C I T Y O F B O U L D E R
PLANNING BOARD AGENDA ITEM
MEETING DATE: June 2, 2016

AGENDA TITLE: Public hearing and consideration of a request for a two-story, 766 square foot rear addition to an existing single family home to convert the residence into a tri-plex, located at 2949 Broadway with a request for a 37.5 percent parking reduction and a reduction in lot area per dwelling unit from 3,000 square feet to 2,076 square feet within the RH-2 zoning district. Case no. LUR2014-00097.

Applicant: Michael Bosma
Owner: ALR Investments LLC

REQUESTING DEPARTMENT:
Planning, Housing + Sustainability
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Land Use Review Manager
Elaine McLaughlin, Senior Planner

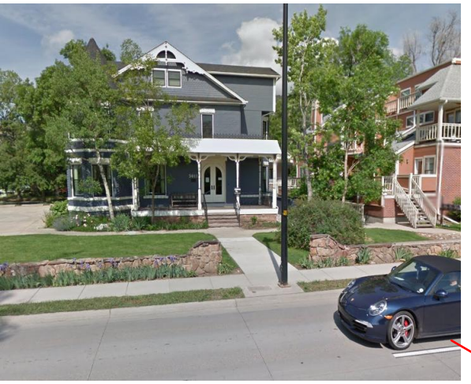
OBJECTIVE:
1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning Board discussion
4. Planning Board action to approve, approve with conditions, or deny

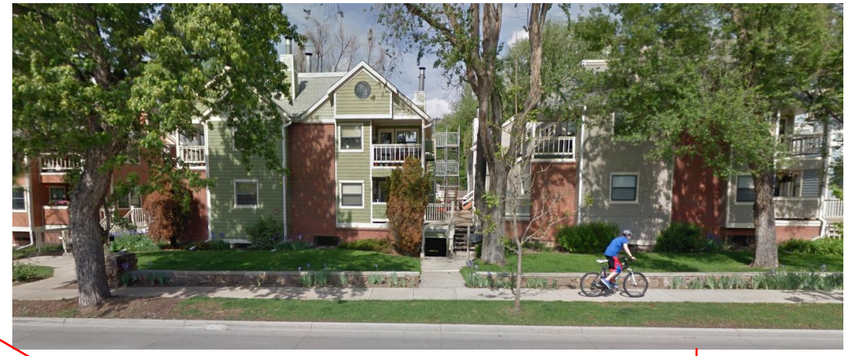
Proposal:	Request for approval of a Site Review for the conversion of a single family residential unit into a triplex with a 37.5 percent parking reduction within the Residential – High 2 (RH-2) zoning district.
Project Name:	2949 Broadway
Location:	2949 Broadway
Size of Tract:	6,228 square feet (0.14 acre)
Zoning:	Residential – High 2 (RH-2)
Comprehensive Plan:	High Density Residential

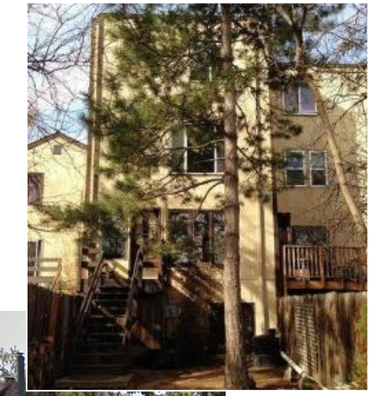
KEY ISSUES:
Staff has identified the following key issues to help guide the board's discussion:

1. Does the project, with its proposed reduction in lot area per dwelling unit meet the Site Review Criteria?
2. Does the 37.5 percent parking reduction meet the review criteria under section 9-2-14(h)(2)(K), B.R.C.?

Existing Context. Located on Broadway near Dellwood Avenue in Central Boulder and the eastern edge of the Newlands Neighborhood, the site's built context is varied. As shown in Figure 1 on the following page, surrounding the site along Broadway are primarily attached and residential buildings including Red Arrow Apartments and Washington Square Condominiums, along with several duplex and triplexes, and across Broadway from a Shell Gas Station, Washington Village Mixed Use and Residential; with nearby uses to the north including the CBIZ Meyers Dining Insurance agency, and a small mixed use building adjacent to the site with office along Broadway and residential in back. To the west is single family residential. Further to the south are the Boulder Community Hospital Campus and medical offices along with retail and other services.







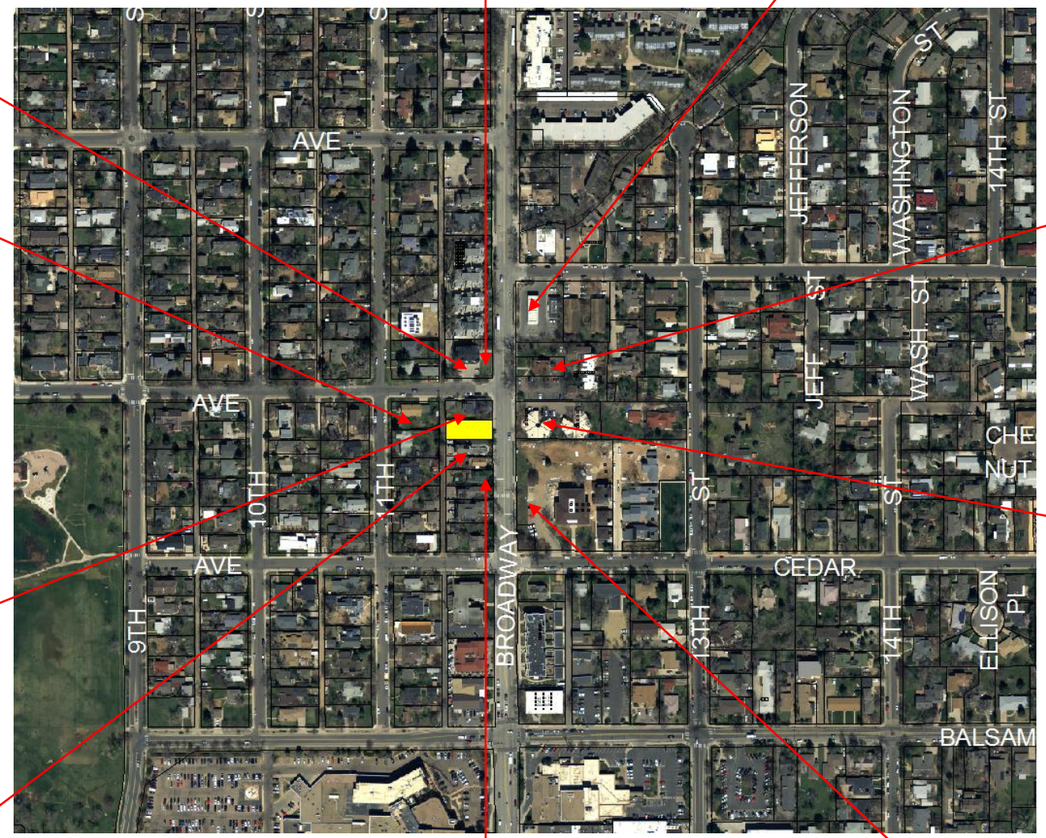
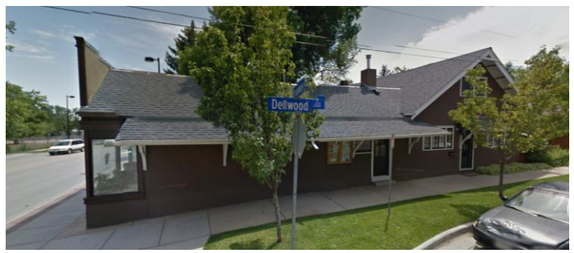
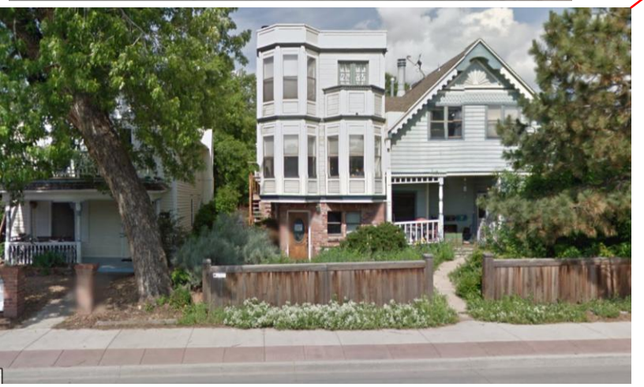
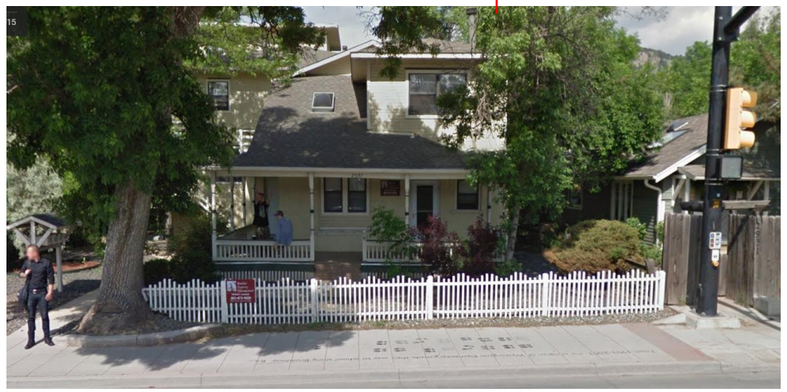


Figure 1: Site's Surrounding Context







These variations in the built context are likely owed to the varied BVCP Land Use and Zoning in this context, as seen in Figures 2 and 3. As can be seen, High Density Residential Land Use aligns Broadway, with Low Density Residential on either side. On page 66 of the BVCP, for High Density Residential the city assumes more than 14 dwelling units per acre. Per land use code section 9-5-2(c)(2)(F) the RH-2 (Residential - High 2) zoning is defined 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."*

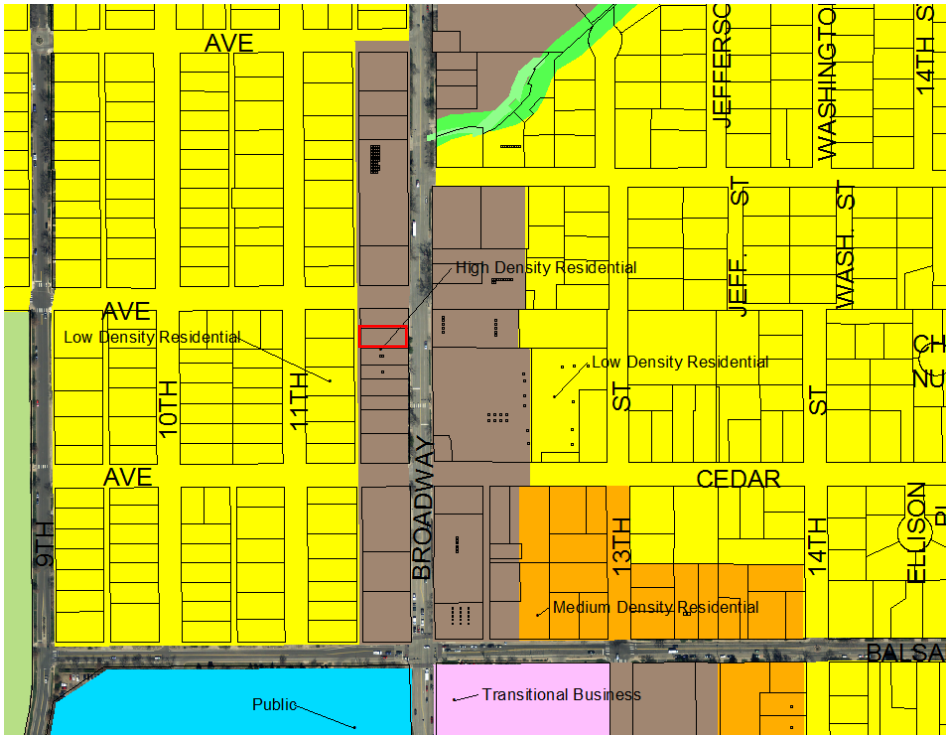


Figure 2: BVCP Land Use Map

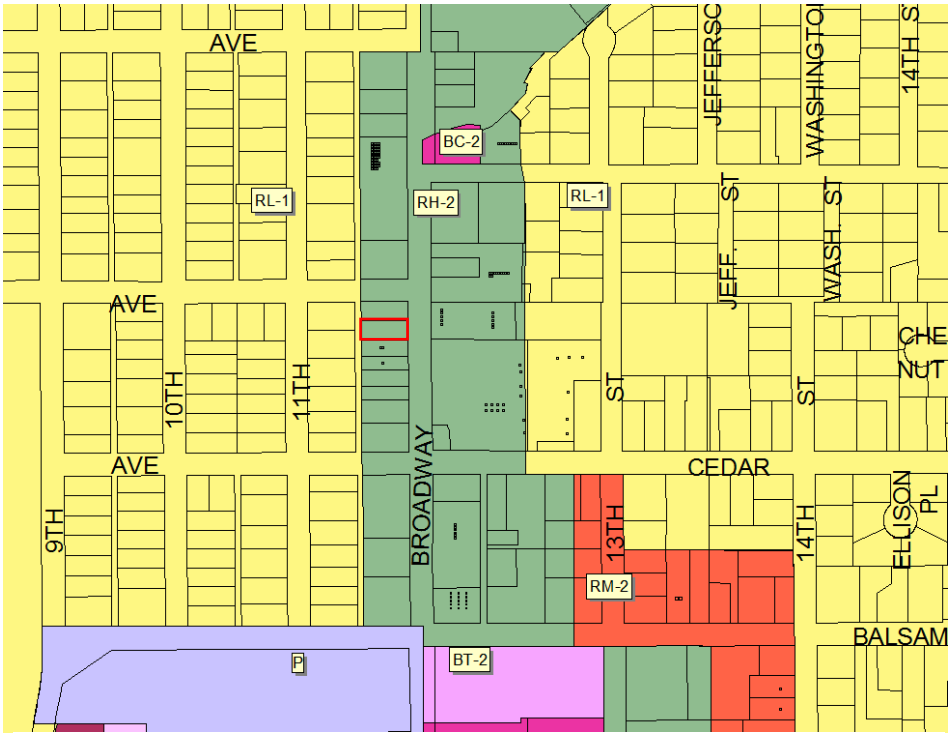


Figure 3: Zoning Map

Landmarking Process. The 6,228 square foot lot contains an existing 1,240 square foot house that was originally constructed in 1913 with Edwardian Vernacular elements that have been largely retained. The house was constructed for Elisha and Mary Hulse, who lived there until 1946. Hulse was engaged in the real estate business and was a Public Notary in Boulder. Figure 4 is a photo from 1949 of the house and Figure 5 is a photo of the house today.

Figure 4. East Elevation: Tax Assessor Card Photo, c. 1949.

Given the historic significance, staff recommended that the applicant submit an application to designate the property as a local historic landmark. The application to landmark was submitted on April 22nd, 2015 with a request that review of the application by the Landmarks Board and the City Council only proceed if Site Review approval is granted. Because the application to designate the property is pending, a Landmark Alteration Certificate request for the rehabilitation of the historic house and the construction of a rear addition was submitted for review by the to the Landmarks Design Review Committee (Ldrc)(HIS2016-00067). On April 13th, 2016, the Ldrc approved the current plans (refer to **Attachment E**) to rehabilitate and add to the house. Revisions to the design would require a new LAC application.

Figure 5. East Elevation, present

Proposed Project. The applicant is proposing to construct a 766 square foot, two-story addition to the rear of the existing house. The resulting floor area would total 2,066 square feet with three units. The applicant requests a reduction in lot area per dwelling unit from 3,000 square feet to 2,076 square feet. The Triplex would be comprised of: one 3-bedroom unit in the front and two units at the rear of the property: a 4-bedroom unit located partially above grade and partially below grade; and a 4-bedroom unit located on a portion of the first floor and on the second floor.

Figure 6 illustrates a perspective sketch of the building from Broadway, and Figures 7, 8 and 9 illustrate floor plans for the basement, first and second floors. There are eight parking spaces per standards, and five proposed, for a 37.5 percent parking reduction request as part of the application.

Figure 6: Perspective Sketch Looking Northwest from Broadway.

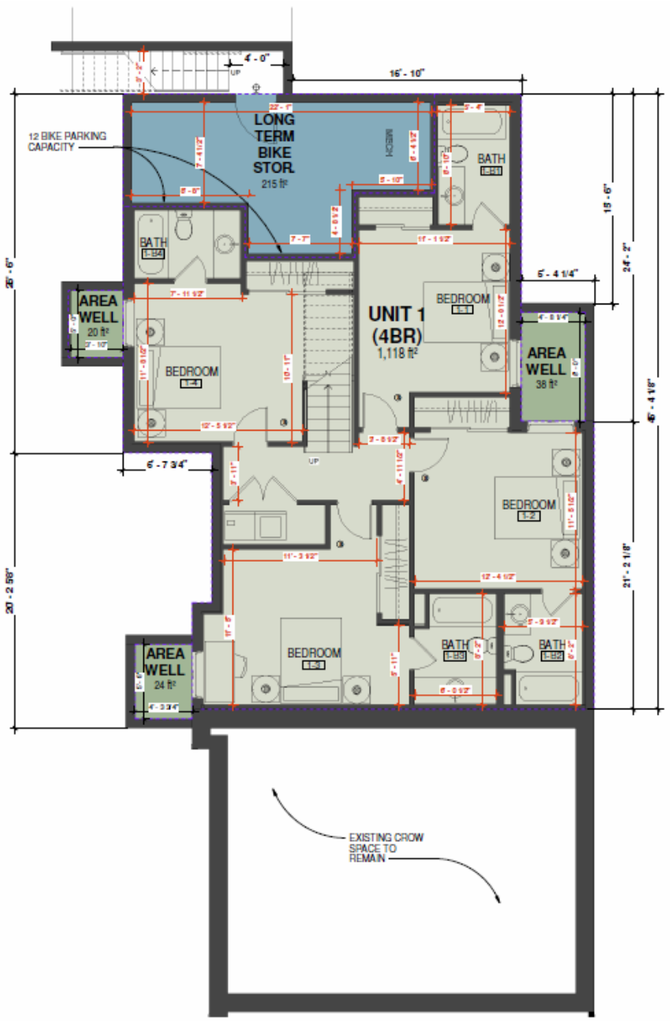


Figure 7: Basement Plan

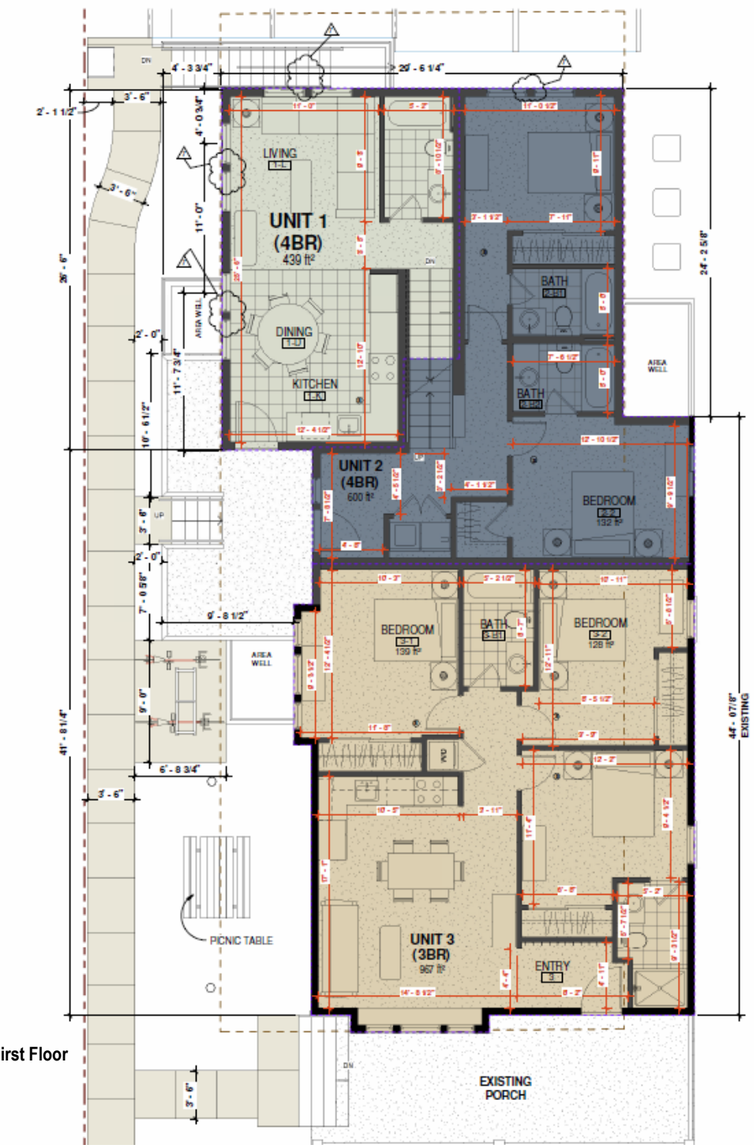


Figure 8: First Floor

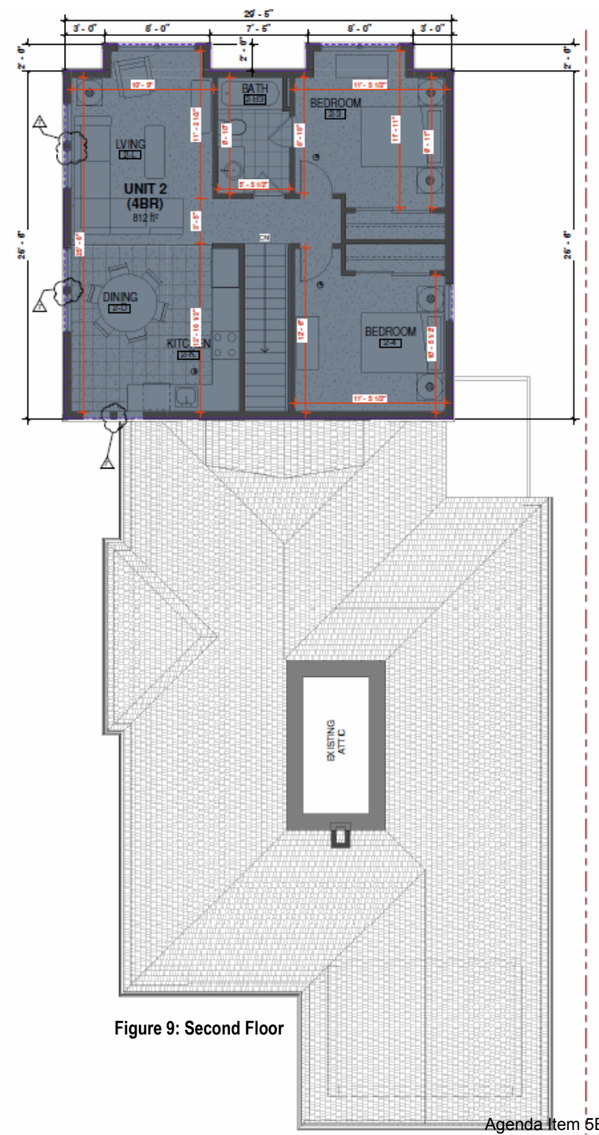


Figure 9: Second Floor

Key Issue 1. Does the project with its proposed reduction in lot area per dwelling unit meet the Site Review Criteria?

Per the Land Use Code section 9-8-3, B.R.C. 1981, the Planning Board may reduce the minimum lot area per dwelling unit of the property zoned RH-2 from 3,000 square feet per dwelling unit to 1,600 square feet of lot area per dwelling unit pursuant to Site Review approval. In this case, the applicant is requesting a reduction in lot area per dwelling unit to 2,076 square feet, for a total of three units on site. Findings were made that the application is consistent with the Site Review Criteria of the Land Use Code section 9-2-14(h), B.R.C. 1981. The analysis of the proposed project's consistency with the Site Review criteria is provided in **Attachment A.** Among the findings were made for the project is consistency with the Boulder Valley Comprehensive Plan (BVCP) as follows:

(1) Boulder Valley Comprehensive Plan:

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

The proposed site plan is consistent with the High Density Land Use category of the BVCP. Regarding the policies of the BVCP, there are a number of policies relevant to the provision of additional residential units in the context, specifically highlighted are the following:"

2.03 Compact Development Pattern
The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.

As an infill property, the provision of higher density on a site that is already served by urban services, particularly transit and nearby services, the proposed project meets this policy.

2.16 Mixed Use and Higher Density
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 RH-2 zoning is a relatively high density zoning district. While this zoning is consistent with the BVCP land use where density of over 14 dwelling units per acre are anticipated; this site can be considered an "appropriate location" for market rate affordable housing as it is close to a number of commercial centers; on a major transit corridor of Broadway that serves several bus lines, and within ¼ mile walking distance of both the North Boulder Recreation Center as well as North Boulder Park. There are two B-Cycle stations within one-quarter mile walking distance to the site. Shown in Figure 9 is the bus map with both ¼ mile and ½ radii from the site.

Figure 9: One-Quarter and One-Half Mile Walking Distance to Site

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.

Through a condition of approval, the applicant must landmark the property and apply and receive a landmarks alteration certificate. Through review with the Landmarks Design Review Committee (Ldrc), the city will ensure compatible character for this edge of the Newlands Neighborhood. In addition, the reduction of lot area per dwelling unit is consistent with the surroundings in that, the adjacent properties to the south that are also located within the Residential- High 2 zoning district have a similar density and character to the proposed project: the immediately adjacent property is a tri-plex with a density of 1,769 square feet of lot area per dwelling unit; further to the south, the property is a duplex with a density of 2,322 dwelling units per acre. The Red Arrow Condominiums across Broadway, also within the RH-2 zoning district, has 10 units with an average density of 2,195 square feet per dwelling unit.

