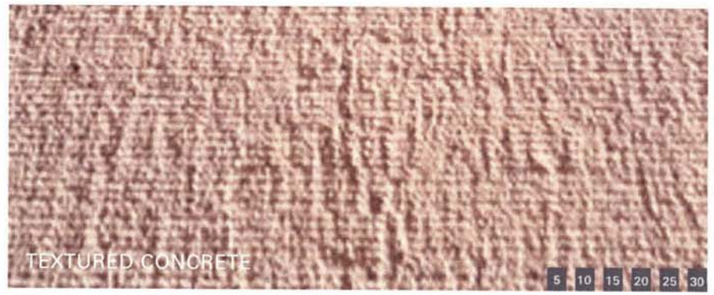
Local Exterior Materials

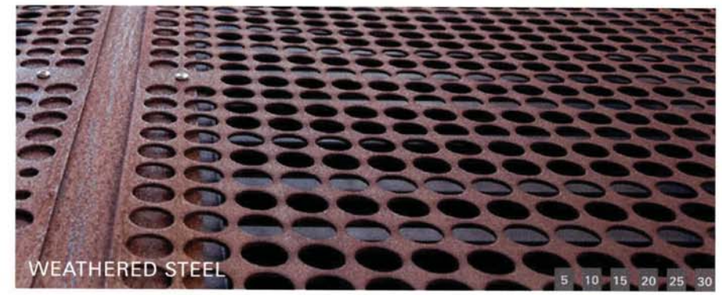
- Maximize materials sourced within 500 miles of site
- Maximize use of durable and environmentally conscious materials.

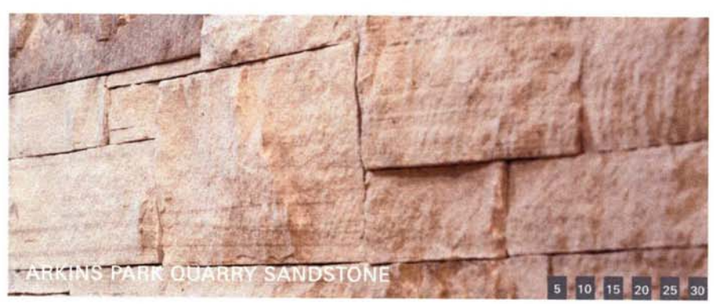
EASE OF MAINTENANCE / YEARS OF DURABILITY 5 10 15 20 25 30

5 YEARS 30 YEARS

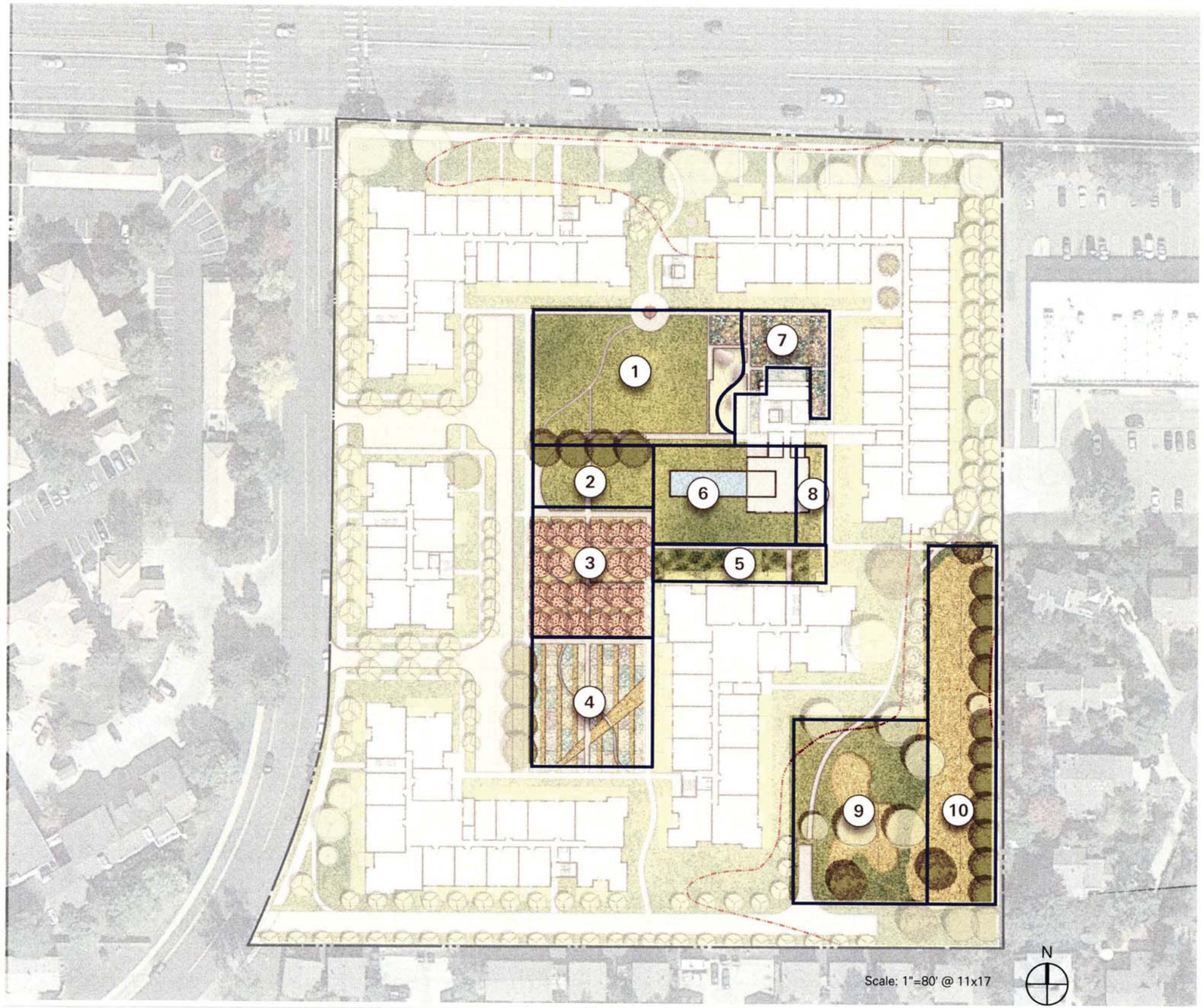








Open Space Concepts

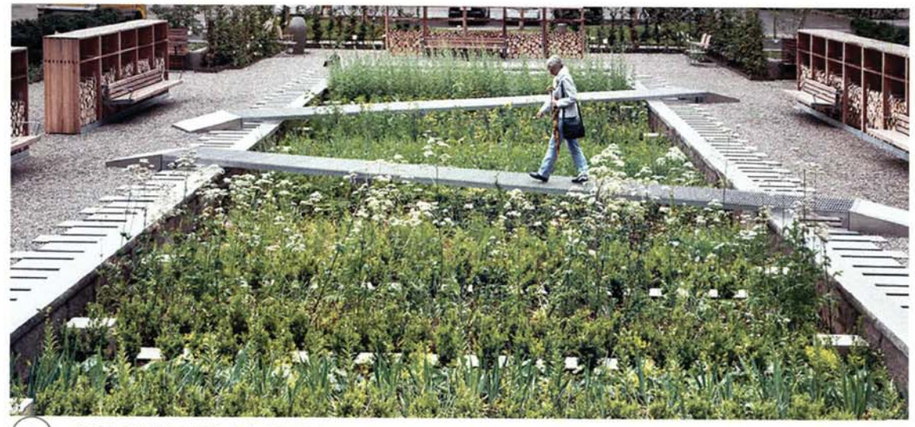


Eastpointe Apartment Homes will provide a series of Ten Outdoor Rooms for resident enjoyment. These spaces have been developed as resident amenities, but thematically draw upon the Village in a Garden concept to provide a diversity of open space concepts including a Great Lawn, an Orchard, a Community Garden, Pool, Children's Garden and a Dog Park.

1. GREAT LAWN
2. ALEE/REFLECTING POOL
3. ORCHARD
4. COMMUNITY GARDEN
5. NATIVE GRASSES
6. POOL
7. FLOWER GARDEN
8. OUTDOOR KITCHEN / BBQ
9. FAMILY GARDEN
10. DOG PARK

Open Space Concept Images

1 GREAT LAWN



4 COMMUNITY GARDEN

7 FLOWER GARDEN

2 ALEE/REFLECTING POOL

5 NATIVE GRASSES

8 OUTDOOR KITCHEN / BBQ

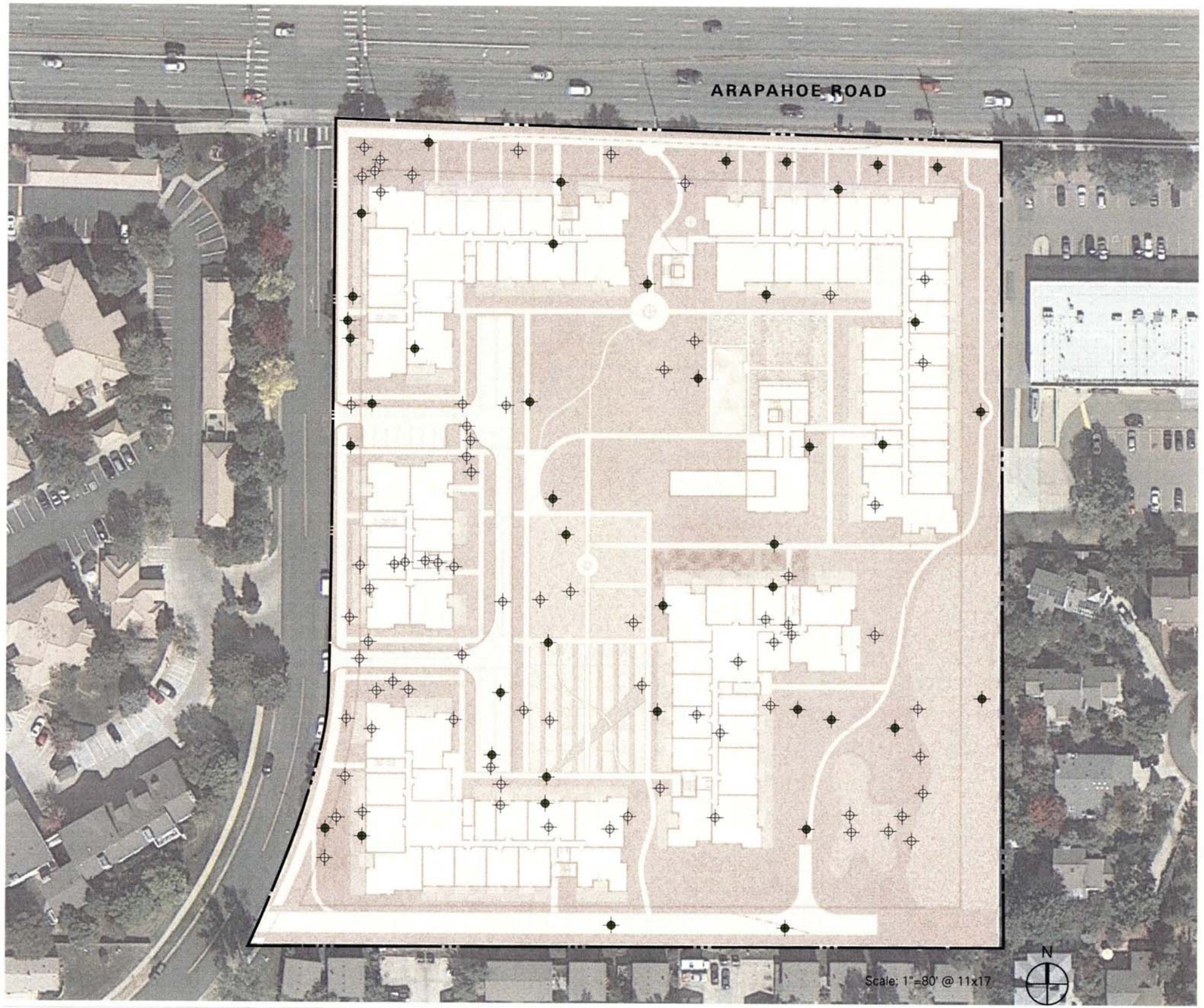
3 ORCHARD

6 POOL

9 FAMILY GARDEN

10 DOG PARK

Existing On-Site Tree Inventory



Upon completion of the site tree inventory and analysis, it has been concluded that there are a number of valuable trees around the perimeter of the site as well as several internal specimen trees. Many of the building foundation plantings were planted close to the building and have developed foliage on half of the trees making them undesirable for preservation as specimen trees. Additionally, the site plant palette does not offer wide species diversity.

Predominant tree species currently on site include the Thornless Honeylocust, Scotch Pine, Ash, Colorado Blue Spruce and Russian Olive. Limited numbers of Norway Spruce, Hawthorne, Linden, Cherry, Maple, Crabapple, Austrian Pine and Boxelder also exist. Several of the evergreen species are over 30' in height and can cause sight obstructions (City of Boulder Tree Planting Program 2012).

Trees were classified in three groups:

Good - Better than average vigor. Little corrective work needed, but not quite perfect form.

Fair - Average condition and vigor for the area. May be in need of some corrective pruning or repair. May lack desirable form characteristics of the species. May show minor insect injury, disease or physiological problem.

Poor - General state of decline. May show sever mechanical, insect or disease damage. Death not imminent. May require major repair or renovation.

For the purposes of the survey, only trees classified as "Good" are indicated as High Value Species.

High Value Tree Species

Low Value Tree Species

Preliminary Trip Generation and Distribution

Existing Conditions

Currently, the project site has an apartment complex that contains 140 units and maintains a density of 19.8 dwelling units per acre. None of the existing buildings will remain on the property. There are currently two access points on Eisenhower Drive.

Land Uses

The build out of the site is proposed to consist of an apartment complex that contains 236 units and a density of 33.44 dwelling units per acre. The land use is classified as Apartment (220) in the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition). The proposed site plan has two access points, both located on Eisenhower Drive. The third, southernmost access on Eisenhower Drive is considered a fire access road and is not anticipated to have a high volume of trips. As such, it is not included in the impact study.

Trip Generation

The expected trip generation is shown in Table 1 and is determined using by the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition). As the traffic study progresses, we will analyze and determine the appropriate alternative mode generation and vehicular traffic reduction for the site with Boulder staff. The project generates 1,569 daily vehicle trips, 120 vehicle trips in the AM Peak Hour and 146 vehicle trips in the PM Peak Hour. The traffic impact study will adjust the trip generation estimates to account for the existing trips that travel to/from the current land uses on the property, thus providing the net new trips.

TABLE 1: INITIAL TRIP GENERATION FOR EASTPOINTE APARTMENTS

Eastpointe Apartment Trip Generation Estimates (ITE)																		
Land Use	ITE Code	Size	Units[1]	Daily					AM Peak Hour					PM Peak Hour				
				In		Out		Total	In		Out		Total	In		Out		Total
				%	Trips	%	Trips	Trips	%	Trips	%	Trips	Trips	%	Trips	%	Trips	Trips
Proposed Land Use																		
Apartment	220	236	DU	50%	785	50%	785	1569	20%	24	80%	96	120	65%	95	35%	51	146

Notes:
1. DU = dwelling units
2. AM rate = .51
3. PM rate = .62
Source: ITE Trip Generation Manual, 9th Edition, (2012)

Preliminary Trip Generation and Distribution

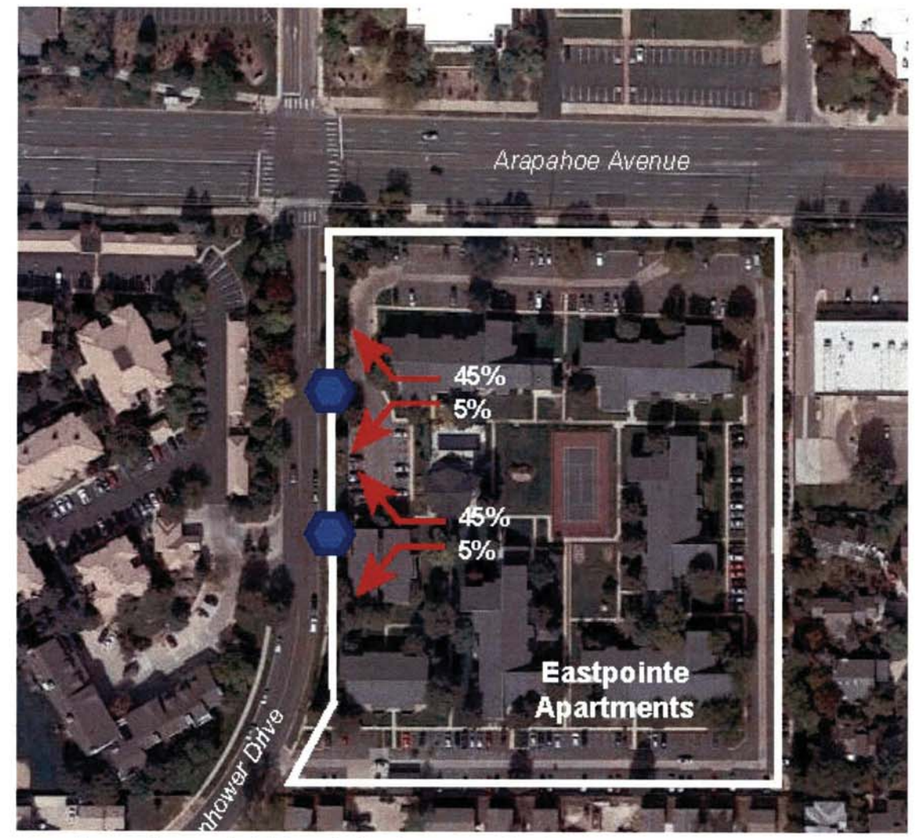
Trip Distribution

Vehicular trip distribution to and from the redevelopment site is based on traffic data gathered from the City of Boulder's on-line traffic database. The trip distributions were adjusted to account for roadway characteristics, surrounding land use, proposed land use, regional routes, and engineering judgment. Trip distribution was adjusted to account for the residential land use and regional routes that will be used to access the site. Figure 1 illustrates the estimated trip distribution throughout the roadway network. Figure 2 provides the trip distribution for the accesses.

The two accesses on Eisenhower Drive will be full access side street stop controlled.

FIGURE 1: TRIP DISTRIBUTION FOR EASTPOINTE APARTMENTS

FIGURE 2: TRIP DISTRIBUTION FOR ACCESSES



Note: Depending on the TIS analysis, the access distribution may change

Preliminary Trip Generation and Distribution

The preliminary trip distribution was applied to the preliminary trip generation for Eastpointe Apartments. Table 2 provides the basic data used to estimate the potential increase in traffic along the adjacent roadways.

TABLE 2: INITIAL TRIP ASSIGNMENT FOR EASTPOINTE APARTMENTS

Origin / Destination	Existing Traffic Data		Trip Distribution	Site Generated		Existing Traffic + Generated		Percent Increase	
	AM	PM		AM	PM	AM	PM	AM	PM
N. Foothills Parkway	4,048	4,764	11%	14	16	4,062	8,110	0.35%	0.34%
S. Foothills Parkway	3,786	4,459	15%	18	22	3,804	7,590	0.48%	0.49%
W. Arapahoe Avenue	2,621	3,447	25%	30	35	2,651	5,272	1.14%	1.02%
Arapahoe Avenue from Eisenhower Drive to Foothills Parkway	2,885	3,624	51%	62	73	2,947	5,832	2.15%	2.01%
Commerce Street	169	125	3%	4	5	173	342	2.37%	4.00%
Eisenhower Drive from Arapahoe Avenue to Pennsylvania Avenue	209	189	10%	12	15	221	429	5.76%	7.96%
Arapahoe Ave from Eisenhower Drive / Commerce Street to 55th Street	2,257	2,878	36%	44	54	2,301	4,558	1.95%	1.88%
N. 55th Street	1,649	2,008	7%	9	11	1,658	3,307	0.55%	0.55%
E. Arapahoe	2,223	3,013	24%	29	35	2,252	4,475	1.30%	1.16%
55th Street from Arapahoe Avenue to Pennsylvania Avenue	1,085	1,069	5%	6	8	1,091	2,176	0.55%	0.75%
S. 55th Street	952	900	15%	18	19	970	1,922	1.89%	2.11%

Note: Drawn from the City of Boulder's on-line traffic database

Trip Assignment Analysis

The left table indicates that the majority of the study area roadways will experience an increase of 0.3 to 6.0 percent in the AM and 0.3 to 8.0 percent increase in the PM with the highest increase noticed at Eisenhower Drive between Arapahoe Avenue and Pennsylvania Avenue. These percentages are expected to decrease once the trip generation is adjusted for existing trips.

Conclusion

Based upon the increase in volumes along the surrounding roadways and the potential change in traffic distributions from the new land use and discussions with City of Boulder staff, a traffic impact study should be completed as the project moves forward.

IMPROVEMENT SURVEY PLAT

LOTS 1–8 AND OUTLOT A, EASTPOINTE SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 3

Parcel Description

(PROVIDED BY STEWART TITLE GUARANTY COMPANY)
DEED RECORDED ON 12/01/2014 AT REC. NO. 03415490

LOTS 1 THROUGH 8, INCLUSIVE AND OUTLOT A,
EASTPOINTE,
COUNTY OF BOULDER,
STATE OF COLORADO.