2.12 Preservation of Existing Residential Uses
The city will encourage the preservation or replacement in-kind of existing, legally established residential uses in non-residential zones. Non-residential conversions in residential zoning districts will be discouraged, except where there is a clear benefit or service to the neighborhood.

The applicant intends to ensure the existing residential structure will remain as residential and be augmented with two additional units to preserve existing residential uses in an area where some residential units have been converted to office or other uses over time.

2.24 Preservation of Historic and Cultural Resources
The city and county will identify, evaluate and protect buildings, structures, objects, districts, sites and natural features of historic, architectural, archaeological, or cultural significance with input from the community. The city and county will seek protection of significant resources through local designation when a proposal by the private sector is subject to discretionary development review.

The city identified the existing home as an historic resource (referred to as the “Hulse House”) because it is one of the earlier houses in north Boulder, and is considered an excellent example of the Edwardian Vernacular style popular in Boulder in the early twentieth century. As such, the applicant is required to preserve the existing house through landmarking and will be required to obtain a Landmarks Alteration Certificate.

2.37 Enhanced Design for Private Sector Projects
Through its policies and programs, the city will encourage or require quality architecture and urban design in private sector development that encourages alternative modes of transportation, provides a livable environment and addresses the elements listed below.

a) The context. Projects should become a coherent part of the neighborhood in which they are placed. They should be preserved and enhanced where the surroundings have a distinctive character. Where there is a desire to improve the character of the surroundings, a new character and positive identity as established through area planning or a community involvement process should be created for the area. Special attention will be given to protecting and enhancing the quality of established residential areas that are adjacent to business areas.

The property site that is located along Broadway, which is a major cross-town arterial of the city with upwards of 50,000 daily trips per day. As such, the properties such as this that align Broadway serve as a higher density “transition” to the single family residential to the west and to the east. Given the context and the existing historic resource on the site, the conversion of the property to a tri-plex with a character in keeping with the surroundings, yet distinct from the historic resource is consistent with this policy.

2. Does the 37.5 percent parking reduction meet the review criteria under section 9-2-14(h)(2)(K), B.R.C.?

The applicant is proposing five parking spaces where eight are required and as such, the applicant prepared a Transportation Demand Management (TDM) program to demonstrate that "adequate accommodation" and "nature of occupancy" will be addressed to meet the Site Review Criteria. The Land Use Code section 9-9-6(b)(1), B.R.C. establishes parking standards. These standards can be modified through Site Review. Table 1 below illustrates the proposed parking and parking reduction request; as can be noted, the parking standards are based upon bedroom count, with three spaces required for a four or more bedroom unit; and two spaces required for a three-bedroom unit.

Table 1:
Proposed Parking within RH-2 Zoning District Site at 2949 Broadway

	Parking Standard per section 9-9-6(b)(1), B.R.C. 1981	Required Parking Spaces per Standard	Proposed Parking Spaces	Percentage of Parking Reduction
Proposed Triplex	Unit 1: 3 spaces for 4-bedroom Unit 2: 3 spaces for 4-bedroom Unit 3: 2 spaces for 3-bedroom	8 spaces	5 spaces	37.5 percent

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

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

The applicant has indicated that there is a possibility that the residential units will be marketed to university students. Given that, a discussion of the "nature of occupancy" follows in criterion (e) below. Knowing that some of the units would be marketed to university students does have implications in the accommodation of motor vehicles by occupants and visitors

At staff's request, the applicant provided a parking study prepared by LSC Transportation Consultants of on-street (public parking spaces), the study is provided in ***Attachment D***). In the study, the applicant provided a "Parking Inventory Survey," that was conducted in the vicinity of the site, on two different week days and on a weekend on an hourly basis from 7:00 AM to 10:00 PM. The applicant noted a total of 90 on-street parking spaces available in the surveyed area, shown in Figure 10.

The survey found that maximum parking demand for the 90 on-street spaces was 61 vehicles during any given hour with an average demand of 48 to 51 vehicles; that there were always at least 29 available on-street parking spaces and an average of about 40 available on-street parking

spaces during the three-day study period. The survey concluded that there is sufficient available on-street parking spaces in the vicinity of the site to accommodate additional vehicles from the site, both as visitors or resident parking. The survey noted "seven additional vehicles" from the proposed development, however, staff noted that this figure could go up or down depending on the demand from future residents and given the context of a transit corridor on Broadway. Staff finds there would be "adequate accommodation" with on-street parking.

n/a **b. The parking needs of any nonresidential uses will be adequately accommodated through on-street parking or off-street parking;**

There are no non-residential uses proposed.

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

Not applicable, not a mix of residential or office/retail

n/a **d. If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and**

Not applicable, not a mix of residential or office/retail

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

The applicant has indicated in the written statement, that there is a potential the site will be leased to University students. The nature of occupancy for student renters – that is – the characteristics typically associated with the student occupants (as it relates to parking) has been the high percentage of use of alternative modes of travel. Over the years, the University of Colorado Transportation and Parking Services has, through direct surveys of students, documented that university students in Boulder, by a significant percentage of 77 percent utilize alternative modes of transportation (non-auto) to get to and from the campus. Therefore, the demand for parking would decrease by the nature of occupancy.

Public Comment. Required public notice was provided in the form of written notifications to property owners within 600 feet of the subject property in December 2014 at the receipt of the application; along with notification of the Planning Board hearing on May 11, 2016. In addition, a public notice sign was posted on the property and therefore, all public notice requirements of section 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 were met. There were two comments letters received on the application that are provided in Attachment C that articulated concerns about the parking reduction.

STAFF RECOMMENDATION:

Staff recommends that the Planning Board approve Site Review application # LUR2014-00097 subject to the conditions of approval listed below and adopting the staff memorandum and its attachments as findings of fact.

PROPOSED CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the development **shall be in compliance with all plans** prepared by the Applicant on February 12, 2016 and the Transportation Demand Management (TDM) Plan on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. The Applicant has filed an application seeking **Individual Landmark designation** of the property located at 2949 Broadway. The Applicant shall pursue such designation in good faith. Prior to a building permit application, the Applicant **shall obtain a final decision on the application for Individual Landmark designation** of the property.

3. Prior to a building permit application, the Applicant shall submit a Preliminary Plat and a Technical Document Review application for a **Final Plat**, subject to the review and approval of the City Manager and execute a subdivision agreement meeting the requirements of chapter 9-12, "Subdivision," B.R.C. 1981 and which provides, without limitation and at no cost to the City, for the following, unless otherwise approved by the City Manager:

    a. The elimination of the lot line between existing Lot 29 and Lot 30, Block 4, Newland Addition, City of Boulder, County of Boulder, State of Colorado; and

    b. The dedication, to the City, of an 8½- foot wide +/- public access easement for the detached sidewalk along Broadway.

5. Prior to a building permit application, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:

    a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the plans prepared by the Applicant on February 10, 2016 is acceptable. Planning staff will review plans to assure that the architectural intent is performed. The final plans shall illustrate the building to be prewired for future photovoltaic systems, from the roof-top to the primary electrical panel of the building.

    b. A **final site plan** which includes detailed floor plans and section drawings.

    c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.

    d. A **final storm water report and plan** meeting the City of Boulder Design and Construction Standards.

    e. **Final transportation plans** meeting the City of Boulder Design and Construction Standards, the CDOT Access Code Standards, and the Manual on Uniform Traffic Control Devices (MUTCD) for all transportation improvements. The final transportation plans must include, but are not limited to, a plan and profile drawing for the detached sidewalk.

    f. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.

    g. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.

5. Prior to building permit application, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the residents of the development for three years after the issuance of a certificate of occupancy for each dwelling unit as proposed in the Applicant's Transportation Demand Management (TDM) plan.

Approved By:

David Driskell, Executive Director
Department of Community Planning and Sustainability

Attachments

A. Analysis of Review Criteria
B. Staff DRC Review Comments
C. Correspondence Received
D. Applicant's Parking Study and TDM
E. Applicant's Written Statement and Proposed Plan

CRITERIA FOR REVIEW

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

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

The proposed site plan is consistent with the High Density Land Use category of the BVCP. Regarding the policies of the BVCP, there are a number of policies relevant to the provision of additional residential units in the context, specifically highlighted are the following:"

2.03 Compact Development Pattern
The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.

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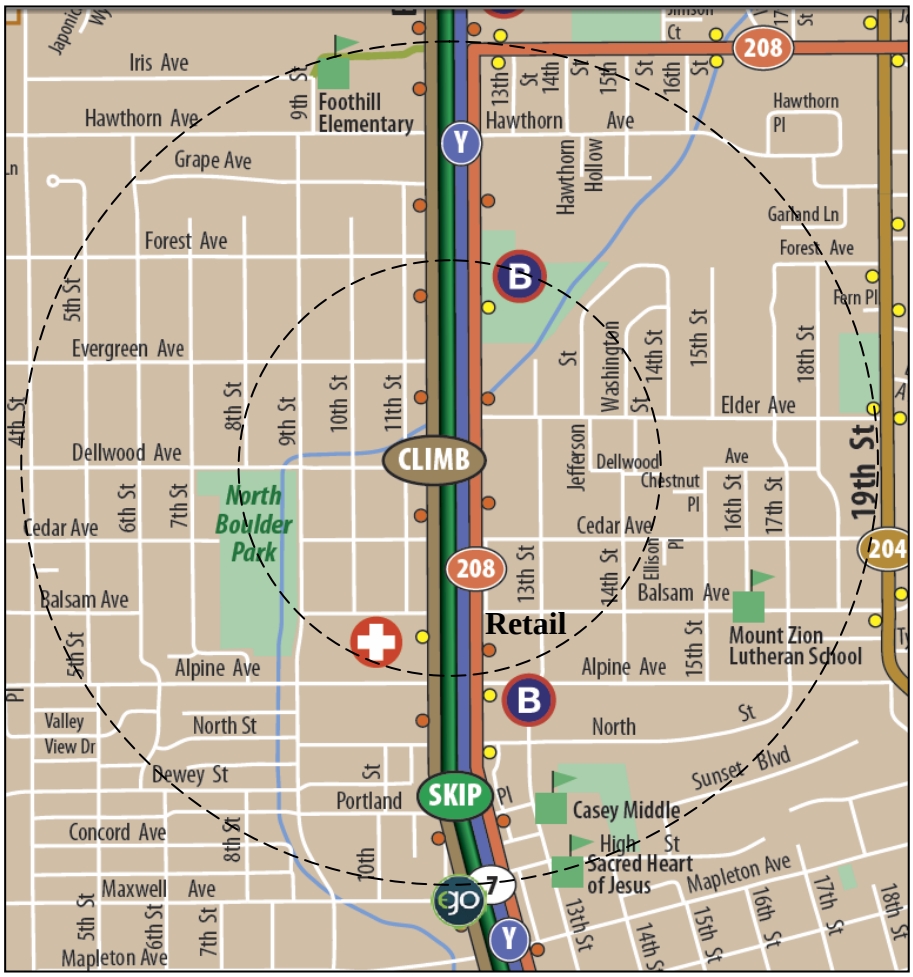

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The RH-2 zoning is a relatively high density zoning district. While this zoning is consistent with the BVCP land use where density of over 14 dwelling units per acre are anticipated; this site can be considered an "appropriate location" for market rate affordable housing as it is close to a number of commercial centers;

on a major transit corridor of Broadway that serves several bus lines, and within ¼ mile walking distance of both the North Boulder Recreation Center as well as North Boulder Park. There are two B-Cycle stations within one-quarter mile walking distance to the site. Shown in Figure 9 is the bus map with both ¼ mile and ½ radii from the site.

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Through a condition of approval, the applicant must landmark the property and apply and receive a landmarks alteration certificate. Through review with the Ldrc, the city will ensure compatible character and building scale for this edge of the Newlands Neighborhood. In addition, the reduction of lot area per dwelling unit is consistent with the surroundings in that, the adjacent properties to the south that are also located within the Residential- High 2 zoning district have a similar density and character to the proposed project: the immediately adjacent property is a tri-plex with a density of 1,769 square feet of lot area per dwelling unit ; further to the south, the property is a duplex with a density of 2,322.5 dwelling units per acre. The Red Arrow Condominiums across Broadway, also within the RH-2 zoning district , has 10 units with an average density of 2,195 square feet per dwelling unit.

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The property site that is located along Broadway, which is a major cross-town arterial of the city with upwards of 50,000 daily trips per day. As such, the properties such as this that align Broadway serve as a higher density "transition" to the single family residential to the west and to the east. Given the context and the existing historic resource on the site, the conversion of the property to a tri-plex with a character in keeping with the surroundings, yet distinct from the historic resource is consistent with this policy.

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

> ✓ ***(i) The density permitted in the Boulder Valley Comprehensive Plan,***
>
> The High Density Land Use category is defined in the BVCP as areas where "more than 14 dwelling units" are permitted. In this case, the three dwelling units on the 6,228 square foot site are equivalent to 21 dwelling units per acre.
>
> **or,**
>
> ***n/a (ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.***

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

On balance, the proposed development is feasible to meet the broad range of BVCP policies and Site Review criteria.

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

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

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

Approximately 1939 square feet of useable open space is provided where 1,800 square feet is required: it is designed in the form of an outdoor gathering space with a picnic table along with private deck spaces for each unit. The outdoor deck spaces face south and east, and there are large maturing trees proposed to help shade the spaces.

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

Not applicable, there are no detached residential units within the building.

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

The site has been developed for over 100 years. As such, there are no known special status species. There is a mature spruce tree on the property that is not a good street tree due to the needles on the tree. It will be removed and replaced by three new trees.

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

The open space is approximately one-third of the site, and therefore provides relief from the density of the site and surroundings.

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

The property is a relatively small, high density residential site. As such, opportunities for active recreation are limited. However, the open space is functional as designed and the site is within ¼ mile walking distance to both the North Boulder Recreation Center and North Boulder Park.

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

There are no known sensitive environmental features or natural areas on the site that has been developed for over 100 years.

✓ **(vii) If possible, open space is linked to an area- or city-wide system.**
The site has been developed within the existing street and sidewalk fabric for over a century.

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

✓ **(C)** ***Landscaping***

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

The proposed project includes plans for relandscaping the site to include a variety of plant materials along with private deck space and walkways into the site from the street.

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

There are no known special status species within the subject site.

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

The landscape plan meets this criterion.

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

The landscape plan meets this criterion.

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

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

The transportation connection of the site is existing and vehicle access is provided off of the alleyway thus discouraging high speeds and creating a physical separation to the street.

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

While there are six non-standard parking spaces that exist on the site today, five parking spaces will be constructed upon redevelopment, that will meet city standards. These spaces will be accessed off of the alley where vehicle conflicts are minimized.

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

The site is within an existing urban context with walkways along both Broadway and nearby Dellwood Avenue, in an area where Broadway is a designated bike route and where the applicant intends to construct a detached walk in front the property along Broadway, consistent with the Transportation Management Plan (TMP). The proposed site improvements include a walkway through the site that will access these public rights-of way.

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

There are a total of 18 bike parking spaces provided on the site: six visitor spaces and an interior long term bike storage room that accommodates 12 bicycles.

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

The applicant is requesting a parking reduction given the location of the site within close proximity of a number of services including medical offices, schools, major retail centers and parks. The site is also located on a major route that includes the SKIP, CLIMB, 208 AND Y bus service. There are two B-Cycle stations located within ¼ mile of the site. The applicant is proposing a TDM plan that includes provision of Eco-Passes to all tenants with a financial guarantee to cover the first three years of provision of Eco-Passes to all non-university students (who are already provided an Eco-Pass).

The TDM provided by the applicant indicates the following techniques to promote a shift from SOV use:

- *Provision of six short term bike parking spaces*
- *Provision of 12 long term bike storage spaces*
- *Provision of Eco Passes for residents*
- *Coordination with GoBoulder on an on-going basis with surveys and welcome kit with information on transit maps and schedules*
- *Location in close walking distance to multiple services and bus transit.*

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

The walkway planned on-site links to the public right of way on Broadway.

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

There are no new streets planned with the proposed project.

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

The project is design for the types of traffic expected: primarily foot and bicycle traffic given the context. The addition that is planned is part of the existing house and the separation of autos, bike and pedestrians is already in place with the alley. The addition will not impact the types of traffic.

✓ **(E)** ***Parking***

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

The proposed project provides for five parking spaces where eight are standard. The spaces are intended to be accessed from the rear of the property and the alley where pedestrian movement to and from the parking is via planned sidewalks.

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

See response to (E)(i) above.

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

The parking is located where existing parking is located. The reorganization of the parking area will help to reduce the visual impact that exists today.

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

While the proposed project has a parking area for five parking spaces and the Land Use Code section 9-9-14, does not require shading for five spaces or less, the applicant is providing a small shade tree on the south side of the parking area to help shade the parking and as a required alley tree.

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

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

The existing site is located in a context that includes a number of higher density residential buildings including duplex, triplex, condominiums and apartments, consistent with the RH-2 zoning that aligns Broadway. The proposed project is for a planned 766 square foot addition that is planned at the rear of the existing building to a height of two stories in 30'-11" (from the low point two feet lower on the opposite side of the lot). This addition is well within the existing building height, mass, scale and orientation of the existing character of the area.

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

The proposed two story addition at a maximum height of 30 feet (from the low point on the east end of the site that is two feet lower than the location of the addition) is proportional to two- and three-story buildings located both across Dellwood Avenue as well as across Broadway and including the adjacent triplex to the south. In addition, the two story height will help to distinguish the historic resource that is a single story.

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

The orientation of the proposed addition is on the west side of the site, and the solar study illustrated that shadows cast by the addition will not extend beyond the hypothetical 25 foot solar fence. Regarding views toward the southwest views and toward the Flatirons, there are no buildings located to the northeast of the site in alignment with the views, there is a parking lot and a gas station in line with the views. The views from an auto or pedestrian traveling along Broadway vary as one moves along the roadway. The addition of a second story addition in this location, as setback from Broadway, minimizes the blocking of views from adjacent properties and Broadway.

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

The addition is planned with board and batten and lap siding in a different width and color to distinguish from the existing house that has a narrow lap siding. The addition is required to be evaluated under specific guidelines, as noted on page 85 of the BVCP,

> *"Exterior changes to landmarks and properties located in historic districts must meet the purposes and standards outlined in the historic preservation code and adopted design guidelines. There are specific guidelines for a number of historic districts, as well as general design guidelines that apply to all designated local districts and individual landmarks."*

Landmarks Design Review Committee (Ldrc) that reviews requests for alterations to individual landmarks and alterations to properties within historic district, reviewed the application and concluded that the addition meet the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks.

Given the existing context along with the conclusion that the changes were found to meet the guidelines, and the requirement to landmark the building to maintain these characteristics, the addition was found to meet this criterion.

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

The proposed project is for a rear addition to an existing historic house that has a front porch facing Broadway. The historic home will be enhanced through the Landmarks Alteration Certificate process.

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

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

The addition will provide three residential units. A tri-plex adds to the housing diversity of the city and in an area where single family residential predominates.

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

The existing house and proposed addition are within an existing noise context given the location on Broadway, a highly traveled cross-town arterial. With proposed new landscaping and windows throughout the project, noise from external sources will be reduced. According to the applicant, "

> Noise is minimized between the units based on the location and the configuration of the units, which feature most portions of each unit stacking over the same unit. The building layout also maximizes the exterior unit walls and minimizes the interior common walls between units minimizing the noise between units.

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

The site is relatively small and the lighting plan on the site plan that illustrates down lighting for the parking area and walkway. The lighting plan provided at TEC doc will be required to be consistent with the land use code section 9-9-16, B.R.C. 1981.

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

There is one existing large Spruce tree which is located within the front yard. Because of the size of the tree, and the adjacent (planned detached) walkway, the tree was determined to not be a good street tree and will be replaced with three deciduous trees. This will also help to support passive solar by allowing sun in the winter and shade in the summer, where today the Spruce shades the house year around.

✓ **(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.**

The upgrades to the building will require compliance with newly adopted energy efficiency standards of the IECC 2012 plus 30 percent efficiency and the city's Green Points program. A condition of approval is added to ensure pre-wiring for rooftop photovoltaics for on-site renewable energy generation.

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

The applicant is proposing wood siding. In addition, given the historic significance, staff recommended that the applicant submit an application to designate the property as a local historic landmark. The application to landmark was submitted on April 22nd, 2015 with a request that review of the application by the Landmarks Board and the City Council only proceed if Site Review approval is granted. Because the application to designate the property is pending, a Landmark Alteration Certificate request for the rehabilitation of the historic house and the construction of a rear addition was submitted for review by the to the Landmarks Design Review Committee (Ldrc)(HIS2016-00067). On April 13th, 2016, the Ldrc approved the current plans (refer to ***Attachment E****) to rehabilitate and add to the house. Revisions to the design would require a new LAC application.*

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

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

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

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

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

While no new streets are being proposed, open space is south facing. The tri-plex on the adjacent property to the south encompasses much of the yard and therefore, there is already an existing shading of the site. However, the open space in the front yard will continue to receive morning sun and the rear yard will continue to receive evening sun.

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

The proposed addition on the west side of the existing building will not create solar impacts over the hypothetical 25 foot solar fence to the adjacent yard.

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

The addition is planned at the rear (west) side of the property and the applicant has demonstrated through a solar analysis that the addition will not unduly impact solar access.

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

No proposed landscaping will impact shading of adjacent buildings.

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

__n/a__ **(I)** ***Land Use Intensity Modifications:***

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

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

At staff's request, the applicant provided a parking study prepared by LSC Transportation Consultants of on-street (public parking spaces), the study is provided in ***Attachment D****). In the study, the applicant provided a "Parking Inventory Survey," that was conducted in the vicinity of the site, on two different week days and on a weekend on an hourly basis from 7:00 AM to 10:00 PM. The applicant noted a total of 90 on-street parking spaces available in the surveyed area, shown to the right.*

The survey found that maximum parking demand for the 90 on-street spaces was 61 vehicles during any given hour with an average demand of 48 to 51 vehicles; that there were always at least 29 available on-street parking spaces and an average of about 40 available on-street parking spaces during the three-day study period. The survey concluded that there is sufficient available on-street parking spaces in the vicinity of the site to accommodate additional vehicles from the site, both as visitors or resident parking. The survey noted "seven additional vehicles" from the proposed development, however, staff noted that this figure could go up or down depending on the demand from future residents and given the context of a transit corridor on Broadway. Staff finds there would be "adequate accommodation" with on-street parking.

n/a b. The parking needs of any nonresidential uses will be adequately accommodated through on-street parking or off-street parking;

There are no non-residential uses proposed.

n/a c. A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;

Not applicable, not a mix of residential or office/retail

n/a d. If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and

Not applicable, not a mix of residential or office/retail

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

The applicant has indicated intent to lease to a wide variety of tenants from university students to professionals or families. The nature of occupancy may vary over time yet the context on a major transit route and within walking distance to a significant number of services will remain consistent. The parking reduction is not so much based upon the nature of occupancy as it is the unique transit- and service-rich context where residents can easily access transit and are not dependent upon a single occupancy vehicle.

CITY OF BOULDER
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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**Dec. 19, 2014**
CASE MANAGER:	**Elaine McLaughlin**
PROJECT NAME:	**2949 Broadway Residential Conversion**
LOCATION:	**2949 BROADWAY**
COORDINATES:	**N04W07**
REVIEW TYPE:	**Site Review**
REVIEW NUMBER:	**LUR2014-00097**
APPLICANT:	**MICHAEL BOSMA**
DESCRIPTION:	**Conversion of single family residential into a three dwelling unit complex with a request for a 33 percent parking reduction and a reduction in lot area per dwelling unit from 3,000 square feet to 2,076 square feet.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, B.R.C. 1981 Parking Reduction: six spaces where nine are required equating to a 33 percent parking reduction**
- **Section 9-8-3, B.R.C. 1981 Additional Density: reduction in the minimum lot area per dwelling unit of 3,000 square feet to 2,076 square feet**

I. REVIEW FINDINGS

The applicant is acknowledged for providing a very thorough plan set per the application requirements. Because of the request to increase density and reduce parking, findings must be made by staff for consistency with the Site Review criteria prior to conclusion of the review process. For the most part, staff concurs with the applicant's evaluation of the project under the Site Review Criteria. However, given the 100 year old, small, existing house there are additional considerations that must be made with regard to the addition design and how it appears to overwhelm the small existing house. At present, the proposed project does not meet the Site Review criteria particularly with regard to building design and open space. Because the application does not meet criteria; a revision is necessary by within 60 days of this comment letter to ensure that the application will remain in an active status.

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 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. In support of the requested parking reduction and pursuant to section 2.03(I) of the DCS and section 9-2-14(h)(2)(D)(iv) and (v) of the Boulder Revised Code (BRC), 1981 a Transportation Demand Management (TDM) Plan is required to be submitted which outlines strategies to mitigate traffic and parking impacts created by the proposed development and

implementable measures for promoting alternate modes of travel. The TDM Plan must be submitted as a separate document with Site Review re-submittal.

2. Pursuant to Table 9-8 – Off-Street bicycle parking requirements from section 9-9-6 of the BRC, 1981, please revise the site plan and development application to show how long-term parking is being accommodated on the site and the number of short-term bicycle parking spaces being provided. The applicant should consider adding additional long-term and short-term bicycle parking spaces beyond the minimum required in support of the project's TDM / Parking Reduction Plan.

3. Pursuant to section 9-9-8(d) and (g) of the Boulder Revised Code, 1981 and as shown in Table 2-12 of the Design and Construction Standards, please revise the site plan to show the replacement of the existing five-foot detached sidewalk with an eight-foot detached sidewalk. Please note, the construction of an eight foot sidewalk will require dedication of a public access easement.

4. Please revise the grading plan to include the dimensions of the parking stalls, sidewalks, and short-term bike parking area in order to evaluate their compliance with the Boulder Revised Code and Design and Construction Standards.

5. All public right-of-way and easements are required to be dedicated concurrently with the final engineering submittal and prior to the time of building permit. All public right-of-way and easements required to be dedicated to the city must be reviewed and approved through a separate Technical Document Review application. Application materials and requirements are located on the 3rd Floor of the Park Central Building, and can also be found on the city's web-site at: www.bouldercolorado.gov

Building Design Elaine McLaughlin, 303-441-4130

1. This section correlates to the section titled, Historic Preservation found on page 2. As noted, the small existing house was built in 1914 and has remained essentially unaltered in exterior appearance since that time. Given the historicity, and the request for modifications to the land use code for increased density and a parking reduction, a condition of approval at the time the process concludes toward an approval, will require that the applicant landmark the existing house.

2. One of the concerns staff has with regard to the building design criteria is that the proposed addition will significantly overwhelm the small historic house, refer to Historic Preservation comments below. Staff is happy to meet with you to brainstorm approaches to reduce the appearance of the addition.

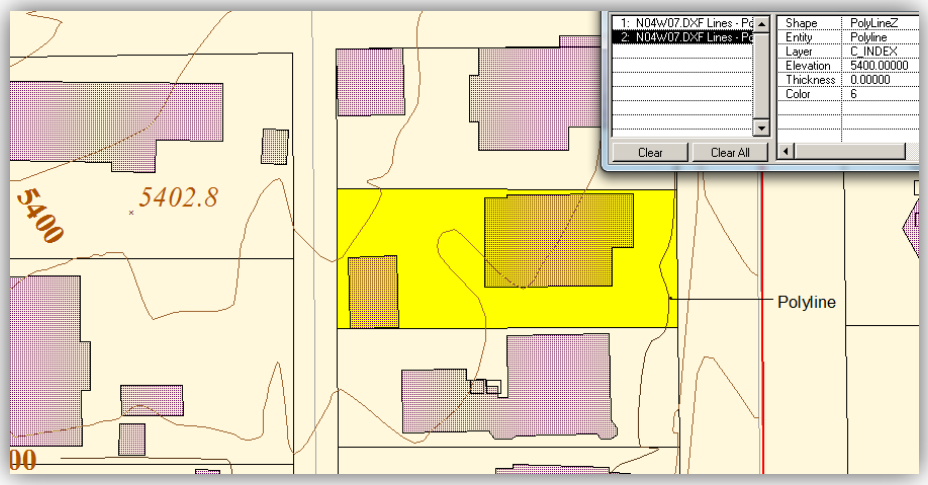
Drainage, Jessica Stevens, 303-441-3121

1. Due to the increase in impervious area and addition of dwelling units the proposed redevelopment will be required to provide detention and water quality in accordance with Sections 7.12 and 7.13 of the City of Boulder Design and Construction Standards. A Technical Document Review for stormwater will be required.

2. It is unclear how the applicant intends to accommodate drainage discharge from the proposed swales and sumped area adjacent to the structure, due to the existence of the curb behind the sidewalk. It may be necessary to provide a connection to the storm drainage system within Broadway to accommodate discharge of the required detention/water quality facilities. Please provide additional details regarding the proposed drainage features.

Engineering, Jessica Stevens, 303-441-3121

1. The Improvement Survey Plat includes a note that states that 5300' should be added to the shown elevations to determine the true elevations. City records indicate that the elevations in this area are approximately 5401' - 5402' (NAVD 88). The survey elevations appear to be off by approximately 90 feet. Please review the elevations and correct the Improvement Survey Plat as necessary. Refer to the graphic on the following page.



2. The survey includes a reference to the vertical datum as NGVD 88. Please clarify which datum was used in the survey NGVD 29 or NAVD 88.

3. The elevations used in determining the low point, first floor and high point elevations should be reviewed based on the updated survey elevations.

Fees

Please note that 2014 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Fire Protection David Lowrey 303.441.4356

1. The building will be required to have an NFPA 13R sprinkler system installed due to the conversion from a single family home to a tri-plex. The City of Boulder Fire Code requires any residential greater than a duplex to have a residential type fire sprinkler system installed.

2. The fire sprinkler system will require to be monitored by a UL listed supervising station and notification in accordance with NFPA 72 installed through including low frequency sounders in the sleeping rooms.

Historic Preservation James Hewat 303.441.3207

1. The well-preserved Edwardian Vernacular house at 2949 Broadway Road was constructed in 1914 see historic building inventory form for the property at: http://www.boulderlibrary.org/cpdfs/780_Broadway_2949.pdf.

2. Site Review approval of this project would require the applicant's submittal of a completed application to landmark the property as per policy 2.24 *Preservation of Historic and Cultural Resources* of the Boulder Valley Comprehensive Plan. Staff recommends that this occurs as soon as possible so that we can schedule a designation hearing. This will allow the Landmarks Board to review the proposed landmark in the context of the larger re-development of the property so that the subsequent Planning Board review will include the Landmark Board's comments and recommendations.

3. Historic preservation staff considers that the current proposal for an addition to the house would damage the historic and architectural integrity of this small house and would not be appropriate for a landmarked property. Consideration should be given to reducing the mass, scale and height of the addition and to creating a distinct visual and physical link between the historic and new construction. Please consult Section 4, 'Additions to Historic Buildings' of the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* available online at: https://www-static.bouldercolorado.gov/docs/section-t-general-design-guidelines-for-historic-districts-and-individual-landmarks-1-201305201317.pdf .

4. Please note that the historic preservation ordinance (9-11-5(a)) states that once a completed application for landmark designation made by the property owner is received, a public hearing must be heard by the Landmarks Board between 60 & 120 days of the application date. Once an application has been submitted, the proposal can be reviewed by the landmark alteration certificate (LAC) review process. An LAC and building permit issued prior to completion of the landmarking process. Landmarked buildings on the property would potentially be eligible for the Colorado State Historic Preservation Tax Credit and the City's permit fee waiver.

Inclusionary Housing Crystal Launder 303.441.4141

1. Credit will be given for existing single family unit. Cash-in-lieu estimate = 2 new units X 20% IH requirement = 0.4 affordable units required; .4 required units X $87,253 (cash in lieu for 1,200sf attached unit when building 4 or fewer) = $34,901 total cash in lieu.

2. Cash-in-lieu amounts are adjusted annually on July 1. The cash-in-lieu amount in place when the payment is made will apply.

Landscaping Elizabeth Lokocz, 303-441-3138

Please address the following coordination issues at the next submittal. Contact staff with any questions or concerns.

1. Any parking lot over five spaces is required to provide screening. Given the alley access, neighborhood character and requested parking reduction it may be supportable to modify that requirement. Please update the list of requested modifications accordingly and the requirements table on sheet L-1. If it is possible to provide some screening through a fence, being mindful of any sight triangle issues, please add that to the plans.
2. There is a small existing wall adjacent to the Broadway sidewalk and a light pole just off the northeast corner of the lot. The wall effects the grade change at the walk and the light effects the proposed tree location. There is also a water service in the front yard. It may not be feasible to accommodate a large tree, but a smaller tree may still be possible. Please add utilities to the plan to coordinate any other potential conflicts.
3. Please call out and/or illustrate how the trash and recycling shall be screened.
4. Given the few shrubs and very narrow planting beds overall, please specify that no fabric shall be used in any planting bed.
5. The location of the proposed alder is in a very small planting bed surrounded by paving. Is it feasible to shift the sidewalk alignment further north and earlier to provide a large planting area? There is a large existing tree on the adjacent southern lot. Please add it to the plans. Will it be impacted by construction? Does the overhanging canopy influence the tree proposed?
6. Per open space prohibitions (9-9-11), planting beds under 24 inches in width do not contribute to open space. Sheet A102 indicates that the beds south of the porch are included. Please remove them from the calculation or adjust the walkway, building footprint, etc. to meet the minimum width.
7. The scale of the hatches is different between the plan and legend. Is the northern property line swale gravel? Please clarify the legend and consider vegetating the swale for water quality if stone is currently specified.
8. The existing blue spruce in the front yard setback is private and should be evaluated by a licensed arborist, not the city forester. Please update the note on sheet L-2 and provide any information about it preservation or removal.

Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3020

1. The Applicant will be required to sign a Development Agreement, if approved. When staff requests, the Applicant shall provide the following:
   a) an updated title commitment current within 30 days; and
   b) Proof of authorization to bind on behalf of the owners.

Lot Layout

Survey states finished floor elevation is 5213.58 and the low point was in turn determined to be 5209.99. However, city's GIS data indicates that the topography is approximately two feet higher see below. Additional verification of historic topography may be necessary to verify base elevation.

Parking, Elaine McLaughlin, 303-441-4130

Please revise the written statement to include a response to criterion (K)(2)(e) provided in the attachment.

Utilities, Jessica Stevens, 303-441-3121

1. Please include a Utility Plan upon resubmittal.

2. Section 5.10(A)(3)(c) of the City of Boulder Design and Construction Standards requires that no exterior portion of the structure shall be located over 175 feet away from the nearest hydrant. The proposed redevelopment will require the addition of a fire hydrant along Broadway Street.

3. Due to the increase in plumbing fixtures proposed for the redevelopment, the existing water meter will be required to be upsized.

4. The proposed redevelopment will require a separate irrigation service and meter. Please include the irrigation service and meter on the Utility Plan.

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 (e.g."Informational Comments - Fees" or "Informational Comments - Utilities") 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 building permit application and pursuant to Section 8-2-23 of the Boulder Revised Code 1981, the applicant will be responsible for paving the alley abutting the property should the property improvements exceed twenty-five percent of the value of the existing building or structure.

2. Consideration should be given to a grading plan which will allow for the elimination of the curb wall adjacent to the Broadway sidewalk.

Building and Housing Codes Kirk Moors 303-441-3172

1. Walls with less than 10 feet of fire-separation distance must be constructed of one-hour, fire-resistive construction (IBC table 602).

2. The location of the A/C condensing units must comply with the noise requirements of B.R.C. chapter 5-9.

3. See IBC sec. 1025 for the requirements related to the exit stairs that serve units 1 and 2.

Drainage, Jessica Stevens, 303-441-3121

1. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the City of Boulder *Design and Construction Standards*.

2. A Utility Plan will be required as part of the Technical Document Review process. All plans shall be in accordance with the City of Boulder *Design and Construction Standards*.

3. At time of Technical Document Review, the applicant shall submit information (geotechnical report, soil borings, etc.) regarding the groundwater conditions on the property, and all discharge points for perimeter drainage systems must be shown on the plan. The applicant is notified that any proposed groundwater discharge to the city's storm sewer system will require both a state permit and a city agreement.

Engineering, Jessica Stevens, 303-441-3121

1. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. The steps for obtaining the proper approvals are as follows:

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality monitoring is required.
   Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a copy of the Colorado Department of Public Health and Environment (CDPHE) permit application. The written request should include the location, description of the discharge, and brief discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364
   Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.
   Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

   For further information regarding stormwater quality within the City of Boulder contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.

2. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

Residential Growth Management System, Sloane Walbert, 303-441-4231

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.

Review Process, Elaine McLaughlin, 303-441-4130

Note that the request to modify density will require a hearing before the Planning Board. Scheduling for the hearing will occur once the application appears to meet the review criteria and only minor corrections are necessary to the plans.

Utilities, Jessica Stevens, 303-441-3121

1. The applicant is advised that at the time of building permit application the following requirements will apply:
   a. The applicant will be required to provide an accurate proposed plumbing fixture count to determine if the proposed meters and services are adequate for the proposed use.
   b. Water, wastewater and storm Plant Investment Fees and service line sizing will be evaluated.

   c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.
   d. Since the building will be sprinklered, the approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

2. All water meters are to be placed in City right-of-way or a public utility easement, but meters are not to be placed in driveways, sidewalks or behind fences.

3. Trees proposed to be planted shall be located at least 10 feet away from existing or future utility mains and services.

4. The proposed design will require access to utility mains within Broadway. The applicant is advised that Broadway was reconstructed as a concrete street in 2010. Construction impacts to a new street section paved in concrete will require full concrete panel replacement.

IV. NEXT STEPS

The application does not yet meet the review criteria. Please provide five sets of revised plans along with a jump drive with an electronic file to the project specialists at the front counter of P&DS, 3rd Floor Park Central *prior* to 10 a.m. on the first or third Monday of the month. Note that January 19th is a national holiday, Martin Luther King Jr. Day and the city offices are closed; therefore, Tuesday the 20th will be the submittal date.

V. CITY CODE CRITERIA CHECKLIST

To be provided upon a review of revisions.

VI. Conditions on Case

To be provided upon a review of revisions.

Attachment:
please ensure the written statement is updated to respond to the specific criteria below:

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

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

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

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

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

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

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

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

CITY OF BOULDER
Community Planning & Sustainability

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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**May 11, 2015**
CASE MANAGER:	**Elaine McLaughlin**
PROJECT NAME:	**2949 Broadway Residential Conversion**
LOCATION:	**2949 BROADWAY**
COORDINATES:	**N04W07**
REVIEW TYPE:	**Site Review**
REVIEW NUMBER:	**LUR2014-00097**
APPLICANT:	**MICHAEL BOSMA**
DESCRIPTION:	**Conversion of single family residential into a three dwelling unit complex with a request for a 33 percent parking reduction and a reduction in lot area per dwelling unit from 3,000 square feet to 2,076 square feet.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, B.R.C. 1981 Parking Reduction: six spaces where nine are required equating to a 33 percent parking reduction**
- **Section 9-8-3, B.R.C. 1981 Additional Density: reduction in the minimum lot area per dwelling unit of 3,000 square feet to 2,076 square feet**
- **Section 9-9-14, B.R.C. 1981 Parking Lot Landscape Standards: eliminate required six foot landscape strip at property lines**

I. REVIEW FINDINGS

The applicant is acknowledged for responding to staff's comments regarding the building mass of the new portion of the building in relation to the existing historic house. As previously noted, because the house was found to be eligible for application to landmark, the applicant must submit a completed application to landmark the property per policy 2.24 *Preservation of Historic and Cultural Resources* of the Boulder Valley Comprehensive Plan prior to the conclusion of the Site Review process. Staff cannot make findings of consistency of the proposed project with the Site Review criteria, until the addition has been evaluated by the Landmarks Board. As staff noted previously, this should occur as soon as possible and the applicant must coordinate with Historic Preservation staff to arrange application and meetings with the Landmarks Design Review Committee. Then, there are several other remaining issues that must be addressed prior to a finding that the application meets the review criteria: note that the Parking Lot Landscape Standards remain a modification as currently shown. Refer to the Landscape comments. Similarly, the detached sidewalk is a requirement of Site Review, refer to Access/Circulation comments.

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 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. Pursuant to Table 9-3 of the Boulder Revise Code, 1981 and the American with Disabilities Act Accessibility Guidelines (ADAAG) Manual, please revise the site plan to show one van accessible parking stall.

2. Per Table 9-7 of the Boulder Revise Code, 1981 the number of small car stalls must not exceed 40% of the total parking stalls being provided unless the applicant is requesting a variance. Please revise the site plans accordingly.

3. In support of the project's parking reduction and TDM Plan, please revise the number of long term bike parking stalls to match the eleven bedrooms being proposed. The applicant might wish to consider using vertical bike racks rather than the proposed CORA Expo W4508 for long term bike parking.

4. Please revise the site plans to show the required bike parking in accordance with Table 9-8 of the Boulder Revise Code, 1981.

5. Please revise the TDM Plan to require a financial guarantee of $1,170 to provide Eco Passes for three individuals (non-students) for a period of three years.

6. Pursuant to Section 2.11 of the City's Design and Construction Standards (DCS), please revise the site plan to show inverted "u" bicycle racks for the short-term bike parking. In support of the project's parking reduction and the TDM Plan, please revise the site plan to provide six (6) short-term bike parking stalls.

7. Staff does not concur with the applicant's response that providing a detached sidewalk will create a hazardous condition. Per previous comment and pursuant to section 9-9-8(d) and (g) of the Boulder Revised Code, 1981 and as shown in Table 2-12 of the Design and Construction Standards, please revise the site plan to show the replacement of the existing five-foot detached sidewalk with an eight-foot detached sidewalk. Please note, the construction of an eight foot sidewalk will require dedication of a public access easement.

8. All public right-of-way and easements are required to be dedicated concurrently with the final engineering submittal and prior to the time of building permit. All public right-of-way and easements required to be dedicated to the city must be reviewed and approved through a separate Technical Document Review application. Application materials and requirements are located on the 3rd Floor of the Park Central Building, and can also be found on the city's web-site at: www.bouldercolorado.gov

Building Design

Staff acknowledges the applicant's response to previous comments. The addition appears to be a bit more deferential to the existing historic house than the previous iteration. As noted in previous review comments, and in the follow-up meeting with the applicant, staff noted that the existing house is a well preserved Edwardian vernacular house. Because of this, Site Review approval would require submittal of an application to landmark the property.

In the response to comments letter, the applicant noted, "*applicant will apply for landmarking for the existing house once city site review is approved.*" However, for staff to make findings that the project meets the Site Review criteria, the applicant must begin that application process as the Landmarks Design Review Committee must make the assessment that the application is consistent with Section 4, 'Additions to Historic Buildings' of the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* available online at: https://www-static.bouldercolorado.gov/docs/section-t-general-design-guidelines-for-historic-districts-and-individual-landmarks-1-201305201317.pdf. With that as a requirement, subsequent design discussions will follow with the Landmarks Design Review Committee, DRC, who would have final input on Building Design.

As noted in the previous comment letter,

> *"Site Review approval of this project would require the applicant's submittal of a completed application to landmark the property as per policy 2.24 Preservation of Historic and Cultural Resources of the Boulder Valley Comprehensive Plan. Staff recommends that this occurs as soon as possible so that we can schedule a designation hearing. This will allow the Landmarks Board to review the proposed landmark in the context of the larger re-development of the property so that the subsequent Planning Board review will include the Landmark Board's comments and recommendations."*

Drainage Scott Kuhna, 303-441-4071

Per Section 3.3.4 of the *UDFCD Drainage Criterai Manual – Volume 2*, "A retention facility (a basin with a zero release rate or a very slow release rate) is used when there is no available formal downstream drainageway, or one that is grossly inadequate. When designing a retention facility, the hydrologic basis of design is difficult to describe because of the stochastic nature of rainfall events. Thus, sizing for a given set of assumptions does not ensure that another scenario produced by nature (e.g., a series of small storms that add up to large volumes over a week or two) will not overwhelm the intended design. For this reason, retention basins are not recommended as a permanent solution for drainage problems. They have been used in some instances as temporary measures until a formal system is developed downstream. When used, they can become a major nuisance to the community duo to problems that may include mosquito breeding, safety concerns, odors, etc." Revisions to the plans and preliminary drainage letter are required.

Fees

Please note that 2015 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

Historic Preservation James Hewat 303.441.3207

1. The well-preserved Edwardian Vernacular house at 2949 Broadway Road was constructed in 1914 see historic building inventory form for the property at: http://www.boulderlibrary.org/cpdfs/780_Broadway_2949.pdf.

2. Site Review approval of this project would require the applicant's submittal of a completed application to landmark the property as per policy 2.24 *Preservation of Historic and Cultural Resources* of the Boulder Valley Comprehensive Plan. Staff strongly recommends that this occurs as soon as possible so that we can schedule a designation hearing. This will allow the Landmarks Board to review the proposed changes to the house in the context of the larger re-development of the property so that the subsequent Planning Board review will include the Landmark Board's comments and recommendations.

3. Historic preservation staff considers that the current proposal for an addition to this small house is much more in keeping with the *General Design Guidelines for Boulder's Historic Landmarks* but does further steps should be taken to reduce the mass, scale and height of the addition and to detailing fenestration and materials in a manner more compatible with the historic character of the property. Such changes could be reviewed by the Landmarks design review committee once a Landmark designation application has been received. Please consult Section 4, 'Additions to Historic Buildings' of the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* available online at: https://www-static.bouldercolorado.gov/docs/section-t-general-design-guidelines-for-historic-districts-and-individual-landmarks-1-201305201317.pdf .

4. Please note that the historic preservation ordinance (9-11-5(a)) states that once a completed application for landmark designation made by the property owner is received, a public hearing must be heard by the Landmarks Board between 60 & 120 days of the application date. Once an application has been submitted, the proposal can be reviewed by the landmark alteration certificate (LAC) review process. An LAC and building permit issued prior to completion of the landmarking process. Landmarked buildings on the property would potentially be eligible for the Colorado State Historic Preservation Tax Credit and the City's permit fee waiver.

Landscaping Elizabeth Lokocz, 303-441-3138
Please address the following coordination related corrections at the next submittal.

1. Please note that an eight foot landscape strip is required with the new sidewalk alignment. It appears that one large maturing street tree is feasible towards the north end of the planting strip maintaining a minimum ten foot separation from the street light and other utilities. Please coordinate any necessary relocation of the street light with the proposed tree(s). It also appears the large blue spruce may still be preserved; however, if grading or other impacts result in its removal, a second street tree will be required. A planted understory is required; consider de-icing and other road impacts when making plant selections.

2. Staff previously commented on the required parking lot screening. This remains a requested modification. Per section 9-9-14(c) B.R.C. 1981 a six foot planting strip and a fence or other form of screening is required.

Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3020
The Applicant will be required to sign a Development Agreement, if approved. When staff requests, the Applicant shall provide the following:

a) an updated title commitment current within 30 days; and
b) Proof of authorization to bind on behalf of the owners.

Utilities Scott Kuhna, 303-441-4071
Easement dedication through the city's Technical Document Review process is required for the proposed utility easement at the northeast corner of the site.

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 (e.g."Informational Comments - Fees" or "Informational Comments - Utilities") so that the comments can be more efficiently organized into one document. Topics are listed here alphabetically for reference.

Addressing, Susan Meissner, 303-441-4464
The City is required to notify utility companies, the County Assessor's office, emergency services and the US Post Office of proposed addressing for development projects. Please submit a Final Address Plat and list of all proposed addresses as part of the Technical Document Review process.

Drainage, Scott Kuhna, 303-441-4071

1. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the City of Boulder *Design and Construction Standards*.

2. A Utility Connection Plan will be required as part of the Technical Document Review process. All plans shall be in accordance with the City of Boulder *Design and Construction Standards*.

3. At time of Technical Document Review, the applicant shall submit information (geotechnical report, soil borings, etc.) regarding the groundwater conditions on the property, and all discharge points for perimeter drainage systems must be shown on the plan. The applicant is notified that any proposed groundwater discharge to the city's storm sewer system will require both a state permit and a city agreement.

Miscellaneous, Scott Kuhna, 303-441-4071

1. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. The steps for obtaining the proper approvals are as follows:

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality monitoring is required.
   Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a copy of the Colorado Department of Public Health and Environment (CDPHE) permit application. The written request should include the location, description of the discharge, and brief discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364
   Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.
   Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

   For further information regarding stormwater quality within the City of Boulder contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.

2. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

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.

Utilities, Scott Kuhna, 303-441-4071

1. The applicant is advised that at the time of building permit application the following requirements will apply:
   a. The applicant will be required to provide an accurate proposed plumbing fixture count to determine if the proposed meters and services are adequate for the proposed use.
   b. Water, wastewater and storm Plant Investment Fees and service line sizing will be evaluated.
   c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.
   d. Since the building will be sprinklered, the approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

2. All water meters are to be placed in City right-of-way or a public utility easement, but meters are not to be placed in driveways, sidewalks or behind fences.

3. Trees proposed to be planted shall be located at least 10 feet away from existing or future utility mains and services.

4. The proposed design will require access to utility mains within Broadway. The applicant is advised that Broadway was reconstructed as a concrete street in 2010. Construction impacts to a new street section paved in concrete will require full concrete panel replacement.

IV. NEXT STEPS

1. Contact Historic Preservation staff for application to landmark the structure.

2. A Landmarks Design Review Committee meeting will be scheduled as soon as the application is received to review the proposed project plans for consistency with the *General Design Guidelines for Boulder's Historic Districts and Individual Landmark.*

3. After review and approval of the proposed addition to the historic structure by the Landmarks DRC, provide five sets of revised plans, and an electronic file along with a letter that indicates how the project plans respond to the comments herein. Provide the resubmittal *prior* to the start of a review track (before the first or third Monday of the month, 10 a.m.) to one of the Project Specialists at the front counter of P&DS offices, 3rd Floor Park Central Building.

V. CITY CODE CRITERIA CHECKLIST

To be completed upon a review of the revisions, and upon a review and comment by the Landmarks DRC.

VI. Conditions On Case

To be completed upon a review of the revisions, and upon a review and comment by the Landmarks DRC.

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CITY OF BOULDER
LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS:	**Sept. 8, 2015**
CASE MANAGER:	**Elaine McLaughlin**
PROJECT NAME:	**2949 BROADWAY SF CONVERSION**
LOCATION:	**2949 BROADWAY**
COORDINATES:	**N04W07**
REVIEW TYPE:	**Site Review**
REVIEW NUMBER:	**LUR2014-00097**
APPLICANT:	**MICHAEL BOSMA**
DESCRIPTION:	**Conversion of single family residential into a three dwelling unit complex with a request for a 33 percent parking reduction and a reduction in lot area per dwelling unit from 3,000 square feet to 2,076 square feet.**

REQUESTED VARIATIONS FROM THE LAND USE REGULATIONS:

- **Section 9-9-6, B.R.C. 1981 Parking Reduction: <u>five spaces where nine are required equating to a 45 percent parking reduction</u>**
- **Section 9-8-3, B.R.C. 1981 Additional Density: reduction in the minimum lot area per dwelling unit of 3,000 square feet to 2,076 square feet**

I. REVIEW FINDINGS

The application has several remaining corrections. Note that given the removal of an additional parking space, the applicant must provide better substantiation of the now increased parking reduction within the TDM. If the comments listed below are found to be adequately addressed and that the application can meet the reviewer criteria and staff can forward a recommendation of approval on the application to the Planning Board. Note that following a resubmittal of corrections, staff will schedule a tentative date for project review before the planning board. Please refer to "Next Steps" at the end of this letter.