Legend

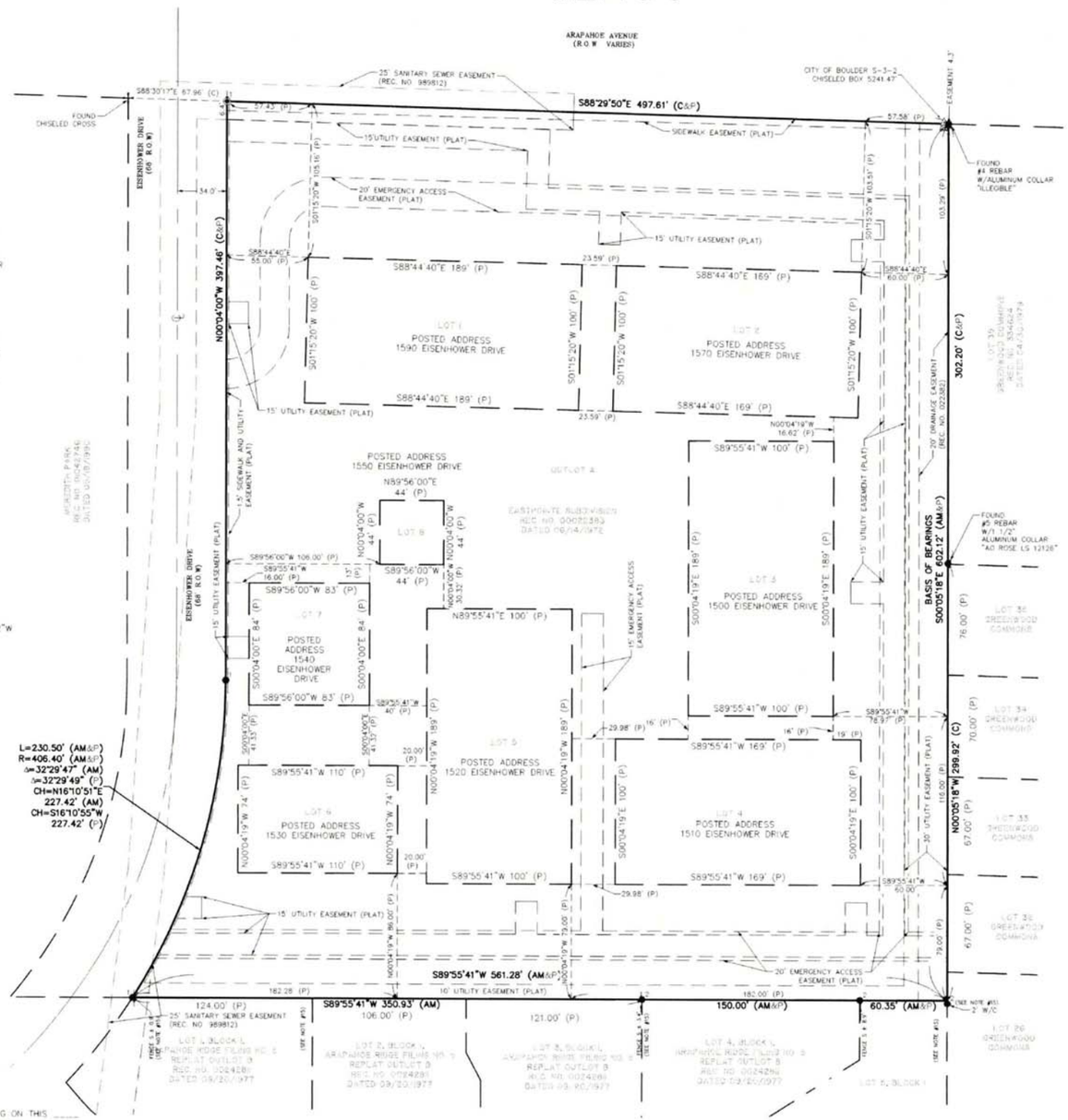
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND BENCHMARK AS DESCRIBED
- FOUND #5 REBAR W/ 1 1/2" ALUMINUM COLLAR "ILLEGIBLE"
- FOUND #5 REBAR W/ 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- SET 3/4" BRASS TAG "FSI 16406"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF EASTPOINTE SUBDIVISION

Boundary Closure Report

Course: S88°29'50"E	Length: 497.61'		
Course: S00°05'18"E	Length: 602.12'		
Course: S89°55'41"W	Length: 561.28'		
Length: 230.50'	Radius: 406.40'		
Delta: 032°29'47"	Tangent: 118.44'		
Chord: 227.42'	Course: N16°10'51"E		
Course: N00°04'00"W	Length: 397.46'		

Error Closure:	0.00	Course:	S04°15'02"W
Error North:	-0.003	East:	-0.000

Precision 1: 2288970000.00



Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS _____ DAY OF _____ 20__.

Notes

1. STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 01330-48804, DATED OCTOBER 17, 2014 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF AIMCO , NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: A BEARING OF SOUTH 00°05'18" EAST ALONG THE EAST LINE OF EASTPOINTE SUBDIVISION AS SHOWN ON THE RECORDED PLAT THEREOF, AS RECORDED IN BOULDER COUNTY AT REC# 00022383 DATED 06/14/1972, BETWEEN A FOUND 2" W/C #5 REBAR W/ 1 1/2" ALUMINUM CAP" FLATIRONS SURV 16406" AT THE SOUTHEAST CORNER OF SAID EASTPOINTE SUBDIVISION AND A FOUND #4 REBAR W/ ALUMINUM COLLAR "ILLEGIBLE" AT THE NORTHEAST CORNER OF SAID EASTPOINTE SUBDIVISION AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS, DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY. THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
10. BENCHMARK INFORMATION: ELEVATIONS BASED ON CITY OF BOULDER POINT S-3-2, WITH A PUBLISHED ELEVATION OF 5241.47 FEET (NAVD88), BEING A CHISELED BOX AT THE CENTER SOUTH EDGE OF STORM VAULT SLAB LOCATED AT THE NORTHEAST CORNER OF EASTPOINTE SUBDIVISION.
11. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
12. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED, ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD; ZONE X SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 080135-0413 J, DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
13. DATES OF FIELDWORK: SEPTEMBER 11-16, 2015.
14. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
    - #12 APR. 02, 1974 REC. NO. 098450 — REGULATORY AGREEMENT FOR MUTLI-FAMILY HOUSING PROJECTS
    - #14 OCT. 31, 1983 REC. NO. 585244 — ABSTRACT OF LEASE (LAUNDRY ROOM)
15. THE FENCES ARE NOT COINCIDENT WITH PROPERTY LINES AND EXTEND INTO UTILITY EASEMENT AS SHOWN ON SHEET 2 AND 3.
16. THE WOOD FRAME SHED EXTENDS INTO THE UTILITY EASEMENT AS SHOWN ON SHEET 3.

Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO AIMCO , THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON SEPTEMBER 11-16, 2015; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

DATE	REVISION

IMPROVEMENT SURVEY PLAT
PREPARED FOR
AIMCO

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3825 IRIS AVE, STE. 395, BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830
3660 DOWNING ST. UNIT E, DENVER, CO 80205 PH: (303) 936-6997

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 16406 9/30/15

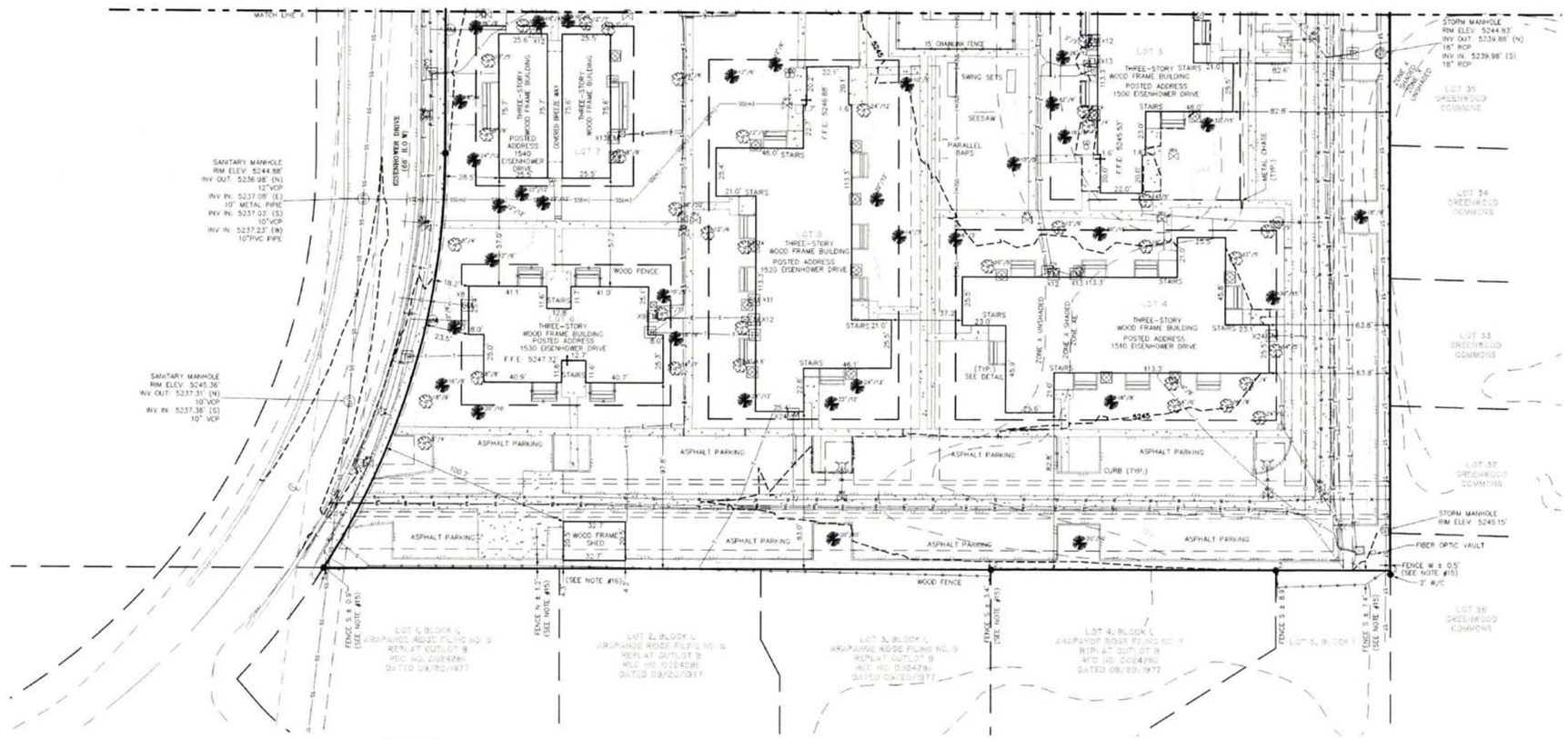
JOB NUMBER:	15-66,406
DATE:	09-30-2015
DRAWN BY:	B.HAAS
CHECKED BY:	JZG/BOL/WW

SHEET 1 OF 3

IMPROVEMENT SURVEY PLAT

LOTS 1–8 AND OUTLOT A, EASTPOINTE SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 3



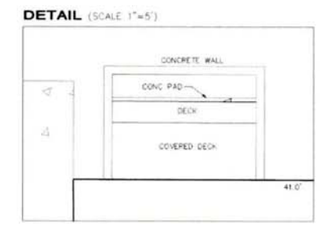
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.
CONTOUR INTERVAL = 1 FOOT

Legend

- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR W/ 1 1/2" ALUMINUM COLLAR "ILLEGIBLE"
- FOUND #5 REBAR W/ 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- CONCRETE
- EDGE OF ASPHALT
- FENCE
- SIGN
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- ELECTRICAL LINE
- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- OVERHEAD UTILITY LINE
- UTILITY POLE
- WATER METER
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SANITARY SEWER LINE
- SANITARY SEWER LINE SCALED FROM MAPS
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM DRAINAGE LINE
- STORM DRAINAGE LINE SCALED FROM MAPS
- STORM DRAINAGE MANHOLE
- LIGHT POLE
- DECORATIVE LIGHT
- TELEPHONE LINE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- GAS LINE
- GAS METER
- AIR CONDITIONER UNIT
- LOCATION OF FINISHED FLOOR
- CENTERLINE
- FLOOD ZONE BOUNDARY

DETAIL (SCALE 1"=5')



REVISION	DATE
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IMPROVEMENT SURVEY PLAT
PREPARED FOR
AIMCO

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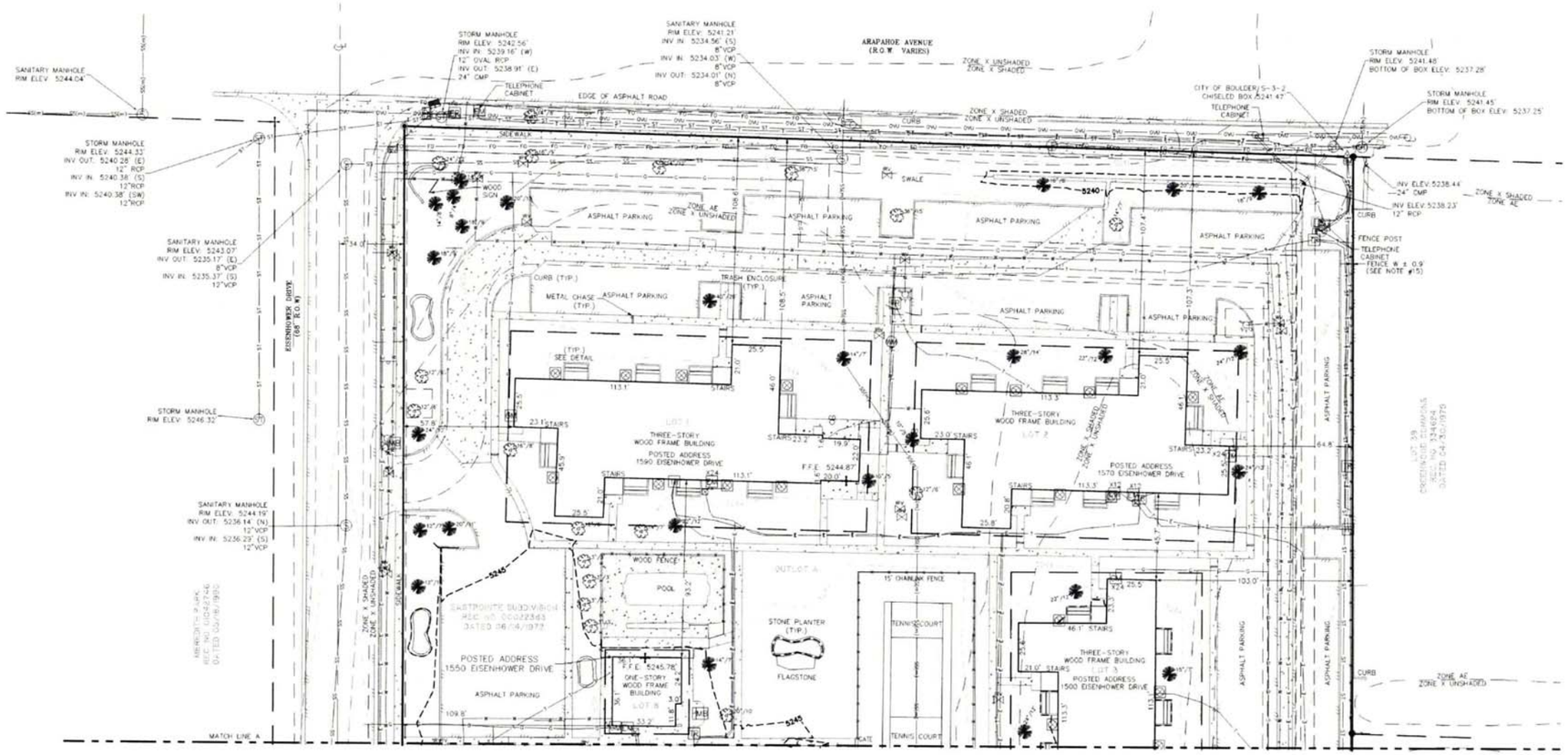
JOB NUMBER: 15-66,406
DATE: 09-30-2015
DRAWN BY: B.HAAS
CHECKED BY: JZG/BOL/WW

SHEET 3 OF 3

IMPROVEMENT SURVEY PLAT

LOTS 1–8 AND OUTLOT A, EASTPOINTE SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 3



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.
CONTOUR INTERVAL = 1 FOOT

Legend

- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND BENCHMARK AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- CONCRETE
- EDGE OF ASPHALT
- FLAGSTONE
- FENCE
- SIGN
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
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- STORM DRAINAGE LINE SCALED FROM MAPS
- STORM DRAINAGE MANHOLE
- CURB INLET
- ELECTRICAL LINE
- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- MAILBOX
- ELECTRICAL JUNCTION BOX
- LIGHT POLE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- TRAFFIC LIGHT
- FIBEROPTIC MANHOLE
- FIBEROPTIC LINE
- TELEPHONE LINE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- GAS LINE
- GAS METER
- AIR CONDITIONER UNIT
- LOCATION OF FINISHED FLOOR
- FLOOD ZONE BOUNDARY
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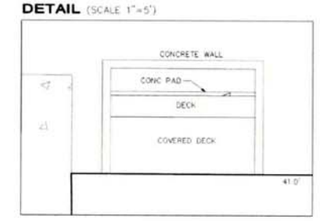
DETAIL (SCALE 1"=5')



REVISION	DATE

IMPROVEMENT SURVEY PLAT
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JOB NUMBER: 15-66,406
DATE: 09-30-2015
DRAWN BY: B.HAAS
CHECKED BY: JZG/BOL/WW

SHEET 2 OF 3

Compliance with Title 9 Land Use Regulation, BRC 1981

The proposed residential apartment complex satisfies the applicable standards and guidelines of the Title 9 / Land Use Regulation. The following summary outlines the specific applicable sections and detail the design strategies illustrated in the Concept Plan Review Drawings preceding this page.

If not explicitly discussed, Chapters or Sections are assumed not applicable for this proposal and/or Applicant and Owner acknowledges processes and procedures detailed within specific Sections.

Chapter 1 - General Provisions

Applicant acknowledges the General Provisions of the Land Use Regulation.

Chapter 2 - Review Processes

9-2-1 - Types of Reviews: The project will require a Concept Plan Review followed by Site Review and Technical Document Review.

9-2-4 - Good Neighbor Meetings and Management Plans: Applicant and Owner are conducting a neighborhood meeting of all residents and business owners within 600' of the site on 14 June 2016 and will continue to engage the community for feedback as the review process proceeds.

9-2-14 - Site Review: Acknowledge that proposed projects within the RH-4 zone district of the anticipated scale will require Concept Plan and Site Review (greater than 2 acres or 20 dwelling units).

9-2-15 - Use Review: The project proposed is a use-by-right allowed in the RH-4 zone district.

Chapter 3 - Overlay Districts

9-3-2 - Floodplains: The project proposed lies partially within the 100-year floodplain Overlay District. Applicant and Owner agree to design and construct the project in conformance with all applicable provisions.

9-3-3 - Regulations Governing the One-Hundred Year Floodplain: All below grade construction will be limited to the portions of the site that fall outside of the 100-year floodplain. Building 2 is planned to lie partially in the 100-year floodplain and is disconnected on the ground floor from the below-grade parking structure. In addition, the overall building height has been set with the ground floor of Building 2 a minimum of 2 feet above the high-water mark of a 100-year event. All other applicable provisions of Section 9-3-3 will be met and further detailed throughout the Site Review and Technical Document Review phases.

9-3-6 - Floodplain Development Permits: Applicant and Owner acknowledge requirement of a Floodplain Development Permit for applicable portions of the project.

Chapter 4 - Public Notice, Decisions and Appeal

Applicant and Owner acknowledge requirements of Chapter 4.

Chapter 5 - Modular Zone System

9-5-2 - Zoning Districts: The proposed project is within the RH-4 zone district (Residential-High 4) and allows for a "variety of types of attached residential units, including without limitation, apartment buildings...". In addition, Applicant and Owner understand and will comply with the Use, Form and Intensity Modules for the RH-4 zone district.

Chapter 6 - Use Standards

9-6-1 - Schedule of Permitted Land Uses: Proposed attached dwelling units are an allowed use within the RH-4 zone district per Table 6-1.

9-6-4a - Agricultural and Natural Resource Uses / Community Gardens: Community garden will be maintained by Owner in accordance with listed criteria and will not be used for commercial purposes.

Chapter 7: Form And Bulk Standards

9-7-1 - Schedule of Form and Bulk Standards:

- Principal buildings and uses all fall within the setbacks and separations as defined in Table 7-1.
- Setback along Arapahoe Road is 90 feet from the centerline of Arapahoe. West setback is 20' from property line, South and East setbacks are 30' from property lines.
- Per Table 7-1, bulk plane standards do not apply to zone district RH-4.
- Refer to Section 9-8-2 for FAR requirements.
- Maximum building coverage per Section 9-7-11 is defined by Site Review process.
- Maximum fence or wall height is 7', or 12' within 3' of lot line with neighbor approval.
- Per Table 7-1, Building Design Requirements do not apply to zone district RH-4.

9-7-5 - Building Height: Maximum building height will be 35' as defined and calculated per Figure 7-3 (20 deg slope or less) for each building on the property.

9-7-7 - Building Height, Appurtenances:

- Appurtenances on this project will be limited to mechanical equipment and will be screened from view as described in Section 9-7-7-a4.
- Provision for 18' of parapet height will apply to Building 2 to accommodate rooftop drainage. Building 2 is required per 9-3-3 regulations to have the ground floor 24" above the 100-year floodplain, and as such, will require a parapet to accommodate sufficient rooftop drainage slopes while maintaining functional floor-to-floor heights.

Chapter 8: Intensity Standards

9-8-1 - Schedule of Intensity Standards:

- Minimum open space requirement for the RH-4 zone district is for 1,200 sf per dwelling unit. Per 9-8-7-a, two efficiency units constitute one dwelling unit.
- Per calculations listed on Page 11, the total open space requirement for the proposed project is 263,400sf (or 86% of the total site area).
- Refer to Page 12 of this document for open space requirement compliance path.

9-8-2 - Floor Area Ratio Requirements: Per 9-8-2-b2, the maximum floor area ratio will be established thorough new Site Review following approval of the Concept Plan Review. Floor areas shown in this document are being determined per Chapter 9-16 definition of floor area: square footage of all levels as measured to the outside surface of exterior framing.

Compliance with Title 9 Land Use Regulation, BRC 1981

9-8-2 - Floor Area Ratio Requirements: Per 9-8-2-b2, the maximum floor area ratio will be established through a new Site Review following approval of the Concept Plan Review. Floor areas shown in this document are being determined per Chapter 9-16 definition of floor area: square footage of all levels as measured to the outside surface of exterior framing.

Chapter 9: Development Standards

9-9-5 - Site Access Control:

•9-9-5-c1: Number of Access Points proposed is two. Per the Preliminary Trip Generation study conducted by Fehr and Peers for this site, AM and PM peak hour trips into and out of the property will be close to 100. In an effort to reduce congestion at a single access point to our below grade parking structure, the proposed project is planning for two access points off of Eisenhower Drive. Fire Access is separate at the south end of the property.

•9-9-5-c3, c4: No site access is planned from Arapahoe Road (arterial street) and is currently planned for the lowest category street fronting the property - Eisenhower Drive.

9-9-6 - Parking Standards:

•Per requirements listed in Table 9-1, the minimum parking requirement for the proposed project is 322 spaces. Refer to Page 15 for calculations.

•Consistent with the 2010 Boulder Valley Comprehensive Plan Core Values, the proposed project has been design to minimize on-site parking, encourage multi-modal transit options, and to maximize open space. As such;

•300 spaces are being provided between 7 on-grade parking spaces for visitors and 293 below grade spaces for residents. This represents a 7% reduction below the minimum parking requirements set forth in 9-9-6.

•Per 9-9-6-d-1-A and B, no parking is located in a required landscape setback abutting Eisenhower Drive, and required parking areas are located on the lot containing the use for which they are required.

•Per 9-9-6-d-2, all parking stalls and drive aisles have been designed to comply with the dimension standards listed in Tables 9-5 and 9-6. Per Table 9-7 for small car stalls, the proposed parking plan for this project will not contain greater than 60% small car stalls. 40% small car stalls proposed on Page 15 of this document. Detailed parking layouts including stall and aisle dimensions will be provided during Site Review.