II. CITY REQUIREMENTS

Access/Circulation David Thompson, 303-441-4417

1. Per previous comment and pursuant to Section 2.11(E)(2) of the City's Design and Construction Standards (DCS), please revise the site plan to show three (3) inverted "u" bicycle racks for the short-term bike parking. Staff would support installing three inverted "u" bicycle racks on rails as shown on technical drawing 2.53 of the DCS on a concrete pad.

2. Given the revised parking with one less parking space, the TDM needs to substantiate the 45 percent parking reduction through an evaluation of existing on-street parking for what could be up to 22 residents on the site (if there are 11 beds proposed) while there are only five parking spaces provided. Note that while the TDM did demonstrate that the site context is highly walkable and there is strong bus transit service, there is a likelihood that over-flow parking will be in demand. Therefore, a concise Parking Study must be provided to evaluate availability of on-street parking within close proximity to the site at varying times of day and week. The goal is that the applicant must demonstrate *"the probably*

number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated" as well as address each of the other Review Criteria for parking reductions, per the land use code section 9-2-14(h)(2)(K), B.R.C. 1981 as follows:

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

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

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

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

b. The parking needs of any nonresidential uses will be adequately accommodated through on-street parking or off-street parking;

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

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

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

Therefore, please provide evidence that there is adequate accommodations in the surroundings.

Drainage Scott Kuhna, 303-441-4071

1. The last sentence in paragraph 3 of Page 2 of the *2949 Broadway Residence – Preliminary Drainage Report (Report)* that discusses "economic burden to the project" needs to be removed from the *Report*. This is not a criteria item in the City of Boulder *Design and Construction Standards (DCS)*.

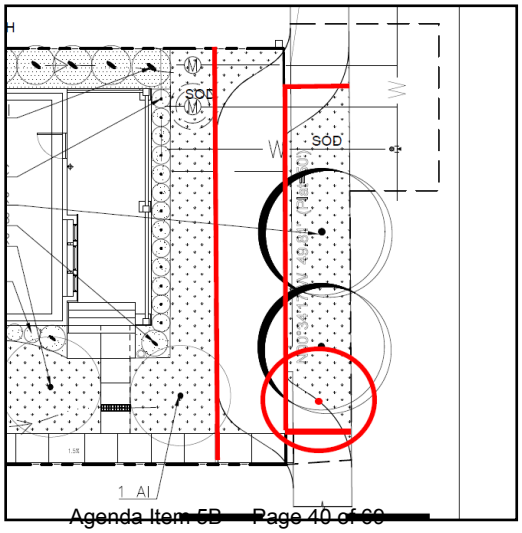
2. A statement that there will be no adverse impact on upstream, surrounding, or downstream properties and facilities needs to be added to the Summary section of the *Report*.

Fees

Please note that 2015 development review fees include a $131 hourly rate for reviewer services following the initial city response (these written comments). Please see the P&DS Questions and Answers brochure for more information about the hourly billing system.

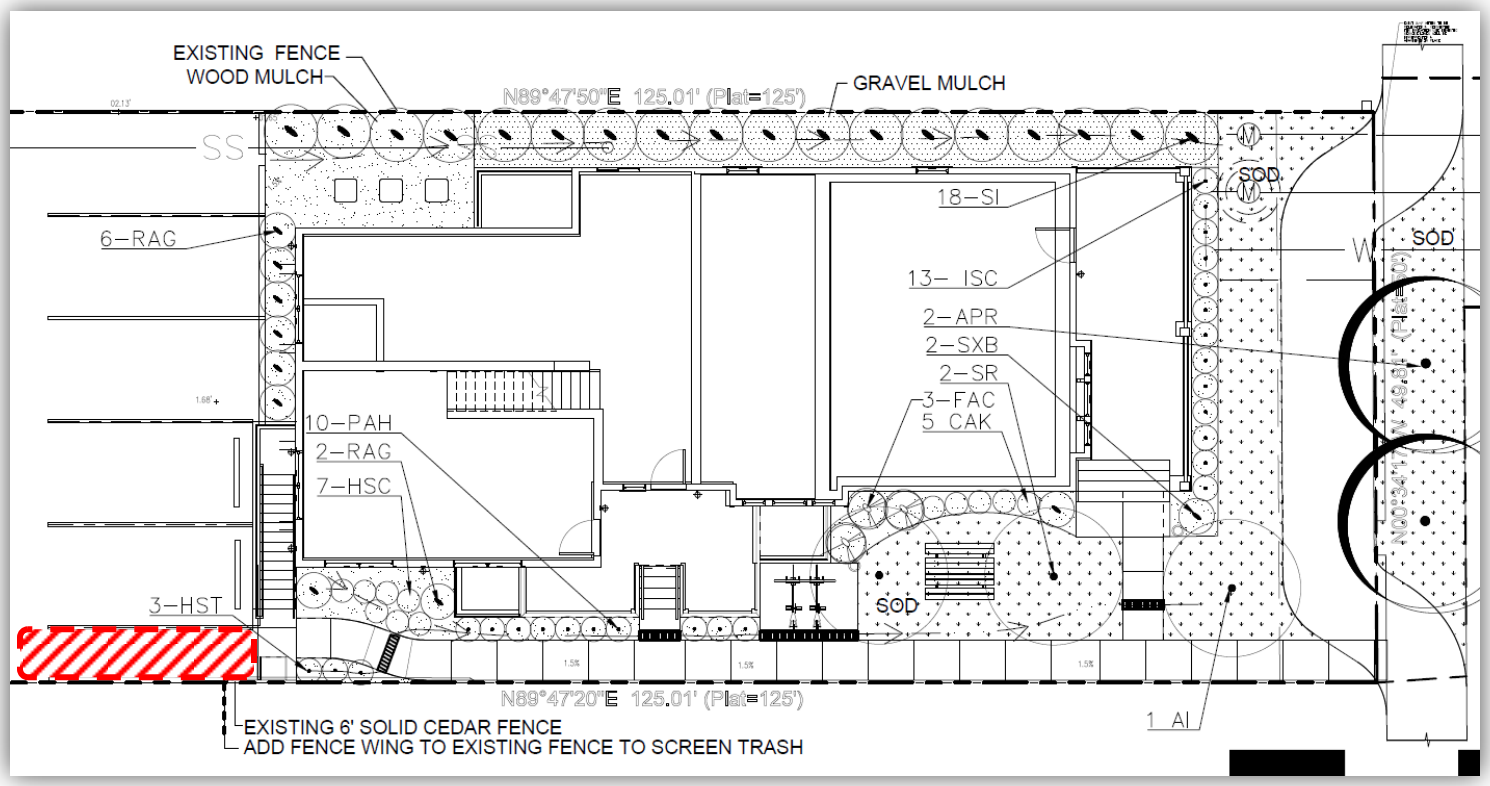
Landscaping Elizabeth Lokocz, 303-441-3138

1. As previously stated, specify one large maturing street tree in the Broadway right of way strip. The Norway maple listed is not in the large maturing category. It may be feasible to plant a second tree with a modification to the proposed detached sidewalk. The new walk shall extend to both north and south property lines with a four foot connector to the adjacent attached walks. This alignment eliminates extra concrete and creates the necessary future connections. It may also allow for a second tree as shown. If spacing is less than 25' a medium sized tree may be specified such as Ohio



Buckeye, Turkish Filbert or an Imperial Honeylocust. Contact staff with any questions.

2. Because the site was slightly redesigned in the parking area to the extent that one parking space was eliminated, please illustrate landscaping on the south side of the parking area.



Legal Documents Julia Chase, City Attorney's Office, Ph. (303) 441-3020
The Applicant will be required to sign a Development Agreement, if approved. When staff requests, the Applicant shall provide the following:

a) an updated title commitment current within 30 days; and
b) Proof of authorization to bind on behalf of the owners.

Plan Documents Elaine McLaughlin, 303-441-4130
Please correct a typo on page 2 of the Project Description, fourth paragraph where the sentence reads, "*The proposed plan has a lot density of 2,067 square feet per dwelling unit…*" correct the area density to be, "2,076 square feet" to be consistent with the project plans, as shown to the right.

Site Data	
Overall Site Size	6,228 SF
Minimuim Lot Area Per Dwelling Unit	3,000 SF
Minimuim Lot Area Per Dwelling Unit w/Review	1,600 SF
Requested Lot Area Per Dwelling Unit	2,076 SF
Additional Lot Area Per Dwelling unit Above Minimuim	476 SF

Utilities Scott Kuhna, 303-441-4071
Easement dedication through the city's Technical Document Review process is required for the proposed utility easement at the northeast corner of the site.

III. INFORMATIONAL COMMENTS

Drainage, Scott Kuhna, 303-441-4071

1. A Final Drainage Plan and Report will be required as part of the Technical Document Review process. All plans and reports shall be in accordance with the City of Boulder *Design and Construction Standards*.

2. A Utility Connection Plan will be required as part of the Technical Document Review process. All plans shall be in accordance with the City of Boulder *Design and Construction Standards*.

3. At time of Technical Document Review, the applicant shall submit information (geotechnical report, soil borings, etc.) regarding the groundwater conditions on the property, and all discharge points for perimeter drainage systems must be shown on the plan. The applicant is notified that any proposed groundwater discharge to the city's storm sewer system will require both a state permit and a city agreement.

Miscellaneous, Scott Kuhna, 303-441-4071

1. The applicant is notified that any groundwater discharge to the storm sewer system will require both a state permit and a city agreement. The steps for obtaining the proper approvals are as follows:

   Step 1 -- Identify applicable Colorado Discharge Permit System requirements for the site.
   Step 2 -- Determine any history of site contamination (underground storage tanks, groundwater contamination, industrial activities, landfills, etc.) If there is contamination on the site or in the groundwater, water quality monitoring is required.
   Step 3 -- Submit a written request to the city to use the municipal separate storm sewer system (MS4). This submittal should include a copy of the Colorado Department of Public Health and Environment (CDPHE) permit application. The written request should include the location, description of the discharge, and brief discussion of all discharge options (e.g., discharge to MS4, groundwater infiltration, off-site disposal, etc.) The request should be addressed to: City of Boulder, Stormwater Quality, 4049 75th St, Boulder, CO 80301 Fax: 303-413-7364
   Step 4 -- The city's Stormwater Quality Office will respond with a DRAFT agreement, which will need to be submitted with the CDPHE permit application. CDPHE will not finalize the discharge permit without permission from the city to use the MS4.
   Step 5 -- Submit a copy of the final discharge permit issued by CDPHE back to the City's Stormwater Quality Office so that the MS4 agreement can be finalized.

   For further information regarding stormwater quality within the City of Boulder contact the City's Stormwater Quality Office at 303-413-7350. All applicable permits must be in place prior to building permit application.

2. No portion of any structure, including footings and eaves, may encroach into any public right-of-way or easement.

Utilities, Scott Kuhna, 303-441-4071

1. The applicant is advised that at the time of building permit application the following requirements will apply:
   a. The applicant will be required to provide an accurate proposed plumbing fixture count to determine if the proposed meters and services are adequate for the proposed use.
   b. Water, wastewater and storm Plant Investment Fees and service line sizing will be evaluated.
   c. If the existing water and/or wastewater services are required to be abandoned and upsized, all new service taps to existing mains shall be made by city crews at the developer's expense. The water service must be excavated and turned off at the corporation stop, per city standards. The sewer service must be excavated and capped at the property line, per city standards.
   d. Since the building will be sprinklered, the approved fire line plans must accompany the fire sprinkler service line right-of-way permit application.

2. All water meters are to be placed in City right-of-way or a public utility easement, but meters are not to be placed in driveways, sidewalks or behind fences.

3. Trees proposed to be planted shall be located at least 10 feet away from existing or future utility mains and services.

4. The proposed design will require access to utility mains within Broadway. The applicant is advised that Broadway was reconstructed as a concrete street in 2010. Construction impacts to a new street section paved in concrete will require full concrete panel replacement.

IV. NEXT STEPS

Provide a PDF of the corrected plans and documents along with a response to comments letter. Once staff reviews the corrections, a hearing before the Planning Board will be scheduled. Please note that at the date of this letter, Planning Board hearings are currently being scheduled for January.

V. CITY CODE CRITERIA CHECKLIST

To be provided upon a review of corrections.

VI. Draft Conditions on Case

To be provided directly to the applicant upon a review of corrections.

From: Tina Marquis [[redacted]]
Sent: Saturday, May 14, 2016 5:24 PM
To: McLaughlin, Elaine
Subject: 2949 Broadway

Dear Elaine,

Thank you for the notice about the application at add an addition to 2949 Broadway. I have concerns about the reduction in parking spaces. While my greatest hope is that we as a community turn to more public transport, walking and biking, I have noticed that isn't happening. Already, we experience the impact of cars parking in front of our home on 11th, presumably from residents on Broadway. I would appreciate considering parking permits on 11th, only issuing them to residents on 11th. While one triplex won't make much of a difference, I imagine this will come up more frequently.

Best,

Tina Marquis

From: McLaughlin, Elaine
Sent: Tuesday, May 17, 2016 3:27 PM
To: 'Tina Marquis'
Subject: RE: 2949 Broadway

Thank you Tina-
I appreciate your input, I'll provide this letter directly to the Planning Board for their deliberation. Parking permits do need to go through a request process, I've attached a link here. If there is interest from your neighbors in participating in such a program, I recommend starting with the website to get more information.

All the best-
Elaine

Elaine McLaughlin, Senior Planner
Department of Planning, Housing + Sustainability
City of Boulder
1739 Broadway, 3rd Floor
Boulder, CO 80306-0791

303-441-4130 (phone)
303-441-3241 (fax)

http://www.boulderplandevelop.net
http://www.bouldercolorado.gov/

From: James A Smith [redacted]
Sent: Saturday, May 14, 2016 4:27 PM
To: McLaughlin, Elaine
Cc: Julie McDonnell
Subject: LUR2014-00097

Ms McLaughlin,

Do we need to be present on June 2nd to voice our concern over the lack of parking for this project? Unfortunately my wife and I will both be out of town for a good friends wedding.

We own a home on Elder Avenue and you only have to be around here during the school year to see how tight parking gets and in particular on these narrow boulder streets the congestion this causes.

I am not against improving the existing homes on broadway and the architecture looks nice but to cut parking by 44.4% and force 4 more cars onto that narrow Dellwood (a street that is heavily traffic'd by pedestrians and cyclists; many of them children coming too and from North Boulder park) we feel creates not only a traffic bottleneck but a dangerous situation given there are no sidewalks or bike paths.

Please let me know if there is any way I can make a more formal protest against the parking being granted such a massive variance.

Kind regards and good luck with this and future planning efforts.

Cheers

James

James A Smith
CFO

From: McLaughlin, Elaine
Sent: Monday, May 16, 2016 7:50 AM
To: 'James A Smith'
Cc: Julie McDonnell
Subject: RE: LUR2014-00097

Hi James-
Thank you for the comment. This can be provided directly to the Planning Board for their consideration on the application.
I appreciate your input –
Elaine

Elaine McLaughlin, Senior Planner
Department of Planning, Housing + Sustainability
City of Boulder
1739 Broadway, 3rd Floor
Boulder, CO 80306-0791
303-441-4130 (phone)
303-441-3241 (fax)
http://www.boulderplandevelop.net
http://www.bouldercolorado.gov/

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

November 11, 2015

Mr. Michael Bosma
1035 Pearl Street, #205
Boulder, CO 80302

Re: 2949 Broadway
Parking Study
Boulder, CO
LSC #151110

Dear Mr. Bosma:

In response to your request, LSC Transportation Consultants, Inc. has prepared this parking study for the proposed 2949 Broadway development in Boulder, Colorado. Figure 1 shows the vicinity of the site.

Parking Requirement and On-Site Supply

The proposed site is required to have eight parking spaces and is providing only five on-site.

Parking Inventory Survey

A parking inventory survey was conducted in the vicinity of the site on Tuesday, October 13, 2015; Wednesday, October 14, 2015; and on Saturday, October 17, 2015 on an hourly basis from 7:00 AM to 10:00 PM. There is a total of about 90 on-street parking spaces available in the surveyed area. Figure 2 shows the boundary of the surveyed area.

Table 1 shows the maximum parking demand was 61 vehicles during any given hour with an average demand of 48 to 51 vehicles. There were always at least 29 available on-street parking spaces and an average of about 40 available on-street parking spaces during the three-day study period. This suggests that there are sufficient available on-street parking spaces in the vicinity of the site to accommodate seven additional parked vehicles from the 2949 Broadway development.

* * *

We trust this information will assist you in planning for the proposed development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

COLORADO LICENSED
CHRISTOPHER S. MCGRANAHAN
39018
PROFESSIONAL ENGINEER

By: _____
Christopher S. McGranahan, P.E., PTOE
Principal

11-11-15

CSM/wc

Enclosures: Table 1
Figures 1 and 2

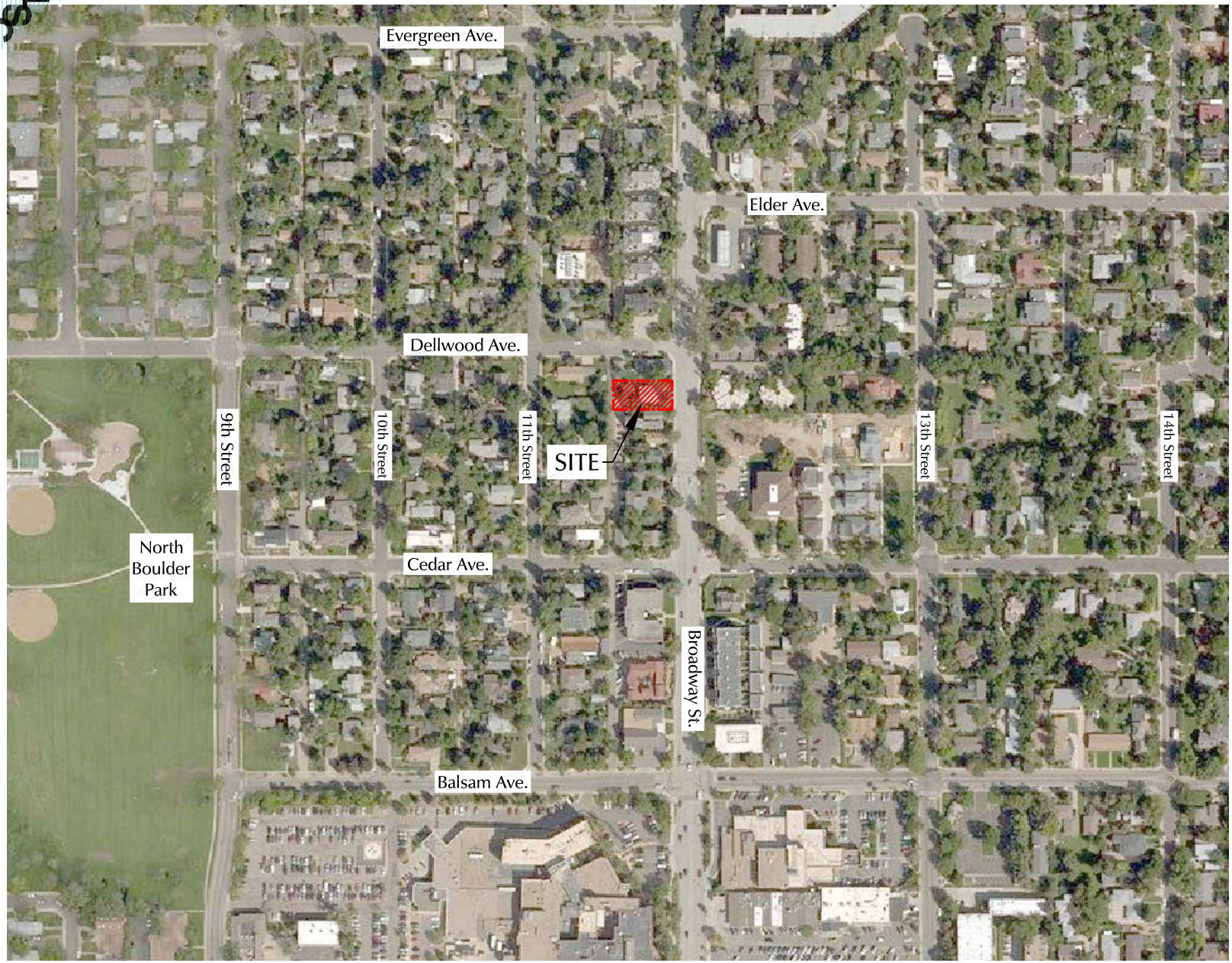
Z:\LSC\Projects\2015\151110-2949BroadwayParking\Report\2949Broadway-111115.wpd

Table 1
2949 Broadway Parking Study
Parking Supply and Demand
November, 2015 (LSC #151110)

Tuesday, October 13, 2015	On-Street Spaces Available	7 AM	8 AM	9 AM	10 AM	11 AM	12 Noon	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	Average Vehicles Parked	Maximum Vehicles Parked
Available Spaces	90	51	41	43	43	47	41	39	35	35	32	31	29	39	39	40	41		
Occupied Spaces		39	49	47	47	43	49	51	55	55	58	59	61	51	51	50	49	50.9	61.0
Available Spaces %		57%	46%	48%	48%	52%	46%	43%	39%	39%	36%	34%	32%	43%	43%	44%	46%		

Wednesday, October 14, 2015	On-Street Spaces Available	7 AM	8 AM	9 AM	10 AM	11 AM	12 Noon	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	Average Vehicles Parked	Maximum Vehicles Parked
Available Spaces	90	45	39	42	42	41	42	44	41	40	40	35	35	34	48	49	45		
Occupied Spaces		45	51	48	48	49	48	46	49	50	50	55	55	56	42	41	45	48.6	56.0
Available Spaces %		50%	43%	47%	47%	46%	47%	49%	46%	44%	44%	39%	39%	38%	53%	54%	50%		

Saturday, October 17, 2015	On-Street Spaces Available	7 AM	8 AM	9 AM	10 AM	11 AM	12 Noon	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	Average Vehicles Parked	Maximum Vehicles Parked
Available Spaces	90	44	39	41	37	40	34	33	34	37	36	37	37	44	46	41	42		
Occupied Spaces		46	51	49	53	50	56	57	56	53	54	53	53	46	44	49	48	51.1	57.0
Available Spaces %		49%	43%	46%	41%	44%	38%	37%	38%	41%	40%	41%	41%	49%	51%	46%	47%		



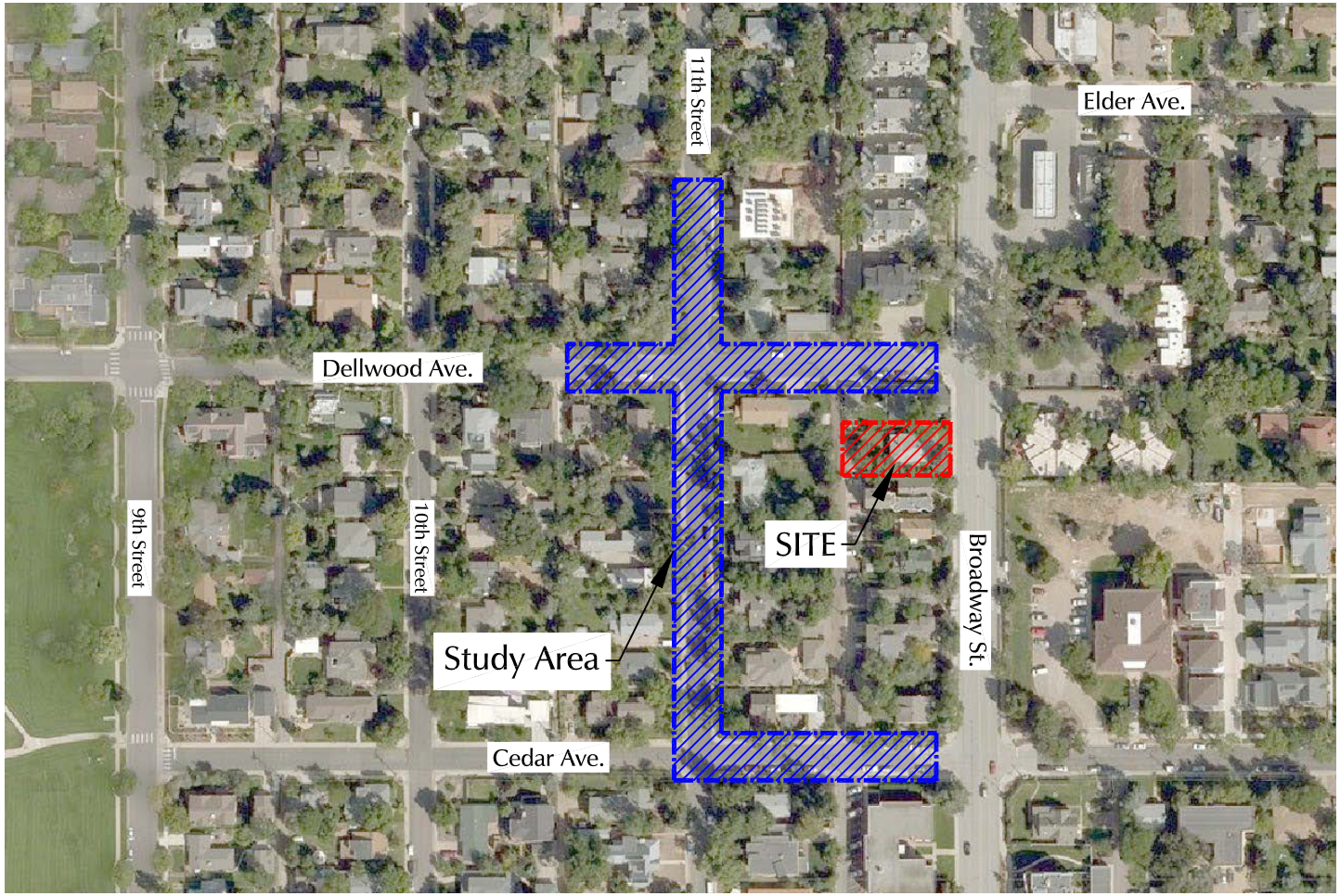
Approximate Scale
Scale: 1"=300'

TRANSPORTATION CONSULTANTS, INC.