•Per 9-9-6-g-1, the proposed project will be required to provide 482 off-street bicycle spaces. This will be provided through a combination of on-grade short-term bike racks (25% of total required) located as shown on Page 13, and secure, long-term resident bike storage rooms and lockers in the parking structure (75% of total required).

9-9-7 - Sight Triangles: Two drives intersect Eisenhower Drive and will be developed with a 15' x 15' triangle at the corners as illustrated in Figure 9-7. Details to be provided during Site Review and Technical Document phases.

9-9-9 - Off-Street Loading Standards: The proposed project will provide off-street loading areas in accordance with the requirements of this section either through service and loading access within the larking structure or a separate on-grade service and loading space. These options are being evaluated for feasibility and cost and will be further detailed during the Site Review process.

9-9-11 - Usable Open Space: Refer to Pages 12, 20 and 21 for details regarding usable open space elements. Types of Usable Open Space Provided in the proposed project per provisions in 9-9-11-e and 9-9-11 f:

•Landscaped Areas meeting the applicable requirements of 9-9-12.

•Outdoor activity and recreation elements such as an indoor / outdoor pool on the ground level meeting the applicable requirements of 9-9-11-e-2.

•Outdoor garden / roof deck for enjoyment of building occupants above the indoor portion of the pool meeting the applicable requirements of 9-9-11-e-3.

•Exterior paved surfaces less than 5 feet in width per 9-9-11-e-5.

•Individual balconies greater than 36 sq. ft. and not less than 48 inches in depth per 9-9-11-f-1.

•Pedestrian ways, plazas and atria within buildings designed for the specific use and enjoyment of the residents that will include passive recreational amenities meeting the applicable requirements of 9-9-11-f-2.

9-9-13 - Streetscape Design Standards: Street trees and a tree lawn will be provided per requirements of Table 9-10. A 5 foot tree lawn will be provided along both Eisenhower Drive and Arapahoe Road. Tree specimen selection and sizing will follow requirements of Table 9-10 in specific locations that have buried or overhead utilities. Currently, utilities are overhead along Arapahoe Road and buried along Eisenhower Drive. Details regarding trees and tree laws to be provided during Technical Document Review.

9-9-14 - Parking Lot Landscaping Standards: The proposed project contains a small parking lot for future residents and visitors off of Eisenhower Drive. A combination of screening methods will be provided in accordance with the requirements of 9-9-14 and will be detailed further during the Technical Document Review.

9-9-15 - Fences and Walls: A privacy fence or wall is anticipated along the southern and eastern property lines to provide visual and security barriers to the neighboring communities. Any fence or wall will comply with the provisions of 9-9-15 and will be further detailed during Technical Document Review, but will not exceed 7 feet in height.

9-9-16 - Lighting Outdoor: Outdoor lighting is planned for the proposed project and will be further detailed during Technical Document Review, but will comply with the provisions of 9-9-16.

9-9-17 - Solar Access:

•Based on the site location at the northwest corner of Arapahoe and Eisenhower, and significant setbacks on all four sides of the property, the proposed project will comply with the Solar Access Provisions as described in 9-9-17-d.

•Buildings are oriented along the east-west direction with a generally flat roof per 9-9-17-g. The roof structure will be designed to support unshaded solar collectors to protect the potential installation of solar energy systems.

9-9-18 - Trash Storage and Recycling Areas: All trash storage and recycling will be located within the below grade parking structure and will comply with applicable requirements of 9-9-18.

Compliance with Title 9 Land Use Regulation, BRC 1981

9-9-19 - Swimming Pools, Spas and Hot Tubs: A swimming pool is a part of the proposed project and will fenced as required by Chapter 10-5.

9-9-21 -Signs: The proposed project will require building identification for leasing purposes. Any signs will be located and designed to comply with 9-9-21 and will be further detailed during the Technical Document Review.

Chapter 10: Nonconformance Standards

Not Applicable

Chapter 11: Historic Preservation

Not Applicable

Chapter 12: Subdivision

Not Applicable

Chapter 13: Inclusionary Housing

The proposed project is required to comply with the Inclusionary Housing requirements as detailed in Chapter 13.

The Owner of Eastpointe Apartment Homes intends to own and operate the property after development is complete. The same Owner also owns and operates the San Juan del Centro Apartment Homes located at 3100 34th Street in Boulder as a 100% affordable / inclusionary property in addition to several more affordable properties nationwide.

For the proposed project, the Cash-in-Lieu Contribution option has been selected as the most appropriate compliance path per 9-13-8-a. Applicant and Owner understand the City metrics for determining the total contribution amount.

Chapter 14: Residential Growth Management

Applicant and Owner acknowledge allocation as outlined in Chapter 14.

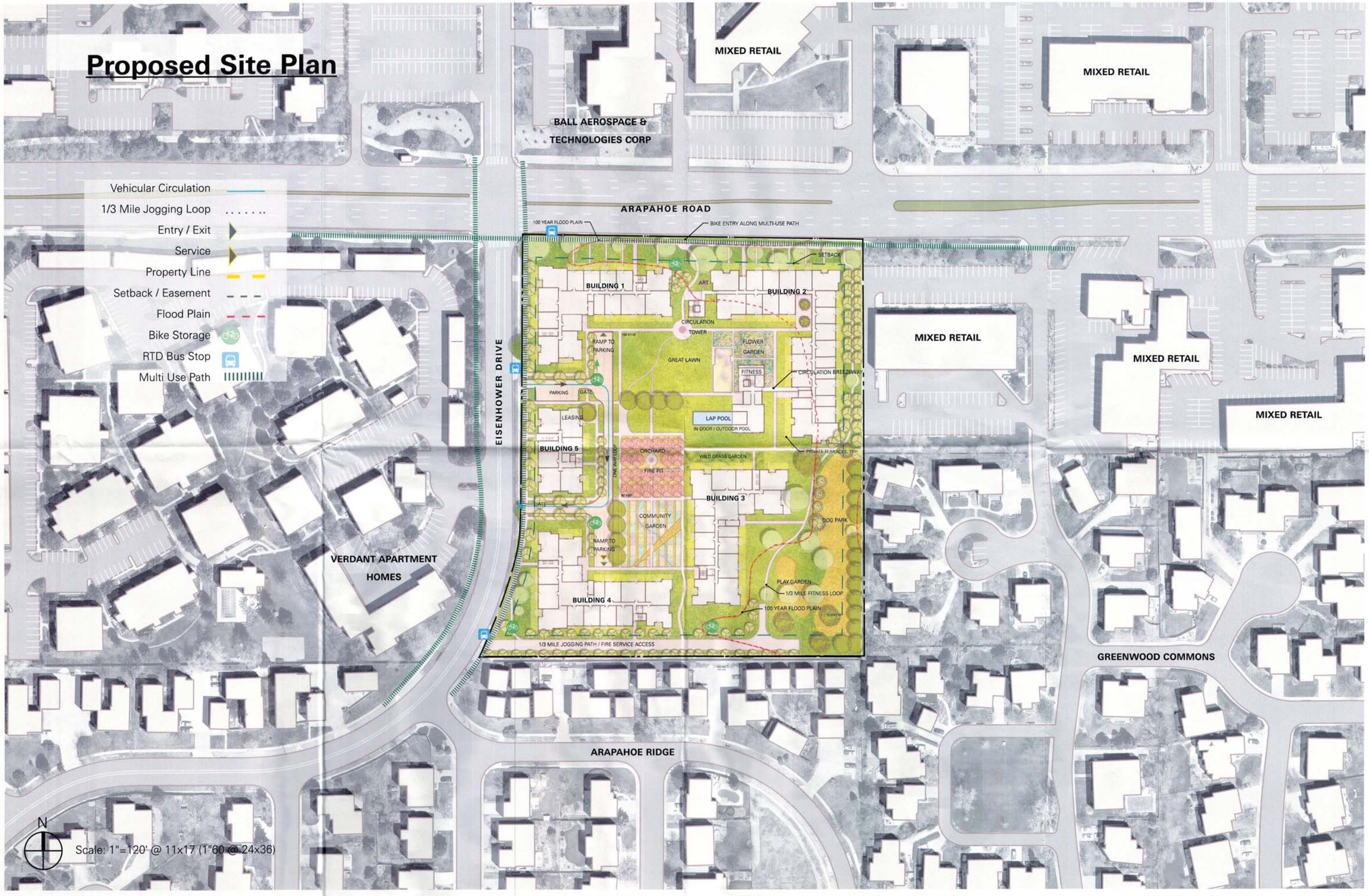
Chapter 15: Enforcement

Applicant and Owner acknowledge requirements of Chapter 15.

Chapter 16: Definitions

Applicant and Owner acknowledge definitions in Chapter 16.

Proposed Site Plan



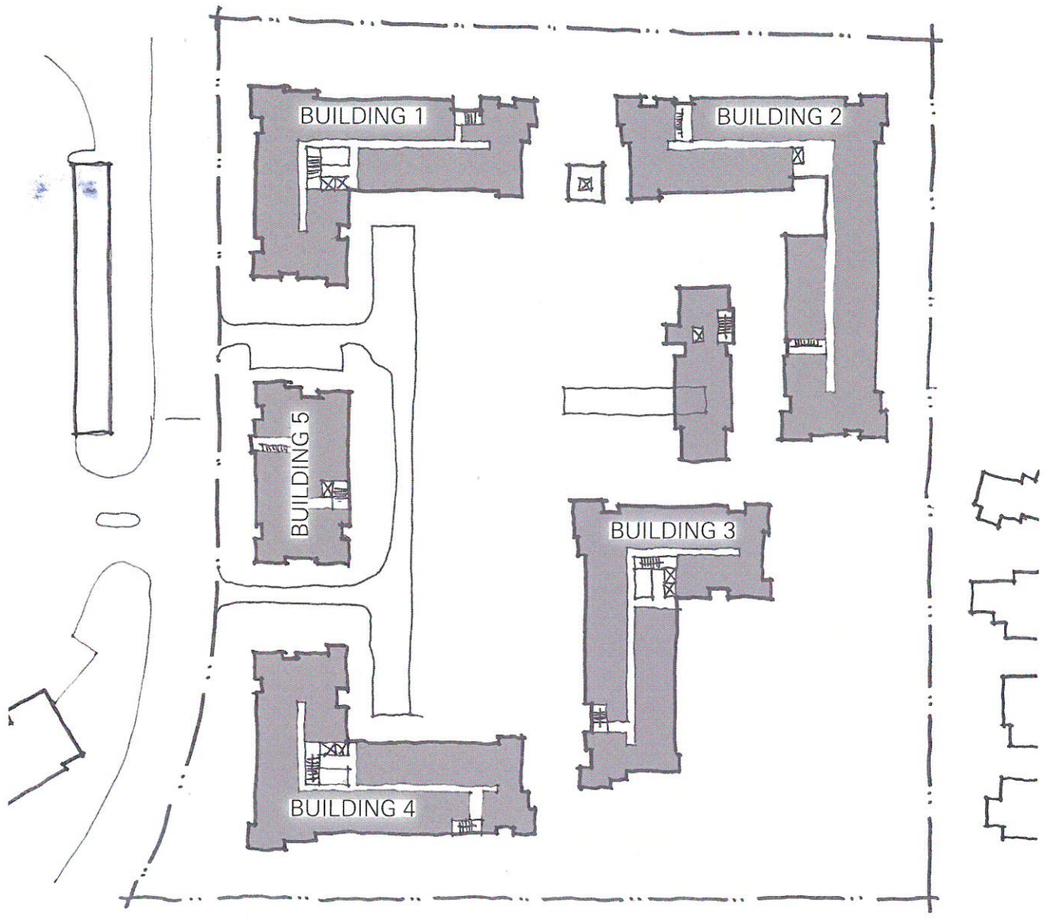
EASTPOINTE

APARTMENT HOMES

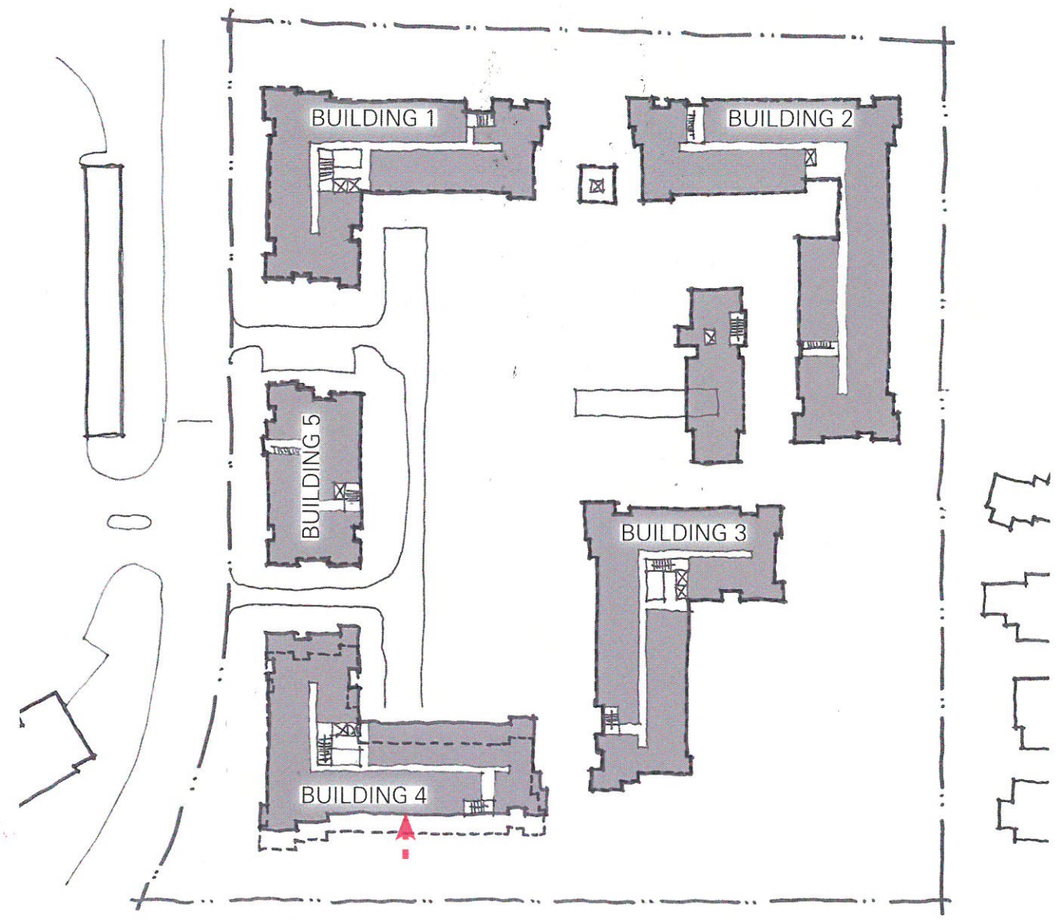
CONCEPT PLAN REVIEW
SUPPLEMENTAL INFORMATION
JULY 25, 2016

Aimco
Redevelopment
TRYBA ARCHITECTS

Diagram #1a - Site Plan Development



CONCEPT SITE PLAN



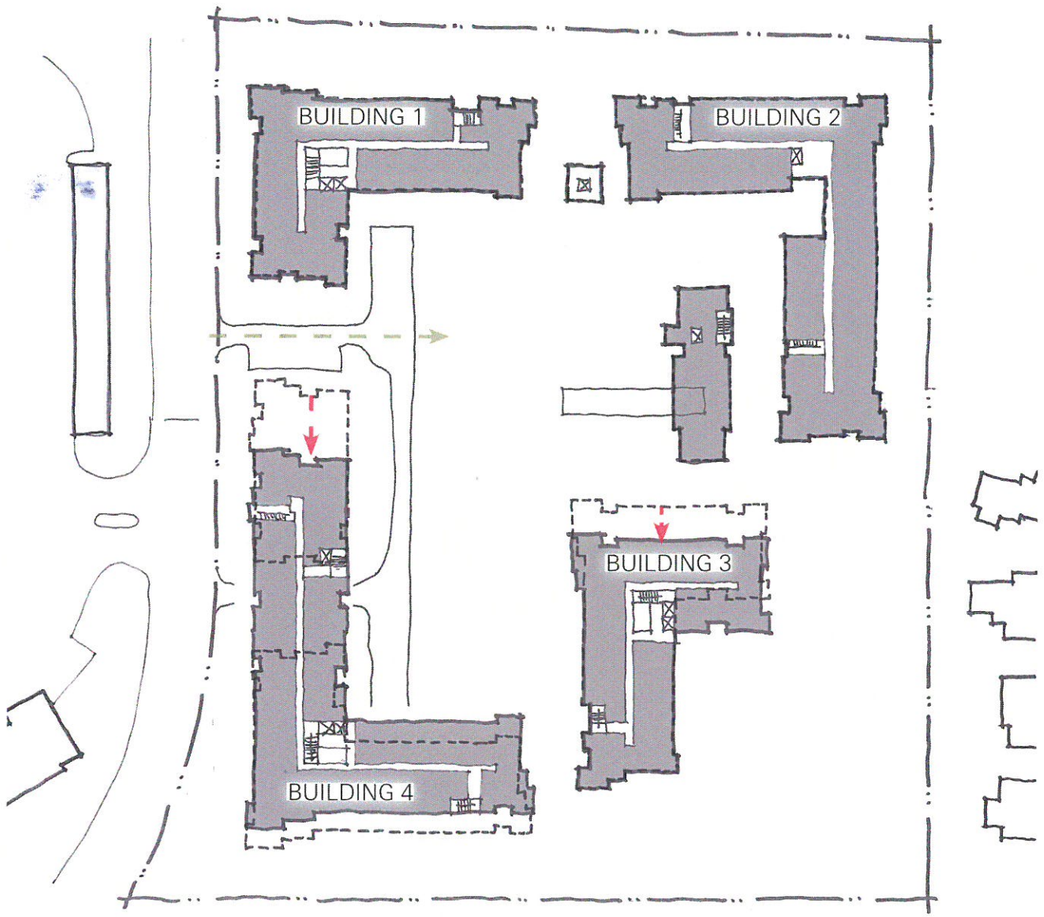
MOVE BUILDING 4 NORTH 12 FEET

- TO MAINTAIN VIEWS FOR NEIGHBORS

Scale: 1"=100' @ 11x17

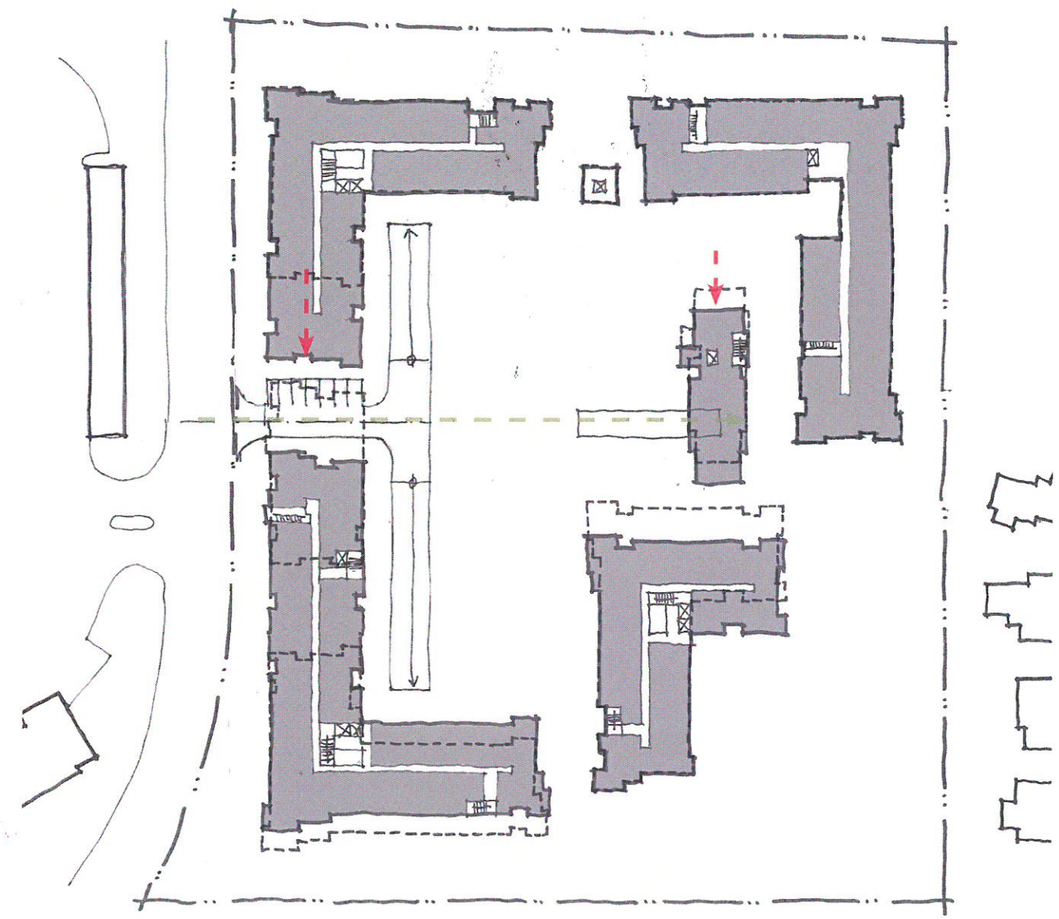
N

Diagram #1b - Site Plan Development



INTEGRATE SINGLE ACCESS POINT

•MERGE BUILDINGS 4 AND 5 TO ALLOW FOR SINGLE ACCESS POINT



ALIGN ACCESS POINT

• SHORTEN BUILDING 3, EXTEND BUILDING 1, MOVE AMENITY BUILDING TO STRENGTHEN ENTRY AXIS

Scale: 1"=100' @ 11x17

N

Diagram #1c - Updated Site Plan: 233 Units

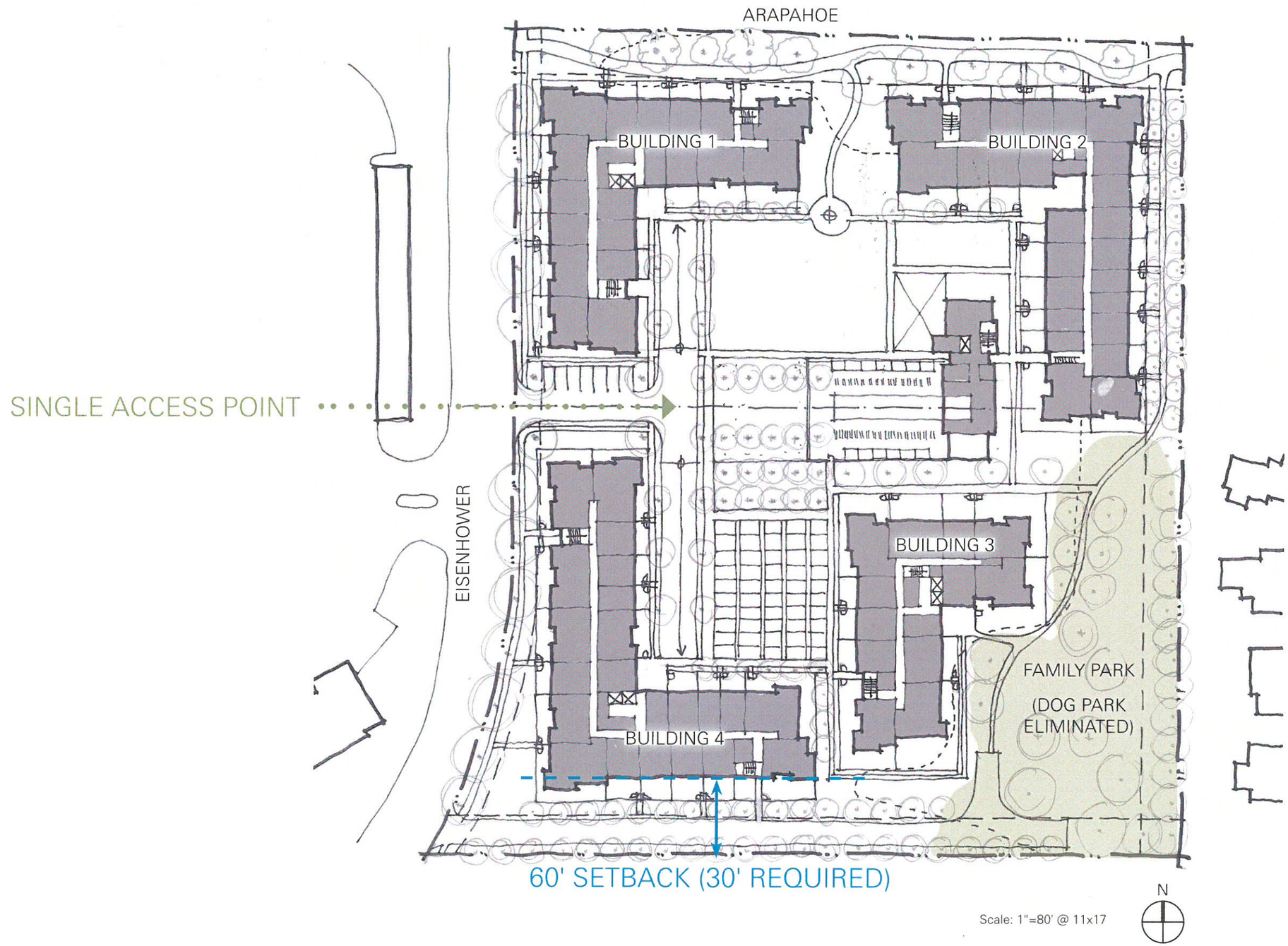


Diagram #2 - Updated Garage Plan - Services

WASTE / RECYCLE / COMPOST COLLECTION

WASTE / RECYCLE / COMPOST CONSOLIDATION

WASTE / RECYCLE / COMPOST REMOVAL BY WESTERN DISPOSAL.

**GARAGE DEPTH IS DESIGNED AT 13'-6" CLEAR CEILING HEIGHT TO ACCOMODATE REAR LOADING GARBAGE TRUCKS*

RESIDENT LOADING ZONES FOR MOVE IN/OUT

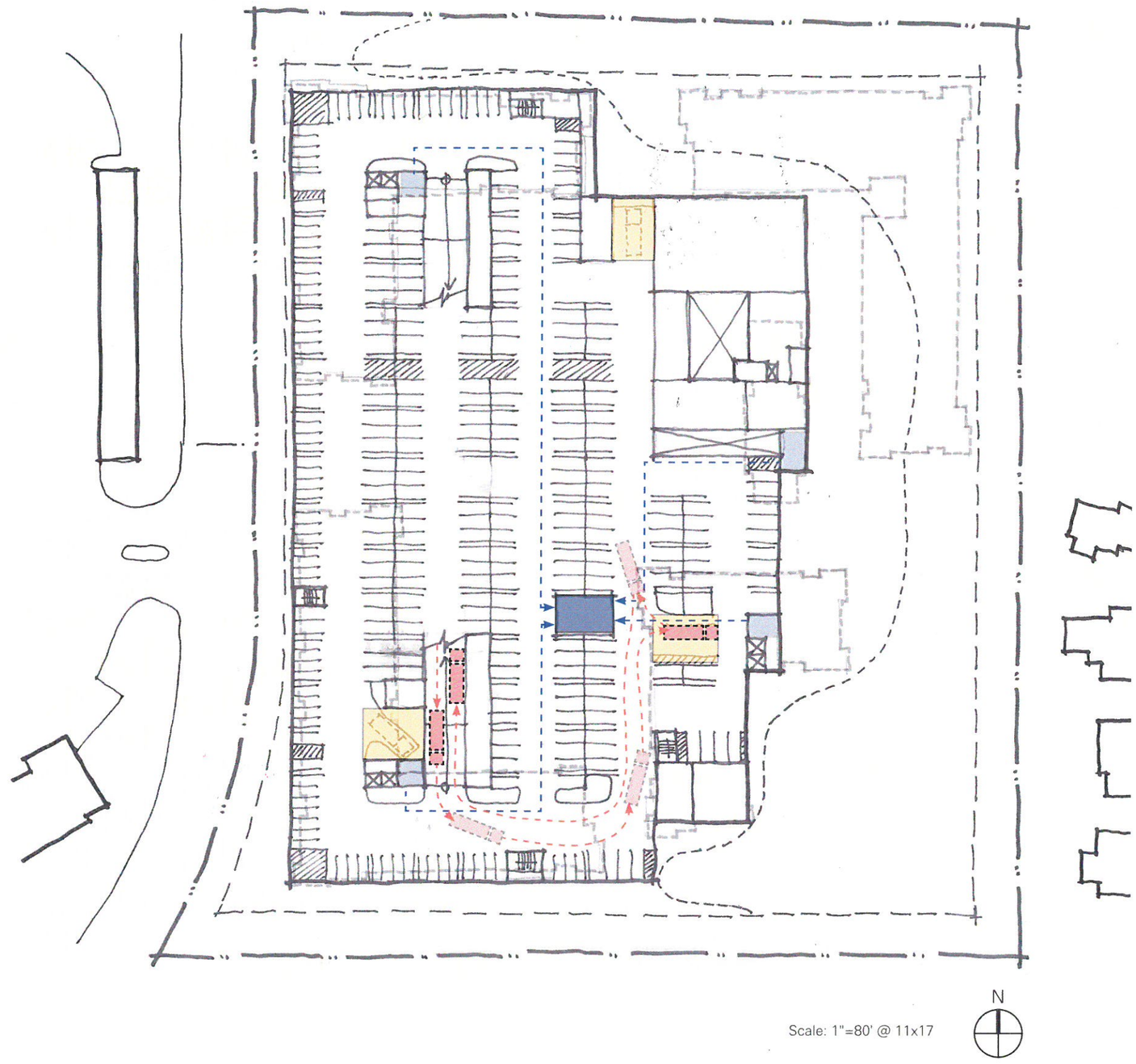


Diagram #3 - Right of Way Improvements

EXISTING STREET TREE TO REMAIN

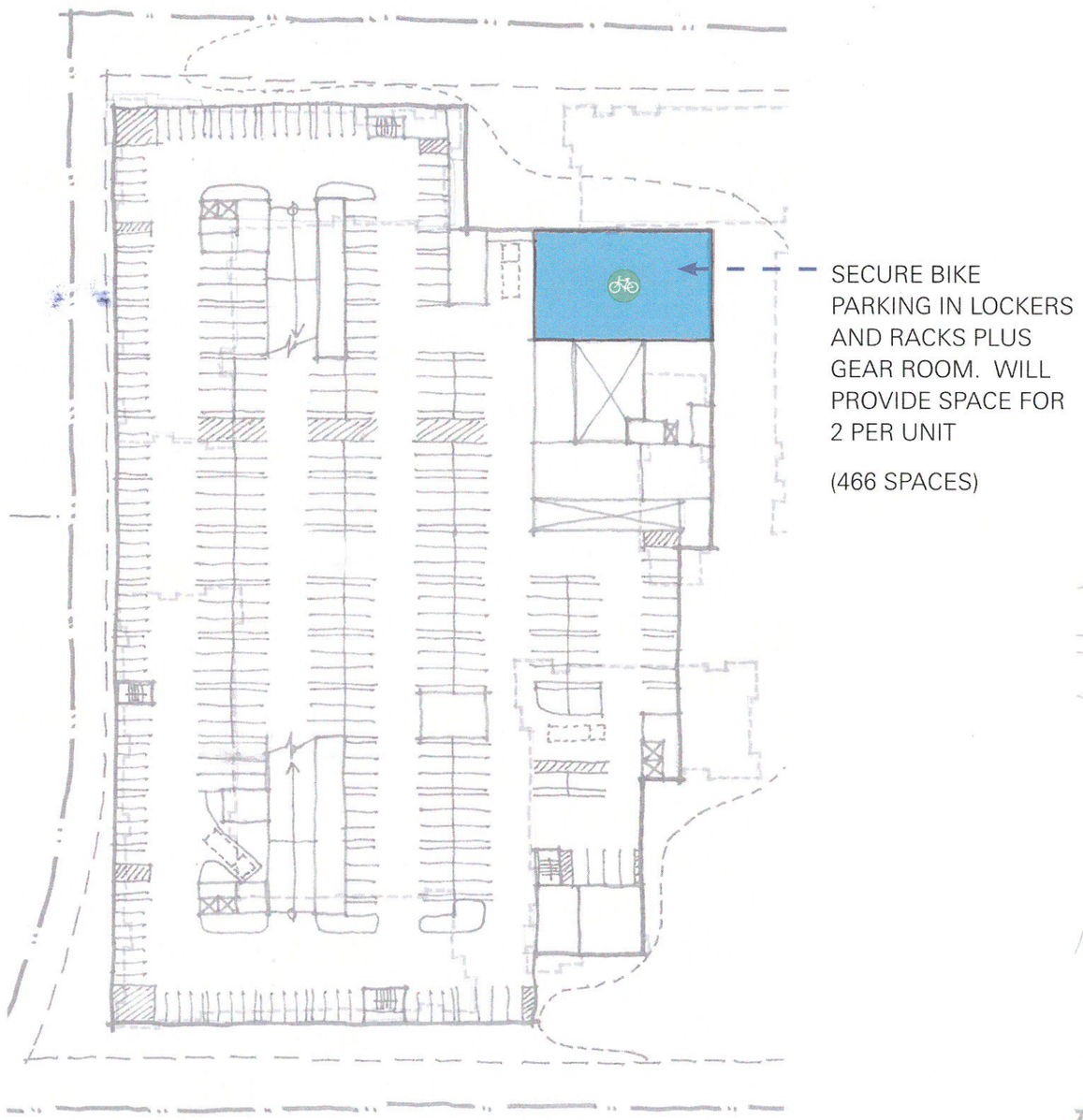
NEW STREET TREES AT EVERY 40'. TREE LAWN ON EISENHOWER IS 5' MIN, 8' MIN ON ARAPAHOE BUT WIDER IN MANY AREAS

NEW 12' WIDE MULTI-USE PATH

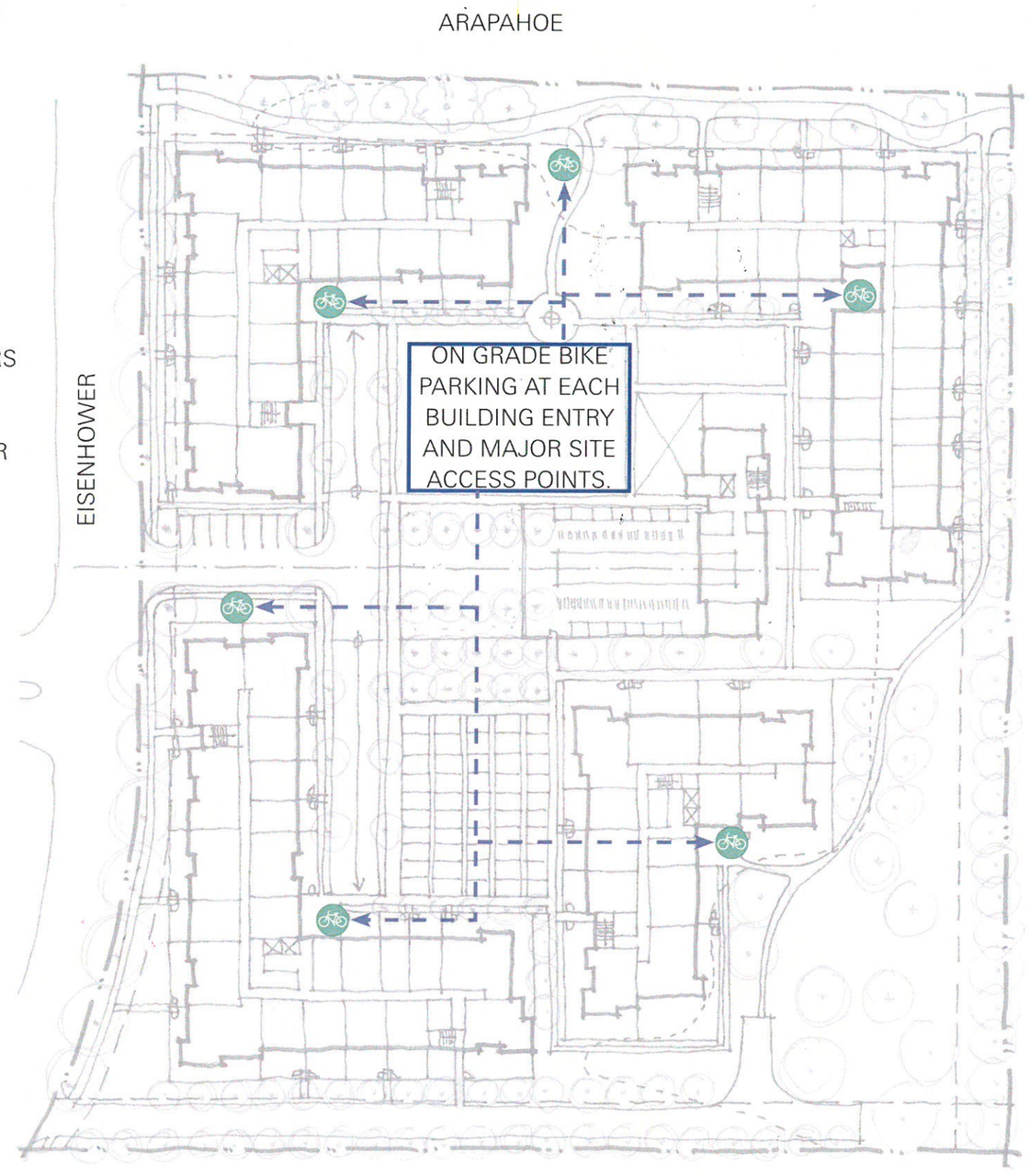
NEW 5' WIDE DETACHED SIDEWALK WITH 5' TREE LAWN

POSSIBLE TRANSIT STOP IMPROVEMENTS

Diagram #4 - Bicycle Parking



GARAGE PLAN



GROUND FLOOR / SITE PLAN

Scale: 1"=80' @ 11x17

N

Diagram #5 - Storm Detention and Drainage

EXISTING GRADE

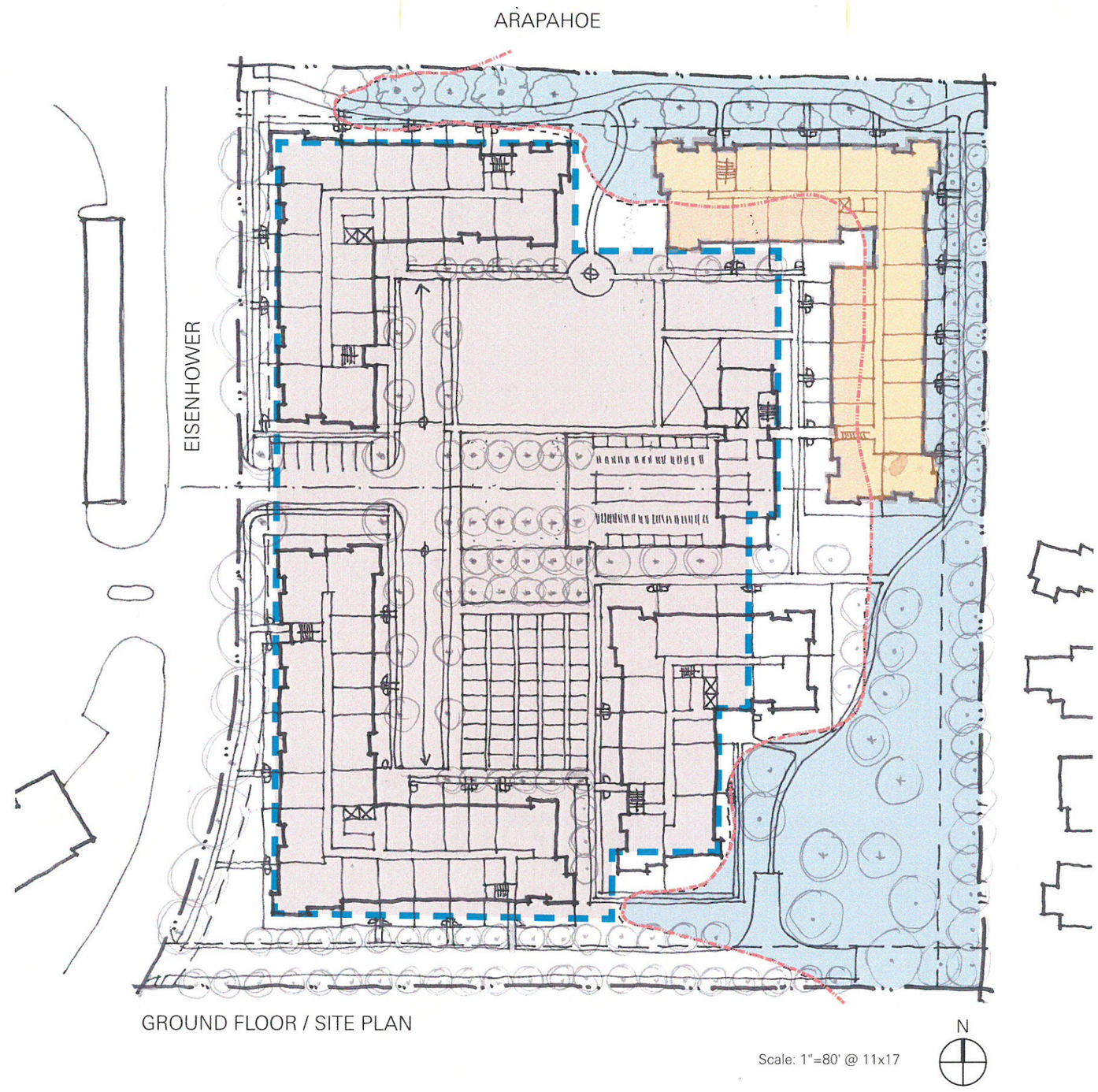
Scale: 1"=80' @ 11x17

N

Diagram #6 - Groundwater Strategy

BELOW GRADE PARKING STRUCTURE WITH PERMANENT DEWATERING / UNDERSLAB DRAINAGE AND GROUNDWATER FILTRATION SYSTEM

BUILDING 2 HAS BEEN DESIGNED WITH THE FIRST FLOOR 24 INCHES ABOVE THE HIGH WATER MARK OF A 100-YEAR FLOOD EVENT



GROUND FLOOR / SITE PLAN

Scale: 1"=80' @ 11x17

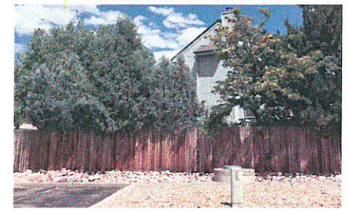
Diagram #7 - Neighbor View Corridors EXISTING