Figure 1

Vicinity Map

2949 Broadway Parking Study (LSC #151110)



Approximate Scale
Scale: 1"=200'

Figure 2

Surveyed Parking Area

2949 Broadway Parking Study (LSC #151110)

RUBICON

2949 Broadway
Transportation Demand Management Plan (TDM)

This project is currently a single-family home located directly on Broadway. With the proposed new development plan it is our goal to create 2 additional units for a total of 3 dwelling units. Two of these units will be 4 bedrooms, 1 unit will be a 3 bedroom, for a total occupancy of 11 residents. With our proposed redevelopment we intend to implement short and long term, bike parking on the site, while maintaining the existing on-site parking. The Broadway location makes this site naturally conducive to pedestrian, bus and bike transportation. We feel the proposed site conditions and implemented policies, more than address the minor parking reduction being proposed of 2 on-site parking spots.

1. **Site Conditions**
   - Currently the property has 6 non-compliant parking spots. We have redesigned the parking layout to make 5 conforming parking spots. Of these spots we are providing 2 compact parking spots and 3 standard spots.

   - Currently the site has no on-site bike parking. We plan on significantly improving this situation. Applicant plans on the addition of 6 new short-term parking spaces located in a central, easy to access location for all units. The location of the short-term exterior bike parking is located within 50 ft of a major entrance to each unit. Applicant is also providing 12 additional long term secured parking spots for residents of the building. These spaces will be secured and placed in a location accessible only to building residents. This is a community benefit in that secured long-term bike parking reduces the visibility of bikes, while eliminating the risk of theft and vandalism. We feel the abundance of bike parking, both short and long term will promote

   - As this property is located directly on Broadway, it is an ideal location for walkability and bike use. A natural pedestrian and bike route of less than 1 mile, exists between the property, "Downtown Boulder", and "Pearl Street" which are defined as major "Activity Centers" per the BVCP Chapter 2. Pedestrian sidewalks along Broadway, and a designated bike route less than 2 blocks to the west facilitate this travel route. Additionally located less than a quarter mile directly south is a major shopping center with a neighborhood

grocer again defined as a "Neighborhood Activity Center", which are to be easily accessible by foot, bike, or transit per the BVCP.

- The property is located ½ block from a pedestrian controlled signaled light crossing and major bus stops exist on both the east and west sides of Broadway. Via the use of high frequency and major RTD routes, bus use would be a preferred method of transportation providing quick and easy access to not only Boulder and the surrounding areas, but Denver as well.

2. Additional Plan Policies

This project is located within the Newlands area of the neighborhood Eco pass program (NICO). This allows for the tenants to easily and cheaply acquire ECO passes. If the property were ever to rent to a non-eco pass eligible renter, a bus pass would be provided to this tenant. Applicant will submit a financial guarantee of $956 to cover the first three years of providing eco-passes to non-students (see below). If the applicant can demonstrate that all residents are college students with college passes or qualify for other eco passes incentives then each year the funds for that year will be refunded to the property owner.

	Year 1	Year 2*	Year 3*	Total
Pricing Zone 2	$96.31	$105.94	$116.54	
Units	3	3	3	
Funds Needs	$289	$318	$350	$956

* 10% added in Year 2 and Year 3 to account for possible increases to Eco Pass pricing

- In order to provide additional incentives to use public transportation, the owner will impose an unbundled parking policy for this property. Renters will be required to pay additional fees on top of the base rent of their unit to have on-site parking. This will be administered through a first come-first served basis. One space per unit will be reserved for each unit and then opened up to all residents if the unit declines parking.

- The applicant/property management company will be required to participate in periodic surveys to measure changes in travel behavior of residents. Surveys and analysis will be provided by GO Boulder with online or hard copy options. The applicant/property management's role will be to assist in the distribution surveys to residents.

- Upon occupancy residents will also receive from GO Boulder a welcome kit containing information on alternative transportation, maps, and transit

schedules. It will be the responsibility of the owner to notify GO Boulder of impending occupancies so that welcome kits can be produced and delivered.

- Applicant will also continue to work with City of Boulder staff to implement additional programs that encourage or provide off-site vehicle storage, and alternatives for residents to using a personal vehicle.

REVIEW TYPE:

SITE REVIEW

REVIEW NUMBER

LUR2014-00097

APPLICATION REQUIREMENTS

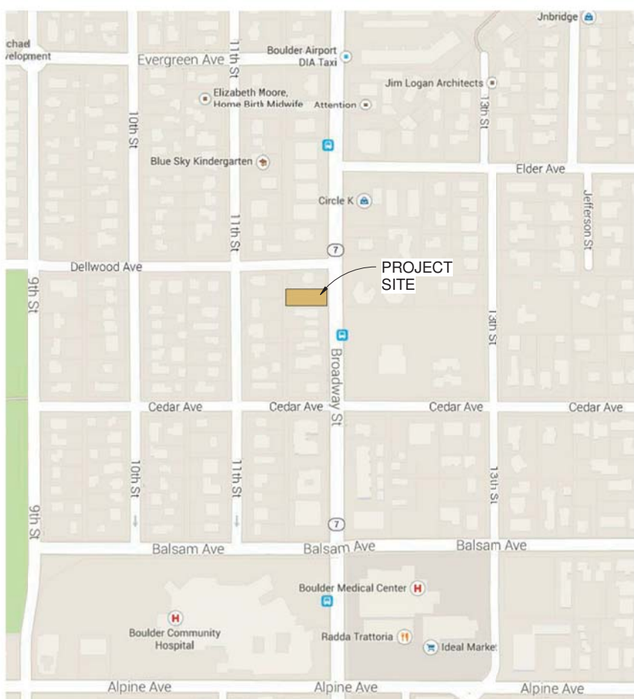
1,3,4,5,6,7,8,11,12,15,18,20,21,24,29,32,33,34

EXISTING ZONING :

RH-2

UNITS & BEDROOM COUNT:

3 UNITS **11 BEDROOMS**



VICINITY MAP

NORTH

LEGAL DESCRIPTION

A portion of the Northeast 1/4 of Section 25, T1N, R71W of the 6th P.M.
Lots 29 and 30, Block 4, Newland Addition,
County of Boulder, State of Colorado.

ALSO KNOWN AS:

2949 BROADWAY

PROJECT TEAM:

OWNER:

AGR investments
1035 Pearl Street, Suite 205
Boulder, Colorado 80302
Phone: 303 245 8688
Fax: 720 528 7840
E-mail:
michealbosma@me.com

ARCHITECT:

Tom Jarmon
ESA ARCHITECTS. P.C.
1919 7th Street
Boulder CO. 80455
Phone: 303 442 5458
Fax: 303 442 4745
E-mail: tom@esapc.com

CIVIL ENGINEER:

Charlie R. Hager
JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
Phone: 303 444 1951
Fax: 303 444 1957
E-mail:
chager@jvajva.com

LANDSCAPE:

Becky Martinek
Nature's Design Associates, LLC
15674 Indiana Gulch Road
Jamestown, CO. 80455
Phone: 303 459 3333
E-mail:
becky.martinek15674
@gmail.com

SURVEYOR:

Andrew
Patterson Partners
9176 Aljan Ave.
Longmont, CO 80503
Phone: 303 678 7072
Fax: 303 678 9663
E-mail:
andrewjpatterson@comcast.net

2949 BROADWAY
BOULDER COLORADO

SHEETS INDEX

	A001	COVER SHEET
*	A002	PROJECT DATA
	A003	AMENITY MAP & DATA
	A004	NEIGHBORHOOD COMPATIBILITY ANALYSIS
*	A101	SITE PLAN 1
*	A102	SITE PLAN 2
	A110	EXISTING FLOOR PLANS
	A121	NEW FLOOR PLANS - 1
	A122	NEW FLOOR PLANS - 2
	A210	EXISTING ELEVATIONS
	A220	NEW ELEVATIONS
*	A300.	SHADOW ANALYSIS

1 OF 1 SURVEY

C1.0 PRELIMINARY SITE GRADING & DRAINAGE PLAN

L-1 Landscape Plan
L-2 Landscape Details

Sheet with * indicated has been updated.

2016 FEB12

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

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REVISIONS

No.	Description	Date
5	Solar access analysis	2016 FEB12

Job Number:	13034
Date:	2015-JUL-15
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

Sheet Title
COVER SHEET

Sheet Number
A001

2/11/16 17:47:55

Project Data

Site Data

Overall Site Size	6,228 SF
Minimuim Lot Area Per Dwelling Unit	3,000 SF
Minimuim Lot Area Per Dwelling Unit w/Review	1,600 SF
Requested Lot Area Per Dwelling Unit	2,076 SF
Additional Lot Area Per Dwelling unit Above Minimuim	476 SF

Total Building Coverage

Total Existing Building	1,240 SF
Total Proposed New Building	766 SF
TOTAL (existing + new)	2,006 SF

Building Areas

Basement Level	
Existing Residential	398 SF
Proposed New Residential (existing & new)	**1,118 SF**
Proposed New Long Term Bike Storage	**215 SF**
Proposed New Area Wells	82 SF
1ST Level	
Existing Residential	1,240SF
Proposed New Residential (existing & new)	2,006 SF
Existing Porch	273 SF
Proposed Porch Area (existing & new)	**439 SF**
2ND Level	
Proposed New Residential	**812 SF**

Floor Area Ratio (FAR)

Total Building Area	**4,233 sf**
FAR Allowed	0 per table 9-8
FAR Proposed	0.77

Zoning

Zoning	RH-2
Attached Residential Dwelling Units	Allowed per Table 6-1 B.R.C
RH-2 Zoning Purpose	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.

Parking

Auto Parking Required	8 Spaces
Auto Parking Provided	
Standard	3 Spaces
Compact	2 Spaces
Total Provided	5 Spaces
Bike Parking	
5 Long term & 1 short term required	6 total
Provided	
short-term	6 Spaces
long-term	12 Spaces
Total	18 Spaces

Open space

Required	1,800 SF
Provided *see A102	1,939.5SF

2949 BROADWAY
BOULDER COLORADO

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1919 SEVENTH STREET
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REVISIONS

No.	Description	Date
2	RE City Commen Sep 8	2015NOV2
3	Re City Commen Bike parking	2015DEC10
5	Solar access analysis	2016 FEB12

Job Number:	13034
Date:	2015-JUL-15
Drawn By:	-
Checked By:	-

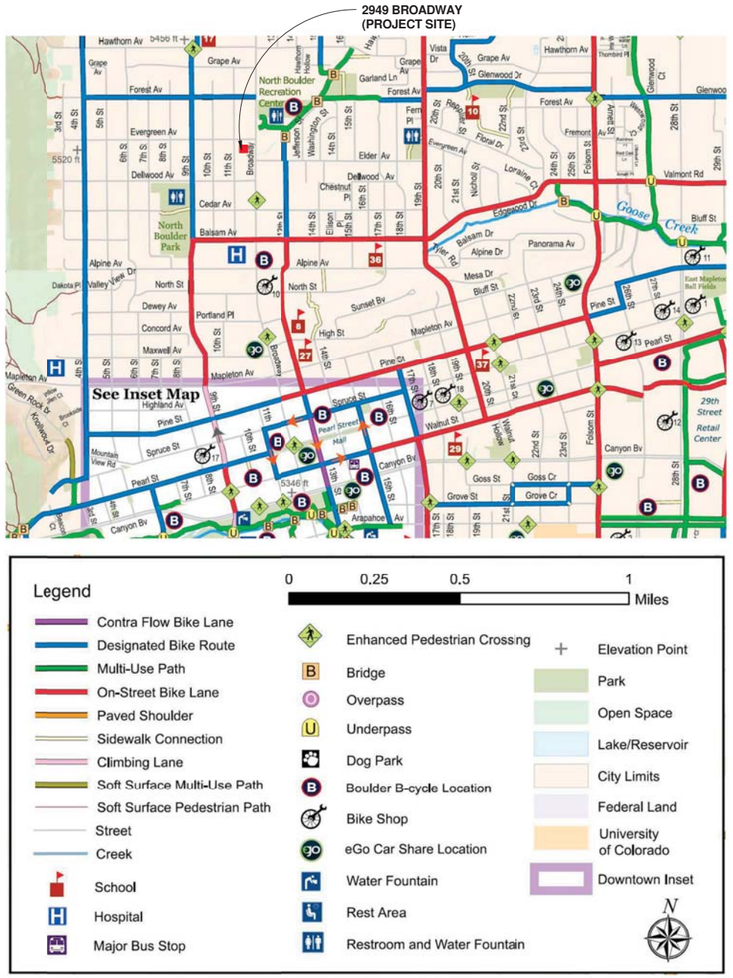
Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

Sheet Title
PROJECT DATA

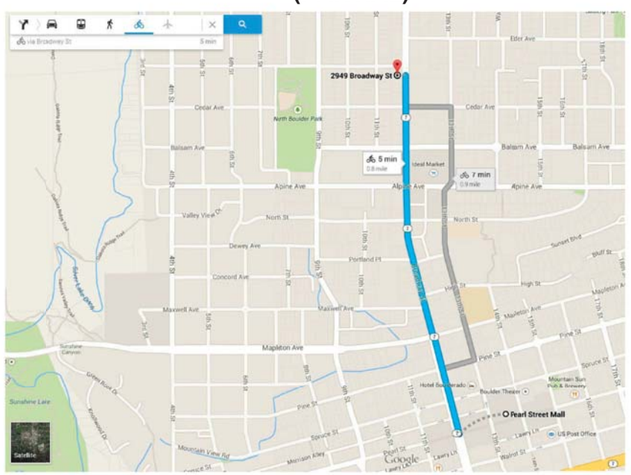
Sheet Number
A002

2016 FEB12

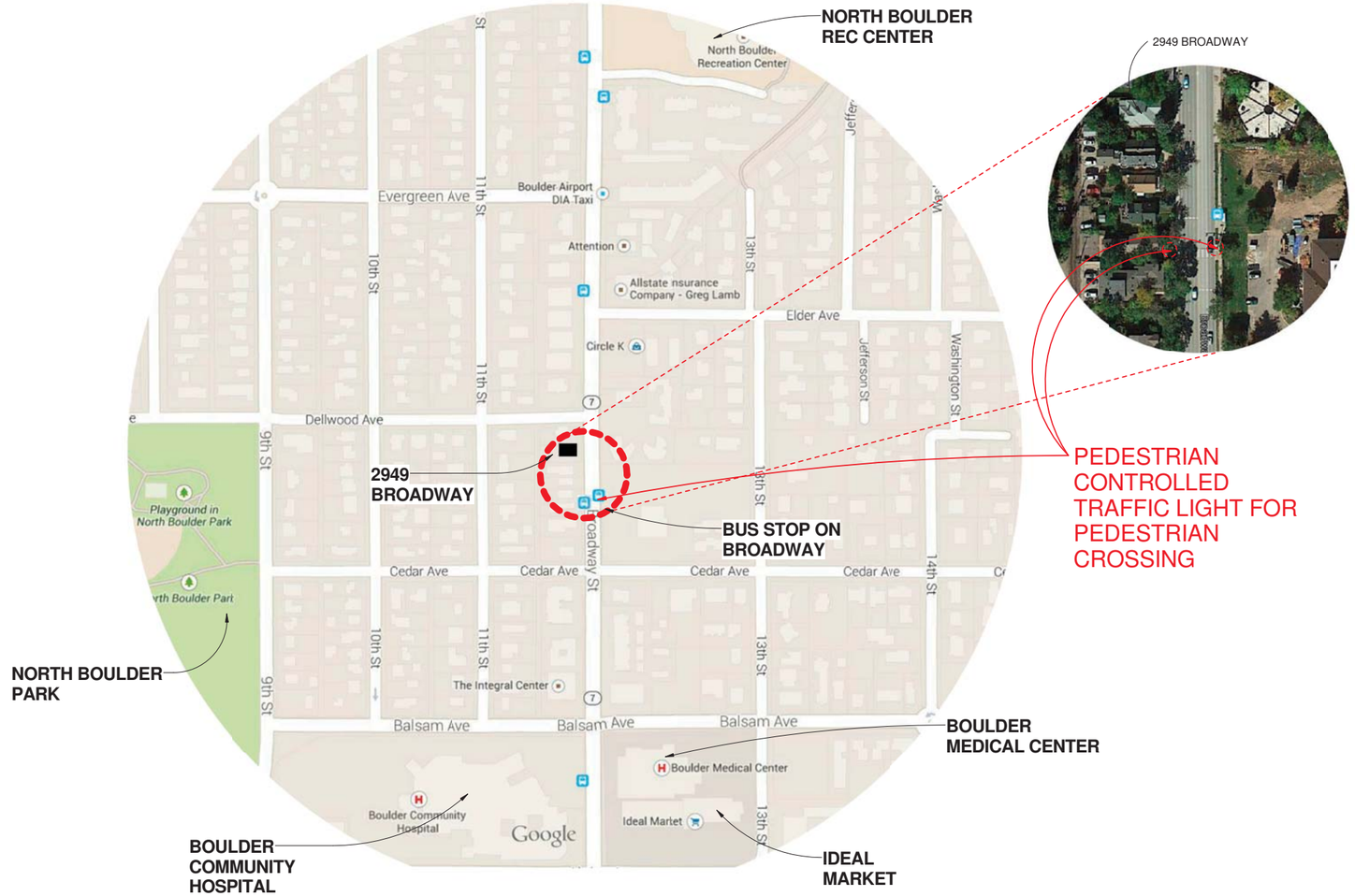
2/11/16 17:50:45



CITY OF BOULDER BIKE MAP
(PARTIAL)



BIKE TO PEARL STREET MALL- 5 MIN
(GOOGLE MAP)



2949 BROADWAY
BOULDER COLORADO

2949 BROADWAY COMMUTE TIME TABLE				
DESTINATIONS	DISTANCE	WALK	BY BICYCLE	BY BUS
BUS STOP ON BROADWAY	131 FEET	1 MINUTE	1 MINUTE	EVERY 10 MIN.
NORTH BOULDER REC CENTER	0.2 MILE	5 MINUTES	3 MINUTES	3 MINUTES
BOULDER MEDICAL CENTER	0.3 MILE	5 MINUTES	3 MINUTES	3 MINUTES
IDEAL MARKET	0.3 MILE	6 MINUTES	3 MINUTES	3 MINUTES
BOULDER COMMUNITY HOSPITAL	0.3 MILE	5 MINUTES	3 MINUTES	3 MINUTES
NORTH BOULDER PARK	0.3 MILE	6 MINUTES	3 MINUTES	3 MINUTES
PEARL STREET MALL	0.8 MILE	16 MINUTES	5 MINUTES	6 MINUTES
BOULDER TRANSIT CENTER	1.1 MILE	21 MINUTES	8 MINUTES	9 MINUTES
BOULDER PUBLIC LIBRARY	1.4 MILE	24 MINUTES	9 MINUTES	11 MINUTES

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REVISIONS

No.	Description	Date
5	Solar access analysis	2016 FEB12

Job Number:	13034
Date:	2015-JUL-15
Drawn By:	ESA
Checked By:	ESA

Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

Sheet Title
AMENITY MAP & DATA

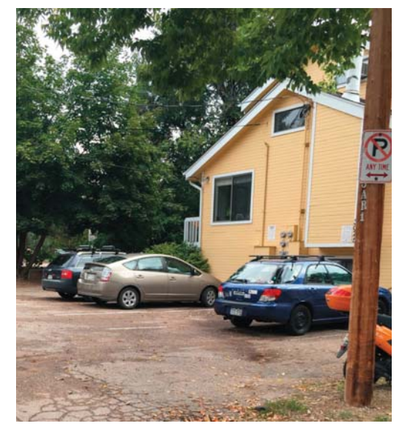
Sheet Number
A003

2016 FEB12

2/11/16 17:50:48

2927 Broadway

3025 Broadway



3075 Broadway

NEIGHBORHOOD COMPATIBILITY ANALYSIS

2949 BROADWAY
BOULDER COLORADO

Attached here are examples of surrounding homes and units in the neighborhood. It is our goal to achieve neighborhood compatibility for 2949 Broadway. As can be seen the following projects are suitable and comparable to these neighboring apartments and homes in the following ways….

- Floor Area
- Massing of the Structures
- Building Height
- Landscaping
- Site Accessibility - Front Porch
- Exterior Character/Building Materials
- Historic Compatibility
- Parking off Alley

2016 FEB12

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BOULDER, COLORADO, 80302
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REVISIONS

No.	Description	Date
5	Solar access analysis	2016 FEB12

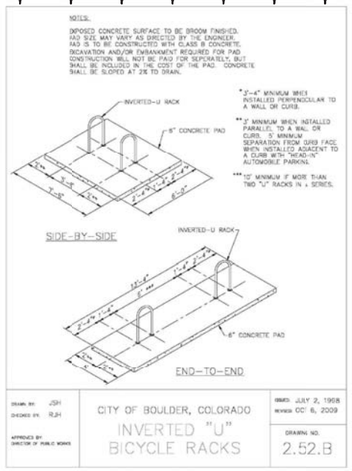
Job Number:	13034
Date:	2015-JUL-15
Drawn By:	Author
Checked By:	Checker

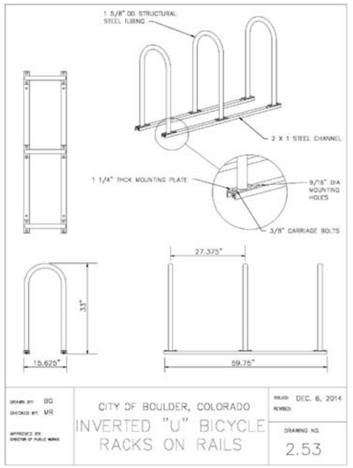
Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

Sheet Title
NEIGHBORHOOD COMPATIBILITY ANALYSIS

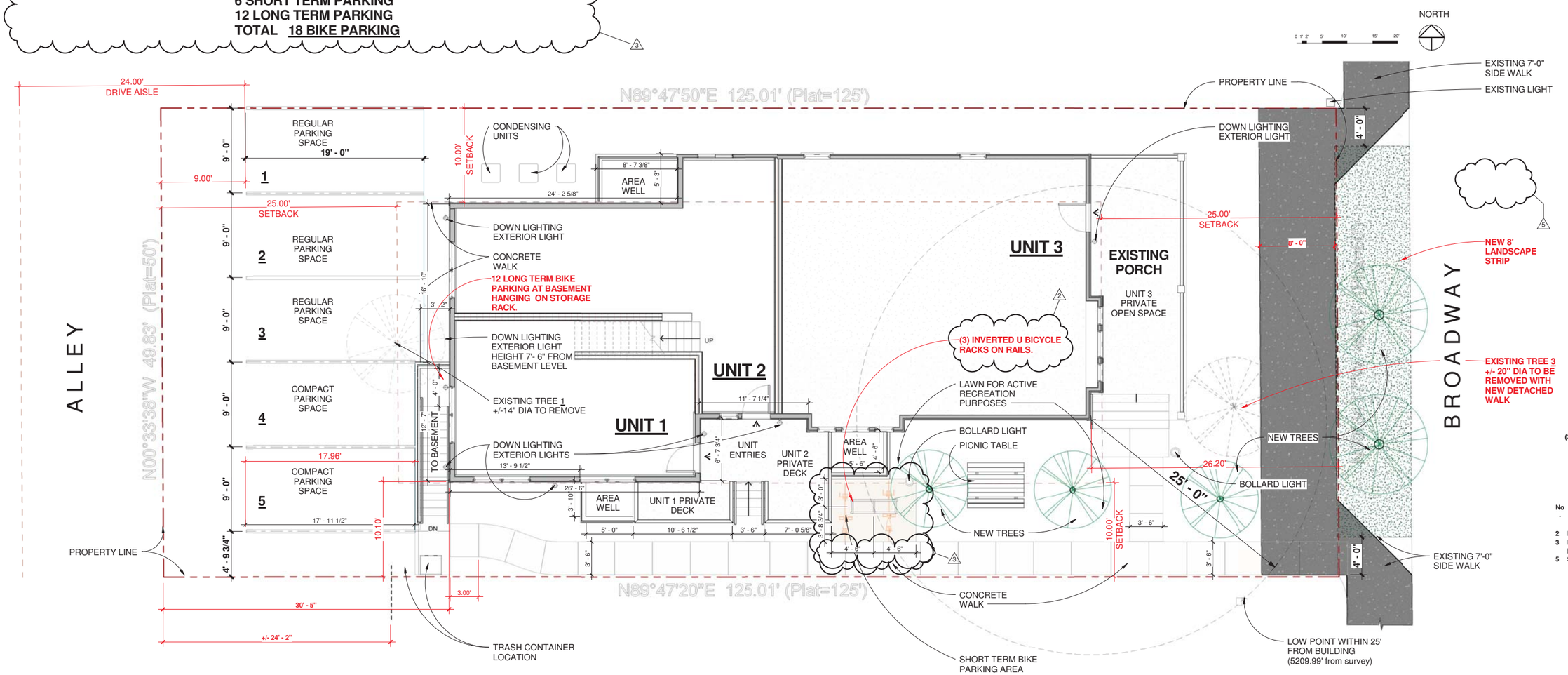
Sheet Number
A004

2/11/16 17:50:49





BIKE PARKING:
6 SHORT TERM PARKING
12 LONG TERM PARKING
TOTAL 18 BIKE PARKING



MAIN LEVEL SITE PLAN -
3/16" = 1'-0"

2949 BROADWAY
BOULDER COLORADO

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REVISIONS

No.	Description	Date
2	RE City Commen Sep 8	2015NOV2
3	Re City Commen Bike parking	2015DEC10
5	Solar access analysis	2016 FEB12

Job Number:	13034
Date:	2015-JUL-15
Drawn By:	J.M.
Checked By:	T.J.