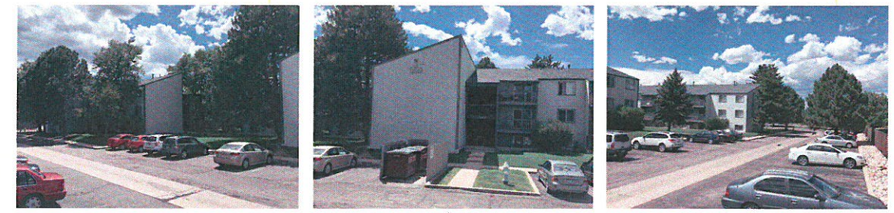
3 STORY / 32"-1" HIGH BUILDINGS

2 STORY BUILDING ALLOWING SOME VIEWS BEYOND

BACK OF HOUSE FACING 1550 EISENHOWER

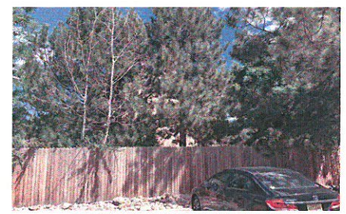
EXISTING VIEWS TO WEST





1537 PATTON CIRCLE

1

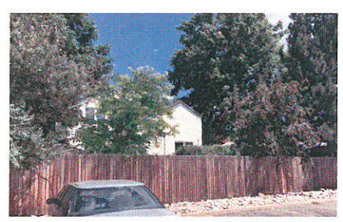


1535 PATTON CIRCLE

2

1525 PATTON CIRCLE

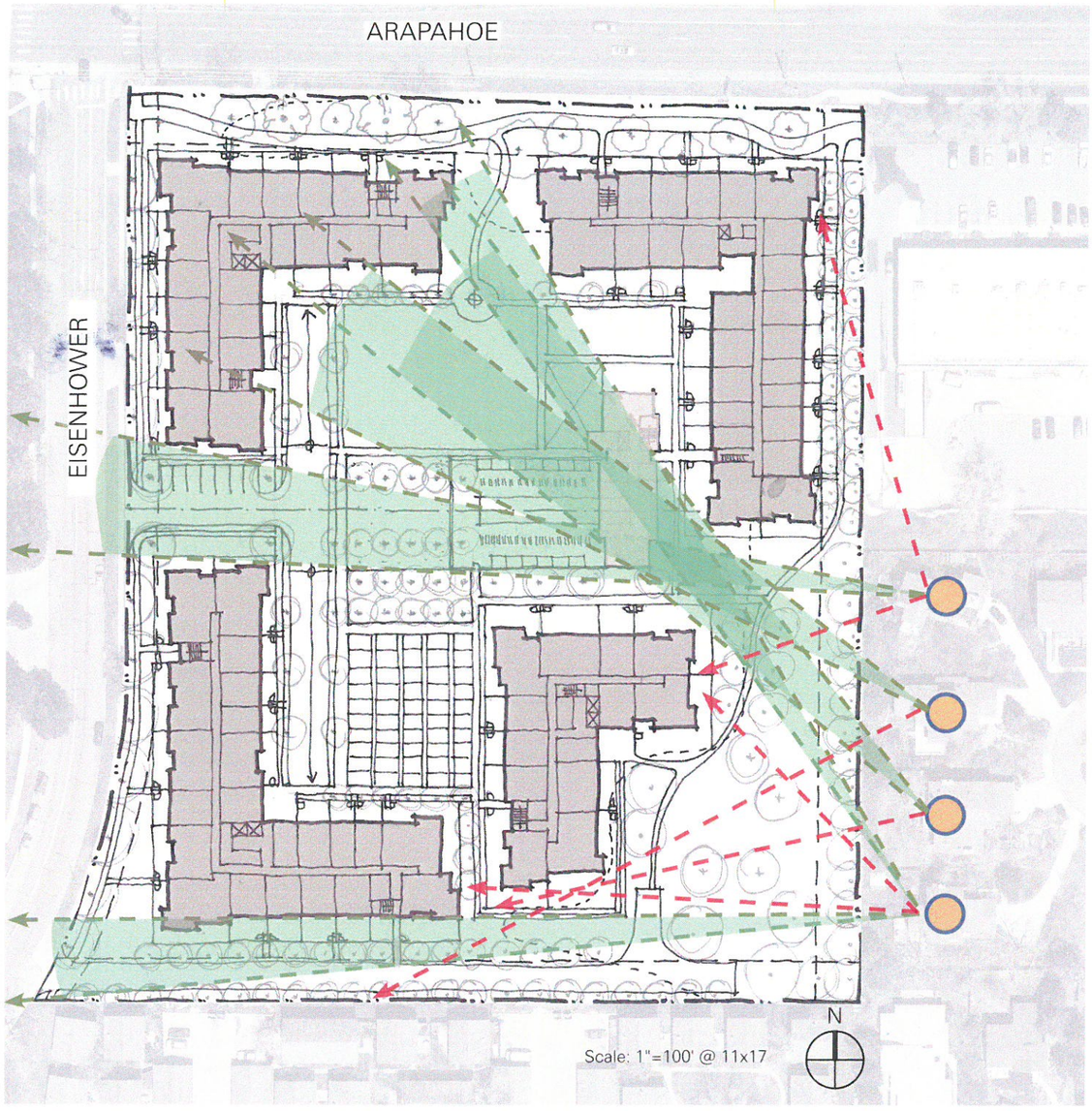
3



1517 PATTON CIRCLE

4

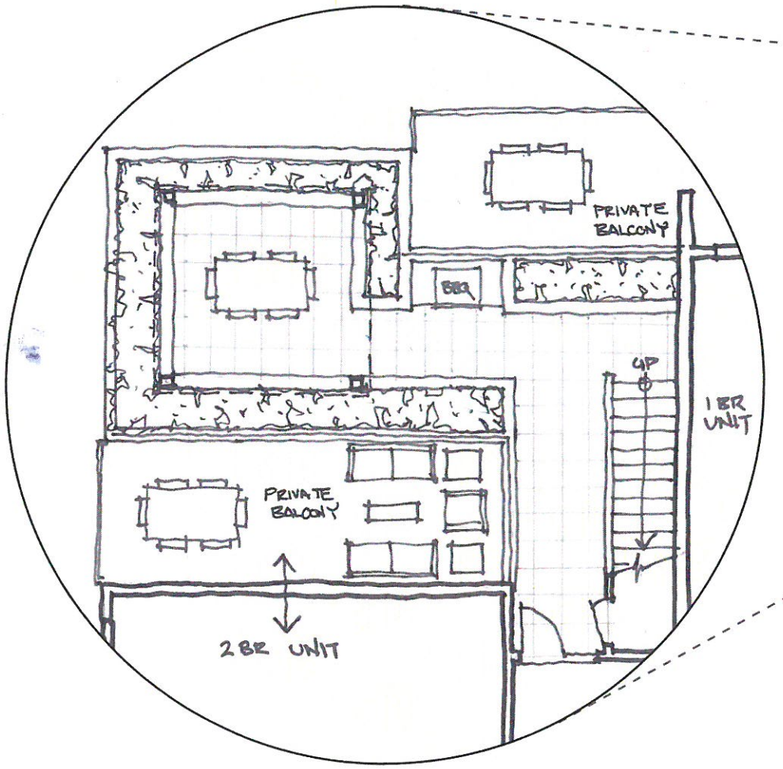
Diagram #7 - Neighbor View Corridors PROPOSED

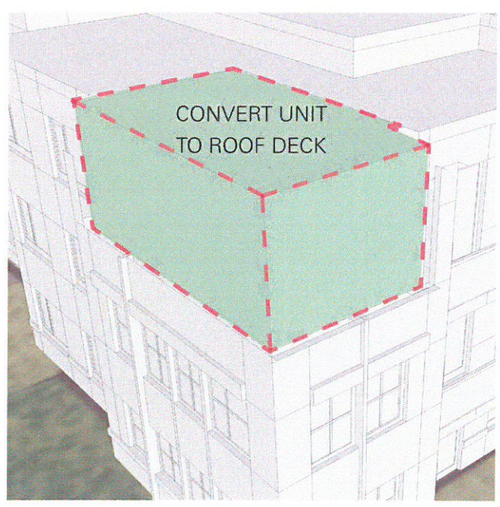


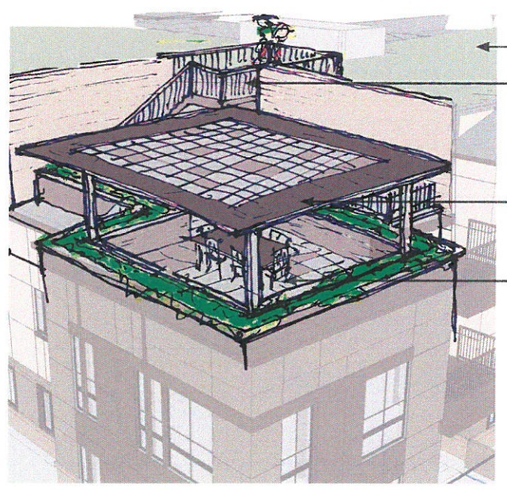
3 STORY / 35' HIGH BUILDINGS

2 STORY BUILDING ALLOWING SOME VIEWS BEYOND

Diagram #8 - Green Roof Access





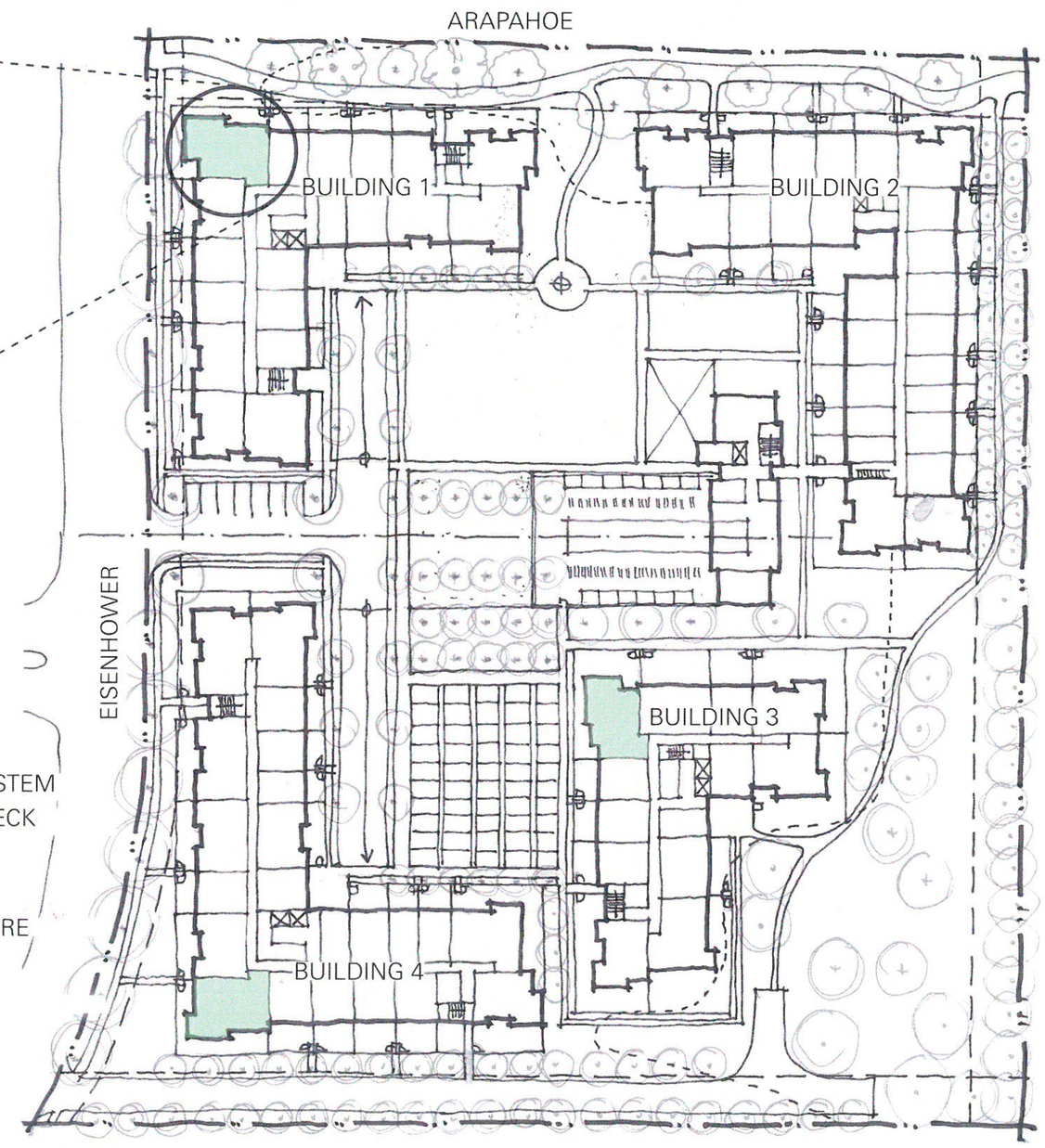


GREEN ROOF SYSTEM

OBSERVATION DECK

SHADE STRUCTURE

AMENITY DECK



Scale: 1"=80' @ 11x17

N

Diagram #9 - Neighborhood Compatability

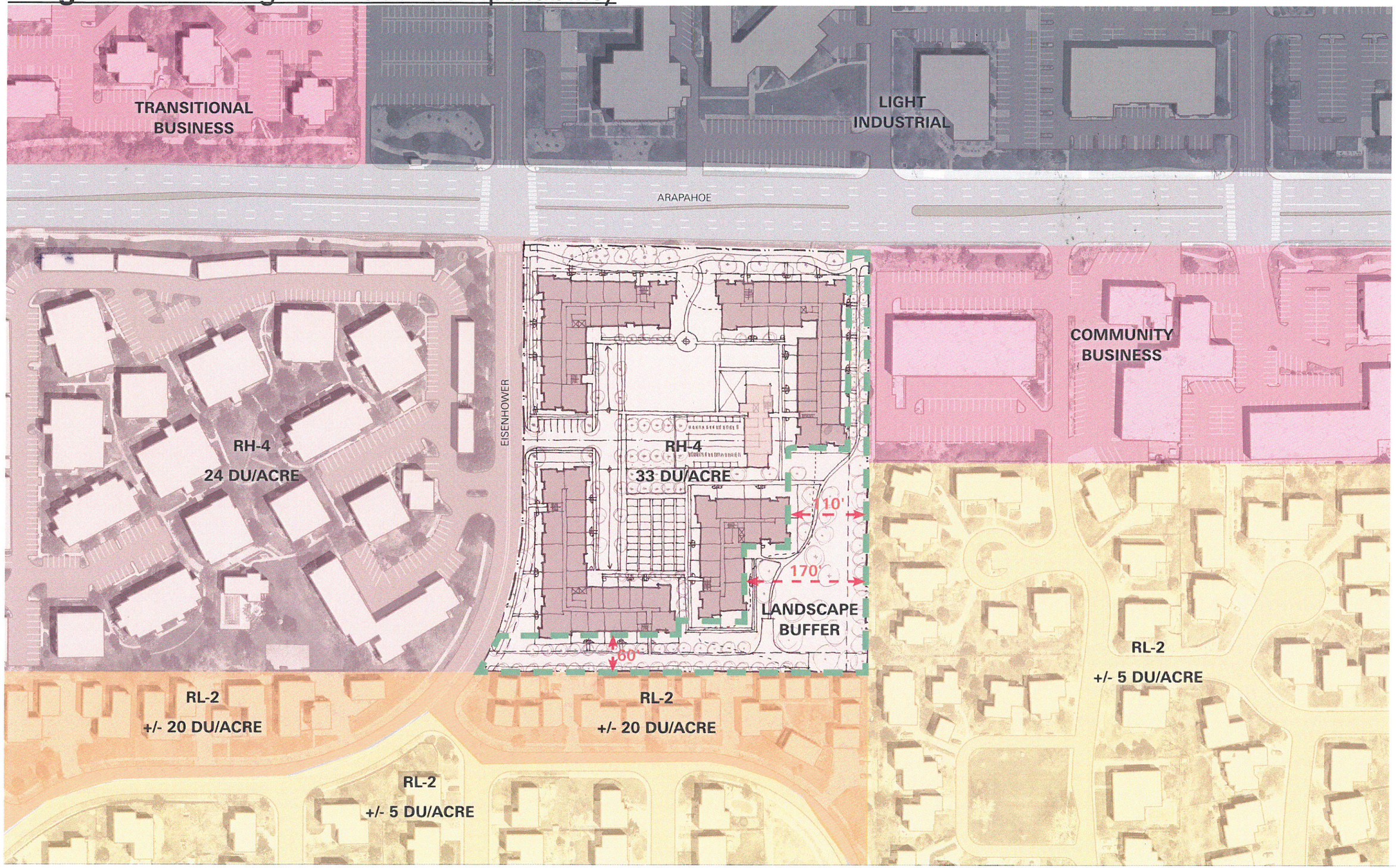
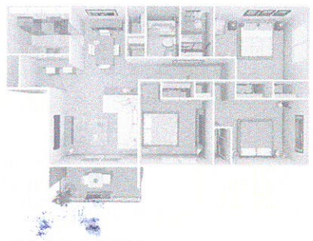
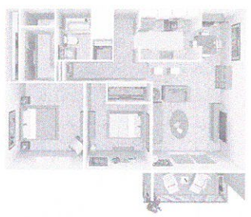


Diagram #10 - Diversity of Housing

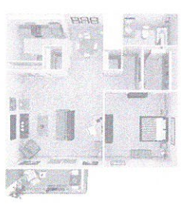
EXISTING UNITS (3 TYPES)



3 BEDROOM
1,025 SF



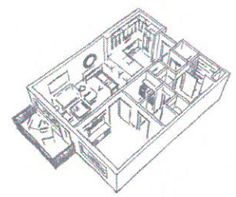
2 BEDROOM
912 SF



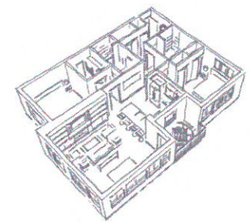
1 BEDROOM
690 SF

PROPOSED UNITS (11 TYPES)

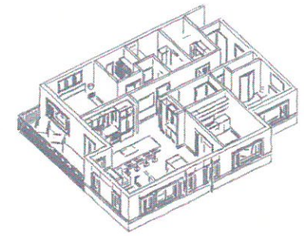
BALCONY UNITS



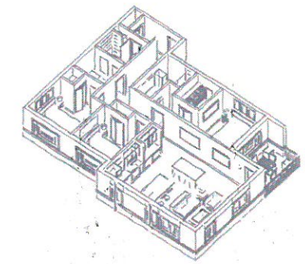
1 BEDROOM
672 SF



2 BEDROOM
1,059 SF

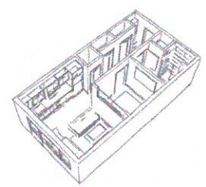


2+ BEDROOM
1,253 SF

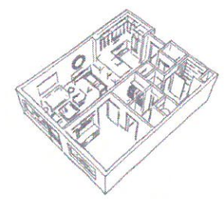


3 BEDROOM
1,360 SF

FLATS

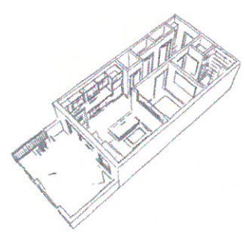


EFFICIENCY
459 SF

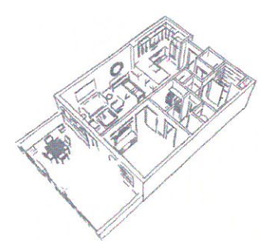


1 BEDROOM
672 SF

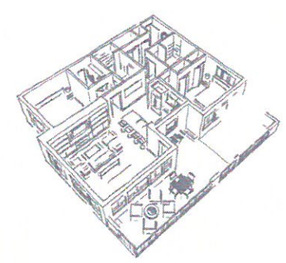
TERRACE UNITS



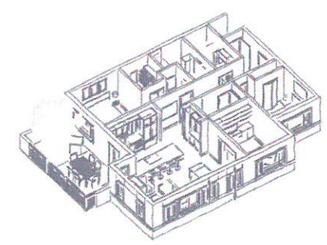
EFFICIENCY
459 SF



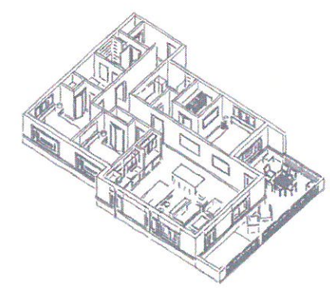
1 BEDROOM
672 SF



2 BEDROOM
1,059 SF

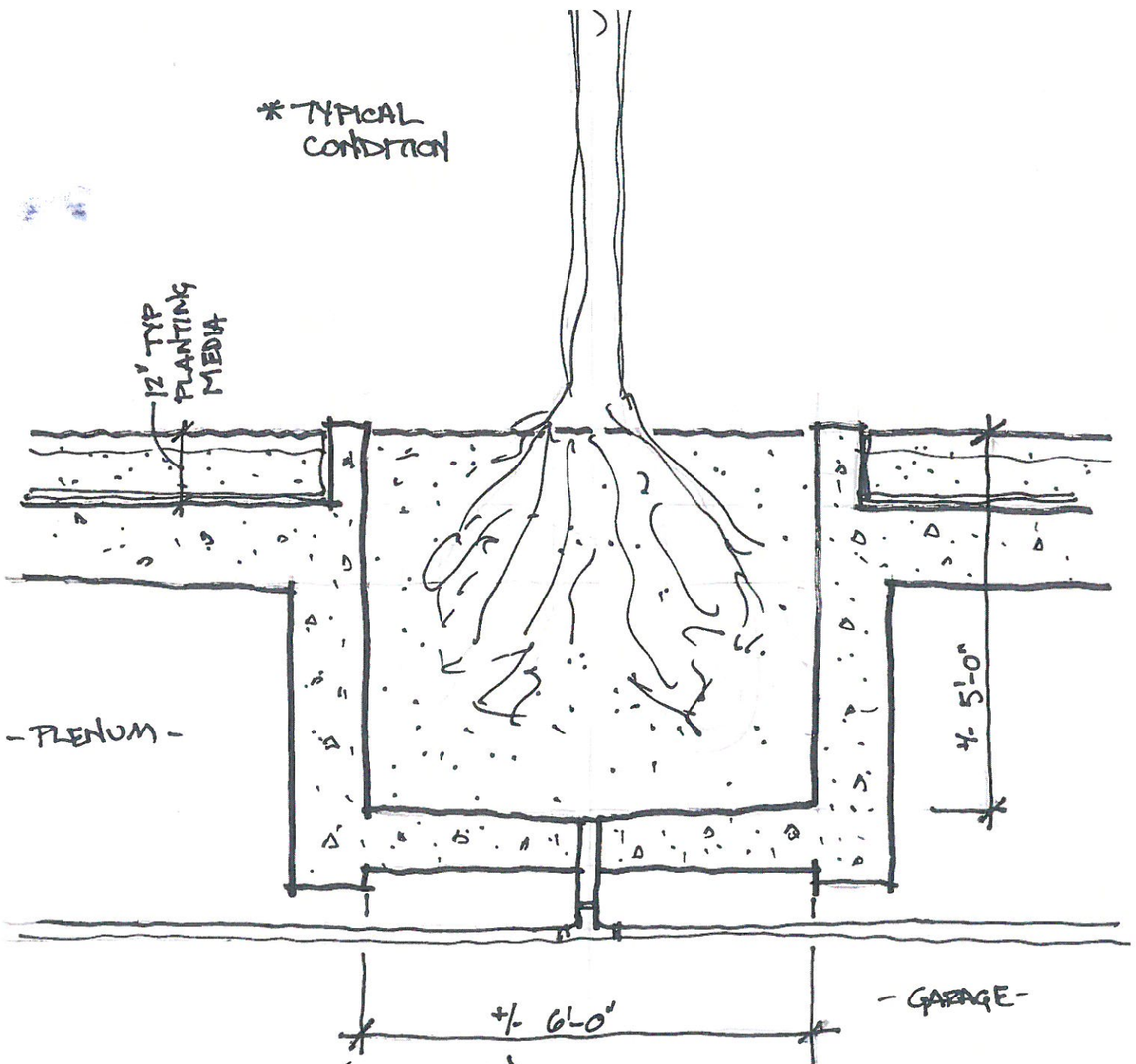


2+ BEDROOM
1,253 SF

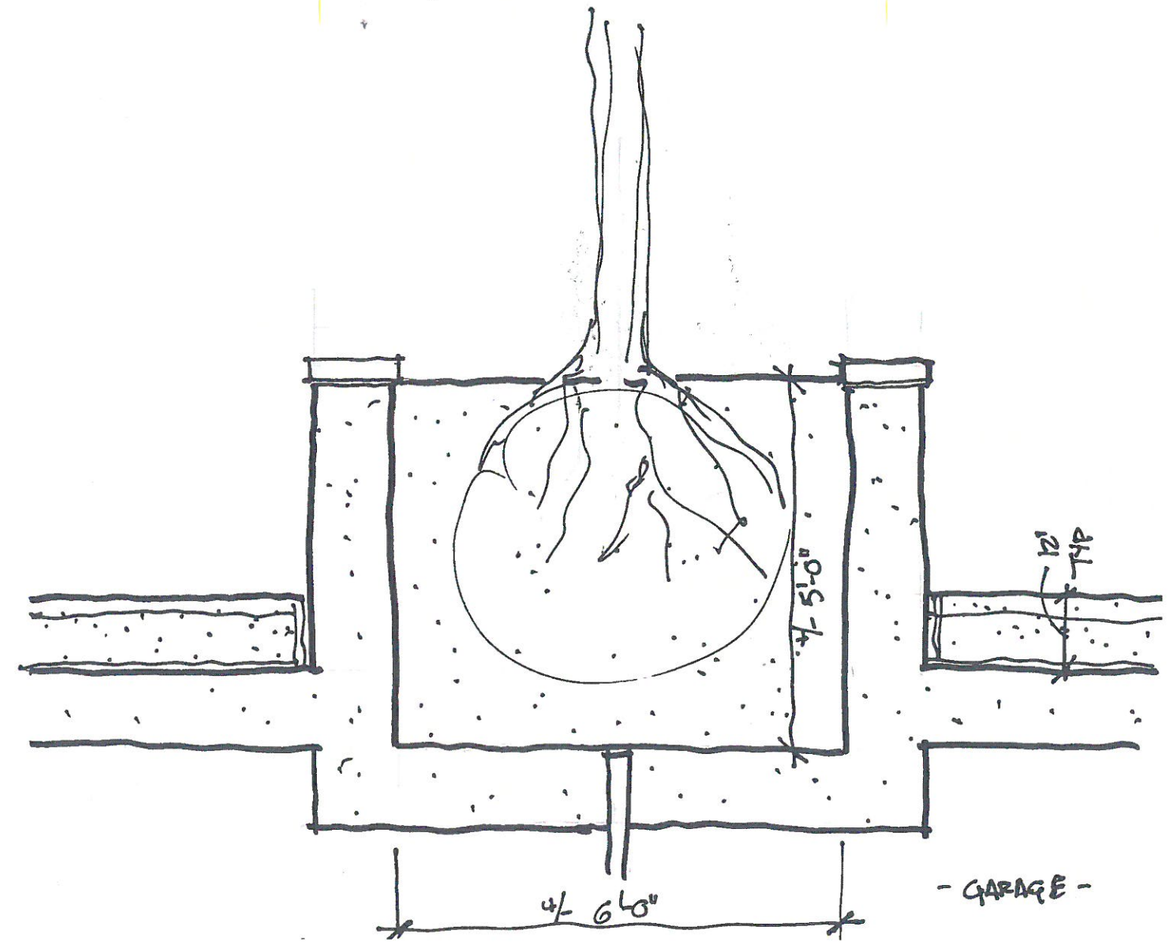


3 BEDROOM
1,360 SF

Diagram #11 - Tree Planting Details



<RECESSED>
TREE PLANTER @ GARAGE
1/2" = 1'-0"



<RAISED>
TREE PLANTER @ GARAGE
1/2" = 1'-0"

Sustainable Design Approach

With its central location, high residential unit density and carefully detailed landscape design the project will achieve a minimum LEED for Homes Gold rating. Key site features include a density of over 30 units per acre, close proximity to public transportation, and a water sensitive planting and irrigation design.

The project will also feature a number of unique sustainability features, including a green roof system. Additionally, stormwater from the building's roofs will be managed through on-site features such as bio-swales and infiltration areas, thus reducing the project's impact on the municipal stormwater system. The following systems described are key features of the site and building develoment.

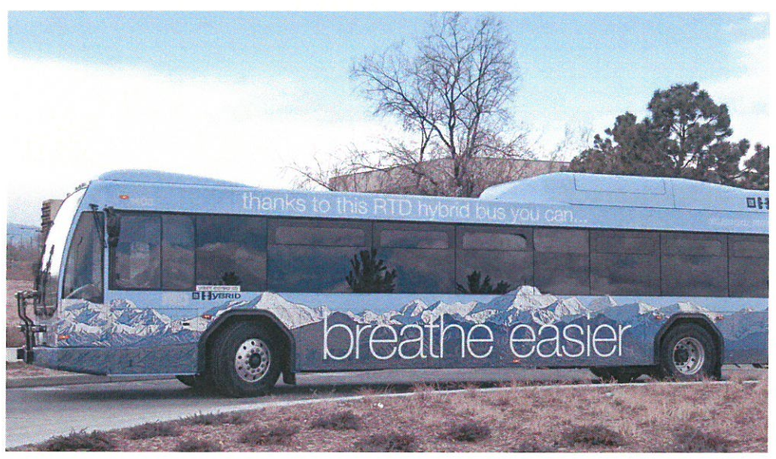
Following completion of construction the onsite operations team will be trained on all of the sustainable features that have been incorporated into the project.

SHADED HARDSCAPES

Trees and plantings will be strategically placed to allow for both shaded and unshaded hardscape experiences. With trees and plantings covering at least 50% of the site local heat island effects will be reduced.

TREE PRESERVATION

Mature, healthy trees on site are an assett that will be maintained as possible. Mature trees help to filter pollutants, reduce stormwater runoff and cool surrounding microclimates. In addition to maintaing existing trees, new trees will be planted at a rate of 1 per every 1,000 sq.ft. ensuring future growth and development of mature, healthy trees.



PUBLIC TRANSPORTATION

The existing site is a quarter mile walk from Boulder Community Hospital and Ball Engineering, two major employment centers. For those residents who are employeed further from the site over 125 public transportation bus rides per day are within a half mile. In addition, the site will be equipped with 2 bike storage racks per unit and a state-of-the-art gear repair room.

SEDUM GREEN ROOFS

Accessible green roofs will be located throughout the site for the enjoyment and health of the residents. Green roofs have been proven to reduce pollutants, reduce the urban heat island effect, maxize roof insulation, reduce roof sound penetration and help with surface water management. All green roofs will be drained to bioswales and infiltration areas prior to being released from the site.

XERISCAPE

The extensive gardens on the property will be designed and maintained using the seven xeriscaping concepts. By utilizing natural drought resistent plants and grasses maintenance and water costs may be reduced by up to 60%.

Seven xeriscaping concepts: 1. Plan and design, 2. Create practical turf areas, 3. Select low-water plants, 4. Use soil amendments, 5. Use mulches, 6. Irrigate efficiently, 7. Maintain the landscape properly

Sustainable Design Approach

LOCAL MATERIALS

Building materials will be transported a maximum of 500 miles to the site. Utilizing local materials minimizes the undesirable energy impacts of transporting materials across the country while maximizing the aesthetics of the local region.

SUN SHADING

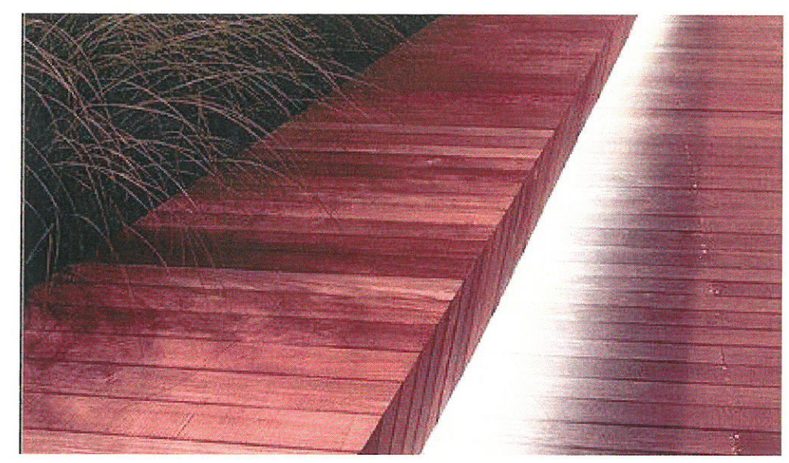
South, east and west facing facades will be shaded from direct solar gain by sun shading devices. A combination of trellis and deep eaves will prevent the summer sun from entering the building, thereby reducing the cooling effect in the summer.

MAXIMIZED FRAMING EFFICIENCY

Framing waste will be minimized through ideal floor-to-floor height dimensions measuring standard dimensional wood lumber measurements. In addition, all wood members will be specified and located to minimize any unnecessary field cutting.

FSC CERTIFIED WOOD AND RECYCLED PRODUCTS

FSC certified wood and renewable products will be specified for minimal environmental impact. FSC wood follows best forest practices minimizing the forest depletion. All wood wall framing will be done with FSC certified wood. In addition recycled and renewable products such as Beetle-Kill Pine will be used.



LED LIGHTING

All site and unit lighting will be LED lighting reducing the heating effects from lights as well as minimizing potential energy usage.

From: Linda Levy [mailto:levy.linda@me.com]
Sent: Thursday, June 30, 2016 4:14 PM
To: McLaughlin, Elaine
Subject: Comments re Arapahoe / Eisenhower Proposal

Hi,

I have comments about the proposed re-development at Arapahoe / Eisenhower. I live in the adjacent neighborhood and hope the developer and city will consider neighbor's concerns.

My concerns are:

1. Not enough buffer between houses bordering development. Now there is a parking lot and grass backing up to houses, proposed plan calls for a dog park adjacent to the houses. That is really not acceptable for those residents, who could have foot traffic and dogs right next to their property at all hours of the day and night.

2. Proposed development is higher than what is currently in place. Please don't block the neighbor's existing views!

3. Increased density and not enough parking in plans. This is already a busy area. Please do not stress existing streets any more!

Thank you. Feel fee to contact me with questions.

Linda
Linda G. Levy
1460 Patton Drive, Boulder CO 80303
720-839-8999

From: Jean Rachubinski [mailto:j.rachubinski@comcast.net]
Sent: Thursday, June 30, 2016 8:32 PM
To: McLaughlin, Elaine
Subject: Re: East point Apartment plan

Hi Elaine,
Thank you for your response. Sorry to hear about the emergency - family always come first- so no worries! I have a few more concerns about the project.
*Density issue - Currently Eastpointe has 140 units, will be increased by 96 then up to 236 units. Table 8-1 Intensity standards indicate 1200 sq. ft. minimum of open space per unit. Open space is for everyone's enjoyment, right? The 'green roof' idea as was explained to us at the June 14th meeting will have limited access. I fail to see compliance with the intensity standards set with limited access with open space requirements with this number of units.
*According to dog park regulations the nearest residence is 150 feet away. The location of their dog park on the other side of the fence is clearly much closer than 150 feet.
*Who monitors the areas around the development?

*The impact of a dog park affects health from bacteria/feces/air quality,etc.. I do not want to jeopardize my quality of life or my neighbors and standard of living by having a dog park over the fence.
*There are many healthy, mature trees on the property. Could some of the existing trees be spared?

From: Jean Rachubinski [mailto:j.rachubinski@comcast.net]
Sent: Monday, June 20, 2016 8:46 PM
To: McLaughlin, Elaine
Subject: East point Apartment plan

Hi Elaine,

I am writing in response to your notice sent on June 7, accepting comments about the plan review. My home is located at 1535 Patton Circle, one of the homes on the other side of the fence from Eastpointe Apartments. I did attend the information meeting last week at the EBRC. One of the people involved with the project commented to me that "We didn't have to have this meeting, you know".

Our neighborhood is quiet and I would like to keep it that way. I am most not in favor of the dog park on the other side of the fence. I do not want to hear dogs at all hours of the day, smell the poop or want this close to my backyard. In reviewing the layout - could the dog park be part of the Great Lawn area?

I appreciate your attention and I hope the dog park location is up for discussion and relocation.

Thank you,
Jean Rachubinski
cell # 720-371-3982

On Wed, Jun 15, 2016 at 4:34 PM, olly1002@yahoo.com <olly1002@yahoo.com> wrote:
Hi Elaine,

Well where do I begin, after living here for 20 years plus I'm really scared that what I've enjoyed about my house will be compromised with this redevelopment. I am worried that I will loose my view of the mountains, the peace and quiet I've had, because they want to put a dog park and a playground on the other side of my backyard fence. Our house is oriented towards the west so, my kitchen, family room, living room, a couple of bedrooms, our deck and even my dog will not be aloud to use the backyard with dogs barking on the other side, not to mention the smell and the fact it will be used 24 hours a day.

The light pollution, we don't have street lights in our neighbor hood, it's dark and yet safe. All the cars (like Boulder doesn't already have enough.) What's really sad is our property value will decrease substantially, who would want to live next to a dog park!

What I would like to purpose, is that they make this area a" quiet open space" so my three neighbors and myself can retain what we've had for the past 20 years plus.

If they could move building #4 10-20 feet to the north, I would be able to have that amazing view that has inspired me each and every day throughout my life here. Part of our view could be maintained if they are considerate with where they plant trees near our fence.

I appreciate any help you can give us in making this project work with the existing neighborhood.

-John and Janet Ryden

On Tue, Jun 14, 2016 at 12:03 PM, olly1002@yahoo.com <olly1002@yahoo.com> wrote:
Hi Elaine,
We spoke this morning about the concept plan for eastpointe and how for the past 25 years I have had the attached view from my kitchen window and deck. It's much better in the winter when the trees loose their leaves!

I would also like to request that they don't work on the weekends given the proximity to our properties .

Thanks again look forward to receiving the pre concept plans.

Janet

Sent from Yahoo Mail on Android

From: Graeme R Forbes [mailto:graeme.forbes@colorado.edu]
Sent: Thursday, June 16, 2016 1:11 PM
To: McLaughlin, Elaine
Cc: Marilyn Ruth Brown
Subject: Re: quick question on Eastpointe

Dear Elaine:

Here is a comment to be considered for the City's initial response to the applicant.

One of our neighbors went to a meeting about the proposed development and reports that it includes a dog park on the southeast corner, which touches the northwest corner of our property. We have heard from other people who live near dog parks that dog owners exercise their pets in them at all times of night, and the noise is considerable. We therefore strongly object to the inclusion of such a facility in the development.

Best,
Graeme

On Jun 15, 2016, at 9:44 AM, McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov> wrote:

Hello Graeme-

Thanks for your inquiry. I requested that information specifically of the applicant and he responded with the following below. There are 258 bedrooms in 140 units and they are proposing 315 bedrooms in 236 units. The intent is to redevelop the site, removing what's there and existing and building new structures. It's my understanding that the units will be market rate.

I hope this helps for now, please feel free to call or email with any further questions or comments.
All the best-
Elaine

Elaine McLaughlin
Senior Planner
<image001.png>
ph. 303-441-4130
mclaughline@bouldercolorado.gov

Department of Planning, Housing + Sustainability
1739 Broadway | PO Box 791 | Boulder, CO 80306
Bouldercolorado.gov

From: Jeff Smith [mailto:jsmith@TrybaArchitects.com]
Sent: Wednesday, June 15, 2016 9:00 AM
To: McLaughlin, Elaine
Cc: kim@packarddierking.com; Leonhardt, Brett (Denver)
Subject: RE: quick question on Eastpointe

Elaine:

Here is the bedroom comparison assuming that efficiencies constitute 0.5 dwelling units:

Existing Property Unit Mix and Bedroom Count:

- 1BR = 30 = 30br
- 2BR = 102 = 204br
- 3BR = 8 = 24br

Total = 140 units = 258br

Proposed Project Unit Mix and Bedroom Count:

- Efficiency (0.5) = 33 = 17br
- 1BR = 120 = 120br
- 2BR = 71 = 142br
- 3BR = 12 = 36br

Total = 236 units = 315br

Net Increase in Units = 96 (68%)
Net Increase in Bedrooms = 57 (40%)

Please let me know if you need any additional information.

Thanks,

Jeff

Jeff Smith, AIA, LEED AP
Associate Principal
Email: jsmith@trybaarchitects.com

<image006.png>

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Denver, CO 80203
Direct: 720.947.5408
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www.trybaarchitects.com

-----Original Message-----
From: Graeme R Forbes [mailto:graeme.forbes@colorado.edu]
Sent: Tuesday, June 14, 2016 12:03 PM
To: McLaughlin, Elaine
Subject: eastpointe redevelopment

Dear Ms. McLaughlin,

We recently received notification from the City that there's going to an application for redevelopment of the Eastpointe Apartment Homes at 1550 Eisenhower Drive. The proposal is for 236 dwelling units. However, I wasn't able to determine from the letter how, if it all, the redevelopment will change what's already there. Specifically, is 236 units a jump from the current number, or about the same? And what will be the character of the redevelopment? That is, is the intention simply to renovate existing units and rent them for about the same as they currently fetch, or will the new units be less expensive, or more expensive, than what's currently there?

Thank you for your time,
Graeme Forbes
1487 Patton Drive
Boulder, CO 80303-1258

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**July 1, 2016**
CASE MANAGER:	**Elaine McLaughlin**
PROJECT NAME:	**Eastpointe Apartment Homes**
LOCATION:	**1550 EISENHOWER DR**
COORDINATES:	**N02W01**
REVIEW TYPE:	**Concept Plan Review & Comment**
REVIEW NUMBER:	**LUR2016-00043**
APPLICANT:	**Jeffrey Smith**
DESCRIPTION:	**CONCEPT PLAN REVIEW AND COMMENT: Redevelopment of seven acre site with 236 units in five three-story buildings with below grade parking.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS: **Section 9-9-6, B.R.C. 1981: 7% Parking Reduction**

I. REVIEW FINDINGS

The application is tentatively scheduled before the Planning Board as a Concept Plan review on August 18, 2016. Note that preliminary comments found herein will be the basis for the staff memo to the board in which Key Issues for discussion will be presented. There are no expectations for revisions based on these comments prior to Planning Board rather these comments are intended to inform the discussion and any subsequent Site Review application.

II. CITY REQUIREMENTS

This section addresses issues that must be resolved prior to a project decision or items that will be required conditions of a project approval. Requirements are organized by topic area so that each department's comments of a similar topic are grouped together. Each reviewer's comment will be followed by the reviewer's department or agency and telephone number. Reviewers are asked to submit comments by section and topic area so that the comments can be more efficiently organized into one document. Topics are listed here alphabetically for reference.

Access/Circulation, David Thompson, 303-441-4417

1. At time of Site Review:

- In accordance with section 2.02 of the City's Design and Construction Standards (DCS), a Traffic Impact Study is required since the development's trip generation is shown to exceed the residential development threshold of 20 vehicles trips or greater during any single hour in the peak period. Once the Concept Plan is heard by Planning Board, the consultant preparing the study must provide staff with a scope of work for the traffic study for staff's review and concurrence prior to starting the analysis and prior to submitting a Site Review application.

- A combined Transportation Demand Management (TDM) Plan / Parking Study consistent with section 2.03(I) of the DCS and section 9-2-14(h)(2)(D)(iv), (v) of the Boulder Revised Code, 1981 (BRC) is required to be submitted to support the requested parking reduction and outline strategies to mitigate the traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel. In support of the project's TDM Plan, the applicant should consider enhancing the existing transit stop on Arapahoe Road and constructing a five-foot bike lane on Arapahoe Road adjacent to the site.

- Please show the short-term and long-term bicycle parking to be provided on the site, meeting the requirements found in section 9-9-6(g), B.R.C. 1981. In support of the project's TDM Plan / Parking Study a minimum of two long-term bicycle spaces should be provided for each resident along with additional short-term bicycle parking being provided on the site

- Per section 9-9-9 of the BRC, please show the location and layout of the off-street loading area that will support the site.

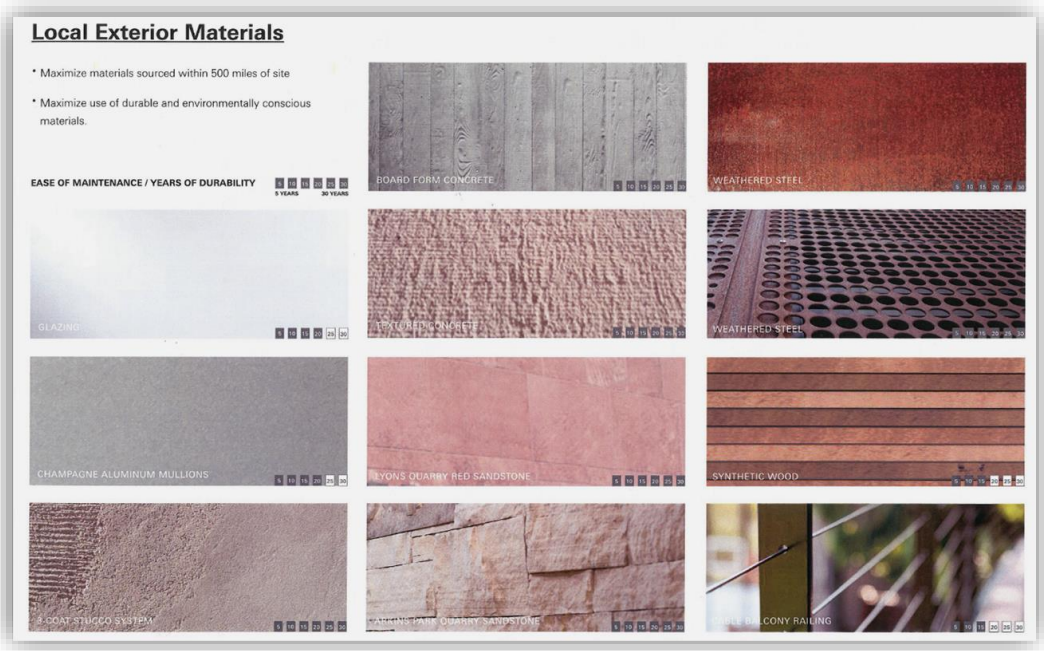
2. In accordance with sections 9-2-14 (h)(2)(D) and 9-9-8 of the BRC, the project will be responsible for the dedication of right-of-way and constructing the following public improvements in order to bring existing infrastructure up to current design standards and in meeting the site review criteria for circulation:

   - replacing the existing four-foot wide detached sidewalk along Eisenhower Drive with a five-foot wide detached sidewalk

   - replacing the existing six-foot wide detached multi-use path along Arapahoe Road with a twelve-foot wide detached multi-use path

3. Please refer to staff's other review comments with respect to access and circulation within the site and connecting to the adjacent multi-modal infrastructure. Staff supports a single access point for this site opposite of the existing access point on the west side of Eisenhower Drive which serves the Meredith Park Canterwood Apartments.

Building Design (Elaine McLaughlin, 303-441-4130)



1. While early in the planning process, the applicant provided a strong palette of materials. As project plans progress, the applicant should reference the Site Review criterion (9-2-14(H)(2)(F)(xii) that requires, "*Exteriors of 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.*" While most of the palette appears to address this criterion, the applicant should consider less use of "stucco" as a primary finish material.

2. The City of Boulder's has core values that include strong environmental sustainability principles that are implemented through Site Review criteria and robust energy efficiency standards. Therefore another important design consideration that should be made at Site Review is to identify how the project plans will respond to the city's energy efficiency standards of the International Energy Conservation Code, +30% efficiency, and the following criterion:

(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."

Specific identification on how the criterion and IECC standards will be met are expected at time of Site Review application. In addition, given the significant number of existing buildings intended to be demolished, the applicant should indicate how the demolished materials will be recycled and/or reused.