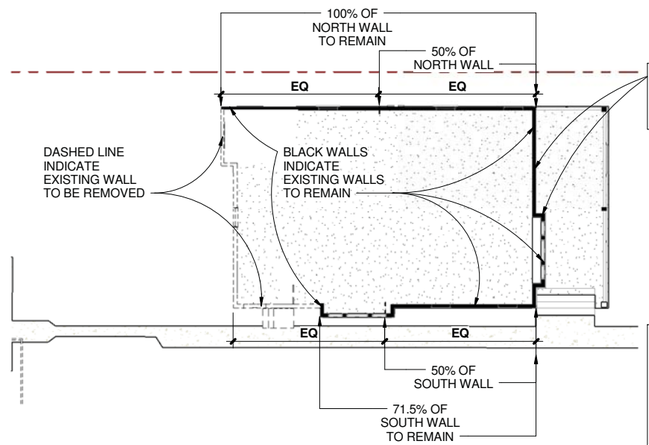
Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

Sheet Title
SITE PLAN 1

Sheet Number
A101

REVISION 3
2016 FEB12

2/11/16 17:50:51



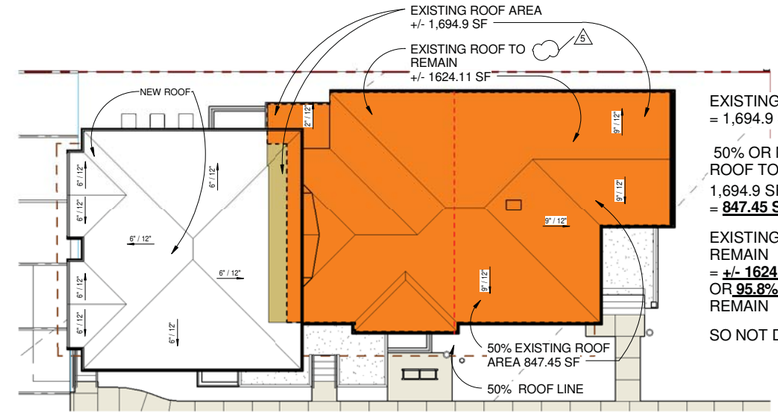
NOTE: ENTIRE EXISTING EXTERIOR WALL FACING BROADWAY TO REMAIN.

EXISTING TOTAL PERIMETER EXTERIOR WALL
= 150 ft
EXISTING PERIMETER EXTERIOR WALL TO REMAIN
= 108.1 ft
OR 72% EXISTING WALL TO REMAIN

EXISTING PERIMETER EXTERIOR WALL TO REMAIN IS GREATER THAN 50% SO DOES NOT MEET CITY DEFINITION OF DEMOLITION. (REVISED CODE SECTION 9-16)

NORTH

EXISTING WALLS TO REMAIN PLAN
1" = 10'-0"



EXISTING ROOF AREA
= 1,694.9 SF

50% OR MORE OF EXISTING ROOF TO REMAIN:
1,694.9 SF X 50%
= **847.45 SF**

EXISTING ROOF AREA TO REMAIN
= **+/- 1624.11 SF**
OR **95.8%** AREA TO REMAIN

SO NOT DEMOLITION

NORTH

EXISTING ROOF AREA TO REMAIN PLAN
1" = 10'-0"

PER CITY OF BOULDER REVISED CODE SECTION 9-16 DEFINITION OF "DEMOLITION" OR "DEMOLISH" . THIS PROJECT ROOF AREA TO BE REMOVED DOES NOT EXCEED MAXIMUM ALLOWED AMOUNT.

2949 BROADWAY
BOULDER COLORADO

FLOOR AREA TABLE

LEVEL NAME	EXISTING	NEW	ADDED AREA
BASEMENT	398 ft²	1,415 ft²	1,017 ft²
MAIN LEVEL	1,240 ft²	2,006 ft²	766 ft²
UPPER LEVEL	0 ft²	812 ft²	812 ft²
TOTAL	1,638 ft²	4,233 ft²	**2,595 ft²**

PER CITY OF BOULDER REVISED CODE SECTION 9-7-9, "SIDE YARD BULK PLANE," B.R.C. 1981. 9-7-10, "SIDE YARD WALL ARTICULATION." B.R.C. 1981. SECTION 9-7-11," MAXIMUM BUILDING COVERAGE," B.R.C. 1981. SECTION 9-8-2, "FLOOR AREA RATIO REQUIREMENT," B.R.C. 1981 THIS ONLY APPLIES TO SINGLE-FAMILY DETACHED DWELLING UNITS AND DOES NOT APPLY TO THIS PROJECT.

LAND USE SUMMARY TABLE

LOT AREA	6,228 ft² (OR 0.143 ACRES)		
	EXISTING	PROVIDED	REQUIRED
1. USEABLE OPEN SPACE (Provided area see Useable **Open space Area Schedules**)	4,200 ft²	1,939.5 ft² 5	1,800 ft²
2. PAVED AREA (Provided area = Parking 1,237.6ft² + Walk 448.5ft² + Detached Walk 376.7ft² + Bike parking 57.2ft² = 2,120 ft²)	788 ft²	2,120 ft² 5	
3.LANDSCAPE AREA (Provided area = Landscape Area 1~6 1,501 ft² + WALK 448 ft² = 1,949 ft²)	3,916 ft²	1,949 ft² 2	
4.BUILDING AREA	1,240 ft²	2,168.5 ft² *	
1 + 2+ 4 = LOT AREA	6,228 ft²	6,228 ft²	

* Provided area
= Building Floor area 2,006.5 ft²
+ Window well area 162 ft²
= 2,168.5 ft²

Area Legend

1	LANDSCAPE AREA
2	PORCH 1 AREA
3	PORCH 2 AREA
4	BIKE PARKING AREA
6	AREA WELL
10	PARKING AREA
11	DETACHED WALK AREA
17	WALK AREA

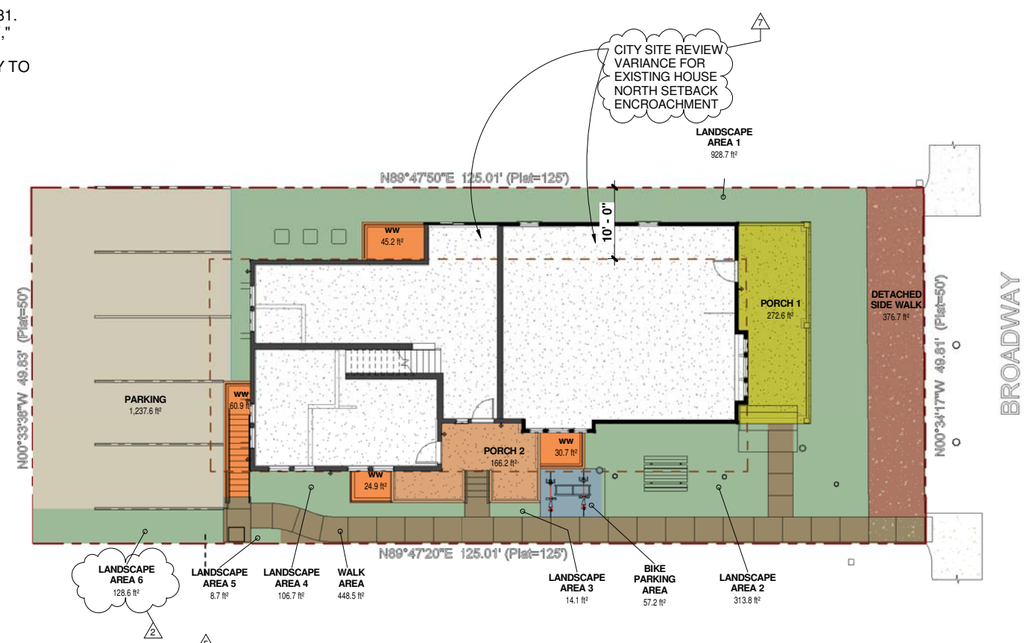
2

Useable Open space Area Schedule 2	
Name	Area
LANDSCAPE AREA 1	928.7 ft²
LANDSCAPE AREA 2	313.8 ft²
LANDSCAPE AREA 3	14.1 ft²
LANDSCAPE AREA 4	106.7 ft²
LANDSCAPE AREA 5	8.7 ft²
LANDSCAPE AREA 6	128.6 ft²
PORCH 1	272.6 ft²
PORCH 2	166.2 ft²
	1,939.5 ft²

5

NOTE:
1. NO WINDOW WELLS OR STAIR WELLS ARE COUNTED IN THE USEABLE OPEN SPACE AREA CALCULATION.
2. (2) PORCHES ARE COUNTED, SINCE THEIR TOTAL AREA IS 439 SF. and THIS TOTAL IS LESS THAN 25% OF THE REQUIRED USEABLE OPEN SPACE, 1,800 SF X 25% = 450 SF.

4



USEABLE OPEN SPACE PLAN -
1" = 10'-0"

NORTH

2016 APR 14

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REVISIONS

No	Description	Date
2	RE City Commen Sep 8	2015NOV2
4	Re Open space	2016JAN15
5	Solar access analysis	2016 FEB12
7	DRB Comments	2016 APR 14

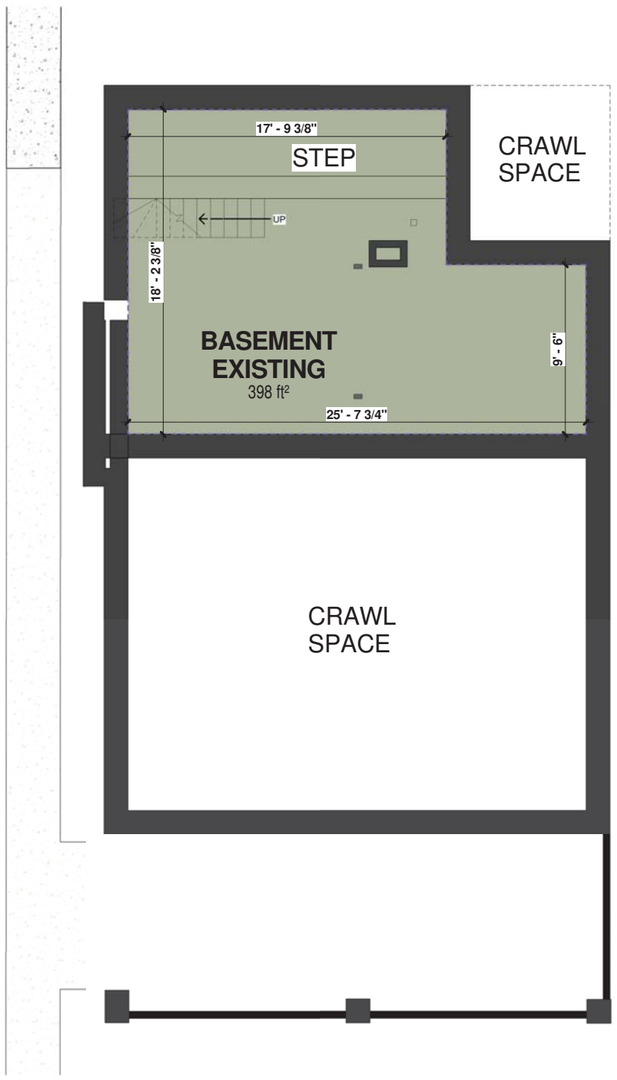
Job Number:	13034
Date:	2015-JUL-15
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

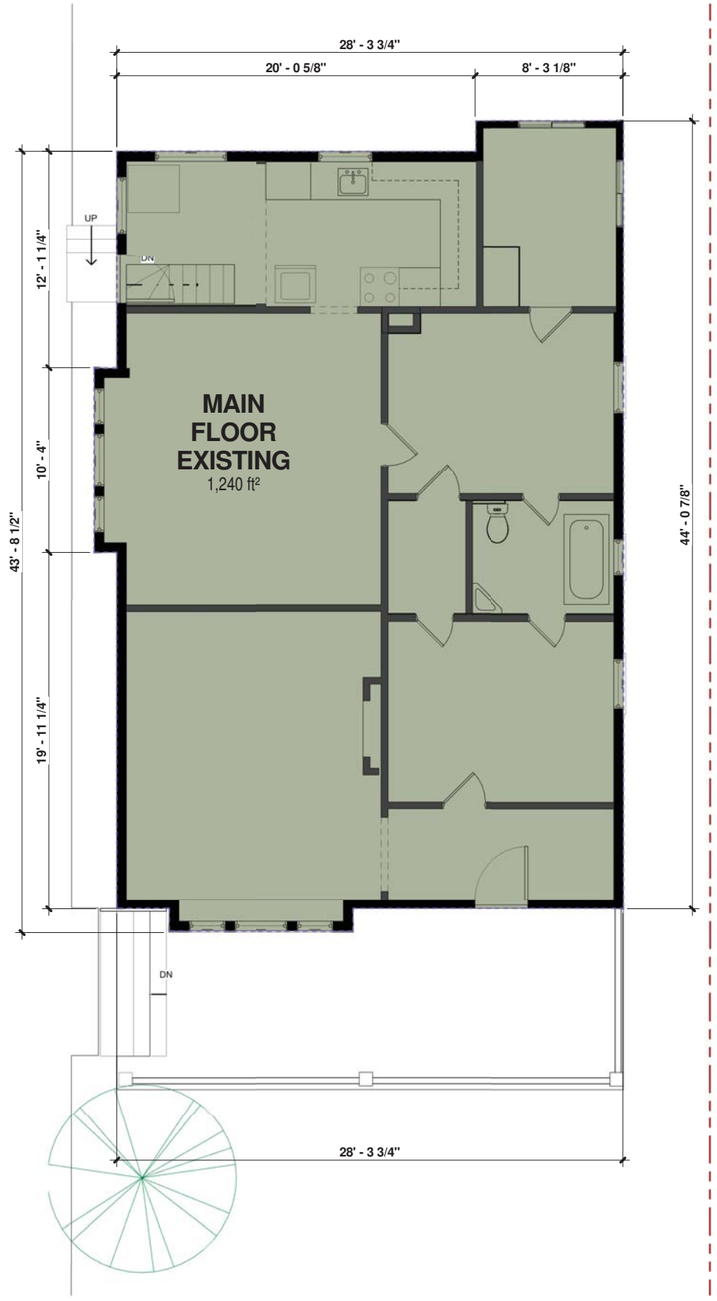
Sheet Title
SITE PLAN 2

Sheet Number
A102

4/14/16 11:49:41



BASEMENT EXISTING
1/4" = 1'-0"



MAIN LEVEL PLAN EXISTING
1/4" = 1'-0"

0 1' 2' 5' 10' 15' 20'

NORTH

EXISTING FLOOR PLANS

2016 FEB12

2949 BROADWAY
BOULDER COLORADO

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REVISIONS

No.	Description	Date
5	Solar access analysis	2016 FEB12

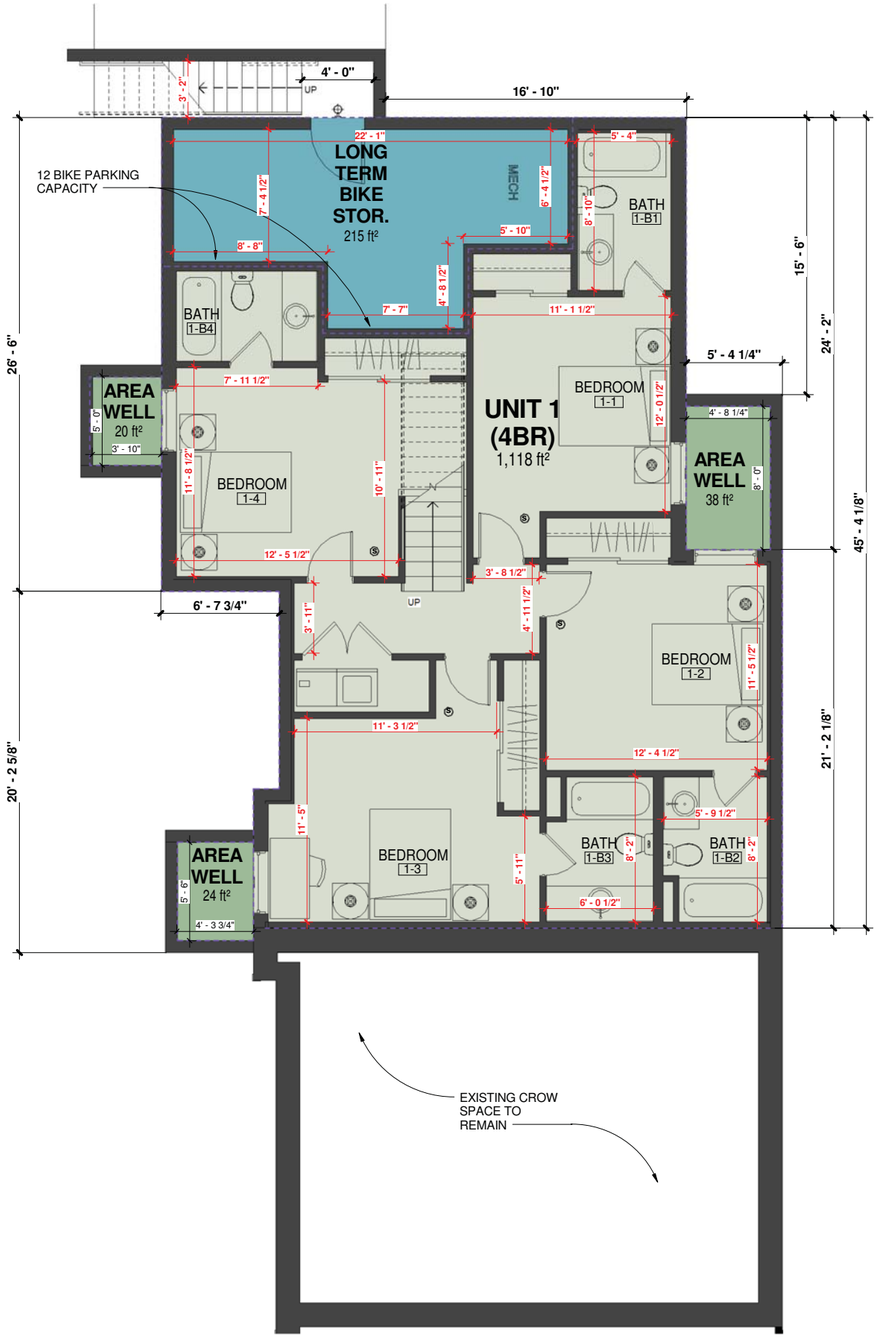
Job Number:	13034
Date:	2015-JUL-15
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

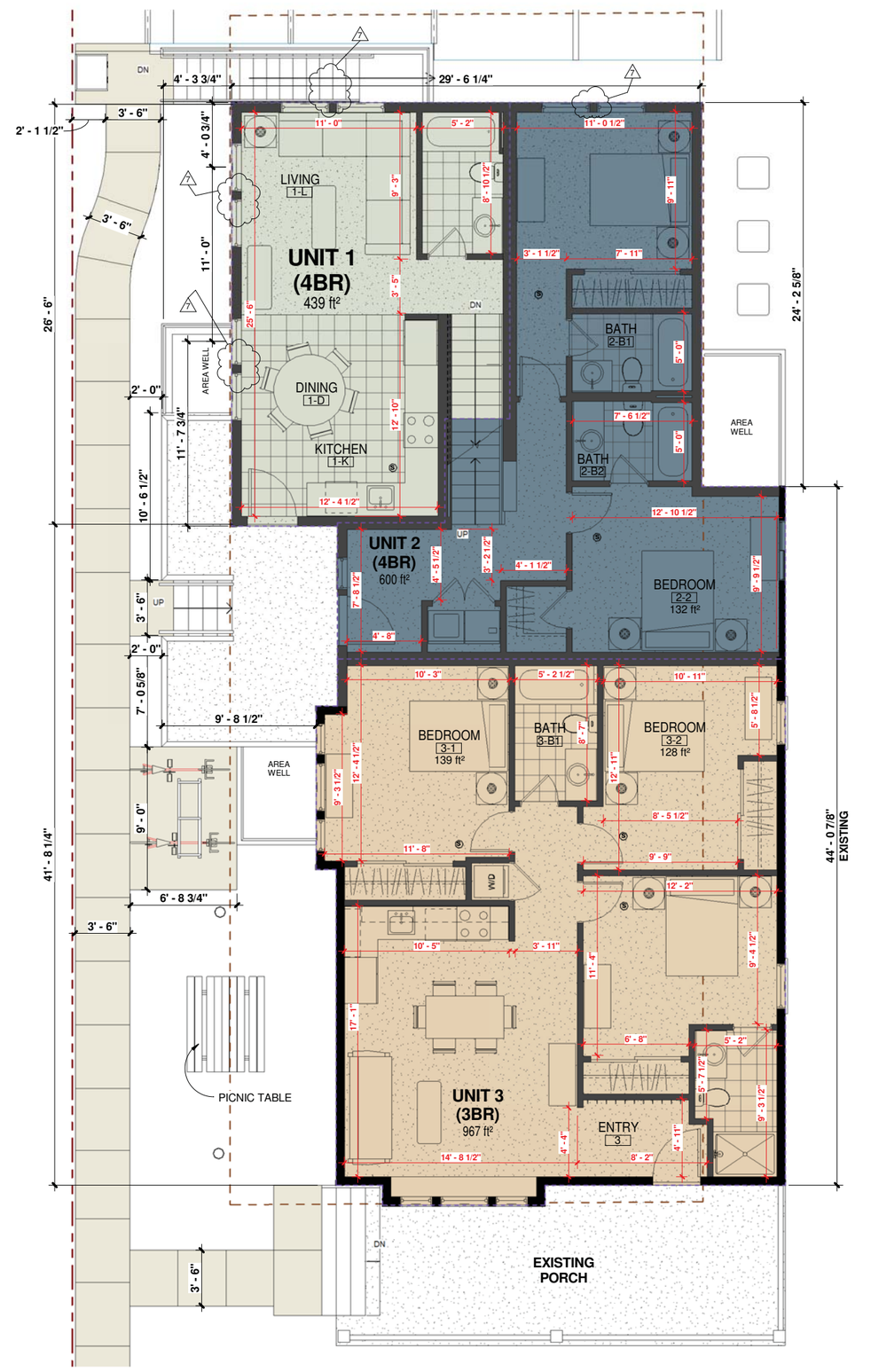
Sheet Title
EXISTING FLOOR PLANS

Sheet Number
A110

2/11/16 17:50:56



BASEMENT FLOOR PLAN - NEW
1/4" = 1'-0"



MAIN LEVEL PLAN - NEW
1/4" = 1'-0"

0 1' 2' 5' 10' 15' 20'

NORTH

2016 APR 14

2949 BROADWAY
BOULDER COLORADO

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REVISIONS

No	Description	Date
5	Solar access analysis	2016 FEB12
7	DRB Comments	2016 APR 14

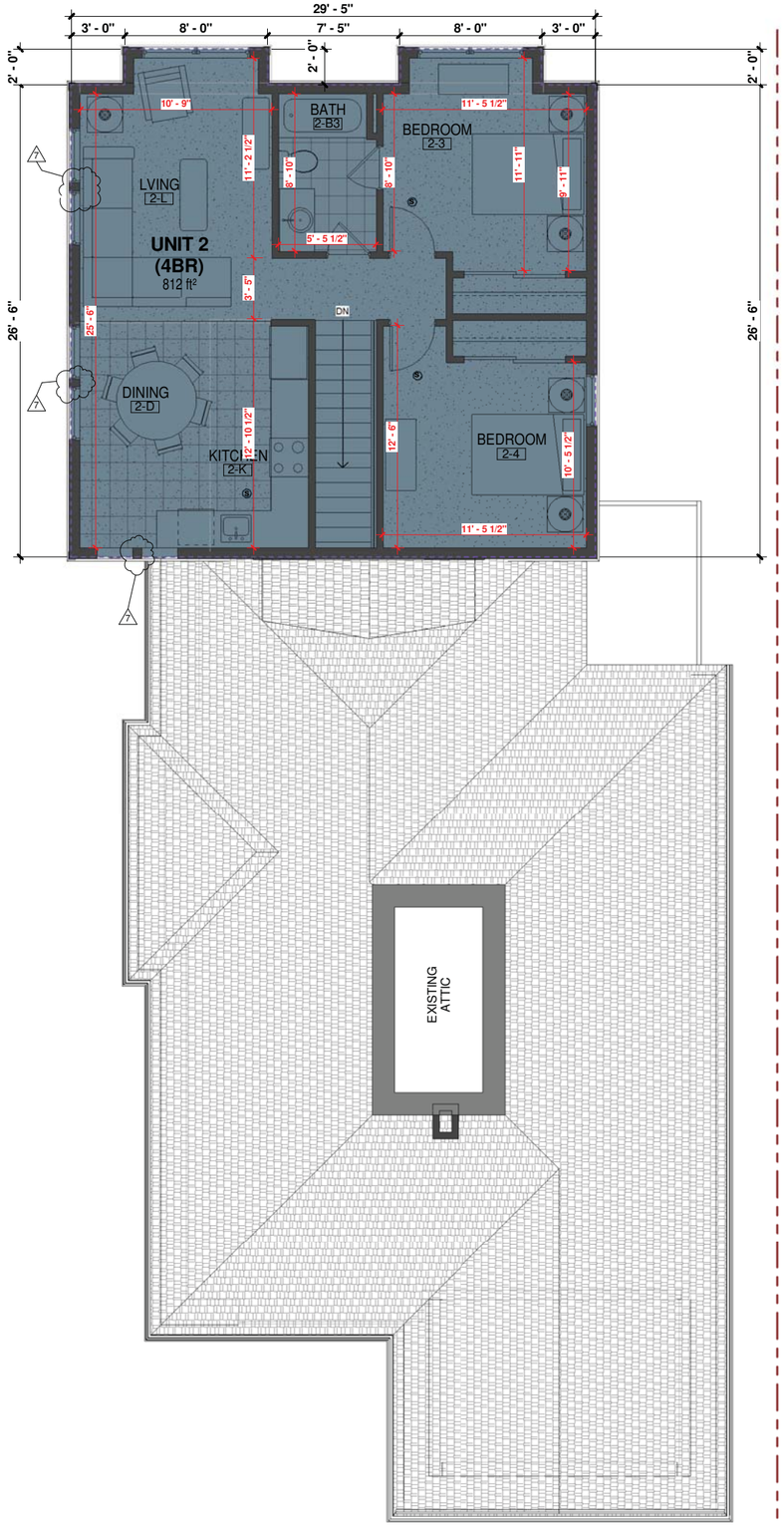
Job Number:	13034
Date:	2015-JUL-15
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

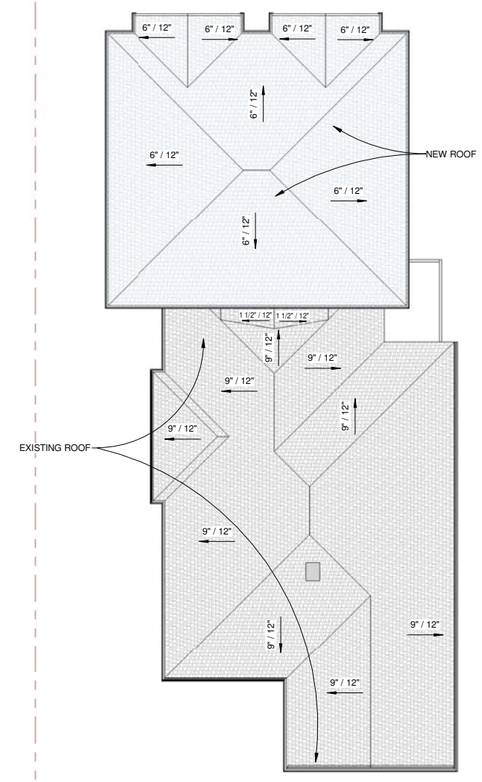
Sheet Title
NEW FLOOR PLANS - 1

Sheet Number
A121

4/14/16 11:49:43



UPPER LEVEL PLAN - NEW
1/4" = 1'-0"



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

2949 BROADWAY
BOULDER COLORADO

NORTH

2016 APR 14

ERIC SMITH ASSOCIATES, P.C.
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BOULDER, COLORADO, 80302
(303) 442-5499, (303) 442-4145 FAX

Job Number:	13034
Date:	2015-JUL-15
Drawn By:	J.M.
Checked By:	T.J.

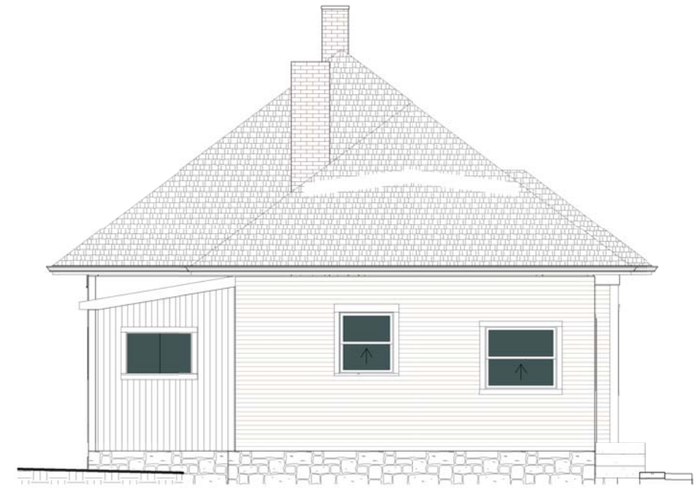
Project Phase
RE: SITE REVIEW
SUBMITTAL COMMENTS

Sheet Title
NEW FLOOR PLANS - 2

Sheet Number
A122

4/14/16 11:49:44

NORTH ELEVATION EXISTING
1/4" = 1'-0"



WEST ELEVATION EXISTING
1/4" = 1'-0"

SOUTH ELEVATION EXISTING
1/4" = 1'-0"

EAST ELEVATION- EXISTING
1/4" = 1'-0"

0 1' 2' 5' 10' 15' 20'

EXISTING ELEVATIONS

2016 FEB12

2949 BROADWAY
BOULDER COLORADO

ERIC SMITH ASSOCIATES, P.C.
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REVISIONS

No.	Description	Date
5	Solar access analysis	2016 FEB12

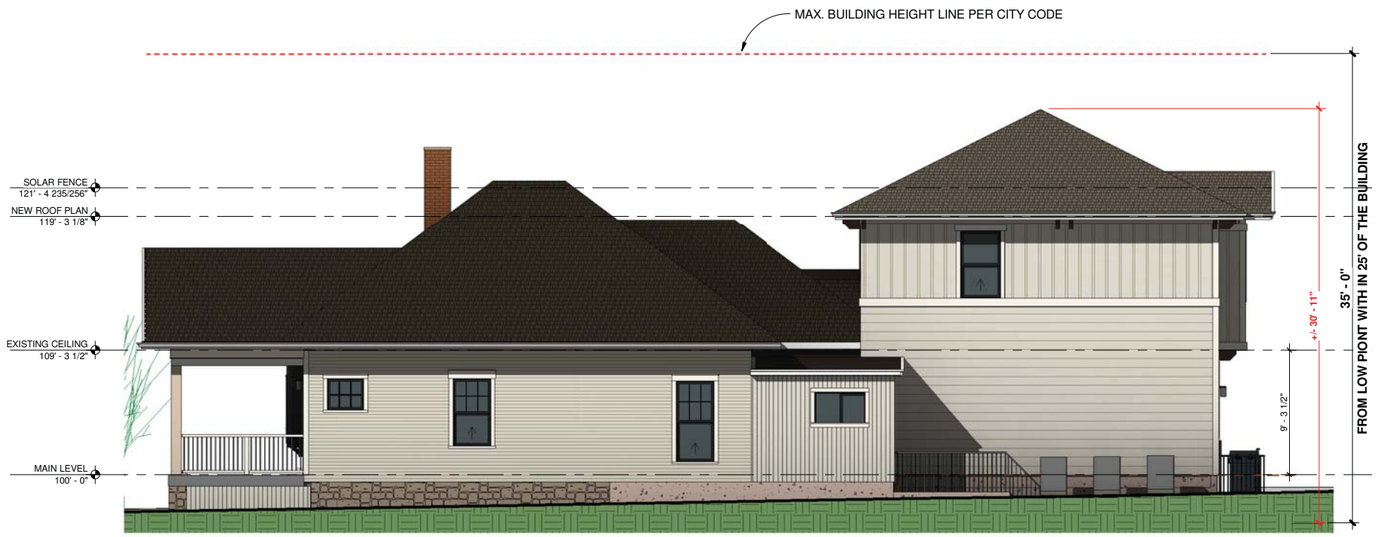
Job Number:	13034
Date:	2015-JUL-15
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

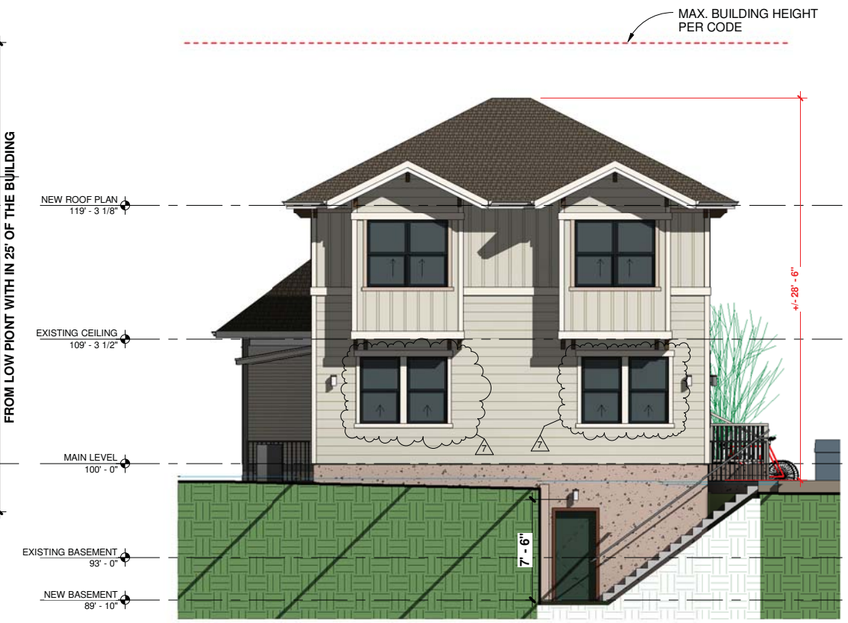
Sheet Title
EXISTING ELEVATIONS

Sheet Number
A210

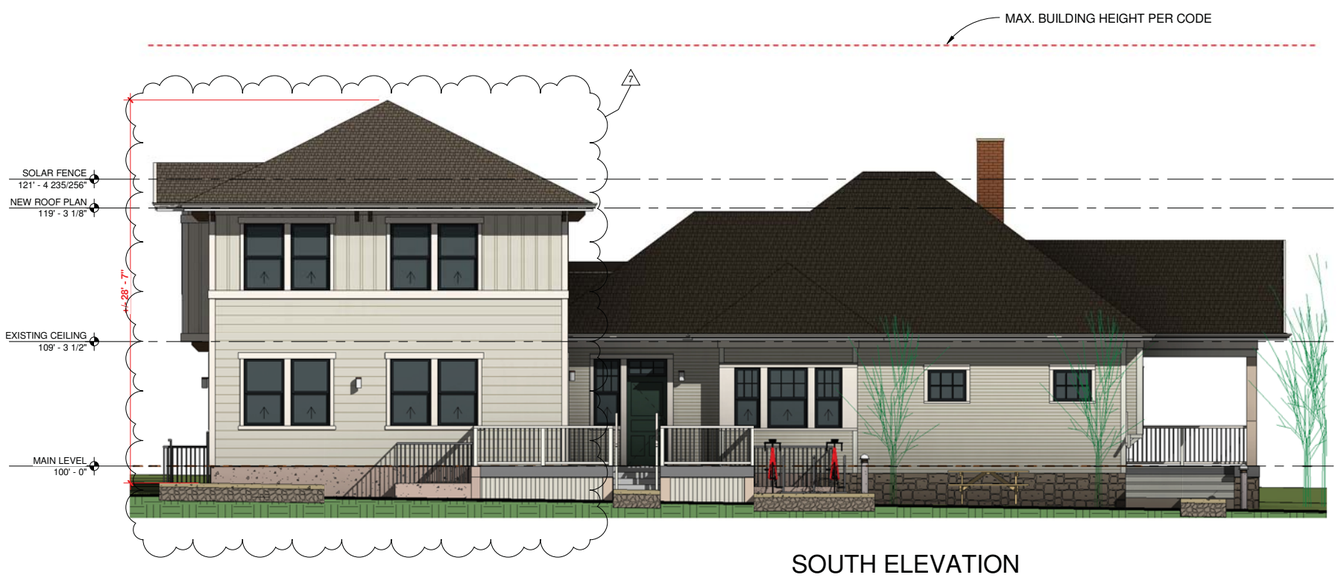
2/11/16 17:51:02



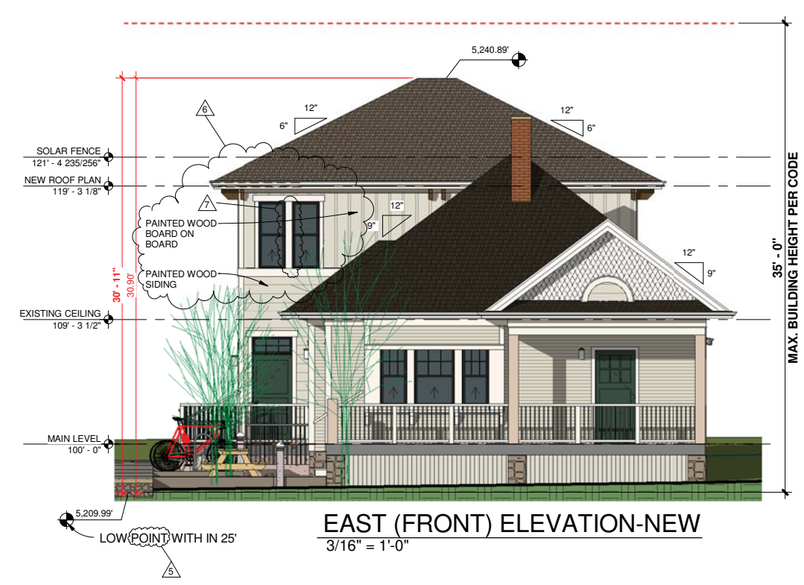
NORTH ELEVATION - NEW
3/16" = 1'-0"



WEST (ALLEY) ELEVATION - NEW
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"



EAST (FRONT) ELEVATION-NEW
3/16" = 1'-0"

0 1' 2' 5' 10' 15' 20'

6:12 ROOF PITCH

2016 APR 14

2949 BROADWAY
BOULDER COLORADO

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REVISIONS

No	Description	Date
5	Solar access analysis	2016 FEB12
6	DRC Comments	2016 MAR 31
7	DRB Comments	2016 APR 14

Job Number:	13034
Date:	2015-JUL-15
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

Sheet Title
NEW ELEVATIONS

Sheet Number
A220

4/14/16 11:49:47

SOLAR ACCESS AT 2 P.M.				
ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT END OF SHADOW	RELATIVE HEIGHT ROOF ELEMENT	LENGTH OF SHADOW (NO SOLAR FENCE)
A	13.47	0.70	12.77	33.85
B1	20.5	0.87	19.63	52.03
B2	20.5	1.19	19.31	51.18
C1	28.05	1.18	26.87	71.22
C2	28.05	1.21	26.84	71.14
C3	28.05	1.24	26.81	71.06
D1	25.58	1.19	24.39	64.65
D2	25.58	1.35	24.23	64.22
E2	22.65	19.42	3.23	8.56
E3	13.42	1.72	11.70	31.01
F1	23.24	1.71	21.53	57.07
F2	23.24	17.73	5.51	14.60
G	30.9	1.79	29.11	77.16
H	23.24	2.07	21.17	56.11
J	23.24	2.07	21.17	56.11
K2	26.28	23.75	2.53	6.71
N2	26.28	23.87	2.41	6.39

Astronomical Applications Dept.
U.S. Naval Observatory
Washington, DC 20392-5420

BOULDER, COLORADO
o , o ,
W105 16, N40 01

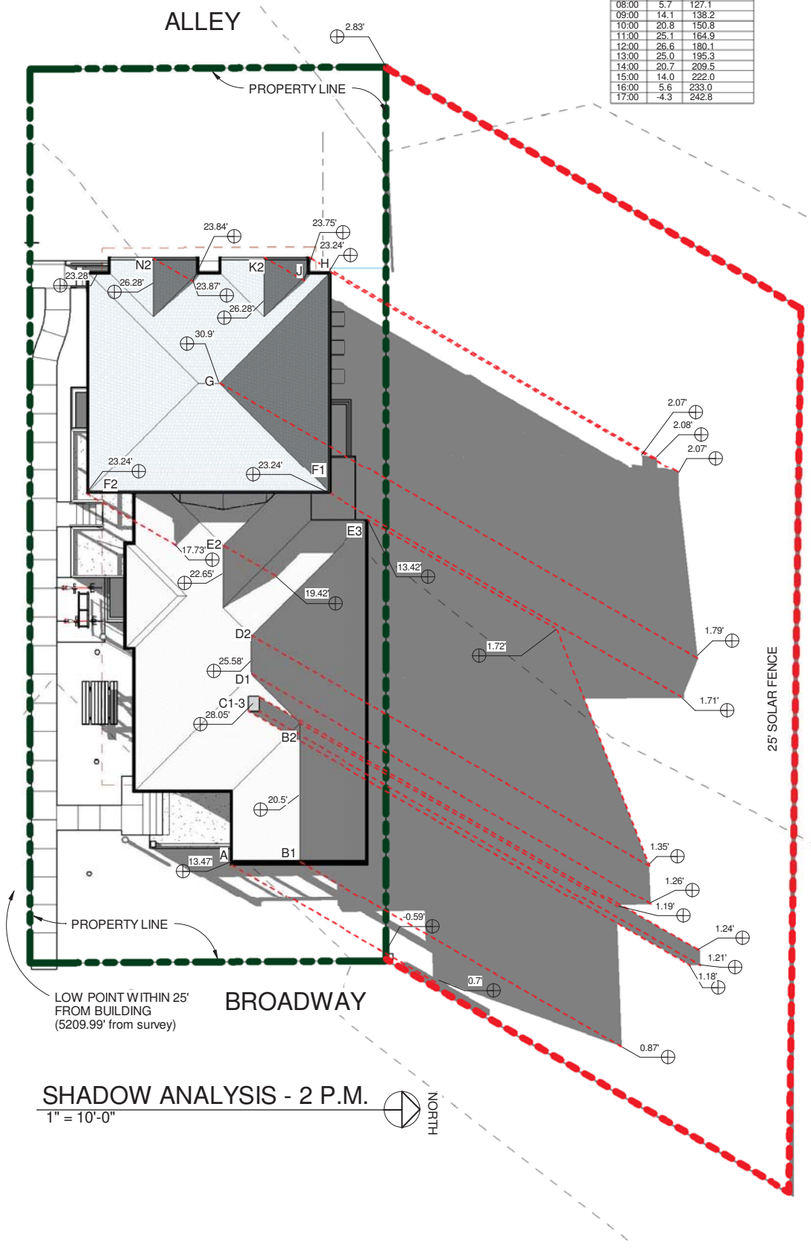
Altitude and Azimuth of the Sun
Dec 21, 2016

Mountain Standard Time

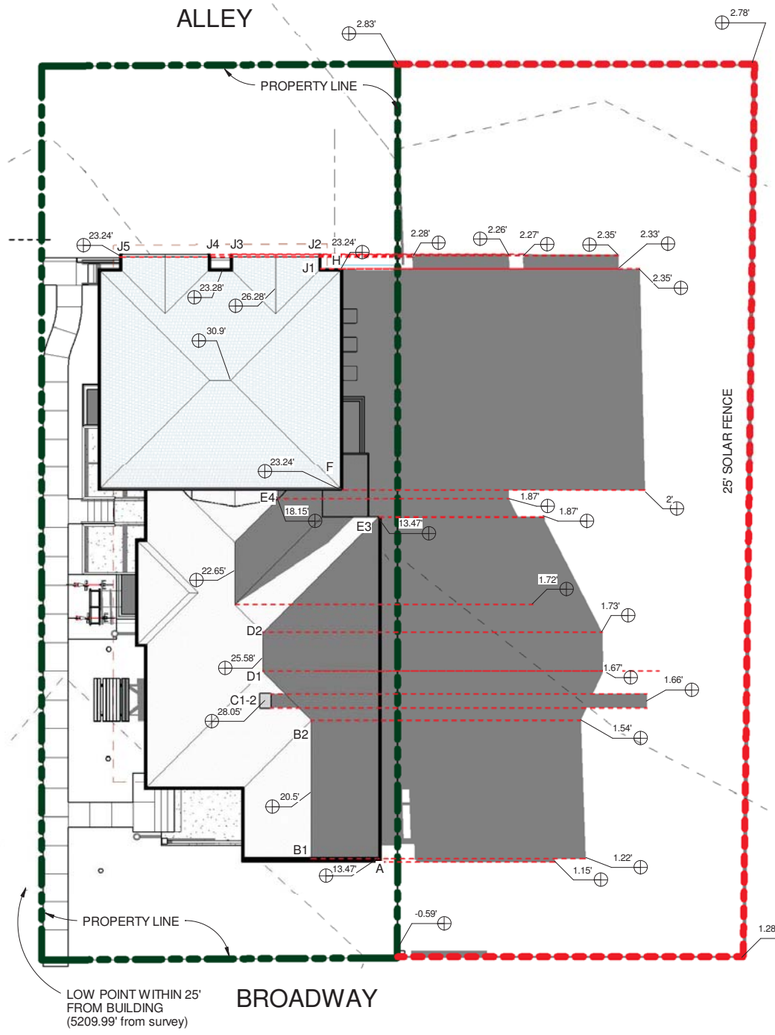
Altitude Azimuth (E of N)		
h m	o	o
07:00	-4.1	117.4
08:00	5.7	127.1
09:00	14.1	138.2
10:00	20.8	150.8
11:00	25.1	164.9
12:00	26.6	180.1
13:00	25.0	195.3
14:00	20.7	209.5
15:00	14.0	222.0
16:00	5.6	233.0
17:00	-4.3	242.8

SOLAR ACCESS AT 12 P.M.				
ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT END OF SHADOW	RELATIVE HEIGHT ROOF ELEMENT	LENGTH OF SHADOW (NO SOLAR FENCE)
A	13.47	1.15	12.32	24.60
B1	20.5	1.22	19.28	38.50
B2	20.5	1.54	18.96	37.86
C1	28.05	1.66	26.39	52.70
C2	28.05	1.66	26.39	52.70
D1	25.58	1.67	23.91	47.75
D2	25.58	1.73	23.85	47.63
E3	13.47	1.87	11.60	23.16
E4	18.15	1.87	16.28	32.51
F	23.24	2.00	21.24	42.42
H	23.24	2.00	21.24	42.42
J1	23.24	2.33	20.91	41.76
J2	23.24	2.35	20.89	41.72
J3	23.28	2.27	21.01	41.96
J4	23.28	2.26	21.02	41.98
J5	23.28	2.28	21.00	41.94

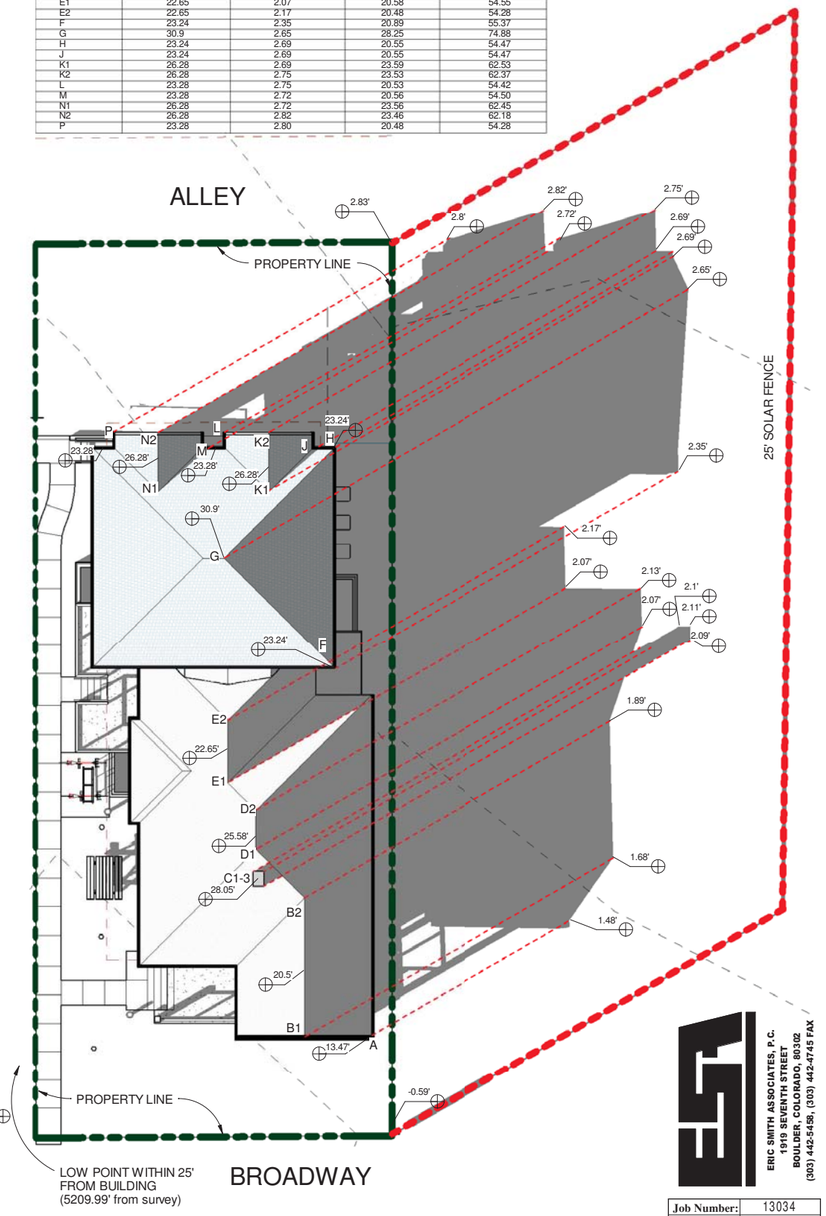
SOLAR ACCESS AT 10 A.M.				
ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT END OF SHADOW	RELATIVE HEIGHT ROOF ELEMENT	LENGTH OF SHADOW (NO SOLAR FENCE)
A	13.47	1.48	11.99	31.78
B1	20.5	1.68	18.82	49.88
B2	20.5	1.89	18.61	49.33
C1	28.05	2.09	25.96	68.81
C2	28.05	2.11	25.94	68.76
C3	28.05	2.10	25.95	68.78
D1	25.58	2.07	23.51	62.32
D2	25.58	2.13	23.45	62.16
E1	22.65	2.07	20.58	54.55
E2	22.65	2.17	20.48	54.28
F	23.24	2.35	20.89	55.37
G	30.9	2.65	28.25	74.88
H	23.24	2.69	20.55	54.47
J	23.24	2.69	20.55	54.47
K1	26.28	2.69	23.59	62.53
K2	26.28	2.75	23.53	62.37
L	23.28	2.75	20.53	54.42
M	23.28	2.72	20.56	54.50
N1	26.28	2.72	23.56	62.45
N2	26.28	2.82	23.46	62.18
P	23.28	2.80	20.48	54.28



SHADOW ANALYSIS - 2 P.M.
1" = 10'-0"
NORTH



SHADOW ANALYSIS - 12 P.M.
1" = 10'-0"
NORTH



SHADOW ANALYSIS - 10 A.M.
1" = 10'-0"
NORTH

2949 BROADWAY
BOULDER COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5499, (303) 442-4745 FAX

Job Number:	13034
Date:	2015-JUL-15
Drawn By:	G.H.
Checked By:	T.J.