Drainage, Erik Saunders, 303-441-4493

1. Pursuant to section 11-5-6, B.R.C. 1981, the applicant is required to provide "all reasonable necessary drainage facilities to ensure adequate drainage and management of storm waters and floods falling on or flowing onto the property" in accordance with an approved stormwater and flood management plan, and meeting the provisions of the stormwater master plan.

2. Storm water runoff and water quality treatment are issues that must be addressed during the Site Review process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder *Design and Construction Standards (DCS)* is required at time of Site Review application. The required report and plan must also address the following issues:

   - Storm water detention
   - Water Quality Capture Volume (WQCV)
   - Water quality for surface runoff using "Best Management Practices"
   - Minimize Directly Connected Impervious Areas (MDCIA)
   - Storm sewer construction
   - Groundwater discharge
   - Erosion control during construction activities

3. It is not clear on the plans where a detention/water quality pond will be located. Based on the proposed added impervious area to the site, a detention/water quality pond will be required because runoff for the initial and major storm events cannot be conveyed directly to a major drainage way.

4. Discharge of groundwater to the public storm sewer system may be necessary to accommodate construction and operation of the proposed development. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.

5. A construction storm water discharge permit is required from the State of Colorado for projects disturbing one (1) acre of land or more. The applicant is advised to contact the Colorado Department of Public Health and Environment.

Engineering, Erik Saunders, 303 441-4493

The applicant is responsible for obtaining approvals for any relocations or modifications to irrigation ditches or laterals from the impacted ditch company prior to Site Review approval or hearing. This includes the release of stormwater runoff into any ditch or lateral. The applicant is advised that revisions to any approved city plans necessary to address ditch company requirements may require reapplication for additional city review and approval at the applicant's

expense.

Flood Control, Jessica Stevens, 303-441-3121

1. This property is impacted by the 100-year floodplain of South Boulder Creek. A floodplain development permit will be required for all development within the 100-year floodplain. The floodplain development permit shall contain certified drawings demonstrating:

    a. Any person constructing a new residential structure shall elevate the lowest floor, including the basement, to or above the flood protection elevation.
    b. The proposed buildings will have structural components capable of resisting projected hydrostatic and hydrodynamic loads and the effects of buoyancy, and be constructed with materials resistant to flood damage.
    c. Any proposed structures or obstructions in the floodplain, including trash enclosures and raised planters, will be properly anchored to prevent flotation, collapse, or lateral movement and be capable of resisting hydrostatic and hydrodynamic loads.
    d. The buildings will be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and located (by elevating or floodproofing) so as to prevent water from entering or accumulating within the components during conditions of flooding.

2. The East-West Site Section on page 17, the Proposed Site Plan and the Compliance with Title 9 section of the application submittal seem to indicate a proposed connection between Building 2 and the circulation tower. Building 2 must be completely disconnected from all other structures on the site. A connection to a structure that is located within the floodplain will cause the entire structure to be considered within the floodplain, requiring elevation of all levels, including the below grade parking structure to a minimum of two feet above the base flood elevation.

3. The Proposed Site Plan shows the northeastern corner of Building 1 to be located within the floodplain.

Groundwater, Erik Saunders, 303-441-4493
Groundwater is a concern in many areas of the city of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.

Fees
Because revisions or corrections are not required for Concept Plan review, based on 2016 development review fees, hourly billing will not be applicable unless another application is required or the applicant revises the current proposal.

Inclusionary Housing Beth Roberts 303-441-1828

The Boulder Valley Comprehensive Plan provides guidance for future residential development in policy 2.16 Mixed Use and Higher Density Development that states,

"The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers. The city will provide incentives and remove regulatory barriers to encourage mixed use development where and when appropriate. This could include public-private partnerships for planning, design or development; new zoning districts; and the review and revision of floor area ratio, open space and

parking requirements."

1. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing." The general Inclusionary Housing requirement is that all residential developments must dedicate 20 percent of the total dwelling units as permanently affordable housing. Options for rental projects include providing affordable units on or off-site, land dedication or cash in lieu of units. Staff encourages a meeting with the applicant soon to explore options available in order to reach the goal of providing permanently affordable housing units.

2. Any required documents including the Determination of Inclusionary Housing Compliance form, Covenants to secure the permanent affordability of the units, and an Agreement must be signed and if necessary recorded prior to application for any residential building permit. On or off-site permanently affordable units must be marketed and constructed concurrently with the market-rate units.

3. Any applicable cash-in-lieu contribution must be made prior to receipt of a residential building permit. The cash-in-lieu due is based on the amounts in place when paid.

4. Additional information about the Inclusionary Housing program including the 2016-2017 cash-in-lieu amounts for attached units may be found on-line at www.boulderaffordablehomes.com.

5. Please contact a housing planner as soon as possible in the development process to determine how best to meet the IH requirement.

Landscaping: Jessica Andersen, 303-441-4416

1. As the project plans become more refined, a detailed landscape plan is required that is consistent with, and exceeds, city code requirements. See Sections 9-9-11, 9-9-12, 9-9-13 and 9-9-14, B.R.C. 1981 for all applicable requirements. Please include a landscape plan and summary chart to verify that all requirements have been met with the initial Site Review submittal.

2. A detailed tree inventory including the species, size and condition of all existing trees on the site will be a requirement at Site Review (see 9-2-14(h)(2)(iii), B.R.C. 1981) and should be submitted with the initial application. The submitted concept materials acknowledge the existing trees on the site, but do not clearly identify if any are to be preserved. Special attention should be given to incorporating any healthy mature tree into the overall layout especially within the landscape setbacks. The project should consider the current condition of the trees and the probability of being able to protect them during construction. Please note that public trees require permission for removal from the City Forester. If permission is granted, mitigations fees will apply.

3. Due to the recent identification of Emerald Ash Borer (EAB) in the city, there is a mandatory state and federal quarantine that restricts the movement of all ash products and all hardwood firewood. The quarantine area includes all of Boulder County; it also includes the two landfills in Erie, a wood containment area in Meeker Park and the Republic Landfill on Highway 93 south of Boulder to facilitate the movement of ash and flood debris. ONLY a city of Boulder licensed Certified Arborist may prune or remove trees to ensure proper wood disposal. A list of licensed Certified Arborists is available on the city's website at https://bouldercolorado.gov/plan-develop/tree-contractor-license. For more information on EAB, please visit www.EABColorado.com.

4. Many street trees are missing from the existing planting strip and the proposed landscape plan does not identify new street trees. One large deciduous street tree is required for every 40 linear feet along both Arapahoe Avenue and Eisenhower Drive per Section 9-9-12 B.R.C. 1981. Please coordinate this requirement with any existing or proposed utilities and include this on the landscape plan with the initial Site Review submittal.

5. The Compliance with Title 9 section of the submitted materials notes a 5 foot tree lawn along both Arapahoe and Eisenhower. A minimum of 8 foot tree lawn will be required on both streets, larger is preferred. Refer to Access/Circulation comments for sidewalk and right-of-way requirements. The site layout and landscape plan shall be finalized during the Site Review process.

6. The internal vehicular and pedestrian circulation pattern should establish a pedestrian friendly streetscape and shade hardscape to the extent possible. Refer to the Site Review criteria of Section 9-2-14(h), B.R.C. 1981 as a guide for designing the streetscape elements. Evaluate the spacing and size of the proposed trees to meet a minimum of one tree for every 40 linear feet (the minimum street tree requirement) on both sides of the private entry drive and parking access points. Staff recommends designing the parking structure to accommodate larger maturing shade trees in this area to the maximum extent feasible.

7. Will the passive extensive green roof areas be accessible to residents? Please clarify if these areas contribute to open space requirements and storm water quality. Please identify the type of system, soil depth, and plant palette for these green roofs with the initial submittal of Site Review to ensure the design is appropriate for Boulder's arid climate. Refer to Site Design comments for additional information on meeting open space requirements.

8. Much of the site appears to be lawn, however the open space concept images indicate the design intent may be to limit traditional lawn area. Please identify what will be high water use turf and identify the functional purpose of the areas. Also identify areas that will consist of alternative low-water options. Please ensure that the landscape design is based on the Water Conservation and Xeriscape principles of Section 9-9-12(d)(14) and (15). The use of high water use zones shall not exceed fifty percent of the total landscape area and significantly less is recommended to meet the Site Review Criteria.

9. A significant portion of the site is located over the underground parking structure. Staff recommends exploring alternative parking configurations and level options to allow the majority of the required landscaped open space to consist of at-grade planting area. Please see site design comments regarding open space requirements related to green roofs and landscaping above the parking garage.

10. Please clearly identify the extent of the parking structure horizontally and vertically related to landscaping. A reasonable separation distance is required between street trees and the underground parking structure (typically ten feet) or within tree vaults specifically designed to maximize soil volume.

11. For any landscaped open space that must remain as a "green roof" please evaluate different material treatments and ways to achieve sufficient soil coverage to support a healthy long-lived plant community that will contribute to the open space requirements. Green roofs in Colorado require thoughtful detailing and precise installation, maintenance, and irrigation to be successful. Trees, landforms, and other vertical elements will add to the quality and interest of the area. Planting beds should be located approximately at grade level to the extent feasible to imply a seamless transition from green roof to natural grade landscaping.

Neighborhood Comments (Elaine McLaughlin, 303-441-4130)

Staff received a number of comments from neighbors that are provided in Attachment A. Note that many of the neighbors to the south east within existing single family residential rightly articulate concerns about the location of the dog park aligning their backyards. Consideration should be made to relocate the dog park. Similarly, careful siting of the new buildings should be done to lessen the impacts onto the neighbor's existing viewshed toward the mountains. Refer to Site Design comments below.

Parking (Elaine McLaughlin, 303-441-4130)
The Site Plan goes a long way in improving the existing site condition of parking lots surrounding the buildings and adjacent to the public rights of way by locating the parking below grade. There are remaining considerations related to the parking structure and the floodplain as noted under the "Flood Control" comments above.

Review Process (Elaine McLaughlin, 303-441-4130)

The next steps in the review process include the Concept Plan review hearing before the Planning Board on August 18, 2016. The intent of the hearing is to provide comments to the applicant for consideration in the redesign of the site prior to submittal of a Site Review application. Additional process description is provided in the Concept Plan Criteria Checklist that follows.

Site Design (Elaine McLaughlin, 303-441-4130)

1. Because the density for the RH-4 zoning is based upon 1,200 square feet of Open Space per Dwelling Unit, the applicant must ensure that the open space is designed to meet the criteria for "useable open space" as found in section 9-9-11, B.R.C. 1981 found here. Note that there are several considerations in this regard:

   - The green roofs cannot count 100 percent toward useable open space rather they can only count toward 25 percent of the total required open space; it appears that with 33,861 square feet of "passive building green roof" the applicant is erroneously counting 100 percent of the green roofs as Useable Open Space.

   - As noted in the Landscaping comments above, per the land use code section 9-9-11(e)(3), B.R.C. 1981, an outdoor garden or landscaped courtyard (as shown central to the plan) must include several elements including southern exposure, hard surface gathering areas; visible from public sidewalks and: "*all spaces shall provide a minimum of one tree per one thousand square feet of space, planed in the ground or accommodated in tree vaults over parking garages.*" While the Concept Plan does illustrate tree plantings, they are shown over the below grade parking garage. As project plans move forward to Site Review, the applicant must demonstrate that the tree vaults are adequate to ensure long term viability of large maturing trees – for the interior courtyard space to count toward open space.

   - Given these considerations, the applicant may want to consider either fewer units, and/or explicit compliance with the requirements for Useable Open Space.

2. The location of the dog park, adjacent to existing single family residential must be changed to a less impactful location.

3. The Boulder Valley Comprehensive Plan policy 2.10 provides direction for future development to be in a compatible scale to existing residential neighborhoods.

   > ***2.10 Preservation and Support for Residential Neighborhoods*** *The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. The city will also encourage neighborhood schools and safe routes to school.*

   Therefore, the site plan should be redesigned with greater deference to the existing surrounding residential that is smaller in scale and stature. In particular, redesign of the Site Plan should include the following considerations regarding the context and surroundings, and as shown in the graphic on the following page:

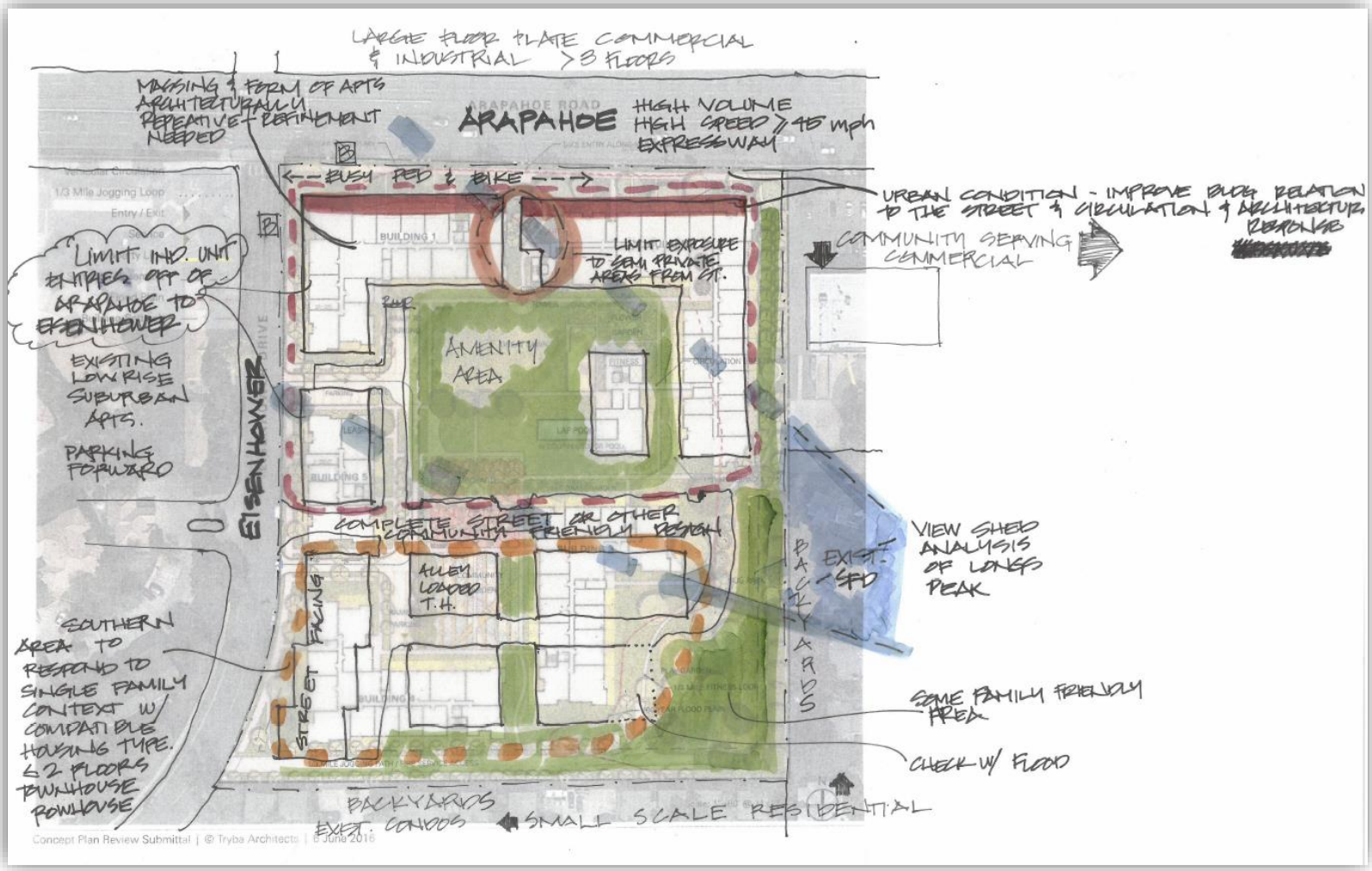
   - The massing and form of the apartments over five buildings is architecturally repetitive

- Improve the building's relationship to the street, and circulation and architectural response
- Limit individual unit entries off of Arapahoe Avenue, given the high volume arterial, and instead permit individual unit entries off of Eisenhower.

- Break up the superblock by creating a distinct transition to a less massive building type and units on the south side of the site, with the transition being a complete street as shown.

- The building typology on the south end of the site should consider more of a townhome configuration for compatibility with adjacent single family residential and smaller apartment buildings.

- Setback units from southeast property line and perform a viewshed analysis from adjacent neighborhood to preserve view corridors to the northwest



Utilities, Erik Saunders, 303 441-4493

1. On-site and off-site water main construction per the City of Boulder *Design and Construction Standards (DCS)*, as necessary to serve the development will be required. All proposed public utilities for this project shall be designed in accordance with the DCS.
2. Fire hydrants will need to be installed to meet coverage requirements outlined in section 5.10 of the DCS. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant.

Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines must be located within the public right-of-way or public utility easements.

3. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's *Treated Water Master Plan, October 2011* is necessary.
4. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's *Wastewater Collection System Master Plan, March 2009*.
5. The applicant is notified that, though the city allows Xcel and Qwest to install their utilities in the public right-of-way or public utility easements, they generally require them to be located in easements on private property.
6. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder *Design and Construction Standards*, and any private/franchise utility specifications.
7. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.

III. INFORMATIONAL COMMENTS

This section addresses issues that are for the applicant's reference but are not required to be resolved prior to a project decision or as a condition of approval. Informational Comments are organized by topic area so that each department's comments of a similar topic are grouped together. Each reviewer's comment will be followed by the reviewer's department or agency and telephone number. Reviewers are asked to submit comments by section and topic area so that the comments can be more efficiently organized into one document. Topics are listed here alphabetically for reference.

Area Characteristics and Zoning History
Refer to Concept Plan review criterion 9-2-13(g)(2), B.R.C. 1981 in the attached criteria checklist.

Residential Growth Management System, Sloane Walbert, 303-441-4231
Growth management allocations are required to construct each dwelling unit prior to building permit submittal. Please be advised that an agreement for meeting city affordable housing requirements must be in place before a Growth Management Allocation can be issued.

IV. NEXT STEPS

A hearing before the Planning Board is tentatively scheduled for August 18, 2016. Prior to the hearing, staff will request additional plan sets and coordinate with the applicant on presentations before the board.

V. CITY CODE CRITERIA CHECKLIST
See attached checklist(s).

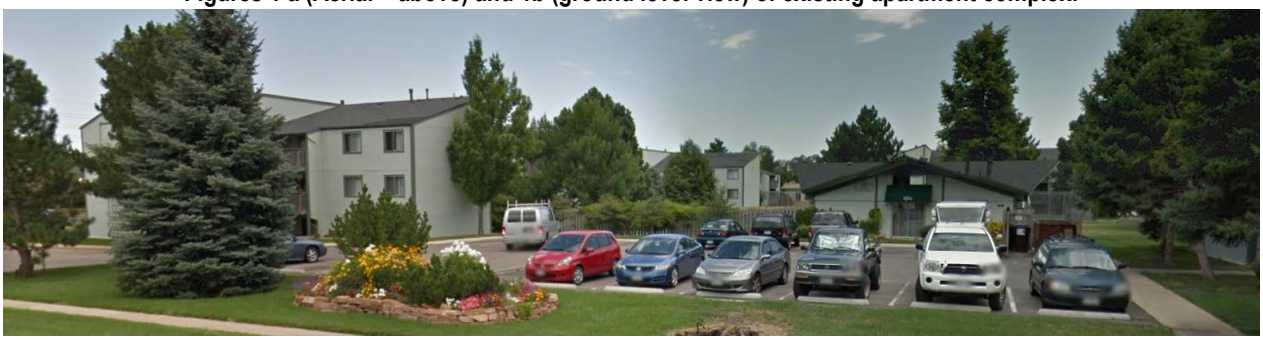
III. CONCEPT PLAN REVIEW AND COMMENT per Section 9-2-13

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

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

The site is located at the southeast corner of Arapahoe Avenue and Eisenhower Drive in East Boulder. The site itself contains an existing 140 unit apartment complex built in seven buildings with a clubhouse, pool and tennis courts. Built in 1974 the buildings, while well maintained, do have a distinctly dated and somewhat worn appearance. The buildings are also setback from the public rights of way by parking lots which also contribute to a dated appearance of the site. Refer to Figures 1a and 1b of the site that illustrate an aerial showing the site configuration and a photo of the buildings, respectively.

Figures 1 a (Aerial – above) and 1b (ground level view) of existing apartment complex.



Existing Site Amenities. As shown in the Tree Inventory (Figure 2) there are a number of existing, mature trees on the site, and an open lawn area in the middle. The applicant provided a tree inventory which concluded that there are "a number of valuable trees around the perimeter of the site as well as several internal specimen trees." The inventory also concluded that "many of the building foundation plantings were planted close to the building and have developed foliage on half of the trees making them undesirable for preservation as specimen trees.

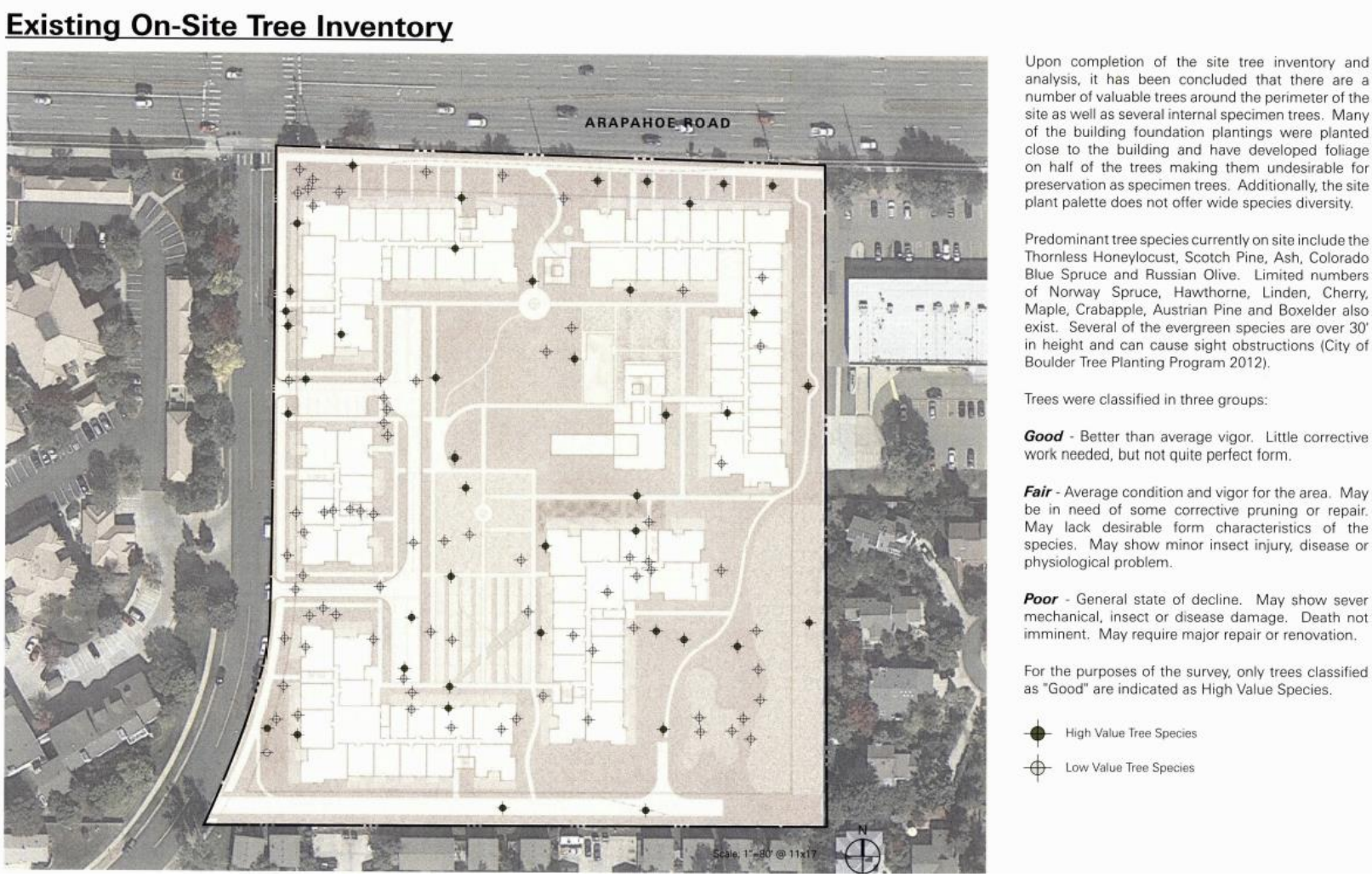


Figure 2: Tree Inventory

Surrounding Land Use. The immediate surroundings create essentially a "horizontal mix" of land uses which vary from high density residential apartments and condominiums to townhomes and single family residential to retail, restaurants, and offices including the major employer of Ball Aerospace and Boulder Community Hospital, both located across Arapahoe Avenue from the site. The surrounding context is shown in Figure 3, on the following page.

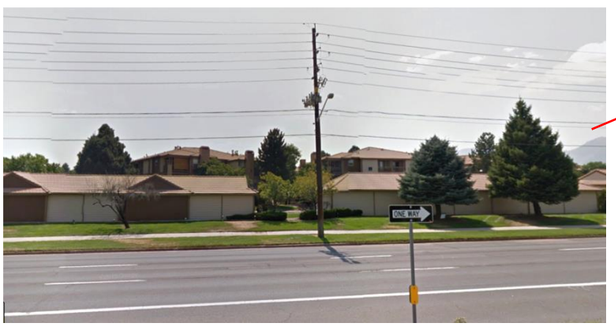
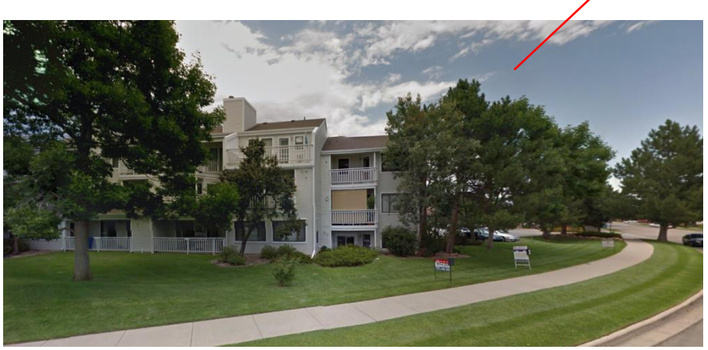


Figure 3:

Photos of Site Surroudings



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

As shown in Figure 4, the site is designated under the Boulder Valley Comprehensive Plan (BVCP) as "High Density Residential" land use for which the comprehensive plan identifies as "more than 14 units per acre." The zoning, in turn, is RH-4 (Residential – High 4) and aligns Arapahoe Avenue, as shown in Figure 5. The RH-4 zoning is defined in section 9-5-2, B.R.C. 1981 as:

"*High Density residential areas primarily used for a variety of types of attached residential units, including without limitation, apartment buildings, and where complementary uses may be allowed.*"

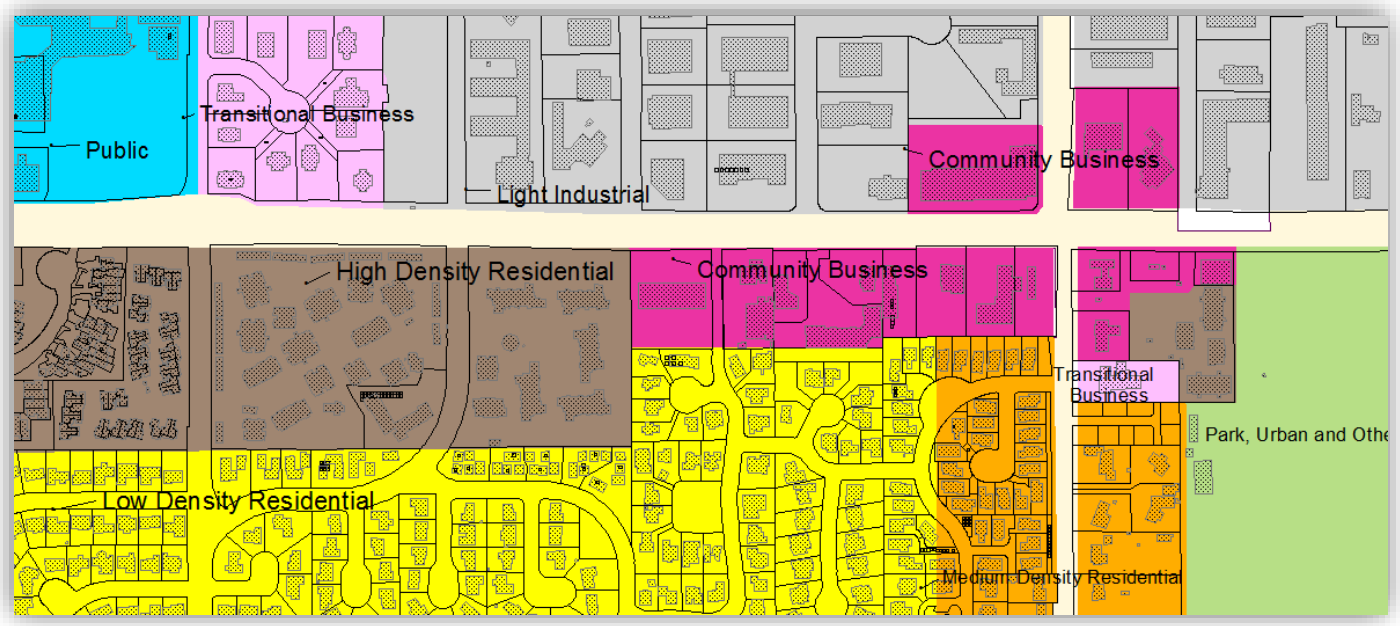
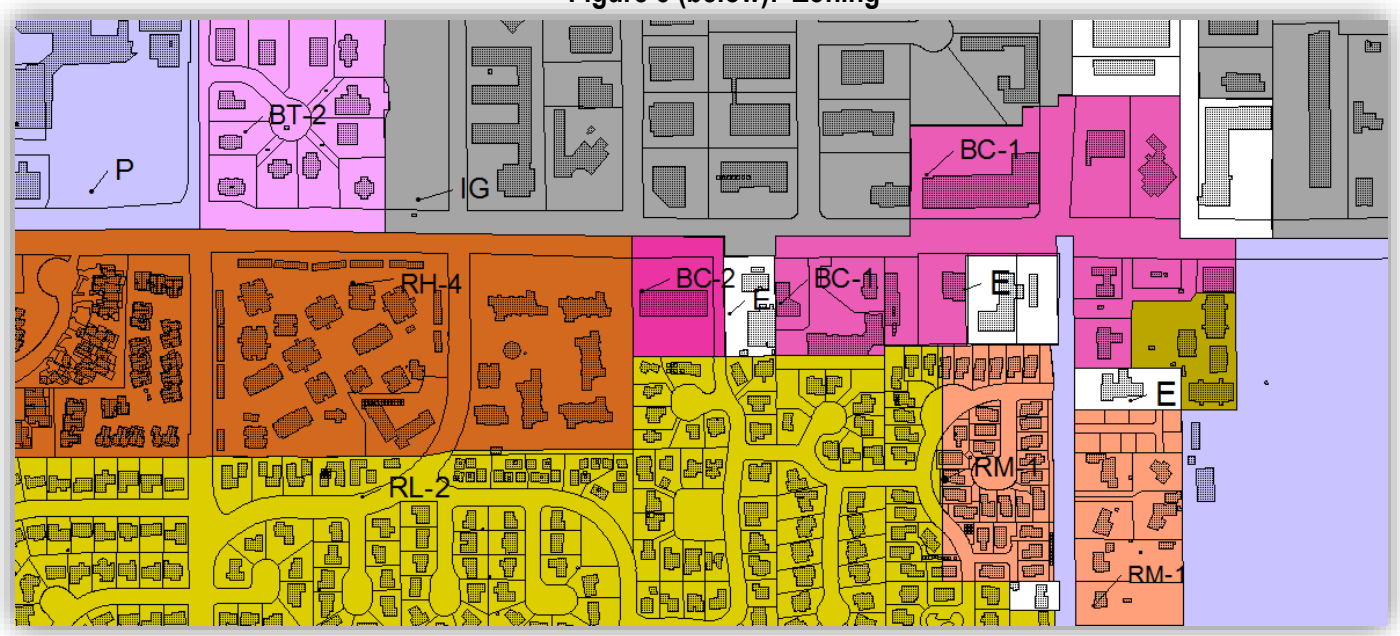


Figure 4 (above): BVCP Land Use
Figure 5 (below): Zoning



The policies of the BVCP *(found in entirety* **here***)* help to inform redevelopment on this site are related to residential land use including:

2.03 Compact Development Pattern
2.09 Neighborhoods as Building Blocks
2.10 Preservation and support for Residential Neighborhoods
2.13 Protection of Residential Neighborhoods Adjacent to Non-Residential Zones
2.15 Compatibility of Adjacent Land Uses
2.16 Mixed Use and Higher Density Development
2.30 Sensitive Infill and Redevelopment
2.32 Physical Design for People
2.37 Enhanced Design for the Building Environment
a) The context
b) The public realm
c) Transportation connections
d) Human scale
e) Permeability
r) On-site open spaces
g) Buildings
7.07 Preserve the Existing Housing Stock
7.09 Housing for a Full Range of Households
8.05 Diversity

At the time of Site Review the applicant must demonstrate compliance with all applicable Site Review criteria found in section 9-2-14(h), B.R.C. 1981. If moving forward with a Site Review application, consideration should be given to the following with regard to site and building design:

Because the RH-4 zoning is based upon 1,200 square feet of Open Space per Dwelling Unit, the applicant must ensure that the open space is designed to meet the criteria for "useable open space" as found in section 9-9-11, B.R.C. 1981 found here. Note that there are several considerations in this regard:

- Rooftop decks do not count 100 percent toward useable open space rather, they can only count toward 25 percent of the required open space.

- Per the land use code section 9-9-11(e)(3), B.R.C. 1981, an outdoor garden or landscaped courtyard (as shown central to the plan) must include several elements including southern exposure, hard surface areas gathering areas; visible from public sidewalks and: "*all spaces shall provide a minimum of one tree per one thousand square feet of space, planed in the ground or accommodated in tree vaults over parking garages."* While the Concept Plan does illustrate tree plantings, they are shown over the below grade parking garage. As project plans move forward to Site Review, the applicant must demonstrate that the tree vaults are adequate to ensure long term viability of large maturing trees – for the interior courtyard space to count toward open space.

(3) Applicable criteria, review procedures, and submission requirements for a site review;

- Site Review Criteria of the Land Use Code section 9-2-14(f), B.R.C. found **here**.
- Boulder Valley Comprehensive Plan policies
- Transportation Demand Management (TDM) plan consistent with section 2.03(I) of the DCS and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code (BRC) which outlines strategies to mitigate traffic impacts created by the proposed development and implementable measures for promoting alternate modes of travel.

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

Assuming the applicant pursues a Site Review application after Concept Plan, other types of permits may be necessary as the project plans progress:

- CDOT Access permit onto the State Highway (Arapahoe Avenue)
- Technical Document for final plans (i.e. landscape, irrigation, architecture, lighting, transportation and engineering)
- A Building Permit application

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

The site is located on Arapahoe Avenue, categorized as both a Major Arterial and as a State Highway. Eisenhower Drive on the west side of the site is considered a collector. The site is centrally located to a number of services including retail services, medical offices, professional offices and cafes and restaurants. Currently the site design is that of a large super block. Staff recommends provision of an access point through the center of the site for future opportunity for connection to the east. Refer to Site Design comments.

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

Environmental Opportunities: The site has broad views of the mountains to the west. To the extent possible, views could be captured and preserved through careful site design and building orientation. In addition, the size of the subject site is over two acres, which presents opportunities for creative landscaping and open space particularly related to stormwater runoff quality. The applicant must also consider various green building technologies and other forms of on-site alternative energy such as rooftop solar to meet the rigorous City of Boulder energy efficiency standards equivalent to the International Energy Efficiency Code 2012 plus 30 percent greater efficiency.

Environmental Constraints: The site has minimal vegetation, but does contain a number of mature deciduous trees to the south of the existing buildings. Additional information is required to determine whether the existing trees should be preserved. At the time of Site Review, it will be necessary to submit a tree inventory that includes the location, size, species and general health of all trees with a diameter of six inches and over measured fifty-four inches above the ground on the property or in the landscape setback of any property adjacent to the development.

(7) Appropriate ranges of land uses;

The site is designed as 100 percent attached residential in buildings with stacked flat configurations. While the surroundings do provide a strong horizontal mix of uses, greater variety of unit types should be proposed on the site, rather than a “monoculture” of stacked flats. Among the Boulder Valley Comprehensive Plan policies intended to guide future development are the following:

7.06 Mixture of Housing Types The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population.

As noted, the intent of the policy is to encourage a mix of housing types with varied prices, sizes and densities. This policy in combination with the density restrictions based on open space per dwelling unit, leads to the conclusion that fewer, and different types of units such as townhomes, may be necessary. Similarly, provision of the mix of units on the site should also include affordable units on-site.

(8) The appropriateness of or necessity for housing.

There is a city-wide need for housing. The BVCP policy 7.06 noted above points to provision of a variety of housing types, and noted above, there is a need for a variety of housing types in the city and not simply apartment units. The applicant is highly encouraged to explore other unit types on the site, not only for residential purposes, but to better meet the density requirements of open space per dwelling unit. As noted in the comments, the open space shown as green roofs currently does not meet the city's definition for 100 percent of useable open space. Therefore, density must be reduced, and in doing so, other unit types should be considered. Refer to Site Design Comments.

From: Linda Levy [mailto:levy.linda@me.com]
Sent: Thursday, June 30, 2016 4:14 PM
To: McLaughlin, Elaine
Subject: Comments re Arapahoe / Eisenhower Proposal

Hi,

I have comments about the proposed re-development at Arapahoe / Eisenhower. I live in the adjacent neighborhood and hope the developer and city will consider neighbor's concerns.

My concerns are:

1. Not enough buffer between houses bordering development. Now there is a parking lot and grass backing up to houses, proposed plan calls for a dog park adjacent to the houses. That is really not acceptable for those residents, who could have foot traffic and dogs right next to their property at all hours of the day and night.

2. Proposed development is higher than what is currently in place. Please don't block the neighbor's existing views!

3. Increased density and not enough parking in plans. This is already a busy area. Please do not stress existing streets any more!

Thank you. Feel fee to contact me with questions.

Linda
Linda G. Levy
1460 Patton Drive, Boulder CO 80303
720-839-8999

From: Jean Rachubinski [mailto:j.rachubinski@comcast.net]
Sent: Thursday, June 30, 2016 8:32 PM
To: McLaughlin, Elaine
Subject: Re: East point Apartment plan

Hi Elaine,
Thank you for your response. Sorry to hear about the emergency - family always come first- so no worries! I have a few more concerns about the project.
*Density issue - Currently Eastpointe has 140 units, will be increased by 96 then up to 236 units. Table 8-1 Intensity standards indicate 1200 sq. ft. minimum of open space per unit. Open space is for everyone's enjoyment, right? The 'green roof' idea as was explained to us at the June 14th meeting will have limited access. I fail to see compliance with the intensity standards set with limited access with open space requirements with this number of units.
*According to dog park regulations the nearest residence is 150 feet away. The location of their dog park on the other side of the fence is clearly much closer than 150 feet.
*Who monitors the areas around the development?
*The impact of a dog park affects health from bacteria/feces/air quality,etc.. I do not want to jeopardize my quality of life or my neighbors and standard of living by having a dog park over the fence.
*There are many healthy, mature trees on the property. Could some of the existing trees be spared?

From: Jean Rachubinski [mailto:j.rachubinski@comcast.net]
Sent: Monday, June 20, 2016 8:46 PM
To: McLaughlin, Elaine
Subject: East point Apartment plan

Hi Elaine,

I am writing in response to your notice sent on June 7, accepting comments about the plan review. My home is located at 1535 Patton Circle, one of the homes on the other side of the fence from Eastpointe Apartments. I did attend the information meeting last week at the EBRC. One of the people involved with the project commented to me that "We didn't have to have this meeting, you know".

Our neighborhood is quiet and I would like to keep it that way. I am most not in favor of the dog park on the other side of the fence. I do not want to hear dogs at all hours of the day, smell the poop or want this close to my backyard. In reviewing the layout - could the dog park be part of the Great Lawn area?

I appreciate your attention and I hope the dog park location is up for discussion and relocation.

Thank you,
Jean Rachubinski
cell # 720-371-3982

On Wed, Jun 15, 2016 at 4:34 PM, olly1002@yahoo.com
<olly1002@yahoo.com> wrote:
Hi Elaine,

Well where do I begin, after living here for 20 years plus I'm really scared that what I've enjoyed about my house will be compromised with this redevelopment. I am worried that I will loose my view of the mountains, the peace and quiet I've had, because they want to put a dog park and a playground on the other side of my backyard fence. Our house is oriented towards the west so, my kitchen, family room, living room, a couple of bedrooms, our deck and even my dog will not be aloud to use the backyard with dogs barking on the other side, not to mention the smell and the fact it will be used 24 hours a day.

The light pollution, we don't have street lights in our neighbor hood, it's dark and yet safe. All the cars (like Boulder doesn't already have enough.) What's really sad is our property value will decrease substantially, who would want to live next to a dog park!

What I would like to purpose, is that they make this area a" quiet open space" so my three neighbors and myself can retain what we've had for the past 20 years plus.

If they could move building #4 10-20 feet to the north, I would be able to have that amazing view that has inspired me each and every day throughout my life here. Part of our view could be maintained if they are considerate with where they plant trees near our fence.

I appreciate any help you can give us in making this project work with the existing neighborhood.

-John and Janet Ryden

On Tue, Jun 14, 2016 at 12:03 PM, olly1002@yahoo.com
<olly1002@yahoo.com> wrote:
Hi Elaine,

We spoke this morning about the concept plan for eastpointe and how for the past 25 years I have had the attached view from my kitchen window and deck. It's much better in the winter when the trees loose their leaves!

I would also like to request that they don't work on the weekends given the proximity to our properties .

Thanks again look forward to receiving the pre concept plans.

Janet

Sent from Yahoo Mail on Android

From: Graeme R Forbes [mailto:graeme.forbes@colorado.edu]
Sent: Thursday, June 16, 2016 1:11 PM
To: McLaughlin, Elaine
Cc: Marilyn Ruth Brown
Subject: Re: quick question on Eastpointe

Dear Elaine:

Here is a comment to be considered for the City's initial response to the applicant.

One of our neighbors went to a meeting about the proposed development and reports that it includes a dog park on the southeast corner, which touches the northwest corner of our property. We have heard from other people who live near dog parks that dog owners exercise their pets in them at all times of night, and the noise is considerable. We therefore strongly object to the inclusion of such a facility in the development.

Best,
Graeme

On Jun 15, 2016, at 9:44 AM, McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov> wrote:

Hello Graeme-

Thanks for your inquiry. I requested that information specifically of the applicant and he responded with the following below. There are 258 bedrooms in 140 units and they are proposing 315 bedrooms in 236 units. The intent is to redevelop the site, removing what's there and existing and building new structures. It's my understanding that the units will be market rate.

I hope this helps for now, please feel free to call or email with any further questions or comments.
All the best-
Elaine

Elaine McLaughlin
Senior Planner
<image001.png>
ph. 303-441-4130
mclaughline@bouldercolorado.gov

Department of Planning, Housing + Sustainability

From: Jeff Smith [mailto:jsmith@TrybaArchitects.com]
Sent: Wednesday, June 15, 2016 9:00 AM
To: McLaughlin, Elaine
Cc: kim@packarddierking.com; Leonhardt, Brett (Denver)
Subject: RE: quick question on Eastpointe

Elaine:

Here is the bedroom comparison assuming that efficiencies constitute 0.5 dwelling units:

Existing Property Unit Mix and Bedroom Count:

- 1BR = 30 = 30br
- 2BR = 102 = 204br
- 3BR = 8 = 24br

Total = 140 units = 258br

Proposed Project Unit Mix and Bedroom Count:

- Efficiency (0.5) = 33 = 17br
- 1BR = 120 = 120br
- 2BR = 71 = 142br
- 3BR = 12 = 36br

Total = 236 units = 315br

Net Increase in Units = 96 (68%)
Net Increase in Bedrooms = 57 (40%)

Please let me know if you need any additional information.

Thanks,

Jeff

Jeff Smith, AIA, LEED AP
Associate Principal
Email: jsmith@trybaarchitects.com

<image006.png>

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Denver, CO 80203
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Fax: 303.894.5363

www.trybaarchitects.com

-----Original Message-----
From: Graeme R Forbes [mailto:graeme.forbes@colorado.edu]
Sent: Tuesday, June 14, 2016 12:03 PM
To: McLaughlin, Elaine
Subject: eastpointe redevelopment

Dear Ms. McLaughlin,

We recently received notification from the City that there's going to an application for redevelopment of the Eastpointe Apartment Homes at 1550 Eisenhower Drive. The proposal is for 236 dwelling units. However, I wasn't able to determine from the letter how, if it all, the redevelopment will change what's already there. Specifically, is 236 units a jump from the current number, or about the same? And what will be the character of the redevelopment? That is, is the intention simply to renovate existing units and rent them for about the same as they currently fetch, or will the new units be less expensive, or more expensive, than what's currently there?

Thank you for your time,
Graeme Forbes
1487 Patton Drive
Boulder, CO 80303-1258