Project Phase
RE: SITE REVIEW SUBMITTAL COMMENTS

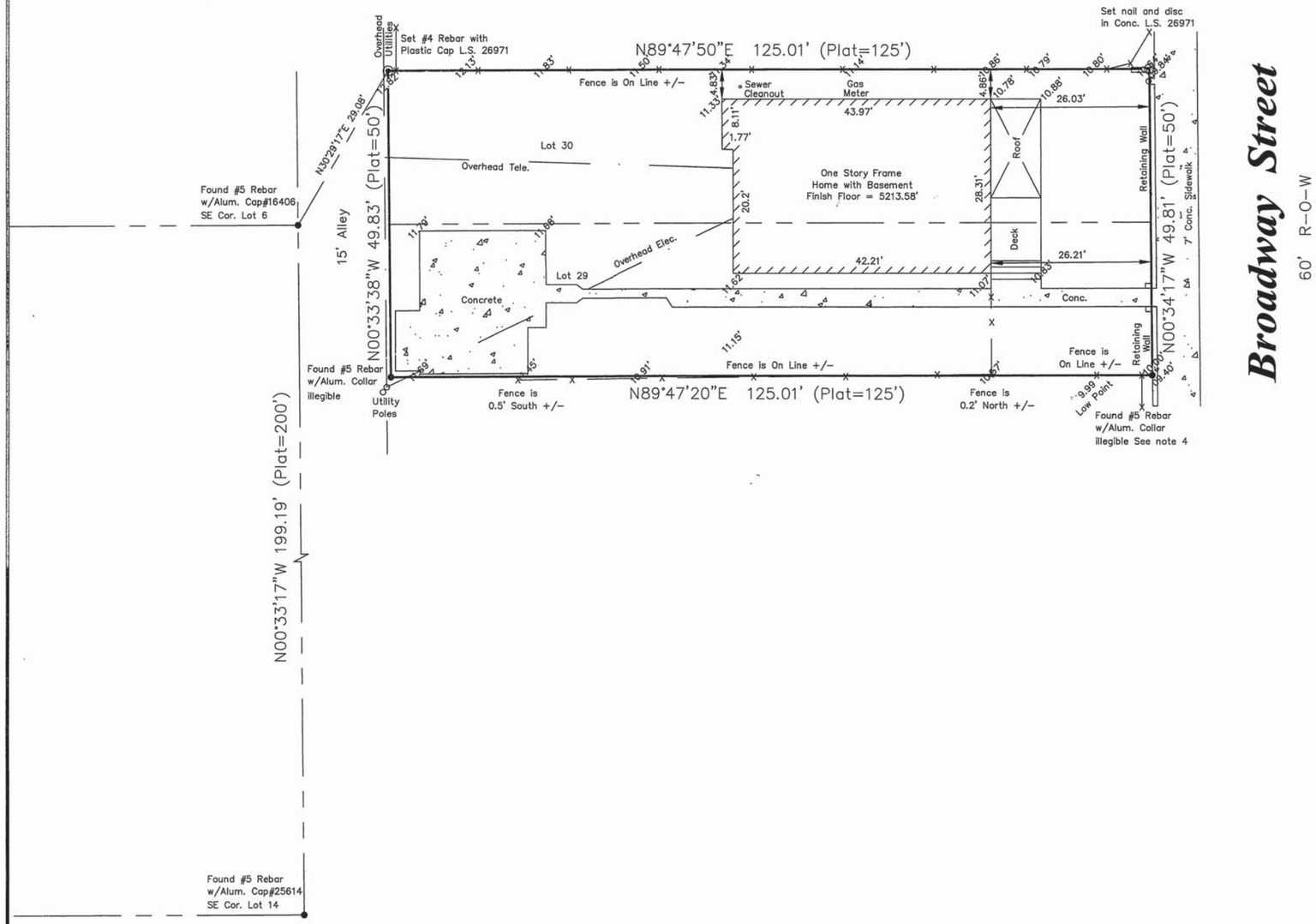
Sheet Title
SHADOW ANALYSIS

Sheet Number
A300.

2/4/2016 10:51:33 AM

Improvement Survey Plat

of a portion of the Northeast 1/4 of Section 25, T1N, R71W
of the 6th P.M. – Lots 29 and 30, Block 4, Newland Addition,
County of Boulder, State of Colorado. (2949 Broadway St., Boulder)



Legal Description

Lots 29 and 30, Block 4, Newland Addition, County of Boulder, State of Colorado.

Containing 6,228 square feet or 0.143 acres, more or less.

Surveyors Statement

In June of 2014, a survey was performed by me of the above described property, under my direct responsibility, supervision and checking.

COLORADO REGISTERED ANDREW J PATTERSON 26971 PROFESSIONAL LAND SURVEYOR
8-7-14

Andrew J. Patterson

Notes

1) Bearings are based on the east line of shown Block 4 as Bearing S 00°34'17" E according to the monuments shown on this drawing and as shown on the recorded Improvement Survey Plat #LS-13-0071 in the Boulder County records..

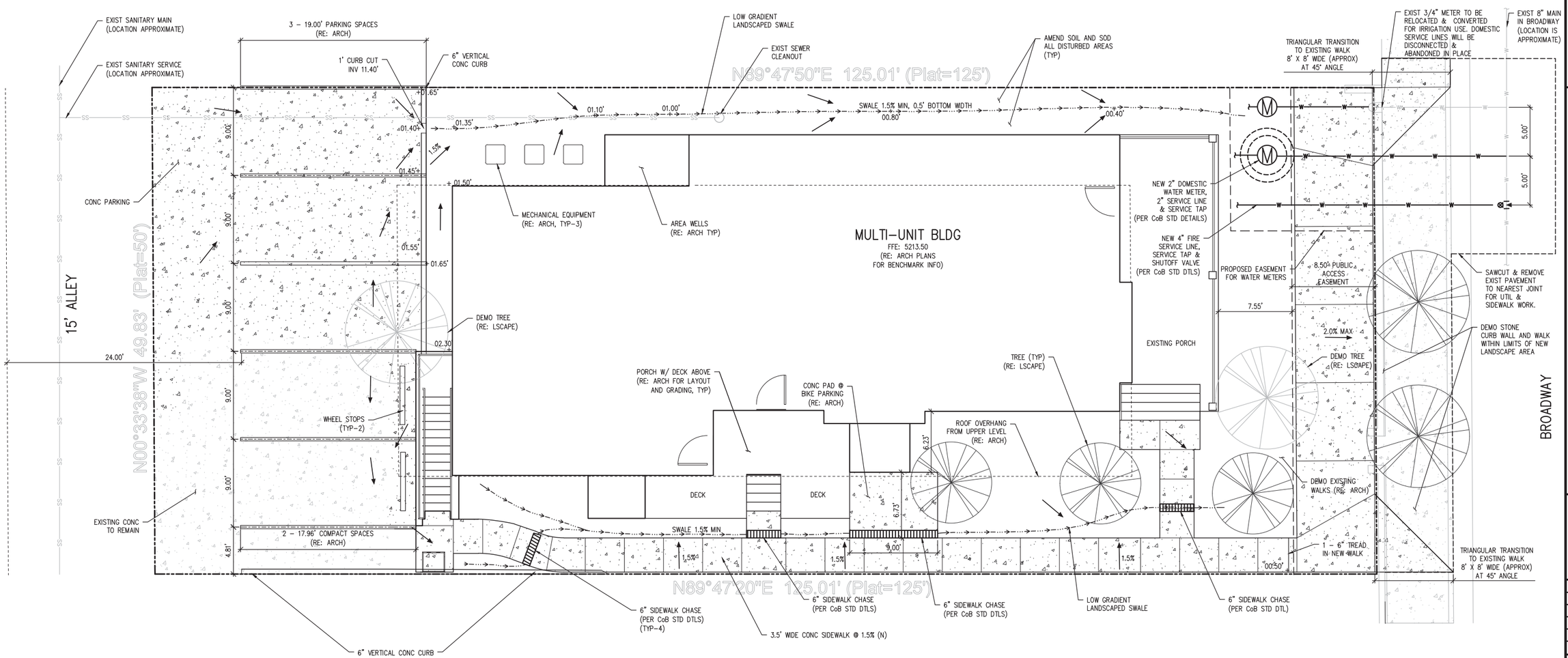
2) Easements were taken from the recorded Subdivision Plat and and Legal Description was provided by the client.

3) Elevations shown were based on City of Boulder Bench Mark #K321 with an elevation of 5398.60' (NGVD 1988 datum). Add 5,300' to shown elevations for true elevation.

4) The found #5 rebar with aluminum collar at the Southeast corner of this property is severely bent and set in concrete. the base of the rebar where it enters the concrete is 0.08' North & 0.06 West of the true corner.

"Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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."

Patterson Partners
9176 Aljan Ave., Longmont, CO 80503
Ph 303-678-7072 Fax 303-678-9663



GRADING NOTES:

1. ALL EARTHWORK AND FINE GRADING TO BE PERFORMED UNDER GUIDANCE OF OWNER, ARCHITECT, CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
2. CONTRACTOR TO STAKE ALL GRADING, CUT AND FILL FOR APPROVAL BY PROJECT TEAM LISTED ABOVE.
3. TOPSOIL WILL BE ADDED TO THE FRONT YARD TO CREATE THE INFILTRATION AREAS. THE OVERFLOWS FROM THE INFILTRATION AREAS WILL BE DIRECTED TO THE EAST.

CONSULTING ENGINEERS
JVA, Incorporated 1319 Spruce Street
Boulder, CO 80302 Phone: 303.444.1951
www.jvajva.com E-mail: info@jvajva.com

NO.	DATE	DESD	DWN	REVISION DESCRIPTION

07/24/2014

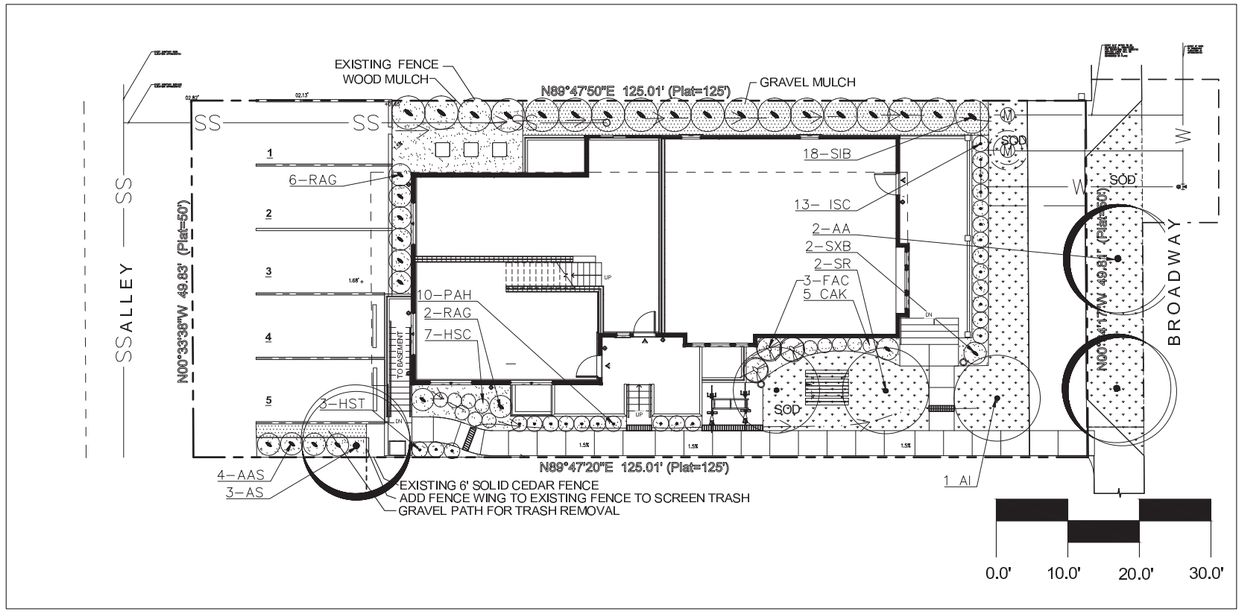
DESIGNED BY:	RLK
DRAWN BY:	JPC
CHECKED BY:	CRH
JOB #:	2288c
DATE:	12/10/2015

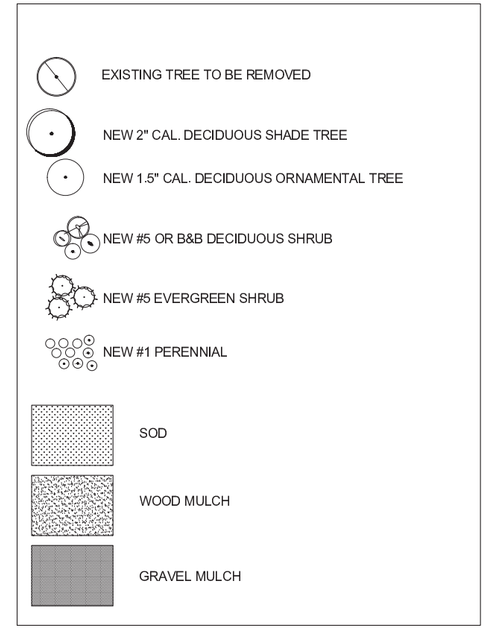
© JVA INC

2949 BROADWAY
BOULDER, COLORADO 80302

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

C1.0





NORTH
SCALE 1" = 10'0"

LANDSCAPE NOTES

1. THE FOLLOWING SPECIFICATIONS ARE MEANT TO MEET OR EXCEED THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. WHERE DISCREPANCIES OCCUR, THE CITY STANDARDS SHALL TAKE PRECEDENCE.
2. ALL AREAS TO BE SODDED SHALL RECEIVE 3 CU. YDS. OF COMPOST PER 1000 SF TILLED TO A DEPTH OF 4"-6". ALL AREAS SHALL THEN BE GRADED TO A UNIFORMLY SMOOTH GRADE.
3. SOD SHALL BE A BLEND OF DROUGHT TOLERANT BLUEGRASS.
4. ALL NEW TREES AND SHRUBS SHALL BE BACKFILLED WITH A UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% ORGANIC COMPOST.
5. SHRUB BEDS AS SHOWN ON THE PLAN SHALL RECEIVE A 3" LAYER OF NATURAL COLOR SHREDDED CEDAR WOOD MULCH WITH NO FABRIC UNDERLAY. NARROW STRIP CARRYING DRAINAGE ON NORTH SIDE BETWEEN BUILDING AND EXISTING FENCE, AND THE PATHWAY FOR TRASH REMOVAL ON THE SOUTH WEST SIDE SHALL RECEIVE A 3" LAYER OF 1.5" CRUSHED GRANITE WITH NO FABRIC UNDERLAY.
6. PERENNIAL AREAS SHALL BE PREPPED WITH 2-3" ORGANIC COMPOST AND SUPER PHOSPHATE TILLED TO A DEPTH OF 6-8" AND MULCHED WITH A 2" LAYER OF NATURAL COLOR SHREDDED CEDAR WOOD MULCH WITH NO FABRIC UNDERLAY.
7. THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING PLAN AS ORIGINALLY APPROVED AND PROVIDE FOR REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED, AND MAINTENANCE OF ALL NON-LIVE LANDSCAPING MATERIAL INCLUDING, BUT NOT LIMITED TO FENCING, PAVING, AND RETAINING WALLS, IN PERPETUITY AS PART OF THE DEVELOPMENT AGREEMENT,
8. LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME OF THE PLANT MATERIAL SHALL BE ON ALL TREES AT THE TIME OF FINAL INSPECTION.
9. NO TREES SHALL BE PLANTED WITHIN 10' OF A WATER OR SEWER LINE. NO SHRUBS OR TREES SHALL BE PLANTED WITHIN A 10' RADIUS AROUND FIRE HYDRANTS. NO TREES SHALL BE PLANTED WITHIN 10' OF EXISTING OR PROPOSED UTILITIES.

IRRIGATION NOTES

1. A COMPLETELY AUTOMATIC IRRIGATION SYSTEM COVERING ALL PLANT BEDS AND SOD AREAS EXISTS AND SHALL BE MODIFIED TO COVER ALL NEW AND EXISTING PLANTINGS.
2. MOISTURE SENSING DEVICE(S) SHALL BE INSTALLED IN THE TURF AREA TO OVERRIDE AND/OR MANAGE THE IRRIGATION SYSTEM.
3. THE IRRIGATION SYSTEM SHALL BE MODIFIED SUCH THAT TURF, SHRUBS, AND PERENNIALS SHALL EACH BE ON SEPARATE VALVES.

CITY OF BOULDER REQUIREMENTS

PROJECT DATA:

TOTAL LOT SIZE	6,228 S.F.
TOTAL PARKING LOT/DRIVES SIZE	1,262 S.F.
TOTAL AREA NOT COVERED BY BUILDING OR PARKING	2,295 S.F.
PARKING STALLS	5
INTERIOR PARKING LOT LANDSCAPE REQUIRED	N/A
PROVIDED	N/A
PARKING LOT SCREEN	N/A

REGULATION:	REQUIREMENT:	TOTAL:
9-9-12	1TREE/5 SHRUBS PER 1500 S.F.	2 TREES 10 SHRUBS
9-9-13	STREET TREES BROADWAY ALLEY TREES	 2 TREES 2 TREES ← 1 ALLEY TREE PROVIDED. CONFLICT WITH SEWER SERVICE AND SITE CONSTRAINTS
9-9-14	TREES 35' O.CO (SHADE) 1 TREE (75% DECIDUOUS) PER 200 S.F. OF INTERIOR PARKING LOT LANDSCAPING SHRUB SCREEN	N/A N/A N/A

PROJECT TOTALS:

TOTAL PLANTS REQUIRED:	6 TREES/10 SHRUBS
EXISTING (to remain): NEW:	0 TREE/0 SHRUBS 6 TREES/35 SHRUBS
TOTAL PROVIDED:	6 TREES/35 SHRUBS

PLANT LIST

note: plant quantities provided as a courtesy only. If discrepancy between plan and plant count exists, plan takes precedence

H	High water	18-20 gallons per s.f. per season
M	Moderate water	10 gallons per s.f. per season
L	Low water	0-3 gallons per s.f. per season
V	No additional irrigation water needed after establishment	

QTY	KEY	BOTANIC NAME	COMMON NAME	SIZE	H2o
		TREES:			
2	AA	AESCULUS 'AUTUMN SPLENDOR'	AUTUMN SPLENDOR BUCKEYE	2.0"	M
1	AI	ALNUS INCANA TENUIFOLIA	THINLEAF ALDER	1.5" STANDARD	M
1	AS	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2.0"	M
2	SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5"	L
6		TOTAL TREES			
		SPECIMEN SHRUBS:			
3	FAC	FRANGULA ALNUS 'COLUMNARIS'	TALL HEDGE BUCKTHORN	4' BB	L
		SHRUBS:			
4	AAS	AMELANCHIER ALNIFOLIA STANDING OVATION	S.O. SASKATOON SERVICEBERRY	#5	L
8	RAG	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	#5	L
18	SIB	SALIX IRRORATA	BLUE STEM WILLOW	#5	M
2	SXB	SYRINGA X BAILBELLE	TINKERBELLE LILAC	#5	L
35		TOTAL SHRUBS			
		PERENNIALS:			
5	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	L
7	HSC	HEUCHERA SANGUINEA 'SPLENDENS'	RED CORAL BELLS	#1	L
3	HST	HEMEROCALLIS 'SPELLBINDER'	TANGERINE ORANGE DAYLILLY	#1	L
13	ISC	IRIS SIBIRICA "CAESAR'S BROTHER"	SIBERIAN IRIS (BLUE)	#1	L
10	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1	M

LANDSCAPE ARCHITECTURE STAMP

Licensed Landscape Architecture
NATURE'S DESIGN ASSOCIATES LLC
15674 Indiana Gulch Rd.
Jamestown, CO 80455
phone: 303-459-3333
fax: 303-459-0644
becky.martinek15674@gmail.com

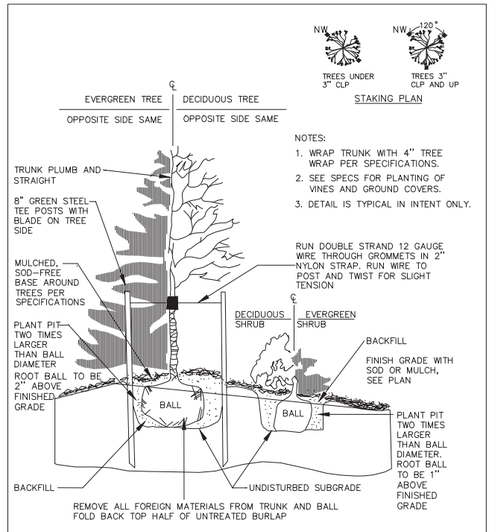
LANDSCAPE PLAN

2949 Broadway
Boulder, Colorado
80304

Plan Date:
11.11.2014

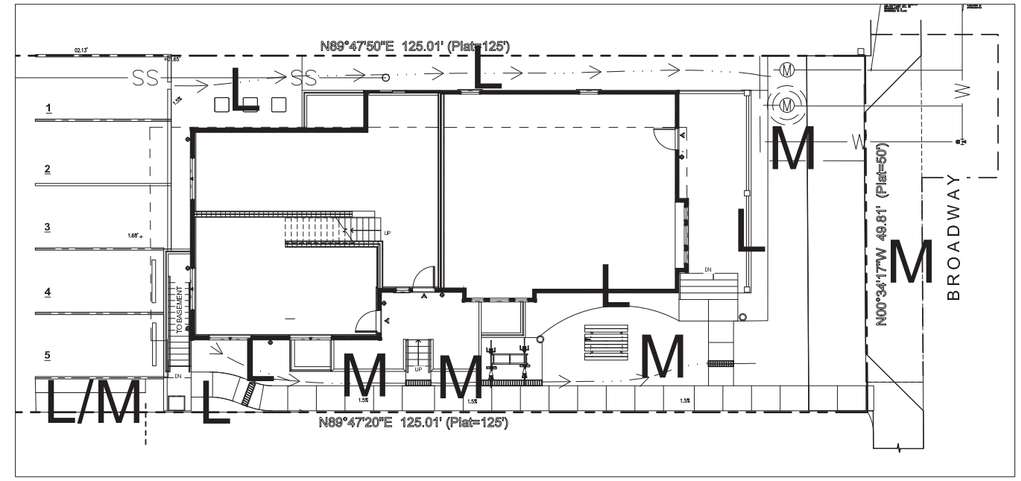
Revisions:
04.06.2015
07.15.2015
11.02.2015

Sheet Number:
L-1



DRAWN BY: JSH CHECKED BY: SRW APPROVED BY: D.A. Rhodes DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 2, 1998 REVISED: _____ DRAWING NO. 3.02

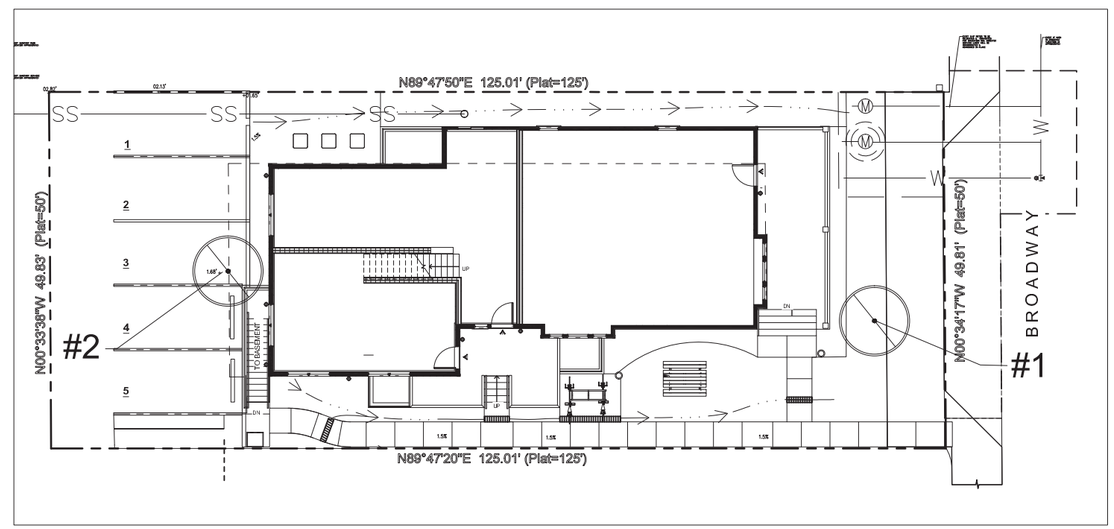
HYDROZONE MAP



H, M, L, AND VL CORRESPOND TO CHART ON PLANT LIST

NORTH
SCALE 1" = 10'0"

EXISTING TREE INVENTORY



NORTH
SCALE 1" = 10'0"

EXISTING TREE INVENTORY CHART

KEY	CAL.	TYPE	NOTE
#1	22"	CO. Blue Spruce	remove: no longer possible to keep tree with sidewalk configuration.
#2	15"	Apple Tree	remove: compromised trunk/undesirable species for parking

All new plantings shall be monitored during the winter season for the first several seasons for additional watering, if necessary. (http://www.ext.colostate.edu/pubs/garden/07211.html).

LANDSCAPE ARCHITECTURE STAMP

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L-2